



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Appropriateness Executive Summary

HEARING DATE: AUGUST 19, 2020

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Record No.: 2020-004998COA
Project Address: 35 Onondaga Avenue
Landmark: 272 (Alemany Emergency Hospital and Health Center)
Zoning: Excelsior Outer Mission Street Neighborhood Commercial District (NCD) 40-X Height and Bulk District
Block/Lot: 6959/017
Project Sponsor: Sujendra Mishra, HGA Architects & Engineers
222 Sutter Street, Suite 500
San Francisco, CA 94108
Staff Contact: Stephanie Cisneros - 415-575-9186
Stephanie.Cisneros@sfgov.org
Recommendation: **Approve with Conditions**

PROPERTY DESCRIPTION

35 Onondaga Avenue is located on the south side of Onondaga Avenue near the corner of Alemany Boulevard (Assessor's Block 6959; Lot 017). Locally designated under Article 10 of the Planning Code, the property is Landmark No. 272, which was designated in 2015 and includes the subject building at 35 Onondaga and the adjacent building at 45 Onondaga. Collectively, the two buildings make up the former Alemany Emergency Hospital and Health Center.

The building at 35 Onondaga is described as a Mediterranean-style building with Spanish Baroque features. The one-story former emergency hospital building was constructed in 1933 and planned and designed by city architect Charles H. Sawyer. The building features brick composition at the primary façade and applied terra cotta ornament. The building includes a one-story pop out to the east, which was historically used as an ambulance bay, but has since been incorporated into the larger hospital building. The one-story pop out features a mostly terra cotta-clad front façade with applied ornament.

PROJECT DESCRIPTION

The proposed project includes a tenant improvement, and interior and exterior rehabilitation to allow for a new health clinic to occupy the 35 Onondaga building. Specifically, the project includes the following scopes:

Interior

- Demolition of non-historic (non-designated), non-load bearing partitions
- Addition of partitions and/or walls to create separate medical and dental exam rooms
- Installation of acoustic dropped ceiling above historic tiles in various rooms
- Plumbing, electrical, and mechanical upgrades

- Rehabilitation and preservation of existing interior character-defining features as outlined in the landmark designation report, including but not limited to the following features: historic cream-colored and other-colored tile wainscoting throughout, and wood doors with wooden transoms and colored tile surrounds.
 - Existing tiles are to be cleaned and preserved. Where tiles are broken or damaged, a custom replacement tile will be used to match the size, color and finish of the existing.

Exterior

- Skylights:
 - Remove non-historic screen materials on interior of existing raised skylights & replace all existing wire-glass with tempered laminated insulating safety glazing with frit pattern to mimic wire-glass pattern
 - Lean louvers and replace rusted elements in-kind
 - Remove two existing skylights at the southeast corner of the roof to accommodate mechanical unit and a new roof access hatch.
- Front façade
 - Remove hardware from original entrance and lock doors in place
 - Remove non-historic metal grate from windows on original entrance and replace single pane glazing in existing wood frame with tempered laminated insulated low-e safety glazing and fix window in place so non-operable
 - Replace door hardware at non-historic entrance (former ambulance bay)
 - Addition of keypad and auto operator to non-historic entrance (former ambulance bay)
 - Addition of “Clinic by the Bay” logo to window over non-historic door (former ambulance bay)

Please refer to Exhibit B for more information.

COMPLIANCE WITH PLANNING CODE

Planning Code Development Standards.

The proposed 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 proposal overall, is appropriate for and consistent with the purposes of Article 10, meets the standards of Article 1006.6 of the Planning Code, and complies with the *Secretary of the Interior’s Standards for Rehabilitation*, in that:

- the proposal will address damage or decay that has occurred to existing materials and character-defining features;
- updates to interior spaces to accommodate updated equipment for the new medical and dental clinic use;
- updates to mechanical and electrical systems to accommodate the new medical and dental use
- the proposal 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 proposal includes rehabilitation of the exterior building cladding and fenestration and interior alterations. The proposal includes a tenant improvement and interior and exterior rehabilitation of character-defining features to allow for a new medical and dental clinic. 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 has received two public inquiries for general information about the proposed project.

CONDITIONS OF APPROVAL

The following Condition of Approval is recommended to help further ensure compatibility with existing features and materials:

1. Prior to issuance of the site permit, an example of the tile proposed for replacement of damaged or missing tiles at the interior will be provided to staff for approval.

ENVIRONMENTAL REVIEW STATUS

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption.

RECOMMENDATION

The Department recommends APPROVAL of the proposed project as it meets the provisions of Article 10 of the Planning Code regarding Major Alteration to an individual landmark and the *Secretary of the Interior Standards for Rehabilitation*.

ATTACHMENTS

Draft Motion – Certificate of Appropriateness
Exhibit A – Conditions of Approval (as applicable)
Exhibit B – Plans and Renderings
Exhibit C – Environmental Determination
Exhibit D – Landmark Designation Ordinance
Exhibit E – Maps and Context Photos
Exhibit F – Project Sponsor Brief



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Appropriateness Draft Motion

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Stephanie.Cisneros@sfgov.org

ADOPTING FINDINGS FOR A CERTIFICATE OF APPROPRIATENESS FOR MAJOR ALTERATIONS DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 10 OF THE SAN FRANCISCO PLANNING CODE, AND TO MEET THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION, FOR THE PROPERTY LOCATED ON LOT 017 IN ASSESSOR'S BLOCK 6959 IN THE EXCELSIOR OUTER MISSION STREET NEIGHBORHOOD COMMERCIAL DISTRICT (NCD) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On May 4, 2020, Sujendra Mishra of HGA Architects & Engineers (hereinafter "Project Sponsor") filed Application No. 2020-004998COA (hereinafter "Application") with the San Francisco Planning Department (hereinafter "Department") for a Certificate of Appropriateness for a tenant improvement and interior and exterior rehabilitation at a subject building located on Lot 017 in Assessor's Block 6959, which is an individual landmark (Landmark No. 272), locally designated under Article 10 of the Planning Code.

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption. The Historic Preservation Commission (hereinafter "Commission") has reviewed and concurs with said determination.

On August 19, 2020, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Certificate of Appropriateness Application No. 2020-004998COA.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2020-004998COA is located at 1650 Mission Street, Suite 400, 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 Certificate of Appropriateness, as requested in Application No. 2020-004998COA in conformance with the architectural plans dated July 7, 2020 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 includes a tenant improvement, and interior and exterior rehabilitation to allow for a change in use to a new medical and dental clinic. Specifically, the project includes the following scopes: demolition of non-historic (non-designated), non-load bearing partitions & addition of partitions and/or walls to create separate medical and dental exam rooms; Installation of acoustic dropped ceiling above historic tiles in various rooms; plumbing, electrical, and mechanical upgrades; rehabilitation and preservation of existing interior character-defining features as outlined in the landmark designation report, including but not limited to the following features: historic cream-colored and other-colored tile wainscoting throughout, and wood doors with wooden transoms and colored tile surrounds; existing tiles are to be cleaned and preserved, where tiles are broken or damaged, a custom replacement tile will be used to match the size, color and finish of the existing; remove non-historic screen materials on interior of existing raised skylights & replace all existing wire-glass with tempered laminated insulating safety glazing with frit pattern to mimic wire-glass pattern; clean louvers and replace rusted elements in-kind; remove two existing skylights at the southeast corner of the roof to accommodate mechanical unit and a new roof access hatch; remove hardware from original entrance and lock doors in place; remove non-historic metal grate from windows on original entrance and replace single pane glazing in existing wood frame with tempered laminated insulated low-e safety glazing and fix window in place so non-operable; replace door hardware at non-historic entrance (former ambulance bay); addition of keypad and auto operator to non-historic entrance (former ambulance bay); and addition of "Clinic by the Bay" logo to window over non-historic door (former ambulance bay).
3. **Property Description.** 35 Onondaga Avenue is located on the south side of Onondaga Avenue near the corner of Alemany Boulevard (Assessor's Block 6959; Lot 017). Locally designated under Article 10 of the Planning Code, the property is Landmark No. 272, which was designated in 2015 and includes the subject building at 35 Onondaga and the adjacent building at 45 Onondaga. Collectively, the two buildings make up the former Alemany Emergency Hospital and Health Center. The building at 35 Onondaga is described as a generally Mediterranean-style building with Spanish Baroque features. The one-story former emergency hospital was constructed in 1933 and

planned and designed by city architect Charles H. Sawyer. The building features brick composition at the primary façade and applied terra cotta ornament. The building includes a one-story pop out to the east, which was historically used as an ambulance bay, but has since been incorporated into the larger hospital building. The one-story pop out features a mostly terra cotta-clad front façade with applied ornament.

4. **Surrounding Properties and Neighborhood.** The subject building is located in the Outer Mission neighborhood on a block that is comprised of one- to three-story mixed-use and solely commercial buildings. To the west of the subject building is 45 Onondaga, which is a two-story Mediterranean-style building that is part of the Landmark No. 272 designation and is currently vacant. To the east is a one-story commercial building currently occupied by a nail salon. Directly across the street is a three-story commercial building occupied by AT&T.
5. **Public Outreach and Comments.** The Department has not received public correspondence on the proposed project to date.
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 10 of the Planning Code in the following manner:

- A. **Article 10 of the Planning Code.** Pursuant to Section 1006.6 of the Planning Code, the proposed alteration shall be consistent with and appropriate for the effectuation of the purposes of this Article 10.

The proposed project is consistent with Article 10 of the Planning Code.

- B. **Secretary of the Interior's Standards.** Pursuant to Section 1006.6(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 proposal is a tenant improvement to and rehabilitation of the former hospital building to allow a new medical and dental clinic to occupy the space. While the building has not operated as a hospital for many years, the new clinic use will be in keeping with its original historic purpose and use.

- (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 includes a tenant improvement and rehabilitation of the former hospital building, which will include interior and exterior rehabilitation of character-defining features and installation of upgraded systems to allow for a new clinic. The historic character of the building will be retained and preserved and there is no proposed removal of historic materials, or alteration of features and spaces.

- (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.

Not Applicable

- (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. Where features and/or materials cannot be rehabilitated due to decay or damage, replacements will be compatible to existing. Staff has reviewed the proposed replacement materials and has confirmed that as outlined in the scope of work, replacement materials will be compatible such that distinctive features and finishes will be preserved.

- (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 repair/rehabilitation of features that have deteriorated or otherwise decayed. Replacement materials and features will be conducted where existing is damaged or deteriorated beyond repair and will be compatible in terms of design, style, color, texture, finish and dimensions.

- (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.

Not Applicable

- (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.

Not Applicable

- C. **Landmark No. 272.** Article 10 of the Planning Code outlines specific findings for the Commission to consider when evaluating applications for alterations to Landmarks or within designated Historic Districts.

1. Pursuant to Section 1006.6(c) of the Planning Code, for applications pertaining to landmark sites, the proposed work shall preserve, enhance or restore, and shall not damage or destroy, the exterior architectural features of the landmark and, where specified in the designating ordinance pursuant to Section 1004(c), its major interior architectural features. The proposed work shall not adversely affect the special character or special historical, architectural or aesthetic interest or value of the landmark and its site, as viewed both in themselves and in their setting, nor of the historic district in applicable cases.

The project is in conformance with Article 10, and as outlined in Appendix A, as the work shall not adversely affect the Landmark site.

7. **General Plan Compliance.** The proposed Certificate of Appropriateness 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 Certificate of Appropriateness 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 Certificate of Appropriateness 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.

8. **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 proposed project will not have an impact on neighborhood serving retail 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 proposed 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 proposed project will not affect the City's affordable housing supply.

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

The proposed project will not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking. It will provide walk-up medical and dental services on a block well-served by MUNI transit.

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

The proposed project is located on Onondaga Street near Alemany Boulevard and will not have a direct impact on the displacement of industrial and service sectors.

- 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 10 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.

9. For these reasons, the proposal overall, appears to meet the *Secretary of the Interior's Standards* and the provisions of Article 10 of the Planning Code regarding Major Alterations.

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 Certificate of Appropriateness** for the subject property located at Lot 017 in Assessor's Block 6959 for proposed work in conformance with the architectural submittal dated July 7, 2020 and labeled Exhibit B on file in the docket for Record No. 2020-004998COA.

APPEAL AND EFFECTIVE DATE OF MOTION: The Commission's decision on a Certificate of Appropriateness 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 1650 Mission Street, (Room 304) or call (415) 575-6880.

Duration of this Certificate of Appropriateness: This Certificate of Appropriateness is issued pursuant to Article 10 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 August 19, 2020.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: August 19, 2020

EXHIBIT A

AUTHORIZATION UPDATE

This authorization is for a Certificate of Appropriateness to allow rehabilitation and alterations to the existing landmark building located at 35 Onondaga Avenue, Assessor's Block 6959, Lot 017 pursuant to Planning Code Section(s) XXXXXX within the **Excelsior Outer Mission Street Neighborhood Commercial District** District and a **40-X** Height and Bulk District; in general conformance with plans, dated **July 7, 2020**, and stamped "EXHIBIT B" included in the docket for Record No. **2020-004998COA** and subject to conditions of approval reviewed and approved by the Historic Preservation Commission on **August 19, 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 Certificate of Appropriateness 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 Certificate of Appropriateness. In instances when Planning Commission also reviews additional authorizations for the project, Planning Commission may make modifications to the Certificate of Appropriateness based on majority vote and not required to return to Historic Preservation Commission.

CONDITIONS OF APPROVAL

1. Prior to issuance of the site permit, an example of the tile proposed for replacement of damaged or missing tiles at the interior will be provided to staff for approval.

DRAWING INDEX.		
REV #	NUMBER	SHEET NAME
	A000-P	COVER SHEET
	A010-P	GENERAL NOTES AND SYMBOLS
	A011-P	MATERIAL IDENTIFICATION CODES
	A013-P	D.A. CHECKLIST AND PLANNING CHECKLIST
	A020-P	SITE PLAN
	A040-P	EXTENT OF WORK AFFECTING HISTORIC CHARACTER- DEFINING FEATURES
	A041-P	EXTENT OF WORK AFFECTING HISTORIC CHARACTER- DEFINING FEATURES
	A042-P	EXTENT OF WORK AFFECTING HISTORIC CHARACTER- DEFINING FEATURES
	A043-P	EXTENT OF WORK AFFECTING HISTORIC CHARACTER- DEFINING FEATURES
	A044-P	EXTENT OF WORK AFFECTING HISTORIC CHARACTER- DEFINING FEATURES
	A045-P	EXTENT OF WORK AFFECTING HISTORIC CHARACTER- DEFINING FEATURES
	A046-P	EXTENT OF WORK AFFECTING HISTORIC CHARACTER- DEFINING FEATURES
	A047-P	EXTENT OF WORK AFFECTING HISTORIC CHARACTER- DEFINING FEATURES
	A100-P	EXISTING/ DEMOLITION PLAN BASEMENT
	A101-P	EXISTING/ DEMOLITION PLAN GROUND LEVEL
	A102-P	EXISTING/ DEMOLITION PLAN ROOF
	A103-P	EXISTING/ DEMOLITION GENERAL NOTES, KEYNOTES, AND LEGEND
	A200-P	FLOOR PLAN BASEMENT
	A201-P	FLOOR PLAN GROUND LEVEL
	A202-P	ROOF PLAN
	A203-P	FLOOR PLAN GENERAL NOTES, KEYNOTES, AND LEGEND

DRAWING INDEX.		
REV #	NUMBER	SHEET NAME
	A204-P	ROOF PLAN GENERAL NOTES AND KEYNOTES
	A260-P	FINISH PLAN BASEMENT
	A261-P	FINISH PLAN GROUND LEVEL
	A262-P	FINISH PLAN GENERAL NOTES, KEYNOTES, AND LEGEND
	A300-P	REFLECTED CEILING PLAN BASEMENT
	A301-P	REFLECTED CEILING PLAN LEVEL 01
	A302-P	REFLECTED CEILING PLAN GENERAL NOTES, KEYNOTES, AND LEGEND
	A620-P	INTERIOR ELEVATIONS
	A621-P	INTERIOR ELEVATIONS
	A622-P	INTERIOR ELEVATIONS
	A623-P	INTERIOR ELEVATIONS
Grand total: 32		

PROJECT INFORMATION

PROJECT NAME: CLINIC BY THE BAY TENANT IMPROVEMENT

PROJECT DESCRIPTION: TENANT IMPROVEMENT OF THE SAN FRANCISCO CITY AND COUNTY OWNED HISTORIC BUILDING 35 ONONDAGA AVE FOR THE NON PROFIT CLINIC BY THE BAY. BUILT IN 1933, THE HISTORIC FORMER ALEMANY EMERGENCY HOSPITAL (35 ONONDAGA) AND HEALTH CENTER (45 ONONDAGA), WERE DESIGNATED AS A SAN FRANCISCO LANDMARK IN 2016. THIS TENANT-IMPROVEMENT PROJECT WILL MAINTAIN HISTORICAL CHARACTER-DEFINING FEATURES AND UPDATE THE CURRENT INTERIOR SPACE TO BE USED AS A FREE MEDICAL AND DENTAL CLINIC. 35 ONONDAGA IS A 4,625 BUILDING GROSS SF (3,960 SF RENTABLE PER LEASE) HISTORIC BUILDING. THE PROJECT SCOPE OF THE TENANT IMPROVEMENT WILL INCLUDE DEMOLITION OF NON-HISTORIC, NON-LOAD BEARING PARTITIONS; THE ADDITION OF PARTITIONS, PLUMBING, ELECTRICAL, AND MECHANICAL EQUIPMENT; AND THE PRESERVATION OF HISTORIC ELEMENTS.

OCCUPANCY: B

PROPOSED USE: OUTPATIENT CLINIC

SEISMIC ZONE: D

PROJECT ADDRESS: 35 ONONDAGA AVE
SAN FRANCISCO, CA 94112

BLOCK & LOT NUMBER: 6959/017

HEIGHT & BULK DISTRICTS: 40-X

PLANNING ZONE: NCD EXCELSIOR OUTER MISSION STREET NEIGHBORHOOD COMMERCIAL DISTRICT

HISTORIC LANDMARK DESIGNATION NUMBER: 272

TYPE OF CONSTRUCTION: VB (FULLY SPRINKLERED)

PROJECT FLOOR AREA: 4,625 SF

CONTACT INFORMATION

OWNER: CLINIC BY THE BAY
CONTACT: DAVID WALLACE

PHONE: (415) 405-0207

ARCHITECT: HAMMEL, GREEN AND ABRAHAMSON
CONTACT: SUJENDRA MISHRA

PHONE: (415) 814-6948

ELECTRICAL: MAZZETTI
CONTACT: DAVID HICKS

PHONE: (415) 364-7215

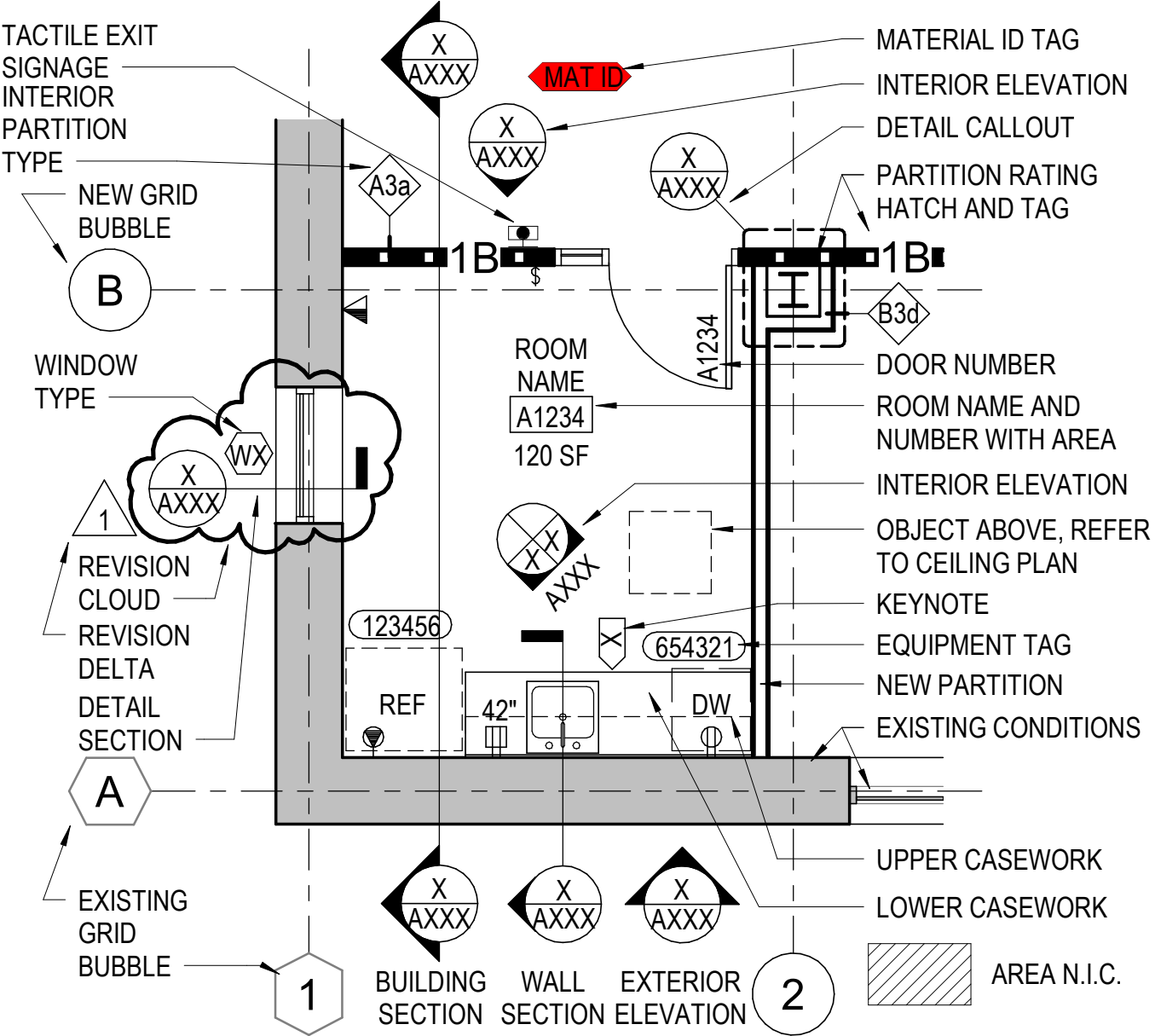
MECHANICAL: MAZZETTI
CONTACT: THOMAS YU

PHONE: (415) 364-7214

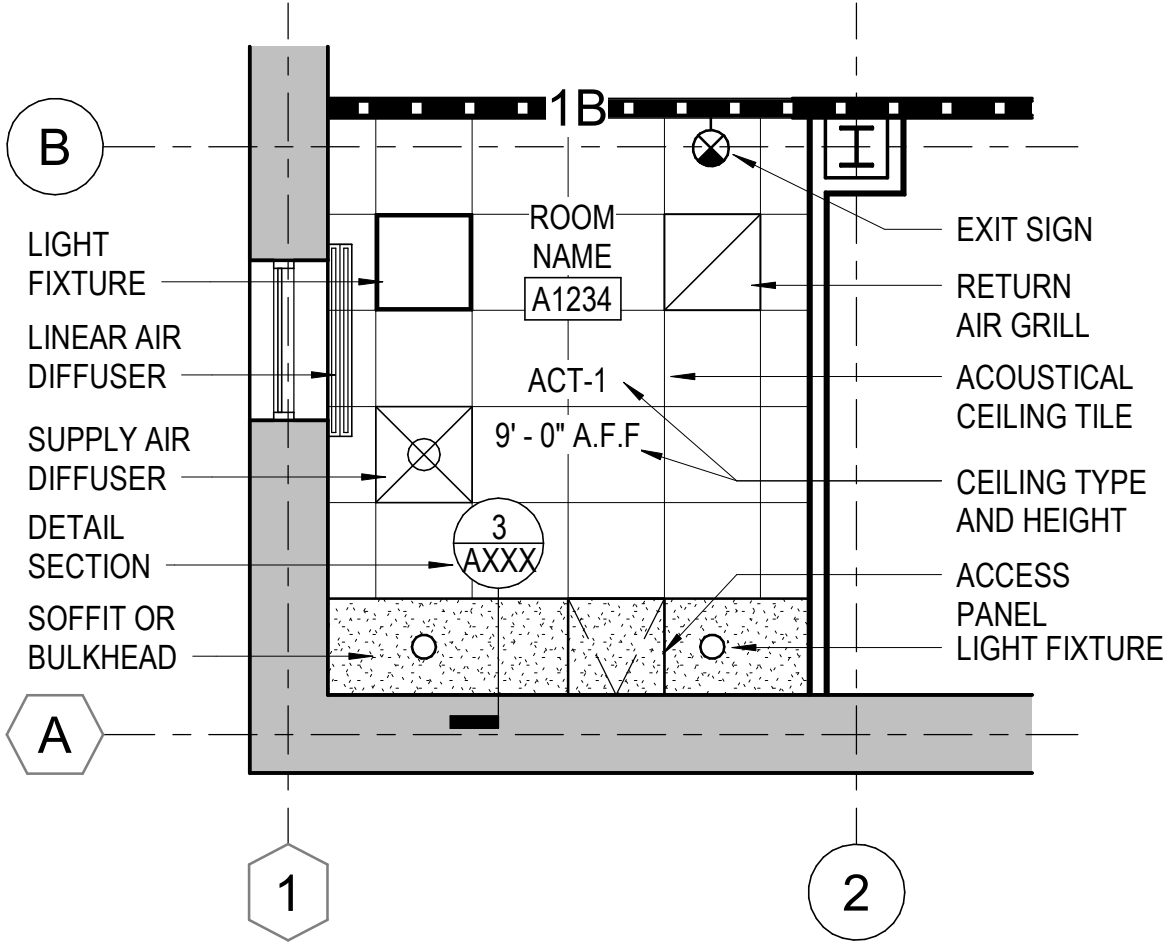
STRUCTURAL: HAMMEL, GREEN AND ABRAHAMSON
CONTACT: BRENT FORSLIN



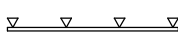


PHONE: (916) 787-5120





OTHER FLOOR PLAN SYMBOL DESIGNATIONS	
	EXISTING DOOR TO REMAIN
	EXISTING WALL TO REMAIN
	TEMPORARY BARRIER
	EXISTING DOOR TO DEMO
	EXISTING WALL TO DEMO



OTHER CEILING PLAN SYMBOL DESIGNATIONS	
○ RECESSED CAN DOWNLIGHT	 TV CONNECTION (SEE ELECTRICAL DRAWINGS)
⊖ RECESSED CAN WALL WASHER	 HORN (SEE ELECTRICAL DRAWINGS)
○ PENDANT MOUNTED LIGHT FIXTURE	 TRACK LIGHT FIXTURE (SEE ELECTRICAL DRAWINGS)
⊗ CEILING-MOUNTED EXIT LIGHT (SEE ELECTRICAL DRAWINGS)	 EQUIPMENT MOUNTING TRACKS
⊗ WALL-MOUNTED EXIT LIGHT (SEE ELECTRICAL DRAWINGS)	• SPRINKLER HEAD
 SMOKE DETECTOR (SEE ELECTRICAL DRAWINGS)	Ⓢ SPEAKER (SEE ELECTRICAL DRAWINGS)

HGA

1

SYMBOL DESIGNATIONS - FLOOR PLAN (REFERENCE)

1/4" = 1'-0"

2

SYMBOL DESIGNATIONS - CEILING PLAN (REFERENCE)

1/4" = 1'-0"

CLINIC BY THE BAY 35 ONONDAGA AVE TENANT IMPROVEMENT PROJECT

4453-001-00

MATERIAL IDENTIFICATION
CODES

A011-P

MATERIAL ID		
MATERIAL ID	DESCRIPTION	TECHNICAL INFORMATION
ACT-1	Acoustic ceiling tile	Armstrong Calla 2822, 24"x24"x1", 15/16" Square Tegular with Prelude XL suspension system
ACT-2	Acoustic ceiling tile	Armstrong Calla Health Zone 2231, 24"x24"x1", 15/16" Square Tegular with 15/16" Clean Room suspension system
ACTR-1	Perimeter trim	Armstrong Axiom 4" high in white
AFS-1	Exterior storefront framing [& doors]	[1-3/4" x 4"] [2" x 4-1/2"] [finish]
AFS-2	Interior framing [& doors]	[1-3/4" x 4"] [2" x 4-1/2"] [finish]
AID EQ-1	Wall-mounted first aid cabinet	
AP-1	Non-rated, flush metal door	[field-painted to match adjacent]
AP-2	Fire-rated, flush metal door	[field-painted to match adjacent]
AP-3	Non-rated, recessed door for gyp insert	[field-painted to match adjacent]
AP-4	Non-rated, flush stainless steel	
APPL-1	Dishwasher	Residential Grade Model TBD, Energy Star Rated
APPL-2	Microwave	Residential Grade Model TBD, Energy Star Rated
APPL-3	Refrigerator	Residential Grade Model TBD, Energy Star Rated
AV EQ-1	Wall bracket for monitor	Peerless Industries SmartMount Universal Flat Wall Mount Model No. SF660P
AV EQ-2	Ceiling bracket for monitor	Peerless Industries SmartMount Universal Ceiling Mount Model No. PLCM-UNL
AW-1	Aluminum Windows	
AWDW-1	Aluminum-clad wood windows	[casement / awning / fixed / double hung]
BA-1	Mop/broom rack; [24" / 36"]	(B-223), stainless steel
BA-2	Mop/broom rack w/shelf; 36"	(B-224), stainless steel
CC-1	Privacy curtain	Architex Rx1008; Color: Tranquil NFPA 701; CAL Title 19; ASTM E84 (unadhered); CAN/ULC-S109; CAN2-4.162-M80; IMO Part 7
CH-1	Coat Hook	Bobrick 76717, satin finish, 1-5/8 inch projection, single hook.(CFCI)
CPT-1	Carpet Tiles	ShawContract Sky Tile 5T174, color: Earthy 72761 Installation pattern: Brick
CTA-1	Fluid-applied waterproofing & crack isolation membrane	(Redgard, Hydro Ban, AquaDefense); former CIM-1
CTA-2	Stainless steel cap for pre-fabricated cove base	Flashcove, Chiklet stainless steel cap, to be used with prefabricated cove base
CTW-1	Ceramic Wall Tile	Fireclay Ceramic Tile, color: Caribbean, body: recycled, thin-set; stacked bond installation
CWKA-1	Exposed bracket	[finish]
CWKA-2	Concealed bracket	[finish]
CWKA-3	Heavy-duty bracket	[finish]
CWKA-11	Adjustable brackets & standards	[3/4"t x 12"d] [WD / PLAM] shelf [painted steel, stainless steel] [bracket finish]
CWKA-21	Cable grommet	(Doug Mockett) [Plastic / Aluminum / Wood] [round / rectangular / lid] [color / finish]
CWKA-22	Coat rod	[polished, brushed] stainless steel
CWKA-23	File folder rack	
CWKA-24	Waste bin	
EPJT-1	Foam gasket	(PCS by Balco)
EPJT-2	Prefabricated STC-rated, adjustable closure	(Mullion Mate by Gordon)
EPJT-3	Prefabricated STC-rated closure	(Mull-It-Over)

MATERIAL ID		
MATERIAL ID	DESCRIPTION	TECHNICAL INFORMATION
EPJT-4	Prefabricated STC-rated closure, fire-rated	(Mull-It-Over)
EPJT-5	Field-built, foam gasket, aluminum cover	
EXH EQ-1	Picture hanging system	(AH Hanging Systems)
FABRIC-1	Upholstery at built-in bench	Carnegie Moto 6084 8 (blue), passes CTB 117-2013
FDKB-1	Key storage box for fire department access	(Knox) [surface-mounted / semi-recessed / recessed]
FE-3	Multipurpose dry-chemical, 10 lb	JL Industries Cosmic 10E
FEC-1	Fire Extinguisher Cabinets	JL Industries 1017-F10
FEC-2	Fire Extinguisher Cabinets	JL Industries 1013-F10
FRJS-1	See Fire Resistive Joint System Schedule in Spec	
FSTOP-1	See Firestopping Schedule in Specifications	
FTRS-1	Transition Strips	Carpet to resilient/rubber: Tarkett Slimline transitions, SLT-32-C in Pebble
FTRS-2	Transition Strips	Carpet to resilient/rubber: Tarkett Slimline transitions, SLT-32-A in Pebble
GB-1	See Drawings for configurations	Bobrick Series 6806, 1-1/2 inch diameter with concealed mounting, with 1/8 inch thick stainless steel plate.(CFCI)
GL-1	1/4" clear low- iron annealed glass	
GL-2	1/2" clear annealed glass	
GL-3	1/4" frosted low-iron annealed glass	
GL-16	Clear interlayer, clear glass, 1/4" (1/8+1/8)	
GL-21	Insulating unit, clear, 1"	
GL-31	Insulating laminated unit, clear, 1-1/16"	
GL-32	WireLite with Diamond Clear 3/4" pattern in insulating laminated unit (skylights)	
GLD-1	Surface-mounted	Plastic [OFCI]
GLHW-1	Aluminum glazing channels, with GL-__	
GLSF-1	Self-adhering	3M FASARA Glass Finishes, Luce SH2FGLU; to be applied to the interior surface of all exterior glazing, where tagged
GLSF-2	Self-adhering	3m Sun Control Window Film in Neutral 50, to be applied to the interior surface of skylight glazing, where noted
GYP BD-1	5/8" fire-rated type X	
GYP A-1	Extruded Aluminum Trim	(Fry Reglet) [J-trim / L-trim / Z-trim / Reveal / Corner / Wall Base] [clear-anodized / color-anodized / field-painted]
HCWR-2	Surface-mounted, plastic	"Sharps" containers [OFCI]
HDWR-1	See A680 for Hardware Types & Finishes	
HSD-1	Hand Sanitizer Dispenser	Surface-mounted [OFCI]
HT-1	Overhead/suspended aluminum track	Inpro Corporation Optitrac with break-a-way carrier Color: White
ICS-2	HDPE cabinet & liner	surface-mounted, horizontal orientation
INSUL-20	Unfaced batt or blanket	ASTM C665 Type I
INSUL-21	Foil-faced batt or blanket	
INSUL-22	Foil-faced flexible board	(JM FSK-25) at exposed applications
INSUL-40	Unfaced fiberglass batt	at typical
LKR-5	Plastic-laminate-clad wood lockers	See detail on A681

MATERIAL ID		
MATERIAL ID	DESCRIPTION	TECHNICAL INFORMATION
MET FAB-1	Ships' ladder	[Interior / Exterior]; [primed / galvanized / HPC]
MET FAB-2	Straight ladder, interior	[safety cage / security cover]; [primed / galvanized / HPC]
MET FAB-3	Straight ladder, exterior	[safety cage / security cover]; [primed / galvanized / HPC]
MET FAB-4	Straight ladder, aluminum	[safety cage / security cover]; [finish]
MET FURG-1	Hat channels	
MET FURG-2	Z-furring	
MET FURG-3	Channel bridging	
MET FURG-4	Resilient channels	
MET STUD-1	Steel stud; C-shaped, galvanized	
MET STUD-2	Steel shaft wall stud, C-T shaped, galvanized	
MIR-1	No shelf	(B-290) stainless steel [sizes as shown]
MIR-2	With shelf	(B-292) stainless steel [sizes as shown]
MIR-3	Tilted	(B-293) stainless steel [sizes as shown]
MKBD-2	Dry-type marker board, low-gloss, size as indicated	MKBD-1: Markerboard, 36" x 24" Global Industrial Magnetic Glass Whiteboard, White WB695497; to be hung as 24"W x 36"H (CFCI)
MKWC-1	Marker Board, Magnetic Wall Covering	Koroseal Walltalkers Mag-Rite, Magnetic Receptive Dry Erase Wallcovering, Fire Classification B
PFJS-1	Precompressed foam gasket	
PFJS-2	Extruded silicone	
PLAM-1	Plastic Laminate	Nevamar, color: Beige Renaissance WM8258T, Textured/Suede (SD) finish
PLAS-1	Cement plaster on lath	[wall / ceiling], 1" thick, 1/8" metal lath, portland cement base layers and acrylic finish coat (Variance by Parex)
PLAS-2	Polished acrylic plaster	
PLAS-3	Decorative plaster on gyp bd backer	
PT-1	Benjamin Moore White	Benjamin Moore CC-40, Cloud White
PT-2	Benjamin Moore Beige	Benjamin Moore CC-50, White Down
PT-3	Benjamin Moore Turquoise	Benjamin Moore 733, Palm Coast Teal
PT-4	Benjamin Moore Dark Blue	Benjamin Moore 1680, Hudson Bay
PTC-1	Surface mounted	(B-4262) stainless steel with 369-130 TowelMate
PTC-11	Combinaton Paper Towel Dispenser Waste Receptacle	(B-3699) stainless steel with 369-130 TowelMate
RB-1	Resilient Wall Base	Roppe 4" rubber base Pinnacle Standard toe, color: TBD. Use continuous coils, no sticks
RB-2	Prefabricated Flash Cove Base	Flashcove Prefabricated Bases Inc., fabricated from RSF-1 product used for field and stainless steel cap CTA-2
RFT-1	Heterogeneous bio-polyurethane (ecuran), glass fiber reinforcement, paper print layer, and clear PU top layer	Mats Inc wineo PURline Wood Planks, color: Crafted Oak
RFT-2	Norament Stair Treads	Norament Article 479 (4'-0") hammered stair tread in 0749 Stone Grey Provide Nora Visually Impaired strips in color 0895 as required by code
RH-1	For ships' ladder access	30"x36" [single leaf] [aluminum / steel]
RH-2	For vertical ladder access	30"x36" [single leaf] [aluminum / steel]
RSF-1	Resilient Sheet Flooring	Rubber Flooring with heat welded seams Nora Cashmere 6506; Nora heat weld rod, color: 6506

MATERIAL ID		
MATERIAL ID	DESCRIPTION	TECHNICAL INFORMATION
RSF-2	Resilient Sheet Flooring	Rubber Flooring with heat welded seams Nora Regatta 6531; Nora heat weld rod, color: 2939
RSF-3	Resilient Sheet Flooring	Rubber Flooring with heat welded seams Nora Waterfall 6530; Nora heat weld rod, color: 2622
SCD-1	Surface-mounted	(B-221) stainless steel
SD-1	Sliding Door	ExamSlide High Performance Barn (Sliding) Door System by AD Systems Frame and Valence Finish: Painted Hardcoat (Kynar) Finish. Meets AAMA 2604 Standard Colors: Light Sequin 789G048 Door Finish: TBD PLAM
SDISP-1	Surface-mounted	(B-4112) stainless steel
SDISP-2	Lav-mounted, automatic	(B-828) stainless steel
SDISP-3	Surface-mounted, automatic	TBD
SIGN-1	Surface-mounted, plastic with routed letters	
SIGN-2	Building identification dimension letters (on bldg)	
SKLT-1	Manufactured units	(Wasco) [acrylic / polycarbonate / glass] glazing
SKLT-2	Prismatic daylighting units	(SolaTube, Velux) circular lens
SKLT-3	Aluminum-framed, glass glazing	(Super Sky)
SKLT-4	Composite-framed, modular units	(Longlights by Velux)
SLNT-1	See Specification for Sealant Schedule	
SND-1	Surface-mounted	(B-270) stainless steel
SSF-1	Solid Surfacing	Countertops, Dupont Corian, color: White Jasmine
SSF-2	Solid Surfacing	Integral Sink VS1812UVO, Avonite Surfaces, color: White 8016
STL FURG-1	Hat channel	
STL FURG-2	Z-furring	
STL JOIST-1	C-shaped, 16 ga. min, galvanized [floor / ceiling]	
STL STUD-1	C-shaped, 16 ga. min, galvanized	
TPH-1	Double-roll	(B-4288) stainless steel [surface-mounted]
US-1	Utility Shelf	(B-295/6/8) stainless steel [surface-mounted] [Length as shown]
WDW-1	Wood Windows	[exposed wood interior & exterior]; [casement / awning / fixed / double hung]
WGC-1	PVC-free corner guard	In Pro, 0.040" thick, size as indicated Color: Oatmeal 0239
WGS-1	PVC-free wall protection	InPro 130 Surface Mount Corner Guard, G2 Bioblend Color: Oatmeal 0239
WGS-2	PVC-free, digitally printed wall protection	Sheet PVC-free InPro Digitally Printed Aspex Wall Protection, full height. Include cost to purchase image
WT-1	Roller Window Shades	Mechoshade Manual EcoVeil Screens 1550 Series (3%) Color: 1566 Eggshell
WT-2	Roller Window Shades	Mechoshade Manual EcoVeil Screens 1550 Series (1%) Color: 1566 Eggshell

HGA

D.A. CHECKLIST (p. 1 of 2): The address of the project is: 35 Onondaga Ave

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

1. The proposed use of the project is Medical Office Building (e.g. Retail, Office, Restaurant, etc.)
2. Describe the area of remodel, including which floor: Ground level and basement
3. The construction cost of this project excluding disabled access upgrades to the path of travel is \$2,400,000, which is: (check one) ☒ more than / ☐ less than the 2020 Valuation Threshold of \$170,466.00.
4. Is this a City project and/or does it receive any form of public funding? Check one: ☐ Yes / ☒ No Note: If Yes, then see Step 3 on the Instructions page of the Disabled Access Upgrade Compliance Checklist package for additional forms required.

Conditions below must be fully documented by accompanying drawings

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

☐ A: All existing conditions serving the area of remodel fully comply with access requirements. No further upgrades are required: Fill out page 2 of D.A. Checklist

☒ B: Project Adjusted cost of construction is greater than the current valuation threshold: Fill out and attach page 2 of D.A. Checklist and any other required forms to plans

☐ C: Project adjusted cost of construction is less than or equal to the current valuation threshold: List items that will be upgraded on Form C. All other items shall be checked on page 2 of the D.A. Checklist in the "Not required by code" column.

☐ D: Proposed project consists entirely of Barrier removal: Fill out and attach Barrier removal form to Plans

☐ E: Proposed project is minor revision to previously approved permit drawings only. (Note: This shall NOT be used for new or additional work) Provide previously approved permit application here: _____ Description of revision: _____

CBC chapter 2 section 202 Definitions:

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

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

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

The details of any Technical Infeasibility or Unreasonable Hardship shall be recorded and entered into the files of the Department. All Unreasonable Hardships shall be ratified by the AAC.

D.A. CHECKLIST (p. 2 of 2): The address of the project is: 35 Onondaga Ave

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

	Existing Fully Complying	Will be Up-graded to Full Compliance	Equivalent Facilitation will provide full access	Compliance is Technically Infeasible	Approved in compliance with immediately preceding code	Not required by Code (and/or none existing)	Non-compliant request UHR Must be ratified by AAC	Location of detail(s)- include detail no. & drawing sheet (do not leave this part blank). Also clarification comments can be written here.
A. One accessible entrance including: approach walk, vertical access, platform (landings), door / gate and hardware for door/gate	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	See 1/A020
B. An accessible route to the area of remodel including: Parking/access aisles and curb ramps	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See 1/A020 & 1/A201. There is no parking on this property. There is no elevator to the basement (staff use only, not accessible to the public).
C. At least one accessible restroom for each sex or a single unisex restroom serving the area of remodel.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	See 1/A201
D. Accessible public pay phone.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	See 1/A201
E. Accessible drinking fountains.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	See 1/A201
F. Additional accessible elements such as parking, stairways, storage, alarms and signage.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See 1/A201. Historic stairway to basement is not accessible. This is acceptable per 2019 CHBC.
See the requirements for additional forms listed below	1.	2.	3.	4.	5.	6.	7.	

- Note: upgrades below are listed in priority based on CBC 11B-202.4, exception 8
1. No additional forms required
 2. No additional forms required
 3. Fill out Request for Approval of Equivalent Facilitation form for each item checked and attach to plan.
 4. Fill out Request for Approval of Technical Infeasibility form for each item checked and attach to plans.
 5. Provide details from a set of City approved reference drawings, provide its permit application number here: _____ and list reference drawing number on plans.
 6. No additional forms required
 7. Fill out Request for an Unreasonable Hardship form for each item checked and attach to plan. All UHR must be ratified by the Access Appeals Commission (see UHR form for details)

~ 7 ~



TECH SPEC: ☐ Preservation ☐ ART 10/11

TECH SPEC: ☐ FLEX ☐ Wireless

OF QUADRANT: ☐ NE ☐ NW ☐ SE ☐ SW

Permit Application Intake Checklist

WAIVER: This permit application has been accepted for purposes of initial filing. The Department may request additional information after further analysis of the application prior to completing its review. Other planning approvals, environmental documentation, or historic resource information may be required for the project to be approved. At this time, the following additional application or actions have been identified as necessary. Consult our "Plan Submittal Guidelines" for further information.

ADDRESS: 35 Onondaga Ave BLOCK: 6959 LOT(S): 017

Columns to the right describe potential construction project types. Rows describe project-specific required application materials. Yellow Shading in those columns describing your project indicates that the materials described by that row are required. Numbers within a cell refer to the matrix notes listed on the other side of the page.

		ALTERATIONS (Forms 3 & 8)														Signs (Forms 4 & 7) Awnings, Canopies
		Demolition (Form 6)	New Construction (Forms 1 & 2)	Horizontal Addition	Vertical Addition	Repair Work	Garage	Bay Windows (Permitted Obstructions, PC 136)	Deck	Door(s), Stair Penhouse, Mech. Equip.	New Roof (Change of profile)	Facade Work (New windows / siding)	Commercial Tenant Improvements	Lower Floor Rooms (no change in density)	Change of Use or Occupancy	
GENERAL	Pre-Application See Note 1 for 6 REQUIRED Components	1	1	1												1
	Project Application	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Site Survey (Signed by Surveyor or Civil Engineer)												3			
	Formula Retail Affidavit	4											N/A			4
ROOT PLANS Showing Existing and Proposed	Location of Proposed Work Within the Lot												5			
	Adjacent Building Profiles / Rooflines (Showing Full Width of Abutting Lots)			10	10		9		10							
	Landscaping (Showing Street Tree Planter & Utility Line Location)			7	7	5	7									7
FLOOR PLANS Showing Existing and Proposed	Floor Plan(s) of Floor(s) of Work	17	17	17												17
	Floor Plan(s) of Other Floor(s)															
	Roof Plan												6			10
ELEVATIONS (Showing Existing and Proposed)	Garage (Automobile and Bicycle Parking Spaces)													8	8	
	Front			10	10		13	10	10	11	14		9		8	
	Rear			10	10		13	10	10	11	14	8	N/A			
PHOTOGRAPHS Provide location key. May be placed on Plan Plan.	Side			10	10	8	13	10	10	11	14	8	N/A			
	Sections (existing and proposed)															
	Buildings on the Same Side of the Street							8								
	Buildings on the Facing Side of the Street															
	Front Facade of the Subject Building						13	8	8				10			10
	Rear Facade of the Subject Building						13		10				N/A			
	Rear View of the Adjacent Buildings								10							

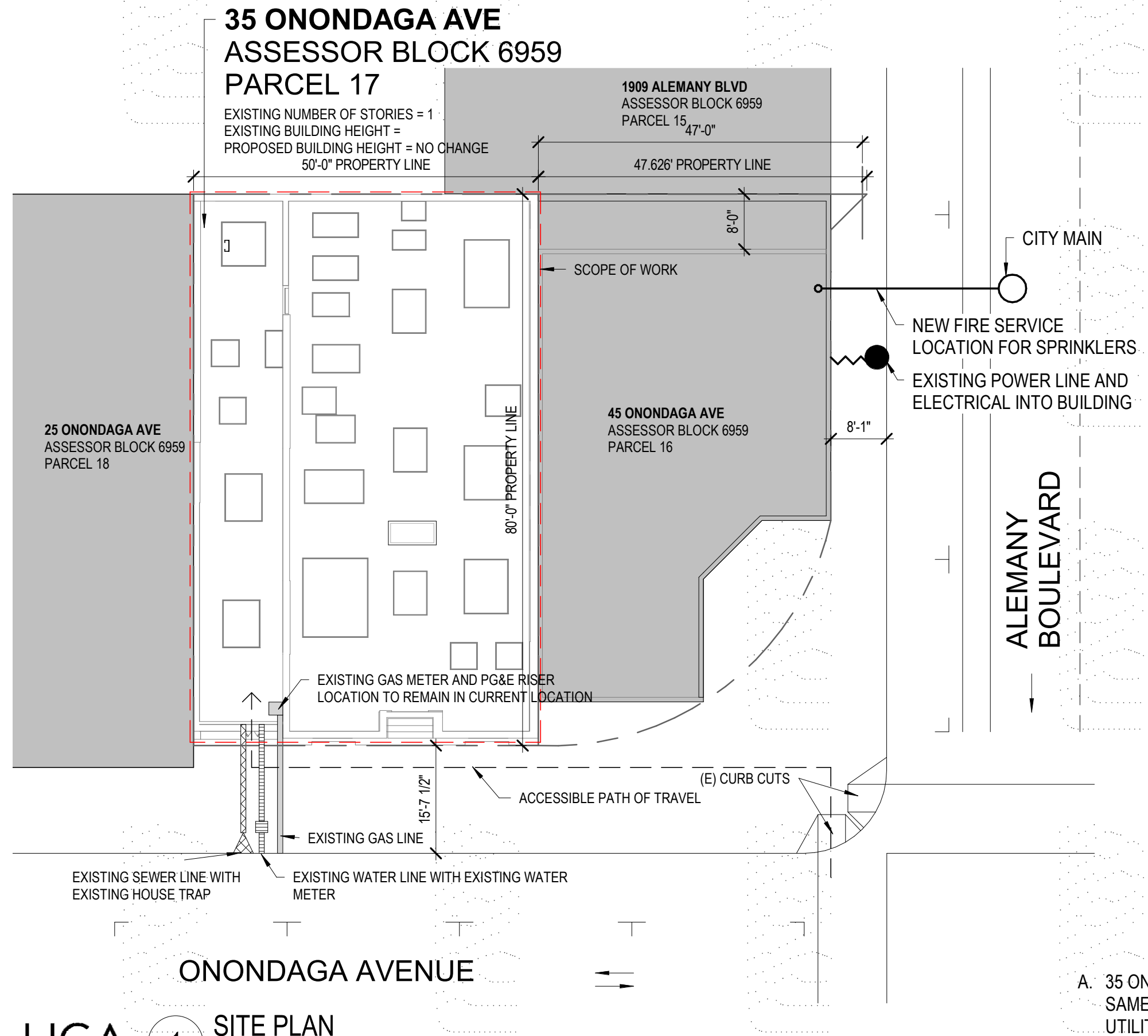
☐ ACCEPTED ☐ NOT ACCEPTED DATE: _____ PLANNER (PRINT NAME): _____

Project may require (advise applicant): ☐ Conditional Use ☐ Variance ☐ Environmental Evaluation ☐ Historic Evaluation

Neighborhood Notification (Sec. 311) contact (print name and provide telephone and/or email): _____

Attach this form to the Building Permit Application

Rev. 05.31.2019

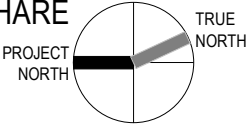


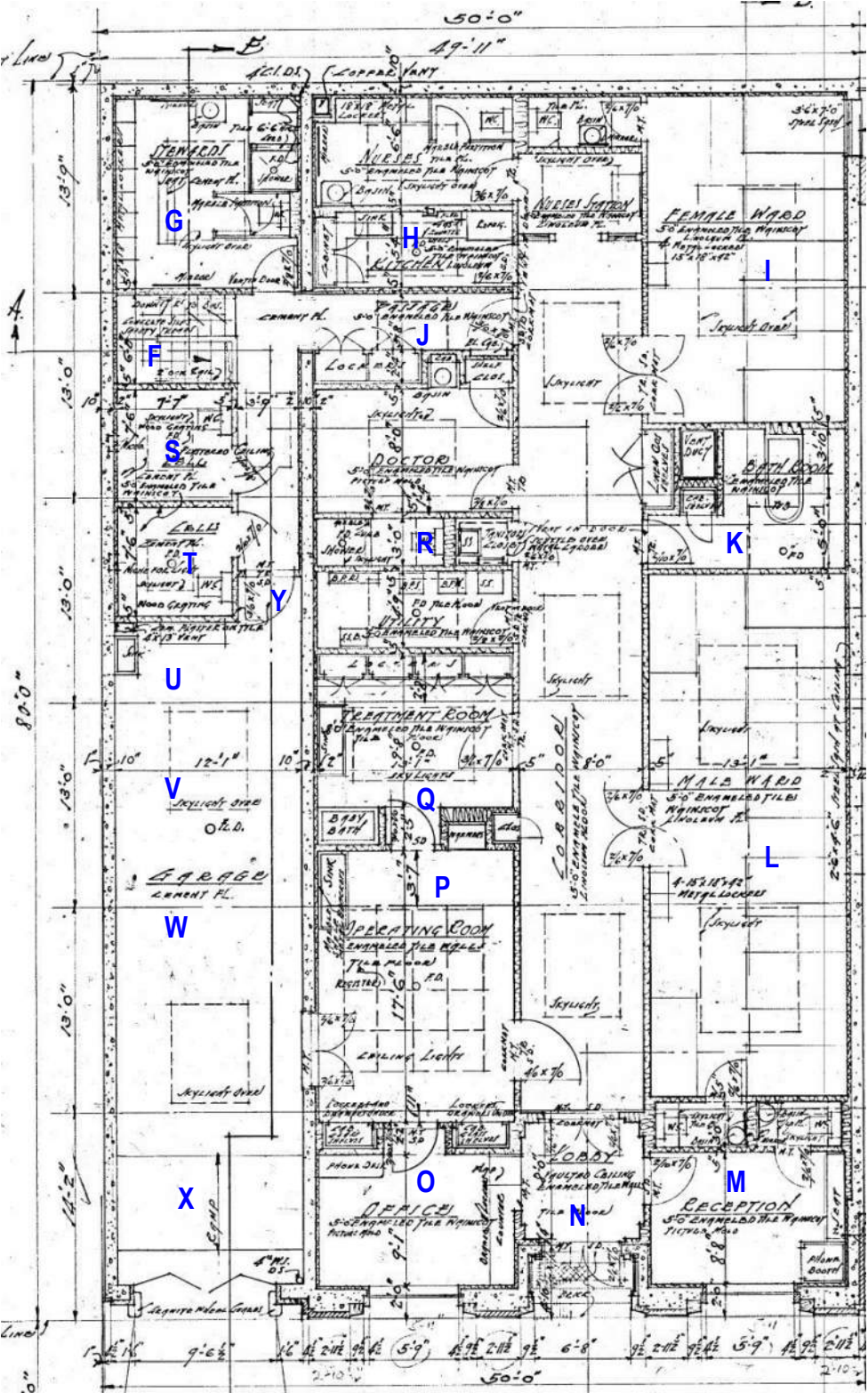
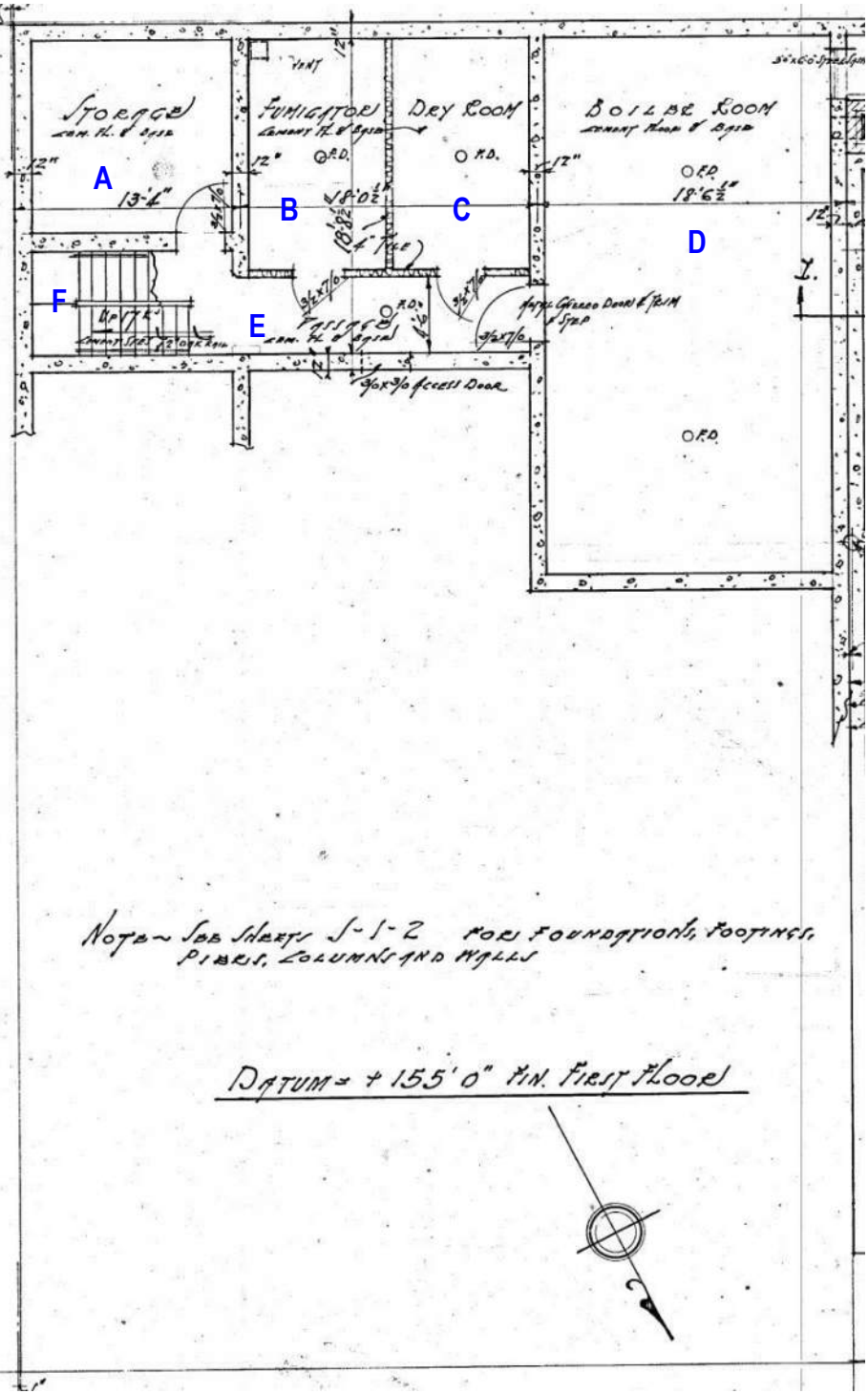
EXTERIOR UTILITIES LEGEND

- ELECTRICAL FOR BUILDINGS**
- EXISTING POWER POLE**
(ALL ELECTRICAL WORK BEING DONE AT MAIN
PANEL AND INTERIOR OF BUILDING. NO WORK
OCCURRING ON EXTERIOR OF BUILDING.)
- SEWER LINE**
- HOUSE TRAP**
(SEWER LINE TO BE REPLACED INCLUDING THE HOUSE
TRAP, NOTHING TO OCCUR BETWEEN THE HOUSE TRAP
AND THE MAIN SEWER LINE UNDER ONONDAGA)
- WATER LINE**
- EXISTING WATER METER**
(NOTHING TO BE REPLACED BEYOND THE METER
LOCATION AT THE SIDEWALK)
- GAS LINE**
(NOTHING TO BE REPLACED BEYOND THE METER
LOCATION AT THE BUILDING MAIN ENTRY)
- FIRE SPRINKLER LINE**
(NEW LINE TAPPING IN TO THE CITY MAIN FOR NEW
FIRE SPRINKLERS)
- ACCESSIBLE PATH OF TRAVEL**
- SCOPE OF WORK**

GENERAL NOTES - SITE PLAN

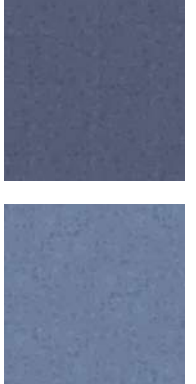
A. 35 ONONDAGA AVE AND 45 ONONDAGA AVE ARE A PART OF THE
SAME CITY AND COUNTY OF SAN FRANCISCO LEASE AND SHARE
UTILITY CONNECTIONS.





NEW INTERIOR MATERIAL SWATCHES

RESILIENT FLOORING PLANKS RUBBER FLOORING RUBBER FLOORING
ACCENT COLORS



SOLID SURFACE AND
PLASTIC LAMINATE



TILE IN RECEPTION (NOT
ADJACENT TO HISTORIC TILE)



CARPET



HISTORIC TILE REPAIRS

- DESIGN TEAM PROPOSAL:
- CLEAN GROUT AND REPLACE AS NEEDED
 - FOR ALL HOLES SMALLER THAN 1/2", FILL IN HOLE WITH GROUT AND PAINT TO MATCH TILE
 - FOR ALL HOLES 1/2" AND LARGER, REPLACE TILE IN KIND AND REGROUT; PHYSICAL CUSTOM TILE REPLACEMENT SAMPLES TO BE SUBMITTED FOR REVIEW

1 HISTORIC FLOOR PLAN - BASEMENT
NTS

2 HISTORIC FLOOR PLAN - GROUND LEVEL
NTS

AREA A

HISTORIC CHARACTER-DEFINING FEATURES FROM LANDMARK DESIGNATION CASE REPORT:

- NONE

DESIGN TEAM PROPOSAL:

- REMOVE CARPET AND REPLACE WITH RUBBER FLOORING AND BASE
- PAINT WALLS
- REPLACE DOOR HARDWARE
- ADD ACOUSTIC TILE DROPPED CEILING

AREA B

HISTORIC CHARACTER-DEFINING FEATURES FROM LANDMARK DESIGNATION CASE REPORT:

- NONE

DESIGN TEAM PROPOSAL:

- ADD RUBBER FLOORING AND BASE
- PAINT WALLS
- REPLACE DOOR HARDWARE
- ADD TALL PLASTIC LAMINATE CASEWORK
- ADD ACOUSTIC TILE DROPPED CEILING

AREA C

HISTORIC CHARACTER-DEFINING FEATURES FROM LANDMARK DESIGNATION CASE REPORT:

- NONE

DESIGN TEAM PROPOSAL:

- ADD RUBBER FLOORING AND BASE
- PAINT WALLS
- REPLACE DOOR HARDWARE
- ADD ACOUSTIC TILE DROPPED CEILING
- REMOVE UTILITY SINK AND REPLACE WITH PLASTIC LAMINATE CASEWORK, SOLID SURFACE COUNTER AND COUNTER MOUNTED SINK

AREA D

HISTORIC CHARACTER-DEFINING FEATURES FROM LANDMARK DESIGNATION CASE REPORT:

- NONE

DESIGN TEAM PROPOSAL:

- REPLACE DOOR HARDWARE

AREA E

HISTORIC CHARACTER-DEFINING FEATURES FROM LANDMARK DESIGNATION CASE REPORT:

- NONE

DESIGN TEAM PROPOSAL:

- REMOVE CARPET AND REPLACE WITH RUBBER FLOORING AND BASE
- PAINT WALLS
- ADD ACOUSTIC TILE DROPPED CEILING

AREA F

HISTORIC CHARACTER-DEFINING FEATURES FROM LANDMARK DESIGNATION CASE REPORT:

- STAIRCASE TO BASEMENT FEATURING CREAM-COLORED TILE WITH TAN-COLORED BORDER

DESIGN TEAM PROPOSAL:

- REMOVE CARPET AND REPLACE WITH RUBBER FLOORING STAIR PRODUCT
- PAINT WALLS ABOVE AND BELOW TILE
- REMOVE NON HISTORIC GATE (LIFE SAFETY APPROVED BY SFDBI)
- WALL SCONCE TO REMAIN IN PLACE
- HANDRAILS TO REMAIN IN PLACE
- SEE 'HISTORC TILE REPAIRS' ON A040-P FOR MORE INFORMATION



AREA G

HISTORIC CHARACTER-DEFINING FEATURES FROM LANDMARK DESIGNATION CASE REPORT:

- CREAM-COLORED TILE WAINSCOT WITH TAN-COLORED TILE BORDER
- WIRE-GLASS SKYLIGHTS

DESIGN TEAM PROPOSAL:

- REMOVE EXISTING FLOORING AND BASE AND REPLACE WITH RUBBER FLOORING
- PAINT WALLS ABOVE TILE
- REMOVE ALL PLUMBING FIXTURES, ACCESSORIES, PARTITIONS, MIRRORS, CASEWORK, AND RADIATOR
- ADD NEW WALLS AND DOOR TO CREATE HSKP CLOSET AND PLUMBING CHASE
- ADD NEW PLUMBING FIXTURES AND ACCESSORIES
- ADD ACOUSTIC TILE DROPPED CEILING (ABOVE HISTORIC TILE)
- REPLACE DOOR HARDWARE AND SIGNAGE
- EXISTING SKYLIGHT IN THIS AREA WILL BE USED FOR MECHANICAL PENETRATIONS AND ROOF ACCESS IN ORDER TO MAINTAIN STRUCTURAL INTEGRITY OF THE ROOF STRUCTURE
- SEE 'HISTORC TILE REPAIRS' ON A040-P FOR MORE INFORMATION



AREA H

HISTORIC CHARACTER-DEFINING FEATURES FROM LANDMARK DESIGNATION CASE REPORT:

- CREAM-COLORED TILE WAINSCOT WITH TAN-COLORED TILE BORDER
- WOOD DOORS WITH WOODEN TRANSOMS, INCLUDING TAN-COLORED TILE WORK OUTLINING THE DOOR AND TRANSOM OPENINGS
- WIRE-GLASS SKYLIGHTS

DESIGN TEAM PROPOSAL:

- REMOVE EXISTING FLOORING AND BASE AND REPLACE WITH RUBBER FLOORING
- PAINT WALLS ABOVE TILE
- REMOVE ALL NON-HISTORIC CASEWORK, PLUMBING FIXTURES, ACCESSORIES, AND RADIATOR
- ADD PLASTIC LAMINATE CASEWORK AND SOLID SURFACE COUNTERS
- ADD ACOUSTIC TILE DROPPED CEILING (ABOVE HISTORIC TILE)
- REPLACE DOOR HARDWARE
- SEE 'SKYLIGHTS' ON A046-P FOR MORE INFORMATION ON SKYLIGHT TREATMENT
- SEE 'HISTORC TILE REPAIRS' ON A040-P FOR MORE INFORMATION



AREA I

HISTORIC CHARACTER-DEFINING FEATURES FROM LANDMARK DESIGNATION CASE REPORT:

- CREAM-COLORED TILE WAINSCOT WITH TAN-COLORED TILE BORDER
- WOOD DOORS WITH WOODEN TRANSOMS, INCLUDING TAN-COLORED TILE WORK OUTLINING THE DOOR AND TRANSOM OPENINGS
- TWO LARGE OPEN ROOMS TOWARDS WEST END OF BUILDING (PLAN EAST)
- WIRE-GLASS SKYLIGHTS

DESIGN TEAM PROPOSAL:

- REMOVE EXISTING FLOORING AND BASE AND REPLACE WITH RUBBER FLOORING
- PAINT WALLS ABOVE TILE
- REMOVE PLUMBING FIXTURE, ACCESSORIES, AND RADIATORS
- REMOVE NON-HISTORIC TEXTURED WALLPAPER
- ADD PLASTIC LAMINATE CASEWORK AND SOLID SURFACE COUNTERS
- ADD ACOUSTIC TILE DROPPED CEILING (ABOVE HISTORIC TILE)
- REPLACE DOOR HARDWARE
- POTENTIALLY REPLACE GLASS IN WINDOW (CONDITION NEEDS TO BE ASSESSED; CURRENTLY COVERED IN PLYWOOD)
- WALL AND DOOR ADDED AT HALLWAY TO CREATE ENCLOSED WORK AREA
- SEE 'SKYLIGHTS' ON A046-P FOR MORE INFORMATION ON SKYLIGHT TREATMENT
- ADD TINTED FILM TO SKYLIGHTS FOR GLARE REDUCTION IN WORKROOM
- SEE 'HISTORC TILE REPAIRS' ON A040-P FOR MORE INFORMATION



AREA J

HISTORIC CHARACTER-DEFINING FEATURES FROM LANDMARK DESIGNATION CASE REPORT:

- CREAM-COLORED TILE WAINSCOT WITH TAN-COLORED TILE BORDER
- WOOD DOORS WITH WOODEN TRANSOMS, INCLUDING TAN-COLORED TILE WORK OUTLINING THE DOOR AND TRANSOM OPENINGS
- WIRE-GLASS SKYLIGHTS

DESIGN TEAM PROPOSAL:

- REMOVE EXISTING FLOORING AND BASE AND REPLACE WITH RUBBER FLOORING
- PAINT WALLS ABOVE TILE
- REMOVE HANDRAILS
- REMOVE NON-HISTORIC TEXTURED WALLPAPER
- ADD ACOUSTIC TILE DROPPED CEILING (ABOVE HISTORIC TILE)
- EXISTING SKYLIGHT IN THIS AREA WILL BE USED FOR MECHANICAL PENETRATIONS IN ORDER TO MAINTAIN STRUCTURAL INTEGRITY OF THE ROOF STRUCTURE
- SEE 'HISTORC TILE REPAIRS' ON A040-P FOR MORE INFORMATION



AREA K

HISTORIC CHARACTER-DEFINING FEATURES FROM LANDMARK DESIGNATION CASE REPORT:

- CREAM-COLORED TILE WAINSCOT WITH TAN-COLORED TILE BORDER
- WOOD DOORS WITH WOODEN TRANSOMS, INCLUDING TAN-COLORED TILE WORK OUTLINING THE DOOR AND TRANSOM OPENINGS
- WIRE-GLASS SKYLIGHTS

DESIGN TEAM PROPOSAL:

- REMOVE EXISTING FLOORING AND BASE AND REPLACE WITH RUBBER FLOORING
- PAINT WALLS ABOVE TILE
- REMOVE NON-HISTORIC COUNTERTOP AND RADIATOR
- REMOVE DOORS FROM UPPER CASEWORK AND REPAINT OPEN SHELVING
- REMOVE NON-HISTORIC TEXTURED WALLPAPER AND CORK BOARDS
- ADD SOLID SURFACE COUNTER, PLASTIC LAMINATE CASEWORK, AND PLUMBING FIXTURE
- ADD ACOUSTIC TILE DROPPED CEILING (ABOVE HISTORIC TILE)
- REPLACE DOOR HARDWARE
- SEE 'SKYLIGHTS' ON A046-P FOR MORE INFORMATION ON SKYLIGHT TREATMENT
- ADD TINTED FILM TO SKYLIGHTS FOR GLARE REDUCTION IN MEDICATION ROOM
- SEE 'HISTORC TILE REPAIRS' ON A040-P FOR MORE INFORMATION



AREA L

HISTORIC CHARACTER-DEFINING FEATURES FROM LANDMARK DESIGNATION CASE REPORT:

- CREAM-COLORED TILE WAINSCOT WITH TAN-COLORED TILE BORDER
- TWO LARGE OPEN ROOMS TOWARDS WEST END OF BUILDING (PLAN EAST)
- WIRE-GLASS SKYLIGHTS

DESIGN TEAM PROPOSAL:

- REMOVE EXISTING FLOORING AND BASE AND REPLACE WITH RUBBER FLOORING
- PAINT WALLS ABOVE TILE
- REMOVE RADIATORS
- REMOVE NON-HISTORIC TEXTURED WALLPAPER AND CORK BOARDS
- ADD WALLS TO CREATE AN ENCLOSED DENTAL SUITE AND WORKROOM (WORKROOM TO INCLUDE AREA M)
- ADD PLASTIC LAMINATE CASEWORK AND SOLID SURFACE COUNTERS
- ADD ACOUSTIC TILE DROPPED CEILING (ABOVE HISTORIC TILE)
- POTENTIALLY REPLACE GLASS IN WINDOW (CONDITION NEEDS TO BE ASSESSED; CURRENTLY COVERED IN PLYWOOD); THESE WINDOWS WILL BE ABOVE THE DROP CEILING AND WILL NOT BE VISIBLE FROM INSIDE THE BUILDING, BUT THE VIEW FROM PUBLIC RIGHT OF WAY WILL BE MAINTAINED
- SEE 'SKYLIGHTS' ON A046-P FOR MORE INFORMATION ON SKYLIGHT TREATMENT
- ADD TINTED FILM TO SKYLIGHTS FOR GLARE REDUCTION IN WORKROOM
- SEE 'HISTORC TILE REPAIRS' ON A040-P FOR MORE INFORMATION



AREA M

HISTORIC CHARACTER-DEFINING FEATURES FROM LANDMARK DESIGNATION CASE REPORT:

- CREAM-COLORED TILE WAINSCOT WITH TAN-COLORED TILE BORDER
- TWO LARGE OPEN ROOMS TOWARDS WEST END OF BUILDING (PLAN EAST)

DESIGN TEAM PROPOSAL:

- REMOVE EXISTING FLOORING AND BASE AND REPLACE WITH RUBBER FLOORING
- PAINT WALLS ABOVE TILE
- REMOVE RADIATOR
- REMOVE NON-HISTORIC TEXTURED WALLPAPER AND PAINT ON TILE
- ADD PLASTIC LAMINATE CASEWORK AND SOLID SURFACE COUNTERS
- ADD ACOUSTIC TILE DROPPED CEILING (ABOVE HISTORIC TILE)
- REPLACE DOOR HARDWARE
- SEE 'ENTRY FACADE WINDOWS' ON A047-P FOR INFORMATION ON WINDOW
- SEE 'HISTORC TILE REPAIRS' ON A040-P FOR MORE INFORMATION



AREA O

HISTORIC CHARACTER-DEFINING FEATURES FROM LANDMARK DESIGNATION CASE REPORT:

- BLUE-COLORED WALL TILE USED WITHIN VARIOUS EXAMINATION ROOMS
- WIRE-GLASS SKYLIGHTS

DESIGN TEAM PROPOSAL:

- REMOVE EXISTING FLOORING AND BASE AND REPLACE WITH RUBBER FLOORING
- PAINT WALLS ABOVE TILE
- REMOVE ALL NON-HISTORIC CASEWORK, CORK BOARDS AND RADIATOR
- REMOVE NON-HISTORIC TEXTURED WALLPAPER AND PAINT ON TILE
- REMOVE TWO SECTIONS OF NON HISTORIC TILE (OUTLINED IN RED); ASSESS CONDITION BENEATH
- REMOVE DOOR TO AREA L; LEAVE AS CASSED OPENING
- REMOVE DOOR TO AREA Y AND REPLACE WITH SINGLE DOOR AND SIDELITE
- REMOVE NON-HISTORIC CLOSET AND WALL BETWEEN AREA O & P
- ADD WALLS TO CREATE SEPARATED EXAM ROOMS AND HALLWAY
- ADD PLASTIC LAMINATE CASEWORK AND SOLID SURFACE COUNTERS WITH PLUMBING FIXTURE AND ACCESSORIES
- ADD LOW DRINKING FOUNTAIN WITH WATER BOTTLE FILLER
- ADD ACOUSTIC TILE DROPPED CEILING (ABOVE HISTORIC TILE)
- SEE 'ENTRY FACADE WINDOWS' ON A047-P FOR INFORMATION ON WINDOW
- SEE 'SKYLIGHTS' ON A046-P FOR MORE INFORMATION ON SKYLIGHT TREATMENT
- ADD TINTED FILM TO SKYLIGHTS FOR GLARE REDUCTION IN EXAM ROOM (NOT HALLWAY)
- PART OF SKYLIGHT WILL BE COVERED BY DROPPED CEILING IN PLAN NORTH EXAM ROOM
- SEE 'HISTORC TILE REPAIRS' ON A040-P FOR MORE INFORMATION



AREA N

HISTORIC CHARACTER-DEFINING FEATURES FROM LANDMARK DESIGNATION CASE REPORT:

- ENTRY VESTIBULE FEATURING TAN-COLORED WALL TILES WITH BLUE-COLORED TILE BORDERS, BLIND ARCHES AND A VAULTED CEILING

DESIGN TEAM PROPOSAL:

- REMOVE EXISTING FLOORING AND BASE AND REPLACE WITH CARPET
- PAINT CEILING AND WALLS ABOVE TILE AND INFILLED WALLS
- ADD MURAL TO ONE OF THE INFILLED DOORWAYS
- REMOVE DOOR HARDWARE AND LOCK DOORS IN PLACE (NOT ACCESSIBLE AND WILL NOT BE USED AS EXIT/ENTRANCE)
- REPLACE GLASS IN DOOR WITH 9/16" LAMINATED GLASS; WOOD FRAME AND MUNTIN TO MATCH EXISTING; EXTEND INTO INTERIOR SIDE AS REQUIRED FOR THICKER GLASS
- REPLACE LIGHT FIXTURE WITH PENDANT LIGHT (SEE IMAGE OF SPECIFIED LIGHT)
- ADD WALL MOUNTED COMPUTER RAIL TO INFILLED DOORWAY
- SEE 'HISTORC TILE REPAIRS' ON A040-P FOR MORE INFORMATION



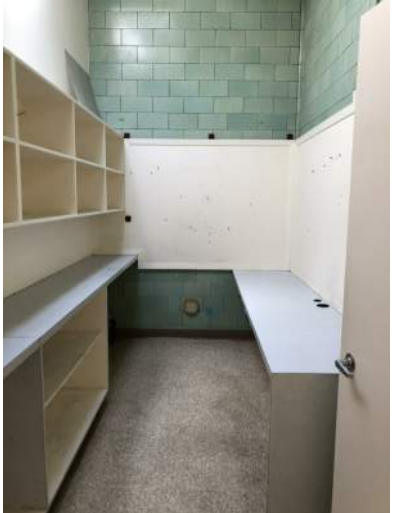
AREA P

HISTORIC CHARACTER-DEFINING FEATURES FROM LANDMARK DESIGNATION CASE REPORT:

- BLUE-COLORED WALL TILE USED WITHIN VARIOUS EXAMINATION ROOMS
- WOOD DOORS WITH WOODEN TRANSOMS, INCLUDING TAN-COLORED TILE WORK OUTLINING THE DOOR AND TRANSOM OPENINGS

DESIGN TEAM PROPOSAL:

- REMOVE EXISTING FLOORING AND BASE AND REPLACE WITH RUBBER FLOORING
- PAINT WALLS ABOVE TILE
- REMOVE ALL NON-HISTORIC CASEWORK AND RADIATOR
- REMOVE NON-HISTORIC CORK BOARDS
- SEE AREA O FOR DESCRIPTION OF WORK BETWEEN AREAS O & P
- ADD PLASTIC LAMINATE CASEWORK AND SOLID SURFACE COUNTERS WITH PLUMBING FIXTURE AND ACCESSORIES
- ADD ACOUSTIC TILE DROPPED CEILING (ABOVE HISTORIC TILE)
- REPLACE DOOR HARDWARE
- ADD FILM TO WINDOW IN DOOR FOR PATIENT PRIVACY
- SEE 'HISTORC TILE REPAIRS' ON A040-P FOR MORE INFORMATION



AREA Q

HISTORIC CHARACTER-DEFINING FEATURES FROM
LANDMARK DESIGNATION CASE REPORT:

- BLUE-COLORED WALL TILE USED WITHIN
VARIOUS EXAMINATION ROOMS
- WOOD DOORS WITH WOODEN TRANSOMS,
INCLUDING TAN-COLORED TILE WORK
OUTLINING THE DOOR AND TRANSOM
OPENINGS
- WIRE-GLASS SKYLIGHTS

DESIGN TEAM PROPOSAL:

- REMOVE EXISTING FLOORING AND BASE AND
REPLACE WITH RUBBER FLOORING
- PAINT WALLS ABOVE TILE
- REMOVE ALL NON-HISTORIC CASEWORK IN NOOK
AND RADIATOR
- REMOVE NON-HISTORIC TEXTURED WALLPAPER
AND CORK BOARDS
- REMOVE NON-HISTORIC ADA HEIGHT
COUNTERTOP AND CASEWORK WITH SINK
- REMOVE 3' OF HISTORIC PORTION OF CASEWORK
BEHIND ADA HEIGHT SINK (OUTLINED IN RED);
CONDITION OF HISTORIC CASEWORK BEHIND
THIS IS UNCLEAR, AND THE PROJECT TEAM
WOULD LIKE TO PLACE AN ADA HEIGHT WALL
HUNG SINK ON A FURRED WALL THERE FOR
USABILITY AS AN EXAM ROOM
- REMOVE NON-HISTORIC COUNTERTOP ON TOP
OF HISTORIC CASEWORK AND REPLACE WITH
SOLID SURFACE
- ADD SOLID SURFACE COUNTER IN NOOK FOR
WORKSTATION
- REMOVE CABINETS ON PLAN NORTH SIDE OF
ROOM THAT ARE ABOVE THE GLASS DOOR
CABINETS (GLASS DOOR CABINETS TO REMAIN IN
PLACE); WITH THE NEW DROPPED CEILING, THE
CABINETS WILL NOT BE USABLE
- ADD ACOUSTIC TILE DROPPED CEILING (ABOVE
HISTORIC TILE)
- REPLACE DOOR HARDWARE
- REMOVE BLINDS ON WINDOW IN DOOR AND
REPLACE WITH FILM FOR PATIENT PRIVACY
SEE 'SKYLIGHTS' ON A046-P FOR MORE
INFORMATION ON SKYLIGHT TREATMENT
- ADD TINTED FILM TO SKYLIGHTS FOR GLARE
REDUCTION IN EXAM ROOM
- SEE 'HISTORC TILE REPAIRS' ON A040-P FOR
MORE INFORMATION



AREA R

HISTORIC CHARACTER-DEFINING FEATURES FROM
LANDMARK DESIGNATION CASE REPORT:

- CREAM-COLORED TILE WAINSCOT WITH TAN-
COLORED TILE BORDER
- WOOD DOORS WITH WOODEN TRANSOMS,
INCLUDING TAN-COLORED TILE WORK
OUTLINING THE DOOR AND TRANSOM
OPENINGS
- WIRE-GLASS SKYLIGHTS

DESIGN TEAM PROPOSAL:

- REMOVE EXISTING FLOORING AND BASE AND
REPLACE WITH RUBBER FLOORING
- PAINT WALLS ABOVE TILE
- REMOVE ALL PLUMBING FIXTURES,
ACCESSORIES, PARTITIONS, MIRRORS,
CASEWORK, AND RADIATOR
- REMOVE BUILT OUT ENCLOSURE ON PLAN
NORTH WALL (WITH URINALS) AND NON-
HISTORIC TILE
- REMOVE BUILT OUT ENCLOSURE ON PLAN
SOUTH WALL; KEEP HISTORIC TILE
- ADD WALL TO CREATE SEPARATED EXAM
ROOM AND OFFICE
- SWAP SWING OF EXISTING DOOR TO ALLOW
FOR WHEELCHAIR PUSH/PULL REQUIREMENTS
AT OFFICE
- REMOVE INFILL FROM WHERE A DOOR USED
TO EXIST; REPLACE WITH NEW WOOD DOOR
- ADD PLASTIC LAMINATE CASEWORK AND
SOLID SURFACE COUNTERS WITH PLUMBING
FIXTURE AND ACCESSORIES
- ADD ACOUSTIC TILE DROPPED CEILING
(ABOVE HISTORIC TILE)
- REPLACE DOOR HARDWARE AND SIGNAGE
SEE 'SKYLIGHTS' ON A046-P FOR MORE
INFORMATION ON SKYLIGHT TREATMENT
- ADD TINTED FILM TO SKYLIGHTS FOR GLARE
REDUCTION IN EXAM ROOM AND OFFICE
SEE 'HISTORC TILE REPAIRS' ON A040-P FOR
MORE INFORMATION



AREA S

HISTORIC CHARACTER-DEFINING FEATURES FROM LANDMARK DESIGNATION CASE REPORT:

- CREAM-COLORED TILE WAINSCOT WITH TAN-COLORED TILE BORDER
- WIRE-GLASS SKYLIGHTS

DESIGN TEAM PROPOSAL:

- REMOVE EXISTING FLOORING AND BASE AND REPLACE WITH RUBBER FLOORING
- PAINT WALLS ABOVE TILE
- REMOVE ALL PLUMBING FIXTURES, MIRRORS, AND ACCESSORIES
- REMOVE NON-HISTORIC FURRED WALL WITH NON-HISTORIC TILE; ASSESS CONDITION OF HISTORIC TILE UNDERNEATH; IF DAMAGED, REMOVE HISTORIC TILE FROM PLAN WEST WALL (WHICH WILL BE COVERED BY NEW FURRED WALL FOR PLUMBING CHASE) TO PATCH WALL
- ADD NEW PLUMBING FIXTURES AND ACCESSORIES
- ADD ACOUSTIC TILE DROPPED CEILING (ABOVE HISTORIC TILE)
- REPLACE DOOR HARDWARE
- SEE 'SKYLIGHTS' ON A046-P FOR MORE INFORMATION ON SKYLIGHT TREATMENT
- SEE 'HISTORC TILE REPAIRS' ON A040-P FOR MORE INFORMATION



AREA U

HISTORIC CHARACTER-DEFINING FEATURES FROM LANDMARK DESIGNATION CASE REPORT:

- WIRE-GLASS SKYLIGHTS

DESIGN TEAM PROPOSAL:

- REMOVE EXISTING FLOORING AND BASE AND REPLACE WITH CARPET
- REMOVE ALL NON-HISTORIC CASEWORK, PLUMBING FIXTURES, ACCESSORIES, AND RADIATOR
- RELOCATE DATA AND ALARM BOXES
- ADD WALL MOUNTED COMPUTER RAIL TO NON-HISTORIC WALL
- ADD ACOUSTIC TILE DROPPED CEILING
- REPLACE DOOR HARDWARE
- EXISTING SKYLIGHT IN THIS AREA WILL BE USED FOR MECHANICAL PENETRATIONS IN ORDER TO MAINTAIN STRUCTURAL INTEGRITY OF THE ROOF STRUCTURE. THIS SKYLIGHT IS CURRENTLY DIVIDED BY THE WALLS SEPARATING AREAS U, V, AND Y



AREA T

HISTORIC CHARACTER-DEFINING FEATURES FROM LANDMARK DESIGNATION CASE REPORT:

- CREAM-COLORED TILE WAINSCOT WITH TAN-COLORED TILE BORDER
- WIRE-GLASS SKYLIGHTS

DESIGN TEAM PROPOSAL:

- REMOVE EXISTING FLOORING AND BASE AND REPLACE WITH RUBBER FLOORING
- PAINT WALLS ABOVE TILE
- REMOVE ALL NON-HISTORIC CASEWORK AND RADIATOR
- REMOVE NON-HISTORIC TEXTURED WALLPAPER AND CORK BOARDS
- ADD NEW FURRED WALL FOR PLUMBING CHASE
- ADD NEW PLUMBING FIXTURES AND ACCESSORIES
- ADD ACOUSTIC TILE DROPPED CEILING (ABOVE HISTORIC TILE)
- REPLACE DOOR HARDWARE
- SEE 'SKYLIGHTS' ON A046-P FOR MORE INFORMATION ON SKYLIGHT TREATMENT
- SEE 'HISTORC TILE REPAIRS' ON A040-P FOR MORE INFORMATION



AREA V

HISTORIC CHARACTER-DEFINING FEATURES FROM LANDMARK DESIGNATION CASE REPORT:

- WIRE-GLASS SKYLIGHTS

DESIGN TEAM PROPOSAL:

- REMOVE EXISTING FLOORING AND BASE
- REMOVE TWO NON-HISTORIC WALLS ENCLOSING THE ROOM
- REMOVE ALL NON-HISTORIC CASEWORK AND RADIATOR
- SEE AREA W FOR NEW USE



AREA W

HISTORIC CHARACTER-DEFINING FEATURES FROM
LANDMARK DESIGNATION CASE REPORT:

- NONE

DESIGN TEAM PROPOSAL:

- REMOVE EXISTING FLOORING AND BASE AND REPLACE WITH RESILIENT FLOORING PLANKS
- REMOVE NON-HISTORIC WALLS CREATING STORAGE AREA AND CASEWORK WITHIN
- REMOVE NON-HISTORIC RECEPTION DESK AND CASEWORK
- ADD NEW PLASTIC LAMINATE AND SOLID SURFACE RECEPTION DESK AND CASEWORK WITH TILE BACKSPLASH
- ADD ACOUSTIC TILE DROPPED CEILING



AREA X

HISTORIC CHARACTER-DEFINING FEATURES FROM LANDMARK
DESIGNATION CASE REPORT:

- WIRE-GLASS SKYLIGHTS

DESIGN TEAM PROPOSAL:

- REMOVE EXISTING FLOORING AND BASE AND REPLACE WITH RESILIENT FLOORING PLANKS
- GRIND DOWN CONCRETE PAD TO BE LEVEL WITH FLOOR
- REMOVE ALL NON-HISTORIC CASEWORK
- ADD FURRED WALLS TO BOTH SIDES OF THE OPEN AREA TO COVER EXISTING AND NEW CONDUIT
- ADD ACOUSTIC TILE DROPPED CEILING
- REPLACE DOOR HARDWARE INCLUDING NEW KEYPAD AND AUTO OPERATOR ON EXTERIOR WALL
- SEE 'SKYLIGHTS' ON A046-P FOR MORE INFORMATION ON SKYLIGHT TREATMENT



AREA Y

HISTORIC CHARACTER-DEFINING FEATURES FROM LANDMARK
DESIGNATION CASE REPORT:

- CREAM-COLORED TILE WAINSCOT WITH TAN-COLORED TILE BORDER (IN PLAN NORTH HALF OF HALLWAY ONLY)
- WIRE-GLASS SKYLIGHTS

DESIGN TEAM PROPOSAL:

- REMOVE EXISTING FLOORING AND BASE AND REPLACE WITH RUBBER FLOORING AND RESILIENT FLOORING PLANKS
- PAINT WALLS ABOVE TILE
- REMOVE HANDRAILS
- REMOVE NON-HISTORIC TEXTURED WALLPAPER
- ADD ACOUSTIC TILE DROPPED CEILING (ABOVE HISTORIC TILE)
- SEE 'HISTORIC TILE REPAIRS' ON A046-P FOR MORE INFORMATION



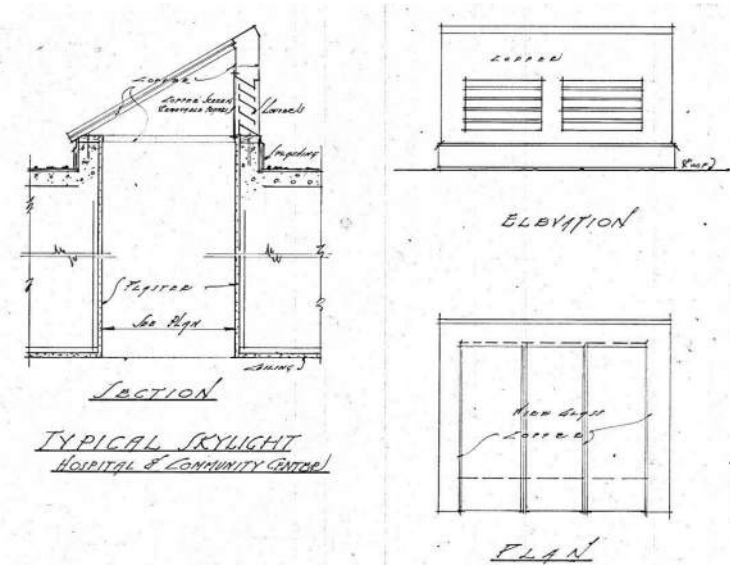
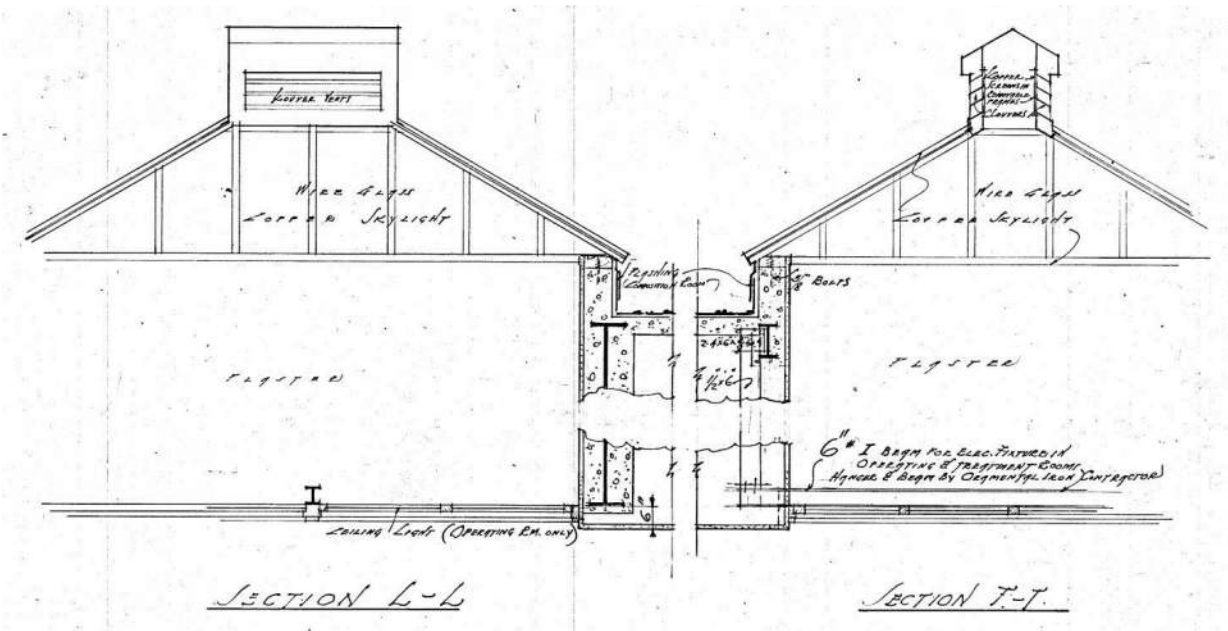
SKYLIGHTS

HISTORIC CHARACTER-DEFINING FEATURES FROM LANDMARK DESIGNATION CASE REPORT:

- WIRE-GLASS SKYLIGHTS (SOME SCREENED WITH NON-HISTORIC MATERIALS ON THE INTERIOR).

DESIGN TEAM PROPOSAL:

- REMOVE NON-HISTORIC SCREEN MATERIALS ON THE INTERIOR WHERE OCCURS
- REPLACE ALL EXISTING WIRE-GLASS WITH TEMPERED LAMINATED INSULATING SAFETY GLAZING WITH FRIT PATTERN TO MIMIC WIRE-GLASS PATTERN; MAINTAIN FRAME ON INTERIOR SIDE OF SKYLIGHT AND MODIFY EXTERIOR SIDE AS REQUIRED FOR NEW GLASS INSTALLATION
- CLEAN LOUVERS AND REPLACE RUSTED ELEMENTS IN KIND
- SEE SPECIFIC AREA DESCRIPTIONS FOR LOCATIONS WHERE SKYLIGHTS ARE BEING REMOVED
- SEE SPECIFIC AREA DESCRIPTIONS FOR LOCATIONS WHERE TINTED FILM IS BEING APPLIED TO SKYLIGHTS FOR GLARE REDUCTION



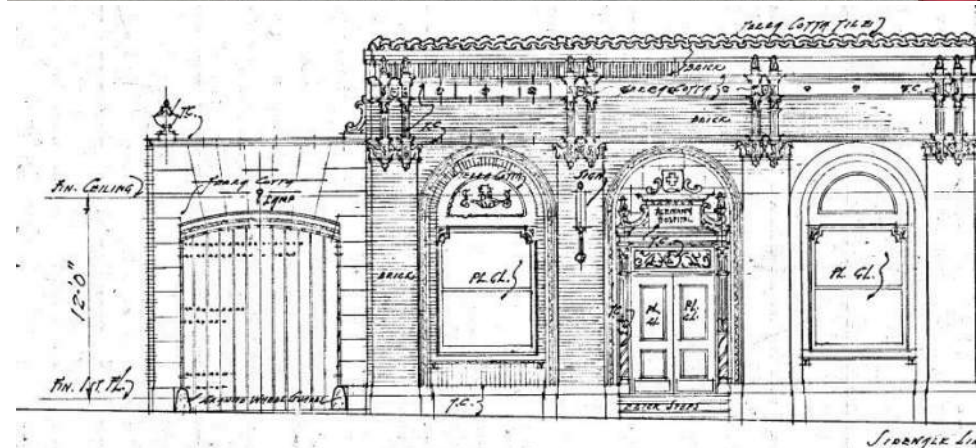
EXTERIOR

HISTORIC CHARACTER-DEFINING FEATURES FROM LANDMARK DESIGNATION CASE REPORT:

- ALL EXTERIOR ELEVATIONS, ARCHITECTURAL ORNAMENT AND ROOFLINE
- FOUR BAY COMPOSITION CONSISTING OF THREE SYMMETRICAL ARCHED BAYS TOWARD THE WEST AND AN ARCHED BAY WITH A LOWER ROOFLINE TOWARD THE EAST.
- BRICK CLADDING CONSISTING PRINCIPALLY OF RED-COLORED STRETCHERS ALTERNATING WITH DARKER-COLORED HEADERS.
- CREAM-COLORED TERRA COTTA CLADDING AND ORNAMENT, INCLUDING BANDS OF PROFILED TERRA COTTA OUTLINING THE ARCHED BAYS AND ENTRY, TERRA COTTA ORNAMENT WITHIN THE TYRANUMS OF THE ARCHED WINDOW BAYS FEATURING SCROLLS TOPPED BY URNS AND CROSSES, AND TERRA COTTA BELTCOURSES FEATURING PAIRS OF COLONETTES TOPPED BY FINIALS
- CENTRAL ENTRY FEATURING A PAIR OF PARTIALLY-GLAZED AND paneled wood doors with an ELABORATE CREAM-COLORED TERRA COTTA SURROUND FEATURING FLANKING COLONETTES AND A FLORIATED FRIEZE WITH A CENTRAL CARTOUCHE. THIS COMPOSITION IS CROWNED BY SCROLLING ORNAMENT, CANDLES, AND A PLAQUE READING "ALEMANY EMERGENCY HOSPITAL," SURMOUNTED BY AN ENTABLATURE AND A SHIELD WITH A CROSS AT CENTER.
- METAL AND GLASS LIGHT FIXTURE HANGING FROM THE CENTER OF THE ENTRY ARCH.
- ARCHED BAY TO THE WEST (FORMER AMBULANCE ENTRANCE) FEATURING TERRA COTTA CLADDING AND A WOOD FRAME OPENING, SURROUNDED BY RUSTICATED TERRA COTTA CLADDING.
- ROOFLINE FEATURING TWO COURSES OF BRICK TURNED AT A 45-DEGREE ANGLE TO CREATE A ZIG-ZAG EFFECT, CROWNED BY A PARAPET COVERED WITH RED CLAY TILES.
- DOUBLE-HUNG WOOD WINDOWS WITH SHOULDERED SURROUNDS.
- WIRE-GLASS SKYLIGHTS (SOME SCREENED WITH NON-HISTORIC MATERIALS ON THE INTERIOR).

DESIGN TEAM PROPOSAL:

- REMOVE DOOR HARDWARE FROM ORIGINAL ENTRANCE AND LOCK DOORS IN PLACE (NOT ACCESSIBLE AND WILL NOT BE USED AS EXIT/ENTRANCE)
- REMOVE METAL GRATE FROM WINDOWS ON ORIGINAL ENTRANCE; SEE AREA N FOR MORE INFORMATION ON GLAZING IN ORIGINAL ENTRANCE
- SEE 'ENTRY FACADE WINDOWS' ON A042 FOR INFORMATION ON WINDOWS
- REPLACE DOOR HARDWARE AT NON-HISTORIC ENTRANCE
- ADD KEYPAD AND AUTO OPERATOR TO NON-HISTORIC ENTRANCE
- ADD MECHANICAL UNIT AND GUARDRAIL TO ROOFTOP; AT BACK OF BUILDING AND NOT VISIBLE FROM THE PUBLIC RIGHT OF WAY
- ADD CLINIC BY THE BAY LOGO (APPROXIMATELY 4' BY 2') IN CREAM COLOR TO WINDOW OVER NON-HISTORIC DOOR



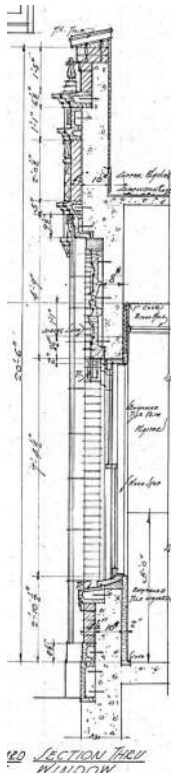
ENTRY FACADE WINDOWS

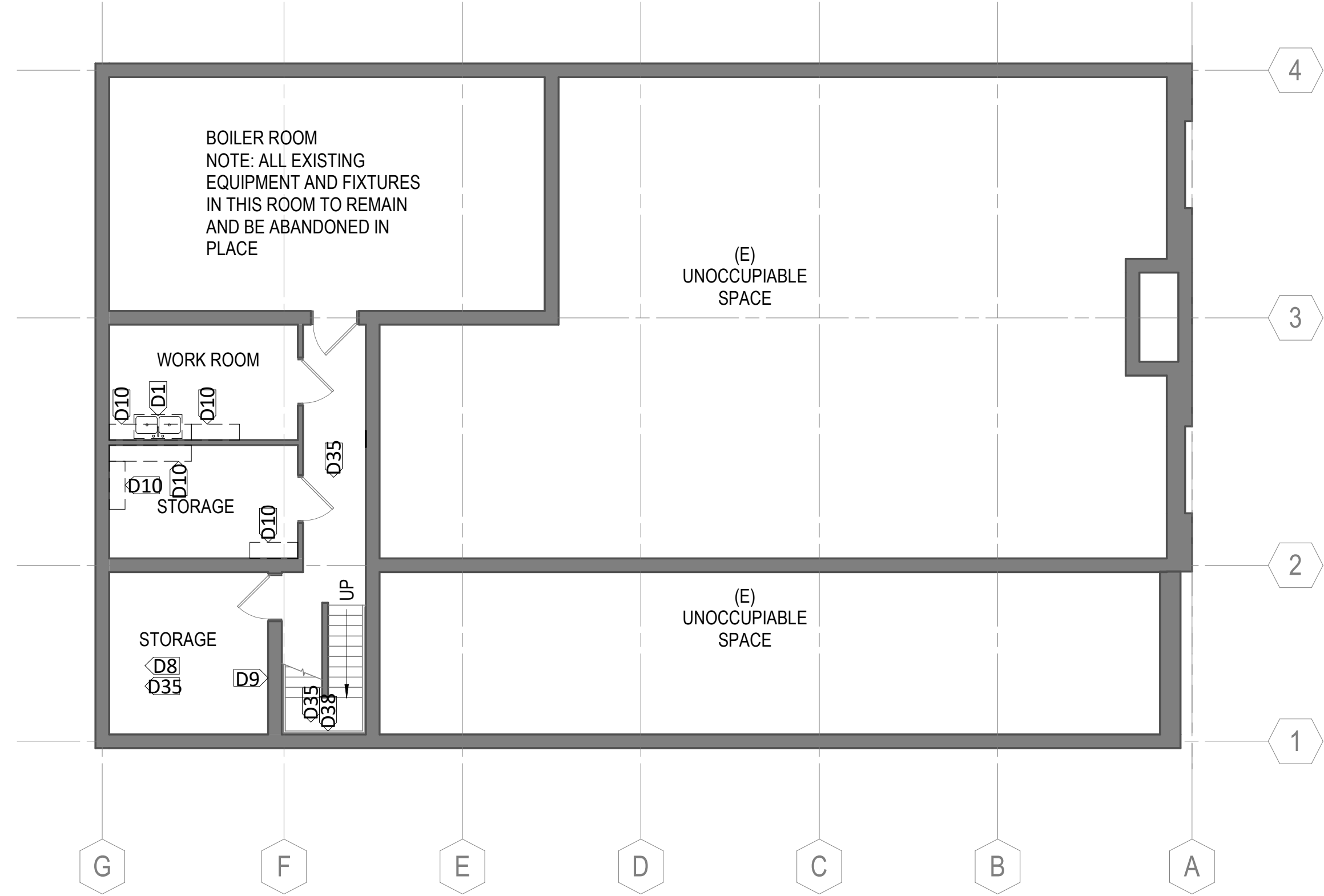
HISTORIC CHARACTER-DEFINING FEATURES FROM LANDMARK DESIGNATION CASE REPORT:

- DOUBLE-HUNG WOOD WINDOWS WITH SHOULDERED SURROUNDS.

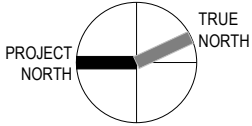
DESIGN TEAM PROPOSAL:

- REMOVE NON-HISTORIC METAL GRATE FROM EXTERIOR SIDE OF WINDOW
- REPLACE SINGLE PANE GLAZING (ASSUMED 1/8" THICK) TEMPERED LAMINATED INSULATING LOW -E SAFETY GLAZING IN EXISTING WOOD FRAME
- MAINTAIN EXISTING EXTERIOR MUNTIN DIMENSIONS AND ADJUST ON INTERIOR SIDE AS NEEDED TO ACCOMMODATE INCREASED THICKNESS OF GLAZING
- FIX WINDOW IN PLACE SO NON-OPERABLE





1 EXISTING/DEMOLITION PLAN - PROPOSED BASEMENT
1/8" = 1'-0"

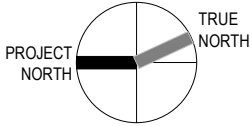




1 EXISTING/DEMOLITION PLAN - PROPOSED GROUND LEVEL
1/8" = 1'-0"

HGA

NOTE: SEE A103-P FOR EXISTING/DEMOLITION GENERAL NOTES, KEYNOTES, AND LEGEND





1 EXISTING/DEMOLITION PLAN - PROPOSED ROOF
1/8" = 1'-0"

GENERAL NOTES - DEMOLITION PLAN

- A. COORDINATE EXTENT OF DEMOLITION WITH REQUIREMENTS FOR NEW WORK.
- B. REMOVE EXISTING CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, FLOOR FINISHES, WALLS, CEILINGS, WALL BASE, AND OTHER EXISTING CONSTRUCTION AS INDICATED OR REQUIRED FOR NEW WORK, UNLESS NOTED OTHERWISE.
- C. REMOVE WALLS INCLUDING WALL MATERIALS INCLUDING INTEGRAL BASES, DOORS, DOOR FRAMES AND ASSOCIATED HARDWARE AND THRESHOLDS, UNLESS OTHERWISE INDICATED.
- D. REMOVE PARTITIONS COMPLETELY TO UNDERSIDE OF STRUCTURAL COMPONENTS ABOVE AND TO TOP OF FLOOR STRUCTURAL COMPONENTS AT BASE. DO NOT LEAVE SECTIONS OR MATERIALS OF WALL ASSEMBLIES IN PLACE.
- E. AT SIDES OF WALLS, THAT ABUT WALLS TO REMAIN, CUT BACK AT LEAST 1 INCH (25 MM) BEYOND FACE OF FINISH OF WALL TO REMAIN TO FACILITATE SUBSEQUENT PATCHING AND NEW CONSTRUCTION.
- F. COMPLETELY REMOVE FINISHES, SUBBASE MATERIALS AND STRUCTURAL FRAMING MATERIALS TO LINES INDICATED OR REQUIRED FOR NEW WORK.
- G. EXISTING ITEMS TO BE SALVAGED:
A. GAS PUMP
- H. EXISTING UTILITY SERVICES AND MECHANICAL/ELECTRICAL SYSTEMS ARE TO REMAIN, UNLESS INDICATED OTHERWISE.
- I. RELOCATE EXISTING WORK SERVING OCCUPIED PORTIONS OF THE BUILDING AS REQUIRED TO MAINTAIN SERVICE TO OCCUPIED AREAS AND TO ACCOMMODATE NEW WORK.
- J. REMOVE AND CAP PORTIONS OF EXISTING UTILITIES INDICATED TO BE DEMOLISHED AS REQUIRED TO ACCOMMODATE NEW WORK, INCLUDING SURFACE-MOUNTED ELECTRICAL CONDUIT, DEVICES AND LIGHT FIXTURES; RADIATORS, RADIATOR COVERS; PLUMBING FIXTURES AND ASSOCIATED PIPING.
- K. REMOVE CEILINGS INDICATED TO BE DEMOLISHED INCLUDING INTEGRAL HANGERS, SUPPORTS, ANCHORS AND MATERIALS OR ASSEMBLIES ATTACHED TO CEILING CONSTRUCTION.
- L. REMOVE SUSPENDED CEILINGS TO UNDERSIDE OF STRUCTURE OR ORIGINAL PLASTER OR GYPSUM BOARD CEILING SURFACES.
- M. MAINTAIN EGRESS FROM EXISTING OCCUPIED SPACES AND SURROUNDING BUILDING AREAS AS INDICATED AND AS REQUIRED BY AUTHORITIES HAVING JURISDICTION.MAINTAIN EGRESS FROM EXISTING OCCUPIED SPACES AND SURROUNDING BUILDING AREAS AS INDICATED AND AS REQUIRED BY AUTHORITIES HAVING JURISDICTION.
- N. PROVIDE AND MAINTAIN FIRE EXTINGUISHERS IN AREA OF WORK, IN ACCORDANCE WITH REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.
- O. COORDINATE UTILITY INTERRUPTIONS WITH OWNER. PROVIDE AT LEAST 48 HOURS WRITTEN NOTICE TO OWNER BEFORE UTILITY INTERRUPTIONS OBTAIN OWNER'S WRITTEN APPROVAL OF INTERRUPTIONS BEFORE PROCEEDING.
- P. COORDINATE OPERATIONS THAT MAY RESULT IN HIGH LEVELS OF NOISE AND VIBRATION, ODORS, OR OTHER DISRUPTIONS TO OCCUPANCY WITH OWNER. OBTAIN OWNER'S WRITTEN PERMISSION BEFORE PROCEEDING.
- Q. PROVIDE TEMPORARY BARRIERS AND ENCLOSURES AS REQUIRED TO PROTECT MATERIALS AND PEOPLE. PREVENT DUST, FUMES, AND ODORS FROM ENTERING OCCUPIED AREAS. MAINTAIN AND RELOCATE TEMPORARY BARRIERS AND ENLOSURES AS REQUIRED BY THE PROGRESS OF THE WORK. REMOVE TEMPORARY BARRIERS AND ENCLOSURES AT COMPLETION OF WORK.
- R. PRIOR TO STARTING DEMOLITION, VERIFY EXISTING CONDITIONS AND DIMENSIONS. COORDINATE EXTENT OF DEMOLITION WORK AND EXISTING CONSTRUCTION TO REMAIN WITH NEW WORK. NOTIFY ARCHITECT OF CONFLICTS OR DISCREPANCIES.
- S. REFER TO DISCIPLINE-SPECIFIC DRAWINGS FOR RELATED FIRE SUPPRESSION, PLUMBING, HEATING VENTILATION AND AIR CONDITIONING, ELECTRICAL, COMMUNICATIONS, AND ELECTRONIC SAFETY AND SECURITY SYSTEM DEMOLITION WORK.
- T. DEMOLISH ALL EXISTING LIGHT FIXTURES, CEILING FANS, AND WALL MOUNTED FANS UNO. SEE REFLECTED CEILING PLANS AND ELECTRICAL DWGS FOR NEW LIGHTING FIXTURES AND LOCATIONS.
- U. DEMOLISH ALL EXISTING CARPET, FLOORING, RUBBER BASE, WALL CORK BOARD, WALL PEG BOARD, AND WALL PAPER. SEE FINISH PLANS FOR NEW FLOOR AND WALL FINISHES.
- V. REMOVE ALL EXISTING INTERIOR SIGNAGE.
- W. HISTORIC ELEMENTS TO REMAIN IN PLACE AND BE PROTECTED FROM DAMAGE DURING CONSTRUCTION.
- X. REMOVE ALL PAINT OFF EXISTING HISTORIC TILE WITHOUT DAMAGE TO TILE.

DEMOLITION PLAN LEGEND

SEE A010 FOR ALL GENERAL NOTES, ABBREVIATIONS, AND SYMBOLS

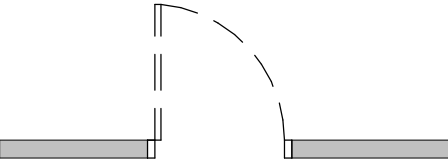
(E) CONSTRUCTION
TO REMAIN



(E) CONSTRUCTION
TO BE REMOVED

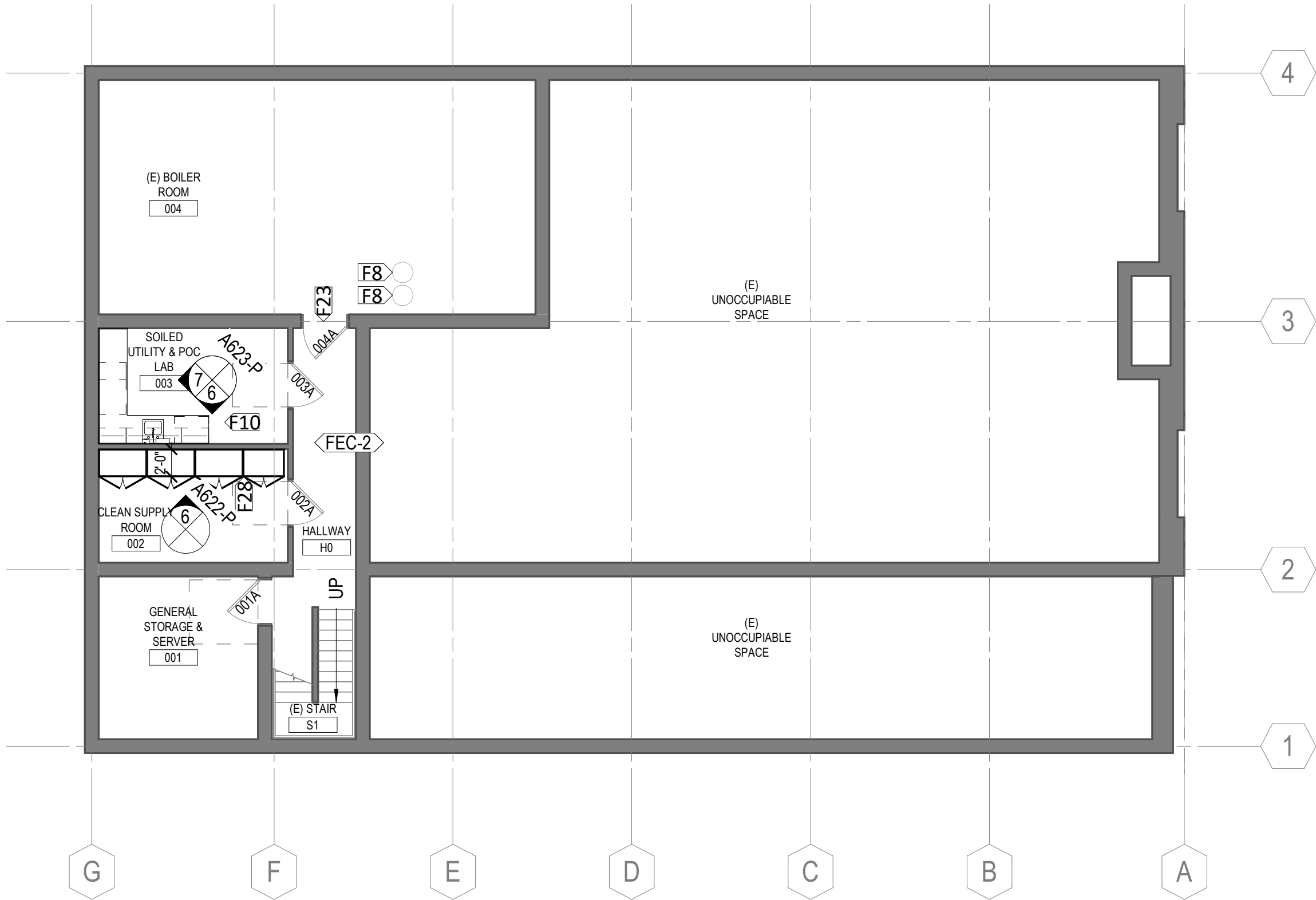


DOOR TO BE
DEMOLISHED



KEYNOTES - DEMOLITION PLAN.

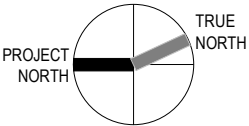
#	DESCRIPTION
D1	REMOVE EXISTING PLUMBING FIXTURES; CAP LINES IN WALL
D2	REMOVE 3' MIN OF EXISTING BASE CABINETS FROM ADJACENT WALL; DEMOLISH TO LOCATION WHICH ALIGNS WITH EDGE OF EXISTING BASE CABINET; CONFIRM LOCATION WITH ARCHITECT PRIOR TO DEMOLITION
D3	REMOVE BUILT OUT ENCLOSURE AND 6" CONCRETE SLAB
D4	REMOVE FURRED WALL AND SOFFIT
D5	REMOVE (E) DOOR ONLY; LEAVE (E) FRAME IN PLACE; DO NOT INFILL WALL
D6	REMOVE (E) GATE
D7	REMOVE EXISTING HANDRAIL
D8	REMOVE EXISTING ACT
D9	REMOVE EXISTING WALL BRACKET
D10	REMOVE EXISTING SHELVING
D11	CAP EXISTING PLUMBING LINES
D12	REMOVE ALL TOILET PARTITIONS, GRAB BARS, TOILET AND SINK ACCESSORIES, AND MIRRORS
D13	DEMOLISH TILE FLOOR
D14	REMOVE EXISTING UPPER CASEWORK
D15	EXISTING LIGHT FIXTURE TO REMAIN
D16	REMOVE EXISTING COUNTER AND LOWER CASEWORK
D17	RELOCATE ELECTRICAL/DATA PANEL TO H4
D18	DEMOLISH LOW WALL AND GLASS PANEL
D19	REMOVE SMALL PORTION OF NON HISTORIC TILE COVERING HISTORIC TILE; DO NOT DAMAGE HISTORIC TILE
D20	REMOVE PAINT FROM HISTORIC TILE
D21	GRIND CONCRETE PAD TO BE LEVEL WITH EXISTING FLOOR AND PREP FOR NEW FLOORING
D22	REMOVE PLYWOOD SURROUNDING PG&E METER; SEE FLOOR PLANS FOR REPLACEMENT
D23	REMOVE RADIATOR; CAP LINES
D24	REMOVE CURTAIN TRACK
D25	REMOVE MIRROR
D26	REMOVE SINK ACCESSORIES
D27	REMOVE EXISTING TALL CASEWORK
D28	REMOVE MILLWORK & WALL COVERING ON TOP OF HISTORIC TILE ON THIS WALL
D29	REMOVE COUNTERTOP ONLY; DO NOT DAMAGE HISTORIC BASE CABINETS BELOW
D30	EXISTING GLASS UPPER CABINETS TO REMAIN; DEMOLISH WOOD CABINETS ABOVE GLASS CABINETS
D32	REMOVE INTERIOR DOOR HARDWARE; SEE DOOR SCHEDULE FOR MORE INFO
D33	REMOVE DOORS FROM EXISTING CASEWORK
D34	ASSESS DAMAGE TO HISTORIC TILE BEHIND NON-HISTORIC FURRED WALL; PROVIDE TILES TO MATCH HISTORIC TILE AS REQUIRED TO FILL IN WAINSCOT
D35	REMOVE (E) FLOORING AND BASE
D36	RELOCATE (E) ALARM AND DATA BOXES
D37	REMOVE ALL NON-HISTORIC TEXTURED WALL PAPER AND PEG BOARDS IN THIS ROOM
D38	(E) HANDRAIL TO REMAIN

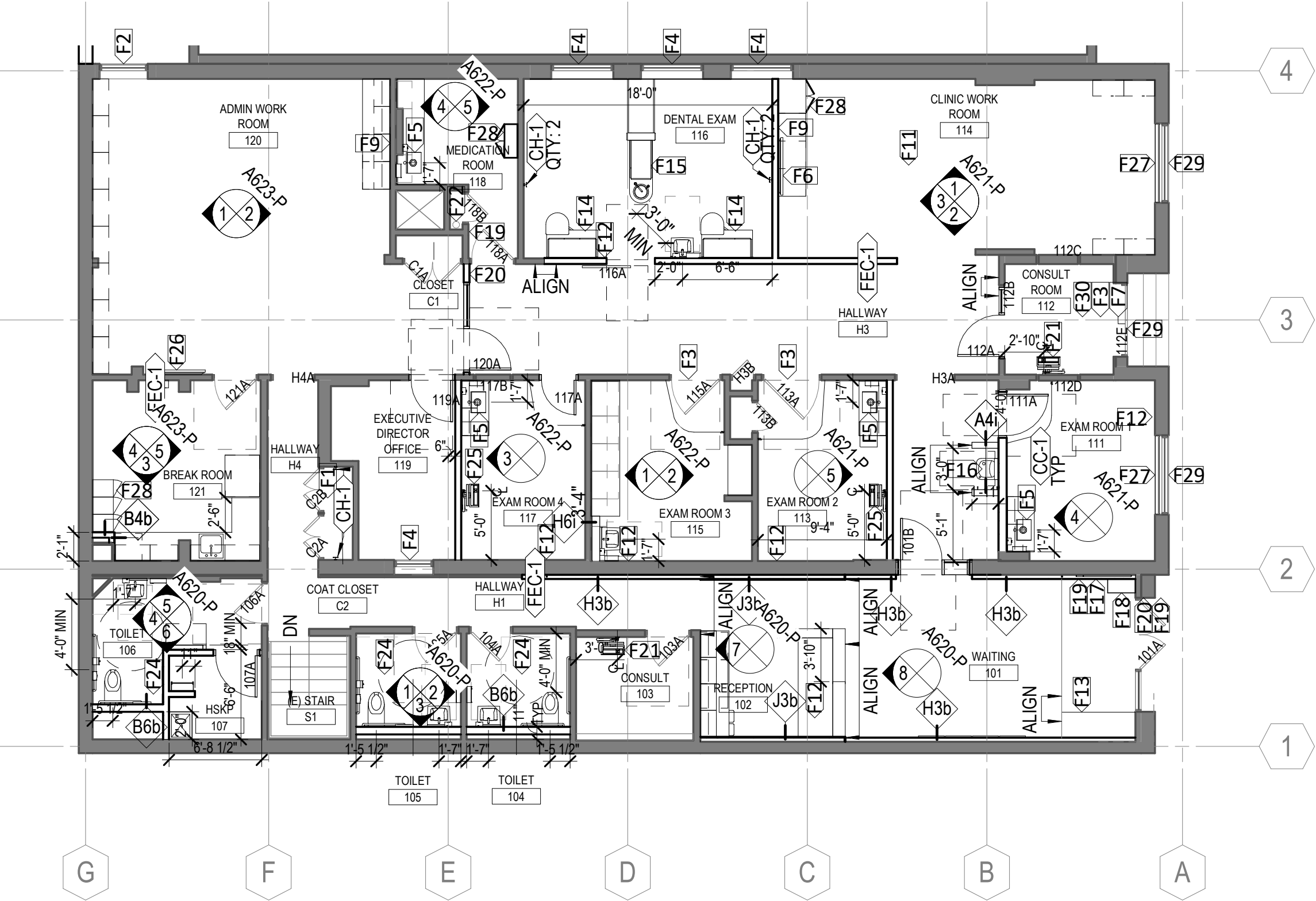


1 FLOOR PLAN - PROPOSED BASEMENT
1/8" = 1'-0"

HGA

NOTE: SEE A203-P FOR FLOOR PLAN GENERAL NOTES, KEYNOTES, AND LEGEND

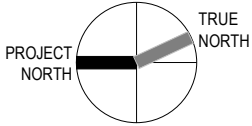


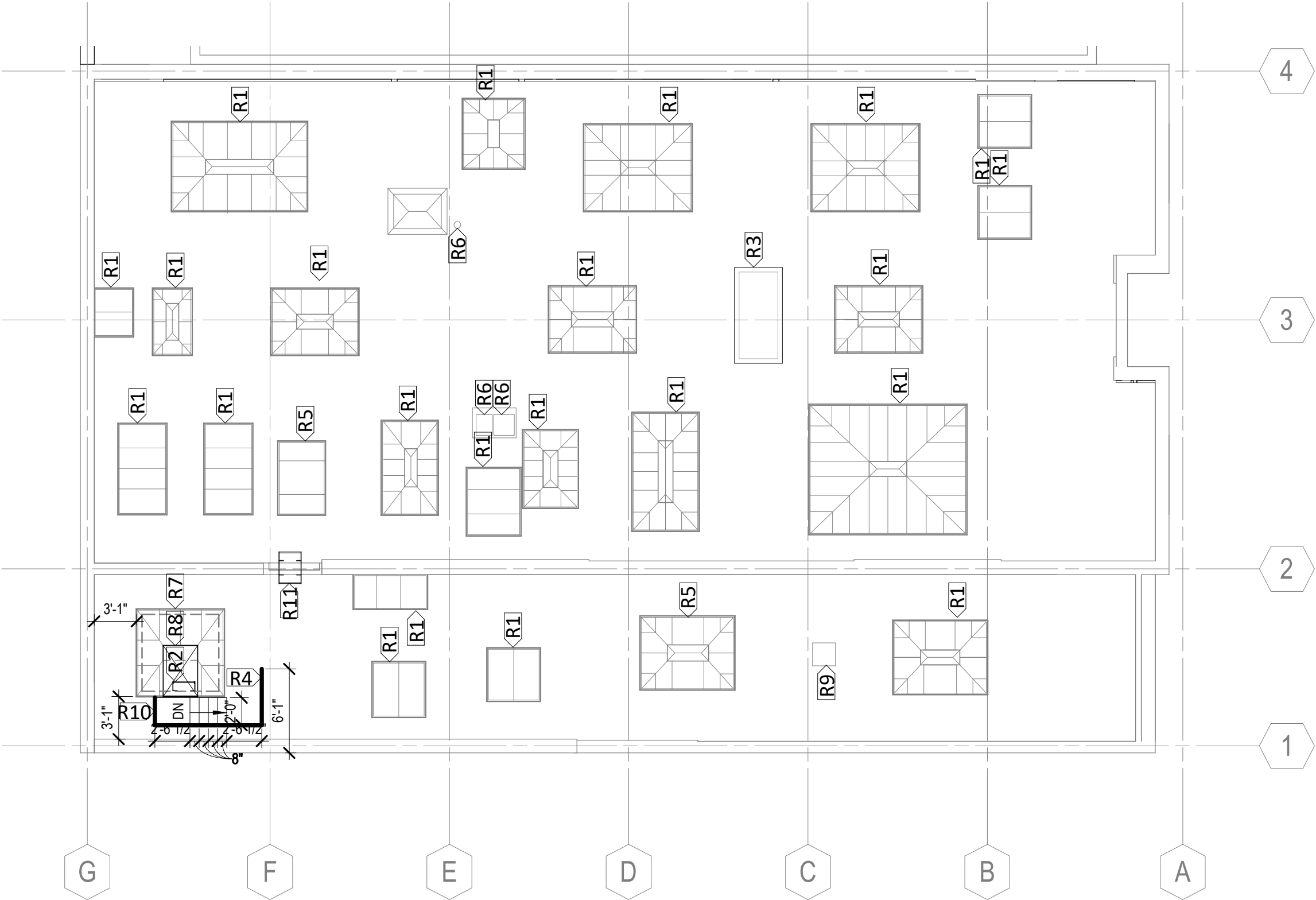


1 FLOOR PLAN - PROPOSED GROUND LEVEL
1/8" = 1'-0"

HGA

NOTE: SEE A203-P FOR FLOOR PLAN GENERAL NOTES, KEYNOTES, AND LEGEND





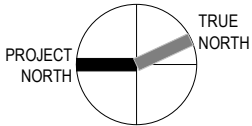
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1

FLOOR PLAN - PROPOSED ROOF

1/8" = 1'-0"

NOTE: SEE A204-P FOR ROOF PLAN GENERAL NOTES AND KEYNOTES



GENERAL NOTES - FLOOR PLAN

- A.

ALL INTERIOR PARTITIONS SHALL BE "A4a" UNLESS NOTED OTHERWISE.
- B.

PLAN DIMENSIONS ARE FROM FACE OF PARTITION TYPE AND DO NOT INCLUDE APPLIED FINISHES, UNLESS NOTED OTHERWISE. PLAN DIMENSIONS INDICATED AS "HOLD" OR "CLEAR" DIMENSIONS ARE FROM FACE OF APPLIED FINISH.
- C.

INSTALL WORK STRAIGHT, PLUMB, LEVEL, SQUARE, AND TRUE, IN PROPER ALIGNMENT.
- D.

FLATNESS: LEVEL FLOORS TO TRUE PLANE WITHIN 1/4 INCH (6 MM) IN 10'-0" (3 M) WHEN TESTED BY TEN FOOT (3 M) STRAIGHTEDGE PLACED ANYWHERE ON FLOOR IN ANY DIRECTION.
- E.

BEFORE PROCEEDING WITH PARTITION FRAMING, PROVIDE LAYOUT MARKINGS OF PARTITIONS AND ASSOCIATED IN-WALL ELECTRICAL DEVICES ON SUBFLOOR FOR REVIEW BY ARCHITECT. BEFORE PROCEEDING WITH PARTITION FRAMING, PROVIDE LAYOUT MARKINGS OF PARTITIONS AND ASSOCIATED IN-WALL ELECTRICAL DEVICES ON SUBFLOOR FOR REVIEW BY ARCHITECT.
- F.

COORDINATE FURNITURE-RELATED ELECTRICAL LAYOUT WITH FURNITURE VENDOR.
- G.

WHERE HANDRAILS, GRAB BARS, CABINETS, WALL-MOUNTED DOOR STOPS, OR OTHER WALL-HUNG ITEMS ARE ATTACHED TO PARTITIONS, INSTALL BACKER PLATES [OR WOOD BLOCKING] ACCURATELY POSITIONED AND FIRMLY SECURED TO METAL STUDS, WHETHER OR NOT SUCH BACKER PLATES OR BLOCKING ARE INDICATED ON DRAWINGS.
- H.

WHERE NEW WORK ABUTS, ALIGNS OR ADJOINS EXISITING MATERIALS, MAKE SMOOTH AND EVEN TRANSITION AND ELIMINATE EVIDENCE OF PATCHING AND REFINISHING. FINISH NEW WORK TO MATCH ADJACENT UNDISTURBED SURFACES, UNLESS NOTED OTHERWISE.
- I.

CLOSE AND PATCH HOLES AND OPENINGS IN EXISTING FLOOR, WALL AND CEILING WHICH EXIST OR RESULT FROM DEMOLITION OR ALTERATION WORK TO MATCH ADJACENT UNDISTURBED SURFACES.
- J.

PRIOR TO CONCEALMENT OF FIRE RESISTIVE MATERIALS BY OTHER WORK, PATCH AND REPAIR AREAS OF REMOVED OR DAMAGED APPLIED FIREPROOFING. COMPLETE PATCHING AND REPAIR TO MAINTAIN EXISTING FIRE-RESISTANCE DESIGN IN ACCORDANCE WITH FIREPROOFING MANUFACTURER'S WRITTEN INSTRUCTIONS FOR CONDITIONS OF EXPOSURE AND INTENDED USE. COORDINATE TESTING AND INSPECTION OF ASSEMBLIES AS REQUIRED BY AUTHORITIES HAVING JURISDICTION.
- K.

PROVIDE FIRESTOPPING OF PENETRATIONS AND VOIDS THROUGH FIRE-RATED WALL, FLOOR AND PARTITION ASSEMBLIES [AND ROOF] INCLUDING EMPTY OPENINGS AND OPENINGS CONTAINING CABLES, PIPES, DUCTS, CONDUIT AND OTHER ELEMENTS.
- L.

AT SOUND-RATED PARTITION WALLS, PROVIDE CONTINUOUS BEAD OF ACOUSTICAL SEALANT AT AT JUNCTURE OF BOTH FACES OF RUNNERS OR PLATES WITH FLOOR AND CEILING CONSTRUCTION, AND WHEREVER GYPSUM BOARD ABUTS DISSIMILAR MATERIALS.

•

AT OPENINGS AND CUTOUTS, FILL OPEN SPACES BETWEEN GYPSUM BOARD AND FIXTURES, CABINETS, DUCTS AND OTHER FLUSH OR PENETRATING ITEMS, WITH CONTINUOUS BEAD OF SEALANT.

•

SEAL SIDES AND BACKS OF ELECTRICAL BOXES TO COMPLETELY CLOSE OFF OPENINGS AND JOINTS.

M.

PROVIDE (2) COAT HOOKS ON THE BACKSIDE OF DOORS IN THE FOLLOWING ROOMS: EXAM ROOMS, CONSULT ROOMS, TOILET ROOMS, AND DIRECTOR OFFICE. ONE SHALL BE AT ADA HEIGHT AND THE OTHER AT STANDARD HEIGHT. SEE FLOOR PLANS FOR ALL OTHER COAT HOOK LOCATIONS AND QUANTITIES. ONE SHALL BE AT ADA HEIGHT AND THE OTHERS AT STANDARD HEIGHT.

N.

REPLACE ALL GLAZING IN ALL SKYLIGHTS AND EXTERIOR WINDOWS WITH TEMPERED LAMINATED GLASS TO MATCH EXISTING.

O.

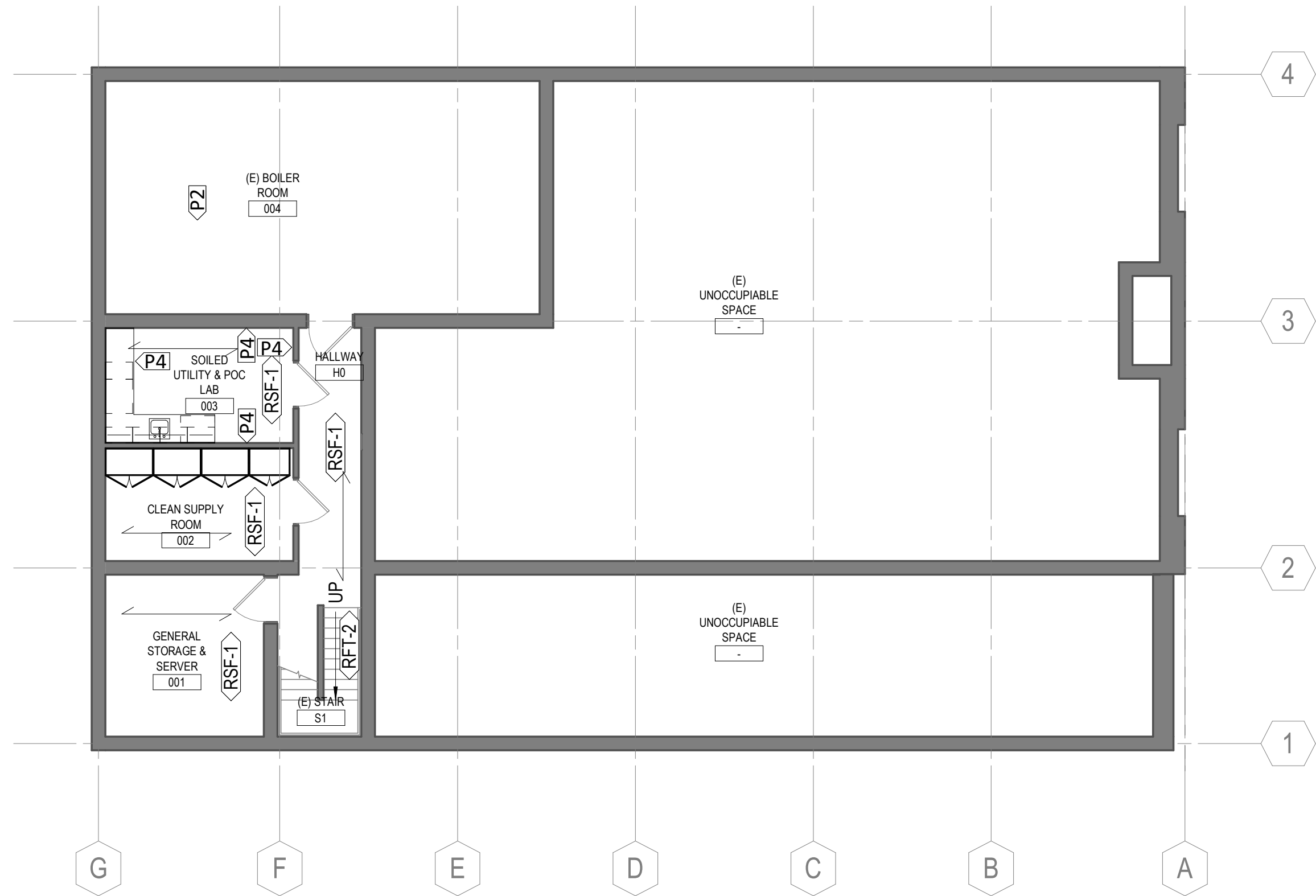
PATCH ALL HOLES IN HISTORIC TILE WITH SILICONE CAULK.
- CONSTRUCTION PLAN LEGEND
- SEE A010 FOR ALL GENERAL NOTES, ABBREVIATIONS, AND SYMBOLS
- | | | |
|--|----------------------------|-------------|
| | (E) CONSTRUCTION TO REMAIN | <div></div> |
| | (N) CONSTRUCTION | <div></div> |
-
- DOOR TAG
SEE DOOR SCHEDULE AND LEGEND
FOR ADDITIONAL INFORMATION
-
- INTERIOR PARTITION TAG
SEE PARTITION SHEET FOR
ADDITIONAL INFORMATION
-
- WINDOW TAG
SEE DOOR SCHEDULE AND LEGEND
FOR ADDITIONAL INFORMATION
- KEYNOTES - FLOOR PLAN.
- | # | DESCRIPTION |
|-----|--|
| F1 | PROVIDE ROD AND SHELF; SEE 8/A600; PROVIDE ADA COAT HOOKS AS SHOWN IN LIEU OF ADA HEIGHT ROD AND SHELF |
| F2 | (E) WINDOW TO REMAIN; REPLACE DAMAGED GLASS ONLY |
| F3 | ADD GLSF-1 TO VISION PANEL IN EXISTING DOOR |
| F4 | (E) CLERESTORY WINDOW TO REMAIN; REPLACE DAMAGED GLASS ONLY |
| F5 | (N) INTEGRAL SINK |
| F6 | LARGE MONITOR WITH BRACKET <AV EQ-1>; PROVIDE BACKING |
| F7 | (E) EXTERIOR DOORS TO REMAIN. REMOVE INTERIOR HARDWARE, SECURE, AND ADD SIGNAGE - NOT AN EXIT/ENTRANCE |
| F8 | NEW DOMESTIC HOT WATER HEATER; 6" COMBINED FLUE UP THROUGH MEDICATION ROOM CLOSET UP TO ROOF; SEE MECHANICAL DRAWINGS FOR MORE INFO |
| F9 | NURSE CALL BASE STATION |
| F10 | EYE WASH FIXTURE |
| F11 | FLOOR OUTLET; SEE ELECTRICAL DRAWINGS; COORDINATE LOCATION WITH FURNITURE |
| F12 | NURSE CALL |
| F13 | BUILT IN BENCH WITH STORAGE AND FABRIC AND FOAM TOP |
| F14 | PREMANUFACTURED DENTAL CASEWORK WITH ELECTRICAL AND PLUBMING REQUIREMENTS; PROVIDE BACKING; COORDINATE WITH DENTAL EQUIPMENT VENDOR |
| F15 | PREMANUFACTURED DENTAL CASEWORK WITH SINK AND ELECTRICAL REQUIREMENTS; ANCHOR TO FLOOR; COORDINATE WITH DENTAL EQUIPMENT VENDOR |
| F16 | LOW DRINKING FOUNTAIN WITH BOTTLE FILLER |
| F17 | HOT WATER TEMPERATURE ALARM PANEL |
| F18 | COVER EXISTING PG&E METER HOUSING WITH NEW 1/4" PLAM-1 SIDING; REMOVE (E) DOOR AND REPLACE WITH PLAM-1 DOOR; PROVIDE NEW LATCH |
| F19 | DOOR ACTUATOR |
| F20 | ACCESS KEYPAD |
| F21 | NEW WALL MOUNTED COMPUTER; ADD NEW FRAMING AS REQUIRED FOR BACKING IN NON HISTORIC WALL/INFILL |
| F22 | 6" DIAMETER FLUE; SEE MECHANICAL DIAGRAM FOR MORE INFO |
| F23 | PROVIDE (2) COMBUSTION AIR GRILLES; ONE ON DOOR WITHIN 12" FROM FLOOR AND ONE ON WALL WITHIN 12" FROM CEILING ; SEE MECHANICAL DRAWINGS FOR MORE INFO |
| F24 | PROVIDE OR REUSE FLOOR DRAIN |
| F25 | NEW WALL MOUNTED COMPUTER; PROVIDE BACKING |
| F26 | LARGE MONITOR WITH CEILING MOUNTED BRACKET <AV EQ-2> |
| F27 | REPLACE (E) GLAZING WITH TEMPERED LAMINATED INSULATING LOW-E SAFETY GLASS INTO (E) WOOD FRAME; MAINTAIN EXTERIOR MUNTIN DIMENSION AND MODIFY INTERIOR SIDE OF FRAME AS NEEDED FOR INCREASED GLAZING THICKNESS; FIX WINDOW IN PLACE SO NON-OPERABLE |
| F28 | LOCKERS AND TALL STORAGE TO BE ANCHORED AS REQUIRED BY CODE |
| F29 | REMOVE (E) NON-HISTORIC METAL GRATE FROM WINDOWS |
| F30 | REPLACE (E) GLAZING IN DOOR WITH TEMPERED LAMINATED INSULATING LOW-E SAFETY GLASS; MAINTAIN EXTERIOR MUNTIN DIMENSION AND MODIFY INTERIOR SIDE OF FRAME AS NEEDED FOR INCREASED GLAZING THICKNESS |
- HGA
- JULY 7, 2020

GENERAL NOTES - ROOF PLAN

- A. UNIFORMLY SLOPE TAPERED INSULATION MINIMUM 1/4" IN HEIGHT PER 1'-0" HORIZONTALLY (OR AS REQUIRED BY CODE) AT LEVEL ROOF AREAS, UNLESS OTHERWISE NOTED.
- B. MINIMUM ROOF INSULATION THICKNESS AT ROOF DRAINS (LOW POINT) = _ _ " SLOPE CRICKET INSULATION TO DRAIN AROUND PENETRATIONS (VENTS, STACK, ETC) AND AT VALLEYS BETWEEN ROOF DRAINS.
- C. UNLESS THERE ARE SCUPPERS PROVIDE SECONDARY ROOF DRAINS 2" ABOVE PRIMARY ROOF DRAIN.
- D. REPLACE ALL (E) SKYLIGHT GLAZING WITH GL-32T AND REPAIR FRAMES AS NEEDED DUE TO GLAZING REPLACEMENT OR EXISTING DAMAGE. PROVIDE WATERTIGHT ASSEMBLY.
- E. REPAIR OR REPLACE ALL (E) VENT TOPS TO PROVIDE WATERTIGHT ASSEMBLY.

KEYNOTES - ROOF PLAN

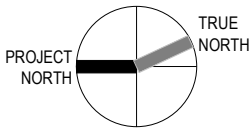
#	DESCRIPTION
R1	(E) SKYLIGHT TO REMAIN, TYP
R2	(N) ROOF LADDER
R3	(N) MECH UNIT AND PLATFORM. SEE STRUCTURAL FOR LOCATIONA AND CURB DETAIL
R4	(N) 42" TALL GUARDRAIL
R5	(E) SKYLIGHT OPENING TO BE USED FOR (N) DUCTING ROUTING; DROP CEILING BELOW TO CONCEAL OPENING; SEE MECHANICAL DIAGRAM FOR MORE INFO
R6	(N) MECHANICAL DUCTING; FEED THROUGH (E) ROOF HATCH AND PROVIDE WATERTIGHT CONNECTION
R7	(E) SKYLIGHT OPENING TO BE USED FOR (N) DUCTING ROUTING AND ROOF ACCESS HATCH; DROP CEILING BELOW TO CONCEAL OPENING; SEE MECHANICAL DIAGRAM FOR MORE INFO
R8	(N) ROOF ACCESS HATCH
R9	(N) MECHANICAL DUCTING PENETRATION; PENETRATION TO BE NO LARGER THAN 2'-0"X2'-0"
R10	(N) PLATFORM AND STEPS W/ 42" HIGH GUARDRAIL
R11	(N) LADDER OVER (E) PARAPET FOR ACCESS TO MECHANICAL UNIT



1 FINISH PLAN - PROPOSED BASEMENT
1/8" = 1'-0"

HGA

NOTE: SEE A262-P FOR FINISH PLAN GENERAL NOTES, KEYNOTES, AND LEGEND





GENERAL NOTES - FINISH PLAN

- A. REFER TO MATERIAL IDENTIFICATION SCHEDULE FOR TYPICAL FINISHES AND PRODUCT INFORMATION.
- B. CENTER CARPET TILE AND RESILIENT FLOOR TILE ABOUT ROOM AXES LEAVING EQUAL BORDER UNITS, UNLESS OTHERWISE INDICATED ON DRAWINGS. ADJUST SO THAT PERIMETER TILES ARE NOT LESS THAN ONE-HALF OF TILE WIDTH. DO NOT CUT FIELD TILES.
- C. CUT AND FIT CARPET TILE TO BUTT TIGHTLY TO VERTICAL SURFACES, PERMANENT FIXTURES, AND BUILT-IN FURNITURE.
- D. INSTALL CARPET AND RESILIENT FLOOR TILE PATTERNS PARALLEL TO WALLS AND BORDERS, UNLESS INDICATED OTHERWISE ON DRAWINGS.
- E. PROVIDE FLOOR TRANSITIONS AND CHANGES IN LEVEL COMPLYING WITH REQUIREMENTS OF APPLICABLE BUILDING CODES AND AUTHORITIES HAVING JURISDICTION.
- F. PROVIDE LEVELS OF GYPSUM BOARD FINISH FOR LOCATIONS AS FOLLOWS:
 - LEVEL 1: CEILING PLENUM AREAS AND CONCEALED AREAS, EXCEPT PROVIDE HIGHER LEVEL OF FINISH AS REQUIRED TO COMPLY WITH FIRE RESISTANCE RATINGS AND ACOUSTICAL RATINGS.
 - LEVEL 2: GYPSUM BOARD BELOW TILE AND BELOW STONE, EXCEPT REMOVE TOOL MARKS AND RIDGES.
 - LEVEL 4: GYPSUM BOARD SURFACES, EXCEPT WHERE ANOTHER FINISH LEVEL IS INDICATED.
 - LEVEL 5: ALL TOILET ROOM WALLS AND CEILINGS; OTHER LOCATIONS WHERE INDICATED
- G. PROTECT NEW WORK AND EXISTING CONSTRUCTION TO REMAIN FROM DAMAGE THROUGHOUT CONSTRUCTION PERIOD.
- H. DO NOT LOCATE ELECTRICAL OR DATA/TELECOMMUNICATION DEVICES ON SURFACES INCLUDING, BUT NOT LIMITED TO, ACCENT PAINTS, MARKER BOARDS, AND FABRIC WRAPPED PANELS. REFER TO SPECIFICATIONS FOR SUBMITTAL REQUIREMENTS FOR DEVICE LOCATIONS.
- I. PROVIDE <RB-1> AT ALL LOCATIONS WHERE EXISTING TILE DOES NOT OCCUR, UNO.
- J. PROVIDE <PT-1> ON ALL WALLS AND CEILINGS, UNO.
- K. ALL TOILET ROOM PAINTED WALLS AND CEILINGS (WHERE TILE DOES NOT OCCUR) TO BE SEMI-GLOSS FINISH. ALL OTHER PAINTED WALLS TO BE EGGSHELL FINISH, UNO.; ALL OTHER PAINTED CEILINGS TO BE FLAT FINISH, UNO.

KEYNOTES - FLOOR FINISH PLAN

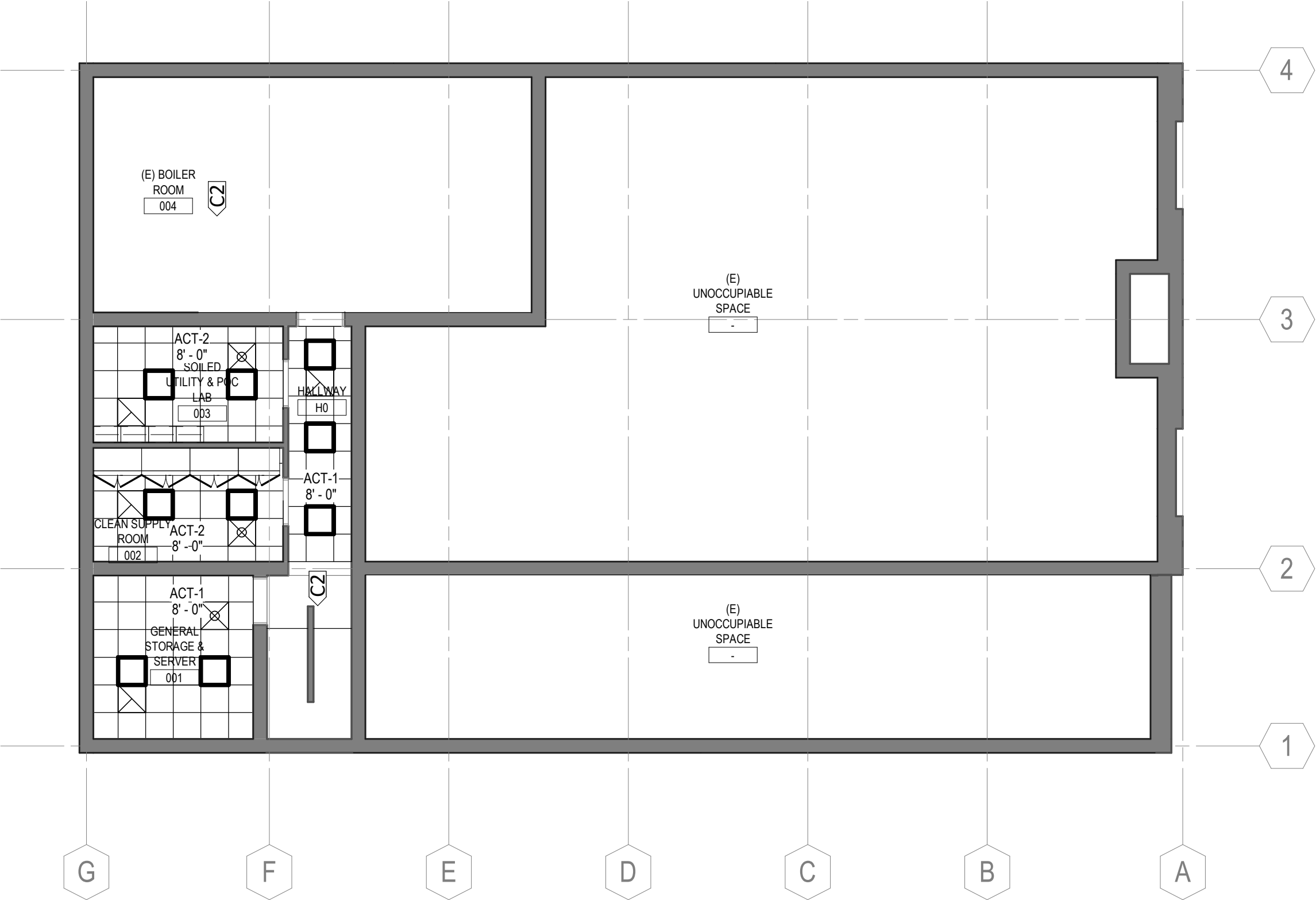
#	DESCRIPTION
P2	EXISTING FINISHES TO REMAIN
P3	ALIGN WGS WITH HEIGHT OF EXISTING TILE
P4	THIS WALL TO RECEIVE RB-2
P5	FTRS-1
P6	DESIRED LOCATION OF HEAT WELD
P7	WCG-1
P8	PROVIDE FRY REGLET EDGE TRIM DRME AT CORNER; COLOR TBD

FINISH LEGEND

SEE A010 FOR ALL GENERAL NOTES, ABBREVIATIONS, AND SYMBOLS



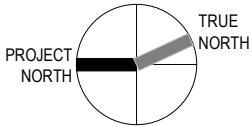
FLOOR PATTERN DIRECTIONAL SYMBOL



1 REFLECTED CEILING PLAN - PROPOSED BASEMENT
1/8" = 1'-0"

HGA

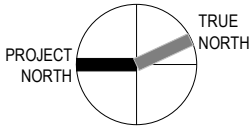
NOTE: SEE A302-P FOR REFLECTED CEILING PLAN GENERAL NOTES, KEYNOTES, AND LEGEND





1 REFLECTED CEILING PLAN - PROPOSED GROUND LEVEL
1/8" = 1'-0"

NOTE: SEE A302-P FOR REFLECTED CEILING PLAN GENERAL NOTES, KEYNOTES, AND LEGEND



GENERAL NOTES - CEILING PLAN

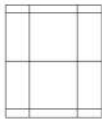
- A. CEILING HEIGHTS ARE DIMENSIONED FROM FLOOR DATUM ELEVATION TO FINISHED CEILING, UNLESS OTHERWISE NOTED.
- B. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION RELATIVE TO DEVICE AND FIXTURE LOCATIONS.
- C. COORDINATE INTEGRATION OF CEILING SYSTEMS WORK INCLUDING, BUT NOT LIMITED TO, MECHANICAL, ELECTRICAL, SPRINKLER AND FIRE PROTECTION, TELECOMMUNICATIONS, AND STRUCTURAL SYSTEMS, TO MAINTAIN CEILING HEIGHT INDICATED. NOTIFY ARCHITECT OF CONFLICTS PRIOR TO PROCEEDING WITH THE WORK.
- D. LOCATE COMPONENTS WITHIN CEILING PLENUM TO MAXIMIZE CLEAR AREA FOR INSTALLATION OF LIGHT FIXTURES AND ACCOMMODATE FIXTURE LAYOUT AS INDICATED.
- E. WHERE DOORS WITH HOLD-OPEN DEVICES ARE REQUIRED, PROVIDE SMOKE DETECTOR WITHIN 5 FEET OF OPENING ON BOTH SIDES OF DOORWAY. VERIFY LOCATION OF SMOKE DETECTORS WITH ARCHITECT PRIOR TO INSTALLATION.
- F. PROVIDE ACCESS PANELS AT GYPSUM BOARD CEILINGS AND WHERE ACCESS IS REQUIRED FOR ITEMS OF MECHANICAL, PLUMBING AND ELECTRICAL WORK LOCATED BEHIND OR ABOVE FINISHED WALLS OR CEILINGS WHICH REQUIRE ACCESS, WHETHER OR NOT SUCH PANELS ARE INDICATED ON DRAWINGS. VERIFY LOCATION OF ACCESS PANELS WITH ARCHITECT PRIOR TO INSTALLATION.
- G. REVIEW LOCATION OF LIFE-SAFETY DEVICES AND/OR EQUIPMENT NOT SHOWN ON THE DRAWINGS WITH ARCHITECT PRIOR TO INSTALLATION.
- H. COORDINATE ABOVE CEILING DRAFTSTOP LOCATIONS IN ACCORDANCE WITH REQUIREMENTS OF APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION.
- I. ACOUSTICAL CEILING GRID AND LIGHTING SHALL BE CENTERED IN ROOM(S) UNLESS NOTED OTHERWISE.
- J. CENTER RECESSED LIGHTS, ELECTRICAL, MECHANICAL DEVICES AND SPRINKLER HEADS WHEN SHOWN IN CEILING TILES. WHERE RECESSED LIGHTS ARE SHOWN OFF-CENTER IN 2X4 SCORED CEILING TILE, CENTER THE FIXTURE WITHIN THE 2X2 PORTION OF THE TILE.
- K. CEILING FINISHES ADJACENT TO OR WITHIN THE LIMITS OF CONSTRUCTION DISTURBED OR DAMAGED BY CONSTRUCTION SHALL BE PATCHED TO MATCH EXISTING ADJACENT CEILING FINISH.
- L. REPAIR OR REPLACE AREAS WITHIN CEILINGS EXISTING TO REMAIN AS NEEDED DUE TO EXISTING DAMAGE.
- M. PROVIDE NEW SPRINKLER SYSTEM THROUGHOUT BUILDING.

KEYNOTES - CEILING PLAN.

#	DESCRIPTION
C1	NO CEILING IN THIS ROOM OR AREA
C2	EXISTING CEILING TO REMAIN
C3	EXISTING HEADER; PAINT TO MATCH CEILING
C4	LUMINART IN THE WIND PENDANT HORIZONTAL
C5	EXISTING SOFFIT TO REMAIN
C6	EXISTING VAULTED CEILING TO REMAIN
C7	SALVAGE (E) PENDANT LIGHTING FIXTURE AND REPLACE WITH (1) 50CM AND (1) 40CM LUMINART BOLLA PENDANTS WITH PLISSE TEXTILE COLOR COD. 513 IVORY; PROVIDE HARDWARE TO ALLOW BOTH PENDANTS TO HANG FROM SINGLE ATTACHMENT AT PEAK OF VAULTED CEILING
C8	PAINT SOFFIT EDGE SAME COLOR AND FINISH LEVEL AS GYP CEILING
C9	SKYLIGHT ABOVE CEILING
C10	CREATE HEADER BETWEEN EXISTING STAIR CEILING AND NEW ACT CEILING
C11	PROVIDE TINTED FILM <GLSF-2> ON SKYLIGHT FOR GLARE REDUCTION
C12	PROVIDE SOFFIT UP TO EXISTING ROOF STRUCTURE TO ALLOW FOR FULL WINDOW TO REMAIN ACCESSIBLE
C13	LUMINART 60CM BOLLA PENDANTS WITH COTTON COLOR COD.319 TEAL

RCP LEGEND

SEE A010 FOR ALL GENERAL NOTES, ABBREVIATIONS, AND SYMBOLS



2x2 ACT; SEE PLAN FOR CEILING HEIGHTS



2x4 ACT; SEE PLAN FOR CEILING HEIGHTS



GYPSUM BOARD CEILING; SEE PLAN FOR CEILING HEIGHTS



2X2 LIGHT FIXTURE: FINELITE HPRLED-EP-ANR



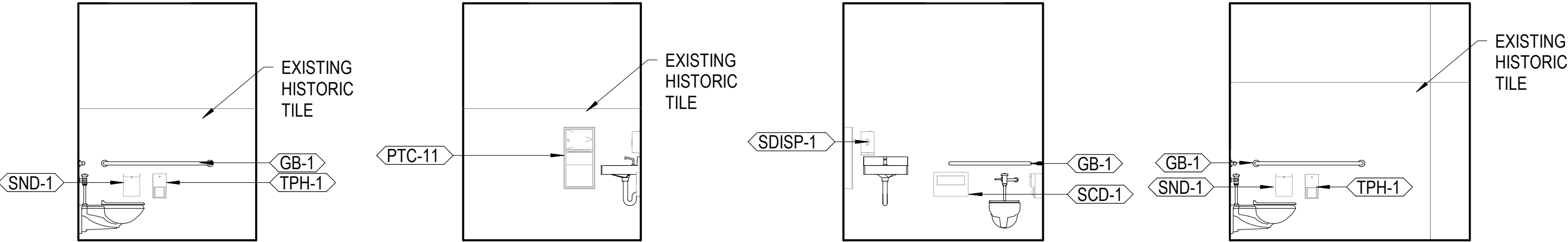
2X4 LIGHT FIXTURE: FINELITE HPRLED-EP-ANR



RECESSED DOWNLIGHT: LUCIFER FRAXION4



EXIT SIGN

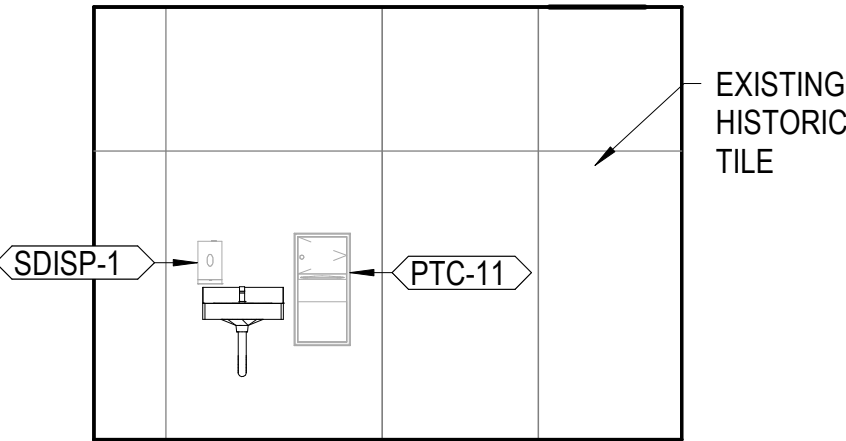


1 TOILET 105 - NORTH (P)
1/4" = 1'-0"

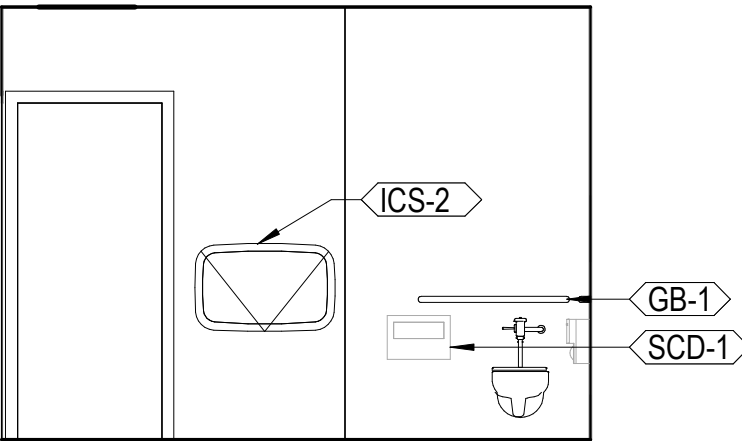
2 TOILET 105 - SOUTH (P)
1/4" = 1'-0"

3 TOILET 105 - WEST (P)
1/4" = 1'-0"

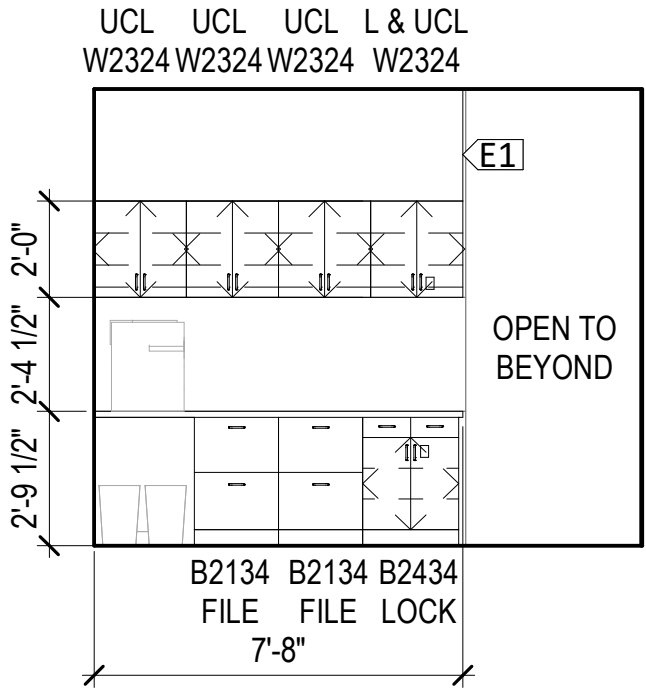
4 TOILET 106 - NORTH (P)
1/4" = 1'-0"



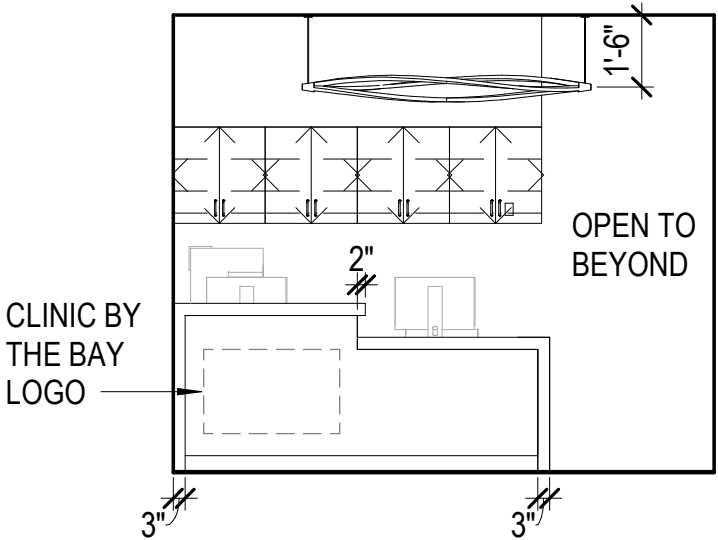
5 TOILET 106 - EAST (P)
1/4" = 1'-0"



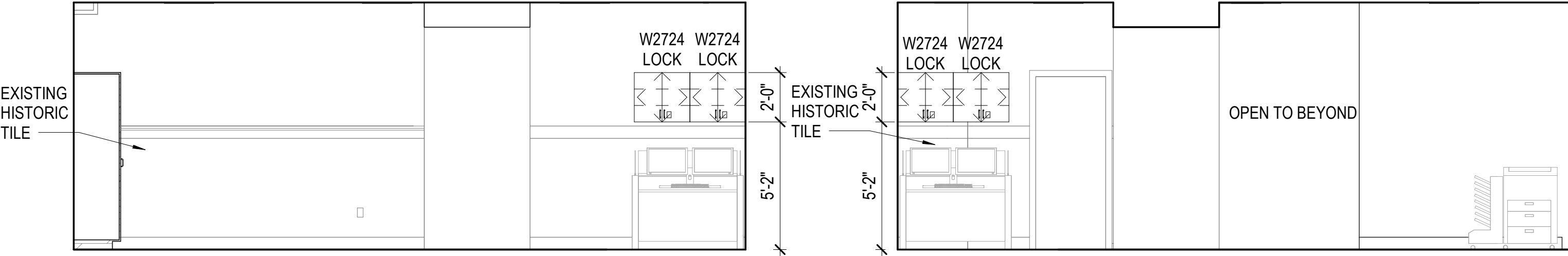
6 TOILET 106 - WEST (P)
1/4" = 1'-0"



7 RECEPTION 102 - NORTH (P)
1/4" = 1'-0"

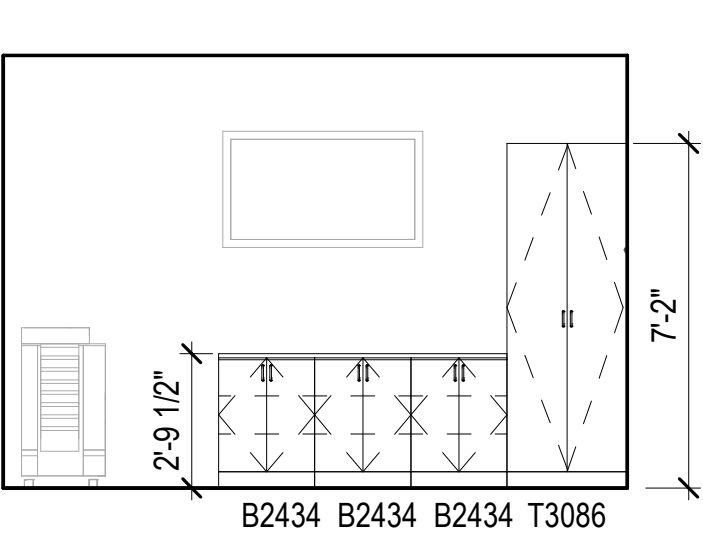


8 RECEPTION 102 - DESK (P)
1/4" = 1'-0"

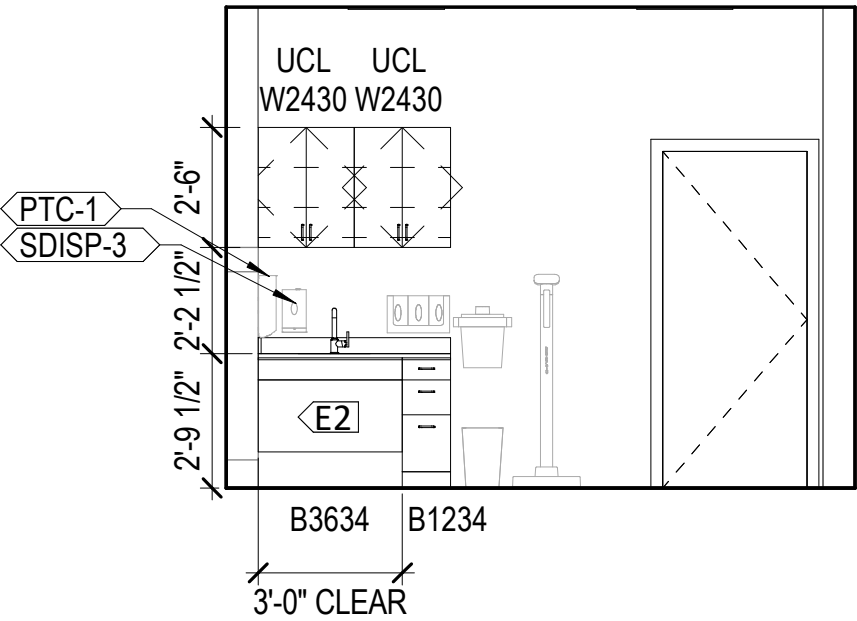


1 CLINIC WORK ROOM 114- EAST (P)
1/4" = 1'-0"

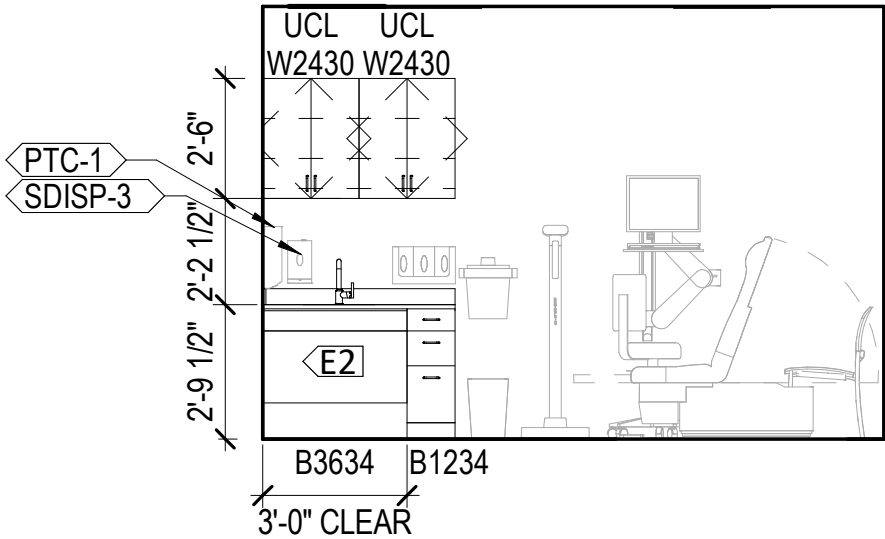
2 CLINIC WORK ROOM 114 - WEST (P)
1/4" = 1'-0"



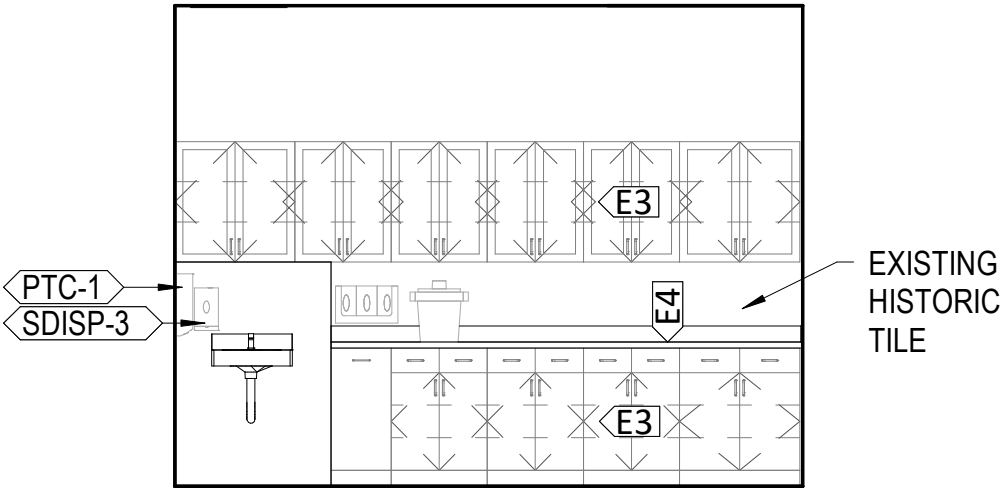
3 CLINIC WORK ROOM 114 - NORTH (P)
1/4" = 1'-0"



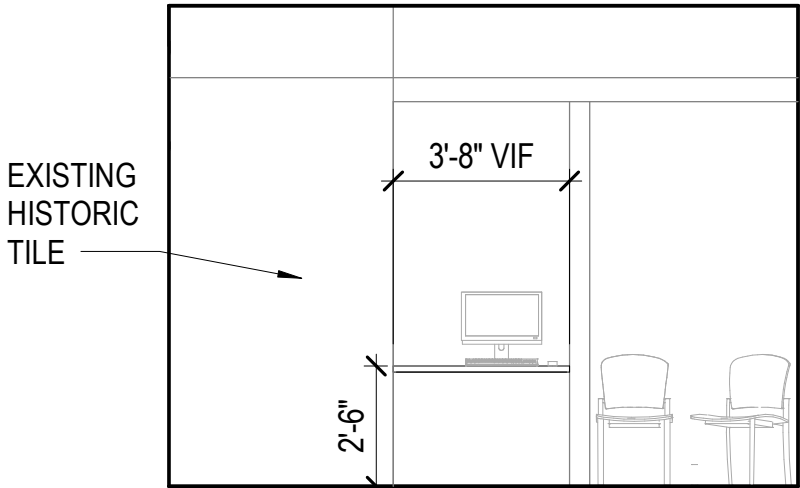
4 EXAM ROOM 111 - NORTH (P)
1/4" = 1'-0"



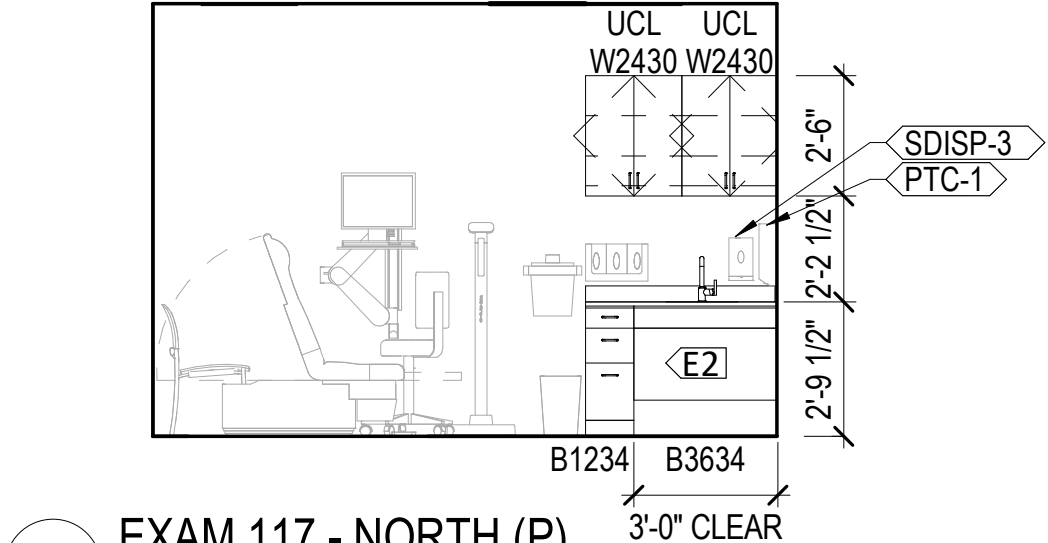
5 EXAM ROOM 113 - SOUTH (P)
1/4" = 1'-0"



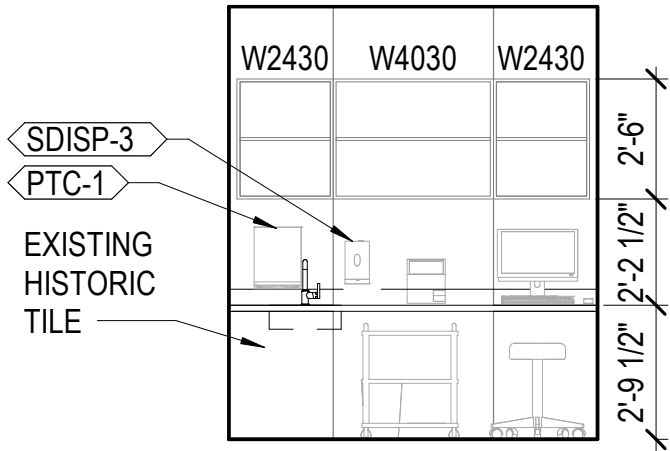
1 EXAM ROOM 115 - NORTH (P)
1/4" = 1'-0"



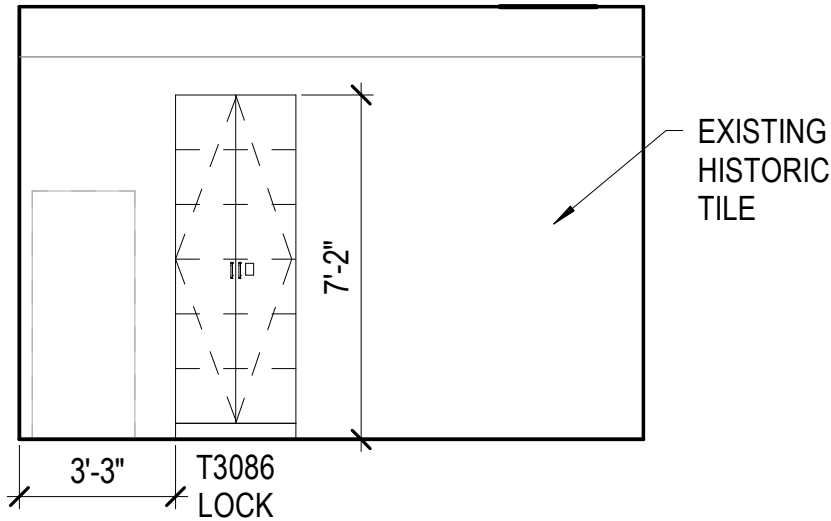
2 EXAM ROOM 115 - SOUTH (P)
1/4" = 1'-0"



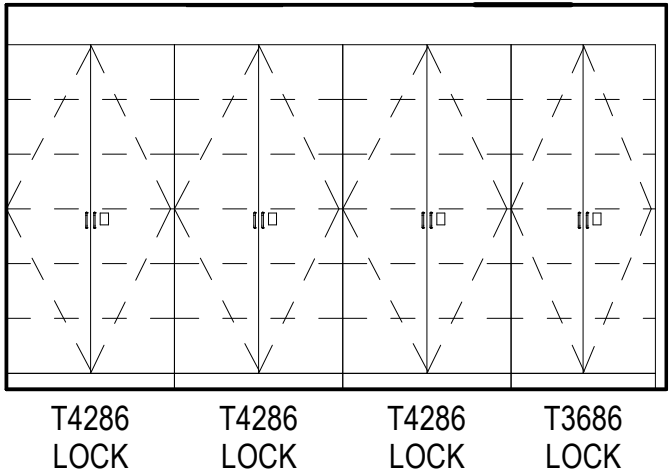
3 EXAM 117 - NORTH (P)
1/4" = 1'-0"



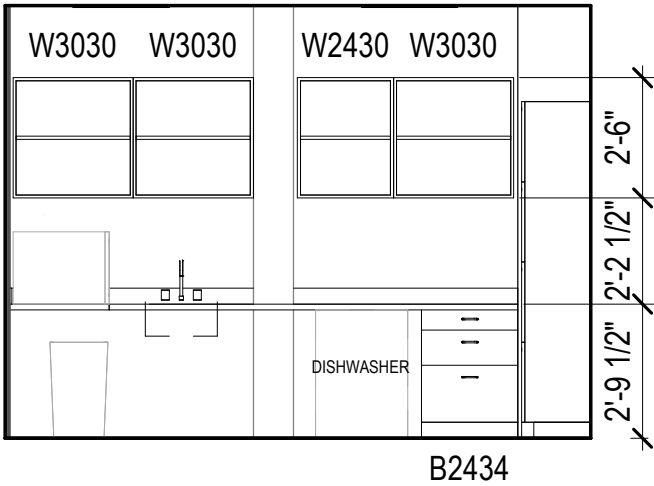
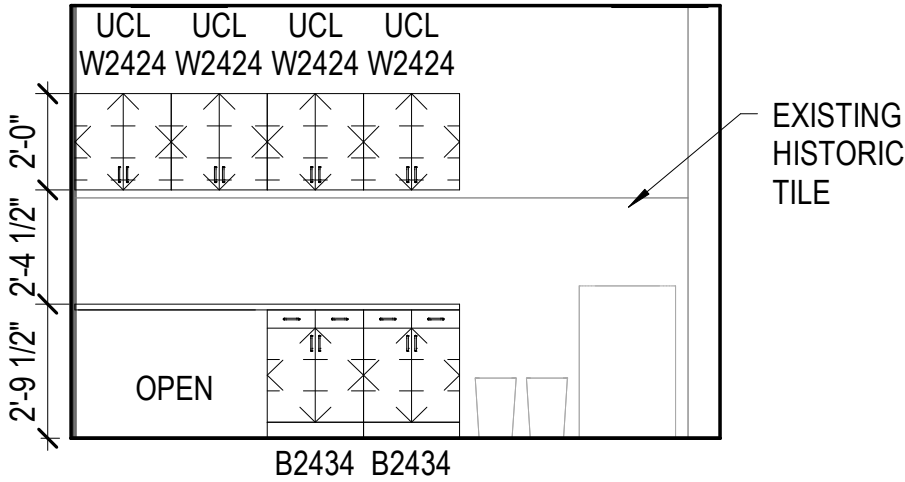
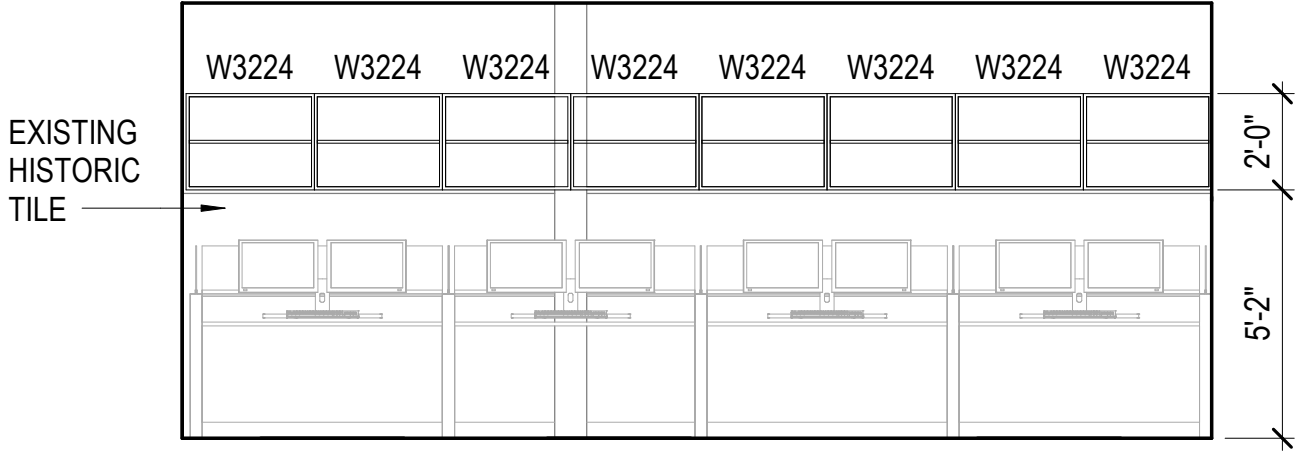
4 MED ROOM 118 - NORTH (P)
1/4" = 1'-0"



5 MED ROOM 118 - SOUTH (P)
1/4" = 1'-0"



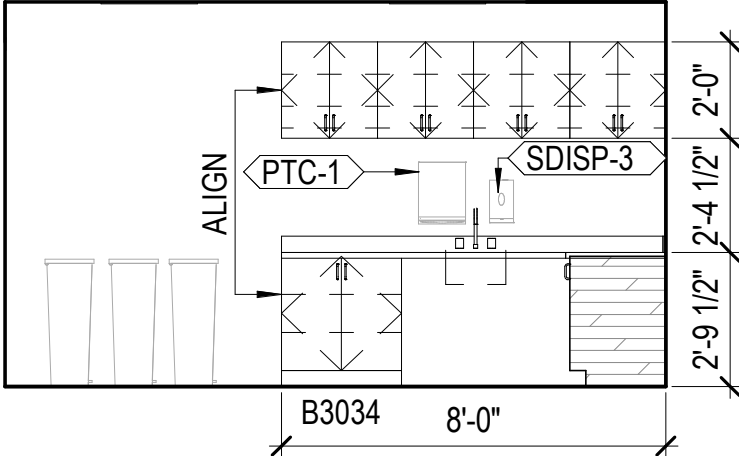
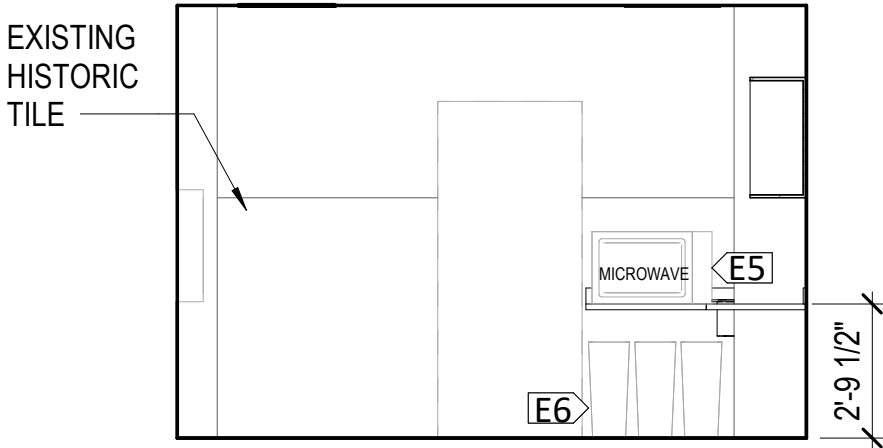
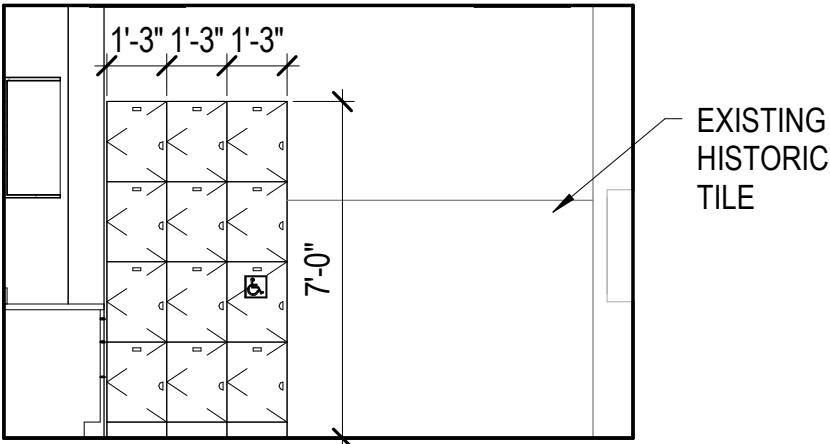
6 CLEAN SUPPLY ROOM 002 - EAST (P)
1/4" = 1'-0"



1 ADMIN WORK ROOM 120 - NORTH (P)
1/4" = 1'-0"

2 ADMIN WORK ROOM 120 - SOUTH (P)
1/4" = 1'-0"

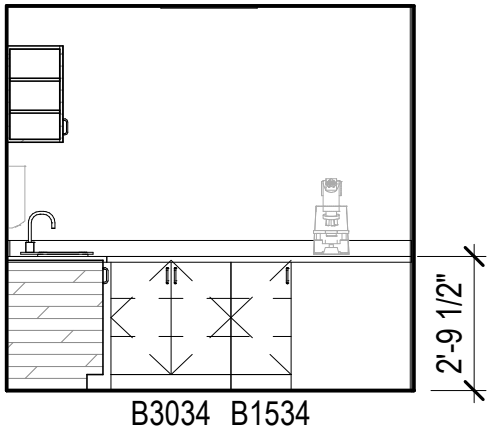
3 BREAK ROOM 121 - WEST (P)
1/4" = 1'-0"



4 BREAK ROOM 121 - NORTH (P)
1/4" = 1'-0"

5 BREAK ROOM 121 - SOUTH (P)
1/4" = 1'-0"

6 SOILED UTILITY & POC LAB 003 - WEST (P)
1/4" = 1'-0"



7 SOILED UTILITY & POC LAB 003 - NORTH (P)
1/4" = 1'-0"



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
35 ONONDAGA AVE		6959017
Case No.		Permit No.
2020-004998PRJ		
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
Project description for Planning Department approval. Certificate of Appropriateness for tenant Improvement of the San Francisco City and County-owned historic building 35 Onondaga. The building is 4,625 Gross SF (3,960 SF rentable per lease). The project scope of the tenant improvement will include demolition of non-historic, non-load bearing partitions; the addition of partitions, plumbing, electrical, and mechanical equipment; and the preservation/cleanup of historic elements. Built-in 1933, the historic former Alemany Emergency Hospital (35 Onondaga) and Health Center (45 Onondaga), were designated as a San Francisco Landmark in 2016 (Landmark Designation number 272). This tenant-improvement project will maintain historical character-defining features and update the current interior space to be used as a free medical and dental clinic.		

STEP 1: EXEMPTION CLASS

The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA).	
<input checked="" type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	Class 3 - New Construction. Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	Class 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services. FOR ENVIRONMENTAL PLANNING USE ONLY
<input type="checkbox"/>	Class ____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
<input type="checkbox"/>	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? Note that a categorical exemption shall not be issued for a project located on the Cortese List if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).
<input type="checkbox"/>	Transportation: Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? If yes, archeo review is required (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography). If yes, Environmental Planning must issue the exemption.
<input type="checkbox"/>	Slope = or > 25%: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required and Environmental Planning must issue the exemption.
Comments and Planner Signature (optional): Stephanie Cisneros	

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

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

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

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

STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
<input checked="" type="checkbox"/>	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input checked="" type="checkbox"/>	2. Interior alterations to publicly accessible spaces.
<input type="checkbox"/>	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input checked="" type="checkbox"/>	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A a. Per HRER or PTR dated b. Other (specify): </div> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category C (attach HRER or PTR) </div> </div>
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.	
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Stephanie Cisneros	

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

<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: HPC Hearing	Signature: Stephanie Cisneros 07/20/2020
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

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

MODIFIED PROJECT DESCRIPTION

Modified Project Description:

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:

- | | |
|--------------------------|--|
| <input type="checkbox"/> | Result in expansion of the building envelope, as defined in the Planning Code; |
| <input type="checkbox"/> | Result in the change of use that would require public notice under Planning Code Sections 311 or 312; |
| <input type="checkbox"/> | Result in demolition as defined under Planning Code Section 317 or 19005(f)? |
| <input type="checkbox"/> | Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption? |

If at least one of the above boxes is checked, further environmental review is required.

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

- | | |
|--------------------------|---|
| <input type="checkbox"/> | The proposed modification would not result in any of the above changes. |
|--------------------------|---|

If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can be filed within 10 days of posting of this determination.

Planner Name:

Date:

[Planning Code - Landmark Designation - 35-45 Onondaga Avenue (aka Alemany Emergency Hospital and Health Center)]

Ordinance designating 35-45 Onondaga Avenue (aka Alemany Emergency Hospital and Health Center), Assessor's Parcel Block No. 6956, Lot Nos. 016 and 017, as a Landmark under Planning Code, Article 10; and making environmental findings, findings of public necessity, convenience and welfare, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
Additions to Codes are in *single-underline italics Times New Roman font*.
Deletions to Codes are in ~~*strikethrough italics Times New Roman font*~~.
Board amendment additions are in double-underlined Arial font.
Board amendment deletions are in ~~strikethrough Arial font~~.
Asterisks (* * * *) indicate the omission of unchanged Code subsections or parts of tables.

Be it ordained by the People of the City and County of San Francisco:

(a) Pursuant to Section 4.135 of the Charter of the City and County of San Francisco, the Historic Preservation Commission has authority "to recommend approval, disapproval, or modification of landmark designations and historic district designations under the Planning Code to the Board of Supervisors."

(b) On May 20, 2015, following the submittal of a community sponsored Application for Historic Landmark Designation, the Historic Preservation Commission added 35-45 Onondaga Avenue (aka Alemany Emergency Hospital and Health Center), Lots 016 and 017 in Assessor's Block No. 6956, to the Landmark Designation Work Program.

(c) Planning Department staff Jonathan Lammers, who meets the Secretary of Interior's Professional Qualification Standards, reviewed the Application for Historic Landmark Designation for 35-45 Onondaga Avenue, dated October 5, 2015. This Application for Historic

1 Landmark Designation was also reviewed by Timothy Frye, Department staff, for accuracy
2 and conformance with the purposes and standards of Article 10.

3 (d) The Historic Preservation Commission, at its regular meeting of February 17,
4 2016, reviewed Department staff's analysis of 35-45 Onondaga Avenue's historical
5 significance per Article 10 as part of the Landmark Designation Case Report dated February
6 17, 2016.

7 (e) On February 17, 2016, the Historic Preservation Commission passed Resolution
8 No. 758, initiating designation of 35-45 Onondaga Avenue (aka Alemany Emergency Hospital
9 and Health Center), Lots 016 and 017 in Assessor's Block No. 6956, as a San Francisco
10 Landmark pursuant to Section 1004.1 of the San Francisco Planning Code. Such motion is
11 on file with the Clerk of the Board in File 160293 and incorporated herein by reference.

12 (f) On March 16, 2016, after holding a public hearing on the proposed designation
13 and having considered the specialized analyses prepared by Planning Department staff and
14 the Landmark Designation Case Report, the Historic Preservation Commission recommended
15 approval of the proposed landmark designation of 35-45 Onondaga Avenue (aka Alemany
16 Emergency Hospital and Health Center), Lots 016 and 017 in Assessor's Block No. 6956, in
17 Resolution No. 759. Such resolution is on file with the Clerk of the Board in File No. 160293.

18 (g) Pursuant to Planning Code Section 302, the Board of Supervisors finds that the
19 proposed landmark designation of 35-45 Onondaga Avenue (aka Alemany Emergency
20 Hospital and Health Center), Lots 016 and 017 in Assessor's Block No. 6956, will serve the
21 public necessity, convenience and welfare.

22 (h) The Board finds that the proposed landmark designation of 35-45 Onondaga
23 Avenue (aka Alemany Emergency Hospital and Health Center), Lots 016 and 017 in
24 Assessor's Block No. 6956, is consistent with the San Francisco General Plan and with
25 Planning Code Section 101.1(b) for the reasons set forth in Resolution No. 759,

1 recommending approval of the proposed designation, which is incorporated herein by
2 reference.

3 (i) The Planning Department has determined that the actions contemplated in this
4 Ordinance are in compliance with the California Environmental Quality Act (California Public
5 Resources Code section 21000 et seq., "CEQA"). Specifically, the Planning Department has
6 determined the proposed Planning Code amendment is subject to a Categorical Exemption
7 from CEQA pursuant to Section 15308 of the Guidelines for Implementation of the statute for
8 actions by regulatory agencies for protection of the environment (specifically in this case,
9 landmark designation). Said determination is on file with the Clerk of the Board of
10 Supervisors in File No. 160293 and is incorporated herein by reference.

11 (j) The Board of Supervisors hereby finds that 35-45 Onondaga Avenue (aka
12 Alemany Emergency Hospital and Health Center), Lots 016 and 017 in Assessor's Block
13 6956, has a special character and special historical, architectural, and aesthetic interest and
14 value, and that its designation as a Landmark will further the purposes of and conform to the
15 standards set forth in Article 10 of the San Francisco Planning Code.

16 Section 2: Designation. Pursuant to Section 1004 of the Planning Code, 35-45
17 Onondaga Avenue (aka Alemany Emergency Hospital and Health Center), Lots 016 and 017
18 in Assessor's Block No. 6956, is hereby designated as a San Francisco Landmark under
19 Article 10 of the Planning Code.

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25 Section 3. Required Data.

1 (a) The description, location, and boundary of the Landmark site consists of the City
2 parcel located at 35-45 Onondaga Avenue, Lots 016 and 017 in Assessor's Block No. 6956, in
3 San Francisco's Excelsior/Outer Mission Street neighborhood.

4 (b) The characteristics of the Landmark that justify its designation are described and
5 shown in the Landmark Designation Case Report and other supporting materials contained in
6 Planning Department Case Docket No. 2015-003877DES. In brief, 35-45 Onondaga Avenue
7 (aka Alemany Emergency Hospital and Health Center), Lots 016 and 017 in Assessor's Block
8 No. 6956, is eligible for local designation under National Register of Historic Places Criterion
9 A (as it is associated with events that have made a significant contribution to the broad
10 patterns of our history) and National Register of Historic Places Criterion C (as it embodies
11 distinctive characteristics of a type, period, or method of construction, conveys high artistic
12 values, and represents the work of a master architect). Specifically, designation of the
13 Alemany Emergency Hospital and Health Center is proper as the last buildings constructed as
14 part of San Francisco's emergency hospital system; and designed by master City Architect
15 Charles H. Sawyer. The buildings embody the distinctive characteristics of Spanish Baroque
16 and Spanish Colonial Revival style architecture; and the interior contains two significant interior
17 frescoes, "Birth" and "Community Spirit," painted in 1934 by the noted artist, Bernard
18 Zakheim.

19 (c) The particular features that shall be preserved, or replaced in-kind as
20 determined necessary, are those generally shown in photographs and described in the
21 Landmark Designation Case Report, which can be found in Planning Department Docket No.
22 No. 2015-003877DES, and which are incorporated in this designation by reference as though
23 fully set forth. Specifically, the following features shall be preserved or replaced in kind:

24 (1) All exterior elevations, architectural ornament and roofline of 35
25 Onondaga Avenue, and identified as:

1 (A) Four bay composition consisting of three symmetrical arched bays
2 toward the west and an arched bay with a lower roofline toward the east.

3 (B) Brick cladding consisting principally of red-colored stretchers
4 alternating with darker-colored headers.

5 (C) Cream-colored terra cotta cladding and ornament, including bands
6 of profiled terra cotta outlining the arched bays and entry, terra cotta ornament within the
7 typanums of the arched window bays featuring scrolls topped by urns and crosses, and terra
8 cotta beltcourses featuring pairs of colonettes topped by finials

9 (D) Central recessed entry accessed by steps clad in a chevron
10 pattern and scrolled metal handrails featuring a pair of partially-glazed and paneled wood
11 doors with an elaborate cream-colored terra cotta surround featuring flanking colonettes and a
12 floriated frieze with a central cartouche crowned by scrolling ornament, candles, and a plaque
13 reading "Alemany Emergency Hospital," surmounted by an entablature and a shield with a
14 cross at center.

15 (E) Metal and glass pendant light fixture hanging from the center of the
16 entry arch.

17 (F) Arched bay to the west (former ambulance entrance) featuring
18 terra cotta cladding and a wood frame opening, surrounded by rusticated terra cotta cladding.

19 (G) Roofline featuring two course of dog-tooth brick crowned by a
20 parapet covered with red clay tiles.

21 (H) Double-hung, wood sash windows with shouldered surrounds.

22 (I) Wire-glass skylights (some screened with non-historic materials on
23 the interior) and their relationship to the space below.

24 (2) The character-defining interior features of the building at 35 Onondaga
25 Avenue, which have historically been accessible to the public, include:

1 (A) Entry vestibule featuring tan-colored wall tiles with blue-colored tile
2 borders, blind arches and a vaulted ceiling.

3 (B) Open volume of former hospital ward at front of building with
4 cream-colored tile wainscot with tan-colored tile border outlining the wood door and transom
5 openings.

6 (C) Former operating room and scrub room configuration with blue-
7 green-colored wall tile and built in cabinets at south end. Contemporary walls and cabinets
8 dividing the operating room are not character defining.

9 (D) Staircase to basement featuring cream-colored tile with tan-
10 colored border.

11 (3) All exterior elevations, architectural ornament and roofline of 45
12 Onondaga Avenue, and identified as:

13 (A) Flat roofed wing and combination hip and gable roof clad with
14 Spanish Clay tiles.

15 (B) Irregular massing with a one-story wing fronting Onondaga Avenue
16 connecting to a two-story wing toward the rear.

17 (C) Two-story rounded tower at the intersection of the one- and two-
18 story wings featuring an arched recessed entry flanked by grid niches and metal and glass
19 lights, a recessed window opening, and a roofline featuring zig-zag stucco relief, pipe vents
20 and a conical roof clad with Spanish clay tiles.

21 (D) Courtyard featuring rounded stucco walls, a decorative iron gate
22 with shield ornament, and a curving seat bench on the interior.

23 (E) Double-hung wood windows with ogee lugs.

24 (F) Pointed arch tripartite window with wood sashes and turned wood
25 mullions, as well as clay pipe vents beneath the gable end facing Onondaga Avenue.

1 (G) Brick chimneys.

2 (H) Copper rain gutters (portions missing).

3 (4) The character-defining interior features of the building at 45 Onondaga
4 Avenue, which have historically been accessible to the public, include:

5 (A) Lobby with double-height volume, gable ceiling with wood beams,
6 and vertical board wainscot with flat board trim throughout.

7 (B) Central fireplace featuring tile cladding with a floral tile accent,
8 wooden brackets with carved floriated ornament and Fleur-des-lis supporting a wood mantle,
9 and a tapered plaster chimney rising through a wood balcony with a decorative iron railing at
10 the second floor.

11 (C) Bernard Zakheim frescoes on the fireplace chimney at first floor
12 (partially painted over) and at second floor.

13 (D) Metal candle sconces flanking the fireplace.

14 (E) Wood staircase with turned wood balusters and vertical board
15 wainscot. Gabled ceiling at second floor landing of staircase.

16 (F) Door openings with paneled wood doors and flat board trim
17 flanking the fireplace on the first floor and arched openings flanking the chimney on the
18 second floor.

19 (G) Metal railing in punched window opening at second story of
20 rounded tower.

21 Section 4. The property shall be subject to further controls and procedures pursuant to
22 the San Francisco Planning Code and Article 10.

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24 ///

1 Section 5. Effective Date. This ordinance shall become effective 30 days after
2 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
3 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
4 of Supervisors overrides the Mayor's veto of the ordinance.

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6
7 APPROVED AS TO FORM:
8 DENNIS J. HERRERA, City Attorney

9 By:

10 
ANDREA RUIZ ESQUIDE
Deputy City Attorney

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City and County of San Francisco

Tails Ordinance

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

File Number: 160293

Date Passed: June 07, 2016

Ordinance designating 35-45 Onondaga Avenue (aka Alemany Emergency Hospital and Health Center), Assessor's Parcel Block No. 6956, Lot Nos. 016 and 017, as a Landmark under Planning Code, Article 10; and making environmental findings, findings of public necessity, convenience and welfare, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

May 16, 2016 Land Use and Transportation Committee - RECOMMENDED AS
COMMITTEE REPORT

May 16, 2016 Land Use and Transportation Committee - RECOMMENDED

May 24, 2016 Board of Supervisors - PASSED, ON FIRST READING

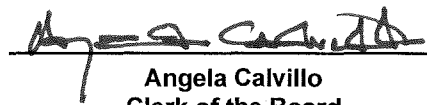
Ayes: 11 - Avalos, Breed, Campos, Cohen, Farrell, Kim, Mar, Peskin, Tang,
Wiener and Yee

June 07, 2016 Board of Supervisors - FINALLY PASSED

Ayes: 11 - Avalos, Breed, Campos, Cohen, Farrell, Kim, Mar, Peskin, Tang,
Wiener and Yee

File No. 160293

I hereby certify that the foregoing
Ordinance was FINALLY PASSED on
6/7/2016 by the Board of Supervisors of the
City and County of San Francisco.


Angela Calvillo
Clerk of the Board


Mayor

6/17/16
Date Approved



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Resolution No. 759 HEARING DATE MARCH 16, 2016

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

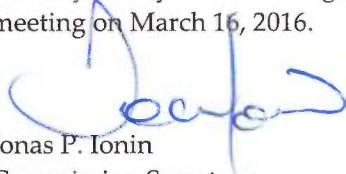
RESOLUTION TO RECOMMEND TO THE BOARD OF SUPERVISORS ARTICLE 10 LANDMARK DESIGNATION OF 35-45 ONONDAGA AVENUE, HISTORICALLY KNOWN AS THE ALEMANY EMERGENCY HOSPITAL AND HEALTH CENTER, LOTS 016 AND 017 IN ASSESSOR'S BLOCK 6956, AS AN ARTICLE 10 LANDMARK.

1. WHEREAS, a community-sponsored Application for Article 10 Landmark Designation for 35-45 Onondaga Avenue was submitted to the Planning Department by members of the New Mission Terrace Improvement Association; and
2. WHEREAS, on May 20, 2015 the Historic Preservation Commission added 35-45 Onondaga Avenue to the Landmark Designation Work Program; and
3. WHEREAS, the Historic Preservation Commission, at its regular meeting of February 17, 2016, reviewed Department staff's analysis of 35-45 Onondaga Avenue's historical significance per Article 10 as part of the Landmark Designation Case Report dated February 17, 2016 and initiated Landmark designation process through Resolution 758; and
4. WHEREAS, the Historic Preservation Commission finds that the 35-45 Onondaga Avenue nomination is in the form prescribed by the HPC and contains supporting historic, architectural, and/or cultural documentation; and
5. WHEREAS, the Historic Preservation Commission finds that 35-45 Onondaga Avenue, built in 1933, is significant as the last buildings constructed as part of San Francisco's emergency hospital system; and as the work of master City Architect Charles H. Sawyer, and embodies the distinctive characteristics of the Spanish Baroque and Spanish Colonial Revival architectural styles; and, contains two significant interior frescoes by noted artist, Bernard Zakheim, "Birth" and "Community Spirit," painted in 1934; and
6. WHEREAS, the Historic Preservation Commission finds that 35-45 Onondaga Avenue meets the eligibility requirements per Section 1004 of the Planning Code and warrants consideration for Article 10 landmark designation; and
7. WHEREAS, the Historic Preservation Commission finds that the boundaries and the list of character-defining features, as identified in the Department's Case Report dated February 17, 2016, should be considered for preservation under the proposed landmark designation as they relate to the building's historical significance and retain historical integrity.

8. WHEREAS, the proposed designation is consistent with the General Plan priority policies pursuant to Planning Code section 101.1 and furthers Priority Policy No. 7, which states that historic buildings be preserved, for reasons set forth in the February 17, 2016 Case Report; and
9. WHEREAS, the Department has determined that landmark designation is exempt from environmental review, pursuant to CEQA Guidelines Section 15308 (Class Eight - Categorical); and

THEREFORE BE IT RESOLVED, that the Historic Preservation Commission hereby recommends to the Board of Supervisors approval of landmark designation of 35-45 Onondaga Avenue, Assessor's Block 6956, Lots 016 and 017 pursuant to Article 10 of the Planning Code.

I hereby certify that the foregoing Resolution was adopted by the Historic Preservation Commission at its meeting on March 16, 2016.



Jonas P. Ionin
Commission Secretary

AYES: Hasz, Hyland, Johns, Matsuda, Pearlman, Wolfram

NAYS: None

ABSENT: Johnck

ADOPTED: March 16, 2016



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Resolution No. 758 HEARING DATE FEBRUARY 17, 2016

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

Reception:
415.558.6378

Fax:
415.558.6409

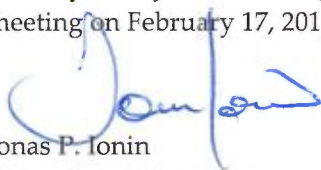
Planning
Information:
415.558.6377

RESOLUTION TO INITIATE 35-45 ONONDAGA AVENUE, HISTORICALLY KNOWN AS THE ALEMANY EMERGENCY HOSPITAL AND HEALTH CENTER, LOTS 016 AND 017 IN ASSESSOR'S BLOCK 6956, AS AN ARTICLE 10 LANDMARK.

1. WHEREAS, a community-sponsored Application for Article 10 Landmark Designation for 35-45 Onondaga Avenue was submitted to the Planning Department by members of the New Mission Terrace Improvement Association; and
2. WHEREAS, on May 20, 2015 the Historic Preservation Commission added 35-45 Onondaga Avenue to the Landmark Designation Work Program; and
3. WHEREAS, the Historic Preservation Commission finds that 35-45 Onondaga Avenue, built in 1933, is significant as the last buildings constructed as part of San Francisco's emergency hospital system; and
4. WHEREAS, the Historic Preservation Commission finds that 35-45 Onondaga Avenue, is significant as the work of master City Architect Charles H. Sawyer, and embodies the distinctive characteristics of the Spanish Baroque and Spanish Colonial Revival architectural styles; and
5. WHEREAS, 45 Onondaga Avenue, the former Alemany Health Center, also contains two significant interior frescoes by noted artist, Bernard Zakheim, "Birth" and "Community Spirit," painted in 1934;; and
6. WHEREAS, the Historic Preservation Commission finds that 35-45 Onondaga Avenue meets the eligibility requirements per Section 1004 of the Planning Code and warrants consideration for Article 10 landmark designation; and
7. WHEREAS, the Historic Preservation Commission finds that the boundaries and the list of character-defining features, as identified in the Department's Case Report, should be considered for preservation under the proposed landmark designation as they relate to the building's historical significance and retain historical integrity.

RESOLVED, that the Historic Preservation Commission hereby initiates 35-45 Onondaga Avenue, Assessor's Block 6956, Lots 016 and 017, as Article 10 Landmarks pursuant to Article 10 of the Planning Code.

I hereby certify that the foregoing Resolution was adopted by the Historic Preservation Commission at its meeting on February 17, 2016.



Jonas P. Ionin
Commission Secretary

AYES: Hasz. Hyland, Johnck, Johns, Matsuda, Pearlman, Wolfram

NAYS: None

ABSENT: None

ADOPTED: February 17, 2016



SAN FRANCISCO PLANNING DEPARTMENT

Landmark No. 272 Community-Sponsored Article 10 Landmark Designation

INITIATED BY THE HISTORIC PRESERVATION COMMISSION: FEBRUARY 17, 2016
APPROVED BY THE BOARD OF SUPERVISORS: JUNE 7, 2016
SIGNED BY MAYOR EDWIN M. LEE: JUNE 17, 2016

Staff Contact: Shannon Ferguson – (415) 575-9074
shannon.ferguson@sfgov.org
Reviewed By: Timothy Frye – (415) 575-6822
tim.frye@sfgov.org

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Information:
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<i>Historic Name:</i>	Alemany Emergency Hospital and Health Center
<i>Address:</i>	35-45 Onondaga Avenue
<i>Block/Lot:</i>	6959/016, 017
<i>Zoning:</i>	P – Public / NCD – Excelsior Outer Mission Street Neighborhood Commercial District
<i>Year Built:</i>	1933
<i>Architect:</i>	Charles H. Sawyer
<i>Applicant:</i>	New Mission Terrace Improvement Association / Lisa Dunseth
<i>Prior Historic Studies:</i>	
<i>Prior HPC Actions:</i>	On May 20, 2015 the Historic Preservation Commission voted to add 35-45 Onondaga Avenue to the Landmark Designation Work Program.

<i>Significance Criteria</i>	<ul style="list-style-type: none">▪ <u>Events</u>: Associated with events that have made a significant contribution to the broad patterns of our history.▪ <u>Architecture</u>: Embodies the distinctive characteristics of a type,
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	period, or method of construction, and possesses high artistic values.
<i>Statement of Significance:</i>	<p>The following excerpts are from the Landmark Designation Application:</p> <p>Funded by a 1928 public bond measure and built in 1933, they [these buildings] extended the City's emergency hospital system to cover a growing and underserved part of town which today remains predominately populated with modest, single-family homes in a district with few architecturally significant buildings. These buildings were the final piece of the citywide emergency hospital system to be built. It was a system which was once nationally known and respected. The buildings are remnants of a noble, and once controversial, effort to provide free and efficient emergency health care to the district.</p> <p>The buildings were planned and designed by City Architect Charles H. Sawyer who began his career with the city during the hectic rebuilding of San Francisco after the 1906 earthquake and fire. He also ushered the Bureau of Architecture through the Great Depression. He oversaw the department during a period when innumerable civic buildings were built: schools and hospitals were his domain. San Francisco's schools and emergency hospital buildings were once the envy of other cities and earned the respect of professionals across the country. As an administrator, Sawyer was responsible for overseeing the work of the entire department, hiring architects as appropriate. However, there are several buildings for which he himself prepared the plans: the Alemany buildings are two of those and they are significant examples of his work.</p> <p>The Alemany Hospital was opened and dedicated on 16 August 1933. During the same period of time, across town, painter Bernard Zakheim was organizing artists to win the first federal Public Works of Art Project (PWAP) grants to create the Coit Tower frescos. PWAP was a predecessor of the WPA programs: Works Progress Administration/Work Projects Administration. Zakheim painted the Library fresco at Coit Tower, and later in 1934, he painted the two frescos at the Alemany Health Center building: Community Spirit and Growth. These frescos were funded by PWAP, under the sponsorship of the State Emergency Relief Administration (SERA). The Alemany frescos, which depict the neighborhood and a healthcare theme, are important examples of Zakheim's work and contribute to the overall aesthetic significance of the buildings.</p>

	<p>In the summer of 1978, the threatened closure of the [Emergency Healthcare System] system galvanized the neighbors to organize a protest against the loss of this free emergency healthcare service to the working class residents of the Excelsior and Outer Mission.... During the previous era of citywide elections, neighborhood organizations collaborated to make sure their voices were heard at City Hall. The COMO (Communities of the Outer Mission Organization) was one of those groups. It was instrumental in organizing the “sit-in” at the Alemany Hospital. Neighbors moved into the building, eating and sleeping there for over a month and a half in the summer of 1978. They attempted to continue offering free first aid and emergency services to patients. They waxed the floors, did the laundry, and referred to their effort as “the greatest grassroots movement in San Francisco.”</p> <p>This event, while modest in scale, and largely forgotten, is in keeping with San Francisco’s heralded tradition of civic engagement. These buildings represent the most important moment of social activism in the Excelsior District’s history which occurred just months before the fatal and fateful shootings at City Hall. The buildings, the frescos, the hospital system, and this particular act of social engagement should be acknowledged and remembered.</p>
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<i>Character-Defining Features</i>	<p>List of Character-Defining Features:</p> <p><u>35 Onondaga / Alemany Emergency Hospital: Exterior Features</u></p> <ul style="list-style-type: none"> ▪ All exterior elevations, architectural ornament and roofline ▪ Four bay composition consisting of three symmetrical arched bays toward the west and an arched bay with a lower roofline toward the east. ▪ Brick cladding consisting principally of red-colored stretchers alternating with darker-colored headers. ▪ Cream-colored terra cotta cladding and ornament, including bands of profiled terra cotta outlining the arched bays and entry, terra cotta ornament within the typanums of the arched window bays featuring scrolls topped by urns and crosses, and terra cotta beltcourses featuring pairs of colonettes topped by finials ▪ Central recessed entry accessed by steps clad in a chevron pattern and scrolled metal handrails featuring a pair of partially-glazed
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and paneled wood doors with an elaborate cream-colored terra cotta surround featuring flanking colonettes and a floriated frieze with a central cartouche crowned by scrolling ornament, candles, and a plaque reading "Alemany Emergency Hospital," surmounted by an entablature and a shield with a cross at center.

- Metal and glass pendant light fixture hanging from the center of the entry arch.
- Arched bay to the west (former ambulance entrance) featuring terra cotta cladding and a wood frame opening, surrounded by rusticated terra cotta cladding.
- Roofline featuring two course of dog-tooth brick crowned by a parapet covered with red clay tiles.
- Double-hung, wood sash windows with shouldered surrounds.
- Wire-glass skylights (some screened with non-historic materials on the interior) and their relationship to the space below.

35 Onondaga Avenue: Interior Character-Defining Features (see significant spaces map)

- Entry vestibule featuring tan-colored wall tiles with blue-colored tile borders, blind arches and a vaulted ceiling.
- Open volume of former hospital ward at front of building with cream-colored tile wainscot with tan-colored tile border outlining the wood door and transom openings.
- Former operating room and scrub room configuration with blue-green-colored wall tile and built in cabinets at south end. Contemporary walls and cabinets dividing the operating room are not character defining.
- Staircase to basement featuring cream-colored tile with tan-colored border.

45 Onondaga / Alemany Health Center: Exterior Features

- All exterior elevations, architectural ornament and roofline.
- Flat roofed wing and combination hip and gable roof clad with Spanish Clay tiles.
- Irregular massing with a one-story wing fronting Onondaga

Avenue connecting to a two-story wing toward the rear.

- Two-story rounded tower at the intersection of the one- and two-story wings featuring an arched recessed entry flanked by grid niches and metal and glass lights, a recessed window opening, and a roofline featuring zig-zag stucco relief, pipe vents and a conical roof clad with Spanish clay tiles.
- Courtyard featuring rounded stucco walls, a decorative iron gate with shield ornament, and a curving seat bench on the interior.
- Double-hung wood windows with ogee lugs.
- Pointed arch tripartite window with wood sashes and turned wood mullions, as well as clay pipe vents beneath the gable end facing Onondaga Avenue.
- Brick chimneys.
- Copper rain gutters (portions missing).

45 Onondaga Avenue: Interior Character-Defining Features (see significant spaces map)

- Lobby with double-height volume, gable ceiling with wood beams, and vertical board wainscot with flat board trim throughout.
- Central fireplace featuring tile cladding with a floral tile accent, wooden brackets with carved floriated ornament and Fleur-des-lis supporting a wood mantle, and a tapered plaster chimney rising through a wood balcony with a decorative iron railing at the second floor.
- Bernard Zakheim frescoes on the fireplace chimney at first floor (partially painted over) and at second floor.
- Metal candle sconces flanking the fireplace.
- Wood staircase with turned wood balusters and vertical board wainscot.
- Gabled ceiling at second floor landing of staircase.
- Door openings with paneled wood doors and flat board trim flanking the fireplace on the first floor and arched openings flanking the chimney on the second floor.
- Metal railing in punched window opening at second story of

	rounded tower.
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Additional Photos (35 Onondaga – Alemany Emergency Hospital)









Entry vestibule; note tan-colored wall tiles with blue-colored tile borders, blind arches and a vaulted ceiling.



Detail of tile work in entry vestibule



Former ward room, view northwest; note cream-colored tile with tan-colored tile borders.



Former ward room, view southeast; note cream-colored tile with tan-colored tile borders.



Detail of scrub room interior. Note blue-green-colored wall tile.



South ward room, view southeast.



Entry to scrub room, note built in cabinets (left), former ambulance entrance to operating room, note blue-green-colored wall tile (right).



View toward Onondaga Avenue.



Former ambulance bay and corridor, view southwest



Detail of corridor, view southwest (left), typical bathroom finishes (right)



Detail of stair; note cream-colored tile with tan-colored border.



Typical skylight



Basement boiler room showing apparent connection to 45 Onondaga Avenue

Significant Spaces Map (35 Onondaga – Alemany Emergency Hospital)



First floor plan; location of character defining features represented by green shading.

Additional Photos (45 Onondaga – Alemany Health Center)





Lobby, view south; note double height volume, gable ceiling with wood beams, balcony, central fireplace with tapered chimney, metal candle scones and openings flanking fireplace and chimney, and vertical board wainscot with flat board trim throughout



Lobby, view north; note metal railing in punched window opening at second story.



Detail of staircase and fireplace; on fireplace note tile cladding, wood brackets supporting mantle and over-painted fresco above.



View of stair landing at second floor; note turned wood balusters, vertical board wainscot at staircase, and vaulted ceiling.



Fresco facing second floor balcony.



Detail of fresco at second floor (left); detail of balcony railing (right).



Details from fresco at second floor.

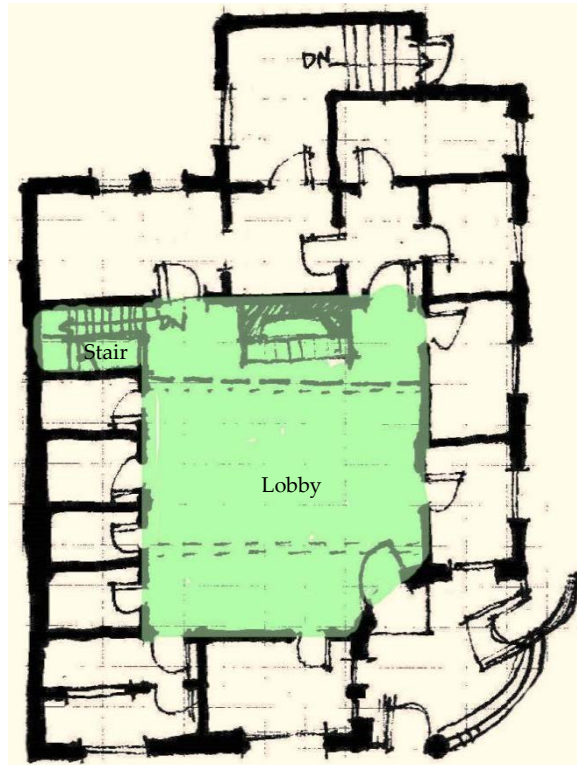


Typical examination room finishes.

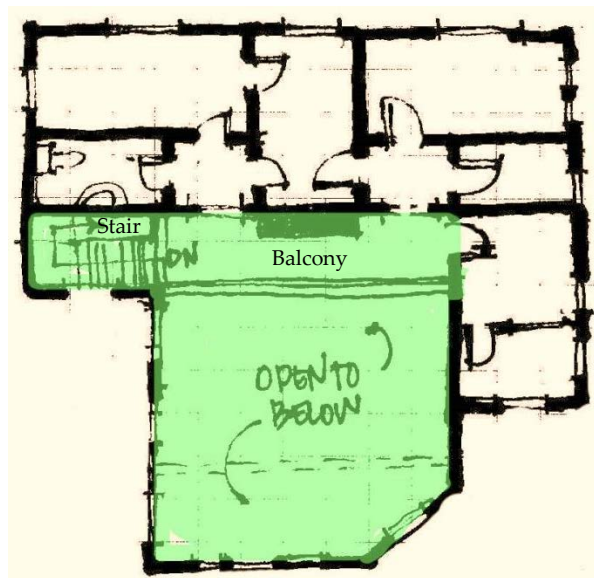


Basement mechanical rooms.

Significant Spaces Map (45 Onondaga – Alemany Health Center)

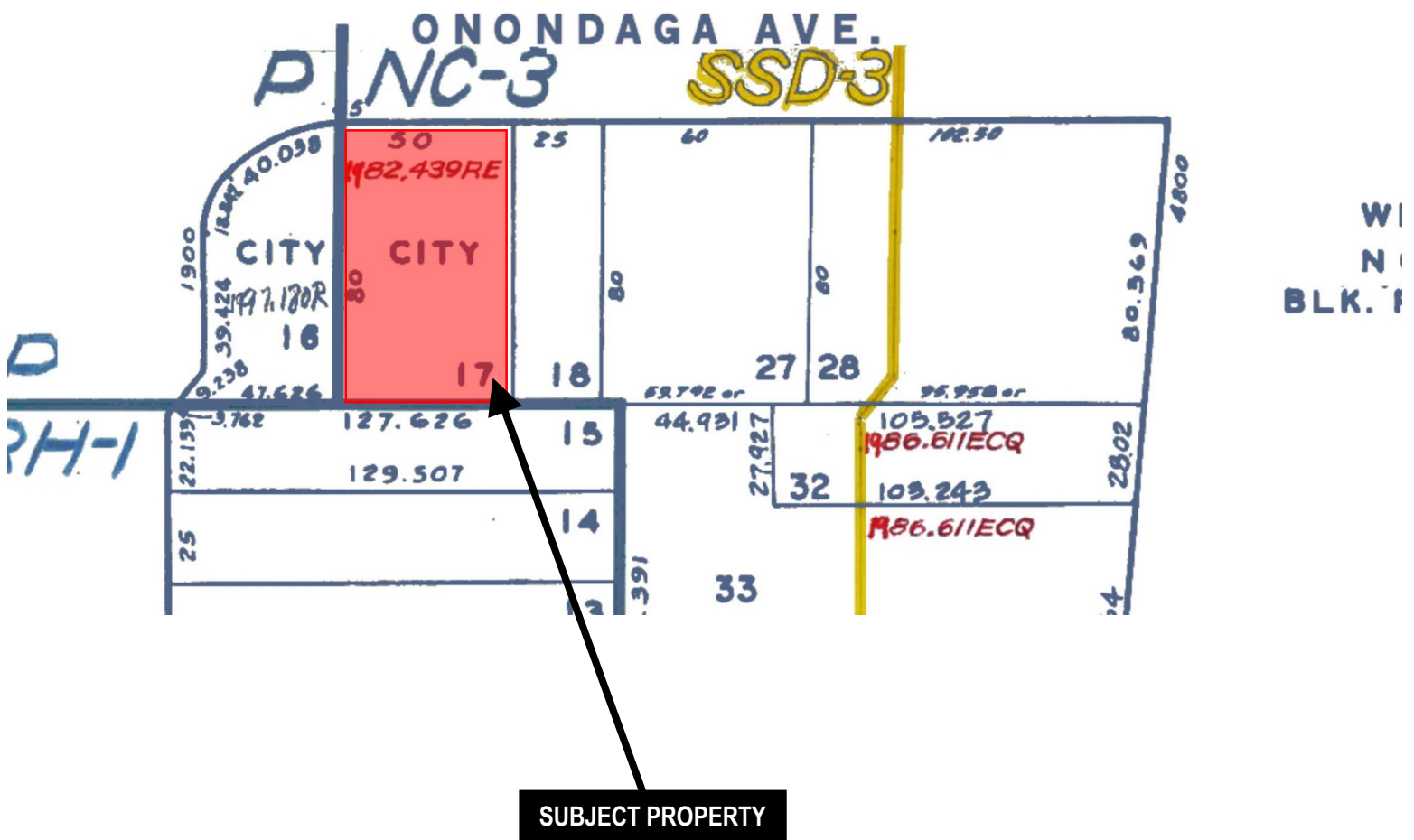


First floor plan; location of character defining features represented by green shading.



Second floor plan; location of character defining features represented by green shading.

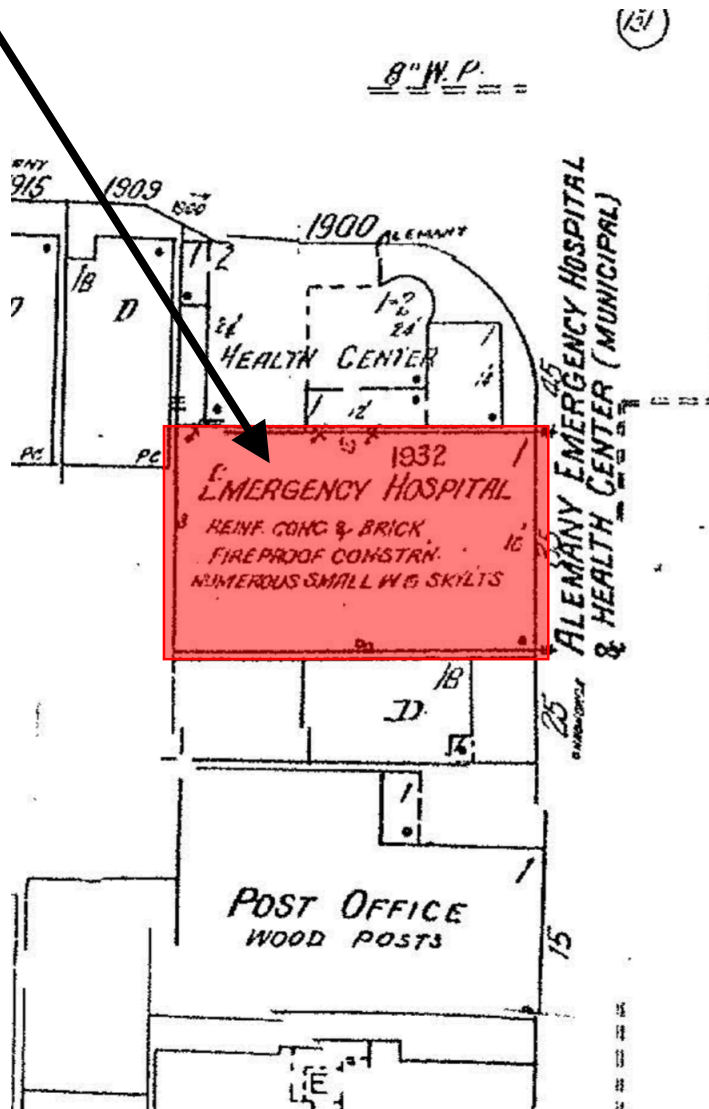
Parcel Map



Certificate of Appropriateness
Case Number 2020-004998COA
Alemany Hospital
35 Onondaga Avenue

Sanborn Map*

SUBJECT PROPERTY



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



Aerial Photo – View 1

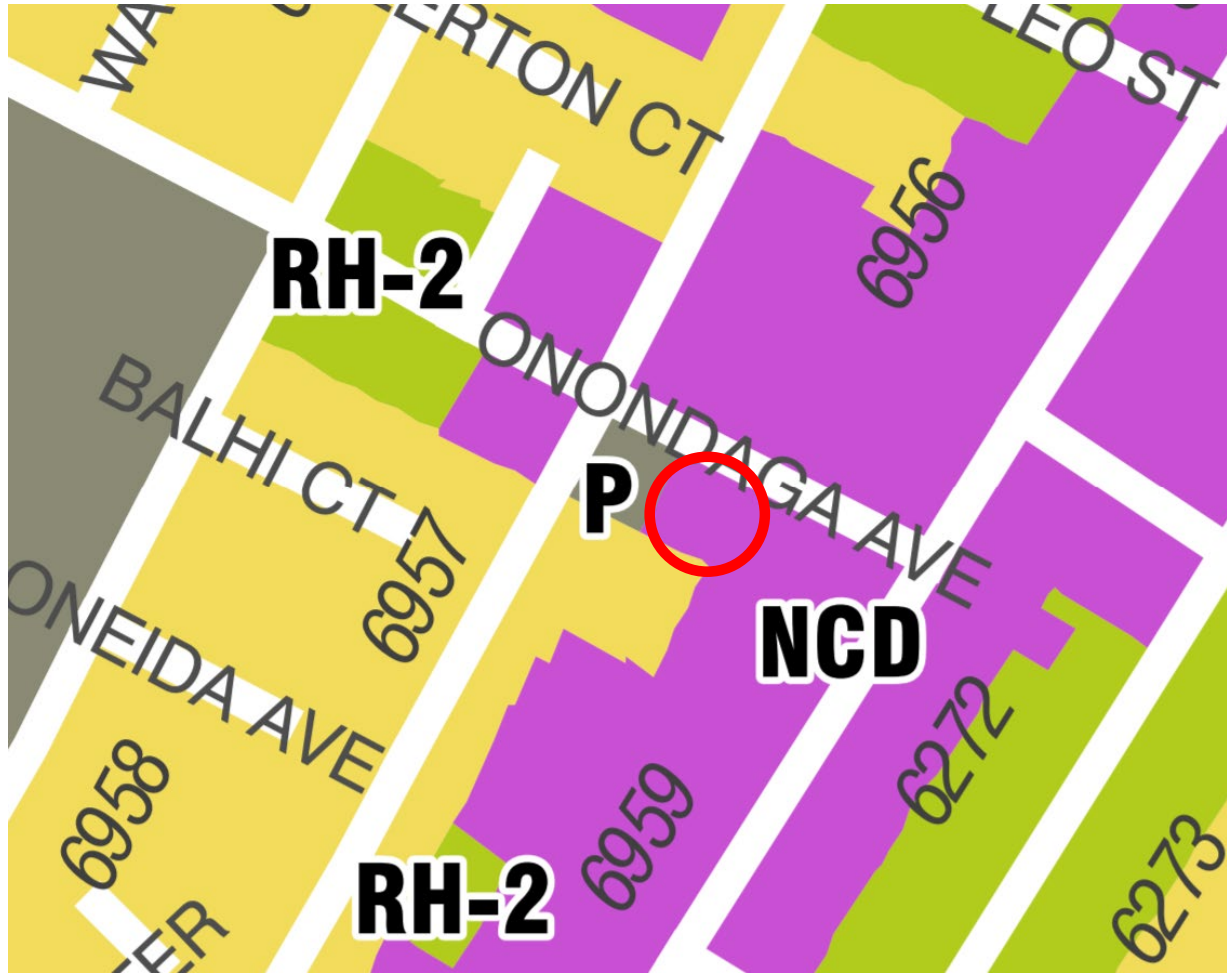


SUBJECT PROPERTY



Certificate of Appropriateness
Case Number 2020-004998COA
Alemany Hospital
35 Onondaga Avenue

Zoning Map



Site Photo



Certificate of Appropriateness
Case Number 2020-004998COA
Alemany Hospital
35 Onondaga Avenue



July 24, 2020

Re: 35 Onondaga Avenue Tenant Improvement
Historic Preservation Commission Public Hearing
HGA Commission Number: 4453-001-00

Dear Commissioners:

I am writing to you on behalf of Clinic by the Bay, as the Architect and project sponsor for the tenant improvement project of 35 Onondaga Ave. The mission of Clinic by the Bay is to understand and serve, with dignity and respect, the health and wellness needs of the medically underserved in the San Francisco Bay Area. Since 2010, Clinic by the Bay has been providing free medical care to San Francisco's uninsured workers. The Clinic is affiliated with Volunteers in Medicine, and has a full staff of volunteer nurses, physicians, educators and administrators. This project will provide this dedicated team with a new home and allow them to expand their services to meet this local community's medical needs. When the new facility opens, Clinic by the Bay will be able to more than double the number of patients they see and treat in a year.

In late 2018, the SF Board of Supervisors approved and awarded to Clinic by the Bay, the lease of 35 Onondaga Ave. Built in 1933, 35 Onondaga is the historic former Alemany Emergency Hospital. The City built this structure, along with a Health Center at 45 Onondaga, as part of a social program, extending the City's emergency hospital system to serve a growing and underserved part of town. The Alemany Hospital provided free emergency health care to the Excelsior and Outer Mission Districts until the late 1970's. After serving various community-related functions, such as an Adult Day Health Center, the City officially shuttered the buildings in 2011. In 2016, the Historic Preservation Commission designated 35 and 45 Onondaga Ave. as a San Francisco Historic Landmark.

This tenant-improvement project of 35 Onondaga will allow the building to return to its original use: a place of free medical care for the community. The project will maintain the historical character-defining features and update the interior space to become a fully-functional outpatient medical and dental clinic. We thank you for your review of our proposal and we look forward to the opportunity to bring this historic treasure back to life – and back to health.

Sincerely,

A handwritten signature in black ink, appearing to read 'Suj'.

Suj Mishra, R.A. (CA), MBA, AIA, NOMA, PMP, EDAC, LEED AP
HGA Architects and Engineers