San Francisco Planning

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MAJOR PERMIT TO ALTER EXECUTIVE SUMMARY

HEARING DATE: OCTOBER 7, 2020

Record No.:	**2019-012604PTA**
Project Address:	**1035 HOWARD STREET**
Category	Category II (Significant Building, Alterations)
Zoning:	MUG (Mixed-Use, General) Zoning District 65-X and 85-X Height and Bulk District SoMa Youth and Family Special Use District
Block/Lot:	3731/094
Project Sponsor:	Olle Lundberg, Lundberg Design 2620 Third Street San Francisco, CA
Staff Contact:	Monica Giacomucci - 628-652-7414 Monica.Giacomucci@sfgov.org

Recommendation: Approval with Conditions

Property Description

1035 HOWARD ST is located on the south side of Howard Street between Harriet Street and Russ Street (Assessor's Block 3731; Lot 094). The subject building is individually designated under Article 11, Category II (Significant Building, Possible Alterations).

The Art Deco-style, three-story, reinforced concrete, light industrial building was constructed in 1930 by A.C. Griewank, architect for the Port of San Francisco, to serve as the headquarters and manufacturing facility of the Eng-Skell Company. Eng-Skell, incorporated in 1903, produced crushed fruits, toppings, and fountain syrups geared toward the ice cream, soda fountain, confectionery, and baking trades. The Howard Street façade and a portion of the Russ Street façade are designed in a high Art Deco style, with distinctive fluted piers, molded zig-zag spandrel panels, and stylized tulip motif.

Project Description

The proposed project (Project) would demolish the existing boiler room and shed located at the rear of the property and to construct a new five-story vertical and horizontal addition to the existing three-story light industrial building. The addition will be separated from the existing Eng-Skell building with a horizontal hyphen and private entry plaza with a perforated metal gate. The ground floor of the addition at its Russ Street frontage will be dedicated to entrances to off-street loading and parking, with glazed roll-up doors. The addition will have an aluminum curtain wall system which references the geometry of the original steel sash windows of the Eng-Skell Building. The addition will be topped with a roof deck and elevator penthouse. At the Eng-Skell Building, the ground floor storefront system will be uncovered and rehabilitated, including the distinctive stepped entry on Howard Street. The existing deteriorated entry doors will be replaced with new wood doors, and free-standing security stantions will be installed in the recessed entry vestibule. The building's existing steel sash windows will be rehabilitated where possible and replaced in-kind where deteriorated beyond repair. Finally, approximately 4,000 square feet of solar panels will be installed on the roof of the existing Eng-Skell Building. The Project also includes establishment of 24,999 square feet of new office use through Planning Code Section 803.9(b), which would function alongside the existing 12,653 square feet of office use. In total, the Project would result in 37,652 square feet of office use, 43,996 square feet of production, distribution and repair (PDR) use, and 4,896 square feet of laboratory use.

Compliance with Planning Code

PLANNING CODE DEVELOPMENT STANDARDS.

The Project is in compliance with all other provisions of the Planning Code. In order to proceed, a building permit from the Department of Building Inspection is required.

APPLICABLE PRESERVATION STANDARDS.

The overall Project, is appropriate for and consistent with the purposes of Article 11, meets the standards of Article 1111.6 of the Planning Code, and complies with the *Secretary of the Interior's Standards for Rehabilitation,* in that:

- the Project will demolish two ancillary structures which are not character-defining features of the subject property and construct an addition on an Article 11, Category II building that is appropriate in terms of mass and siting;
- the addition will be compatible with but differentiated from the existing Art Deco building;
- the existing Art Deco features of the Eng-Skell Building will be sensitively rehabilitated as part of the project;
- the Project respects the character-defining features of the subject building;
- the architectural character of the subject building will be maintained and that replacement elements will not affect the building's overall appearance;
- the integrity of distinctive stylistic features and examples of skilled craftsmanship that characterize the building shall be preserved; and,
- all new materials shall match the historic material in composition, design, color, texture, finish and other

visual qualities and shall be based on accurate duplication of features.

The Department has determined that the proposed work will be in conformance with the requirements of Article 10 and the *Secretary of Interior's Standards for Rehabilitation*. Proposed work will not damage or destroy distinguishing original qualities or character of the subject building. The overall Project includes rehabilitation of the existing building. The Project would demolish two utilitarian structures located at the rear of the property to construct a five-story addition that is sufficiently set back from the rear building wall of the historic resource thus providing for compatibility, yet differentiation. The Department finds that the historic character of the building will be retained and preserved and will not result in the removal of historic fabric.

Public/Neighborhood Input

The Department received one public inquiry from a neighbor on Harriet Street who questioned the potential shadow impacts of the proposed vertical addition. Department Staff provided the neighbor a copy of the consultant-prepared Shadow Study. In addition, the Department received one letter of opposition from a neighbor who expressed concerns regarding construction noise.

Finally, the Department has received four letters of support for the proposed Project. These neighbors feel that an occupied and rehabilitated building will mitigate ongoing vandalism in the neighborhood and improve neighbors' overall quality of life. Neighbors also assert that the proposal demonstrates a sensitive affinity for the unique Art Deco elements of the existing building while also providing a twenty-first century update in the form of the proposed office addition.

Issues & Other Considerations

- The Project is fully code complaint and is supported by Department Staff.
- The Project will utilize Planning Code Section 803.9(b), which allows buildings listed in or determined eligible for the California Register of Historical Resources by the State Office of Historic Preservation to institute land uses not otherwise permitted in the MUG Zoning District. Prior to the issuance of any necessary permits, the Zoning Administrator, with the advice of the Historic Preservation Commission, must determine that allowing the use will enhance the feasibility of preserving the building. The Project Sponsor has submitted a Historic Building Maintenance and Rehabilitation Plan (HBMP) to aid in this review. The Project would establish 24,999 square feet of office use at the subject property through Planning Code Section 803.9(b).

Conditions of Approval

A Condition of Approval included in the Draft Motion would allow Department Preservation Staff to review product cut sheets for project elements, including but not limited to, the proposed new steel sash windows, entry doors, and plaza gate prior to issuance of the architectural addenda. This Condition will allow the Project Sponsor to continue to refine details of the project with Department Preservation Staff following approval of the Certificate of Appropriateness. A second Condition will allow Department Preservation Staff to review and

approve any revisions required by the Department of Building Inspection, particularly those related to life safety, at a staff level. Finally, a third Condition of Approval would provide that the Historic Building Maintenance and Rehabilitation Plan be implemented as long as the proposed office use is active at the Project Site.

Environmental Review Status

Pursuant to the Guidelines of the State Secretary of Resources for the implementation of the California Environmental Quality Act (CEQA), on September 16, 2020, the Planning Department of the City and County of San Francisco determined that the proposed application was exempt from further environmental review under Section 15183 of the CEQA Guidelines and California Public Resources Code Section 21083.3. The Project is consistent with the adopted zoning controls in the Eastern Neighborhoods Area Plan and was encompassed within the analysis contained in the Eastern Neighborhoods Area Plan Final EIR. Since the Final EIR was finalized, there have been no substantial changes to the Eastern Neighborhoods Area Plan and no substantial changes in circumstances that would require major revisions to the Final EIR due to the involvement of new significant environmental effects or an increase in the severity of previously identified significant impacts, and there is no new information of substantial importance that would change the conclusions set forth in the Final EIR.

Basis for Recommendation

The Department recommends APPROVAL WITH CONDITIONS of the Project as it appears to meet the provisions of Article 11 of the Planning Code regarding Major Alteration to a Category II (Significant Building, Possible Alterations) Property and the *Secretary of the Interior's Standards for Rehabilitation*.

Attachments

Draft Motion – Major Permit to Alter
Exhibit A – Conditions of Approval
Exhibit B – Plans and Renderings
Exhibit C – Environmental Determination
Exhibit D – Maps and Context Photos
Exhibit E – Historic Building Maintenance and Rehabilitation Plan
Exhibit F – Project Sponsor Brief

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PERMIT TO ALTER
MAJOR ALTERATION
DRAFT MOTION

HEARING DATE: OCTOBER 7, 2020

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ADOPTING FINDINGS FOR A PERMIT TO ALTER FOR MAJOR ALTERATIONS DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 11 OF THE SAN FRANCISCO PLANNING CODE, AND TO MEET THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION, FOR THE PROPERTY LOCATED AT 1035 HOWARD STREET ON LOT 094 IN ASSESSOR'S BLOCK 3731 IN AN MUG (MIXED USE-GENERAL ZONING DISTRICT, SOMA YOUTH AND FAMILY SPECIAL USE DISTRICT AND A 65-X AND 85-X HEIGHT AND BULK DISTRICT.

Preamble

On June 17, 2019, Olle Lundberg of Lundberg Design (hereinafter "Project Sponsor") filed Application No. 2019-012604PTA (hereinafter "Application") with the San Francisco Planning Department (hereinafter "Department") for a Permit to Alter for an exterior restoration at a subject building located on Lot 094 in Assessor's Block 3731, which is a Category II (Significant Building, Alterations) building historically known as the Eng-Skell Building (hereinafter "Project Site") and locally designated under Article 11, Appendix A of the Planning Code.

The environmental effects of the Project were determined by the San Francisco Planning Department to have been fully reviewed under the Eastern Neighborhoods Area Plan Environmental Impact Report (hereinafter "EIR"). The EIR was prepared, circulated for public review and comment, and, at a public hearing on August 7, 2008, by Motion No. 17661, certified by the Commission as complying with the California Environmental Quality Act (Cal. Pub. Res. Code Section 21000 et seq., (hereinafter "CEQA"). The Commission has reviewed the Final EIR, which has been available for this Commissions review as well as public review.

The Eastern Neighborhoods EIR is a Program EIR. Pursuant to CEQA Guideline 15168(c)(2), if the lead agency finds that no new effects could occur or no new mitigation measures would be required of a proposed project, the agency may approve the project as being within the scope of the project covered by the program EIR, and no additional or new environmental review is required. In approving the Eastern Neighborhoods Plan, the Commission adopted CEQA Findings in its Motion No. 17661 and hereby incorporates such Findings by reference.

Additionally, State CEQA Guidelines Section 15183 provides a streamlined environmental review for projects that are consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified, except as might be necessary to examine whether there are project–specific effects which are peculiar to the project or its site. Section 15183 specifies that examination of environmental effects shall be limited to those effects that (a) are peculiar to the project or parcel on which the project would be located, (b) were not analyzed as significant effects in a prior EIR on the zoning action, general plan or community plan with which the project is consistent, (c) are potentially significant off–site and cumulative impacts which were not discussed in the underlying EIR, or(d) are previously identified in the EIR, but which are determined to have a more severe adverse impact than that discussed in the underlying EIR. Section 15183(c) specifies that if an impact is not peculiar to the parcel or to the proposed project, then an EIR need not be prepared for that project solely on the basis of that impact.

On September 16, 2020, the Department determined that the proposed application did not require further environmental review under Section 15183 of the CEQA Guidelines and Public Resources Code Section 21083.3. The Project is consistent with the adopted zoning controls in the Eastern Neighborhoods Area Plan and was encompassed within the analysis contained in the Eastern Neighborhoods Final EIR. Since the Eastern Neighborhoods Final EIR was finalized, there have been no substantial changes to the Eastern Neighborhoods Area Plan and no substantial changes in circumstances that would require major revisions to the Final EIR due to the involvement of new significant environmental effects or an increase in the severity of previously identified significant impacts, and there is no new information of substantial importance that would change the conclusions set forth in the Final EIR. The file for this project, including the Eastern Neighborhoods Final EIR and the Community Plan Exemption certificate, is available for review at the San Francisco Planning Department, 49 South Van Ness Avenue, Suite 1400, San Francisco, California.

On October 7, 2020, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Permit to Alter Application No. 2019-012604PTA.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2019-012604PTA is located at 49 South Van Ness Avenue, Suite 1400, San Francisco, California.

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

MOVED, that the Commission hereby APPROVES WITH CONDITIONS the Permit to Alter, as requested in Application No. 2019-012604PTA in conformance with the architectural plans dated June 17, 2019 and labeled Exhibit B based on the following findings:

Findings

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

1. **The above recitals are accurate and also constitute findings of the Commission.**

2. **Project Description.** The proposed project (Project) would demolish the existing boiler room and shed located at the rear of the property and to construct a new five-story vertical and horizontal addition to the existing three-story light industrial building. The addition will be separated from the existing Eng-Skell building with a horizontal hyphen and private entry plaza with a perforated metal gate. The ground floor of the addition at its Russ Street frontage will be dedicated to entrances to off-street loading and parking, with glazed roll-up doors. The addition will have an aluminum curtain wall system which references the geometry of the original steel sash windows of the Eng-Skell Building. The addition will be topped with a roof deck and elevator penthouse. At the Eng-Skell Building, the ground floor storefront system will be uncovered and rehabilitated, including the distinctive stepped entry on Howard Street. The existing deteriorated entry doors will be replaced with new wood doors, and free-standing security stantions will be installed in the recessed entry vestibule. The building's existing steel sash windows will be rehabilitated where possible and replaced in-kind where deteriorated beyond repair. Finally, approximately 4,000 square feet of solar panels will be installed on the roof of the existing Eng-Skell Building. The Project also includes establishment of 24,999 square feet of new office use through Planning Code Section 803.9(b), which would function alongside the existing 12,653 square feet of office use. In total, the Project would result in 37,652 square feet of office use, 43,996 square feet of production, distribution and repair (PDR) use, and 4,896 square feet of laboratory use.

3. **Property Description.** 1035 Howard Street is located on the south side of Howard Street between Harriet Street and Russ Street (Assessor's Block 3731; Lot 094). The subject building is individually designated under Article 11, Category II (Significant Building, Possible Alterations).

   The Art Deco-style, three-story, reinforced concrete light industrial building was constructed in 1930 by A.C. Griewank, architect for the Port of San Francisco, to serve as the headquarters and manufacturing facility of the Eng-Skell Company. Eng-Skell, incorporated in 1903, produced crushed fruits, toppings, and fountain syrups geared toward the ice cream, soda fountain, confectionery, and baking trades. The Howard Street façade and a portion of the Russ Street façade are designed in a high Art Deco style, with distinctive fluted piers, molded zig-zag spandrel panels, and stylized tulip motif.

4. **Surrounding Properties and Neighborhood.** The Project Site is located in the Western SoMa neighborhood, which is primarily comprised of large light industrial and multi-family residential buildings on major thoroughfares such as Howard, Folsom, and Harrison Streets, and smaller one- to three-story industrial and residential buildings on a network of narrow streets and alleys. Much of the South of Market neighborhood was destroyed as a result of the 1906 Earthquake and Fire, and a period of rapid reconstruction and development occurred between 1906 and 1930.

   Between 6th and 7th Street, Howard Street is characterized by a diverse mix of multi-family Edwardian and contemporary residential buildings and one- to three-story light industrial buildings. While the Project Site exhibits a bold Art Deco architectural style, the other light industrial buildings on this portion of Howard Street are more typically designed in Classical Revival and American Commercial styles.

   The Project Side is located at the intersection of Howard and Russ streets, so there is only one immediately adjacent building located to the northeast: a one-story commercial office building constructed in 1939.

5. **Public Outreach and Comments.** The Department received one public inquiry from a neighbor on Harriet Street who questioned the potential shadow impacts of the proposed vertical addition. Department Staff provided the neighbor a copy of the consultant-prepared Shadow Study. In addition, the Department received one letter of opposition from a neighbor who expressed concerns regarding construction noise.

Finally, the Department has received four letters of support for the proposed Project. These neighbors feel that an occupied and rehabilitated building will mitigate ongoing vandalism in the neighborhood and improve neighbors' overall quality of life. Neighbors also assert that the proposal demonstrates a sensitive affinity for the unique Art Deco elements of the existing building while also providing a twenty-first century update in the form of the proposed office addition.

6. **Planning Code Compliance.** The Commission has determined that the proposed work is compatible with the exterior character-defining features of the subject property and meets the requirements of Article 11 of the Planning Code in the following manner:

   A. Article 11 of the Planning Code. Pursuant to Section 1111.6(a) of the Planning Code, the proposed alteration shall be consistent with and appropriate for the effectuation of the purposes of this Article 11.

      The Project is consistent with Article 11 of the Planning Code.

   B. Alterations. Article 11 of the Planning Code outlines specific findings for the Commission to consider when evaluating applications for Alterations.

      Pursuant to Section 1111.6(c) of the Planning Code, for Significant Buildings/Properties (Categories I and II) and for Contributory Buildings (Categories III and IV), proposed alterations of structural

elements and exterior features shall be consistent with the architectural character of the building, and shall comply with the following specific requirements:

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

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

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

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

Category II buildings have been identified as significant historic resources which may accommodate vertical and/or horizontal additions that are visible from a public right-of-way provided that these additions are sensitively massed, sited, and designed. The proposal includes the demolition of the existing non-historic boiler room and shed located at the rear of the property along the Russ Street (secondary) frontage and construction of a recessed entry plaza and five-story rear addition. The addition has been designed with an aesthetically restrained aluminum and clear glass curtain wall system which references the proportions of the existing steel sash windows of the Eng-Skell Building. The proposed addition is appropriately scaled and located on the Project Site so as to allow the distinctive Art Deco Landmark to retain visual prominence. Likewise, the proposal includes essential rehabilitation work at the ground floor storefronts and entry doors of the existing Landmark, which have been obscured for decades, therefore restoring the street-level relationship between the building and the public realm. Finally, the building's steel sash windows will be repaired where possible and replaced in-kind where deteriorated beyond repair to preserve the distinctive industrial character of the existing building.

C. Secretary of the Interior's Standards. Pursuant to Section 1111.6(b) of the Planning Code, the proposed work shall comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties for significant and contributory buildings, as well as any applicable guidelines, local interpretations, bulletins, or other policies. Rehabilitation is the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values. The

Rehabilitation Standards provide, in relevant part(s):

(1) Standard 1: A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

The Project proposes to retain existing lab, PDR, and office uses at the subject property. Office use will be increased by approximately 24,999 square feet. Historically, the Project Site was used by the Eng-Skell Company as its main headquarters, where company administration, product testing and development, and production and packaging all occurred under one roof. Therefore, the proposed project would maintain the property's long history as a multi-use building and will not change its character-defining features.

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

The proposal would demolish two existing non-historic structures located at the rear of the property. Both the boiler room and shed are utilitarian in nature and are not character-defining features of the subject property. Features that have been identified as character-defining, including the existing steel sash windows, will be repaired or replaced where deteriorated beyond repair.

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

The project will not mimic the Eng-Skell Building's character-defining Art Deco stylistic features or add conjectural elements.

(4) Standard 4: Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

Not Applicable.

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

The distinctive features and finishes of the building will be retained and preserved. The proposal would uncover the distinctive recessed entry on Howard Street, and would either rehabilitate or replace in-kind characteristic steel-sash windows.

(6) Standard 6: Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial

evidence.

The proposal includes removal and replacement of the existing deteriorated front entry doors with new wood doors. Likewise, although existing steel-sash windows will be repaired where possible, those windows that are deteriorated beyond repair will be replaced with new steel-sash windows that match the existing in terms of scale and profile.

(7) Standard 7: Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

Not Applicable.

(8) Standard 8: Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

Not Applicable.

(9) Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

While the proposed addition makes reference to the character-defining fenestration of the Eng-Skell Building through the proportions of its aluminum-framed curtain wall, the overall design provides a contemporary and deferential backdrop to the building's high Art Deco stylistic features. The addition will also be physically differentiated from the existing building through a full five-story recessed hyphen. This hyphen minimizes the areas of contact between the existing building and new addition, while simultaneously providing a sense of relief between the old and new structures. The hyphen's fenestration is differentiated from that of the proposed rear addition, consisting of larger individual panes. The result is a visually and aesthetically light connection which contrasts with both the Eng-Skell Building and the new addition. As a result, the existing Eng-Skell Building will continue to appear as the main structure on the Project Site despite the new construction.

(10) Standard 10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

As noted, the proposed hyphen will minimize the area of contact between the existing building and the proposed addition. Accordingly, the rear portion of the existing Eng-Skell Building is devoid of Art Deco stylistic features, because this more utilitarian section housed the company's industrial processes. As a result, no character-defining Art Deco features will be compromised by construction of the new addition. The new addition could be removed in the future and require

only repair of the rear, utilitarian building wall.

7. Planning Code Section 803.9(b) principally permits all uses in buildings in an MUG Zoning District, if:

1. The building is a designated landmark building or contributory building within a designated historic district pursuant to Article 10 of the Planning Code, or listed on or determined eligible for the California Register of Historical Resources by the State Office of Historic Preservation;

2. The Zoning Administrator, upon the advice of the Historic Preservation Commission, determines that the use will enhance the feasibility of preserving the building;

3. The project does not contain nighttime entertainment use; and,

4. Residential uses meet the affordability requirements in Planning Code Section 415.

The Project Site has been determined individually eligible for listing on the California Register of Historical Resources and is therefore qualified to utilize the land use incentive under Planning Code Section 803.9(b).

Further, the Project does not propose nighttime entertainment or residential uses. The Project Sponsor has developed a Historic Building Maintenance Plan (HBMP) in consultation with Department staff. This HBMP will provide for a program of regular maintenance and repair of the historic building. Specifically, the HBMP includes a series of recommended short- and long-term treatments.

Short-term treatments necessary to address safety issues or water intrusion include geotechnical and structural assessment of the building's foundations and any necessary stabilization at the foundation level. High-priority exterior work includes repair of cracks, spalls, and damage on the existing exterior walls and repair of damaged decorative Art Deco elements such as columns, capitals, spandrel panels, and cornice. The roof is also recommended for replacement in the short-term. Longer-term scopes of work identified in the HBMP include removing paint from terra cotta storefront tiles to restore their original appearance, repairing and repainting stable exterior windows, and removing non-historic smokestacks at the south façade.

While office uses are permitted at the ground floor in an MUG Zoning District, historic properties which utilize Planning Code Section 803.9(b) are not subject to these Vertical Controls and may establish an office use on any level of a proposed building. The Project would institute office use on all five levels of the proposed rear addition and add office use at the second floor of the Eng-Skell Building.

The Commission finds that the proposed use, with the incorporation of the HBMP, would enhance the feasibility of preserving the historic building at 1035 Howard Street.

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

URBAN DESIGN ELEMENT

The Urban Design Element concerns the physical character and order of the city, and the relationship between people and their environment.

OBJECTIVE 1:
EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

Policy 1.3
Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

OBJECTIVE 2:
CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

Policy 2.4
Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

Policy 2.5
Use care in remodeling of older buildings, in order to enhance rather than weaken the original character of such buildings.

Policy 2.7
Recognize and protect outstanding and unique areas that contribute in an extraordinary degree to San Francisco's visual form and character.

The goal of a Permit to Alter is to provide additional oversight for buildings and districts that are architecturally or culturally significant to the City in order to protect the qualities that are associated with that significance. The proposed project qualifies for a Permit to Alter and therefore furthers these policies and objectives by maintaining and preserving the character-defining features of the subject property for the future enjoyment and education of San Francisco residents and visitors.

In addition to exterior rehabilitation consistent with the intent of the Permit to Alter, the project also proposes to preserve 43,996 square feet of PDR use and add 24,999 square feet of new office use which is likewise consistent with the objectives and policies of the General Plan.

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

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

   The Project will not have an impact on neighborhood serving retail uses. The Project will provide for future opportunities for resident employment, since new office use would be added to the site alongside of PDR and laboratory uses.

   B) The existing housing and neighborhood character will be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods:

   The Project will strengthen neighborhood character by respecting the character-defining features of the building in conformance with the Secretary of the Interior's Standards

   C) The City's supply of affordable housing will be preserved and enhanced:

   The Project will not affect the City's affordable housing supply since there is no housing on the project site.

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

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

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

   While the proposal will add 24,999 square feet of office use, it also retains and rehabilitates the existing 43,996 square feet of existing PDR space and 4,896 square feet of existing laboratory space. The resulting building will contain a balance of 57% PDR uses complemented and supported by compatible and harmonious office and laboratory uses. The proposal will present a unique opportunity for a modern, interdisciplinary tenant to occupy a building which has supported office, laboratory, and light industrial use since its construction in 1930.

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

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

   G) That landmark and historic buildings will be preserved:

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

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

The proposed project will not impact the access to sunlight or vistas for the parks and open space. The vertical addition has been purposefully scaled back to avoid casting shadow on Gene Friend Park.

For these reasons, the proposal overall appears to meet the *Secretary of the Interior's Standards* and the provisions of Article 11 of the Planning Code regarding Major Alterations to Category II (Significant, Possible Alterations) buildings.

Decision

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby APPROVES WITH CONDITIONS a Permit to Alter for the subject property located at Lot 094 in Assessor's Block 3731 for proposed work in conformance with the architectural submittal dated August 7, 2020 and labeled Exhibit B on file in the docket for Record No. 2019-012604PTA.

APPEAL AND EFFECTIVE DATE OF MOTION: The Commission's decision on a Permit to Alter shall be final unless appealed within thirty (30) days after the date of this Motion No. XXXXXX. Any appeal shall be made to the Board of Appeals, unless the proposed project requires Board of Supervisors approval or is appealed to the Board of Supervisors as a conditional use, in which case any appeal shall be made to the Board of Supervisors (see Charter Section 4.135). For further information, please contact the Board of Appeals in person at 49 South Van Ness Ave, Suite 1475 or call (628) 652-1150.

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

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

I hereby certify that the Historical Preservation Commission ADOPTED the foregoing Motion on October 7, 2020.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: October 7, 2020

EXHIBIT A

Authorization Update

This authorization is for a permit to alter to allow Major Alterations located at 1035 Howard Street (3731/094) pursuant to Planning Code Section 1111.6 within the MUG (Mixed Use-General) Zoning District and a 65-X and 85-X Height and Bulk District; in general conformance with plans, dated August 7, 2020, and stamped "EXHIBIT B" included in the docket for Record No. 2019-012604PTA and subject to conditions of approval reviewed and approved by the Historic Preservation Commission on October 7, 2020 under Motion No XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

Printing of Conditions of Approval on Plans

The conditions of approval under the 'Exhibit A' of this Historic Preservation Commission Motion No. XXXXXX shall be reproduced on the Index Sheet of construction plans submitted with the site or building permit application for the Project. The Index Sheet of the construction plans shall reference to the Permit to Alter and any subsequent amendments or modifications.

Severability

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

Changes and Modifications

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Historic Preservation Commission approval of a new Permit to Alter. In instances when Planning Commission also reviews additional authorizations for the project, Planning Commission may make modifications to the Permit to Alter based on majority vote and not required to return to Historic Preservation Commission.

Conditions of Approval

1. That prior to issuance of the architectural addenda, the Project Sponsor shall provide product cut sheets and/or shop drawings for project elements, including but not limited to the replacement steel-sash windows, glass curtain wall system, Howard Street entry doors, Russ Street plaza gate, and Russ Street garage doors for review and approval to Department Preservation Staff.

2. As part of the future review of the building permit by the Department of Building Inspection or other city agencies, any required refinements to the Project may be reviewed and approved by Department Preservation staff, particularly if these refinements are required to address building or life safety requirements.

3. Pursuant to the expanded use controls under Planning Code Section 803.9(b) which allow office use at the subject property, the Historic Building Maintenance Plan is required to be implemented as long as the proposed office use remains active at the Project Site.

PROJECT DIRECTORY

CLIENT: EMBARCADERO CAPITAL PARTNERS
1301 SHOREWAY RD. SUITE 250
BELMONT, CA 94002

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SAN FRANCISCO

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HISTORICAL REVIEW CONSULTANT: KNAPP ARCHITECTS
5 THIRD ST. SUITE 920
SAN FRANCISCO, CA 94103

CONTACT: Frederic Knapp
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T. 415 986 2327

GEOTECHNICAL ENGINEER: LANGAN TREADWELL ROLLO
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SAN FRANCISCO, CA 94111

CONTACT: Richard Rodgers
EMAIL: rdrodgers@treadwellrollo.com
T. 415 955 9040

PROJECT DATA

PROJECT NAME:	Eng-Skell Remodel
PROJECT ADDRESS:	1035 Howard Street, San Francisco, CA 94103
BUILDING OWNER:	Embarcadero Capital Partners LLC
BLOCK / LOT #:	3731 / 094
FIN #:	#####
ZONING:	MUG
DISTRICT:	85-X and 65-X
LOT AREA:	28,000 SF GROSS
# OF EXITS:	2
BUILDING HEIGHT:	5 Stories
PARKING:	1 Maintenance Vehicle
SCOPE:	Addition/Alteration
BUILDING TYPE:	Type-1B
FIRE PROTECTION:	Sprinklered
OCCP. PROPOSED:	B, F, S-2
# OF STORIES:	5
# OF BASEMENTS:	0
(E) GROUND LEVEL AREA:	25,890 GSF (5,980 SF PROPOSED ADDITION)
BASEMENT AREA:	None
OFFICE USE:	37,652 SF GROSS
PDR USE:	43,996 SF GROSS
LAB USE:	4,896 SF GROSS
BICYCLE PARKING:	444 SF GROSS - MIN. (5) FLEET, (18) CLASS 1 & (4) CLASS 2 SPACES
USABLE OPEN SPACE:	1,210 SF GROSS

SCOPE OF WORK

APPLICATION FOR PERMIT FOR EXISTING BUILDING RENOVATION AND NEW ADDITION: SCOPE OF WORK DESCRIPTION

EXISTING BUILDING RENOVATION WITH STRUCTURAL ALTERATIONS AND ADDITION OF A 5 STORY NEW BUILDING ON ADJACENT TO EXISTING BUILDING IN THE SAME LOT. CONVERSION OF PART OF EXISTING PDR USE TO OFFICE USE WITH NEW PDR ADDED TO NEW ADDITION. PROJECT WILL ADD APPOX. 24,999 SF ON NEW OFFICE SPACE . WORK INCLUDES (N) STRUCTURAL, (N) MEP, (N) PARTITION WALLS AND FINISHES, (N) GLAZING SYSTEMS, (N) EXIT DOORS, (N) ELEVATORS AND (N) STAIRS. BUILDING TO BE FULLY SPRINKLERED.

MECHANICAL, ELECTRICAL, PLUMBING, LIFE-SAFETY AND FIRE-SPRINKLERS TO BE SUBMITED UNDER SEPARATE PERMITS

CODE INFORMATION

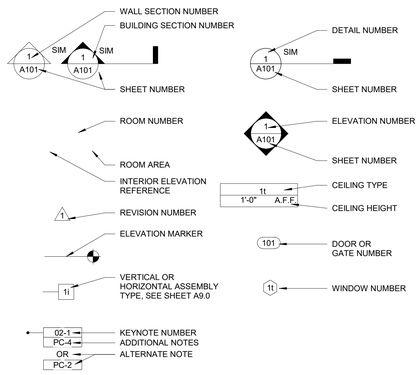
APPLICABLE BUILDING CODES:

1. The 2016 San Francisco Building Code consisting of the 2013 California Building Code, and the 2013 California Green Building Standards Code, with San Francisco Amendments
2. The 2016 San Francisco Electrical Code consists of the 2013 California Electrical Code with San Francisco Amendments
3. The 2016 San Francisco Energy Code consists of the 2013 California Energy Code, based on the 2008 California Energy Code, with no local amendments
4. The 2016 San Francisco Mechanical Code consists of the 2013 California Mechanical Code with San Francisco Amendments
5. The 2016 San Francisco Plumbing Code consists of the 2013 California Plumbing Code with San Francisco Amendments

WALL TYPES LEGEND

- PROPOSED PARTIAL HEIGHT WALL
- PROPOSED FULL HEIGHT WALL
- PROPOSED 1- HOUR RATED WALL
- ALL PROPOSED WALLS TO BE INSULATED W/ BATT INSULATION
- EXISTING BUILDING WALL TO REMAIN
- ELEMENTS SHOWN DASHED TO BE REMOVED

GRAPHIC LEGEND

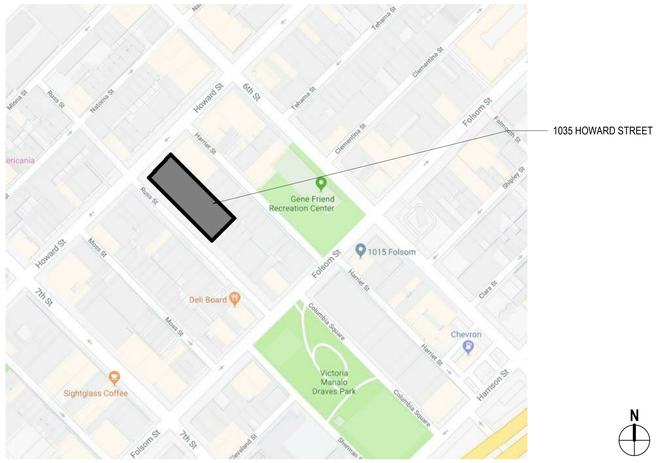


DRAWING LIST

Sheet Number	Sheet Name	Sheet Issue Date	Current Revision	Current Revision Date
A0_PROJECT INFORMATION				
A0.01	Project Information	10/31/18	6	08/07/20
A0.02	General Notes	10/31/18	6	08/07/20
C1_SITE SURVEY				
C1.0	Civil Site Plan & Existing Site Survey	10/25/19		
A1_SITE PLAN				
A1.01	Site Plan - Existing	10/31/18	6	08/07/20
A1.02	Site Plan - Proposed	10/31/18	6	08/07/20
A1.03	Site Sections & Vicinity Plan	10/31/18	6	08/07/20
A1_EXISTING PLANS				
A1.10	Existing Plan - Level 1	10/25/19	6	08/07/20
A1.11	Existing Plan - Mezzanine	10/25/19	6	08/07/20
A1.12	Existing Plan - Level 2	10/25/19	6	08/07/20
A1.13	Existing Plan - Level 3	10/25/19	6	08/07/20
A1.14	Existing Plan - Penthouse	10/25/19	6	08/07/20
A1.15	Existing Roof Plan	10/25/19	6	08/07/20
A2_PLANS				
A2.01	Proposed Plan - Level 1	10/25/19	6	08/07/20
A2.02	Proposed Plan - Level 2	10/25/19	6	08/07/20
A2.03	Proposed Plan - Level 3	10/25/19	6	08/07/20
A2.04	Proposed Plan - Level 4 / Roof 1	10/25/19	6	08/07/20
A2.05	Proposed Plan - Level 5	10/25/19	6	08/07/20
A2.06	Proposed Roof Plan	10/25/19	6	08/07/20
A3_EXTERIOR ELEVATIONS				
A3.00	Exterior Elevations - South	10/31/18	6	08/07/20
A3.01	Exterior Elevations - East & West	10/31/18	6	08/07/20
A3.02	Exterior Elevations - North	10/25/19	6	08/07/20
A3.11	Enlarged Exterior Elevations- Howard St.	11/12/18	6	08/07/20
A4_BUILDING SECTIONS				
A4.01	Building Sections - Proposed	06/03/14	6	08/07/20
A4.02	Building Sections - Proposed	09/24/18	6	08/07/20
A9_DETAILS				
A9.11	Typical Details- Window Systems	10/11/18	6	08/07/20
A5_STREETSCAPE PLAN				
A5.00	Streetscape Plan	10/25/19	6	08/07/20
A15_RENDERINGS				
A15.00	Existing Building Images	10/31/18	6	08/07/20
A15.01	3D Views	10/31/18	6	08/07/20
A15.02	Russ Street Entry Perspective	04/17/19	6	08/07/20
A15.03	Conceptual Renderings	10/31/18	6	08/07/20
A16_GROSS FLOOR AREAS				
A16.00	Gross Building Areas - Existing	10/31/18	6	08/07/20
A16.01	Gross Building Areas - Proposed	10/31/18	6	08/07/20
A16.10	Occupancy, Egress, & Fixture Count	10/31/18	6	08/07/20

Total: 33

VICINITY MAP



LICENSED ARCHITECT
THOMAS OLLE LUNDBERG
No. C-30714
EXP. 12-31-19
STATE OF CALIFORNIA

Eng-Skell Remodel
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ISSUES / REVISIONS

Issue #	Description	Date
1	Preliminary Project Assessment	11/09/18
2	Pre-Application Meeting	04/18/19
3	Project Application	05/20/19
4	Plan Check Letter Response	11/08/19
5	Environmental Review Reponse	03/20/20
6	Plan Check Letter Response 02	08/07/20

Print Date: 8/7/2020 9:50:26 PM
Drawn By: sma
Checked By: oc
Scale: As indicated

Project Information

A0.01

GENERAL PROJECT NOTES

00-1 FOR PROJECT DESCRIPTION, REFER TO BASIS OF DESIGN DOCUMENT.

00-2 ALL WORK PERFORMED SHALL COMPLY WITH THE CONTRACT DOCUMENTS, DRAWINGS AND SPECIFICATIONS, INCLUDING THESE GENERAL NOTES. THE CONTRACTOR SHALL COORDINATE THE INTENT OF THE GENERAL NOTES WITH ALL TRADES.

00-3 NO DEVIATION FROM CONTRACT DRAWINGS AND SPECIFICATIONS SHALL BE MADE WITHOUT WRITTEN APPROVAL OF THE ARCHITECT.

00-4 ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE DRAWINGS AND SPECIFICATIONS. IF CONFLICT IS FOUND BETWEEN DRAWINGS, GENERAL NOTES AND OR FIELD CONDITIONS, CONSULT THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.

00-5 CONTRACTOR TO REVIEW DOCUMENTS, VERIFY DIMENSIONS AND FIELD CONDITIONS AND CONFIRM THAT WORK IS BUILDABLE AS SHOWN. REPORT ANY CONFLICTS OR OMISSIONS TO THE ARCHITECT FOR CLARIFICATION PRIOR TO PERFORMING ANY WORK IN QUESTION.

00-6 THE STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS ARE SUPPLEMENTARY TO THE ARCHITECTURAL DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK WITH THE ARCHITECTURAL DRAWINGS BEFORE THE INSTALLATION OF STRUCTURAL, MECHANICAL AND ELECTRICAL WORK. SHOULD THERE BE A CONFLICT OR DISCREPANCY BETWEEN THE ARCHITECTURAL DRAWINGS AND THE CONSULTING ENGINEERS' DRAWINGS IT SHALL BE BROUGHT TO THE ARCHITECTS ATTENTION FOR CLARIFICATION PRIOR TO INSTALLATION OF SAID WORK. ANY WORK INSTALLED IN CONFLICT WITH THE ARCHITECTURAL DRAWINGS SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST.

00-7 DO NOT SCALE DRAWINGS. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALES SHOWN ON DRAWINGS. GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, GRADES AND CONDITIONS AT SITE PRIOR TO COMMENCING THE WORK, AND REPORT ANY DISCREPANCIES TO THE ARCHITECT IN WRITING.

00-8 ALL DIMENSIONS ARE TO FACE OF CONCRETE, FACE OF CONCRETE BLOCK WALLS, AND FACE OF SCHEDULED PARTITION, UNLESS OTHERWISE NOTED

00-9 PARTITIONS ARE DIMENSIONED FROM FINISH FACE TO FINISH FACE, UNLESS OTHERWISE NOTED. MAINTAIN DIMENSIONS MARKED "CLEAR". ALLOW FOR THICKNESS OF FINISHES.

00-10 CEILING HEIGHT DIMENSIONS ARE TO FINISHED SURFACES.

00-11 WHERE A TYPICAL CONDITION IS DETAILED, IT SHALL BE UNDERSTOOD THAT ALL LIKE OR SIMILAR CONDITIONS ARE THE SAME UNLESS SPECIFICALLY NOTED OR DETAILED OTHERWISE.

00-20 CONTRACTOR TO COMPLY WITH CODES, LAWS, ORDINANCES, RULES, AND REGULATIONS OF PUBLIC AUTHORITIES GOVERNING THE WORK.

00-21 CONTRACTOR TO OBTAIN AND PAY FOR PERMITS AND INSPECTIONS REQUIRED BY PUBLIC AUTHORITIES GOVERNING THE WORK.

00-22 CONTRACTOR SHALL OBTAIN NECESSARY PERMITS FROM STATE OF CALIFORNIA, DIVISION OF INDUSTRIAL SAFETY, OSHA DEPARTMENT, FOR WORK ON BUILDINGS OVER 36'-0" IN HEIGHT.

00-23 CONTRACTOR SHALL OBTAIN NECESSARY PERMITS FROM STATE OF CALIFORNIA, DIVISION OF INDUSTRIAL SAFETY, OSHA DEPARTMENT, FOR TRENCHES OR EXCAVATIONS GREATER THAN 5'- 0" DEEP INTO WHICH A PERSON IS REQUIRED TO DESCEND FOR CONSTRUCTION PURPOSES

00-24 CONTRACTOR TO MAINTAIN EXITS, EXIT LIGHTING, FIRE PROTECTIVE DEVICES, AND ALARMS IN CONFORMANCE WITH CODES AND ORDINANCES.

00-25 CONTRACTOR SHALL PROVIDE TEMPORARY EXIT SIGNS TO ASSURE A MEANS OF EGRESS DURING CONSTRUCTION.

00-26 CONTRACTOR TO PROTECT AREA OF WORK AND ADJACENT AREAS FROM DAMAGE. G.C. TO COORDINATE TRASH REMOVAL ACCESS.

00-27 CONTRACTOR SHALL PROTECT STORED ON-SITE AND INSTALLED ABSORPTIVE MATERIALS FROM MOISTURE DAMAGE

00-28 CONTRACTOR TO MAINTAIN WORK AREAS SECURE AND LOCKABLE DURING CONSTRUCTION. COORDINATE WITH PORT TO PROVIDE SECURITY.

00-29 CONTRACTOR SHALL AS NECESSARY PROVIDE SHORING DESIGNED AND DETAILED BY A CALIFORNIA REGISTERED ENGINEER.

00-30 FIRE PROTECTION EQUIPMENT AND SERVICE ACCESS MUST BE PROVIDED DURING THE CONSTRUCTION PERIOD.

00-34 EXISTING AREA TO REMAIN OCCUPIED DURING CONSTRUCTION INDICATED AS HATCHED REGION. PROTECT AREA TO REMAIN OCCUPIED. REFER TO ELECTRICAL AND MECHANICAL DRAWINGS.

00-35 WHERE EXISTING ACCESS PANELS CONFLICT WITH CONSTRUCTION. CONTRACTOR TO RELOCATE PANELS TO ALIGN WITH AND FIT WITHIN NEW CONSTRUCTION. LOCATION TO BE APPROVED BY ARCHITECT.

00-36 PUBLIC IMPROVEMENTS AND SERVICES ADJACENT TO THE SITE SHALL BE MAINTAINED DURING CONSTRUCTION. APPROVAL OF THE APPROPRIATE GOVERNING BODY IS REQUIRED BEFORE ANY WORK IS COMMENCED.

00-37 GENERAL CONTRACTOR SHALL COORDINATE SITE PLUMBING, DRAINAGE, ELECTRICAL, TELEPHONE WORK AND EXISTING UTILITIES TO PROVIDE A COMPLETE OPERATING SYSTEM.

00-38 CONTRACTOR TO COORDINATE TELECOMMUNICATIONS, DATA AND SECURITY SYSTEM INSTALLATIONS.

00-39 CLIENT WILL PROVIDE WORK NOTED "BY OTHERS" OR "NIC" UNDER SEPARATE CONTRACT. INCLUDE SCHEDULE REQUIREMENTS IN CONSTRUCTION PROGRESS SCHEDULE AND COORDINATE TO ASSURE ORDERLY SEQUENCE OF INSTALLATION.

00-40 EXCEPT WHERE SHOWN IN DIMENSIONAL DETAIL, OR AS REQ'D BY CODE, THE LOCATIONS OF PLUMBING, MECHANICAL EQUIPMENT, DUCTS, PIPING, AND FITTING ARE ONLY APPROXIMATE. THE EXACT LOCATIONS SHALL BE DETERMINED BY THE CONTRACTOR, SUBJECT TO APPROVAL BY THE ARCHITECT.

00-41 CONTRACTOR SHALL VERIFY SIZES AND LOCATIONS OF ALL MECHANICAL EQUIPMENT PADS AND BASES AS WELL AS POWER AND WATER OR DRAIN INSTALLATIONS WITH EQUIPMENT MANUFACTURERS BEFORE PROCEEDING WITH THE WORK. CHANGES TO ACCOMMODATE FIELD CONDITIONS OR SUBSTITUTIONS SHALL BE MADE AT NO ADDITIONAL COST.

00-42 CONTRACTOR SHALL VERIFY SIZE AND LOCATION OF ALL MECHANICAL OPENINGS THROUGH THE ROOF WITH MECHANICAL EQUIPMENT MANUFACTURERS.

00-43 CONTRACTOR SHALL PROVIDE AND INSTALL ALL STIFFENERS, BRACING, BLOCKING, BACK-UP PLATES AND SUPPORTING BRACKETS REQUIRED FOR THE INSTALLATION OF ALL CASEWORK, TOILET ROOM ACCESSORIES, FIXTURES AND PARTITIONS AND ALL WALL MOUNTED OR SUSPENDED MECHANICAL, ELECTRICAL OR MISCELLANEOUS EQUIPMENT AND FURNISHINGS.

00-44 EGRESS STAIR SHAFTS SHALL BE AIRTIGHT AND SEALED.

00-45 MECHANICAL SUPPLY AND RETURN AIR SHAFTS SHALL BE AIRTIGHT AND SEALED.

00-46 CONTRACTOR TO UNDERCUT DOORS TO CLEAR TOP OF FLOOR FINISHES BY 1/4 INCH, UNLESS OTHERWISE NOTED, EXCEPT AS NOTED IN SPECIFICATIONS.

00-47 CONTRACTOR TO COORDINATE AND PROVIDE BACKING FOR MILLWORK AND ITEMS ATTACHED OR MOUNTED TO WALLS OR CEILINGS.

FIRE DEPARTMENT NOTES

00-50 PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A WITHIN 75 FOOT TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING ON EACH FLOOR, AND ADDITIONAL EXTINGUISHERS AS REQUIRED BY FIRE DEPARTMENT FIELD INSPECTOR OR BUILDING DEPARTMENT INSPECTOR.

00-51 PROVIDE EXIT SIGN WITH 6" LETTERS OVER REQUIRED EXITS, WHERE SHOWN ON DRAWINGS, AND ADDITIONAL SIGNS AS REQUIRED BY BUILDING DEPARTMENT INSPECTOR OR FIRE DEPARTMENT FIELD INSPECTOR. CONNECT EXIT SIGNS TO EMERGENCY POWER CIRCUITS. COMPLY WITH BUILDING CODES.

00-52 PROVIDE EMERGENCY LIGHTING OF ONE FOOT-CANDLE AT FLOOR LEVEL. COMPLY WITH BUILDING CODES.

00-53 MAINTAIN AISLES AT LEAST 44" WIDE AT PUBLIC AREAS.

00-54 EVERY EXIT DOOR SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. SPECIAL LOCKING DEVICES SHALL BE OF AN APPROVED TYPE. ALL NEW DOORS SHALL HAVE APPROVED LEVER HANDLES.

00-55 DOORS OPENING INTO REQUIRED 1-HOUR, FIRE-RESISTIVE CORRIDORS SHALL BE PROTECTED WITH A SMOKE OR DRAFT STOP ASSEMBLY HAVING A 20-MINUTE RATING AND SHALL BE SELF-CLOSING.

00-56 20-MINUTE DOOR JAMBS TO BE TIGHT-FITTING, SMOKE AND DRAFT CONTROLLED.

00-57 EXIT DOORS SHALL SWING IN THE DIRECTION OF TRAVEL WHEN SERVING 50 OR MORE PERSONS AND IN ANY HAZARDOUS AREA.

00-58 INTERIOR WALL AND CEILING FINISHES FOR EXIT CORRIDOR SHALL NOT EXCEED AN END POINT FLAME SPREAD RATING: A. CLASS I, FLAME SPREAD 0-25, SMOKE DENSITY 150, FOR MATERIALS INSTALLED IN VERTICAL EXITS. B. CLASS II, FLAME SPREAD 26-75, SMOKE DENSITY 300, FOR MATERIALS INSTALLED IN HORIZONTAL EXITS. C. CLASS III, FLAME SPREAD 76-200, SMOKE DENSITY 450, FOR MATERIALS INSTALLED IN ANY OTHER LOCATION.

00-59 PROVIDE FIRE DAMPERS OR DOORS WHERE AIR DUCTS PENETRATE FIRE-RATED WALLS OR CEILINGS.

00-60 STORAGE, DISPENSING OR USE OF ANY FLAMMABLE OR COMBUSTIBLE LIQUIDS, FLAMMABLE GAS AND HAZARDOUS SUBSTANCES SHALL COMPLY WITH 2007 CALIFORNIA FIRE CODE AND CURRENT LOCAL, STATE, AND FEDERAL AUTHORITIES HAVING JURISDICTION.

00-61 WOOD BLOCKING SHALL BE FIRE TREATED IN ACCORDANCE WITH APPLICABLE CODE REQUIREMENTS.

00-62 LOCATE THE CENTER OF FIRE ALARM INITIATING DEVICES 48" ABOVE THE LEVEL OF THE FLOOR, WORKING PLATFORM, GROUND SURFACE OR SIDEWALK.

00-63 EMERGENCY WARNING SYSTEMS SHALL ACTIVATE A MEANS OF WARNING THE HEARING IMPAIRED.

00-64 AUTOMATIC SPRINKLER SYSTEMS SHALL BE SUPERVISED BY AN APPROVED CENTRAL, PROPRIETARY OR REMOTE STATION SERVICE OR A LOCAL ALARM WHICH WILL GIVE AN AUDIBLE SIGNAL AT A CONSTANTLY ATTENDED LOCATION.

00-65 ALTERATIONS OR ADDITIONS TO THE FIRE SPRINKLER AND FIRE ALARM SYSTEM SHALL BE DONE IN COMPLIANCE WITH NFPA 13, NFPA 72, AND THE ADA. COMMON USE AREAS ARE DEFINED TO INCLUDE BREAK ROOMS, CONFERENCE ROOMS, OPEN AREAS, CORRIDORS, HALLWAYS AND LOBBIES. SHOP DRAWINGS SHALL BE REVIEWED AND APPROVED BY LOCAL AUTHORITIES HAVING JURISDICTION.

00-66 IF THE SPACE ABOVE THE SUSPENDED CEILING IS USED AS A RETURN AIR PLENUM, THEN ALL EQUIPMENT AND WIRING (COMMUNICATION, POWER ETC.) SHALL BE LISTED FOR INSTALLATION IN A PLENUM.

00-67 ALL FLEXIBLE AIR DUCTS, IF USED, SHALL MEET THE REQUIREMENTS OF NFPA 90A, 2-3-2 IN CONSTRUCTION AND INSTALLATION.

ACCESSIBILITY NOTES

00-70 IN BUILDINGS AND FACILITIES, FLOORS OF A GIVEN STORY SHALL BE A COMMON LEVEL THROUGHOUT, OR SHALL BE CONNECTED BY PEDESTRIAN RAMPS, PASSENGER ELEVATORS.

00-71 FLOOR SURFACES SHALL BE SLIP-RESISTANT WITH A MINIMUM COEFFICIENT =0.6 WET @ SLOPES LESS THAN 6% AND 0.8 WET @ SLOPES EQUAL OR GREATER THAN 6%

00-72 EVERY CORRIDOR AND AISLE SERVING AN OCCUPANT LOAD OF 10 OR MORE SHALL BE NOT LESS THAN 44" IN WIDTH. 36' MINIMUM WIDTH FOR OCCUPANT LOADS OF 9 OR LESS.

00-73 ABRUPT CHANGES IN LEVEL ALONG ANY ACCESSIBLE ROUTE SHALL NOT EXCEED 1/2" IN HEIGHT. LEVEL CHANGES NOT EXCEEDING 1/4" MAY BE VERTICAL. BEVEL OTHERS WITH A SLOPE NO GREATER THAN 1:2

00-74 LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, PANIC BARS, PUSH-PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE. MOUNT DOOR OPENING HARDWARE BETWEEN 30" AND 44" ABOVE FLOOR FINISH.

00-75 CENTER HAND ACTIVATED DOOR OPENING HARDWARE BETWEEN 30" AND 44" ABOVE THE FLOOR

00-76 MAXIMUM PULL OR PUSH EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 POUNDS FOR EXTERIOR DOORS AND 5 POUNDS FOR INTERIOR DOORS, MEASURED AT RIGHT ANGLES TO HINGED DOORS AND AT CENTER PLANE OF SLIDING OR FOLDING DOORS. CORRESPONDING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THE ABOVE STANDARDS. MAXIMUM EFFORT TO OPERATE REQUIRED FIRE DOORS MAY BE INCREASED WHEN APPROVED BY THE LOCAL FIRE AUTHORITY NOT TO EXCEED 15 POUNDS.

00-77 THE BOTTOM 10" OF ALL DOORS (EXCEPT SLIDING AND AUTOMATIC) SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. PROVIDE A 10" HIGH SMOOTH PANEL ON THE PUSH SIDE OF NARROW FRAME DOORS.

00-78 EVERY REQUIRED ENTRANCE OR PASSAGE DOORWAY SHALL BE NOT LESS THAN 3' IN WIDTH AND NOT LESS THAN 6'-8" IN HEIGHT. DOORS SHALL BE CAPABLE OF OPENING AT LEAST 90 DEGREES AND SHALL BE SO MOUNTED THAT THE CLEAR WIDTH OF THE DOORWAY IS NOT LESS THAN 32".

00-79 WHERE A PAIR OF DOORS IS UTILIZED, AT LEAST ONE OF THE DOORS SHALL PROVIDE A CLEAR, UNOBSTRUCTED OPENING WIDTH OF 32" WITH THE LEAF POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION.

00-80 IDENTIFY ACCESSIBLE ENTRANCES WITH AT LEAST ONE TYPE STANDARD SIGN WITH ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED, VISIBLE FROM APPROACHING PEDESTRIAN WAYS.

00-81 THE FLOOR OR LANDING ON EACH SIDE OF AN ENTRANCE OR PASSAGE DOOR SHALL BE LEVEL AND CLEAR. THE LEVEL AND CLEAR AREA SHALL HAVE A LENGTH IN THE DIRECTION OF DOOR SWING OF AT LEAST 60" AND THE LENGTH OPPOSITE THE DIRECTION OF DOOR SWING OF 44" IF SIDE APPROACH, 48" IF FRONT APPROACH, AS MEASURED AT RIGHT ANGLES TO THE PLANE OF THE DOOR IN ITS CLOSED POSITION. SURFACE SLOPE OF THE LEVEL AREA DOES NOT EXCEED 1:50 GRADIENT (2%).

00-82 FLOORS OR LANDINGS SHALL BE NOT MORE THAN 1/2" LOWER THAN THE THRESHOLD OF THE DOORWAY. CHANGE IN LEVEL BETWEEN 1/4" AND 1/2" SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2.

00-83 TO ALERT THE VISUALLY IMPAIRED, MARK THE UPPER APPROACH AND THE LOWER TREAD OF EACH INTERIOR STAIR WITH A STRIP OF MIN. 70% CONTRASTING COLOR AT LEAST 2" WIDE, PLACED PARALLEL TO AND NOT MORE THAN 1" FROM THE NOSE OF THE STEP OR LANDING. THE STRIP SHALL BE OF A MATERIAL THAT IS AT LEAST AS SLIP RESISTANT AS THE OTHER TREADS OF THE STAIR.

00-84 CENTER ELECTRICAL RECEPTACLE OUTLETS NOT LESS THAN 15" ABOVE THE FLOOR OR WORKING PLATFORM.

00-85 SANITARY FACILITIES LOCATED ON AN ACCESSIBLE FLOOR OF A BUILDING SHALL BE ACCESSIBLE TO THE PHYSICALLY DISABLED.

00-86 CORE AND SHELL IS FULLY ACCESSIBLE. REFER TO SHEET A0.11 & A0.12 FOR CORE AND SHELL ACCESSIBILITY DETAILS.

ABBREVIATIONS

A

ACCES	ACCESSORY
ACOUS	ACOUSTIC(AL)
AFF	ABOVE FINISHED FLOOR
AL	ALUMINUM
ALT	ALTERNATE
ANNUNC	ANNUNCIATOR
ANOD	ANODIZED
APPL	APPLIANCE
ARCH	ARCHITECT(URAL)
AUTO	AUTOMATIC
AVG	AVERAGE
&	AND

B

BLDG	BUILDING
BOLLD	BOLLARD
BD	BOARD
BLKG	BLOCKING
BRDLM	BROADLOOM
BU	BUILT UP

C

CAB	CABINET
CPT	CARPET
CEM	CEMENT(ITIOUS)
CER	CERAMIC
CLG	CEILING
COATG	COATING
COILG	COILING
CONC	CONCRETE
CONSTR	CONSTRUCTION
CONT	CONTINUOUS(ATION)
CONTR	CONTRACT(OR)
COV	COVER
CMU	CONCRETE MASONRY UNIT
CM	CONCRETE MASONRY

D

DBL	DOUBLE
DEPT	DEPARTMENT
DES	DESIGN(ED)
DET	DETAIL
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIFF	DIFFUSER
DIM	DIMENSION
DISP	DISPENSER
DIV	DIVISION
DN	DOWN
$	DOLLAR (US CURRENCY)
DR	DOOR
DSCON	DISCONNECT
DWR	DRAWER

E

ELAST	ELASTOMERIC
ELEC	ELECTRICAL
EMBED	EMBEDD(ED)(ING)
ENGR	ENGINEER(ED)
ENTR	ENTRANCE
EOS	EDGE OF SLAB
EQ	EQUAL
EQUIP	EQUIPMENT
EXIST/(E)	EXISTING
EXP JT	EXPANSION JOINT
EXPS	EXPOSE(D)
EXT	EXTERIOR

F

FAB	FABRICATION
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FE&C	FIRE EXTINGUISHER AND CABINET
FHC	FIRE HOSE CABINET
FIN	FINISH
FLDG	FOLDING
FPLC	FIREPLACE
FRMG	FRAMING
FXD	FIXED
FXTR	FIXTURE
FLR	FLOOR(ING)
FURN	FURNITURE

G

GA	GAUGE
GFRC	GLASS FIBER REINFORCED CONCRETE
GFRG	GLASS FIBER REINFORCED GYPSUM
GFRP	GLASS FIBER REINFORCED PLASTER
GLS	GLASS
GRD	GRAD(E)(ING)
GWB	GYPSUM WALL BOARD
GYP	GYPSUM
GC	GENERAL CONTRACTOR (TENANT)

H

HD	HEAD
HDWD	HARDWOOD
HDWE	HARDWARE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
H-R	HOT - ROLLED STEEL
HVAC	HEATING, VENTILATING, AND AIR CONDITIONING

I

INFO	INFORMATION
INSTRUM	INSTRUMENT(ATION)
INSUL	INSULATION
INTLK	INTERLOCK(ING)
INT	INTERIOR
INFILTR	INFILTRATION

J

JAN	JANITOR

L

LAV	LAVATORY
LB	POUND
£	BRITISH POUND (CURRENCY)
LT	LIGHT
LVLG	LEVELING
LVR	LOUVER

M

MAT	MATERIAL
MAX	MAXIMUM
MFD	MANUFACTURED
MFR	MANUFACTURER
MECH	MECHANICAL
MTL	METAL
MEMB	MEMBRANE
MEZZ	SECOND LEVEL
MIN	MINIMUM
MISC	MISCELLANEOUS
MLWK	MILLWORK
MOIST	MOISTURE
MOT	MOTOR(IZED)
MTD	MOUNTED

N

NIC	NOT IN CONTRACT
NO	NUMBER
NTS	NOT TO SCALE

O

OCCP	OCCUPANT / OCCUPANCY
ORNA	ORNAMENTAL
OVFL	OVERFLOW
OVHD	OVERHEAD
OPNG	OPENING(S)
OPR	OPERABLE

P

PTN	PARTITION
PEDTR	PEDESTRIAN
PBD	PARTICLE BOARD
PNL	PANEL
POLYST	POLYSTYRENE
PORT	PORTABLE
PREFIN	PREFINISHED
PREFAB	PREFABRICATED
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLSTC	PLASTIC
PLYWD	PLYWOOD
PRTECN	PROTECTION

R

RDR	READER
RECES	RECESSED
RECPT	RECEPTACLE
REF	REFER(ENCE)
REFL	REFLECTED
REFR	REFRIGERATOR
REQD	REQUIRED
RESIS	RESIST(ANT)(IVE)
REINF	REINFORCE(D)(ING)(MENT)
RESIL	RESILIENT
RFG	ROOFING
RM	ROOM
RO	ROUGH OPENING

S

SCR	SCRIBE
SECUR	SECURITY
SF	SQUARE FEET
SGL	SINGLE
SHORG	SHORING
SIM	SIMILAR
SST	STAINLESS STEEL
SSD	SEE STRUCTURAL DRAWINGS
STD	STANDARD
STL	STEEL
STRFR	STOREFRONT
STRUCT	STRUCTURAL
SURF	SURFACE
SUSP	SUSPENDED
SYS	SYSTEM(S)

T

THK	THICK
TLT	TOILET
TRAF	TRAFFIC
TRANS	TRANSPARENT
TRTD	TREATED
T&G	TONGUE AND GROOVE
TYP	TYPICAL

U

UNDRLAY	UNDERLAYMENT
UTIL	UTILITY
UNO	UNLESS NOTED OTHERWISE

V

VEH	VEHICLE
VERT	VERTICAL
VIF	VERIFY IN FIELD

W

W/	WITH
WC	WATER CLOSET
WD	WOOD
WDW	WINDOW
W/O	WITHOUT
WT	WEIGHT
WTRPRF	WATERPROOFING

REGISTERED ARCHITECT THOMAS OLLE ENGELSEN 15104 STATE OF CALIFORNIA

Eng-Skell Remodel

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ISSUES / REVISIONS

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1	Preliminary Project Assessment	11/08/18
2	Pre-Application Meeting	04/18/19
3	Project Application	05/20/19
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6	Plan Check Letter Response 02	08/07/20

Print Date:	8/7/2020 9:50:29 PM
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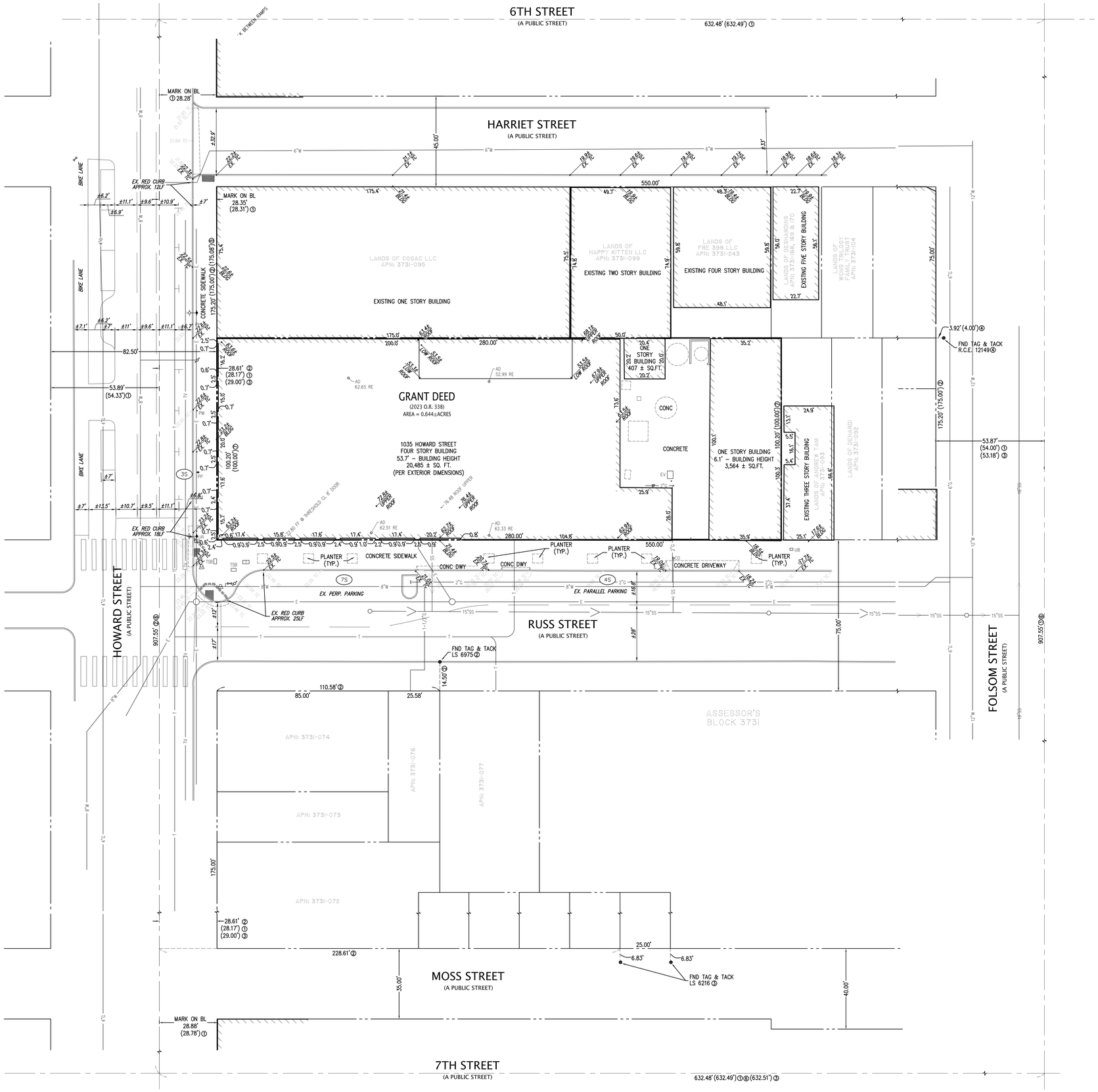
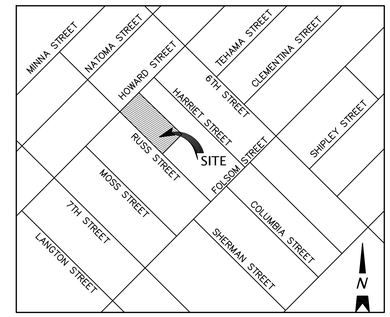
Checked By:	oc
Scale:	12" = 1'-0"

General Notes

A0.02





VICINITY MAP

NOT TO SCALE

SURVEY NOTES

1. THIS PLOT WAS PREPARED FROM INFORMATION FURNISHED IN A PRELIMINARY TITLE REPORT, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED AUGUST 15, ORDER NUMBER NCS-9032191. NO LIABILITY IS ASSUMED FOR MATTERS OF RECORD NOT STATED IN SAID PRELIMINARY TITLE REPORT THAT MAY AFFECT THE TITLE LINES, OR EXCEPTIONS, OR EASEMENTS OF THE PROPERTY.
2. ALL DISTANCES AND ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
3. THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. (A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES). HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS.
5. THIS SITE IS IN AREAS OF 0.2% ANNUAL CHANCE FLOOD; PER SAN FRANCISCO INTERM FLOODPLAIN MAP NORTHEAST SAN FRANCISCO PRELIMINARY DATED NOVEMBER 12, 2015.

   INFORMATION WAS OBTAINED FROM THE SAN FRANCISCO CITY WEBSITE (WWW.SFGSA.ORG) ON JANUARY 11, 2018.
6. BENCHMARK:
   CITY & COUNTY OF SAN FRANCISCO BENCHMARK 10099; IN 1.5' CONCRETE CURB @ SOUTHWESTERLY CORNER OF TRIANGULAR BRICK ISLAND. 1.0' NORTHWESTERLY OF END CURB RETURN OF MARKET. 1.0' NORTHEASTERLY OF FACE OF CURB. 20' SOUTHWESTERLY OF CENTER/CENTER MUNI GUY POLE/STREET LIGHT.
   ELEVATION: 44.659 FEET DATUM: 1988 (NAVD)
7. BASIS OF BEARINGS:
   THE BASIS OF SURVEY FOR THIS MAP IS MONUMENT MAP NO. 314 ON FILE AT THE OFFICE OF THE CITY ENGINEER AND ALSO SHOWN ON THAT CERTAIN CONDOMINIUM MAP FILED FOR RECORD ON SEPTEMBER 6, 1996 IN BOOK 51 OF CONDOMINIUM MAPS AT PAGES 7-12, CITY AND COUNTY OF SAN FRANCISCO RECORDS.
8. CORNER RECORD NOTE:
   THE DEVELOPER AND/OR CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREPARATION AND FILING OF PRE-CONSTRUCTION AND POST-CONSTRUCTION CORNER RECORDS FOR ANY MONUMENTS OR PROPERTY CORNERS SHOWN HEREON THAT MAY BE DESTROYED DURING IMPROVEMENTS TO THE SUBJECT PROPERTY AS DEFINED IN SECTION 8771(B) OF THE PROFESSIONAL LAND SURVEYORS ACT.

LEGEND

- BUILDING LINE
- CENTERLINE
- CONCRETE CURB
- CONCRETE CURB & GUTTER
- DRIVEWAY
- ELECTRIC LINE
- GAS LINE-VALVE & METER
- LOT LINE
- MONUMENT/MONUMENT LINE
- PROPERTY LINE
- SANITARY SEWER LINE-MANHOLE & CLEANOUT
- SIDEWALK
- TELEPHONE LINE
- CABLE TELEVISION LINE
- WATER LINE & VALVE
- ELECTROLIER
- FIRE HYDRANT
- GAS METER
- TRANSFORMER
- TRAFFIC SIGNAL POLE
- TRAFFIC SIGN
- UTILITY BOX
- WATER VALVE

ABBREVIATIONS

CO	CLEAN OUT
EMH	ELECTRIC MANHOLE
EV	ELECTRIC VAULT
FND	FOUND
TB	TELEPHONE BOX
TC	TELEPHONE
PM	PARKING METER
TSB	TRAFFIC SIGNAL BOX
TYP.	TYPICAL
UB	UTILITY BOX
WB	WATER BOX

REFERENCES:

① MONUMENT MAP	314
② PARCEL MAP NO. 5256	(130 CM 114 & 115)
③ PARCEL MAP NO. 4793	(106 CM 50 & 51)
④ CONDOMINIUM MAP	(70 CM 212-216)
⑤ HISTORIC BLOCK DIAGRAM	(100 VARA BLOCK 395)
⑥ CONDOMINIUM MAP	(51 CM 7-12)
⑦ GRANT DEED	(2023 O.R. 338)

CIVIL NOTES

1. IMPERVIOUS/PERVIOUS AREA CALCULATION:
   TOTAL AREA: 28,055 S.F.
   IMPERVIOUS AREA: 28,055 S.F.
   PERVIOUS AREA: 0 S.F.
   PERCENT IMPERVIOUS: 100
2. NO YELLOW CURBS WERE FOUND ALONG RUSS STREET.
3. ZONING NOTE: THIS SURVEY MAKES NO EVALUATION AS TO COMPLIANCE WITH ZONING CODES AND/OR ORDINANCES OTHER THAN CURRENT MUNICIPAL BUILDING SETBACK LINE LOCATIONS.

   THE SUBJECT PROPERTY IS CURRENTLY ZONED: "MUG" MIXED USE-GENERAL ZONING DISTRICT

   SETBACKS:
   FRONT: NOT REQUIRED
   SIDE: NOT REQUIRED
   REAR: NOT REQUIRED

NORTH

0 10 20 40 60

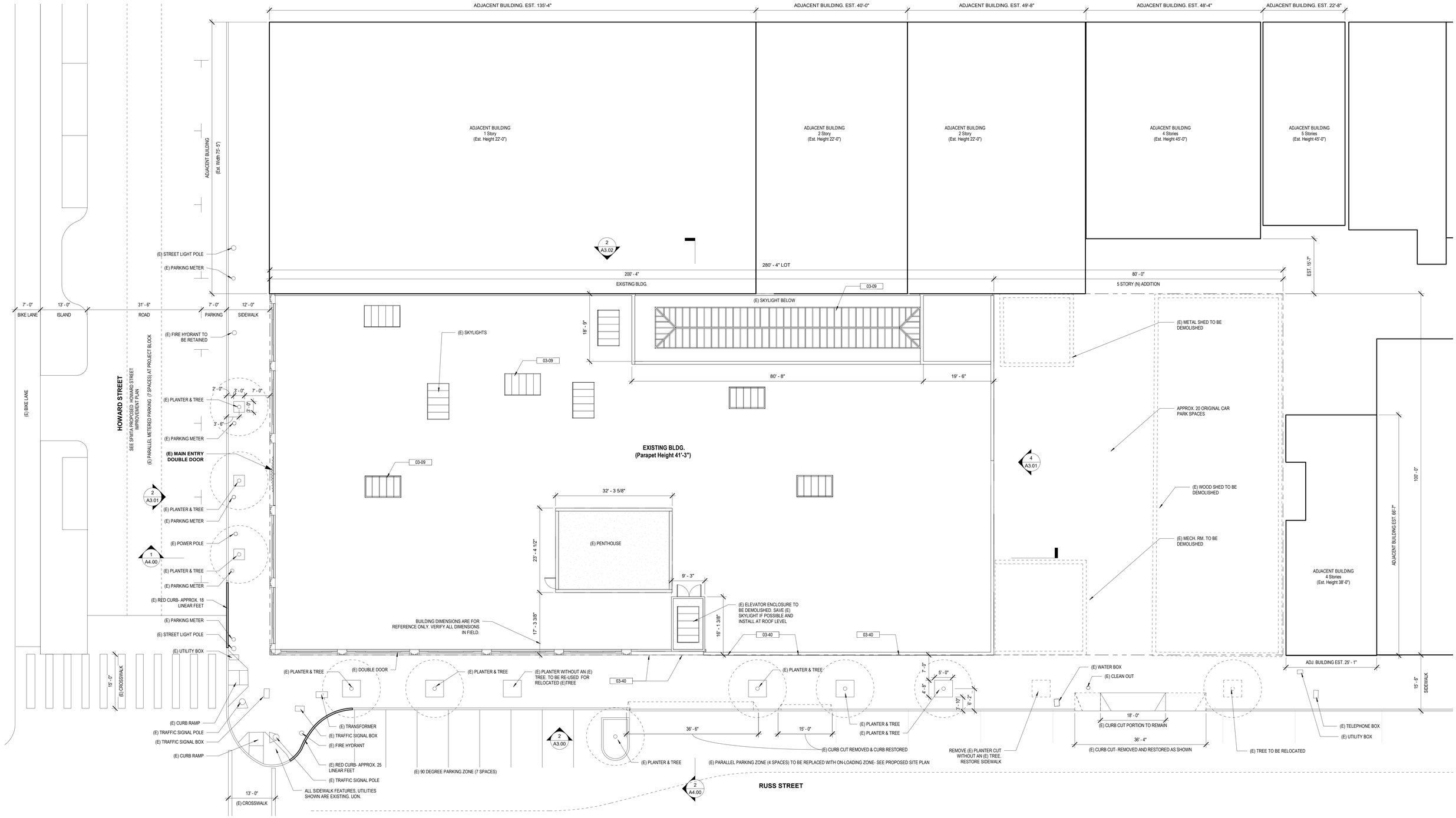
Scale 1" = 20'

NO.	BY	REVISION

KIER+WRIGHT
3350 Scott Boulevard, Building 22
Santa Clara, California 95054
Phone: (408) 727-6665
www.kierwright.com

CIVIL SITE PLAN & EXISTING SITE SURVEY
OF
1035 HOWARD STREET
FOR
EMBARCADERO REALTY SERVICES
SAN FRANCISCO CALIFORNIA

DATE	OCTOBER, 2019
SCALE	1" = 20'
DESIGN BY	M.K.
DRAWN BY	STAFF
JOB NO.	A17175-1
SHEET	C1.0
OF	1 SHEETS



1 Site Plan - Existing
1" = 10'-0"

KEYNOTES - BUILDING SHELL & CORE

03-09 (E) SKYLIGHT WINDOW OPENINGS AND FRAMES TO REMAIN - REPLACE (E) FRAME WITH (N) METAL FRAMES WITH MATTE DARK GRAY FINISH TO MATCH (E) FRAME LOOK AND SPACING. REPLACE (E) GLAZING WITH INSULATED CLEAR PANELS.

03-40 DEMOLISHED (E) STEEL SASH WINDOWS. SEE ELEVATIONS.

N

REGISTERED ARCHITECT THOMAS OLLE PHILLIPP 12-31-20 RENEWAL STATE OF CALIFORNIA

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ISSUES / REVISIONS

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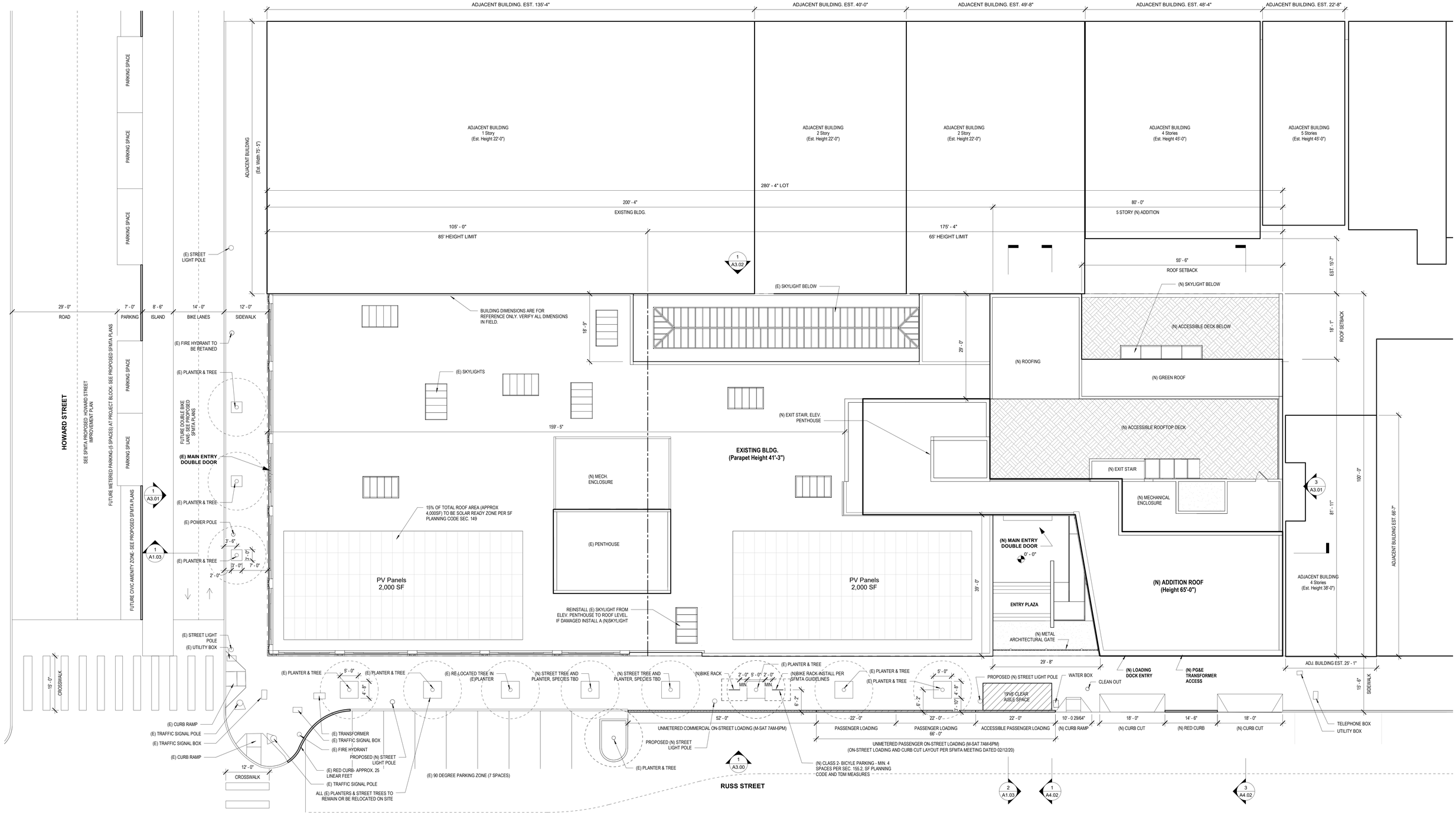
6	Plan Check Letter Response 02	08/07/20

Print Date: 8/7/2020 9:50:34 PM
Drawn By: sma
Checked By: oc
Scale: 1" = 10'-0"

Site Plan - Existing

A1.01



1 Site Plan - Proposed
1" = 10'-0"

LICENSED ARCHITECT THOMAS ELLIS LUNDBERG 30 12-31-20 RENEWAL STATE OF CALIFORNIA

Eng-Skell Remodel

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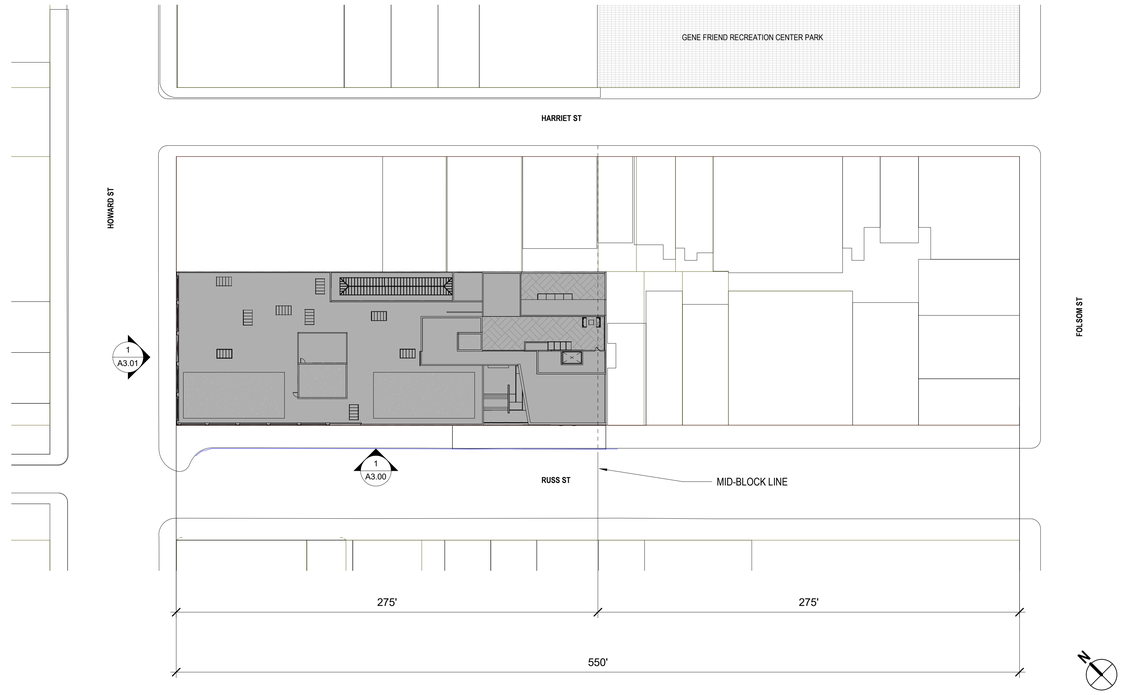
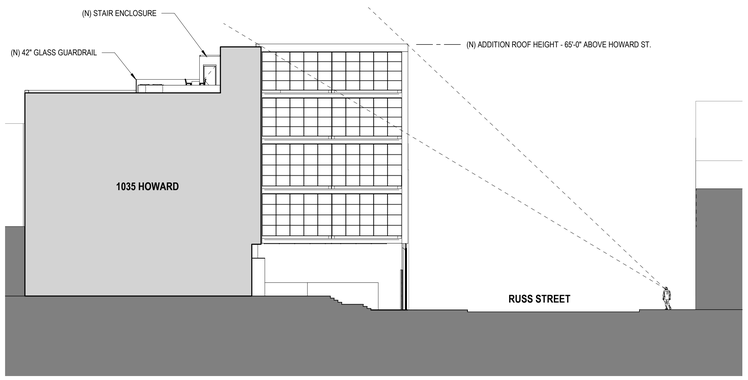
Site Plan - Proposed

A1.02

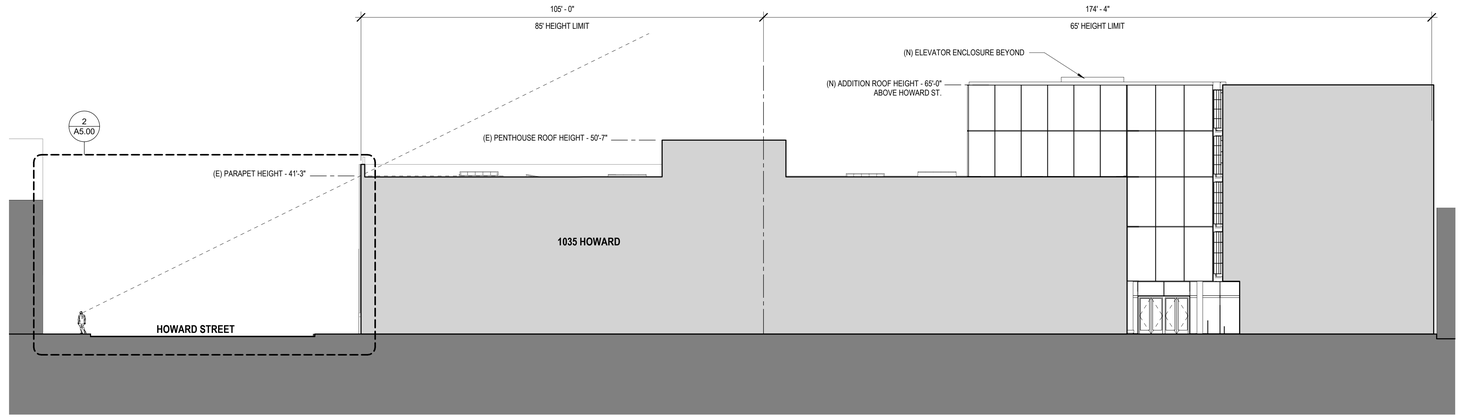


NOTE: SEE CODE SECTION 260 (a)(1)(B) & (D), SF PLANNING CODE. SEE ALSO,
EXTERIOR ELEVATIONS FOR APPLICABLE HEIGHTS & MASSING REDUCTIONS

3 Vicinity Plan
1" = 40'-0"



2 Site-lines Diagram - Russ Street @ New Entry
1/16" = 1'-0"



1 Site-lines Diagram - Howard St
1/16" = 1'-0"

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ISSUES / REVISIONS		
Issue #	Description	Date
4	Plan Check Letter Response	11/08/19
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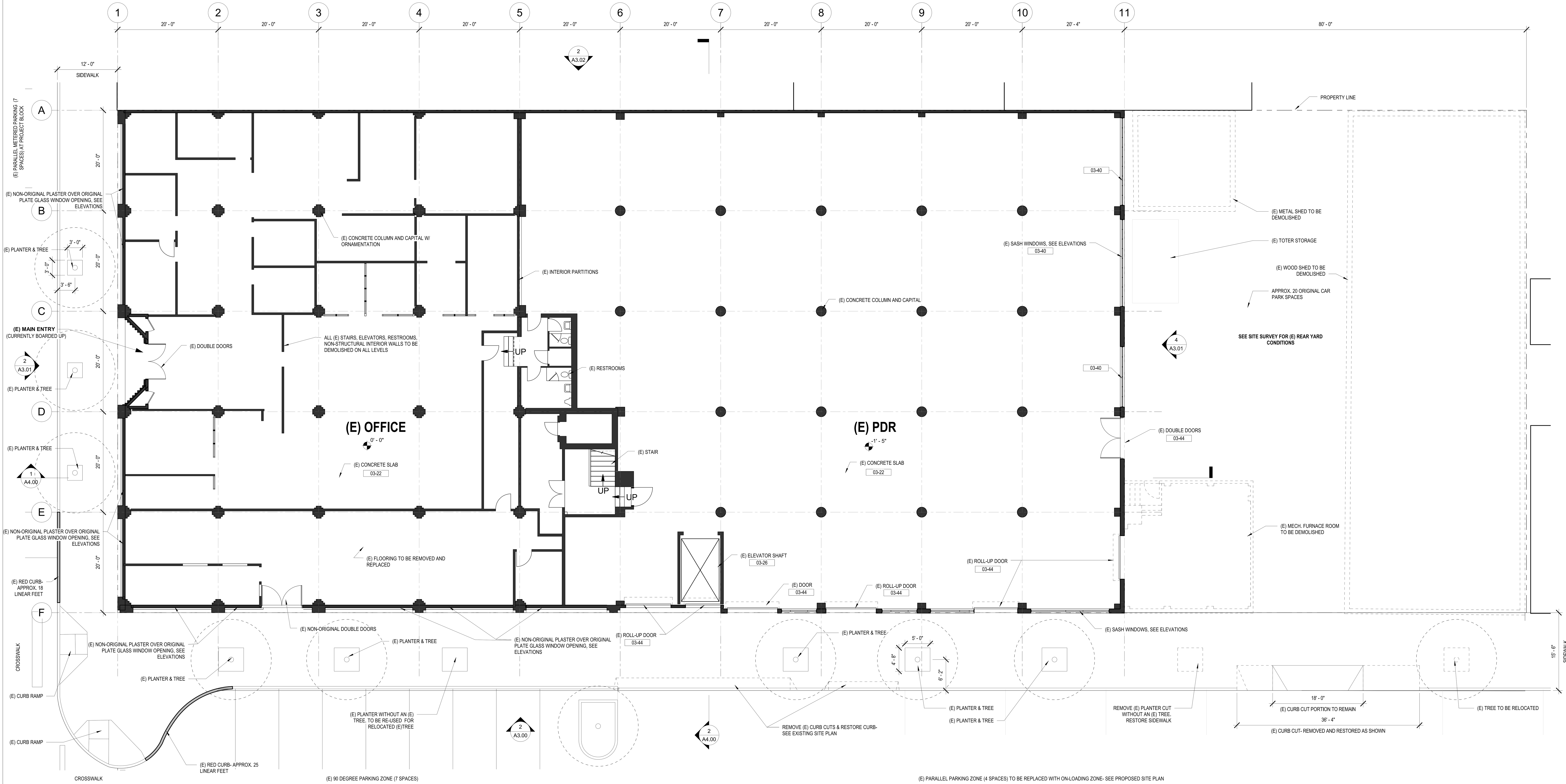
Print Date:	8/7/2020 9:50:47 PM
Drawn By:	sma
Checked By:	oc
Scale:	As indicated

Site Sections & Vicinity Plan

A1.03



1 Existing Plan - (E) Level 1
1/8" = 1'-0"

NOTES:
1- SEE EXISTING AND PROPOSED SITE PLANS FOR SIDEWALK FEATURES AND IMPROVEMENTS NOT SHOWN IN THIS PLAN
2- SEE SFMTA EXISTING AND PROPOSED HOWARD STREET IMPROVEMENT PLANS.

KEYNOTES - BUILDING SHELL & CORE

03-22	REMOVE EXISTING FLOOR FINISHES AND PREPARE SUBFLOOR AS REQUIRED FOR NEW FLOOR FINISHES.
03-26	(E) ELEVATOR SHAFT WALLS TO BE DEMOLISHED AND FLOOR/ROOF OPENINGS TO BE INFILLED.
03-40	DEMOLISHED (E) STEEL SASH WINDOWS. SEE ELEVATIONS.
03-44	DEMO (E) OPENINGS/ROLL-UP DOORS AND REPLACE WITH COMPLIANT (N) METAL SASH WINDOW SYSTEM TO MATCH ADJACENT (E) STEEL SASH WINDOWS. SEE SHEET 1/A3.00
03-46	ALL (E) STAIRS, ELEVATORS, RESTROOMS, NON-STRUCTURAL INTERIOR WALLS TO BE DEMOLISHED ON ALL LEVELS

PROPOSED PARTIAL HEIGHT WALL
PROPOSED FULL HEIGHT WALL
PROPOSED 1- HOUR RATED WALL
ALL PROPOSED WALLS TO BE INSULATED W/ BATT INSULATION
EXISTING BUILDING WALL TO REMAIN
ELEMENTS SHOWN DASHED TO BE REMOVED

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ISSUES / REVISIONS

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4	*Plan Check Letter Response*	*11/08/19*
5	*Environmental Review Reponse*	*03/20/20*
6	*Plan Check Letter Response 02*	*08/07/20*

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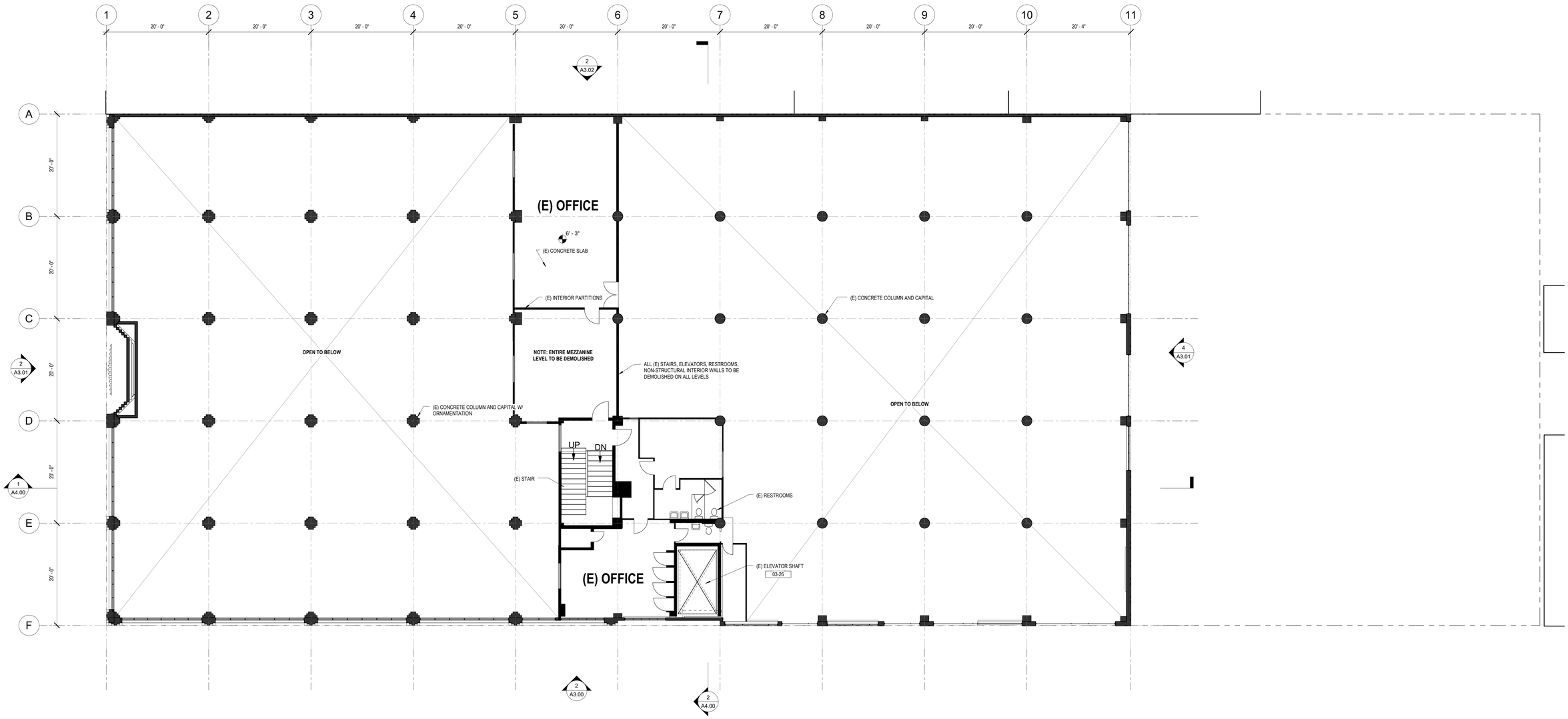
Existing Plan - Level 1

A1.10



1 Existing Plan - (E) Mezzanine
1/8" = 1'-0"

KEYNOTES - BUILDING SHELL & CORE

03-26	(E) ELEVATOR SHAFT WALLS TO BE DEMOLISHED AND FLOOR/ROOF OPENINGS TO BE INFILLED.
03-46	ALL (E) STAIRS, ELEVATORS, RESTROOMS, NON-STRUCTURAL INTERIOR WALLS TO BE DEMOLISHED ON ALL LEVELS

LICENSED ARCHITECT
THOMAS ELLIS
LUNDBERG
12-31-20
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ISSUES / REVISIONS

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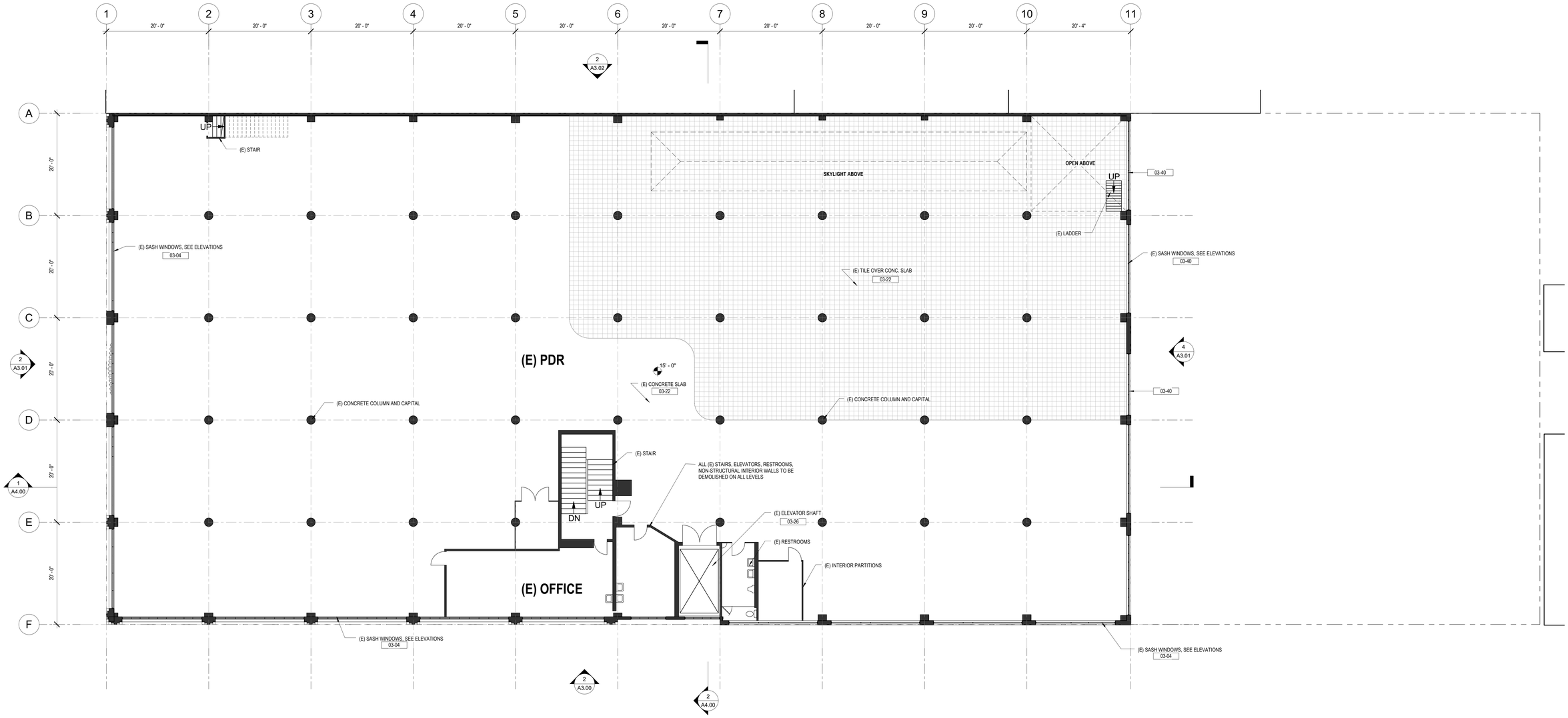
4	*Plan Check Letter Response*	*11/08/19*
6	*Plan Check Letter Response 02*	*08/07/20*

Print Date:	8/7/2020 9:50:53 PM
Drawn By:	sma
Checked By:	oc
Scale:	1/8" = 1'-0"

Existing Plan - Mezzanine

A1.11



1 Existing Plan - (E) Level 2
1/8" = 1'-0"

KEYNOTES - BUILDING SHELL & CORE

03-04	(E) WINDOW OPENINGS TO REMAIN - UON. REPLACE (E) FRAME WITH (N) METAL FRAMES WITH MATTE DARK GRAY FINISH TO MATCH (E) FRAME LOOK AND SPACING. REPLACE (E) GLAZING WITH INSULATED CLEAR PANES.
03-22	REMOVE EXISTING FLOOR FINISHES AND PREPARE SUBFLOOR AS REQUIRED FOR NEW FLOOR FINISHES.
03-26	(E) ELEVATOR SHAFT WALLS TO BE DEMOLISHED AND FLOOR/ROOF OPENINGS TO BE INFILLED.
03-40	DEMOLISHED (E) STEEL SASH WINDOWS. SEE ELEVATIONS.
03-46	ALL (E) STAIRS, ELEVATORS, RESTROOMS, NON-STRUCTURAL INTERIOR WALLS TO BE DEMOLISHED ON ALL LEVELS

REGISTERED ARCHITECT
THOMAS OLIE LUNDBERG
No. C-25213
RENEWAL 12-31-21
STATE OF CALIFORNIA

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ISSUES / REVISIONS

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4	Plan Check Letter Response	11/08/19
6	Plan Check Letter Response 02	08/07/20

Print Date: 8/7/2020 9:50:56 PM
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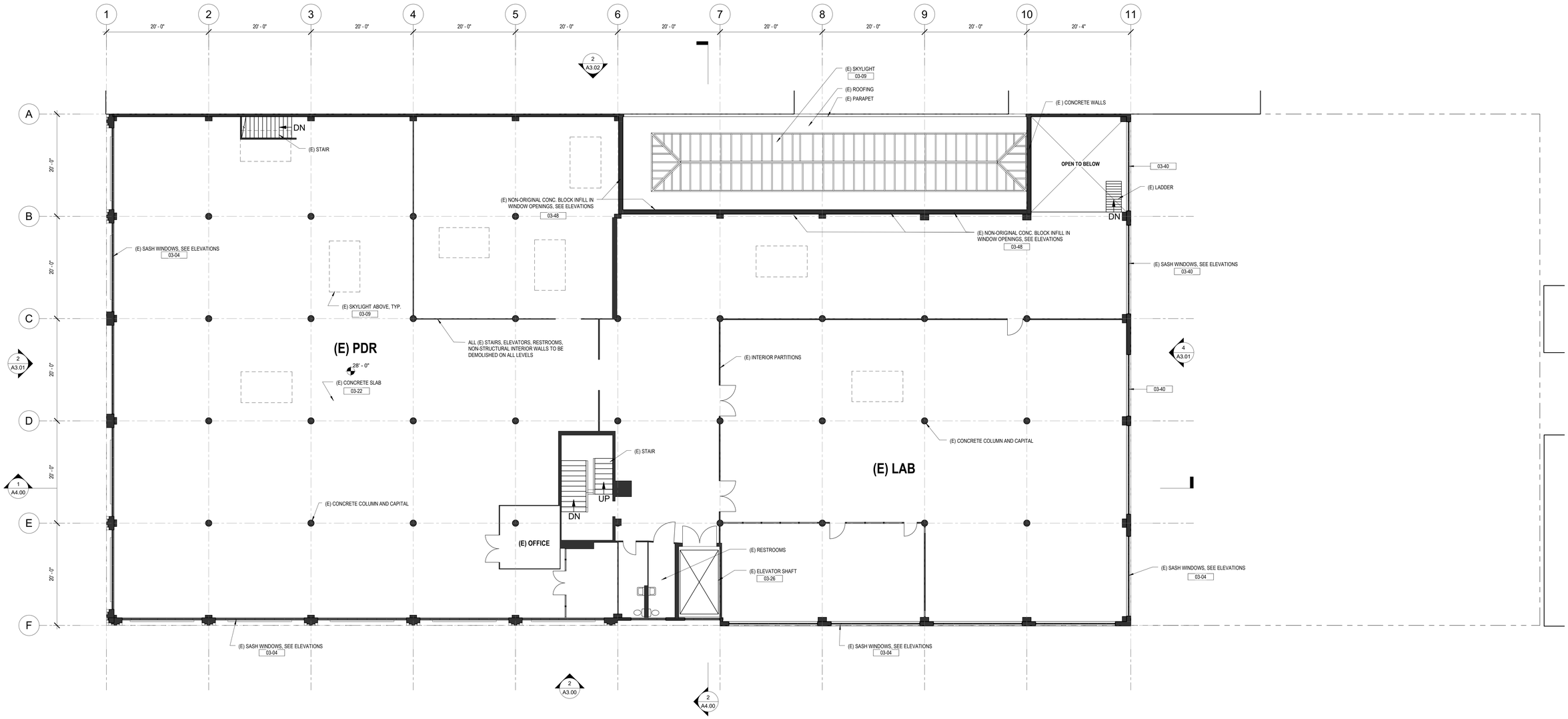
Checked By: oc
Scale: 1/8" = 1'-0"

Existing Plan - Level 2

A1.12



1 Existing Plan - (E) Level 3
1/8" = 1'-0"

KEYNOTES - BUILDING SHELL & CORE

03-04	(E) WINDOW OPENINGS TO REMAIN - UON. REPLACE (E) FRAME WITH (N) METAL FRAMES WITH MATTE DARK GRAY FINISH TO MATCH (E) FRAME LOOK AND SPACING. REPLACE (E) GLAZING WITH INSULATED CLEAR PANES.
03-09	(E) SKYLIGHT WINDOW OPENINGS AND FRAMES TO REMAIN - REPLACE (E) FRAME WITH (N) METAL FRAMES WITH MATTE DARK GRAY FINISH TO MATCH (E) FRAME LOOK AND SPACING. REPLACE (E) GLAZING WITH INSULATED CLEAR PANELS.
03-22	REMOVE EXISTING FLOOR FINISHES AND PREPARE SUBFLOOR AS REQUIRED FOR NEW FLOOR FINISHES.
03-26	(E) ELEVATOR SHAFT WALLS TO BE DEMOLISHED AND FLOOR/ROOF OPENINGS TO BE INFILLED.
03-40	DEMOLISHED (E) STEEL SASH WINDOWS. SEE ELEVATIONS.
03-46	ALL (E) STAIRS, ELEVATORS, RESTROOMS, NON-STRUCTURAL INTERIOR WALLS TO BE DEMOLISHED ON ALL LEVELS
03-48	DEMO (E) NON-ORIGINAL CONC. BLOCK INFILL & RESTORE ORIGINAL OPENINGS WITH (N) COMPLIANT SASH WINDOW SYSTEM

LICENSED ARCHITECT
THOMAS CLUE
Expires
12-31-20
CIVIL
STATE OF CALIFORNIA

Eng-Skell Remodel

1035 Howard Street, San Francisco, CA 94103

LUNDBERGDESIGN
2620 THIRD STREET
SAN FRANCISCO CA 94107-3115
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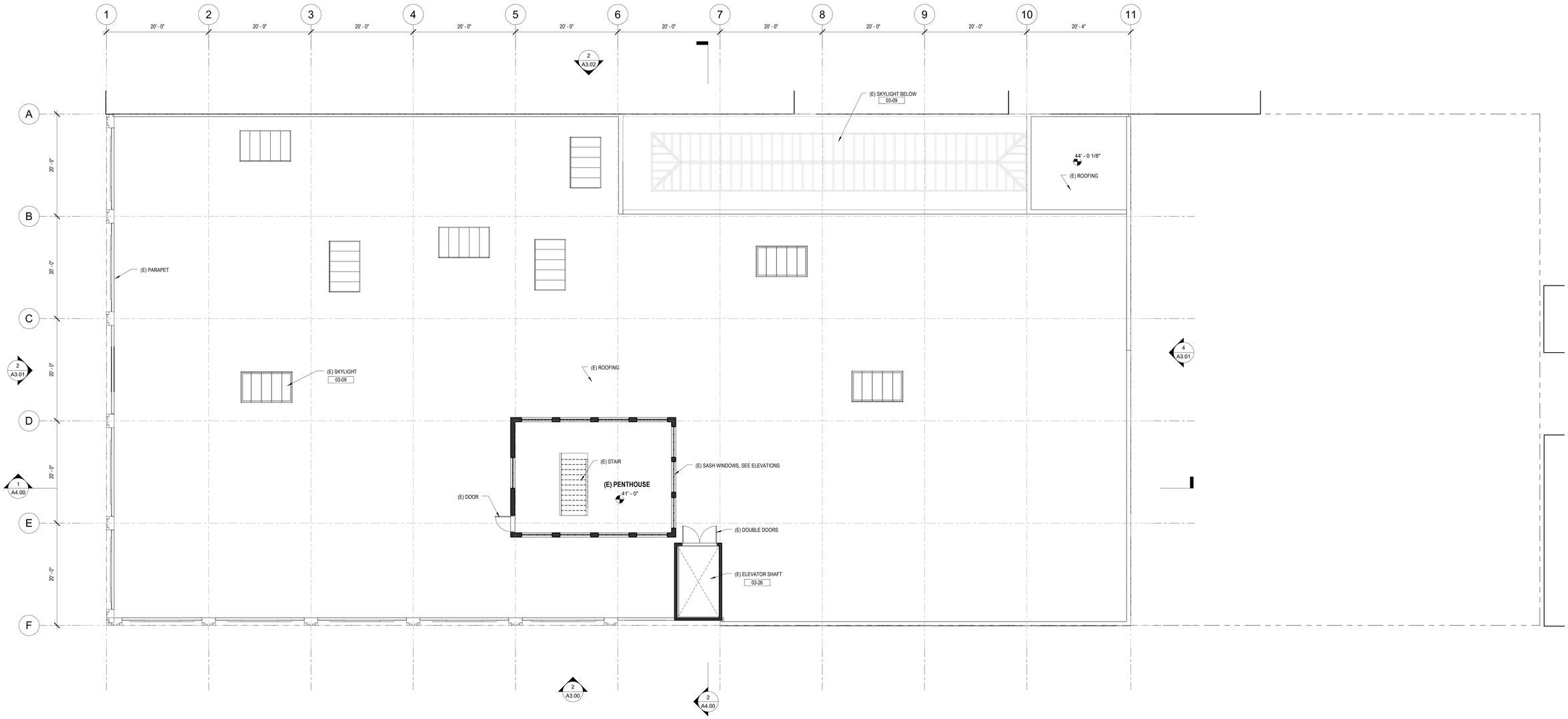
ISSUES / REVISIONS

Issue #	Description	Date
4	Plan Check Letter Response	11/08/19
6	Plan Check Letter Response 02	08/07/20

Print Date:	8/7/2020 9:50:59 PM
Drawn By:	sma
Checked By:	oc
Scale:	1/8" = 1'-0"

Existing Plan - Level 3

A1.13



1 Existing Plan - (E) Penthouse
1/8" = 1'-0"

KEYNOTES - BUILDING SHELL & CORE

03-09	(E) SKYLIGHT WINDOW OPENINGS AND FRAMES TO REMAIN - REPLACE (E) FRAME WITH (N) METAL FRAMES WITH MATTE DARK GRAY FINISH TO MATCH (E) FRAME LOOK AND SPACING. REPLACE (E) GLAZING WITH INSULATED CLEAR PANELS.
03-26	(E) ELEVATOR SHAFT WALLS TO BE DEMOLISHED AND FLOOR/ROOF OPENINGS TO BE INFILLED.

LICENSED ARCHITECT
THOMAS CLUE
Expires 08-31-20
STATE OF CALIFORNIA

Eng-Skell Remodel

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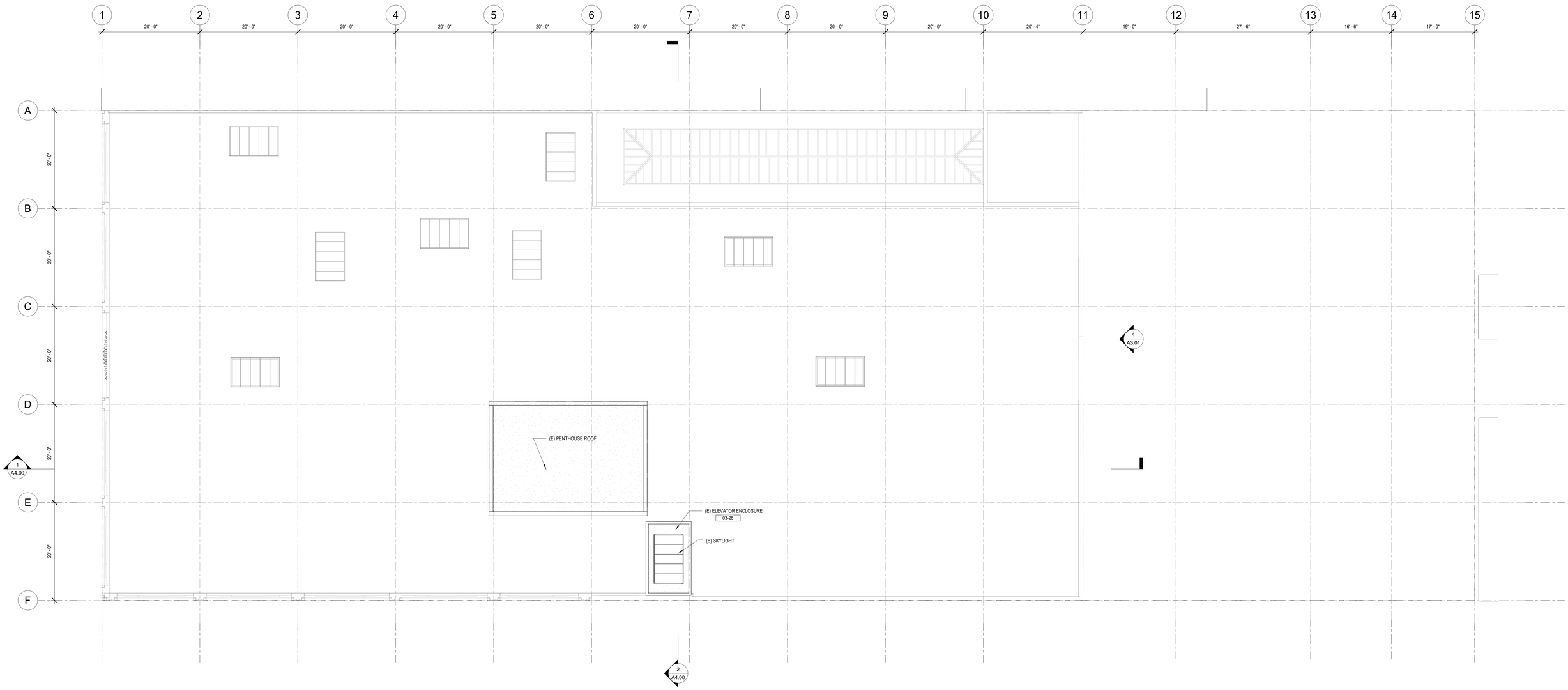
ISSUES / REVISIONS

Issue #	Description	Date
4	Plan Check Letter Response	11/08/19
6	Plan Check Letter Response 02	08/07/20

Print Date:	8/7/2020 9:51:03 PM
Drawn By:	sma
Checked By:	oc
Scale:	1/8" = 1'-0"

Existing Plan - Penthouse

A1.14



1 (E) Penthouse Roof
1/8" = 1'-0"

KEYNOTES - BUILDING SHELL & CORE

03-26 (E) ELEVATOR SHAFT WALLS TO BE DEMOLISHED AND FLOOR/ROOF OPENINGS TO BE INFILLED.

LICENSED ARCHITECT
THOMAS OLLE
LUNDBERG
C-26113
RENEWAL 08/31/2021
STATE OF CALIFORNIA

Eng-Skell Remodel

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ISSUES / REVISIONS

Issue #	Description	Date
4	Plan Check Letter Response	11/08/19
6	Plan Check Letter Response 02	08/07/20

Print Date:	8/7/2020 9:51:06 PM
Drawn By:	sma
Checked By:	oc
Scale:	1/8" = 1'-0"

Existing Roof Plan

A1.15

1 Proposed Plan - (N) Level 1
1/8" = 1'-0"

NOTES:
1- SEE EXISTING AND PROPOSED SITE PLANS FOR SIDEWALK FEATURES AND IMPROVEMENTS NOT SHOWN IN THIS PLAN
2- SEE SFMTA EXISTING AND PROPOSED HOWARD STREET IMPROVEMENT PLANS.

KEYNOTES - BUILDING SHELL & CORE

03-15	INFILL (E) WINDOW OPENING AS NEEDED
03-16	CUT (E) WINDOW OPENING DOWN TO FLOOR SLAB LEVEL
03-32	REPLACE (E) UNEVEN SLAB W/ (N) CONCRETE SLAB
03-39	FULL SIZE PERFORATED STAINLESS STEEL VERTICAL LIFT PANELS TO PROVIDE TRANSPARENCY AND TEXTURE AT PEDESTIAN LEVEL, SEE A15.02 FOR MORE DETAILS.
03-43	DEMO (E) NON-ORIGINAL PLASTER INFILL & RESTORE ORIGINAL OPENINGS WITH (N) COMPLIANT SASH WINDOW SYSTEM
03-44	DEMO (E) OPENINGS/ROLL-UP DOORS AND REPLACE WITH COMPLIANT (N) METAL SASH WINDOW SYSTEM TO MATCH ADJACENT (E) STEEL SASH WINDOWS. SEE SHEET 1/A3.00

PROPOSED PARTIAL HEIGHT WALL
PROPOSED FULL HEIGHT WALL
PROPOSED 1- HOUR RATED WALL
ALL PROPOSED WALLS TO BE INSULATED W/ BATT INSULATION
EXISTING BUILDING WALL TO REMAIN
ELEMENTS SHOWN DASHED TO BE REMOVED

N

LICENSED ARCHITECT
THOMAS OLLE LUNDBERG
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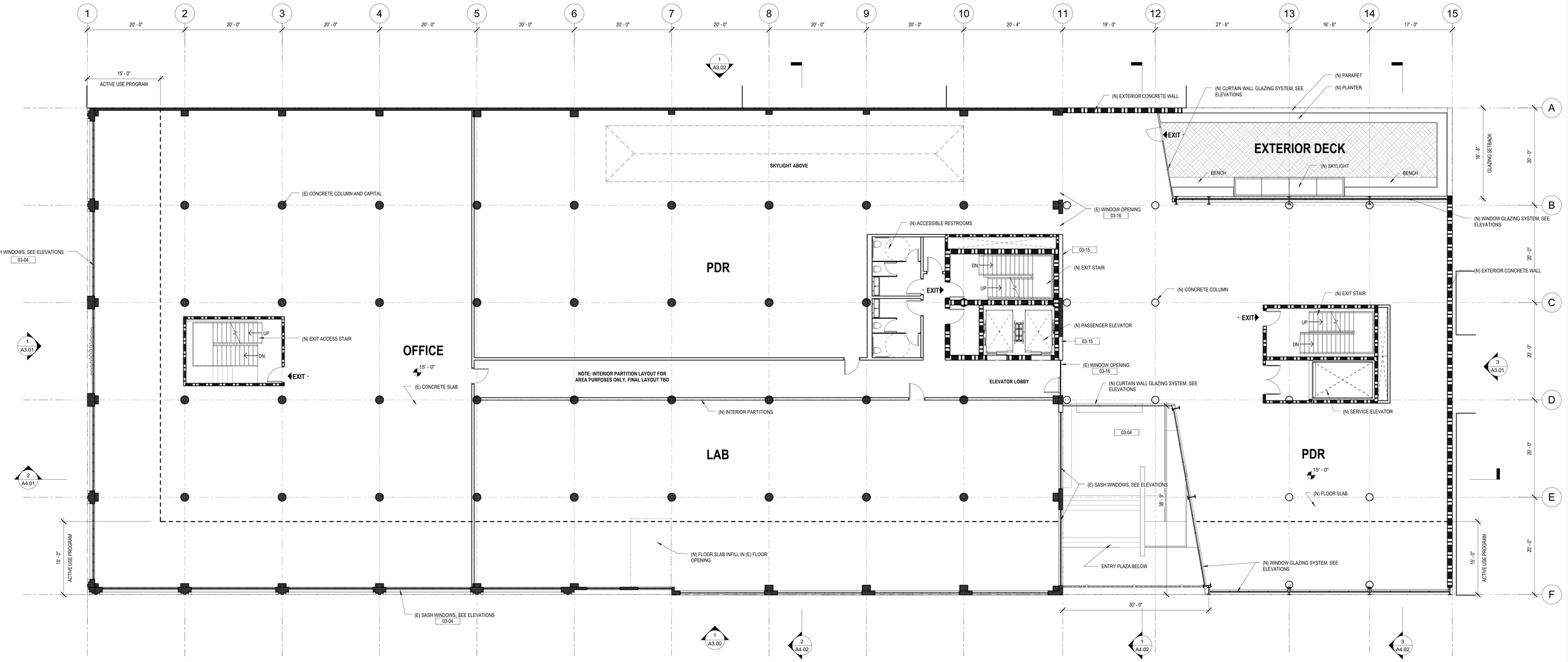
ISSUES / REVISIONS

Issue #	Description	Date
4	*Plan Check Letter Response*	*11/08/19*
5	*Environmental Review Reponse*	*03/20/20*
6	*Plan Check Letter Response 02*	*08/07/20*

Print Date: 8/7/2020 9:51:17 PM
Drawn By: sma
Checked By: oc
Scale: As indicated

Proposed Plan - Level 1

A2.01



1 Proposed Plan - (N) Level 2
1/8" = 1'-0"

KEYNOTES - BUILDING SHELL & CORE

03-04	(E) WINDOW OPENINGS TO REMAIN - UON. REPLACE (E) FRAME WITH (N) METAL FRAMES WITH MATTE DARK GRAY FINISH TO MATCH (E) FRAME LOOK AND SPACING. REPLACE (E) GLAZING WITH INSULATED CLEAR PANES.
03-15	INFILL (E) WINDOW OPENING AS NEEDED
03-16	CUT (E) WINDOW OPENING DOWN TO FLOOR SLAB LEVEL

PROPOSED PARTIAL HEIGHT WALL

PROPOSED FULL HEIGHT WALL

PROPOSED 1- HOUR RATED WALL

ALL PROPOSED WALLS TO BE INSULATED W/ BATT INSULATION

EXISTING BUILDING WALL TO REMAIN

ELEMENTS SHOWN DASHED TO BE REMOVED

LICENSED ARCHITECT
THOMAS ELLIS LUNDBERG
C-30116
12-31-19
RENEWAL
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ISSUES / REVISIONS

Issue #	Description	Date
4	Plan Check Letter Response	11/08/19
6	Plan Check Letter Response 02	08/07/20

Print Date:	8/7/2020 9:51:22 PM
Drawn By:	sma
Checked By:	oc
Scale:	As indicated

Proposed Plan - Level 2

A2.02

1 Proposed Plan - (N) Level 3
1/8" = 1'-0"

KEYNOTES - BUILDING SHELL & CORE

03-04	(E) WINDOW OPENINGS TO REMAIN - UON. REPLACE (E) FRAME WITH (N) METAL FRAMES WITH MATTE DARK GRAY FINISH TO MATCH (E) FRAME LOOK AND SPACING. REPLACE (E) GLAZING WITH INSULATED CLEAR PANES.
03-09	(E) SKYLIGHT WINDOW OPENINGS AND FRAMES TO REMAIN - REPLACE (E) FRAME WITH (N) METAL FRAMES WITH MATTE DARK GRAY FINISH TO MATCH (E) FRAME LOOK AND SPACING. REPLACE (E) GLAZING WITH INSULATED CLEAR PANELS.
03-15	INFILL (E) WINDOW OPENING AS NEEDED
03-16	CUT (E) WINDOW OPENING DOWN TO FLOOR SLAB LEVEL

PROPOSED PARTIAL HEIGHT WALL
PROPOSED FULL HEIGHT WALL
PROPOSED 1- HOUR RATED WALL
ALL PROPOSED WALLS TO BE INSULATED W/ BATT INSULATION
EXISTING BUILDING WALL TO REMAIN
ELEMENTS SHOWN DASHED TO BE REMOVED

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ISSUES / REVISIONS

Issue #	Description	Date
4	Plan Check Letter Response	11/08/19
6	Plan Check Letter Response 02	08/07/20

Print Date:	8/7/2020 9:51:28 PM
Drawn By:	sma
Checked By:	oc
Scale:	As indicated

Proposed Plan - Level 3

A2.03

1 Proposed Plan - (N) Level 4
1/8" = 1'-0"

KEYNOTES - BUILDING SHELL & CORE

03-04	(E) WINDOW OPENINGS TO REMAIN - UON. REPLACE (E) FRAME WITH (N) METAL FRAMES WITH MATTE DARK GRAY FINISH TO MATCH (E) FRAME LOOK AND SPACING. REPLACE (E) GLAZING WITH INSULATED CLEAR PANELS.
03-09	(E) SKYLIGHT WINDOW OPENINGS AND FRAMES TO REMAIN - REPLACE (E) FRAME WITH (N) METAL FRAMES WITH MATTE DARK GRAY FINISH TO MATCH (E) FRAME LOOK AND SPACING. REPLACE (E) GLAZING WITH INSULATED CLEAR PANELS.
03-15	INFILL (E) WINDOW OPENING AS NEEDED

PROPOSED PARTIAL HEIGHT WALL
PROPOSED FULL HEIGHT WALL
PROPOSED 1- HOUR RATED WALL
ALL PROPOSED WALLS TO BE INSULATED W/ BATT INSULATION
EXISTING BUILDING WALL TO REMAIN
ELEMENTS SHOWN DASHED TO BE REMOVED

LICENSED ARCHITECT THOMAS OLLE LUNDBERG STATE OF CALIFORNIA

Eng-Skell Remodel

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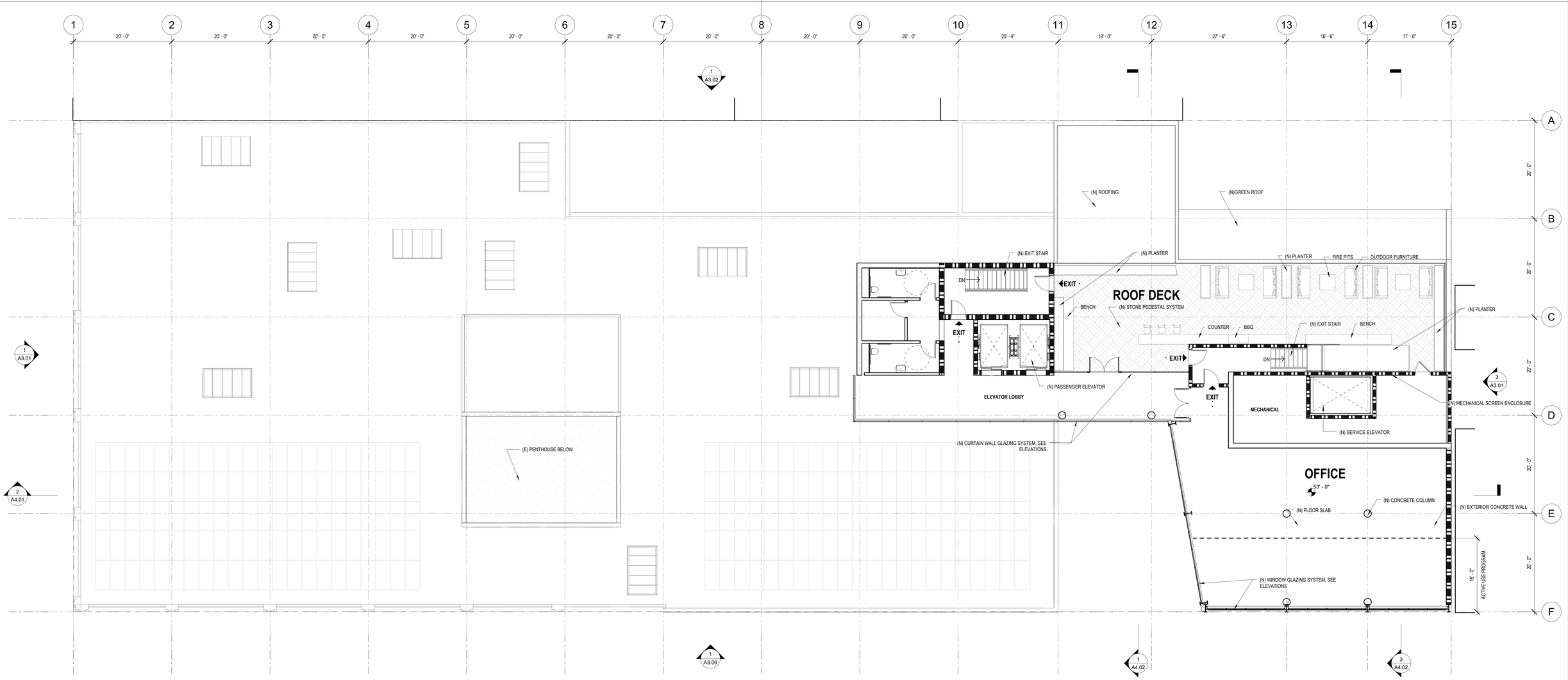
ISSUES / REVISIONS

Issue #	Description	Date
4	Plan Check Letter Response	11/08/19
6	Plan Check Letter Response 02	08/07/20

Print Date:	8/7/2020 9:51:33 PM
Drawn By:	sma
Checked By:	oc
Scale:	As indicated

Proposed Plan - Level 4 / Roof 1

A2.04



1 Proposed Plan - (N) Level 5
1/8" = 1'-0"

KEYNOTES - BUILDING SHELL & CORE

PROPOSED PARTIAL HEIGHT WALL

PROPOSED FULL HEIGHT WALL

PROPOSED 1- HOUR RATED WALL

ALL PROPOSED WALLS TO BE INSULATED W/ BATT INSULATION

EXISTING BUILDING WALL TO REMAIN

ELEMENTS SHOWN DASHED TO BE REMOVED

LICENSED ARCHITECT
THOMAS ELLIS
DARLOW
12-31-19
RENEWAL
STATE OF CALIFORNIA

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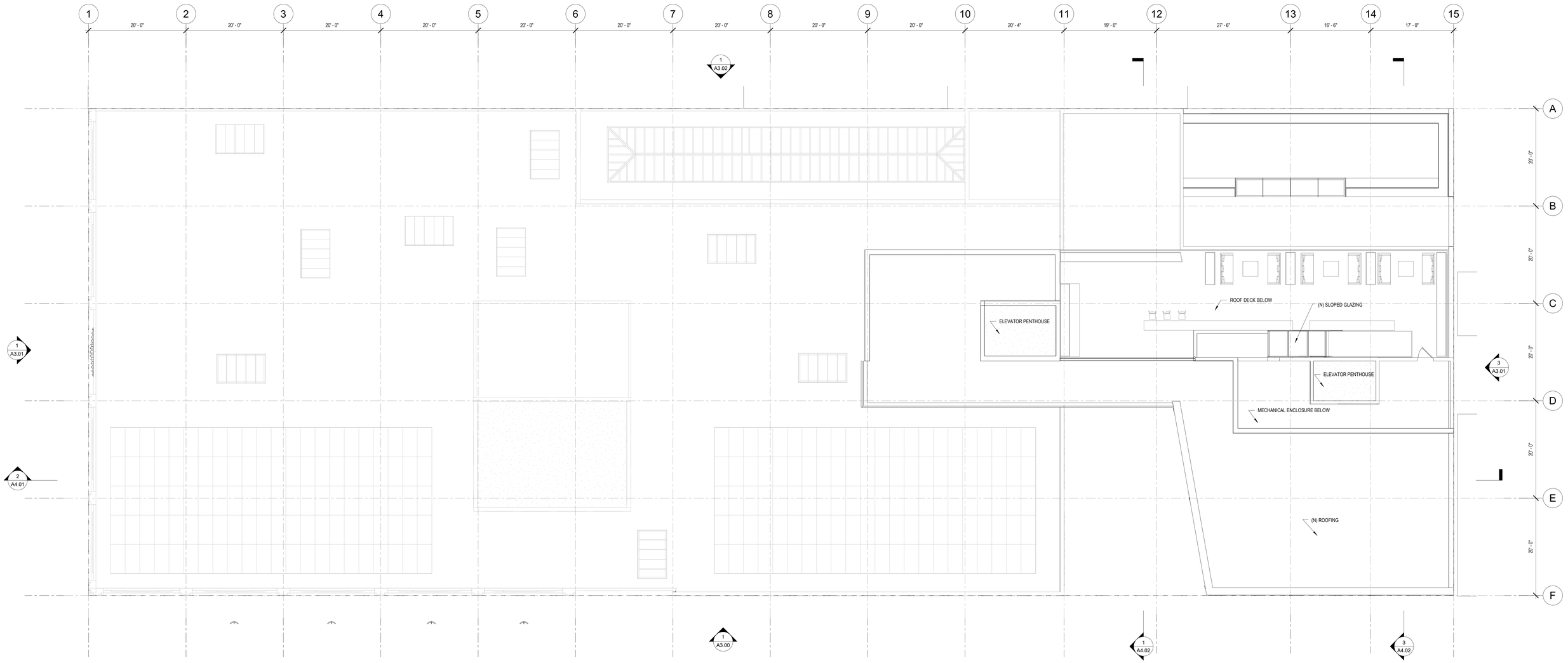
ISSUES / REVISIONS

Issue #	Description	Date
4	Plan Check Letter Response	11/08/19
6	Plan Check Letter Response 02	08/07/20

Print Date:	8/7/2020 9:51:37 PM
Drawn By:	sma
Checked By:	oc
Scale:	As indicated

Proposed Plan - Level 5

A2.05



1 Height Limit
1/8" = 1'-0"

KEYNOTES - BUILDING SHELL & CORE

N

LICENSED ARCHITECT
THOMAS OLLE SKELL
C-21112
EXPIRES 12-31-19
STATE OF CALIFORNIA

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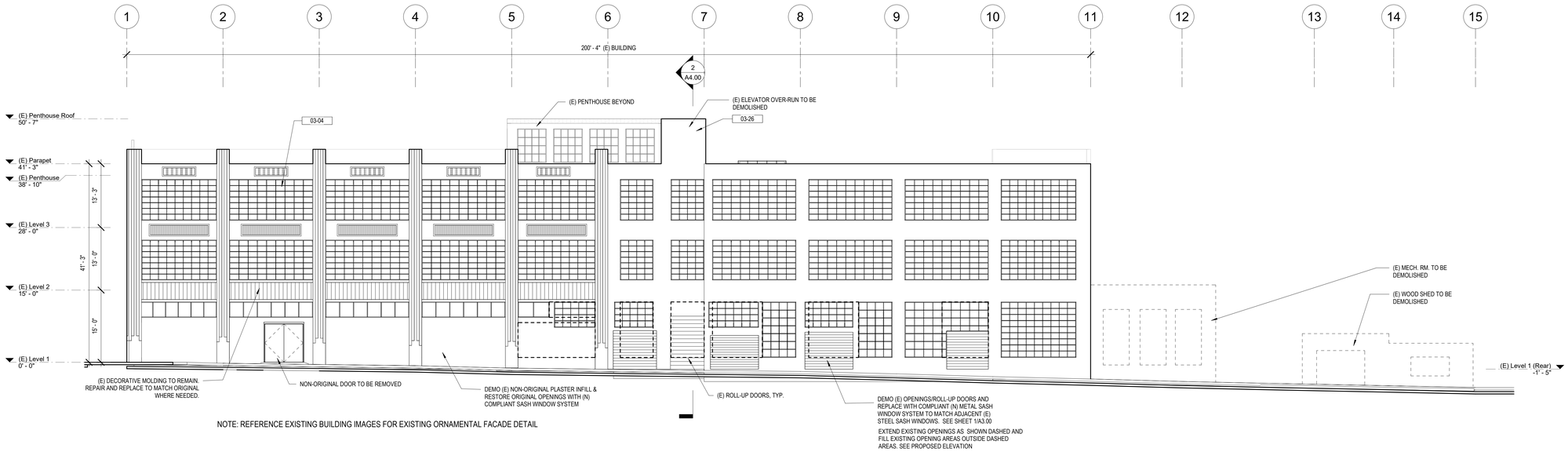
ISSUES / REVISIONS

Issue #	Description	Date
4	Plan Check Letter Response	11/08/19
6	Plan Check Letter Response 02	08/07/20

Print Date:	8/7/2020 9:51:41 PM
Drawn By:	sma
Checked By:	oc
Scale:	1/8" = 1'-0"

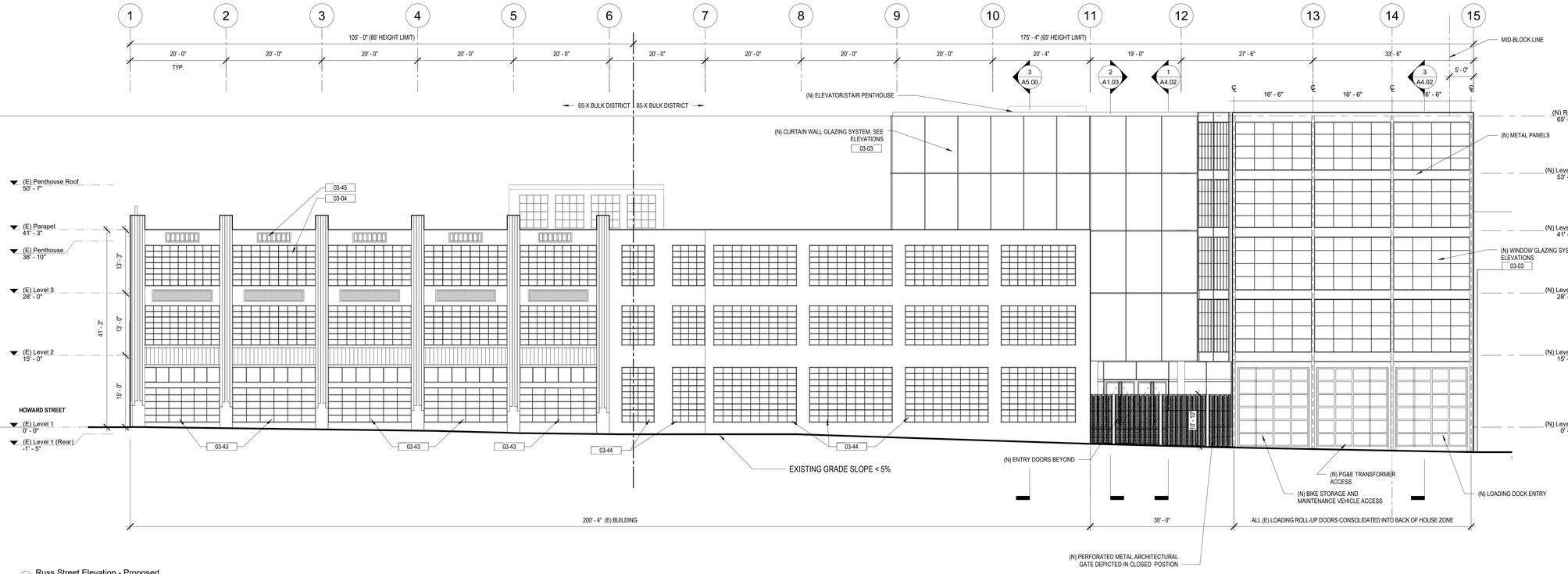
Proposed Roof Plan

A2.06



NOTE: REFERENCE EXISTING BUILDING IMAGES FOR EXISTING ORNAMENTAL FACADE DETAIL

2 Russ Street Elevation - Existing
1" = 10'-0"



1 Russ Street Elevation - Proposed
1" = 10'-0"

KEYNOTES - BUILDING SHELL & CORE

03-03	ALL APPLICABLE (N) GLAZING TO BE BIRD-SAFE PER SEC. 139, TYP.
03-04	(E) WINDOW OPENINGS TO REMAIN - UON. REPLACE (E) FRAME WITH (N) METAL FRAMES WITH MATTE DARK GRAY FINISH TO MATCH (E) FRAME LOOK AND SPACING. REPLACE (E) GLAZING WITH INSULATED CLEAR PANES.
03-26	(E) ELEVATOR SHAFT WALLS TO BE DEMOLISHED AND FLOOR/ROOF OPENINGS TO BE INFILLED.
03-43	DEMO (E) NON-ORIGINAL PLASTER INFILL & RESTORE ORIGINAL OPENINGS WITH (N) COMPLIANT SASH WINDOW SYSTEM
03-44	DEMO (E) OPENINGS/ROLL-UP DOORS AND REPLACE WITH COMPLIANT (N) METAL SASH WINDOW SYSTEM TO MATCH ADJACENT (E) STEEL SASH WINDOWS. SEE SHEET 1/A3.00
03-45	(E) DECORATIVE MOLDING TO REMAIN. REPAIR AND REPLACE TO MATCH ORIGINAL WHERE NEEDED.

LICENSED ARCHITECT
THOMAS ELLIS
Expires 08-31-20
CIVIL
STATE OF CALIFORNIA

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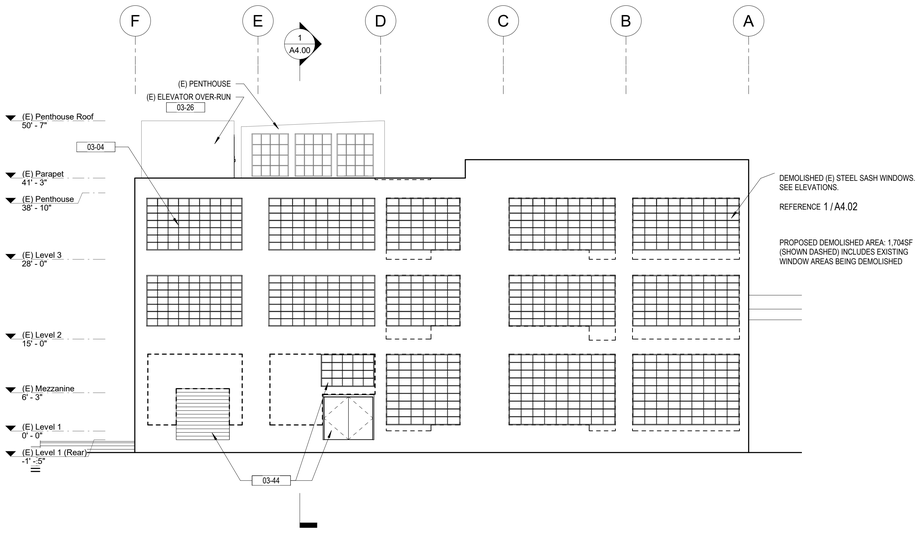
ISSUES / REVISIONS

Issue #	Description	Date
2	Pre-Application Meeting	04/18/19
3	Project Application	05/20/19
4	Plan Check Letter Response	11/08/19
6	Plan Check Letter Response 02	08/07/20

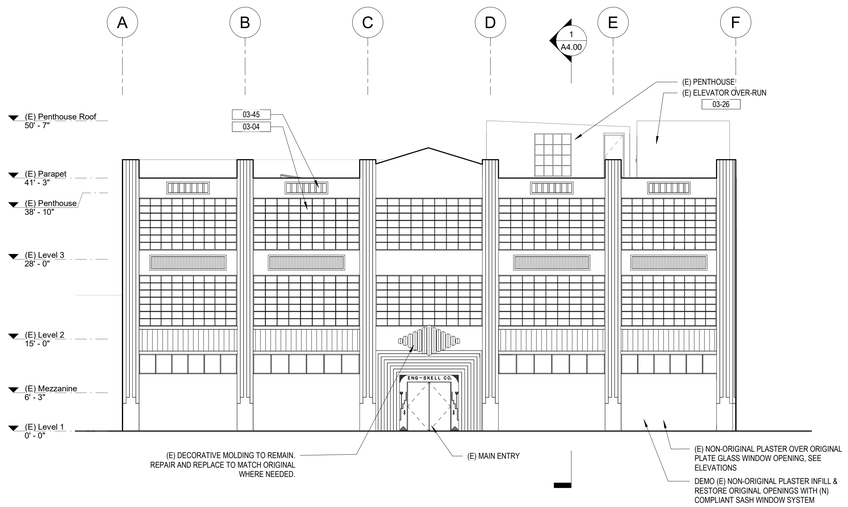
Print Date:	8/7/2020 9:51:51 PM
Drawn By:	sma
Checked By:	oc
Scale:	1" = 10'-0"

Exterior Elevations - South

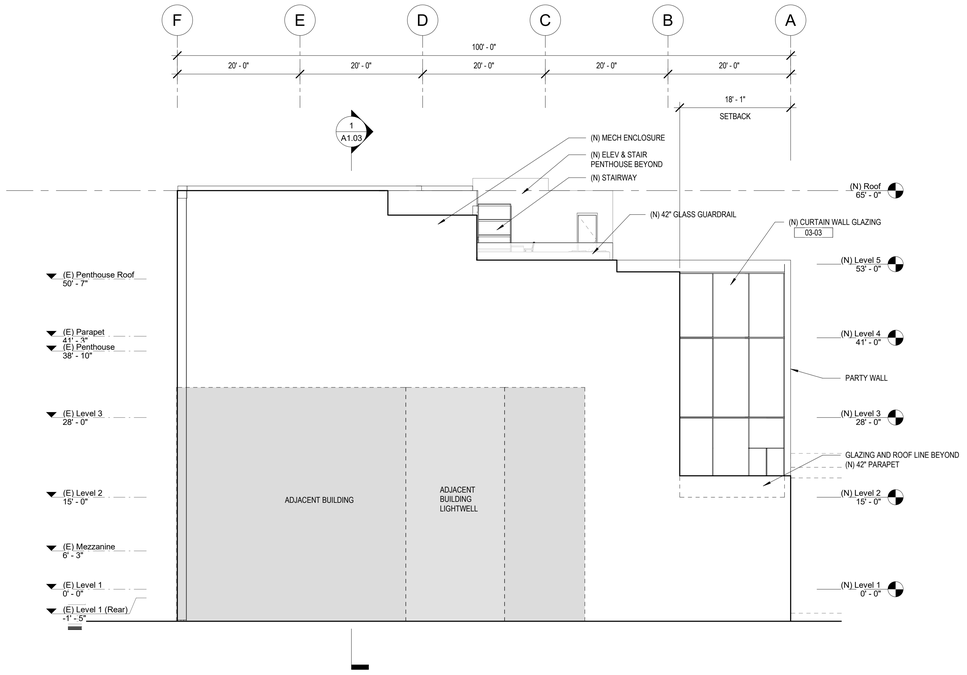
A3.00



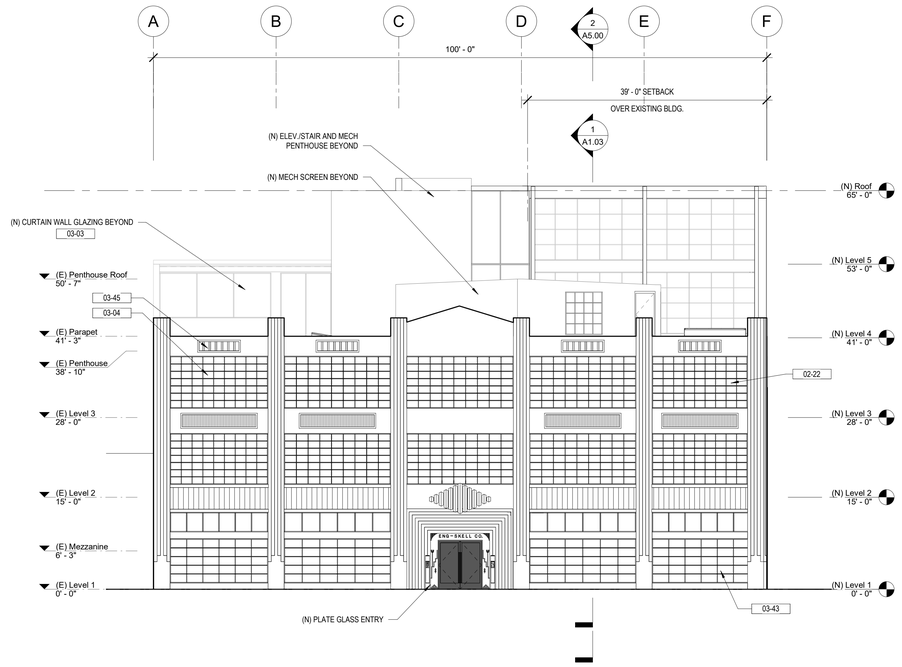
4 Southeast Elevation - Existing
1" = 10'-0"



2 Howard Street Elevation - Existing
1" = 10'-0"



3 Southeast Elevation - Proposed
1" = 10'-0"



NOTE: REFERENCE EXISTING BUILDING IMAGES FOR EXISTING ORNAMENTAL FACADE DETAIL

1 Howard Street Elevation - Proposed
1" = 10'-0"

KEYNOTES - BUILDING SHELL & CORE

03-03	ALL APPLICABLE (N) GLAZING TO BE BIRD-SAFE PER SEC. 139, TYP.
03-04	(E) WINDOW OPENINGS TO REMAIN - UON. REPLACE (E) FRAME WITH (N) METAL FRAMES WITH MATTE DARK GRAY FINISH TO MATCH (E) FRAME LOOK AND SPACING. REPLACE (E) GLAZING WITH INSULATED CLEAR PANES.
03-26	(E) ELEVATOR SHAFT WALLS TO BE DEMOLISHED AND FLOOR/ROOF OPENINGS TO BE INFILLED.
03-40	DEMOLISHED (E) STEEL SASH WINDOWS. SEE ELEVATIONS.
03-43	DEMO (E) NON-ORIGINAL PLASTER INFILL & RESTORE ORIGINAL OPENINGS WITH (N) COMPLIANT SASH WINDOW SYSTEM
03-44	DEMO (E) OPENINGS/ROLL-UP DOORS AND REPLACE WITH COMPLIANT (N) METAL SASH WINDOW SYSTEM TO MATCH ADJACENT (E) STEEL SASH WINDOWS. SEE SHEET 1/A3.00
03-45	(E) DECORATIVE MOLDING TO REMAIN. REPAIR AND REPLACE TO MATCH ORIGINAL WHERE NEEDED.

LICENSED ARCHITECT
THOMAS OLLE
LUNDBERG
C-26113
RENEWAL 08/31/2021
STATE OF CALIFORNIA

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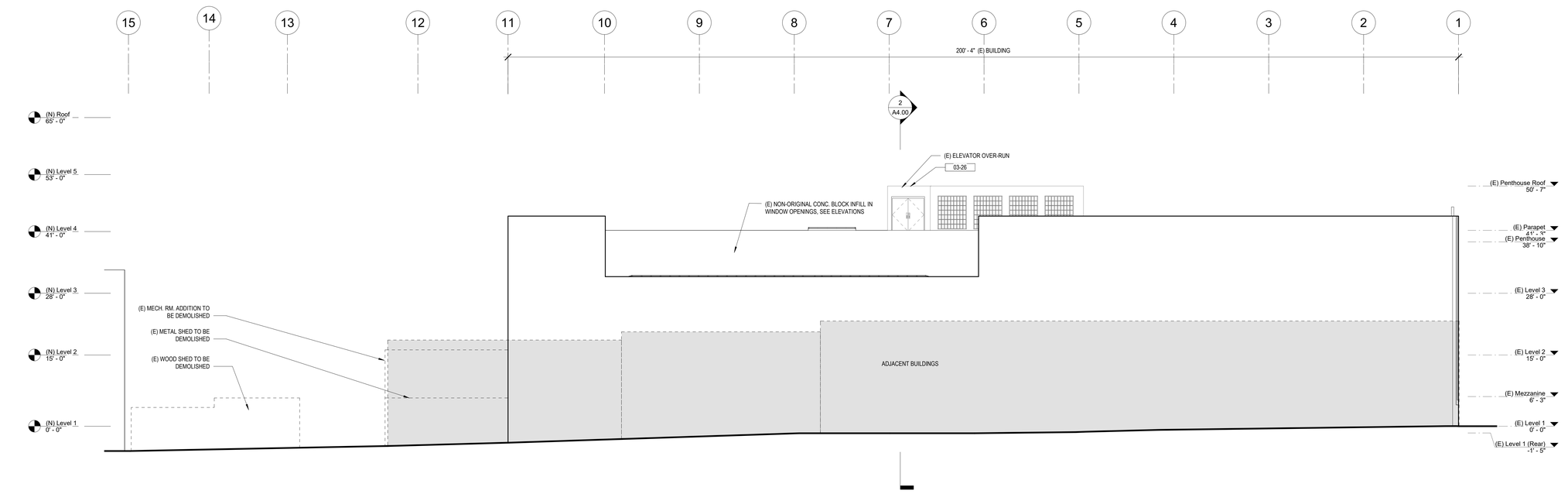
ISSUES / REVISIONS

Issue #	Description	Date
1	*Preliminary Project Assessment*	*11/08/18*
2	*Pre-Application Meeting*	*04/18/19*
3	*Project Application*	*05/20/19*
4	*Plan Check Letter Response*	*11/08/19*
6	*Plan Check Letter Response 02*	*08/07/20*

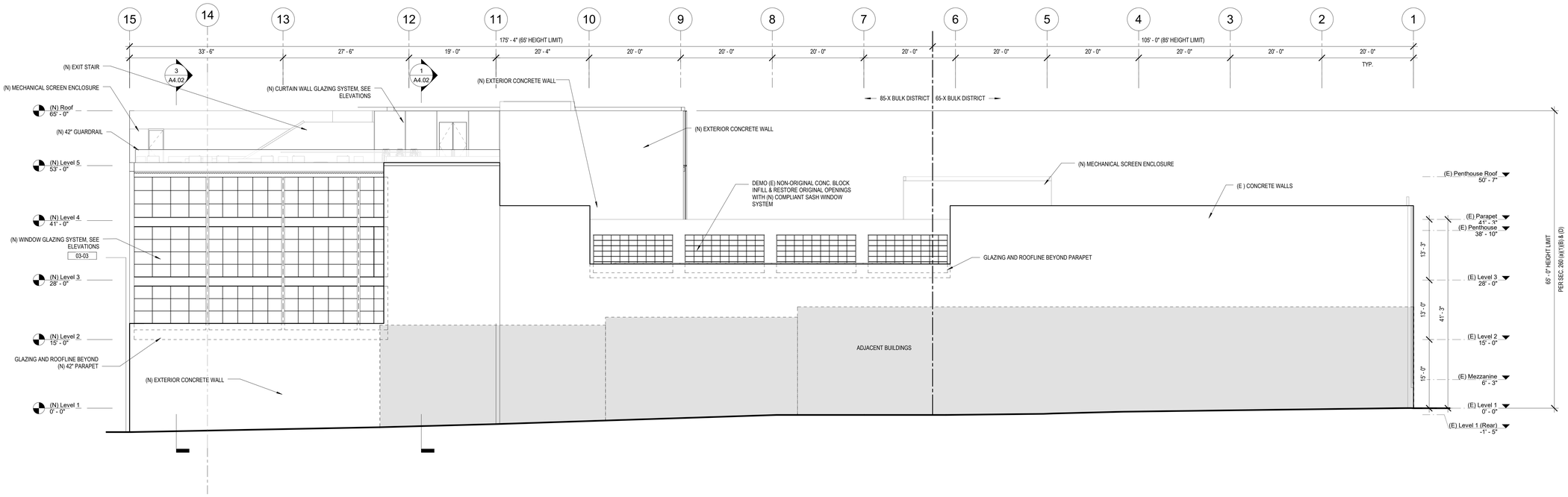
Print Date:	8/7/2020 9:51:59 PM
Drawn By:	sma
Checked By:	oc
Scale:	1" = 10'-0"

Exterior Elevations - East & West

A3.01



2 North Elevation @ Demising Wall- Existing
1" = 10'-0"



1 North Elevation @ Demising Wall - Proposed
1" = 10'-0"

KEYNOTES - BUILDING SHELL & CORE

03-03	ALL APPLICABLE (N) GLAZING TO BE BIRD-SAFE PER SEC. 139, TYP.
03-26	(E) ELEVATOR SHAFT WALLS TO BE DEMOLISHED AND FLOOR/ROOF OPENINGS TO BE INFILLED.
03-48	DEMO (E) NON-ORIGINAL CONC. BLOCK INFILL & RESTORE ORIGINAL OPENINGS WITH (N) COMPLIANT SASH WINDOW SYSTEM

LICENSED ARCHITECT
THOMAS OLLE
ENGH
12-31-19
RENEWAL
STATE OF CALIFORNIA

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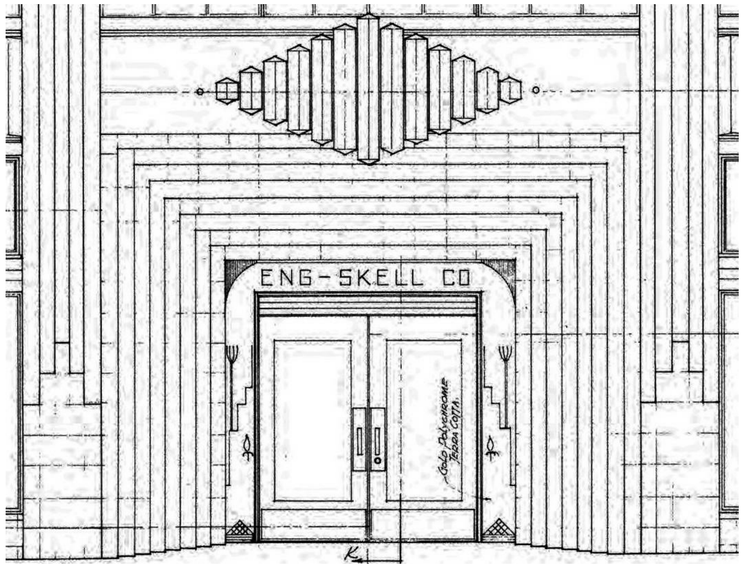
ISSUES / REVISIONS

Issue #	Description	Date
4	Plan Check Letter Response	11/08/19
6	Plan Check Letter Response 02	08/07/20

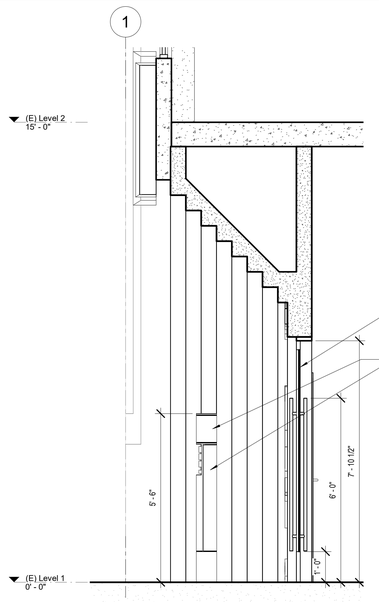
Print Date:	8/7/2020 9:52:06 PM
Drawn By:	sma
Checked By:	oc
Scale:	1" = 10'-0"

Exterior Elevations - North

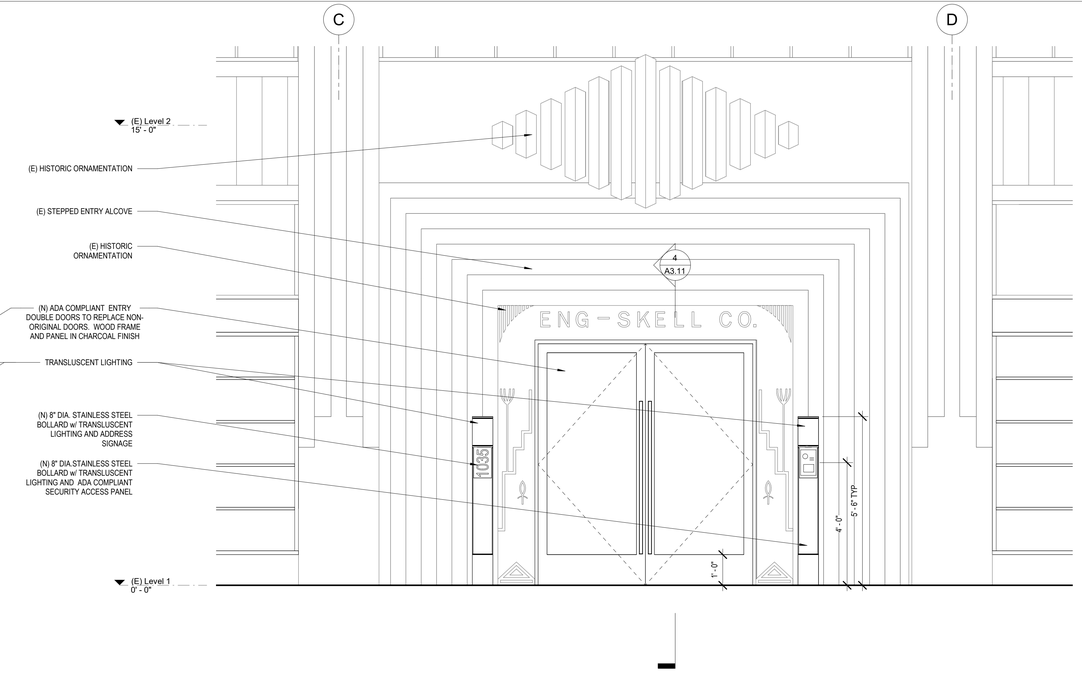
A3.02



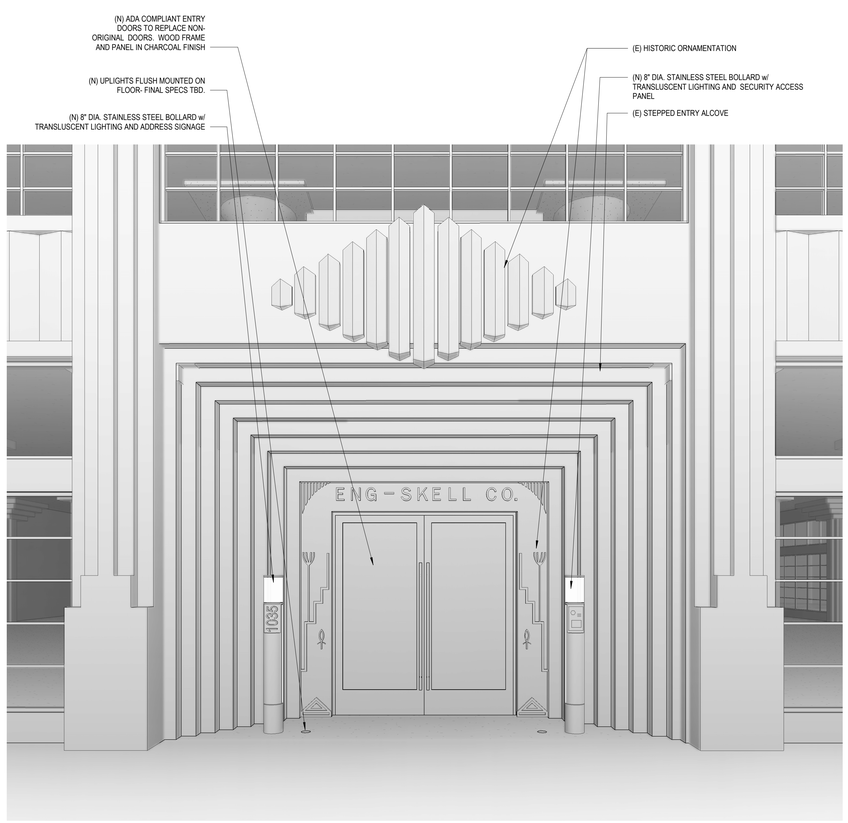
6 (E) Howard Entry Elevation
12" = 1'-0"



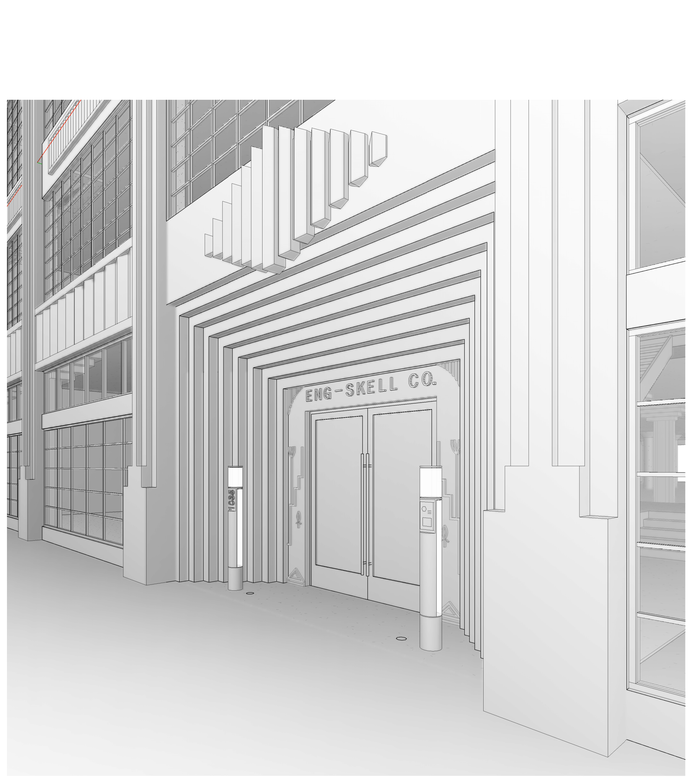
4 Section - Howard Street Entry
1/2" = 1'-0"



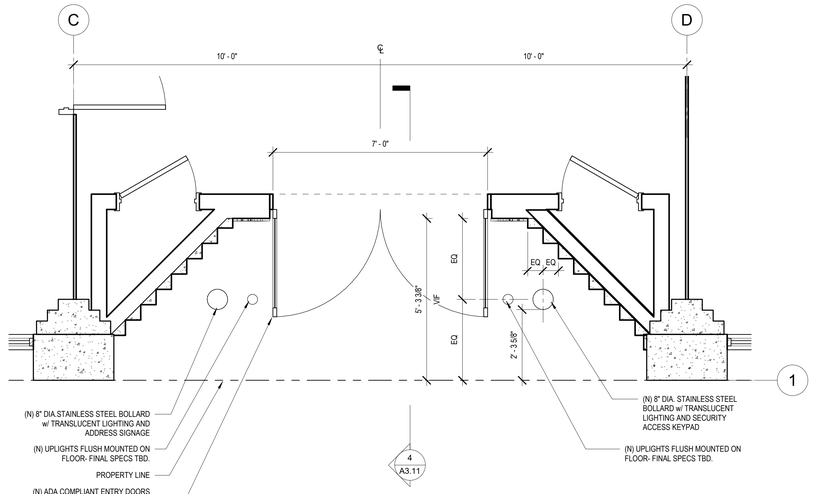
2 Enlarged Elevation - Howard Street Entry
1/2" = 1'-0"



5 Howard Entry Bollards - Elevation Perspective



3 Howard Entry w/ New Entry Enclosure



1 Enlarged Plan - Howard Street Entry
1/2" = 1'-0"

LICENSED ARCHITECT
THOMAS OLLE LUNDBERG
C-30167
12-31-20
REGISTERED
STATE OF CALIFORNIA

Eng-Skell Remodel

1035 Howard Street, San Francisco, CA 94103

LUNDBERG DESIGN
2620 THIRD STREET
SAN FRANCISCO CA 94107-3115
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ISSUES / REVISIONS

Issue #	Description	Date
6	*Plan Check Letter Response 02*	*08/07/20*

Print Date:	8/7/2020 9:52:34 PM
Drawn By:	sma
Checked By:	oc
Scale:	As indicated

Enlarged Exterior Elevations- Howard St.

A3.11

2 Building Section - North-South @ (N) Entry
1/8" = 1'-0"

KEYNOTES - BUILDING SHELL & CORE

03-03	ALL APPLICABLE (N) GLAZING TO BE BIRD-SAFE PER SEC. 139, TYP.
03-09	(E) SKYLIGHT WINDOW OPENINGS AND FRAMES TO REMAIN - REPLACE (E) FRAME WITH (N) METAL FRAMES WITH MATTE DARK GRAY FINISH TO MATCH (E) FRAME LOOK AND SPACING. REPLACE (E) GLAZING WITH INSULATED CLEAR PANELS.

Eng-Skell Remodel

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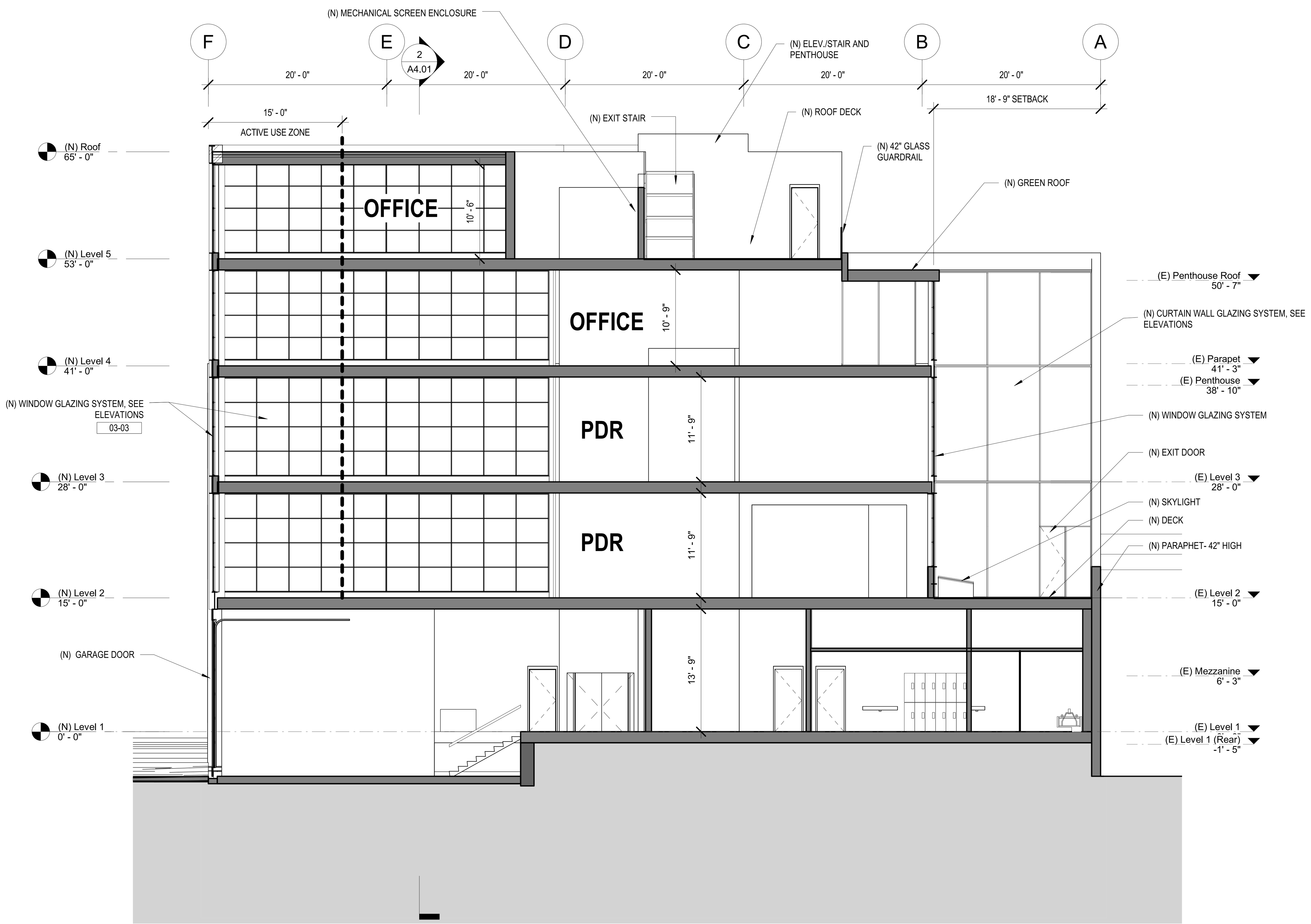
ISSUES / REVISIONS

Issue #	Description	Date
2	Pre-Application Meeting	04/18/19
3	Project Application	05/20/19
4	Plan Check Letter Response	11/08/19
6	Plan Check Letter Response 02	08/07/20

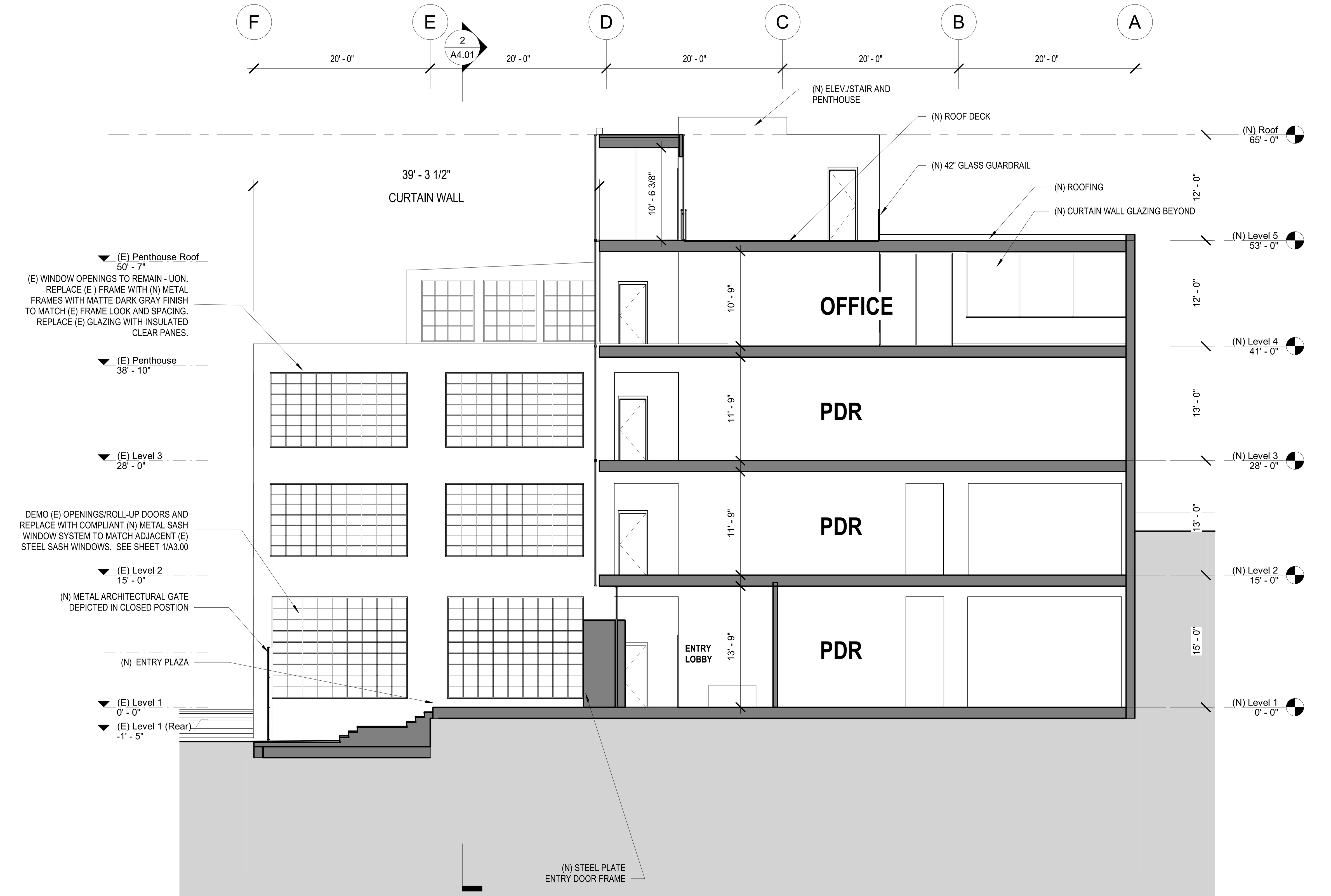
Print Date:	8/7/2020 9:52:39 PM
Drawn By:	sma
Checked By:	oc
Scale:	1/8" = 1'-0"

Building Sections - Proposed

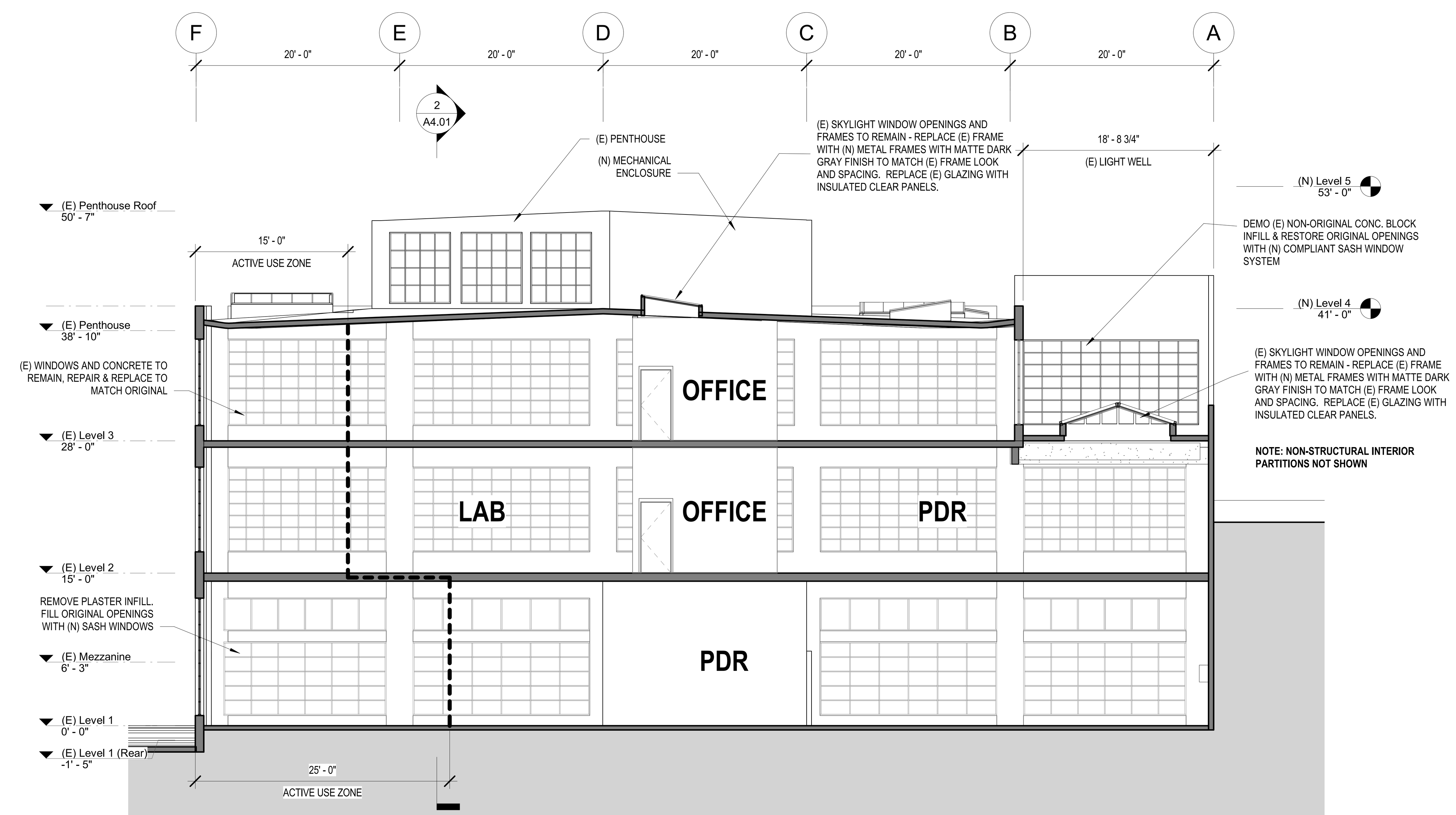
A4.01



3 Building Section - East-West @ Parking Ramp
1/8" = 1'-0"



1 Building Section - East-West @ (N) Entry
1/8" = 1'-0"



2 Building Section - East-West @ (E) Rear Skylight
1/8" = 1'-0"

KEYNOTES - BUILDING SHELL & CORE

03-03	ALL APPLICABLE (N) GLAZING TO BE BIRD-SAFE PER SEC. 139, TYP.
03-04	(E) WINDOW OPENINGS TO REMAIN - UON. REPLACE (E) FRAME WITH (N) METAL FRAMES WITH MATTE DARK GRAY FINISH TO MATCH (E) FRAME LOOK AND SPACING. REPLACE (E) GLAZING WITH INSULATED CLEAR PANES.
03-09	(E) SKYLIGHT WINDOW OPENINGS AND FRAMES TO REMAIN - REPLACE (E) FRAME WITH (N) METAL FRAMES WITH MATTE DARK GRAY FINISH TO MATCH (E) FRAME LOOK AND SPACING. REPLACE (E) GLAZING WITH INSULATED CLEAR PANELS.
03-44	DEMO (E) OPENINGS/ROLL-UP DOORS AND REPLACE WITH COMPLIANT (N) METAL SASH WINDOW SYSTEM TO MATCH ADJACENT (E) STEEL SASH WINDOWS. SEE SHEET 1/A3.00
03-48	DEMO (E) NON-ORIGINAL CONC. BLOCK INFILL & RESTORE ORIGINAL OPENINGS WITH (N) COMPLIANT SASH WINDOW SYSTEM

LICENSED ARCHITECT THOMAS OLLE LUNDBERG STATE OF CALIFORNIA

Eng-Skell Remodel

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ISSUES / REVISIONS

Issue #	Description	Date
2	Pre-Application Meeting	04/18/19
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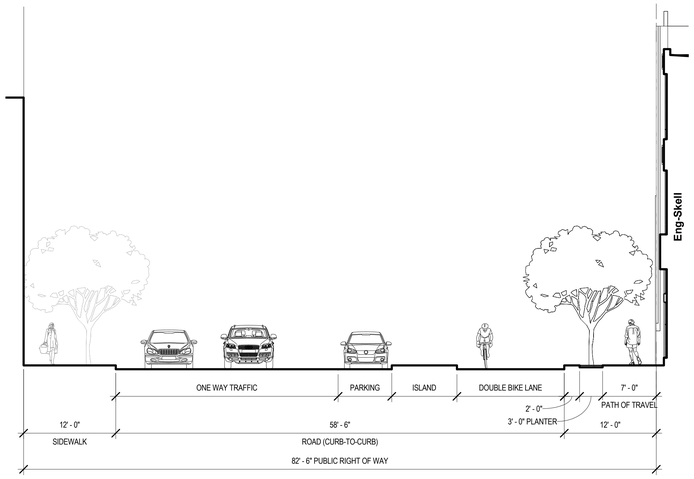
4	Plan Check Letter Response	11/08/19
6	Plan Check Letter Response 02	08/07/20

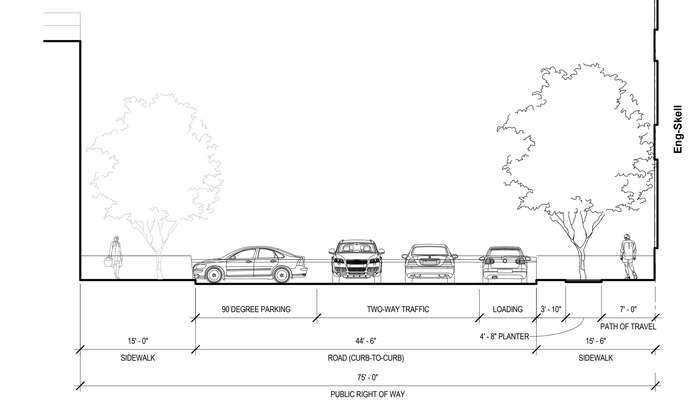
Print Date:	8/7/2020 9:52:49 PM
Drawn By:	sma
Checked By:	oc
Scale:	1/8" = 1'-0"

Building Sections - Proposed

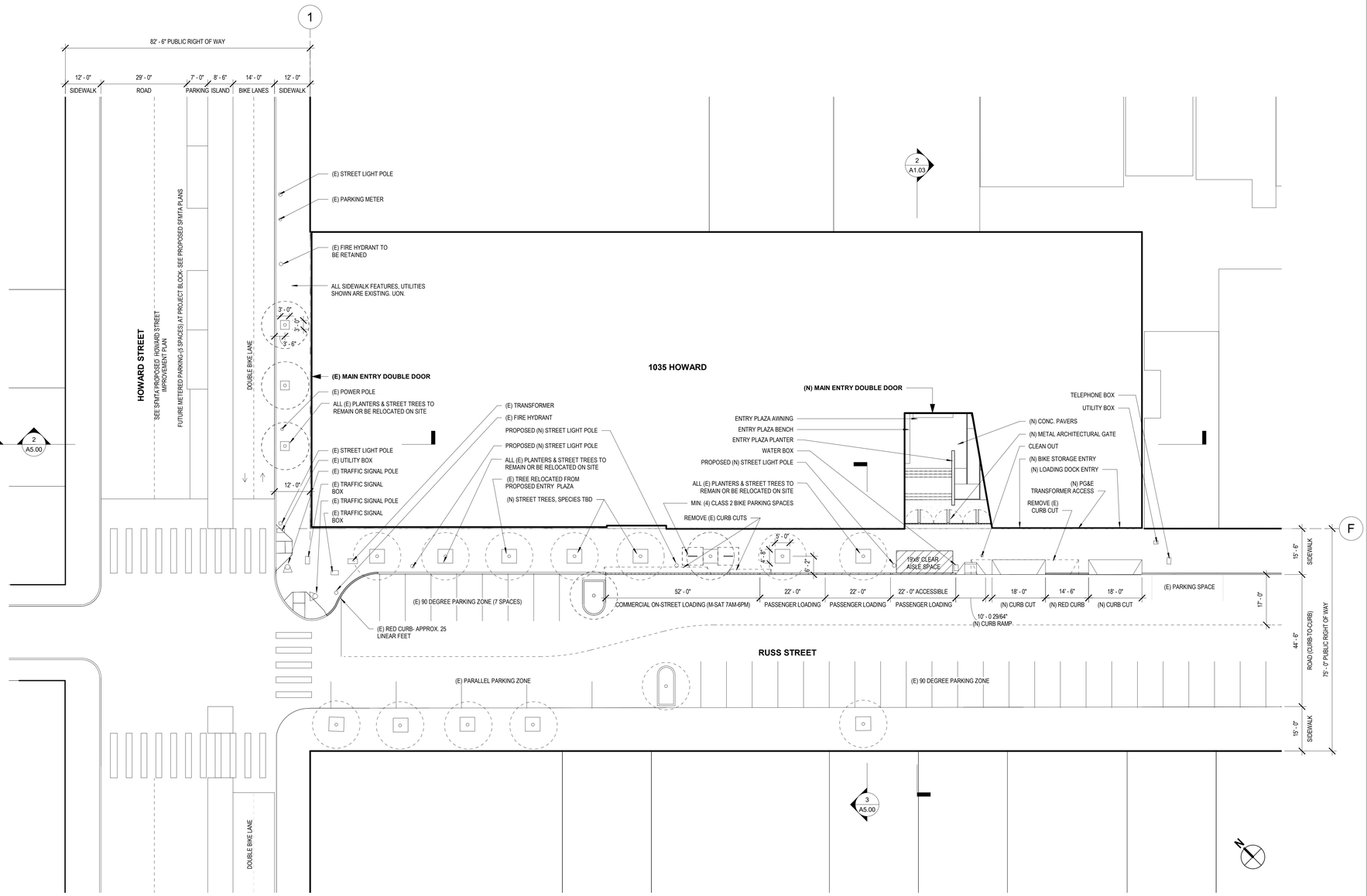
A4.02



2 Streetscape Section - Howard St
1/8" = 1'-0"



3 Streetscape Section - Russ Street
1/8" = 1'-0"



1 Streetscape Plan
1/16" = 1'-0"

NOTES:
1- SEE EXISTING AND PROPOSED SITE PLANS FOR SIDEWALK FEATURES AND IMPROVEMENTS NOT SHOWN IN THIS PLAN
2- SEE SFMTA EXISTING AND PROPOSED HOWARD STREET IMPROVEMENT PLANS.

LICENSED ARCHITECT
THOMAS ELLIS LUNDBERG
No. C-30116
12-31-19
RENEWAL
STATE OF CALIFORNIA

Eng-Skell Remodel

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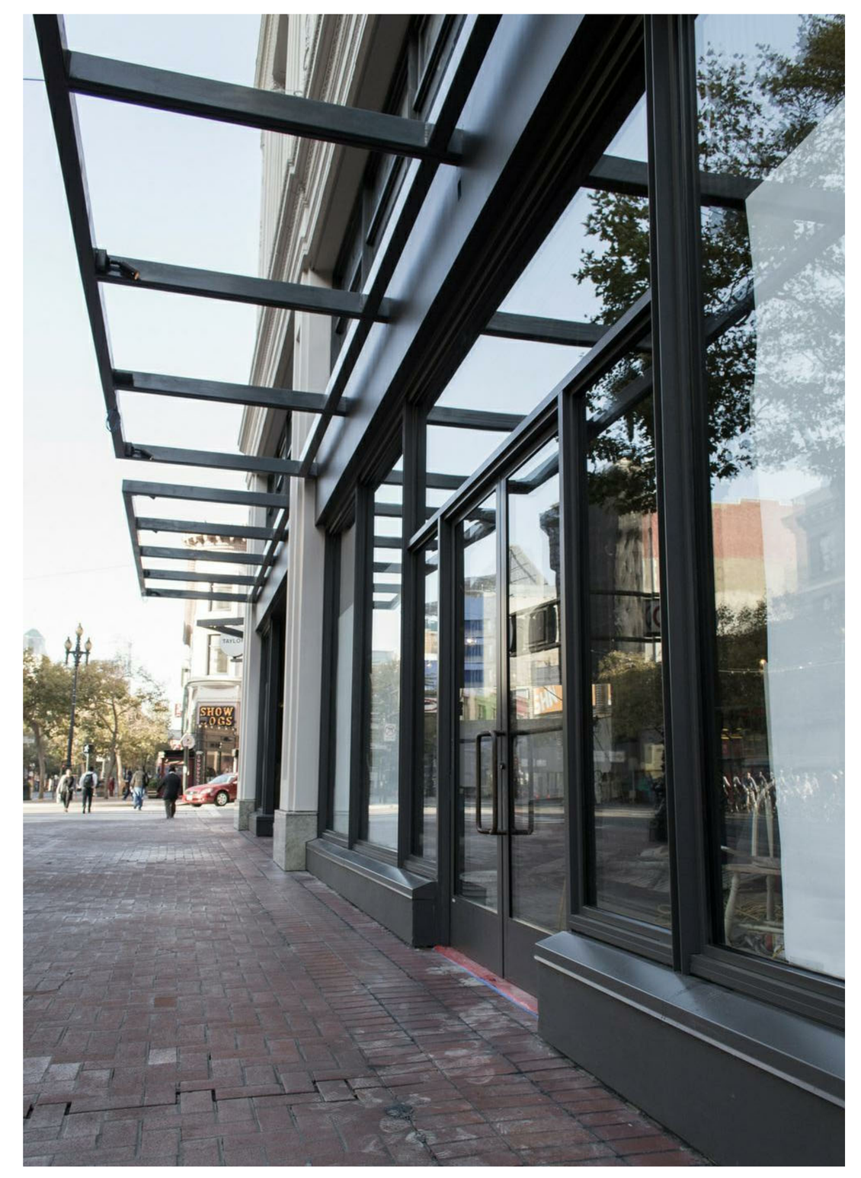
ISSUES / REVISIONS

Issue #	Description	Date
4	Plan Check Letter Response	11/08/19
5	Environmental Review Reponse	03/20/20
6	Plan Check Letter Response 02	08/07/20

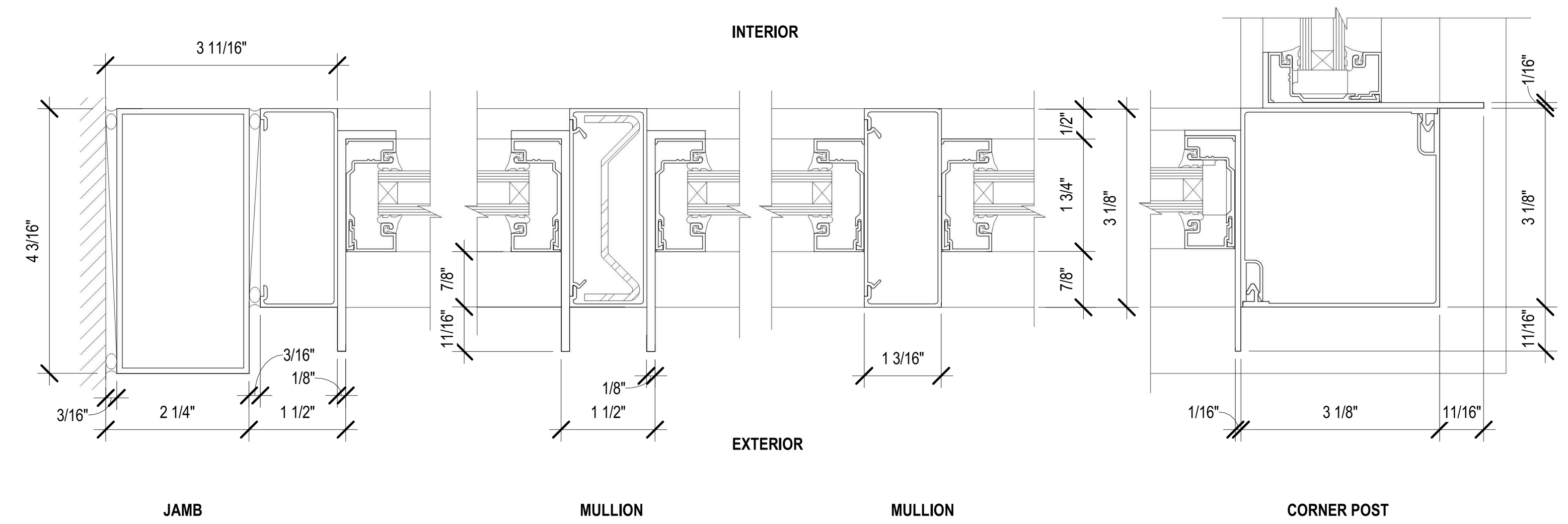
Print Date: 8/7/2020 9:52:56 PM
Drawn By: sma
Checked By: oc
Scale: As indicated

Streetscape Plan

A5.00



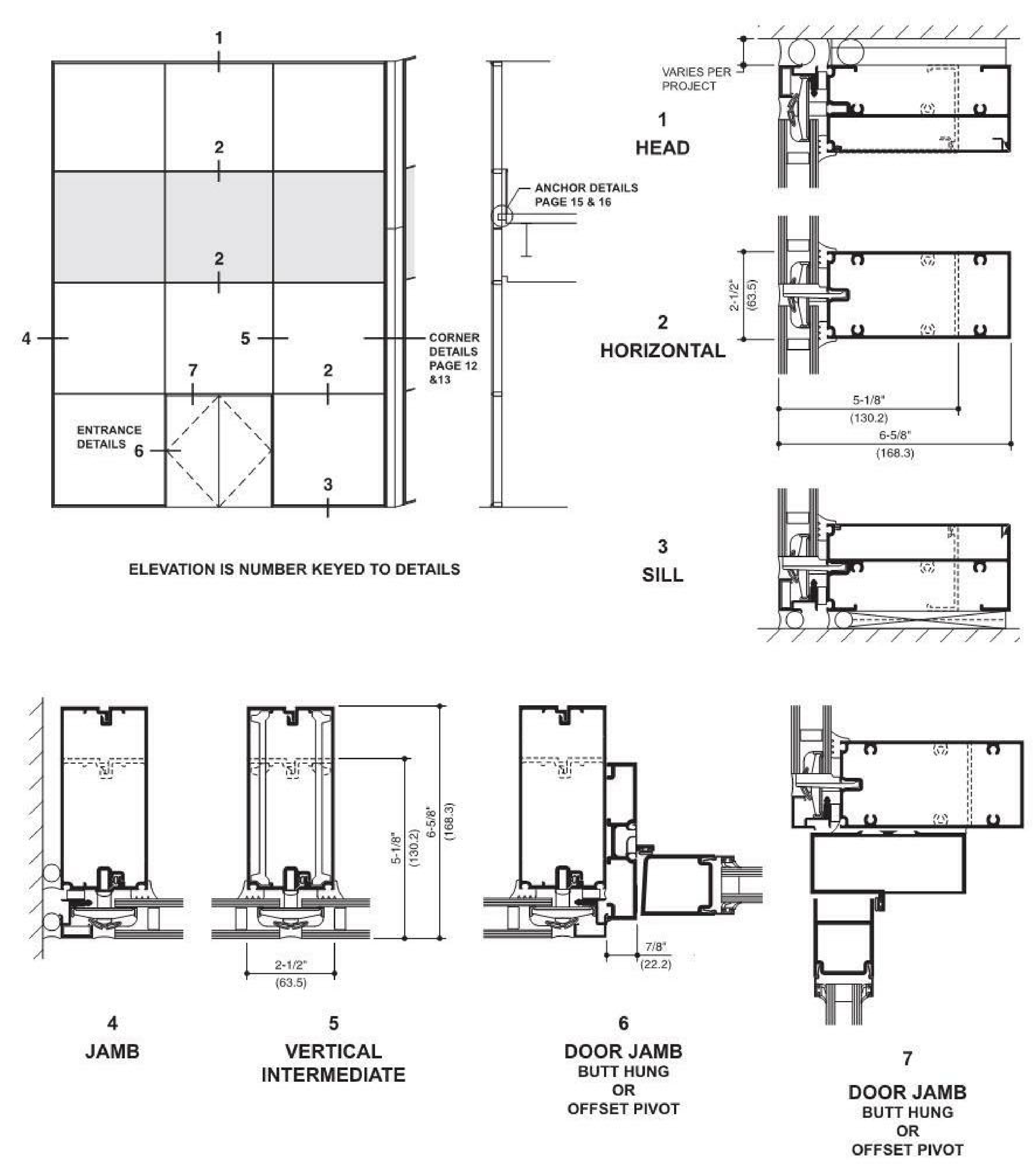
REFERENCE IMAGES FOR PROPOSED (N) ALUMINUM WINDOW AND STOREFRONT SYSTEM AND FINISH COLOR ONLY AT NEW ADDITION



NOTES:
1) TYPICAL DETAILS ABOVE SHOW DESIGN INTENT FOR NEW PROPOSED ALUMINUM WINDOW SYSTEM PROPOSED AT NEW ADDITION AND NEW WINDOWS AT PLASTERED AREAS AT STREET LEVEL OF EXISTING BUILDING WITH ANODIZED FINISH. FINAL DETAILS TO BE DETERMINED. SEE EXTERIOR ELEVATIONS FOR PROPOSED WINDOW SIZE AND PANEL LAYOUT FOR DIFFERENT LOCATIONS
2) SEE REFERENCE IMAGES FROM OTHER PROJECTS ON THIS SHEET FOR DESIGN INTENT LOOK AND FINISH COLOR FOR WINDOW SYSTEM ONLY

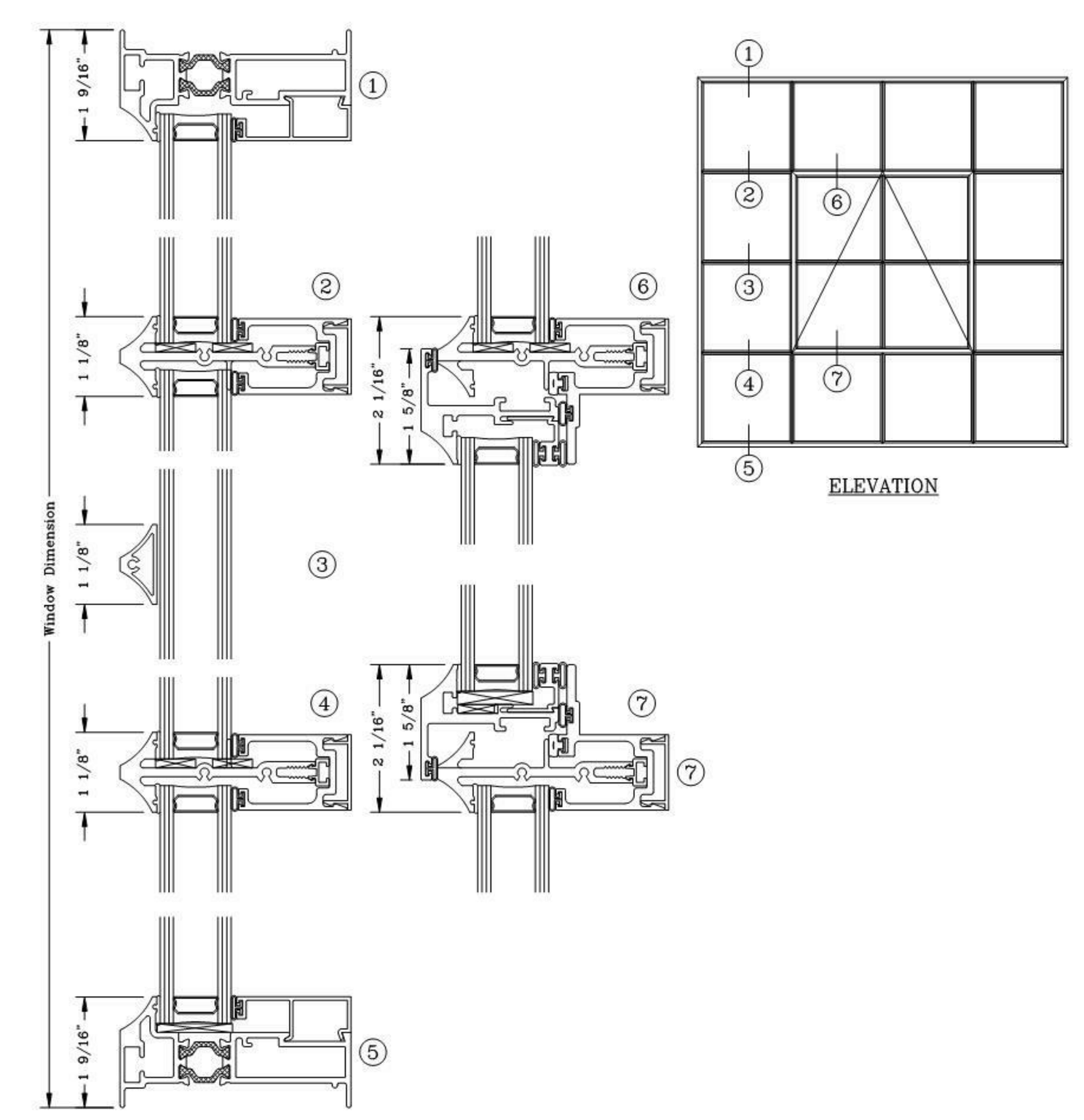
2 Proposed Aluminum Window System Typical Details
6" = 1'-0"

REFERENCE IMAGES FOR PROPOSED (N) ALUMINUM CURTAIN WALL SYSTEM ONLY AT NEW ADDITION



NOTES:
1) TYPICAL DETAILS ABOVE SHOW DESIGN INTENT FOR NEW PROPOSED ALUMINUM CURTAIN WALL SYSTEM PROPOSED AT NEW ADDITION WITH ANODIZED FINISH IN MATTE BLACK. FINAL DETAILS TO BE DETERMINED. SEE EXTERIOR ELEVATIONS FOR PROPOSED LOCATION AND LAYOUT.
2) SEE REFERENCE IMAGES FROM OTHER PROJECT ON THIS SHEET FOR DESIGN INTENT LOOK FOR CURTAIN WALL SYSTEM ONLY.

3 Proposed Curtain Wall System Typical Details @ New Addition
12" = 1'-0"



NOTES:
1) PROPOSED METAL SASH WINDOW SYSTEM SIMILIAR TO SHOWN ABOVE TO REPLACE ALL EXISTING STEEL SASH WINDOWS WHICH ARE SIGNIFICANTLY DAMAGED IN MAJORITY OF LOCATIONS. PROFILES AND DIMENSIONS OF THE PROPOSED SYSTEM IS IDENTICAL TO THE ORIGINAL PROFILES. SEE SHEET A15.00 FOR EXISTING BUILDING IMAGES.
2) PROPOSED NEW METAL SASH WINDOWS TO REPLICATE ORIGINAL SIZE AND PANEL LAYOUT UNLESS OTHER WISE NOTED IN EXTERIOR ELEVATIONS.
3) METAL SASH WINDOW FRAMES TO BE IN MATTE BLACK FINISH.
4) ALL EXISTING GLAZING IN EXISTING STEEL SASH WINDOW FRAMES TO BE REPLACED WITH NEW CLEAR INSULATED PANES.

1 Proposed Metal Sash Window Details-Typ.
12" = 1'-0"

LICENSED ARCHITECT
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ISSUES / REVISIONS

Issue #	Description	Date
6	Plan Check Letter Response 02	08/07/20

Print Date:	8/7/2020 9:52:58 PM
Drawn By:	sma
Checked By:	oc
Scale:	As indicated

Typical Details-Window Systems

Corner of Howard St & Russ St looking East

Russ St looking North

Howard Street looking South

Russ Street Facade Detail

Howard Street Facade Detail

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ISSUES / REVISIONS

Issue #	Description	Date
1	Preliminary Project Assessment	11/08/18
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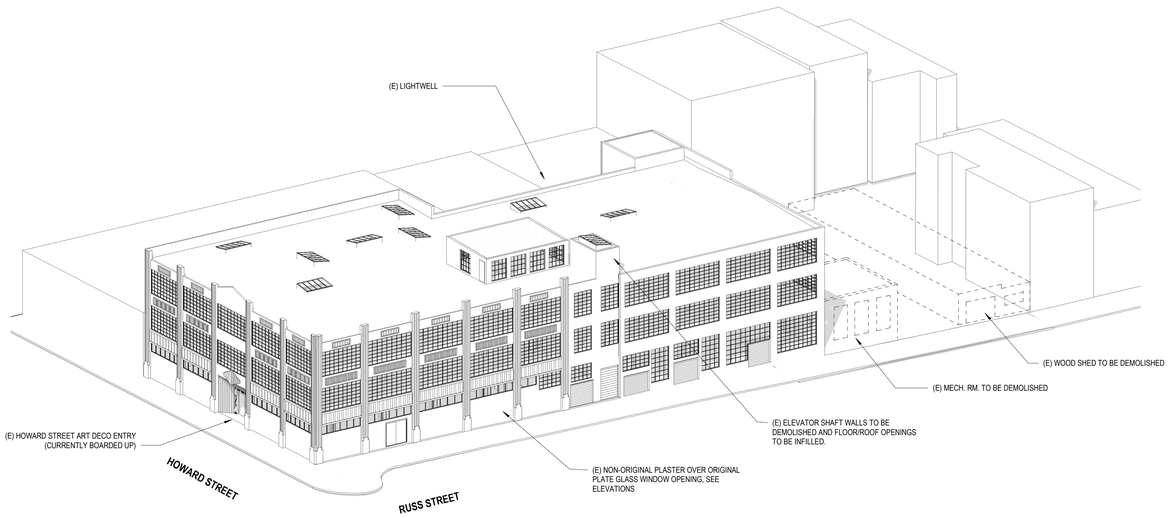
3	Project Application	05/20/19
4	Plan Check Letter Response	11/08/19
6	Plan Check Letter Response 02	08/07/20

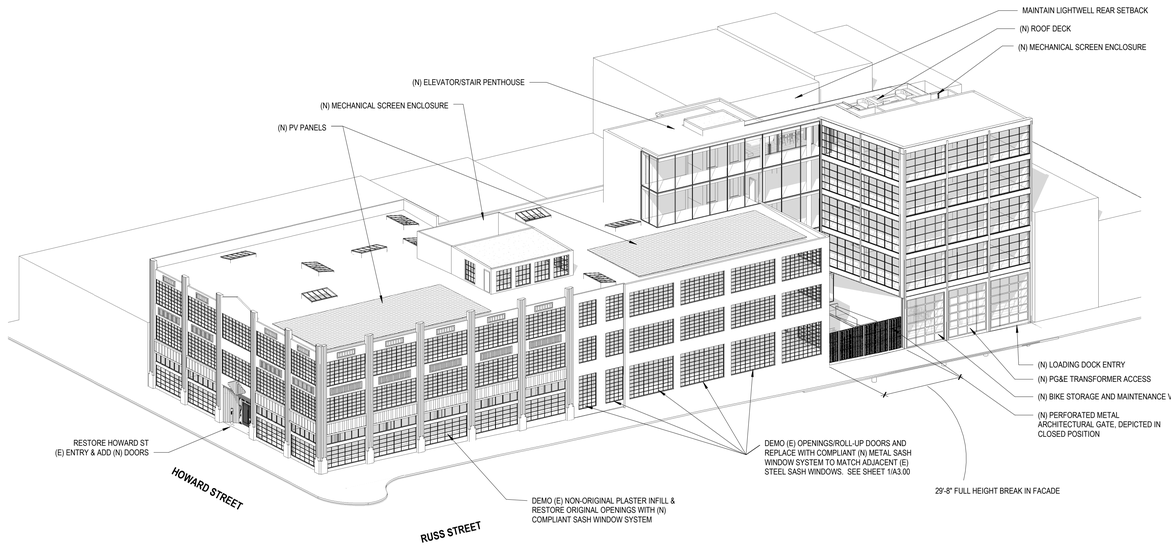
Print Date: 8/7/2020 9:53:15 PM
Drawn By: sma
Checked By: oc
Scale:

Existing Building Images

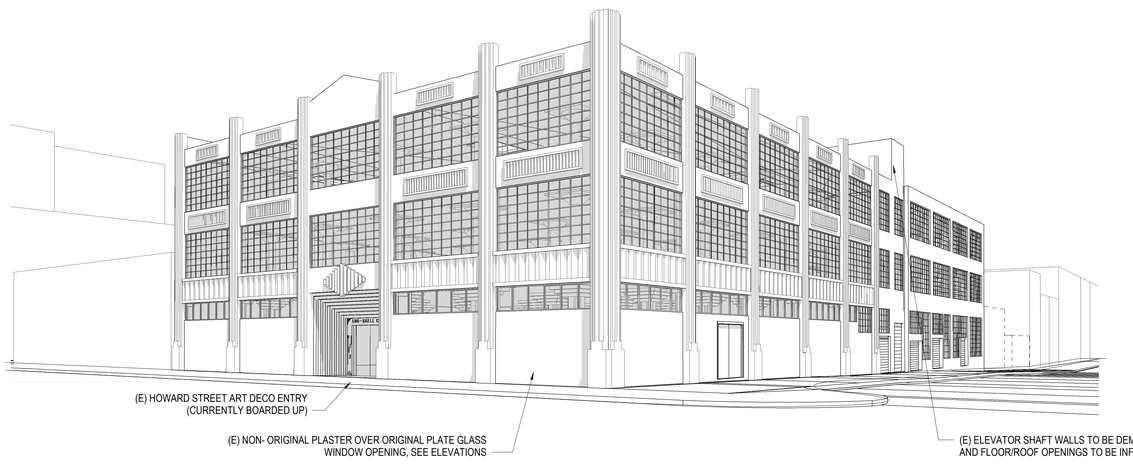
A15.00



1 Massing Diagram - Existing

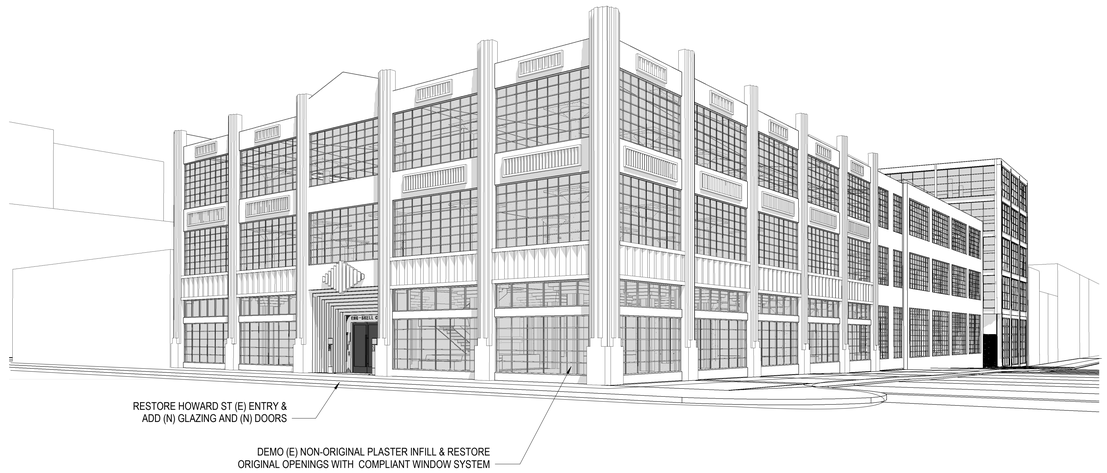


2 Massing Diagram - Proposed



NOTE: REFERENCE EXISTING BUILDING IMAGES FOR EXISTING ORNAMENTAL FACADE DETAIL

3 Corner of Howard St & Russ St Looking East - Existing



NOTE: REFERENCE EXISTING BUILDING IMAGES FOR EXISTING ORNAMENTAL FACADE DETAIL

4 Corner of Howard St & Russ St Looking East - Proposed

LICENSED ARCHITECT THOMAS OLLE LUNDBERG C-26216 11-30-20 RENEWAL STATE OF CALIFORNIA

Eng-Skell Remodel

1035 Howard Street, San Francisco, CA 94103

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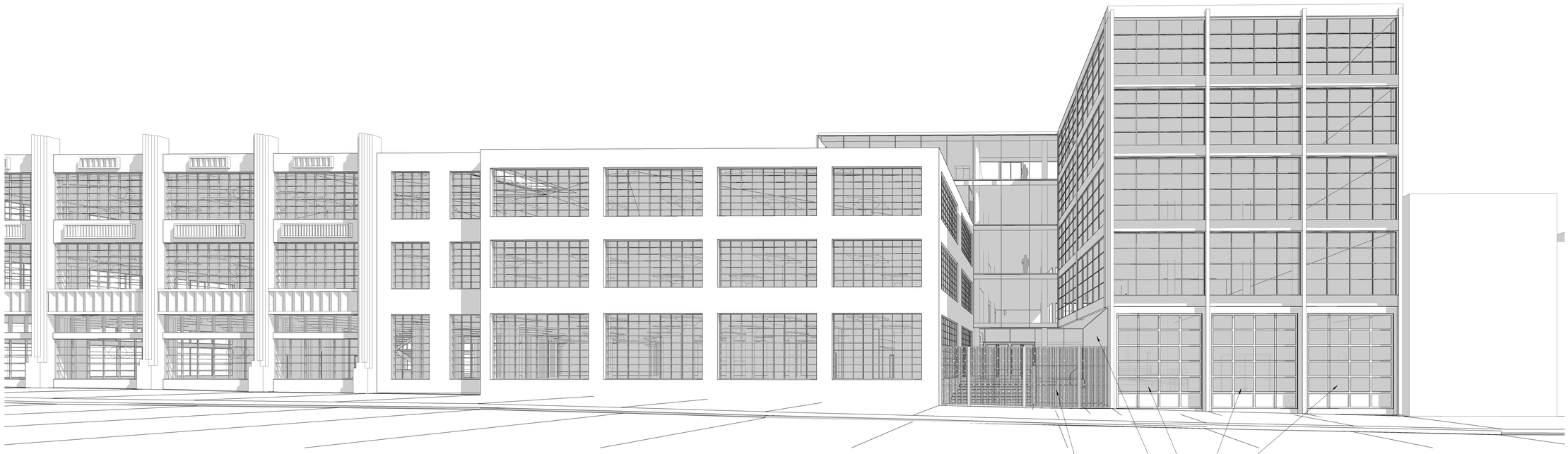
ISSUES / REVISIONS

Issue #	Description	Date
1	Preliminary Project Assessment	11/08/18
2	Pre-Application Meeting	04/18/19
3	Project Application	05/20/19
4	Plan Check Letter Response	11/08/19
6	Plan Check Letter Response 02	08/07/20

Print Date:	8/7/2020 9:53:40 PM
Drawn By:	sma
Checked By:	oc
Scale:	12" = 1'-0"

3D Views

A15.01



1 Perspective - Russ Street Main Entry

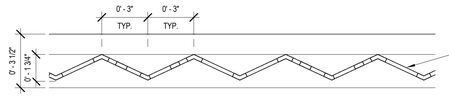
ALUMINUM & TRANSLUCENT GLASS SECTIONAL ROLL-UP DOOR PANELS TO CREATE A SEMI TRANSPARENT FACADE ALONG PEDESTRIAN PATH AVOIDING THE TRADITIONAL SOLID LANGUAGE OF ROLL-UP DOORS. FRAME FINISH & ALUMINUM SOLID BASE PANEL COLOR TO MATCH WINDOW FRAMES ABOVE

SOLID STAINLESS STEEL PANELING TURNS THE CORNER AND CONTINUES THROUGH GLAZING INTO LOBBY

FOLDED PERFORATED STAINLESS STEEL ENTRY GATE PANELS WITH VERTICAL SLOT PATTERN WITH 75% TRANSPARENCY. GATES TO BE OPEN DURING WORKING HOURS CREATING PUBLIC ACCESS TO ENTRY PLAZA.PANELS TO REMAIN CLOSED AFTER WORK HOURS

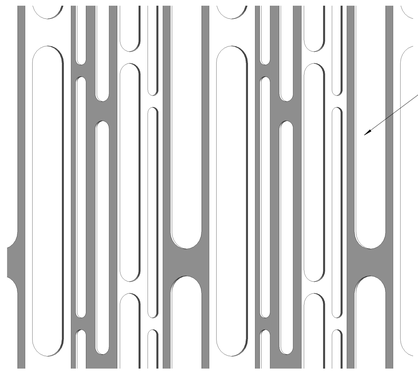
5 Russ Street Entry Gate Panels in Open Position

4 Russ Street Entry Gate Panels in Closed Position



PROPOSED FOLD PATTERN FOR GATE PANEL

3 Gate panel plan detail
3" = 1'-0"



PROPOSED CUSTOM VERTICAL SLOT CUT OUT PATTERN DETAIL ON 1/4" STAINLESS STEEL GATE PANEL. SHOWN SHADED TO HIGHLIGHT FOLDS

2 Gate Panel Elevation Detail
3" = 1'-0"

LICENSED ARCHITECT
THOMAS OLLE LUNDBERG
No. C-18313
RENEWAL 08/31/2021
STATE OF CALIFORNIA

Eng-Skell Remodel

1035 Howard Street, San Francisco, CA 94103

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ISSUES / REVISIONS

Issue #	Description	Date
2	Pre-Application Meeting	04/18/19
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Print Date:	8/7/2020 9:54:11 PM
Drawn By:	sma
Checked By:	oc
Scale:	3" = 1'-0"

Russ Street Entry Perspective

A15.02

AERIAL VIEW LOOKING WEST

HOWARD STREET PERSPECTIVE

AERIAL VIEW LOOKING EAST

MAIN ENTRY PLAZA VIEW

RUSS STREET PERSPECTIVE

NOTE: SEE SHEET A3.11 AND 15.02 FOR REVISED HOWARD AND RUSS STREET PROPOSED FACADES

LICENSED ARCHITECT
THOMAS OLLE
BIRGE
12-31-20
STATE OF CALIFORNIA

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ISSUES / REVISIONS

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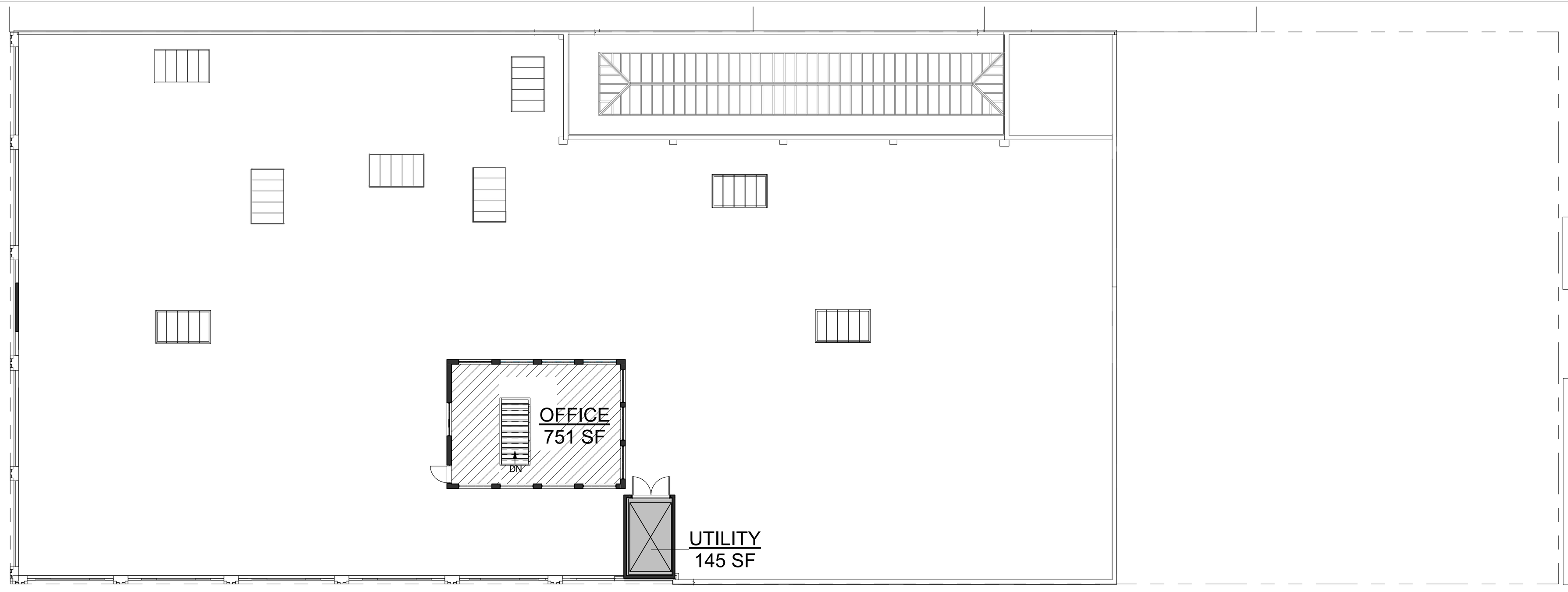
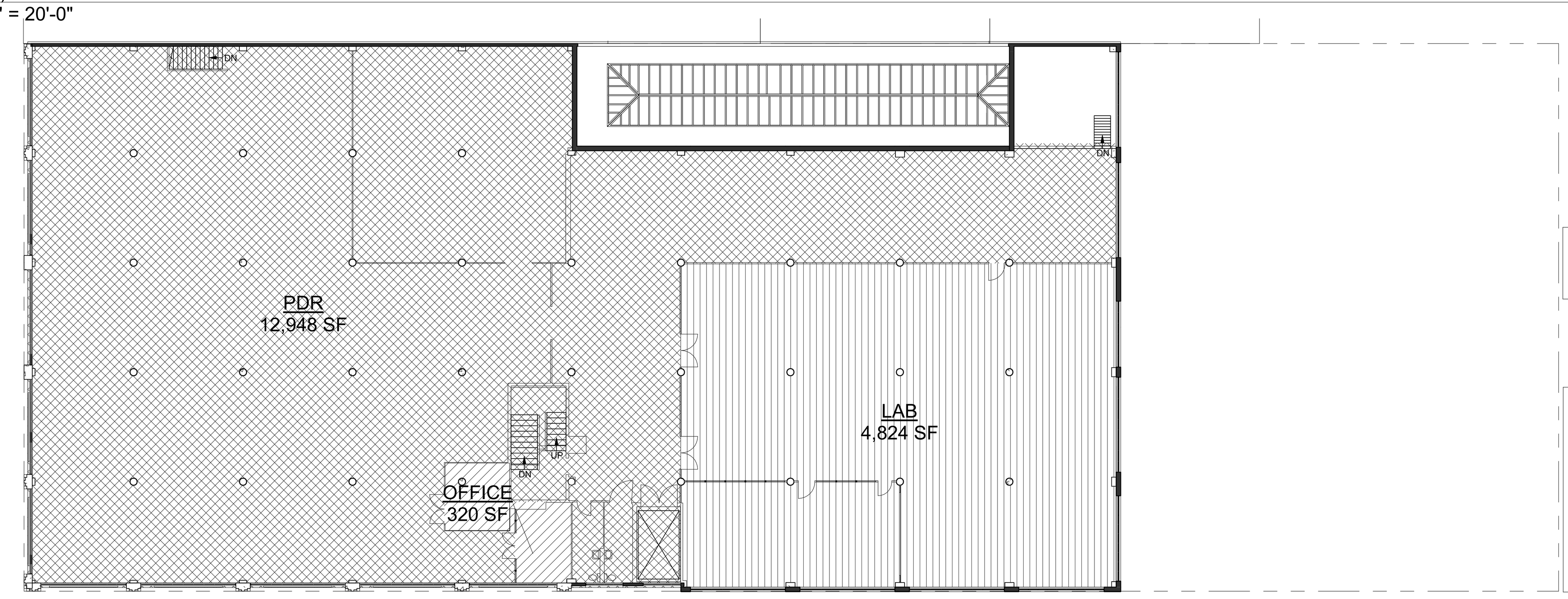
Print Date:	8/7/2020 9:54:24 PM
Drawn By:	sma
Checked By:	oc
Scale:	12" = 1'-0"

Conceptual Renderings

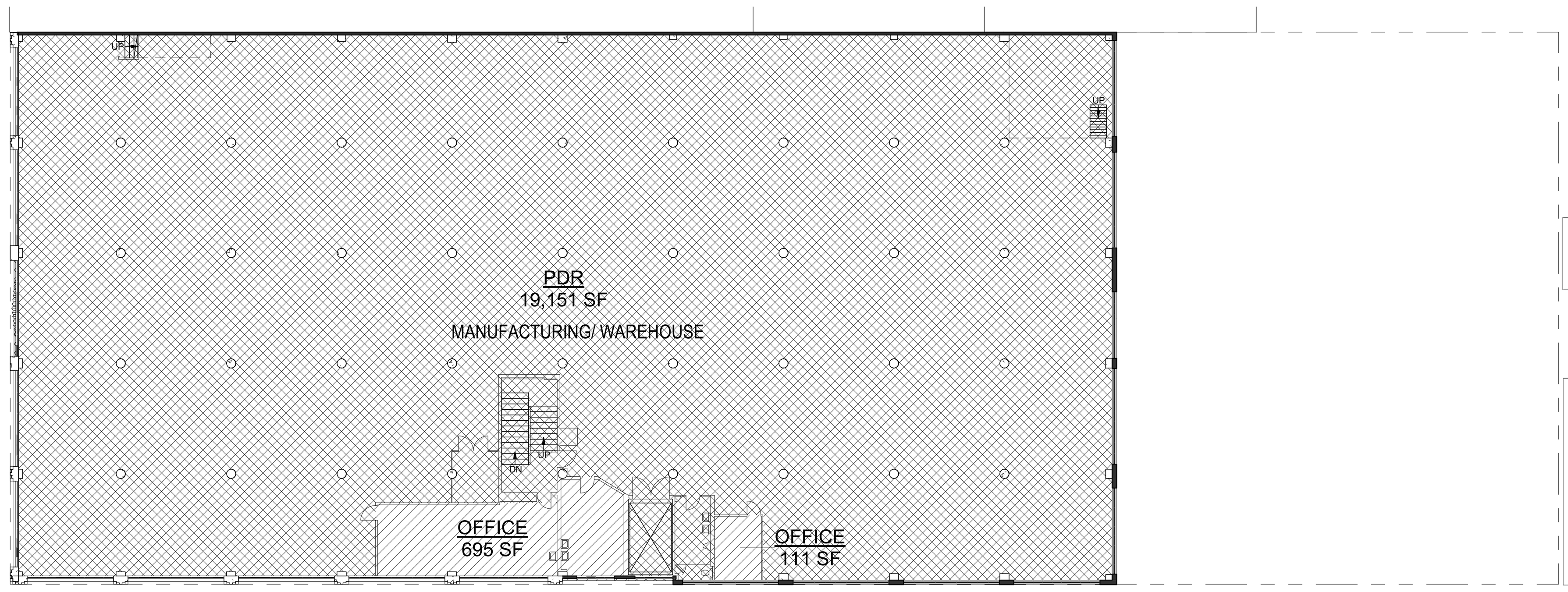
A15.03



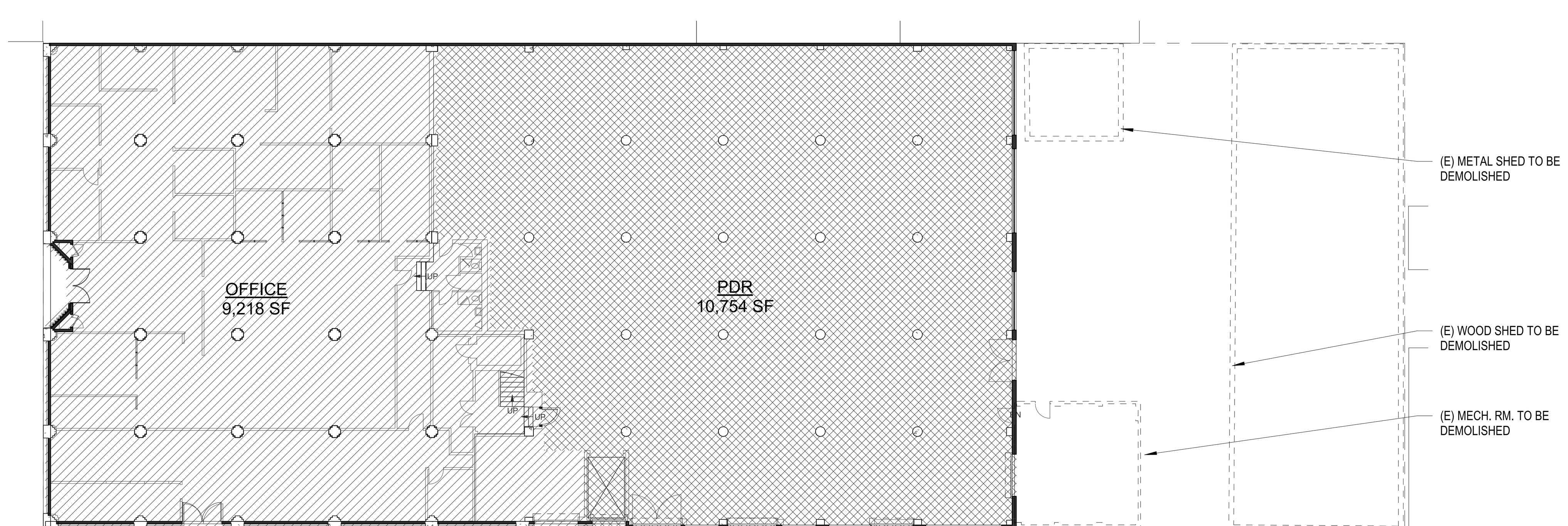
5 (E) Penthouse
1" = 20'-0"



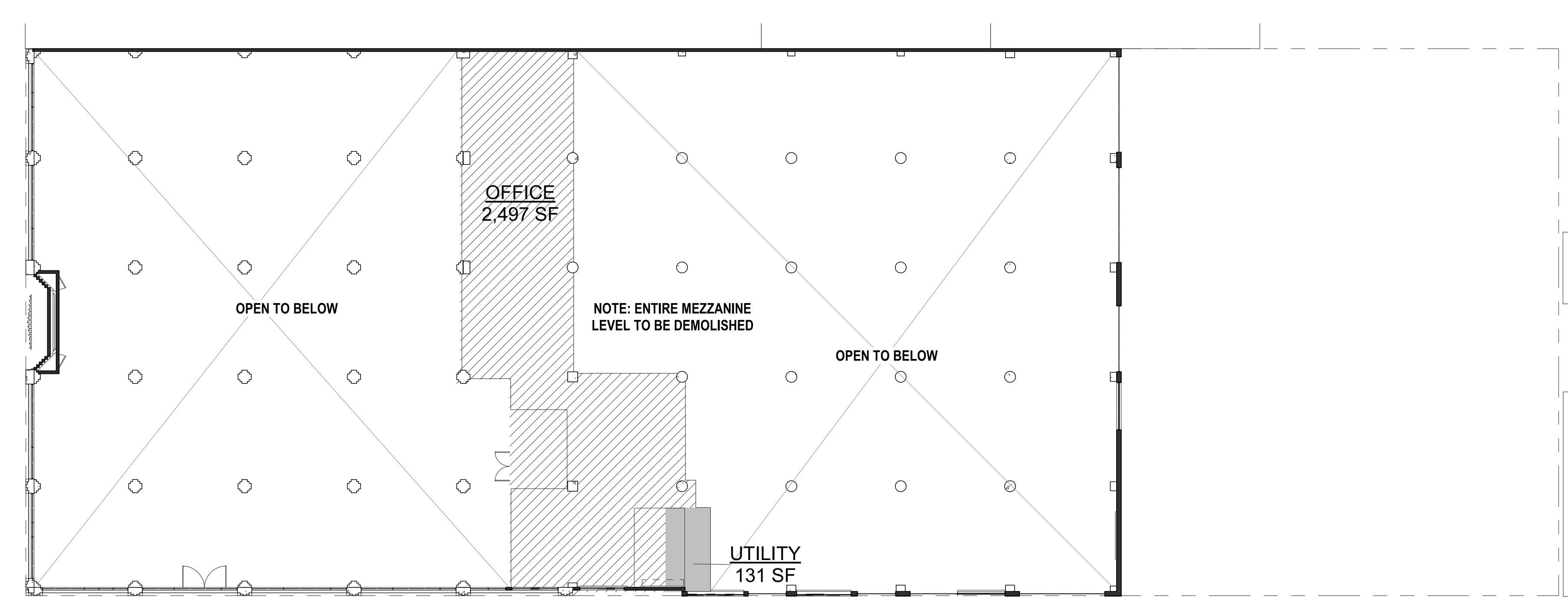
4 (E) Level 3
1" = 20'-0"



2 (E) Level 2
1" = 20'-0"



1 (E) Level 1
1" = 20'-0"



3 (E) Mezzanine
1" = 20'-0"

A0_Gross Building Area -Existing

Name	Occp_Function	Area
(E) Penthouse		
OFFICE	Principal Office Use	751 SF
UTILITY	Shared Space	145 SF
		896 SF
(E) Level 3		
LAB	Laboratory / Research / Library	4,824 SF
OFFICE	Accessory Office	320 SF
PDR	Manufacturing / Warehouse	12,948 SF
		18,092 SF
(E) Level 2		
OFFICE	Accessory Office	806 SF
PDR	Manufacturing / Warehouse	19,151 SF
		19,958 SF
(E) Mezzanine		
OFFICE	Principal Office Use	2,497 SF
UTILITY	Shared Space	131 SF
		2,628 SF
(E) Level 1		
OFFICE	Principal Office Use	9,218 SF
PDR	Manufacturing / Warehouse	10,754 SF
		19,972 SF
		61,545 SF

TOTAL EXISTING OFFICE:	**12,653 SF**
Principle Office Use	12,466 SF
Shared Space	187 SF
TOTAL LABORATORY/RESEARCH/LIBRARY:	**4,896 SF**
Laboratory/Research/Library:	4,824 SF
Shared Space	72 SF
TOTAL EXISTING PDR:	**43,996 SF**
Manufacturing/Warehouse	42,853 SF
Accessory Office	1,126 SF
Shared Space	17 SF
GROSS EXISTING FLOOR AREA:	**61,545 SF**

N

4' 8' 16' 32'

LICENSED ARCHITECT THOMAS OLLE STATE OF CALIFORNIA

Eng-Skell Remodel

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ISSUES / REVISIONS

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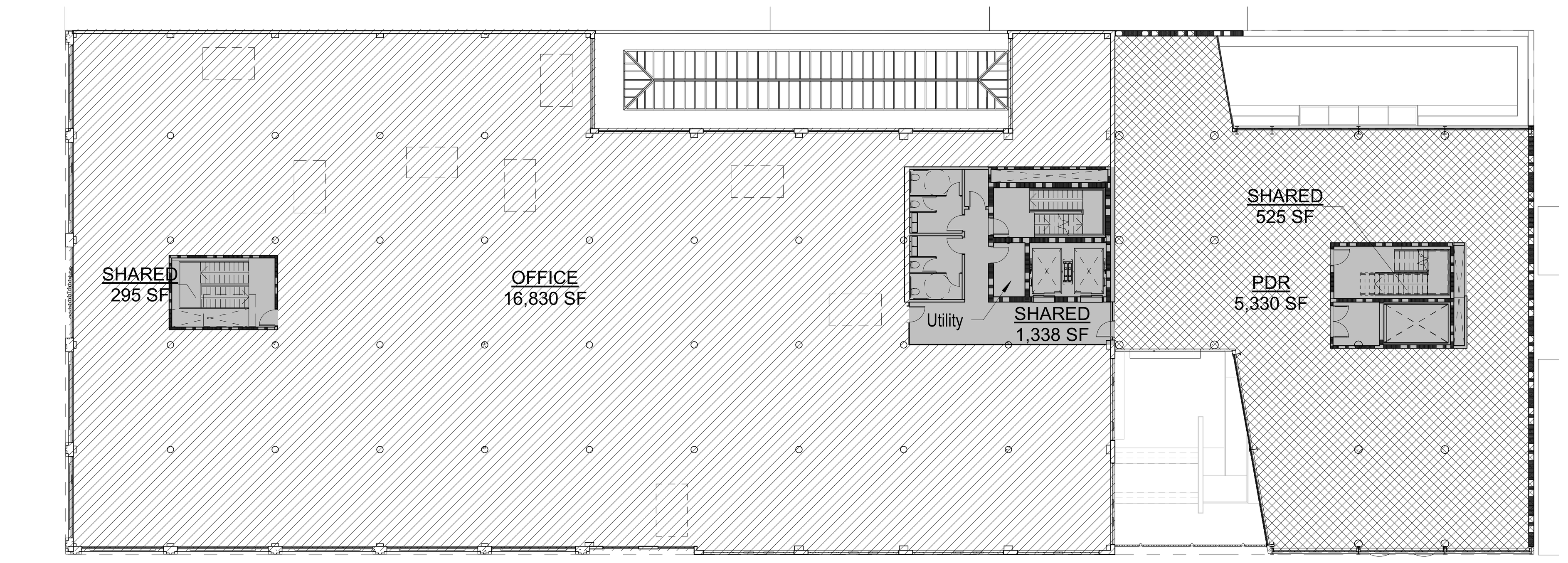
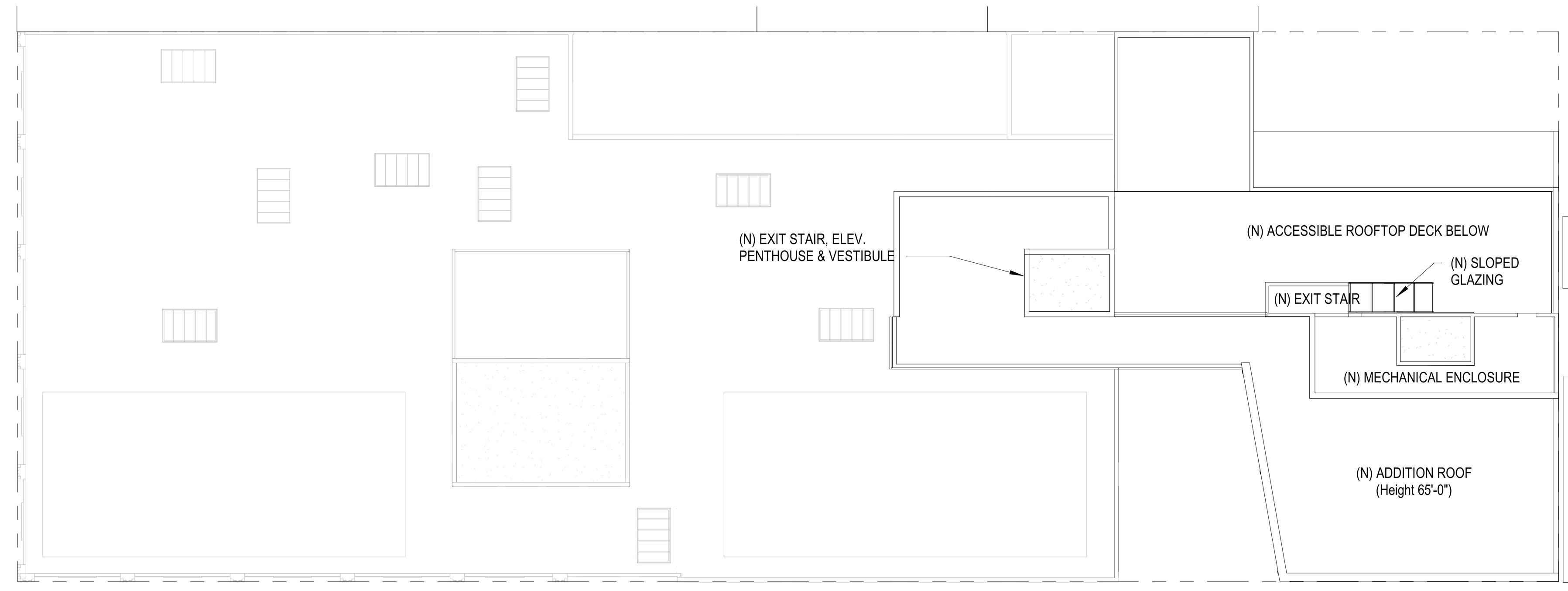
Print Date:	8/7/2020 9:54:30 PM
Drawn By:	sma
Checked By:	oc
Scale:	1" = 20'-0"

Gross Building Areas - Existing

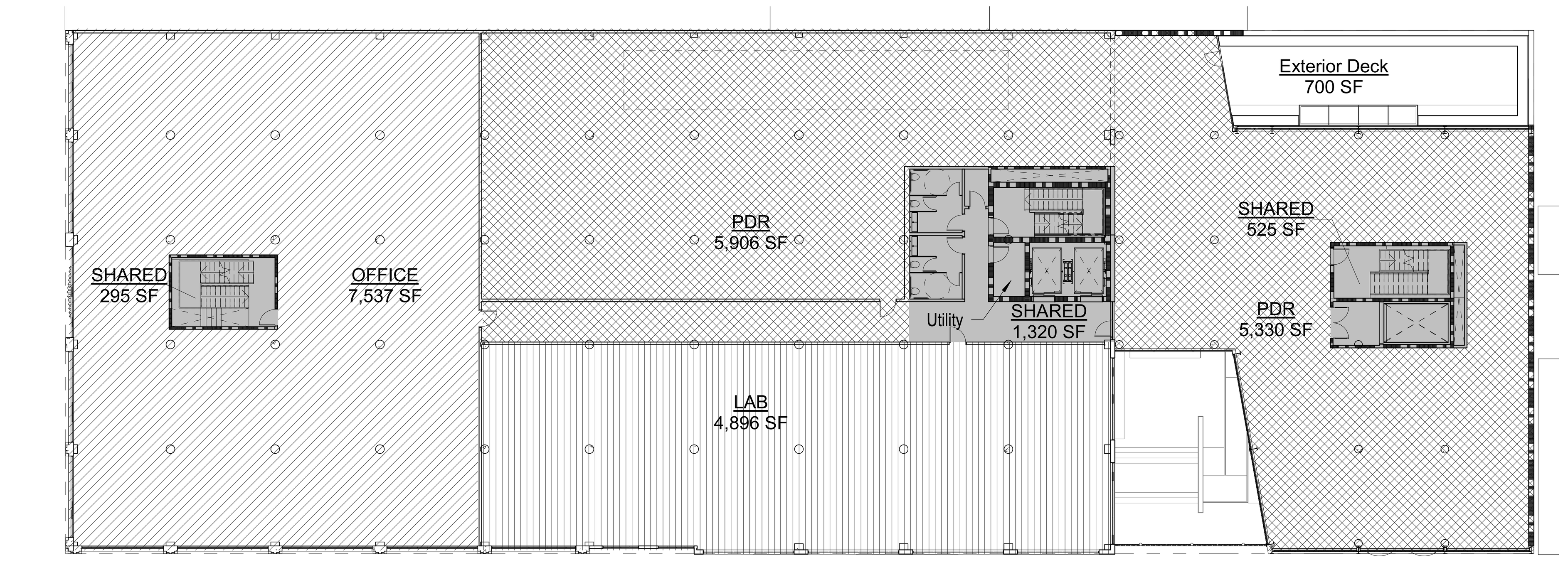
A16.00



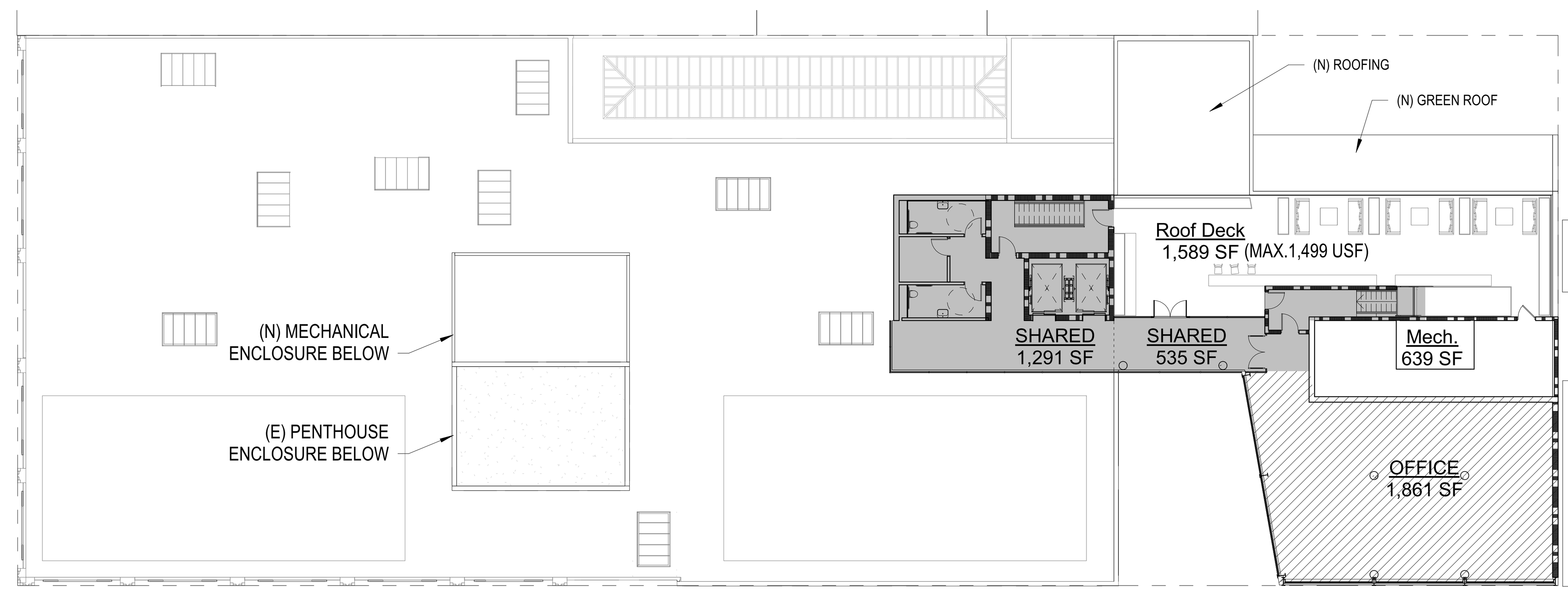
4 (N) Level 3
1" = 20'-0"



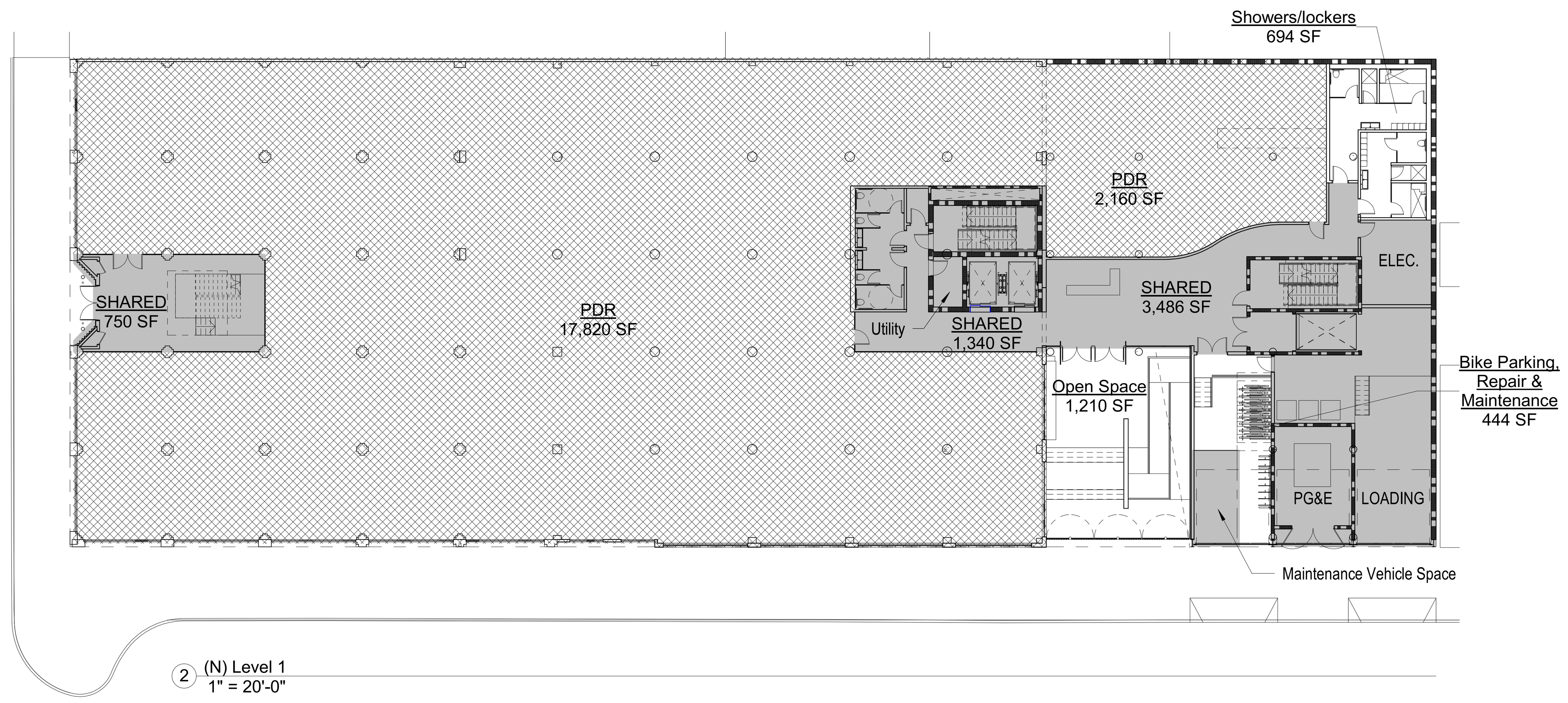
7 (N) Roof
1" = 20'-0"



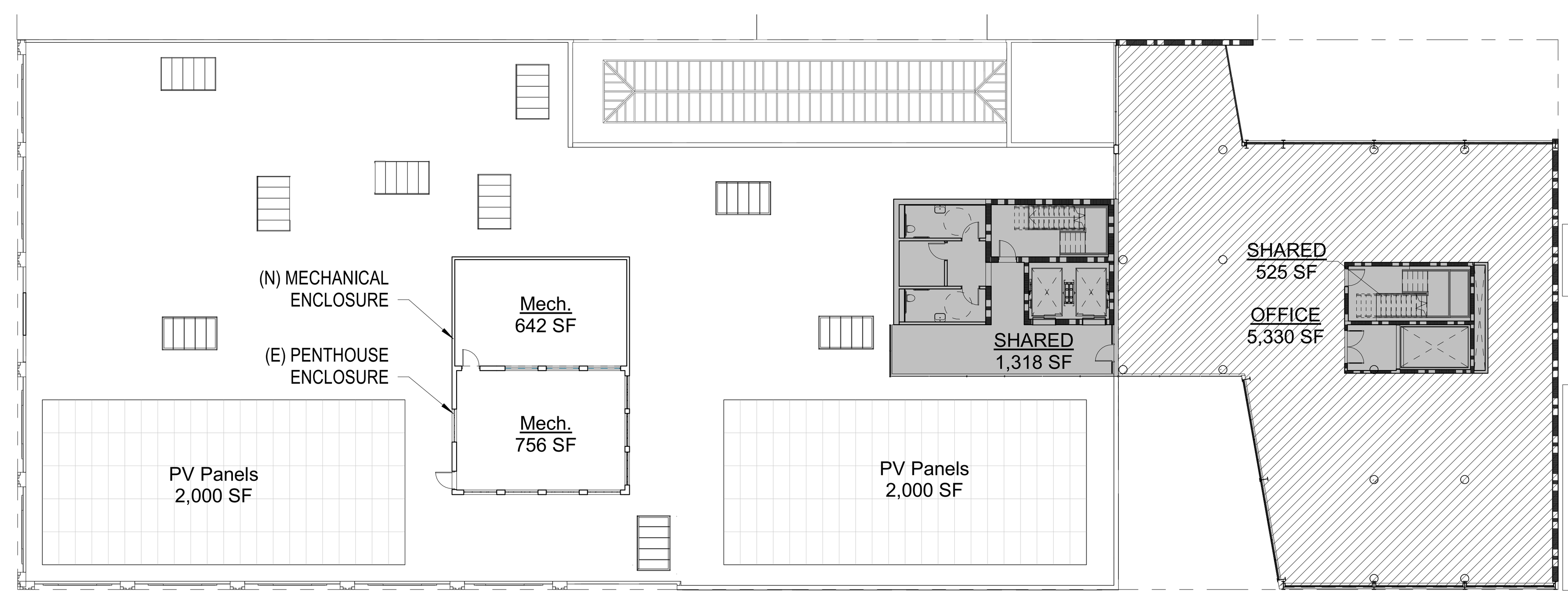
3 (N) Level 2
1" = 20'-0"



6 (N) Level 5
1" = 20'-0"



2 (N) Level 1
1" = 20'-0"



5 (N) Level 4
1" = 20'-0"

	Existing Building (Eng-Skell)				5-Story Addition		TOTAL GROSS AREAS PER FLOOR		
							Existing	Proposed	Net New
Level 5				1,291 SF	535 SF	1,861 SF	0 SF	3,520 SF	3,687 SF
Level 4				1,318 SF	525 SF	5,330 SF	896 SF	7,173 SF	6,277 SF
Level 3	16,830 SF			1,633 SF	525 SF	5,330 SF	18,092 SF	24,318 SF	6,226 SF
Level 2	7,537 SF	4,896 SF	5,275 SF	2,247 SF	525 SF	5,330 SF	19,958 SF	25,810 SF	5,852 SF
Level 1	17,820 SF			2,090 SF	3,486 SF	2,160 SF	19,972 SF	25,556 SF	5,584 SF
						Demolished Mezzanine:	2,627 SF	0 SF	-2,627 SF
							61,545 SF	**86,544 SF**	**24,999 SF**

PDR

Office

Shared

Lab

GROSS FLOOR AREAS:

GROSS PROPOSED OFFICE	**37,652 SF**
Grandfathered Existing Office	12,653 SF
Proposed New Office	18,905 SF
Proportional Shared Space (43% of 14,176 SF)	6,094 SF
Net New Office:	24,999 SF
GROSS PROPOSED PDR	**43,996 SF**
Proposed PDR	35,915 SF
Proportional Shared Space (57% of 14,176 SF)	8,081 SF
Net New PDR:	0 SF
GROSS EXISTING LAB	**4,896 SF**
Grandfathered Existing Lab	4,896 SF
TOTAL GROSS PROPOSED FLOOR AREA:	**86,544 SF**

GROSS PROPOSED AREAS:

TOTAL PROPOSED NEW CONSTRUCTION	**24,999 SF**
Existing Construction Area	61,545 SF
Total Construction Area (Existing + New 24,999 SF)	86,544 SF

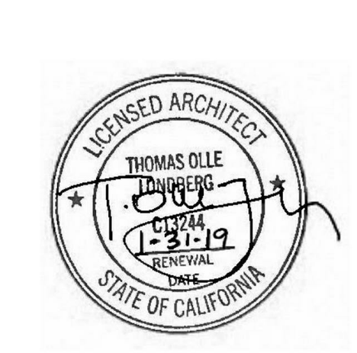
OCCUPIED FLOOR AREAS

Office	34,807 SF
PDR	40,599 SF
Lab	4,685 SF
TOTAL OCCUPIED FLOOR AREAS	**80,091 SF**

AREAS NOT INCLUDED IN GROSS FLOOR AREAS:

BICYCLE PARKING & SHOWER/LOCKER RM	**1,138 SF**
Bicycle Parking, Repair & Maintenace	444 SF
Shower & Locker Rooms	694 SF
GROSS OUTDOOR SPACE	**3,499 SF**
Entry Plaza	1,210 SF
Lower Roof Deck	700 SF
Upper Roof Deck	1,589 SF
GROSS MECHANICAL	**1,997 SF**
Existing Penthouse	756 SF
New Mechanical Enclosures	1,241 SF

4' 8' 16' 32'



Eng-Skell Remodel

1035 Howard Street, San Francisco, CA 94103

LUNDBERG DESIGN
2620 THIRD STREET
SAN FRANCISCO CA 94107-3115
T 415.695.0110 F 415.695.0379

ISSUES / REVISIONS

Issue #	Description	Date
1	Preliminary Project Assessment	11/09/18
2	Pre-Application Meeting	04/18/19
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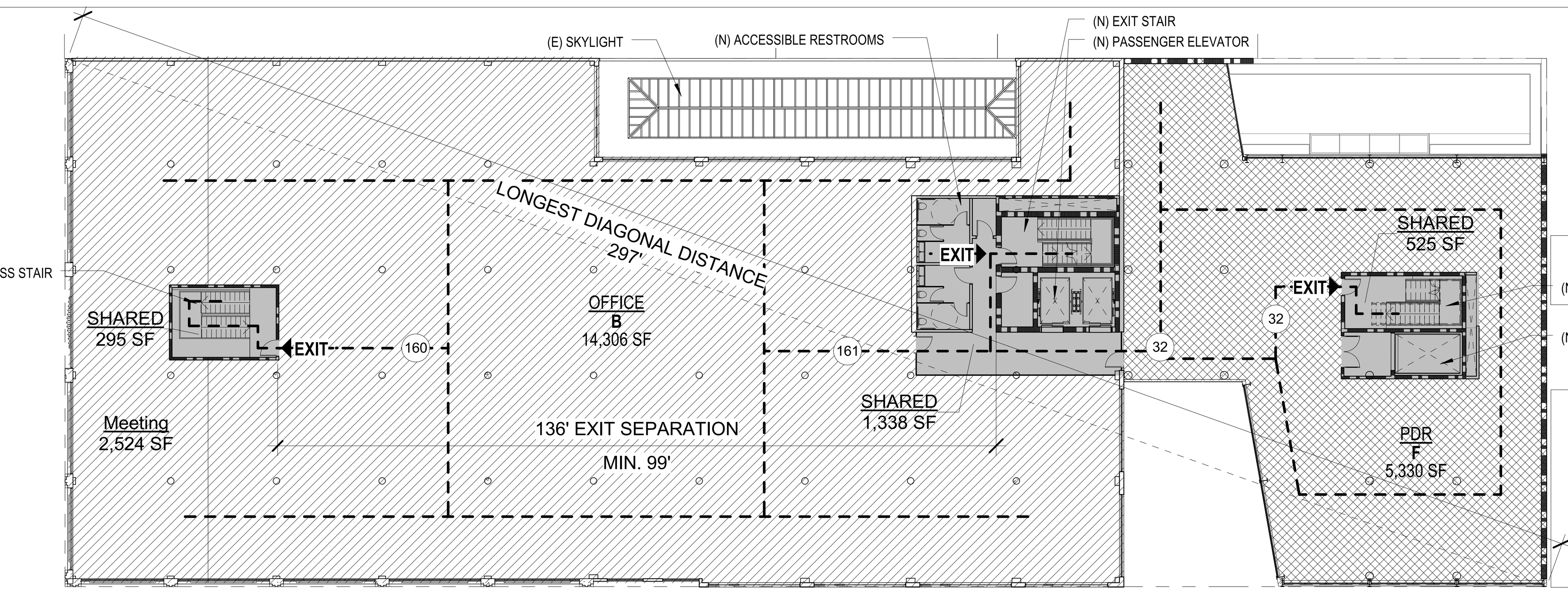
4	Plan Check Letter Response	11/08/19
6	Plan Check Letter Response 02	08/07/20

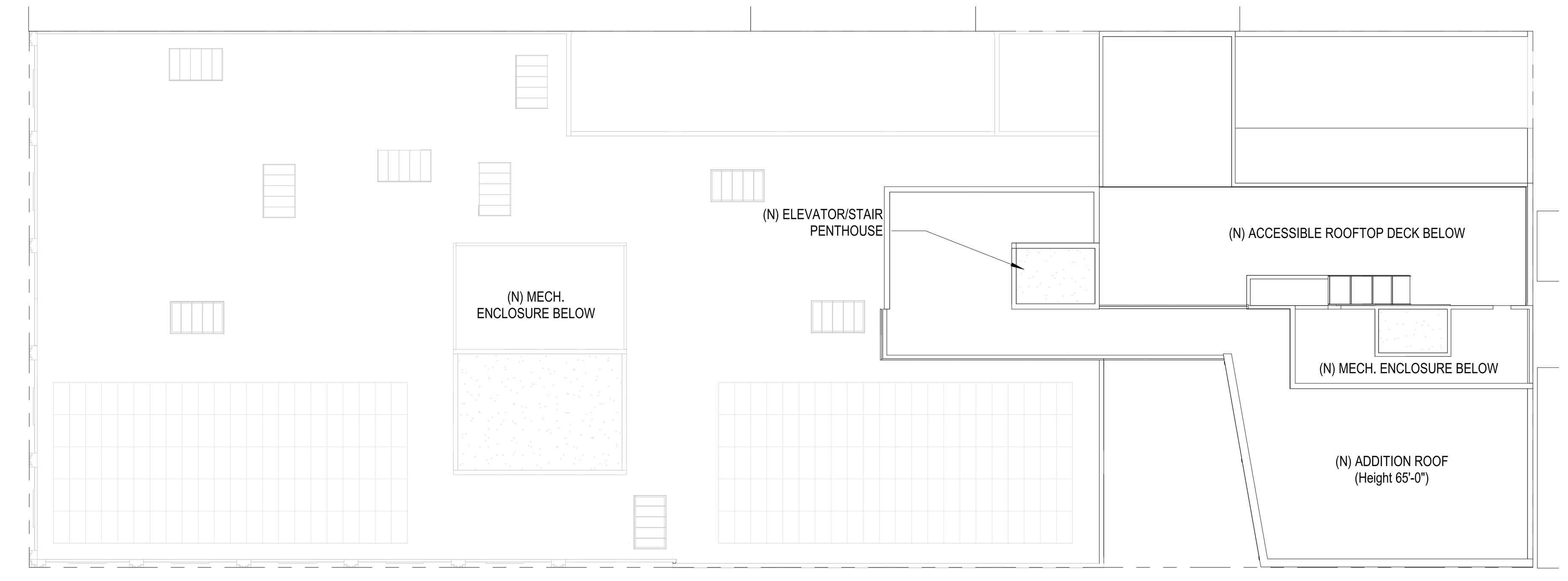
Print Date:	8/7/2020 9:54:54 PM
Drawn By:	sma
Checked By:	oc
Scale:	As indicated

Gross Building Areas - Proposed

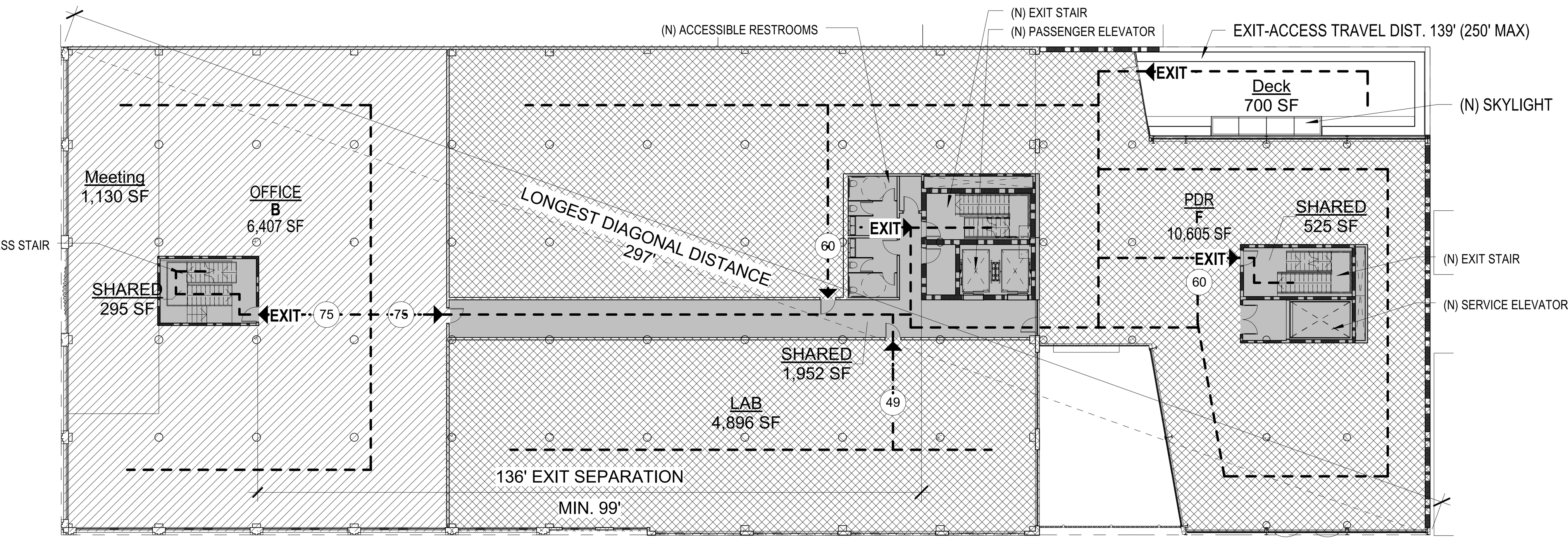
A16.01



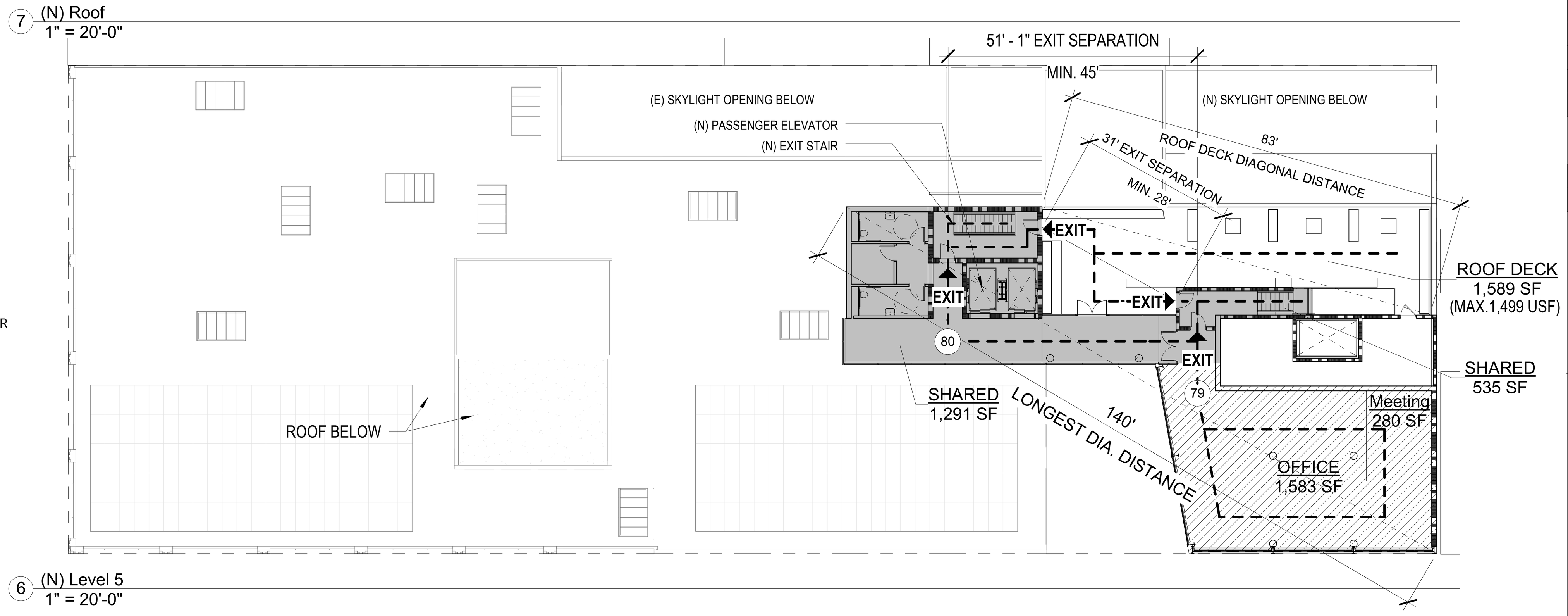
4 (N) Level 3
1" = 20'-0"



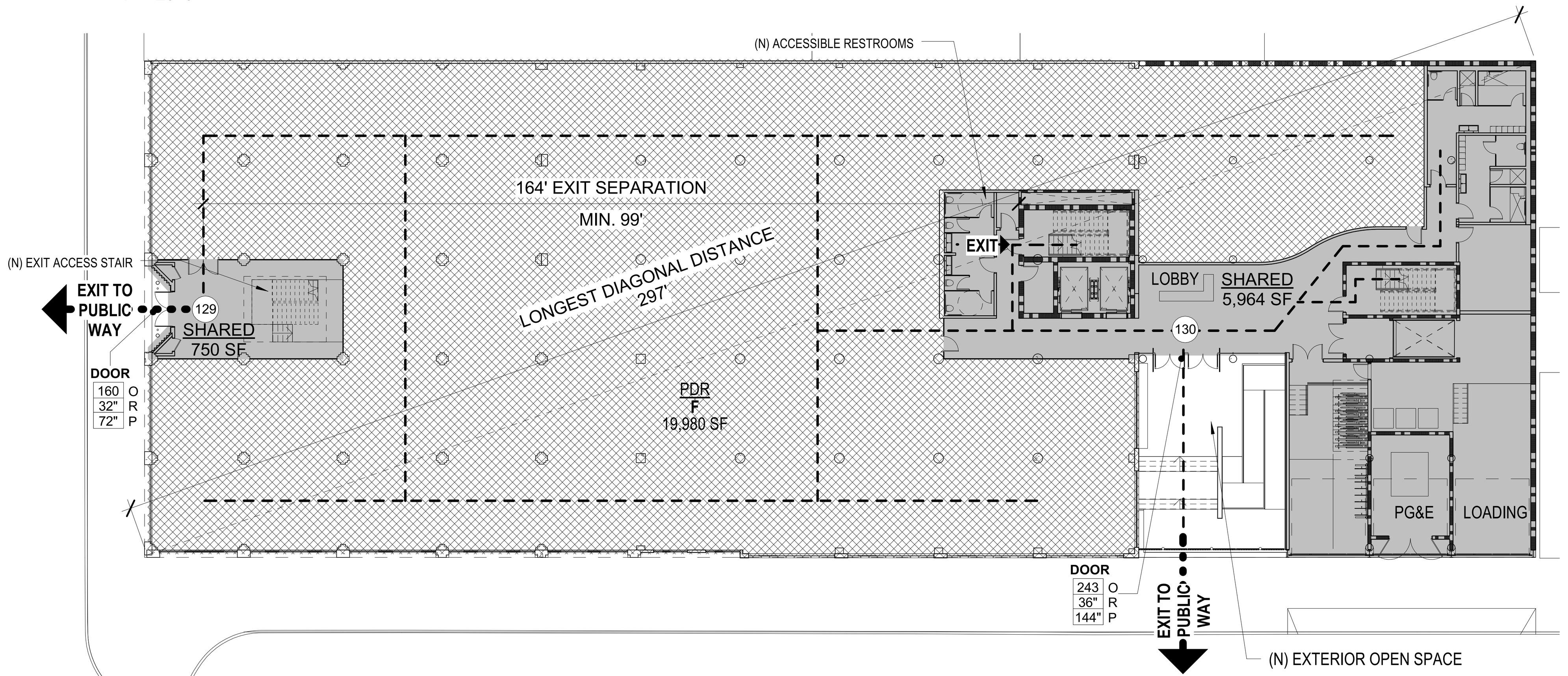
7 (N) Roof
1" = 20'-0"



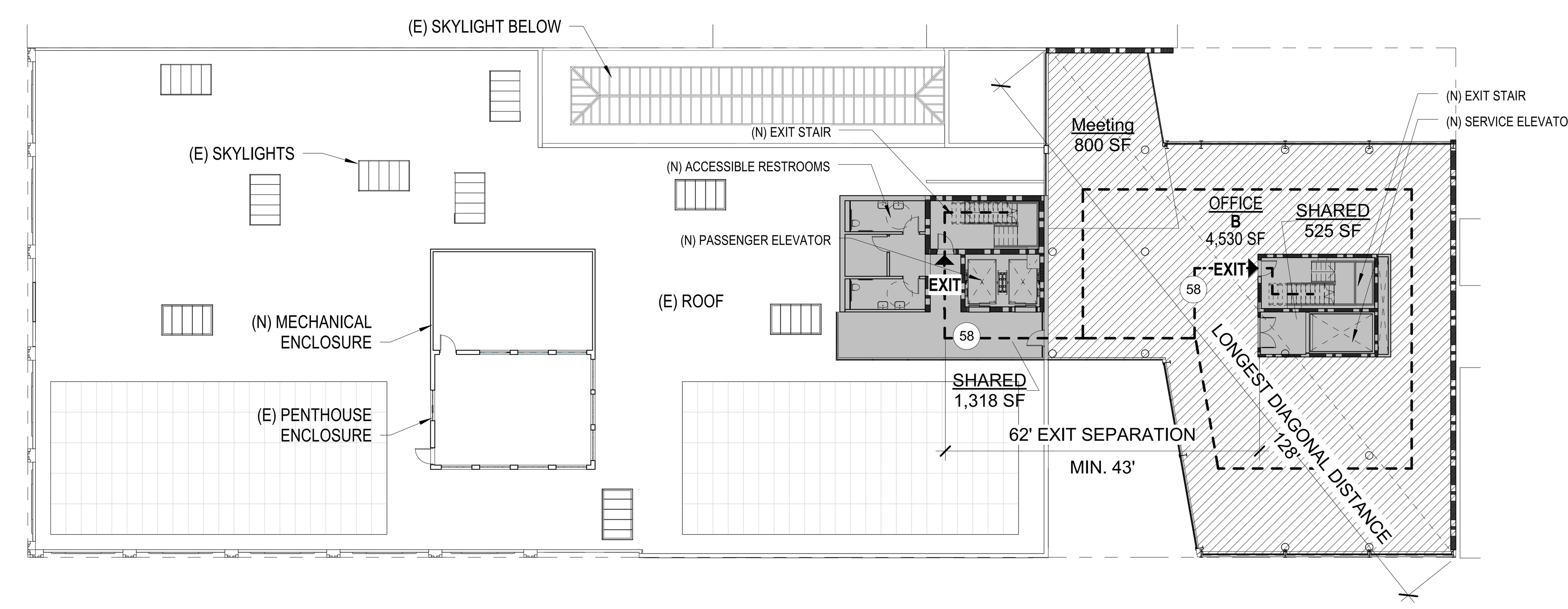
3 (N) Level 2
1" = 20'-0"



6 (N) Level 5
1" = 20'-0"



2 (N) Level 1
1" = 20'-0"



5 (N) Level 4
1" = 20'-0"

EGRESS OCCUPANCY LOAD SCHEDULE

Name	Occp. Type	Occp. Function	Area	Occp. Factor	Occp. Load	Comments
(N) Level 5						
Meeting	B	Assembly - unconcentrated	280 SF	15	19	
OFFICE	B	Principal Office Use	1,583 SF	100	16	
ROOF DECK		Exterior Deck	1,589 SF	15	106	
SHARED	B/F	Shared Space	1,826 SF	100	18	Non-Simultaneous Occupancy
			5,278 SF		159	
(N) Level 4						
Meeting	B	Assembly - unconcentrated	800 SF	15	53	
OFFICE	B	Principal Office Use	4,530 SF	100	45	
SHARED	B/F	Shared Space	1,843 SF	100	18	Non-Simultaneous Occupancy
			7,173 SF		116	
(N) Level 3						
Meeting	B	Assembly - unconcentrated	2,524 SF	15	168	
OFFICE	B	Principal Office Use	14,306 SF	100	143	
PDR	F	Manufacturing / Warehouse	5,330 SF	100	53	
SHARED	B/F	Shared Space	2,157 SF	100	21	Non-Simultaneous Occupancy
			24,316 SF		385	
(N) Level 2						
Deck		Exterior Deck	700 SF	15	47	
LAB	F	Manufacturing / Warehouse	4,896 SF	100	49	
Meeting	B	Assembly - unconcentrated	1,130 SF	15	75	
OFFICE	B	Principal Office Use	6,407 SF	100	64	
PDR	F	Manufacturing / Warehouse	10,605 SF	100	106	
SHARED	B/F	Shared Space	2,772 SF	100	28	Non-Simultaneous Occupancy
			26,509 SF		369	
(N) Level 1						
PDR	F	Manufacturing / Warehouse	19,980 SF	100	200	
SHARED	B/F	Shared Space	6,713 SF	100	68	Non-Simultaneous Occupancy
			26,694 SF		268	
Grand total			89,970 SF		1297	

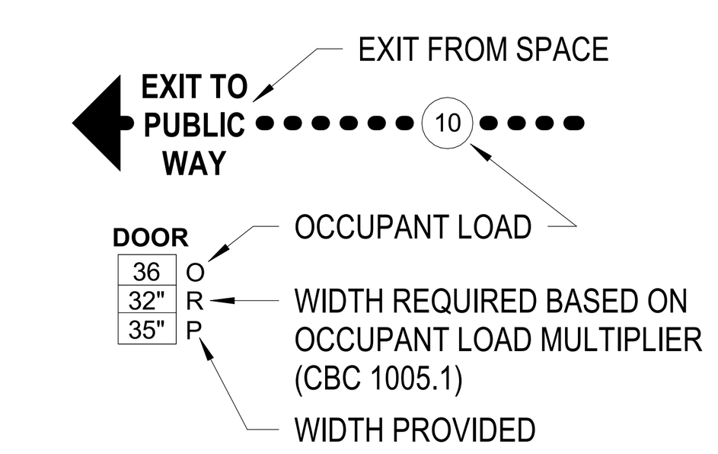
TOTAL EGRESS OCCUPANCY: 1297

EGRESS & OCCUPANCY LEGEND

FUNCTION OF SPACE*
(CBC TABLE 1004.1.1)

Occupancy Type

B	OFFICE
B/F	SHARED
F	PDR
S2	PARKING GARAGE



EGRESS REFERENCE NOTES

* EGRESS OCCUPANT LOAD CALCULATION BY FUNCTION OF SPACE PER CBC 1004.1 & TABLE 1004.1.1

PLUMBING FIXTURE LOAD SCHEDULE

Name	Occp. Type	Occp. Function	Area	Occp. Load	Occp. Plumbing Factor	Plumbing[c] Load	Comments
(N) Level 5							
Meeting	B	Assembly - unconcentrated	280 SF	19	30	9	
OFFICE	B	Principal Office Use	1,583 SF	16	200	8	
ROOF DECK		Exterior Deck	1,589 SF	106	0	0	
SHARED	B/F	Shared Space	1,826 SF	18	0	0	Non-Simultaneous Occupancy
			5,278 SF	159		17	
(N) Level 4							
Meeting	B	Assembly - unconcentrated	800 SF	53	30	27	
OFFICE	B	Principal Office Use	4,530 SF	45	200	23	
SHARED	B/F	Shared Space	1,843 SF	18	0	0	Non-Simultaneous Occupancy
			7,173 SF	116		50	
(N) Level 3							
Meeting	B	Assembly - unconcentrated	2,524 SF	168	30	84	
OFFICE	B	Principal Office Use	14,306 SF	143	200	72	
PDR	F	Manufacturing / Warehouse	5,330 SF	53	2000	3	
SHARED	B/F	Shared Space	2,157 SF	21	0	0	Non-Simultaneous Occupancy
			24,316 SF	385		159	
(N) Level 2							
Deck		Exterior Deck	700 SF	47	0	0	
LAB	F	Manufacturing / Warehouse	4,896 SF	49	2000	2	
Meeting	B	Assembly - unconcentrated	1,130 SF	75	30	38	
OFFICE	B	Principal Office Use	6,407 SF	64	200	32	
PDR	F	Manufacturing / Warehouse	10,605 SF	106	2000	5	
SHARED	B/F	Shared Space	2,772 SF	28	0	0	Non-Simultaneous Occupancy
			26,509 SF	369		77	
(N) Level 1							
PDR	F	Manufacturing / Warehouse	19,980 SF	200	2000	10	
SHARED	B/F	Shared Space	6,713 SF	68	0	0	Non-Simultaneous Occupancy
			26,694 SF	268		10	
(N) Parking							
	S2	Parking Garage	8,740 SF	44	0	0	Non-Simultaneous Occupancy
			8,740 SF	44		0	
Grand total			98,710 SF	1341		313	

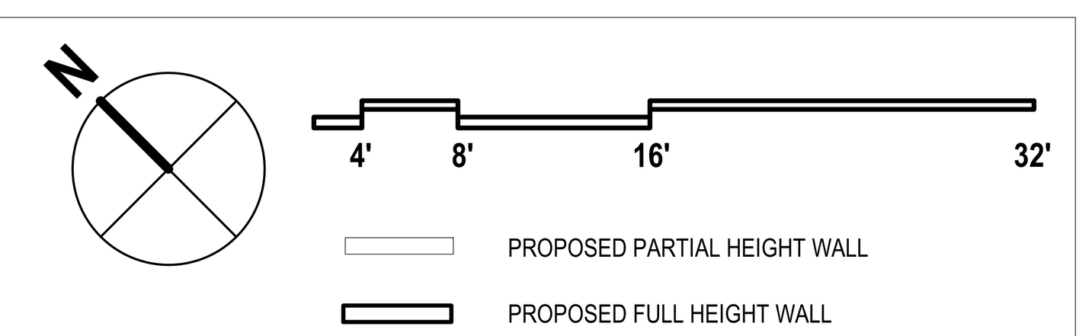
PLUMBING FIXTURE COUNT[a,b]

TOTAL PLUMBING OCCP. LOAD:	314 (157 M + 157 F)		
MALE OCCUPANCY:	157		
WATER CLOSETS REQ:	4	WATER CLOSETS PROP:	8
URINALS REQ:	-	URINALS PROP:	0
LAVATORIES REQ:	4	LAVATORIES PROP:	9
FEMALE OCCUPANCY:	157		
WATER CLOSETS REQ:	4	WATER CLOSETS PROP:	8
LAVATORIES REQ:	4	LAVATORIES PROP:	9
DRINKING FAUCETS REQ:	2	DRINKING FAUCETS PROP:	8
SERVICE SINKS REQ:	1	SERVICE SINKS PROP:	1

PLUMBING REFERENCE NOTES

a. REFER TO SAN FRANCISCO PLUMBING CODE 422.1 - FIXTURE COUNT
b. MINIMUM FIXTURE COUNT DETERMINED BY CBC - TABLE 2902.1 MINIMUM PLUMBING FACILITES
c. PLUMBING OCCUPANCY LOAD DETERMINED BY CPC - TABLE A, OCCUPANT LOAD FACTORS
d. UNISEX WATERCLOSET & LAVATORY PER CPC 422.2 - SEPERATE FACILITES - EXCEPTION (3)

NOTE:
1. ASSEMBLY, UNCONCENTRATED AREAS ALLOCATED FOR FUTURE TENANT LOADS



	PROPOSED PARTIAL HEIGHT WALL
	PROPOSED FULL HEIGHT WALL
	PROPOSED 1- HOUR RATED WALL
	ALL PROPOSED WALLS TO BE INSULATED W/ BATT INSULATION
	EXISTING BUILDING WALL TO REMAIN
	ELEMENTS SHOWN DASHED TO BE REMOVED

Eng-Skell Remodel

1035 Howard Street, San Francisco, CA 94103

LUNDBERG DESIGN
2620 THIRD STREET
SAN FRANCISCO CA 94107-3115
T 415.695.0110 F 415.695.0379

ISSUES / REVISIONS

Issue #	Description	Date
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4	*Plan Check Letter Response*	*11/08/19*
6	*Plan Check Letter Response 02*	*08/07/20*

Print Date:	8/7/2020 9:55:18 PM
Drawn By:	sma
Checked By:	oc
Scale:	As indicated

Occupancy, Egress, & Fixture Count

A16.10

San Francisco Planning

49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
628.652.7600
www.sfplanning.org

CERTIFICATE OF DETERMINATION
COMMUNITY PLAN EVALUATION

Record No.:	**2019-012604ENV, 1035 Howard Street**
Zoning:	Mixed-Use – General (MUG) District
	85-X and 65-X Height and Bulk Districts
Plan Area:	Eastern Neighborhoods Area Plan, East SoMa Plan
Block/Lot:	3731/094
Lot Size:	28,000 square feet
Project Sponsor:	John Hamilton, ECI Five Howard LLC, jhamilton@ecp-llc.com
Staff Contact:	Rachel Schuett, Rachel.schuett@sfgov.org, (628) 652-7546

Project Description

The project site is located on the south side of Howard Street at the southeast corner of Howard and Russ streets, on the block bounded by Howard Street to the north, Folsom Street to the south, Russ Street to the west, and Harriet Street to the east, in San Francisco's South of Market Neighborhood. The property is considered individually eligible for listing in the California Register and a contributor to the Western SoMa Light Industrial and Residential Historic District.

The site is currently occupied with an approximately 51-foot-tall, four-story, 62,220-square-foot mixed-use building, constructed in 1930, and a one-story utility room, and a one-story parking shed southeast of the main building. The main building includes approximately 43,996 square feet of industrial (PDR – Production, Distribution, & Repair) uses, 4,896 square feet of laboratory/research/library space and 12,653 square feet of office uses. The project would demolish the two storage structures, renovate the existing four-story building (retaining the existing land uses), and construct a new, up to approximately 65-foot-tall, five-story, 24,999-square-foot addition southeast of the main building.

An onsite loading area, maintenance vehicle, and bicycle parking spaces would be included on the ground floor, along with a lobby and reception area; all access would be from Russ Street. The project would add approximately 18 class 1 and 4 class 2 bicycle parking spaces. Additionally, the project would add 5 fleet bicycles for use by project employees and visitors. The project would retain or relocate all nine existing street trees along the project site frontages and add approximately three new street trees. The project would add up to approximately 1,210 square feet of useable open space at the entry plaza along Russ Street. Construction would take approximately 14-16 months; approximately 1,050 cubic yards of soil would be excavated.

Approval Action: The project requires issuance of a Permit to Alter by the Historic Preservation Commission. The issuance of a Permit to Alter would be the Approval Action for the project. The approval action date establishes the start of the 30-day appeal period for this CEQA determination pursuant to section 31.04(h) of the San Francisco Administrative Code.

Community Plan Evaluation Overview

California Environmental Quality Act (CEQA) section 21083.3 and CEQA Guidelines section 15183 provide that projects that are consistent with the development density established by existing zoning, community plan or general plan policies for which an environmental impact report (EIR) was certified, shall not be subject to additional environmental review except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. Section 15183 specifies that examination of environmental effects shall be limited to those effects that: a) are peculiar to the project or parcel on which the project would be located; b) were not analyzed as significant effects in a prior EIR on the zoning action, general plan or community plan with which the project is consistent; c) are potentially significant off-site and cumulative impacts that were not discussed in the underlying EIR; or d) are previously identified in the EIR, but which, as a result of substantial new information that was not known at the time that the EIR was certified, are determined to have a more severe adverse impact than that discussed in the underlying EIR. Section 15183(c) specifies that if an impact is not peculiar to the parcel or to the proposed project, then an EIR need not be prepared for the project solely on the basis of that impact.

This determination evaluates the potential project-specific environmental effects of the 1035 Howard Street project described above and incorporates by reference information contained in the programmatic EIR for the Eastern Neighborhoods Rezoning and Area Plans (PEIR)[1]. Project-specific studies were prepared for the proposed project to determine if the project would result in any significant environmental impacts that were not identified in the Eastern Neighborhoods PEIR.

Findings

As summarized in the initial study – community plan evaluation prepared for the proposed project (Attachment A)[2].

1. The proposed project is consistent with the development density established for the project site in the Eastern Neighborhoods Rezoning and Area Plans[3];

1 Planning Department Record No. 2004.0160E and State Clearinghouse No. 2005032048. Available at: https://sfplanning.org/environmental-review-documents?field_environmental_review_categ_target_id=214&items_per_page=10. Accessed August 16, 2019.

2 The initial study – community plan evaluation is available for review at the San Francisco Property Information Map, which can be accessed at https://sfplanninggis.org/PIM/. The file can be viewed by clicking on the Planning Applications link, clicking the "More Details" link under the project's environmental record number 2019-012604 and then clicking on the "Related Documents" link.

3 San Francisco Planning Department. 1035 Howard Street, Preliminary Project Assessment, Case No. 2018-015551PPA. January 11, 2019.

2. The proposed project would not result in effects on the environment that are peculiar to the project or the project site that were not identified as significant effects in the Eastern Neighborhoods PEIR;

3. The proposed project would not result in potentially significant off-site or cumulative impacts that were not identified in the Eastern Neighborhoods PEIR;

4. The proposed project would not result in significant effects, which, as a result of substantial new information that was not known at the time the Eastern Neighborhoods PEIR was certified, would be more severe than were already analyzed and disclosed in the PEIR; and

5. The project sponsor will undertake feasible mitigation measures specified in the Eastern Neighborhoods PEIR to mitigate project-related significant impacts.

Mitigation measures are included in this project and the project sponsor has agreed to implement these measures. See the attached Mitigation Monitoring and Reporting Program (MMRP) (Attachment B) for the full text of required mitigation measures.

CEQA Determination

The project is eligible for streamlined environmental review per section 15183 of the CEQA Guidelines and California Public Resources Code section 21083.3.

Determination

I do hereby certify that the above determination has been made pursuant to State and local requirements.

Lisa Gibson
Environmental Review Officer

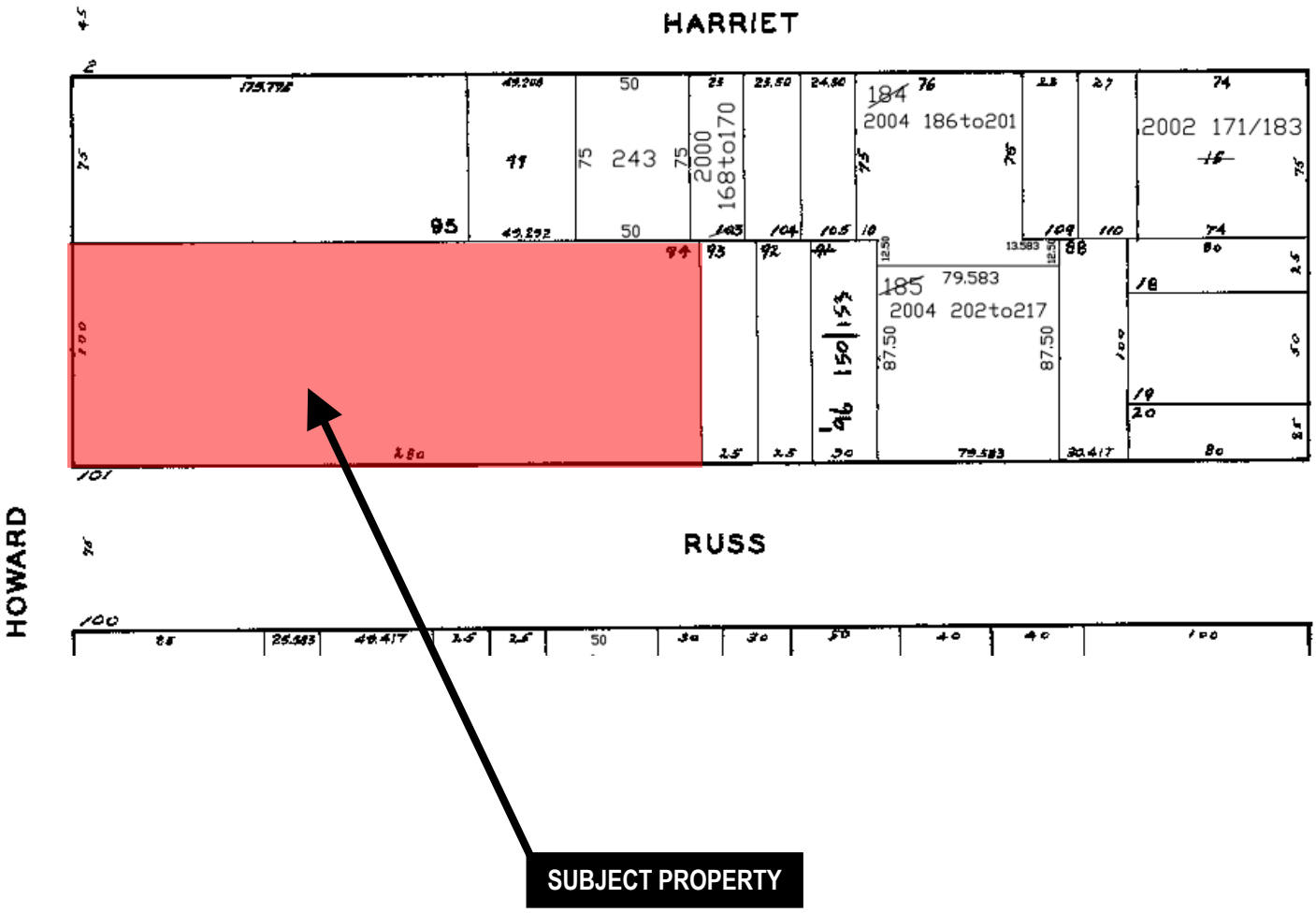
September 17, 2020
Date

Attachments

A. Initial Study – Community Plan Evaluation
B. Mitigation Monitoring and Reporting Program

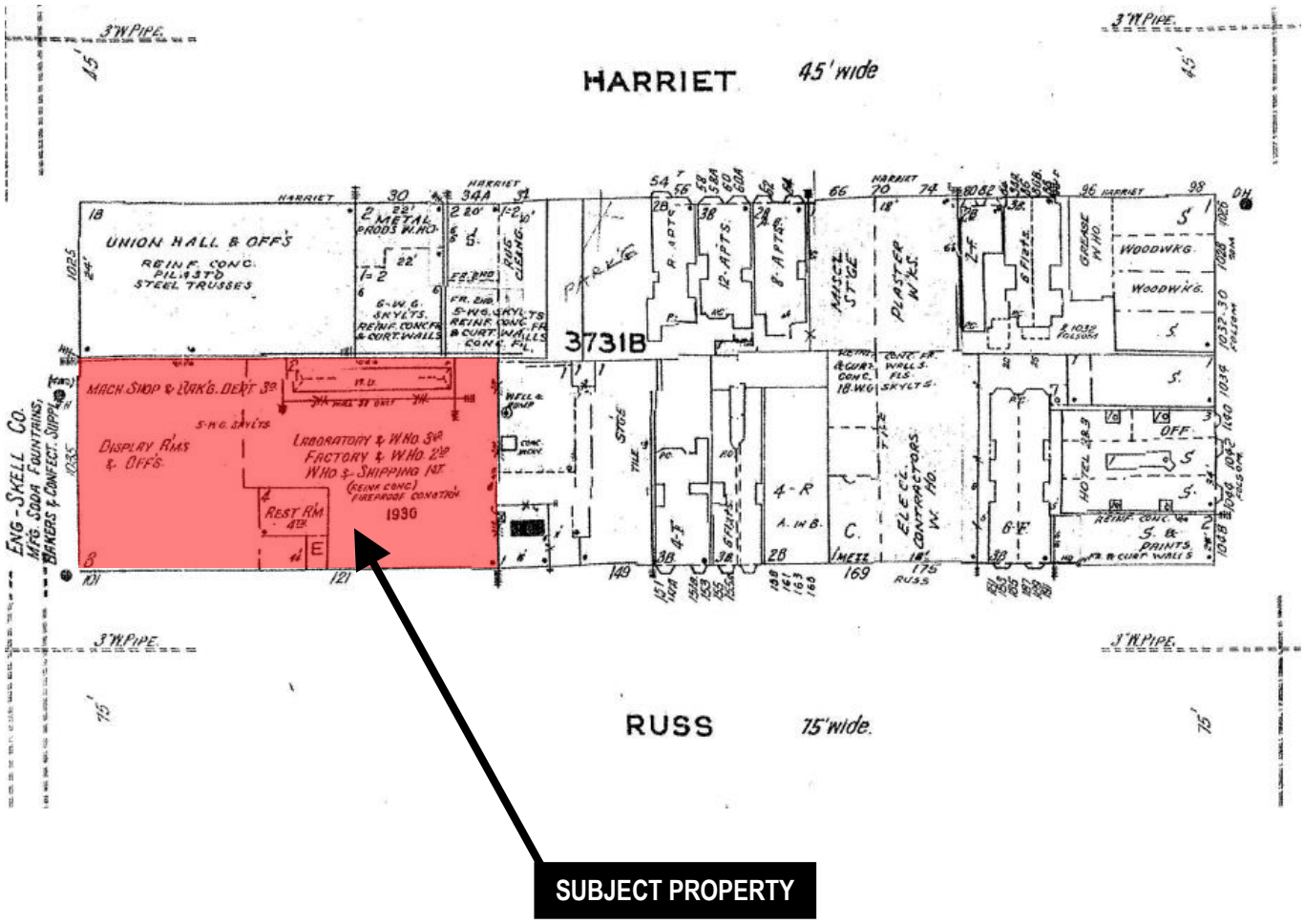
CC: John Hamilton, Project Sponsor;
Supervisor Haney, District 6;
Monica Giacomucci, Current Planning Division.

Parcel Map



Permit to Alter
Case Number 2019-012604PTA
1035 Howard Street
Block 3731 Lot 094

Sanborn Map*

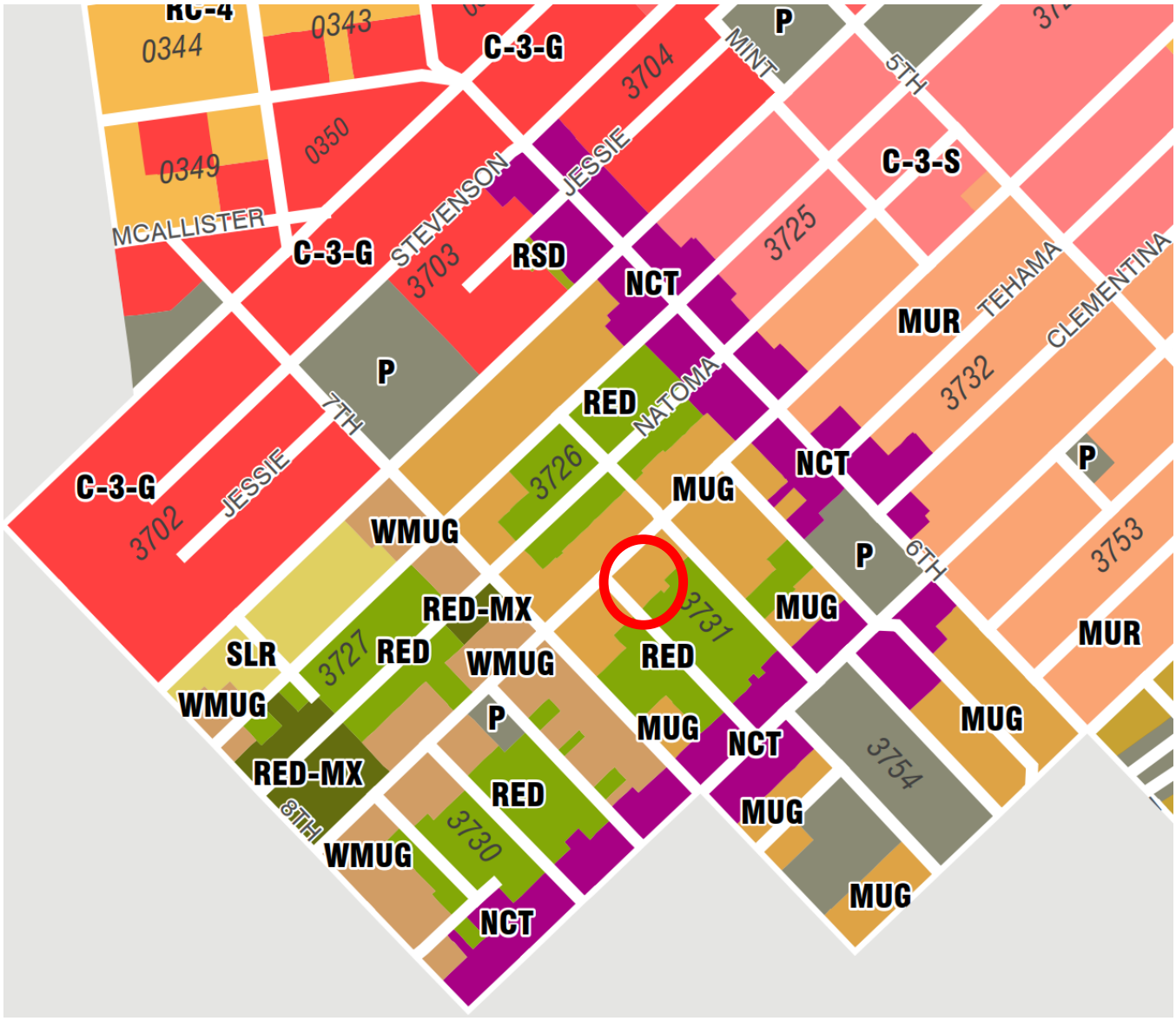


The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

Permit to Alter
Case Number 2019-012604PTA
1035 Howard Street
Block 3731 Lot 094

SAN FRANCISCO
PLANNING DEPARTMENT

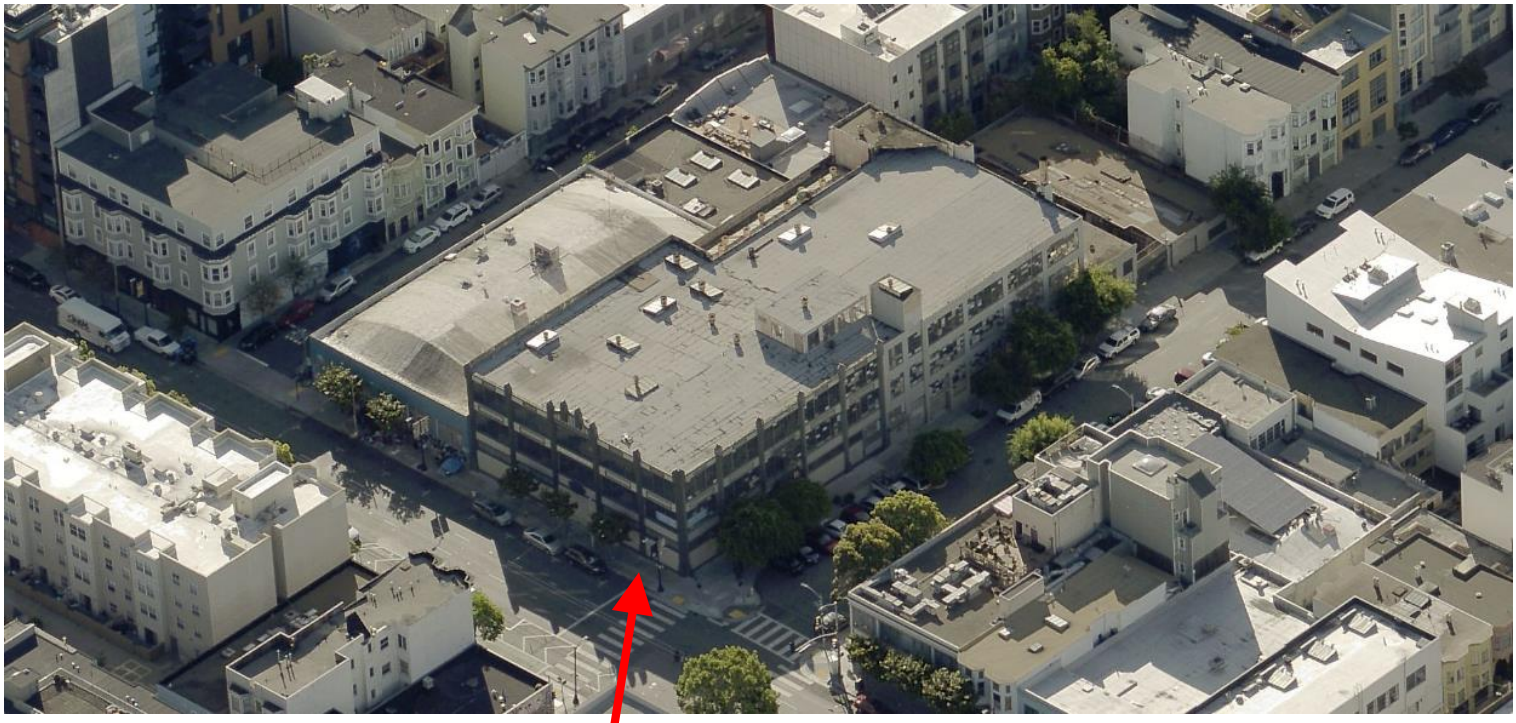
Zoning Map



Permit to Alter
Case Number 2019-012604PTA
1035 Howard Street
Block 3731 Lot 094

SAN FRANCISCO
PLANNING DEPARTMENT

Aerial Photo



Permit to Alter
Case Number 2019-012604PTA
1035 Howard Street
Block 3731 Lot 094

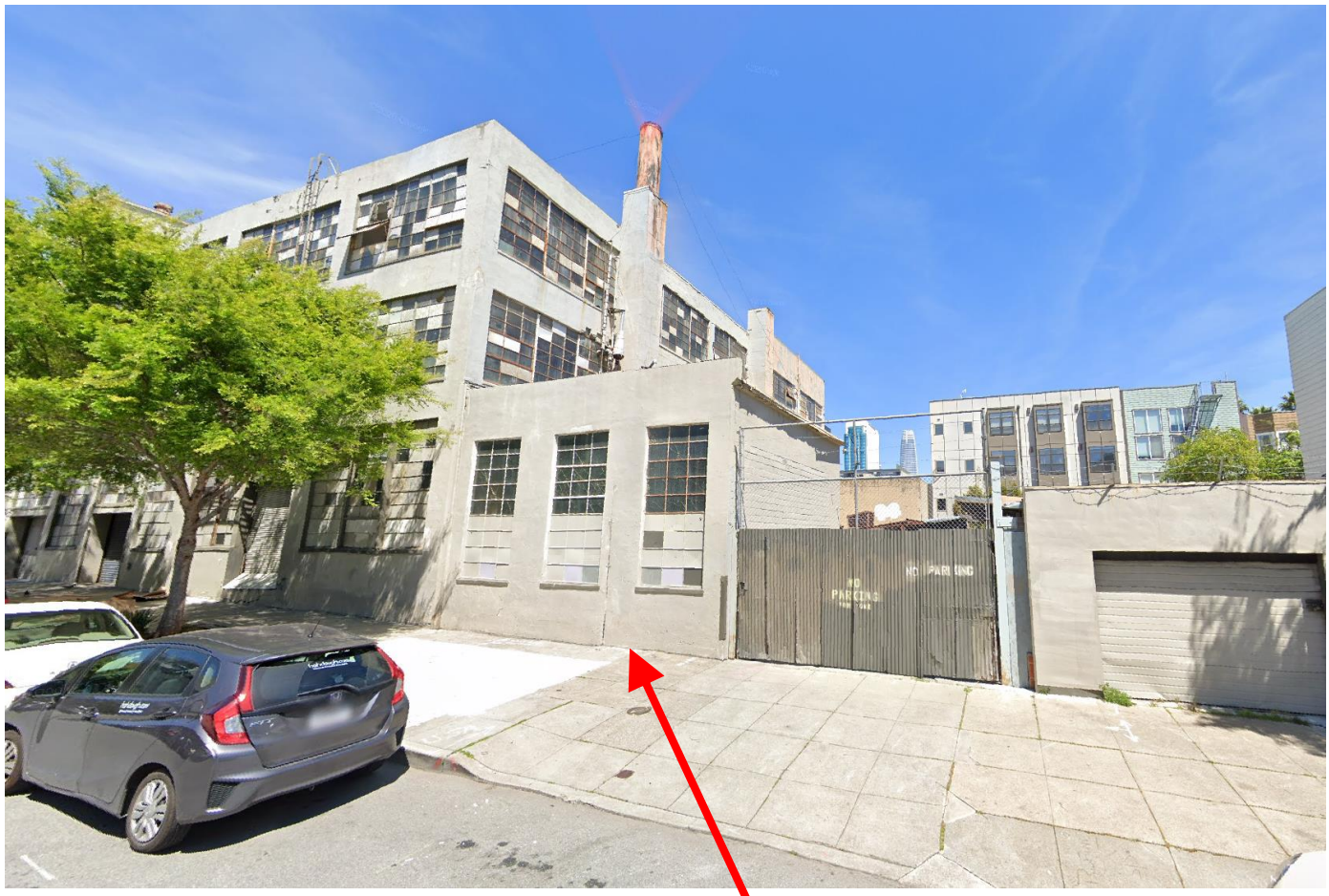
Site Photo

Howard and Russ (Partial) Facades

Permit to Alter
Case Number 2019-012604PTA
1035 Howard Street
Block 3731 Lot 094

Site Photo

Rear Portion of Lot



Permit to Alter
Case Number 2019-012604PTA
1035 Howard Street
Block 3731 Lot 094

Historic Building Rehabilitation and Maintenance Plan

The Eng-Skell Building

1035 Howard Street, San Francisco

15 November 2019

Knapp Architects

Table of Contents

I. Introduction

The San Francisco Planning Department has requested Knapp Architects to prepare a Building Maintenance Plan for the Eng-Skell Building at 1035 Howard Street, in San Francisco.

A. Data and Methodology

Site Investigation

On October 29 and 31, 2019 Charles Bucher performed a preliminary conditions survey of 1035 Howard Street including the building exterior, the roof and the front office space of the building interior. The survey was performed from street locations on Howard Street and Russ Street, from the rear yard of the building, and from the building roof.

Document Review

The following documents were reviewed as part of the preparation of this report:

- *State of California District Record: Western SoMa Light Industrial & Residential Historic District,* Christina Dikas, Page & Turnbull, March 31, 2009.
- *California Historic Resources List,* California Office of Historic Preservation
- *Edwards Abstracts, San Francisco,* August and September 1930.
- *San Francisco Planning Code, Section 1102(b)(2).*
- *Drawings entitled Plans for Eng-Skell Building,* by A.C. Griewank, BSCE, August, 1930.
- *San Francisco Planning Property Information Map Pages for 1035 Howard Street.*

B. Qualifications

This report is being compiled under the supervision of Frederic Knapp. Mr. Knapp is a licensed architect in the state of California, and has 33 years of experience evaluating, repairing and preserving historic buildings, meeting the Secretary of Interior's Standards professional qualification requirements for Historic Architecture.

II. Significance and Integrity

A. Summary

The Eng-Skell Building is a three-story-plus-penthouse, light industrial loft structure with bold Art Deco detailing at the north façade and half of the west façade. It sits on the southeast corner of Howard and Russ Streets in San Francisco. It was built in 1930 by the Eng-Skell Company as a production, administration and shipping facility for their

business supplying flavoring extracts, crushed fruits, toppings and fountain syrups. It has a San Francisco Planning Department Historic Resource Status of A - Historic Resource Present. The building is a contributing resource to the Western SoMa Light Industrial and Residential Historic District. The area is designated an *MUG – Mixed Use-General in 65-X and 85-X Height and Bulk Districts* by the San Francisco Planning Department. The property is listed as a Category II Significant building under Article 11 of the San Francisco Planning Code. In this category the building is considered to have all the historical significance qualifications of a Category I structure, but, due to the layout of its property it is possible to construct a taller addition at the rear of the building or in another location that would still not affect the architectural quality of the building.

The building is in good condition throughout and has had only minor alterations to the building since it was constructed, which consist mainly of repairs and maintenance. There are two structures that are possibly original to the building construction but which differ significantly from the construction and appearance of the main part of the building. These structures are the Boiler Room, attached to the southwest corner of the main building, and the property wide Shed along the southern end of the lot, and plans have been made to demolish these structures.

A State of California Department of Parks and Recreation District Record has been prepared for the Western SoMa Light Industrial and Residential Historic District. As a contributing light industrial property to the District the Eng-Skell Building is significant for association with events that made a significant contribution to the broad patterns of history; and that it embodies distinctive characteristics of a type, period, or method of construction that represent a significant and distinguishable entity.

A project has been proposed to develop the building with the transformation from PDR usage to Office usage with a five-story addition connected to the south end of the building.

B. Character-Defining Features

Exterior

- Siting with elevations built to property lines and walls rising unbroken to parapet
- Three-story-plus-penthouse rectangular-form light industrial building
- Reinforced concrete construction
- Regular fenestration pattern on all visible exterior (except exposed portion at east property line
- Northern portion with ornamented facades/southern portion with utilitarian exterior
- Molded cementitious relief and fluted pilasters at northern facades
- Steel industrial sash windows

Interior

- Exposed concrete structural system (columns and capitals)
- Art Deco stepped columns and capitals in the first floor offices at the front of the building
- Art Deco window and door trim and wall base in the front offices

- Stepped pyramid interior windows in the front offices

C. Assessment of Integrity

The Eng-Skell Building's architectural expression of an Art Deco design from the great depression, and the building's status as an example of a representative light industrial building within the district make it a viable candidate for the California and National Register as long as it retains historical integrity.

The building is in its original **location**. The building retains the primary features which make it a good example of Art-Deco **design** for an industrial building. The **setting** retains many buildings from the district's period of significance and most of the more recent construction is fairly close to the siting, massing, and scale of the contributing properties, although a good number have been converted to other uses, such as offices. The building retains nearly all its important **materials**, including the concrete shell and metal windows.

The **workmanship** that characterizes the building is primarily utilitarian, and is readily visible; ornamental features including molded cementitious relief on the exterior and plaster on the interior are intact. The balance of ornamented facades on the north end of the building and entirely utilitarian expression on the south end—within a consistent composition of exterior elevations heavily influenced by contemporary concrete structural systems and steel industrial sash windows—remains highly visible, preserving the property's **feeling** as an example of moderate-scale industrial architecture. The building is a late representative of the light industrial buildings that repopulated the district after the 1906 earthquake, transforming the area from primarily residential interspersed with industrial to the primarily light industrial district which includes residential, and is still evident, allowing it to convey its **association** with significant events.

Therefore, the Eng-Skell Building maintains its integrity as a good example of a light industrial building within the district, and remains an architectural example of the Art Deco style. Thus, it retains a relatively high degree of integrity.

D. Building Description

Structure

The 1035 Howard Street Building is constructed with concrete walls, structure, floors and roof. The building is laid out with five bays running east to west, and ten bays north to south, with interior columns and exterior pilasters expressed between window bays. Columns support concrete floors allowing for generous open space on each floor, which is infilled with non-bearing partitions on each floor.

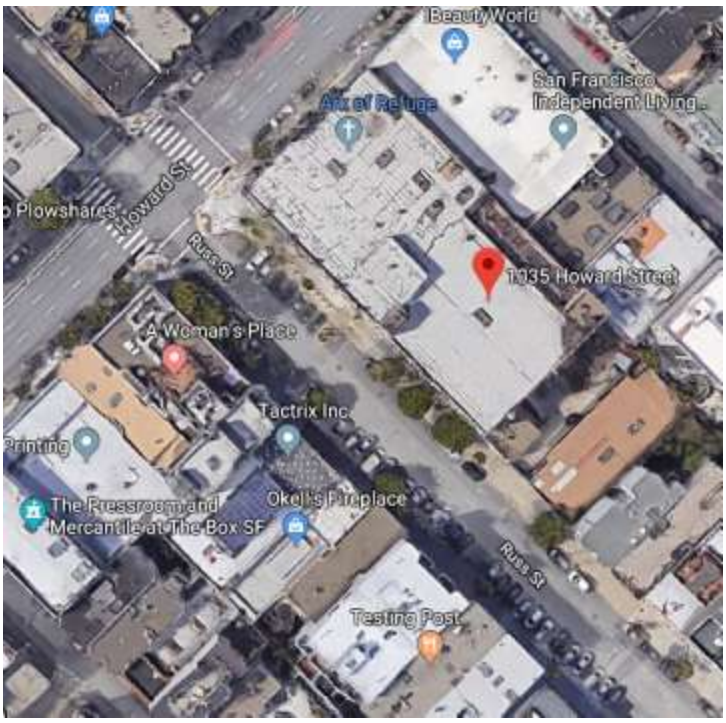


Figure 1. Google Map (north is up, report north is to northwest).

Exterior

The Eng-Skell Building is a three-story-plus-penthouse light industrial loft structure with bold Art Deco detailing at the north facade and half of the west facade. It has a flat roof with a low parapet, and there is a one room penthouse near the center of the roof. The roofing is modified bitumen, and there are several skylight openings and vent penetrations. Near the southeast corner, of the building is reduced in height by one story where there is a long, hipped metal framed skylight over the second floor.

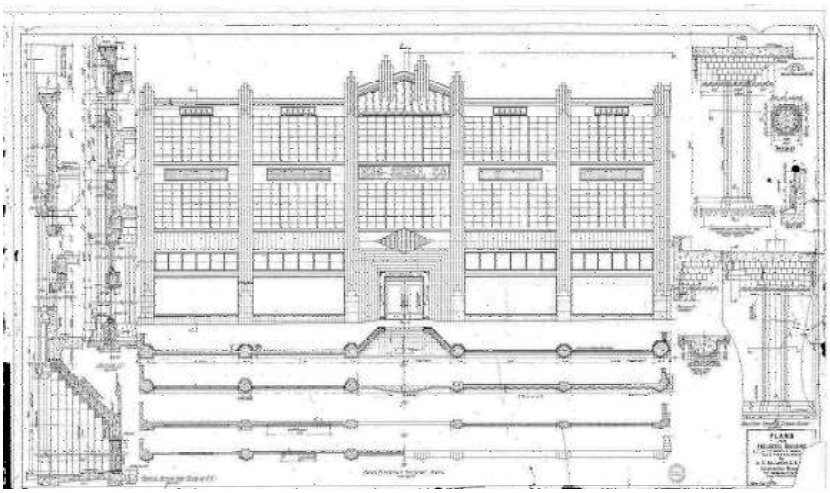


Figure 2. Original 1930 Elevations, by A.C. Griewank.

The north, west, and south exterior elevations are a consistent grid with window openings divided by narrow columns and relatively short spandrel panels. The east elevation is flat concrete built to the lot line with no openings; roughly half of the east elevation is concealed by the building immediately to the east of the subject property and the exposed upper half is not conspicuous from nearby vantage points on the sidewalk. The north and south elevations are divided into five equal bays, while the west elevation is divided into 10 similar bays. The elevations are flush, with no setbacks, projecting bays, or other variations in plane except at the subtly recessed bay on the west elevation where the stair is located.

The north elevation and the five bays at the north end of the west elevation share the same composition, ornament, and detail, with stepped columns and ornamental relief panels at the spandrels. The south elevation and the south five bays of the west elevation are utilitarian, with no ornamentation or detail, though they share the same gridded layout and large metal windows seen on the ornamental portions of the facades. The ground floor is less regular than the upper stories, with storefronts (now mostly filled in) and the main building entry in the north half of the building, and a variety of openings including four large metal service doors on the south half of the west elevation.

The three glazed facades are organized with expansive windows stretching the full width between relatively slim columns, with the upper floor windows beginning about one foot above the floor level and terminating closer than that to the ceiling. Each opening is glazed with steel industrial sash which is divided into three sections per bay by narrow vertical mullions. Each of the three windows in each bay has a grid of 21 lights, three columns wide and seven rows high. The individual lights, like the window openings that fill each bay, are horizontal in orientation. The awning-configuration ventilation panels which occur in most of the windows are virtually undetectable when closed; most are two lights high and three lights wide.

The decorative façade at the front (north) elevation of the building exhibits an Art Deco motif expressed with zig-zag and stepped rectangular elements. The columns in the decorative section are composed of five stepped bands which are continuous from stepped base blocks to capitals which penetrate the cornice, projecting above the roofline as stepped finials. The vertical bands of the columns step out from the building wall as they proceed from the sides to the middle of the shaft, with the capitals consisting of stepped rectangular bands which project further from the face of the building than the columns below, stepping vertically to form a crenellated profile. The spandrel panels between the first and second floors are filled with accordion-ribbed cement plaster relief, running from the simple horizontal molding over the first floor windows to the three-part stepped molding under the second floor window sills. The spandrels between the second and third consist of a flat plane with an inset horizontal panel filled with accordion ribbing at a much smaller scale. The flat panels over the third floor windows have smaller inset panels, decorated with a repeated series of chevrons and stylized flowers. Above this is a simple cornice composed of four similar stepped bands of rectangular molding.

The south elevation and the south five bays of the west elevation are utilitarian, with no ornamentation or detail, though they share the same gridded layout seen on the ornamental facades.

The roof of the Eng-Skell Building is flat, with a shallow slope outward from a north-south ridge that runs the length of the building, and parapets that ring the roof in varying heights; the pilasters of the decorative parts of the façade rise another three feet above the parapet. The roof is rectangular, except a rectangular part of the southeast corner is missing where there is a large skylight over the second floor, and there are eight smaller skylights unevenly distributed, mostly in the northeast corner, above the third floor. There is a rectangular penthouse near the center of the roof which contains one room formerly used as a conference room, and just southwest of that, at the west façade, there is a ten-foot high elevator machine room. At the southeast corner of the roof, south of the lower skylight there is an unusual structure with five sides that stands 4 feet higher than the rest of the roof. The roofing is modified bitumen applied in four foot by eight foot sheets, with white aggregate surfacing. The roofing of the five-sided structure is built-up with gravel aggregate topping.

Figure 3. Howard Street façade. Knapp Architects photo, 2017.

Figure 4. Northern five bays of Russ Street façade. Knapp Architects photo, 2017.

Figure 5. Undecorated southern five bays of Russ Street façade. Knapp Architects photo, 2018.

Figure 6. Undecorated southern façade. Knapp Architects photo, 2017.

Figure 7. Typical window at decorated façade, also showing stepped column and finial capital and decorated spandrel panels. Knapp Architects photo, 2018.

Figure 8. Central pediment on Howard Street façade. Knapp Architects photo, 2018.

Figure 9. "Eng-Skell Co." sign and stepped accordion at center of Howard Street façade. Knapp Architects photo, 2018.

Figure 10. Finial capitals at building corner. Knapp Architects photo, 2018.

Interior

Based on information from the former owners, the building was not publicly accessible. Inside the main entry, the ground-floor interior includes a general reception area and offices behind it. The offices are separated with eight-foot-high (partial-height) walls finished with either plywood-based wood paneling or plastic glazing panels. Other office areas are separated with four-foot-high walls faced in plastic laminate. The concrete columns and pilasters in this office area are a continuation of the exterior Art Deco theme, with stepped-profile columns and four-part stepped capitals. Between capitals the concrete stepped form is transitioned to a three-part stepped profile above window heads. Pilasters also have the stepped profile form and capitals. The Art Deco theme is continued in some of the detailing with wave forms carved in wood moldings in the frames around doors and windows, stepped wood base at walls and capitals carved with the same wave form, and mezzanine windows in the shape of a stepped pyramid.

Figure 11. Interior – Front office with stepped columns visible. Knapp Architects photo, 2018.

Figure 12. Inside view of main entrance. Knapp Architects photo, 2018.

Figure 13. Typical stepped column and capital. Knapp Architects photo, 2019.

Figure 14. Rear wall of office showing stepped pilaster and capital and stepped window to mezzanine. Knapp Architects photo, 2018.

E. Condition Assessment

Exterior – Decorative North Elevation

Wall Connection to Sidewalk

The wall base connection to grade at the exterior front is in good condition, with no signs of settling.

Tile base

The historic photo in Figure 15 shows that the wall and pilaster bases were originally 6 x 8 inch black terra cotta tiles in a single row at the bulkhead below the storefront windows, and forming a four foot high stepped up base at the pilasters. The tiles are still present, but have been painted over; the condition of the tile under the paint is unknown. At the front façade they are in generally good condition. Figure 16 shows an impact chip on a column base; graffiti is present in 1-2 locations on the tile bases.

Figure 15. Historic picture of 1035 Howard Street showing dark base tile. From Eng-Skell Company Sales book.

Figure 16. Chip on the tile column base at the north facade. Knapp Architects photo, 2019.

Howard Street Façade

All elements of the Howard Street Façade are in good condition, showing evidence of having been recently repaired and restored: façade pictures dating to ten years ago or more show several broken column bases on the Howard Street façade, and windows have been caulked at their frames to seal leaks in those locations, and the spandrel panels and other elements are without visible damage. Restorative treatment was given to all elements, including, tile wall and column bases, stepped pilasters and finial capitals, decorative spandrel panels, the stepped cornice at the parapet, the main entrance alcove, the stepped accordion relief element between the first and second floors at the center, the “Eng-Skell Co.” name between the second and third floors at the center, and the decorative central pediment at the center top. The entire Howard Street concrete façade has been painted light beige and dark green.

Figure 17. The Howard Street façade of the Eng-Skell Building. Google Street View.

Main Entrance

The main entrance has appears to have been repaired and repainted, and the clear wood finished, glazed double entrance doors, which are unblemished unlike many features and surfaces, appear to differ slightly in proportion from the painted doors seen in a historic brochure. The main entrance alcove was originally faced in the same black terra cotta tiles as the wall base and the column bases, and it has also been painted. The alcove has been closed behind boards where it is recessed from the front façade to protect it from vandalism, graffiti and other damage.

Figure 18. The eastern part of the Howard Street façade. There is a board attached to the stucco infill (red arrow). Google Street View.

Storefront Windows

Original storefront windows at the Howard Street façade have been replaced with stucco infill, with the row of transom windows above remaining. The stucco is in good condition,

but it is soiled. Figure 18 shows one of two boards attached to this part of the façade. The existing transom windows, which showed evidence of leakage, including adjacent concrete spalling inside, have been caulked and sealed on the exterior.

Central Accordion Element

The stepped cementitious accordion relief element between the first and second floors at the center has a small hole to the right of center. The cause of the hole is unknown.

Metal Windows

The metal windows on the Howard Street façade are in good condition, have been caulked around their perimeter between the metal frame and the cementitious wall material. They have been painted, and show no evidence of rust. It is estimated that 80-90% of the operable panels on this façade are in working order. Some caulk smudges are visible on the window sills and frames in 3-4 places. The windows of the upper floors have 10% non-historic opaque panes.

Exterior – Decorative First Five Bays of the West Elevation

The decorative part of the west elevation at Russ Street shows extensive deterioration in all decorative elements. It has been painted with the same color scheme as the Howard Street façade, but the paint exhibits extensive cracking and peeling.

Wall Connection to Sidewalk

The wall base connection to grade at the exterior front is in good condition, with no signs of settling.

Tile base

The wall base and the stepped column bases are faced in terra cotta tiles that were originally black, and they have been painted, just as they were at the Howard Street façade. There are several places where the original black tile

Figure 19. Holes in the base tile at the Russ Street façade. Part of the original black terra cotta glazed surface is visible at the tile bottoms. Knapp Architects photo, 2019.

Figure 20. Column base with the tiles missing at the corner. Knapp Architects photo, 2019.

surface is exposed where it was not painted. The tiles at this façade have sustained significant damage that includes broken tiles and holes (see Figure 19). Figure 20 shows one of three locations where the corner of the column base has broken off from top to bottom. In addition, there is another location where the tile at the top of the column base corner has been broken. The last column base to the south has been repaired with stucco in the same shape as the tile bases (Figure 21). In total, 25% of wall and column base tiles are broken or have holes.

Figure 21. Tile column base that has been replaced by stucco in the same shape. Knapp Architects photo, 2019.

Figure 22. Crack from window traveling to the adjacent stepped column. Knapp Architects photo, 2019.

Stepped Columns

There are spalls at the columns in 4-5 locations, including the third column from the north at the second floor. There is a crack on the second column from the north at the third floor where it forms the jamb of the adjacent window (Figure 22). There is a spall on the fifth column from the north at the second-floor window at the bottom which has spread from the adjacent spall on the window sill. There is a spall on the fifth column at the north, just below the capital. There is a metal eyelet attached the third column from the north, just above the base. The paint on the columns is peeling heavily.

Stepped Finial Capitals

The capitals appear to be in good condition, although with extensive peeling or missing paint. The second capital from the north has missing paint on 50% of its surface, and the third capital has 15% missing paint. The second capital has a wire stretched around it (Figure 23).

Figure 23. Wire around stepped finial capital. Knapp Architects photo, 2019.

Head, Jamb and Sill at Windows -First Floor

There is a spall covering 65% of the sill of the window in the second bay from the north at the first floor (Figure 24).

Figure 24. The transoms at the second bay from the north end of the west façade has a large spall at its sill. Knapp Architects photo, 2019.

Figure 25. The second-floor window at the fourth bay from the north has a spall at the head. The spall has additionally spread to the spandrel panel above. Knapp Architects photo, 2019.

Head, Jamb and Sill at Windows -Second Floor

There is a spall covering 65% of the head of the window in the northernmost bay, and a crack in the south jamb formed by the adjacent column (See Figure 34). At the third bay from the north there are two spalls at the head that amount to 25% of the width, and one of these spalls has a crack that extends to the panel above. At the fourth bay from the north 80% of the window head has spalled and broken away and the damage has spread to the spandrel panel above (Figure 25). At the fifth bay from the north the sill has a spall for 10% of its width and the head has a spall for 40% of its width.

Figure 26. The northernmost bay of third floor windows on the west façade has a crack at the bottom of the south jamb. Knapp Architects photo, 2019.

Figure 27. A one square foot spall at the north end of the sill in the third floor fifth bay window. Knapp Architects photo, 2019.

Head, Jamb and Sill at Windows -Third Floor

There is a crack on the bottom right jamb at the northernmost bay (Figure 26). The fifth bay from the north has a one square foot spall at the north end of the sill (Figure 27).

Head and Jamb at Door

The wall adjacent to the door in this section is in good condition.

Figure 28. Crack across accordion ribs of a spandrel panel between the first and second floors, at the north end of the Russ Street facade. Knapp Architects photo, 2019.

Spandrel Panels – First to Second Floor

The large accordion panels between the first and second floors are generally in good condition, with some peeling paint. There is a long crack at the first panel from the north (Figure 28), and a small crack system at the third panel. The bottom north corner of the third panel has a rough spall repair.

Spandrel Panels – Second to Third Floor

The panels between the second and third floors exhibit damage in each bay: Figure 29 shows cracks and spalls at the northernmost bay that have spread from the extensive spall at the window head below. At the second bay from the north the panel frame is broken in 15% of its length (Figure 30). The panel at the third bay from the north is in good condition; it has the fire escape attachments for its full width. In the panel in the fourth bay from the north there are two cracks and a broken frame bottom all developing from and extensive window head spall below. In the fifth bay from the north the panel has several cracks and breaks (Figure 31).

Figure 29. The spall at the window has spread to cracks in the spandrel. One spandrel angle is broken at the bottom. Knapp Architects photo, 2019.

Figure 30. Spalls and cracks in the second bay from the north end of the Russ Street facade. Knapp Architects photo, 2019.

Figure 31. A crack extends across four ribs between the second and third floors of the western facade. Knapp Architects photo, 2019.

Figure 32. The Tulip at the center and the frame are spalled. Knapp Architects photo, 2019.

Spandrel Panels – Third Floor to Cornice

There is damage to each panel: the northernmost bay has a broken tulip and a spalled frame (Figure 32). The second bay from the north has several minor spalls and cracks. The third bay from the north has extensive cracks throughout. The fourth bay from the north has minor cracks. The fifth bay from the north has one crack in the center.

Stepped cornice

The cornice is in good condition, with 25% peeling paint and some cracks.

Figure 33. Typical condition of the stepped cornice at the Russ Street façade. Knapp Architects photo, 2019.

Stucco infill at former Storefront Windows

The stucco infill that replaced the first floor storefront windows is in good condition, with two holes in the five bays.

Metal Windows - First Floor – Storefront Transom

The glazing at the first floor is either painted or opaque panels. Five lights have been replaced with louvers, in miscellaneous locations. The larger, half-bay window at the extreme south at which the windows are not opaque, has 45% painted or fiberglass panes.

At the northernmost bay one window pane is loose. At the fourth bay from the north there is a wire leading from the second-floor window, attached to one sill.

Metal Windows - Second Floor

In general the metal frames are painted and in good condition, unless noted otherwise. At this floor 25% of the lights are painted, opaque, missing or fiberglass. At the second bay from the north one operable window is open, but twisted slightly and appears not closeable (Figure 35. This open part of the window has 45% rust on the metal frames, while the rest of the window frame is 10% rusted. At the third bay from the north the metal frames have 15% rust. At the fourth bay from the north there is 15% rust on the metal frame.

Figure 34. The first bay of second floor windows on the west façade has a 65% spall by length at the head, and there are 35% missing, painted or fiberglass windows. Knapp Architects photo, 2019.

Figure 35. The operable portion of the second floor window at the second bay appears twisted in its frame and not properly closeable. Knapp Architects photo, 2019.

Metal Windows - Third Floor

The metal frames are painted and otherwise in good condition, unless noted otherwise. At this floor there is opaque, painted, broken or fiberglass glazing in 15-20% of the lights, with the most predominant occurrence in the 5th bay from the north end. The first four

Figure 36. The head of the door at the north end of the western façade has a frame that is extensively rusted and is peeling away (red arrow). The adjacent wall is in good condition. Knapp Architects photo, 2019.

bays from the north have 15-20% rusted metal frames; the fifth bay from the north has a 10% rusted frame.

Door

The door in the second bay is operable. The metal frame is extensively rusted at the head with a two-foot section peeling away. (Figure 36)

Fire Escape

The attachments at the third bay from the north are in good condition (Figure 37). The fire escape is painted and in good shape with minimal evidence of peeling paint or rust.

Figure 37. The Fire Escape attachments and the bottom of the fire escape at the third bay. Knapp Architects photo, 2019.

Figure 38. There is an extensive crack in the wall below the loading dock at the south end of the west façade. Knapp Architects photo, 2019.

Exterior – Five Southernmost Bays of the West Elevation

Wall

The south part of the western façade has a good connection to the sidewalk throughout with only a small number of minor cracks in various locations. Figure 38 shows one significant crack that stretches fully across the wall below one of the building's loading docks. At window heads and jambs the condition of the walls was good, with little damage; approximately 10% of window sills have spalls, and 15% of window sills have cracks. The coping of the wall was mostly in good condition with a small amount of cracks near the coping and a medium quantity of peeling paint.

Windows

The paint is intact at most of the windows on the Russ Street elevation, with no evidence of corrosion at the substrate. Figure 39 shows a single instance of a mullion that has significantly rusted away for the full height of the window, and a few other minor instances of rust. The sash of the ventilation panel of the northernmost window of the

utilitarian part of the Russ Street facade at the third floor is bent away from the frame near the bottom (Figure 40).

Approximately 50% of the lights in the utilitarian part of this façade are altered by having been painted, cut, broken, or replaced with fiberglass panes (see Figure 40 for a typical distribution of replacement panes). Some ventilation panels are open, but the scope of this report did not include testing the operability of windows, so the exact extent of repairs to panels that will not open or close has not yet been determined.

Figure 39. The central mullion of the first floor window in the second bay from the south, in the utilitarian section of the western façade, has rusted completely. Knapp Architects photo, 2019.

Figure 40. The operable portion of the northernmost window of the utilitarian section of the Russ Street facade at the third floor appears twisted in its frame and unable to close. This view also shows a typical distribution of opaque, painted or fiberglass panes. Knapp Architects photo, 2019.

Doors

There are four, wide roll-up doors on this portion of the west façade, and one recessed infill which has a man-door. These doors exhibit dents from impacts presumably attributable to their function for loading and unloading freight. Figure 41 shows a small amount of rusting at the bottom of one door, the infill where the man-door is located has a small amount of peeling paint. The door jambs and heads are in generally good condition.

Exterior – Utilitarian South Elevation

Wall

The south elevation of the Eng-Skell Building is substantially more deteriorated than the southern portion of the West Façade even though both facades share the same façade finish and the same type of windows. In general the spalling and cracking damage on the southern façade is least at the westernmost bay of the façade and increases toward the eastern bays. Most spalls on this facade are associated with window or door edges, and equipment attachments where frames and connections and other concrete penetrations have allowed water to access the steel reinforcement within the concrete,

causing it to corrode (Figure 46). The corroded steel has a larger volume than the original steel, so, when it is confined it exerts an expansive force on the surrounding

Figure 41. A substantial gap occurs between the bottom of the southern façade and the adjacent grade (red arrow). Knapp Architects photo, 2019.

Figure 42. Inside the gap under the first floor slab. Knapp Architects photo, 2019.

concrete, known as oxide or rust jacking. This results in a crack, a series of cracks, spalls, and in worst case scenarios a combination of spalls and cracks.

The base of the wall at the south façade is separated about 3” above the adjacent exterior grade for a length of at least 20 feet. It is not known how far the gap extends because miscellaneous outbuildings stand against the southern façade of the building at the east. Figure 42 shows the gap and Figure 43 provides a view inside the gap which is recessed a significant amount toward the building interior. No evidence of the building foundation could be seen. A thorough check of conditions below the lowest extent of the southern facade was not undertaken, and presumably it remains where it is because it is supported by the adjacent building slab on grade. This wall is distributed with a number of attached or embedded metal objects that should be removed, and small holes that should be patched.

The Boiler Room is situated at the first floor of the westernmost bay of the south façade and there is exposed wall at the second and third floors above. The survey was undertaken from grade level, so parts of the façade were not possible to observe, including the eastern lower half of the second-floor window in this bay. There is one crack near the top west corner of the third floor window, delaminating bitumen and flashing connecting the Boiler Room roof to the main building wall, approximately five square feet of spall at the top east corner of the second floor window, where some equipment piping penetrates the wall, two linear feet of aggregate cracks at the lower west corner of the third floor window, and one square foot of spall where the smokestack abuts the top of the wall.

Figure 43. There is a substantial spall at the window head of the second floor window of the westernmost bay on the south facade. Knapp Architects photo, 2019.

Figure 44. The third floor window of the westernmost bay has extensive cracking at its lower west jamb. Knapp Architects photo, 2019.

The Boiler Room smokestack has a flaking spall adjacent to the middle of the third floor window of the westernmost bay, and a large crack just under the coping. The smokestack is extensively cracked throughout the southern façade (Figure 45), with transverse cracks spanning its two-foot width every 2-4 feet vertically, and connecting vertical cracks and other, shorter miscellaneous cracks. The east façade of the smokestack is in good condition.

Figure 45. Cracks on the south facade of the Boiler Room smokestack. Knapp Architects photo, 2019.

Figure 46. A crack in the wall below the eastern side of the door. Knapp Architects photo, 2019.

The door at the first floor of the second bay from the west of the southern elevation has four to five feet of cracks below its bottom east corner (Figure 46). There is a three-foot crack running west from the upper western corner of the window on the first floor, just above the door, and several cracks totaling about three feet in length just above the head of this window. There are two feet of cracks adjacent to the lower east corner of the second-floor window, and spalls in two places at the window head totaling six feet in length. There is a spall of two square feet just above the top of the western part of the second-floor window. The third-floor window in the second bay from the west has two feet of cracks at its lower east corner. The western jamb has spalls along 60% of its height, and the eastern jamb has spalls along 30% of its height. There is a two-foot crack that runs from the upper east jamb to the upper west corner of the third floor window in the third bay from the west, where it develops into a spall. The head of the third-floor window in the second bay from the west has a spall along 90% of its length. There are several small spalls in the wall above the third-floor window in this bay.

Figure 47. The distribution of cracks and spalls on the southern façade, at the second bay from the west. Knapp Architects photo, 2019.

Figure 48. Extensive cracks at the upper west corner of the first floor window in the third bay from the west. Knapp Architects photo, 2019.

The first-floor window of the third bay from the west has two cracks running down from the lower west corner to the base of the wall, totaling five to six feet. There is a one-half-square-foot spall near the eastern end of the sill of this window. There are cracks totaling three feet in length near the upper western corner of this window (Figure 48), and a small round spall near the upper eastern corner. There is a one-half-square-foot spall near the top of the eastern jamb. There is a one-square-foot spall just below the lower eastern corner of the second-floor window in this bay. The western jamb of this window has a three-foot crack running from its middle toward the upper corner. The eastern

jamb has spalling along 60% of its length at the top, developing into a crack that runs to its lower east corner. This spall extends onto the head of this window in one more square foot of spall, and there is another one square foot of spalling at the center of the head. Above the top eastern corner of the second-floor window there are three small spalls that total one square foot. The sill of the third-floor window in the third bay from the west is in good condition. The western jamb has a one-square-foot spall, and the spall at the top western corner, previously mentioned above. The eastern jamb is spalled through its whole length, and the head has spalls through 50% of its length. There are several small spalls and attachments in the wall above this window.

Figure 49. Spalls and cracks at the second and third floor windows in the third bay from the west. The incinerator smokestack is also visible at the right. Knapp Architects photo, 2019.

Figure 50. The extensive spall at the bottom of the incinerator smokestack (red arrow). Knapp Architects photo, 2019.

Figure 50 shows the substantial spalling at the bottom of the smokestack that remains between the third and fourth window bays, where it formerly served an incinerator that had been located behind the building at this location. It has extensive exposed reinforcing bar at the bottom, next to the metal shaft liner. The western facade of this smokestack is in good condition except for a one-half-square-foot spall near the top, next to the south building wall coping. The upper half of the south façade of the incinerator smokestack has similar transverse and vertical cracking, somewhat more extensive, to that shown on the south façade of the Boiler Room smokestack. The southwest vertical corner has small spalls in several locations, totaling about one-half square foot.

Figure 51. The second and third floor windows in the fourth window bay from the west. Knapp Architects photo, 2019.

Figure 52. The first and second floor windows in the easternmost bay. Knapp Architects photo, 2019.

The wall of the fourth window bay from the west has four feet of cracking above the wall base, between the incinerator smokestack and the first-floor window. The jamb of this window has another two feet of cracks near its upper east corner. There is a small spall in the wall between the first and second floor windows. The second-floor window has a crack that runs for four feet along the western sill and continues another foot along the wall to the west (Figure 51). There is six feet of cracking along the eastern jamb of the second-floor window, and spalls in two places at the head of this window totaling three feet in length. There are three spalls in the wall between the second and third floor windows at this bay, at the east, and another at the west between the windows, for a total area of one square foot. There is a crack that runs from the upper western corner of the third-floor window up to the top of the parapet.

The easternmost window bay (fifth from the west) has an outbuilding adjacent to the main building that blocks the view of the sill and eastern jamb of the first-floor window in this bay. There are a pair of small spalls next to the western jamb of the first floor window, at mid-height, and a one-square-foot spall on the concrete at the upper western corner of the window, and there is a three-foot-long spall at the upper eastern corner (Figure 52), with cracks that extend eastward on the wall. There is a four-foot-long horizontal crack in the wall just above the middle of the first-floor window, and another three-foot crack rising vertically from the first-floor head, just to the east of the above crack. There is a one-foot spall at the lower western corner of the second floor window in the easternmost bay which then extends as a crack running up the wall along the second floor window between the fourth and fifth window bays from the west, which then

reaches further up the wall close to the lower western corner of the third floor window. There is also a three-foot-wide spall at the western window head of the second-floor window of the easternmost bay, adjacent to the above-mentioned crack. The eastern jamb of the second-floor window has a three-foot spall at its bottom. Above this, and to the east near the building corner there is a five-foot-long vertical crack. In the wall between the second- and third-floor windows there are two small spalls just west of the center of the bay. At the east, in line with the east side of the windows there is a two-square-foot spall between the second- and third-floor windows. There is a two-foot-long crack along the eastern jamb of the third-floor window, and a two-foot-wide spall at the middle of the head. There is a one-square-foot spall at the eastern building edge adjacent to the upper eastern corner of this window. There is a one-and-one-half-foot-long crack rising from the middle of the third-floor window head, and just to the west, above that there is an unidentified metal attachment on the wall. There is a small spall just below top eastern wall corner.

Figure 53. Spalls and cracks at the second floor window of the easternmost window bay. Knapp Architects photo, 2019.

Figure 54. The third-floor window of the easternmost bay. Knapp Architects photo, 2019.

Windows

The windows in the south facade have not been recently painted, so they exhibit more rust and deterioration than the windows in the other building facades. Parts of two windows are not completely visible from grade: the lower east corner of the western second floor window, and the lower east corner of the first-floor east window.

The windows of this façade are in generally good condition, with approximately 60% of their surfaces exhibiting light rust throughout, except there is one window at the first floor, in the fourth window bay from the west, with extensive rusting at the sill (Figure 55). At the third in the third bay from the west, the base of the mullion is detached from the frame sill about two inches (Figure 56).

Figure 55. The first floor window, in the fourth window bay from the west has extensive rust, especially at the sill. Knapp Architects photo, 2019.

Figure 56. The base of the central mullion is detached about two inches from the frame sill of the third floor window in the third window bay from the west. Knapp Architects photo, 2019.

Door

The flush metal double door and door frame located just east of the Boiler Room is in good condition, with only minor dents and other evidence of impacts which are commonly seen on utilitarian loading doors at factories.

Roof

Roofing

The northern half of the roof shows visible bitumen leaking from the edges of each roofing sheet, while the south section has no leaks. It is not clear why there is this difference, and otherwise both parts of the roofing appear to be in good condition except where it wraps over parapets, or laps under flashing at parapets, walls and skylights.

Figure 57. Roofing sheets with bitumen leaks at the northern part of the roof. Knapp Architects photo, 2019.

Figure 58. Roofing without leaks at the southern part of the roof. Knapp Architects photo, 2019.

The roofing detail at the parapets varies: extensive sections have the modified bitumen roofing installed over the top of the parapet (Figure 59). The white aggregate topping ends at the parapet while the sheeting continues up the parapet and terminates at the front of the parapet top. The bitumen sheeting is finished on the parapet with a fluid-applied coating. The roofing at the parapets is failing extensively with peeling and exposed reinforcing mesh and concrete (See Figure 61), and there is extensive biological growth such as lichen on the parapets.

Where the roofing isn't applied to the parapet it terminates with counter-flashing at the parapet base (Figure 60). The flashing is present in varying conditions from good to rusting to detached (Figure 62). Where the parapets are not wrapped with roofing, they exhibit patches of former bitumen or other coating material that has worn away. The

Figure 59. Typical view of roofing wrapping over the parapet. Holes and lichen are also visible on the top of the parapet. Knapp Architects photo, 2019.

Figure 60. Typical view of roofing terminated by counter-flashing at the bottom of the parapet. Knapp Architects photo, 2019.

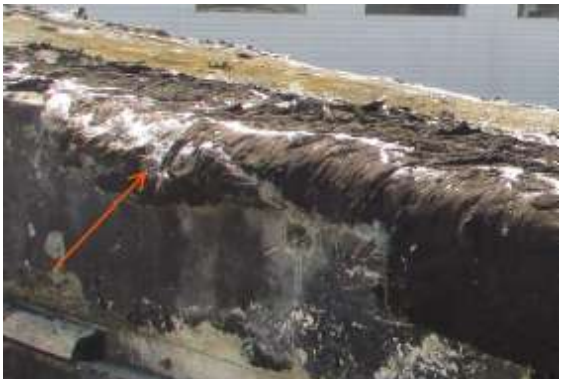


Figure 61. Hole in roofing over parapet showing exposed roofing (red arrow) Lichen is also visible. Knapp Architects photo, 2019.

Figure 62. Rusted roof flashing that has become detached and bent away. Knapp Architects photo, 2019.

concrete of these exposed parapets is in moderate condition and has a small amount of cracks and spalls, and some concrete flaking on top of the parapet.

Back of Decorative Capitals

The backs of the extended capitals which project above the roof at the stepped columns in the decorative part of the north and west facades, as seen from the roof, are generally in good condition.

Figure 63. The backs of the stepped capitals are generally in good condition. Knapp Architects photo, 2019.

Figure 64. Roofing attachment to the penthouse. Flashing at the south façade has lost its bitumen cover and become extensively rusted. Knapp Architects photo, 2019.

Penthouse, Elevator Tower, Five-sided Southeast Structure

Roofing terminates at the central penthouse at the north, east and south sides with a base counter-flashing directly beneath the low metal window sills, which is coated with a sealing layer of bitumen. The bitumen is wearing away in many locations especially at the south façade where 80% of the bitumen has peeled away exposing the flashing which has rusted where exposed. At the west new flashing has been installed without bitumen cover. The elevator tower also roofing terminating at a base counter-flashing, which has been covered with bitumen. Thirty percent of this bitumen is peeling away, allowing the flashing to rust in those areas.

The five-sided elevated structure at the southeast building corner is presumably a mount for a water tank or other processing equipment that is no longer present. The Google Earth satellite view from July 1938 shows a tank-like structure with a tall cylindrical vent at its center. This tank is mounted on the half-square cantilevered corner to the west of the square supported structure, which is occupied by two roof vents. The roofing on top

of this tank-mount is in fair to good condition, but it is cracking and peeling away from this structure's parapet (Figure 65). Parts of the concrete wall of this structure are extensively spalled. Figure 66 shows almost complete spalling at the edge and bottom of the cantilevered half-square component.

Figure 65. The five-sided, tank-mount structure at the southeast corner of the roof. Knapp Architects photo, 2019.

Figure 66. Extensive spalling and exposed reinforcement bar under the cantilevered extension of the tank-mount. Knapp Architects photo, 2019.

Skylights

The large hipped skylight installed one floor lower than the rest of the roof, near the southeast corner, has extensive rusting around the base frame. Eight large vents penetrate the glazed area of this skylight; the top cone of each vent is lightly rusted at 100% of its surface. There are six to eight metal bands installed parallel to the glazed panes that are also lightly rusted at 100% of their surface. The glazing is closed with putty at the metal mullions and 40-50% of the putty is missing (Figure 67). Another duct comes through this skylight and bends over the parapet of the main roof, where it is capped. This duct is lightly rusted.

Figure 67. The large hipped skylight viewed from the main roof. It has extensive rusting of the metal frame and 40-50% broken or missing window putty. Knapp Architects photo, 2019.

Figure 68. A typical small skylight. It exhibits light rusting at the frame, light rusting on the roof vent and 40% broken putty. Knapp Architects photo, 2019.

The eight smaller skylights all have extensive light rusting on their steel frames, and 40% putty that is missing (Figure 68). Each smaller skylight has a roof vent with extensive heavy rust. The termination of the roofing at the skylight frames is generally good, especially on the two skylights in the south half of the roof. At most of the skylights the bitumen over the flashing has worn away in 40% of locations, and the flashing or skylight frame wall has about 20% rust locations.

Penetrations and Other Roof Accessories

The flashing and roofing are in good condition at the roof penetrations are in good condition, but the penetrations themselves have extensive rust. Large roof vents have light rust, especially at the cone at the vent top.

Figure 69. Typical vent stack penetration at the roof. Knapp Architects photo, 2019.

Figure 70. Partially detached roof drain. Knapp Architects photo, 2019.

Vent stack penetrations are in good condition at the flashing and adjacent roofing, but rusted above (Figure 69). Roof drains are heavily rusted, and one near the hipped skylight is partially detached from its base due to rusting (Figure 70).

Interior

Stepped Columns and Capitals

Stepped columns and capitals in the offices on the first floor are generally in good condition except where there are dents from impacts (Figure 71). Some paint is peeling, especially near windows. Wood bases, where still found, are in good condition, other than missing some paint.

Figure 71. Interior stepped column with visible impact dents (red arrow). Knapp Architects

Floor

The floor in this front office section shows extreme settling between columns and pilasters, some as much as four inches of settling at the low point (See Figure 72).

Figure 72. Visible settling of the floor between columns, in the front office section (red arrows). Settling is as much as four inches below the level next to the columns and the floor is coming away from the wall base at the right red arrow. Knapp Architects photo, 2018.

Walls

There are eight-foot-high (partial-height) walls in the front office section of the interior, faced in either plywood-based wood panels or plexiglass. There are also lower-height wood paneled walls separating open offices. These walls are in good condition.

Windows

There is evidence of extensive leakage from the transom windows at the north wall of this office section (Figures 73 & 74). The spalling at the window interiors has not been repaired and has remained, exhibiting spalling at 75% of the area of the sills, 20% of the area at heads and 10% of the area at jambs. The stepped wood windows between the office and the mezzanine appear to be in good condition, although one casement window seems to be unable to close.

Figure 73. Visible leak damage and spalling at concrete window sill of 1st floor front transom. Sealant has been applied to the exterior frames to stop the leakage, but the concrete damage remains. Knapp Architects photo, 2019.

Figure 74. Visible leak damage and spalling at concrete window sill of 1st floor front transom. Knapp Architects photo, 2019.

Doors and Door Frames

The Main Entrance doors may have been recently replaced and are in like-new condition. Door frames in the office area which have the historic stepped wood elements with wave forms in their surface are good condition.

III. Recommendations for Treatment

A. Guidelines and Standards for Treatment

The Secretary of the Interior has designated four distinct approaches to the treatment of historic properties: preservation, rehabilitation, restoration and reconstruction, with written standards and guidelines for each approach.

Preservation is defined as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. The limited sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project.

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

Restoration is defined as the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of missing features from the restoration period. The limited sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project.

Reconstruction is defined as the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.[1]

The appropriate treatment standards for the Eng-Skell Building should be based on careful decision-making about a building's historical significance, taking into account a number of other considerations such as level of significance, physical condition, proposed use and code and other regulations. The building is no longer used entirely for production, distribution and repair and will be transformed to allow additional office and other uses. The building is largely in good condition although specific locations require significant efforts of repair. Given the fact of the historical and architectural significance of the building and the fact that it will not be returned to its original use the appropriate treatment standard to be applied to this building would be *Rehabilitation*.

[1] Weeks, Kay D. and Anne E. Grimmer *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings,* pgs. 2-3.

B. Repair Recommendations

Upgrades Proposed by the Structural Engineer

Structural modifications will produce a building which will meet current seismic standards. The lateral support system shall be concrete shear walls in the existing building to resist lateral loads. These new shear walls will also require modifying the foundation by installing piles in the area of the new walls.

Structural

Priority One Repairs:

Priority one repairs are intended to address safety issues or conditions that are associated with water leakage into the building. We recommend that these repairs be implemented as soon as reasonably possible.

- Perform geotechnical and structural investigations of the base of the south wall to determine viability of the foundation support in that location.
    - Perform structural repairs as necessary to stabilize subsidence of soil.
- Perform geotechnical and structural investigations of the subsiding floor in the first floor front office area and all other adjacent and related areas where floor subsidence is found.
    - Perform necessary repairs to floor and subsoil to stabilize subsoil conditions and rebuild a new level floor.

Exterior Concrete Facades

Priority One Repairs:

- Remove extraneous and unused pipes, equipment and attachments from all façades.
    - Remove equipment.
    - Patch wall where equipment removed and adjacent damaged wall areas.
- Repair damaged terra cotta tile base at decorated northern section of the west façade.
    - Replace missing corner tiles at column bases.
    - Replace insufficiently repaired column base tile.
    - Patch or replace broken base tiles or base tiles with holes.
    - Restore original black glaze or coat tiles to match original appearance
- Repair cracks, spalls and damage at decorative columns and capitals on the Art Deco facades.
- Repair cracks, spalls, damage and improper repair at decorative elements of the Art Deco facades, including damaged concrete window frame elements, spandrel panels and cornice.
- Repair hole at stepped accordion element at the Howard Street façade.

- Replace the stucco infill at the former storefront windows on the Howard and Russ Street façades with compatible glazing (existing stucco has holes and is not compatible with the historic character of the building).
- Repair cracks and spalls at the utilitarian section of the west façade, including at concrete window frame elements.
- Repair cracks and spalling at the south façade including damaged concrete window frame and smokestack elements.

Priority Two Repairs:

Priority two repairs address conditions that are not yet severe or a safety concern, but if not addressed within the next one to five years could lead to accelerated deterioration, become significantly more expensive to repair, or become a safety issue.

- Remove stucco replacement of column tile base at the Russ Street facade. Restore terra cotta tile base.

Priority Three Repairs:

Priority three repairs address routine maintenance of the various façade components. These repairs are recommended to be performed within the next 10 years.

- Remove paint from terra cotta tile bases and restore original black finish in decorated exterior facades.
    - Repair damaged terra cotta tiles at Howard Street façade.
    - Restore original black glaze or coat tiles to match original appearance.
- Remove stucco infill at the former storefront windows on the north and west facades and restore windows.
- Remove smokestack and incinerator smokestack at the south façade and repair wall areas where removed.

Exterior Windows, including at the Roof Penthouse.

Priority One Repairs:

- Remove paint. Repair or replace rusted or damaged muntins, mullions and frames.
    - Repairs occur at 10-15% of the linear footage of the windows at west and south facades.
- Check hardware and sash for operability, repair if necessary. Add visually inconspicuous weather stripping as needed to ensure airtight closure.
- Replace window panes where replaced with plastic or opaque materials, cracked/broken or missing. Match original glazing

Priority Two Repairs:

- Treat light to medium rusted window frames, including windows at the roof penthouse.
- Paint all window frames

Exterior Doors

Priority Two Repairs:

- Replace door frame at double flush metal door at the northern end of the Russ Street façade.
- Remove rust on roll-up doors. Repaint.

Fire Escapes and Ladders

Priority One Repairs:

- Perform a complete evaluation of the fire escapes and the ladder from the main roof to the large, hipped skylight for safety and structural capacity.
    - Strengthen connections to building where necessary.

Priority Two Repairs:

- Prepare and paint all metal elements of the fire escapes and ladder.

Roofing

Priority One Repairs:

- Remove and replace the roofing system at all roof areas, including the main roof, the roof of the central penthouse, the elevator machine room, roof closure adjacent to the large hipped skylight at the southeast corner and the five-sided, elevated concrete structure at the southeast corner:
    - Remove all existing roofing materials, including roof drains, base flashings, and associated sheet metal counter flashings to expose the underlying deck.
    - Survey the deck and repair or replace all identified damage or deteriorated materials.
    - Survey all parapets, including adjacent to the lower, hipped skylight and repair where necessary.
    - Remove all existing equipment and curbs that are no longer in use.
- Install a new roofing system with tapered insulation if required, and appropriate flashings as necessary. A multi-ply modified bitumen membrane with a granule-surfaced cap sheet appears to be appropriate for the roofing system.
- Skylight Repairs:
    - Remove all exposed paint coatings, bitumen and sealants.
    - Replace all broken glass lights with laminated safety glass.
    - Repair damaged steel frames.
    - Install new wet seal at glass-to-metal interfaces.
    - Apply a high-performance coating to the steel frame elements, including roof vents.

Interior Walls

Priority One Repairs:

- Repair spalls and cracks associated with interior office transom windows.
    - Verify that the windows have been rehabilitated, and that all leakage has been terminated.

Priority Three Repairs:

- Patch impact dents on columns.
- Patch walls where altered or damaged from installation or removal of partial height office walls.
- Remove non-historic wall finishes and patch walls where damage is located.

Interior Windows

Priority Three Repairs:

- Check operable interior windows at the front office area for operability and repair if necessary.

Appendix A – Compliance with the Secretary of Interior's Standards

The following section evaluates the proposed maintenance scope against the Secretary of the Interior's Standards for Rehabilitation.

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

Evaluation: The repair and maintenance scope of this project will not alter the historical usage of this building.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alterations of features, spaces and spatial relationships that characterize a property will be avoided.

Evaluation: The repair and maintenance recommendations will restore and preserve the distinctive materials and features of the property assuring its historic character is preserved.

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

Evaluation: No changes will take place under repair and maintenance that will create a false sense of historic development. The property will be preserved as a physical record within its period of significance.

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

Evaluation: The property has acquired little in the way of changes during the period of significance, and those alterations made after that period have not acquired historic significance on their own. The recommended repair and maintenance strategy will not cause a loss of important changes which occurred after completion of the building.

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

Evaluation: Repair and maintenance recommendations will contribute significantly to preserving the distinctive materials, features, finishes and construction techniques and examples of craftsmanship of this property.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

Evaluation: The project proposes to retain and repair historic features unless they are so deteriorated that they must be replaced in kind.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

Evaluation: All cleaning and treatment of historic materials will be undertaken using the gentlest means possible to achieve the necessary results. It is not the intention of the project to render the historic materials to a “like new” condition. Abrasive treatments such as wire-brushing to remove rust and paint may be use on steel elements such as windows, but will not be used on concrete or plaster.

8. Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

Evaluation: Excavation undertaken for these repairs and maintenance will be restricted to subsoil stabilization in the front office area of the building. If any archaeological materials are uncovered during this process work will be stopped, and the Planning Department will be contacted for further instructions.

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

Evaluation: No new additions or exterior alterations are planned as part of this repair and maintenance scope.

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

Evaluation: No new additions or exterior alterations are planned as part of this repair and maintenance scope. The integrity and essential form of this historic property will be unaltered.

Appendix B – Article 11 Designation

The San Francisco Planning Code Article 11 provides for the preservation of buildings and districts of architectural, historical, and aesthetic importance. Category I Significant Buildings are buildings that are at least 40 years old, are judged to be buildings of individual importance, are rated excellent in architectural design or are rated very good in both architectural design and relationship to environment. Category II Significant Buildings are buildings that meet the above requirements for Category I and to which, because of their depth and relationship to other structures, it is feasible to add different and higher replacement structures or additions to height at the rear of the structure, even if visible when viewing the principal facades, without affecting their architectural quality or relationship to the environment and without affecting the appearance of the retained portions as separate structures when viewing the principal facades. The designation of Category II Buildings shall identify for each building the portion of the building beyond which such additions may be permitted.[2]

[2] San Francisco Planning Code, Section 1102(b)(2).

EMBARCADERO
CAPITAL PARTNERS

September 29, 2020

Historic Preservation Commission
49 South Van Ness Ave, Suite 1400
San Francisco, CA 94103

RE: 1035 Howard – Major Permit to Alter - 2019-012604PTA

Dear Historic Preservation Commissioners:

On behalf of the project sponsor, Embarcadero Capital Partners ("**ECP**"), I am honored to ask for your support for the proposed Permit to Alter for the Eng-Skell building located at 1035 Howard Street (the "**Project**"), which will be heard by this Commission on October 7, 2020. The Eng-Skell Building was constructed in 1931 (the "**Building**") and for the next 87 years served as the global headquarters of the Eng-Skell Company ("**Eng-Skell**"). Our Project seeks to achieve three goals: (1) to upgrade and rehabilitate the Building; (2) to complement the Building through a compatible, modestly scaled 24,999 square foot addition; and (3) to activate the site and revitalize this important Building and corner in the neighborhood.

ECP is familiar with both the challenges and potential of polishing diamonds in the rough like the Building. Two years ago, we renovated and re-purposed another distinctive historic building in the immediate neighborhood, 1098 Harrison. We understand the complexities of upgrading, repairing, and extending the life of these buildings, efforts made particularly daunting by many years of these buildings' deferred maintenance. ECP is committed to being a good steward of this Building and a good neighbor in the surrounding community. This Project will benefit the City by preserving a wonderful example of South of Market Art Deco industrial design, providing good jobs, reactivating the area, and increasing the safety and livability of the surrounding neighborhood.

Building Background

The Building has a storied history as the home of Eng-Skell, a 120-year-old company founded in San Francisco. The Building was constructed by the owners of Eng-Skell and ECP is only the second owner of the Building. The four-level Building housed Eng-Skell's executives offices, a laboratory and research library where scientists developed new food flavorings, showrooms for display of their products, manufacturing facilities, and limited warehouse uses.

In stark contrast to its former glory, the Building now sits vacant, crumbling, and boarded up. Given its age and time of construction, the Building requires a major seismic upgrade and must redress decades of deferred maintenance that threatens the underlying viability of the Building. In addition to the seismic retrofit and systems upgrades, the Building requires extensive work on the rusting and deteriorated windows systems, which have jeopardized the Building by causing spalling of the concrete surrounding the many windows. The Project seeks to reverse the Building's slow decay through structural and infrastructure upgrades while restoring the historic Art Deco features along its Howard Street façade, including the ornate entryway.

The Building's front façade along Howard Street is an excellent example of Art Deco industrial architecture with a richly detailed recessed entryway. As the Building extends from Howard Street down Russ Street, the Art Deco facade transitions to an unadorned utilitarian design, reflecting the Building's

dual use as executive headquarters and a working production facility. The ground floor also originally included plate glass windows flanking the entryway and extending down Russ Street for the length of the Art Deco portion of the Russ Street façade. At some point in the Building's past, those plate glass windows were filled in and never restored, because of the deterioration of street life in the neighborhood. The Project proposes to reopen the entryway (which is currently boarded up) and restore the windows in a way that returns those elements to the Building and the public while meeting the continuing street life challenges in the neighborhood. We have worked closely with Planning staff to craft solutions to restore those elements while addressing the practical difficulties of maintaining them as a benefit to the community, rather than a nuisance.

The Addition

As you know, rehabilitating historic properties to the Secretary of the Interior's Standards is a challenging and expensive endeavor. The Building's rehabilitation is only possible through the revenue generated by the proposed addition. ECP chose Lundberg Design ("**Lundberg**") for this project not only because of Lundberg Design's prior work with other historic resources, but also because their design aesthetic is a perfect complement to the Eng-Skell Building. As you can see from the submittals, Lundberg designed the addition to honor and be compatible with the Building, yet still clearly be of its own time. This intentionality is reflected in the addition's massing and height, as well as the design. The addition steps down from 65 feet on Russ Street to 53 feet in the rear to provide greater light to our neighbors. Further, the addition's design mirrors one of the original Building's most unique architectural features, the mid-block recessed skylight. Although the skylight is not visible from the street, it adds natural light, along with visual interest, to the structure's rear. As seen in our plans, the Building's skylight is reflected in the design of the proposed addition by adding an open area at the interior corner of the property, thus providing natural light and air to the rear of the addition. The addition's fenestration is in a dialogue with and compatible with the original Building's fenestration.

Activating the Building

Since no structure exists in isolation, we approached the Project with a desire to be a good neighbor to the surrounding properties, which include both residential and commercial uses. Accordingly, as mentioned above, the proposed addition is sculpted to avoid casting any shadow on local parks, and to integrate the Project with the existing scale of the neighborhood. Moreover, the Project helps activate the surrounding neighborhood by creating a public entry plaza along Russ Street while maintaining the historic Howard Street entryway as an employee entrance.

As we all know too well, we live in challenging times, unprecedented in recent memory. When ECP started planning for the Project, we could not anticipate proceeding through a global pandemic, environmental disasters, and economic instability. This confluence of events is jeopardizing many projects, including historic preservation projects, throughout the City, the Bay Area, and the country. Since ECP prides itself on our stewardship of historic resources we are committed to seeing the Project to completion. Therefore, rather than let time erode the Building further, we want to be good stewards and revitalize the Building so it may stand for another century.

We look forward to the opportunity to present our Project to the HPC on October 7. Please do not hesitate to contact me at the address below should you have any questions.

Sincerely,

John Hamilton