



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Appropriateness Case Report

HEARING DATE: DECEMBER 7, 2011

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Filing Date: August 25, 2011
Case No.: **2011.0135A**
Project Address: **111 TOWNSEND STREET**
Historic Landmark: South End Historic District
Zoning: MUO Zoning District
105-F Height and Bulk District
Block/Lot: 3794/014
Applicant: Ruchira Nageswaran
Knapp & VerPlanck Architects
235 Montgomery Street, Suite 747
San Francisco, CA 94104
Staff Contact Richard Sucre - (415) 575-9108
richard.sucre@sfgov.org
Reviewed By Timothy Frye - (415) 575-6822
tim.frye@sfgov.org

PROPERTY DESCRIPTION

111 TOWNSEND STREET is located on the south side of Townsend Street between 2nd and 3rd Streets (Assessor's Block 3794, Lot 014). Constructed in 1911, this property (also known as the C.A. Tilden Building) is a three-story-over-basement reinforced concrete warehouse with a stucco clad front façade and a concrete and stucco rear facade. The building has double-hung wood-sash windows on the first and second floors and aluminum-sash awning windows on the third floor. The building has vague references to the Classical Revival architectural style, and is largely utilitarian in character. The roof over the last structural bay facing the rear is differentiated by a steep sloping shed roof. The subject property is designated as a contributing resource to the South End Historic District and is located within the MUO (Mixed-Use Office) Zoning District with a 105-X Height and Bulk limit.

PROJECT DESCRIPTION

The proposed scope of work includes a change in use from manufacturing to office with ground floor commercial, replacement of the roll-up door and third floor windows on the primary façade, replacement of the existing roof with a new flat roof system, and rear façade alterations. On the primary façade, the ground floor steel roll-up door will be replaced with a new aluminum storefront system, which would accommodate two entrances. On the primary and rear facades, the non-historic aluminum-sash windows on the third floor would be replaced with new metal-clad, single-hung, wood-sash windows, which would match the existing historic wood-sash windows on the second floor. On the rear façade, the existing non-historic wood stair and landing would be replaced with a new steel stair and landing. Finally, the entire roof, including the freight elevator penthouse, would be demolished, and replaced with a new roof system supported by new metal trusses. As part of the roof work, the existing shed roof, roughly covering the rear-most structural bay, would be leveled and squared to create a flat roof over the

entire building. This roof work is part of the building's seismic reinforcement plan, which also includes construction of new interior concrete shear walls. Please see attached photographs and architectural drawings for details.

OTHER ACTIONS REQUIRED

Proposed work requires a Building Permit.

COMPLIANCE WITH THE PLANNING CODE PROVISIONS

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

APPLICABLE PRESERVATION STANDARDS

ARTICLE 10

A Certificate of Appropriateness is required for any construction, alteration, removal, or demolition of a designated Landmark for which a City permit is required. In appraising a proposal for a Certificate of Appropriateness, the Historic Preservation Commission should consider the factors of architectural style, design, arrangement, texture, materials, color, and other pertinent factors. Section 1006.7 of the Planning Code provides in relevant part as follows:

- a) The proposed work shall be appropriate for and consistent with the effectuation of the purposes of Article 10.
- c) For applications pertaining to property in historic districts, other than on a designated landmark site, any new construction, addition or exterior change shall be compatible with the character of the historic district as described in the designating ordinance; and, in any exterior change, reasonable efforts shall be made to preserve, enhance or restore, and not to damage or destroy, the exterior architectural features of the subject property which are compatible with the character of the historic district. Notwithstanding the foregoing, for any exterior change where the subject property is not already compatible with the character of the historic district, reasonable efforts shall be made to produce compatibility, and in no event shall there be a greater deviation from compatibility. Where the required compatibility exists, the application for a Certificate of Appropriateness shall be approved.
- d) For applications pertaining to all property in historic districts, the proposed work shall also conform to such further standards as may be embodied in the ordinance designating the historic district.

Article 10 – Appendix I – South End Historic District

In reviewing an application for a Certificate of Appropriateness, the Historic Preservation Commission must consider whether the proposed work would be compatible with the character of the South End Historic District as described in Appendix I of Article 10 of the Planning Code.

THE SECRETARY OF THE INTERIOR'S STANDARDS

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

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

The proposed project retains and preserves the historic character of the subject property, as defined by its character-defining features, including the three-story height and massing, exterior stucco clad with faux-ashlar detailing, wood-sash windows on the first and second floors, primary façade composition consisting of regularly spaced fenestration and ground floor openings geared towards vehicular access and commercial operations, and primary façade detailing consisting of projecting roof cornice, belt courses and moldings. On the primary façade facing Townsend Street, the proposed project would remove the roll-up door at the ground floor level and replace it with a new aluminum-sash storefront. However, the removal and replacement of the roll-up door would not significantly impact the historic character of the subject property, since this opening would still be distinguishable as a vehicular opening due to the setback of the new storefront system and character of the opening as compared to the rest of the ground floor level. Other alterations to the subject property would preserve the character-defining features of the building and the surrounding district.

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

The subject property includes a third floor addition added in 1929. This floor and the subsequent roof were constructed within the period of significance of the district, 1867 to 1935. The proposed project will replace the existing flat roof, including the small portion near the rear that is currently covered by a sloped shed roof. Although this floor and roof have gained significance in their own right, the proposed project will not adversely impact these features, since the proposed project will replace the existing roof with a new flat roof that is similar to the original. Furthermore, the overall massing and height of the property will be retained and preserved.

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

The proposed project includes exterior alterations consisting of replacement of the roll-up door on the primary façade with a new aluminum storefront system, replacement of the existing third windows on the rear façade with new single-hung, metal-clad wood-sash windows, and replacement of the existing stair landing at the ground floor level of the rear façade. Other exterior alterations include the replacement of the existing flat roof with a new flat roof. The replacement windows on the third floor will match the windows on the first and second floors; therefore, these windows are compatible with the existing historic fabric and are sufficiently differentiated by

material. The replacement of the existing roof will not affect the overall form and massing of the existing building, and does not adversely affect the building's overall historic character since it is obscured from the public right-of-way by a tall parapet. Finally, the replacement of the existing stair and landing on the rear facade with a new steel stair and steel landing will not affect the district's character, since this feature is not historic and since the new steel stair and landing fits into the overall architectural vocabulary of the surrounding warehouse-oriented historic district as defined by its material. Overall the exterior alterations will not destroy historic materials, features and spatial relationships that characterize the property, and are considered compatible, yet differentiated, from the overall form, massing and detailing of the subject property and surrounding historic district.

PUBLIC/NEIGHBORHOOD INPUT

The Department has received no public input on the proposed project.

ISSUES & OTHER CONSIDERATIONS

The Department has no issues with the proposed project.

The Project Sponsor is applying for Federal Rehabilitation Tax Incentives with the State of California Office of Historic Preservation and the National Park Service.

STAFF ANALYSIS

Based on the requirements of Article 10, Appendix I – South End Historic District, and the *Secretary of Interior's Standards*, staff has determined the following:

Replacement of Ground Floor Roll-Up Door: The proposed project includes replacement of the existing steel roll-up door with a new aluminum-sash storefront system, which will be set back from the plane of the primary facade. Overall, the removal and replacement of the roll-up door would not severely affect the historic character of the subject property or the surrounding historic district, since this opening would still be distinguishable as a vehicular opening due to the setback of the new storefront system and character of the opening as compared to the rest of the ground floor level.

Replacement of Rear Façade Entry Landing & Stairs: The proposed project would replace the existing wood landing and staircase on the rear façade with a new steel entry landing and staircase. The existing wood landing and stair is not historic, and its removal would not impact any character-defining feature of the subject building. Further, the new steel staircase is compatible with the character of the surrounding historic district, as evident in its material and utilitarian character. Therefore, this aspect of the project is consistent and compatible with the historic character of the subject property and surrounding historic district.

Replacement of Third Floor Non-Historic Windows: The proposed project would replace the non-historic windows on the third floor of the primary and rear façades with new, single-hung, metal-clad wood-sash windows, which would match the existing historic windows on the second floor. These new windows are more compatible with the building and district's historic character, since wood-sash

windows are apparent on the subject property and are found throughout the commercial properties located on this block of the historic district. Further, the replacement of the windows assists in reinforcing the district's overall historic character by removing incompatible features.

Replacement of Existing Roof: As part of the proposed project's seismic reinforcement scheme, the existing roof would be removed and replaced with a new, flat, roof system, which would be supported by interior metal trusses. As part of this work, the existing freight elevator penthouse would be removed and the shed roof covering the last structural bay towards the rear would be removed and leveled. The roof replacement will assist in furthering the longevity of the subject building by correcting material deficiencies in the existing roof and providing better interior access on the third floor due to the removal of the shed roof portion of the existing roof. The roof replacement will not be evident from the public right-of-way along Townsend Street, and will not impact the tall parapet wall on the primary façade, which is a character-defining feature of the subject property. Further, the freight elevator penthouse is not considered a character-defining feature of the subject property, so its removal will not impact the historic character of the building or the surrounding historic district. Overall, this aspect of the project will maintain the property's character-defining features and will maintain the integrity of the historic district by preserving and retaining those portions of the building, which contribute to the district's significance.

ENVIRONMENTAL REVIEW STATUS

The Project received a Community Plan Exemption on October 25, 2011. Therefore, the Project is exempt per Section 15183 of the California Environmental Quality Act ("CEQA") Guidelines and California Public Resources Code Section 21083.3.

PLANNING DEPARTMENT RECOMMENDATION

Planning Department staff recommends APPROVAL of the proposed project as it appears to meet the *Secretary of the Interior Standards for Rehabilitation* and requirements of Article 10, Appendix I – South End Historic District.

ATTACHMENTS

Draft Motion

Exhibits, including Parcel Map, Sanborn Map, Zoning Map, Aerial Photos, and Site Photos
Architectural Drawings/Plans

PL: G:\Documents\Certificate of Appropriateness\2011.0135A 111 Townsend St\CofA Case Report_111 Townsend St.doc



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Draft Motion

HEARING DATE: DECEMBER 7, 2011

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Filing Date: August 25, 2011
Case No.: **2011.0135A**
Project Address: **111 TOWNSEND STREET**
Historic Landmark: South End Historic District
Zoning: MUO Zoning District
105-F Height and Bulk District
Block/Lot: 3794/014
Applicant: Ruchira Nageswaran
Knapp & VerPlanck Architects
235 Montgomery Street, Suite 747
San Francisco, CA 94104
Staff Contact Richard Sucre - (415) 575-9108
richard.sucre@sfgov.org
Reviewed By Timothy Frye - (415) 575-6822
tim.frye@sfgov.org

ADOPTING FINDINGS FOR A CERTIFICATE OF APPROPRIATENESS FOR PROPOSED WORK DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 10, TO MEET THE STANDARDS OF ARTICLE 10 AND TO MEET THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION, FOR THE PROPERTY LOCATED ON LOT 014 IN ASSESSOR'S BLOCK 3794, WITHIN THE MUO ZONING DISTRICT, 105-F HEIGHT AND BULK DISTRICT, AND THE SOUTH END HISTORIC DISTRICT.

PREAMBLE

WHEREAS, on August 25, 2011, Ruchira Nageswaran of Knapp & VerPlanck Architects on behalf of Ichi Juu Ichi, LLC (Property Owner) filed an application with the San Francisco Planning Department (Department) for a Certificate of Appropriateness for primary and rear façade alterations and to replace the existing roof located on Lot 014 in Assessor's Block 0794.

WHEREAS, the Project was determined by the Department to be exempt per Section 15183 of the California Environmental Quality Act (CEQA) and California Public Resources Code Section 21083.3. The Historic Preservation Commission (hereinafter "Commission") has reviewed and concurs with said determination.

WHEREAS, on December 7, 2011, the Commission conducted a duly noticed public hearing on the current project, Case No. 2011.0135A (Project) for its appropriateness.

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

MOVED, that the Commission hereby grants a Certificate of Appropriateness, in conformance with the project information revised October 12, 2011 and labeled Exhibit A on file in the docket for Case No. 2011.0135A 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. Findings pursuant to Article 10:

The Historical Preservation Commission has determined that the proposed work is compatible with the character of the South End Historic District as described in Appendix I of Article 10 of the Planning Code.

- That the proposed new windows are consistent with the character of the surrounding historic district and are compatible with the historic fabric of the subject building.
- That the proposed new metal stair and landing are consistent with the character of the surrounding historic district and are compatible with the historic fabric of the subject building.
- That the proposed new aluminum storefront is a reversible alteration and will not impact the character of the surrounding historic district.
- That the proposed roof replacement will not impact the building's historic fabric and the character of the district.
- That the essential form and integrity of the historic district and its environment would be unimpaired if the alterations were removed at a future date.
- That the proposal respects the character-defining features within the South End Historic District.
- The proposed project meets the requirements of Article 10 – Appendix I.
- The proposed project meets the *Secretary of the Interior's Standards for Rehabilitation*, including:

Standard 2.

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

Standard 4.

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

Standard 9.

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

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

I. URBAN DESIGN ELEMENT

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

GOALS

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

OBJECTIVE 1

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

POLICY 1.3

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

OBJECTIVE 2

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

POLICY 2.4

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

POLICY 2.5

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

POLICY 2.7

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

The goal of a 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 South End Historic District for the future enjoyment and education of San Francisco residents and visitors.

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

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

The proposed project will not have any impact on neighborhood serving retail uses. The proposed project will provide new office and ground floor commercial space, which will enhance the business and employment opportunities within the neighborhood.

- 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 historic district in conformance with the Secretary of the Interior's Standards for Rehabilitation.

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

The proposed project will have no impact to housing supply.

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

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

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

The proposed project will not have any impact on industrial and service sector jobs. Although the subject building has been used for manufacturing and as a warehouse in the past, the subject building is currently vacant. The proposed project does not displace any existing industrial or service sector business. The proposed project will enhance the opportunity for resident employment and ownership within the neighborhood.

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

The proposed project includes a seismic reinforcement scheme, which will be executed in compliance with all applicable construction and safety measures.

- G) That landmark and historic buildings will be preserved:

The project as proposed is in conformance with Article 10 of the Planning Code and the Secretary of the Interior's Standards for Rehabilitation.

- 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 parks and open space.

5. For these reasons, the proposal overall, is appropriate for and consistent with the purposes of Article 10, meets the standards of Article 10-Appendix I, and the *Secretary of Interior's Standards for Rehabilitation*, General Plan and Prop M findings of the Planning Code.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **GRANTS a Certificate of Appropriateness** for the property located at Lot 014 in Assessor's Block 3794 for proposed work in conformance with the project information revised October 12, 2011, labeled Exhibit A on file in the docket for Case No. 2011.0135A.

APPEAL AND EFFECTIVE DATE OF MOTION: The Commission's decision on a Certificate of Appropriateness shall be final unless appealed within thirty (30) days. Any appeal shall be made to the Board of Appeals, unless the proposed project requires Board of Supervisors approval or is appealed to the Board of Supervisors as a conditional use, in which case any appeal shall be made to the Board of Supervisors (see Charter Section 4.135).

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 December 7, 2011.

Linda D. Avery
Commission Secretary

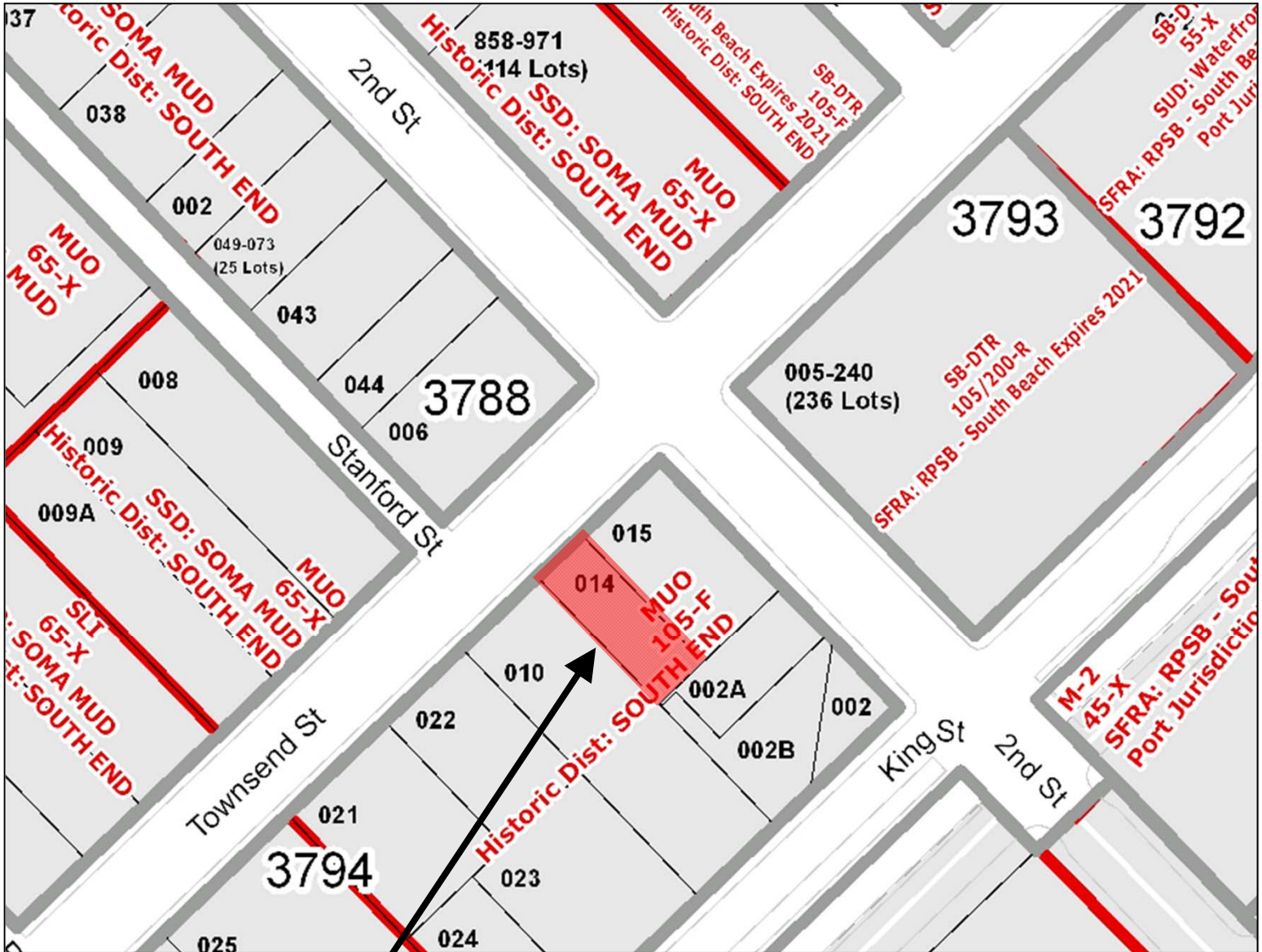
AYES:

NAYS:

ABSENT:

ADOPTED: December 7, 2011

Parcel Map



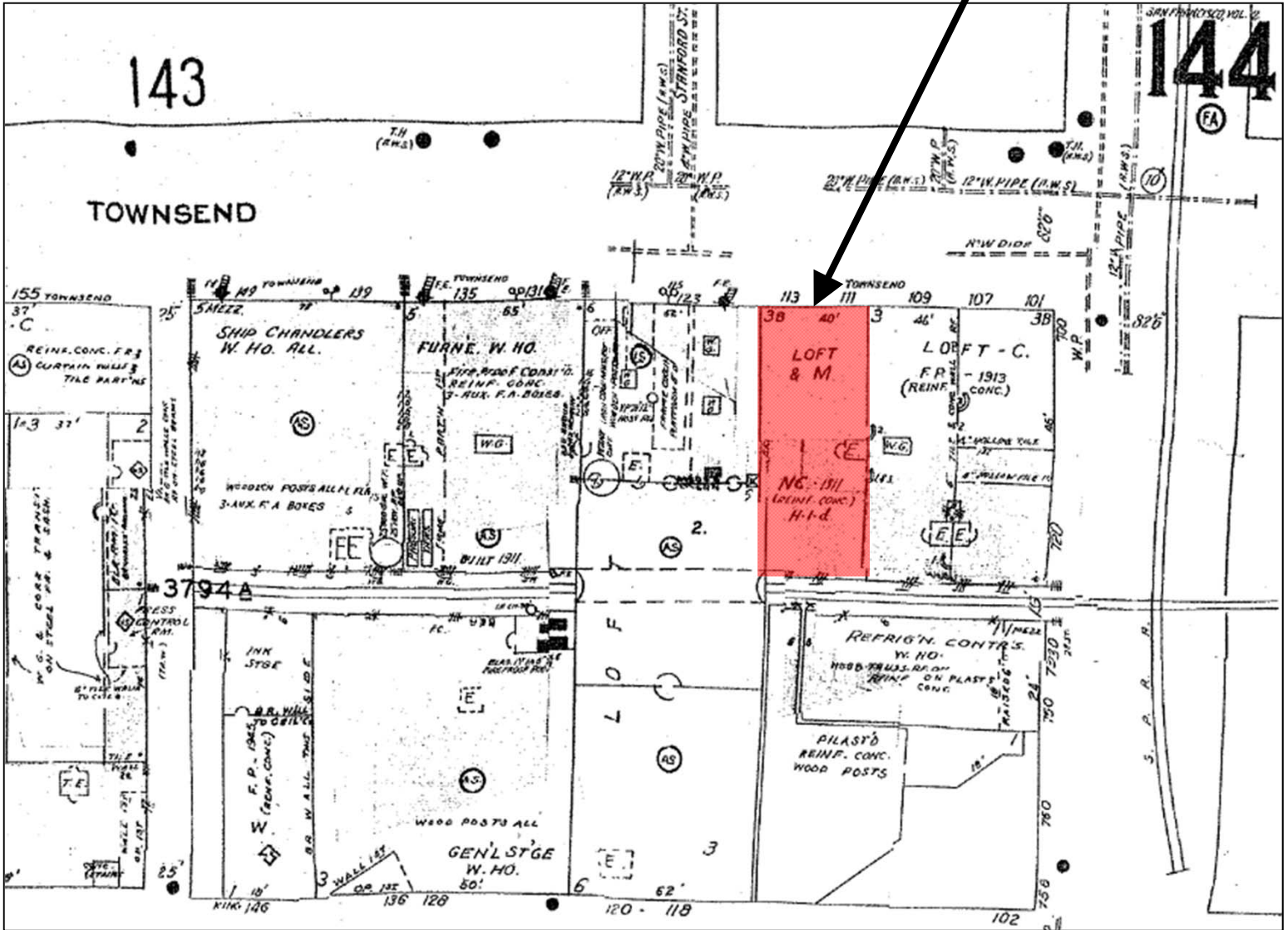
SUBJECT PROPERTY



Certificate of Appropriateness Hearing
Case Number 2011.0135A
111 Townsend Street

Sanborn Map*

SUBJECT PROPERTY

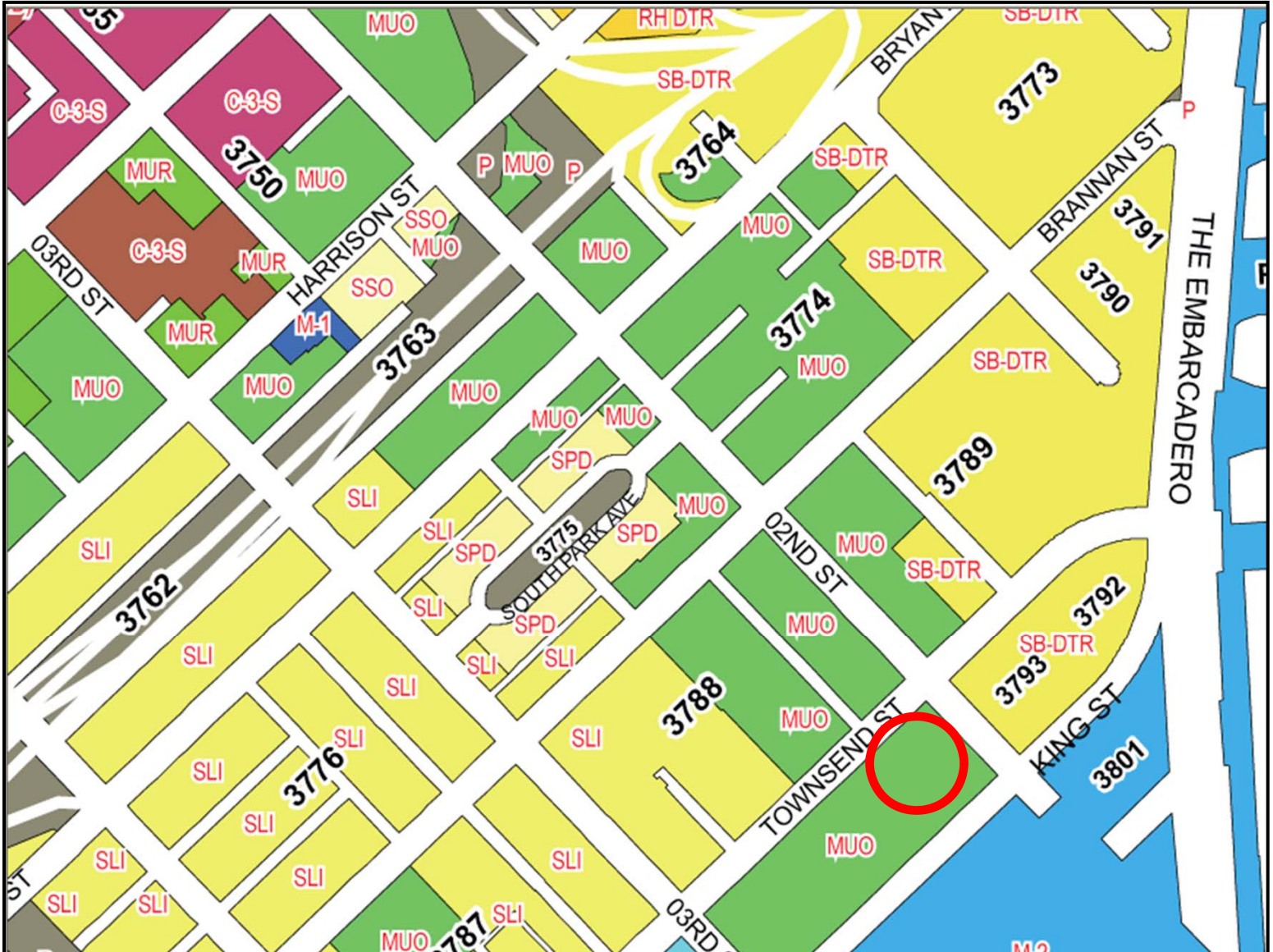


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



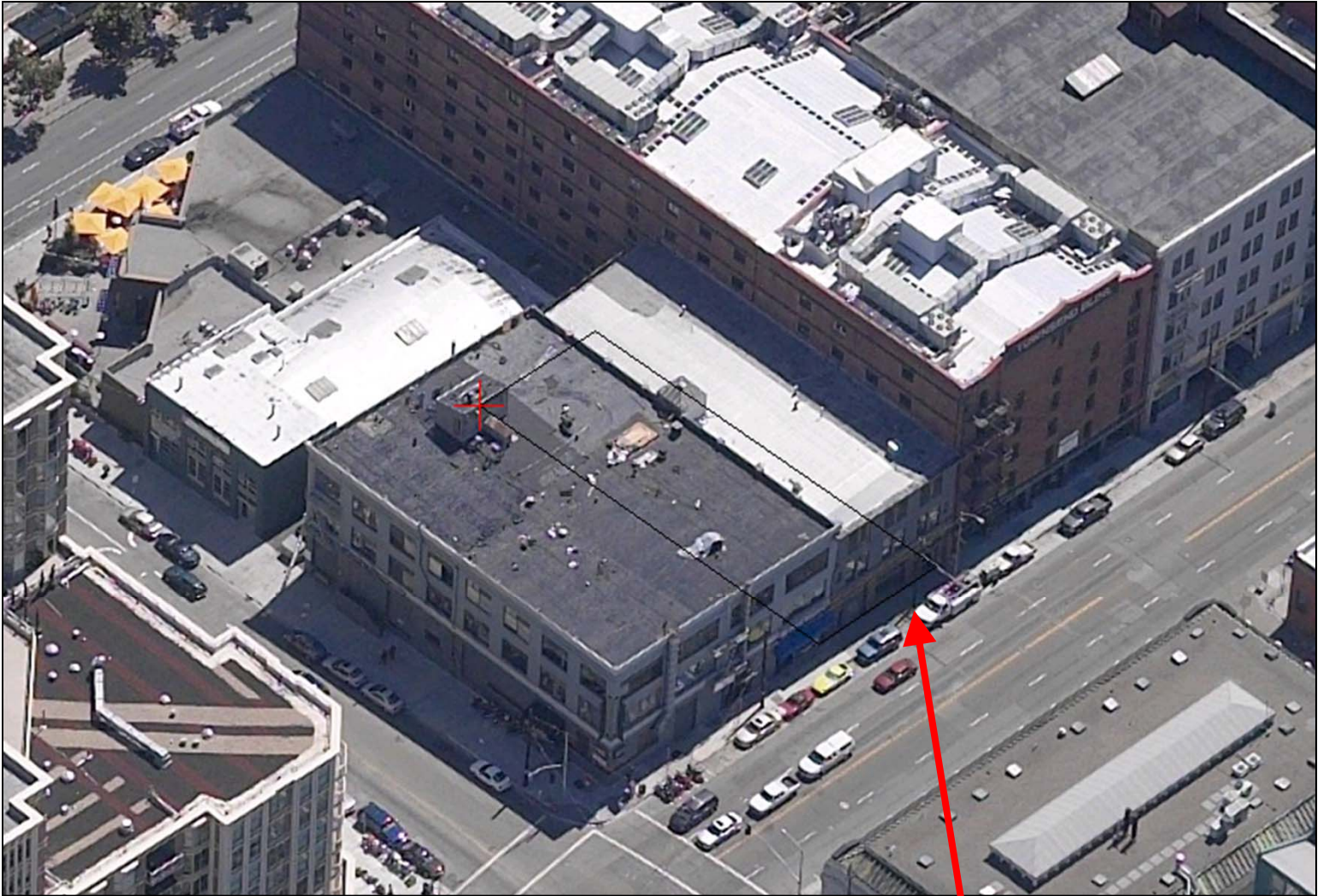
Certificate of Appropriateness Hearing
 Case Number 2011.0135A
 111 Townsend Street

Zoning Map



Certificate of Appropriateness Hearing
Case Number 2011.0135A
111 Townsend Street

Aerial Photo



SUBJECT PROPERTY



Certificate of Appropriateness Hearing
Case Number 2011.0135A
111 Townsend Street

Aerial Photo

SUBJECT PROPERTY



Certificate of Appropriateness Hearing
Case Number 2011.0135A
111 Townsend Street

Site Photo



View of 111 Townsend Street along Townsend Street (Looking East)

Certificate of Appropriateness Hearing
Case Number 2011.0135A
111 Townsend Street

Site Photo



111 Townsend Street, View of Rear Façade

Certificate of Appropriateness Hearing
Case Number 2011.0135A
111 Townsend Street

OCCUPANCY CHANGE & SEISMIC UPGRADE

111 TOWNSEND STREET

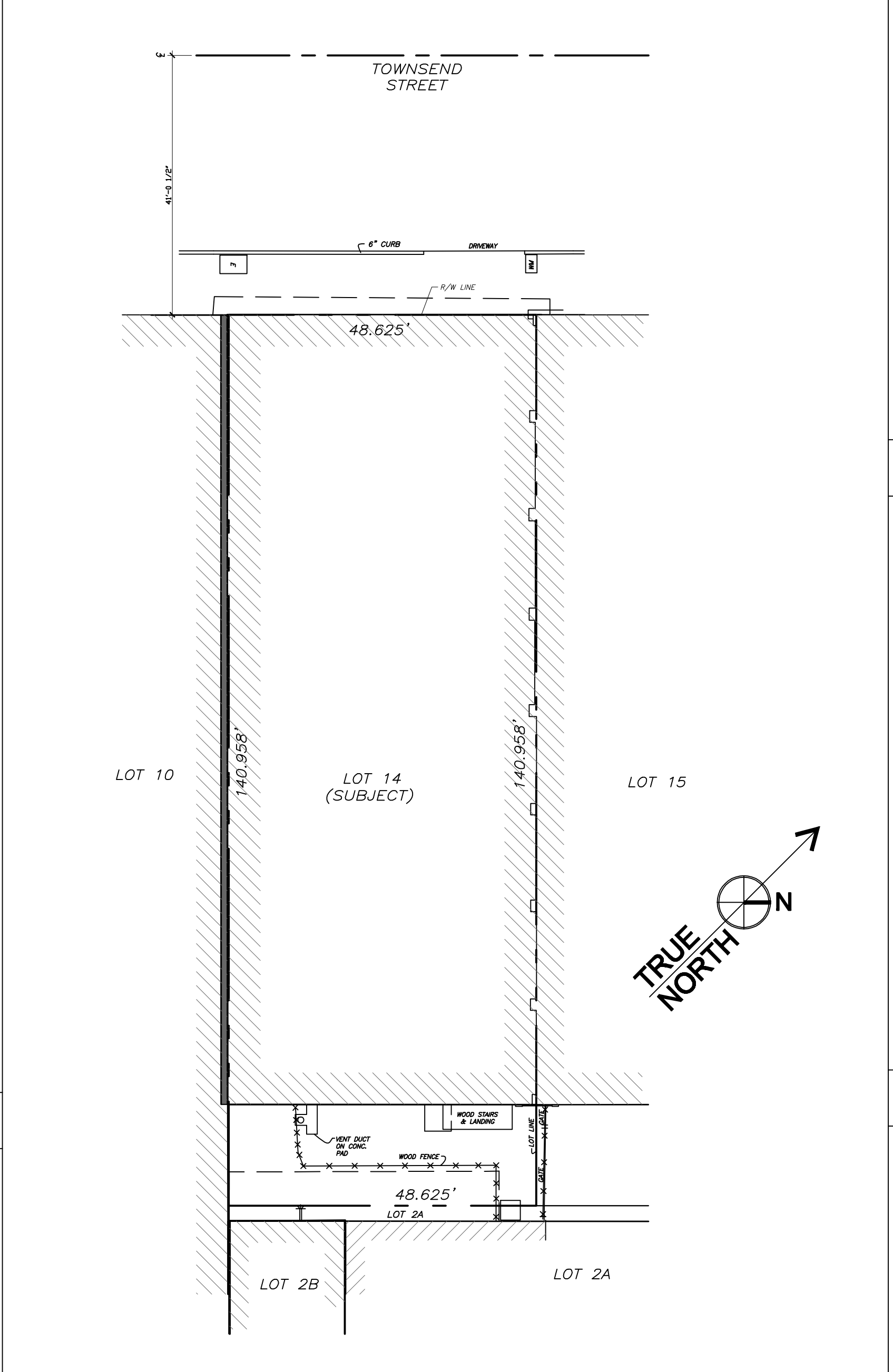
San Francisco, California

REVISIONS	BY
18 MAR 2010 SITE PERMIT SUBMITTAL	J.G.
18 AUG 2011 Cert. of Appropriateness	J.G.
12 OCT 2011 Tax Credit Cert.	J.G.

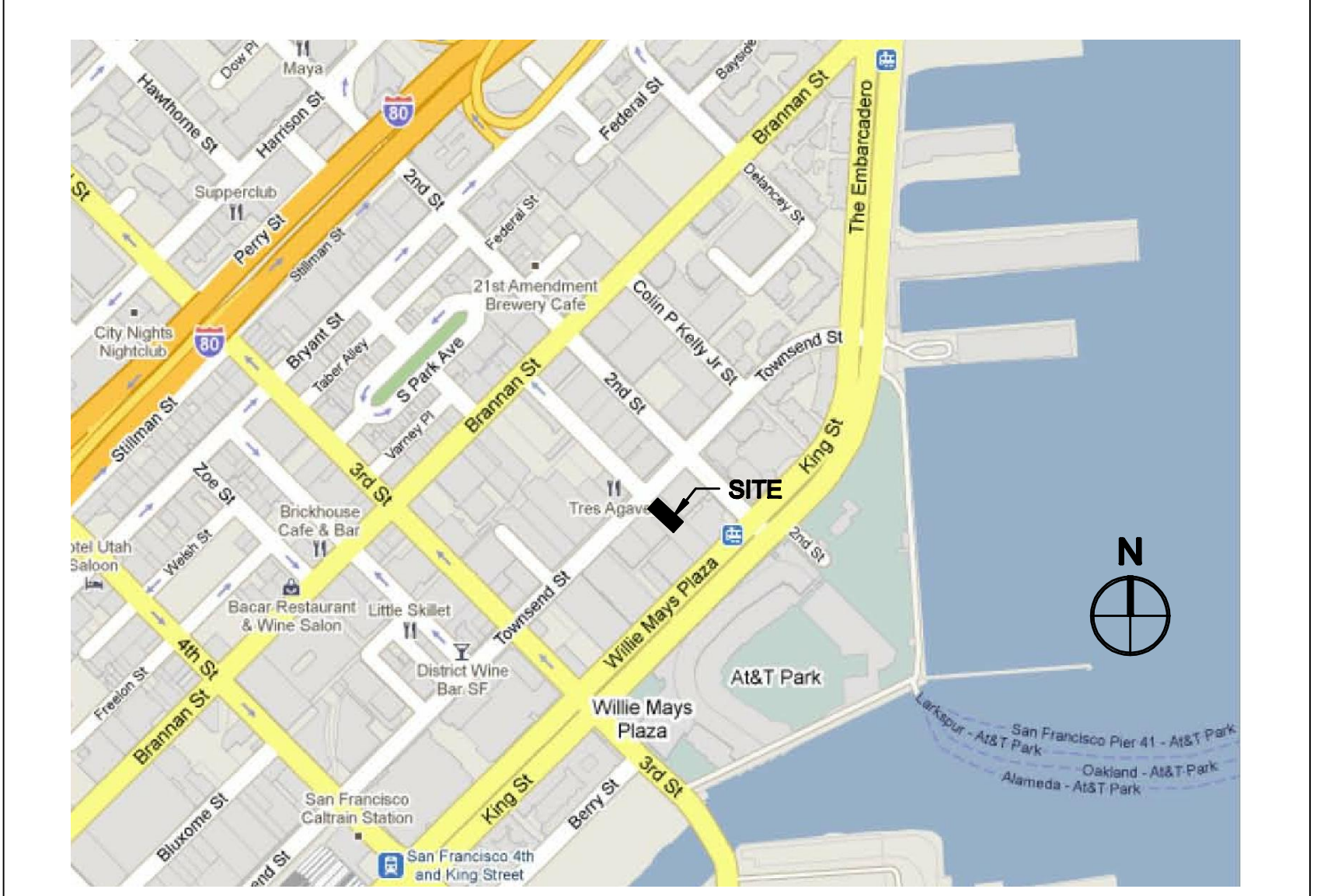
ABBREVIATIONS			
A.B.	ANCHOR BOLT	G.S.M.	GALVANIZED SHEET METAL
A.F.F.	ABOVE FINISH FLOOR	GA.	GAUGE
ABV.	ABOVE	CER.	CERAMIC
ACOUS.	ACOUSTICAL	GALV.	GALVANIZED
A.C.T.	ACOUSTICAL CEILING TILE	GL.	GLASS
ADJ.	ADJUSTABLE	GWB.	GYP. WALL BOARD
ALUM.	ALUMINUM	GYP.	GYP. GYPSUM
ARCH.	ARCHITECTURAL	H.C.	HOLLOW CORE
B.O.	BOTTOM OF	H.M.	HOLLOW METAL
B.O.W.	BOTTOM OF WALL	HDWD.	HARDWOOD
BASE.	BASEBOARD	HORIZ.	HORIZONTAL
BD.	BOARD	I.D.	INSIDE DIMENSION
BLDG.	BUILDING	INSUL.	INSULATION
BLKG.	BLOCKING	INT.	INTERIOR
BTWN.	BETWEEN	JT.	JOINT
C. JT.	CONTROL JOINT	MAX.	MAXIMUM
CAB.	CABINET	MECH.	MECHANICAL
CER.	CERAMIC	MEMB.	MEMBRANE
CLG.	CEILING	MFR.	MANUFACTURER
CLR.	CLEAR	MIN.	MINIMUM
CNTR.	COUNTER	MISC.	MISCELLANEOUS
COL.	COLUMN	MTL.	METAL
COMP.	COMPOSITION	(N)	NEW
CONC.	CONCRETE	N	NORTH
CONT.	CONTINUOUS	N.I.C.	NOT IN CONTRACT
CPT.	CARPET	N.T.S.	NOT TO SCALE
CTR.	CENTER	NOM.	NOMINAL
D.S.	DOWNSPOUT	O.C.	ON CENTER
DIM.	DIMENSION	O.D.	OUTSIDE DIAMETER
DN.	DOWN	OPNG.	OPENING
DR.	DOOR	OPP.	OPPOSITE
DRWG.	DRAWING	P.	PAVEMENT
(E)	EXISTING	P. LAM.	PLASTIC LAMINATE
E.A.	EAST	PANEL'G	PANELING
EA.	EACH	PL.	PLATE
EL.	ELEVATION	PLAS.	PLASTER
ELEC.	ELECTRICAL	PLYWD.	PLYWOOD
EQ.	EQUAL	PTD.	PAINTED
EXP.	EXPANSION	R.	RISER
EXT.	EXTERIOR	R.O.	ROUGH OPENING
F.E.	FIRE EXTINGUISHER	R.W.L.	RAIN WATER LEADER
F.F.	FINISH FLOOR	RAD.	RADIUS
F.O.	FACE OF	RDWD.	REDWOOD
FIN.	FINISH	REFR.	REFRIGERATOR
FLASH.	FLASHING	REQ.	REQUIRED
FL. FLR.	FLOOR	RESIL.	RESILIENT
FLUOR.	FLUORESCENT	RM.	ROOM
FND.	FOUNDATION		
FT.	FOOT OR FEET		
FTG.	FOOTING		

GENERAL NOTES

SITE PLAN



LOCATION MAP



PLANNING CODE:

CODE: SAN FRANCISCO PLANNING CODE, CURRENT EDITION
 STREET ADDRESS: 111 TOWNSEND STREET
 SAN FRANCISCO, CA 94107
 PARCEL NUMBER: BLOCK 3794 / LOT 014
 USE DISTRICT: MUO
 PRESENT USE:
 F-1 (MANUFACTURING)
 PROPOSED USE:
 B (OFFICE)
 OFF STREET PARKING:
 NONE REQUIRED, NONE PROVIDED
 SOUTH END HISTORIC DISTRICT: CONTRIBUTORY STRUCTURE

BUILDING CODE:

CODES:
 SAN FRANCISCO BUILDING CODE, 2007 EDITION
 CALIFORNIA ENERGY CODE, 2007 EDITION
 SAN FRANCISCO PLUMBING CODE, 2007 EDITION
 SAN FRANCISCO MECHANICAL CODE, 2007 EDITION
 OCCUPANCY CLASSIFICATION:
 EXISTING: F-1 (MANUFACTURING)
 PROPOSED: B (OFFICE)
 A-3 (RESTAURANT)
 CONSTRUCTION TYPE:
 III B, SPRINKLERED

SCOPE OF WORK:
 1. SEISMIC REINFORCEMENTS PER SFBC SECTION 3403.5.
 2. DEMOLISH SLOPED ROOF AND REPLACE WITH FLAT ROOF.
 3. EXTEND REAR FACADE UPWARD TO CONFORM TO NEW ROOFLINE.
 4. NEW ELEVATOR, FIRE EXITS, ELECTRICAL AND MECHANICAL SYSTEMS.

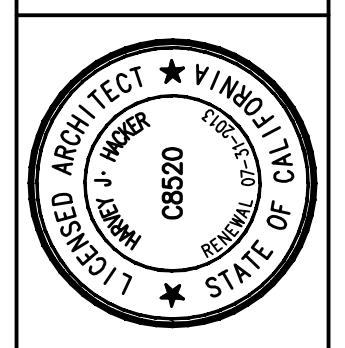
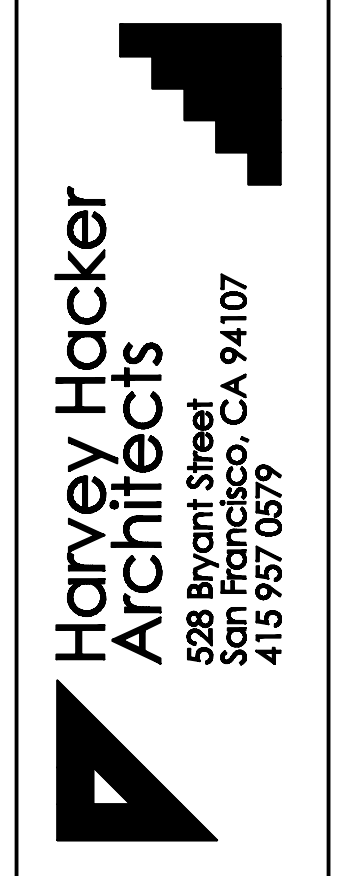
PROJECT DIRECTORY

OWNER:
 RONALDO CIANCARULO
 ICHI JUU ICHI, LLC
 1301 16th STREET
 SAN FRANCISCO, CA 94103
 TEL (415) 793 3200
 ARCHITECT:
 HARVEY HACKER ARCHITECTS
 528 BRYANT STREET
 SAN FRANCISCO, CA 94107
 TEL: (415) 957 0579
 FAX: (415) 957 5851
 CONTACT: JIM GALLAGHER
 STRUCTURAL ENGINEER:
 MURPHY BURR CURRY
 85 2nd STREET
 SAN FRANCISCO, CA 94105
 TEL: (415) 546 0431
 FAX: (415) 882 7257
 CONTACT: PAK HUI
 MECH. / PLUMB. ENGINEER:
 MHC ENGINEERS
 160 8th STREET
 SAN FRANCISCO, CA 94103
 TEL (415) 512 7141
 FAX (415) 512 7120
 CONTACT: JOE ACOSTA
 ELECTRICAL ENGINEER:
 INDUSTRIAL POWER TECHNOLOGY
 2227 CAPRICORN WAY, SUITE 101
 SANTA ROSA, CA 95407
 TEL: (707) 528 8900
 FAX: (707) 528 9901
 CONTACT: MARTIN WOBIG

SHEET INDEX

ARCHITECTURAL:

A0.0	TITLE SHEET
A1.0	EXISTING FLOOR PLANS: BASEMENT & 1st FLR.
A1.1	EXISTING FLOOR PLANS: 2nd FLR. & 3rd FLR.
A1.2	PROPOSED FLOOR PLANS: BASEMENT & 1st FLR.
A1.3	PROPOSED FLOOR PLANS: 2nd FLR. & 3rd FLR.
A1.4	EXISTING & PROPOSED ROOF PLANS
A2.0	EXISTING ELEVATIONS
A2.1	EXISTING BUILDING SECTIONS
A2.2	PROPOSED ELEVATIONS
A2.3	PROPOSED BUILDING SECTIONS



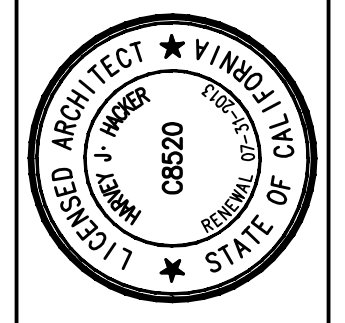
OCCUPANCY CHANGE & SEISMIC UPGRADE
 111 TOWNSEND STREET
 SAN FRANCISCO, CA

TITLE SHEET

DATE	24 MAY 2010
SCALE	AS NOTED
DRAWN	J.G.
JOB	0520
SHEET	A0.0

REVISIONS	BY
18 MAR 2010 SITE PERMIT SUBMITTAL	J.G.
18 AUG 2011 Cert. of Approval	J.G.
12 OCT 2011 Tax Credit Cert.	J.G.

Harvey Hacker Architects
 528 Bryant Street
 San Francisco, CA 94107
 415 957 0579



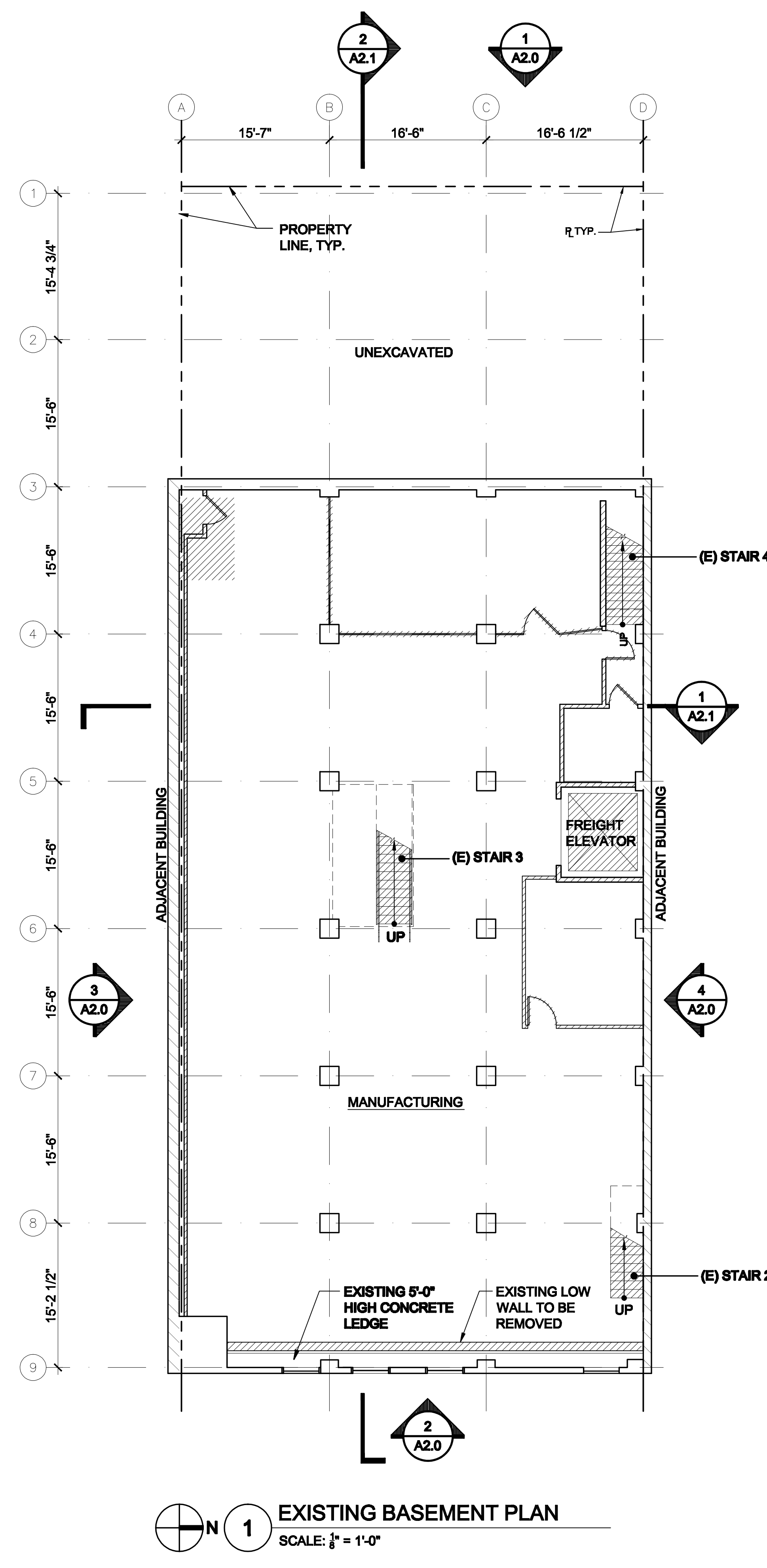
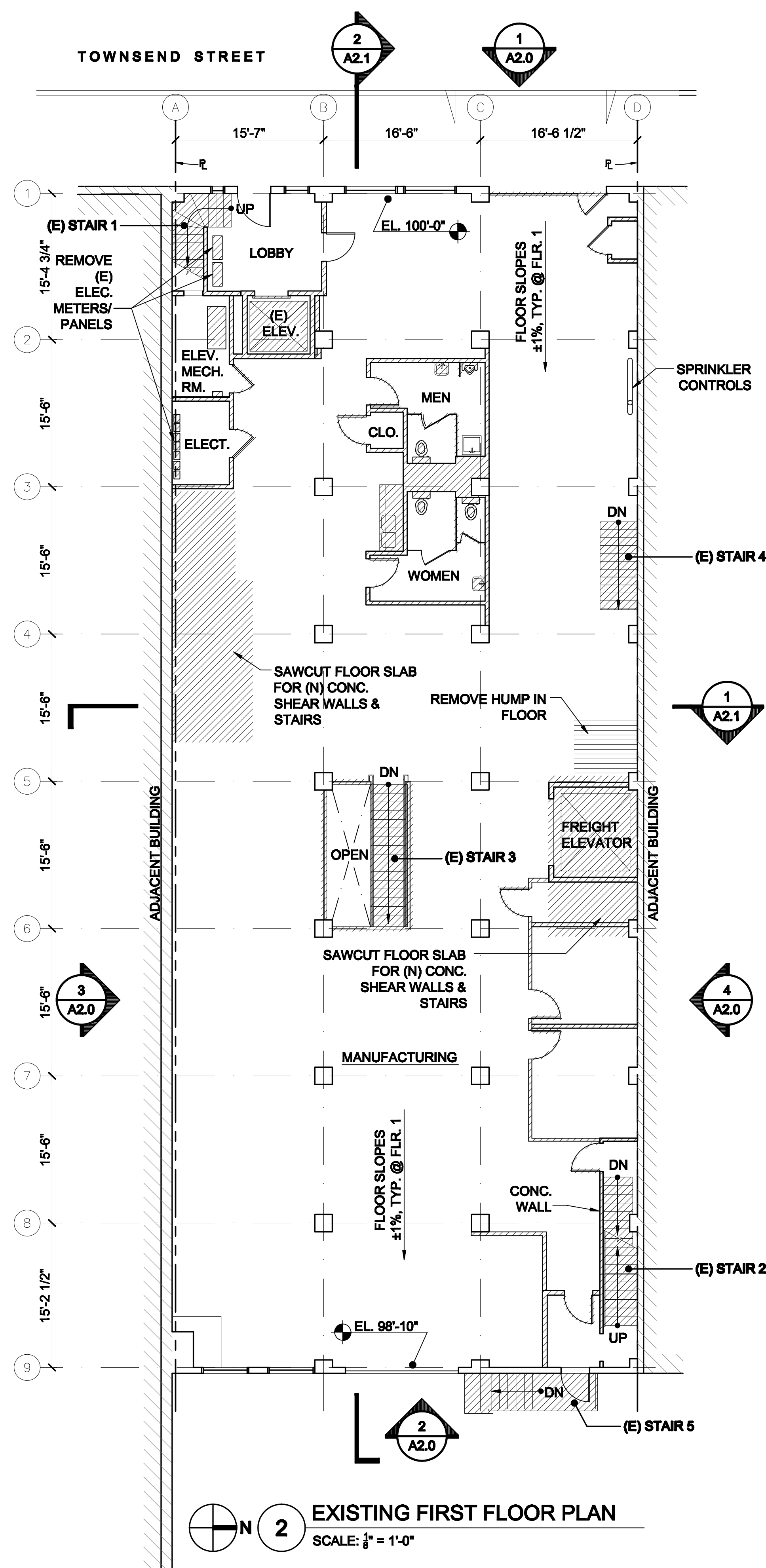
**OCCUPANCY CHANGE
 & SEISMIC UPGRADE**
 111 TOWNSEND STREET
 SAN FRANCISCO, CA

**EXISTING FLOOR
 PLANS:
 BASEMENT & FIRST
 FLOOR**

DATE	24 MAY 2010
SCALE	AS NOTED
DRAWN	J.G.
JOB	0520
SHEET	A1.0

FLOOR PLAN LEGEND:

- EXISTING WALL
- ▨ TO BE DEMOLISHED

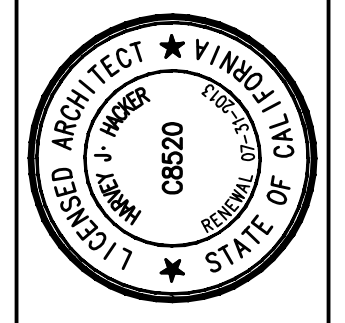


SHEET NOTES:

- SAWCUT (E) FLOOR SLABS FOR NEW STAIR/ELEVATOR OPENINGS AS REQUIRED.

REVISIONS	BY
18 MAR 2010 SITE PERMIT SUBMITTAL	J.G.
18 AUG 2011 Appropriation	J.G.
12 OCT 2011 Tax Credit Cert.	J.G.

Harvey Hacker Architects
 528 Bryant Street
 San Francisco, CA 94107
 415 957 0579

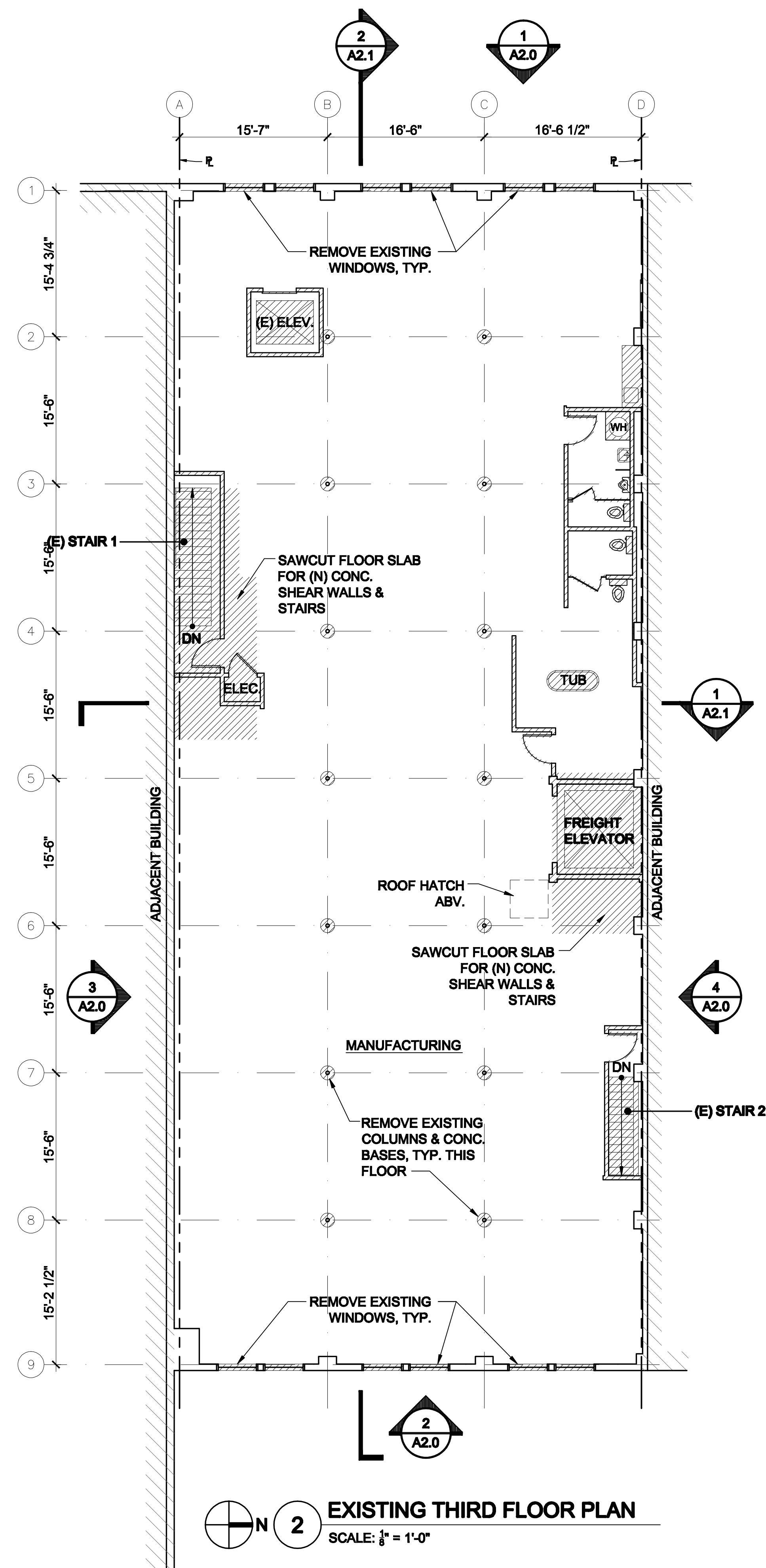


**OCCUPANCY CHANGE
 & SEISMIC UPGRADE**
 111 TOWNSEND STREET
 SAN FRANCISCO, CA

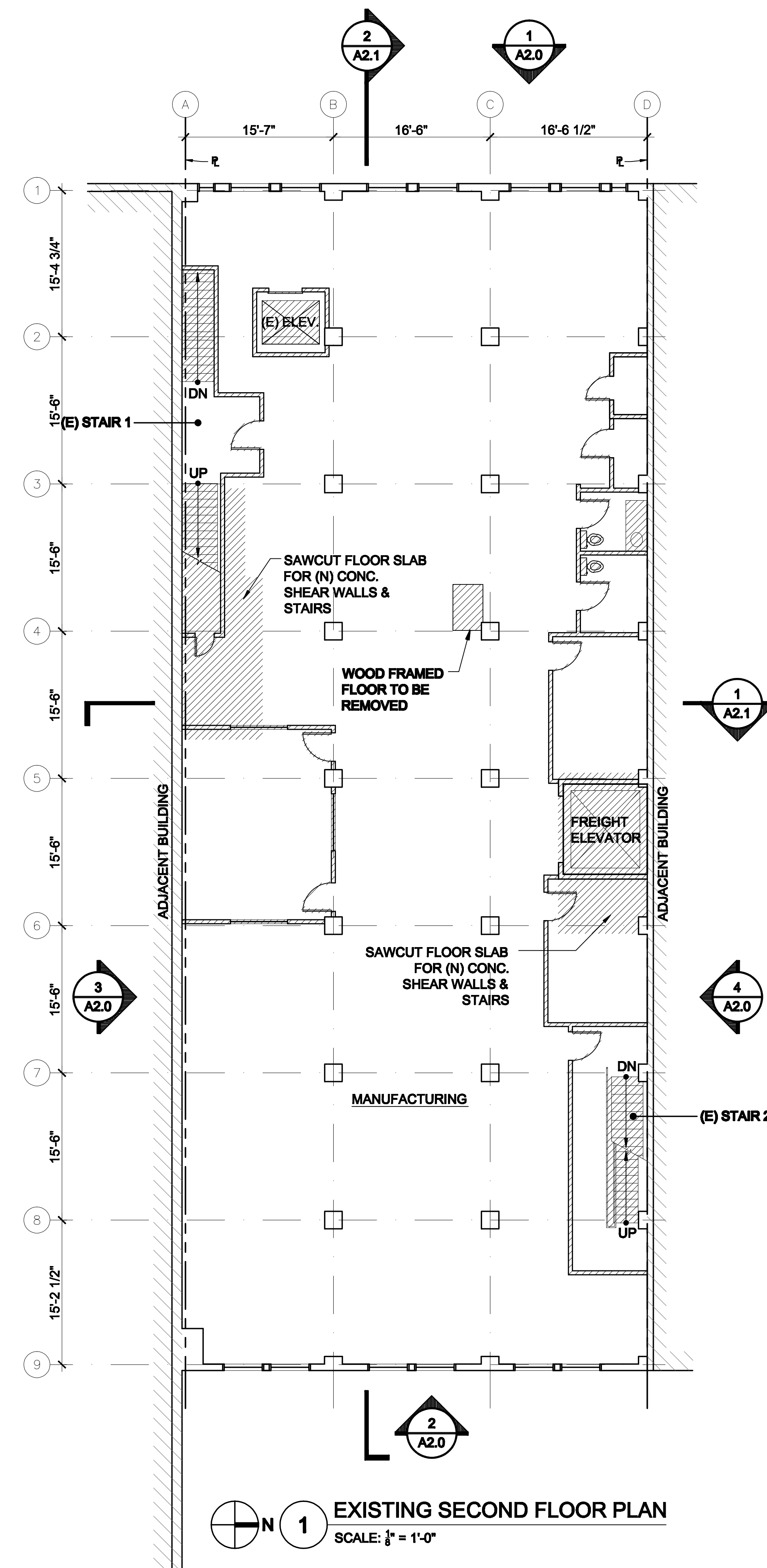
**EXISTING FLOOR
 PLANS:
 SECOND & THIRD
 FLOORS**

DATE	24 MAY 2010
SCALE	AS NOTED
DRAWN	J.G.
JOB	0520
SHEET	A1.1

- FLOOR PLAN LEGEND:**
- EXISTING WALL
 - TO BE DEMOLISHED
 - GRIND FLOOR TO ELEVATION OF ADJ. FIN. FLOOR



2 EXISTING THIRD FLOOR PLAN
 SCALE: 3/8" = 1'-0"

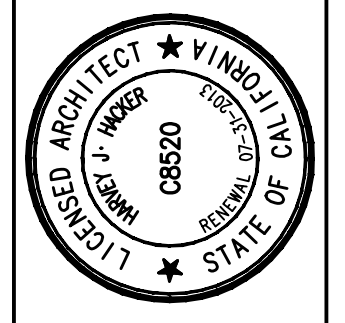


1 EXISTING SECOND FLOOR PLAN
 SCALE: 3/8" = 1'-0"

SHEET NOTES:
 1. SAWCUT (E) FLOOR SLABS FOR NEW STAIR/ELEVATOR OPENINGS AS REQUIRED.

REVISIONS	BY
18 MAR 2010 SITE PERMIT SUBMITTAL	J.G.
Appropriation 18 AUG 2011	J.G.
Tax Credit Cert. 12 OCT 2011	J.G.
HPC Meeting 22 NOV 2011	J.G.

Harvey Hacker Architects
 528 Bryant Street
 San Francisco, CA 94107
 415 957 0579

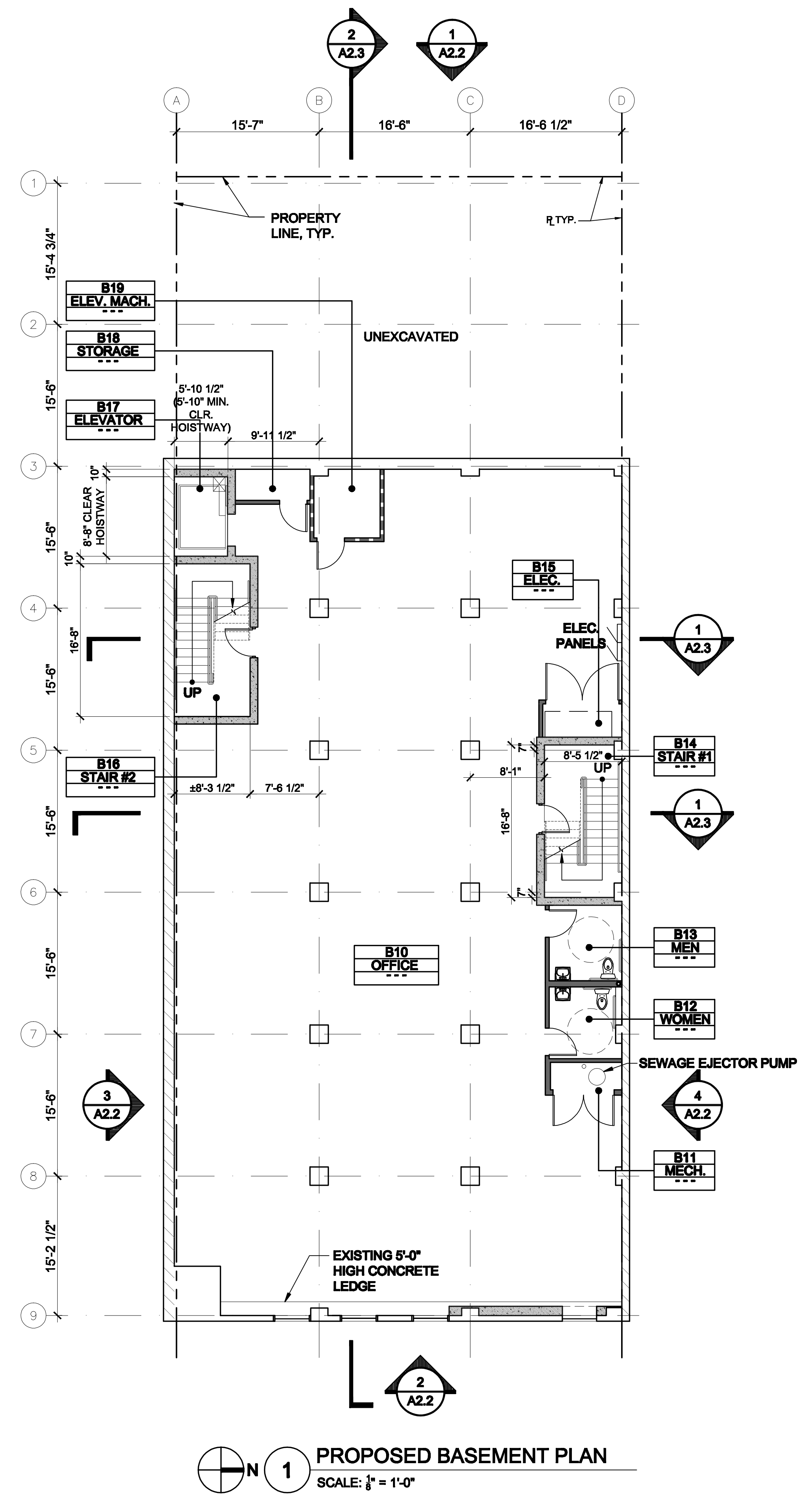
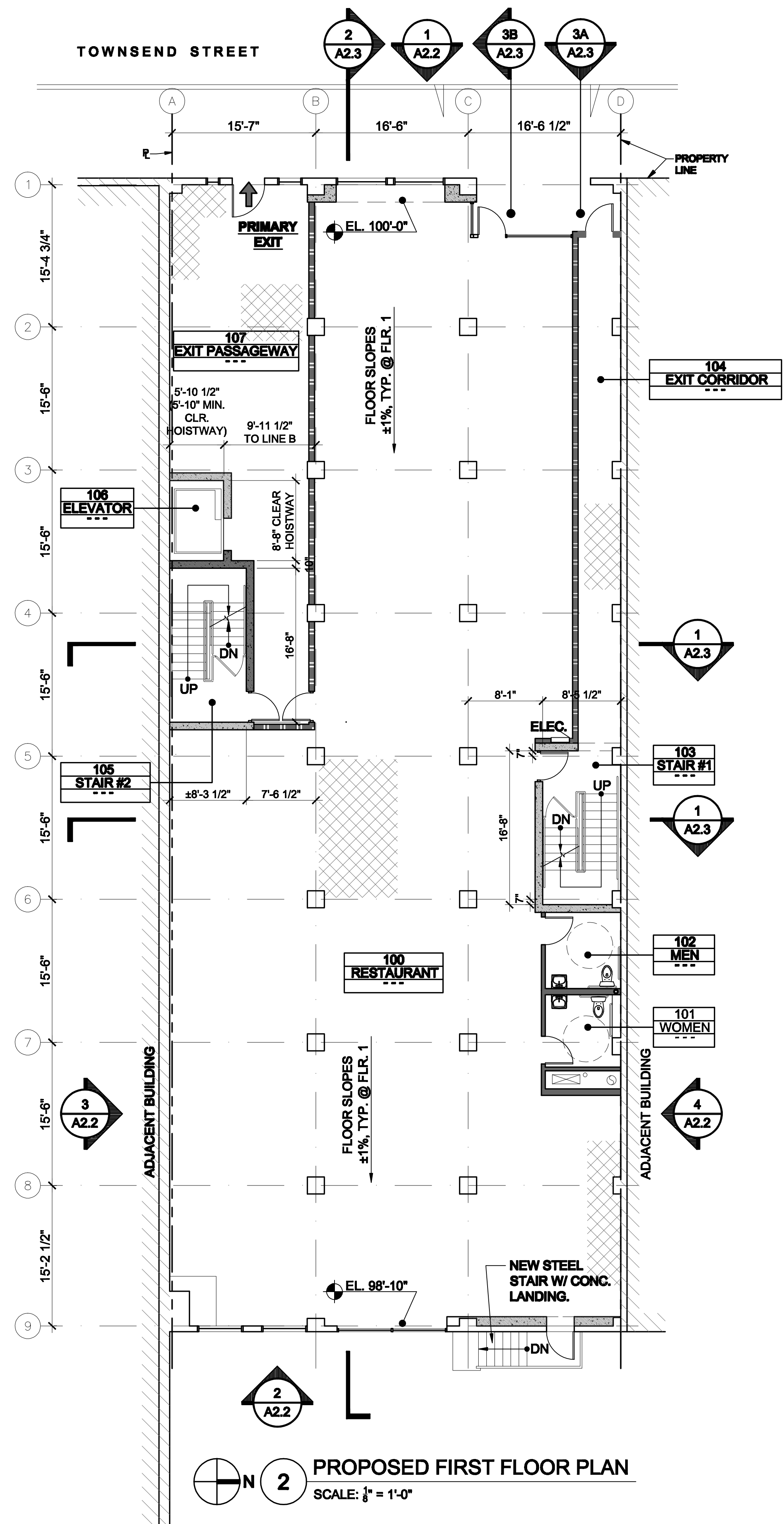


**OCCUPANCY CHANGE
 & SEISMIC UPGRADE
 111 TOWNSEND STREET
 SAN FRANCISCO, CA**

**PROPOSED FLOOR
 PLANS:
 BASEMENT & FIRST
 FLOOR**

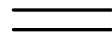








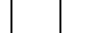
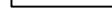
DATE	24 MAY 2010
SCALE	AS NOTED
DRAWN	J.G.
JOB	0520
SHEET	A1.2

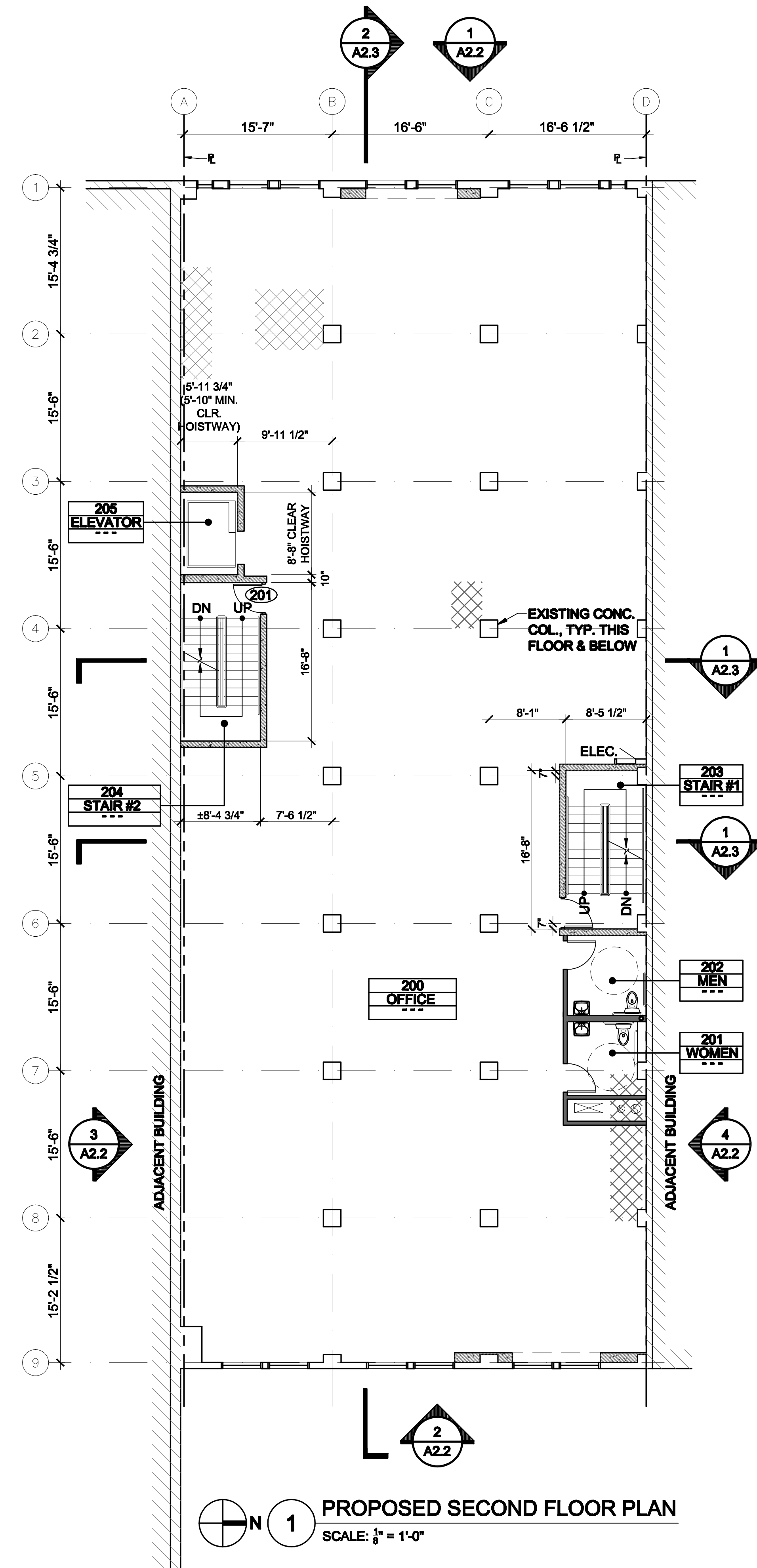
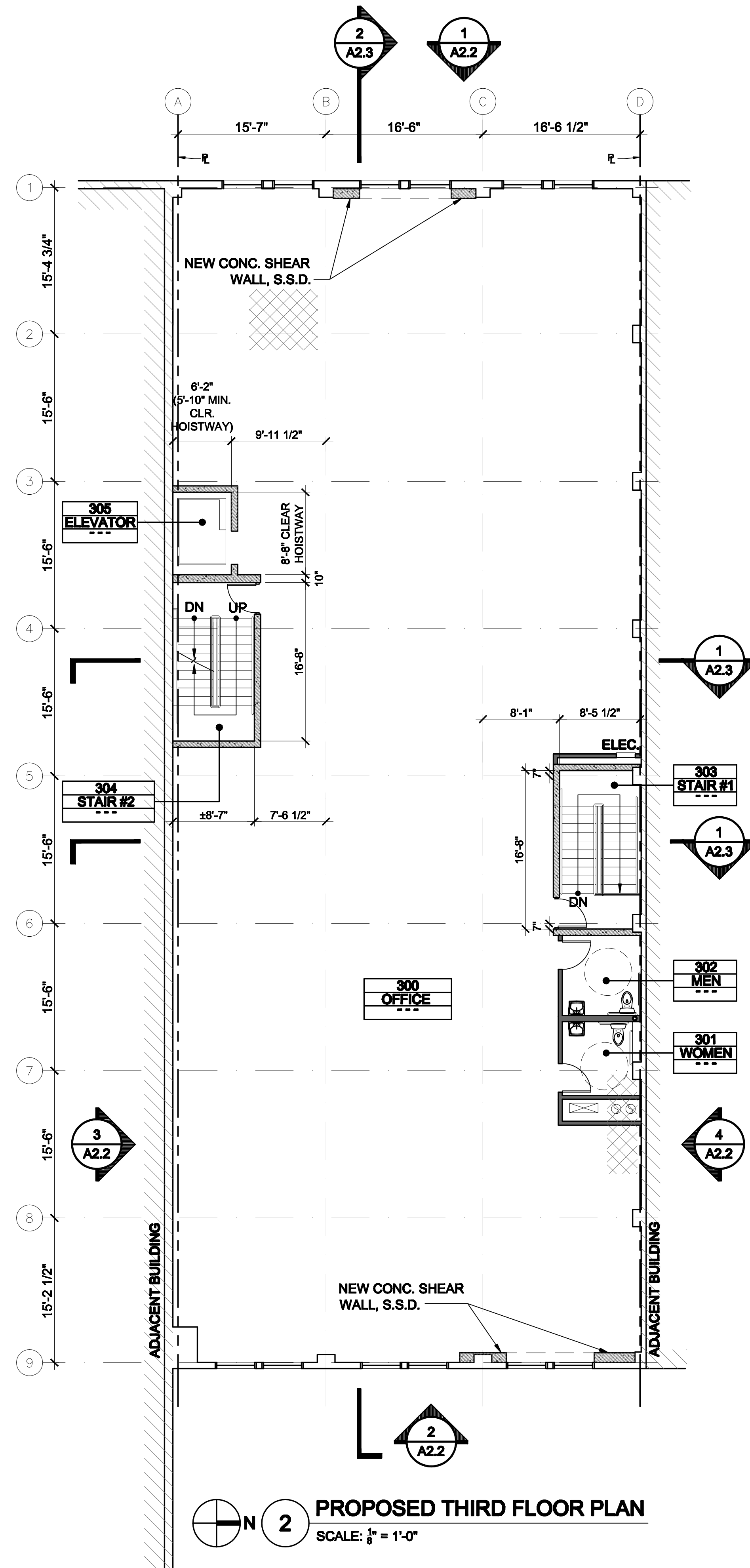
- FLOOR PLAN LEGEND:**
- EXISTING WALL/PARTITION
 - NEW WALL/PARTITION
 - NEW REQUIRED 1-HR. PARTITION WALL
 - NEW REQUIRED 2-HR. PARTITION WALL
 - NEW CONCRETE SHEARWALL (4-HR. RATED).
 - ▨ NEW CONCRETE FLOOR INFILL SEE STRUCTURAL DRAWINGS
- ROOM TAG
 ROOM NAME
 CEILING
 WALL/WAINSCOT
 FLOOR/BASE



SHEET NOTES:
 1. FILL IN (E) FLOOR OPENINGS FOR STAIRS & ELEVATORS THAT HAVE BEEN REMOVED.

FLOOR PLAN LEGEND:

-  EXISTING WALL/PARTITION
-  NEW WALL/PARTITION
-  NEW REQUIRED 1-HR. PARTITION WALL
-  NEW REQUIRED 2-HR. PARTITION WALL
-  NEW CONCRETE SHEARWALL (4-HR. RATED).
-  NEW CONCRETE FLOOR INFILL SEE STRUCTURAL DRAWINGS
-  ROOM TAG
-  ROOM NAME
-  CEILING
-  WALL/WAINSCOT
-  FLOOR/BASE

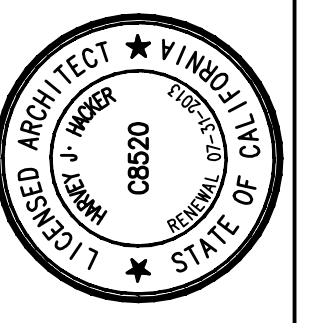


SHEET NOTES:

1. FILL IN (E) FLOOR OPENINGS FOR STAIRS & ELEVATORS THAT HAVE BEEN REMOVED.

REVISIONS	BY
18 MAR 2010 SITE PERMIT SUBMITTAL	J.G.
18 AUG 2011 Cert. of Approximate	J.G.
12 OCT 2011 Tax Credit Cert.	J.G.

**Harvey Hacker
Architects**
528 Bryant Street
San Francisco, CA 94107
415 957 0579



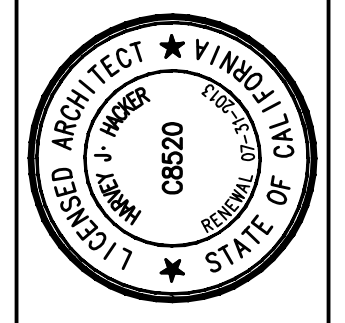
**OCCUPANCY CHANGE
& SEISMIC UPGRADE**
111 TOWNSEND STREET
SAN FRANCISCO, CA

**PROPOSED FLOOR
PLANS:
SECOND & THIRD
FLOORS**

DATE	24 MAY 2010
SCALE	AS NOTED
DRAWN	J.G.
JOB	0520
SHEET	A1.3

REVISIONS	BY
18 MAR 2010 SITE PERMIT SUBMITTAL	J.G.
18 AUG 2011 Cert. of Approval	J.G.
12 OCT 2011 Tax Credit Cert.	J.G.

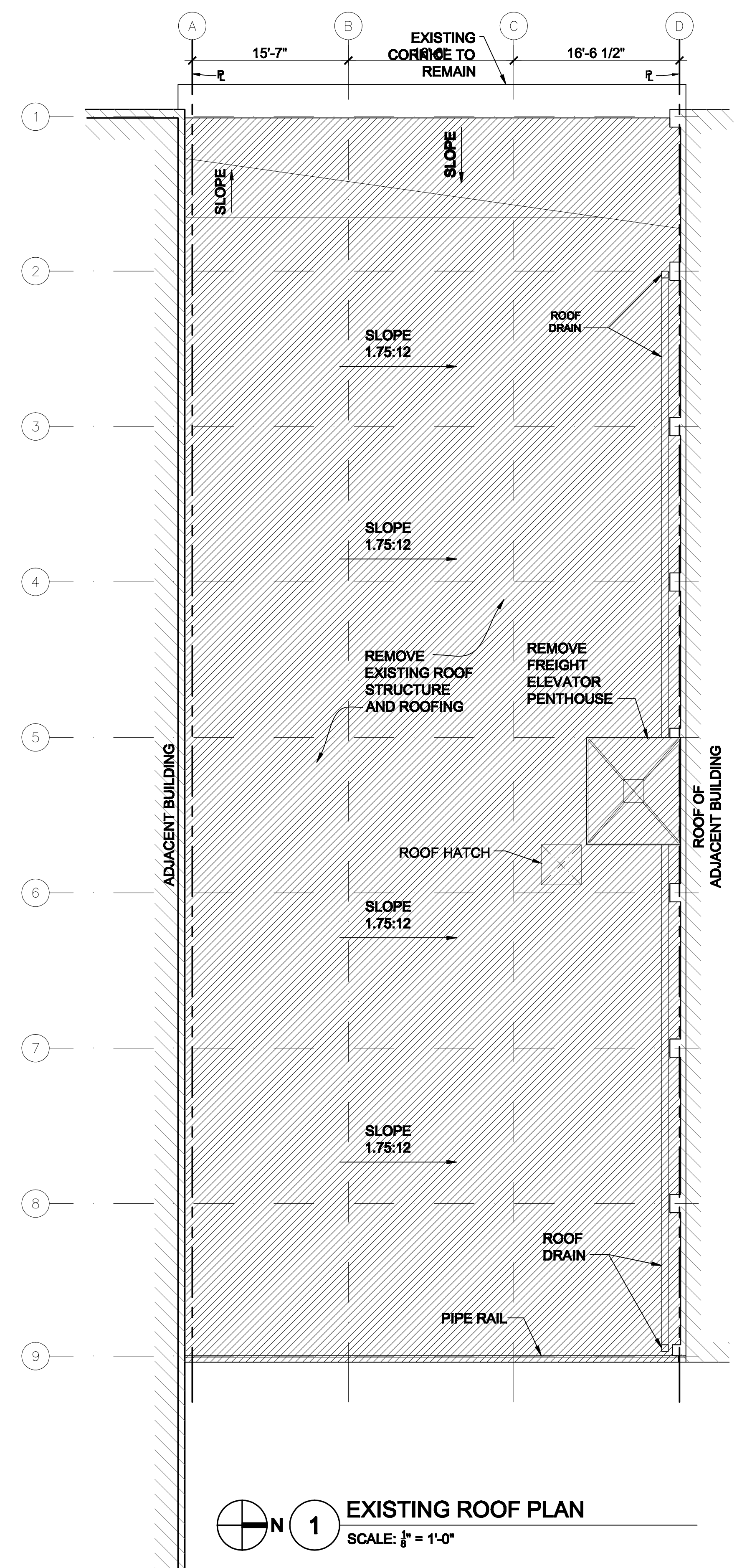
Harvey Hacker Architects
 528 Bryant Street
 San Francisco, CA 94107
 415 957 0579



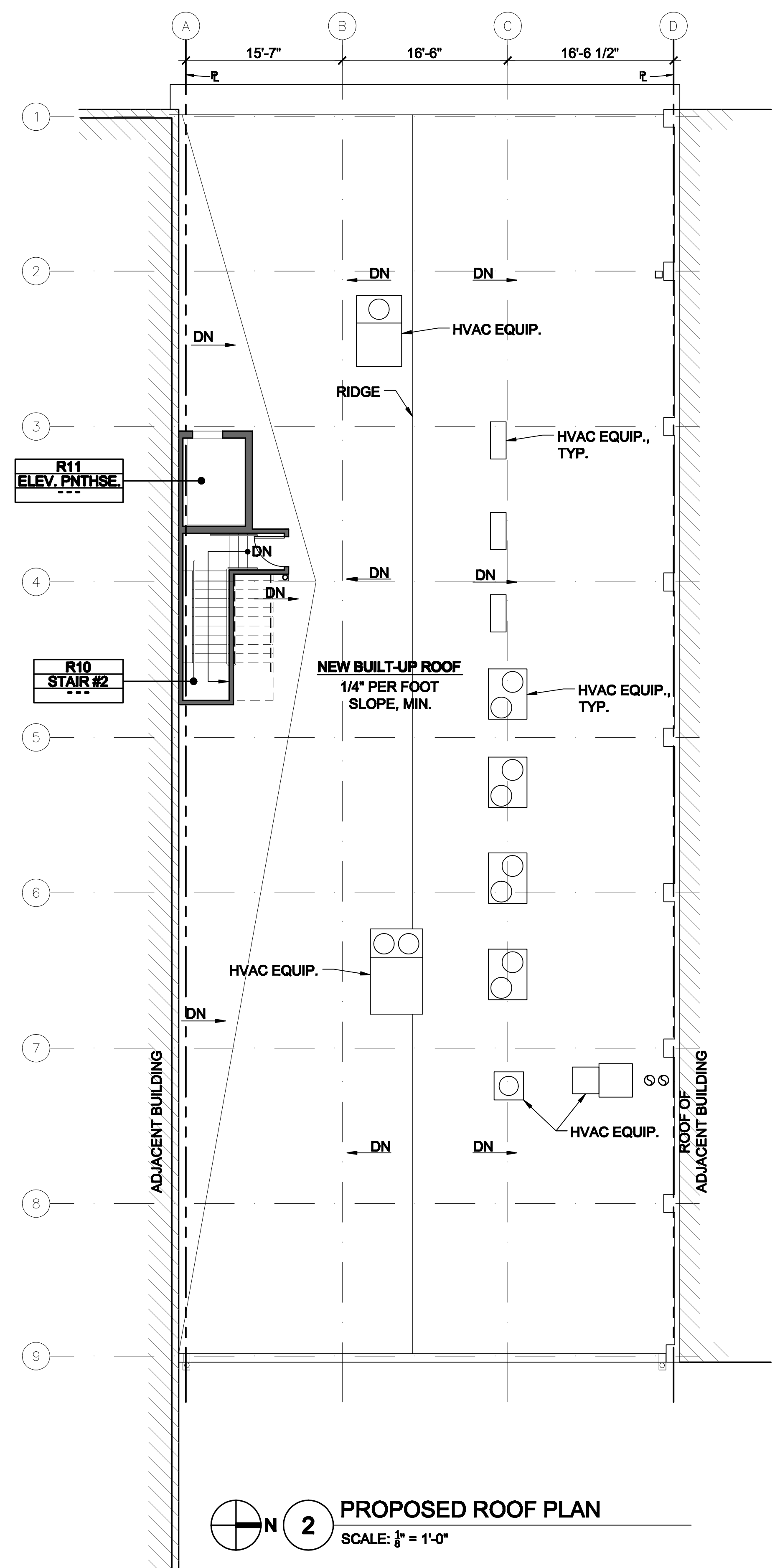
**OCCUPANCY CHANGE
 & SEISMIC UPGRADE**
 111 TOWNSEND STREET
 SAN FRANCISCO, CA

**EXISTING &
 PROPOSED
 ROOF PLANS**

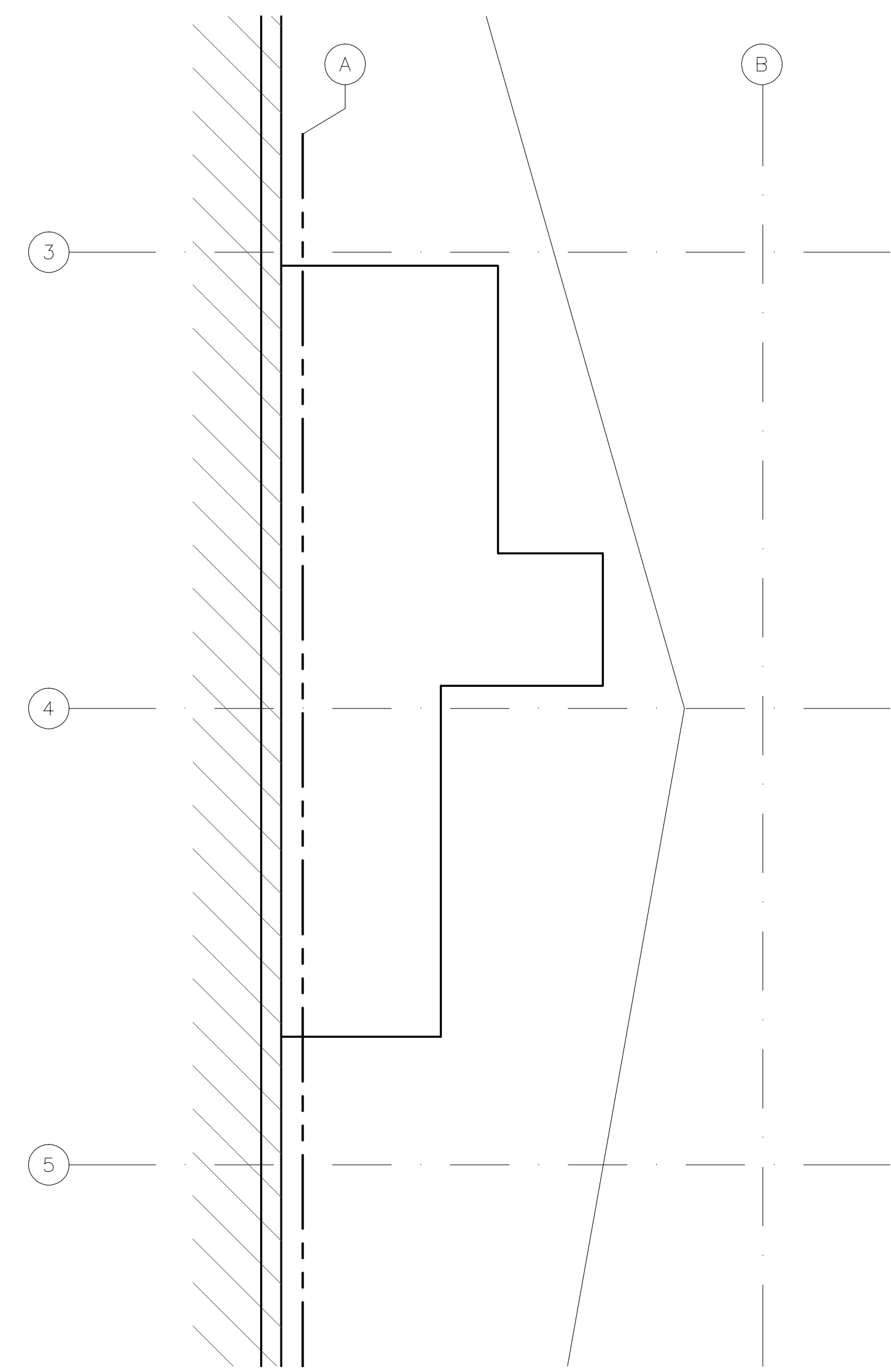
DATE	24 MAY 2010
SCALE	AS NOTED
DRAWN	J.G.
JOB	0520
SHEET	A1.4



1 EXISTING ROOF PLAN
 SCALE: 1/8" = 1'-0"



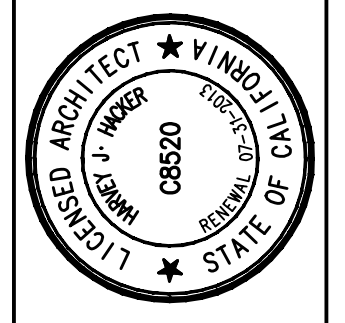
2 PROPOSED ROOF PLAN
 SCALE: 1/8" = 1'-0"



3 PROPOSED ROOF PLAN @
 STAIR & ELEVATOR PENTHOUSES
 SCALE: 1/4" = 1'-0"

REVISIONS	BY
18 MAR 2010 SITE PERMIT SUBMITTAL	J.G.
Appropriation 18 AUG 2011	J.G.
Tax Credit Cert. 12 OCT 2011	J.G.
HPC Meeting 22 NOV 2011	J.G.

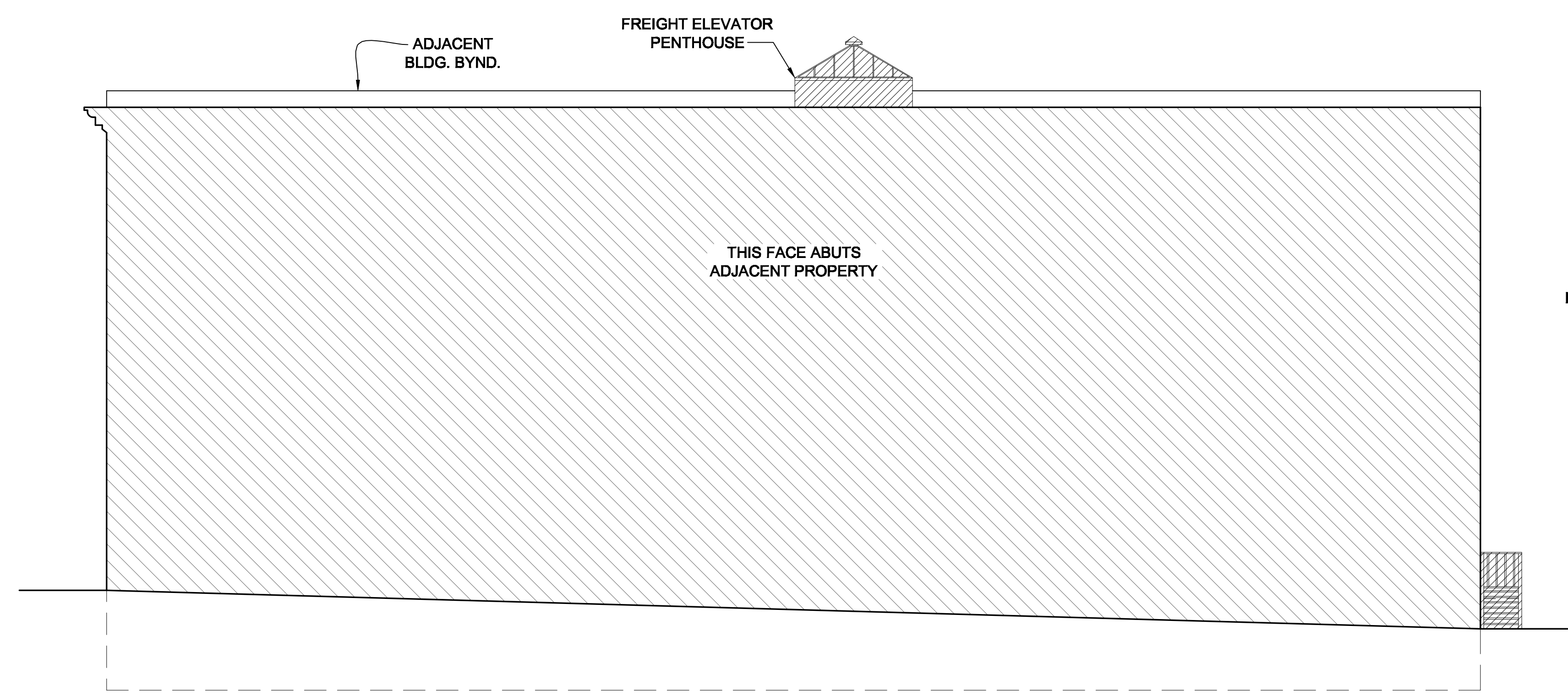
Harvey Hacker Architects
 528 Bryant Street
 San Francisco, CA 94107
 415 957 0579



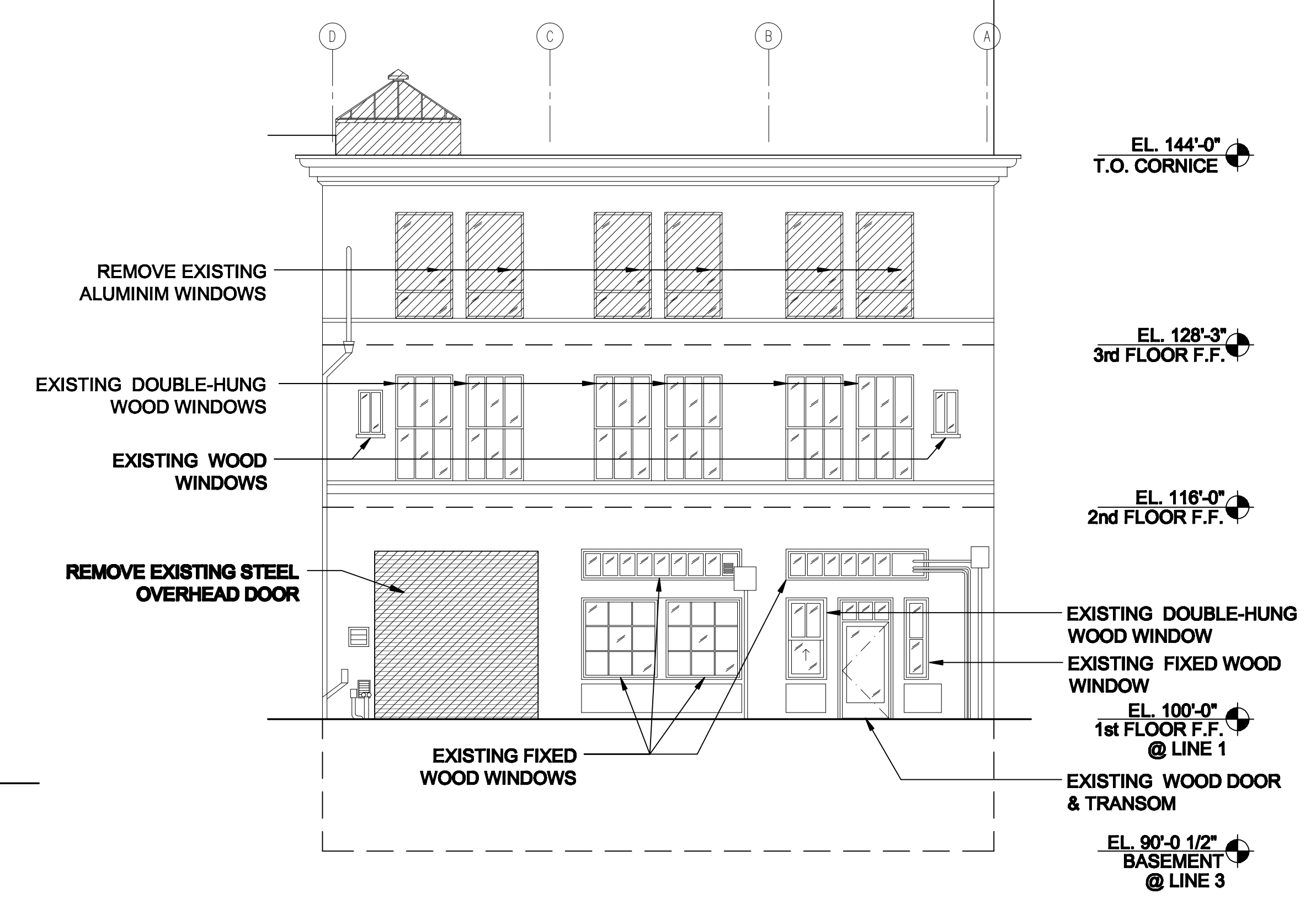
OCCUPANCY CHANGE & SEISMIC UPGRADE
 111 TOWNSEND STREET
 SAN FRANCISCO, CA

EXISTING ELEVATIONS

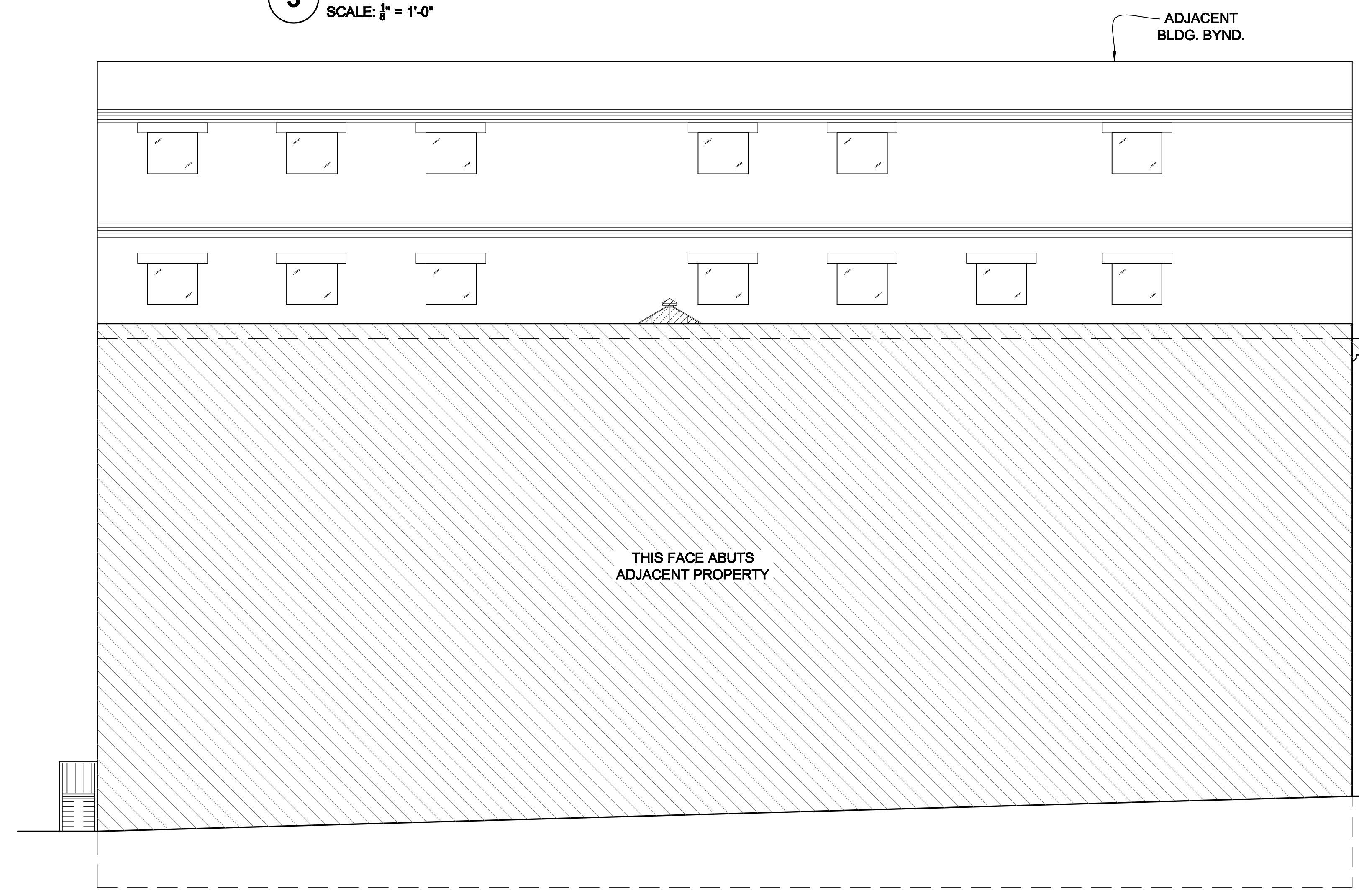
DATE	24 MAY 2010
SCALE	AS NOTED
DRAWN	J.G.
JOB	0520
SHEET	A2.0



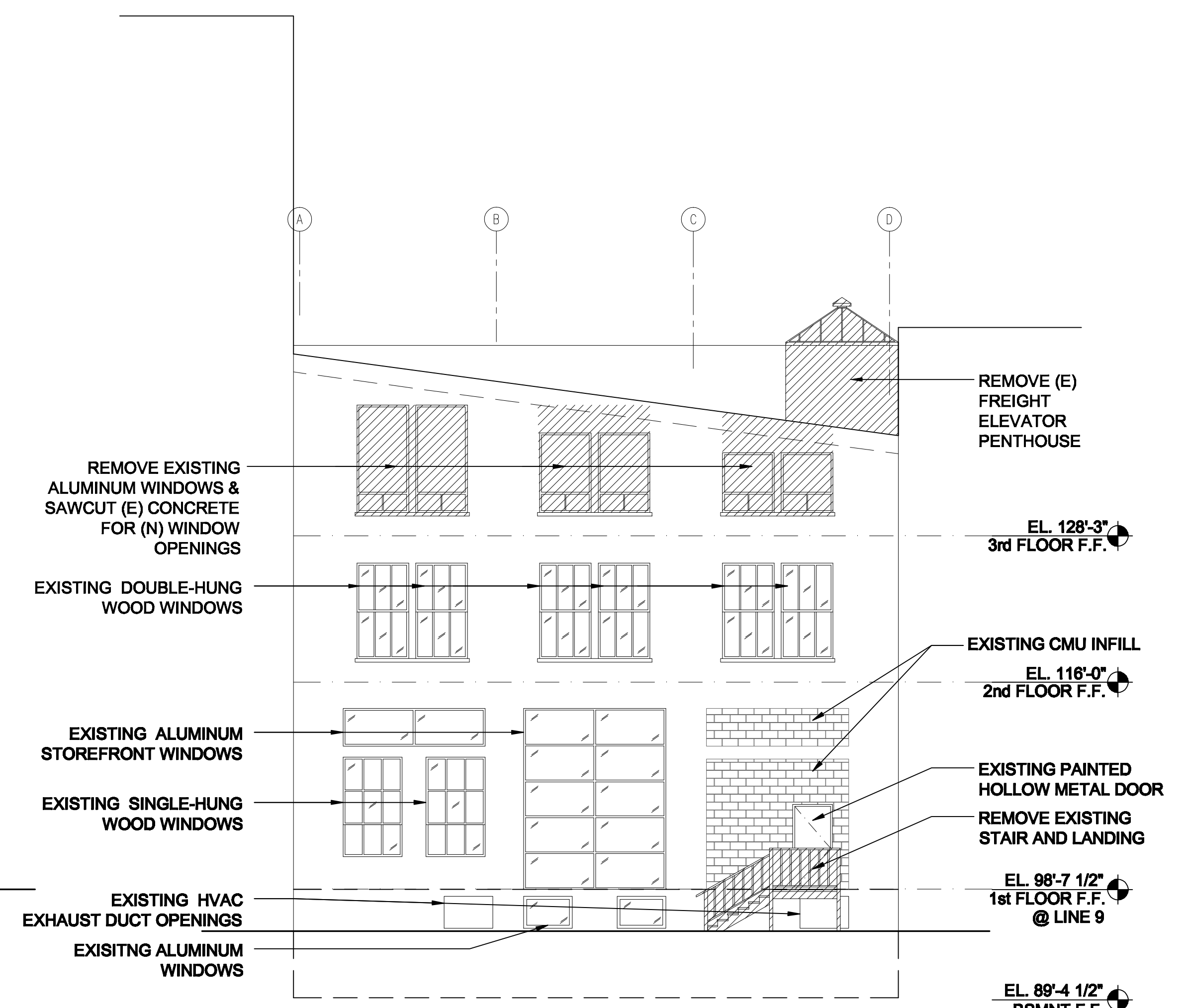
3 EXISTING SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"



1 EXISTING WEST (TOWNSEND STREET) ELEVATION
 SCALE: 1/8" = 1'-0"



4 EXISTING NORTH ELEVATION
 SCALE: 1/8" = 1'-0"

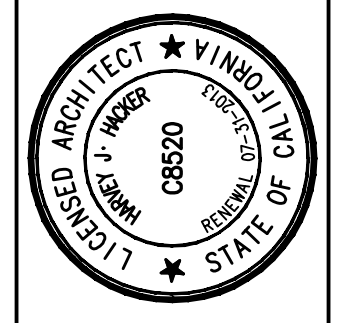


2 EXISTING EAST ELEVATION
 SCALE: 1/8" = 1'-0"

LEGEND:
 TO BE DEMOLISHED

REVISIONS	BY
18 MAR 2010 SITE PERMIT	J.G.
▲ Cert. of Appropriateness 18 AUG 2011	J.G.
▲ Tax Credit Cert. 12 OCT 2011	J.G.

Harvey Hacker Architects
 528 Bryant Street
 San Francisco, CA 94107
 415 957 0579



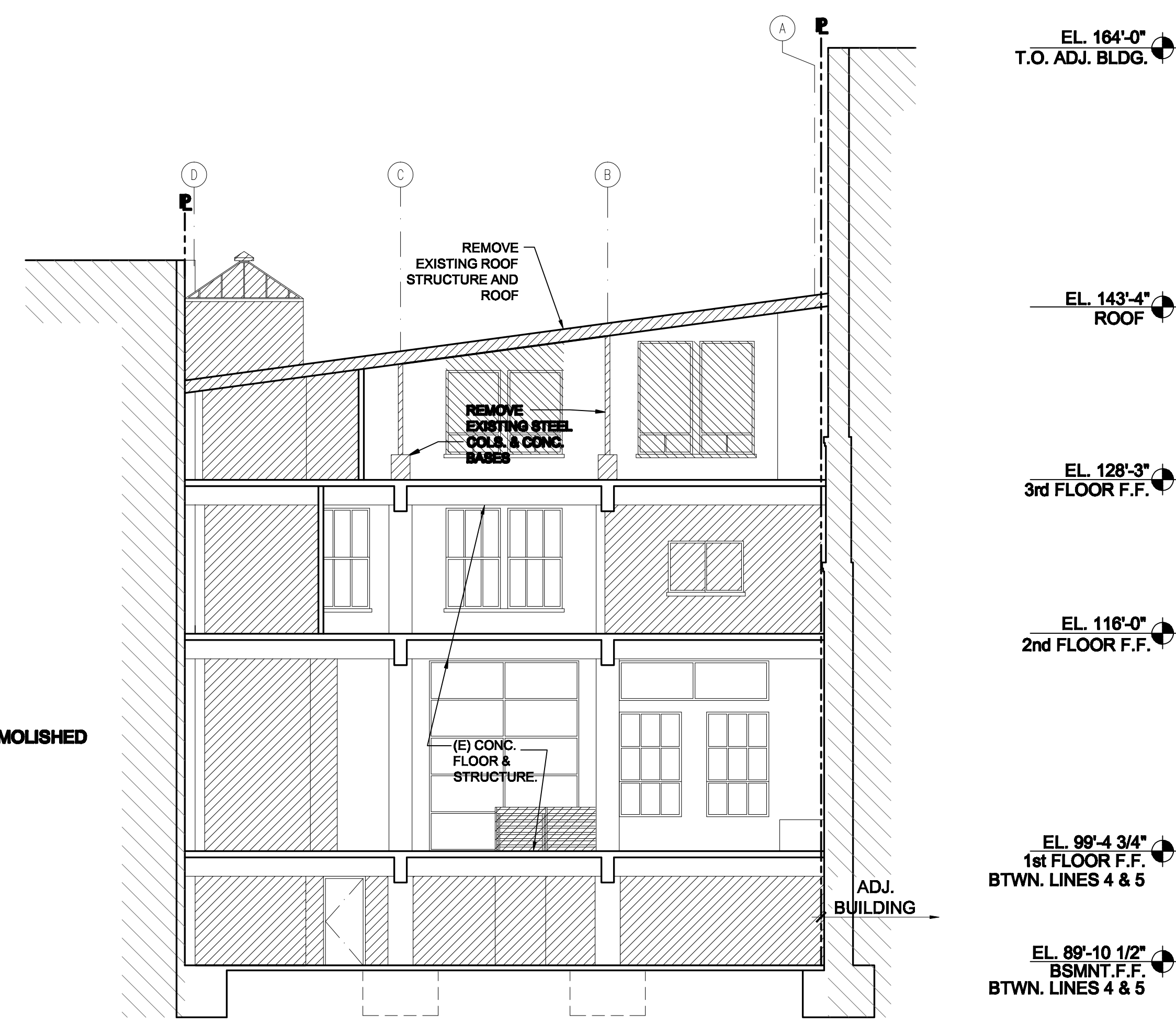
**OCCUPANCY CHANGE
 & SEISMIC UPGRADE**
 111 TOWNSEND STREET
 SAN FRANCISCO, CA

**EXISTING BUILDING
 SECTIONS**

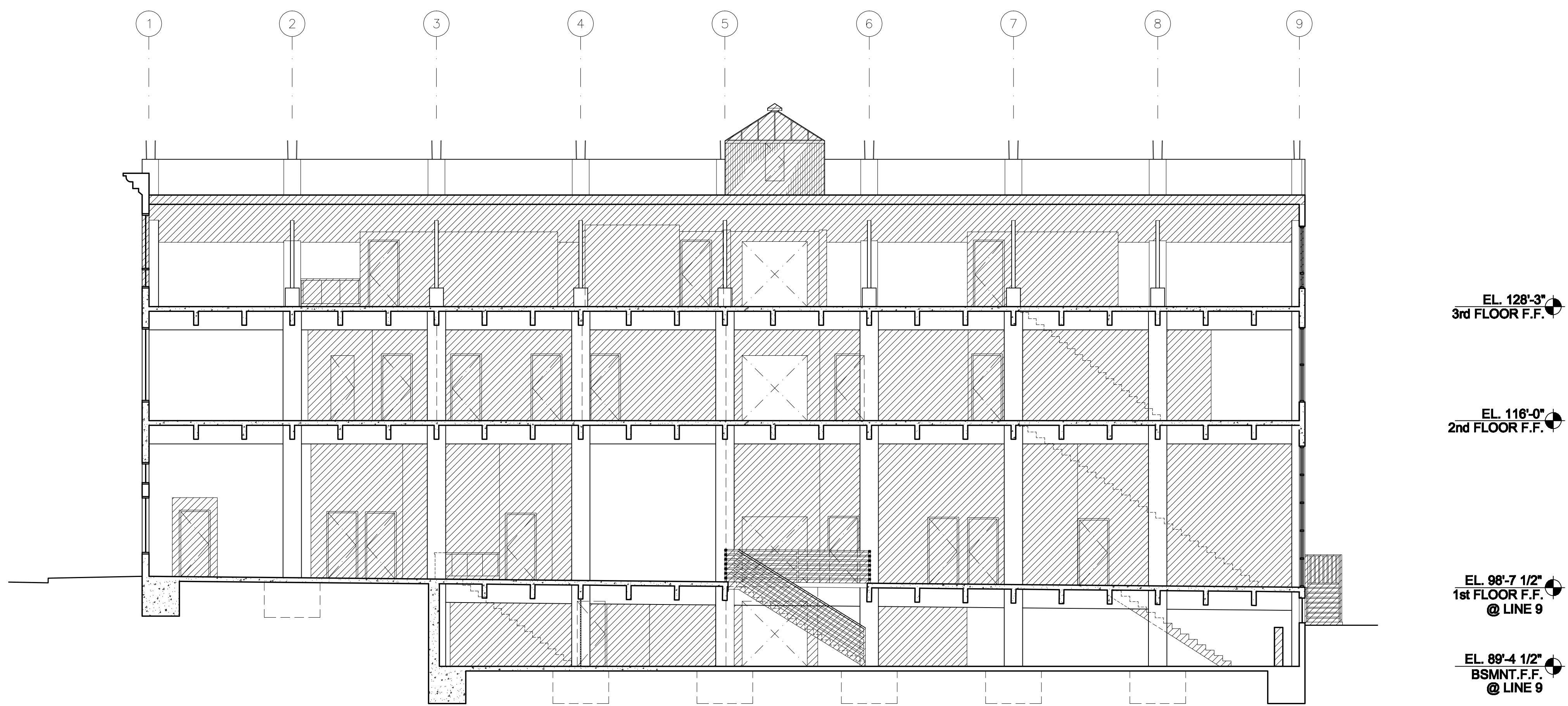
DATE	24 MAY 2010
SCALE	AS NOTED
DRAWN	J.G.
JOB	0520
SHEET	A2.1

LEGEND:
 ——— EXISTING WALL
 ——— EXISTING CONCRETE
 STRUCTURE
 ▨ TO BE DEMOLISHED

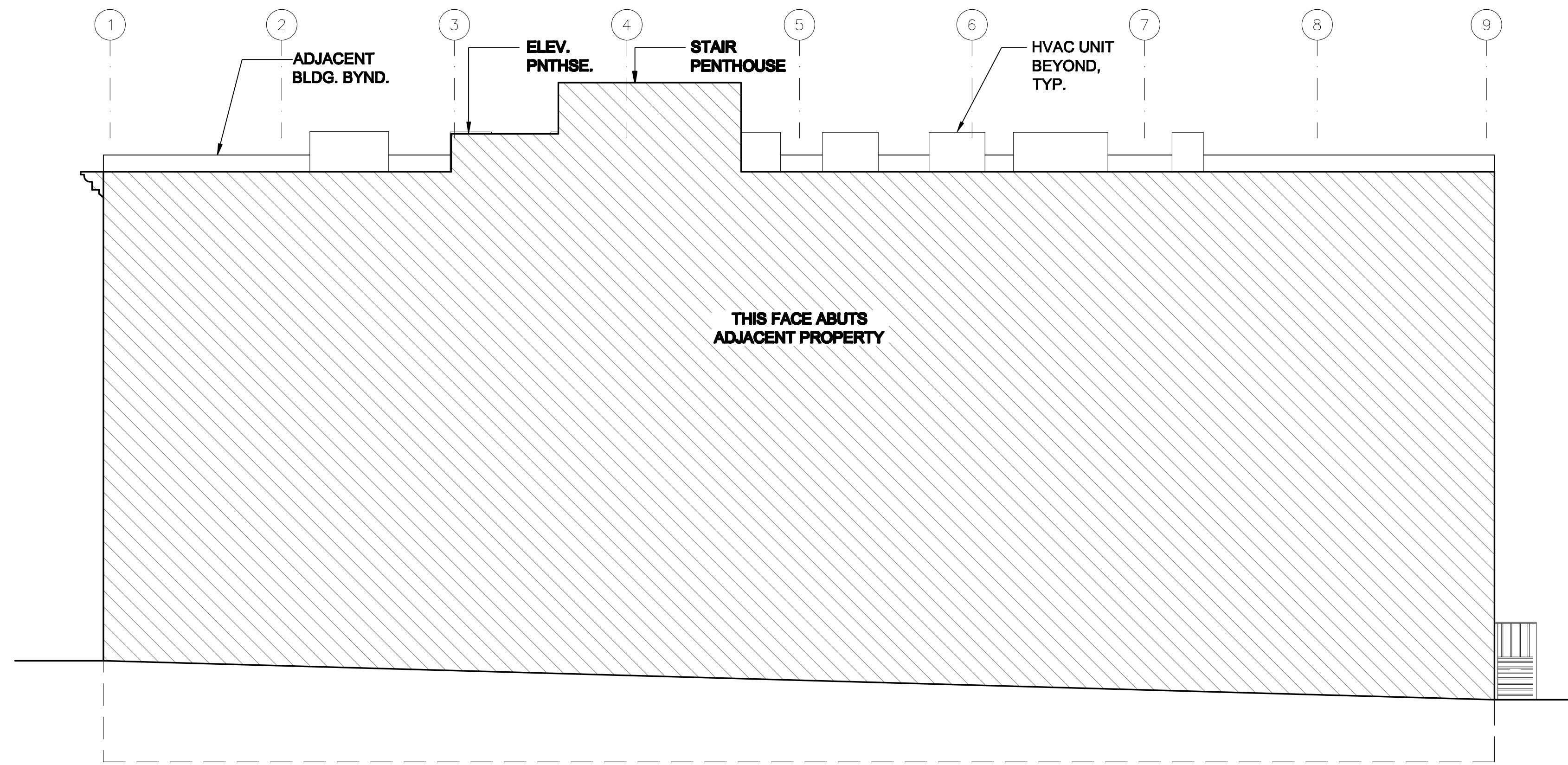
LEGEND:
 ▨ TO BE DEMOLISHED



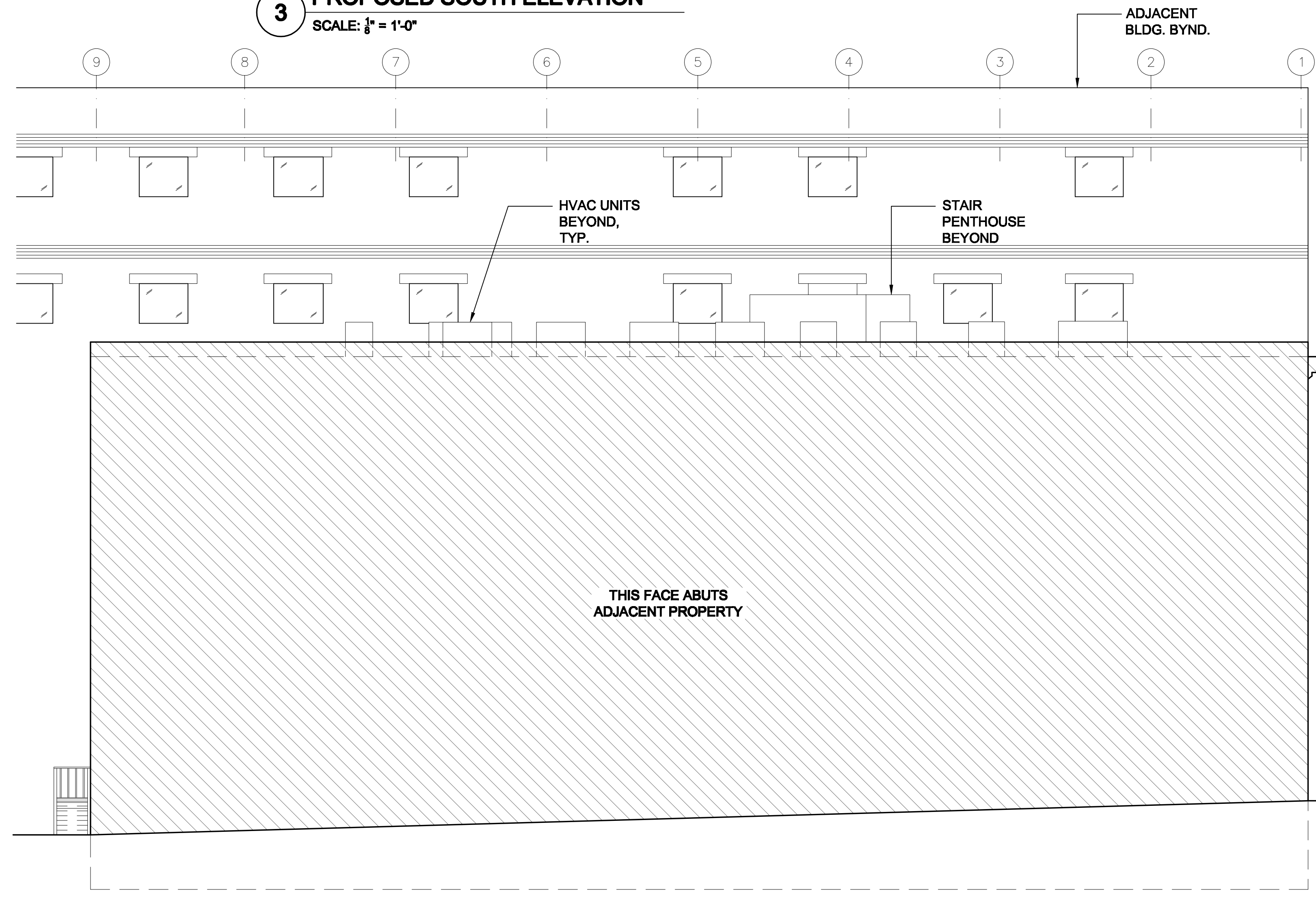
1 EXISTING NORTH/SOUTH SECTION
 SCALE: 1/8" = 1'-0"



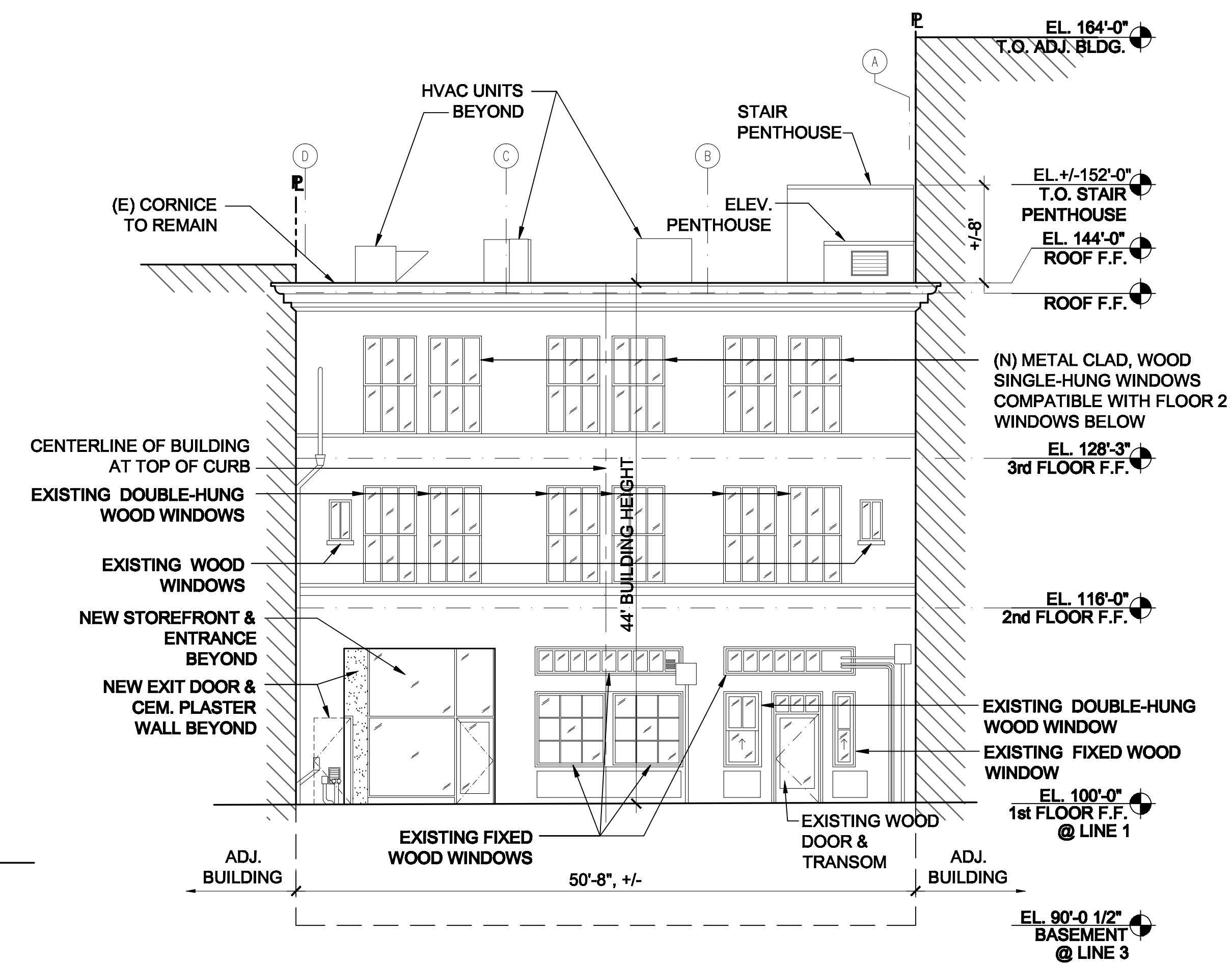
2 EXISTING EASTWEST SECTION
 SCALE: 1/8" = 1'-0"



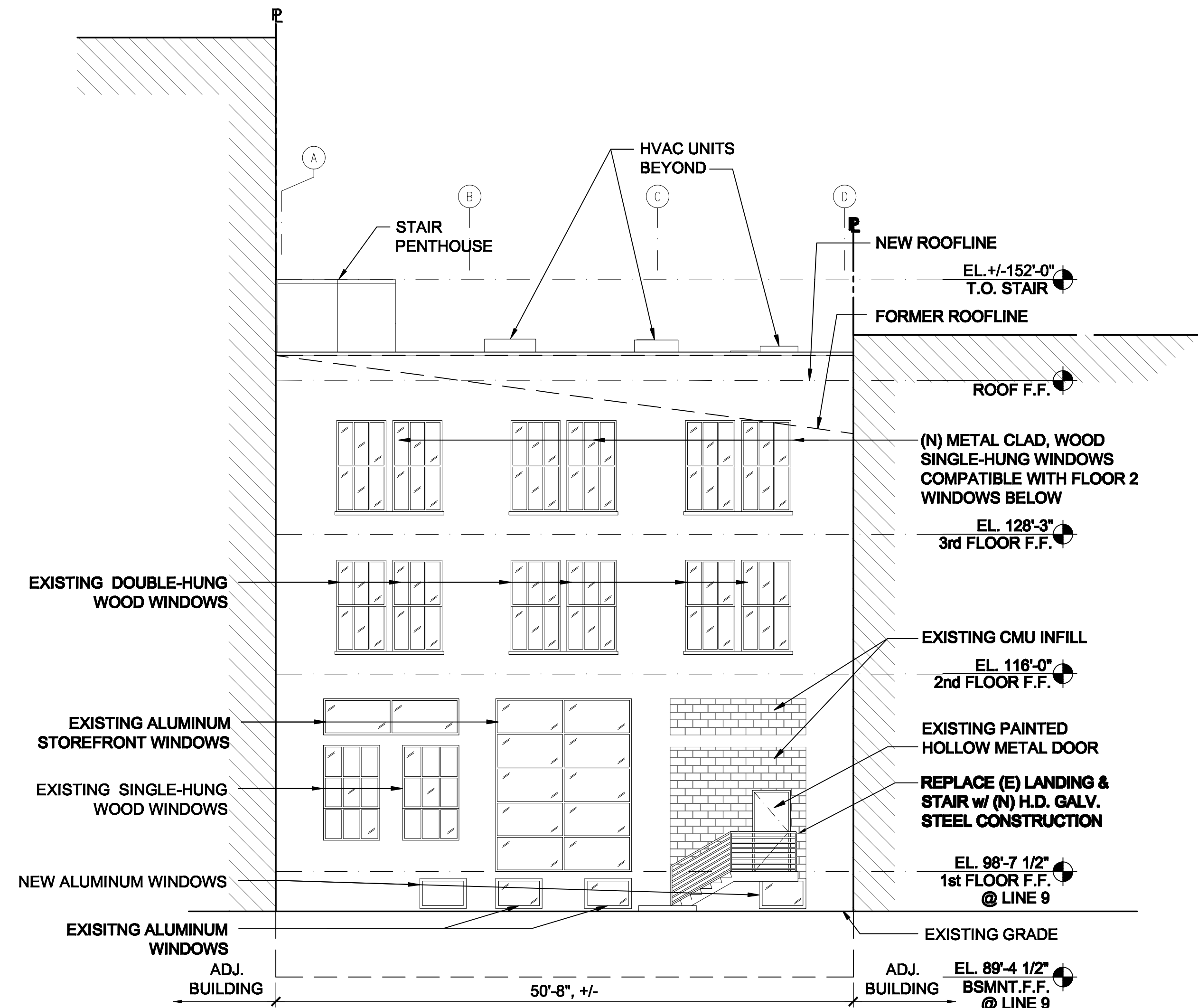
3 PROPOSED SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



4 PROPOSED NORTH ELEVATION
SCALE: 1/8" = 1'-0"



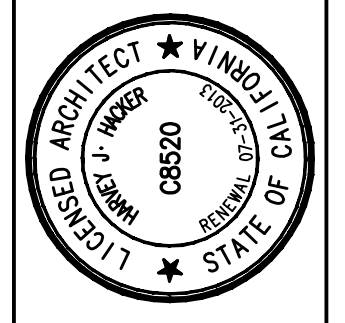
1 PROPOSED WEST (TOWNSEND STREET) ELEVATION
SCALE: 1/8" = 1'-0"



2 PROPOSED EAST ELEVATION
SCALE: 1/8" = 1'-0"

REVISIONS	BY
18 MAR 2010 SITE PERMIT SUBMITTAL	J.G.
Appropriations 18 AUG 2011	J.G.
Tax Credit Cert. 12 OCT 2011	J.G.
HPC Meeting 22 NOV 2011	J.G.

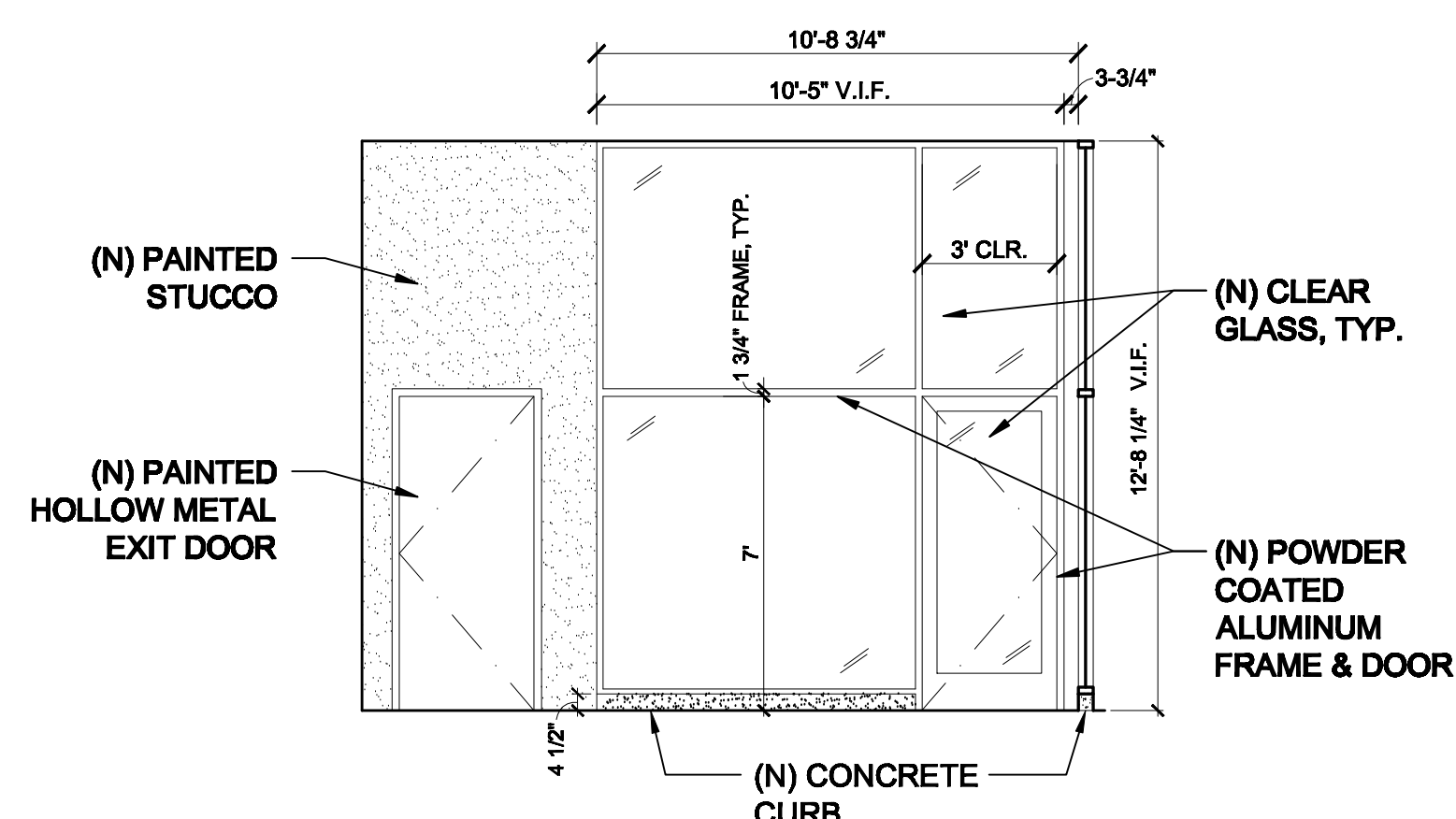
Harvey Hacker Architects
528 Bryant Street
San Francisco, CA 94107
415 957 0579



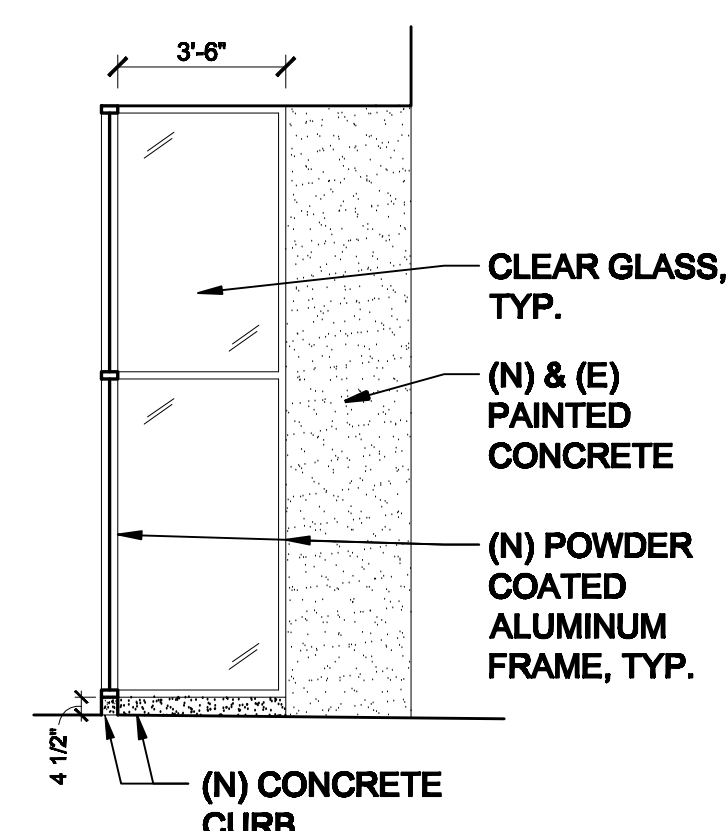
OCCUPANCY CHANGE & SEISMIC UPGRADE
111 TOWNSEND STREET
SAN FRANCISCO, CA

PROPOSED ELEVATIONS

DATE	24 MAY 2010
SCALE	AS NOTED
DRAWN	J.G.
JOB	0520
SHEET	A2.2



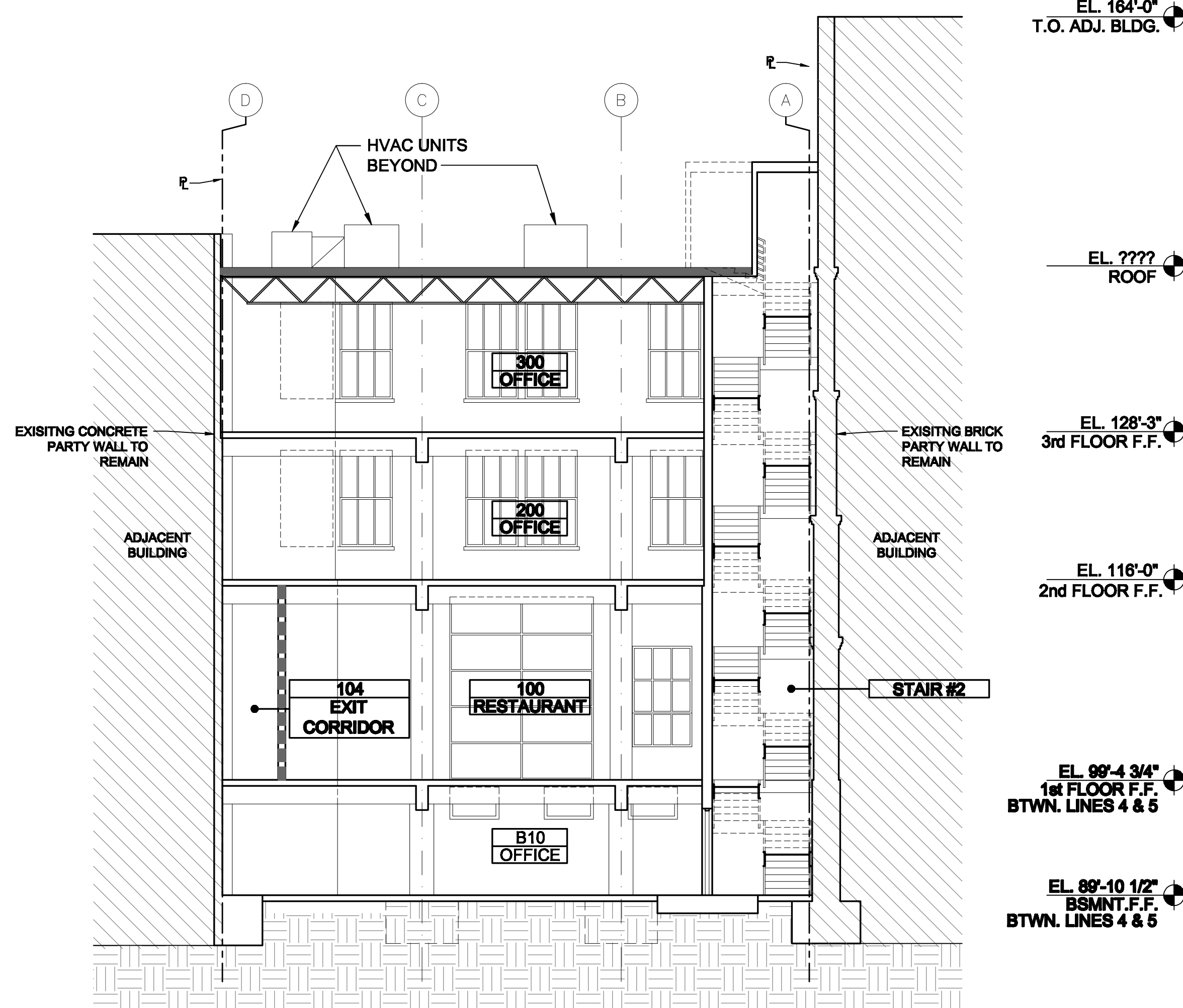
A. STOREFRONT SYSTEM:
(3) FIXED WINDOWS, (1) DOOR



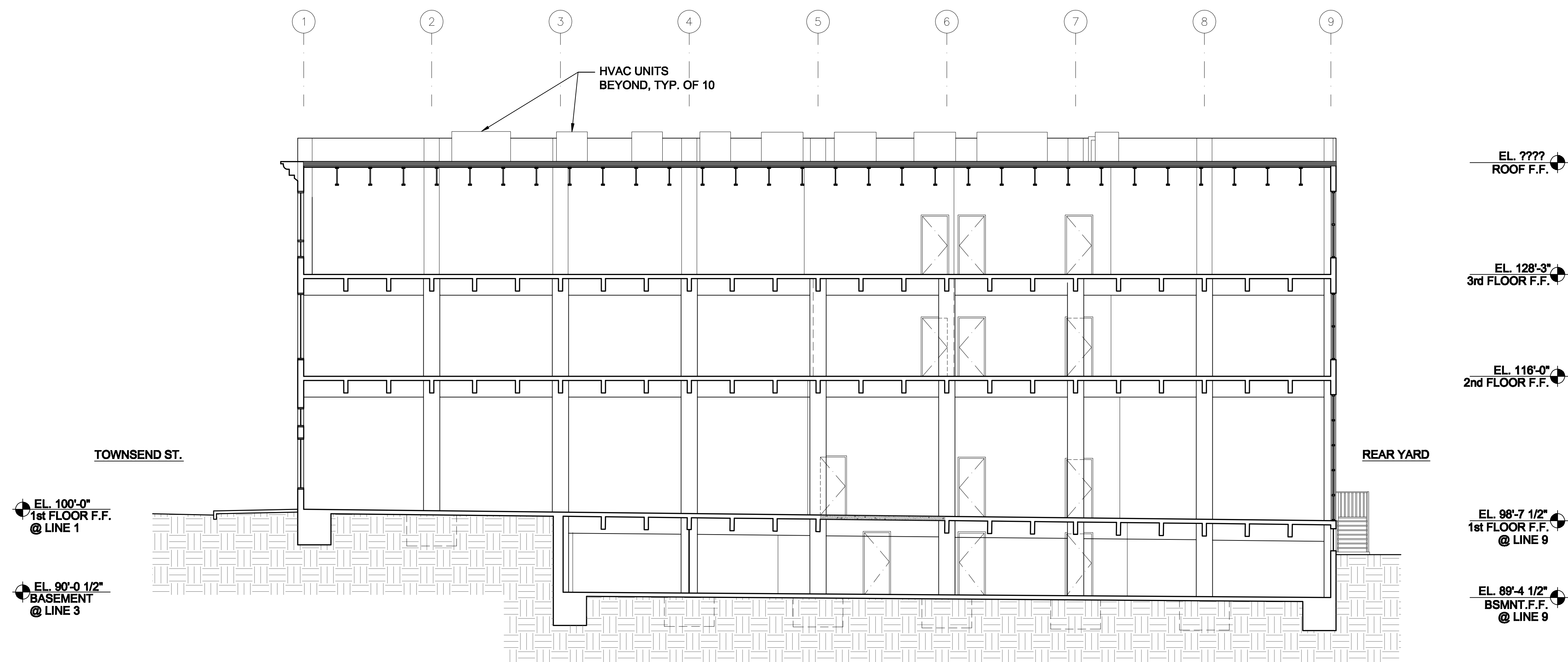
B. STOREFRONT SYSTEM:
(2) FIXED WINDOWS

- LEGEND:**
- EXISTING WALL
 - NEW STUDWALL, ROOF OR FLOOR
 - EXISTING CONCRETE STRUCTURE
 - NEW CONCRETE SHEAR WALL

3 STOREFRONT WINDOW ELEVATIONS
SCALE: 1/4" = 1'-0"



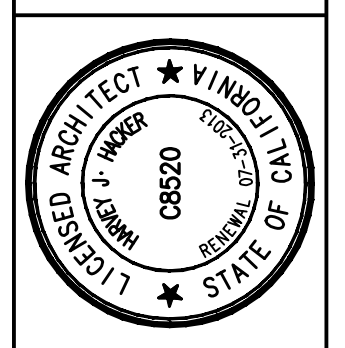
1 PROPOSED CROSS SECTION LOOKING EAST
SCALE: 1/8" = 1'-0"



2 PROPOSED LONGITUDINAL SECTION LOOKING NORTH
SCALE: 1/8" = 1'-0"

REVISIONS	BY
18 MAR 2010 SITE PERMIT SUBMITTAL	J.G.
18 AUG 2011 Cert. of Appropriateness	J.G.
12 OCT 2011 Tax Credit Cert.	J.G.
22 NOV 2011 HPC Meeting	J.G.

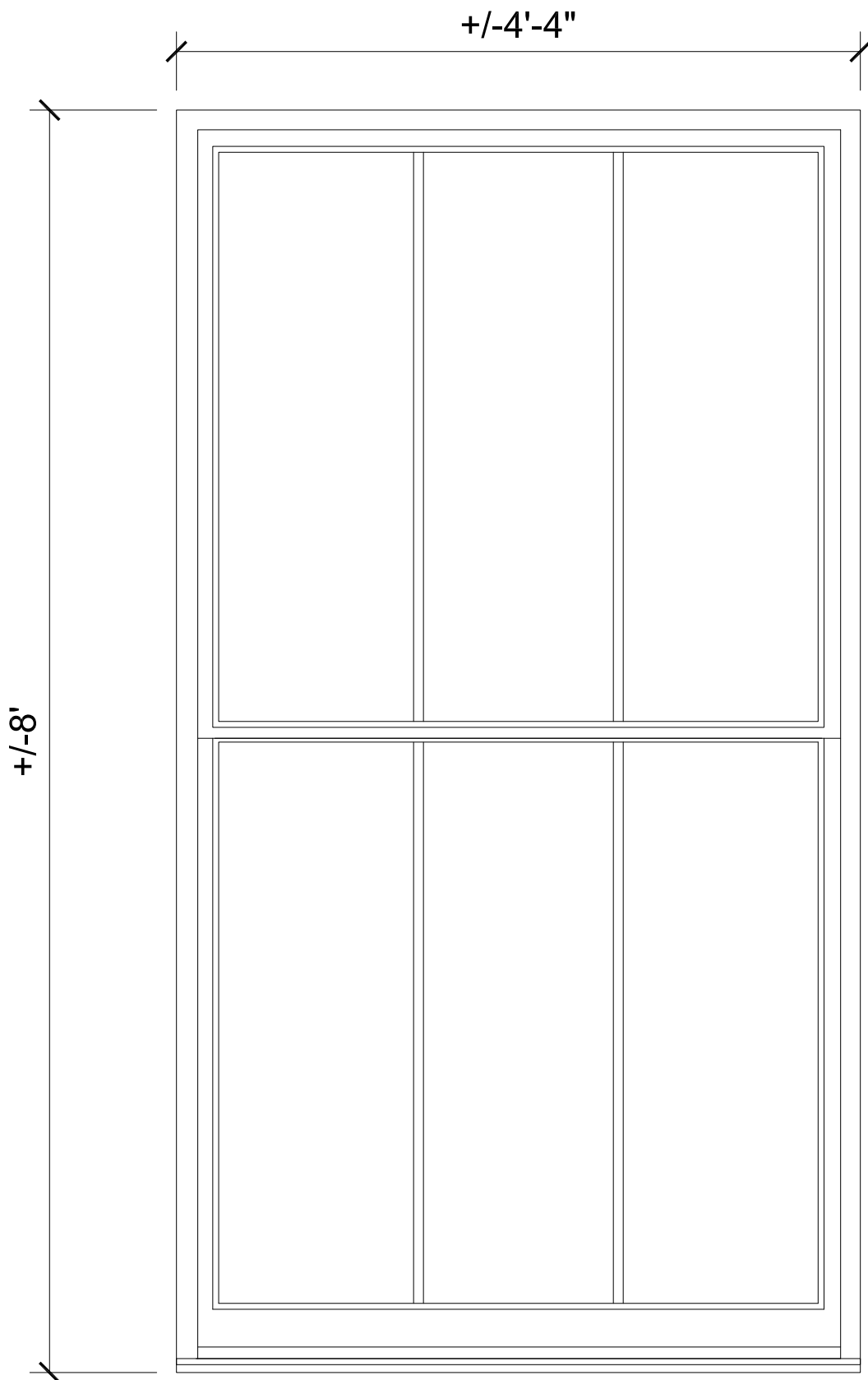
Harvey Hacker Architects
528 Bryant Street
San Francisco, CA 94107
415 957 0579



OCCUPANCY CHANGE & SEISMIC UPGRADE
111 TOWNSEND STREET
SAN FRANCISCO, CA

PROPOSED BUILDING SECTIONS ENLARGED ELEVATION AT NEW STOREFRONT

DATE	24 MAY 2010
SCALE	AS NOTED
DRAWN	J.G.
JOB	0520
SHEET	A2.3

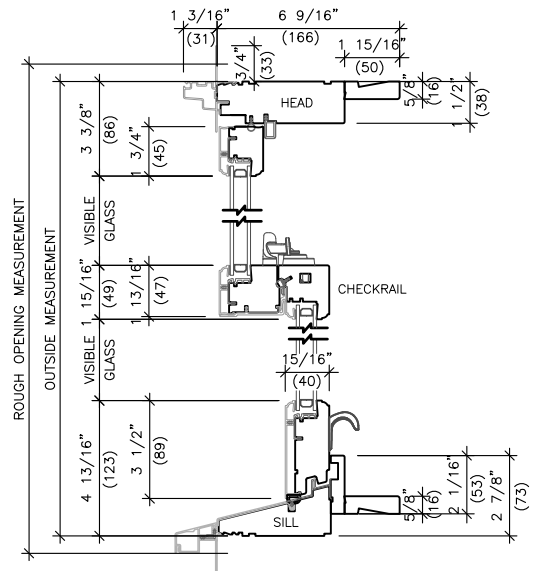
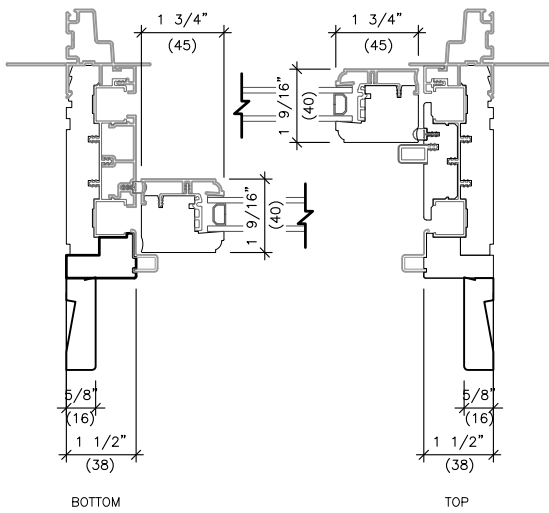


ELEVATION: LOEWEN 25 SERIES SINGLE HUNG WINDOW;
METAL CLAD, NUMBER OF LIGHTS SIMILAR TO EXISTING
HISTORIC WINDOWS

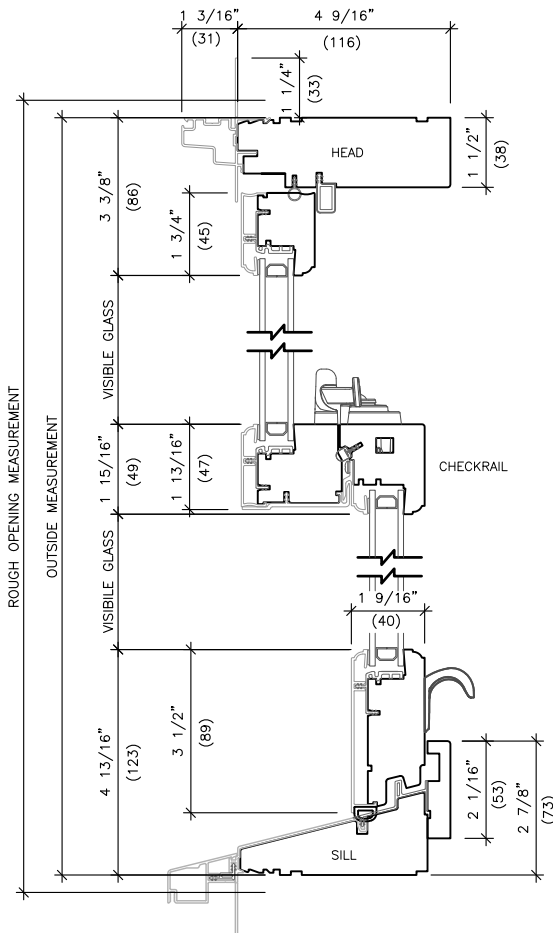
25 SERIES DOUBLE/SINGLE HUNG LIBERTY (NON-TILTING) WINDOW DETAILS

HEAD AND SILL DETAILS

DOUBLE HUNG LIBERTY



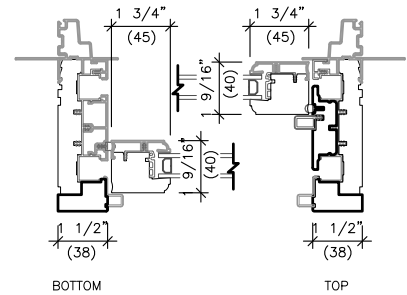
25 SERIES Double Hung Windows



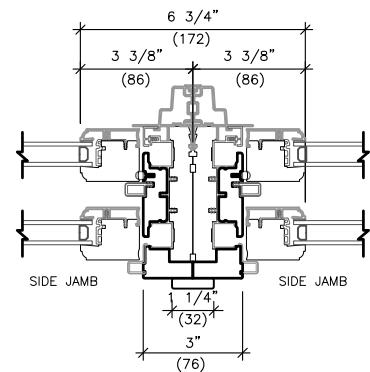
METAL CLAD DOUBLE
4 9/16" (116mm)

Notes: ·Other jamb widths available.
·All dimensions to have +/- 1/16" (2mm) tolerance.

PLAN VIEW



METAL CLAD DOUBLE
4 9/16 (116mm)



METAL CLAD

Features

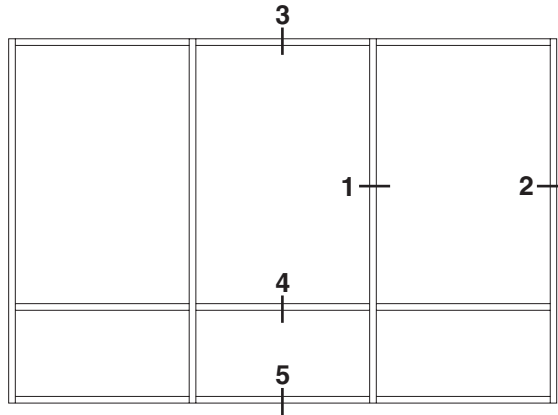
- Trifab® 400 is 4" deep with a 1-3/4" sightline
- Center plane glass applications
- Flush glazed from either the inside or outside
- Screw Spline, Shear Block or Stick fabrication
- 1/8", 1/4" or 3/8" infill options
- Permanodic® anodized finishes in 7 choices
- Painted finishes in standard and custom choices

Product Applications

- Storefront, Ribbon Window or Punched Openings
- Single-span
- Integrated entrance framing allowing Kawneer standard entrances or other specialty entrances to be incorporated
- GLASSvent™ is easily incorporated

For specific product applications,
Consult your Kawneer representative.

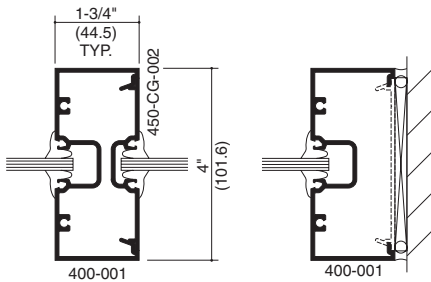
SCALE 3" = 1'-0"



ELEVATION IS NUMBER KEYED TO DETAILS

SCREW SPLINE SYSTEM

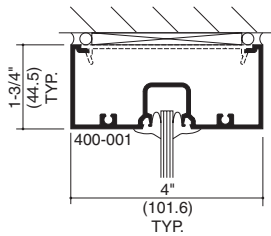
CAD DETAILS = Trifab_400_pg01.dwg



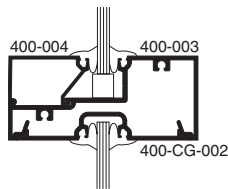
1 VERTICAL MULLION

2 JAMB

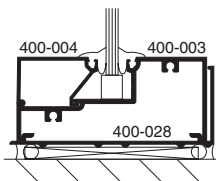
3 HEAD



4 INTERMEDIATE HORIZONTAL

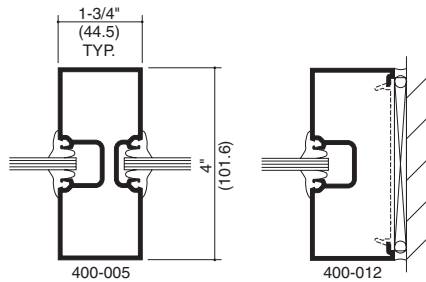


5 SILL



SHEAR BLOCK SYSTEM

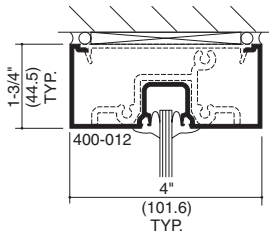
CAD DETAILS = Trifab_400_pg02.dwg



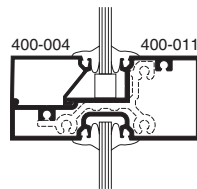
1 VERTICAL MULLION

2 JAMB

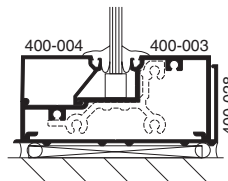
3 HEAD



4 INTERMEDIATE HORIZONTAL

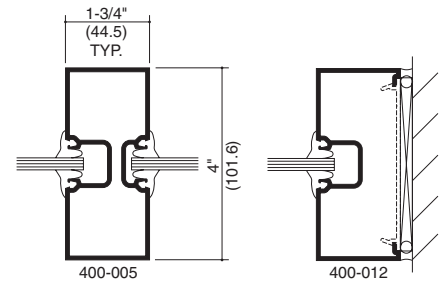


5 SILL



STICK SYSTEM

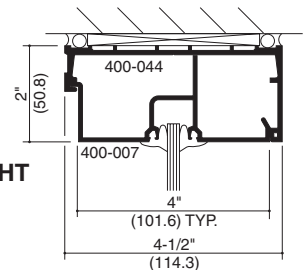
CAD DETAILS = Trifab_400_pg03.dwg



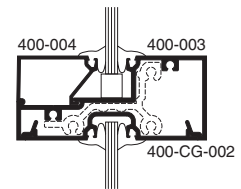
1 VERTICAL MULLION

2 JAMB

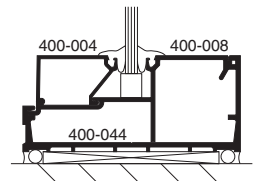
3 LIGHTWEIGHT HEAD



4 INTERMEDIATE HORIZONTAL



5 LIGHTWEIGHT SILL



Laws and building and safety codes governing the design and use of glazed entrance, window, and curtain wall products vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

Kawneer reserves the right to change configuration without prior notice when deemed necessary for product improvement.
© Kawneer Company, Inc., 2010

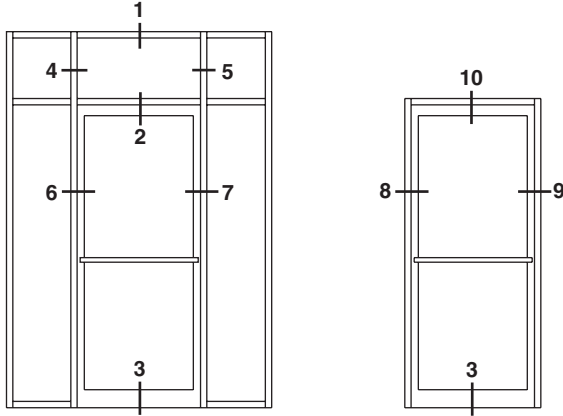
SCALE 3" = 1'-0"

CAD DETAILS = Trifab_400_pg10.dwg (Offset Pivot/Butt Hung)

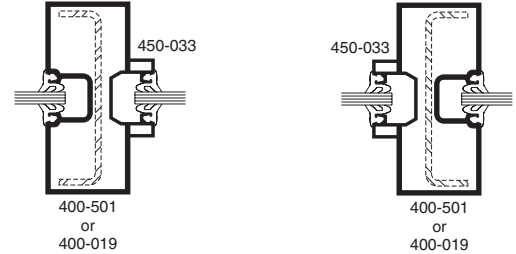
CAD DETAILS = Trifab_400_pg11.dwg (Center Hung)

TRIFAB® 400 FRAMING INCORPORATING KAWNEER "190" DOORS.

NOTE: OTHER TYPES OF KAWNEER DOORS MAY BE USED WITH THIS FRAMING SYSTEM. SEE ENTRANCE DETAILS FOR ADDITIONAL INFORMATION.

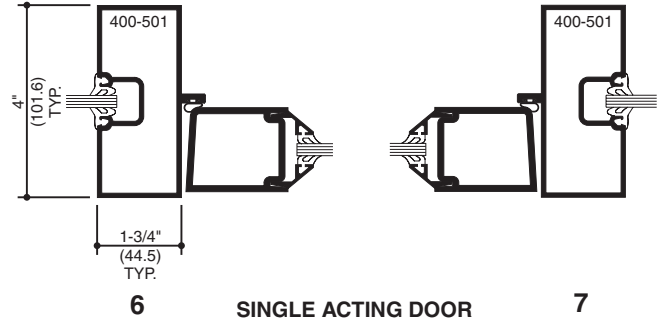
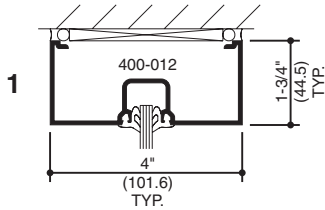


ELEVATIONS ARE NUMBER KEYED TO DETAILS

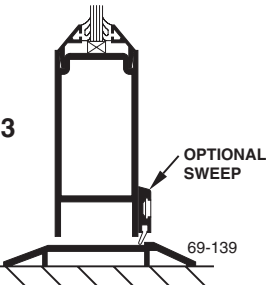
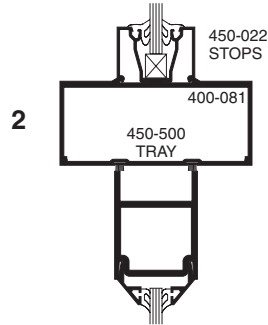
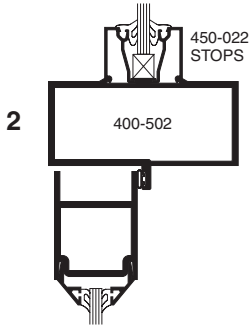


4 TRANSOM AREA 5

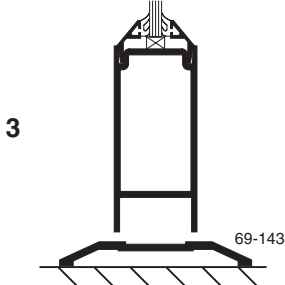
Transom area for both double and single acting doors with glass surround. Jambs above transom bar are routed out to accept glass holding Insert 450-033 with or without steel reinforcing. (400-110 Steel Reinforcing shown dashed)



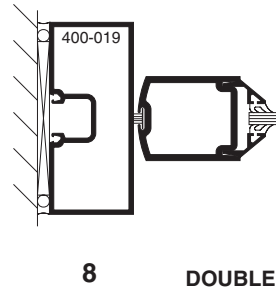
6 SINGLE ACTING DOOR 7



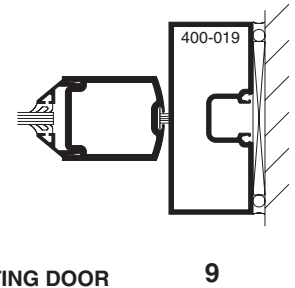
SINGLE ACTING DOOR WITH TRANSOM



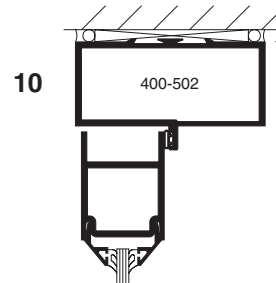
DOUBLE ACTING DOOR WITH TRANSOM



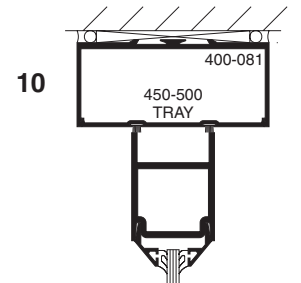
DOUBLE ACTING DOOR



9



SINGLE ACTING DOOR WITHOUT TRANSOM



DOUBLE ACTING DOOR WITHOUT TRANSOM

Laws and building and safety codes governing the design and use of glazed entrance, window, and curtain wall products vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

Kawneer reserves the right to change configuration without prior notice when deemed necessary for product improvement.

© Kawneer Company, Inc., 2010