



# SAN FRANCISCO PLANNING DEPARTMENT

**MEMO**

**DATE:** February 14, 2018

**TO:** Architectural Review Committee (ARC) of the Historic Preservation Commission (HPC)

**FROM:** Eiliesh Tuffy, Preservation Planner, (415) 575-9191

**REVIEWED BY:** Tim Frye, Historic Preservation Officer, (415) 575-6822

**RE:** **Review and Comment - 433 Mason Street**  
**Case No. 2016-2016-014360PTA/CUA/DNX**

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

The Planning Department (Department) has requested review and comment before the Architectural Review Committee (ARC) regarding the proposed project at 433 Mason Street.

## BACKGROUND

On November 1, 2016, the Sponsor filed applications for a Preliminary Project Assessment (PPA) and Environmental Evaluation of proposed demolition and new construction at the subject property. Design submittals for the new hotel building were reviewed by the department's Urban Design Advisory Team during the PPA phase of review (January 2017), and again after the submittal of entitlement applications (July 2017). Because the new hotel requires a Publicly Accessible Private Open Space (POPOS), the department suggested the Sponsor expand upon the minimum POPOS requirement, reach out to the owner of the former Spring Valley Water Company building, and collaborate on a shared street design along Derby Street. The Urban Design Advisory Team's notes are included as attachments to this memo for the Committee members' reference.

## PROPERTY DESCRIPTION

433 MASON STREET is a parcel measuring 10,483sf on the west side of Mason Street, between Geary and Post streets. The subject lot is L-shaped, with 50 feet of frontage on Mason Street and 60 feet of frontage on Derby Street (a narrow dead-end street measuring 17.5 feet in width). The lot is zoned for C-3-G (Downtown General Commercial) use and 80-130-F height and bulk. The entirety of the subject property falls within the boundaries of the Kearny-Market-Mason-Sutter Conservation District. Currently the property is developed with a parking garage that was constructed in 1959 and has been identified as a non-contributing building within the district.

## CHARACTER-DEFINING FEATURES

Per Article 11, Appendix E, Sec. 6, the exterior architectural features of the Kearny-Market-Mason-Sutter Conservation District are as follows:

**(a) 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 facade. This was accomplished through fenestration, structural articulation or other detailing which 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 massing of the structures is usually a simple vertically oriented rectangle with a ratio of width to height generally from 1:2 to 1:4. This vertically oriented massing is an important characteristic of the District. In addition, continuous streetwall heights are a characteristic of most blockfronts.

Almost without exception, the buildings in the Kearny-Market-Mason-Sutter Conservation District are built to the front property line and occupy the entire site. Where buildings have not followed this rule, they do not adequately enclose the street. The massing of structures often reflects unique or prominent site characteristics. Corner buildings often have rounded corner bays to express the special requirements of the site and to tie its two blockfronts together.

**(b) 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 on lots 40 feet to 80 feet wide, 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.

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

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

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

**(d) Detailing and Ornamentation.** This area has been the heart of the retail district since it was reconstructed after the fire. 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.

## GUIDELINES FOR REVIEW OF NEW CONSTRUCTION

In accordance with Planning Code Article 11, Appendix E, Section 7:

**(a)** All construction of new buildings and all major alterations, which are subject to the provisions of Sections 1110, 1111 through 1111.6 and 1113, shall be compatible with the District in general with respect to the building's composition and massing, scale, materials and colors, and detailing and ornamentation, including those features described in Section 6 of this Appendix. Emphasis shall be placed on compatibility with those buildings in the area in which the new or altered building is located. In the case of major alterations, only those building characteristics that are affected by the proposed alteration shall be considered in assessing compatibility. Signs on buildings in conservation districts are subject to the provisions of Section 1111.7.

The foregoing standards do not require, or even encourage, new buildings to imitate the styles of the past. Rather, they require the new to be compatible with the old. The determination of compatibility shall be made in accordance with the provisions of Section 309.

**(b)** The guidelines in this Subsection are to be used in assessing compatibility.

**(1) Composition and Massing.** Although the District is quite large and contains a wide variety of building forms, new construction should maintain its essential character by relating to the prevailing height, mass, proportions, rhythm and composition of existing Significant and Contributory Buildings. The height and massing of new buildings should not alter the traditional scale of existing buildings, streets and open spaces. In addition to the consideration of sunlight access for the street, an appropriate streetwall height is established by reference to the prevailing height of the buildings on the block and especially that of adjacent buildings. If the adjacent buildings are of a significantly different height than the rest of the buildings on the block, then the prevailing height of buildings on the block should be used as a guide. A setback at the streetwall height can permit additional height above the setback without breaking the continuity of the street wall.

Most existing buildings are built to the property or street line. This pattern, except in the case of carefully selected open spaces, should not be broken since it could damage the continuity of building rhythms and the definitions of streets.

The standard proportions of new buildings should be established by the prevailing streetwall height and width of lots. To ensure that an established set of proportions is maintained, it is necessary to break up the facades of new buildings into smaller sections that relate to those existing proportions. The use of smaller bays and multiple entrances are two ways of relating the rhythm of a new building with those of historic buildings.

The design of a new structure should repeat the prevailing pattern of two- and three-part vertical compositions. A base element is necessary to define the pedestrian environment. This division of a building allows flexibility in the design of the ground story while encouraging a uniform treatment of the upper stories.

**(2) Scale.** A major influence on scale is the degree to which the total facade plane is broken into smaller parts (by detailing, fenestration, bay widths) which relate to human scale. While department stores and hotels are of a medium scale, the traditional pattern for the District has consisted of small scale buildings. The existing scale of the buildings in the vicinity should be maintained. This can be accomplished in a variety of ways, including: a consistent use of size and complexity of detailing in regards to surrounding buildings, continuance of existing bay widths, maintenance of an existing streetwall height, and incorporation of a base element (of similar height) to maintain the pedestrian environment. Large wall surfaces, which increase a building's scale, should be broken up through the use of detailing and textural variation.

Existing fenestration (windows, entrances) rhythms and proportions which have been established by lot width or bay width should be repeated in new structures. The spacing and size of window openings should follow the sequence set by Significant and Contributory structures. Large glass areas should be broken up by mullions so that the scale of glazed areas is compatible with that of neighboring buildings. Casement and double-hung windows should be used where possible.

**(3) Materials and Colors.** The use of like materials can relate two buildings of obviously different eras and styles. Similarly, the use of materials that appear similar (such as substituting concrete for stone) can link two disparate structures, or harmonize the appearance of a new structure with the architectural character of a conservation district. The preferred surface materials for this district are brick, stone, and concrete (simulated to look like terra cotta or stone).

The texture of surfaces can be treated in a manner so as to emphasize the bearing function of the material, as is done in rustication on historic buildings.

Traditional light colors should be used in order to blend in with the character of the district. Dissimilar buildings may be made more compatible by using similar or harmonious colors, and to a lesser extent, by using similar textures.

**(4) Detailing and Ornamentation.** A new building should relate to the surrounding area by picking up elements from surrounding buildings and repeating them or developing them for new purposes. Since the District has one of the largest collections of finely ornamented buildings in the City, these buildings should serve as references for new buildings. Detailing of a similar shape and placement can be used without directly copying historical ornament. The new structure should incorporate prevailing cornice lines or belt courses and may also use a modern vernacular instead of that of the original model.

## PROJECT DESCRIPTION

The proposed project is for the construction of a new, 211-room hotel building over a single basement level, with the following uses and details:

- *Mason Street elevation:* The Project would construct an 80-foot tall building segment along the Mason Street lot frontage. Mason Street is designed to serve as the hotel's primary entrance. The East Elevation incorporates approximately 2,000sf of ground-floor commercial retail space with independent access from Mason Street. The lobby entrance and adjacent retail area are both

double-height volumes on the interior. Floors 3-9 have eight hotel rooms each, for a total of 56 hotel rooms in the east wing of the building.

- *Derby Street elevation:* The Project would construct a 128-foot tall hotel tower at the rear of the subject lot, which includes Derby Street frontage along the southern edge of the lot. The building footprint has a generous setback at the Derby Street frontage which is two stories in height to match the height of the lobby bar beyond. This recessed, double-height covered area allows for a transitional space between the on-site POPOS and the proposed Derby Street improvements. Required Class 1 bicycle parking would also accessed directly from the POPOS. Above the Level 2 meeting rooms, Floors 3-14 have between twelve and thirteen hotel rooms each, for a total of 155 hotel rooms in the west wing of the building.

- *Publicly Accessible Private Open Space (POPOS):* Accessible open space in the amount of 1,887sf is required for the project. Of that amount, 1,720sq are being provided within the subject lot's property lines and an additional 665sf would be made available through the improvement of Derby as a shared street.

- *Roof Area:* The Mason Street wing is proposed to have a vegetated roof at the 80-foot height limit. The Derby Street wing has a roof height of 128 feet and is designed with a central roof deck bookended to the north and south by additional vegetated roofs. Rooftop mechanicals and elevator overrides are 11'-7" in height above the roof surface. The two elevator cores are each capped with a 4-foot parapet and projecting metal canopy. Because the required Privately Owned Public Open Space is being provided at the ground level of the building, the roof deck would not be required to have public access.

- *Parking:* There is no on-site parking proposed for the Project; However, off-site valet parking will be available to hotel guests.

The proposed building would amount to approximately 107,000 total square feet. The gross floor area equals approximately 92,000 square feet. Of that amount, roughly 29,100 square feet are being acquired through a Transfer of Development Rights.

The proposed project appears to meet the requirements of the Planning Code for the C-3-G zoning district, pending the submittal of a site permit for verification.

## **OTHER ACTIONS REQUIRED**

The proposed project is being brought to the ARC for comment prior to the HPC review. At its hearing, the HPC will review the Major Permit to Alter application for new construction in the Kearny-Market-Mason-Sutter Conservation District, pursuant to Article 11 – Appendix E of the Planning Code. Planning Commission will review the project for conformance with Planning Code Section 303(c) and Section 309.

## **ENVIRONMENTAL REVIEW**

The proposed project is currently undergoing environment review under Case No. 2016-014360ENV.

## **PUBLIC/NEIGHBORHOOD INPUT**

To date, the Department has received 13 inquiries regarding the project proposal. Of those 13 inquiries, 4 requested further information, 2 voiced support for the proposed hotel, and 7 voiced opposition to the new construction.

Concerns raised by the Project opponents have primarily been about the loss of existing parking and the lack of replacement parking in the new construction project. Additional points of concern raised in the public comments include: the obstruction of views, reduction of natural light into the neighboring Donatello Hotel & Residences (501 Post St.), reduction in property values, passenger loading traffic conflicts with SFMTA bus routes re-routed to Mason Street due to current Union Square construction, potential structural damage to adjacent building foundations during construction, and general construction nuisance concerns such as dust and noise.

## **STAFF ANALYSIS**

The Department would like the ARC to consider the following information in its review of the Project Sponsor's design submittal (dated as received on February 12, 2018), which includes a **Visual Compatibility Analysis on Sheets A.012 – A.019**:

### **Composition, Massing & Scale – Overall**

While the overall scale and massing of the building would require the purchase and Transfer of Development Rights to the subject lot, the Visual Compatibility Analysis provides examples of existing historic buildings in the KMMS district that are 9-stories in height and 10-15-stories in height as precedents for the proposed massing and scale of the Project design.

### Mason Street – East Wing

The composition of the primary Mason Street façade is composed of a 2-story base that anchors a uniform progression of floors above that are capped by a cornice of generous proportions. End bays with slight recesses are found in the district, which help to break up the façade. In this case, the change in the front wall plane helps to distinguish the commercial ground floor frontage from the hotel entrance. Fenestration is sized and grouped to create a ratio of solid-to-void that is compatible with historic masonry buildings in the district and is proportioned to help lend a sense of verticality to the overall design.

### Derby Street – West Wing

The west wing of the hotel rises straight up from base to roof in a relatively uninterrupted manner. The double-height recessed treatment of the Derby Street building base could be interpreted as a modern, inverse approach to creating a distinctive building base. At the elevator cores, the rooftop enclosures create a taller, symmetrical massing on the east-facing façade, which are capped by cornice-like metal roof canopies.

### Recommendations

- At the base of the Derby Street – West Wing, department staff recommends continuing the horizontal line created by the upper edge of the 2-story recessed base across the

remainder of the façade in some fashion – perhaps with a slight change in material below that line -- to visually anchor the base of the Derby Street elevation.

- Reduction in height of the rooftop mechanicals to the minimum amount necessary for operation and the design treatment of the elevator core walls could allow the higher portion of the hotel tower to read as a background building when viewed from the public right-of-way and focus more attention on the hotel's primary Mason Street façade.
- The metal canopies and the 4-foot parapet at the elevator cores could be removed to minimize the height and visibility of those utilitarian features.
- Regularizing the visual breaks in the east-facing tower façade, perhaps with recessed niches that mimic the fenestration pattern and spacing on the visible portion of that elevation.

### **Materials and Colors**

The Project Sponsor has submitted preliminary materials for consideration. The primary, Mason Street, elevation is proposed to be clad in a rainscreen of buff-colored stone with formed metal cornices. The colors and tones of the selected materials are light earth tones and creams, in keeping with the character-defining building tones outlined in the district ordinance. The Derby Street – West Wing of the hotel is proposed to be clad in a light-toned stucco, which is also an historic material commonly found throughout the district. The storefronts are proposed to be clear glass framed in metal that has a dark, non-reflective finish, which is compatible with historic storefronts in the district.

#### Recommendations

- Department staff recommends non-reflective and high-quality, durable materials for the building's exterior cladding.
- Honed stone, rather than polished stone finishes should be used for all exterior masonry cladding.
- The proposed stucco samples have a highly textured surface that is uncharacteristic of stucco finishes in the district – which tend to have a smooth finish. The Sponsor has informed staff that the samples used for the material board are for general reference only, and that traditional stucco is intended for use on the higher tower portion of the building.
- Final material boards should be submitted to Planning for review prior to the Historic Preservation Commission hearing.

### **Detailing and Ornamentation**

#### Roofline and Cornices

The Mason Street roofline is proposed to be capped with an ivory painted or powder-coated metal cornice. The stucco-clad walls of the Derby Street – West Wing appear to terminate at the roofline with a simple flat coping. The roofline of the elevator cores and mechanical enclosures are detailed with a continuous, projecting metal canopy.

#### Recommendations

- Department staff determined the proposed painted/powder-coated metal cornice on the Mason Street façade is generally compatible with the features of the district in its material and finish. However, the photos provided in the visual compatibility analysis of other

cornices in the district demonstrate how the underside of the cornices that are most visible to pedestrians typically have a higher level of detail that creates greater variation of light and shadow to the ornamental building cap. Therefore, staff recommends greater surface variation on the underside of the cornice through the introduction of a repeating three-dimensional contemporary yet compatible ornamental motif: bas-relief, high-relief, or possibly a combination of the two.

#### Ground Floor – Building Base Treatment

The Mason Street ground floor design is called out visually by a secondary cornice between the ground floor retail and upper floor hotel uses. The design incorporates a commercial storefront of traditional bulkhead, display window, and transom composition in a dark non-reflective metal finish, which is compatible with character-defining historic storefronts in the district. The hotel entrance at the south end of the Mason Street façade is indicated by a projecting metal awning.

The secondary, Derby Street elevation has a more contemporary, folding glass wall storefront system to help activate the ground floor by dissolving the line between the indoor lobby and the outdoor POPOS. The remainder of the Derby Street ground floor is dedicated to the hotel's freight loading needs.

Department staff determined that the ground floor design is on the whole compatible with the treatment of historic building bases in the district. The larger storefront glazing at the base is indicative of commercial storefronts in the historic retail sector. The entrance to the hotel versus the commercial retail storefront is treated with a hierarchy of detailing to help delineate the two separate uses.

#### Recommendations

- Department staff finds the Mason Street hotel entrance awning to have a more industrial aesthetic than is characteristic of the district's period of significance, and would recommend further study of this detail prior to review by the Historic Preservation Commission.

The Department seeks the advice of the ARC regarding the compatibility of the project, specifically the vertical addition, with Article 10 of the Planning Code and the *Secretary of the Interior's Standards for Rehabilitation* (Secretary's Standards). Department staff will undertake a complete analysis of the proposed project per the applicable Standards as part of the environmental review and review of the building permit application per Planning Code Section 803.9, which will require a future HPC hearing. For the purposes of this ARC hearing, Department is seeking advice of the ARC only in regards to the proposed vertical addition. The Department would like the ARC to consider the following information:

#### **REQUESTED ACTION**

The Department seeks comment on the proposed project's conformity with the Secretary of the Interior's Standards for Rehabilitation in relation to the character of the Kearny-Market-Mason-Sutter Conservation District and its compatibility with Appendix E to Article 11 of the Planning Code.

Specifically, comment is requested on the following:

- Overall Massing, Composition and Scale of the new, mid-block construction
- Architectural detailing of the primary elevation
- Architectural detailing of the secondary, rear tower
- Preliminary materials & palette
- Department staff recommendations

## ATTACHMENTS

- Block Map
- Appendix E to Article 11 of the San Francisco Planning Code
- January, 2017 Urban Design Advisory Team notes (response to PPA submittal)
- Preliminary Project Assessment submittal (dated 10/31/2016)
- July, 2017 Urban Design Advisory Team notes

Project sponsor submittal including:

- Architectural Drawings and Visual Compatibility Analysis by Stanton Architects (dated February 12, 2018)



---

## **APPENDIX E TO ARTICLE 11 KEARNY-MARKET-MASON-SUTTER CONSERVATION DISTRICT**

### **SEC. 1. FINDINGS AND PURPOSES.**

It is hereby found that the area known and described in this Appendix as the Kearny-Market-Mason-Sutter Street area is a Subarea within the C-3 District that possesses concentrations of buildings that together create a subarea of architectural and environmental quality and importance which contributes to the beauty and attractiveness of the City. It is further found that the area meets the standards for designation of a Conservation District as set forth in Section 1103 of Article 11 and that the designation of said area as a Conservation District will be in furtherance of and in conformance with the purposes of Article 11 of the City Planning Code.

This designation is intended to promote the health, safety, prosperity and welfare of the people of the City through the effectuation of the purposes set forth in Section 1101 of Article 11 and the maintenance of the scale and character of the Kearny-Market-Mason-Sutter area by:

- (a) The protection and preservation of the basic characteristics and salient architectural details of structures insofar as these characteristics and details are compatible with the Conservation District;
- (b) Providing scope for the continuing vitality of the District through private renewal and architectural creativity, within appropriate controls and standards. It is intended to foster a climate in which the Kearny-Market-Mason-Sutter District may continue as the prime Bay Area retail district and a center for tourists from around the country and the world;
- (c) The maintenance of an identity separate from the financial district by maintaining the relatively small scale and sunlit sidewalks and open spaces.

(Added Ord. 414-85, App. 9/17/85)

### **SEC. 2. DESIGNATION.**

Pursuant to Section 1103.1 of Article 11, of the City Planning Code (Part II, Chapter II of the San Francisco Municipal Code), the Kearny-Market-Mason-Sutter area is hereby designated as a Conservation District.

(Added Ord. 414-85, App. 9/17/85)

### **SEC. 3. LOCATION AND BOUNDARIES.**

The location and boundaries of the Kearny-Market-Mason-Sutter Conservation District shall be as designated on the Kearny-Market-Mason-Sutter Conservation District Map, the original of which is on file with the Clerk of the Board of Supervisors under File No. 223-84-4, which Map

is hereby incorporated herein as though fully set forth and a facsimile of which is reproduced herein below.

(Added Ord. 414-85, App. 9/17/85)

#### **SEC. 4. RELATION TO CITY PLANNING CODE.**

(a) Article 11 of the City Planning Code is the basic law governing preservation of buildings and districts of architectural importance in the C-3 District of the City and County of San Francisco. This Appendix is subject to and in addition to the provisions thereof.

(b) Except as may be specifically provided to the contrary in this Code, nothing in this Appendix shall supersede, impair or modify any City Planning Code provisions applicable to property in the Kearny-Market-Mason-Sutter Conservation District, including, but not limited to, regulations controlling uses, height, bulk, coverage, floor area ratio, required open space, off-street parking, and signs.

(Added Ord. 414-85, App. 9/17/85)

#### **SEC. 5. JUSTIFICATION.**

The characteristics of the Conservation District justifying its designation are as follows:

(a) **History of the District.** Since the Kearny-Market-Mason-Sutter District covers a large area, individual streets within the district have had unique histories which have often changed dramatically over time. Maiden Lane (originally called Morton Street) was once the site of numerous houses of prostitution. Yet, after the fire and the opening of nearby department stores the renamed Union Square Avenue became the service entrance for those stores. In time, restaurants and retail stores opened, paving the way for the emergence of Maiden Lane as an exclusive retail address. Similarly, before the earthquake Powell Street, home to many theaters and restaurants, was known as the "uptown tenderloin." In the 1920's, the opening of numerous hotels and retail stores led to a gradual change of character on the street.

These changing land-use patterns were in part determined by the movement of high-quality retail stores. Throughout the years, the closing or movement of larger department stores has often provided new space for smaller stores, and has strongly influenced their locations. The best known stores of the retail district were located on Kearny Street in the 1870's and 1880's. The growth of the City, due in part to the introduction of cable car service, led to the movement of the retail district towards both Market Street and the Grant Avenue/Union Square area. Beginning in the 1880's, department stores such as the Emporium and Hale Brothers opened large stores on Market Street. However, the large width of Market Street and its distance from high income residential neighborhoods on Nob Hill hindered its further development as a high class retail district. By the 1920's, Market Street had become San Francisco's family shopping street.

The prominence of the Grant Avenue/Union Square retail area as an exclusive shopping district was assured when I. Magnin (originally on Third Street) moved from Market Street to the corner of Grant Avenue and Geary Street. The location of the City of Paris at the corner of Geary and Stockton Streets across from Union Square firmly established Union Square as the most desirable location in the retail district. I. Magnin eventually moved to a building across from Union Square and O'Connor Moffat (now Macys) located at the corner of Geary and Stockton

Streets. A side effect of the development of Union Square as a retail district was the displacement of many medical and dental offices by beauty parlors and restaurants catering to the new retail trade. Since the 1920's, Lower Grant Avenue and the Union Square area have been the City's premier shopping district.

Concurrent with the development of Grant Avenue/Union Square as a retail district were the relocations of the hotel and theater districts. By the 1890's, the theater district relocated from Bush Street (between Grant and Kearny) to the area west of Union Square. Whereas hotels were once clustered at the intersection of Montgomery and Market Streets, after the 1906 Fire most hotels also moved to the area west of Union Square. The establishment of the St. Francis Hotel on the west side of the square was a major impetus to the hotel relocation. Before the fire, this area had been the site of many household goods establishments.

(b) **Basic Nature of the District.** The pattern of development is one of small-scaled, light-colored buildings predominantly four to eight stories in height. The height and scale provide for a streetscape which is attractive to the pedestrian because of the comfortable scale and sunlit sidewalks. This dense area is the heart of San Francisco's retail and tourist sectors, containing a concentration of fine shops, department stores, theaters, hotels, and restaurants. As such, it is one of the main attractions to tourists from around the country and world, as well as the prime retail district in the Bay Area. The District is further defined by the location of Union Square in its heart. This square is, in many ways, the premier public open space in the City, as well as a primary public forum.

(c) **Architectural Character.** The character of the area is determined by the many fine quality structures, among the best in the City, and supported by a number of contributory buildings. Since the entire area was built in less than 20 years, and the major portion in less than 10 years, buildings were constructed in similar styles and structural technology. Perhaps even more importantly, architects were of like backgrounds, schooled in the classical Beaux Arts tradition.

In addition to their individual architectural features, the scale and design of buildings in the district related very well with neighboring buildings, streets and open spaces. This effect was achieved in large part by the alignment of cornice and belt course lines. The buildings used compatible detailing, colors, materials, massing, and scale. Ornament was derived from Classical, Renaissance, Gothic and Romanesque sources. In a limited number of examples, ornament was developed from early Spanish Colonial models.

(d) **Uniqueness and Location.** The District's character, although it has many buildings of recent vintage, is largely intact. It is one of the few homogeneous collections of early Twentieth Century commercial architecture of its type in the United States. Of a total of 324 buildings in this District, 114 are architecturally significant and 140 are contributory. Only 98 buildings are not rated. Union Square, an integral part of the District, is a unique resource and ranks with the finest open spaces in the country. The area is centrally located and easily accessible to the Financial District, Nob Hill, the Tenderloin, and the South of Market, as well as outlying districts of the City. The Powell Street Cable Car lines is a unique feature which relates the area to the entire northeastern quadrant of the City and attracts tourists to the area.

(e) **Visual and Functional Unity.** The character of the area is determined by a series of buildings whose compositions and use of materials and ornament are complementary, as well as by the regular street pattern which creates interesting views and vistas down the streets. Within

the District, several subareas increase the variety and complexity of the District while retaining its essential architectural character.

(f) **Dynamic Continuity.** The District is the center of San Francisco's retail market and is constantly responding to new trends and needs. The area has seen the recent opening of two major department stores and, in addition, many new small stores. Indeed, much of the pedestrian interest so important to the District is a result of the ever-changing shop windows and stores.

(g) **Benefits to the City and its Residents.** The District provides a wide range of benefits to both the City and its residents. Much of the retailing area's vitality is attributable to its physical character. The mix of shops and unique buildings is not duplicated in suburban shopping malls, and, because of this, the area attracts shoppers from around the Bay Area. The District is a prime destination for tourists and is therefore an important part of San Francisco's image. The prevailing architectural character is an important legacy from the Beaux Arts tradition and contains many fine examples of commercial architecture.

(Added Ord. 414-85, App. 9/17/85)

## **SEC. 6. FEATURES.**

The exterior architectural features of the Kearny-Market-Mason-Sutter Conservation District are as follows:

(a) **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 facade. This was accomplished through fenestration, structural articulation or other detailing which 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 massing of the structures is usually a simple vertically oriented rectangle with a ratio of width to height generally from 1:2 to 1:4. This vertically oriented massing is an important characteristic of the District. In addition, continuous streetwall heights are a characteristic of most blockfronts.

Almost without exception, the buildings in the Kearny-Market-Mason-Sutter Conservation District are built to the front property line and occupy the entire site. Where buildings have not followed this rule, they do not adequately enclose the street. The massing of structures often reflects unique or prominent site characteristics. Corner buildings often have rounded corner bays to express the special requirements of the site and to tie its two blockfronts together.

(b) **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 on lots 40 feet to 80 feet wide, 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.

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

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

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

(d) **Detailing and Ornamentation.** This area has been the heart of the retail district since it was reconstructed after the fire. 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.

(Added Ord. 414-85, App. 9/17/85)

## **SEC. 7. STANDARDS AND GUIDELINES FOR REVIEW OF NEW CONSTRUCTION AND CERTAIN ALTERATIONS.**

(a) All construction of new buildings and all major alterations, which are subject to the provisions of Sections 1110, 1111 through 1111.6 and 1113, shall be compatible with the District in general with respect to the building's composition and massing, scale, materials and colors, and detailing and ornamentation, including those features described in Section 6 of this Appendix. Emphasis shall be placed on compatibility with those buildings in the area in which the new or altered building is located. In the case of major alterations, only those building characteristics that are affected by the proposed alteration shall be considered in assessing compatibility. Signs on buildings in conservation districts are subject to the provisions of Section 1111.7.

The foregoing standards do not require, or even encourage, new buildings to imitate the styles of the past. Rather, they require the new to be compatible with the old. The determination of compatibility shall be made in accordance with the provisions of Section 309.

(b) The guidelines in this Subsection are to be used in assessing compatibility.

(1) **Composition and Massing.** Although the District is quite large and contains a wide variety of building forms, new construction should maintain its essential character by relating to the prevailing height, mass, proportions, rhythm and composition of existing Significant and Contributory Buildings. The height and massing of new buildings should not alter the traditional scale of existing buildings, streets and open spaces. In addition to the consideration of sunlight access for the street, an appropriate streetwall height is established by reference to the prevailing height of the buildings on the block and especially that of adjacent buildings. If the adjacent buildings are of a significantly different height than the rest of the buildings on the block, then

the prevailing height of buildings on the block should be used as a guide. A setback at the streetwall height can permit additional height above the setback without breaking the continuity of the street wall.

Most existing buildings are built to the property or street line. This pattern, except in the case of carefully selected open spaces, should not be broken since it could damage the continuity of building rhythms and the definitions of streets.

The standard proportions of new buildings should be established by the prevailing streetwall height and width of lots. To ensure that an established set of proportions is maintained, it is necessary to break up the facades of new buildings into smaller sections that relate to those existing proportions. The use of smaller bays and multiple entrances are two ways of relating the rhythm of a new building with those of historic buildings.

The design of a new structure should repeat the prevailing pattern of two- and three-part vertical compositions. A base element is necessary to define the pedestrian environment. This division of a building allows flexibility in the design of the ground story while encouraging a uniform treatment of the upper stories.

(2) **Scale.** A major influence on scale is the degree to which the total facade plane is broken into smaller parts (by detailing, fenestration, bay widths) which relate to human scale. While department stores and hotels are of a medium scale, the traditional pattern for the District has consisted of small scale buildings. The existing scale of the buildings in the vicinity should be maintained. This can be accomplished in a variety of ways, including: a consistent use of size and complexity of detailing in regards to surrounding buildings, continuance of existing bay widths, maintenance of an existing streetwall height, and incorporation of a base element (of similar height) to maintain the pedestrian environment. Large wall surfaces, which increase a building's scale, should be broken up through the use of detailing and textural variation.

Existing fenestration (windows, entrances) rhythms and proportions which have been established by lot width or bay width should be repeated in new structures. The spacing and size of window openings should follow the sequence set by Significant and Contributory structures. Large glass areas should be broken up by mullions so that the scale of glazed areas is compatible with that of neighboring buildings. Casement and double-hung windows should be used where possible.

(3) **Materials and Colors.** The use of like materials can relate two buildings of obviously different eras and styles. Similarly, the use of materials that appear similar (such as substituting concrete for stone) can link two disparate structures, or harmonize the appearance of a new structure with the architectural character of a conservation district. The preferred surface materials for this district are brick, stone, and concrete (simulated to look like terra cotta or stone).

The texture of surfaces can be treated in a manner so as to emphasize the bearing function of the material, as is done in rustication on historic buildings.

Traditional light colors should be used in order to blend in with the character of the district. Dissimilar buildings may be made more compatible by using similar or harmonious colors, and to a lesser extent, by using similar textures.

(4) **Detailing and Ornamentation.** A new building should relate to the surrounding area by picking up elements from surrounding buildings and repeating them or developing them for new

purposes. Since the District has one of the largest collections of finely ornamented buildings in the City, these buildings should serve as references for new buildings. Detailing of a similar shape and placement can be used without directly copying historical ornament. The new structure should incorporate prevailing cornice lines or belt courses and may also use a modern vernacular instead of that of the original model.

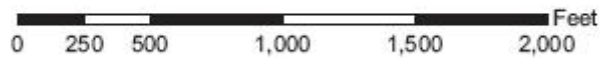
(Added Ord. 414-85, App. 9/17/85)

## **SEC. 8. TDR: ELIGIBILITY OF CATEGORY V BUILDINGS.**

Category V Buildings in that portion of the Kearny-Market-Mason-Sutter Conservation District which is in the C-3-0 Use District as shown on Sectional Map 1 of the Zoning Map are eligible for the transfer of TDR as provided in Section 1109(c).

(Added Ord. 414-85, App. 9/17/85)

# KEARNY-MARKET-MASON-SUTTER CONSERVATION DISTRICT





# SAN FRANCISCO PLANNING DEPARTMENT

---

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

## UDAT MEETING NOTES

**Project:** 433 Mason Street

**Planner:** PPA

**Date:** 1.4.2017

**Attendees:** David Winslow, Maia Small, Glenn Cabrerros, Marcelle Boudreaux,  
Christy Alexander

---

### Site Design, Open Space, and Massing

UDAT recommends locating the required POPOS, currently proposed on the roof, to the ground level to better activate Derby Alley. Because Derby dead ends and is currently closed to traffic, improvements to the alley, including high quality permeable paving, trees and planting along with amenities such as chairs and tables in the alley could count toward POPOS requirements. UDAT recommends tabling the street with a single surface paving, providing a continuous sidewalk along Mason, and removing the gate. If a gate is deemed necessary to retain, it should be open during daytime and evening hours, and intentionally designed as an invitational gateway. Vegetated walls may be incorporated into the required POPOS.

In addition to street improvements, an active use that would help activate the POPOS should be provided within the building, such as a restaurant or café, bike rental, main lobby, etc.

Examples of activated downtown alleys include Belden, Claude, Commercial, and Hotaling.

At the Mason Street elevation, UDAT recommends pulling the recessed mass between the adjacent building to the South to the streetwall at all floors above the ground floor. This would also help expand the light court to better match the adjacent neighbor's light court.

UDAT recommends pulling the ground floor to the North out to the property line to continue the street wall.

### Architecture

The use of glass curtain wall is discouraged, and as proposed is not in conformance with the character of Kearny-Market-Mason-Sutter (KMMS) Conservation District (historic district). UDAT recommends incorporating deeply recessed windows proportioned to reference those typical of the District. UDAT encourages the addition of sills along the window line at the second floor and above

to help define the windows. Please include window details into future submittals that show the jamb depth and sill detailing.

The vertical projecting window fins seem to be inconsistent with features in the KMMS historic district. Windows should generally follow the patterns and proportions of windows found in the surrounding district. Asymmetrical divisions seem inconsistent with those patterns. Window verticality defined through rough openings or mullion/muntin patterns are consistent with the KMMS historic district.

UDAT recommends providing a stronger and well-defined roof termination to the building, at both the 8-story portion at the streetwall and the 13-story portion setback. In particular, the top level and termination of the 13-story portion should include more solidity at the street-facing wall plane, consistent with the KMMS historic district. A possible means of achieving this may involve designing the entire top floor as a part of the building top. Similarly, the base of the building should be defined to be more dominant. The 'I' beam cornice may not be appropriate or sufficient to achieve a definition of a base level compatible with the KMMS historic district and surrounding neighborhood and should be reconsidered in coordination with a stronger ground floor design at Mason Street.

There are a number of elements that make up the architectural features of a historic storefront. The repetition of these features creates a visual unity on the street that should be preserved. Collectively, they establish a sense of place, provide a "human scale" and add rich detail to the public realm. These elements include, but are not limited to: transparent glazed storefront display windows, proportionate in size; supported by a bulkhead approximately 18"-24"; topped by transom windows, proportional hierarchically with the large display windows set as close as possible to the streetwall; with a recessed entry; a storefront system composed of a dark colored painted wood or prefinished metal, with low-profile dimensions, that is clearly contemporary.

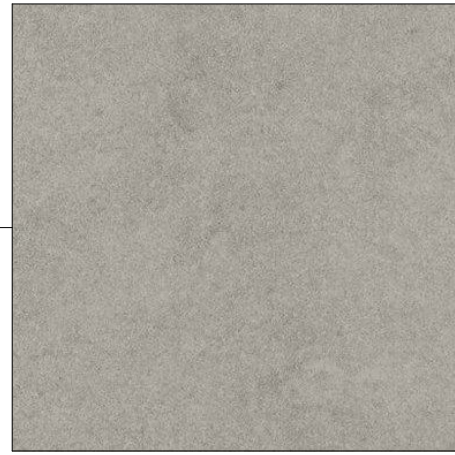
The two entries at Mason Street should have a greater hierarchy; in particular, the lobby should have an elevated prominence. One method to demonstrate this hierarchy is through use of projections or other architectural details, however, canopies or awnings across the entire frontage is generally discouraged in the KMMS historic district.

Primary materials should be stone, brick or masonry. Potential materials selection and details should relate to the coursing and/or orientation of exterior buildings in KMMS historic district.

At this point the architecture is assumed to be preliminary and UDAT will provide further detailed design review on the subsequent submission. UDAT recommends that the project express significant façade depth, provide high-quality materials, and meet the architectural detailing and character of the Kearny-Market-Mason-Sutter Conservation District and surrounding neighborhood.



METAL  
SPANDREL



CEMENT PLASTER  
COLOR: TAUPE



CEMENT PLASTER  
COLOR: BONE



STEEL CORNICE:  
PASTEL GREEN

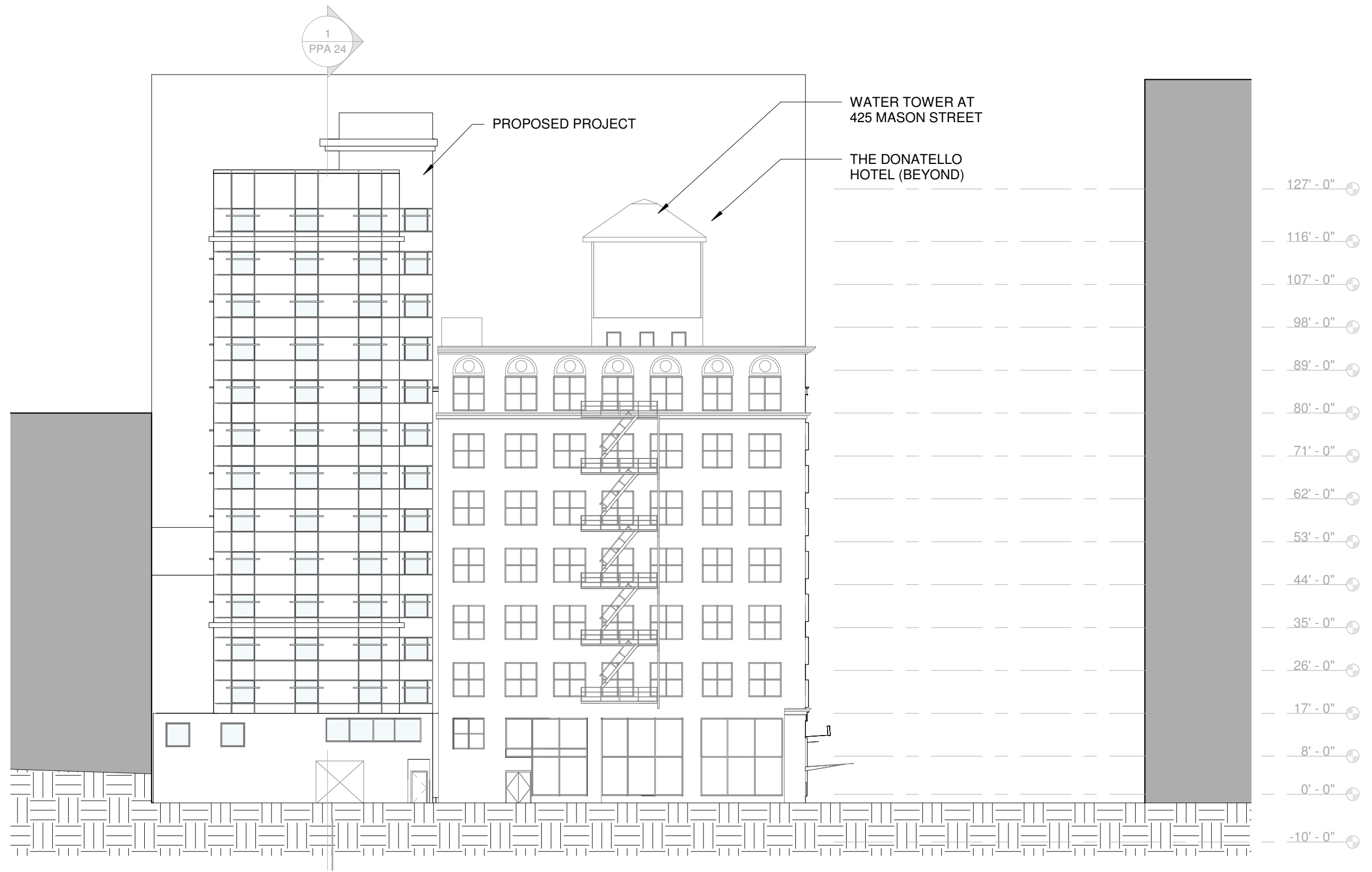


LEVANTINA NATURAL  
STONE SIDING: NIWALA  
ROSA, HONED FINISH



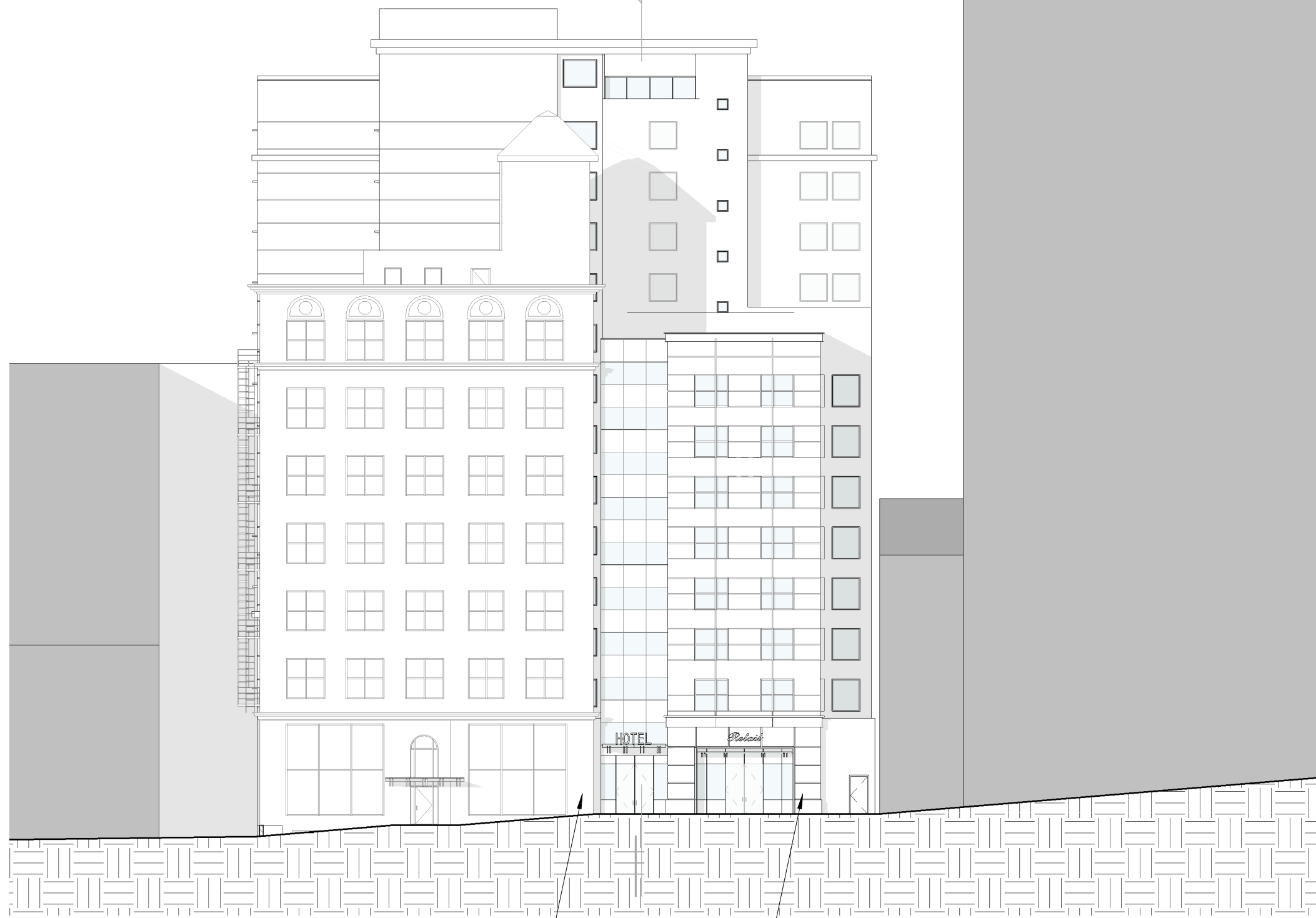
LEVANTINA NATURAL STONE  
SIDING: MARES, POLISHED

© 2016 STANTON ARCHITECTURE - ALL RIGHTS RESERVED



1 SOUTH ELEVATION  
3/64" = 1'-0"

© 2016 STANTON ARCHITECTURE - ALL RIGHTS RESERVED



- 127' - 0"
- 116' - 0"
- 107' - 0"
- 98' - 0"
- 89' - 0"
- 80' - 0"
- 71' - 0"
- 62' - 0"
- 53' - 0"
- 44' - 0"
- 35' - 0"
- 26' - 0"
- 17' - 0"
- 8' - 0"
- 0' - 0"
- 10' - 0"

1 EAST ELEVATION  
3/64" = 1'-0"

425 MASON STREET PROPOSED PROJECT



# SAN FRANCISCO PLANNING DEPARTMENT

---

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

## UDAT MEETING NOTES

**Project:** 433 Mason Street

**Planner:** Eiliesh Tuffy

**Date:** 7.26.2017

**Attendees:** Maia Small, Jeff Joslin, Marcelle Boudreaux, Glenn Cabreros, David Winslow

---

### Site Design, Massing and Open Space

Provide a continuous façade lot line to lot line along Mason Street to complete the street wall (this does not need to be massing that continues through the length of the property line).

### Street Frontage

UDAT recommend exploring alternative ways to create required privately-owned public open space (POPOS). The currently proposed version is too isolated and compressed; UDAT suggests bringing it to the front along Derby Street and making it partially open to the sky and connected to an interior retail or restaurant space. Having the bulk of the POPOS as an interior space makes it too hidden and privatized.

### Architecture

UDAT recommends creating a one story building top expression as is found commonly in the adjacent context.



433 MASON STREET  
ARCHITECTURAL REVIEW  
COMMITTEE  
PRESENTATION

MAJOR PERMIT TO ALTER  
CONDITIONAL USE  
SECT. 309 APPLICATION

FEBRUARY 21ST, 2018

A.000.1	PROJECT SUMMARY	A.013	VCA - BUILDING SCALE, & STREETWALL	A.019	VCA - TALL BUILDINGS (OUTSIDE KMMS)	A.221.2	DERBY ST. DESIGN	A.801	EXT. DETAILS - ENTRANCE RENDERING
A.002	F.A.R. SUMMARY					A.222	ENL. ELEVATION - FENESTRATION	A.802	EXT. DETAILS - LEVEL 2 CORNICE
A.002.1	F.A.R. SUMMARY	A.013.1	VCA - STREETWALL VARIATIONS	A.019.1	RENDERINGS	A.223	MASON ST. ENL. ELEVATION	A.803	EXT. DETAILS - MASON ST WINDOWS
A.003	DIAGRAMS	A.014	VCA - SPLIT MASSINGS	A.019.2	RENDERING	A.224	STREET ELEVATION	A.803.1	EXT. DETAILS - MASON ST WINDOWS
A.004	DIAGRAMS	A.015	VCA - WINDOW SCALE & TYPE	A.201	EXISTING ELEVATION	A.224.1	STREET ELEVATION	A.804	EXT. DETAILS - ROOF CORNICE
A.005	DIAGRAMS	A.016	VCA - MATERIALS AND COLOR	A.220.1	STREETSCAPE PLAN - DERBY ST.	A.225	STREET ELEVATION	A.805	EXT. DETAILS - WESTERN MASSING
A.011	RENDERINGS	A.017	VCA - DETAIL & ORNAMENTATION	A.221	ENLARGED PLAN - DERBY ST DESIGN	A.225.1	STREET ELEVATION	A.806	EXT. DETAILS - HOTEL CANOPY
A.012	VCA - COMPOSITION AND MASSING	A.018	VCA - TALL BUILDINGS (INSIDE KMMS)	A.221.1	SECTIONS - DERBY ST. DESIGN				



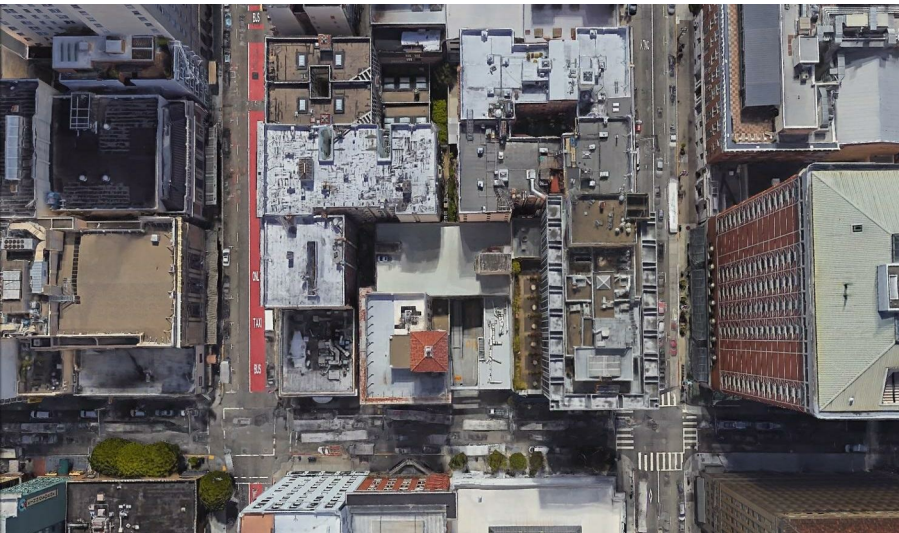
THE PROJECT PROPOSES THE DEMOLITION OF AN EXISTING FOUR STORY PARKING GARAGE AND CONSTRUCTING A 14-STORY, 210 ROOM TOURIST HOTEL WITH RETAIL SPACE LOCATED ALONG MASON STREET. THE PROJECT IS 80'-0" TALL FRONTING MASON STREET AND 128'-3" TALL AT THE WESTERN PORTION OF THE SITE. THE PROJECT PROPOSES NO ON-SITE PARKING AND WILL PROVIDE AN 1887 SQ. FT. POPOS LOCATED O AT THE PROPERTY LINE ALONG DERBY STREET. THE PROJECT WILL HOST SEVEN CLASS 1 BICYCLE PARKING SPOTS AND NIN CLASS 2 BICYCLE PARKING SPOTS. THE PROPOSED GROSS FLOOR AREA IS APPROXIMATELY 93,600 SQ. FT., WHICH IS BELOW THE MAXIMUM F.A.R LIMIT OF 94,347.

APPLICABLE CODES

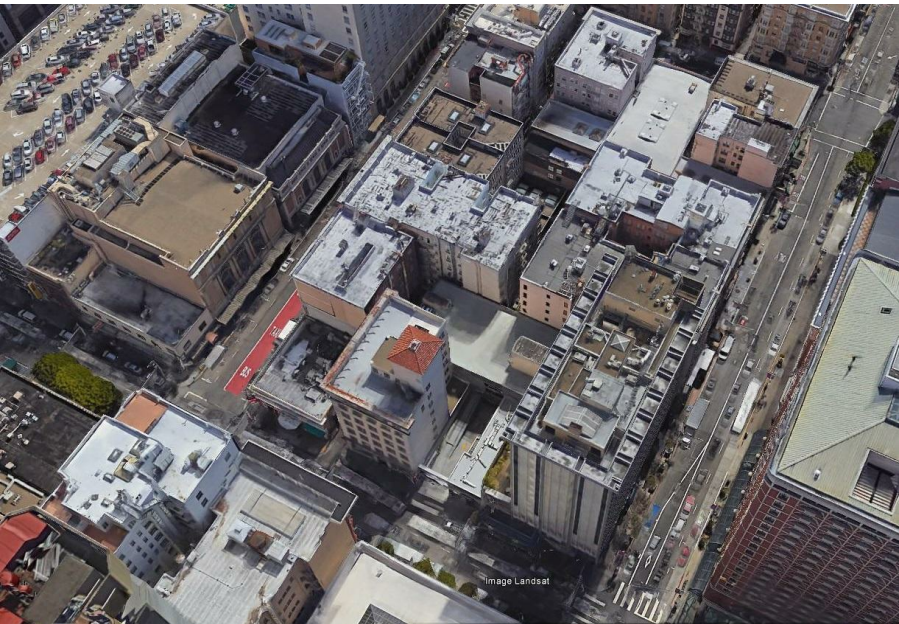
BUILDING	2016 CALIFORNIA BUILDING CODE (CBC) SAN FRANCISCO BUILDING CODE SAN FRANCISCO PLANNING CODE CALIFORNIA ENVIRONMENTAL QUALITY ACT
ELECTRIC	2016 CALIFORNIA ELECTRICAL CODE (CEC)
MECHANICAL	2016 CALIFORNIA MECHANICAL CODE (CMC)
PLUMBING	2016 CALIFORNIA PLUMBING CODE (CPC)
ACCESSIBILITY	MORE STRINGENT OF CALIFORNIA BUILDING CODE OR APPLICABLE FEDERAL LAW
ENERGY	2016 CALIFORNIA TITLE 24 - CALIFORNIA ENERGY CODE
FIRE PREVENTION	2016 CALIFORNIA FIRE CODE (CFC) AND LOCAL ORDINANCE
1.	<div><div><div>PARCEL ADDRESS</div><div>PARCEL: ADDRESS:</div><div>PARCEL AREA</div></div><div>BLOCK 0306 / LOT 003 433 MASON ST SAN FRANCISCO, ST, 94102 10,471 SF</div></div>
2.	<div><div><div>ZONING</div><div>C-3-G:</div></div><div>DOWNTOWN- GENERAL</div></div>
3.	<div><div><div>OCCUPANCY</div><div>EXISTING USE: PROPOSED USE:</div></div><div>EXISTING OCCUPANCY HOTEL (R1)</div></div>
4.	<div><div><div>TYPE OF CONSTRUCTION</div><div>TYPE I-A FULLY SPRINKLERED</div></div></div>
5.	<div><div><div>HEIGHT &amp; BULK</div><div>80-130-F EXISTING HEIGHT PROPOSED HEIGHT</div><div>40' 80'/130'</div></div></div>
6.	<div><div><div>HISTORIC CATEGORY</div><div>YEAR BUILT ARTICLE 11:</div><div>1959 V, UNRATED</div></div><div>KEARNY-MARKET-MASON-SUTTER</div></div>



VIEW OF EXISTING MASON ST FACADE



AERIAL VIEW OF EXISTING BUILDING WITH MASON STREET AT THE BOTTOM RUNNING LEFT TO RIGHT



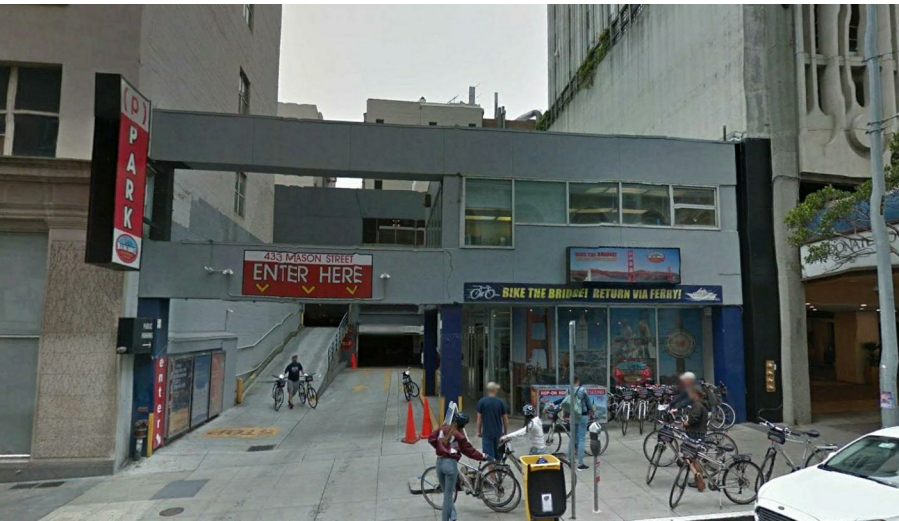
AERIAL VIEW OF EXISTING BUILDING WITH THE INTERSECTION OF MASON AND POST STREET AT THE LOWER RIGHT



PHOTOGRAPH OF HISTORIC 425 MASON STREET CORNICE RETURN, REQUIRING THE 24" SETBACK IN THE PROPOSED PROJECT



DERBY STREET WITH PROPOSED SITE ON THE LEFT



VIEW OF EXISTING MASON ST FACADE

F.A.R. - CONTRIBUTING AREAS		
Level	Name	Area
BASEMENT	HOTEL FUNCTION	2260 SF
LEVEL 1	HOTEL FUNCTION	1892 SF
LEVEL 1	HOTEL FUNCTION	179 SF
LEVEL 1	HOTEL FUNCTION	668 SF
LEVEL 2	HOTEL FUNCTION	4287 SF
LEVEL 3	HOTEL FUNCTION	8235 SF
LEVEL 4	HOTEL FUNCTION	8235 SF
LEVEL 5	HOTEL FUNCTION	8235 SF
LEVEL 6	HOTEL FUNCTION	8235 SF
LEVEL 7	HOTEL FUNCTION	8235 SF
LEVEL 8	HOTEL FUNCTION	8235 SF
LEVEL 9	HOTEL FUNCTION	8235 SF
LEVEL 10 - LOWER ROOF	HOTEL FUNCTION	5329 SF
LEVEL 11	HOTEL FUNCTION	5121 SF
LEVEL 12	HOTEL FUNCTION	5121 SF
LEVEL 13	HOTEL FUNCTION	5121 SF
LEVEL 14	HOTEL FUNCTION	5121 SF
ROOF	HOTEL FUNCTION	514 SF
ROOF	HOTEL FUNCTION	337 SF
Grand total: 19		93593 SF

PER THE ALTA SURVEY, THE LOT AREA FOR THE PROJECT IS 10,87 SQUARE FEET. THE ALLOWABLE F.A.R. FOR THE SITE IS 6:1, OR 62,898 SQUARE FEET. HOWEVER, BY PURCHASING TDR IN A C-3-G ZONING AREA, THE SITE HAS THE POTENTIAL FOR A 9:1 F.A.R.

THE MAXIMUM ALLOWABLE AREA FOR THE SITE, AT 9:1 F.A.R. IS 94,347 SQUARE FEET.

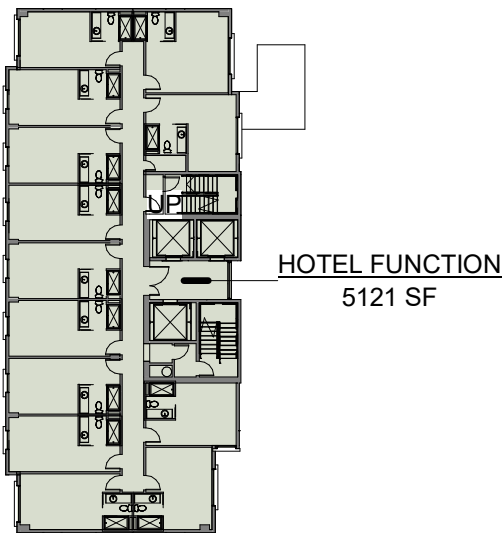
THE PROPOSED GROSS FLOOR AREA IS 93,600 SQUARE FEET.

F.A.R. - NON-CONTRIBUTING AREAS		
Level	Name	Area
BASEMENT	BUILDING SERVICE	5910 SF
LEVEL 1	BAR/RESTAURANT	1598 SF
LEVEL 1	BUILDING SERVICE	449 SF
LEVEL 1	GROUND FLOOR CIRCULATION	1461 SF
LEVEL 1	OPEN SPACE	1741 SF
LEVEL 1	RETAIL	2072 SF
ROOF	BUILDING SERVICE	461 SF
ROOF	OPEN SPACE	1370 SF
Grand total: 13		15063 SF

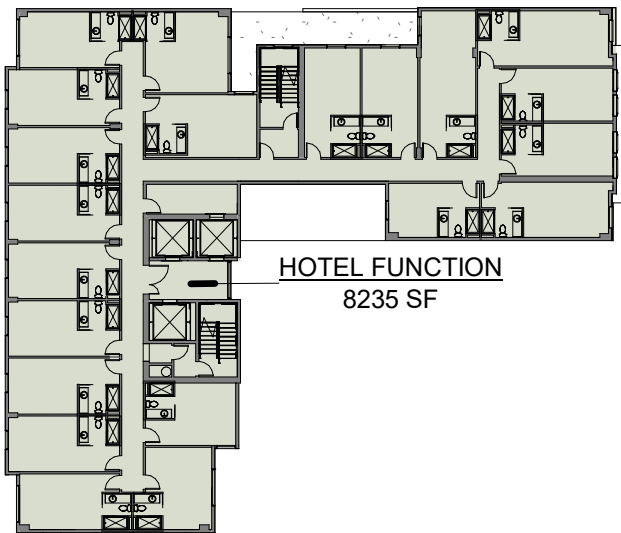
**GROSS FLOOR AREA EXCEPTIONS**

\*PER PLANNING CODE SECTION 102 DEFINITIONS, "FLOOR AREA, GROSS" (b)(13) GROUND FLOOR CIRCULATION IS NON CONTRIBUTORY TOWARD F.A.R. IN C-3-G DISTRICTS

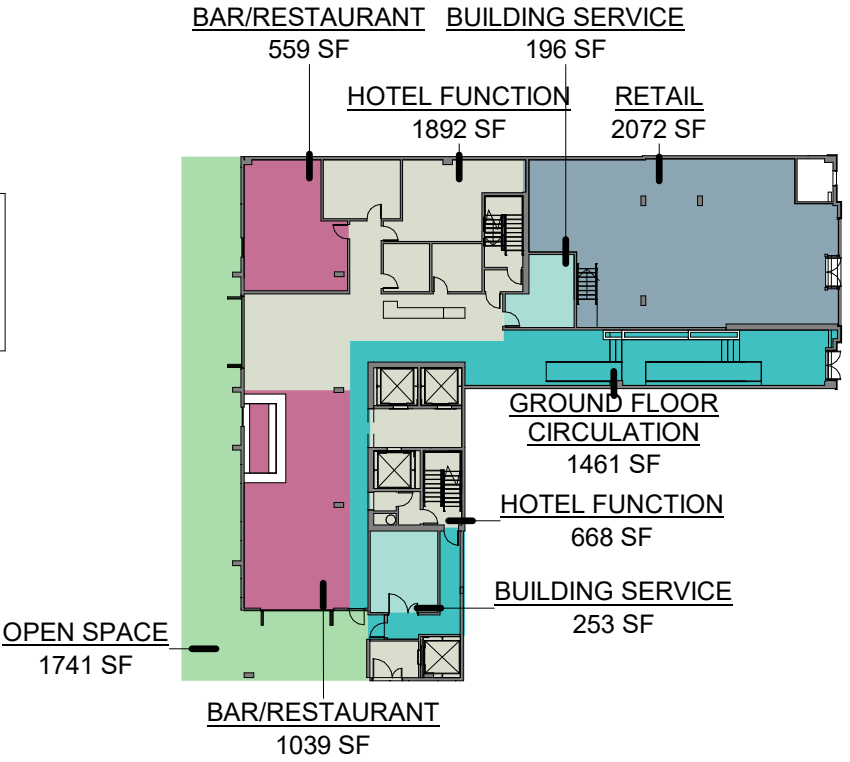
\*PER PLANNING CODE SECTION 102 DEFINITIONS, "FLOOR AREA, GROSS" (b)(14) SPACE DEVOTED TO RETAIL SALES AND RESTAURANTS IS NON CONTRIBUTORY TOWARD GROSS FLOOR AREA IN C-3-G DISTRICTS



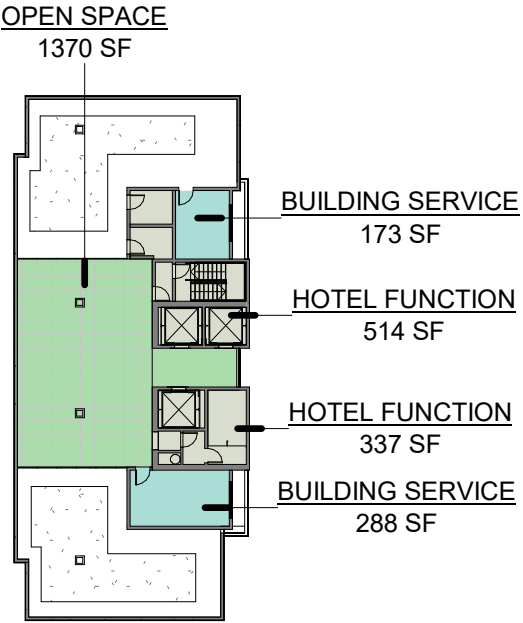
⑥ LEVEL 11 (11-14 TYP)  
1" = 40'-0"



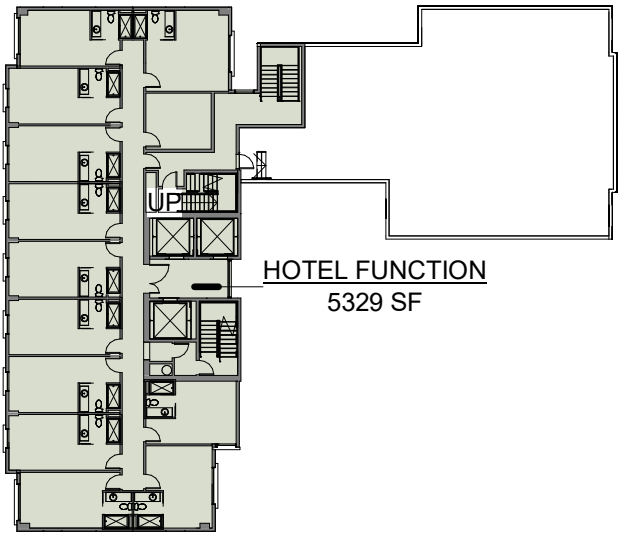
④ LEVEL 3 (3-9 TYP)  
1" = 40'-0"



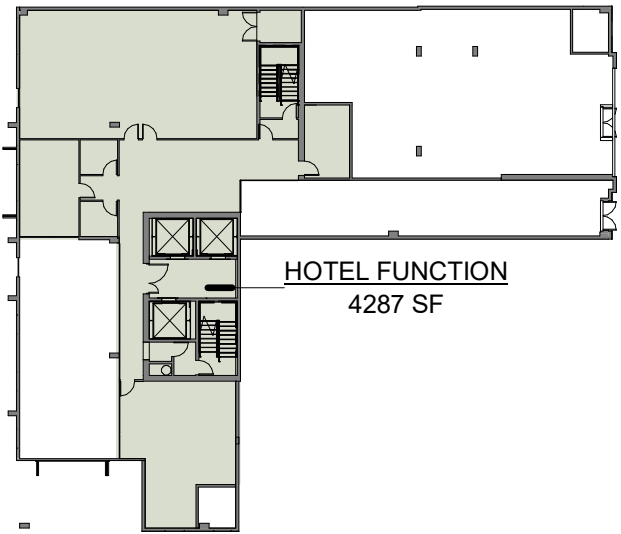
② LEVEL 1  
1" = 40'-0"



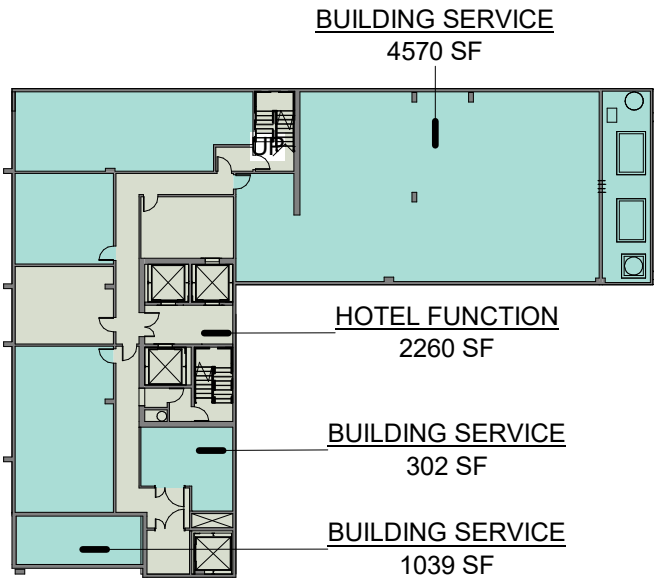
⑦ UPPER ROOF  
1" = 40'-0"



⑤ LEVEL 10  
1" = 40'-0"



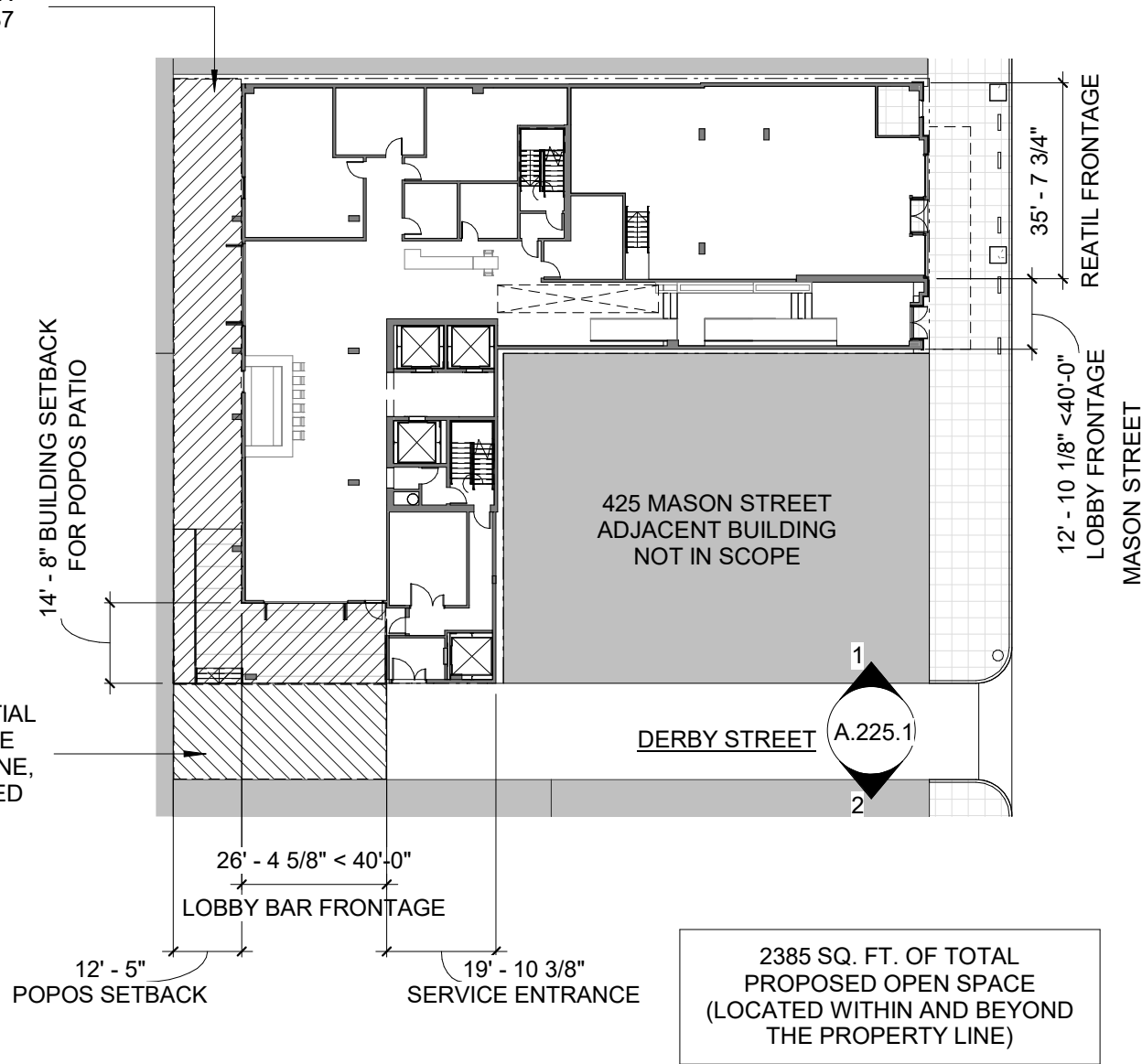
③ LEVEL 2  
1" = 40'-0"



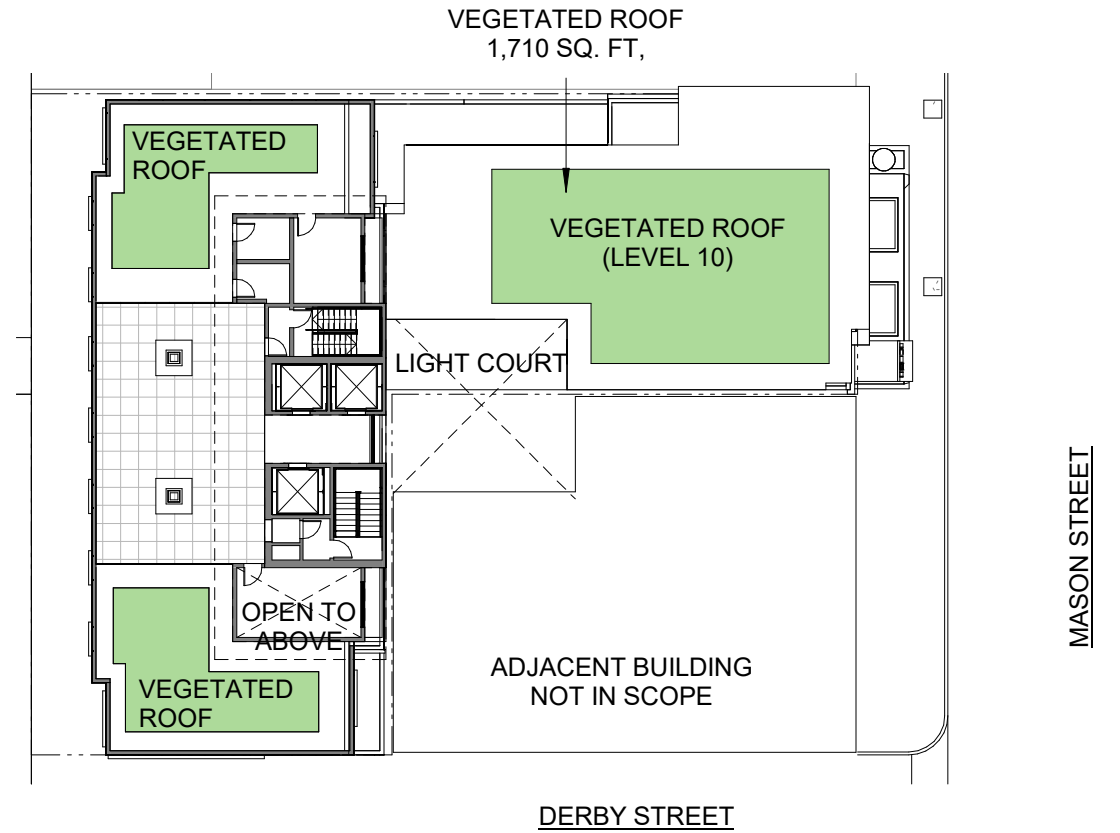
① BASEMENT  
1" = 40'-0"

1,720 SQ. FT. OF POPOS  
(OPEN SPACE) WITHIN  
PROPERTY LINE, 1,887  
SQ. FT. REQUIRED

PRIVATELY  
OWNED, PUBLICLY  
ACCESSIBLE OPEN  
SPACE



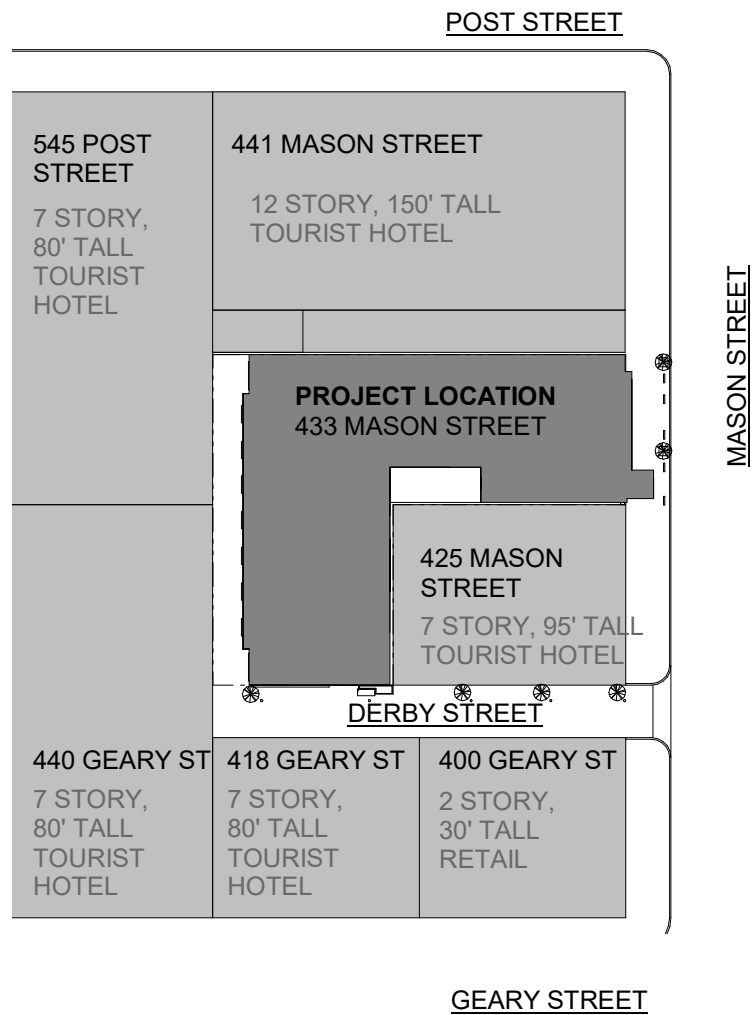
② DIAGRAM - POPOS AND FRONTAGE  
1/32" = 1'-0"



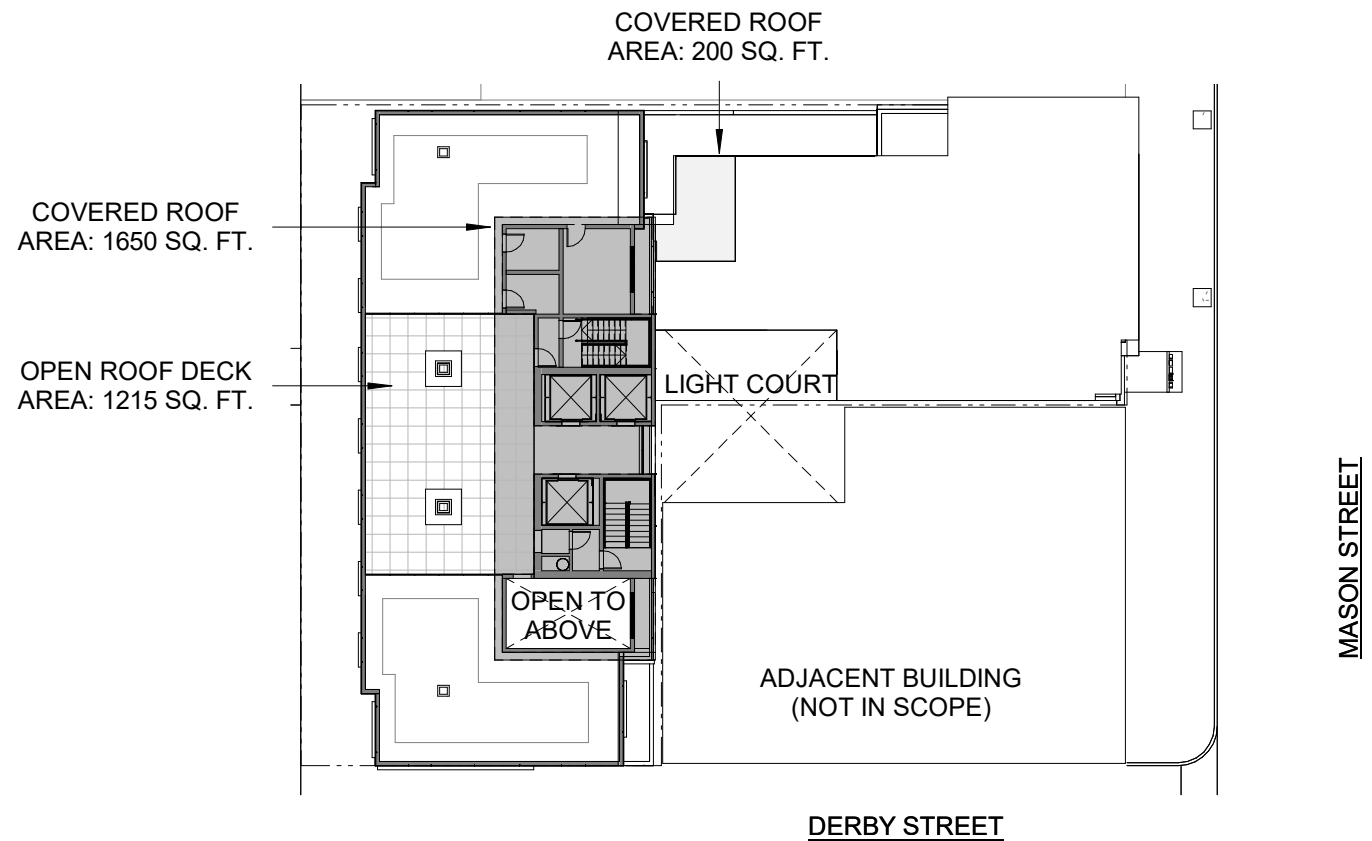
TOTAL UPPER ROOF AREA: 5,280 SQ. FT.  
TOTAL LOWER ROOF AREA: 3,920 SQ. FT.  
**TOTAL COMBINED ROOF AREA: 9,200 SQ. FT.**

PER BETTER ROOF ORDINANCE SECTION 149, **THE PROJECT PROPOSES 30% OR 2,760 SQ. FT. OF GREEN ROOF.** 1,050 SQ. FT. WILL BE LOCATED ON THE UPPER ROOF AND 1,710 SQ. FT. WILL BE LOCATED ON THE LOWER ROOF ON LEVEL 10

① DIAGRAM - BETTER ROOFS ORDINANCE  
1/32" = 1'-0"



2 DIAGRAM - SITE PLAN VICINITY  
1/64" = 1'-0"

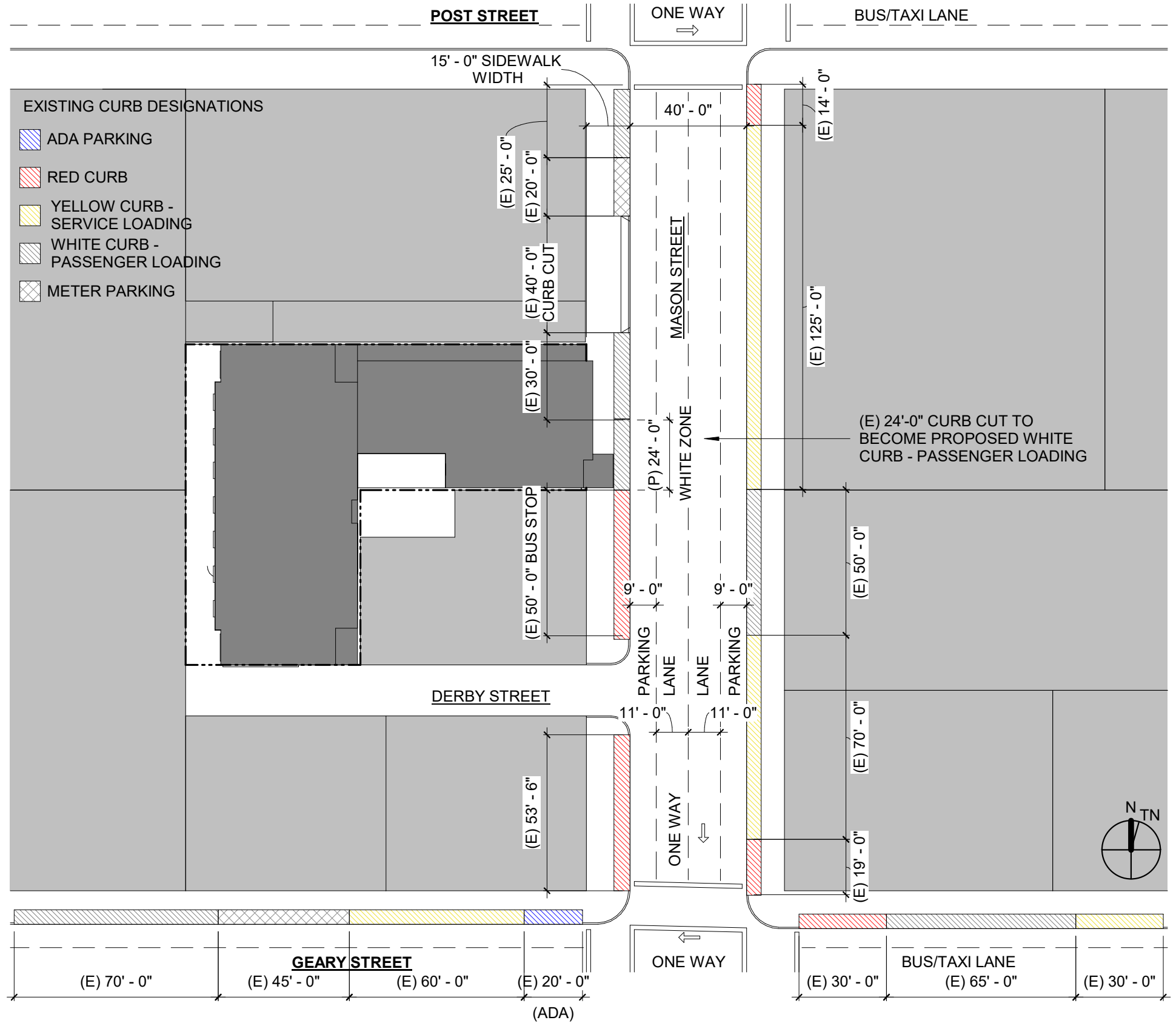


1 DIAGRAM - ROOF COVERING  
PERCENTAGE  
1/32" = 1'-0"

TOTAL UPPER ROOF AREA: 5,280 SQ. FT.  
TOTAL COMBINED LOWER ROOF AREA: 3,920 SQ. FT.  
**TOTAL COMBINED ROOF AREA: 9,200 SQ. FT.**

**MAXIMUM ALLOWABLE COVERED AREA (20%): 1,840 SQ. FT.**  
PROPOSED COVERED AREA ON LOWER ROOF (LEVEL 10): 200 SQ. FT.  
PROPOSED COVERED AREA ON UPPER ROOF: 1,640 SQ. FT.

**PROPOSED COMBINED COVERED ROOF AREA: 1,840 SQ. FT. (20%)**



1  
DIAGRAM - SITE PLAN CURB DESIGNATIONS  
1" = 40'-0"

© 2018 STANTON ARCHITECTURE - ALL RIGHTS RESERVED



PROPOSED PROJECT

© 2018 STANTON ARCHITECTURE - ALL RIGHTS RESERVED

# 433 MASON ST HOTEL

433 MASON STREET  
SAN FRANCISCO, CA 94103

RENDERINGS



© 2018 STANTON ARCHITECTURE - ALL RIGHTS RESERVED

## 433 MASON ST HOTEL

433 MASON STREET  
SAN FRANCISCO, CA 94103

KMMS DISTRICT TYP  
COMPOSITION AND  
MASSING

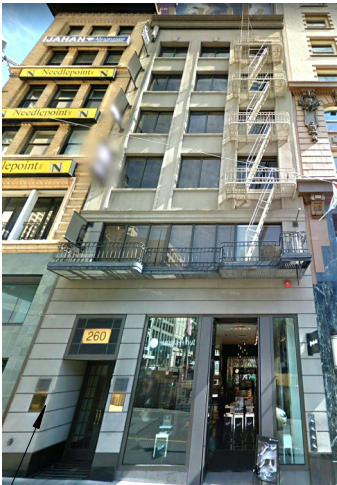


OUR MASSING IS COMPLIANT AS  
EVIDENCED BY AT LEAST 15  
OTHER SIMILARLY-MASSSED  
BUILDINGS IN KMMS.

OVERALL BASE : HEIGHT = 1 : 2

PAIR OF BUILDINGS REFLECT  
SIMILAR HORIZONTAL RATIO  
TO 433 MASON BROKEN  
FACADE DESIGN

BIPARTITE  
ARRANGE-  
MENT



260 STOCKTON  
1 : 2.5  
YEAR BUILT: 1908



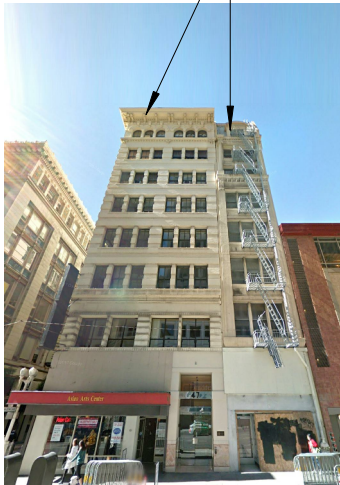
15 KEARNY  
1 : 3  
YEAR BUILT: 1907



21 GRANT  
1 : 2.25  
YEAR BUILT: 1909



25 MASON  
1 : 2  
YEAR BUILT: UNKNOWN



47 KEARNY  
1 : 3  
YEAR BUILT: 1907



101 POWELL  
1 : 2.5  
YEAR BUILT: 1909



224 GRANT  
1 : 2.75  
YEAR BUILT: 1908



210 SUTTER  
1 : 2.5  
YEAR BUILT: 1910



211 SUTTER  
1 : 2.25  
YEAEER BUILT: 1907



242 POWELL  
1 : 2  
YEAR BUILT: 1908



301 GRANT  
1 : 2.5  
YEAR BUILT: 1905



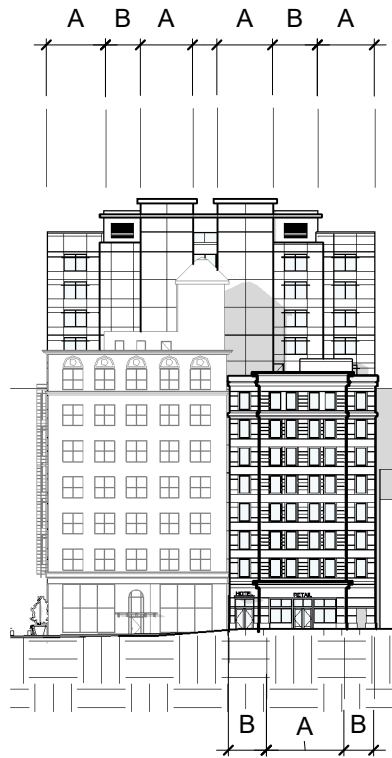
391 SUTTER  
1 : 2.5  
1908



562 SUTTER  
1 : 2  
YEAR BUILT: 1907



425 MASON  
1 : 2  
YEAR BUILT: 1922



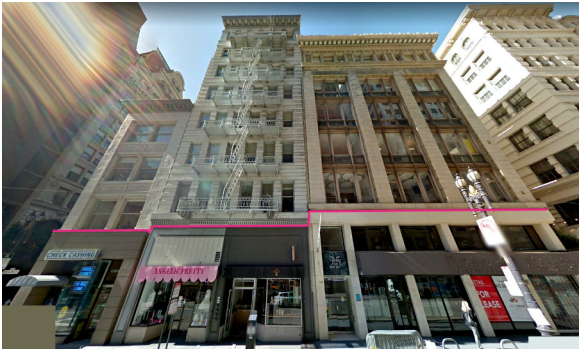
BAYS OF WESTERN MASSING ARE SCALED TO MIMIC THE MASON STREET FACADE WIDTHS

## BUILDING SCALE DIAGRAM

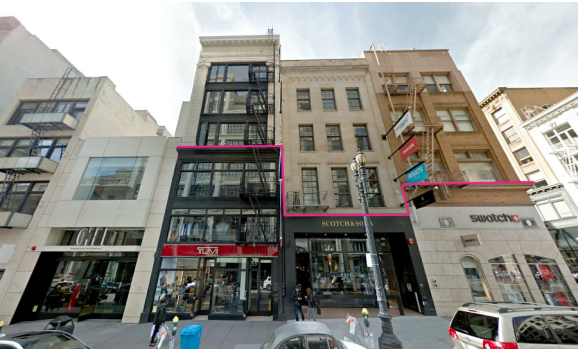
THE SCALE OF THE WESTERN MASSING LEADS TO A CONSISTENT LOGIC IN OVERALL WIDTH OF BAYS.

THE UPPER PORTION OF THE WESTERN MASSING IS FURTHER ARTICULATED TO OPTICALLY REDUCE THE PERCEIVED HEIGHT.

## KMMS DISTRICT STREETWALL VARIATION



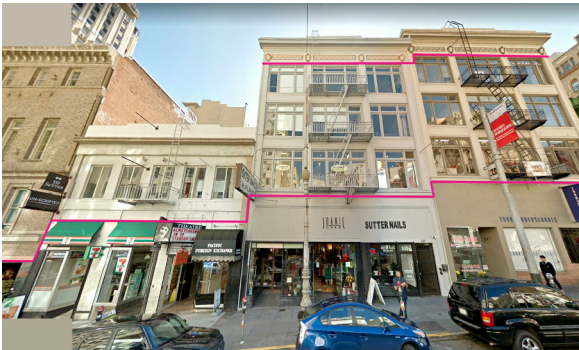
KEARNY AT GEARY



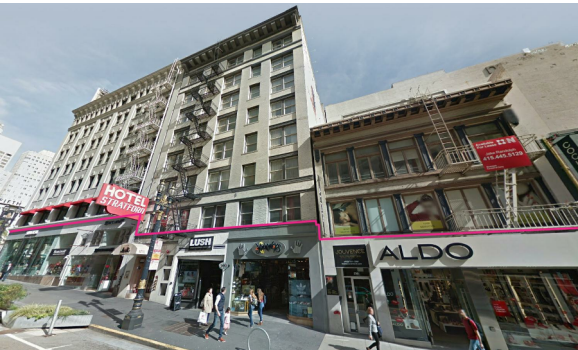
GRANT AT GEARY



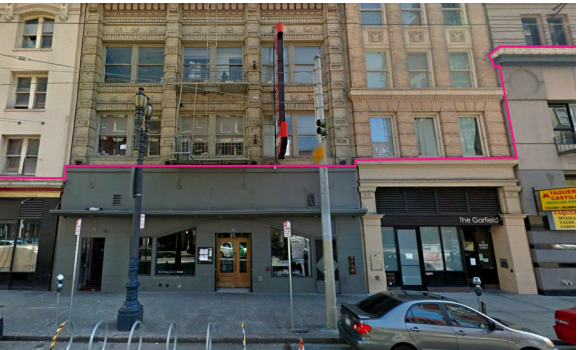
GEARY AT STOCKTON



SUTTER AT POWELL



POWELL AT GEARY

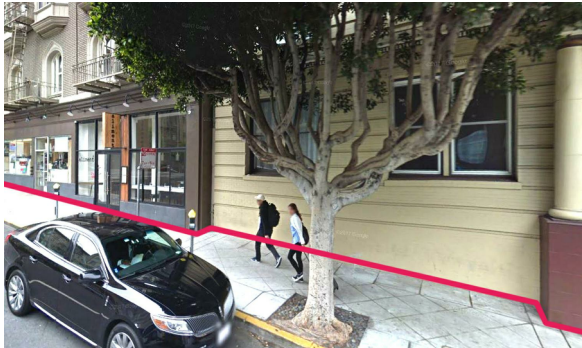


MASON AT MARKET

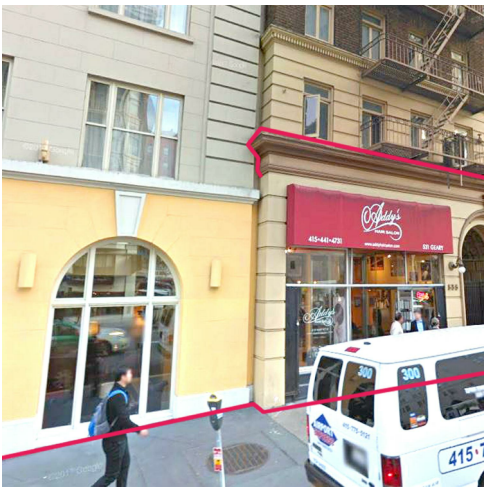
THERE ARE EXAMPLES IN PROMINENT LOCATIONS WITHIN KMMS OF A VARIED STREETWALL DATUM, EVEN ACROSS NEIGHBORING BUILDINGS OF SIMILAR HEIGHT.

AT 433 MASON WE HAVE A SPECIAL "BROKEN" CONDITION AT THE SOUTH END OF OUR PRIMARY FACADE, WHEREIN THE PORTION ADJACENT 425 MASON IS RECESSED SLIGHTLY. AT THE NORTH END THE STREETWALL OF THE DONATELLO HOTEL IS NOT PERCEIVED DUE ITS DEEP, CONTEMPORARY AWNING. THIS ALLOWS FOR A NATURAL SEPARATION OF THE STREETWALL LOCATION.

RECESSED PROPERTY  
LINE/CORNICE  
DEMARCATATIONS



776 BUSH (EAST APPROACH - TREE  
OBSTRUCTS PHOTO; SEE WEST APPROACH  
BELOW) (RIGHT)  
YEAR BUILT: 1911



531 GEARY (RIGHT)  
YEAR BUILT: 1922  
501 GEARY STREET (LEFT)  
YEAR BUILT: 1918

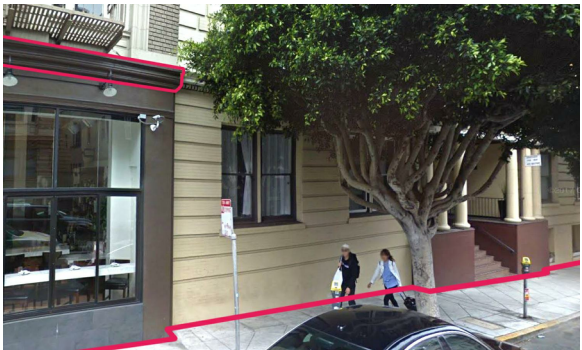


972 BUSH

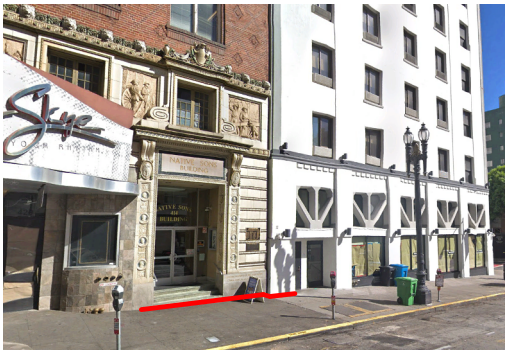
IN ADDITION TO  
PROPERTY LINE  
SETBACK TO  
ACCOMMODATE  
ADJACENT CORNICES,  
THERE ARE MANY  
CONTRIBUTORY  
EXAMPLES OF LARGE  
SCALE SETBACKS IN  
THE KMMS DISTRICT.  
THE EXAMPLES SHOW  
FULL-BUILDING WIDE -  
SETBACKS SIMILAR TO  
THE SETBACK  
PROPOSED AT 433  
MASON ST.



501 GEARY  
YEAR BUILT: 1918



776 BUSH (WEST APPROACH) (RIGHT)  
YEAR BUILT 1911



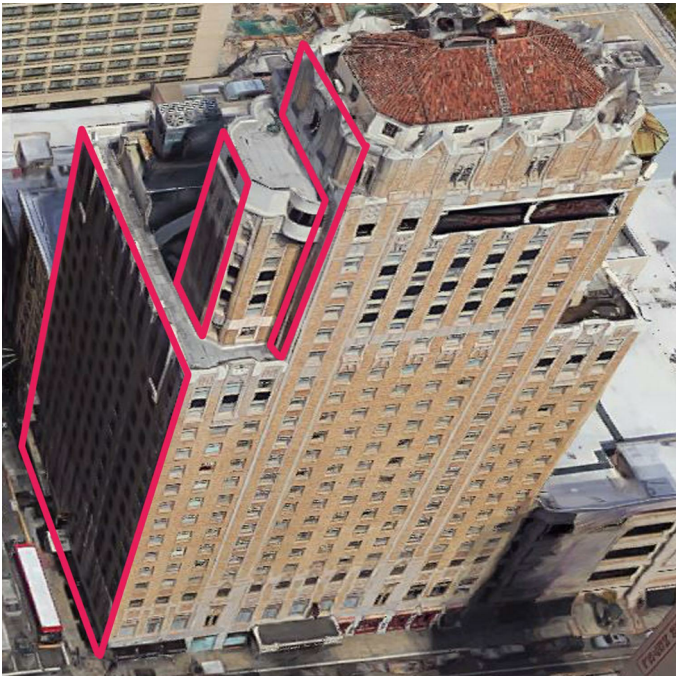
414 MASON ST. IS RECESSED WHERE  
MEETING 368 GEARY ST.  
YEAR BUILT 1911

WITHIN KMMS AND ADJACENT,  
NEIGHBORING BUILDINGS MEET  
ONE ANOTHER WITH THEIR  
FACADES IN PLANE, OR WITH THE  
EXPRESSION OF A PROUD, OR  
RECESSED, FACADE ALIGNMENT.  
EXAMPLES ARE SHOWN WHERE A  
CORNICE IS ACCOUNTED FOR BY  
THE NEIGHBOR WITH A RECESSED  
PORTION OF FACADE.

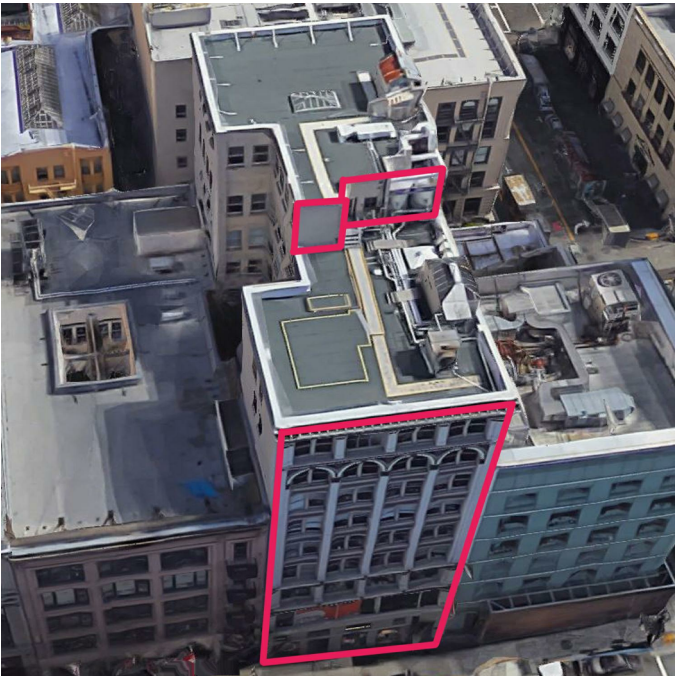


445 GEARY  
YEAR BUILT: 1922

SPLIT MASSINGS IN  
KMMS AND ADJACENT



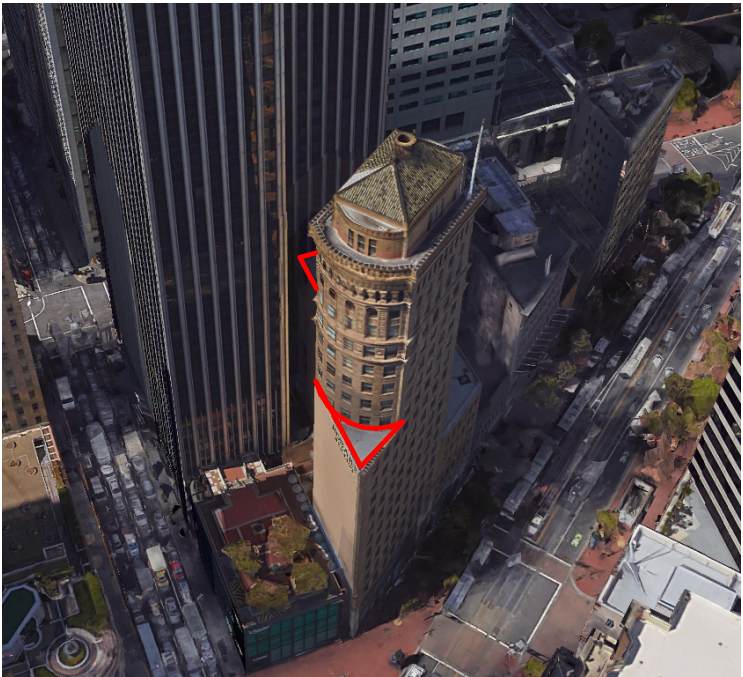
450 POWELL  
YEAR BUILT: 1930



177 POST  
YEAR BUILT 1908



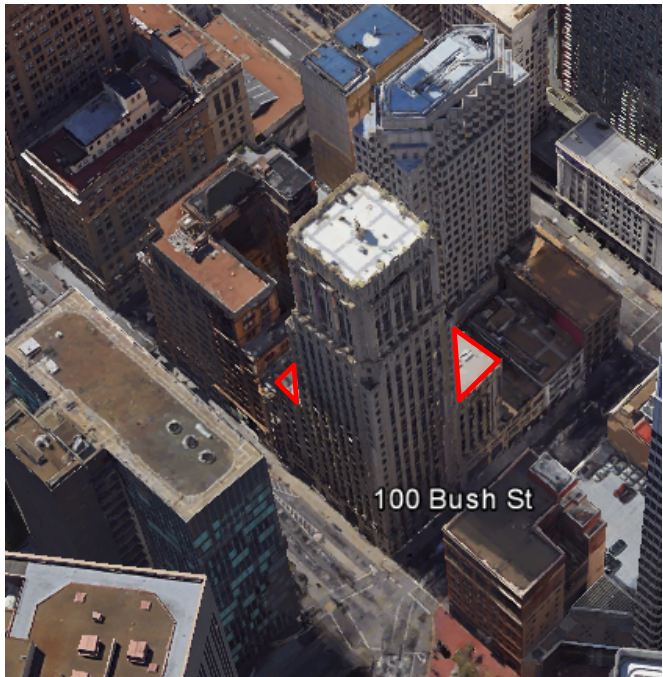
235 MONTGOMERY  
YEAR BUILT: 1927



582 MARKET (THE HOBART BUILDING)  
YEAR BUILT: 1923

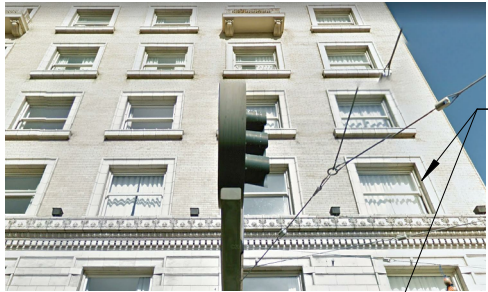


450 SUTTER  
YEAR BUILT: 1929



100 BUSH  
YEAR BUILT: 1929

IT IS COMMON TO FIND BUILDINGS  
COMPOSED OF SPLIT MASSINGS, WITH  
EITHER A SERIES OF MASSES THAT STEP UP  
AS THE BUILDING RECEDES FROM THE  
STREET, OR WITH TOWER PORTIONS  
PULLED BACK FROM THE STREET.



25 MASON  
YEAR BUILT: UNKNOWN



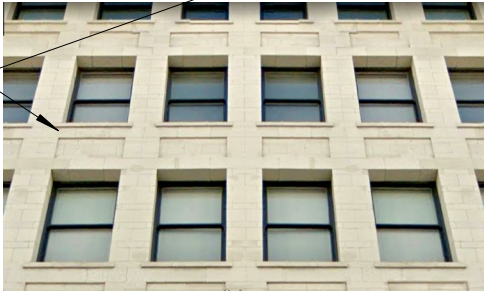
152 KEARNY  
YEAR BUILT: 1911

SIMILAR WINDOW PROPORTIONS, SIZE AND SPACING ARE FOUND THROUGHOUT KMMS DISTRICT

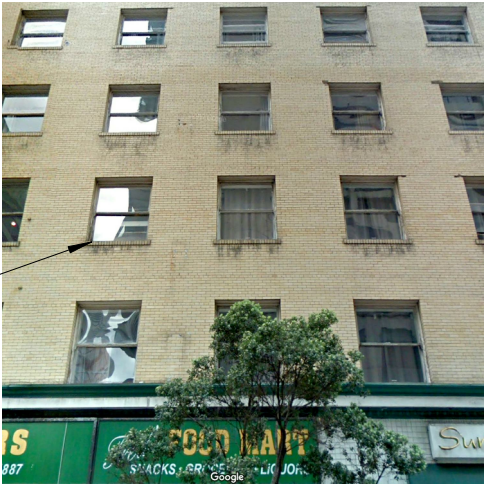
LOWER SILL PROJECTS PROUD OF FACE OF MASONRY



129 ELLIS  
YEAR BUILT: 1907



211 SUTTER  
YEAR BUILT: 1907



300 MASON  
YEAR BUILT: 1908

WINDOWS IN KMMS DISTRICT THAT ARE SIMILAR IN PROPORTION AND COMPOSITION (SPACING) TO THOSE AT 433 MASON ARE HIGHLIGHTED AT TOP OF SHEET. A SIMILAR LANGUAGE OF PROJECTING LOWER SILLS IS ALSO PRESENT IN KMMS.

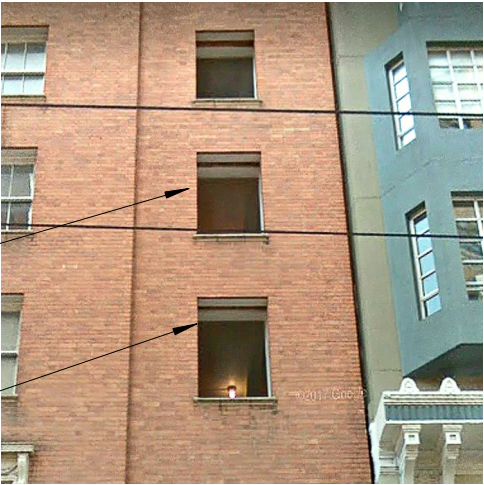


295 GEARY  
YEAR BUILT: 1907

CONTRASTING COLORS IMPLY A DEEPER SHADOW AND RECESS

DEEP PUNCHED OPENINGS

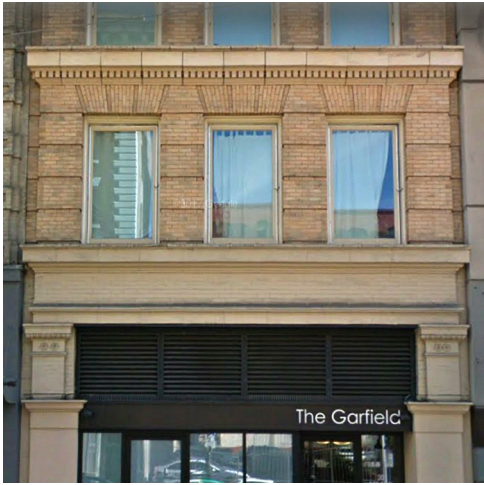
LOWER SILL PROJECTS PROUD OF FACE OF MASONRY



620 SUTTER  
YEAR BUILT: 1918

## KMMS WINDOW PROPORTIONS AND DETAILING

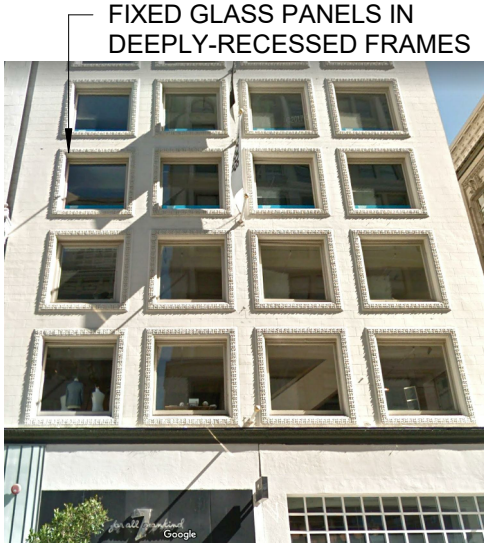
A WINDOW SURVEY OF KMMS DISTRICT PROVIDES FOR A VARIETY OF WINDOW TYPES BEYOND THE PREDOMINANT DOUBLE-HUNG AND CASEMENT. THE BOTTOM OF SHEET PROVIDES FIVE EXAMPLES OF BUILDINGS WITH FIXED PICTURE WINDOWS WITHOUT DIVIDING MULLIONS.



30 MASON

YEAR BUILT: 1907

PERMIT 200812017498 FILED 1 DEC 2008 TO REPLACE FACADE WINDOWS WITH NEW OPERABLE WINDOWS. THE ORIGINAL HISTORIC WINDOWS WERE FIXED AND SINGLE PANE.



224 GRANT

YEAR BUILT: 1908

WINDOWS ARE FIXED AND SINGLE PANE; PERMIT HISTORY INDICATES NO ALTERATION TO HISTORICAL WINDOWS.



944 MARKET

YEAR BUILT: 1907

WINDOWS ARE FIXED AND SINGLE PANE; PERMIT HISTORY INDICATES NO ALTERATION TO HISTORICAL WINDOWS.

NOTE: MUNI CABLE OBSTRUCTS PHOTO AT LOWER COURSE



942 MARKET

YEAR BUILT: 1907

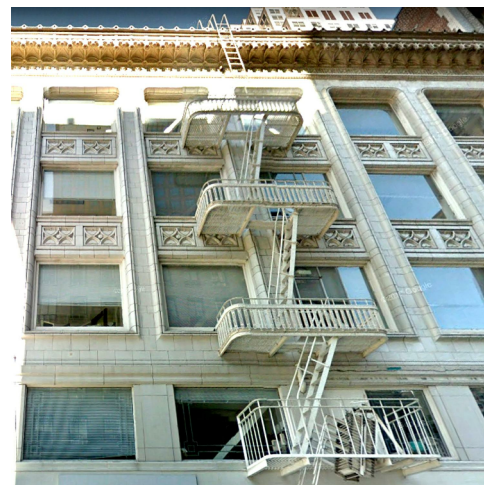
PERMIT 200812017498 FILED 1 DEC 2008 TO REPLACE FACADE WINDOWS WITH NEW OPERABLE WINDOWS. THE ORIGINAL HISTORIC WINDOWS WERE FIXED AND SINGLE PANE.



301 GRANT

YEAR BUILT: 1905

WINDOWS AT RUSTICATED COURSE ARE FIXED AND SINGLE PANE; PERMIT HISTORY INDICATES NO ALTERATION TO HISTORICAL WINDOWS.



180 SUTTER

YEAR BUILT: 1987 (NON-HISTORIC)

NON-CONTRIBUTORY BUILDING CLOSELY MIMICS STYLE AND ORNAMENT OF ITS HISTORIC NEIGHBORS. WINDOWS ARE FIXED AND SINGLE PANE



231 POST  
YEAR BUILT: 1908



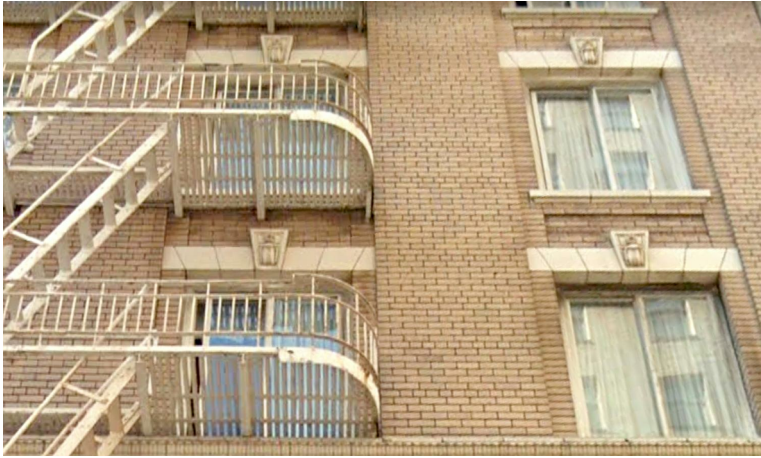
301 GEARY  
YEAR BUILT: 1908



41 GRANT  
YEAR BUILT: 1909

LONG STONE PANELS  
UNINTERRUPTED BY JOINTS

## MATERIALS AND COLOR PALETTE



433 POWELL  
YEAR BUILT: 1914



20 O'FARRELL  
YEAR BUILT: 1909

COMPATIBLE STONE  
TEXTURE AND TYPE



101 POWELL  
YEAR BUILT: 1909

PRECEDENT FOR LIGHT-  
COLORED WINDOW  
SURROUND ON MEDIUM-  
TONE, NATURAL MASONRY

433 MASON FACADE IS COMPLIANT WITH  
DISTRICT STANDARDS FOR COLOR AND  
MATERIAL. THE SELECTED STONE PANELS  
FALL WITHIN RANGE OF THE NATURAL CREAMS  
AND LIGHT BROWNS OF KMMS.



152 KEARNY  
YEAR BUILT: 1911

DIVIDING CORNICE IS DEEP  
AND SIMPLIFIED IN METAL



351 GEARY  
YEAR BUILT: 1907



334 MASON  
YEAR BUILT: 1912

DIVIDING CORNICE IS  
SIMPLIFIED, "BOXED OUT" FORM



524 SUTTER  
YEAR BUILT: 1914

CORNICE BANDING IS REDUCED  
WHEN DETAILED IN METAL



450 SUTTER  
YEAR BUILT: 1929

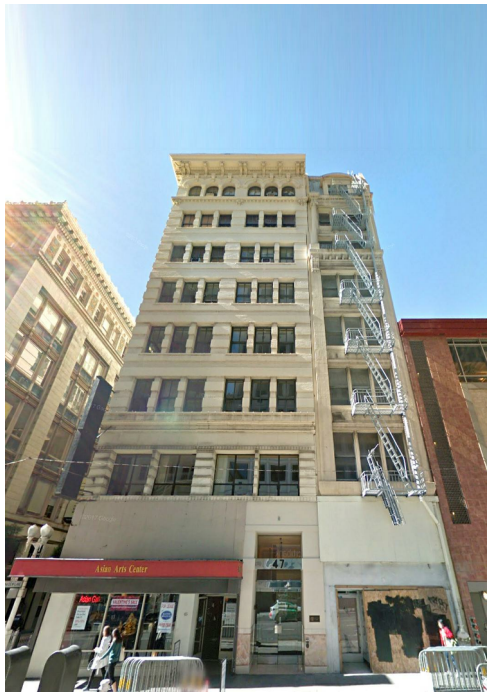
## KMMS DISTRICT METAL CORNICES

METAL CORNICES CAN BE  
FOUND INSIDE KMMS. WHEN  
METAL IS USED AS A  
DIFFERENTIATING MATERIAL,  
THE CORNICE ELEMENT IS  
SIMPLIFIED TO A MORE  
FUNDAMENTAL FORM.



101 POWELL  
7 FLOORS  
1 : 2.5

YEAR BUILT:  
1909



47 KEARNY  
8 FLOORS  
1 : 3 (PRIMARY FACADE)

YEAR BUILT:  
1907



562 SUTTER  
7 FLOORS  
1 : 2

YEAR BUILT:  
1907



15 KEARNY  
8 FLOORS  
1 : 3

YEAR BUILT:  
1907

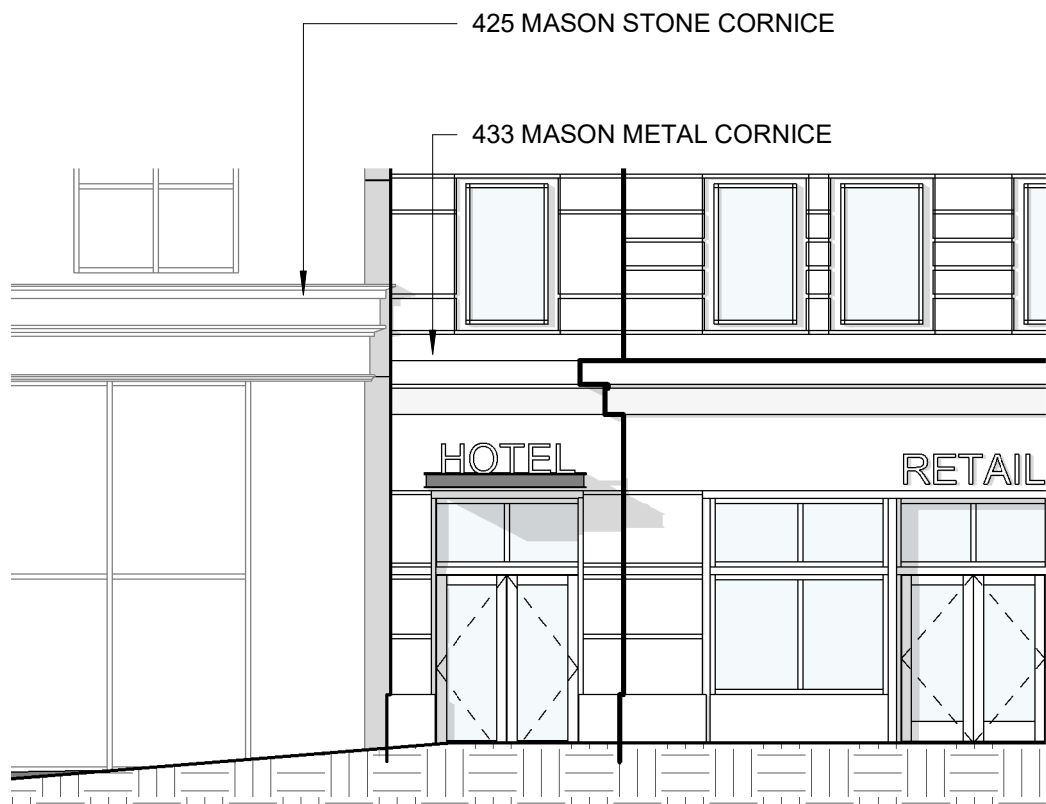


301 GRANT  
8 FLOORS  
1 : 2.5

YEAR BUILT:  
1905

## KMMS DISTRICT ROOF CORNICES

WITHIN KMMS DISTRICT AND THROUGHOUT DOWNTOWN SAN FRANCISCO, IT IS COMMON TO SEE ROOF CORNICES OF SIGNIFICANT HEIGHT AND BULK. THE UPPERMOST EAVE TYPICALLY PROJECTS THE MOST TO PROVIDE A DEEPLY-SHADOWED SOFFIT. THE EXAMPLES SHOWN ARE SCALED ATOP SIMILARLY-PROPORTIONED FACADES IN KMMS.



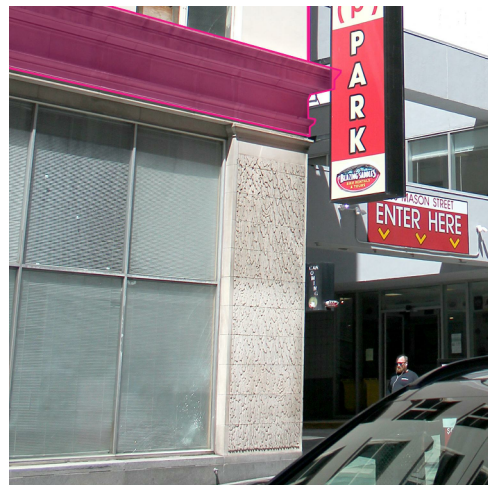
425 MASON STONE CORNICE

433 MASON METAL CORNICE

TOP STEP OF 425 MASON CORNICE PROJECTS SIGNIFICANTLY FROM FACE OF FACADE

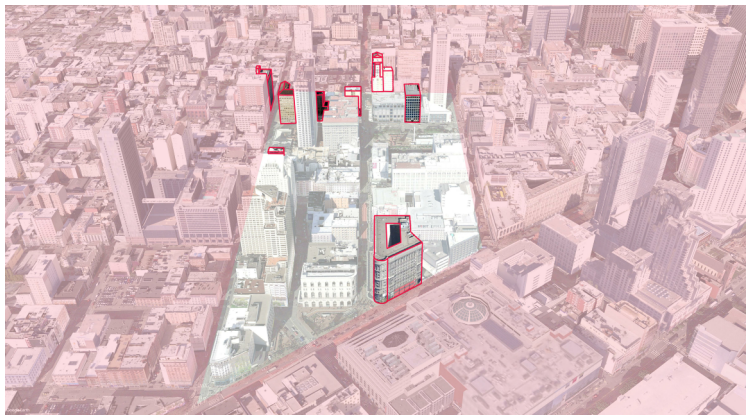


425 MASON



WE HAVE REDUCED THE PROJECTION DEPTH OF OUR DIVIDING CORNICE. WHEN COMPARED TO NEIGHBORING 425 MASON, OUR DIVIDING CORNICE IS SUBSTANTIALLY SMALLER, BOTH IN HEIGHT AND PROJECTION DEPTH.

## 425 MASON CORNICE DEPTH



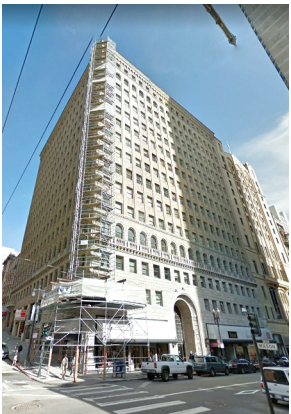
870 MARKET  
(FLOOD  
BUILDING)

12 FLOORS  
YEAR BUILT:  
1907



609 SUTTER

12 FLOORS  
YEAR BUILT:  
1927



490 POST

15 FLOORS  
YEAR BUILT:  
1925

## TALL BUILDINGS KMMS DISTRICT (WEST ZONE)



398 GEARY

12 FLOORS  
YEAR BUILT:  
1909



433 POWELL

15 FLOORS  
YEAR BUILT:  
1914

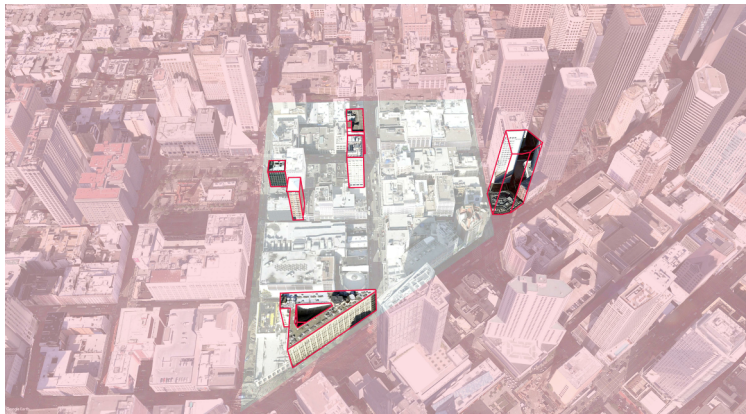


450 POWELL

19 FLOORS  
YEAR BUILT:  
1930

OTHER CONTRIBUTORY TALL BUILDINGS IN KMMS DISTRICT FALL WITHIN RANGE OF - OR EXCEED - OUR WESTERN MASSING HEIGHT AT 14 FLOORS. WE HIGHLIGHT SIX SUCH EXAMPLES WITHIN THE "WEST ZONE" OF KMMS.

THIS ZONE INCLUDES 398 GEARY, A CONTRIBUTORY TALL BUILDING ACROSS THE STREET FROM 433 MASON.



240  
STOCKTON

10 FLOORS  
YEAR BUILT:  
1908



166 GEARY

15 FLOORS  
YEAR BUILT:  
UNKNOWN



201 POST

10 FLOORS  
YEAR BUILT:  
1909

OTHER CONTRIBUTORY TALL BUILDINGS IN KMMS DISTRICT FALL WITHIN RANGE OF - OR EXCEED - THE HEIGHT OF OUR WESTERN MASSING AT 14 FLOORS. WE HIGHLIGHT SIX SUCH EXAMPLES WITHIN THE "EAST ZONE" OF KMMS.

NOTE THAT THESE EXAMPLES FRONT THE SIDEWALK, WHILE OUR WESTERN MASSING IS SIGNIFICANTLY SET BACK FROM THE STREET.



200 POST

11 FLOORS  
YEAR BUILT:  
1905



210 POST  
(PHELAN  
BUILDING)

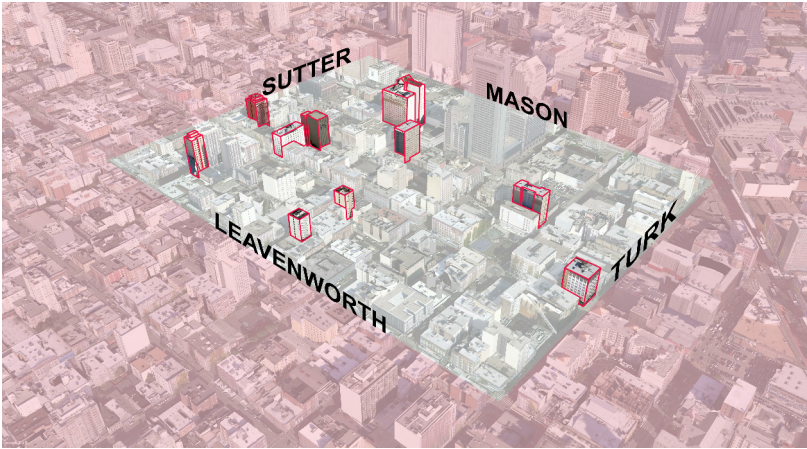
10 FLOORS  
YEAR BUILT:  
1908



690 GEARY  
(OLD CHRONICLE  
BUILDING)

11 FLOORS PRIOR  
TO ADDITION

## TALL BUILDINGS KMMS DISTRICT (EAST ZONE)



575 O'FARRELL  
12 FLOORS  
YEAR BUILT: 1927



515 O'FARRELL  
12 FLOORS



761 POST  
15 FLOORS



405 TAYLOR  
16 FLOORS



180 TURK  
10 FLOORS



666 POST  
15 FLOORS



620 JONES  
12 FLOORS



550 GEARY  
14 FLOORS



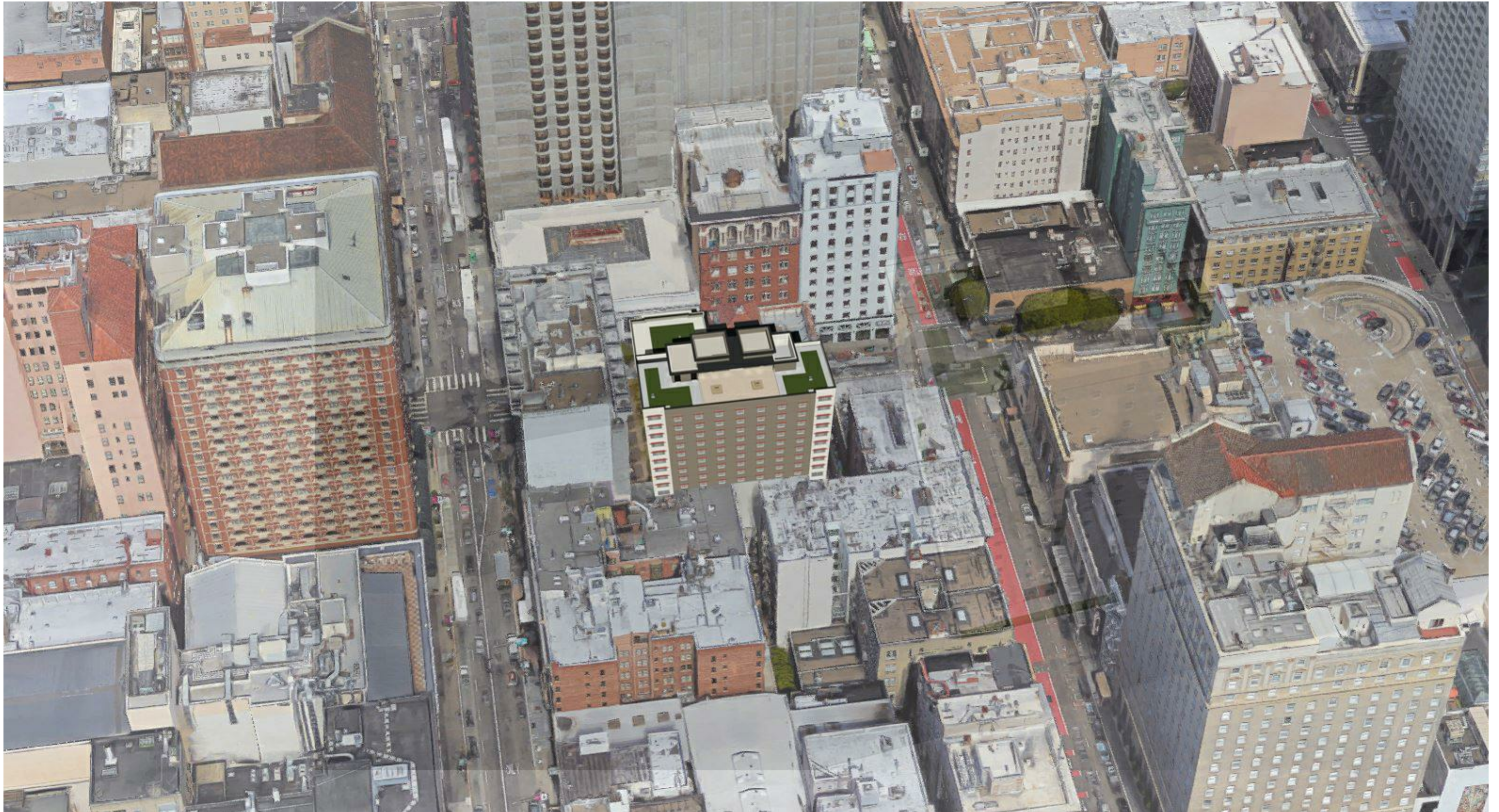
495 GEARY  
15 FLOORS



631 O'FARRELL  
20 FLOORS

# TALL BUILDINGS KMMS ADJACENT

OTHER CONTRIBUTORY TALL BUILDINGS IN THE DISTRICT IMMEDIATELY ADJACENT TO KMMS EITHER MATCH, OR EXCEED, THE HEIGHT OF OUR WESTERN MASSING. WE HIGHLIGHT TEN SUCH EXAMPLES OF SIMILAR USE (MIXED RESIDENTIAL AND HOSPITALITY).



© 2018 STANTON ARCHITECTURE - ALL RIGHTS RESERVED

**SA** STANTON  
ARCHITECTURE

1501 MARIPOSA STREET, SUITE 328  
SAN FRANCISCO, CA 94107

T. 415.865.9600  
F. 415.865.9608

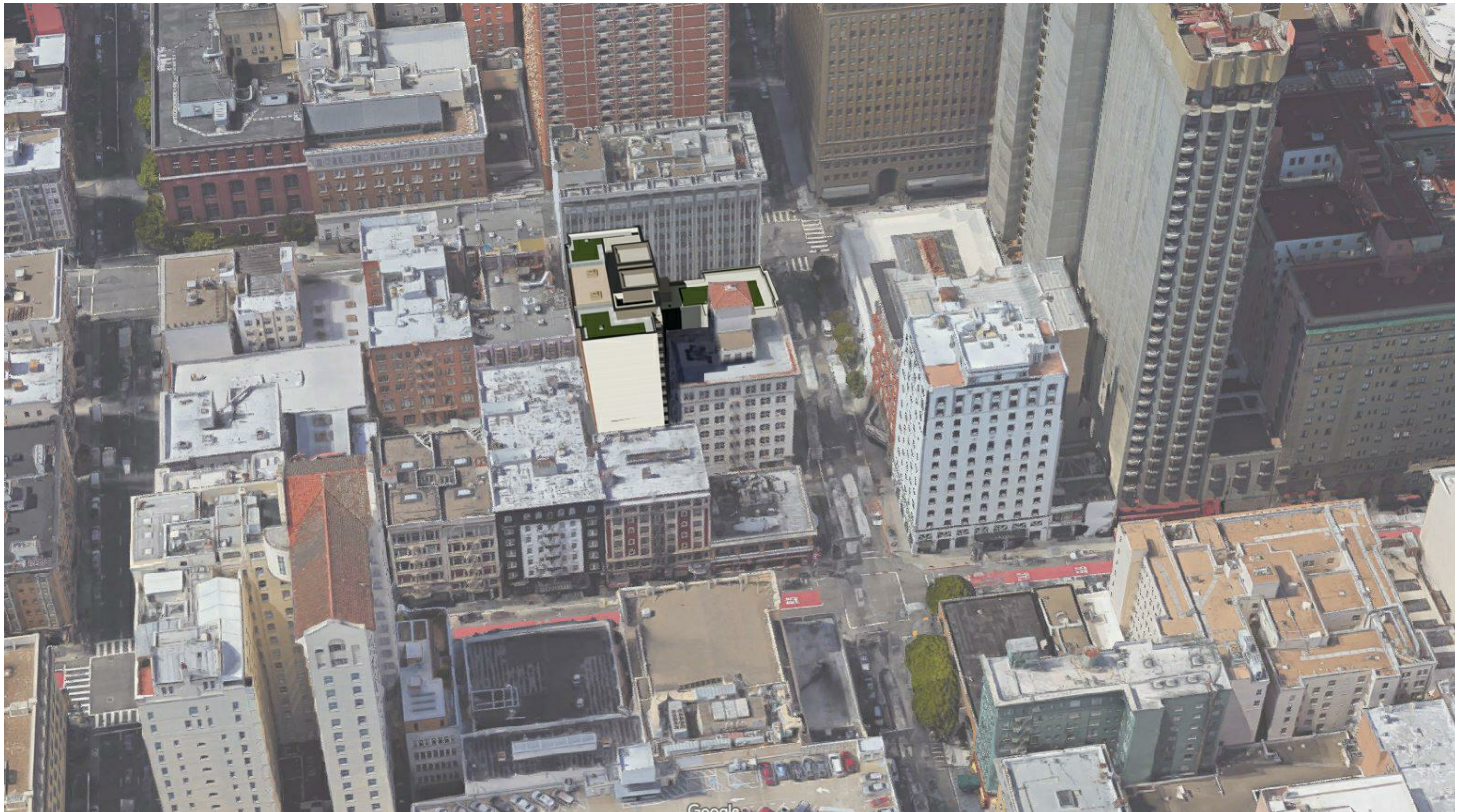
FEBRUARY 12TH, 2018

## 433 MASON ST HOTEL

433 MASON STREET  
SAN FRANCISCO, CA 94103

## RENDERINGS

A.019.1



© 2018 STANTON ARCHITECTURE - ALL RIGHTS RESERVED

## 433 MASON ST HOTEL

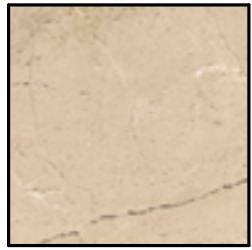
433 MASON STREET  
SAN FRANCISCO, CA 94103

**RENDERING**

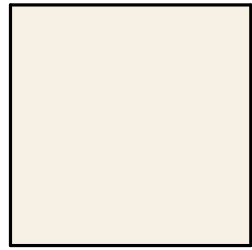
**A.019.2**



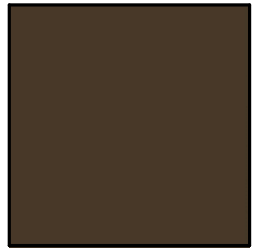
**A:** STONE SIDING:  
LEVANTINA - VISO  
CAPACCINO



**B:** BULKHEAD:  
LEVANTINA -  
VULCANO VAPOR



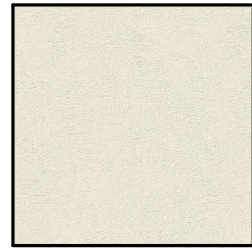
**C:** WINDOW MULLION  
COCONUT CREAM



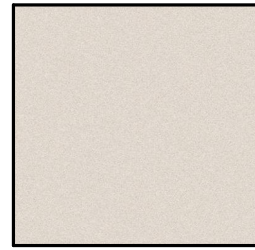
**D:** WINDOW PANEL AND  
STOREFRONT MULLION  
BRONZE



**E:** BLACK PATINA  
STEEL FINISH



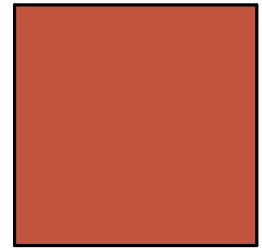
**F:** CEMENT PLASTER  
COLOR: ITS WHITE



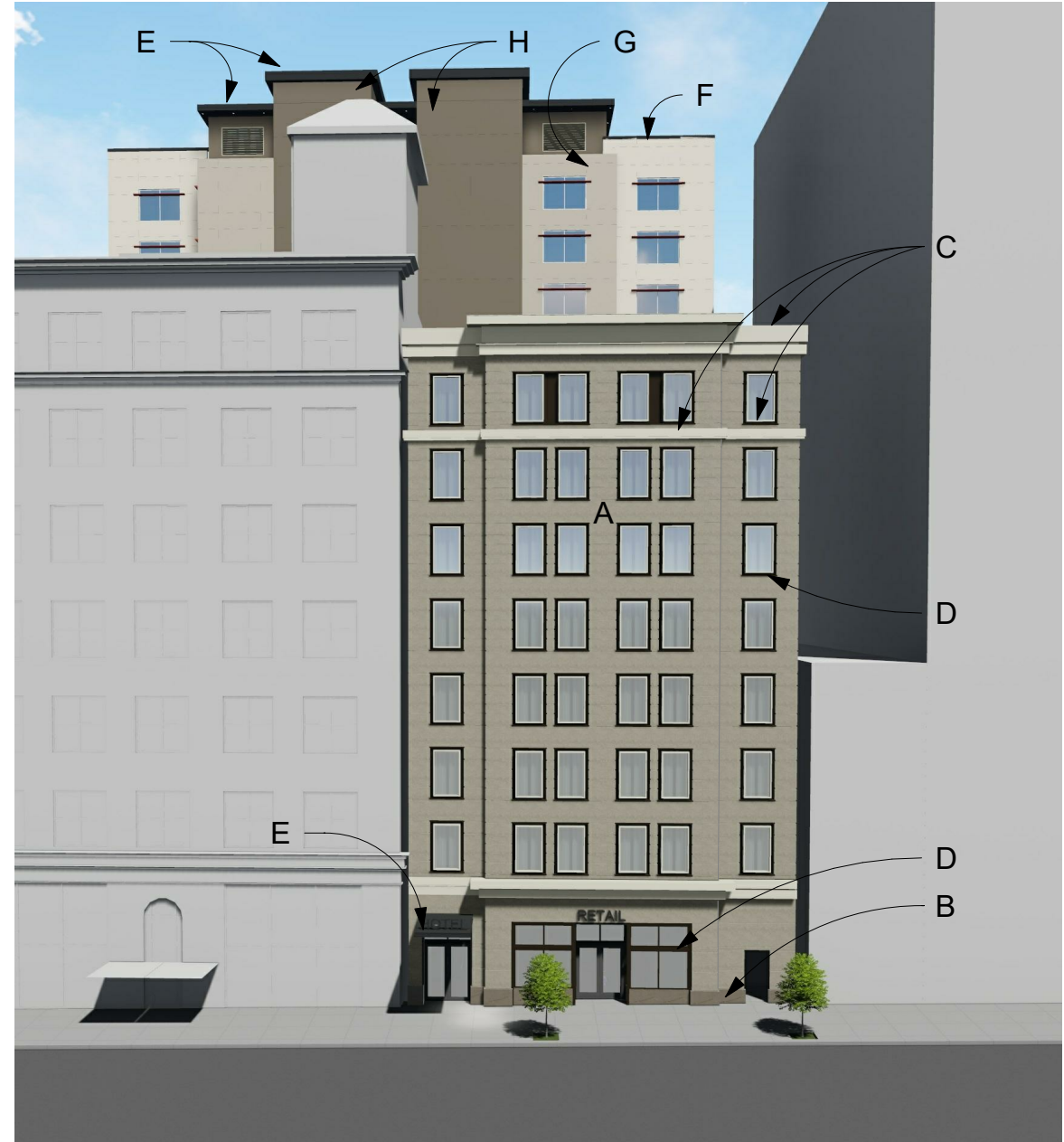
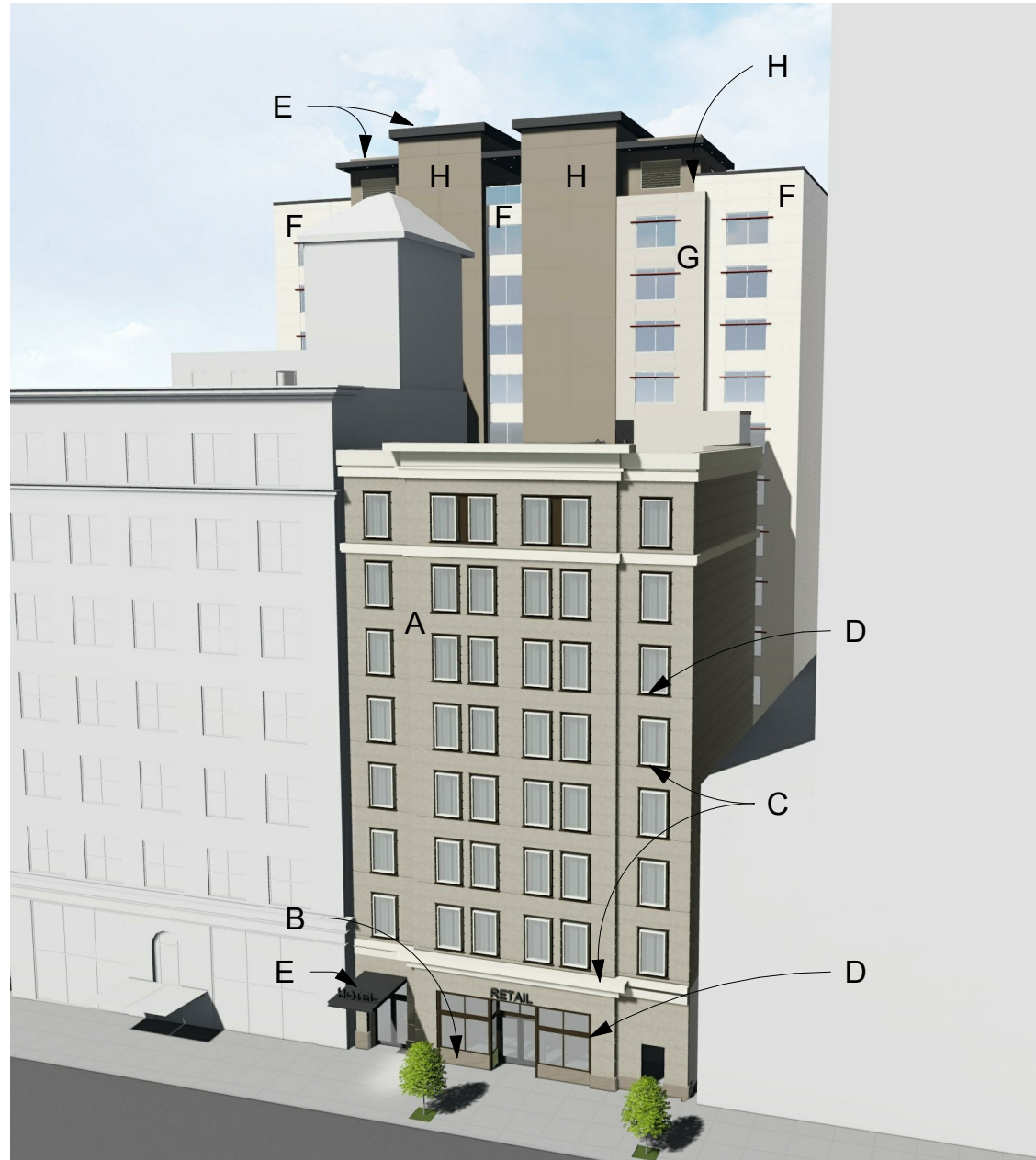
**G:** CEMENT PLASTER  
COLOR: IVORY KEY



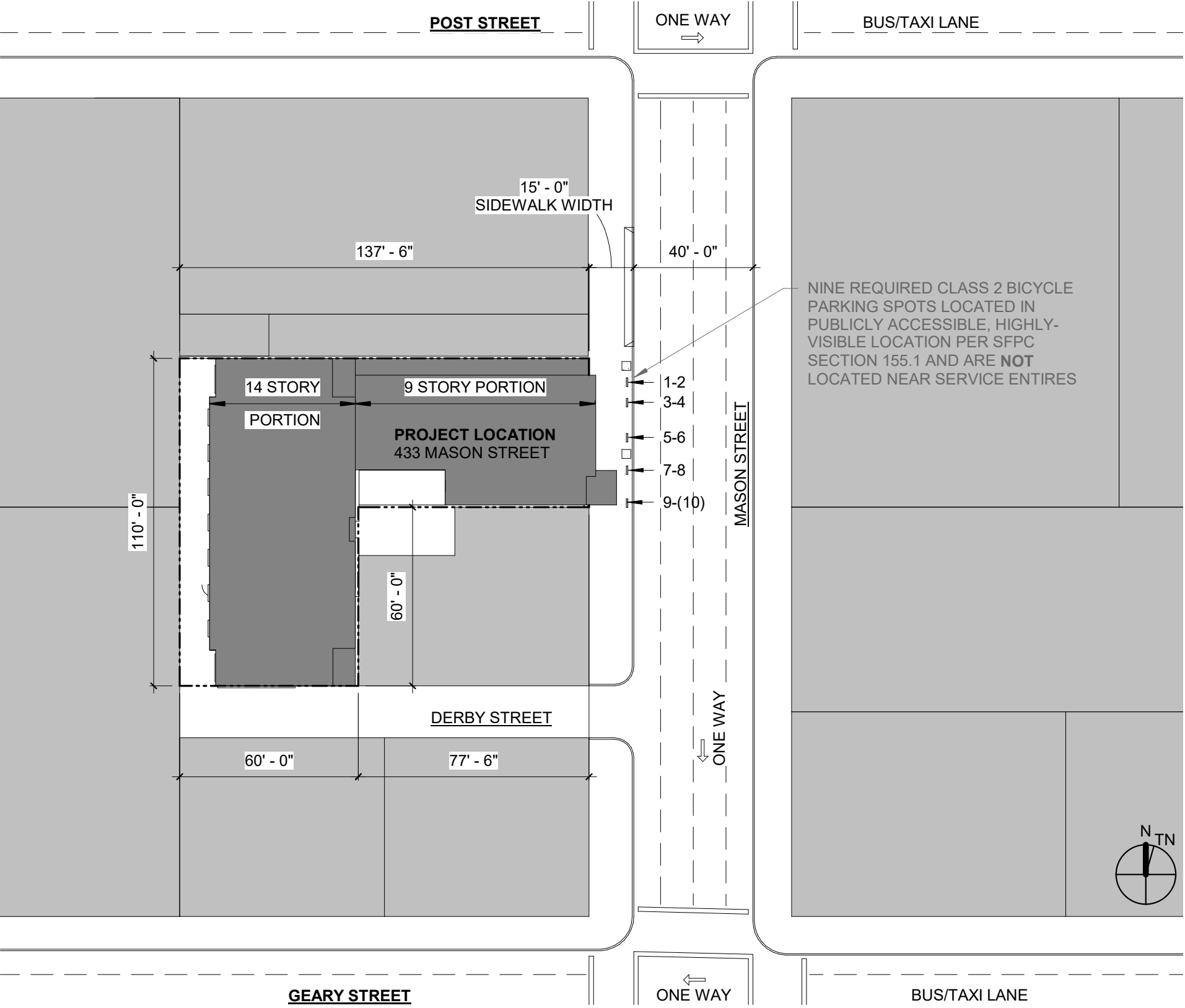
**H:** CEMENT PLASTER  
COLOR: SPECTRAL



**I:** SUN SHADES  
COLOR: MISSION RED



© 2018 STANTON ARCHITECTURE - ALL RIGHTS RESERVED



1 PROPOSED SITE PLAN  
1" = 40'-0"

1 ALTA SURVEY - 11X17  
1/32" = 1'-0"

STANTON  
ARCHITECTURE

1501 MARIPOSA STREET, SUITE 328  
SAN FRANCISCO, CA 94107

T. 415.865.9600  
F. 415.865.9608

FEBRUARY 12TH, 2018

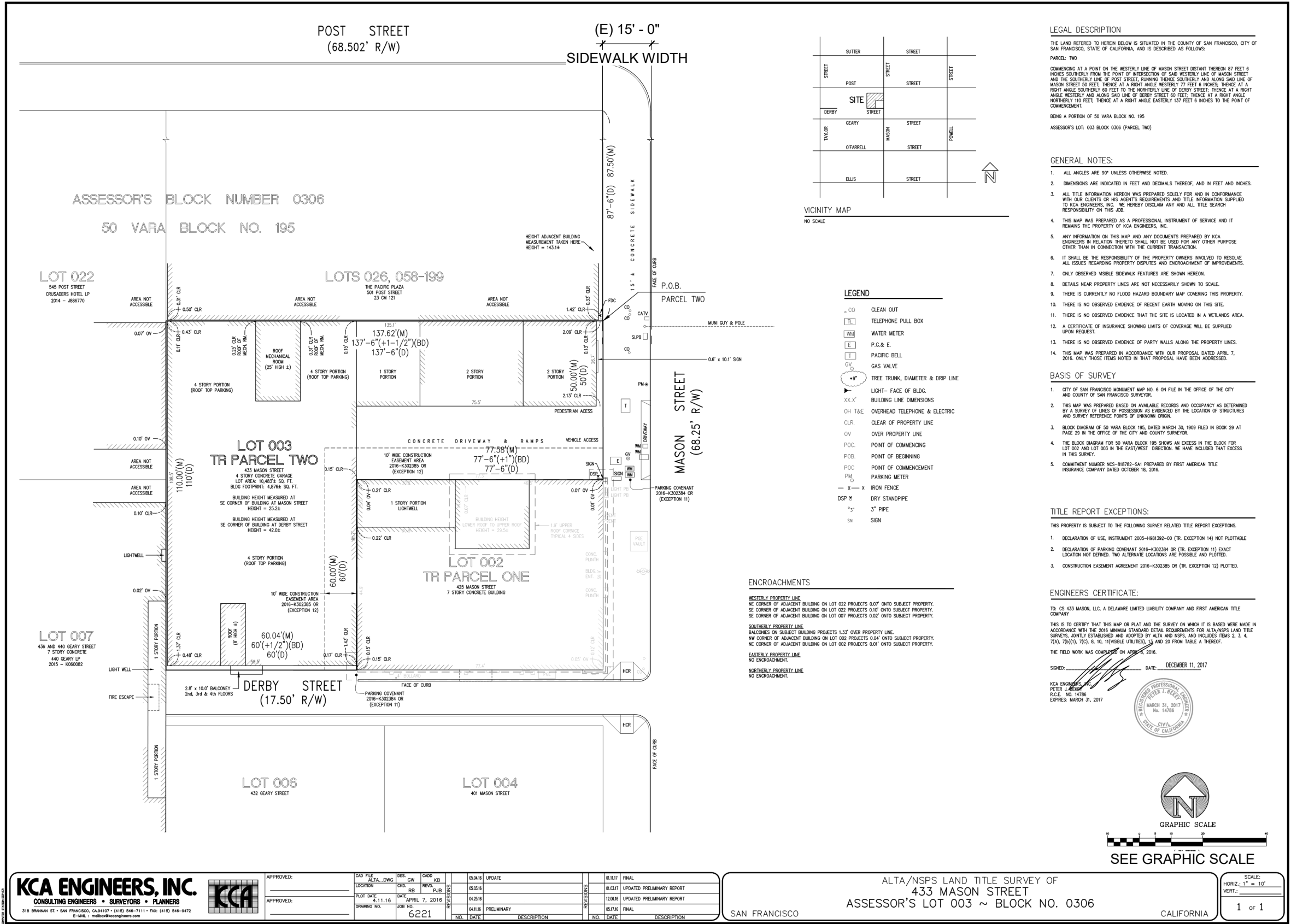
433 MASON ST HOTEL

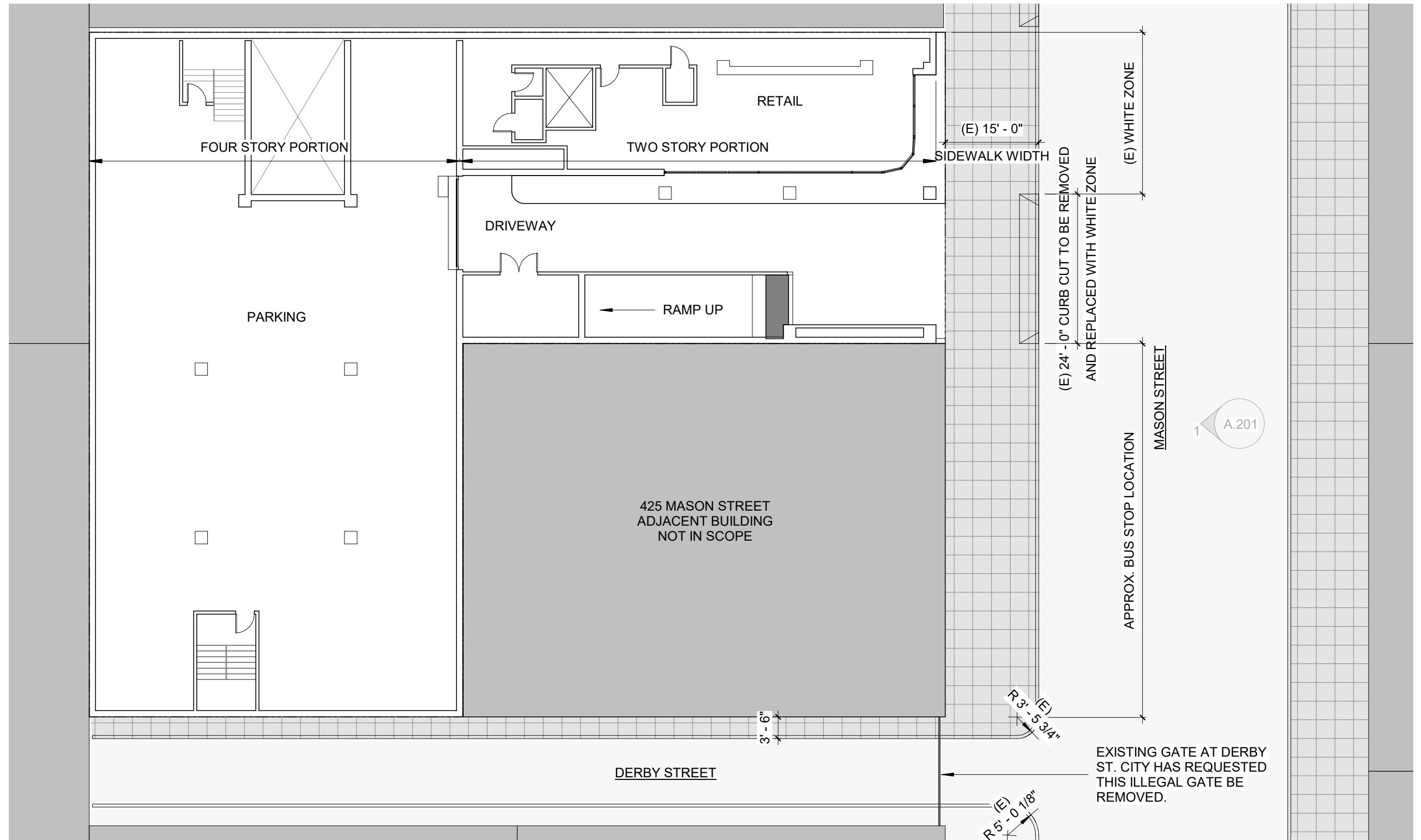
433 MASON STREET  
SAN FRANCISCO, CA 94103

© 2018 STANTON ARCHITECTURE - ALL RIGHTS RESERVED

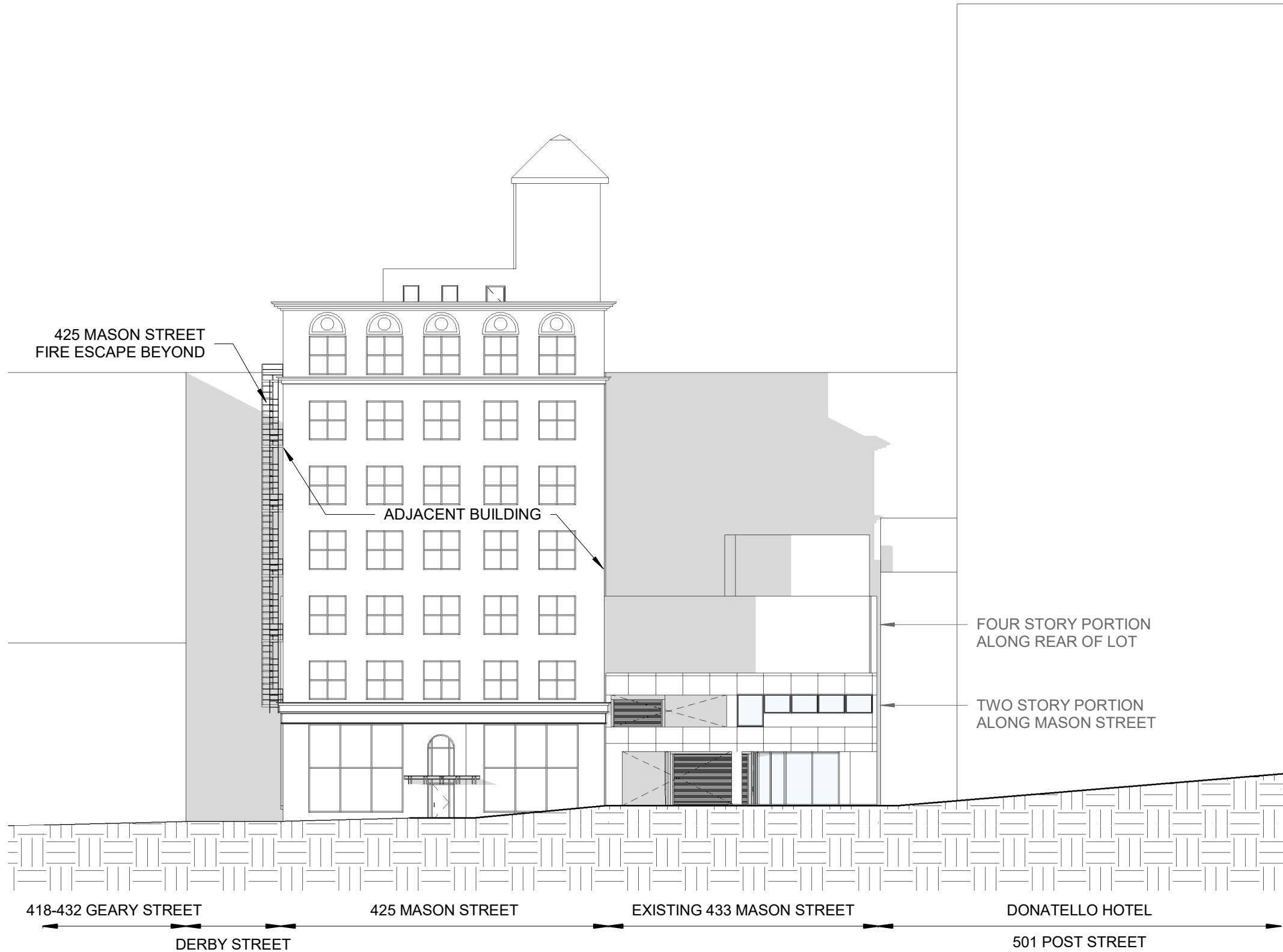
ALTA SURVEY

A.101





① GRADE LEVEL PLAN OF (E) BUILDING  
1/16" = 1'-0"



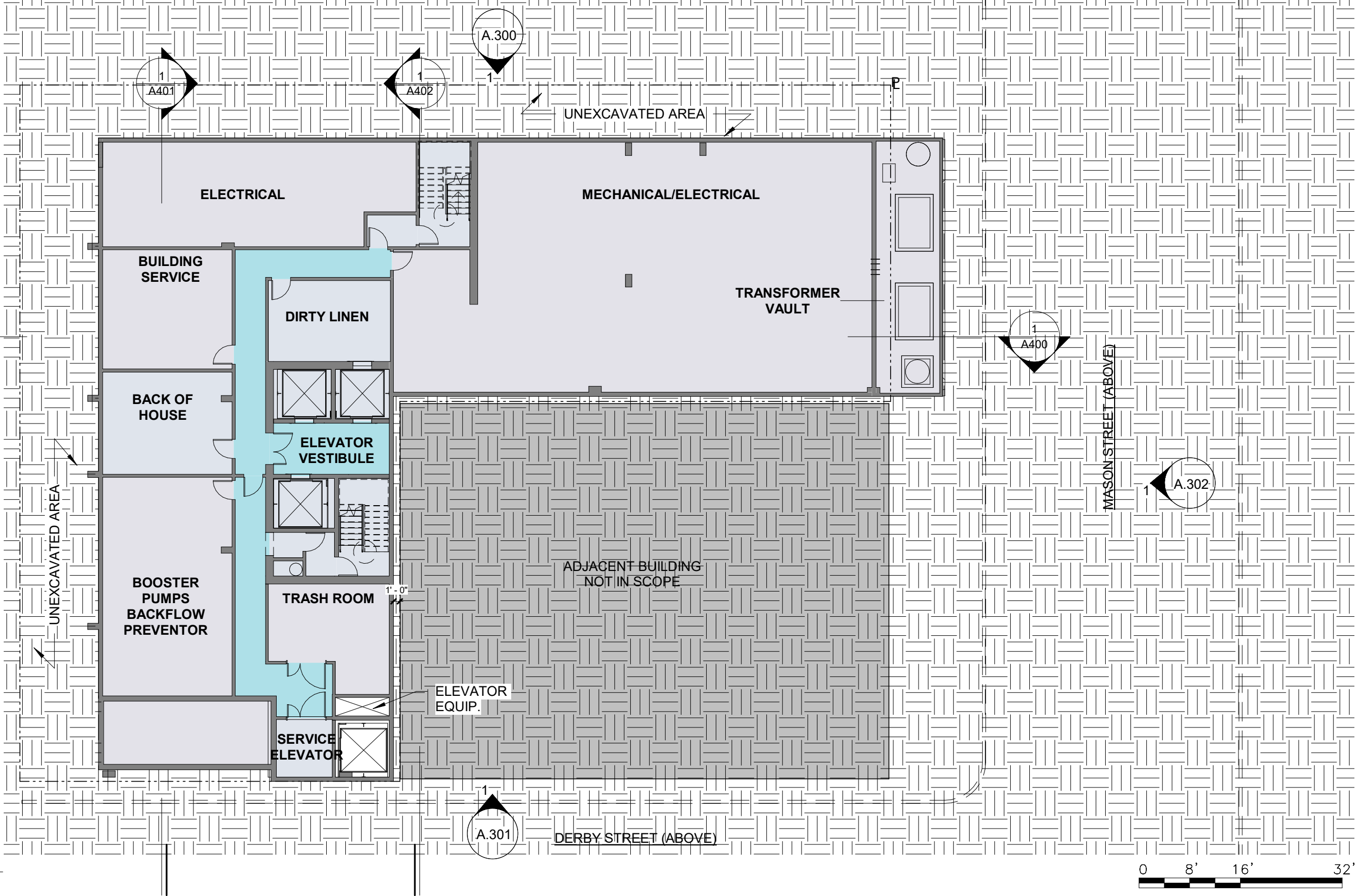
1 EXISTING ELEVATION  
3/64" = 1'-0"

## 433 MASON ST HOTEL

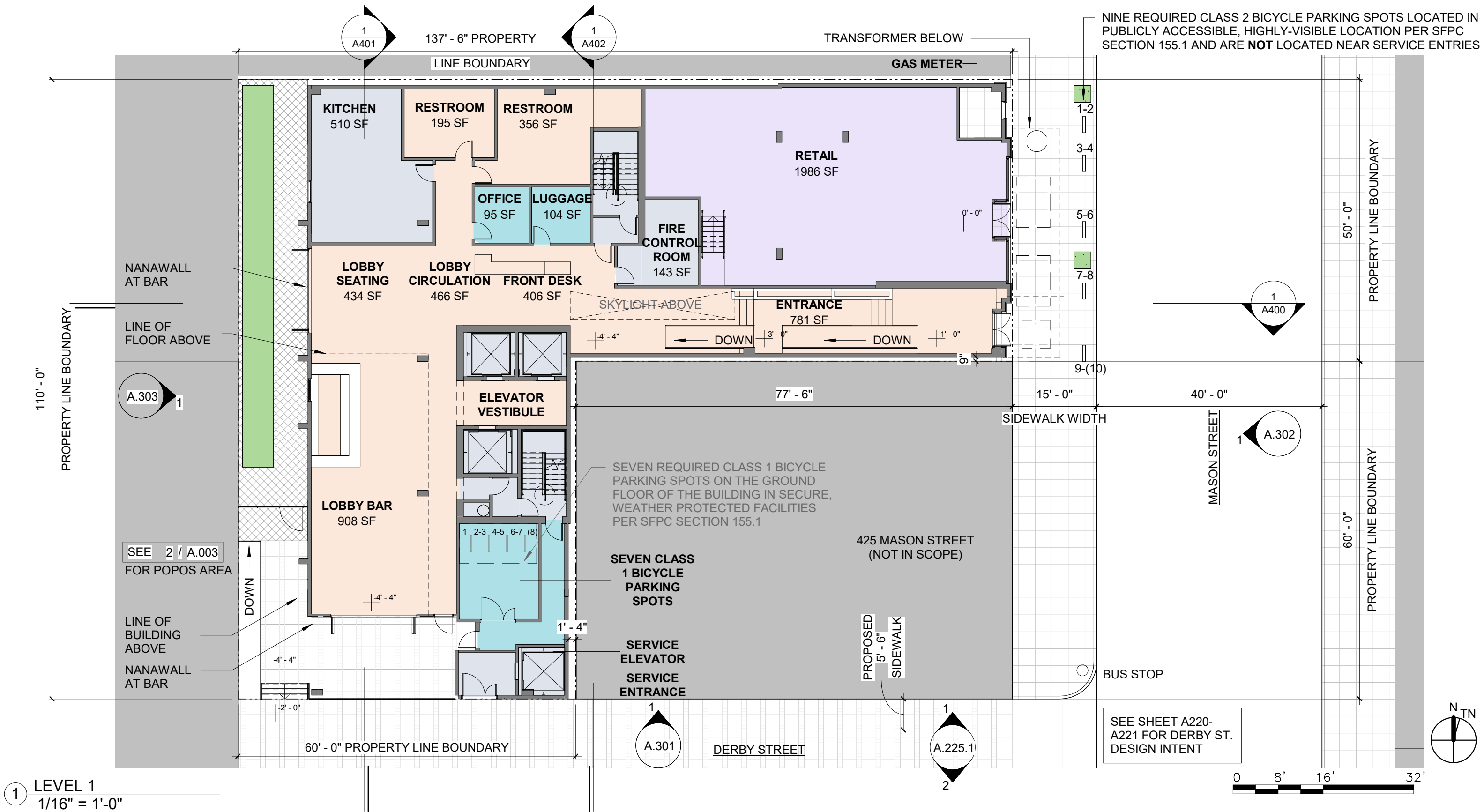
433 MASON STREET  
SAN FRANCISCO, CA 94103

## EXISTING ELEVATION

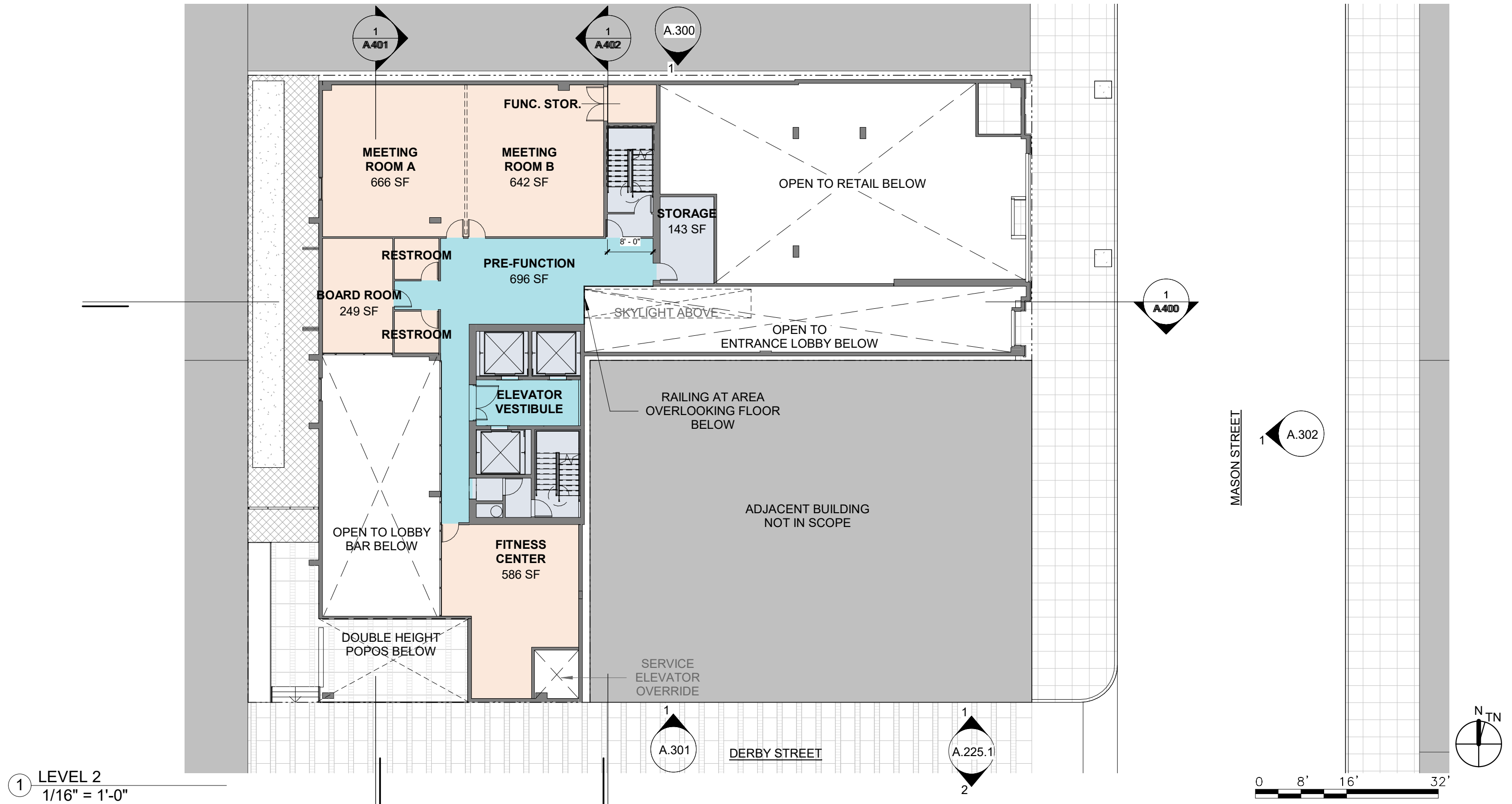
APPROXIMATELY 6,000 CUBIC YARDS OF SOIL WILL BE EXCAVATED TO A DEPTH OF APPROXIMATELY 20 FEET BELOW GRADE IN AN APPROXIMATELY 8,100 SQUARE FOOT AREA, WITH A NEW CONCRETE MAT SLAB FOUNDATION



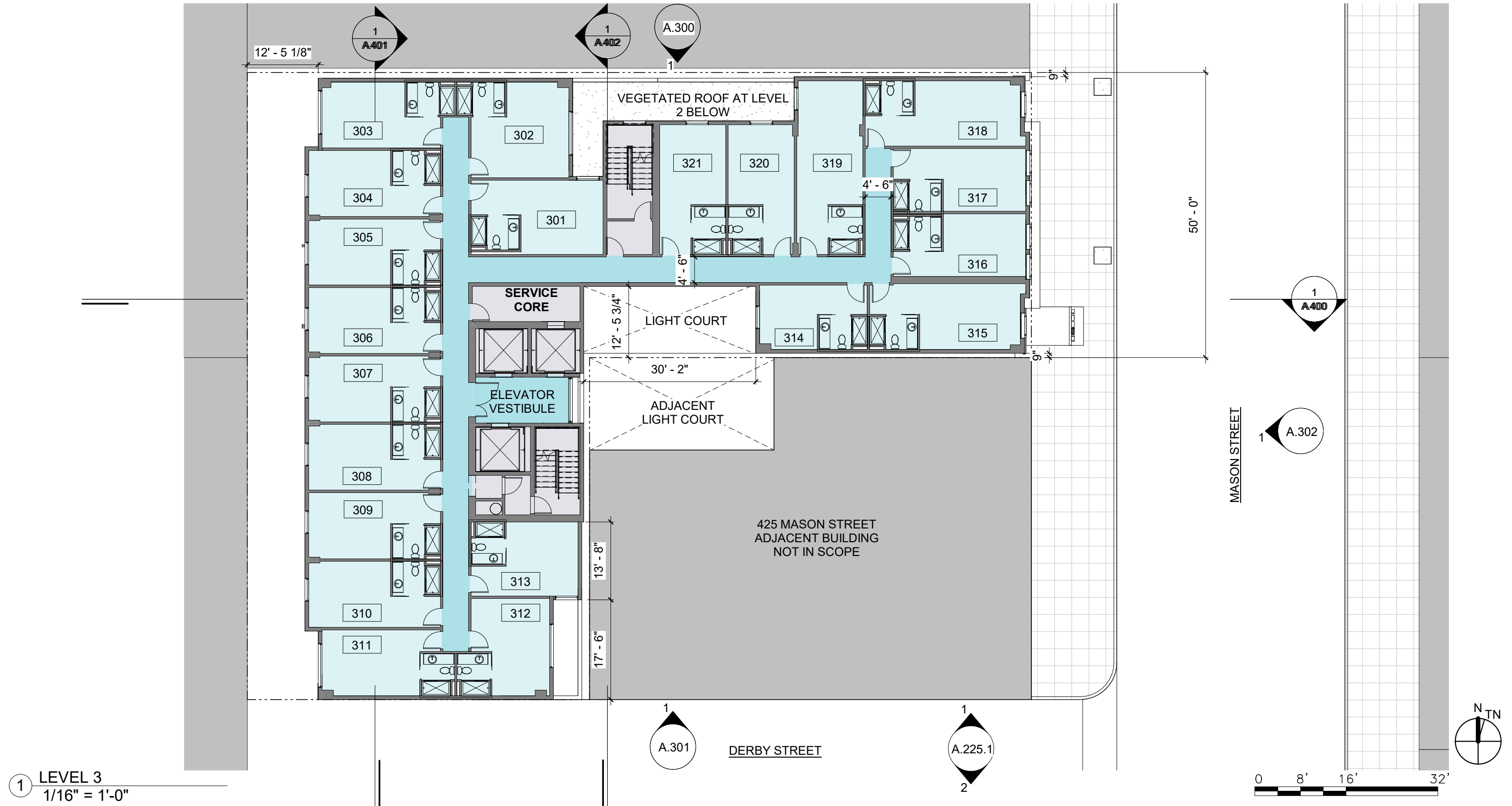
1 BASEMENT  
1/16" = 1'-0"



NINE REQUIRED CLASS 2 BICYCLE PARKING SPOTS LOCATED IN PUBLICLY ACCESSIBLE, HIGHLY-VISIBLE LOCATION PER SFPC SECTION 155.1 AND ARE **NOT** LOCATED NEAR SERVICE ENTRIES



1 LEVEL 2  
1/16" = 1'-0"



1 LEVEL 3  
1/16" = 1'-0"

**SA** STANTON  
ARCHITECTURE

1501 MARIPOSA STREET, SUITE 328  
SAN FRANCISCO, CA 94107

T. 415.865.9600  
F. 415.865.9608

FEBRUARY 12TH, 2018

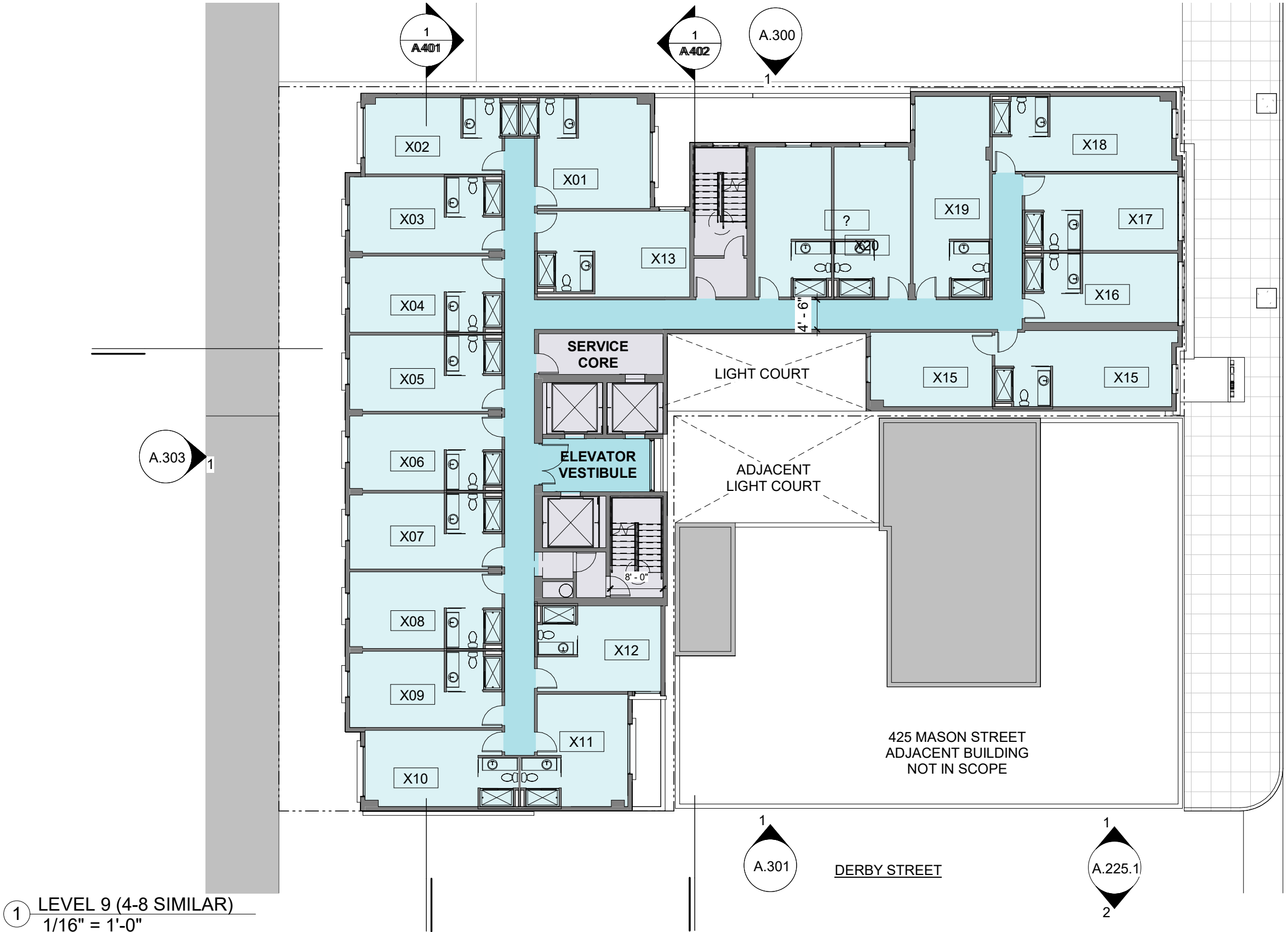
433 MASON ST HOTEL

433 MASON STREET  
SAN FRANCISCO, CA 94103

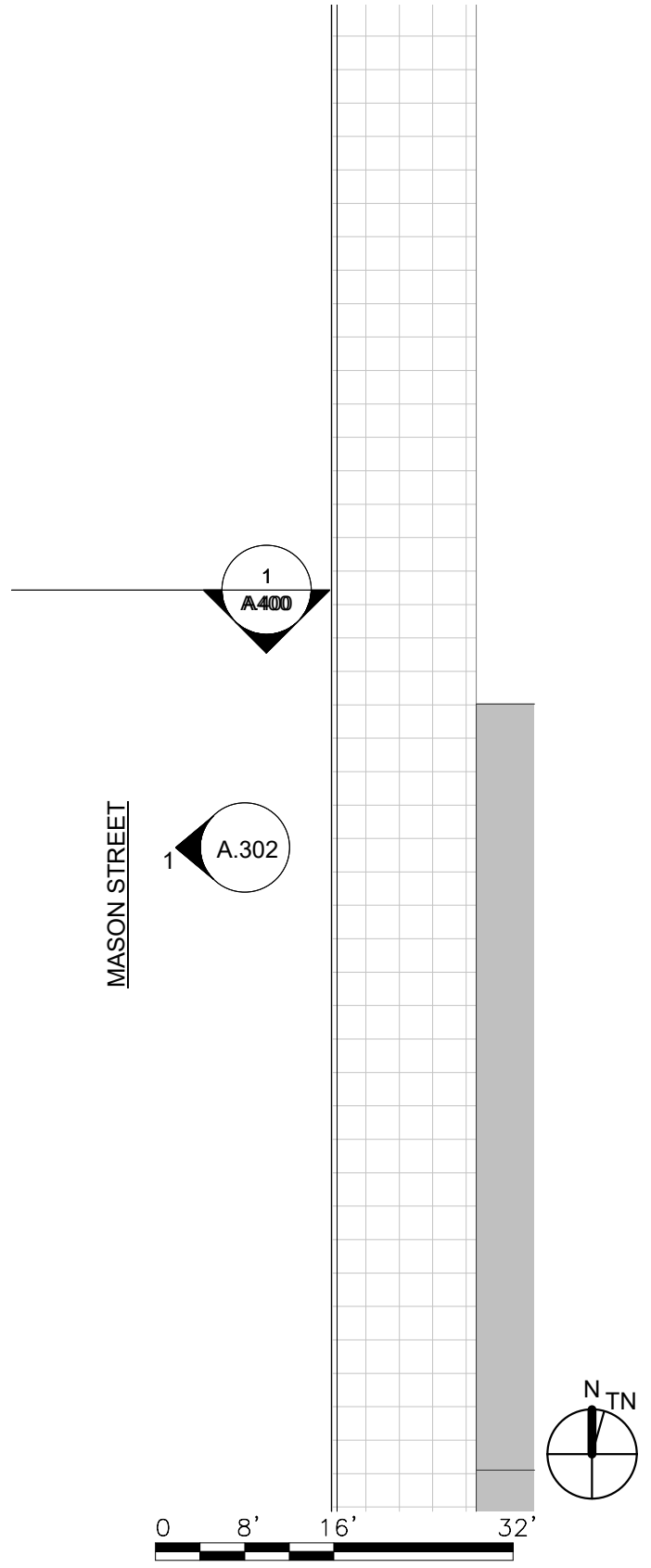
LEVEL 3 PLAN

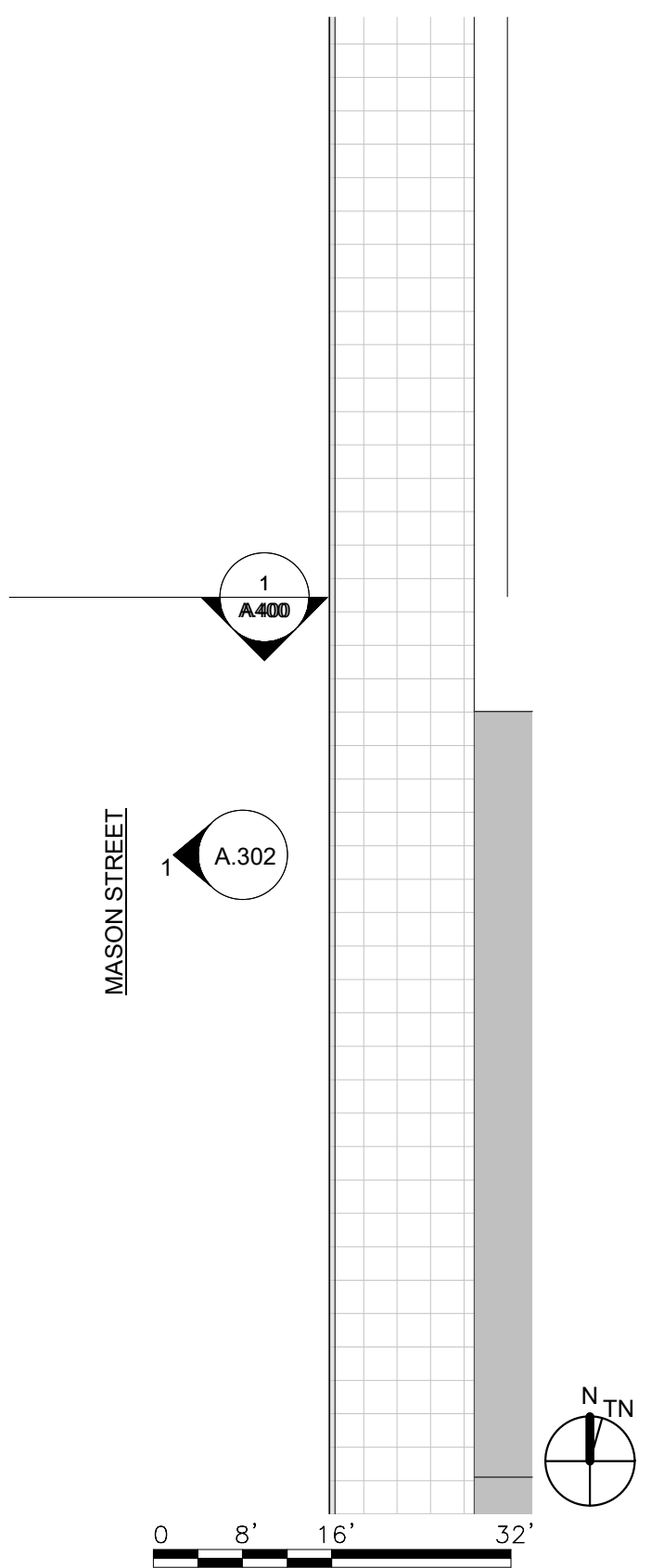
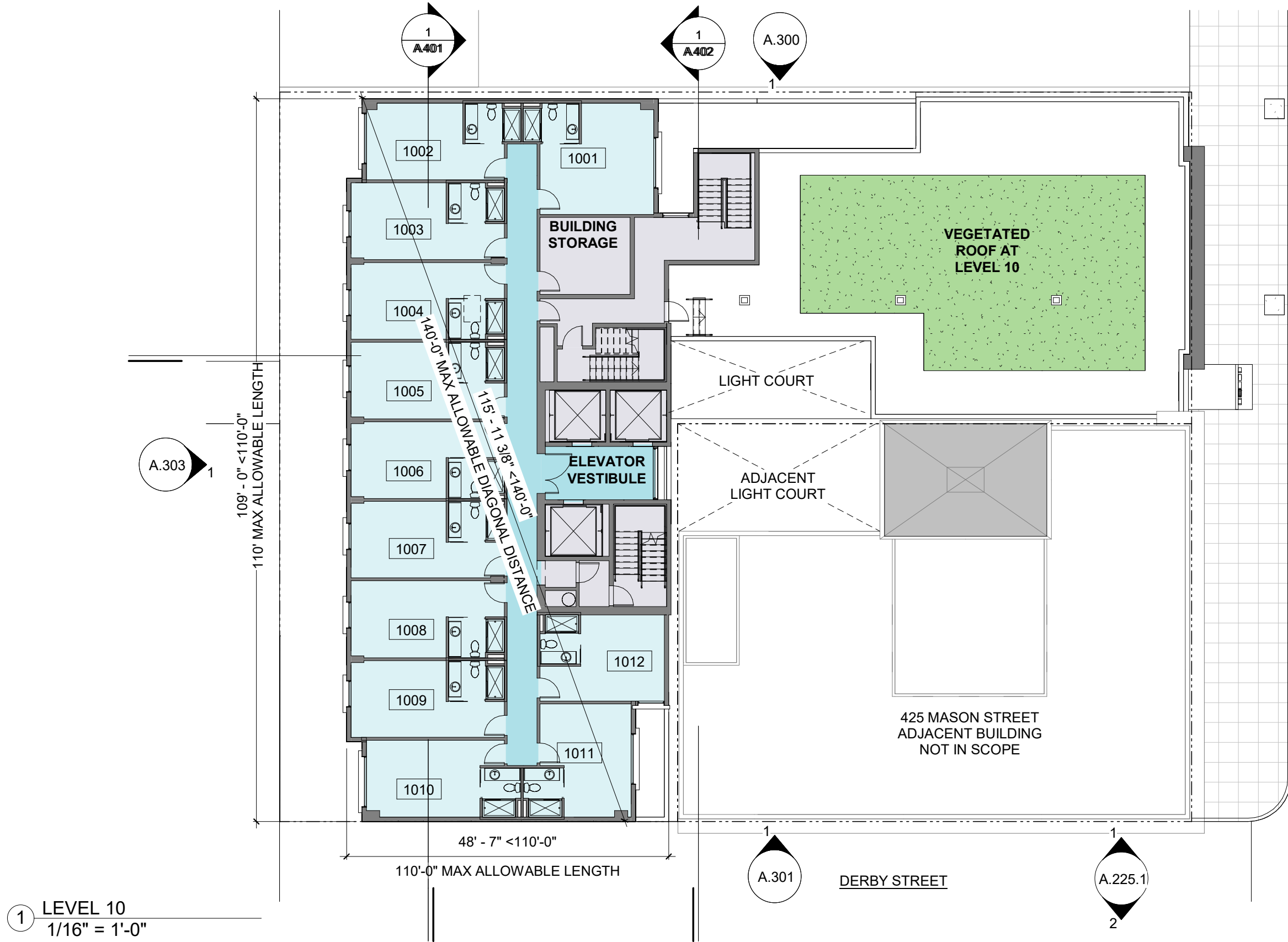
A.213

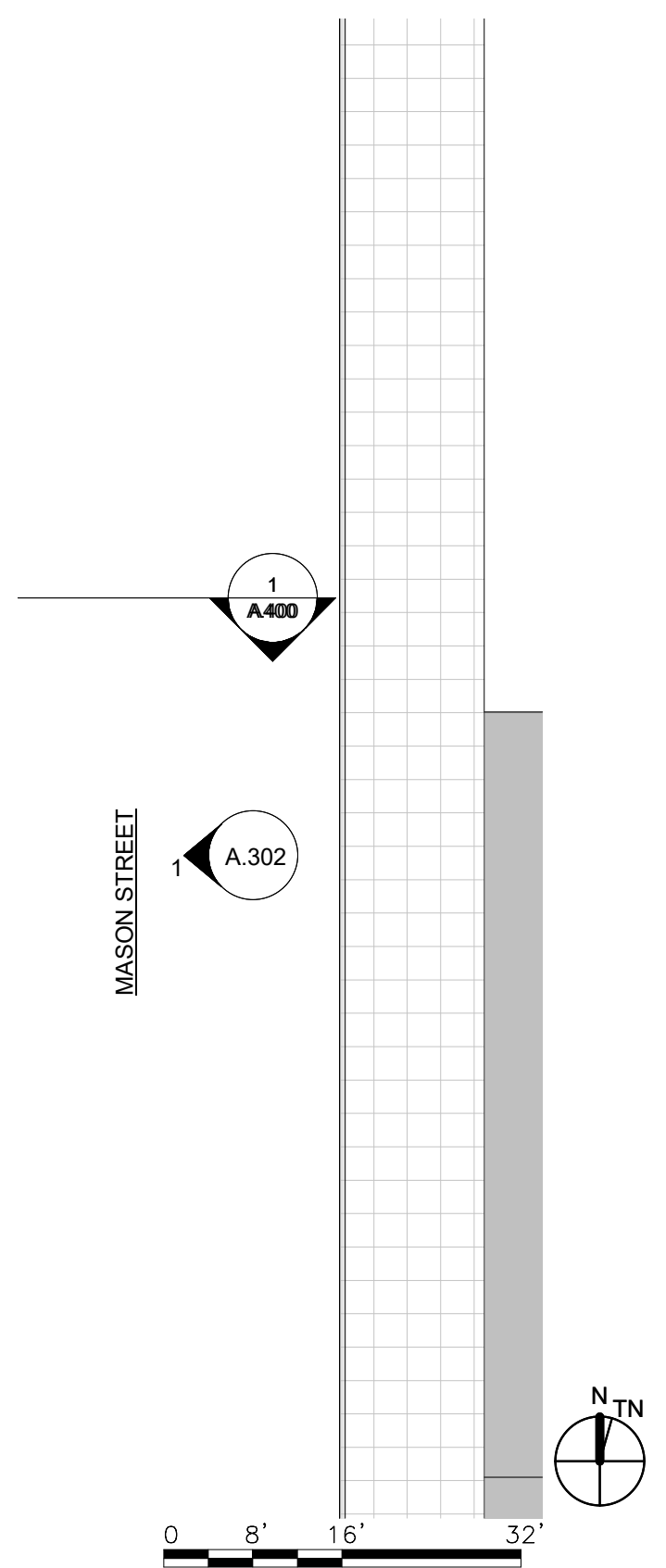
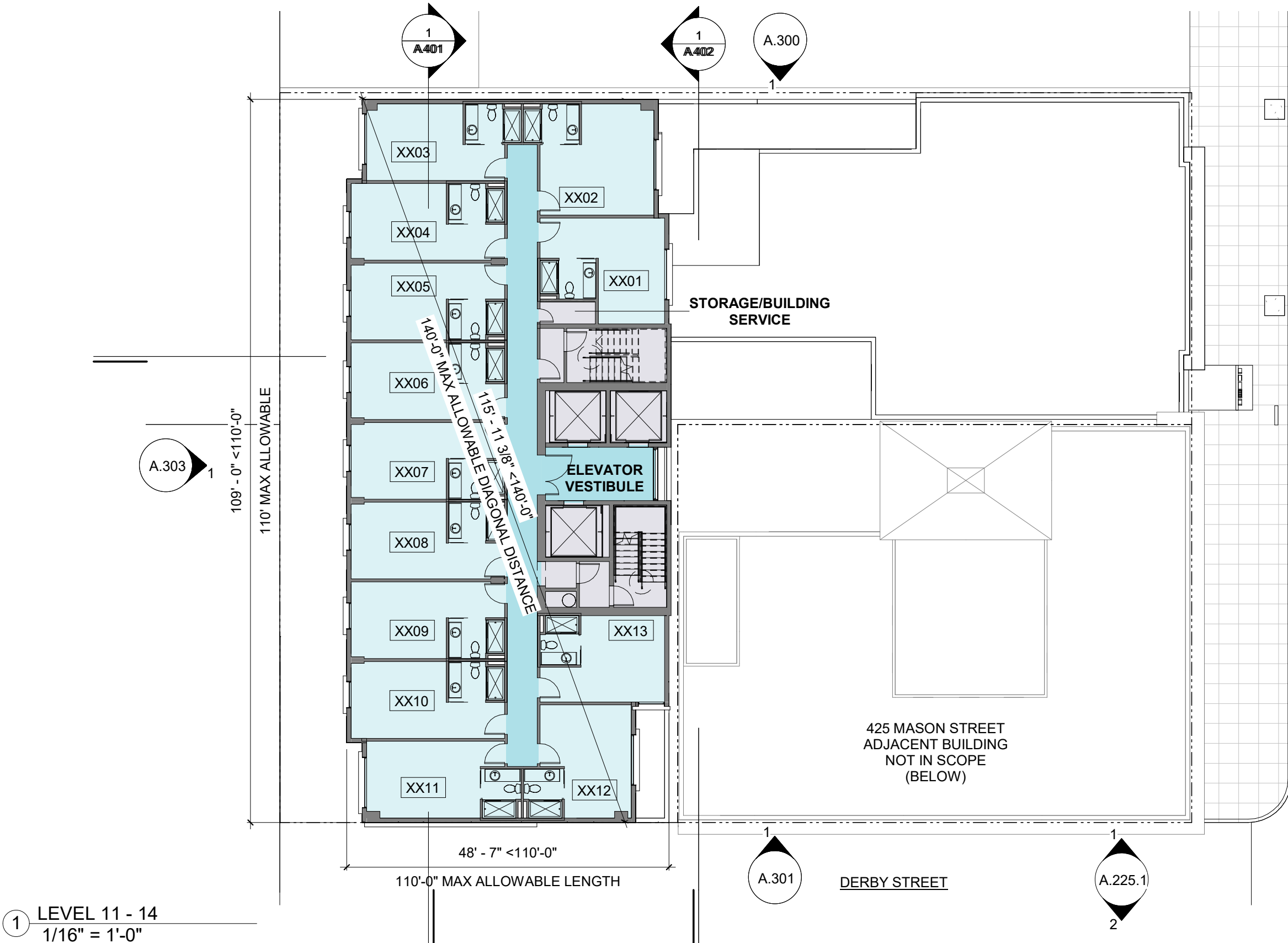
© 2018 STANTON ARCHITECTURE - ALL RIGHTS RESERVED



1 LEVEL 9 (4-8 SIMILAR)  
1/16" = 1'-0"







1 LEVEL 11 - 14  
1/16" = 1'-0"

**SA** STANTON  
ARCHITECTURE

1501 MARIPOSA STREET, SUITE 328  
SAN FRANCISCO, CA 94107

T. 415.865.9600  
F. 415.865.9608

FEBRUARY 12TH, 2018

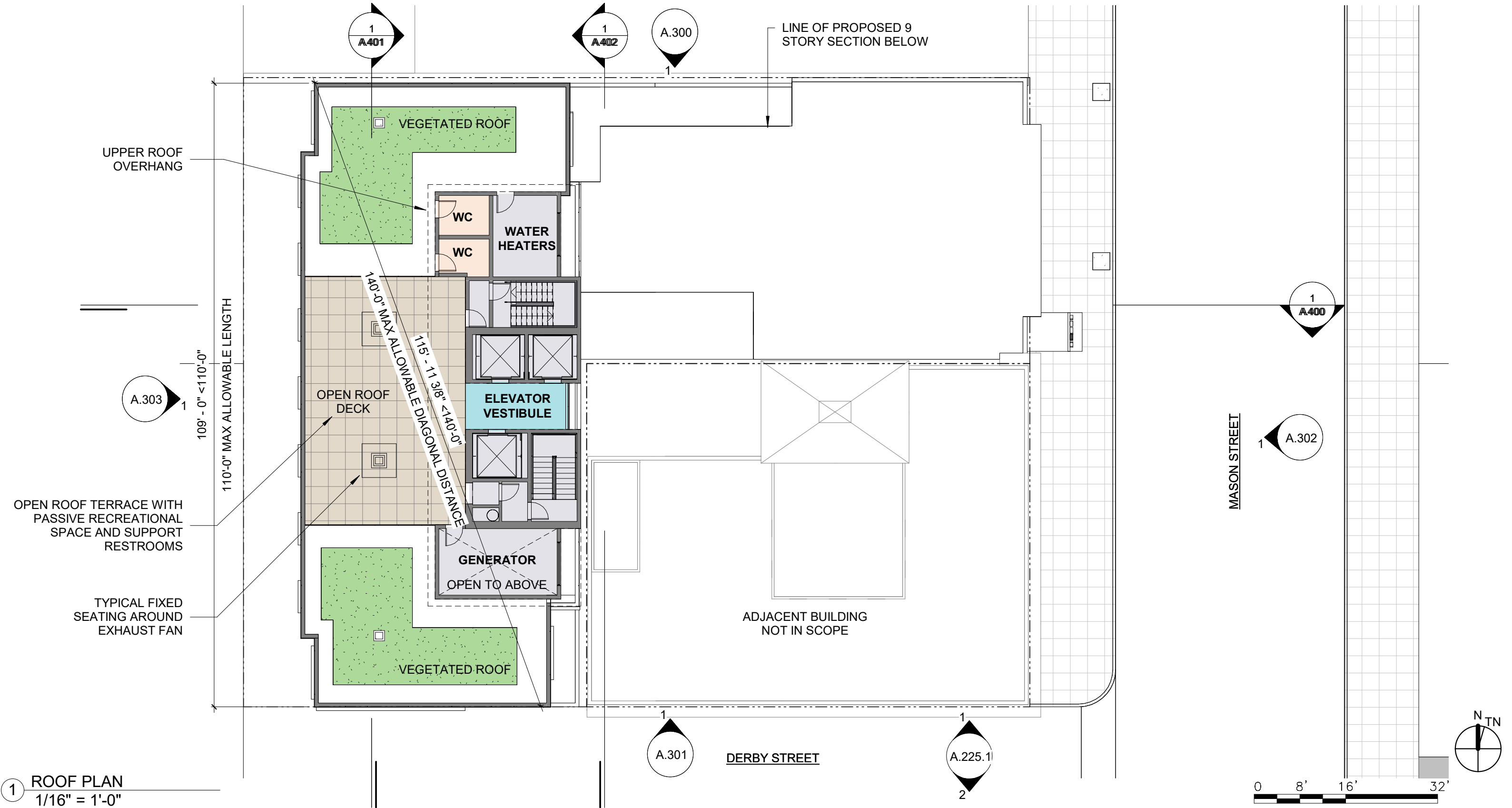
433 MASON ST HOTEL

433 MASON STREET  
SAN FRANCISCO, CA 94103

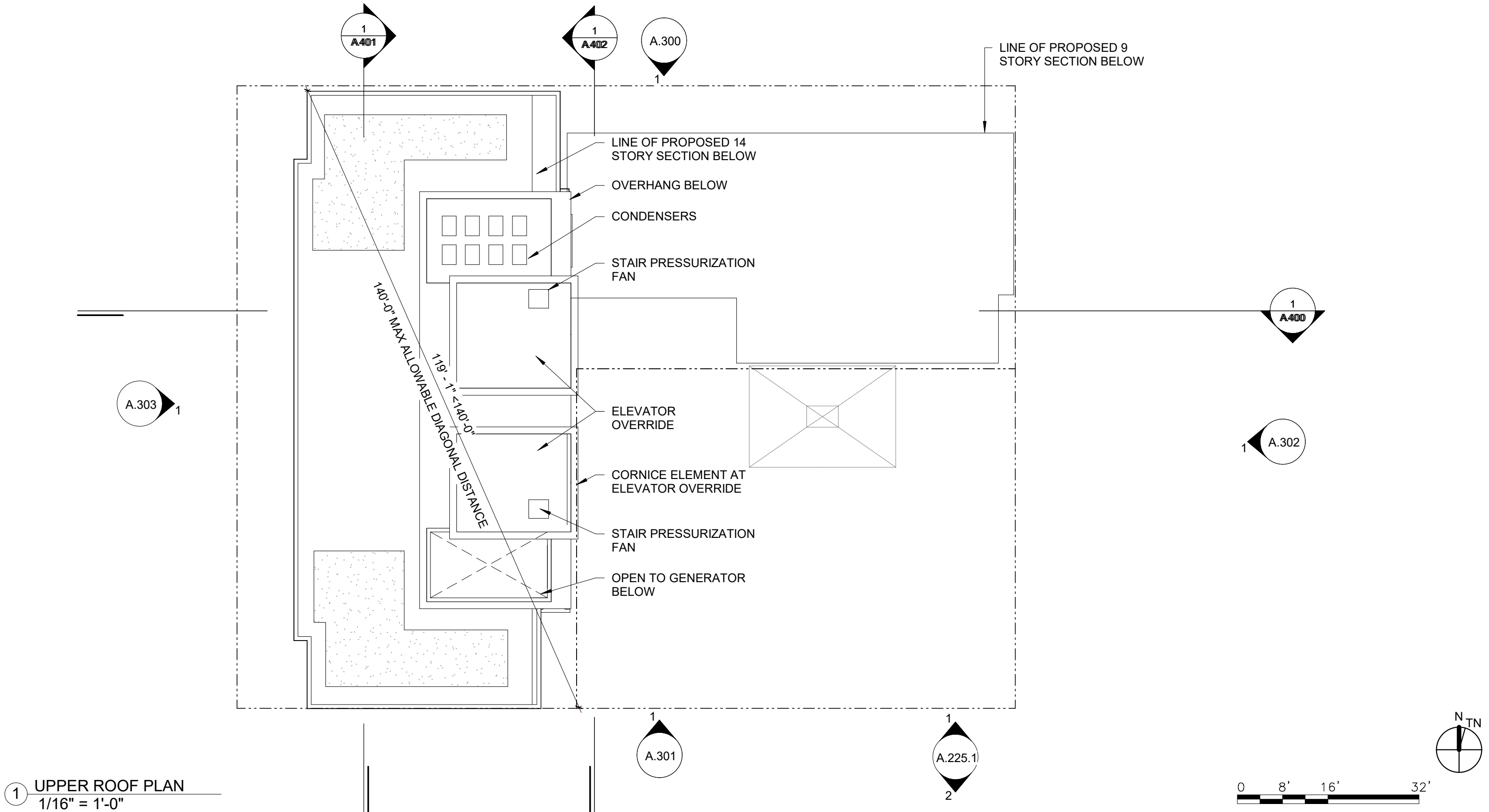
LEVEL 11-14 PLAN

A.216

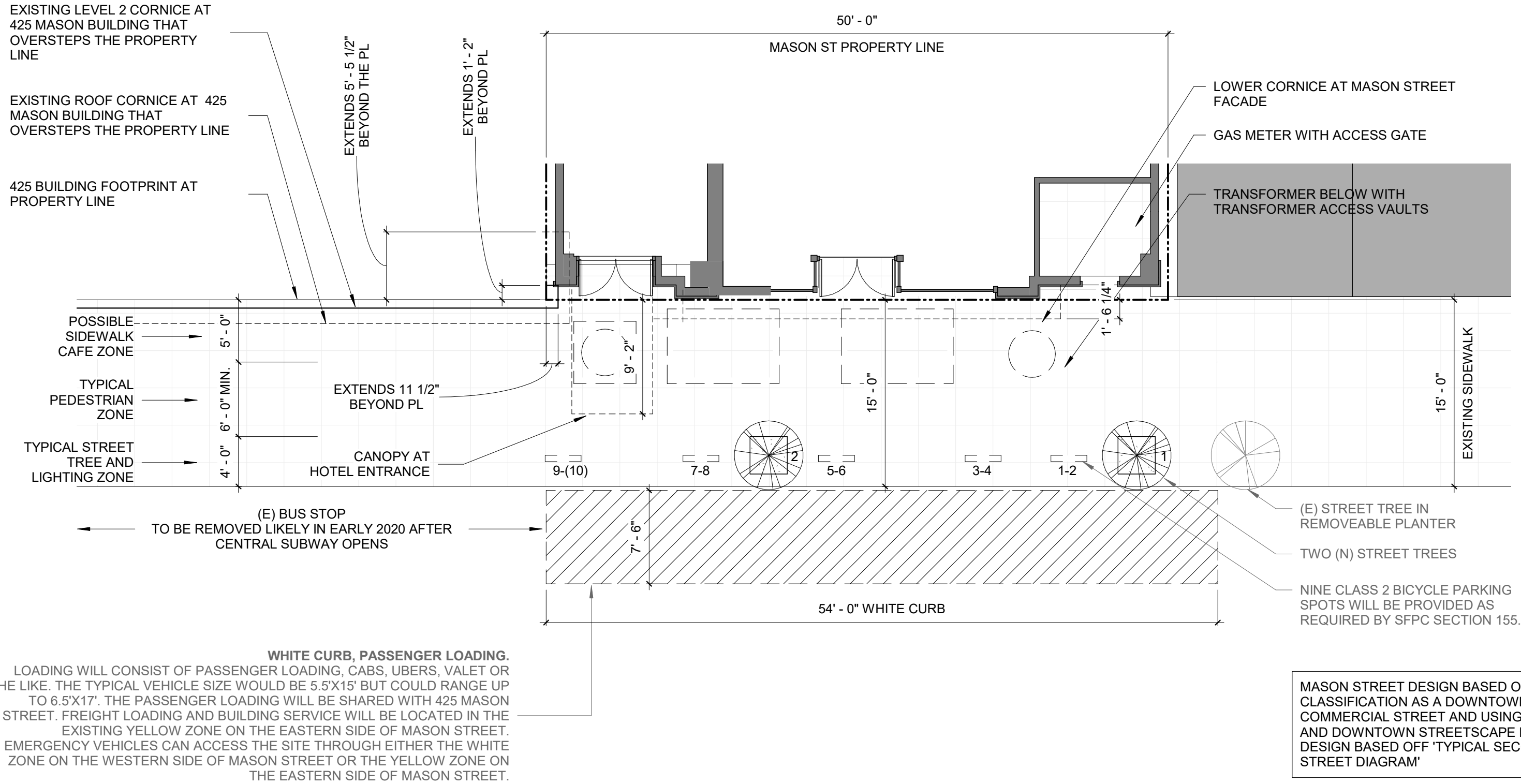
© 2018 STANTON ARCHITECTURE - ALL RIGHTS RESERVED



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

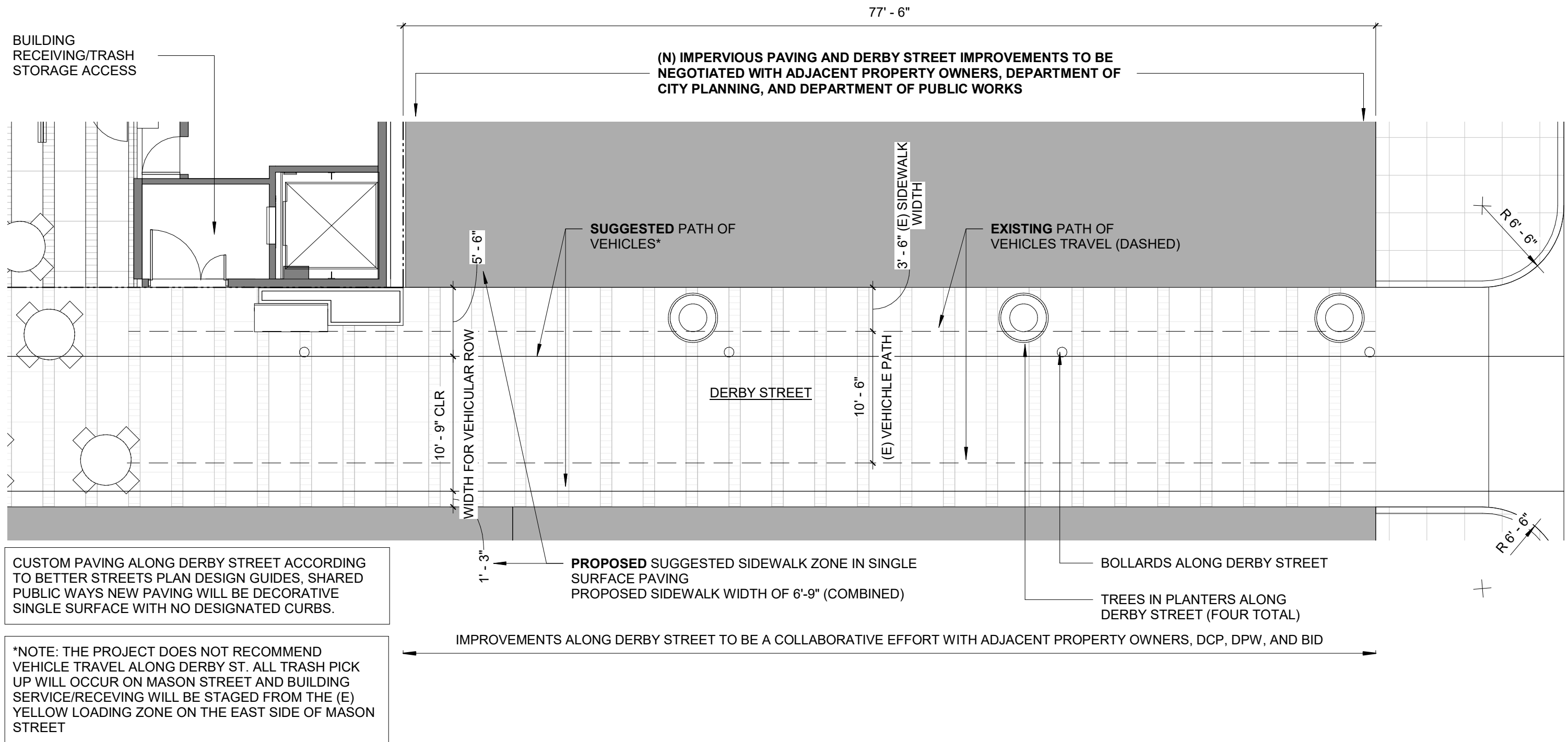


© 2018 STANTON ARCHITECTURE - ALL RIGHTS RESERVED



1 ENL. PLAN - MASON ST. STREETScape  
1/8" = 1'-0"

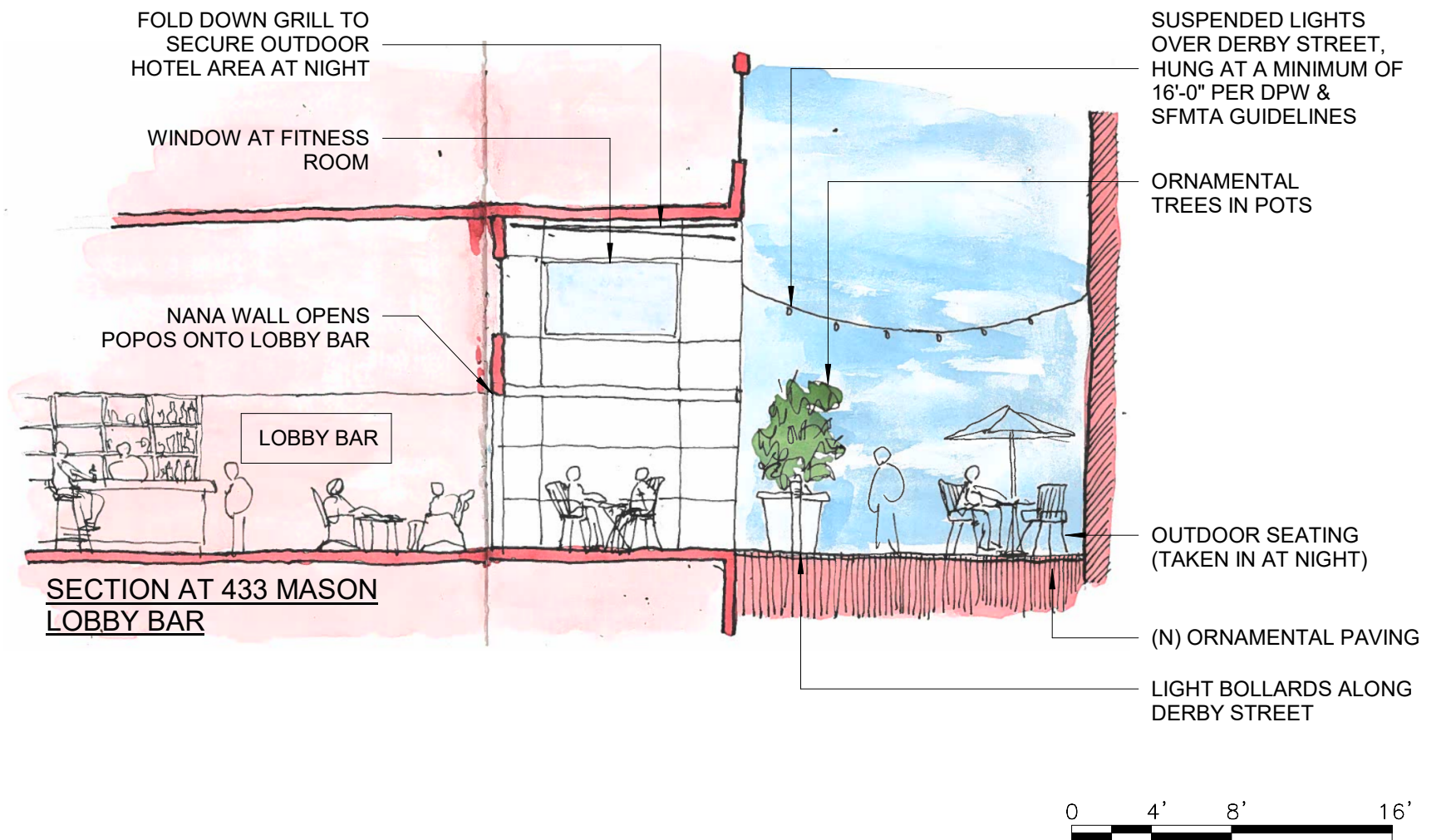
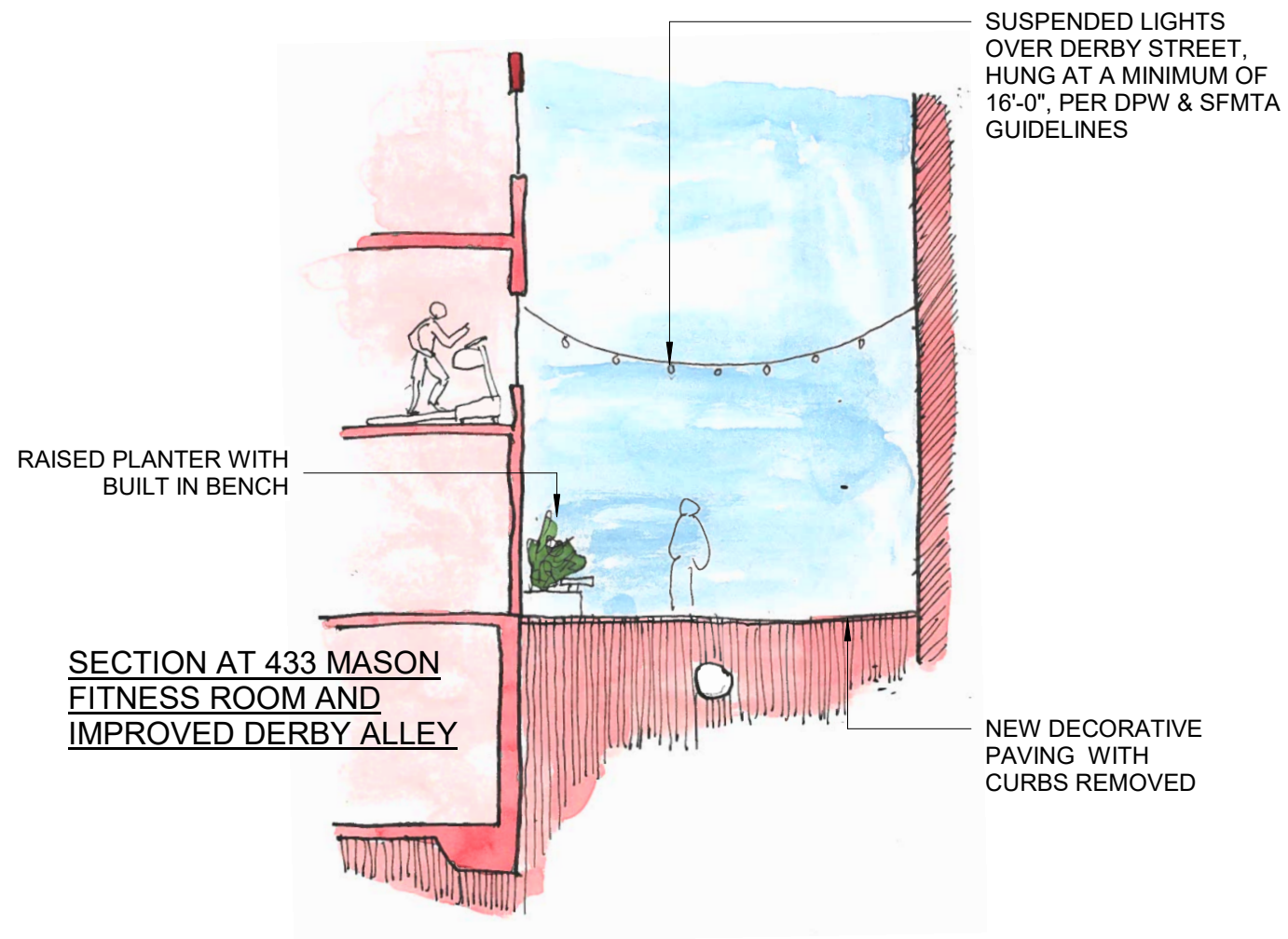




1 ENL. PLAN - DERBY ST. STREETSCAPE  
1/8" = 1'-0"

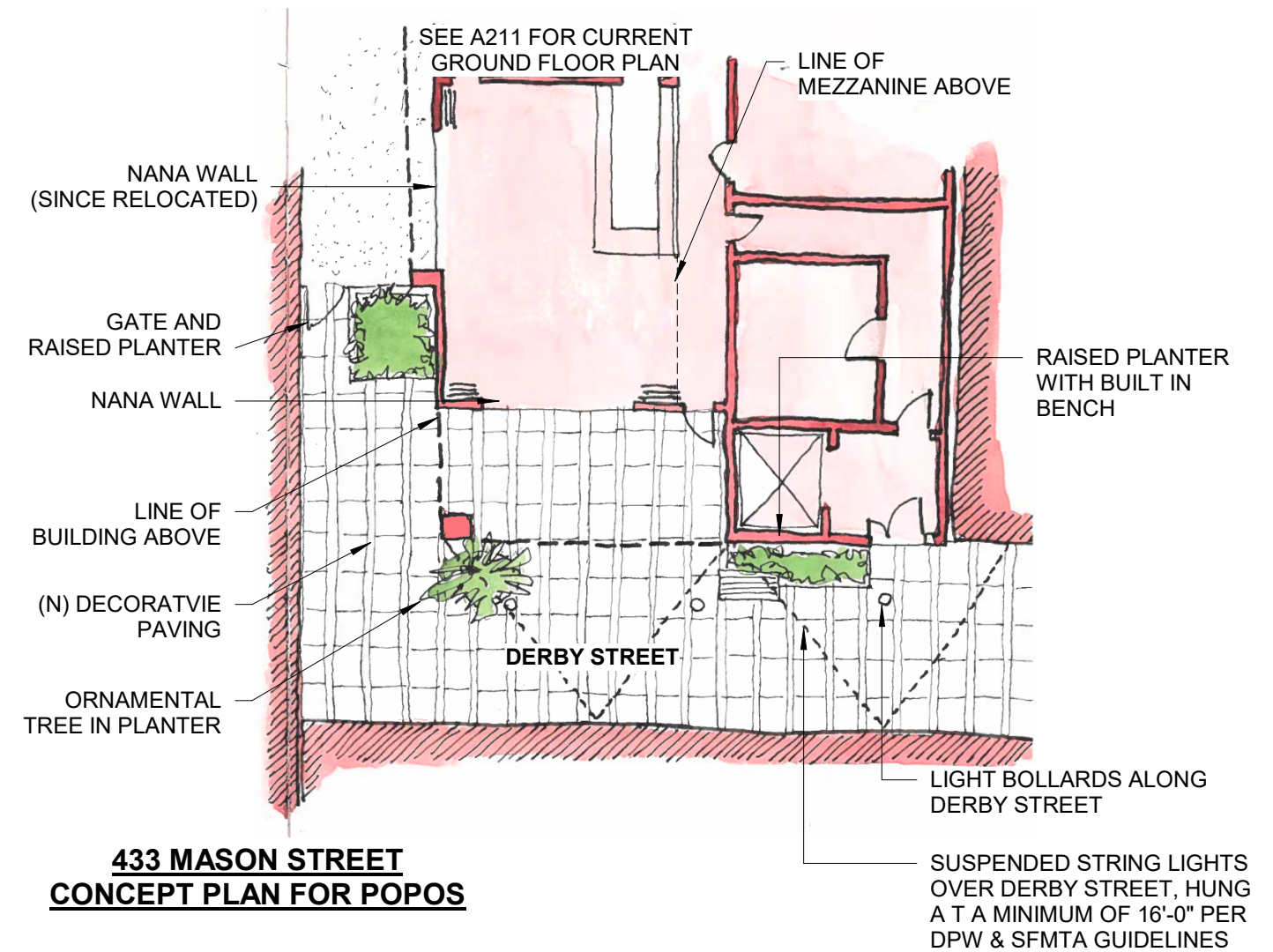






② POPOS SKETCH 3 - SECTION -11X17  
1/8" = 1'-0"

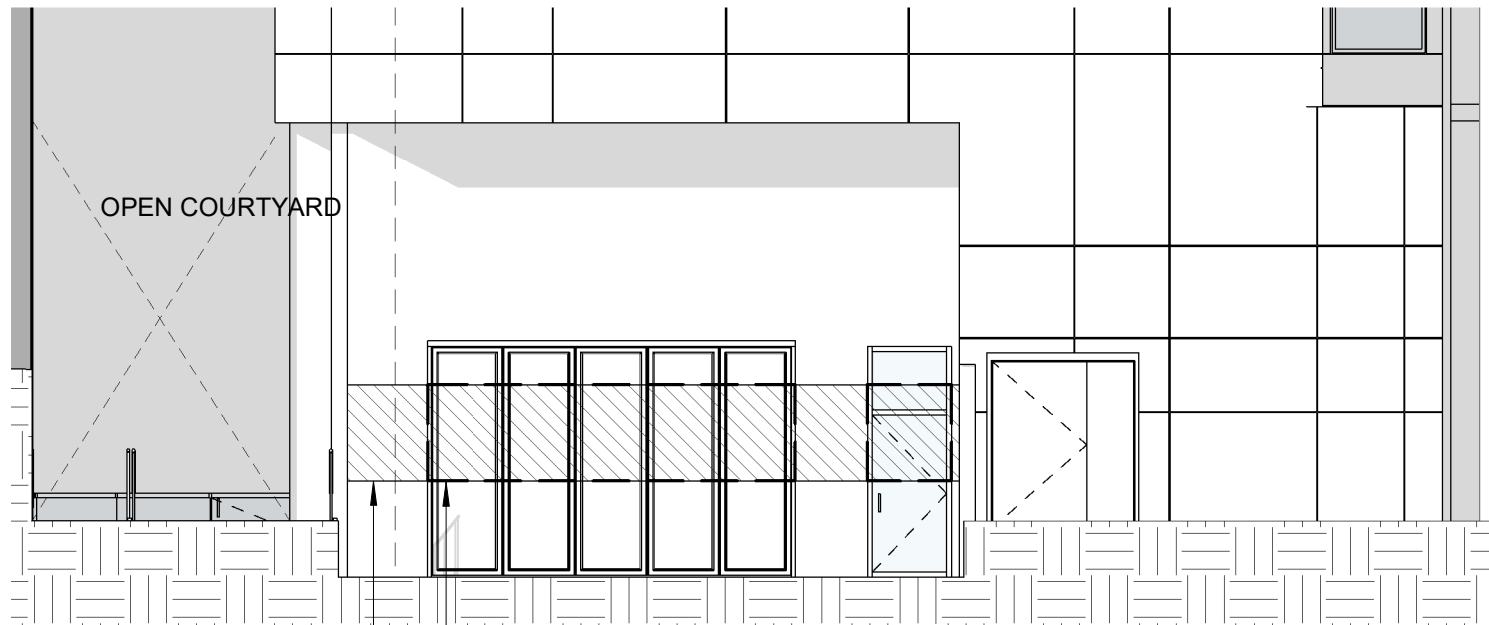
① POPOS SKETCH 2 - SECTION -11X17  
1/8" = 1'-0"



① POPOS SKETCH - PLAN -11X17  
1/16" = 1'-0"

PRIVATELY OWNED, PUBLICLY  
ACCESSIBLE OPEN SPACE  
SEE 2/A003 FOR POPOS SPACE REQ.

© 2018 STANTON ARCHITECTURE - ALL RIGHTS RESERVED



PROPOSED FENESTRATION BETWEEN 4'-8' ABOVE GRADE, ALONG ACTIVE USE FRONTAGES

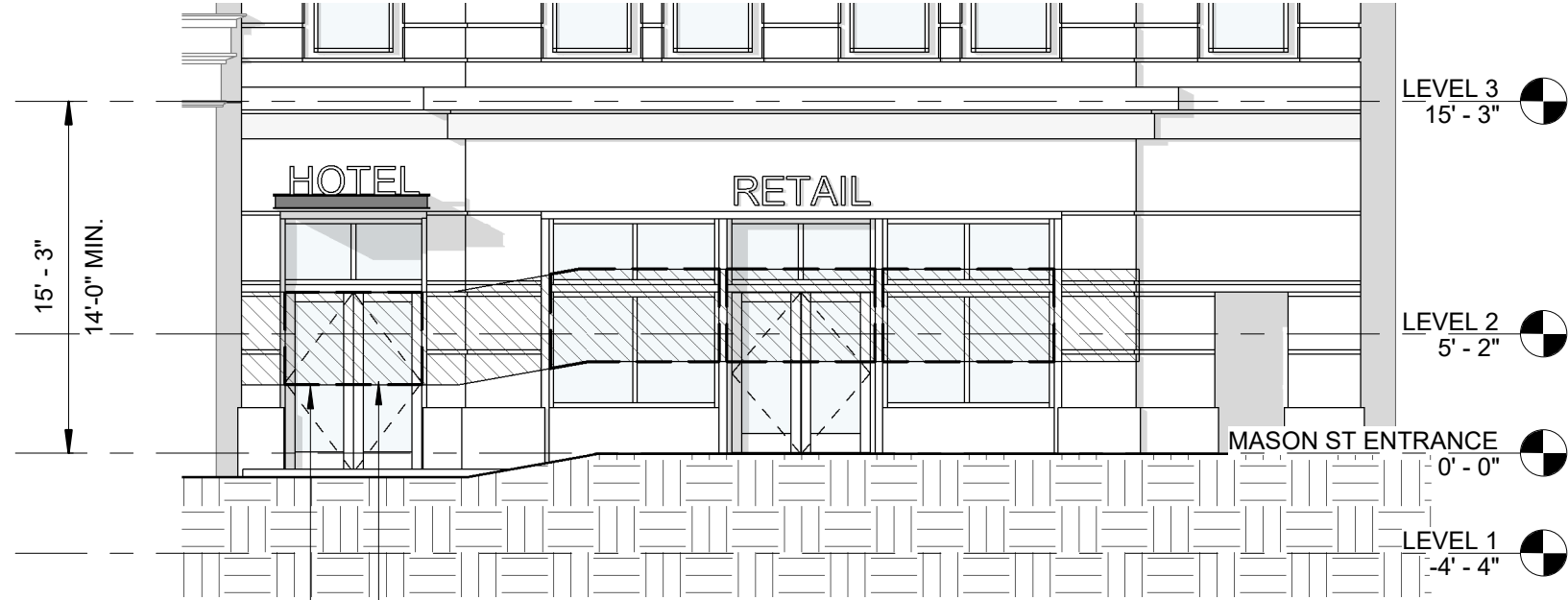
TOTAL AVAILABLE AREA BETWEEN 4'-8' ABOVE GRADE ALONG ACTIVE USE FRONTAGES

TOTAL DERBY STREET FRONTAGE AREA: 101 SQ. FT.

PER SECTION 145.1(c)(6), TRANSPARENT FENESTRATION IS REQUIRED ALONG THE STREET FRONTAGE  
REQUIRED FENESTRATION: 60 SQ. FT.

**PROPOSED FENESTRATION: 75 SQ. FT.**

2 DIAGRAM - DERBY STREET FENESTRATION  
1/8" = 1'-0"



TOTAL AVAILABLE AREA BETWEEN 4'-8' ABOVE GRADE, ALONG ACTIVE USE FRONTAGES

TOTAL AVAILABLE AREA BETWEEN 4'-8' ABOVE GRADE, ALONG ACTIVE USE FRONTAGES

0 4' 8' 16'

LEVEL 3  
15' - 3"

LEVEL 2  
5' - 2"

MASON ST ENTRANCE  
0' - 0"

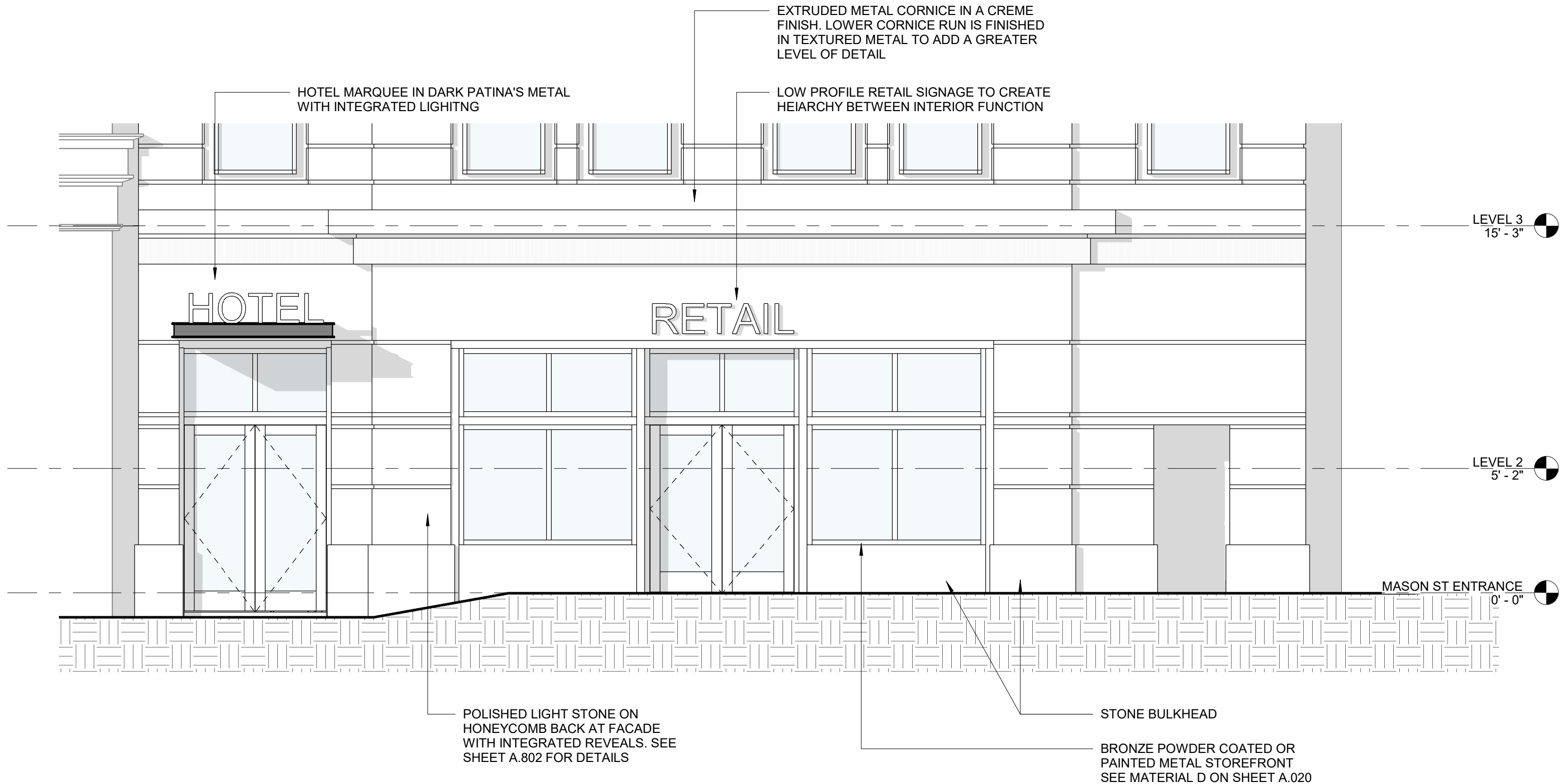
LEVEL 1  
-4' - 4"

TOTAL MASON STREET ACTIVE FRONTAGE AREA: 156 SQ. FT.

PER SECTION 145.1(c)(6), TRANSPARENT FENESTRATION IS REQUIRED ALONG THE STREET FRONTAGE  
REQUIRED FENESTRATION: 94 SQ. FT.

**PROVIDED FENESTRATION: 108 SQ. FT.**

1 DIAGRAM - MASON STREET FENESTRATION  
1/8" = 1'-0"

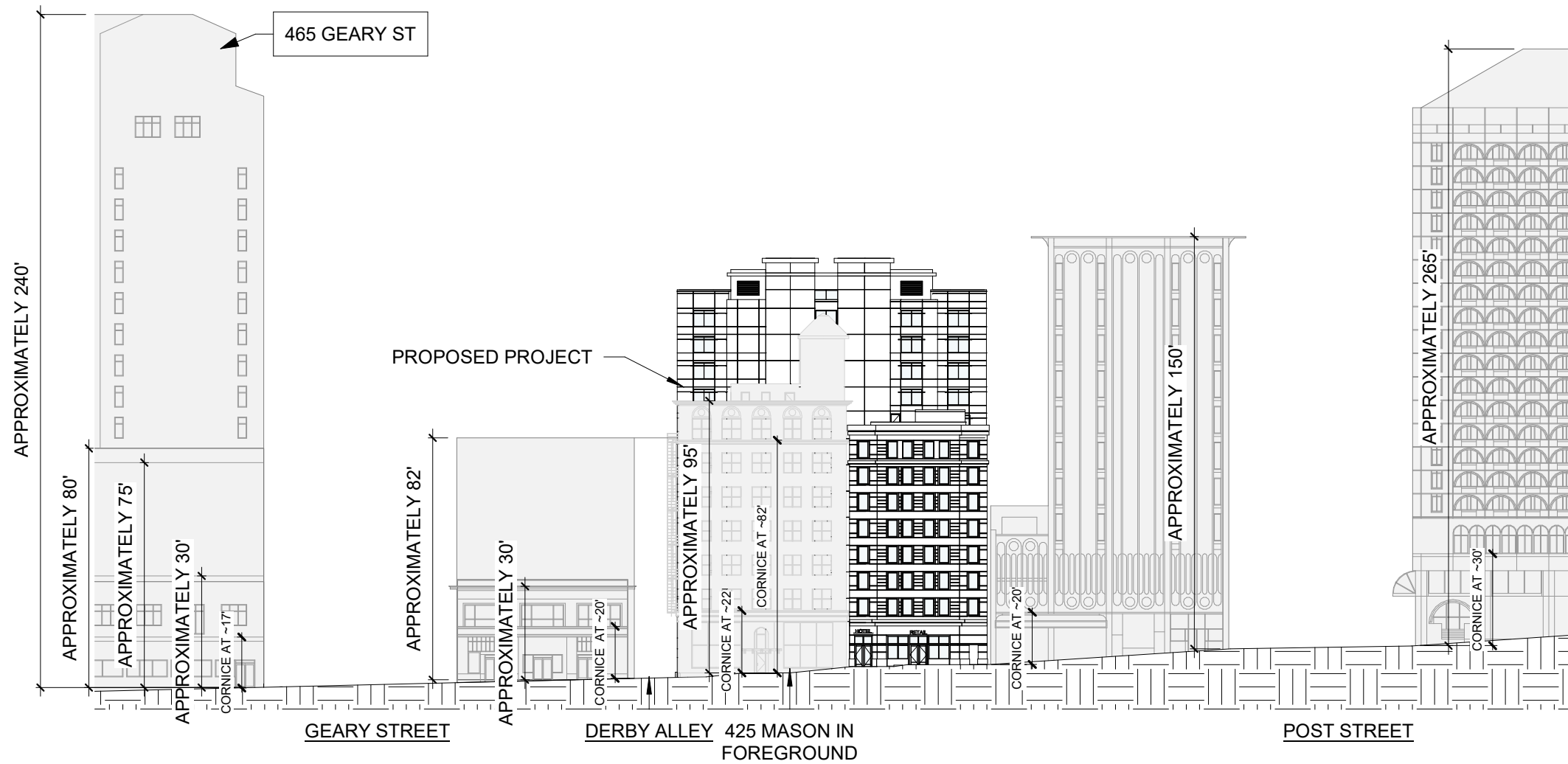


1 DIAGRAM - MASON STREET FENESTRATION  
1/4" = 1'-0"

PREDOMINANT STREETWALL HEIGHT ALOND MASON STREET  
AVERAGE OF VISIBLE BUILDINGS IS APPOXIMATLEY 116'-0"

PROPSD BUILDINGS SITS 143.8' AT ITS HIGHEST POINT (INCLUDING BULDING SERVICE PENTHOUSE)

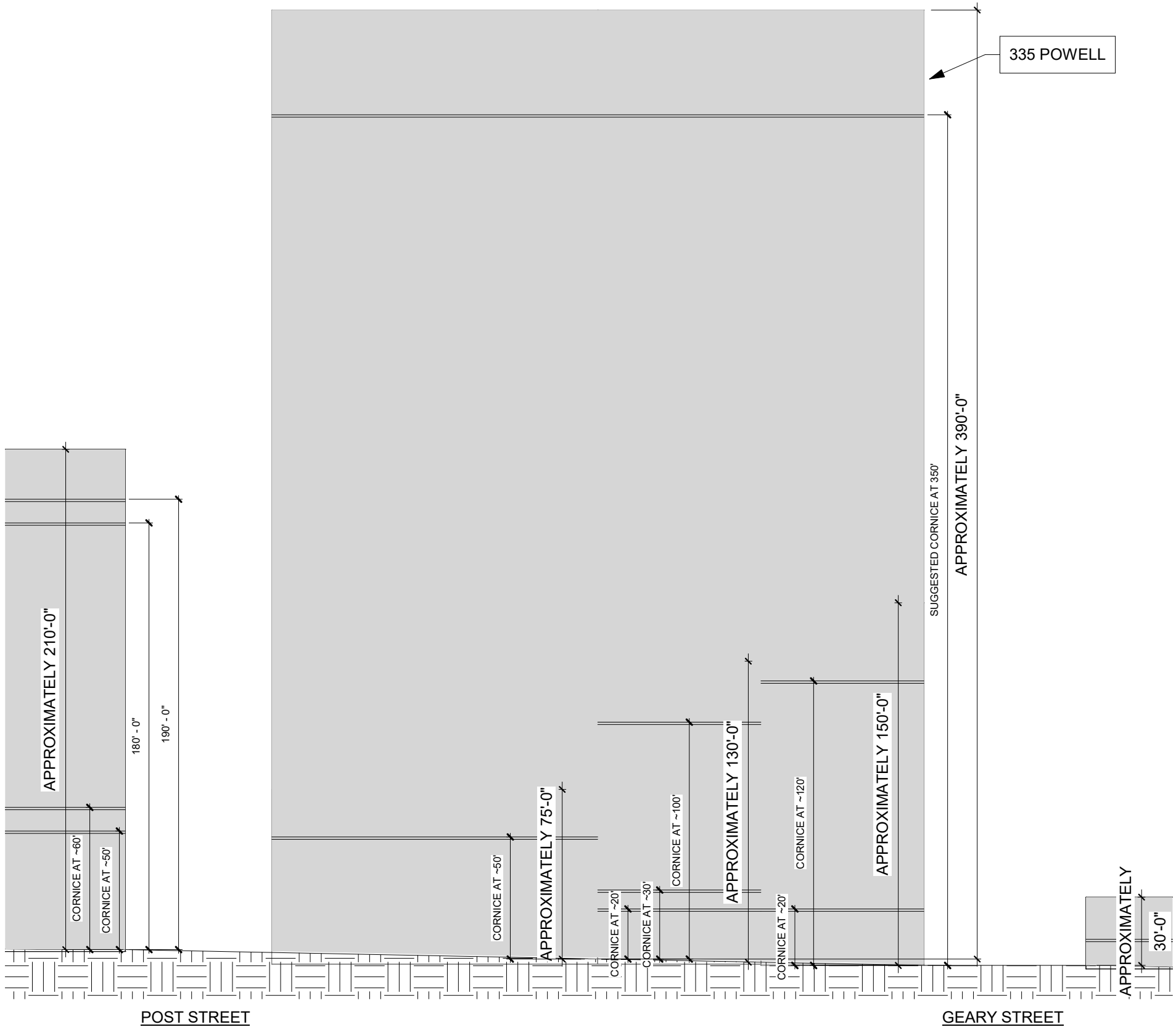
**AVERAGE PROPOSED BUILDING HEIGHT IS 114'**



1 MASON STREET ELEVATION (WEST)  
1" = 50'-0"

© 2018 STANTON ARCHITECTURE - ALL RIGHTS RESERVED

1 MASON ST ELEVATION (EAST)  
1" = 50'-0"

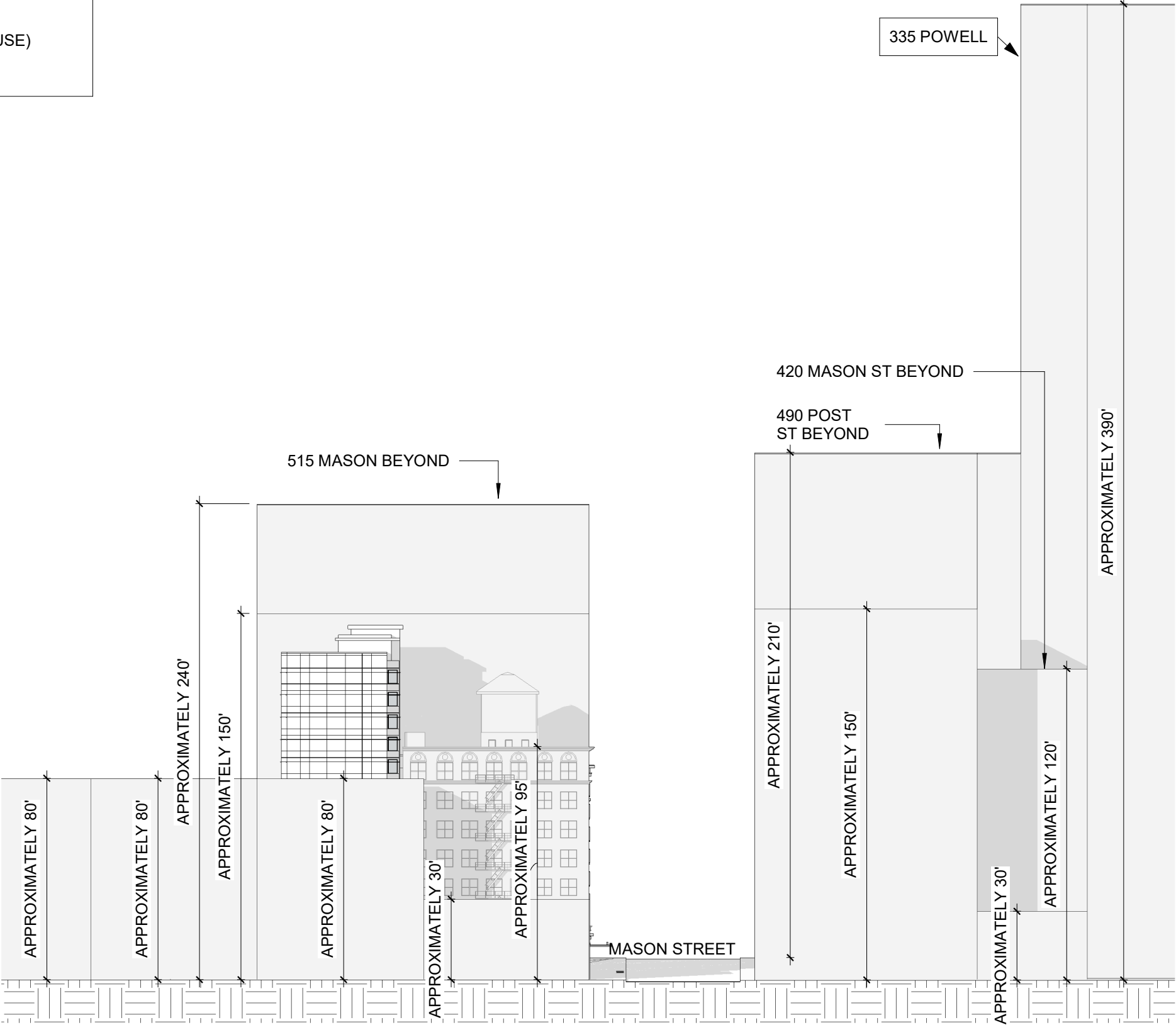


© 2018 STANTON ARCHITECTURE - ALL RIGHTS RESERVED

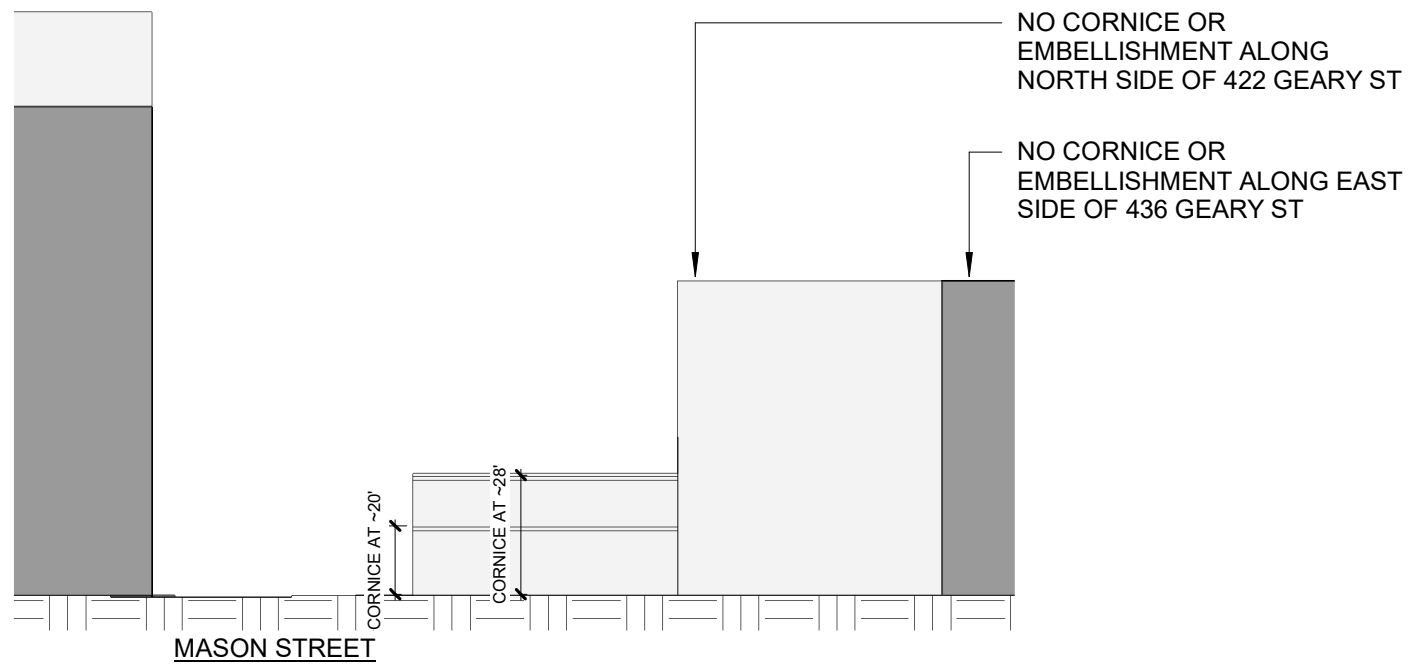
**PREDOMINANT STREETWALL HEIGHT ALONG GEARY STREET**  
AVERAGE OF VISIBLE BUILDINGS IS APPROXIMATELY 138'-0"

PROPOSED BUILDINGS SITS 143.8' AT ITS HIGHEST POINT (INCLUDING BUILDING SERVICE PENTHOUSE)

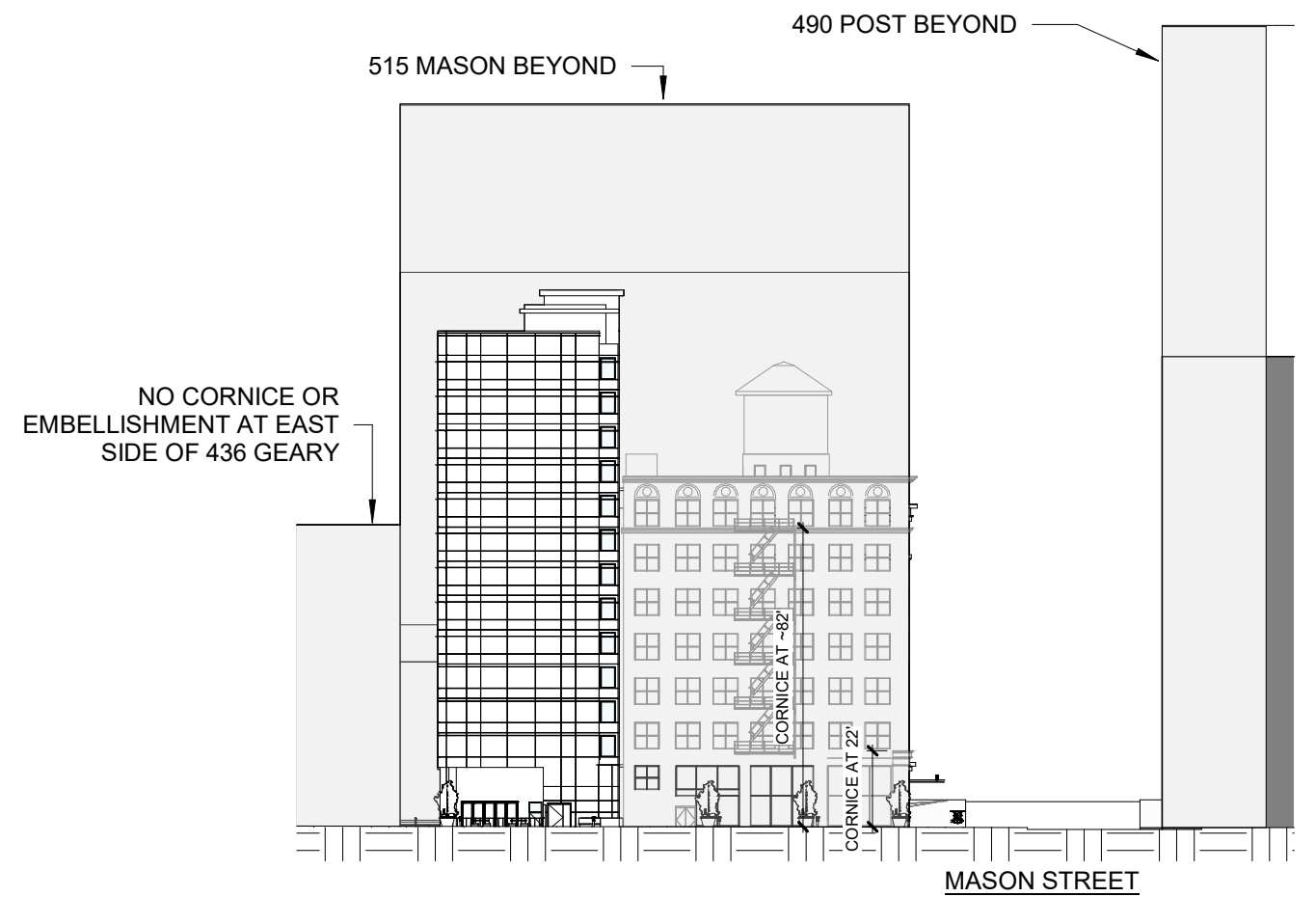
**AVERAGE PROPOSED BUILDING HEIGHT IS 114'**



1 **GEARY STREET ELEVATION -11X17**  
1" = 50'-0"

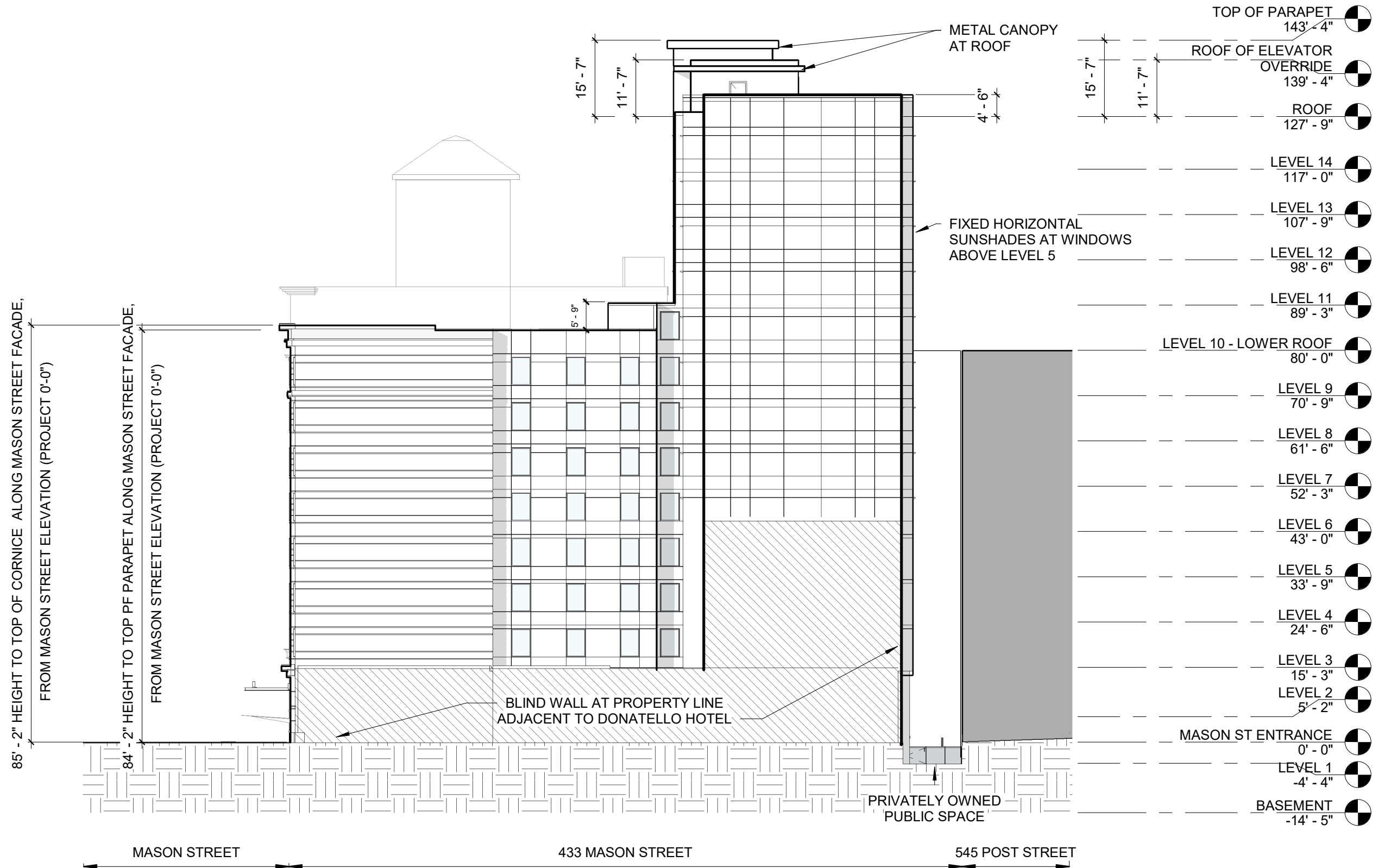


② DERBY ST ELEVATION (SOUTH)  
1" = 50'-0"



① DERBY ST ELEVATION (NORTH)  
1" = 50'-0"

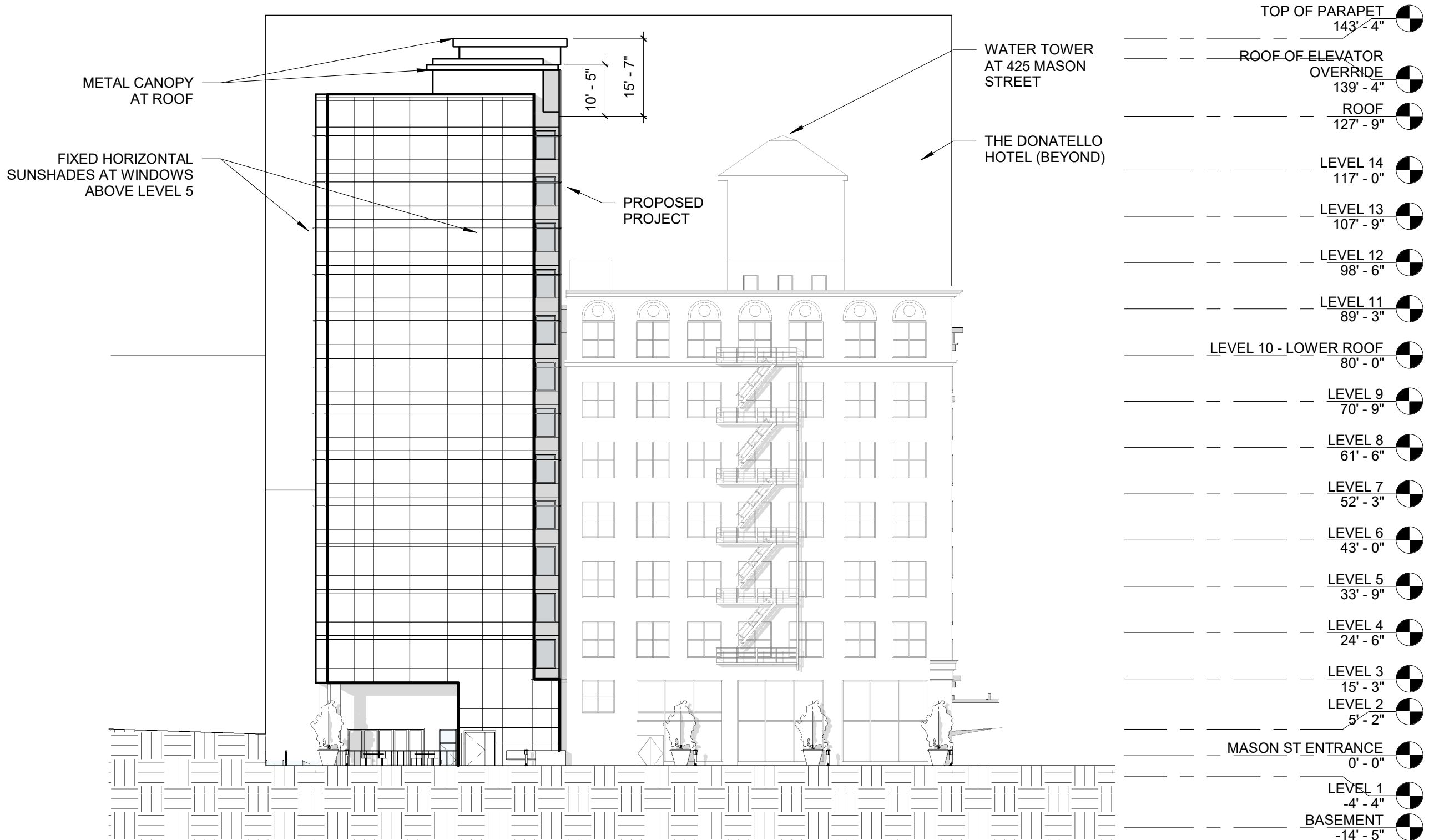
© 2018 STANTON ARCHITECTURE - ALL RIGHTS RESERVED



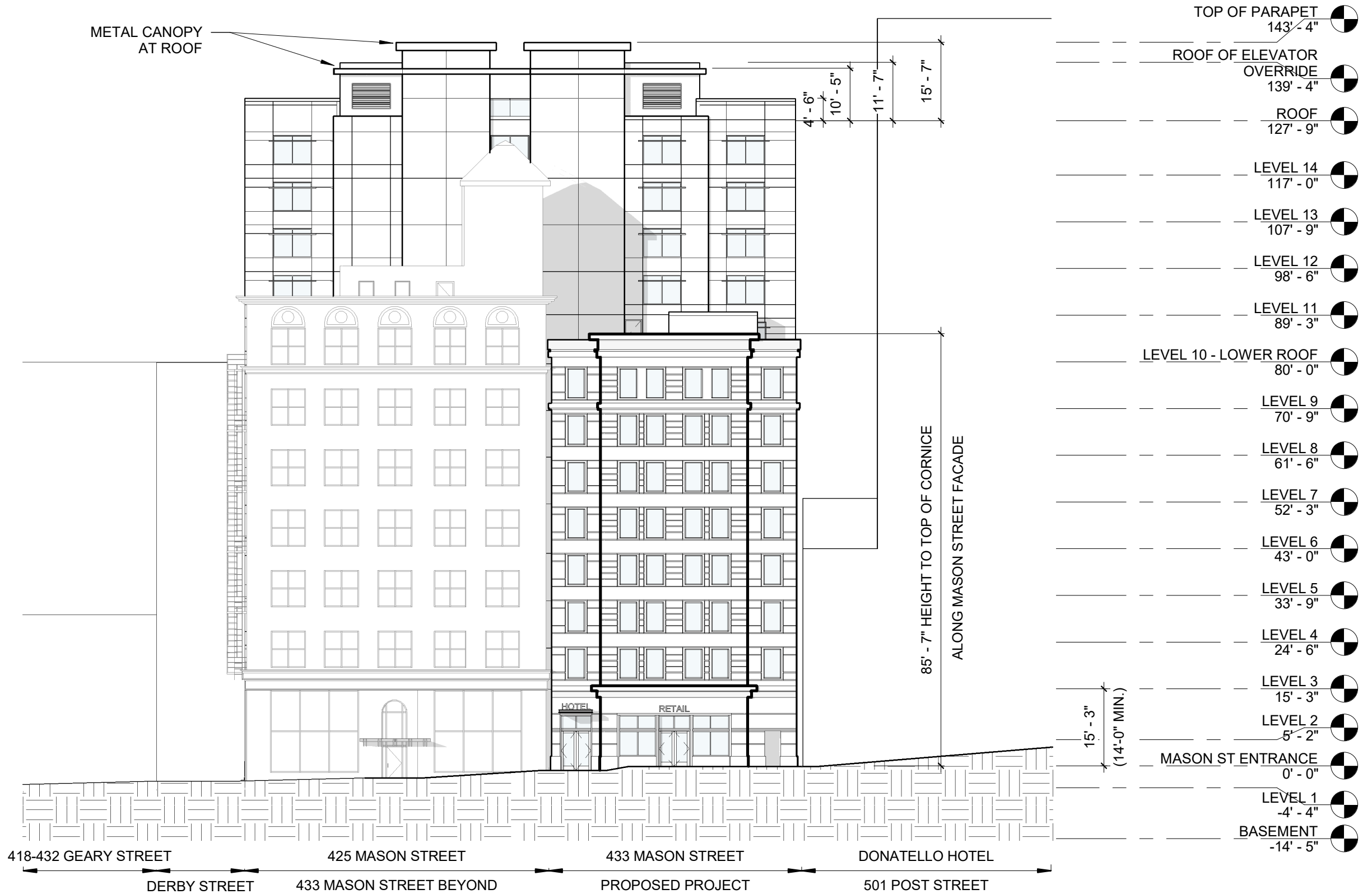
1 NORTH ELEVATION  
3/64" = 1'-0"

1 SOUTH ELEVATION  
3/64" = 1'-0"

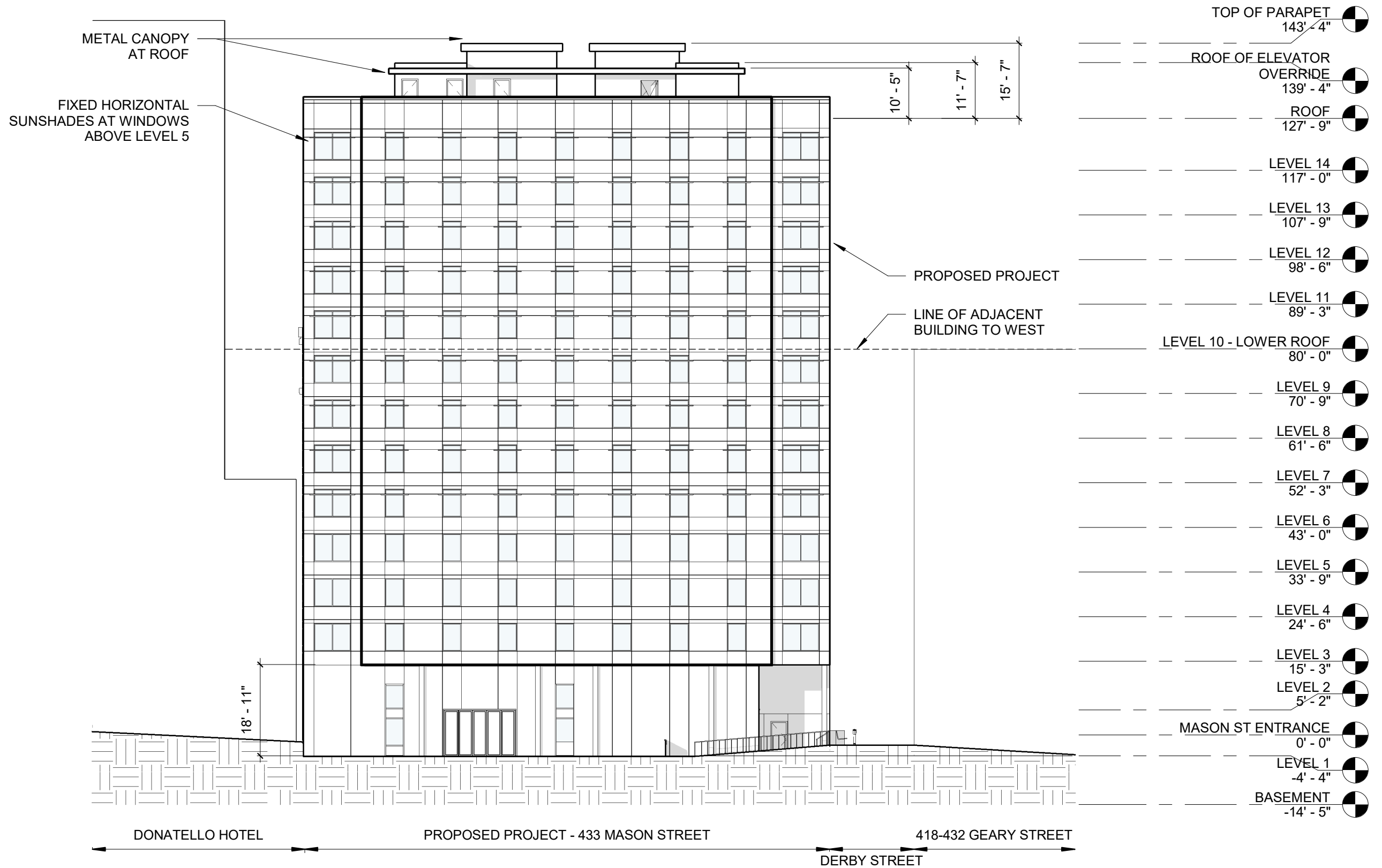
## 433 MASON ST HOTEL



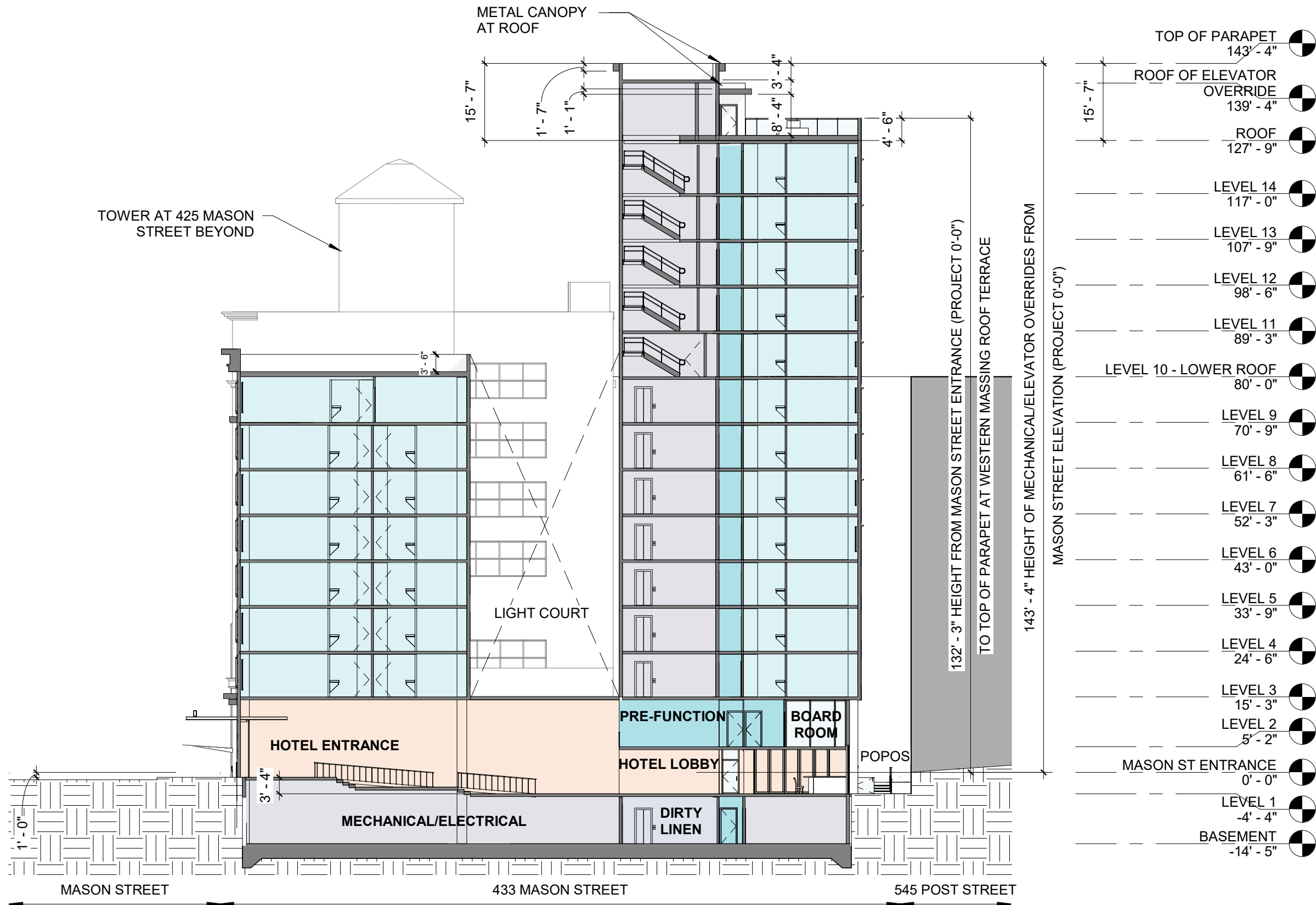
## ELEVATION



1 EAST ELEVATION  
3/64" = 1'-0"

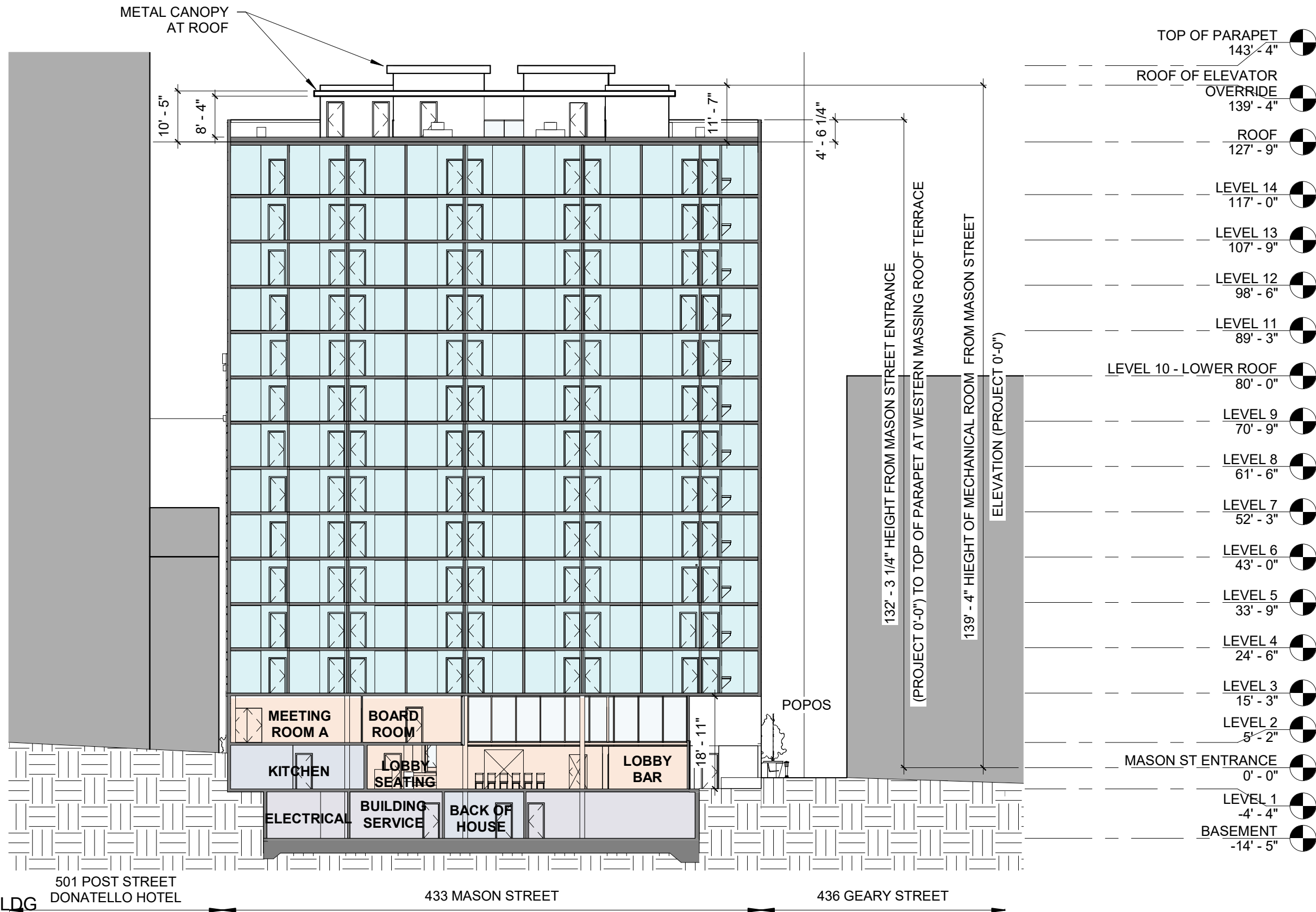


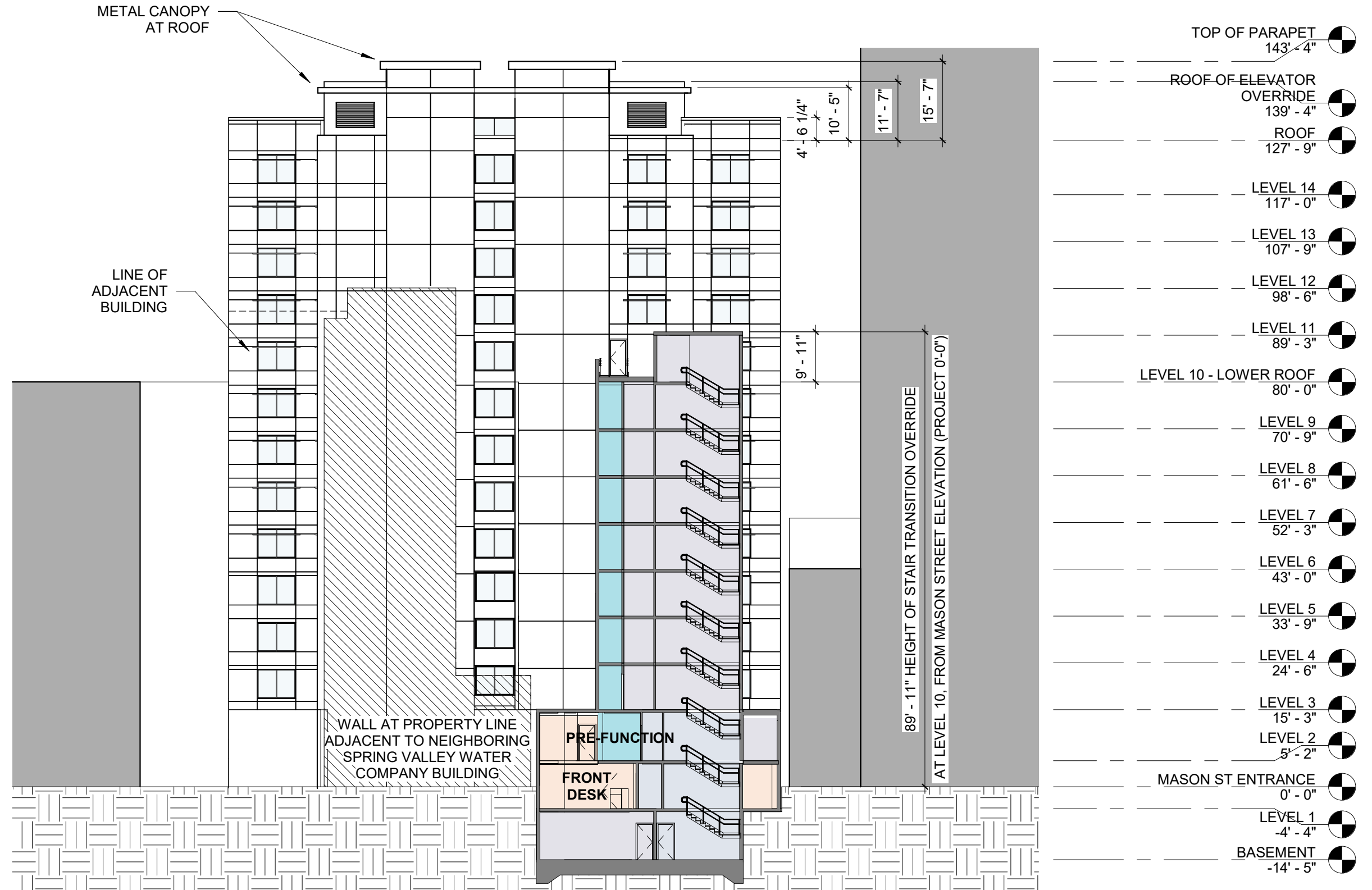
1 WEST ELEVATION  
3/64" = 1'-0"



APPROXIMATELY 6,000 CUBIC YARDS OF SOIL  
WILL BE EXCAVATED TO A DEPTH OF  
APPROXIMATELY 20 FEET BELOW GRADE IN AN  
APPROXIMATELY 8,100 SQUARE FOOT AREA,  
WITH A NEW CONCRETE MAT SLAB  
FOUNDATION

1 N-S SECTION THRU WEST END OF BLDG  
3/64" = 1'-0"





1 N-S SECTION THRU LIGHT COURT  
3/64" = 1'-0"



© 2018 STANTON ARCHITECTURE - ALL RIGHTS RESERVED

**SA** STANTON  
ARCHITECTURE

1501 MARIPOSA STREET, SUITE 328  
SAN FRANCISCO, CA 94107

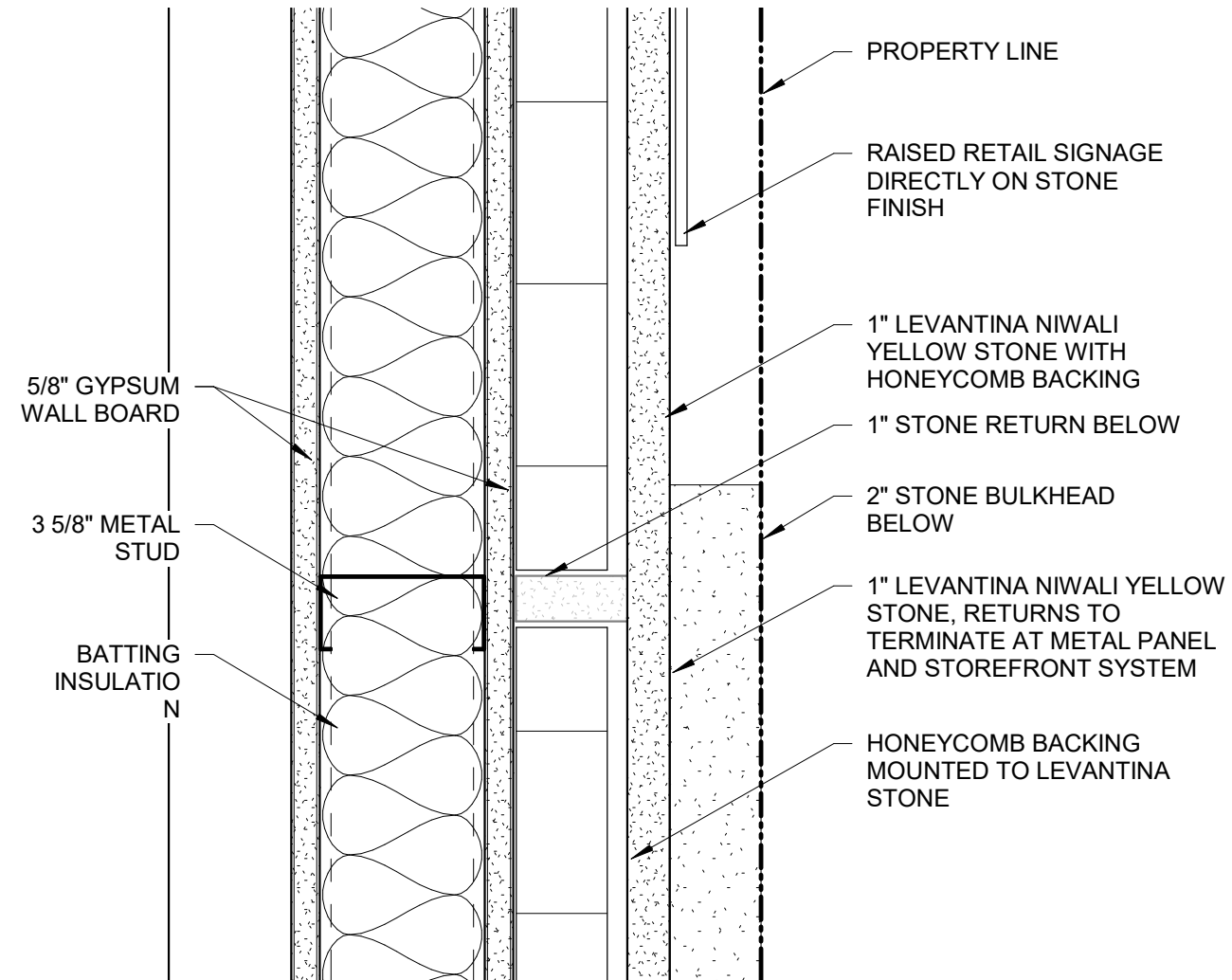
T. 415.865.9600  
F. 415.865.9608

FEBRUARY 12TH, 2018

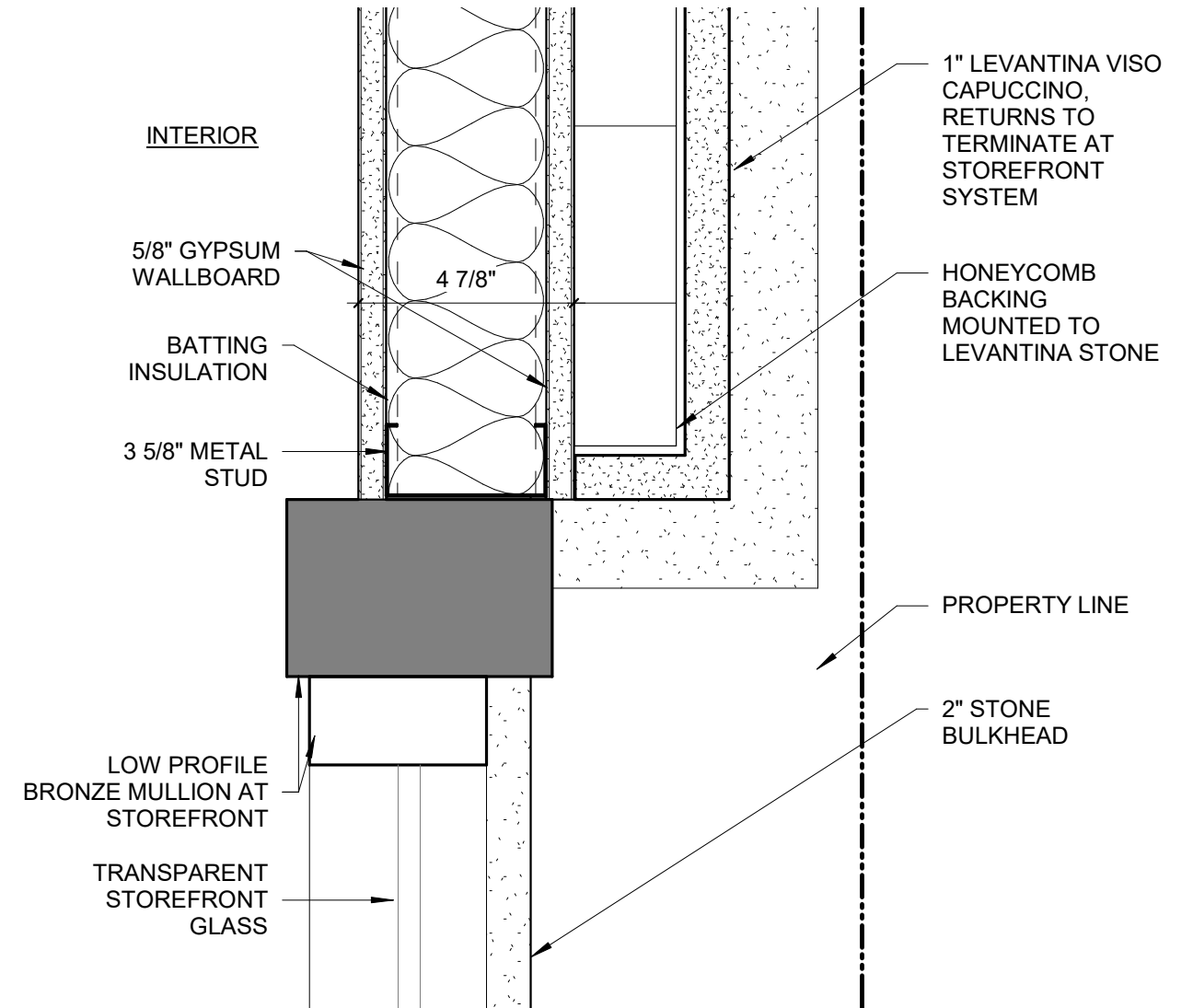
**433 MASON ST HOTEL**

433 MASON STREET  
SAN FRANCISCO, CA 94103

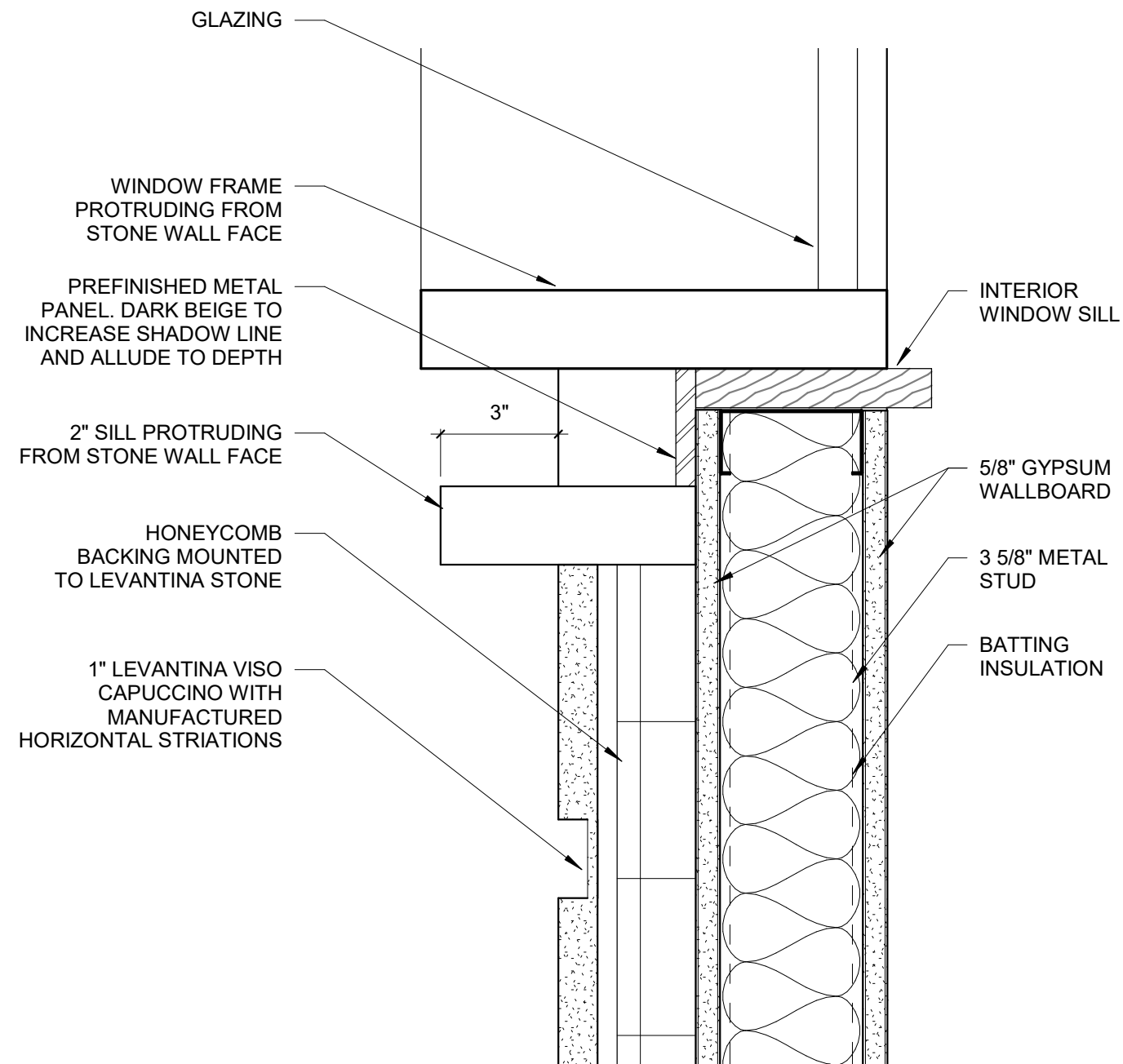
**EXT. DETAILS - ENTRANCE  
RENDERING**



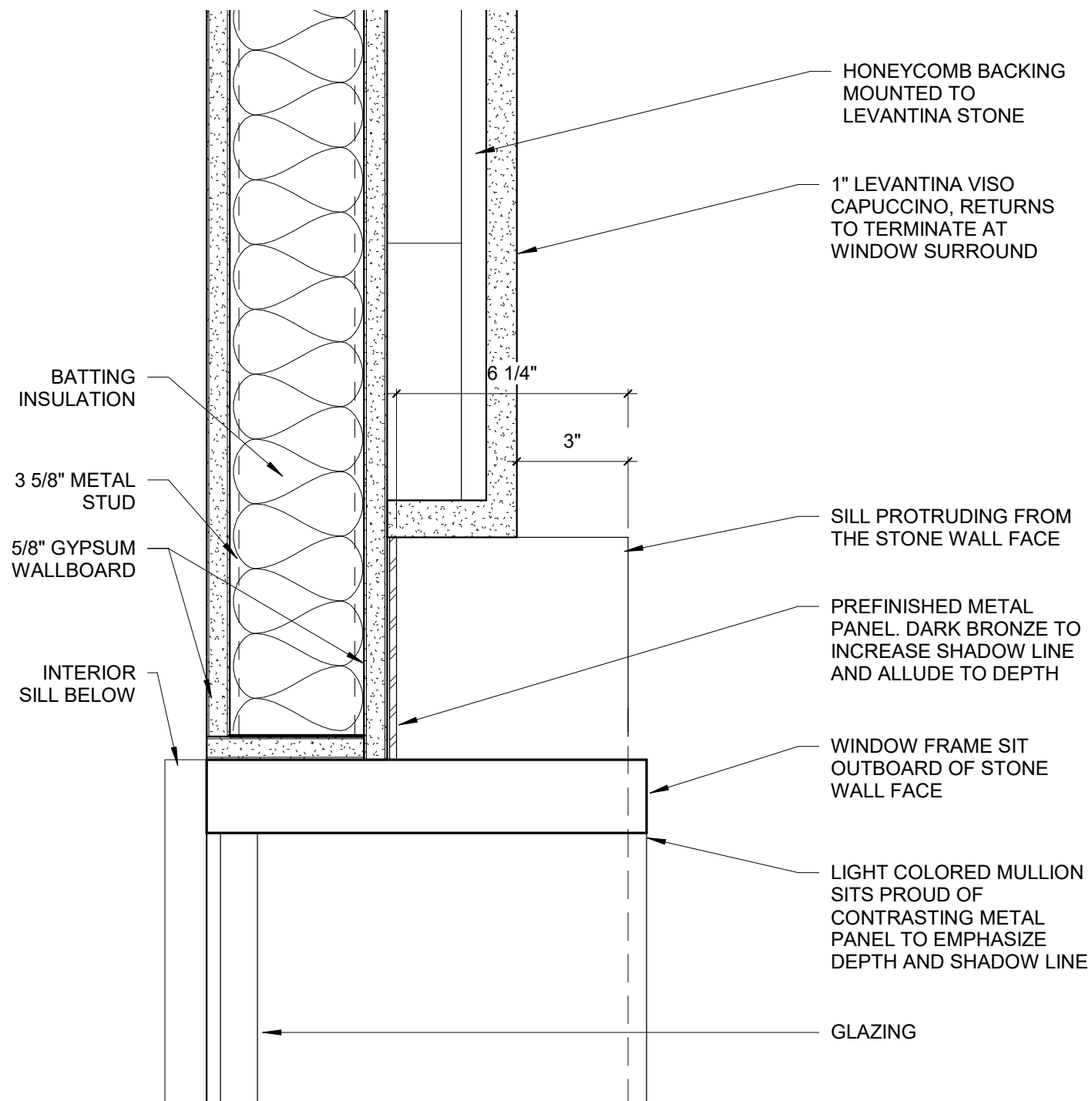
② WALL SECTION ABOVE STOREFRONT  
3" = 1'-0"



① WALL SECTION AT STOREFRONT  
3" = 1'-0"



② DETAIL OF WINDOW AT SILL  
3" = 1'-0"



① DETAIL OF WINDOW JAMB  
3" = 1'-0"

© 2018 STANTON ARCHITECTURE - ALL RIGHTS RESERVED



© 2018 STANTON ARCHITECTURE - ALL RIGHTS RESERVED



① EXTERIOR DEATILS - ROOF CORNICE  
12" = 1'-0"

© 2018 STANTON ARCHITECTURE - ALL RIGHTS RESERVED



VIEW OF WESTERN FACADE WINDOWS



VIEW OF WESTERN FACADE WINDOWS



ENLARGED VIEW OF WESTERN MASSING



VIEW OF WESTERN FACADE WINDOWS

① **WESTERN MASSING RENDERINGS**  
12" = 1'-0"

© 2018 STANTON ARCHITECTURE - ALL RIGHTS RESERVED



① EXTERIOR DETAILS - HOTEL CANOPY  
12" = 1'-0"

**SA** STANTON  
ARCHITECTURE

1501 MARIPOSA STREET, SUITE 328  
SAN FRANCISCO, CA 94107

T. 415.865.9600  
F. 415.865.9608

FEBRUARY 12TH, 2018

433 MASON ST HOTEL

433 MASON STREET  
SAN FRANCISCO, CA 94103

© 2018 STANTON ARCHITECTURE - ALL RIGHTS RESERVED

EXT. DETAILS - HOTEL CANOPY

A.806