



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Appropriateness Case Report

HEARING DATE: JULY 6, 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: April 14, 2011
Case No.: **2011.0381A**
Project Address: **563 2ND STREET**
Historic Landmark: South End Historic District
Zoning: MUO Zoning District
65-X Height and Bulk District
Block/Lot: 3774/044
Applicant: Harvey Hacker
Harvey Hacker Architects
528 Bryant Street
San Francisco, CA 94107
Staff Contact Richard Sucre - (415) 575-9108
richard.sucre@sfgov.org
Reviewed By Timothy Frye - (415) 575-6822
tim.frye@sfgov.org

PROPERTY DESCRIPTION

563 2nd STREET is located at the northeast corner of 2nd and De Boom Streets (Assessor's Block 3774, Lot 044). Constructed in 1924, this property (also known as the Howard Realty Company Building) is a two-story concrete warehouse that was converted into a restaurant/bar (d.b.a. 21st Amendment) in 1999. The building has a painted concrete exterior and features original steel-sash windows and a steel roll-up door on the De Boom Street facade. As part of the 1999 alterations, the original steel-sash windows and storefront on the primary façade facing 2nd Street were replaced with large, multi-lite wood-sash windows and a new wood-frame storefront. The building is capped by a flat roof and features a tall parapet, prominent cornice and awnings. 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 65-X Height and Bulk limit.

PROJECT DESCRIPTION

The proposed scope of work includes the construction of a one-story rooftop addition and exterior alterations to the De Boom Street facade. The new rooftop addition will provide a new cooler box for the restaurant/bar. This new cooler box will feature an aluminum-skin and will measure 12' by 8', and will be located approximately 12' from the edge of the parapet wall. To support the cooler box, new structural steel beams will be constructed on the existing roof on top of the existing parapet walls. Along with the cooler box, a new davit crane and metal guardrails will be constructed on the roof. To facilitate access to the rooftop, a new doorway will be constructed adjacent to an existing steel-sash window on the east façade of the second-story portion of the building. On De Boom Street, the project would remove a four-by-four and a five-by-four industrial steel-sash window at the ground floor level, and would replace them with a stucco panel and an operable triple-hung wood-sash window that would infill the opening

from the floor to the top of the existing window header. This new window would match the existing non-historic wood-sash windows on the two-story portion of the building. Please see photographs and architectural drawings for details (see attached).

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 will remove a four-by-four industrial steel-sash window and a five-by-four industrial steel-sash window. Therefore, this aspect of the project is not consistent with Rehabilitation Standard #2. To minimize the impact upon the building's historic character, the five-by-four industrial steel-sash window should be retained in place. If this window is retained, the project's overall impact upon the building and district's historic character will be minimal, since only one window would be removed for a new window/doorway. This new window/doorway assists in further development of the subject property as a restaurant/bar. The construction related to the rooftop addition would not impact the building's historic character, since it will be minimal visible and will not remove any historic material, features or spaces.

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 rooftop addition will not destroy historic materials, features and spatial relationships that characterize the subject property or surrounding historic district. This addition will be minimally visible from the public right of way, and will be finished with an aluminum cladding that is sufficiently differentiated, but is compatible with district's historic materials and finishes, which often include concrete, brick, or metal. The other rooftop appurtenances, including the davit crane and metal guardrail, are in keeping with the industrial character of the district.

The proposed window replacement on the De Boom Street façade is not consistent with Rehabilitation Standards #9, since the project would destroy historic materials and would replace a window with a solid wall. If the proposal minimizes the removal of historic materials by retaining the five-by-four industrial steel-sash window, then the proposed exterior alterations, including the insertion of an operable, floor-to-sill, triple-sash window, can be characterized to have a minimally impact on the subject building and the surrounding historic district. The new triple-sash window is sufficiently differentiated and compatible with the character of the surrounding historic district and the prior alterations to the subject building. This new element would assist in clearly distinguishing alterations to the subject building.

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.

The proposed rooftop addition would be undertaken in such a manner that if removed in the future, the essential form and integrity of the subject building would be unimpaired. This new addition does not impact any historic material or features of the subject building, and is minimally visible from the public right of way.

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 proposed project includes exterior alterations to the contributing resource at 563 2nd Street, which was renovated in 1999, as approved in Landmarks Preservation Advisory Board (LPAB) Case No. 1999.337A on August 4, 1999. This Certificate of Appropriateness included the following scope of work:

- Replacement of original industrial sash and non-original aluminum slider windows with wood-frame windows on the front (2nd Street) and side (De Boom Street) facades. As noted in the Case Report, some of the original industrial sash windows on the side façade would remain, although the glazing will be replaced with both clear and translucent glass;
- Addition of a new metal awning on the front façade;
- A new wall sign on the front façade and a projecting sign on the side façade on De Boom Street;
- Replacement of an existing large loading door on the side façade with smaller recessed loading door, pedestrian door, and corrugated metal siding in between; and
- Placement of new mechanical equipment on the roof.

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:

Rooftop Addition: The proposed project includes the construction of a one-story rooftop addition (measuring 12' by 8' by 9' tall), which will be mounted on a set of steel beams that will rest upon the parapet wall. As part of this rooftop addition, the project would install a davit crane and a metal guardrail (measuring 3'-6" tall) on the roof, and would insert a new doorway on the east façade of the second-story portion of the building. This new rooftop addition would be 2'-6" smaller than the adjacent two-story portion of the building, which rises to 31'-4½". This vertical addition would be setback 12' from the edge of the parapet and would be minimally visible from the public right of way. Overall, the construction of this rooftop addition would not adversely affect the subject building or the surrounding historic district, since the new addition is deferential to the historic building and is compatible with the industrial character of the district. The addition is consistent with the district's industrial character, as

evidenced by the metal guardrails, aluminum cladding, and davit crane. The addition respects the size and scale of the subject building and is clearly differentiated from the existing historic fabric.

Exterior Alterations-De Boom Street Façade: The proposed project includes exterior alterations to the De Boom Street façade, including:

- Removal of a four-by-four industrial steel-sash window and a five-by-four industrial steel-sash window;
- Infill of five-by-four industrial steel-sash window opening with stucco infill to match the adjacent concrete exterior; and
- Construction of an operable triple-hung wood-sash window within a frame measuring 11'-9" by 5'-3". The new triple-hung window would be designed in a manner similar to the existing wood-sash windows, which were approved in 1999.

As proposed, the project does impact the building's remaining historic windows. As part of the 1999 renovation, the steel-sash windows on the primary façade and on the western end of the De Boom Street façade were replaced with larger multi-lite wood-sash windows. Thus on De Boom Street, the three sets of industrial steel-sash windows on the one-story portion and the two two-by-three industrial steel-sash windows on the second story portion are the only historic windows remaining on the subject building. The prior alterations to the building's windows seem to have been contingent on the fact that the building retained examples of the original industrial steel-sash windows.

To minimize the impact on the remaining historic windows and allow for aspects of the proposed project, Department staff would recommend retaining the central five-by-four industrial steel-sash window. As is currently proposed, the Department would recommend the replacement of the four-by-four industrial steel-sash window with the operable triple-hung wood-sash window, in order to allow for the continued use and operation of the restaurant/bar. As opposed to removing two historic windows, the removal of only one historic window would assist in minimizing the impact of the proposed project, particularly in light of the prior alterations to the building, which have replaced many of the original steel-sash windows. Overall, the installation of the new triple-hung windows on the De Boom Street facade is a compatible alteration that is consistent with the character of the surrounding historic district, as well as with past alterations to the property. The surrounding historic district possesses several examples of similar multi-lite wood-sash windows. This new triple-hung window/doorway still allows for a sense of the original window opening/configuration. Department staff recommends retaining the five-by-four window to strengthen the reading of the remaining historic windows on the De Boom Street façade, to maximize the number of historic windows remaining on the subject building, and to bring the proposal in alignment with the Secretary's Standards. Ultimately, the Department's recommendations are based upon minimizing the overall cumulative impact to the subject building caused by past projects and the amount of remaining historic fabric.

CONDITIONS

To ensure that the proposed work is undertaken in conformance with this Certificate of Appropriateness, staff recommends the following condition:

1. As part of this Certificate of Appropriateness and Building Permit, the project would retain the existing five-by-four industrial steel-sash window, in order to maintain the building's original historic fabric.

With the aforementioned condition, the proposed alterations are in conformance with the requirements of Article 10 - Appendix I. Based on these requirements and the *Secretary of Interior's Standards*, staff has determined that the proposed work will not adversely affect the subject building or surrounding historic district.

ENVIRONMENTAL REVIEW STATUS

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class One Categorical Exemption (CEQA Guideline Section 15301) because the project is a minor alteration of an existing structure and meets the *Secretary of the Interior's Standards for Rehabilitation*.

PLANNING DEPARTMENT RECOMMENDATION

Planning Department staff recommends APPROVAL WITH CONDITIONS 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
Photographs
1999 Photographs
Architectural Drawings

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Historic Preservation Commission Draft Motion

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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 044 IN ASSESSOR'S BLOCK 3774, WITHIN THE MUO ZONING DISTRICT, 65-X HEIGHT AND BULK DISTRICT, AND THE SOUTH END HISTORIC DISTRICT.

PREAMBLE

WHEREAS, on April 14, 2011, Harvey Hacker of Harvey Hacker Architects on behalf of Martin Harband (Property Owner) filed an application with the San Francisco Planning Department (Department) for a Certificate of Appropriateness for exterior alterations to the De Boom Street façade and construction of a one-story rooftop addition on the subject property located on Lot 044 in Assessor's Block 3774.

WHEREAS, the Project was determined by the Department to be categorically exempt from environmental review. The Historic Preservation Commission (hereinafter "Commission") has reviewed and concurs with said determination.

WHEREAS, on July 6, 2011, the Commission conducted a duly noticed public hearing on the current project, Case No. 2011.0381A (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 dated June 6, 2011 and labeled Exhibit A on file in the docket for Case No. 2011.0381A based on the following findings:

CONDITIONS OF APPROVAL

1. As part of this Certificate of Appropriateness and Building Permit, the project would retain the existing five-by-four industrial steel-sash window, in order to maintain the building's original historic fabric.

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 rooftop addition is reversible and is minimally visible from the public right of way.
- That the proposed exterior alterations will minimally 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 9.

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated

from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Standard 10.

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

3. **General Plan Compliance.** The proposed 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 project will not have any 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 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 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 will not have any impact on industrial and service sector jobs.

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

Preparedness against injury and loss of life in an earthquake is unaffected by the proposed work. Any construction or alteration associated with the project 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 WITH CONDITIONS a Certificate of Appropriateness** for the property located at Lot 044 in Assessor's Block 3774 for proposed work in conformance with the project information dated June 6, 2011, labeled Exhibit A on file in the docket for Case No. 2011.0381A.

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 July 6, 2011.

Linda D. Avery
Commission Secretary

AYES:

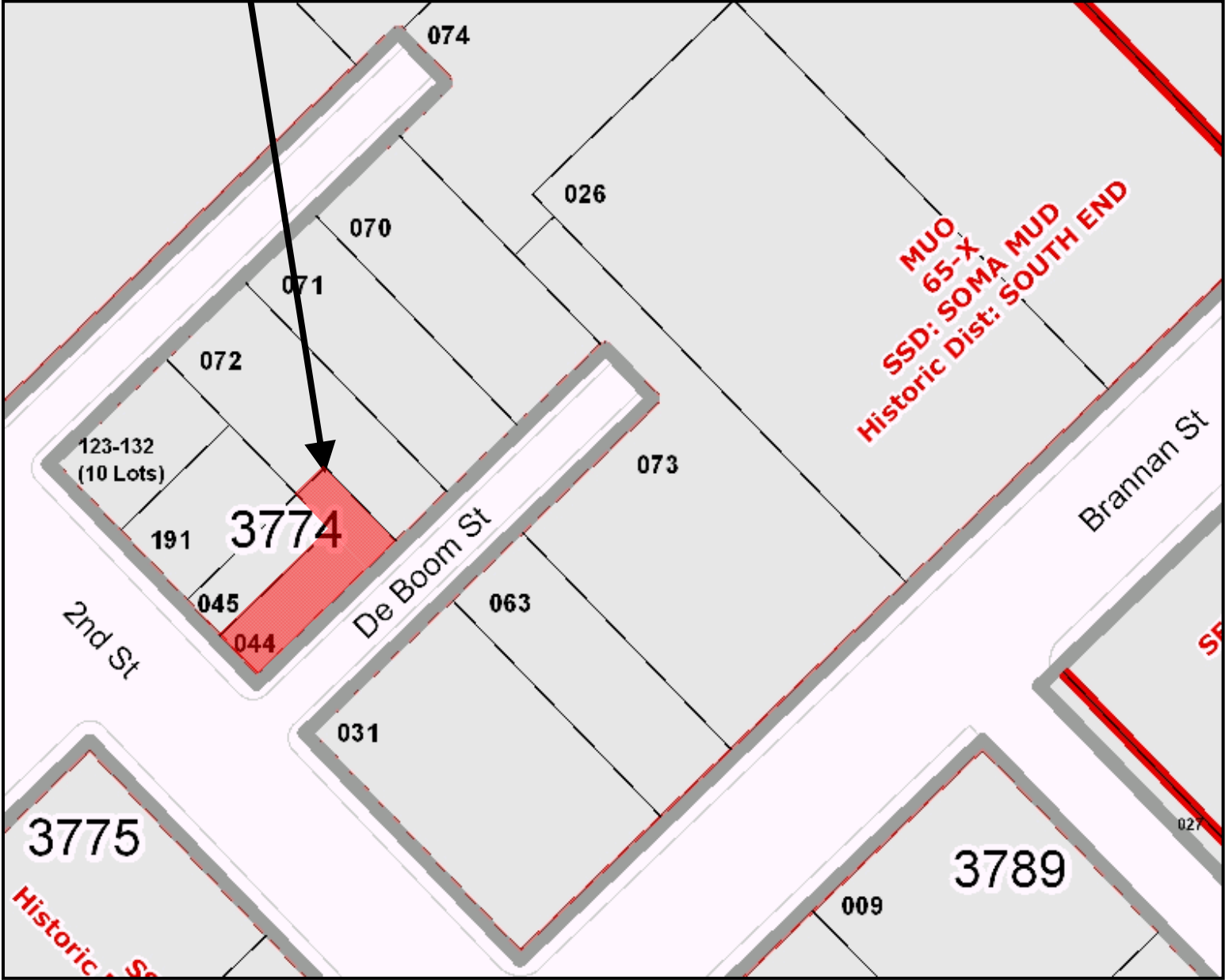
NAYS:

ABSENT:

ADOPTED: July 6, 2011

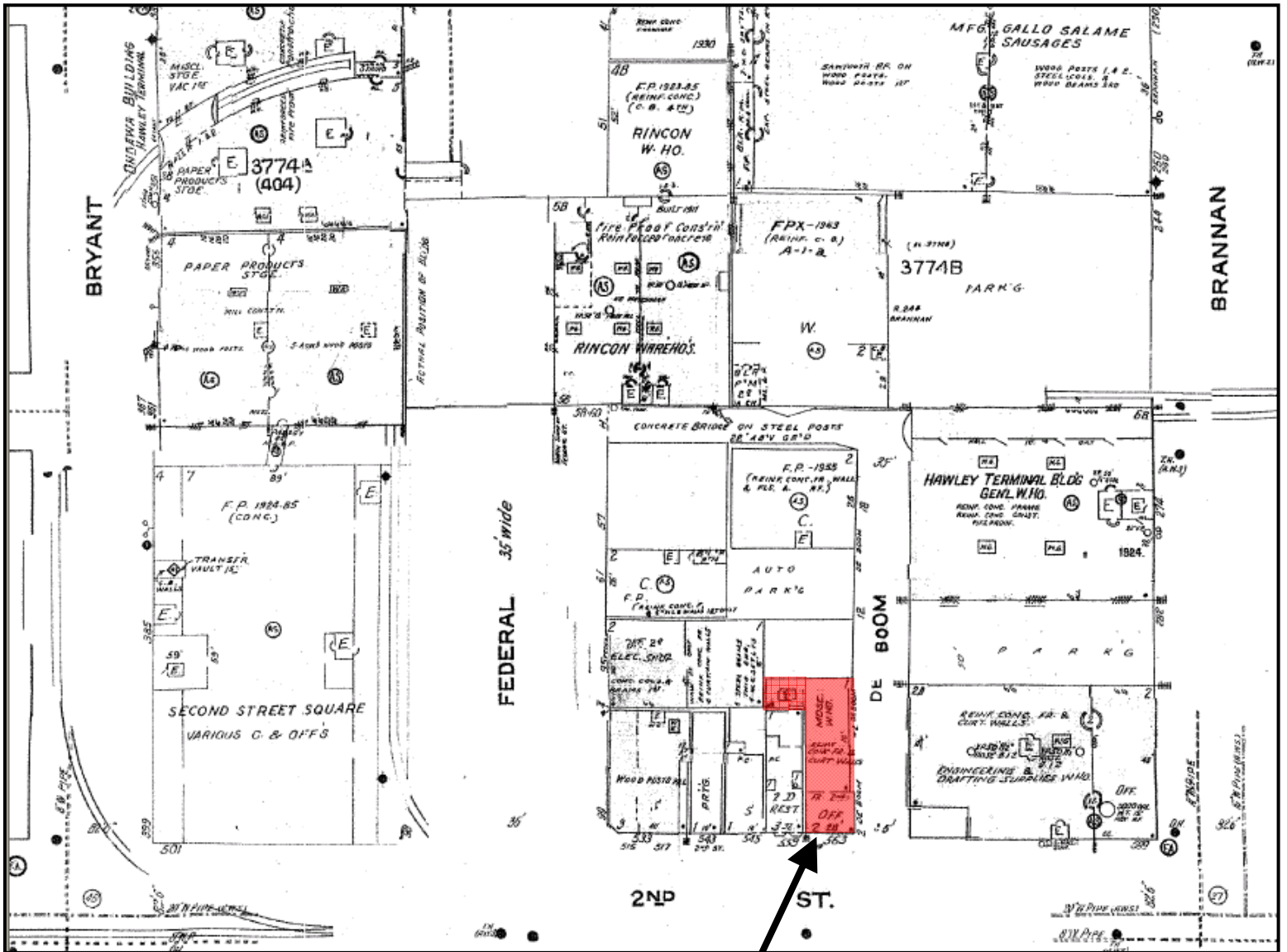
Parcel Map

SUBJECT PROPERTY



Certificate of Appropriateness Hearing
Case Number 2011.0381A
563 2nd Street

Sanborn Map*



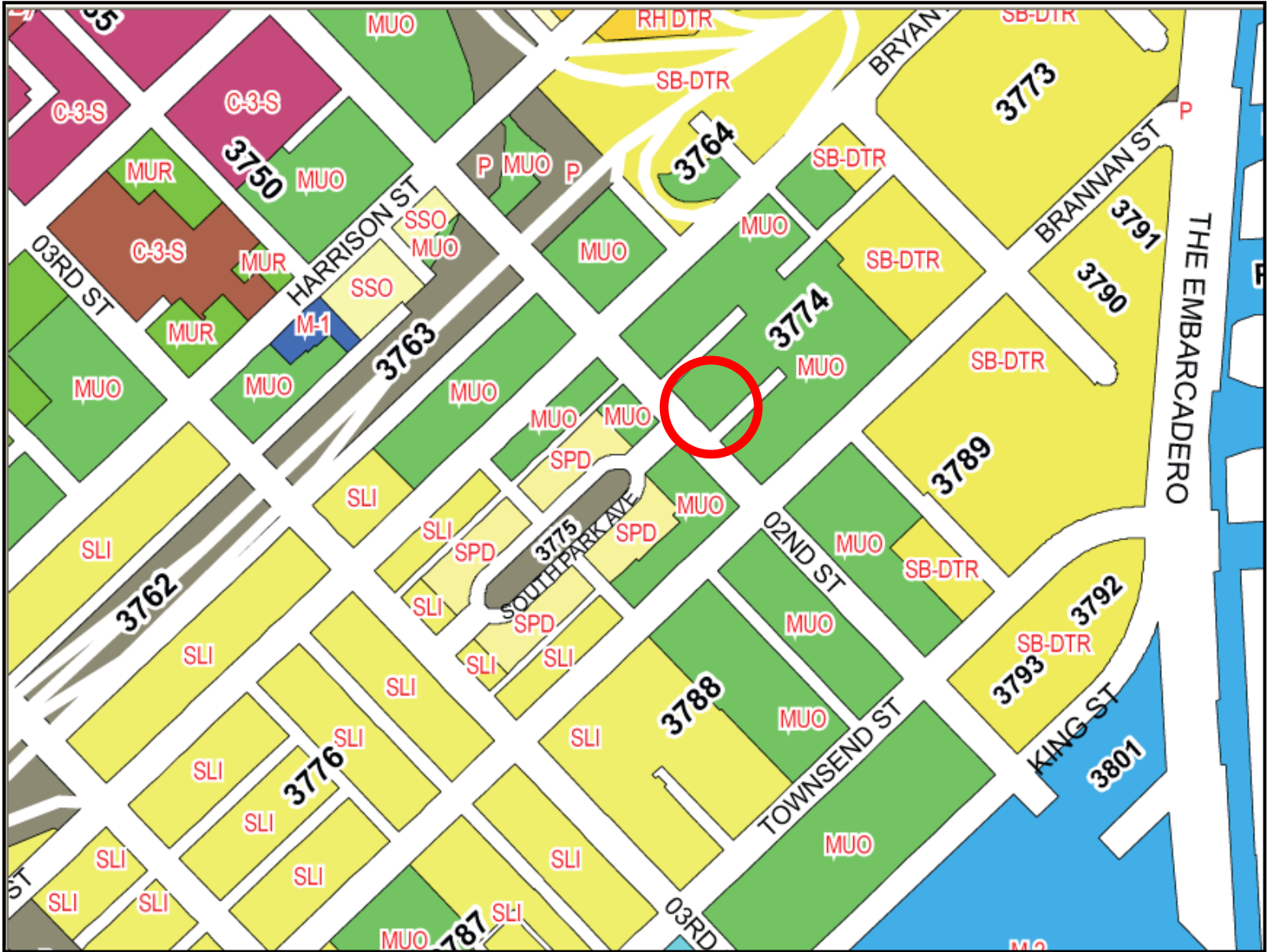
SUBJECT PROPERTY

*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 2011.0381A
 563 2nd Street

Zoning Map



Certificate of Appropriateness Hearing
Case Number 2011.0271A
274 Brannan Street

Aerial Photo



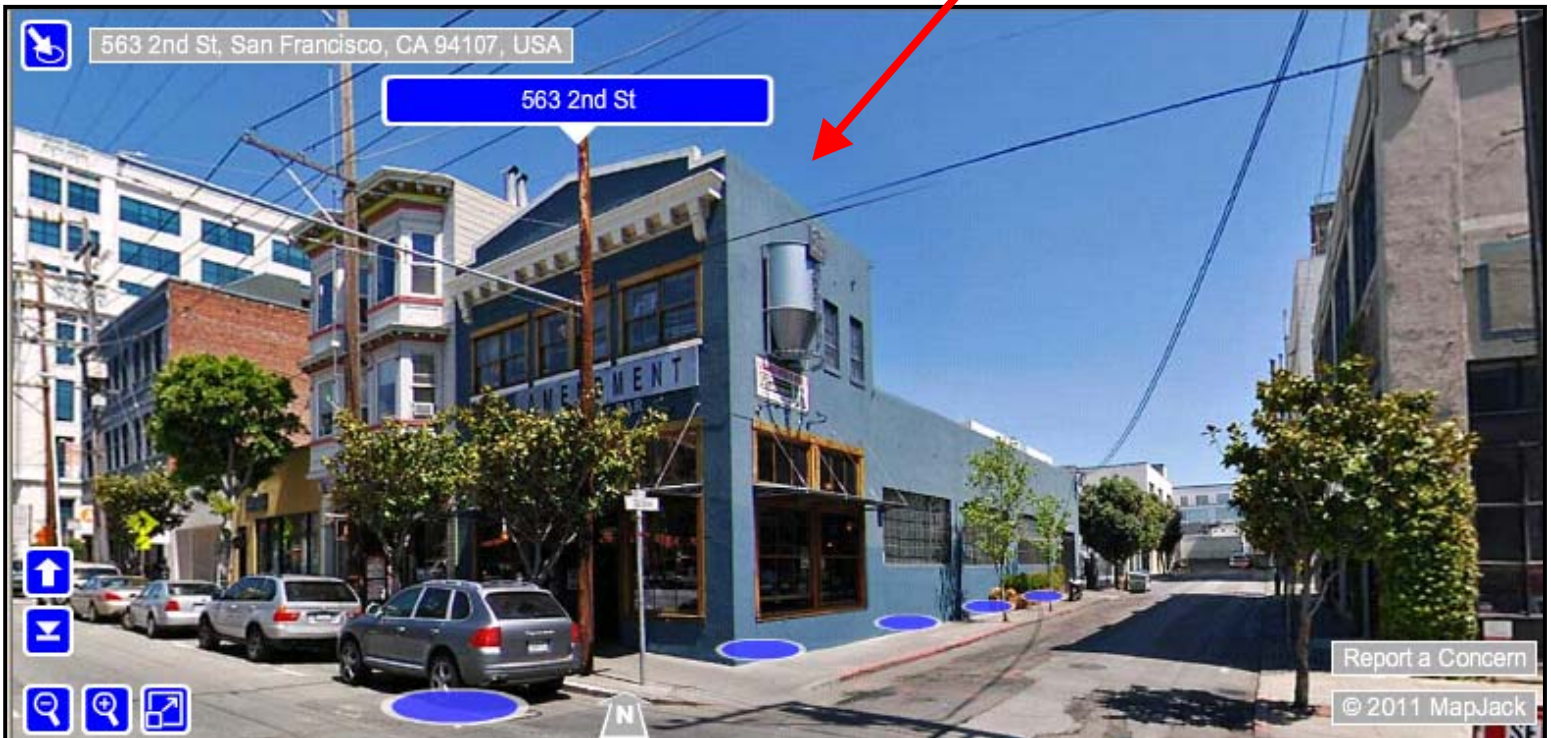
SUBJECT PROPERTY



Certificate of Appropriateness Hearing
Case Number 2011.0381A
563 2nd Street

Site Photo

SUBJECT PROPERTY



View of 274 Brannan Street along Brannan Street (Looking East)

Certificate of Appropriateness Hearing
Case Number 2011.0381A
563 2nd Street

Site Photo



563 2nd Street, DeBoom Street Facade

Certificate of Appropriateness Hearing
Case Number 2011.0381A
563 2nd Street

Site Photo



563 2nd Street, DeBoom Street façade, Area of Work

Certificate of Appropriateness Hearing
Case Number 2011.0381A
563 2nd Street



563 SECOND ST. ELEVATION



CORNER AT 563 SECOND AND DE BOOM



DEBOOM ST. ELEVATION

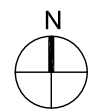
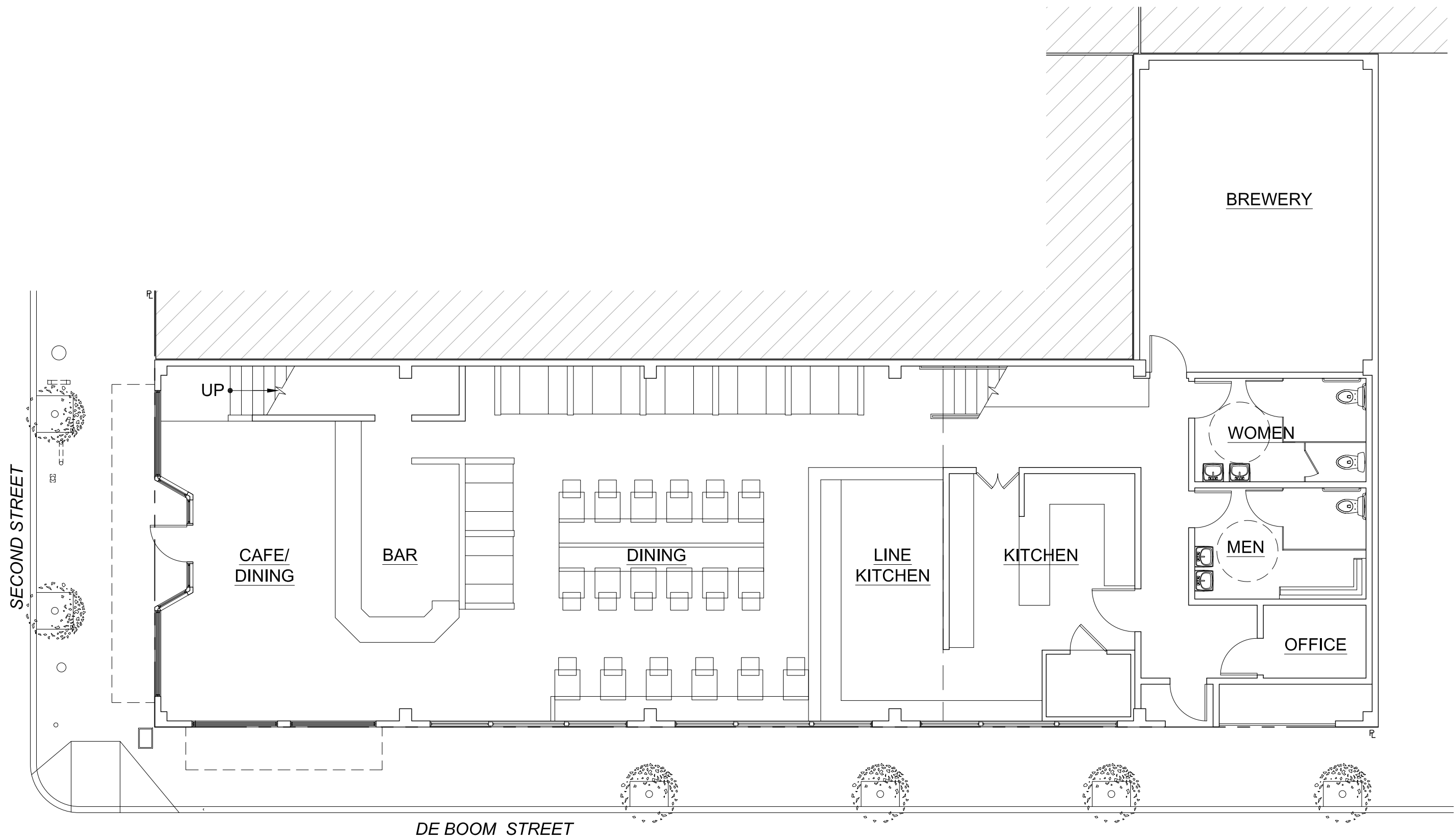


REAR ELEVATION

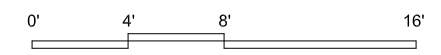
W W
ARCHITECTS

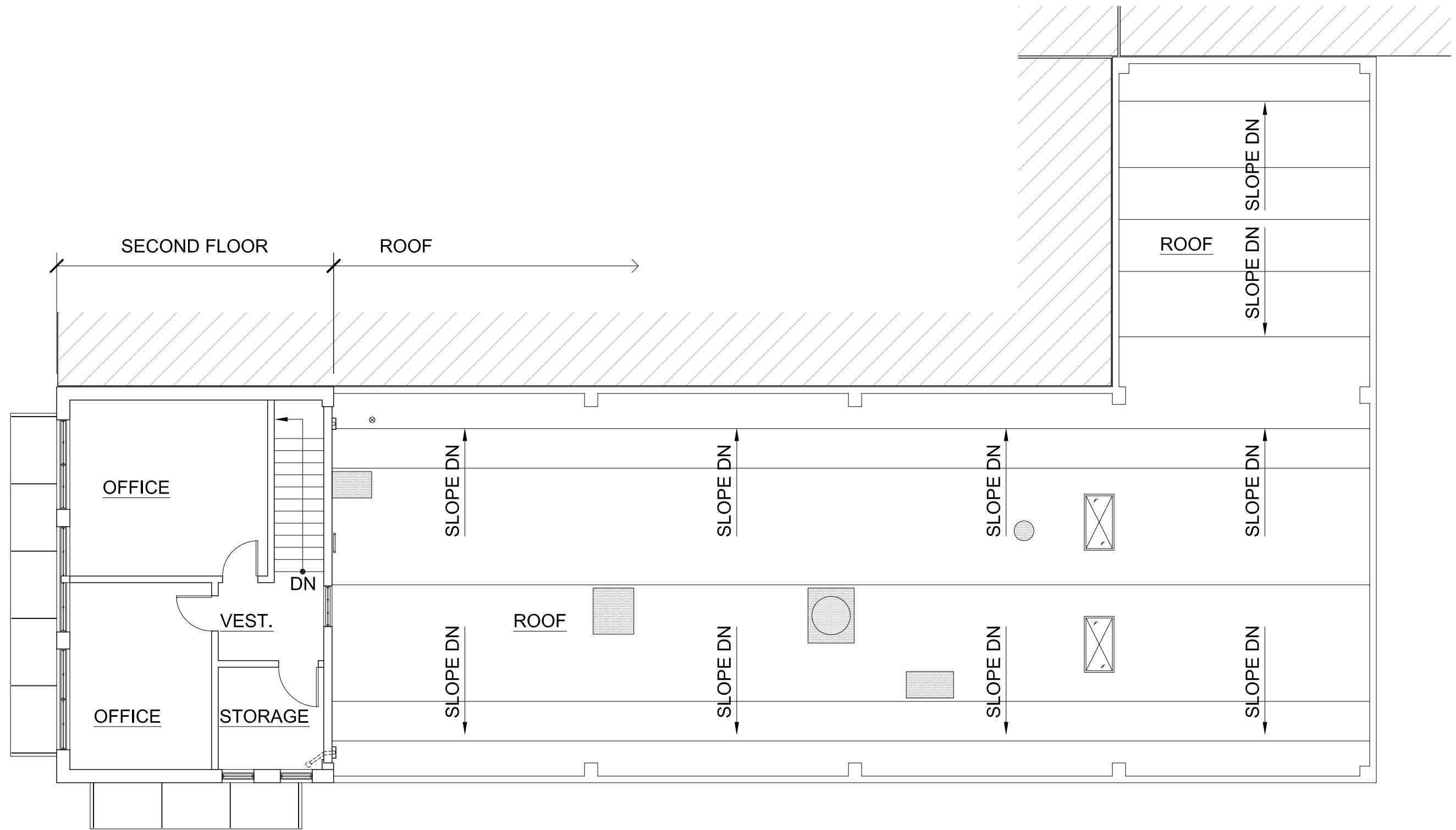
21ST AMENDMENT
BREWERY / CAFE

563 SECOND ST. SAN FRANCISCO, CA.



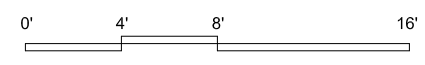
1 EXISTING FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

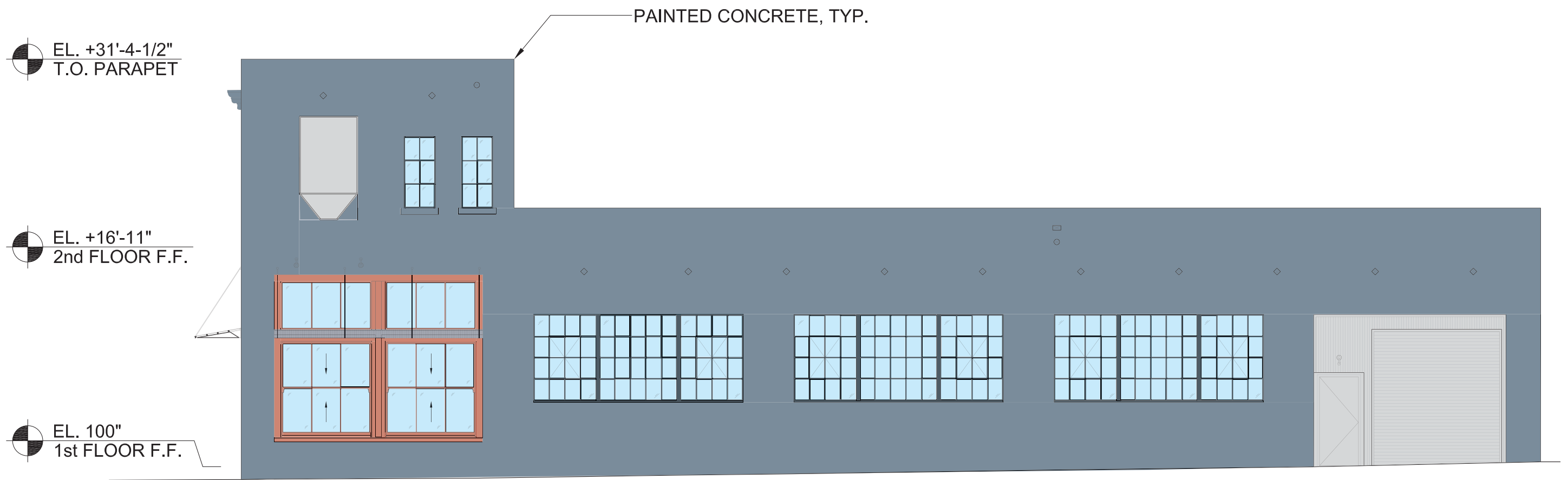




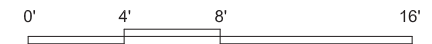
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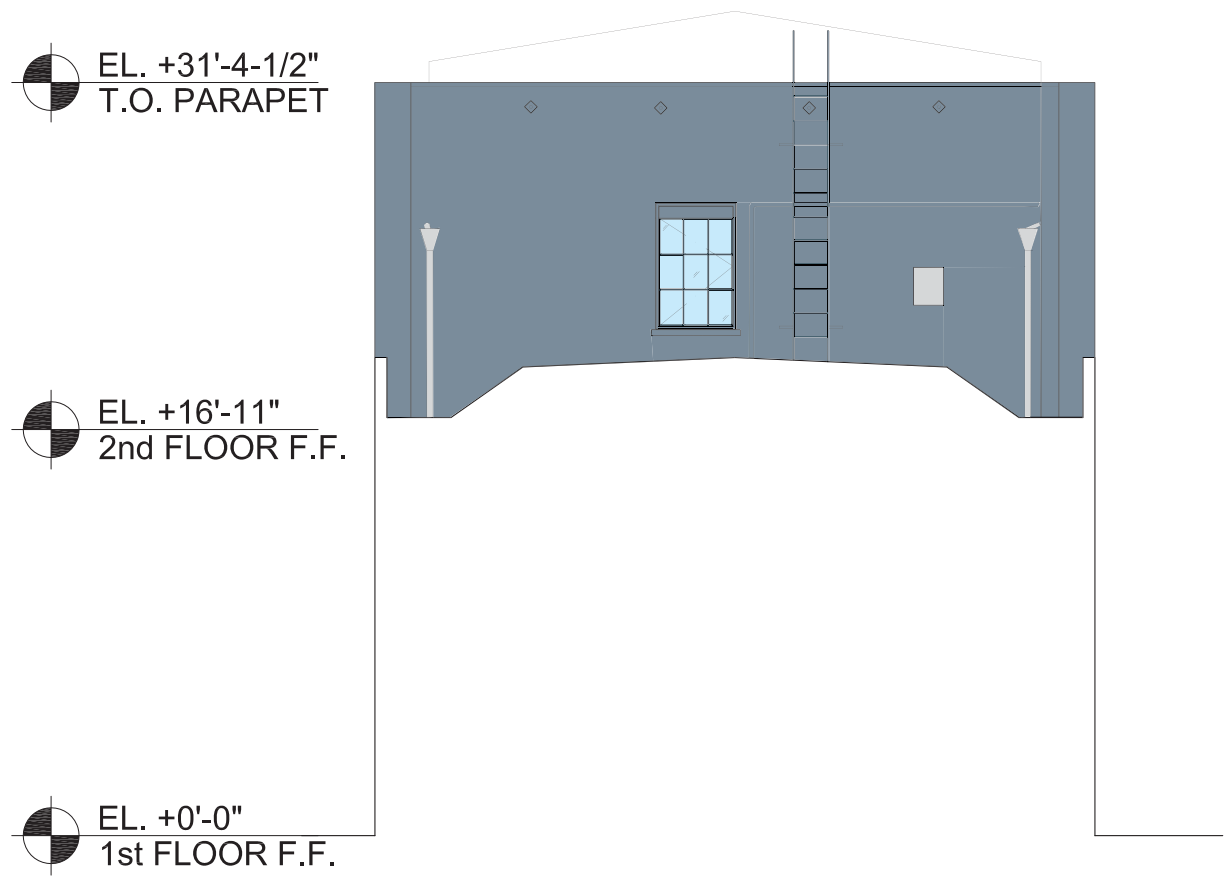
EXISTING SECOND FLOOR/ROOF PLAN
SCALE: 1/8" = 1'-0"





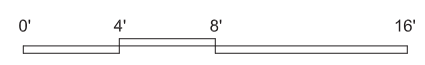
1 EXISTING EXTERIOR SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

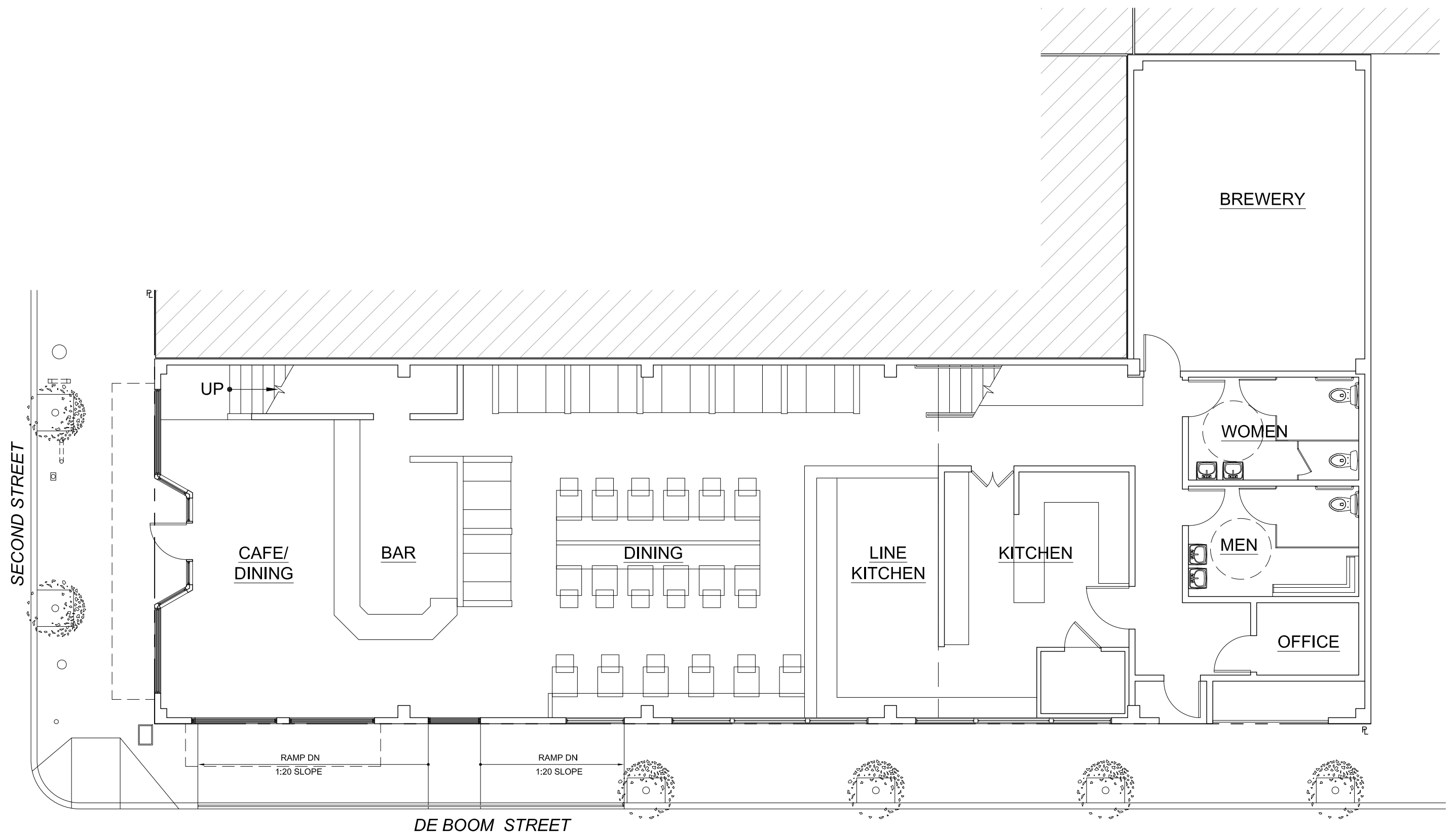





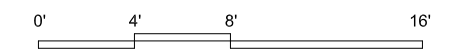
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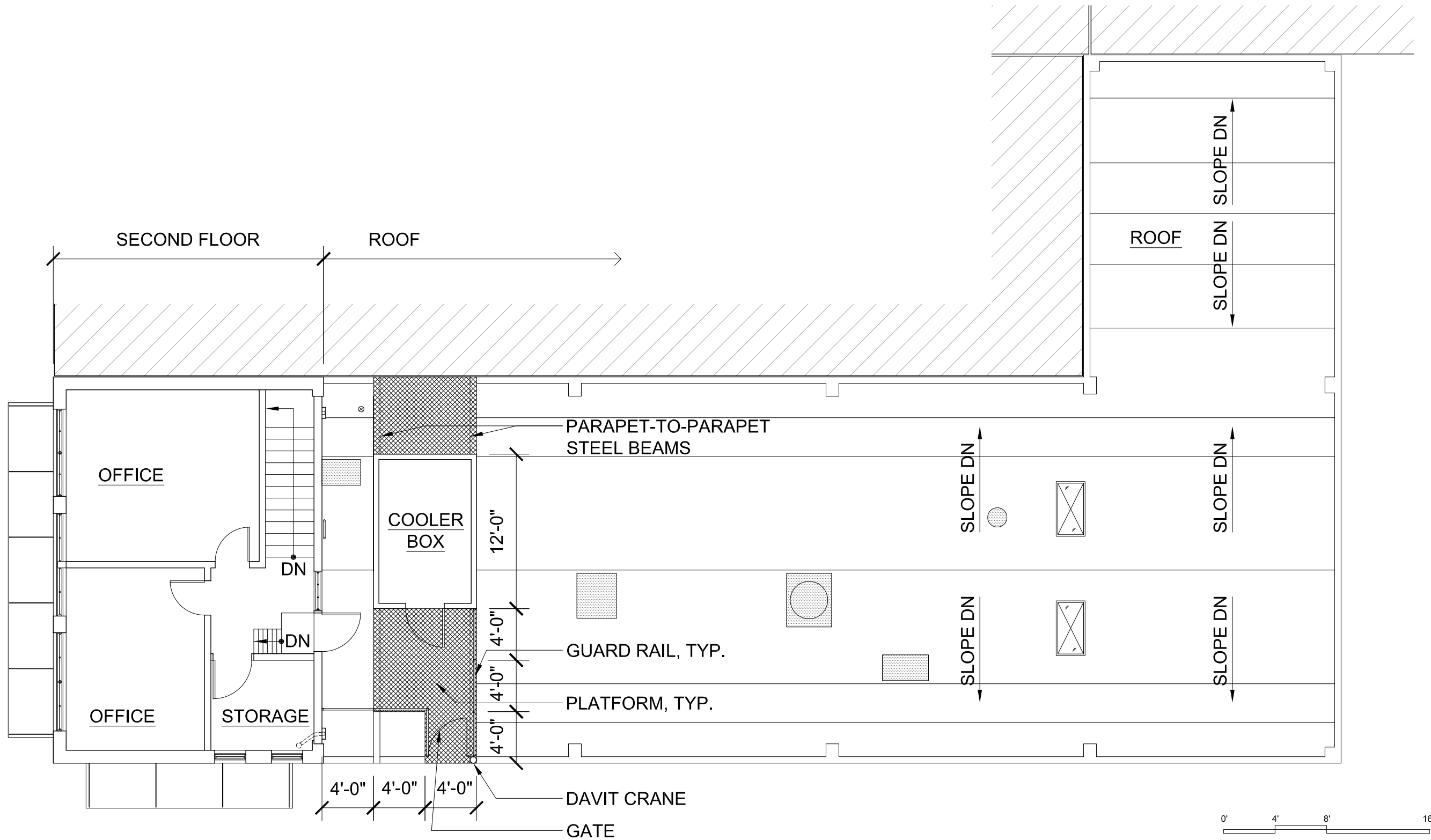
2 EXISTING EXTERIOR EAST ELEVATION
SCALE: 1/8" = 1'-0"






1 PROPOSED FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"

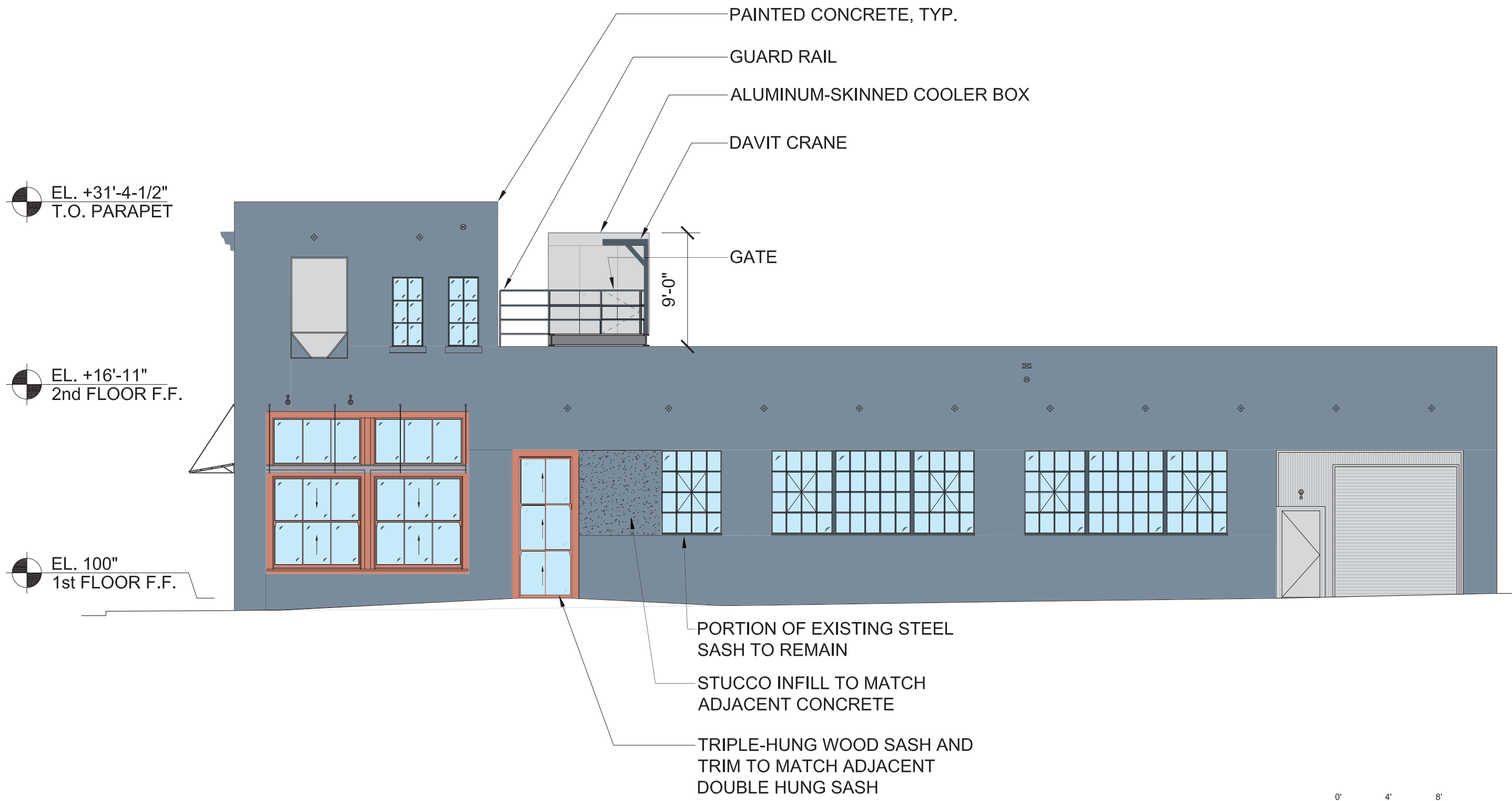






PROPOSED SECOND FLOOR/ROOF PLAN
 SCALE: 1/8" = 1'-0"





EL. +31'-4-1/2"
T.O. PARAPET

EL. +16'-11"
2nd FLOOR F.F.

EL. 100"
1st FLOOR F.F.

PAINTED CONCRETE, TYP.
GUARD RAIL
ALUMINUM-SKINNED COOLER BOX
DAVIT CRANE

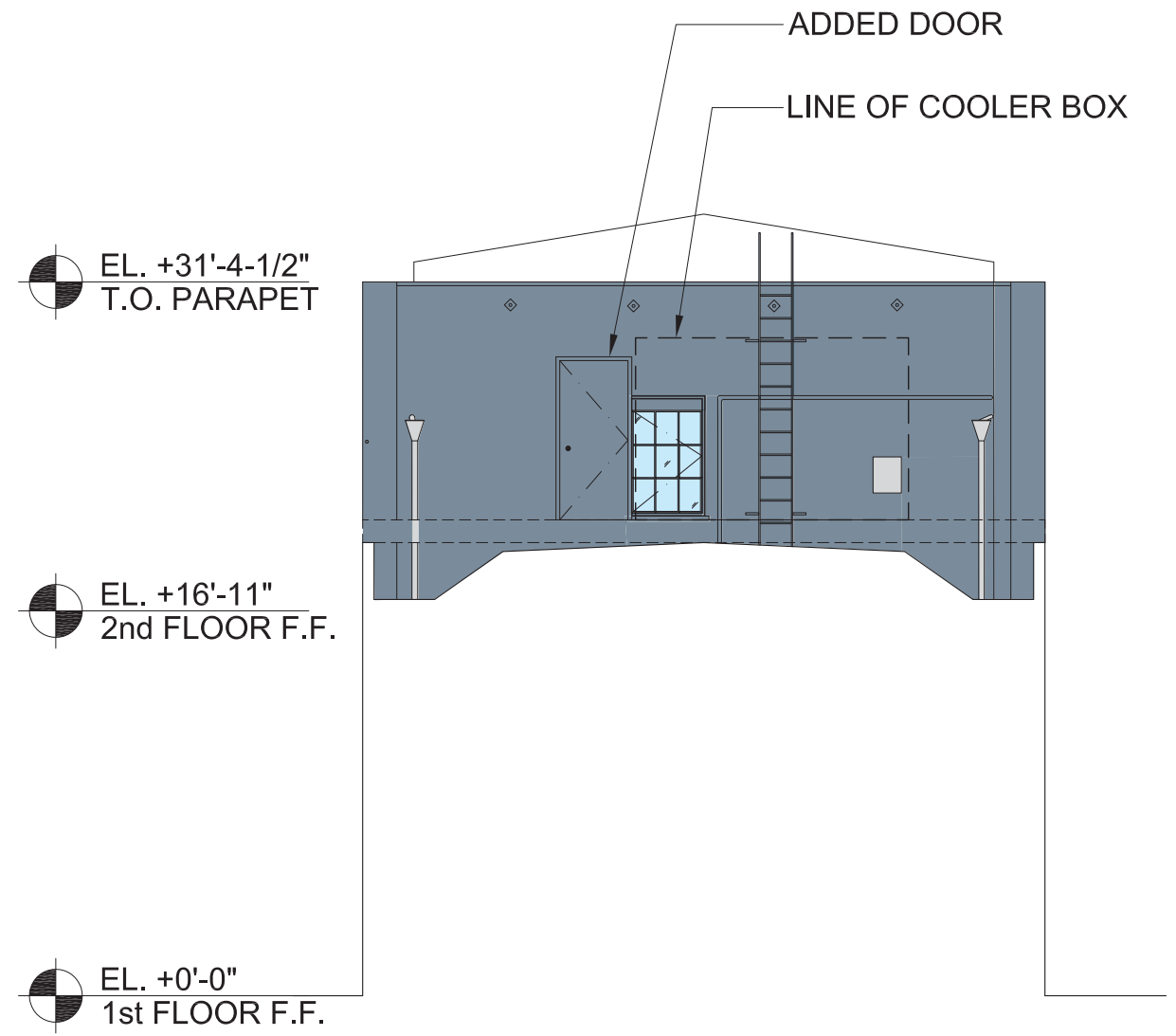
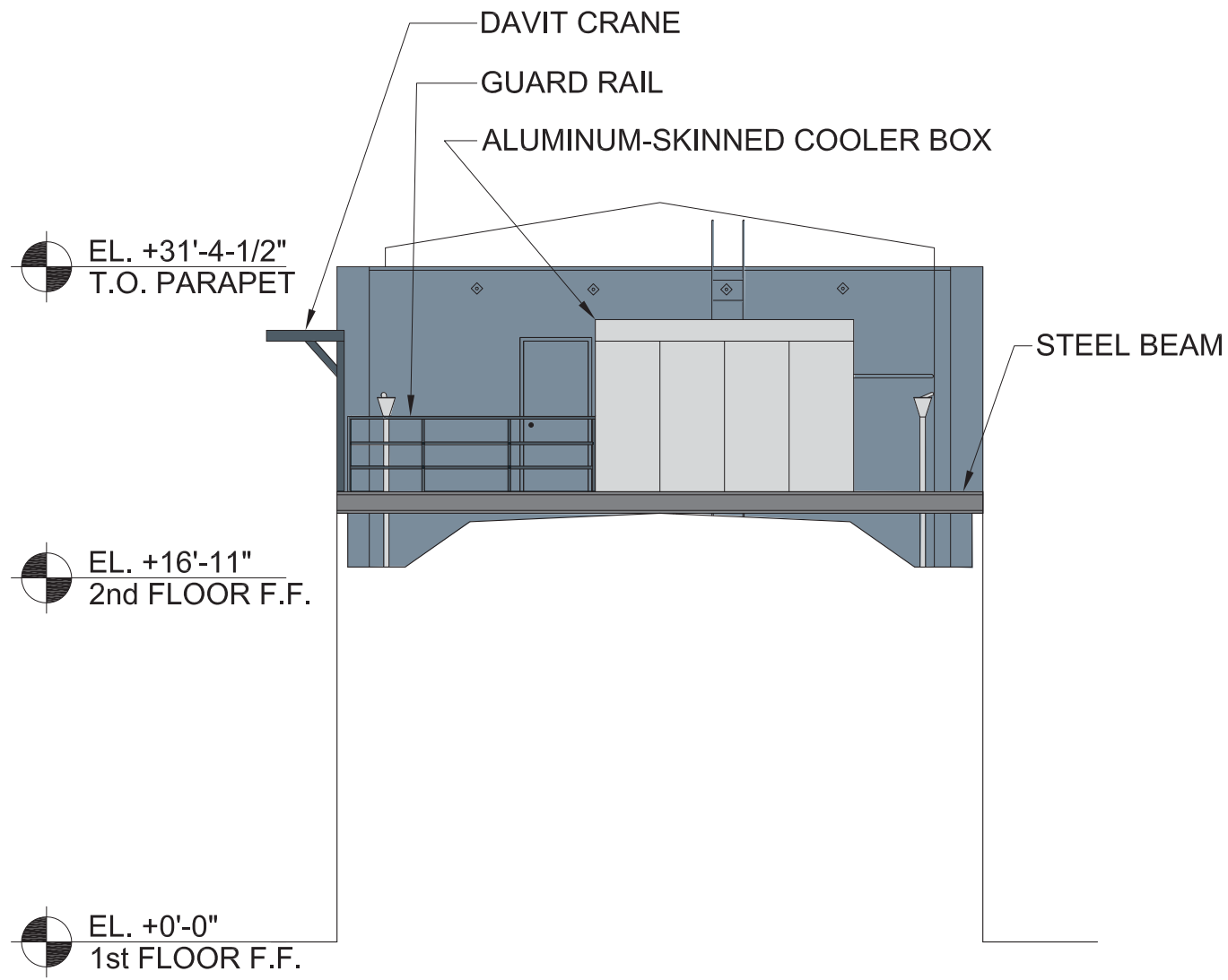
GATE

9'-0"

PORTRION OF EXISTING STEEL
SASH TO REMAIN
STUCCO INFILL TO MATCH
ADJACENT CONCRETE
TRIPLE-HUNG WOOD SASH AND
TRIM TO MATCH ADJACENT
DOUBLE HUNG SASH

0' 4' 8' 16'

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



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

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

