



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Appropriateness Case Report

HEARING DATE: APRIL 18, 2012

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Filing Date: September 26, 2011
Case No.: **2011.1104A**
Project Address: **1800 MISSION STREET (STATE ARMORY & ARSENAL)**
Historic Landmark: No. 108
Zoning: UMU (Urban Mixed Use) Zoning District
48-X/68-X Height and Bulk District
Block/Lot: 3547/001
Applicant: Chris Gaw
1800 Mission Street
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Reviewed By Timothy Frye - (415) 575-6822
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PROPERTY DESCRIPTION

1800 MISSION STREET (STATE ARMORY & ARSENAL) is located on a rectangular parcel at the southwest corner of 14th and Mission Streets (Assessor's Block 3547 Lot 001). Constructed between 1912 and 1914, the State Armory and Arsenal is a large four-story, steel-frame and reinforced-concrete institutional building that is divided into two sections: the Drill Court (approximately 84,000 sq ft) and the Administration Building (39,000 sq ft). The building features a reinforced concrete foundation, a clinker brick exterior, terra cotta ornamentation and wood-sash windows. The subject property is designated as Landmark No. 108 and is located within the UMU (Urban Mixed Use) Zoning District with a 48-X/68-X Height and Bulk District.

PROJECT DESCRIPTION

The proposed project is a three-year master plan that will encompass the following scopes of work:

Exterior

- Replacement of the steel-sash windows on the Drill Court with new, triple-glaze, wire-glass, steel-sash windows;
- Increasing the height of the roll-up service door located on Julian Avenue from 11 ft 4 in to 14 ft, including removal and salvage of a portion of the clinker brick exterior;
- Construction of an egress stair and elevator penthouse (approximately 15 ft tall) on the roof of the Administration Building, which is setback from the building edge by approximately 122 ft from the north building wall and approximately 80 ft from the east building wall;

Interior

- Tenant improvements on the first floor of the Administration Building, including construction of new restrooms and rehearsal space for the adjacent Drill Court and other amenities, including a new box office, coat check and board room;
- Tenant improvements on the third floor of the Administration Building, including removal of interior walls to increase the size of rooms;
- Construction of an elevator from the basement to the roof within the Administration Building;
- Acoustical upgrades within the Drill Court consisting of installation of a two-inch black-faced acoustical installation and acoustical paneling along the Drill Court walls, and installation of new drapery over the windows;
- Installation of a new wood flooring within the Drill Court; and
- Restoration of the mezzanine level of the Drill Court, including restoration of seating.

As noted in designating ordinance (Ordinance No. 11-80), this Certificate of Appropriateness authorizes the Historic Preservation Commission to review and approve alterations on the exterior. The interior alterations do not require Certificate of Appropriateness approval, and included to provide informational background regarding the entire project.

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.
- b) 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 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 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 proposed project would not change the use of the subject property, which has been adaptively reused as a film studio. As part of the project, the Drill Court would be used for its historic purpose as a public arena/entertainment venue. Therefore, the proposed project complies with Rehabilitation Standard 1.

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 maintains the historic character of the subject property, as defined by its character-defining features, which include, but are not limited to, the following:

Exterior: Massing; granite base, clinker brick exterior; wood-sash windows; terra cotta ornamentation, multi-lite glazed wood doors, entryway along Mission Street, Drill Court entryway on 14th Street;

Interior (Drill Court): Volume; mezzanine; steel trusses; wire-glass, steel-sash windows;

Interior (Administration Building): Main corridors on each floor level; main staircase from basement to fourth floor; marble wainscot; marble baseboard; terrazzo flooring; historic wood doors; wood-sash windows; and, historic restrooms.

As noted above, the proposed project would remove some historic clinker brick on the exterior to increase the height of the roll-up service door on Julian Avenue by approximately 3 ft. The amount of clinker brick to be removed is minimal, and no historic features, such as the terracotta ornamentation, would be impacted by the change to the façade. The building would still retain the majority of its character-defining exterior cladding and the property would maintain its overall historic character. Other aspects of the proposed project, including the addition of a rooftop elevator penthouse and replacement of the Drill Court windows do not affect the visual qualities and historic character of landmark property.

Within the interior, the proposed project would not severely affect any character-defining interior spaces. In the Administration Building, most of the interior work is limited to tenant improvements, which would combine seven rooms into one large room on the west side of the third floor and would remodel first floor rooms adjacent to the Drill Court for new uses. The first

floor tenant improvements, including the construction of new restrooms, rehearsal space, box office, coat check and board rooms, occur within portions of the Administration Building, which have been previously remodeled; therefore, no historic materials would be impacted. On the third floor, the proposed project would remove some of the clay tile partitions, which divide seven rooms. Evidence of the clay tile partition walls would still exist within other portions of the third floor; therefore, this alteration will have a minimal impact on historic materials. Further, the structural columns and roof beams would still remain within these spaces and would allow for a reading of the historic volume and division of these spaces. Other interior improvements within the Administration Building include the construction of a new elevator from the basement to the roof. This new elevator would be located within one of the rooms on the west side of the building, adjacent to the main lobby and main stair. These rooms have been extensively remodeled in the past and do not possess any historic materials or finishes; therefore, the new elevator would not impact any historic materials,

In the Drill Court, the proposed project maintains the overall volume, form and character-defining elements; however, new interior features, such as acoustical paneling and insulation would be added on top of existing historic materials, such as the roof decking and exposed concrete walls. Although the visual appearance of these materials will be altered, the project does preserve and maintain the interior character-defining features, such as the Drill Court volume, steel trusses, and mezzanine. Other work within the Drill Court includes the restoration of the seating at the mezzanine level and installation of new wood flooring over the existing concrete slab. Similar to the acoustical insulation, the new wood flooring would be added over the existing exposed concrete floor, and would alter the visual appearance of floor, but would maintain the historic materials beneath. The restoration of the mezzanine level seating is consistent with the building's historic character, since seating once existed at this level in the Drill Court. The restored mezzanine seating would be designed based upon documentary evidence.

Therefore, the proposed project complies with Rehabilitation Standard 2.

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 architectural elements from other buildings, shall not be undertaken.

The proposed project does not include the addition of conjectural elements or architectural features from other buildings. New work does not create a false sense of historical development and would be contemporary in character.

Therefore, the proposed project complies with Rehabilitation Standard 3.

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

The proposed project does not involve alterations to the subject building, which have acquired significance in their own right. The subject building has not had any major alterations, which have garnered significance in their own right.

Therefore, the proposed project complies with Rehabilitation Standard 4.

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

The proposed project would preserve distinctive features, finishes and construction techniques, including the clinker brick exterior and terra cotta ornamentation.

On the exterior, the building's clinker brick cladding would be preserved and maintained by the proposed project, which would remove a small portion of this cladding to increase the height of the service door on Julian Avenue. The terra cotta water table above the service door would be retained and preserved. All removed clinker brick would be salvaged and stored on-site for future use.

Within the interior, the proposed project would preserve the distinctive features of the Drill Court, since the majority of the new work is additive in nature and would not remove any historic materials or features.

In the Administration Building, the proposed project would remove some of the clay tile partitions, which separate the rooms on the third floor. In total, seven rooms along the east side of the Administration Building would be combined into one large room. Clay tile is commonly used within the Administration Building to subdivide the interior spaces. Despite the removal of portions of this wall, evidence of the clay tile construction would still exist within other portions of the third floor and throughout the rest of the building. Further, the structural columns and roof beams would still remain within these spaces and will allow for a reading of the historic volume and walls that will be removed. Consequently, the project does maintain examples of distinctive craftsmanship within the Administration Building.

In the Drill Court, the proposed project would add new acoustical paneling and insulation, and a new wood floor. Historic materials, including the wood decking and exposed concrete floor, would remain beneath the new materials, which would not severely affect the overall historic character of the Drill Court, since the interior character-defining features (mezzanine, volume, and steel trusses) would remain.

Therefore, the proposed project complies with Rehabilitation Standard 5.

Standard 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacements of a distinctive feature, the new feature will 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 proposed project would replace the existing single-glazed, steel-sash windows on the Drill Court, which are severely deteriorated, with new triple-glazed, steel-sash windows. The new windows would match in design, color, and visual quality, and would also be constructed of steel. From the exterior, the windows would maintain the same profile as the existing windows, which are located approximately eight inches from the edge of the outer face of the clinker brick wall. From the interior, the window profile would be shallower, since the new windows are thicker than the existing. Along the interior profile would be reduced by approximately two inches, the windows will maintain a similar visual quality as the historic windows, and will be higher performing in terms of acoustical quality and energy efficiency. As part of this work, the existing concrete sills would also be replaced with new concrete sills to match. From the exterior, the new windows would maintain a similar visual quality and profile.

Therefore, the proposed project complies with Rehabilitation Standard 6.

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.

The proposed project does not involve chemical or physical treatments, which would damage historic materials.

Therefore, the proposed project complies with Rehabilitation Standard 7.

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

The proposed project does not include foundation work and any excavation.

Therefore, the proposed project complies with Rehabilitation Standard 8.

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.

On the exterior, the proposed project includes replacement of the existing steel-sash windows on the Drill Court, increasing the height of a roll-up service door on Julian Avenue, and construction

of a new rooftop elevator and stair penthouse. As noted above, the window replacement does not severely affect the building's historic character, since the property's character-defining features would be replaced in kind. Similarly, the increase in the height of the service door does not severely affect the building's historic character, since historic materials will be minimally impacted and preserved on-site for future reuse. As related to the new rooftop stair penthouse, this new feature would not be visible from any immediate public right-of-way, since it would be setback significantly from the edge of the building, and is simple in form and massing. This new penthouse does not affect any significant rooftop features or the overall form and massing of the building. The penthouse is designed to be compatible, yet differentiated with the historic property, since it is simple in form and visually obscured by the tall Drill Court and the high walls of the Administration Building. Overall, the proposed project maintains the historic integrity of the subject property and introduces elements which are compatible with the property's overall size, scale and architectural features.

Therefore, the proposed project complies with Rehabilitation Standard 9.

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 project includes a new rooftop addition, which does not impact the integrity of the subject property and may be removed in the future. Similarly, within the interior, the addition of new acoustical paneling and insulation, and new wood flooring is an alteration, which may be removed in the future without affecting historic materials and integrity of the subject property.

Therefore, the proposed project complies with Rehabilitation Standard 10.

Summary: The Department finds that the overall project is consistent with the *Secretary of the Interior Standards for Rehabilitation*.

PUBLIC/NEIGHBORHOOD INPUT

As of April 12, 2012, the Department has no public correspondence regarding the proposed project.

ISSUES & OTHER CONSIDERATIONS

The State Armory and Arsenal at 1800 Mission Street is listed as an individual resource in the National Register of Historic Places (National Register), California Register of Historical Resources (California Register), and is also listed in Article 10 of the San Francisco Planning Code as City Landmark No. 108 (designated in February 1980).

The Department finds that the overall project is consistent with the *Secretary of the Interior Standards for Rehabilitation*. As detailed below, the Department does recommend additional conditions on certain elements of the design to ensure compatibility with the building's historic character (see below).

STAFF ANALYSIS

Included as an exhibit are architectural drawings (plans, elevations and sections) of the existing building and the proposed project. Based on the requirements of Article 10 and the *Secretary of Interior's Standards*, staff has determined the following:

Exterior Alterations: The proposed project includes a number of exterior alterations including: replacement of the steel-sash windows on the Drill Court and increasing the height of a service door on Julian Avenue. As noted above, these alterations are consistent with the *Secretary of the Interior's Standards for Rehabilitation*, and do not damage or destroy the exterior architectural features of the landmark. Some historic clinker brick will be removed to accommodate the height increase of the service door; however, the overall removal of this material is minimal, and any removed clinker brick will be salvaged and stored on-site for future use. Overall, the proposed work maintains the special character of the landmark and its site by retaining the building's character-defining features and replacing deteriorated historic material with compatible new construction.

New Additions (Rooftop Penthouse): The proposed project includes the addition of a new rooftop stair and elevator penthouse on the Administration Building. As noted above, this addition is consistent with the *Secretary of the Interior's Standards for Rehabilitation*, is compatible with the overall massing of the landmark, is minimally visible from public rights-of-way, and does not damage or destroy any exterior architectural features of the landmark. Overall, the proposed work maintains the special character of the landmark and its site by retaining the building's character-defining features and providing for compatible new construction.

Interior Alterations: The proposed project includes interior alterations consisting of: tenant improvements on the first floor and third floor of the Administration Building, installation of a new elevator in the Administration Building, installation of new acoustical paneling and insulation within the Drill Court, and installation of new wood flooring within the Drill Court. As noted above, this work is not subject to a Certificate of Appropriateness; however, this work is consistent with the Secretary of the Interior's Standards for Rehabilitation and will not severely impact any interior character-defining features of the landmark.

CONDITIONS OF APPROVAL

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

1. As part of the Building Permit, the Project Sponsor shall provide a mock-up of the replacement triple-glaze steel-sash window for review and approval by Planning Department Preservation Staff. The Project Sponsor shall provide additional information, including a detailed conditions assessment of each window, a window schedule, and appropriate plan/section details, as determined by staff.
2. As part of the Building Permit, the Project Sponsor shall provide additional information on the design of the rooftop penthouse for review and approval by Planning Department Preservation

Staff. The Project Sponsor shall provide detailed information on the penthouse cladding, as well as other appropriate plan/elevation/section details, as determined by staff.

Based on the requirements of Article 10 and the *Secretary of Interior's Standards*, staff has determined that the proposed work will not adversely affect the landmark property.

ENVIRONMENTAL REVIEW STATUS

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 and Class 31 Categorical Exemption (CEQA Guideline Section 15301 and 15331) because the project involves exterior and interior alteration to the existing building 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.

ATTACHMENTS

Draft Motion

Exhibits, including Parcel Map, Sanborn Map, Zoning Map, Aerial Photos, and Site Photos

Landmark Designation Ordinance

Architectural Drawings

RS: G:\Documents\Certificate of Appropriateness\2011.1104A Mission Armory\CofA Case Report_Mission Armory.doc



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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 001 IN ASSESSOR'S BLOCK 3547, WITHIN THE UMU ZONING DISTRICT AND 48-X/68-X HEIGHT AND BULK DISTRICT.

PREAMBLE

WHEREAS, on September 26, 2011, Chris Gaw of Kink.com on behalf of Peter Acworth (Property Owner) filed an application with the San Francisco Planning Department (Department) for a Certificate of Appropriateness for exterior alterations to the subject property located on Lot 001 in Assessor's Block 3547.

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 April 18, 2012, the Commission conducted a duly noticed public hearing on the current project, Case No. 2011.1104A (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 with conditions a Certificate of Appropriateness, in conformance with the project information dated March 15, 2012 and labeled Exhibit A on file in the docket for Case No. 2011.1104A based on the following findings:

CONDITIONS OF APPROVAL

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

1. As part of the Building Permit, the Project Sponsor shall provide a mock-up of the replacement triple-glaze steel-sash window for review and approval by Planning Department Preservation Staff. The Project Sponsor shall provide additional information, including a detailed conditions assessment of each window, a window schedule, and appropriate plan/section details, as determined by staff.
2. As part of the Building Permit, the Project Sponsor shall provide additional information on the design of the rooftop penthouse for review and approval by Planning Department Preservation Staff. The Project Sponsor shall provide detailed information on the penthouse cladding, as well as other appropriate plan/elevation/section details, as determined by staff.

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 Landmark No. 108 as described in Article 10 of the Planning Code.

- That the exterior alterations would preserve character-defining features, and would replace deteriorated historic features with compatible new features to match.
- That the new rooftop stair and elevator penthouse would not impact the character of form of the overall property.
- That the essential form and integrity of the landmark and its environment would be unimpaired if the alterations were removed at a future date.
- That the proposal respects the character-defining features of Landmark No. 108.
- The proposed project meets the requirements of Article 10.
- The proposed project meets all of the *Secretary of the Interior's Standards for Rehabilitation*,

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 Landmark No. 108 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 any existing 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 Landmark No. 108 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, 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 001 in Assessor's Block 3547 for proposed work in conformance with the project information dated March 15, 2012, labeled Exhibit A on file in the docket for Case No. 2011.1104A.

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 April 18, 2012.

Linda D. Avery
Commission Secretary

AYES:

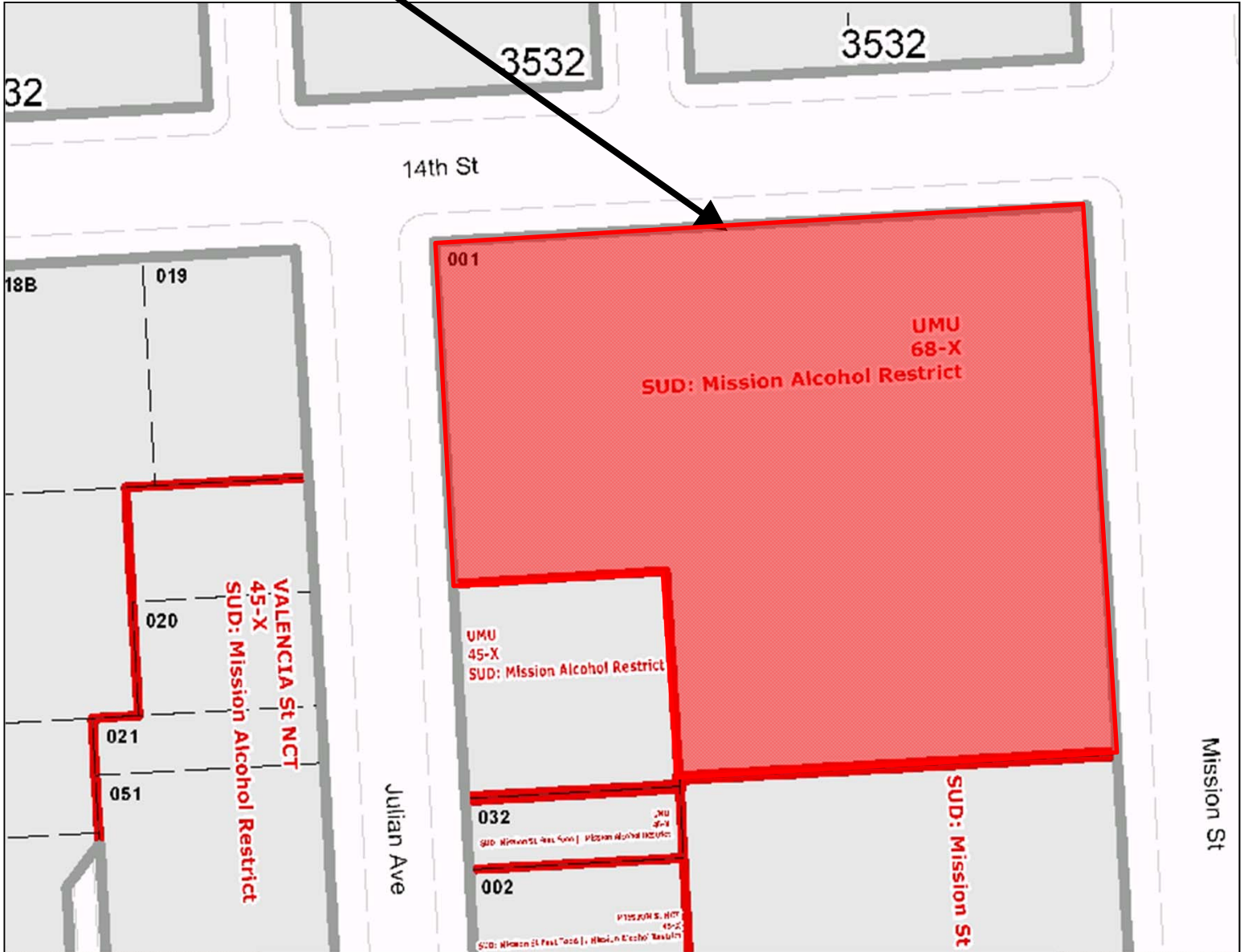
NAYS:

ABSENT:

ADOPTED: April 18, 2012

Parcel Map

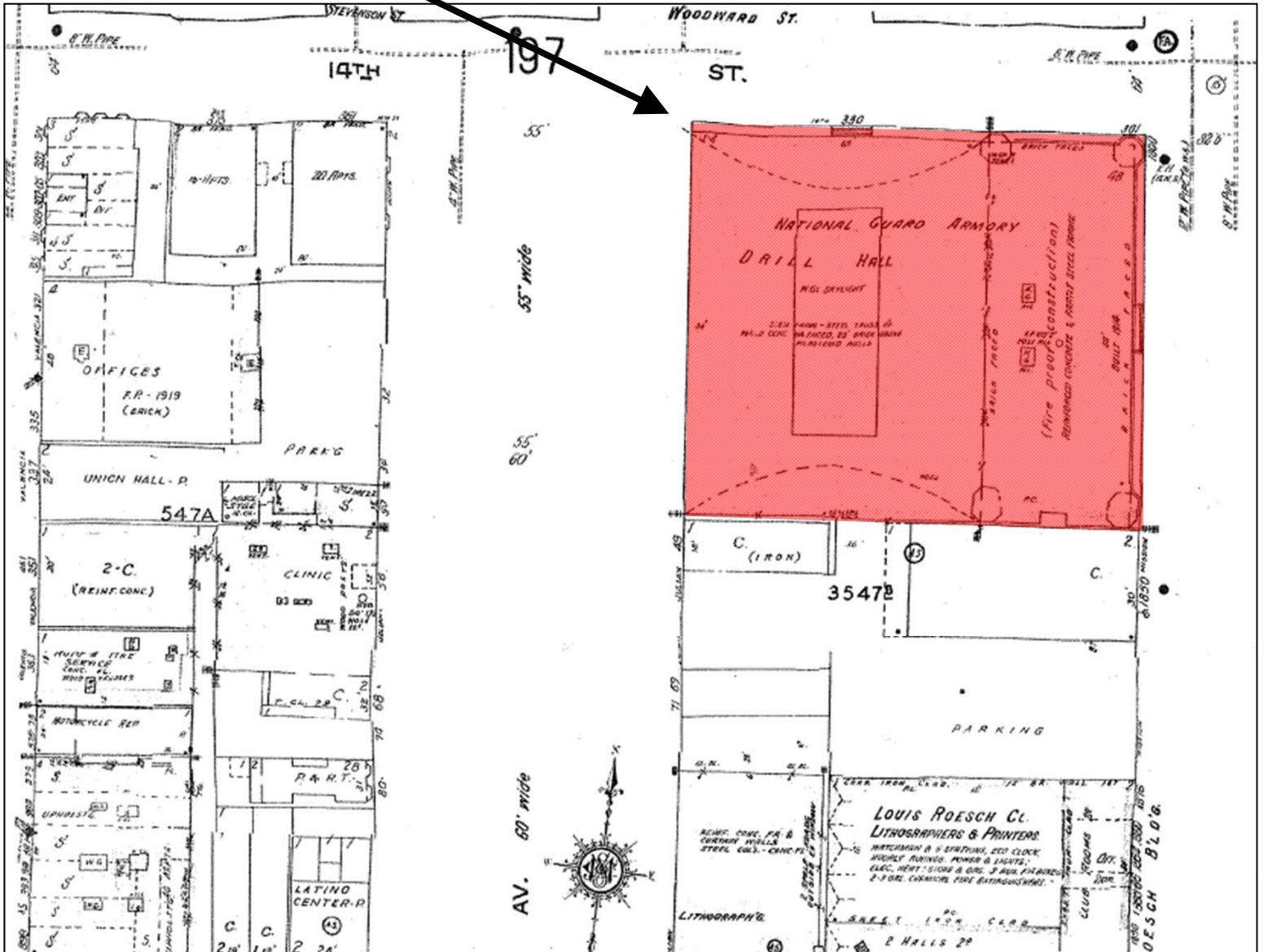
SUBJECT PROPERTY



Certificate of Appropriateness Hearing
Case Number 2011.1104A
1800 Mission Street (State Armory & Arsenal)

Sanborn Map*

SUBJECT PROPERTY

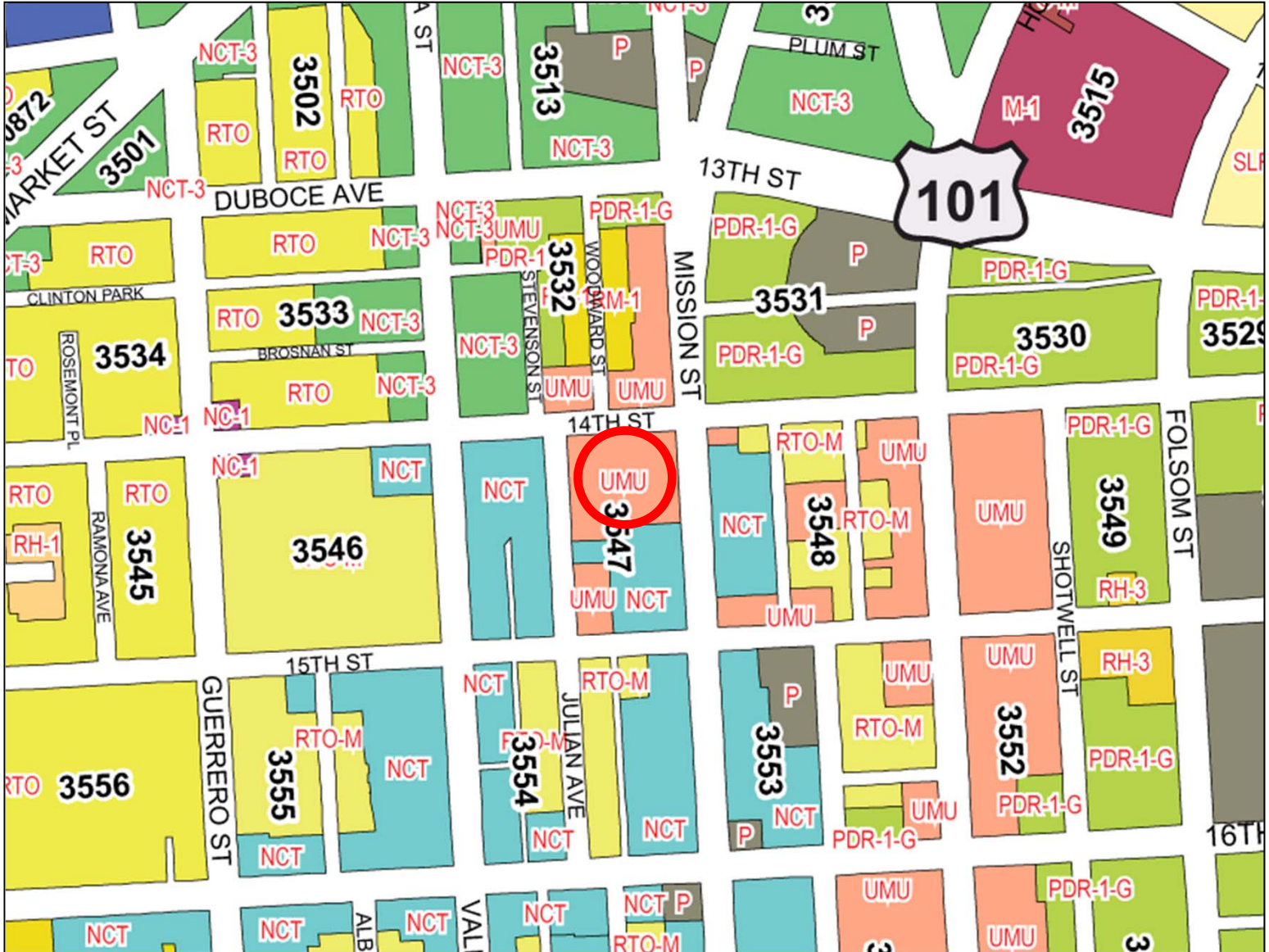


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



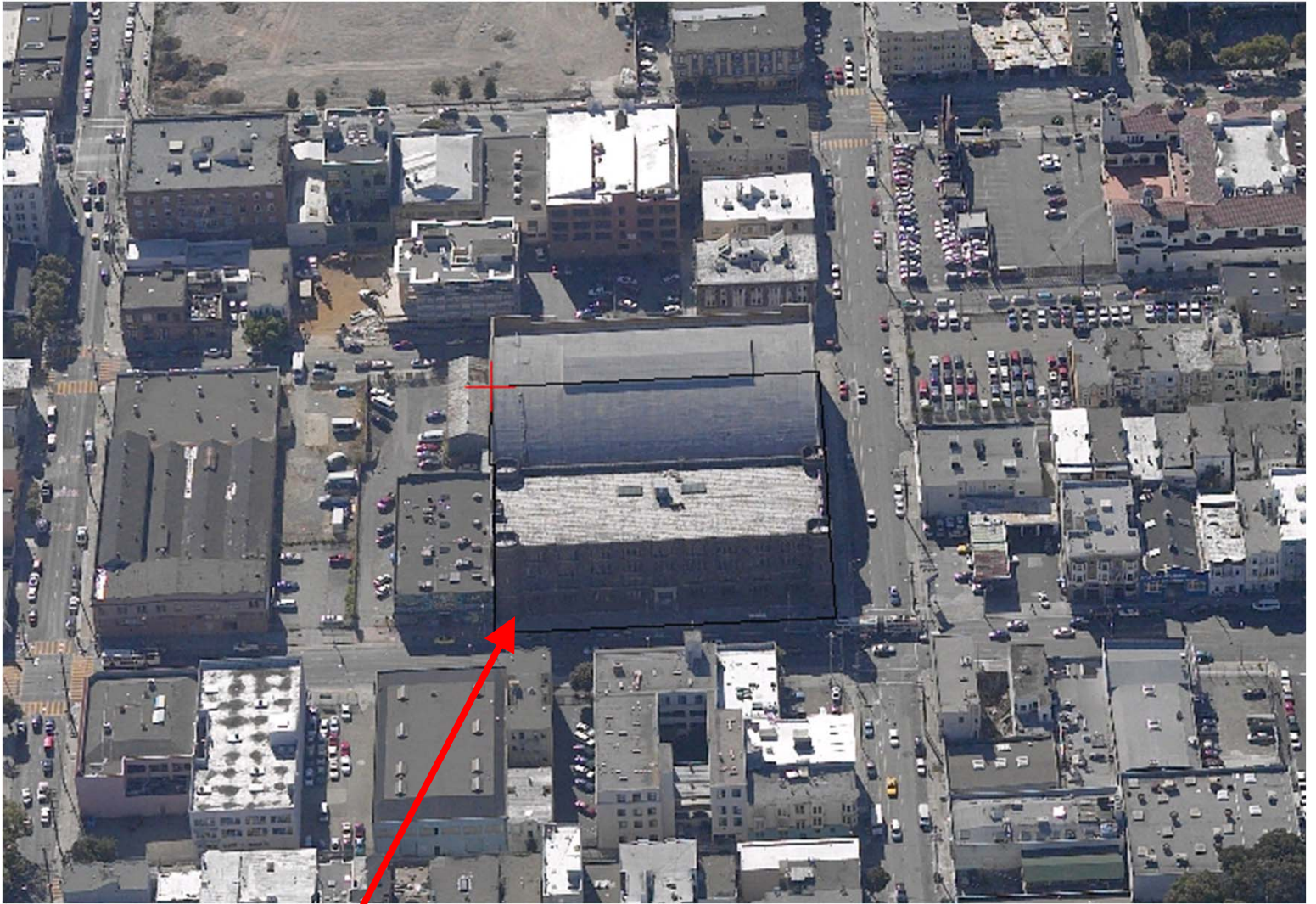
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Zoning Map



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Aerial Photo

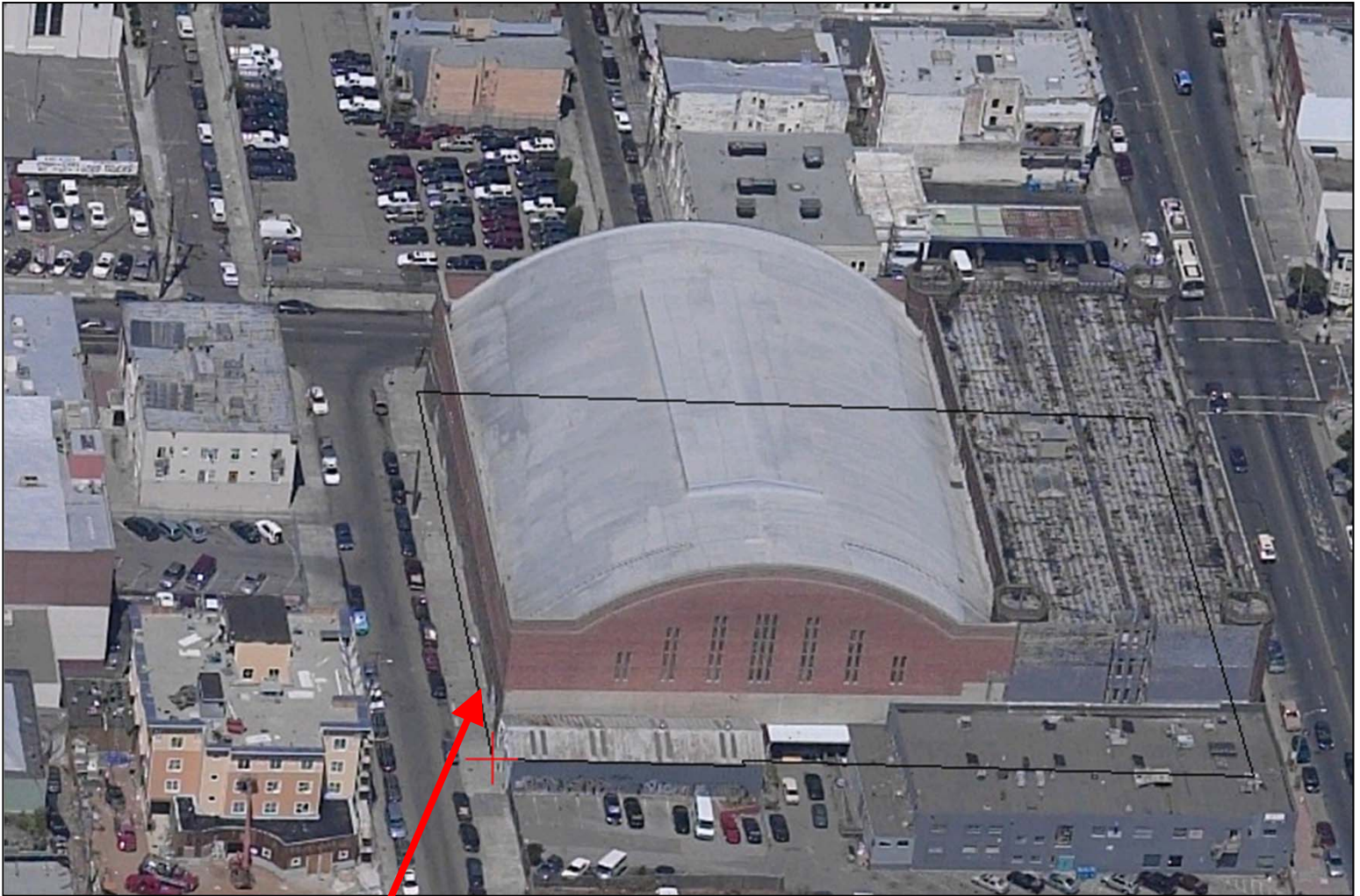


SUBJECT PROPERTY

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1800 Mission Street (State Armory & Arsenal)



Aerial Photo



SUBJECT PROPERTY



Certificate of Appropriateness Hearing
Case Number 2011.1104A
1800 Mission Street (State Armory & Arsenal)

Site Photo



State Armory and Arsenal, View along Mission Street

Certificate of Appropriateness Hearing
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1800 Mission Street (State Armory & Arsenal)

Site Photo



State Armory and Arsenal, View along 14th Street

Certificate of Appropriateness Hearing
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1800 Mission Street (State Armory & Arsenal)

Site Photo



State Armory and Arsenal, View along Julian Avenue

Certificate of Appropriateness Hearing
Case Number 2011.1104A
1800 Mission Street (State Armory & Arsenal)

Site Photo



State Armory and Arsenal, View of Roof

Certificate of Appropriateness Hearing
Case Number 2011.1104A
1800 Mission Street (State Armory & Arsenal)

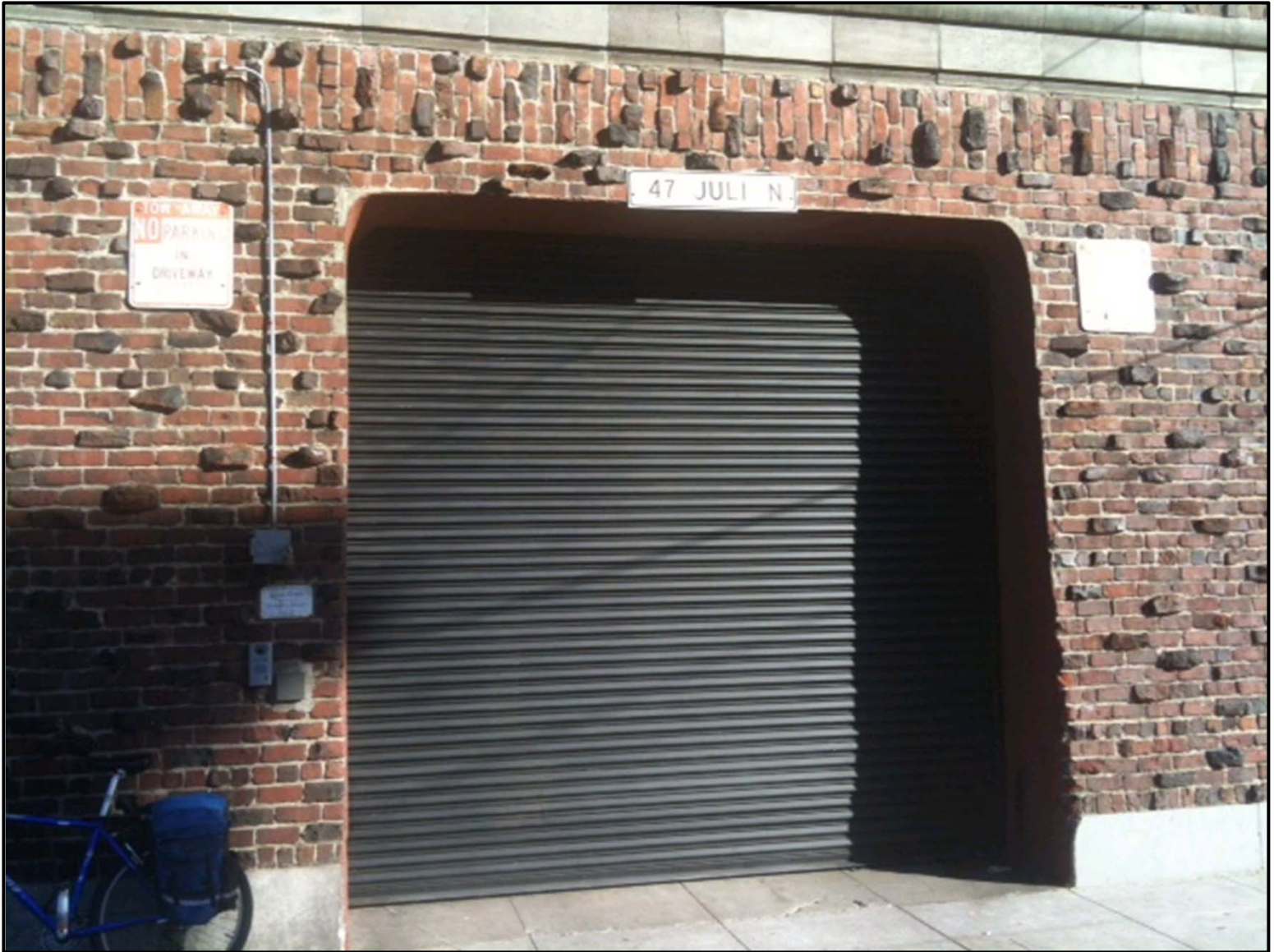
Site Photo



State Armory and Arsenal, View of Administration Building Roof

Certificate of Appropriateness Hearing
Case Number 2011.1104A
1800 Mission Street (State Armory & Arsenal)

Site Photo



State Armory and Arsenal, Julian Avenue Service Door

Certificate of Appropriateness Hearing
Case Number 2011.1104A
1800 Mission Street (State Armory & Arsenal)

Site Photo



State Armory and Arsenal, Interior, Drill Court

Certificate of Appropriateness Hearing
Case Number 2011.1104A
1800 Mission Street (State Armory & Arsenal)

Site Photo



State Armory and Arsenal, Interior, Drill Court

Certificate of Appropriateness Hearing
Case Number 2011.1104A
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Site Photo



State Armory and Arsenal, Interior, Drill Court, View of Mezzanine Level

Certificate of Appropriateness Hearing
Case Number 2011.1104A
1800 Mission Street (State Armory & Arsenal)

Site Photo



State Armory and Arsenal, Interior, Drill Court, View of Windows

Certificate of Appropriateness Hearing
Case Number 2011.1104A
1800 Mission Street (State Armory & Arsenal)

Site Photo



State Armory and Arsenal, Interior, Drill Court, View of Windows

Certificate of Appropriateness Hearing
Case Number 2011.1104A
1800 Mission Street (State Armory & Arsenal)

Site Photo



State Armory and Arsenal, Interior Rendering of Proposed Project

Certificate of Appropriateness Hearing
Case Number 2011.1104A
1800 Mission Street (State Armory & Arsenal)

1 THE SHIPYARD AND SHEDS, BATTERY AND ARSENAL AS A LANDMARK PURSUANT TO
 2 TITLE 10 OF THE CITY PLANNING CODE.
 3 Be Ordained, by the People of the City and County of San
 4 Francisco:

5 Section 1. The Board of Supervisors hereby finds that the
 6 shipyard and sheds located at 1800 Mission Street, being Lot 1
 7 of Block 1247, has a special character and special
 8 historical, architectural and aesthetic interest and value, and that
 9 its designation as a Landmark will be in furtherance of and in
 10 accordance with the purposes of Article 10 of the City Planning Code
 11 as amended and set forth therein.

12 Section 2. Pursuant to Section 1004 of the City Planning
 13 Code, Chapter 11, Part II of the San Francisco Municipal Code, the
 14 shipyard and sheds is hereby designated as a Landmark, the
 15 designation having been duly approved by Resolution No. 8378 of the
 16 Board of Supervisors, which Resolution is on file with the Clerk
 17 of the Board of Supervisors under File No. 90-79-10.

18 Section 3. The descriptions of the location and
 19 boundaries of the Landmark site; of the characteristics of the
 20 site which justify its designation; and of the particular features
 21 which should be preserved; as included in the said Resolution, are
 22 hereby incorporated herein and made a part hereof as though fully
 23 set forth.

24
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 30

APPROVED AND FORWARDED:
 CITY CLERK
 CITY ATTORNEY

[Signature]
 City Attorney

RECOMMENDED:
 CITY PLANNING COMMISSION

By: *[Signature]*
 CARL J. COHEN
 Director of Planning

Passed for Second Reading
 Board of Supervisors, San Francisco
 Jan 26 1950

Ayes: Supervisors Britti, Dolson, ~~Gonzales~~, Horan-
 zy, ~~Hutch~~, Kopp, Lau, Molinari, Peissl, Renne,
 Silver.

~~Supervisors~~

Absent: Supervisors GONZALES HUTCH

SILVER

[Signature] Clerk

Read Second Time and Finally Passed
 Board of Supervisors, San Francisco

Ayes: Supervisors Britti, Dolson, ~~Gonzales~~, Horan-
 zy, ~~Hutch~~, ~~Molinari~~, Peissl, Renne,
 Silver.

~~Supervisors~~

Absent: Supervisors GONZALES KOPF LAU

I hereby certify that the foregoing ordinance was
 finally passed by the Board of Supervisors of the
 City and County of San Francisco.

[Signature] Clerk

90-79-10
 File No. JAN 11 1950
 Approved

[Signature]
 Mayor

This is a copy of the City Planning Commission's Resolution which is on file at the Department of City Planning.

SAN FRANCISCO
CITY PLANNING COMMISSION
RESOLUTION NO. 8376

WHEREAS, A proposal to designate the State Armory and Arsenal at 1800 Mission Street as a Landmark pursuant to the provisions of Article 10 of the City Planning Code was initiated by the Landmarks Preservation Advisory Board on May 3, 1978, and said Advisory Board, after due consideration, has recommended approval of this proposal; and

WHEREAS, The City Planning Commission, after due notice given, held a public hearing on September 20, 1979 to consider the proposed designation and the report of said Advisory Board; and

WHEREAS, The Commission believes that the proposed Landmark has a special character and special historical, architectural and aesthetic interest and value; and that the proposed designation would be in furtherance of and in conformance with the purposes and standards of the said Article 10:

THEREFORE BE IT RESOLVED, First, the proposal to designate the aforementioned structure, the State Armory and Arsenal at 1800 Mission Street, as a Landmark pursuant to Article 10 of the City Planning Code is hereby APPROVED, the precise location and boundaries of the Landmark site being those of Lot 7 in Assessor's Block 3547;

Second, That the special character and special historical, architectural and aesthetic interest and value of the said Landmark justifying its designation are set forth in the Landmarks Preservation Advisory Board Resolution No. 176 as adopted on May 3, 1978, which Resolution is incorporated herein and made a part thereof as though fully set forth;

Third, That the said Landmark should be preserved generally in all of its particular exterior features as existing on the date hereof and as described and depicted in the photographs, case report and other material on file in the Department of City Planning Docket LM78.3;

AND BE IT FURTHER RESOLVED, That the Commission hereby directs its Secretary to transmit the proposal for designation, with a copy of this Resolution to the Board of Supervisors for appropriate action.

I hereby certify that the foregoing Resolution was ADOPTED by the City Planning Commission at its regular meeting of September 20, 1979.

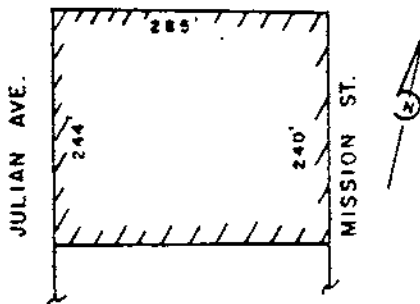
Lee Hoods, Jr.
Secretary

AYES: Commissioners Bierman, Dearman, Mignola, Nakashima, Rosenblatt, Starbuck
NOES: None
ABSENT: Commissioner Christensen
PASSED: September 20, 1979

LANDMARKS PRESERVATION ADVISORY BOARD
Final Case Report - 1 August 1979

LANDMARK No 108

14TH ST.



STATE ARMORY AND
ARSENAL
1800 Mission Street

OWNER: State of California

LOCATION: 1800 Mission Street
S/W corner of 14th
Street. Lot 1,
Assessor's Block
3547.

STATEMENT OF
SIGNIFICANCE:

For 58-out of its 65-year existence, the Armory was home to the San Francisco National Guard units. Somewhat forbidding with its dark, fortress-like appearance, the building is entrenched four-square at the corner of Mission and 14th Street attempting, as it were, to convince the skeptic that its function at that intersection is of no less importance than Fort Point which guards the Golden Gate.

HISTORY:

The National Guard, the nation's reserve Army, evolved through the years from the militia established in Colonial America when a settlement might be called upon at any time to defend itself. After the Revolution, Congress acted to establish an army of defense patterned after the Swiss system, but the act was never enforced and during the first half of the 19th Century each of the states came to assume responsibility for its own militia.

The term itself, National Guard, had its origin in 1824, when it was adopted by a regiment of the New York State Militia. Its use was quickly accepted and spread, and in 1878, it took on official status with the establishment by Congress of the National Guard Association of the United States. However, even with Federal recognition, the men of the Association were generally poorly trained and ill-equipped for the service expected of them. In addition, the Guard's role was not clearly defined and as late as the Spanish-American War, some units refused to serve outside the country. In 1903, the Dick Act made the National Guard the country's official reserve force, and although equipped by Federal funding, the units remained under State control. With this input and clarification of the Guard's role, armories for the training of volunteers were constructed across the nation. While training did improve, more often than not it consisted of close-order drill supplemented by loading and firing of 'dummy' guns and indoor rifle practice.

Prior to 1906, the San Francisco Armory was located at the southeast corner of Page and Gough Streets. It was destroyed in the fire of that year and shortly thereafter was replaced by a temporary frame armory at the southeast corner of Van Ness Avenue and California Street. The latter was replaced by the present armory, whose site prior to 1906, was occupied by the Southern Pacific Hospital.

LANDMARKS PRESERVATION ADVISORY BOARD
STATE ARMORY AND ARSENAL
Page 2

HISTORY:
(cont'd)

Plans for the new armory were first formulated in May 1909, for an intended site at Van Ness Avenue and Bay Streets. Governor Gilette, however, found that location too far removed from the center of the city and thus the present site was selected. Architects for the building were Woollett and Woollett (brothers William L. and John W.), essentially a Los Angeles based firm. One of the brothers was State Architect for a time and most of the firm's works in the Bay Area were State-related projects such as some of the San Francisco piers. The Woolletts were born in New York state: William in 1872, and John in 1876; the former graduated from Boston College and the latter from Massachusetts Institute of Technology. Prior to locating in California after the turn of the century, both brothers practiced architecture in New York.

The cost of the armory was about half-a-million dollars of which \$60,000 was contributed by the city and \$420,000 was provided by a state appropriation. The United States War Department contributed \$75,000 for equipment.

The officially stated purpose for construction of the San Francisco Armory was to house the California National Guard Coastal Artillery, the Naval Militia, and to act as a social center for the city for recruiting purposes. At the time of its construction, it was viewed as one of the Nation's most completely equipped facilities for these purposes.

Initially, the Armory housed the 1st, 2nd, 3rd, 4th, 6th, 7th, 9th, 10th, 11th and 12th companies of the Coast Artillery. Quarters were also provided for the corps band and engineers. Two divisions of naval militia, their band and that of the 5th Infantry, were also accommodated.

The Coast Artillery fought in France in World War I; in World War II, it was assigned to the South Pacific, and in the Korean War, it served with United Nations forces.

In a non-military vein and aside from purely social affairs, the arena was in frequent demand after the mid-1920's for sporting events, particularly the Tuesday and Friday night prize fights, many of which attracted national and international interest.

Over the years, there have been drastic changes in the training procedures of the Guard volunteers, and in 1972, the building was vacated by the Guard for this purpose. Its future is unknown at this time.

ARCHITECTURE:

The Armory complex consists of two adjoining elements: A flatroofed, four-story and basement structure, 50-feet high, fronting on Mission Street; and an arch-roofed, 65-feet high arena with its entrance on 14th Street near Julian Avenue. The two sections occupy a parcel in its entirety with frontages of 240 feet on Mission Street, 285 feet on 14th Street and 244 feet on Julian Avenue. The four-story structure was the first building of the two between September 1912, and June 1914. It extends approximately 110 feet westerly from Mission Street along 14th and at the time of its construction the remainder of the site was a drill field open to the sky and surrounded along the property lines by a wall 23 feet high. That wall today is the lower portion of the arena walls. From the start it was intended that the drill field be roofed over; however, this did not occur until during the 1920's, when 170-foot steel trusses were employed to span the lateral dimension of the field.

The exterior walls of both elements are faced in a very dark clinker brick, and lend a somewhat rusticated appearance to the building. The original building (armory) has at its corners octagonal towers which rise slightly higher than the walls of the building and which are capped with limestone parapets whose detailing is suggestive of the crenelation of a medieval fortress. (In that connection, early drawings of the proposed armory reveal a decided Spanish motif, but this is not apparent in the building constructed.) The lower third of the walls is splayed slightly outward suggesting a wall considerably thicker than that which actually exists.

On Mission Street, the facade between the towers is divided into nine bays with the entrance at mid-point; on 14th Street, the division is into three bays. Above the splayed wall, which is separated from its upper portion by a limestone stringer course, the division into bays is quite pronounced by brick, pilaster-like elements which are brought forward from the wall surface, rising slightly higher than an outward-splayed limestone coping which aids in establishing a crenelated effect. Near the tops of the pilasters, rectangular insets of limestone are carved with a stylized eagle facing the right.

In the arena, the north and south walls echo the curved profile of the steel trusses supporting the arched roof. Here also the facades are of clinker brick with the arched wall having a limestone coping, the curve of which reappears in a stringer course several feet lower. A symmetrical arrangement of windows acknowledges the arch above. Centered on this wall are triple windows stacked five-feet high. Extending outward from these on both sides are three groupings of paired windows: Those nearest the center are also stacked five high with the uppermost ones shortened to reflect the drop in the curve of the roofline; the next outward pair are stacked four high and the outermost are stacked two high.

ARCHITECTURE:
(cont'd)

Changes in the wall since original construction are two ground-level doors on either side of the centered two-story-high entrance.

The San Francisco Chronicle of Sunday, 7 June 1914, described the interior facilities:

... In the basement is a gymnasium, mess kitchen, banquet kitchen, banquet room and temporary quarters of the naval militia. The gymnasium is 100 feet long and 50 feet wide The banquet room will seat 500 persons. ,

On the north side of the basement, next to the gymnasium, is located a locker room for athletes, the room is 50 x 40 feet. To the west is a huge swimming pool of concrete seventy-five feet long

The basement also contains a general storeroom ... a solid concrete ammunition vault or arsenal, company storerooms, boiler-room, indoor rifle range, meeting room of the pistol club ... and a storeroom for field wagons with an elevator by which they may be hoisted up to the Julian Avenue side

Reception rooms occupy the front of the first floor. To one side of the main entrance are two reading and lounging rooms This is flanked by a dance hall 75 x 50 feet On the other side of the main entrance are two reception rooms for women.

The three upper floors were assigned to the various military units headquartered there.

While the complex does not embody what might be termed 'great architecture', it is nonetheless distinctive and, whatever one's reaction, not to be ignored. This, in its own right, in a sense, makes it a landmark. Oddly, its presence at this location is greatly enhanced by twin three-story residential buildings (in sympathetic architectural style) located westerly across Julian Avenue on 14th Street.

SURROUNDING
LAND USE AND
ZONING:

The parcel is located in a P zoning district and the height and bulk regulations are in two districts: On Mission Street, 65-B and on Julian, 50-X. Surrounding land uses are mixed among residential, commercial and industrial.

SAN FRANCISCO ARMORY MASTER PLAN

POTENTIAL PROJECTS ENVISIONED FOR THE NEAR FUTURE

PHOTOS OF THE AREAS TO BE WORKED UPON



VIEW FROM NORTHWEST CORNER - ALL DRILL COURT WINDOWS TO BE WORKED UPON: NORTH, WEST AND SOUTH ELEVATIONS



SOUTHWEST CORNER OF DRILLCOURT AT JULIAN AVENUE SERVICE DOOR

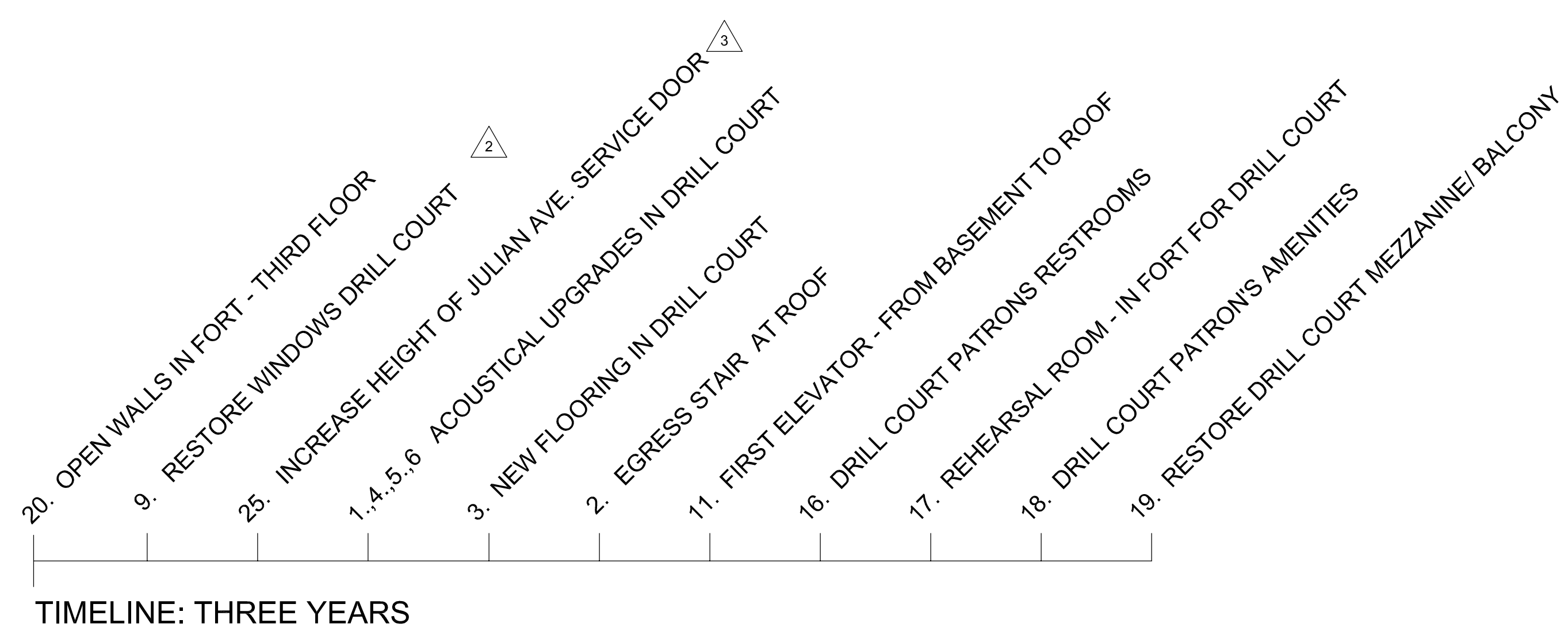


INTERIOR OF FORT - THIRD FLOOR TYPICAL INTERIOR WALLS TO BE REMOVED BETWEEN COLUMNS

MASTER PLAN KEYNOTES

- | KEYNOTE # | DESCRIPTION OF ITEM & TIME FRAME OF IMPLEMENTATION |
|-----------|---|
| 1. | ACOUSTICAL INSULATION |
| 2. | EGRESS STAIR AT ROOF (49 PEOPLE MAX) |
| 3. | NEW FLOORING IN DRILL COURT - TO BE DETERMINED |
| 4. | ACOUSTICAL PANEL - "TECTUM" AT ALL WALLS TO 8' AND ALTERNATE OPTION @ BALCONY FACE |
| 5. | ACOUSTICAL DRAPERY |
| 6. | ACOUSTICAL BANNER/ SHADE |
| 7. | NOT USED |
| 8. | NOT USED |
| 9. | RESTORE WINDOWS IN DRILL COURT - WITH DOUBLE GLAZING AND SOME OPERABLE WINDOWS |
| 10. | NOT USED |
| 11. | FIRST ELEVATOR - TO ROOF: ELEVATOR ACCESS FROM BASEMENT TO ROOF |
| 12. | NOT USED |
| 13. | NOT USED |
| 14. | NOT USED |
| 15. | NOT USED |
| 16. | DRILL COURT REST ROOMS: FOR PATRONS AT THE DRILL COURT EVENTS: CODE COMPLIANT QUANTITY OF FIXTURES |
| 17. | REHEARSAL ROOM FOR DRILL COURT: AS PART OF THE DRILL COURT AMENITIES TO OFFER TO PERFORMERS FOR REHEARSAL, WARM-UP OR PRACTICE ROOM |
| 18. | DRILL COURT PATRON'S AMENITIES: INCLUDES COAT CHECK, BOX OFFICE AND ACCESS TO MEETING ROOMS FOR BOARD MEMBERS OR OTHER SMALL SPACE NEEDS |
| 19. | DRILL COURT MEZZANINE/ BALCONY - RESTORED SEATING: CURRENT BLEACHER TYPE SEATING TO BE RESTORED AND AUGMENTED FOR ADA REQUIREMENTS FOR WHEEL CHAIR ACCESSIBILITY AND HEAD HEIGHT CLEARANCES |
| 20. | OPEN WALLS IN FORT - FOR GREATER FLEXIBILITY IN USE |
| 21. | NOT USED |
| 22. | NOT USED |
| 23. | NOT USED |
| 24. | NOT USED |
| 25. | INCREASE HEIGHT OF JULIAN AVE. SERVICE DOOR FROM 11'-4" TO 14'-0" |

TIMELINE WITH KEYNOTE # PER ABOVE



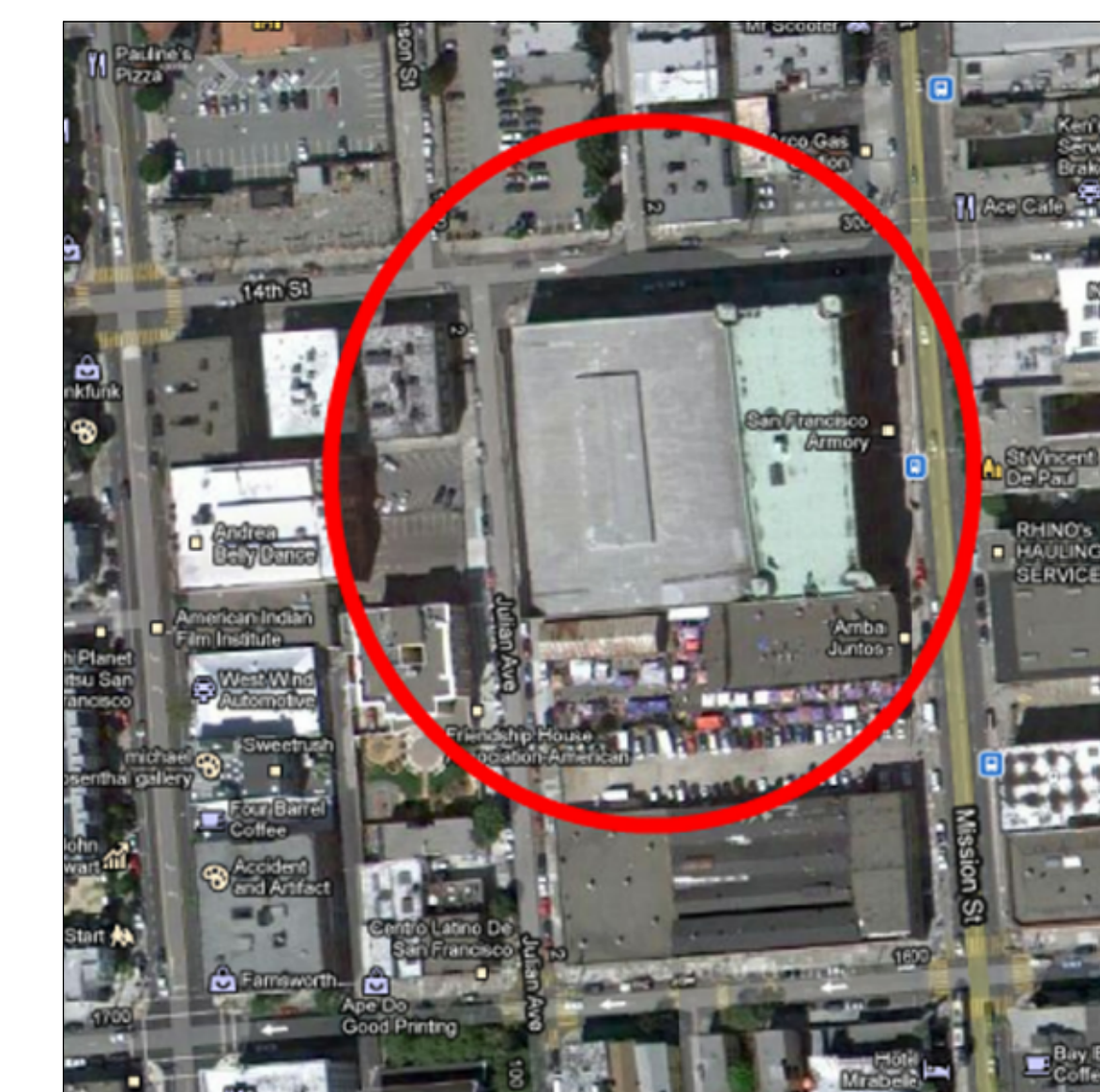
SHEET INDEX

- | | |
|------|---|
| G000 | COVER SHEET AND INDEX |
| A100 | SITE AND ROOF PLAN |
| A110 | BASEMENT FLOOR PLANS:
EXISTING (E), DEMO & NEW |
| A111 | FIRST FLOOR PLANS: (E), DEMO & NEW |
| A112 | SECOND FLOOR PLANS: (E), DEMO & NEW |
| A113 | THIRD FLOOR PLANS: (E), DEMO & NEW |
| A114 | FOURTH FLOOR PLANS: (E), DEMO & NEW |
| A201 | EXTERIOR BUILDING ELEVATIONS |
| A211 | ENLARGED EAST ELEVATIONS: (E), DEMO & NEW |
| A212 | ENLARGED NORTH ELEVATIONS: (E), DEMO & NEW |
| A213 | ENLARGED WEST ELEVATIONS: (E), DEMO & NEW |
| A214 | ENLARGED SOUTH ELEVATIONS: (E), DEMO & NEW |
| A301 | BUILDING SECTIONS |
| A311 | DRILL COURT INTERIOR ELEVATIONS - SOUTH & EAST |
| A312 | DRILL COURT INTERIOR ELEVATIONS - NORTH & WEST |
| A401 | DETAILS |
| A402 | DETAILS |

VIEW OF NORTHWEST CORNER



LOCATION MAP



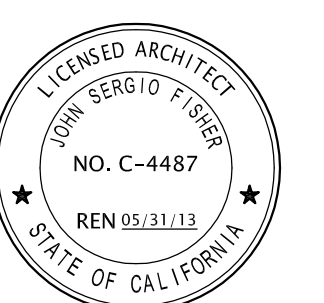
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Revisions:	REVIEW COMMENTS REVISIONS	11/03/11
△	REVIEW COMMENTS REVISIONS	01/12/12
△	REVIEW COMMENTS REVISIONS	03/15/12

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John Sergio Fisher & Associates Inc. **jsfa**
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(415) 552-1298
fax (415) 552-1298

Architecture & Planning
John Fisher AIA



**SAN FRANCISCO
ARMORY**

1800 MISSION STREET
SAN FRANCISCO
CA 94103

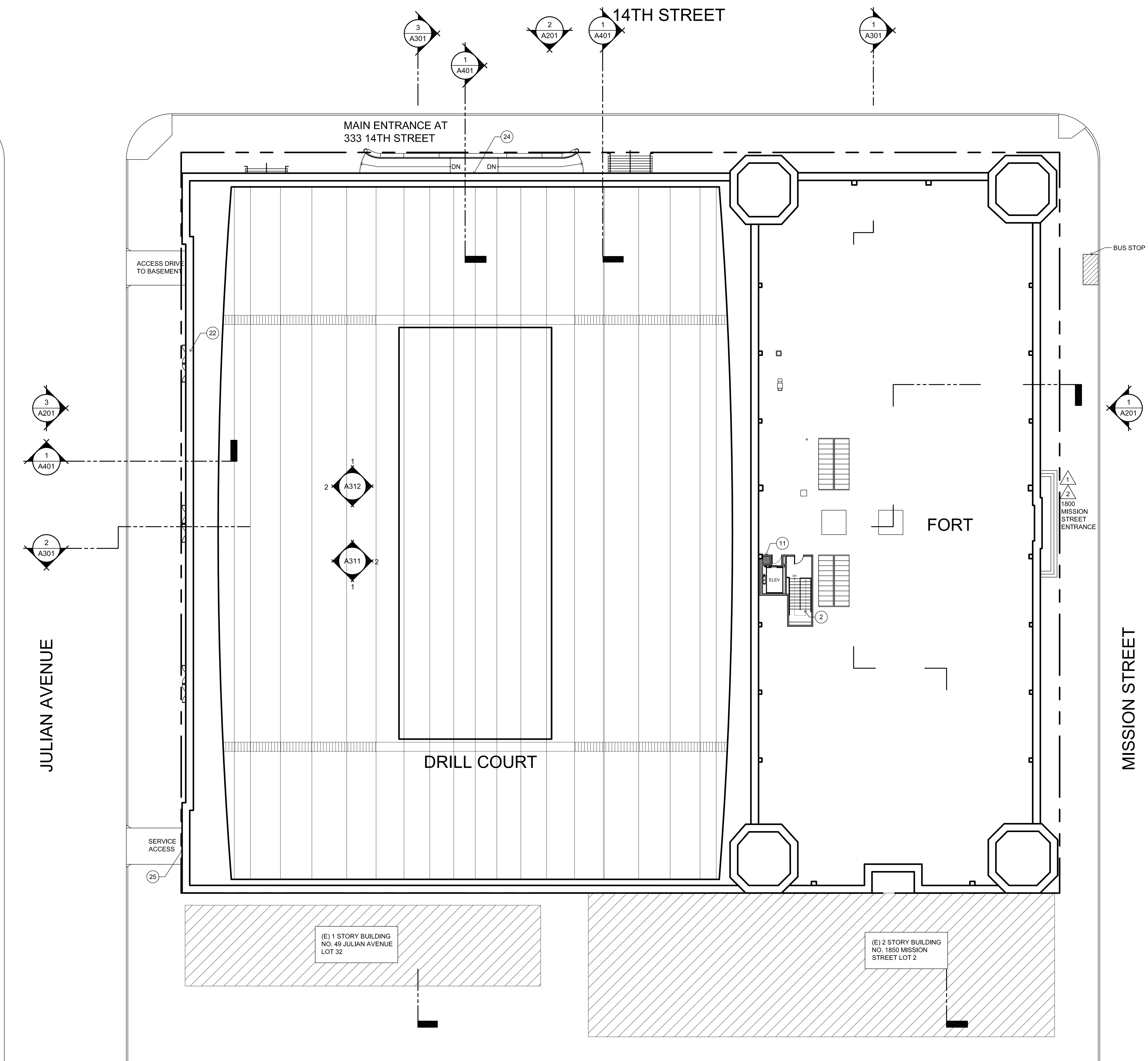
Project:

**MASTER
PLAN**

Drawing Title
**COVER SHEET, INDEX AND
GENERAL INFORMATION**

Date: 03/15/12
Scale: NA
Drawn By: WK, JM

Sheet No.:
G000



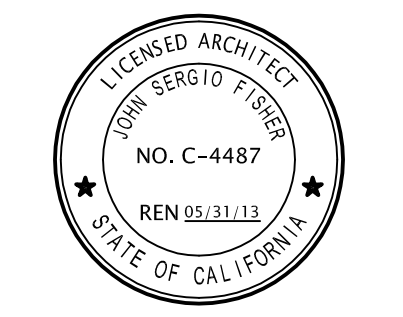
- MASTER PLAN KEYNOTES:
ALL KEYNOTES LISTED BELOW MAY NOT BE USED ON EVERY SHEET
1. ACOUSTICAL INSULATION
 2. EGRESS STAIR
 3. NEW FLOORING IN DRILL COURT
 4. ACOUSTICAL PANEL (TECTUM); TYP @ WALL TO 8' HEIGHT/ ALTERNATE @ BALCONY FACE
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 6. ACOUSTICAL BANNER SHADE
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- Legend:
- PROPERTY LINE
 - ==== (E) WALL
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 - AREA REMOVED
 - INSULATION

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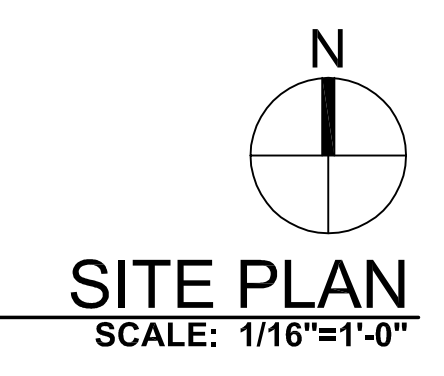
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1800 MISSION STREET
 SAN FRANCISCO
 CA 94103

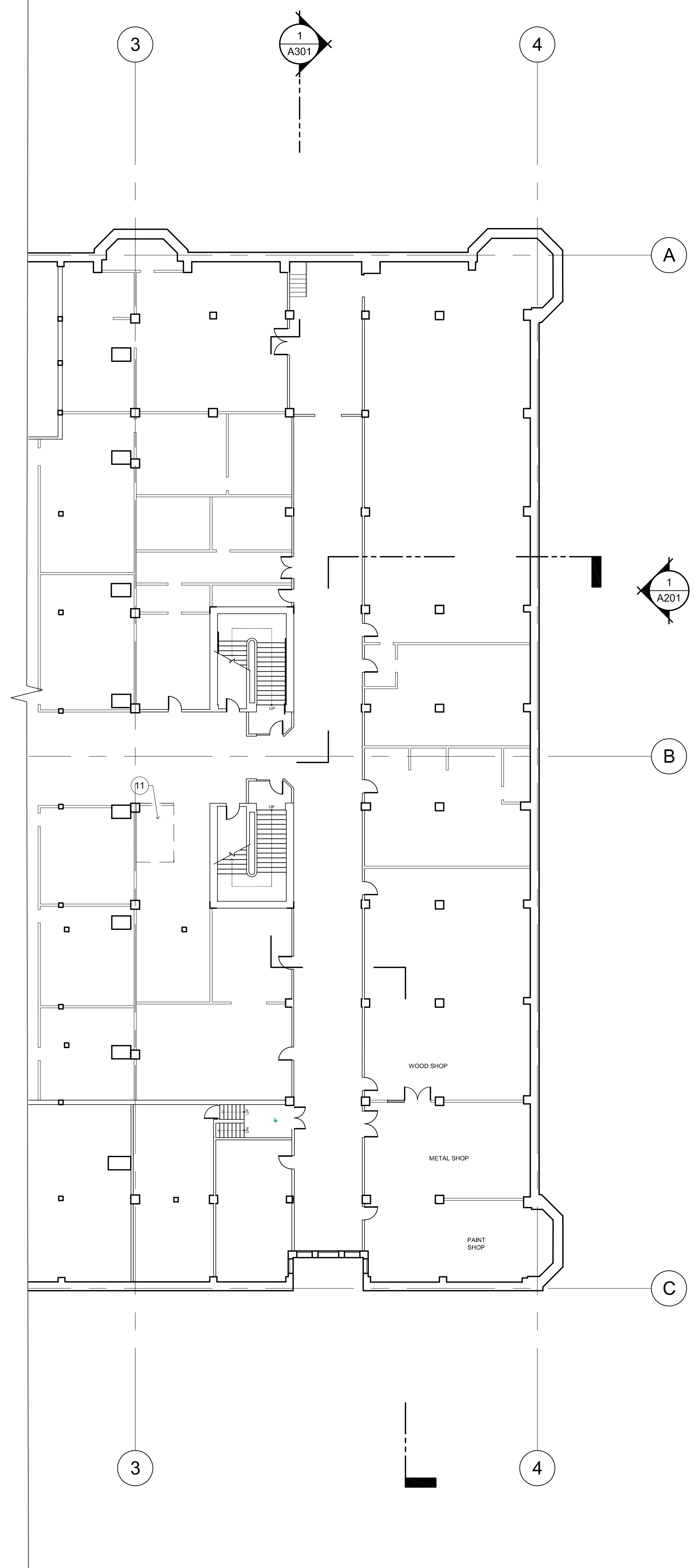
Project:
MASTER PLAN

Drawing Title
SITE AND ROOF PLAN

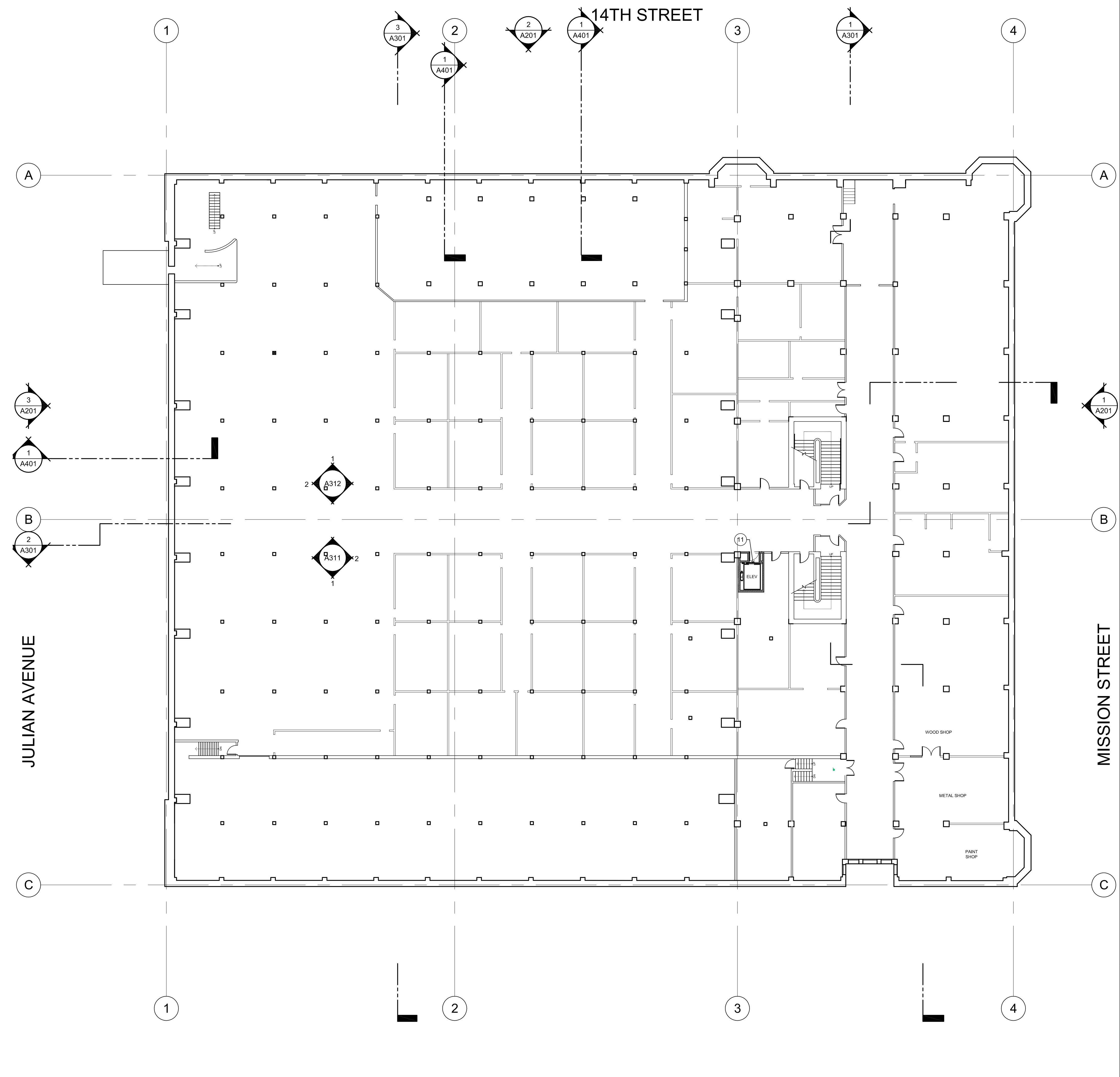
Date: 03/16/12
 Scale: 1/16"=1'-0"
 Drawn By: WK, JM
 Sheet No.: **A100**



SITE PLAN
 SCALE: 1/16"=1'-0"



EXISTING & DEMOLITION
BASEMENT FLOOR PLAN
SCALE: 1/16"=1'-0"



PROPOSED
BASEMENT FLOOR PLAN
SCALE: 1/16"=1'-0"

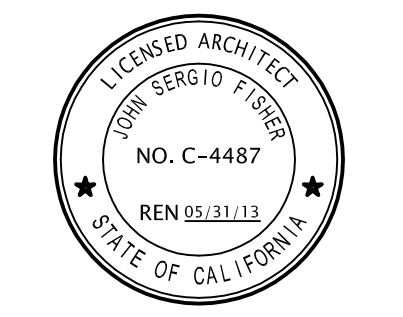
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Revisions:
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John Fisher AIA



SAN FRANCISCO ARMORY

1800 MISSION STREET
SAN FRANCISCO
CA 94103

Project:
MASTER PLAN

Drawing Title
EXISTING, DEMO & PROPOSED BASEMENT FLOOR PLANS

Date: 03/16/12
Scale: 1/16"=1'-0"
Drawn By: WK, JM

Sheet No.:
A110

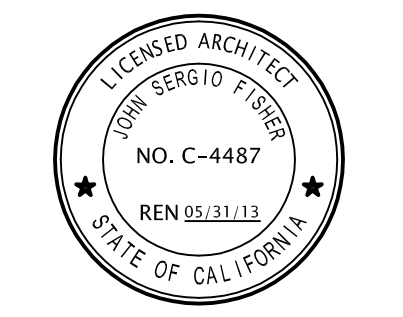
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1	REVIEW COMMENTS REVISIONS	11/03/11
2	REVIEW COMMENTS REVISIONS	01/11/12

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 San Francisco, California 94103
 (415) 552-1298
 fax (415) 552-1298
 Architecture & Planning
 John Fisher AIA

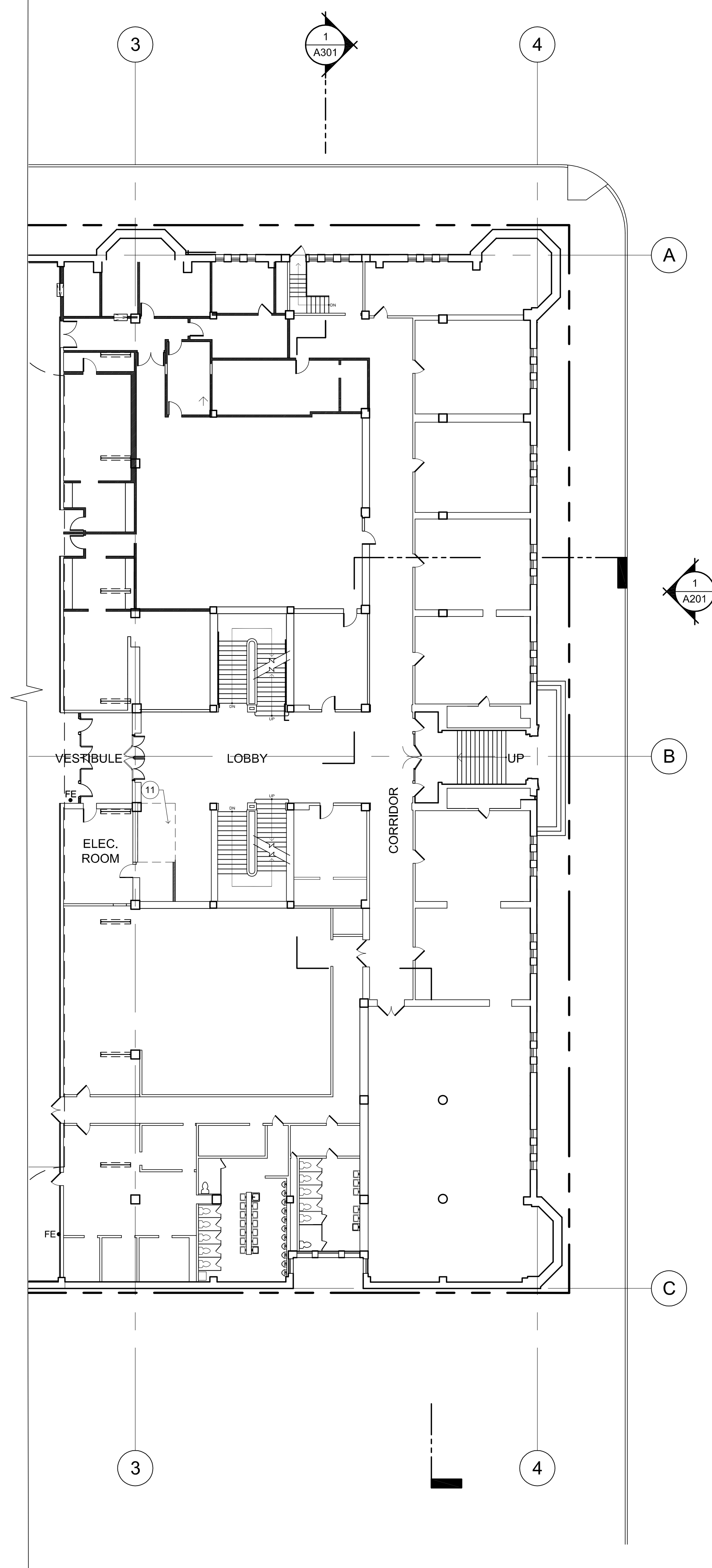


SAN FRANCISCO ARMORY

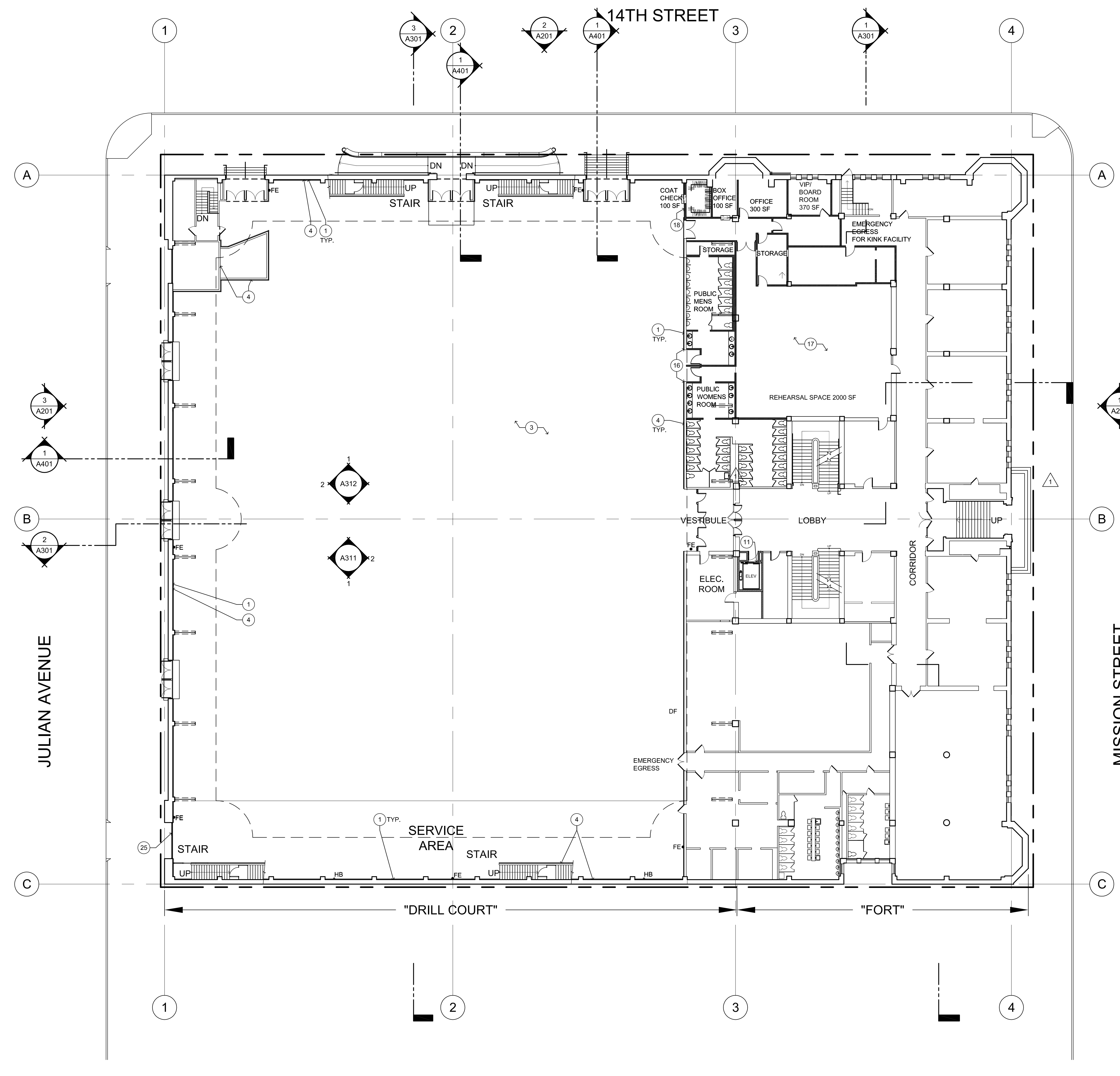
1800 MISSION STREET
 SAN FRANCISCO
 CA 94103

Project:
MASTER PLAN

Drawing Title
**FIRST FLOOR PLANS
 EXISTING, DEMO & PROPOSED**
 Date: 03/16/12
 Scale: 1/16"=1'-0"
 Drawn By: WK, JM
 Sheet No.: **A111**



EXISTING & DEMOLITION
 FIRST FLOOR PLAN
 SCALE: 1/16"=1'-0"



PROPOSED
 FIRST FLOOR PLAN
 SCALE: 1/16"=1'-0"

2

1

- MASTER PLAN KEYNOTES:
ALL KEYNOTES LISTED BELOW MAY NOT BE USED ON EVERY SHEET
1. ACOUSTICAL INSULATION
 2. EGRESS STAIR
 3. NEW FLOORING IN DRILL COURT
 4. ACOUSTICAL PANEL (TECTUM); TYP @ WALL TO 8' HEIGHT/ ALTERNATE @ BALCONY FACE
 5. ACOUSTICAL DRAPERY
 6. ACOUSTICAL BANNER SHADE
 7. NOT USED
 8. NOT USED
 9. REPAIR WINDOWS AT DRILL COURT
 10. NOT USED
 11. ELEVATOR - BASEMENT - TO ROOF
 12. NOT USED
 13. NOT USED
 14. NOT USED
 15. NOT USED
 16. DRILL COURT REST ROOMS
 17. REHEARSAL ROOM FOR DRILL COURT
 18. DRILL COURT PATRON'S AMENITIES
 19. DRILL COURT MEZZANINE/ BALCONY - RESTORED SEATING
 20. OPENED WALLS IN FORT
 21. NOT USED
 22. NOT USED
 23. NOT USED
 24. NOT USED
 25. INCREASE HEIGHT OF JULIAN AVE. SERVICE DOOR

Legend:

- PROPERTY LINE
- (E) WALL
- (N) WALL
- - - AREA REMOVED
- - - INSULATION

Revisions:

NO.	REVIEW COMMENTS	REVISIONS	DATE
1	REVIEW COMMENTS	REVISIONS	01/11/12

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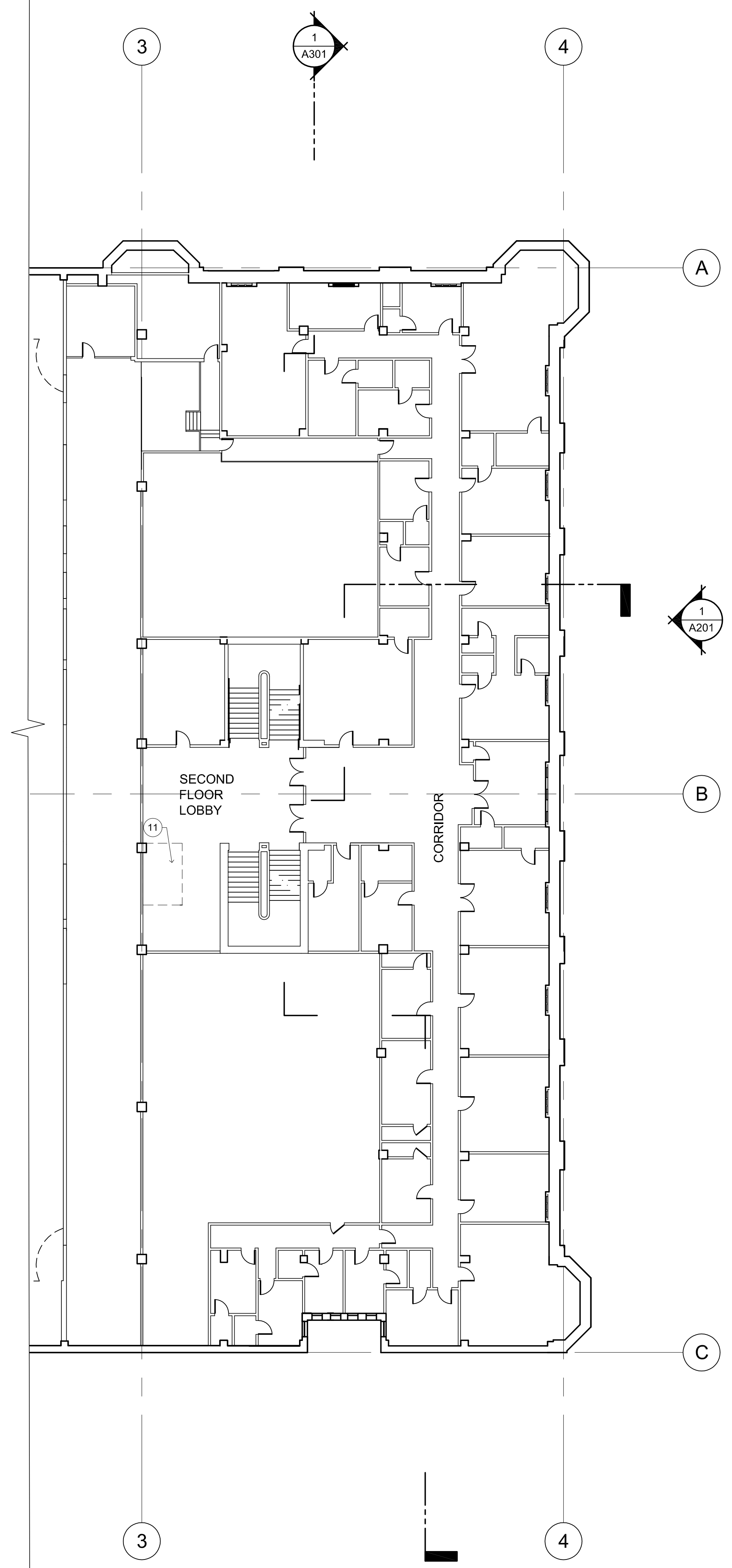
1800 MISSION STREET
 SAN FRANCISCO
 CA 94103

Project:
MASTER PLAN

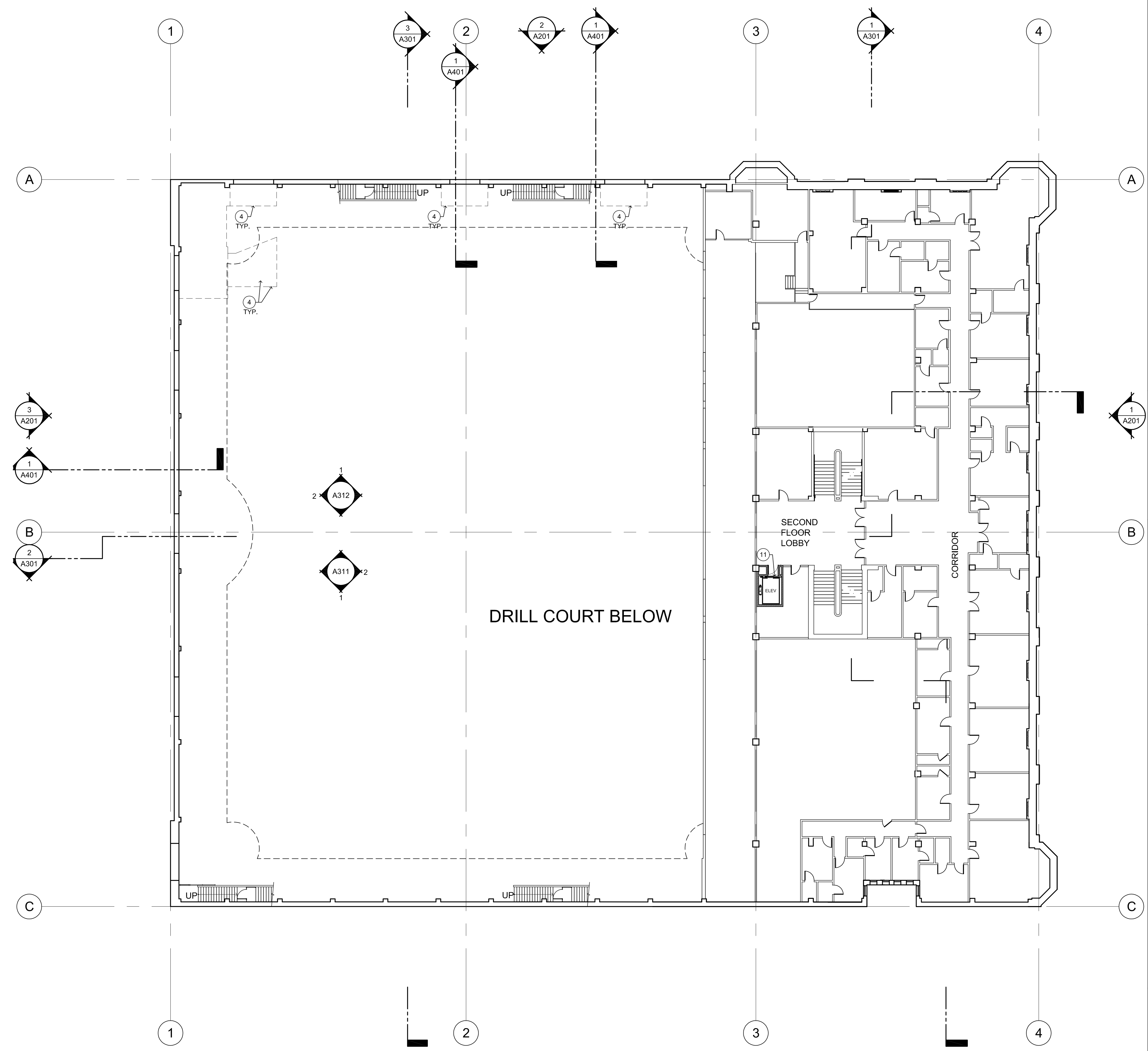
Drawing Title
**SECOND FLOOR PLANS
 EXISTING, DEMO & PROPOSED**

Date: 03/16/12
 Scale: 1/16"=1'-0"
 Drawn By: WK, JM

Sheet No.:
A112



EXISTING & DEMOLITION
 SECOND FLOOR PLAN
 SCALE: 1/16"=1'-0"



PROPOSED
 SECOND FLOOR PLAN
 SCALE: 1/16"=1'-0"

- MASTER PLAN KEYNOTES:
ALL KEYNOTES LISTED BELOW MAY NOT BE USED ON EVERY SHEET
1. ACOUSTICAL INSULATION
 2. EGRESS STAIR
 3. NEW FLOORING IN DRILL COURT
 4. ACOUSTICAL PANEL (TECTUM); TYP @ WALL TO 8' HEIGHT/ ALTERNATE @ BALCONY FACE
 5. ACOUSTICAL DRAPERY
 6. ACOUSTICAL BANNER SHADE
 7. NOT USED
 8. NOT USED
 9. REPAIR WINDOWS AT DRILL COURT
 10. NOT USED
 11. ELEVATOR - BASEMENT - TO ROOF
 12. NOT USED
 13. NOT USED
 14. NOT USED
 15. NOT USED
 16. DRILL COURT REST ROOMS
 17. REHEARSAL ROOM FOR DRILL COURT
 18. DRILL COURT PATRON'S AMENITIES
 19. DRILL COURT MEZZANINE/ BALCONY - RESTORED SEATING
 20. OPENED WALLS IN FORT
 21. NOT USED
 22. NOT USED
 23. NOT USED
 24. NOT USED
 25. INCREASE HEIGHT OF JULIAN AVE. SERVICE DOOR

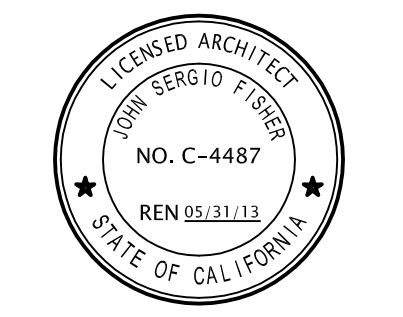
- Legend:
- PROPERTY LINE
 - (E) WALL
 - (N) WALL
 - - - AREA REMOVED
 - - - INSULATION

Revisions:

NO.	REVIEW COMMENTS	REVISIONS	DATE
1	REVIEW COMMENTS	REVISIONS	01/12/12

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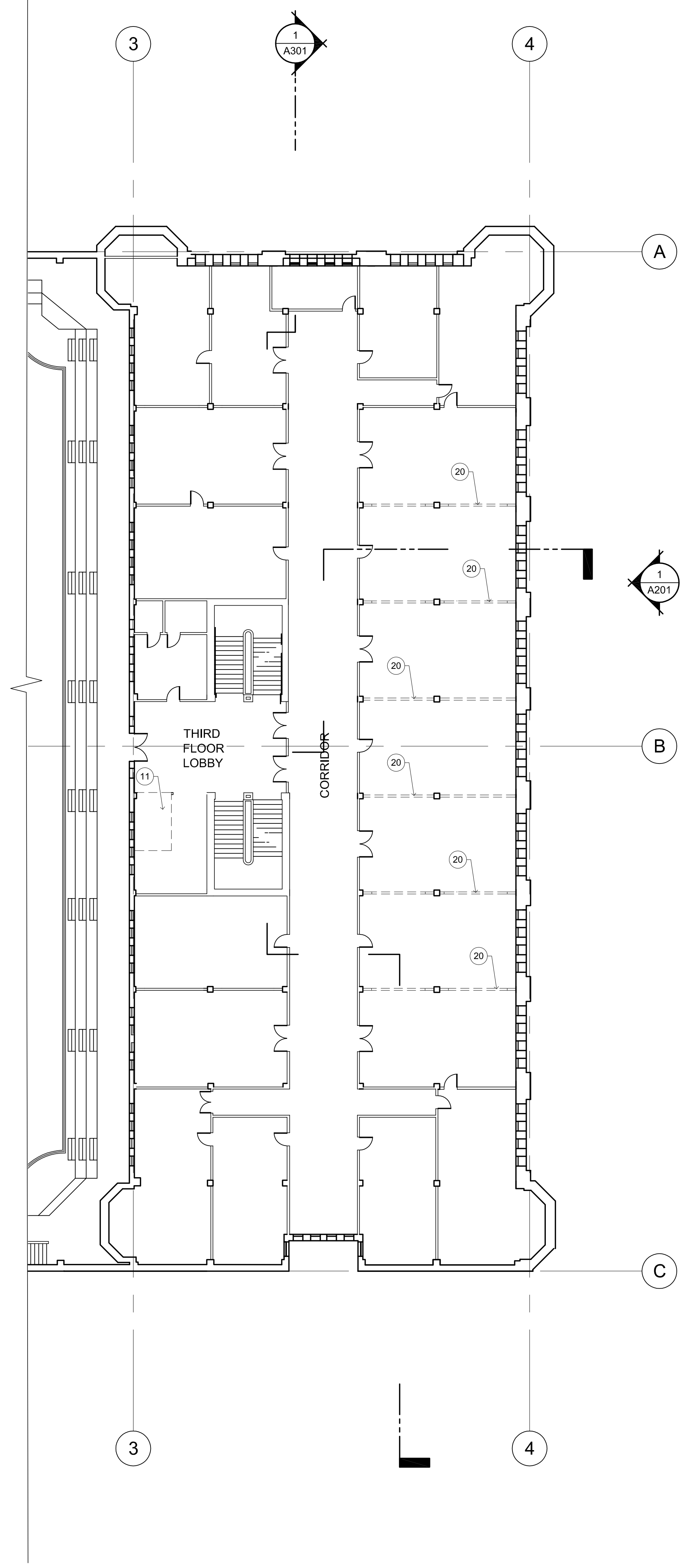
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 965 Mission St. Suite #430
 San Francisco, California 94103
 (415) 552-1298
 fax (415) 552-1298
 Architecture & Planning
 John Fisher AIA



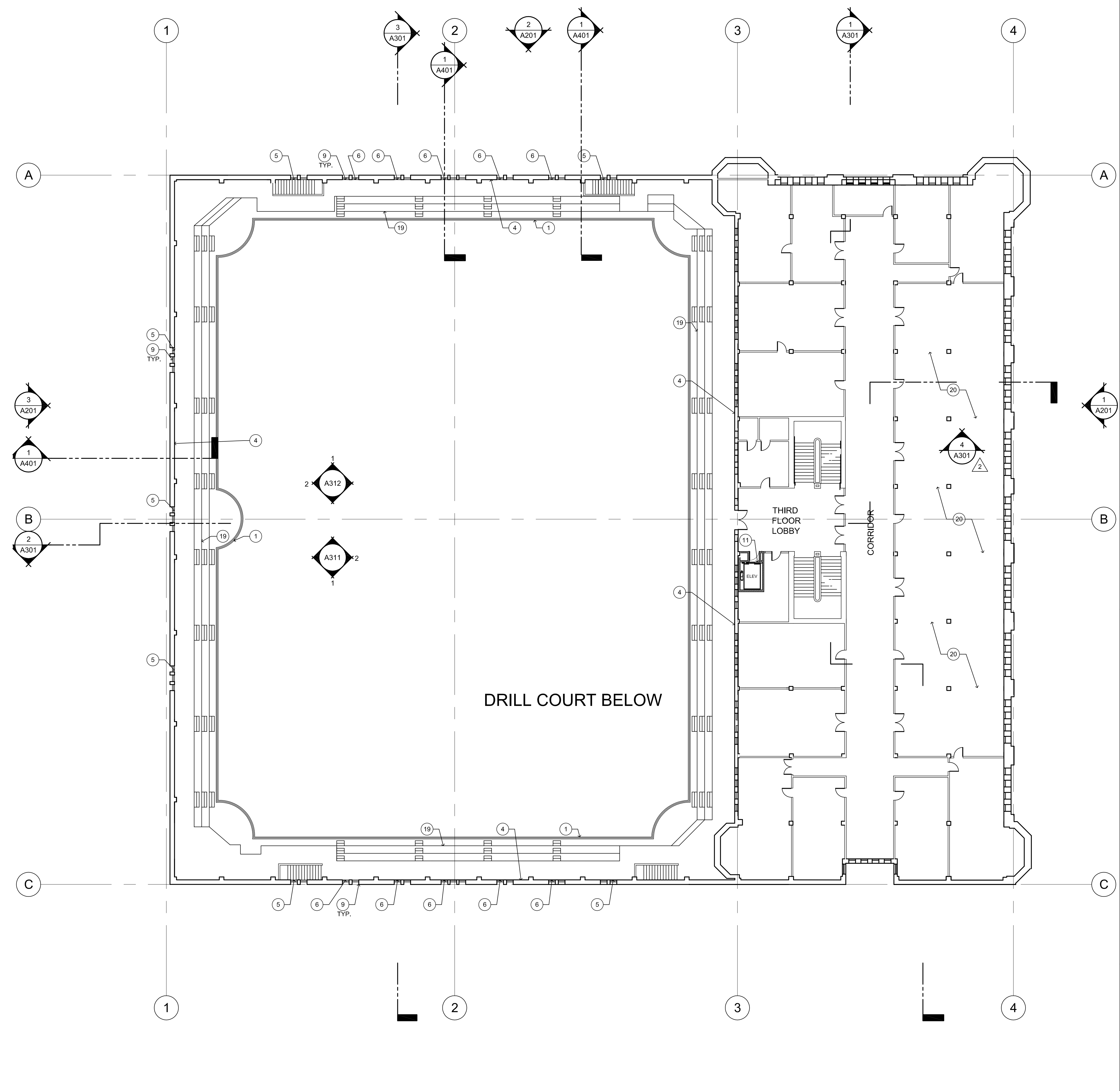
SAN FRANCISCO ARMORY
 1800 MISSION STREET
 SAN FRANCISCO
 CA 94103

Project:
MASTER PLAN

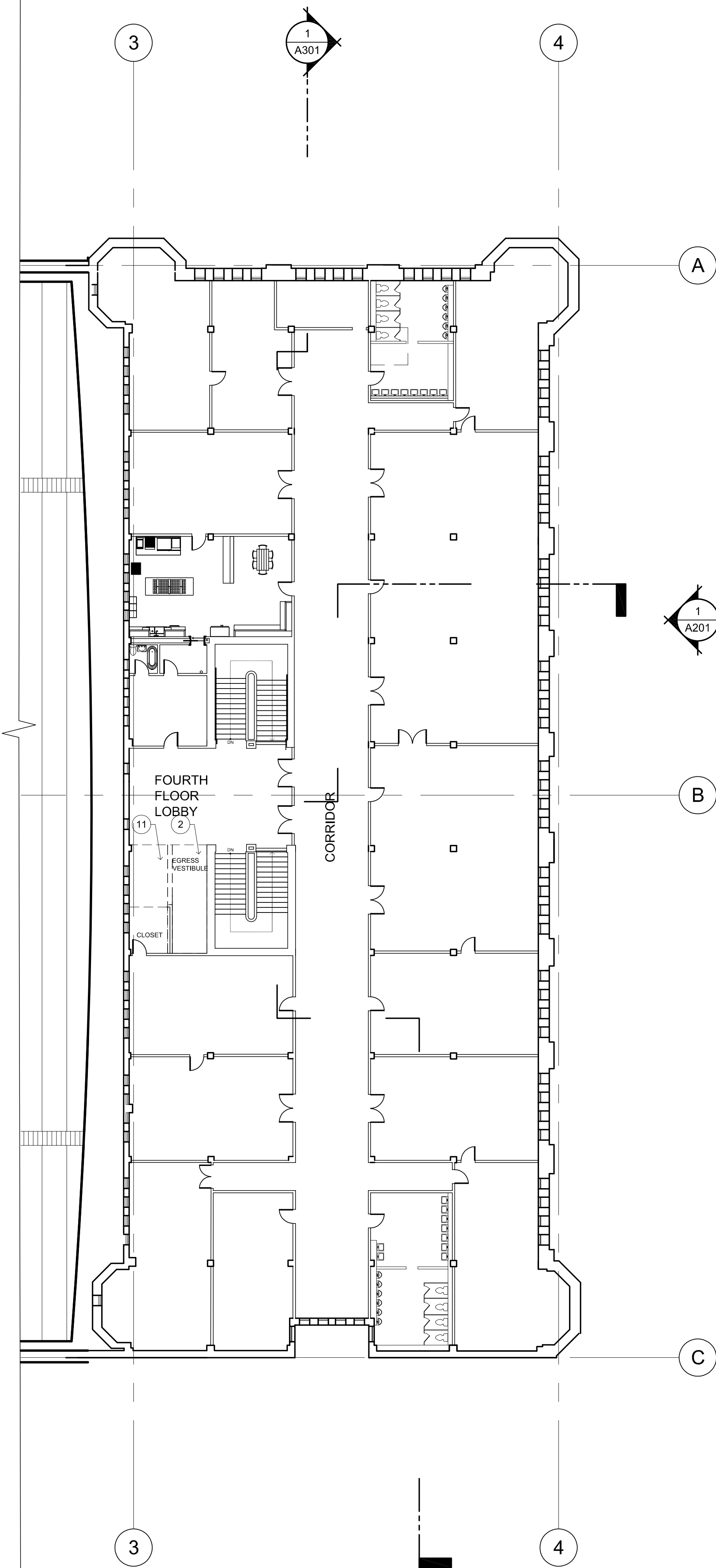
Drawing Title
**THIRD FLOOR PLANS
 EXISTING, DEMO & PROPOSED**
 Date: 03/16/12
 Scale: 1/16"=1'-0"
 Drawn By: WK, JM
 Sheet No.: **A113**



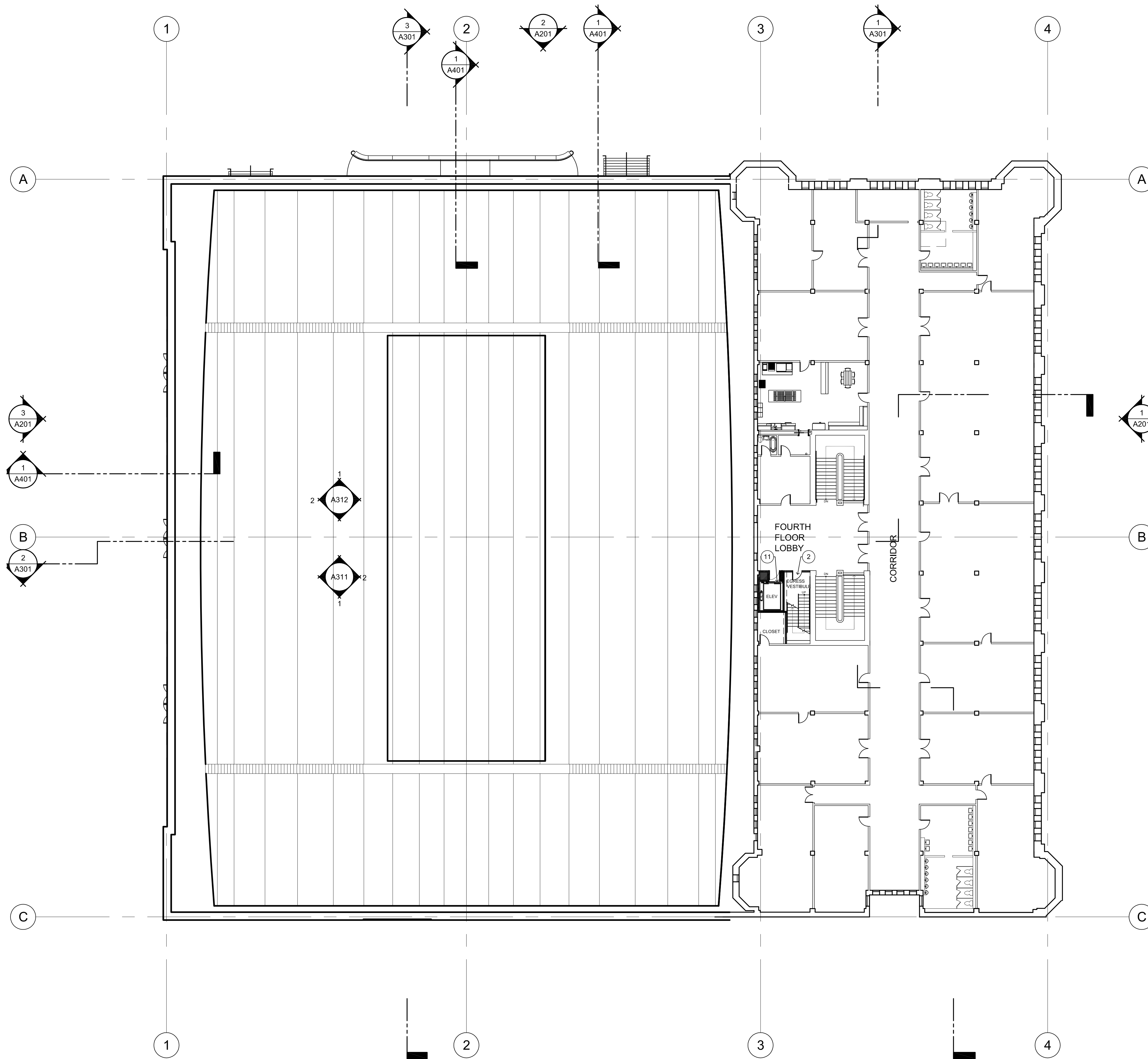
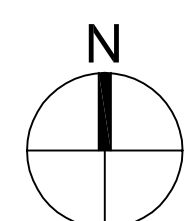
EXISTING & DEMOLITION
 THIRD FLOOR PLAN
 SCALE: 1/16"=1'-0"



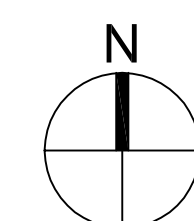
PROPOSED
 THIRD FLOOR PLAN
 SCALE: 1/16"=1'-0"



EXISTING & DEMOLITION
FOURTH FLOOR PLAN
SCALE: 1/16"=1'-0"



PROPOSED
FOURTH FLOOR PLAN
SCALE: 1/16"=1'-0"



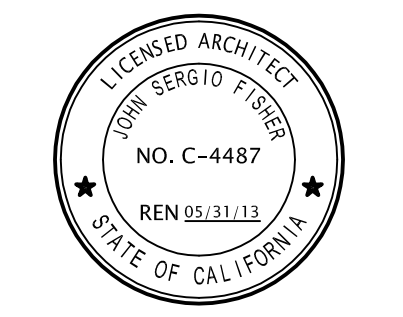
- MASTER PLAN KEYNOTES:
ALL KEYNOTES LISTED BELOW MAY NOT BE USED ON EVERY SHEET
1. ACOUSTICAL INSULATION
 2. EGRESS STAIR
 3. NEW FLOORING IN DRILL COURT
 4. ACOUSTICAL PANEL (TECTUM); TYP @ WALL TO 8' HEIGHT/ ALTERNATE @ BALCONY FACE
 5. ACOUSTICAL DRAPERY
 6. ACOUSTICAL BANNER/ SHADE
 7. NOT USED
 8. NOT USED
 9. REPAIR WINDOWS AT DRILL COURT
 10. NOT USED
 11. ELEVATOR - BASEMENT - TO ROOF
 12. NOT USED
 13. NOT USED
 14. NOT USED
 15. NOT USED
 16. DRILL COURT REST ROOMS
 17. REHEARSAL ROOM FOR DRILL COURT
 18. DRILL COURT PATRON'S AMENITIES
 19. DRILL COURT MEZZANINE/ BALCONY - RESTORED SEATING
 20. OPENED WALLS IN FORT
 21. NOT USED
 22. NOT USED
 23. NOT USED
 24. NOT USED
 25. INCREASE HEIGHT OF JULIAN AVE. SERVICE DOOR

- Legend:
- PROPERTY LINE
 - (E) WALL
 - (N) WALL
 - - - AREA REMOVED
 - - - INSULATION

Revisions:
△ REVIEW COMMENTS REVISIONS 01/12/12

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San Francisco, California 94103
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fax (415) 552-1298
Architecture & Planning
John Fisher AIA



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ARMORY**

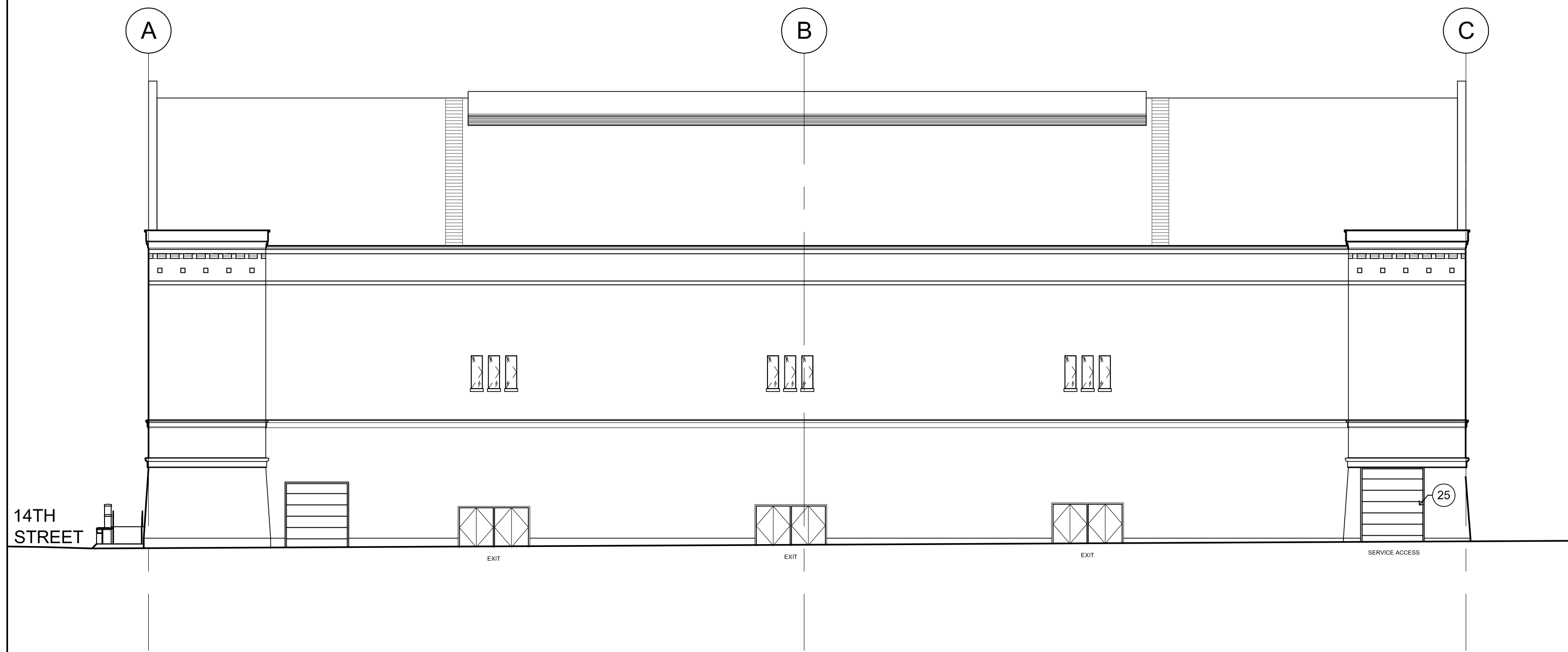
1800 MISSION STREET
SAN FRANCISCO
CA 94103

Project:
**MASTER
PLAN**

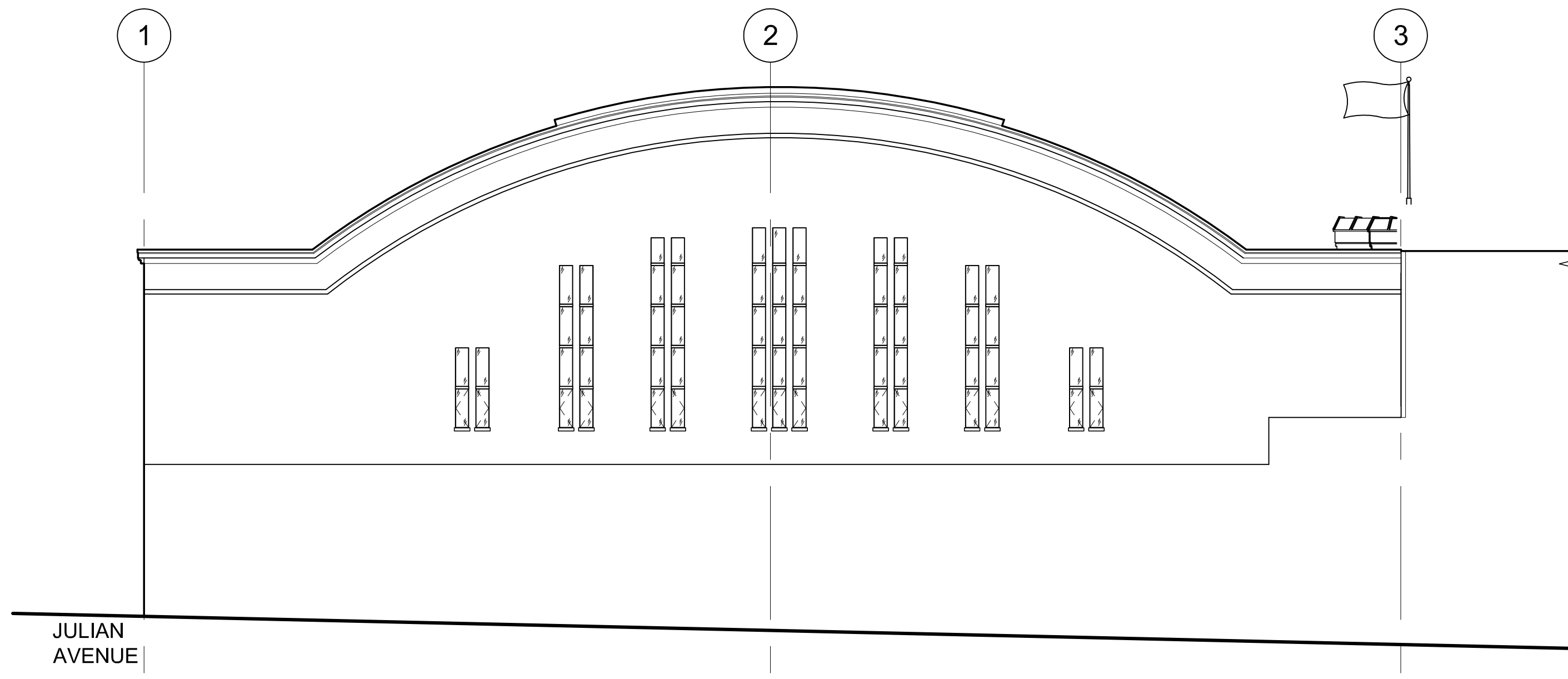
Drawing Title
**FOURTH FLOOR PLANS
EXISTING, DEMO & PROPOSED**

Date: 03/16/12
Scale: 1/16"=1'-0"
Drawn By: WK, JM

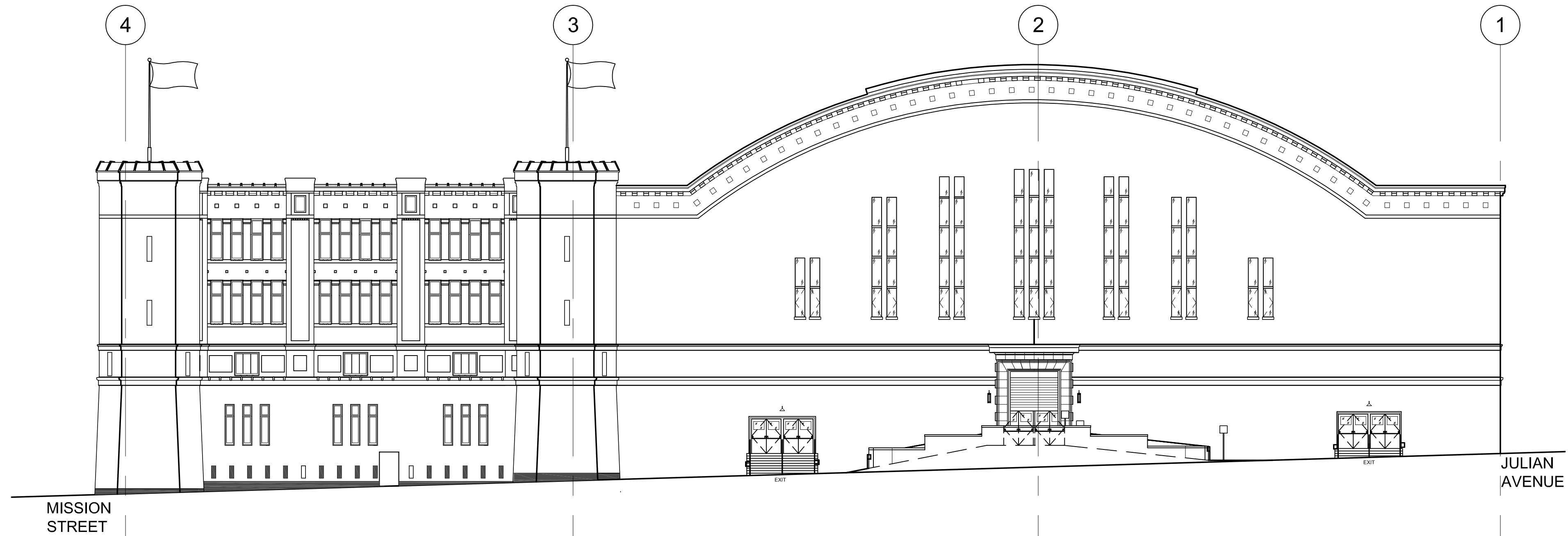
Sheet No.:
A114



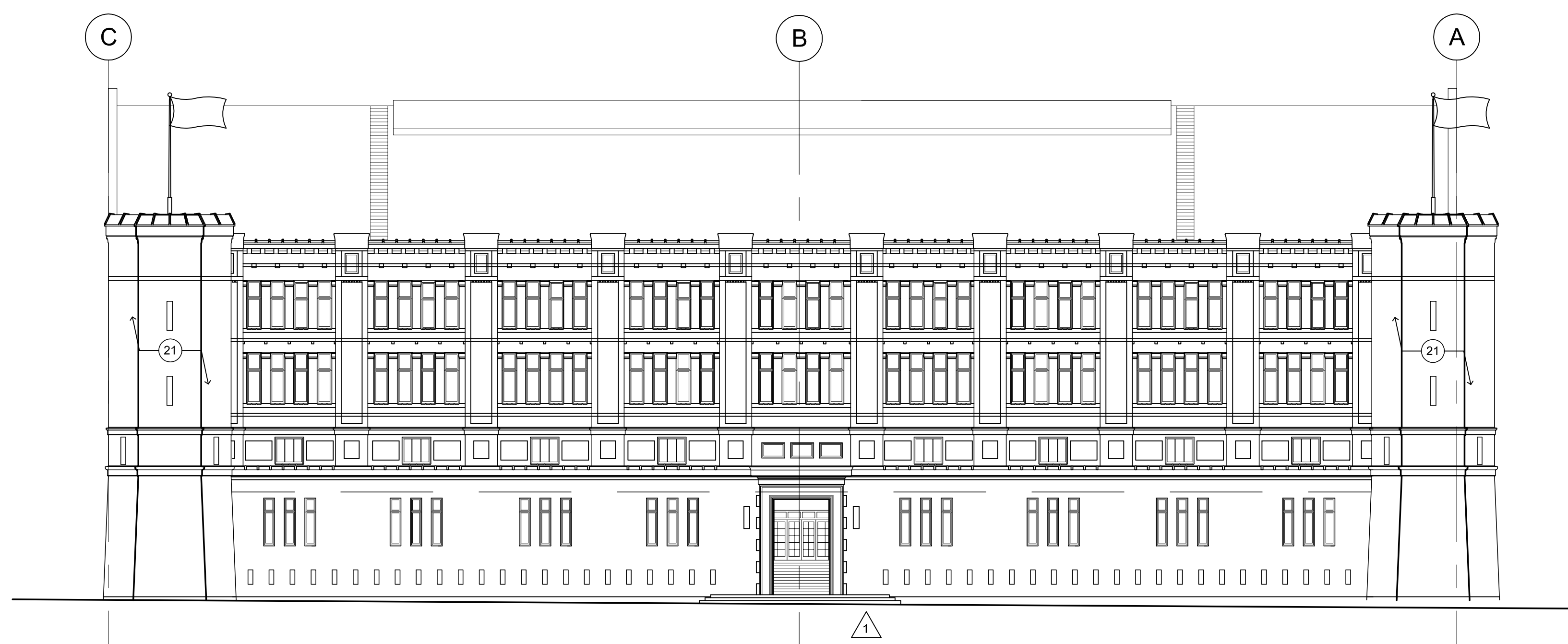
4 | WEST ELEVATION (JULIAN AVENUE)
SCALE: 1/16"=1'-0"



3 | SOUTH ELEVATION
SCALE: 1/16"=1'-0"



2 | NORTH ELEVATION (14TH STREET)
SCALE: 1/16"=1'-0"



1 | EAST ELEVATION (MISSION STREET)
SCALE: 1/16"=1'-0"

FOR REFERENCE ONLY:
SEE SHEETS A211 THRU A214
FOR 1/8" SCALE ELEVATIONS

- MASTER PLAN KEYNOTES:
ALL KEYNOTES LISTED BELOW MAY NOT BE USED ON EVERY SHEET
1. ACOUSTICAL INSULATION
 2. EGRESS STAIR
 3. NEW FLOORING IN DRILL COURT
 4. ACOUSTICAL PANEL (TECTUM): TYP @ WALL TO 8' HEIGHT/ ALTERNATE @ BALCONY FACE
 5. ACOUSTICAL DRAPERY
 6. ACOUSTICAL BANNER SHADE
 7. NOT USED
 8. NOT USED
 9. REPAIR WINDOWS AT DRILL COURT
 10. NOT USED
 11. ELEVATOR - BASEMENT - TO ROOF
 12. NOT USED
 13. NOT USED
 14. NOT USED
 15. NOT USED
 16. DRILL COURT REST ROOMS
 17. REHEARSAL ROOM FOR DRILL COURT
 18. DRILL COURT PATRON'S AMENITIES
 19. DRILL COURT MEZZANINE/ BALCONY - RESTORED SEATING
 20. OPENED WALLS IN FORT
 21. NOT USED
 22. NOT USED
 23. NOT USED
 24. NOT USED
 25. INCREASE HEIGHT OF JULIAN AVE. SERVICE DOOR

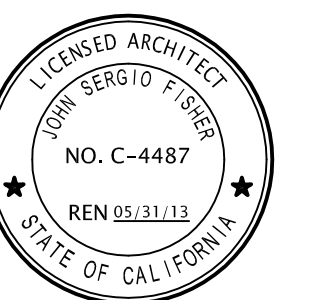
Legend:
--- PROPERTY LINE

Revisions:
△ REVIEW COMMENTS REVISIONS 11/03/11

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ARMORY

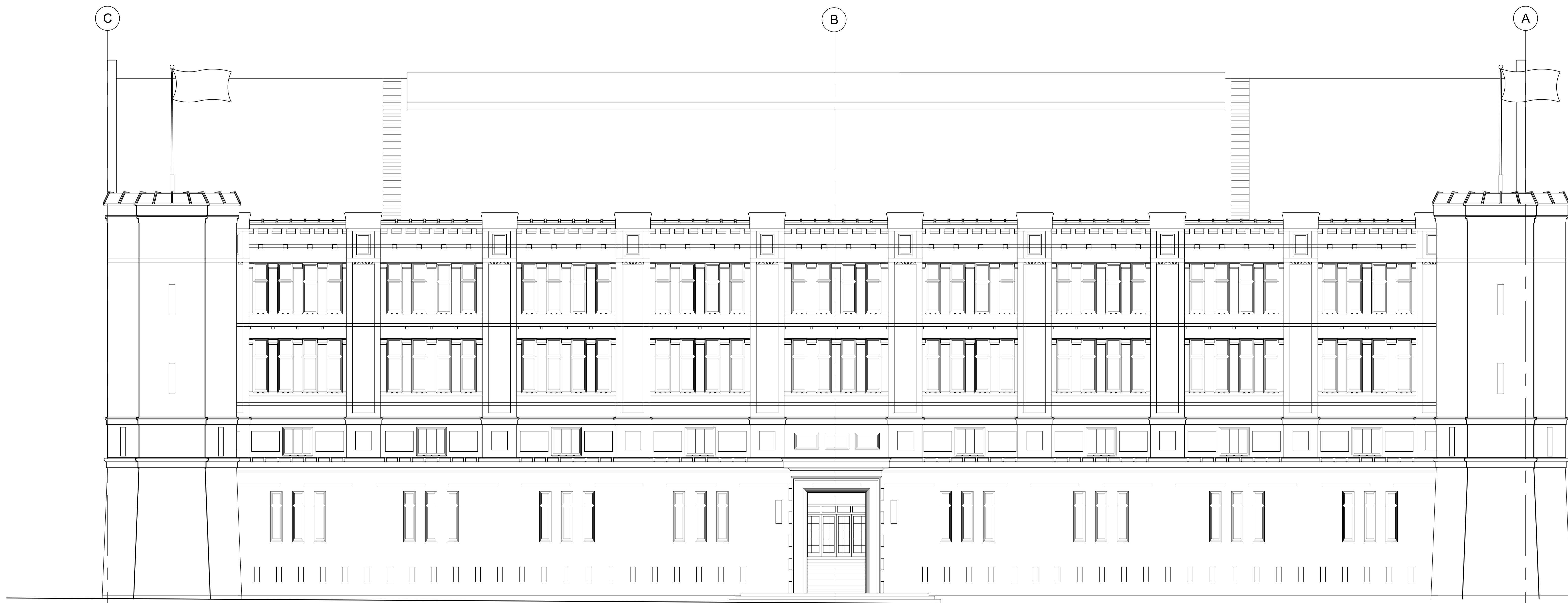
1800 MISSION STREET
SAN FRANCISCO
CA 94103

Project:
**MASTER
PLAN**

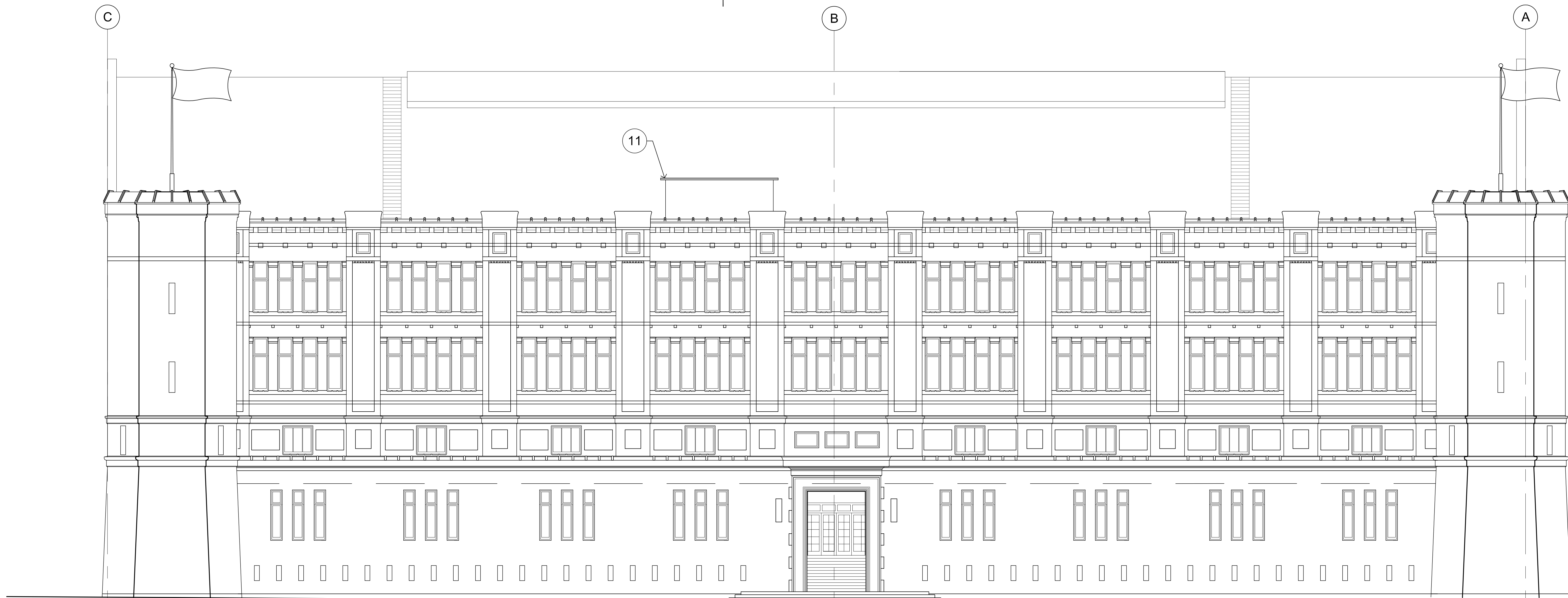
Drawing Title
**PROPOSED
ELEVATIONS**

Date: 03/16/12
Scale: 1/16"=1'-0"
Drawn By: WK, JM

Sheet No.:
A201



2 | EAST ELEVATION (MISSION STREET)
EXISTING
SCALE: 1/8"=1'-0"



1 | EAST ELEVATION (MISSION STREET)
PROPOSED
SCALE: 1/8"=1'-0"

- MASTER PLAN KEYNOTES:
ALL KEYNOTES LISTED BELOW MAY NOT BE USED ON EVERY SHEET
1. ACOUSTICAL INSULATION
 2. EGRESS STAIR
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 4. ACOUSTICAL PANEL (TECTUM); TYP @ WALL TO 8' HEIGHT/ ALTERNATE @ BALCONY FACE
 5. ACOUSTICAL DRAPERY
 6. ACOUSTICAL BANNER SHADE
 7. NOT USED
 8. NOT USED
 9. REPAIR WINDOWS AT DRILL COURT
 10. NOT USED
 11. ELEVATOR - BASEMENT - TO ROOF
 12. NOT USED
 13. NOT USED
 14. NOT USED
 15. NOT USED
 16. DRILL COURT REST ROOMS
 17. REHEARSAL ROOM FOR DRILL COURT
 18. DRILL COURT PATRON'S AMENITIES
 19. DRILL COURT MEZZANINE/ BALCONY - RESTORED SEATING
 20. OPENED WALLS IN FORT
 21. NOT USED
 22. NOT USED
 23. NOT USED
 24. NOT USED
 25. INCREASE HEIGHT OF JULIAN AVE. SERVICE DOOR

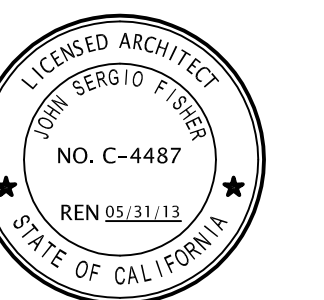
Legend:
--- PROPERTY LINE

Revisions:
 REVIEW COMMENTS REVISIONS 11/03/11
 REVIEW COMMENTS REVISIONS 01/12/12

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 fax (415) 552-1298

Architecture & Planning
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SAN FRANCISCO ARMORY

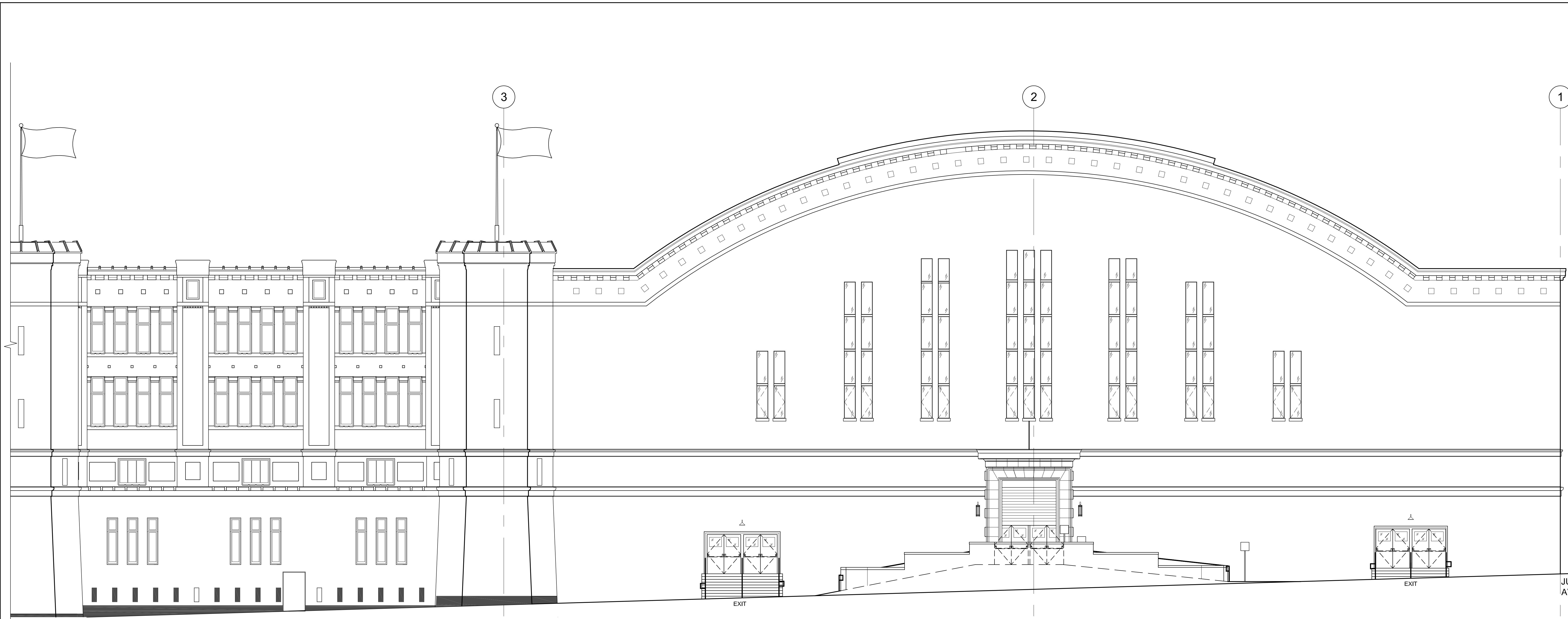
1800 MISSION STREET
 SAN FRANCISCO
 CA 94103

Project:
MASTER PLAN

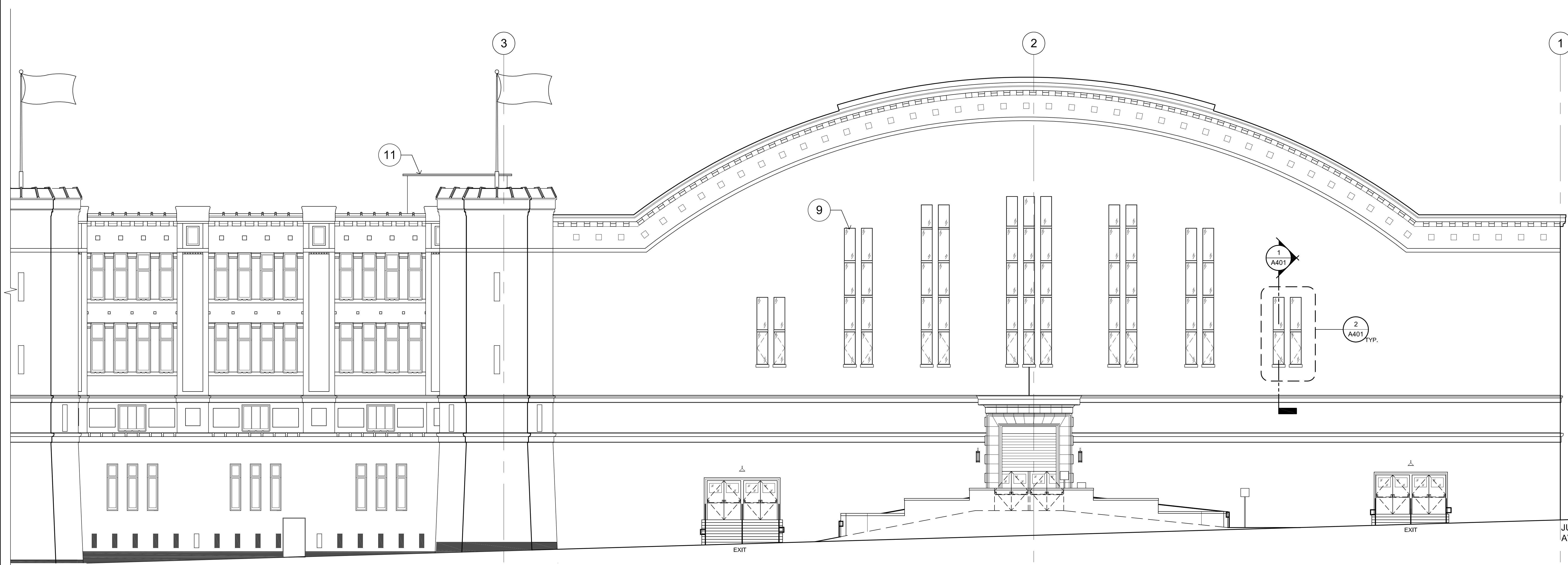
Drawing Title
**EAST ELEVATION
 EXISTING, DEMO & PROPOSED**

Date: 03/16/12
 Scale: 1/8"=1'-0"
 Drawn By: WK, JM

Sheet No.:
A211



2 | EXISTING & DEMOLITION
NORTH ELEVATION (14TH STREET)
SCALE: 1/8"=1'-0"



1 | PROPOSED
NORTH ELEVATION (14TH STREET)
SCALE: 1/8"=1'-0"

- MASTER PLAN KEYNOTES:
ALL KEYNOTES LISTED BELOW MAY NOT BE USED ON EVERY SHEET
1. ACOUSTICAL INSULATION
 2. EGRESS STAIR
 3. NEW FLOORING IN DRILL COURT
 4. ACOUSTICAL PANEL (TECTUM); TYP @ WALL TO 8' HEIGHT/ ALTERNATE @ BALCONY FACE
 5. ACOUSTICAL DRAPERY
 6. ACOUSTICAL BANNER/ SHADE
 7. NOT USED
 8. NOT USED
 9. REPAIR WINDOWS AT DRILL COURT
 10. NOT USED
 11. ELEVATOR - BASEMENT - TO ROOF
 12. NOT USED
 13. NOT USED
 14. NOT USED
 15. NOT USED
 16. DRILL COURT REST ROOMS
 17. REHEARSAL ROOM FOR DRILL COURT
 18. DRILL COURT PATRON'S AMENITIES
 19. DRILL COURT MEZZANINE/ BALCONY - RESTORED SEATING
 20. OPENED WALLS IN FORT
 21. NOT USED
 22. NOT USED
 23. NOT USED
 24. NOT USED
 25. INCREASE HEIGHT OF JULIAN AVE. SERVICE DOOR

Legend:
--- PROPERTY LINE

Revisions:
△ REVIEW COMMENTS REVISIONS 11/03/11
△ REVIEW COMMENTS REVISIONS 01/11/12

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SAN FRANCISCO ARMORY

1800 MISSION STREET
SAN FRANCISCO
CA 94103

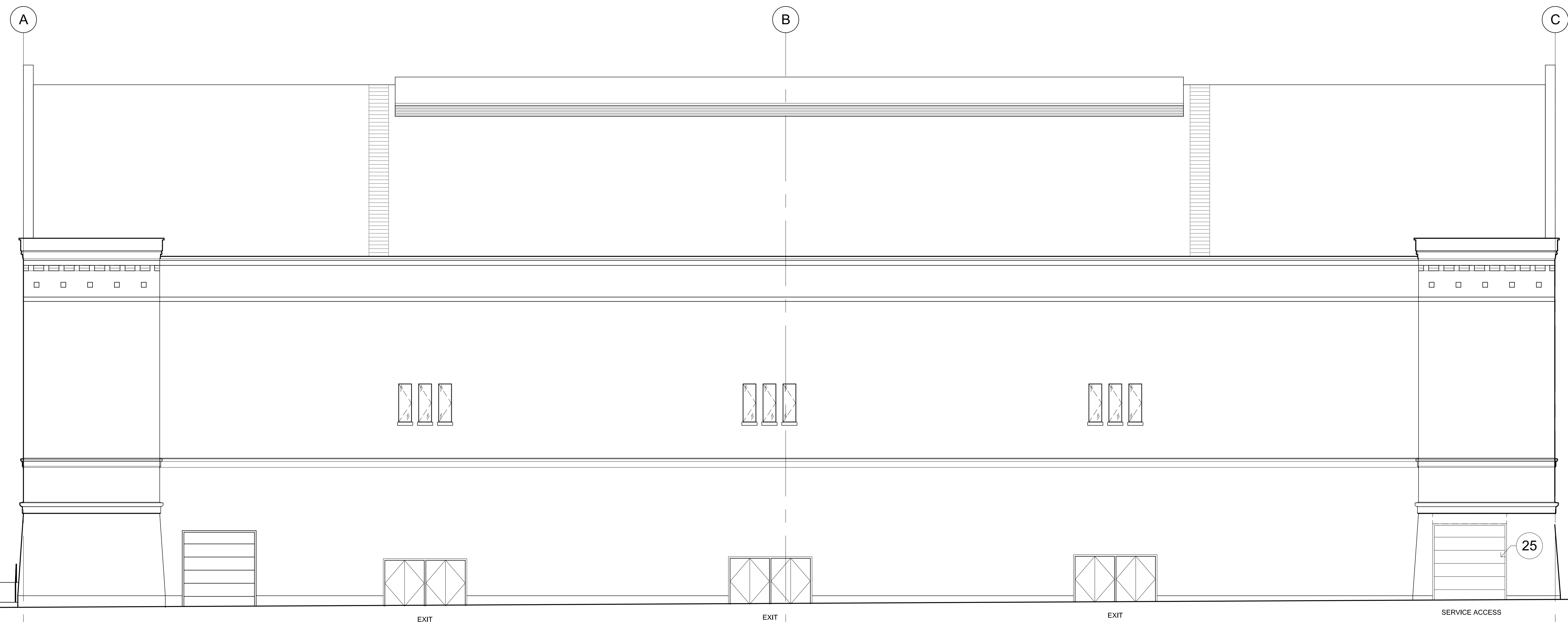
Project:
MASTER PLAN

Drawing Title
NORTH ELEVATION EXISTING, DEMO & PROPOSED

Date: 03/16/12
Scale: 1/8"=1'-0"
Drawn By: WK, JM

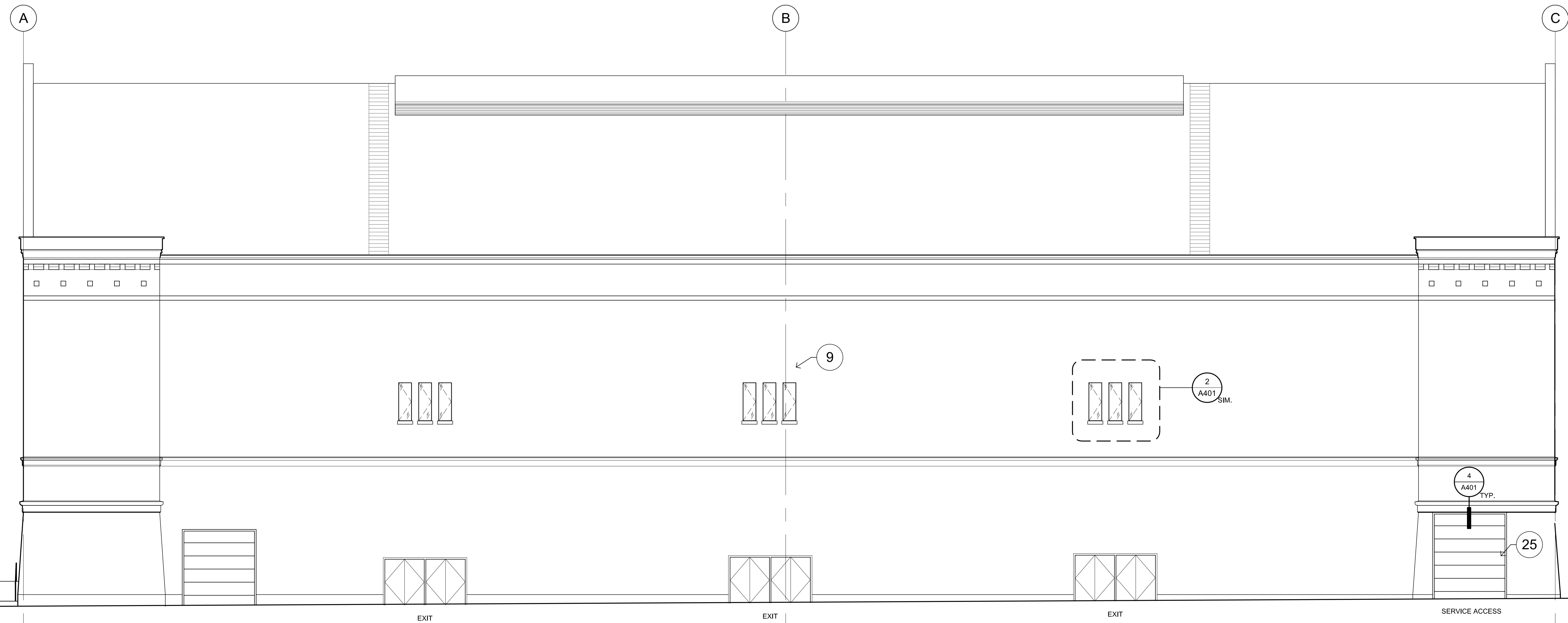
Sheet No.:
A212

14TH STREET



2 | WEST ELEVATION (JULIAN AVENUE)
SCALE: 1/8"=1'-0"

14TH STREET



1 | WEST ELEVATION (JULIAN AVENUE)
PROPOSED
SCALE: 1/8"=1'-0"

- MASTER PLAN KEYNOTES:
ALL KEYNOTES LISTED BELOW MAY NOT BE USED ON EVERY SHEET
1. ACOUSTICAL INSULATION
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 3. NEW FLOORING IN DRILL COURT
 4. ACOUSTICAL PANEL (TECTUM); TYP @ WALL TO 8' HEIGHT/ ALTERNATE @ BALCONY FACE
 5. ACOUSTICAL DRAPERY
 6. ACOUSTICAL BANNER/ SHADE
 7. NOT USED
 8. NOT USED
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 11. ELEVATOR - BASEMENT - TO ROOF
 12. NOT USED
 13. NOT USED
 14. NOT USED
 15. NOT USED
 16. DRILL COURT REST ROOMS
 17. REHEARSAL ROOM FOR DRILL COURT
 18. DRILL COURT PATRON'S AMENITIES
 19. DRILL COURT MEZZANINE/ BALCONY - RESTORED SEATING
 20. OPENED WALLS IN FORT
 21. NOT USED
 22. NOT USED
 23. NOT USED
 24. NOT USED
 25. INCREASE HEIGHT OF JULIAN AVE. SERVICE DOOR

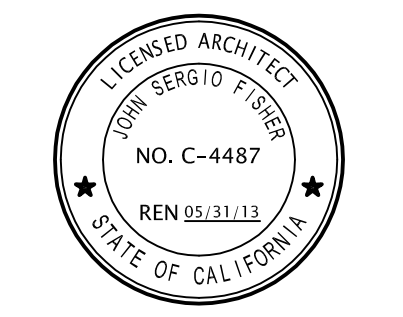
- Legend:
- PROPERTY LINE
 - (E) WALL
 - (N) WALL
 - - - AREA REMOVED
 - - - INSULATION

Revisions:

△ REVIEW COMMENTS REVISIONS	11/03/11
△ REVIEW COMMENTS REVISIONS	01/12/12

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Architecture & Planning
John Fisher AIA



SAN FRANCISCO ARMORY

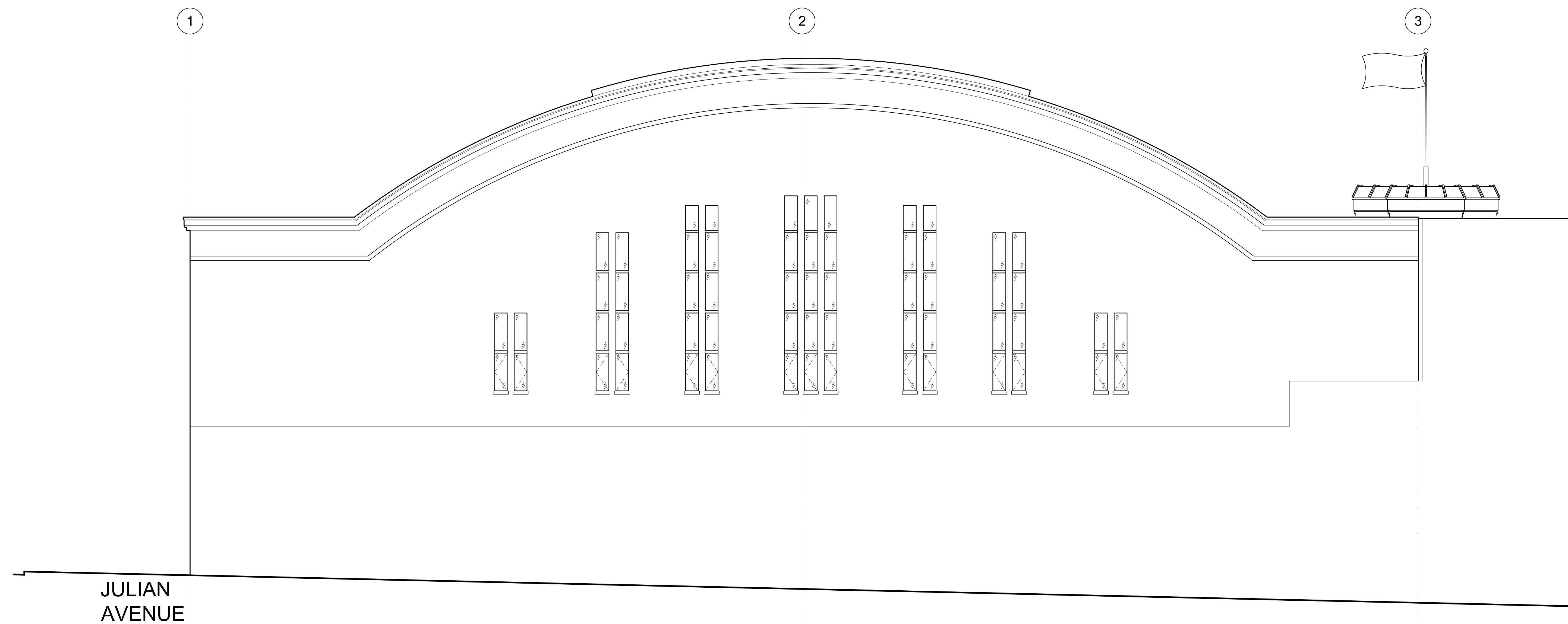
1800 MISSION STREET
SAN FRANCISCO
CA 94103

Project:
MASTER PLAN

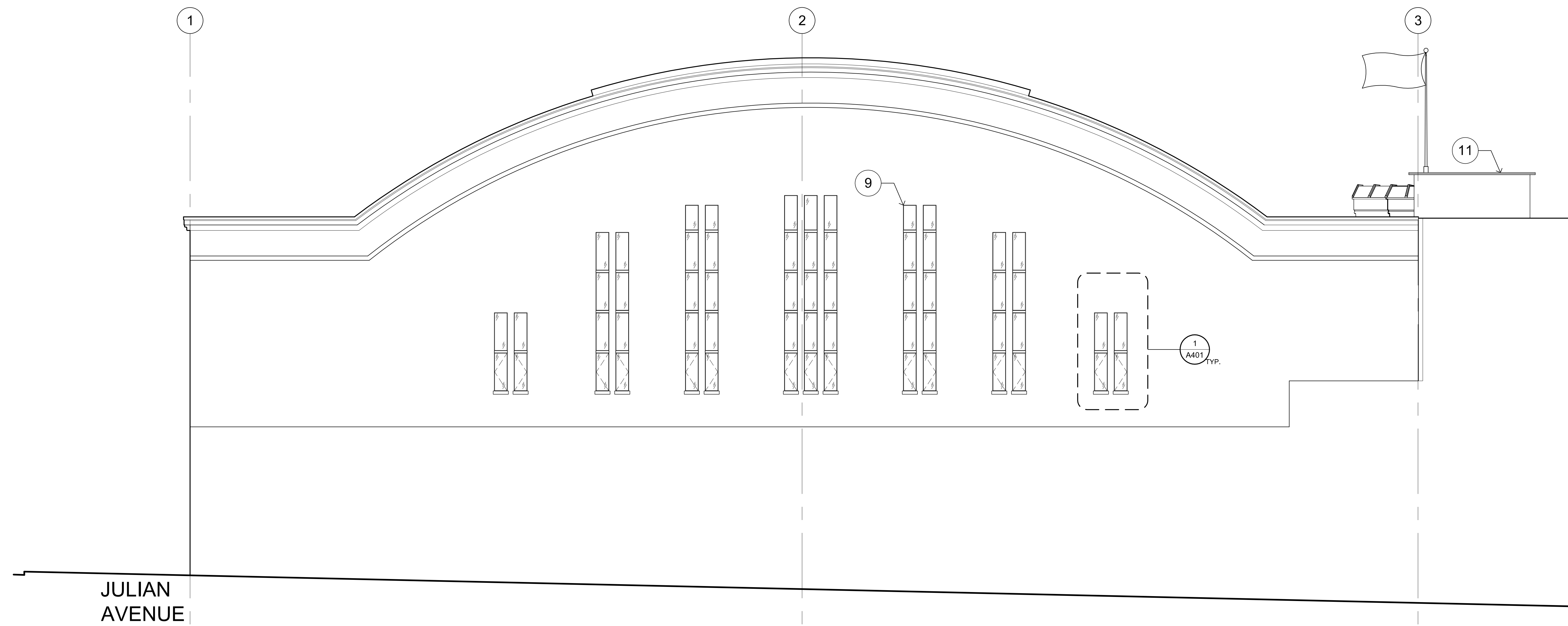
Drawing Title
WEST ELEVATION EXISTING, DEMO & PROPOSED

Date: 03/16/12
Scale: 1/8"=1'-0"
Drawn By: WK, JM

Sheet No.:
A213



2 | WEST ELEVATION (JULIAN AVENUE)
SCALE: 1/8"=1'-0"



1 | WEST ELEVATION (JULIAN AVENUE)
SCALE: 1/8"=1'-0"

- MASTER PLAN KEYNOTES:
ALL KEYNOTES LISTED BELOW MAY NOT BE USED ON EVERY SHEET
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 4. ACOUSTICAL PANEL (TECTUM); TYP @ WALL TO 8' HEIGHT/ ALTERNATE @ BALCONY FACE
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 21. NOT USED
 22. NOT USED
 23. NOT USED
 24. NOT USED
 25. INCREASE HEIGHT OF JULIAN AVE. SERVICE DOOR

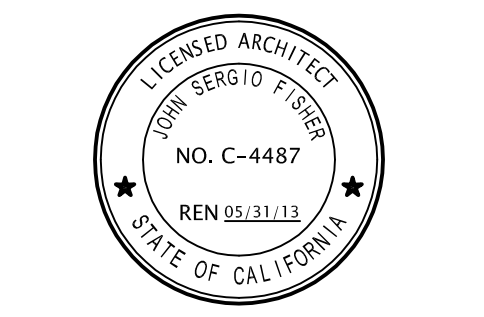
- Legend:
- PROPERTY LINE
 - ==== (E) WALL
 - ==== (N) WALL
 - AREA REMOVED
 - INSULATION

Revisions:

△ REVIEW COMMENTS REVISIONS	11/03/11
△ REVIEW COMMENTS REVISIONS	01/12/12

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 965 Mission St. Suite #430
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 Architecture & Planning
 John Fisher AIA

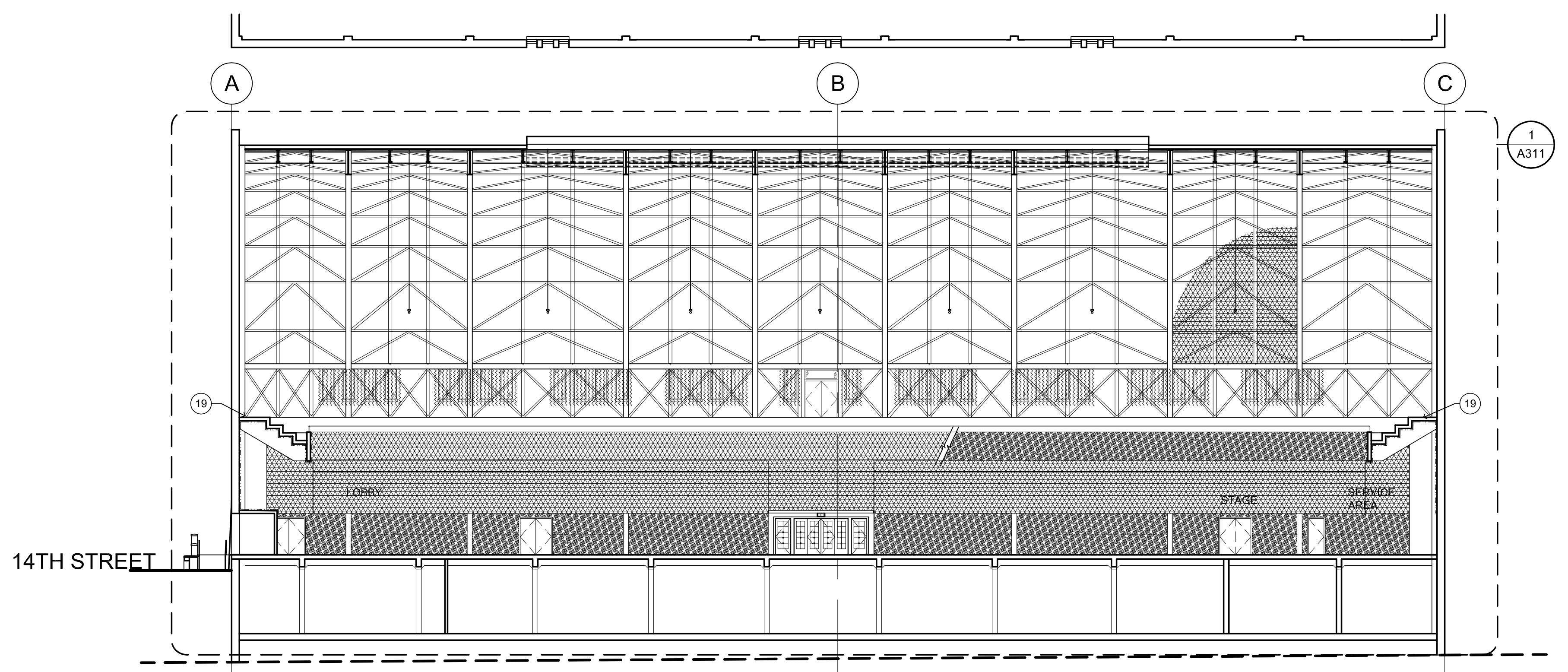


SAN FRANCISCO ARMORY
 1800 MISSION STREET
 SAN FRANCISCO
 CA 94103

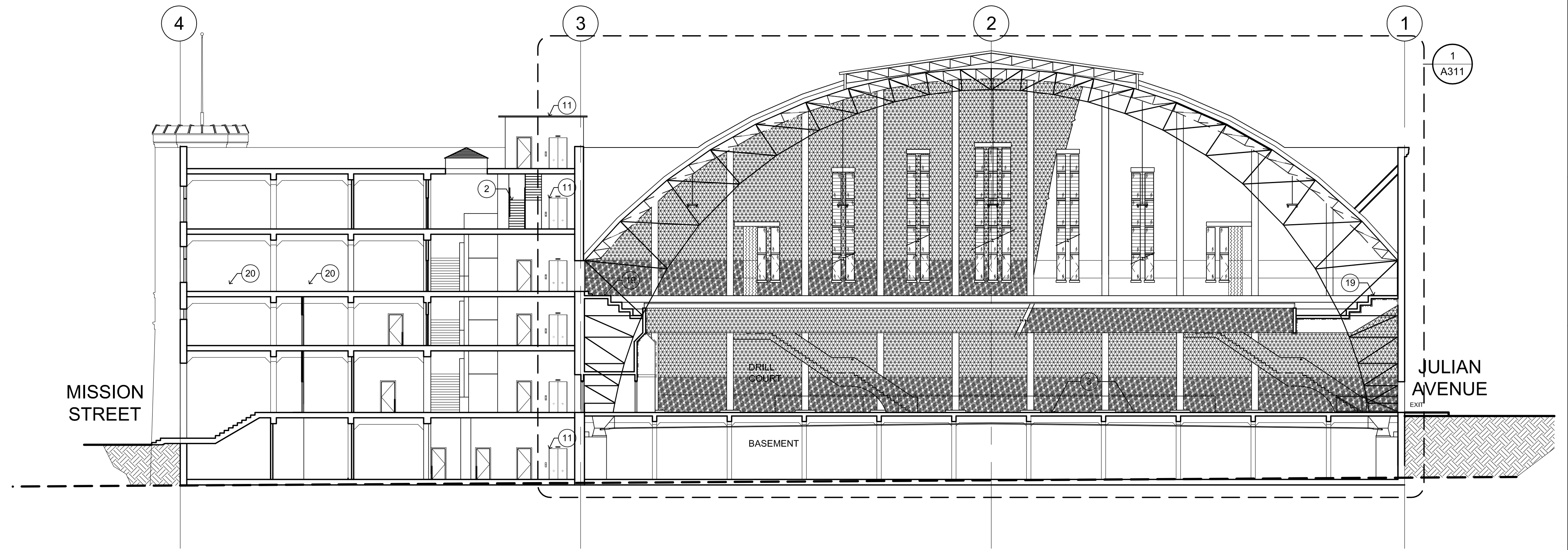
Project:
MASTER PLAN

Drawing Title
SOUTH ELEVATION EXISTING, DEMO & PROPOSED
 Date: 03/16/12
 Scale: 1/8"=1'-0"
 Drawn By: WK, JM
 Sheet No.: **A214**

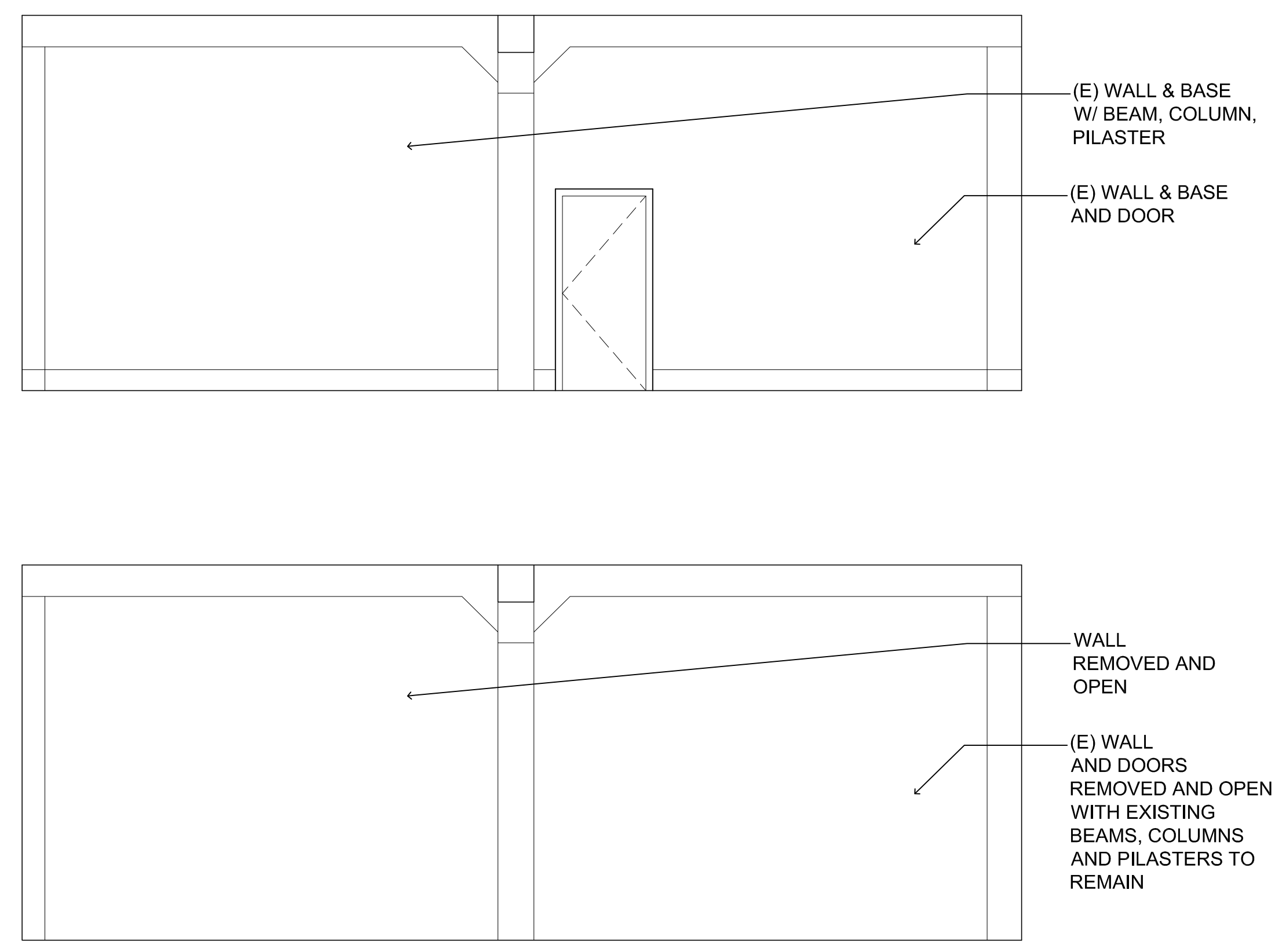
- MASTER PLAN KEYNOTES:
ALL KEYNOTES LISTED BELOW MAY NOT BE USED ON EVERY SHEET
- ACOUSTICAL INSULATION
 - EGRESS STAIR
 - NEW FLOORING IN DRILL COURT
 - ACOUSTICAL PANEL (TECTUM): TYP @ WALL TO 8' HEIGHT/ ALTERNATE @ BALCONY FACE
 - ACOUSTICAL DRAPERY
 - ACOUSTICAL BANNER SHADE
 - NOT USED
 - NOT USED
 - REPAIR WINDOWS AT DRILL COURT
 - NOT USED
 - ELEVATOR - BASEMENT - TO ROOF
 - NOT USED
 - NOT USED
 - NOT USED
 - NOT USED
 - DRILL COURT REST ROOMS
 - REHEARSAL ROOM FOR DRILL COURT
 - DRILL COURT PATRON'S AMENITIES
 - DRILL COURT MEZZANINE/BALCONY - RESTORED SEATING
 - OPENED WALLS IN FORT
 - NOT USED
 - NOT USED
 - NOT USED
 - NOT USED
 - INCREASE HEIGHT OF JULIAN AVE. SERVICE DOOR



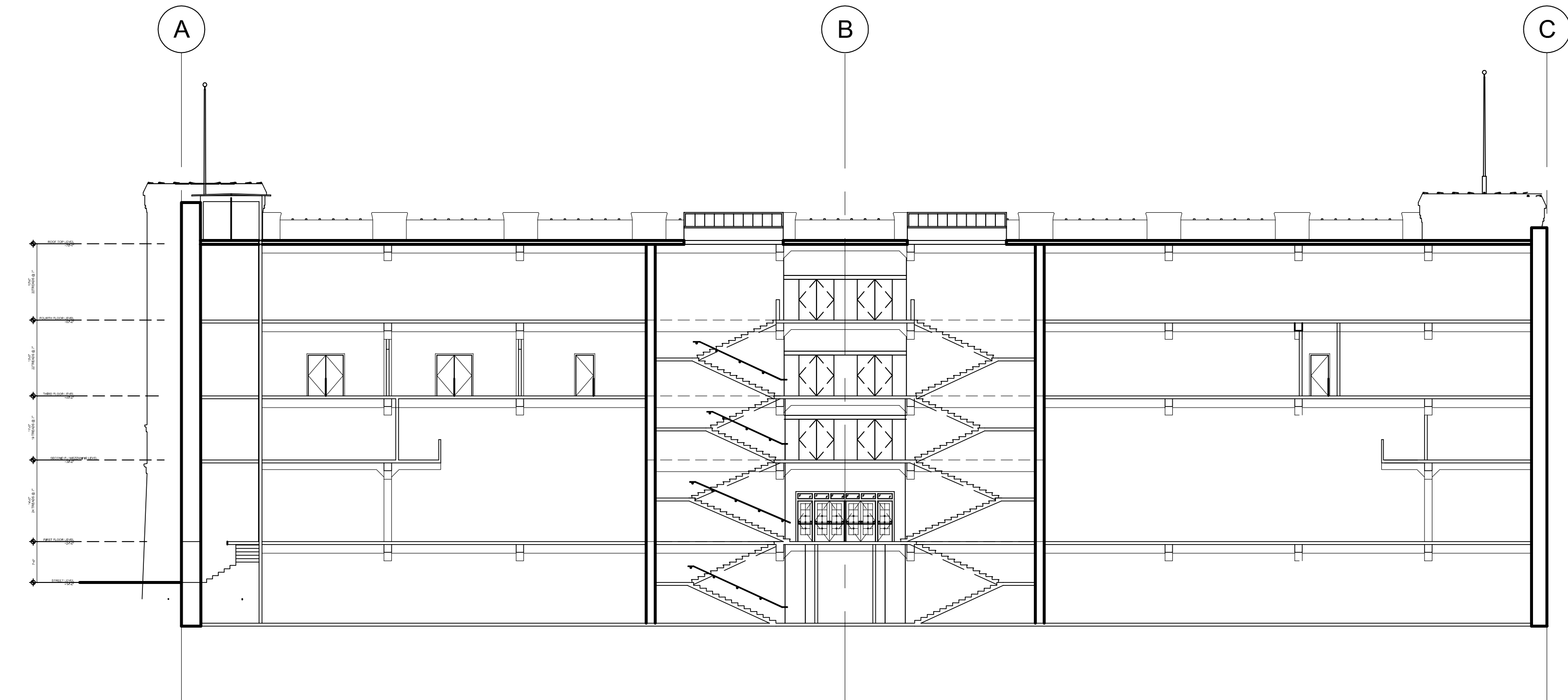
3 BUILDING SECTION AT DRILL COURT - VIEW EAST
SCALE: 1/16"=1'-0"



2 BUILDING SECTION THROUGH FORT AND DRILL COURT - VIEW SOUTH
SCALE: 1/16"=1'-0"



4 THIRD FLOOR ENLARGED INTERIOR ELEVATION - EX/ DEMO/ PROPOSED
SCALE: 1/4"=1'-0"



1 BUILDING SECTION AT FORT - VIEW EAST
SCALE: 1/16"=1'-0"

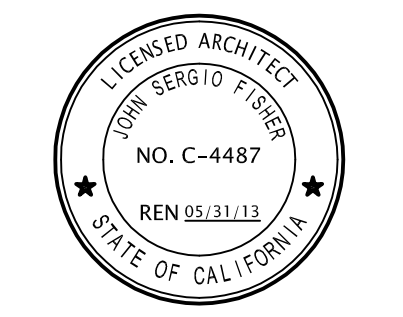
- Legend:
- PROPERTY LINE
 - (E) WALL
 - (N) WALL
 - AREA REMOVED
 - INSULATION

Revisions:

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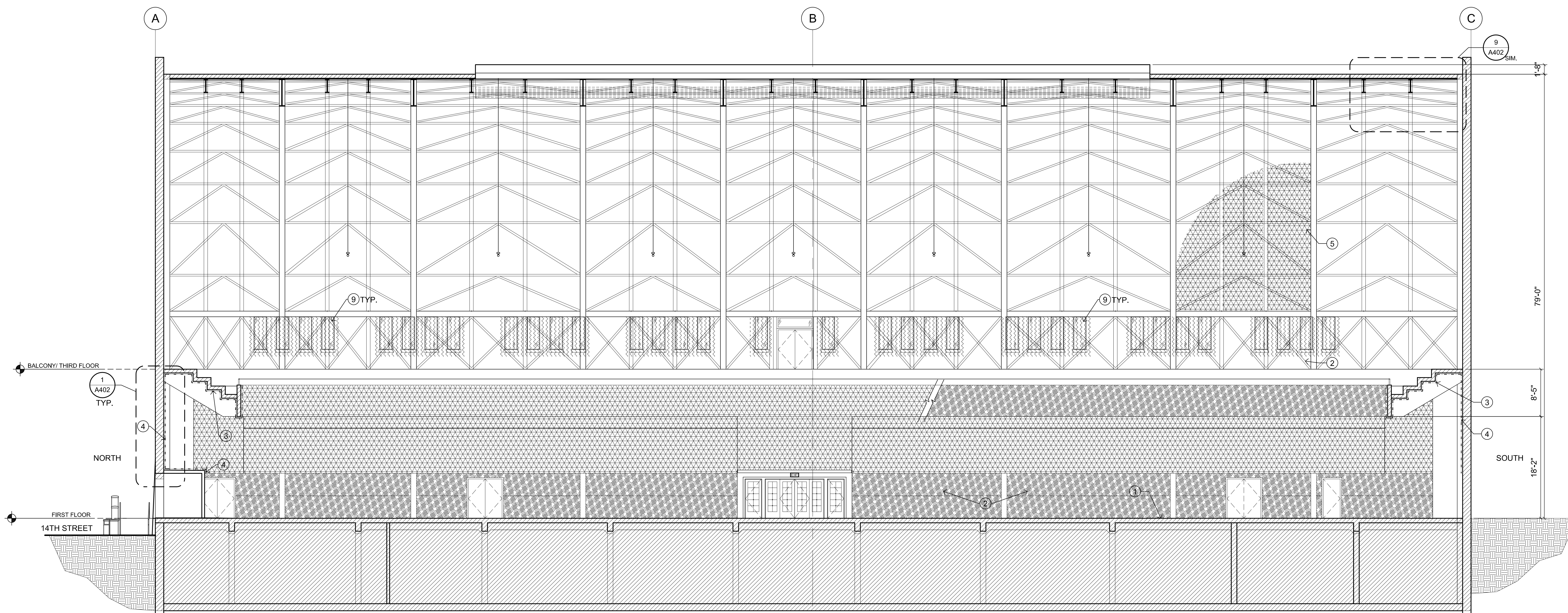
1800 MISSION STREET
SAN FRANCISCO
CA 94103

Project:
MASTER PLAN

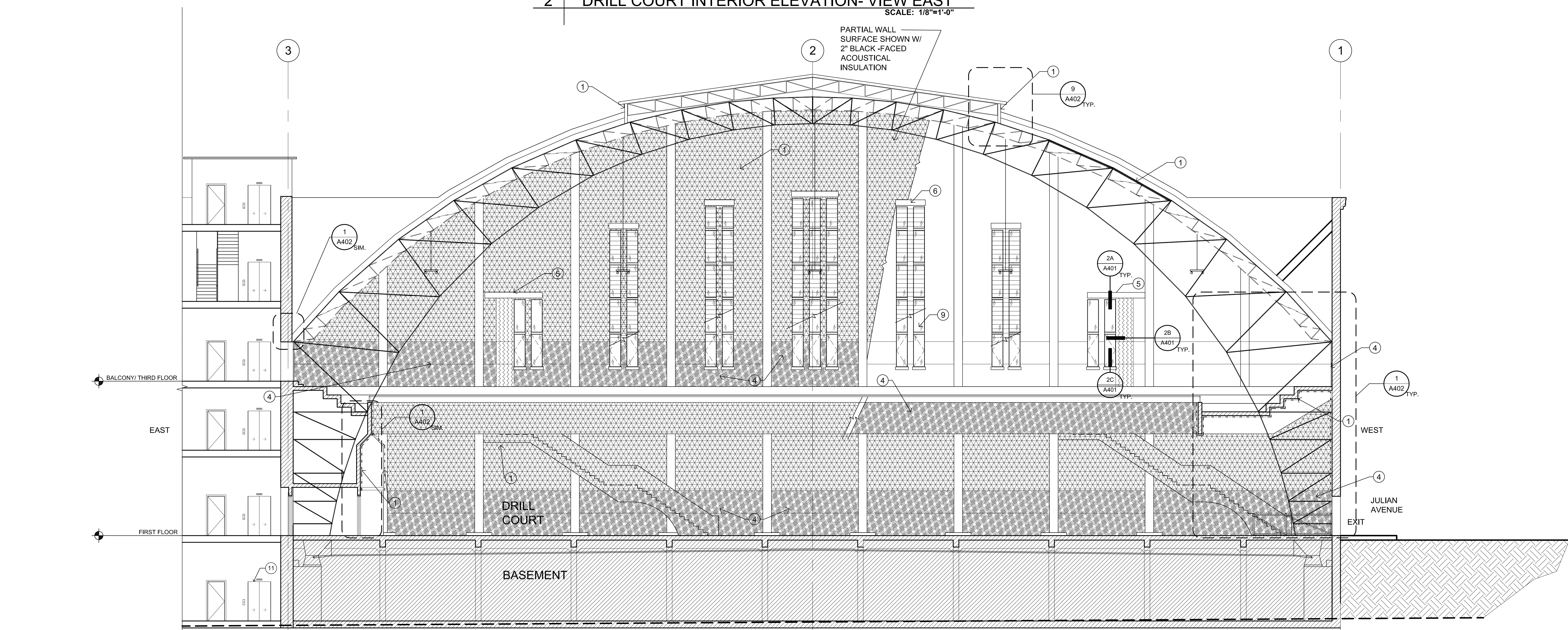
Drawing Title
BUILDING SECTIONS

Date: 03/16/12
Scale: 1/16"=1'-0"
Drawn By: WK, JM

Sheet No.:
A301



2 | DRILL COURT INTERIOR ELEVATION- VIEW EAST
SCALE: 1/8"=1'-0"



1 | DRILL COURT INTERIOR ELEVATION - VIEW SOUTH
SCALE: 1/8"=1'-0"

- MASTER PLAN KEYNOTES:
ALL KEYNOTES LISTED BELOW MAY NOT BE USED ON EVERY SHEET
1. ACOUSTICAL INSULATION
 2. EGRESS STAIR
 3. NEW FLOORING IN DRILL COURT
 4. ACOUSTICAL PANEL (TECTUM); TYP @ WALL TO 8' HEIGHT/ ALTERNATE @ BALCONY FACE
 5. ACOUSTICAL DRAPERY
 6. ACOUSTICAL BANNER/ SHADE
 7. NOT USED
 8. NOT USED
 9. REPAIR WINDOWS AT DRILL COURT
 10. NOT USED
 11. ELEVATOR - BASEMENT - TO ROOF
 12. NOT USED
 13. NOT USED
 14. NOT USED
 15. NOT USED
 16. DRILL COURT REST ROOMS
 17. REHEARSAL ROOM FOR DRILL COURT
 18. DRILL COURT PATRON'S AMENITIES
 19. DRILL COURT MEZZANINE/ BALCONY - RESTORED SEATING
 20. OPENED WALLS IN FORT
 21. NOT USED
 22. NOT USED
 23. NOT USED
 24. NOT USED
 25. INCREASE HEIGHT OF JULIAN AVE. SERVICE DOOR

- Legend:
- PROPERTY LINE
 - (E) WALL
 - (N) WALL
 - AREA REMOVED
 - INSULATION

Revisions:

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CA 94103

Project:
MASTER PLAN

Drawing Title
DRILL COURT INTERIOR ELEVATIONS

Date: 03/16/12
Scale: 1/8"=1'-0"
Drawn By: WK, JM

Sheet No.:
A311

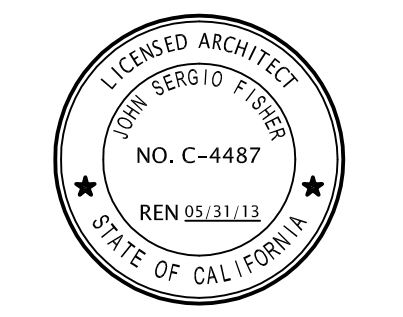
- MASTER PLAN KEYNOTES:
ALL KEYNOTES LISTED BELOW MAY NOT BE USED ON EVERY SHEET
- ACOUSTICAL INSULATION
 - EGRESS STAIR
 - NEW FLOORING IN DRILL COURT
 - ACOUSTICAL PANEL (TECTUM); TYP @ WALL TO 8' HEIGHT/ ALTERNATE @ BALCONY FACE
 - ACOUSTICAL DRAPERY
 - ACOUSTICAL BANNER/ SHADE
 - NOT USED
 - NOT USED
 - REPAIR WINDOWS AT DRILL COURT
 - NOT USED
 - ELEVATOR - BASEMENT - TO ROOF
 - NOT USED
 - NOT USED
 - NOT USED
 - NOT USED
 - DRILL COURT REST ROOMS
 - REHEARSAL ROOM FOR DRILL COURT
 - DRILL COURT PATRONS AMENITIES
 - DRILL COURT MEZZANINE/ BALCONY - RESTORED SEATING
 - OPENED WALLS IN FORT
 - NOT USED
 - NOT USED
 - NOT USED
 - NOT USED
 - NOT USED
 - INCREASE HEIGHT OF JULIAN AVE. SERVICE DOOR

- Legend:
- PROPERTY LINE
 - (E) WALL
 - (N) WALL
 - AREA REMOVED
 - INSULATION

Revisions:

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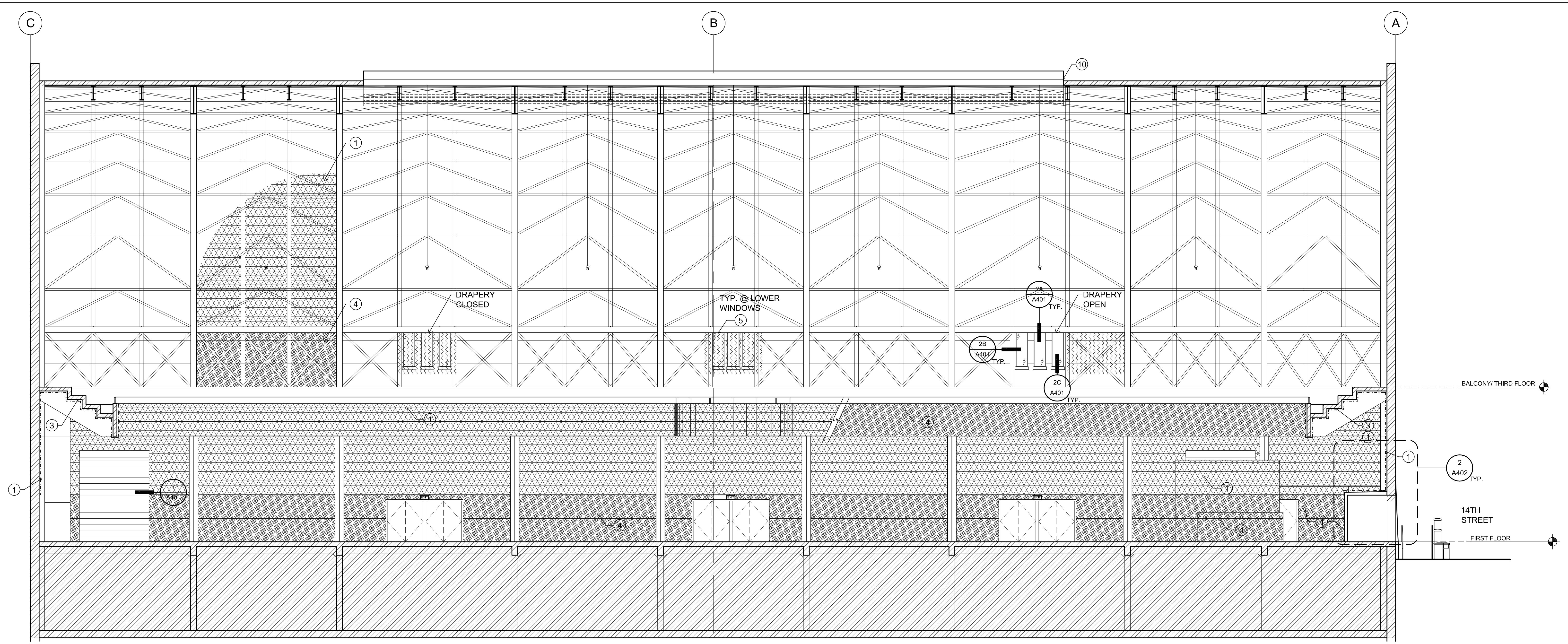


SAN FRANCISCO ARMORY

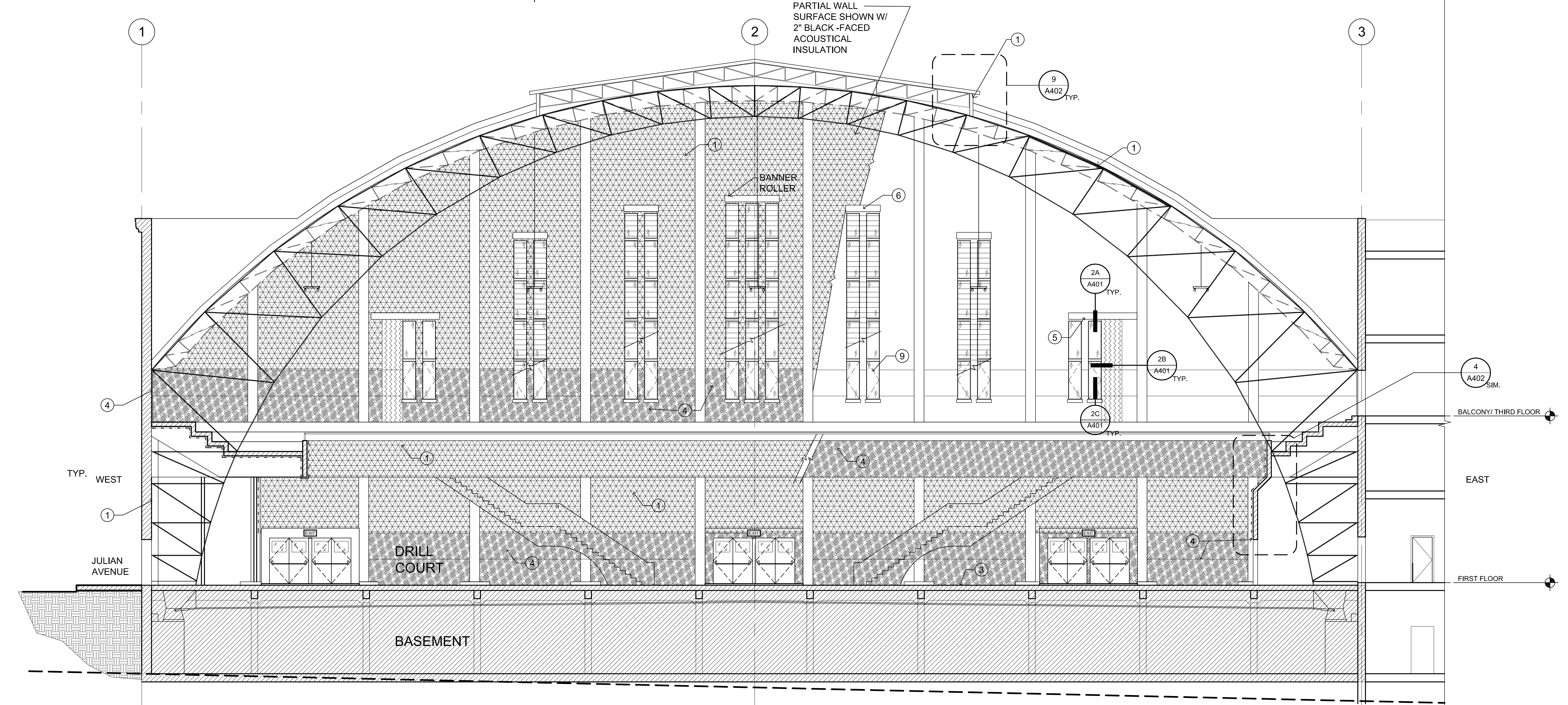
1800 MISSION STREET
SAN FRANCISCO
CA 94103

Project:
MASTER PLAN

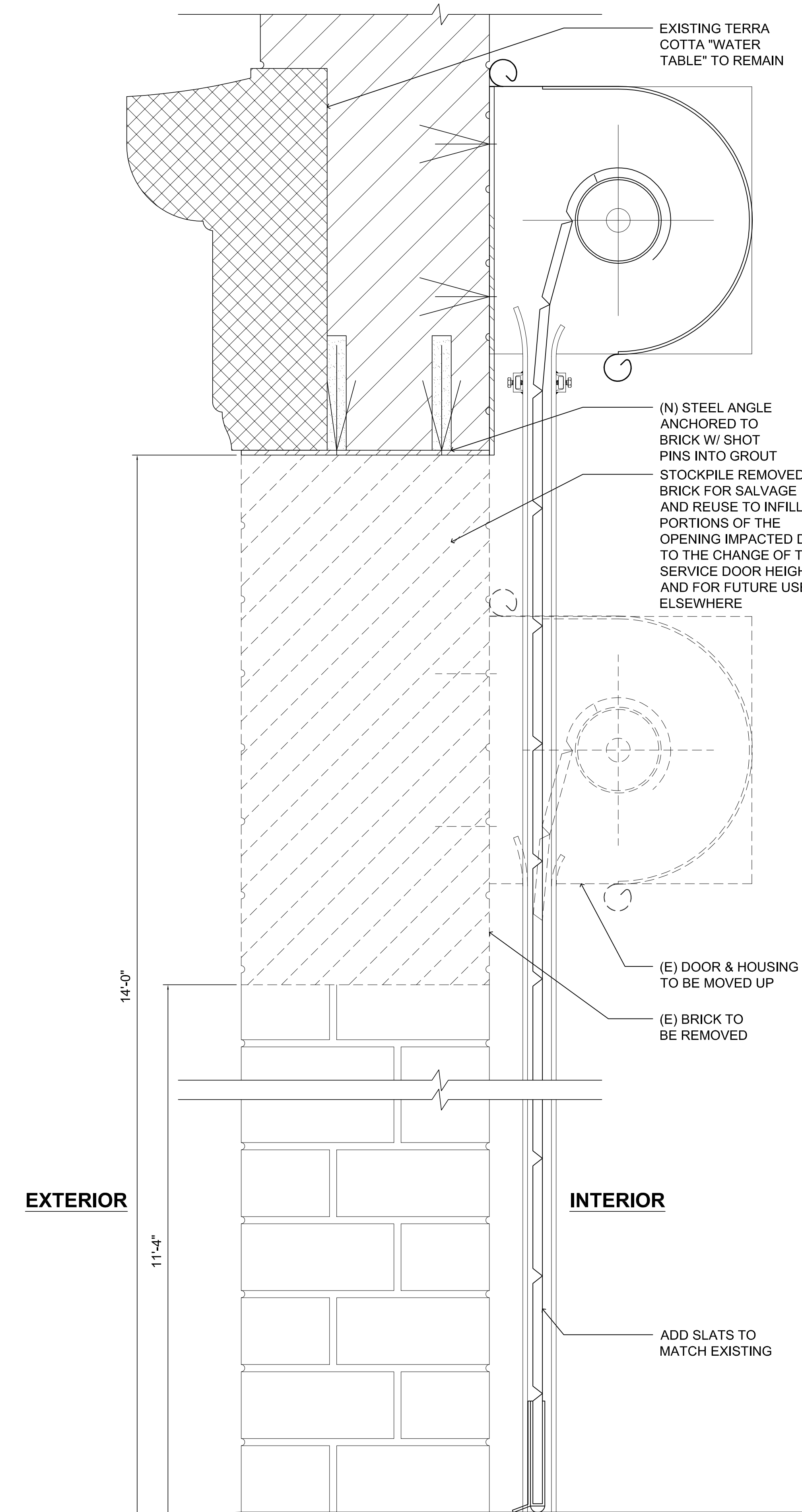
Drawing Title:
DRILL COURT INTERIOR ELEVATIONS
Date: 03/16/12
Scale: 1/8"=1'-0"
Drawn By: WK, JM
Sheet No.: **A312**



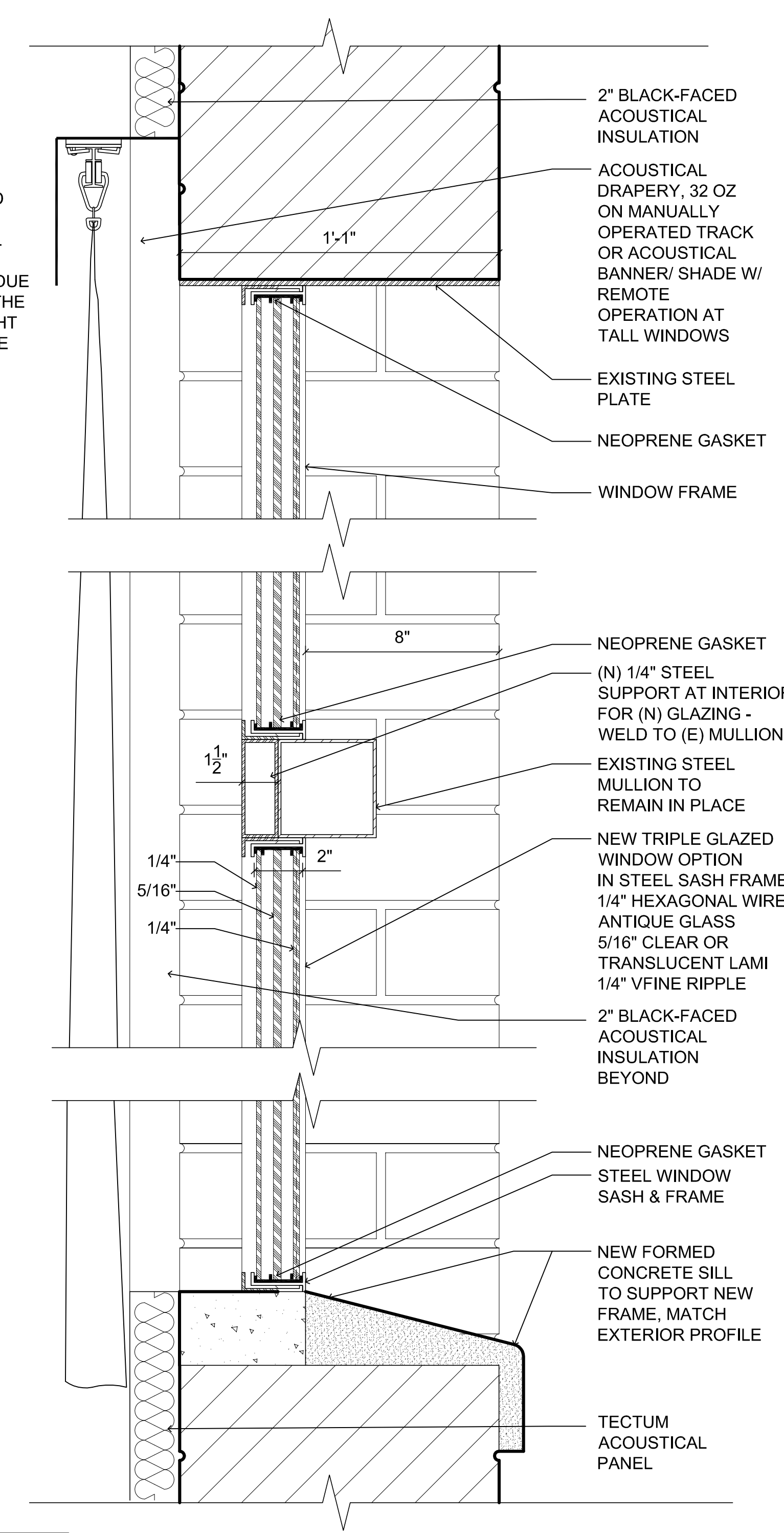
2 | DRILL COURT INTERIOR ELEVATION- VIEW WEST
SCALE: 1/8"=1'-0"



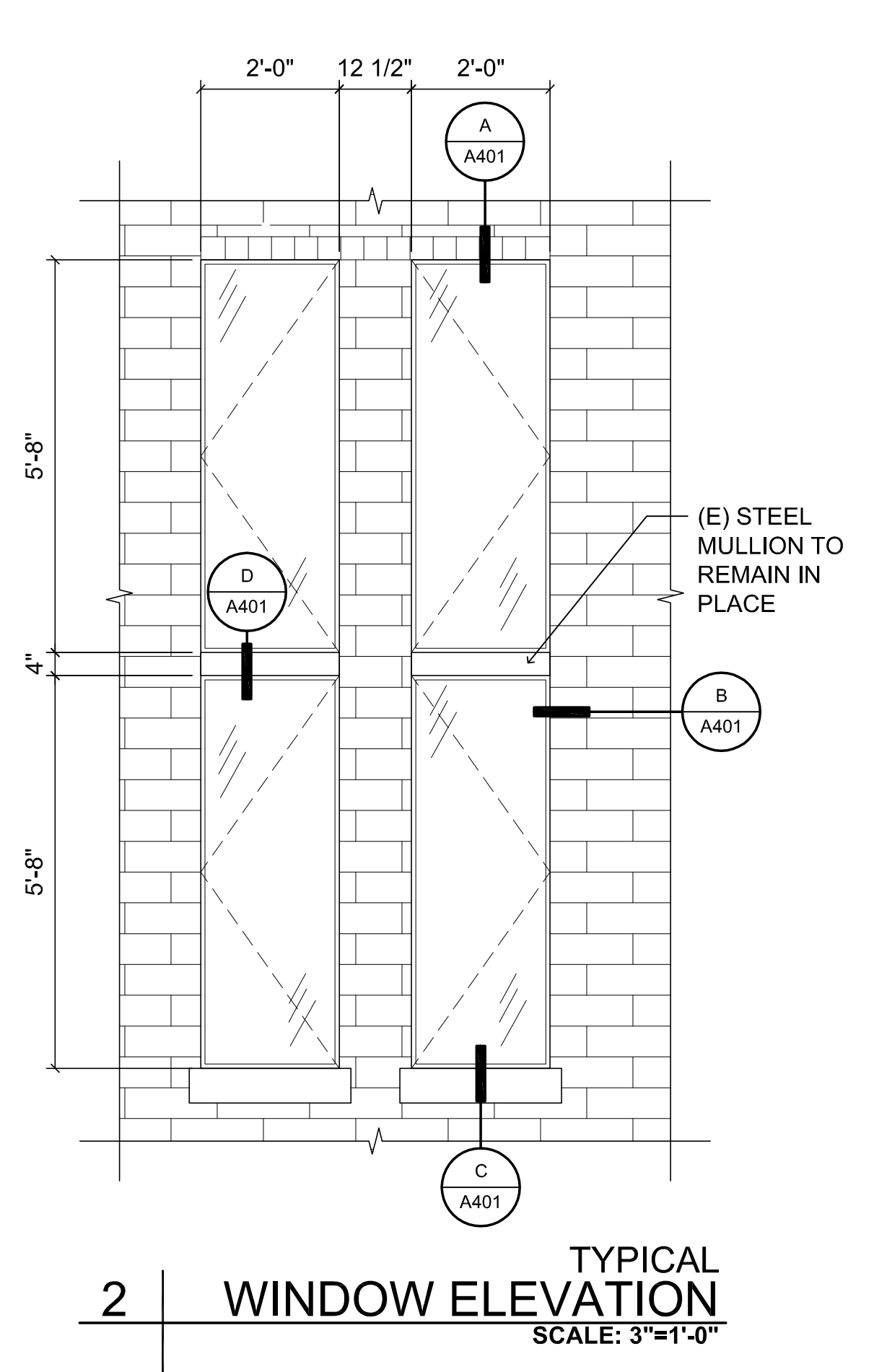
1 | DRILL COURT INTERIOR ELEVATION - VIEW NORTH
SCALE: 1/8"=1'-0"



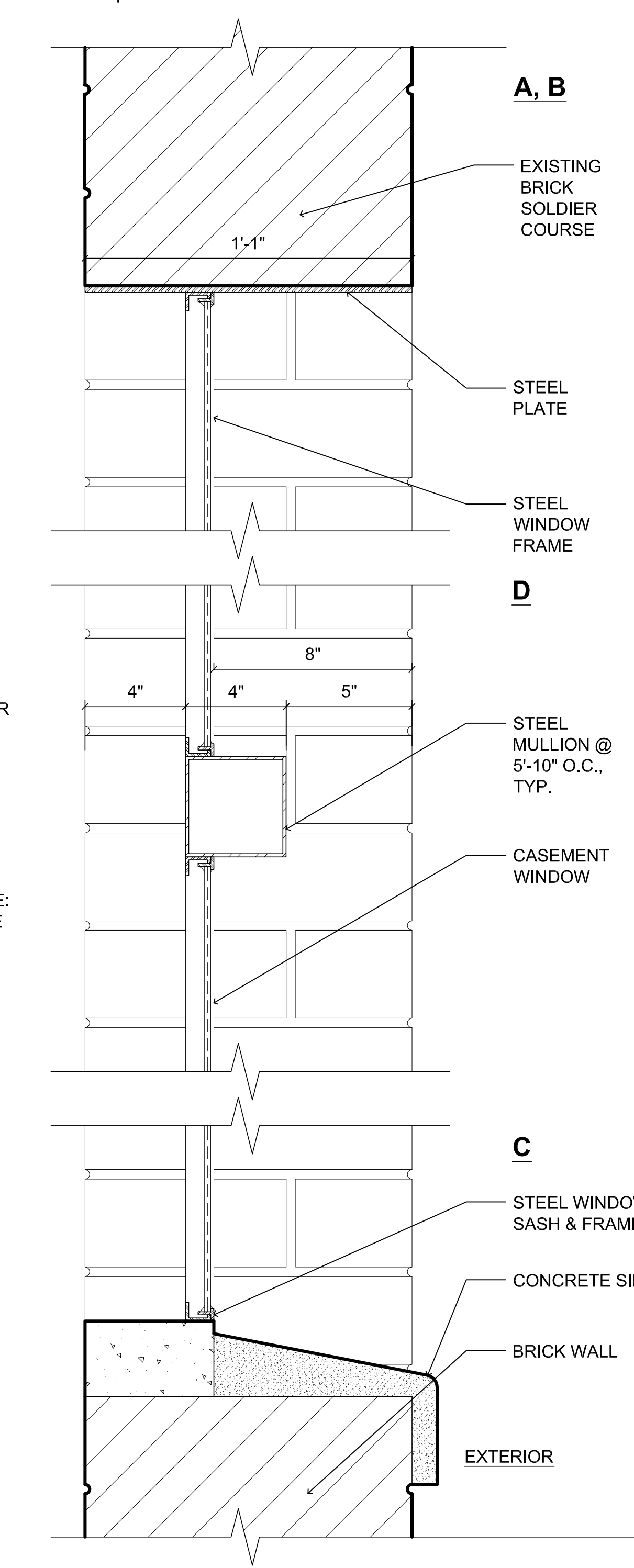
7 | **NEW SERVICE DOOR DETAIL**
SCALE: 3"=1'-0"



3 | **NEW WINDOW PROFILE**
SCALE: 3"=1'-0"



2 | **TYPICAL WINDOW ELEVATION**
SCALE: 3"=1'-0"



1 | **EXISTING WINDOW PROFILE**
SCALE: 3"=1'-0"

Legend:
Revisions:

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Theatre & Acoustical Consulting
John Fisher AIA

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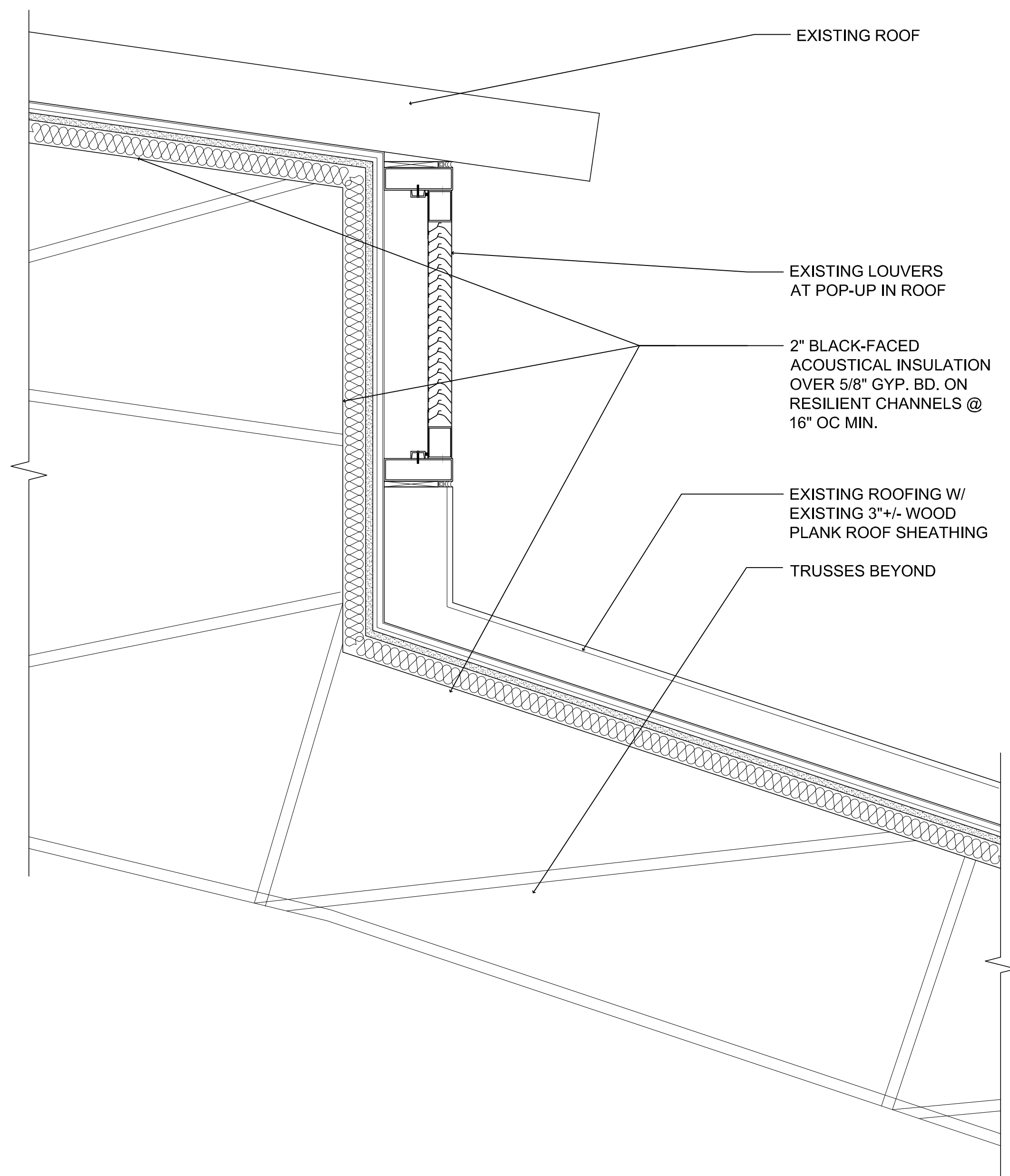
1800 MISSION STREET
SAN FRANCISCO
CA 94103

Project:
DRILL COURT ACOUSTICAL UPGRADE SET

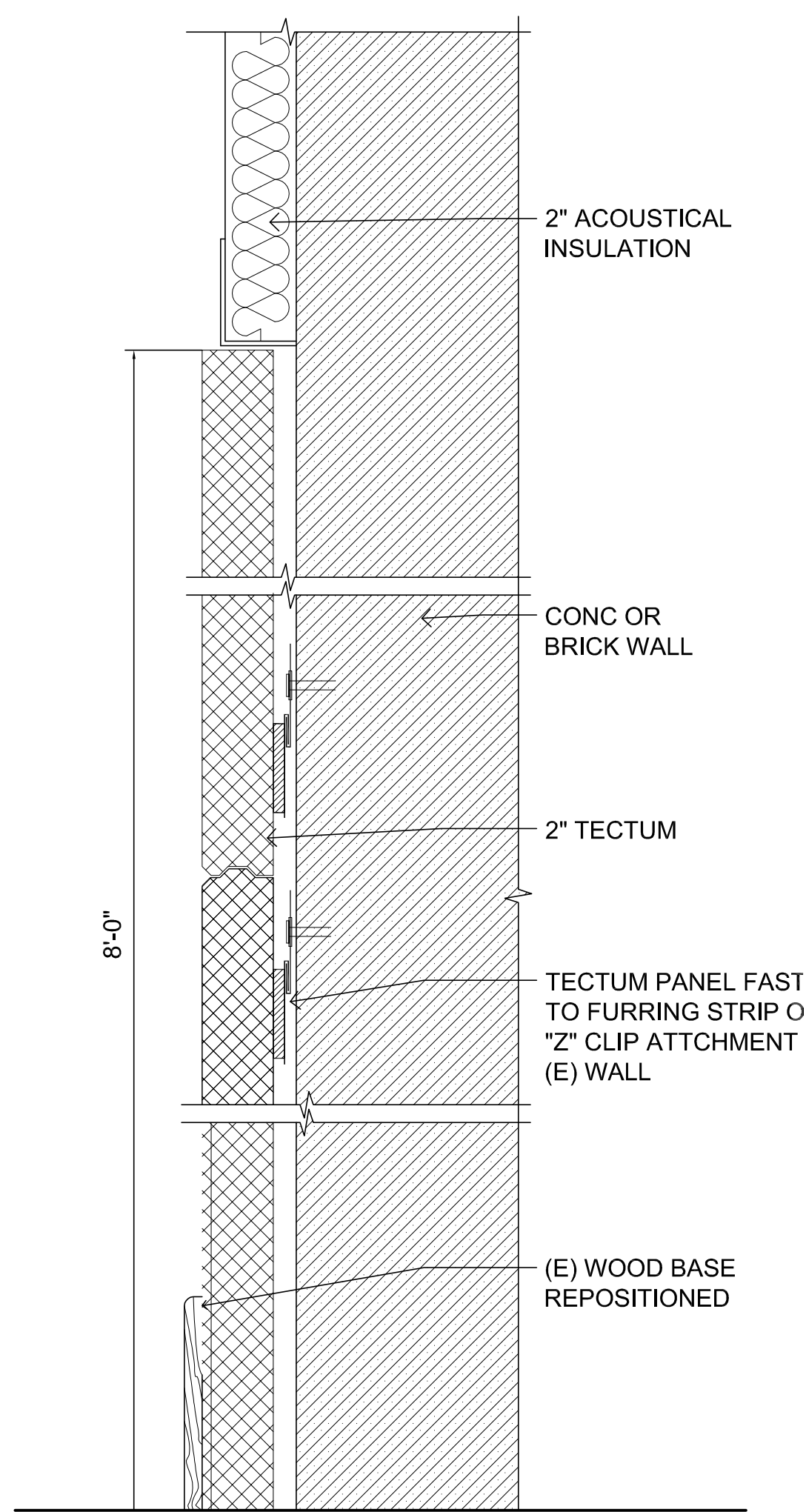
Drawing Title
DETAILS

Date: 03/16/12
Scale: AS SHOWN
Drawn By: WK, JM

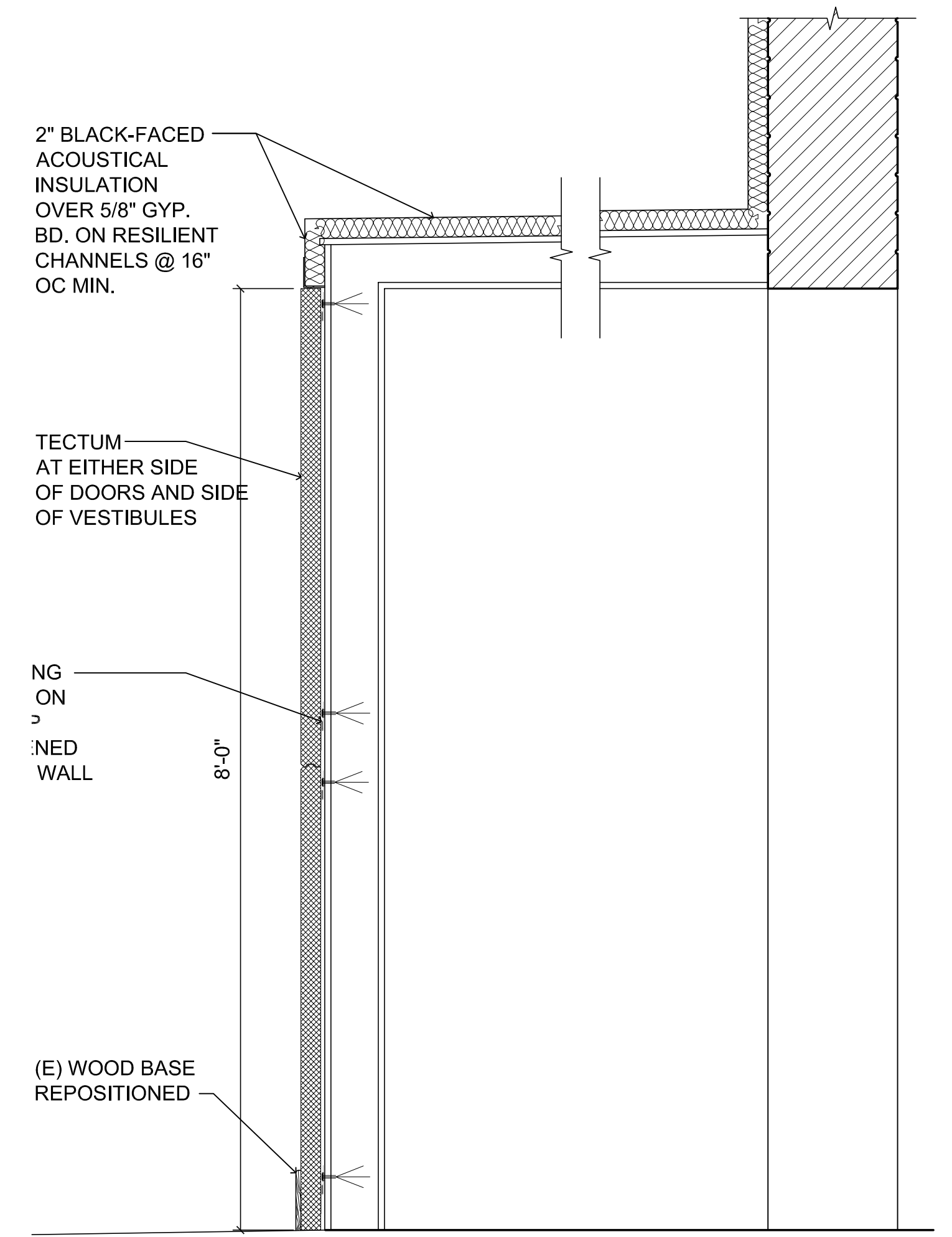
Sheet No.:
A401



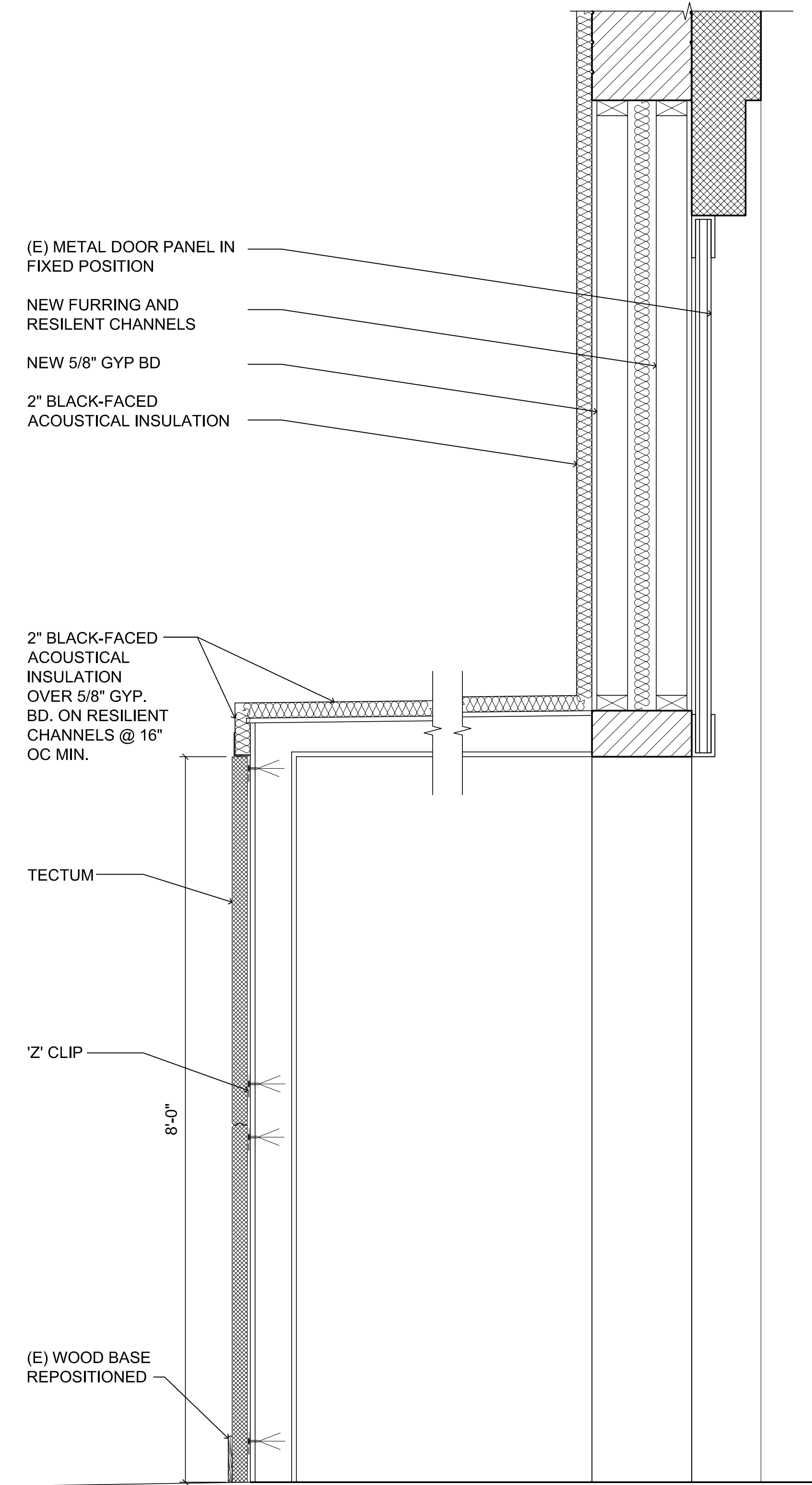
9 | CEILING DETAIL AND ROOF @ LOUVERED WALL
SCALE: 1-1/2"=1'-0"



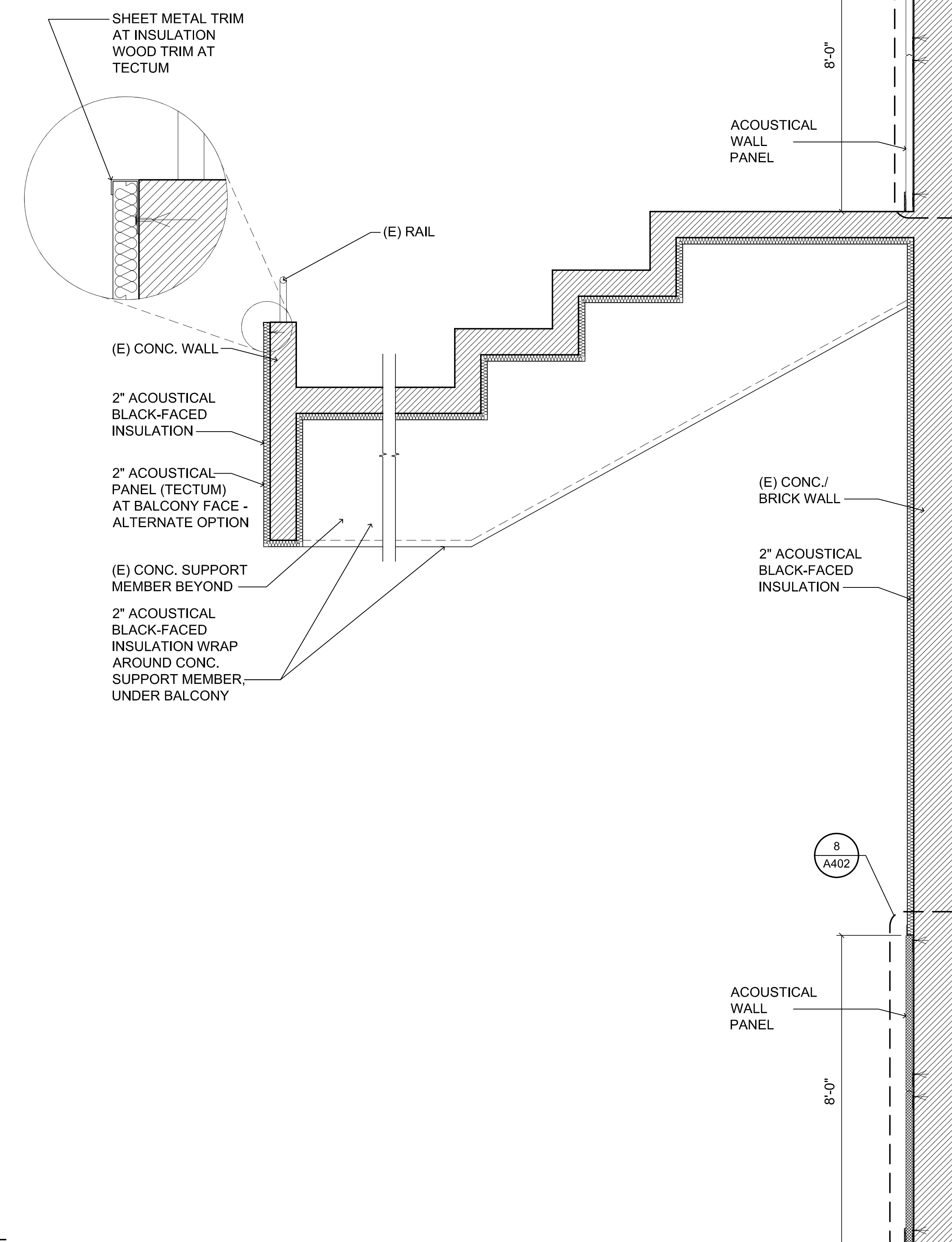
4 | WALL DETAIL
SCALE: 3"=1'-0"



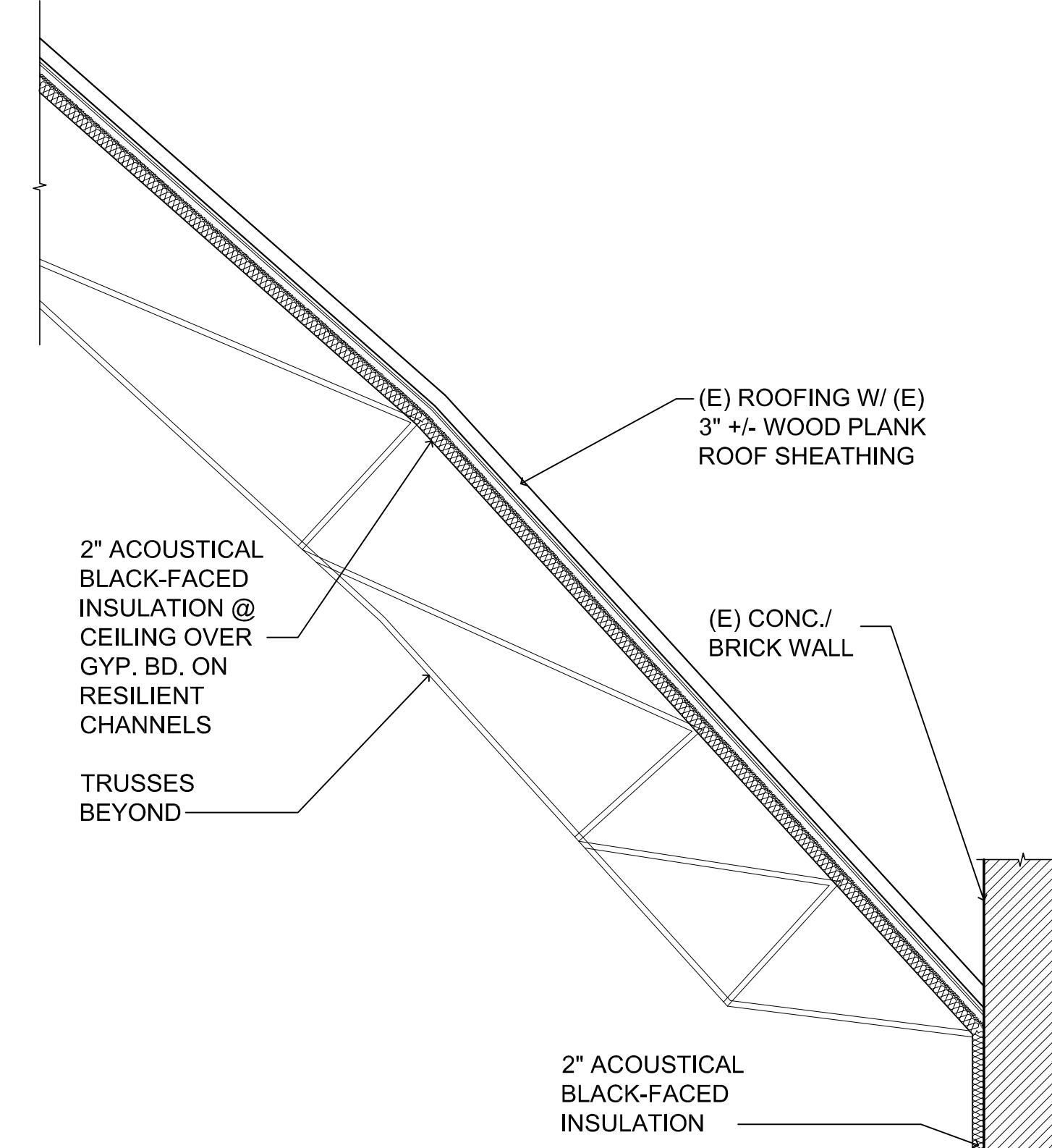
3 | NORTH SIDE EXIT WALL DETAIL
SCALE: 1"=1'-0"



2 | NORTH CENTER EXIT WALL DETAIL
SCALE: 1"=1'-0"



1 | TYPICAL WALL SECTION
SCALE: 1/2"=1'-0"

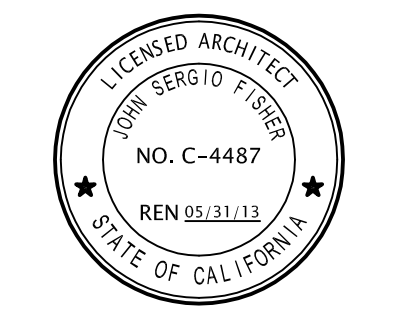


Legend:

Revisions:

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Architecture & Planning
John Fisher AIA

SAN FRANCISCO ARMORY

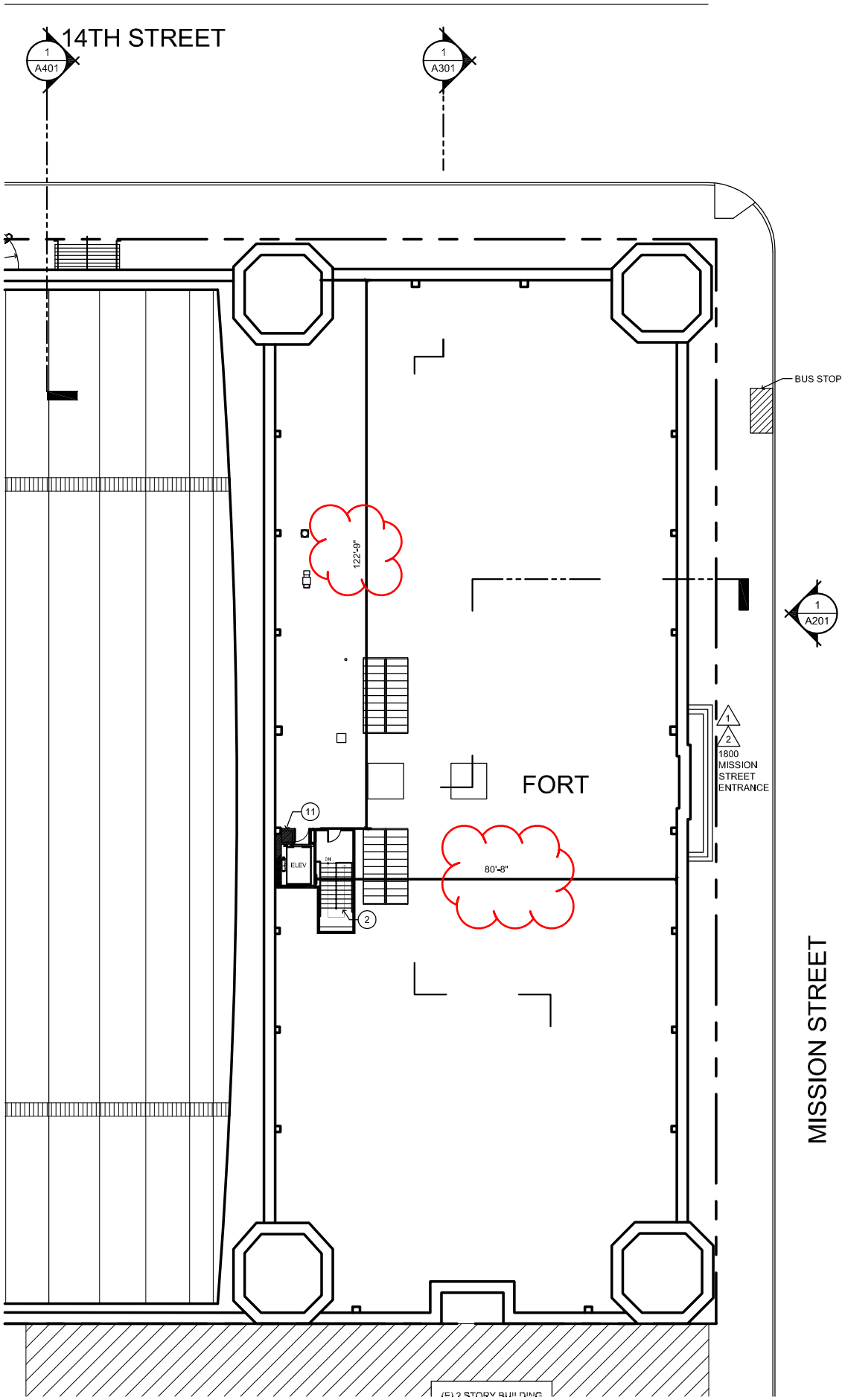
1800 MISSION STREET
SAN FRANCISCO
CA 94103

Project:
MASTER PLAN

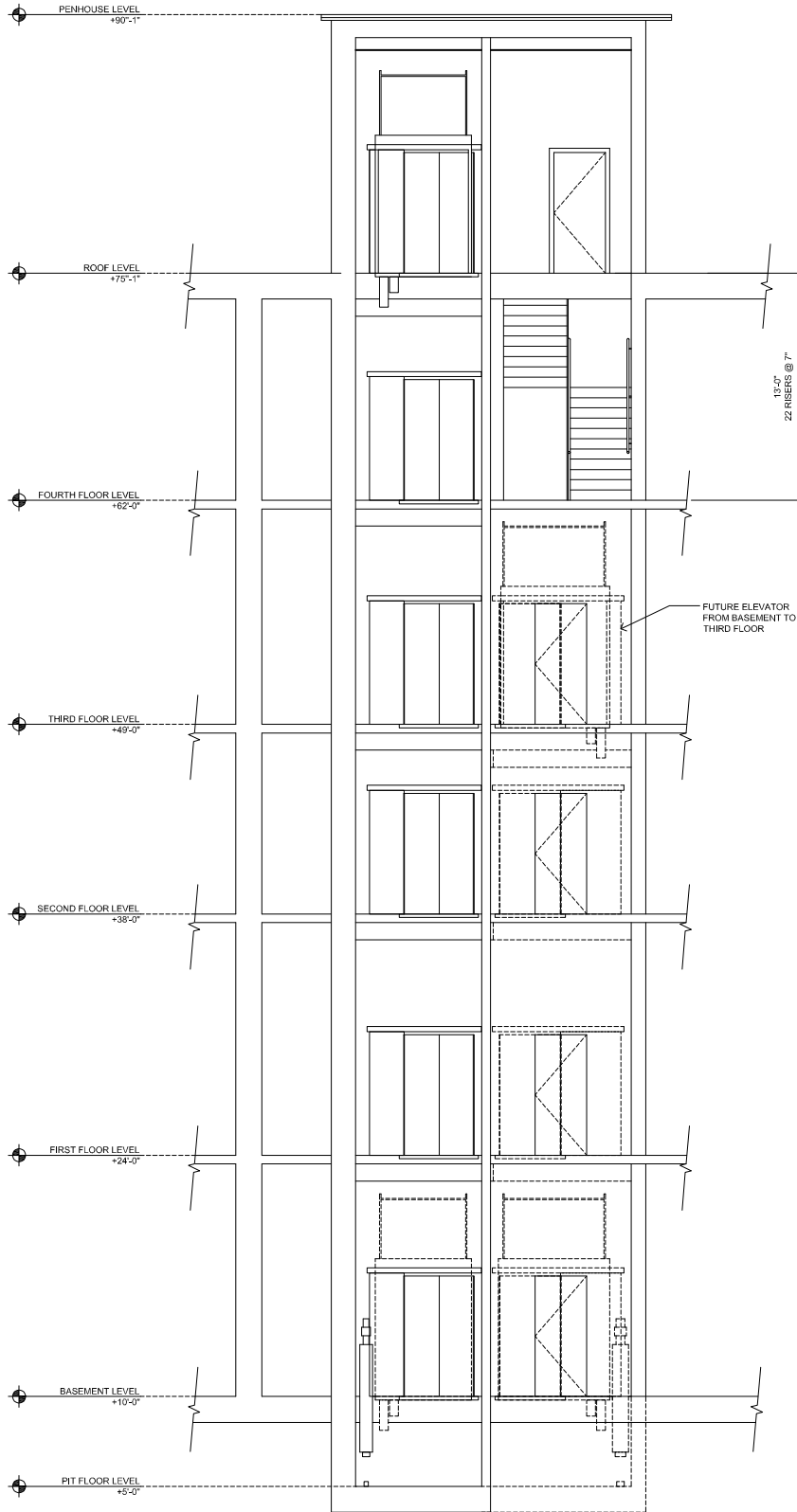
Drawing Title
DETAILS

Date: 03/16/12
Scale: AS SHOWN
Drawn By: WK, JM

Sheet No.:
A402



SF Armory
 Proposed
 Roof Plan
 04-10-12
 1/32" = 1'-0"
 JSFA



Legend:

Revisions:

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Architecture & Planning
 John Fisher AIA



Project:
**SF ARMORY
 ELEVATOR
 FEASIBILITY
 STUDY**

1800 MISSION STREET
 SAN FRANCISCO
 CA 94110

Drawing Title
ELEVATOR SECTION

Date: 10/29/10
 Scale: 1/8"=1'-00"
 Drawn By: WK, JM

Sheet No.:
A301

