



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Appropriateness Case Report

HEARING DATE: SEPTEMBER 5, 2012

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Filing Date: February 1, 2012
Case No.: **2012.0098A**
Project Address: **836 Montgomery Street**
Category: Jackson Square Historic District – Contributory Altered
Zoning: C-2 (Community Business)
65-A Height and Bulk District
Block/Lot: 0175 / 018
Applicant: Frank Merritt
Jensen Architects
833 Market Street, 7th Floor
San Francisco, CA 94103
Staff Contact Gretchen Hilyard - (415) 575-9109
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Reviewed By Tim Frye - (415) 558-6625
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PROPERTY DESCRIPTION

836 MONTGOMERY STREET is located on the east side of Montgomery Street between Pacific and Gold Streets (Assessor's Block 0175; Lot 018). The subject property is a contributory altered resource to the Jackson Square Historic District, which is locally designated under Article 10, Appendix B of the Planning Code. It is located within the C-2 (Community Business) Zoning District with a 65-A Height and Bulk limit.

836 Montgomery Street was constructed in 1925 by the Lurie Building Company and designed by the O'Brien Brothers. It is a one-story commercial/light industrial building designed in the Renaissance/Baroque architectural style. The building is constructed of reinforced-concrete, clad in poured-in-place concrete, and capped by a terra cotta or cast cement cornice. The building has undergone a few alterations, including the insertion of two door openings in 1947, relocation of the main entrance in 1955, conversion of the building into a cabaret/theater in 1966, and interior modifications.

PROJECT DESCRIPTION

The proposed project involves the interior renovation of the two commercial tenant spaces, storefront alterations, and the insertion of a non-visible mezzanine clerestory addition. The proposal includes:

- Removal of non-historic awnings and gates on the primary façade;
- Removal of planter boxes from the sidewalk in front of the primary façade;

- Installation of a contemporary storefront system and glass entrance doors within the existing bays;
- Installation of a roll-down security door concealed in the soffit of the south bay;
- Reconstruction of the transom windows in the central bay and restoration of the existing transom windows in the north bay;
- Interior tenant improvements;
- Patching and repair of existing stucco on primary façade;
- Replacement of rooftop skylights; and
- Installation of a non-visible clerestory rooftop addition.

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

Pursuant to Section 1006.2 of the Planning Code, unless exempt from the Certificate of Appropriateness requirements or delegated to Planning Department Preservation staff through the Administrative Certificate Appropriateness process, the Historic Preservation Commission is required to review any applications for the construction, alteration, removal, or demolition of any designated Landmark for which a City permit is required. Section 1006.6 states that in evaluating a request for a Certificate of Appropriateness for an individual landmark or a contributing building within a historic district, the Historic Preservation Commission must find that the proposed work is in compliance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, as well as the designating Ordinance and any applicable guidelines, local interpretations, bulletins, related appendices, or other policies.

ARTICLE 10 – Appendix B – The Jackson Square 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 Jackson Square Historic District as described in Appendix B of Article 10 of the Planning Code and the character-defining features specifically outlined in the designating ordinance. In pertinent part, Appendix B states:

Fenestration. Glazing is deeply recessed, producing a strong interplay between light and shade. Protruding window frames are common.

Windows are narrow and vertical in emphasis, rhythmically spaced, and match the bay spacing below and the shape and proportion of windows in nearby buildings. Door openings are frequently narrow and high.

At the upper floors, the proportion of windows to solid wall is typically less than 50 percent.

Materials. Standard brick masonry is pre-dominant, at times exposed and at times painted, with thick bearing walls. Some buildings are stuccoed over the brick and some are concrete. The sides of buildings are frequently of brick and form a significant part of the view from the street where they are higher than adjacent buildings. Cast iron is often used in details and decorative features, notably in pilasters. Iron shutters are also found. Red brick is typical. Earth tones pre-dominate, with painted brick, where it occurs, typically in muted but not timid tones. Reds, browns, yellows, greens, grays, and blues are found.

Color. Red brick is typical. Earth tones predominate, with painted brick, where it occurs, typically in muted but not timid tones. Reds, browns, yellows, greens, grays and blue are found.

Details. Arches are common at ground floor, and frequently upper floors.

Upper terminal cornices as well as lower cornices are typical, often heavy and projecting.

Classical features predominate, including pediments, columns or pilasters, and parapets.

Frequent exposed anchor plates are visible, holding in place the tie rods used to prevent the bearing walls from bulging.

Decorative Features. Characteristic signs and awnings are modest in size, restrained in design, do not obscure building features, and are integrated into the façade. Sign lettering is generally tasteful.

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

The subject property was constructed as an industrial building and has long been used as a commercial office building with ancillary retail. The proposed project will retain the commercial use of the building and the distinctive materials, features, spaces, and spatial relationships that characterize the building and surrounding historic district will be retained.

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.

As a contributory altered resource within the district, the majority of the existing ground floor storefront materials are non-historic. The project will retain the historic character of the Jackson Square Historic District and will introduce a more traditional storefront configuration than the existing. Original historic materials, such as the stucco ornament and transom windows will be retained, repaired and reconstructed where appropriate. The proposed project will not remove

distinctive materials, nor irreversibly alter features, spaces, or spatial relationships that characterize the historic district. The proposed façade alterations will include the addition of a contemporary storefront system and entry doors along Montgomery Street and the removal of non-historic awnings. The proposed façade treatments are compatible with the historic character of the building and the surrounding district.

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

The proposed project will be limited to the previously altered ground floor and the 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. The ground floor façade alterations will be constructed using modern materials and will be recognized as a physical record of its time, place, and use.

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

The proposed project does not include changes to the property that have acquired significance in their own right. The building underwent several façade alterations in the mid to late 20th century. None of these alterations have been determined to have historic significance in their own right. The project would retain all significant exterior features from the period of significance while modifying the later non-sympathetic alterations to the storefronts and entry

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

The proposed project will not affect any original distinctive materials, features, finishes, and construction techniques that characterize the building or the surrounds historic district. Alterations to this building will not affect any surrounding contributing resources to the historic district.

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

The proposed project would repair rather than replace deteriorated features where possible. If the severity of deterioration requires replacement, the new feature would match the old in design, color, texture and materials. Based upon available information, there are no exterior features requiring major repair work.

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 work is not anticipated to destroy historic materials, features, or spatial relationships that characterize the property. The proposed ground floor façade alterations will introduce a more traditional storefront configuration to the building and remove non-historic awnings that currently cover the historic transom windows in the north bay. Transom windows will be restored in the central bay. The alterations are clearly differentiated in massing and design and incorporate materials and features that are compatible with the historic district, including stucco, glazing, and painted metal storefront system, and will retain a traditional storefront configuration of bulkhead, glazing and transom. The installation of a rooftop, clerestory addition will be sunken below the parapet and not visible from most vantages along the public-right-of-way. The addition will be set back approximately ten feet from the parapet and will be glazed to minimize visibility. This new addition will be differentiated from the existing building and will not affect the integrity of the property and the surrounding historic district.

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 essential form and integrity of the Jackson Square Historic District would be unimpaired if the proposed alterations at the subject property were removed at a future date.

PUBLIC/NEIGHBORHOOD INPUT

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

STAFF ANALYSIS

Staff has determined that the proposed work will be in conformance with the requirements of Article 10, Appendix B and the *Secretary of Interior's Standards for Rehabilitation*. Proposed work will not damage or destroy distinguishing original qualities or character of the Jackson Square Historic District. The overall proposal includes the renovation of the previously altered ground floor along Montgomery Street. Staff finds that the historic character of the property will be retained and preserved and will not result in the removal of historic fabric.

The proposal consists of the renovation of two ground floor commercial units including installation of a new storefront system and entry doors. The work includes the insertion of new storefronts that reference the configuration, materials and scale of historic storefronts in the district. The alterations are clearly differentiated in massing and design and incorporate materials and features that are compatible with the historic district, including painted metal, stucco, glazing, and a traditional storefront configuration of

bulkhead, glazing and transom. The Department believes that the proposed storefronts are clearly differentiated and articulated as a new design element within Jackson Square Historic District, and are compatible with the scale and character of the property and the district. This compatibility is achieved through the use of similar materials seen throughout the district and referencing the design, scale and configuration of historic storefronts in the district. The proposed materials include painted metal and glass that match the existing materials of the subject property. These materials are consistent with the character of the Jackson Square Historic District, in which transparent storefronts predominate.

The proposal includes the removal of non-historic awnings and planters along the primary façade. Additionally, historic materials, such as the stucco ornament and transom windows, will be repaired and restored where necessary. The proposal ensures that all existing historic materials are retained and new materials are clearly differentiated in materiality, yet compatible with the character of the building and the historic district.

The proposal includes the installation of a rooftop, clerestory addition that is set back approximately ten feet from the parapet wall. This addition will be minimally visible from the public right-of-way and will be sunken such that it extends 3 feet above the parapet. This new intervention 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 the surrounding historic district.

ENVIRONMENTAL REVIEW STATUS

The Planning Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15301 (Class One-Minor Alteration of Existing facility) because the project is a minor alteration of an existing structure and meets the *Secretary of the Interior's Standards*.

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. Staff recommends the following conditions of approval:

- Prior to issuance of the Site Permit, dimensioned elevations, details, and sections showing all exterior profiles and dimensions for the new storefront system will be forwarded for review and approval by Planning Department Preservation Staff.
- As part of the Building Permit, the new storefronts shall feature a painted or powder-coated finish to ensure compatibility with the surrounding historic fabric. A material and finish sample of the storefront system shall be provided to Planning Department Preservation Staff for review and approval. The Project Sponsor shall provide updated annotations and details on the architectural drawings, as determined by staff.

- Prior to issuance of any sign permits, a sign program will be created through consultation with Planning Department Preservation Staff to ensure consistent, compatible tenant signage throughout the building that is compatible with the character of signage within the historic district.

ATTACHMENTS

Draft Motion

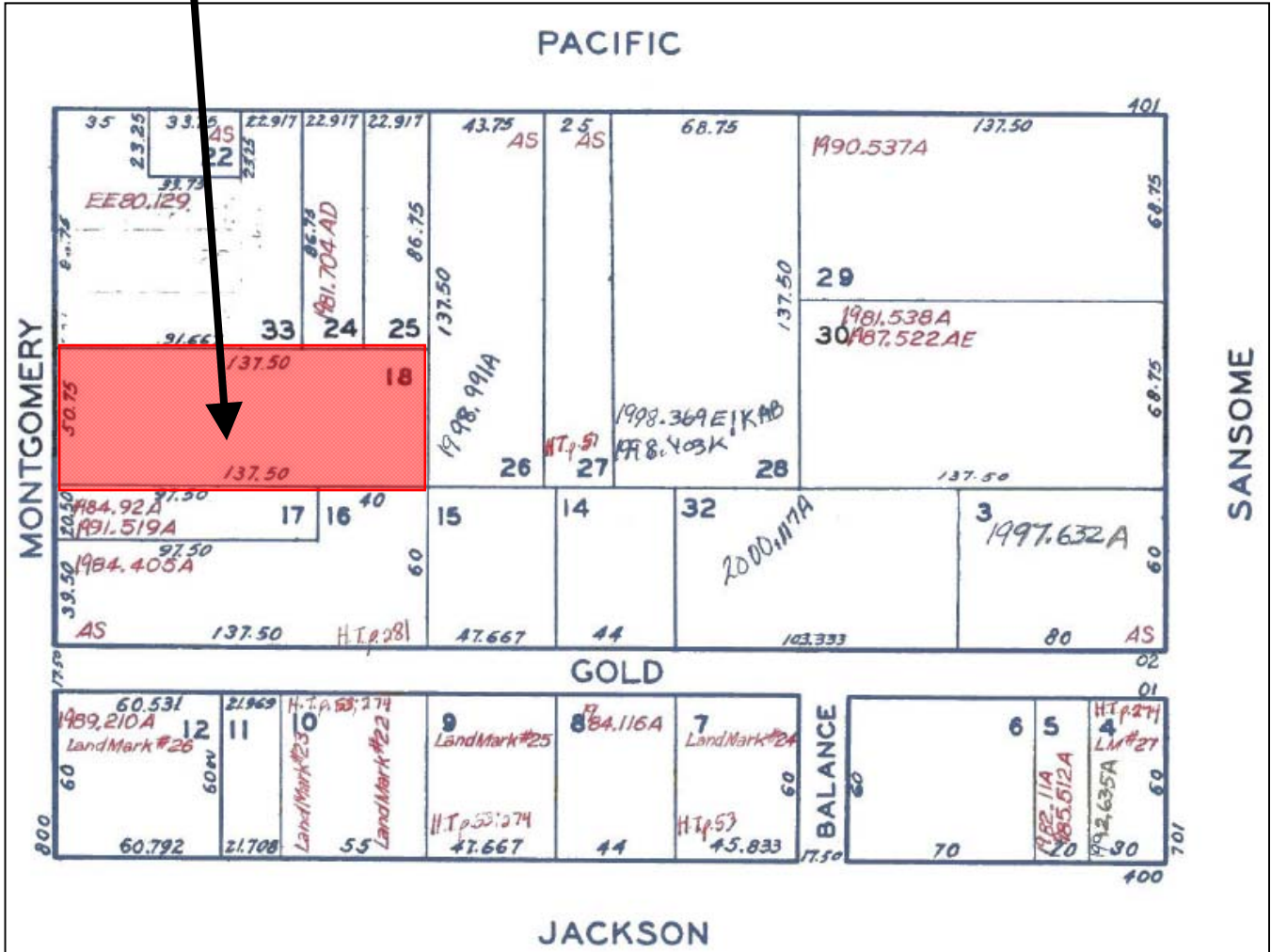
Photographs

Plans

GH: G:\Documents\CofA\836 Montgomery\HPC hearing\836 Montgomery_Case Report.doc

Parcel Map

SUBJECT PROPERTY

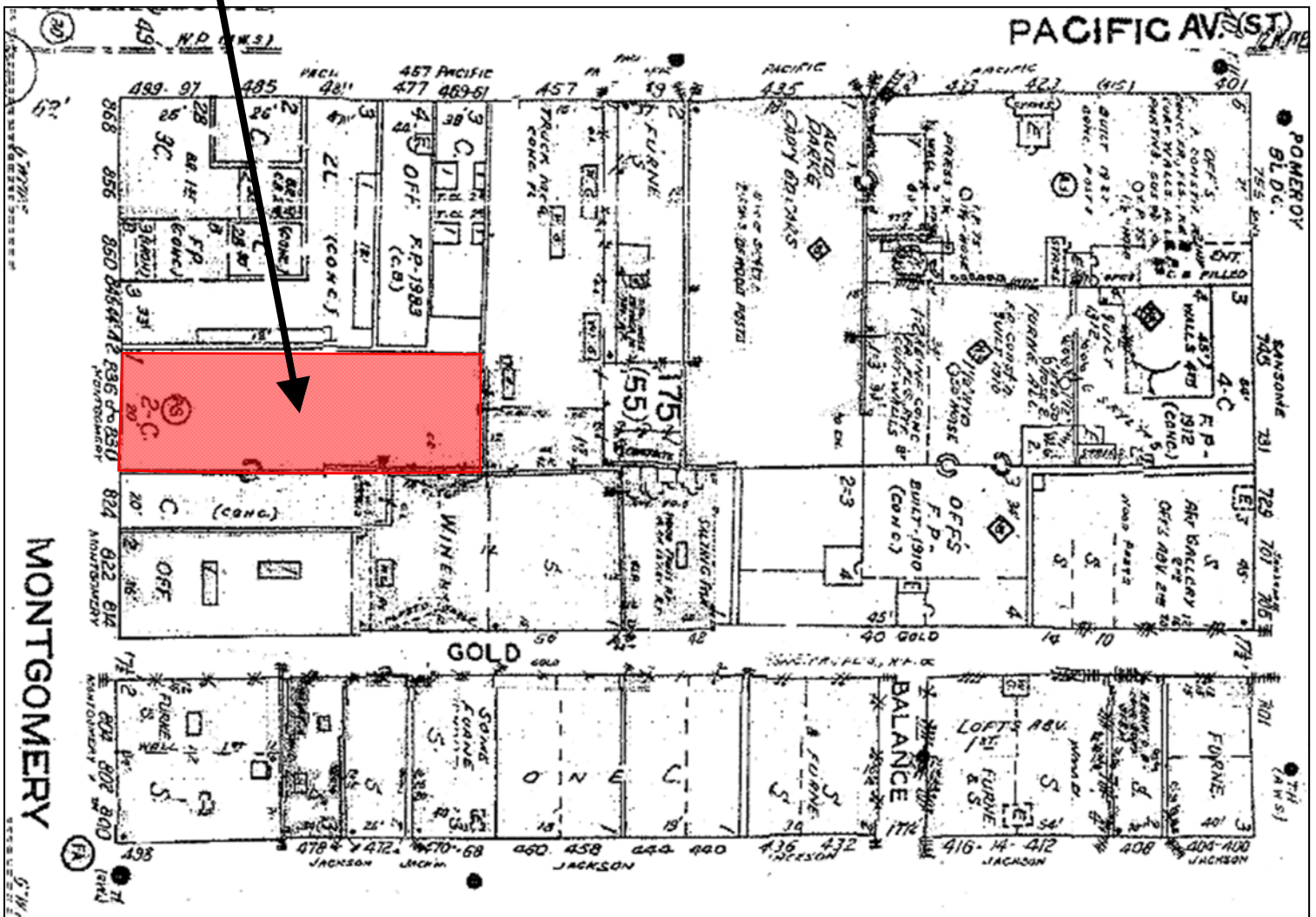


Certificate of Appropriateness Hearing
 Case Number 2012.0098A
 836 Montgomery Street



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
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Aerial Photo

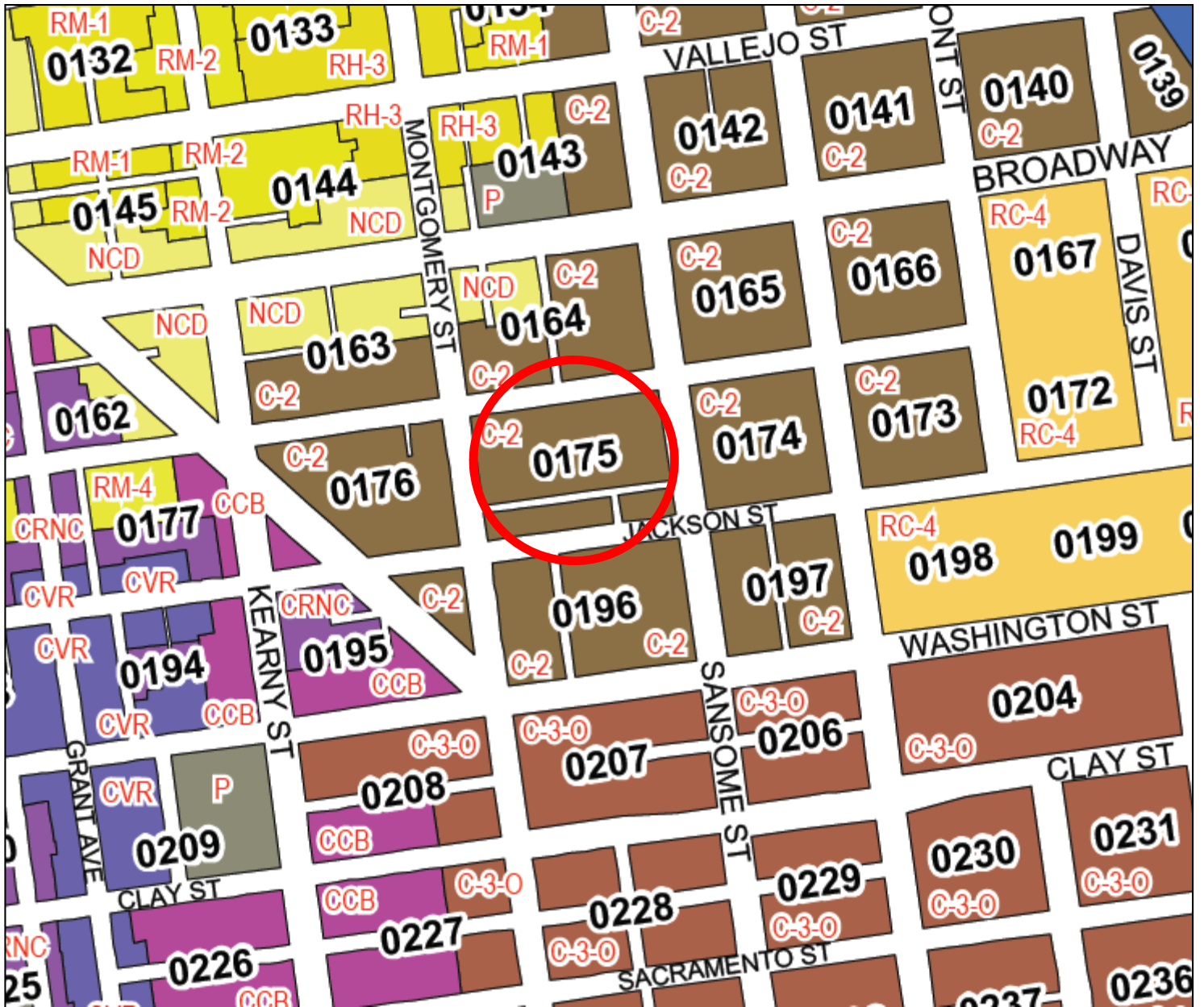
SUBJECT PROPERTY



Certificate of Appropriateness Hearing
Case Number 2012.0098A
836 Montgomery Street



Zoning Map



Certificate of Appropriateness Hearing
Case Number 2012.0098A
836 Montgomery Street

Site Photo



Certificate of Appropriateness Hearing
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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 018 IN ASSESSOR'S BLOCK 0175, WITHIN A C-2 (COMMUNITY BUSINESS) ZONING DISTRICT AND A 65-A HEIGHT AND BULK DISTRICT.

PREAMBLE

WHEREAS, on February 1, 2012, Frank Merritt of Jensen Architects (Project Sponsor) filed an application with the San Francisco Planning Department (hereinafter "Department") for a Certificate of Appropriateness to renovate the commercial units of the building located on the subject property on lot 018 in Assessor's Block 0175 for office use. The work includes interior renovation of the two commercial tenant spaces, storefront alterations, and the insertion of a non-visible mezzanine clerestory addition. The project would reduce approximately 730 square feet of office space from the existing 5,289 square-foot office building through the removal of a portion of the mezzanine. The resulting project will include a total of 4,559 square feet of office space. Specifically, the work includes:

- Removal of non-historic awnings and gates on the primary facade;
- Removal of planter boxes from the sidewalk in front of the primary façade;

- Installation of a contemporary storefront system and glass entrance doors within the existing bays;
- Installation of a roll-down security door concealed in the soffit of the south bay;
- Reconstruction of the transom windows in the central bay and restoration of the existing transom windows in the north bay;
- Interior tenant improvements;
- Patching and repair of existing stucco on primary façade;
- Replacement of rooftop skylights; and
- Installation of a non-visible clerestory rooftop addition.

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 September 5, 2012, the Commission conducted a duly noticed public hearing on the current project, Case No. 2012.0098A ("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 the Certificate of Appropriateness, in conformance with the architectural plans dated July 12, 2012 and labeled Exhibit A on file in the docket for Case No. 2012.0098A based on the following findings:

CONDITIONS OF APPROVAL

- Prior to issuance of the Site Permit, dimensioned elevations, details, and sections showing all exterior profiles and dimensions for the new storefront system will be forwarded for review and approval by Planning Department Preservation Staff.
- As part of the Building Permit, the new storefronts shall feature a painted or powder-coated finish to ensure compatibility with the surrounding historic fabric. A material and finish sample of the storefront system shall be provided to Planning Department Preservation Staff for review and approval. The Project Sponsor shall provide updated annotations and details on the architectural drawings, as determined by staff.
- Prior to issuance of any sign permits, a sign program will be created through consultation with Planning Department Preservation Staff to ensure consistent, compatible tenant signage throughout the building that is compatible with the character of signage within the historic district.

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 Jackson Square Historic District.

- That the proposal is compatible with, and respects, the character-defining features within the Jackson Square Historic District;
- Proposed work will not damage or destroy distinguishing original qualities or character of the Jackson Square Historic District;
- The proposed project will not remove distinctive materials, nor irreversibly alter features, spaces, or spatial relationships that characterize the property or the historic district;
- The proposed project would repair rather than replace deteriorated features where possible. If the severity of deterioration requires replacement, the new feature would match the old in design, color, texture and materials;
- The alterations are clearly differentiated in massing and design and incorporate materials and features that are compatible with the historic district, including a traditional storefront configuration of bulkhead, glazing and transom; and
- The proposed project meets the following *Secretary of the Interior's Standards for Rehabilitation*:

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.

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 3.

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

Standard 4.

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

Standard 5.

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

Standard 6.

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

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 landmark for the future enjoyment and education of San Francisco residents and visitors.

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

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

The proposed project will not have any impact on neighborhood serving retail uses.

- 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 landmark in conformance with the Secretary of the Interior's Standards.

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

The project will not have any impact on the City's supply of affordable housing.

- 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 improved by the proposed work. The work will eliminate unsafe conditions at the site and all construction will be executed in compliance with all applicable construction and safety measures.

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

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

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

The proposed project will not impact the access to sunlight or vistas for the parks and open space.

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 a Certificate of Appropriateness** for the property located at Lot 018 in Assessor's Block 0175 for proposed work in conformance with the renderings and architectural sketches dated July 12, 2012 and labeled Exhibit A on file in the docket for Case No. 2012.0098A.

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 September 5, 2012.

Linda D. Avery
Commission Secretary

AYES: X

NAYS: X

ABSENT: X

ADOPTED: September 5, 2012

836 Montgomery

Next World Capital | JENSEN ARCHITECTS



Certificate of Appropriateness

Original Application February 1, 2012

Revised Proposal July 12, 2012

836 Montgomery

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|-----------|-----------------------------|
| I | Project Overview |
| 2 | Neighborhood Context |
| 4 | Existing Conditions |
| 5 | Historical Photo |
| 6 | Site Plan |
| 7 | Site Section |
| 8 | Montgomery Street Elevation |
| 9 | Rendered Views |
| 11 | Sight Line Study |
| 14 | Enlarged Entry Plan |
| 15 | Proposed Elevation |
| 16 | Summary |

836 Montgomery

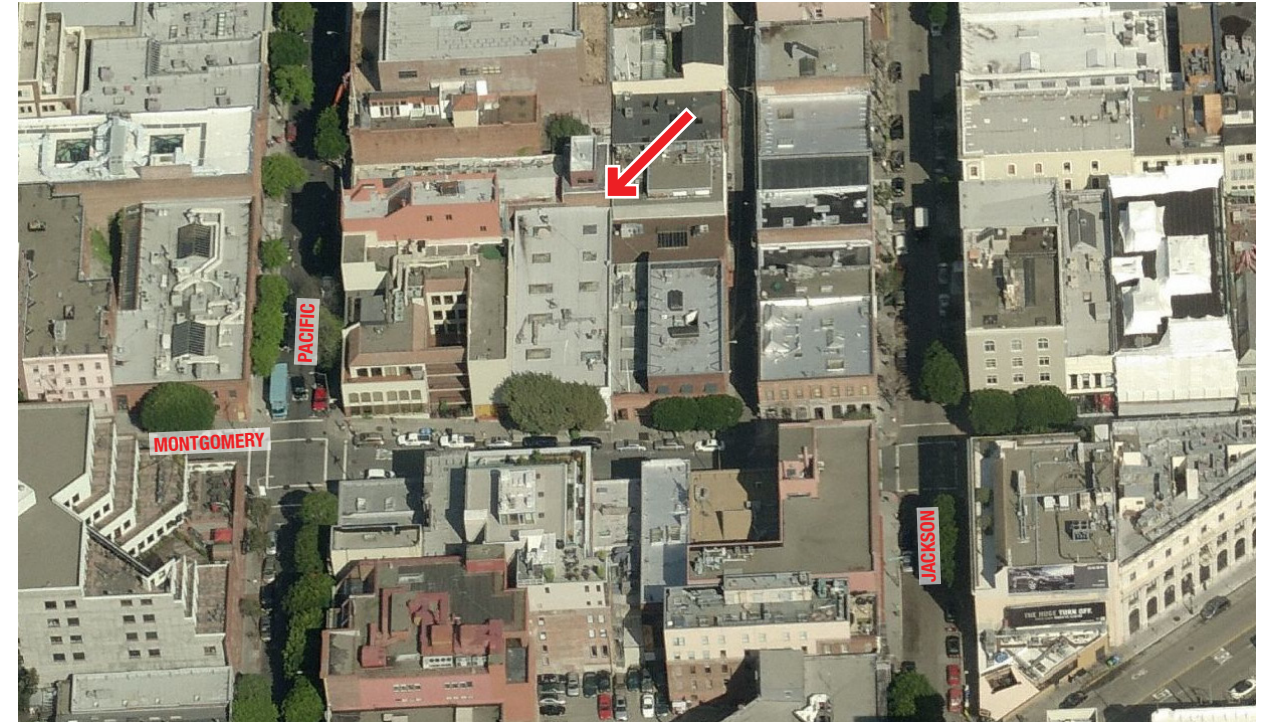
The proposed project is a remodel of an existing 1920s concrete and wood-framed structure in historic Jackson Square. The property will remain as a business use with two tenant spaces, offering diverse economic opportunities for the neighborhood.



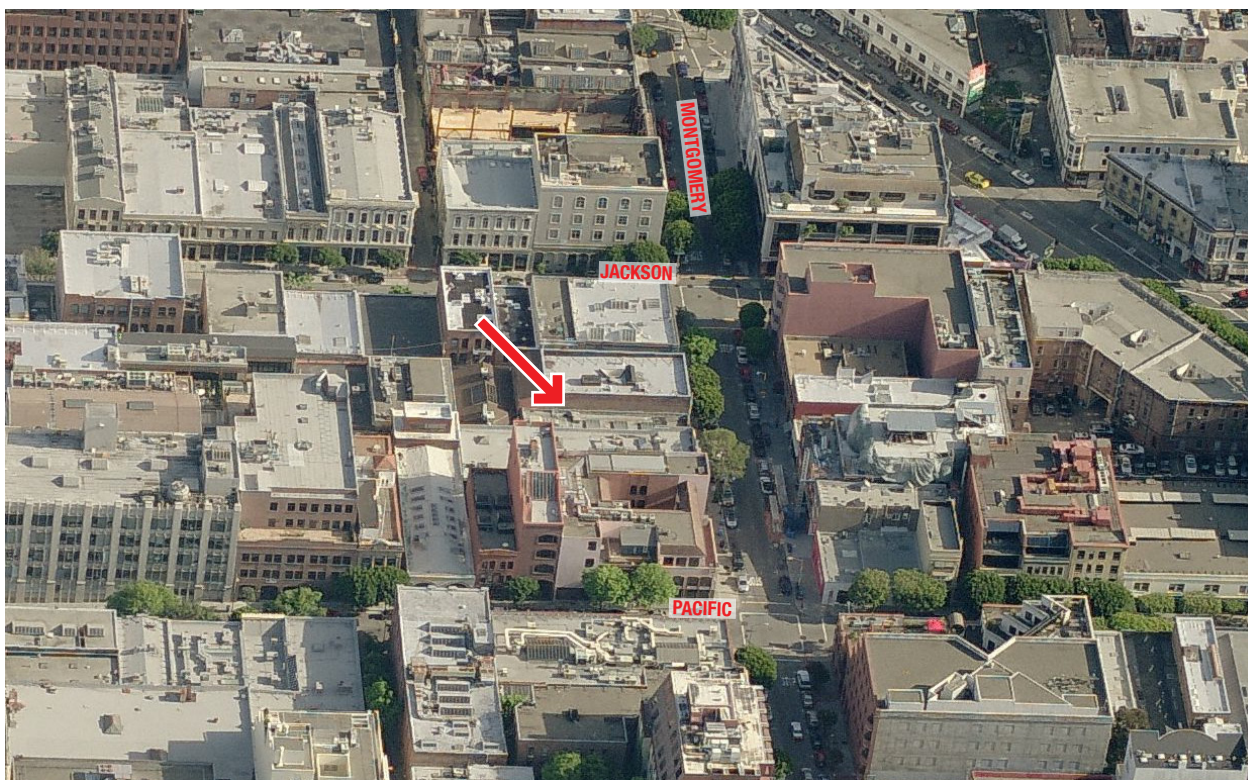
NEIGHBORHOOD CONTEXT



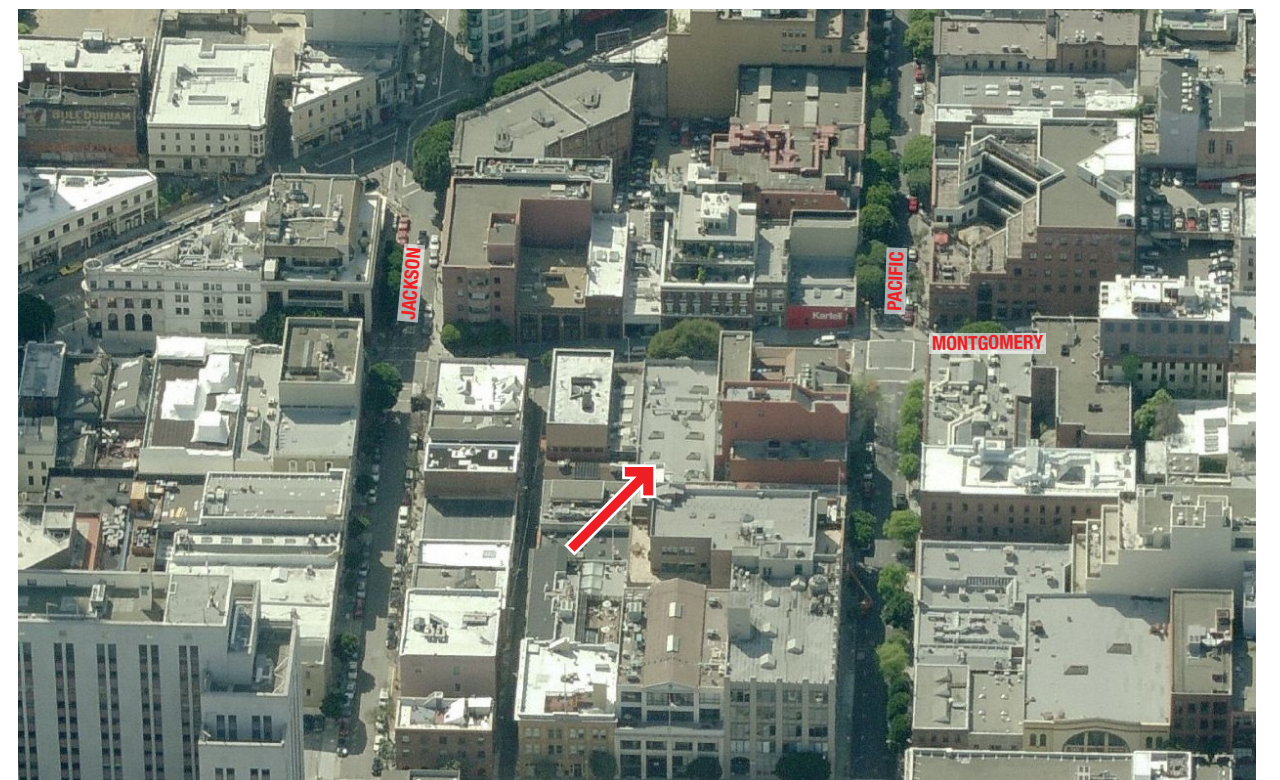
A. AERIAL LOOKING NORTH



C. AERIAL LOOKING EAST



B. AERIAL LOOKING SOUTH



D. AERIAL LOOKING WEST

NEIGHBORHOOD CONTEXT



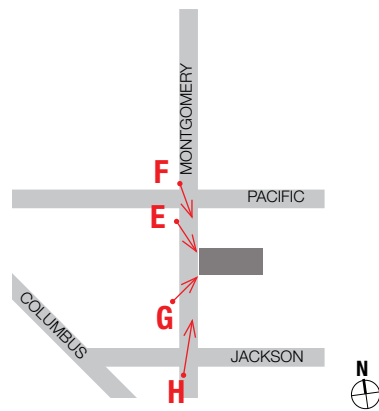
E. SOUTHEAST VIEW OF PROPERTY



F. VIEW SOUTH ALONG MONTGOMERY STREET



G. NORTHEAST VIEW OF PROPERTY



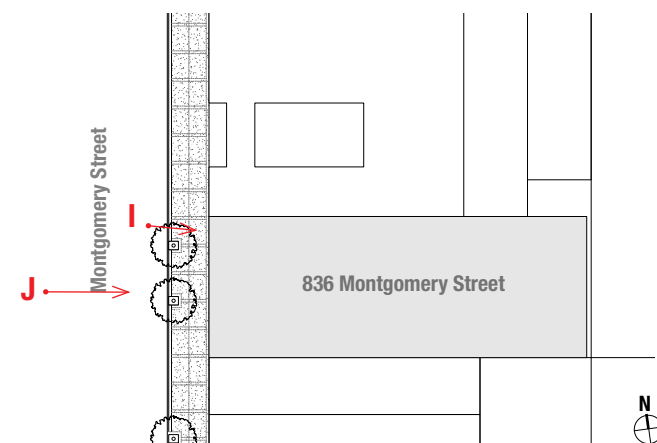
H. VIEW NORTH ALONG MONTGOMERY STREET



I. HISTORIC DETAILS TO BE PRESERVED



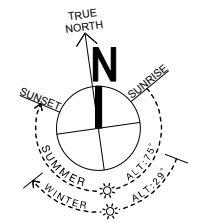
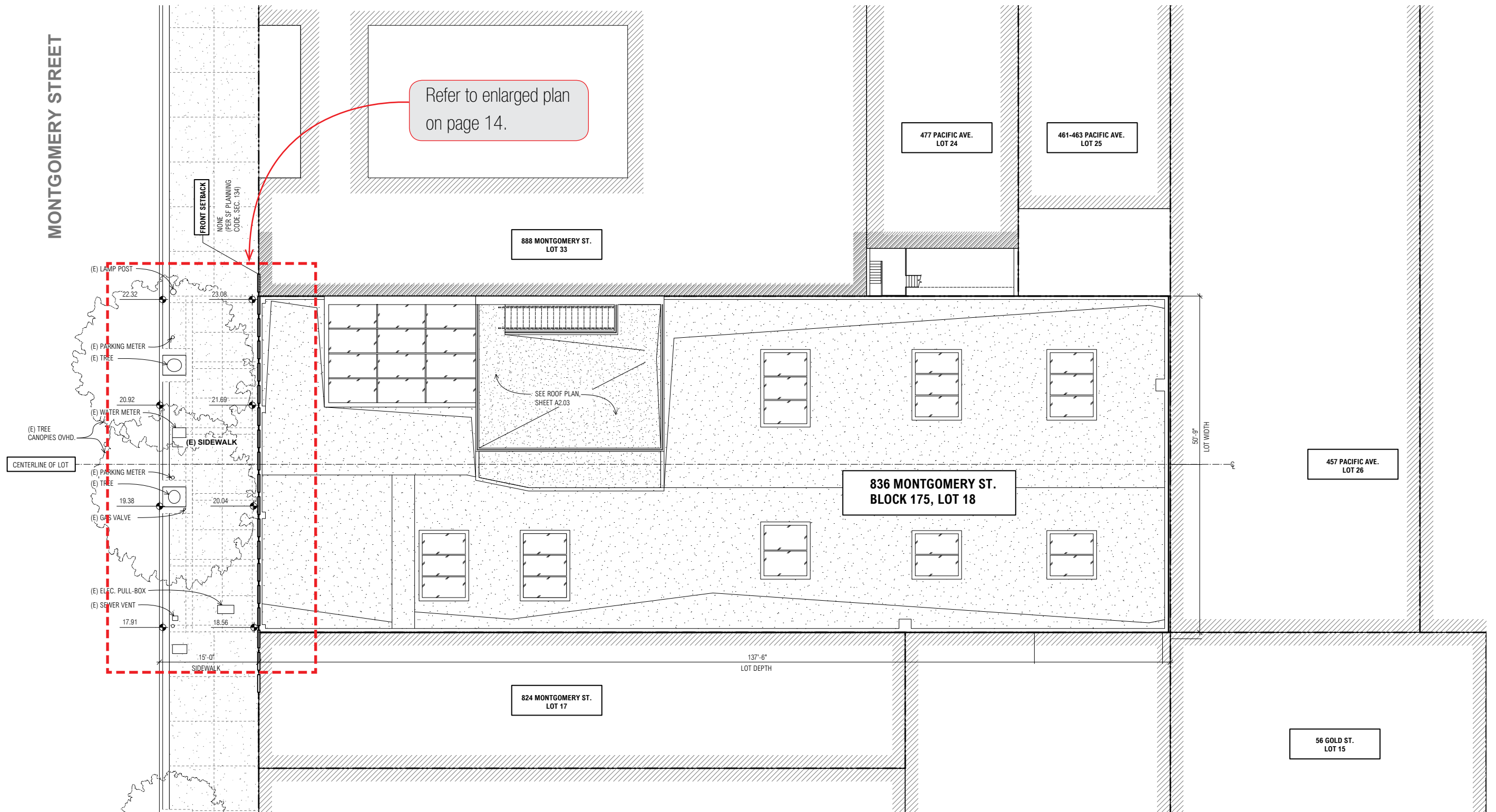
J. MONTGOMERY STREET ELEVATION



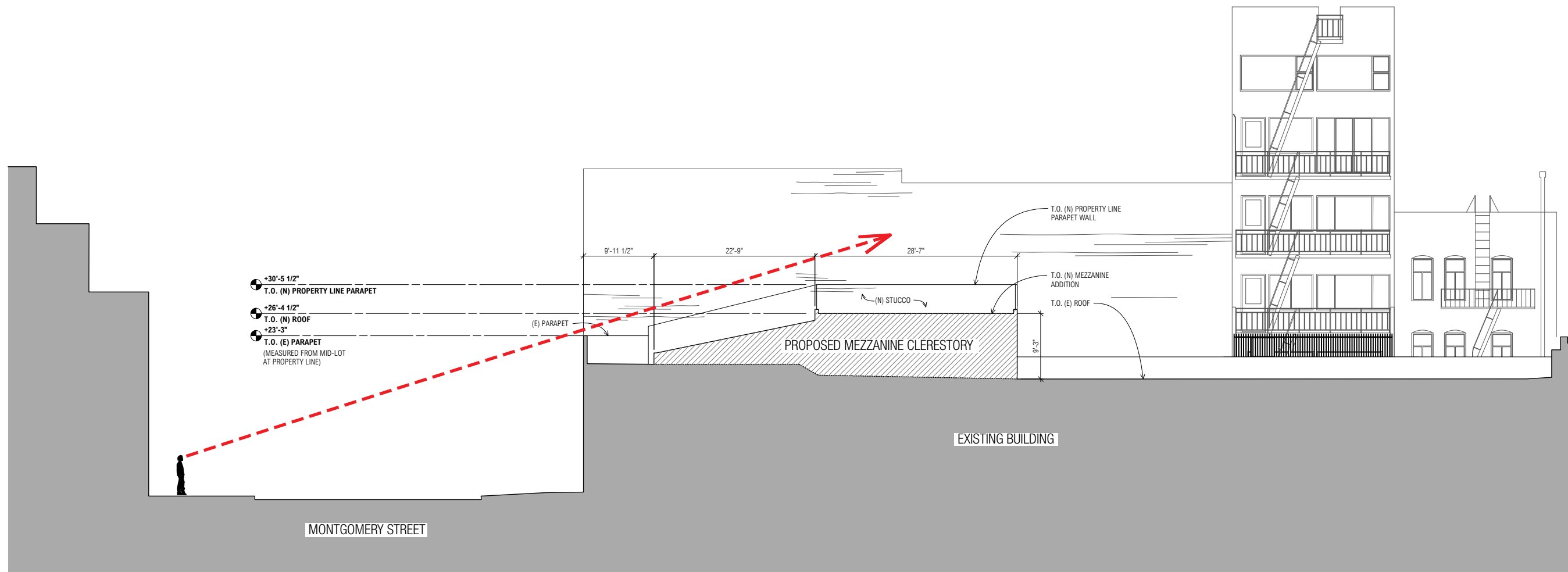


K. MONTGOMERY STREET ELEVATION (1972 HISTORICAL PHOTO)

SITE PLAN



SITE SECTION THROUGH CENTER LINE OF PROPERTY



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

MONTGOMERY STREET ELEVATION



< PACIFIC AVE.

836 MONTGOMERY

GOLD STREET

JACKSON STREET

EXISTING STREET ELEVATION



STREET ELEVATION WITH PROPOSED PROJECT



EXISTING VIEW LOOKING NORTHEAST

The existing building is situated on Montgomery Street with diverse neighbors such as an Italian cultural center, a graphic design office, and several bookstores.



PROPOSED VIEW LOOKING NORTHEAST

We propose to remove non-historic awnings and gates and unify the facade with new paint.



EXISTING VIEW LOOKING SOUTH

The existing building lacks engagement with the street due to an unfriendly metal entry gate.



PROPOSED VIEW LOOKING SOUTH

We propose to replace the metal gate with an attractive and inviting glass entry.

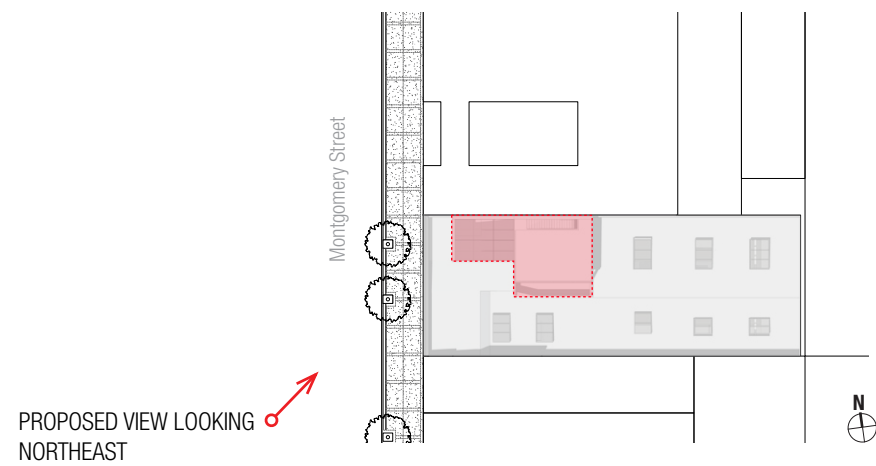
The proposed clerestory is not visible from the public right-of-way

LINE OF (N) PARAPET BEYOND

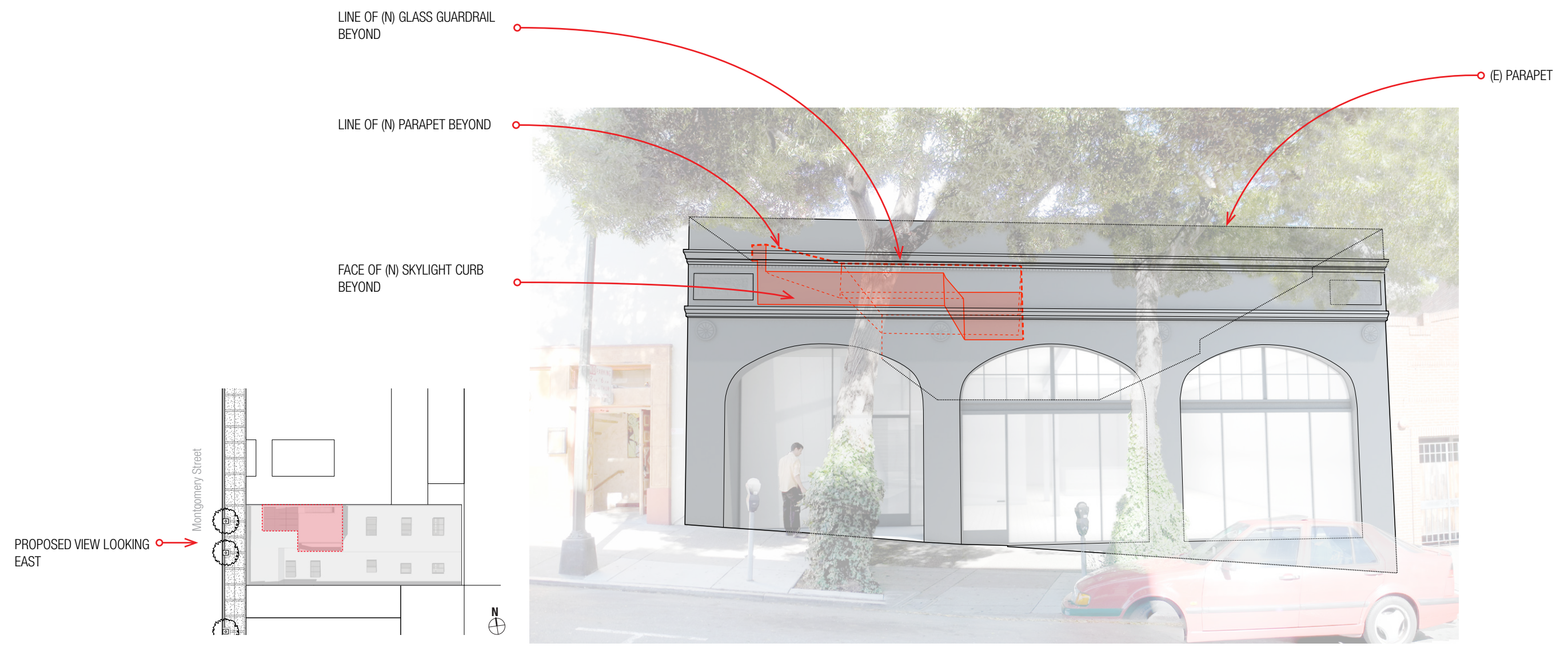
(E) PARAPET

LINE OF (N) GLASS GUARDRAIL BEYOND

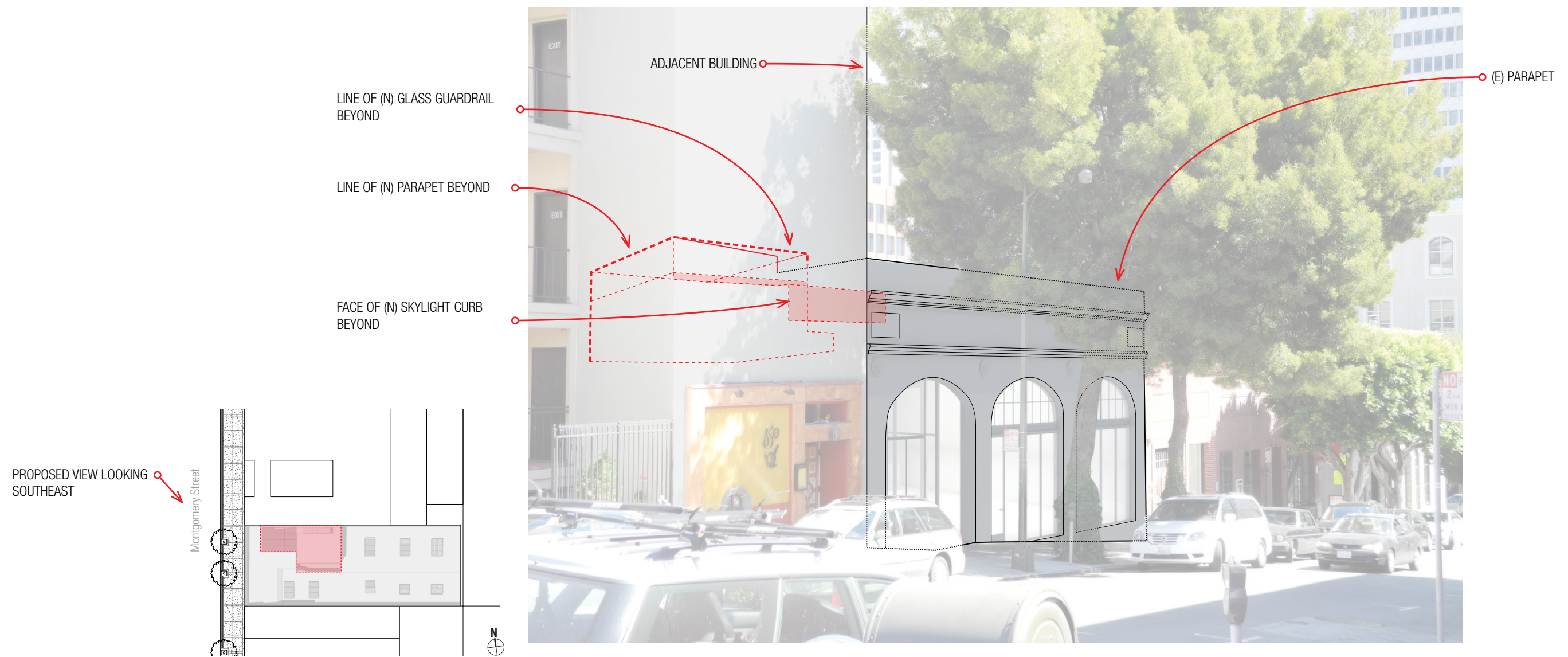
FACE OF (N) MEZZ. ADDITION BEYOND



VIEW LOOKING NORTHEAST

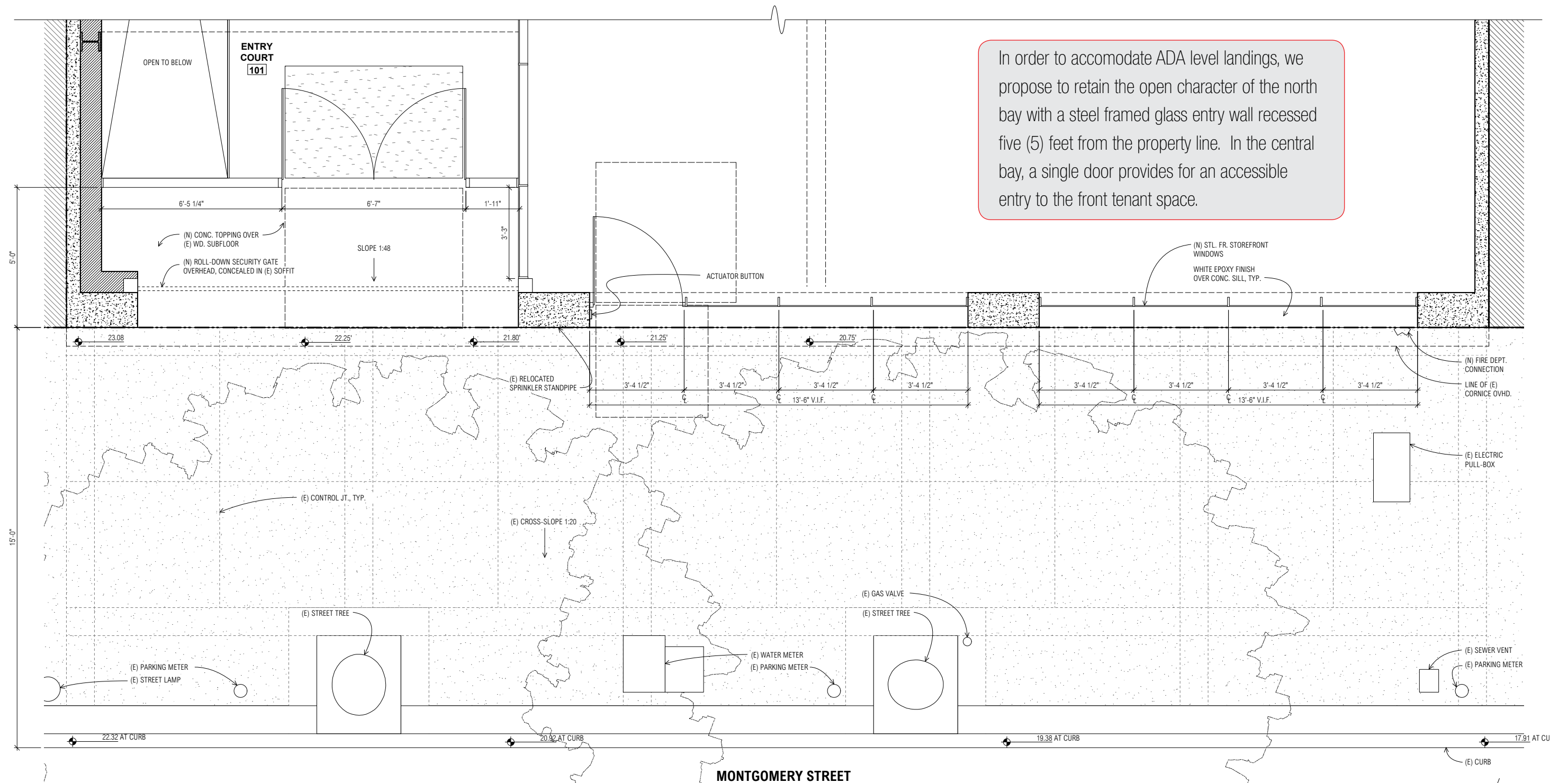


VIEW LOOKING EAST

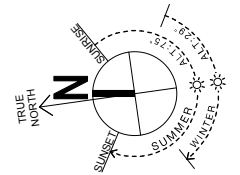


VIEW LOOKING SOUTHEAST

ENLARGED ENTRY PLAN



In order to accommodate ADA level landings, we propose to retain the open character of the north bay with a steel framed glass entry wall recessed five (5) feet from the property line. In the central bay, a single door provides for an accessible entry to the front tenant space.



PROPOSED ELEVATION



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HISTORIC FACADE (C. 1972)



CURRENT FACADE



PROPOSED FACADE

836 Montgomery

Historically, the property at 836 Montgomery Street has functioned as a place of business with large show windows and an inviting entry court. The current building, however, lacks engagement with the sidewalk and surrounding neighbors. The proposed design replaces the existing security gate and increases visibility of the historic features by removing two awnings.

ABBREVIATIONS

| | | | |
|-----------------|--|------------------------|---------------------------------------|
| & | & AND | L | LAM LAMINATE |
| < | < ANGLE | LAV | LAVATORY |
| @ | @ AT | LBS | LBS POUNDS |
| A.B. | A.B. ANCHOR BOLT | LKR | LKR LOCKER |
| ABV. | ABV. ABOVE | LOC | LOC LOCATION |
| ACOUS. | ACOUS. ACOUSTICAL | LTO | LTO LIGHTING |
| A.D. | A.D. AREA DRAIN | MACH. | MACH. MACHINE |
| ADJ. | ADJ. ADJUSTABLE | MAG. | MAG. MAGNETIC |
| A.F.F. | A.F.F. ABOVE FINISH FLOOR | MATL | MATL MATERIAL |
| AGGR | AGGR. AGGREGATE | MAX. | MAX. MAXIMUM |
| ALUM. | ALUM. ALUMINUM | M.B. | M.B. MACHINE BOLT |
| ALT. | ALT. ALTERNATE | M.C. | M.C. MEDICINE CABINET |
| APPROX. | APPROX. APPROXIMATE | M.D.F. | M.D.F. MEDIUM DENSITY FIBERBOARD |
| ARCH. | ARCH. ARCHITECT | M.D.O. | M.D.O. MEDIUM DENSITY OVERLAY (BOARD) |
| ARCHT. | ARCHT. ARCHITECTURAL | MECH. | MECH. MECHANICAL |
| ASPH. | ASPH. ASPHALT | MEMB. | MEMB. MEMBRANE |
| B. | B. BATHROOM | MFR. | MFR. MANUFACTURER |
| BD. | BD. BOARD | MM. | MM. MILLIMETER |
| B.H.C.S. | B.H.C.S. BUTTON HEAD CAP SCREW | MIN. | MIN. MINIMUM / MINUTE |
| BITUM. | BITUM. BITUMINOUS | MISC. | MISC. MISCELLANEOUS |
| BLDG. | BLDG. BUILDING | M.P. | M.P. MEASURING POINT |
| BLK. | BLK. BLOCKING | MTD. | MTD. MOUNTED |
| BM. | BM. BEAM | MTL. | MTL. METAL |
| B.O. | B.O. BOTTOM OF | MUL. | MUL. MULLION |
| BR. | BR. BEDROOM | N. | N. NORTH |
| BTM. | BTM. BOTTOM | NAT. | NAT. NATURAL |
| B.U. | B.U. BUILT UP | N.I.C. | N.I.C. NOT IN CONTRACT |
| CAB. | CAB. CABINET | NO. | NO. NUMBER |
| CARP. | CARP. CARPET | NOM. | NOM. NOMINAL |
| C.B. | C.B. CATCH BASIN | N.T.S. | N.T.S. NOT TO SCALE |
| CHAN. | CHAN. CHANNEL | OBS. | OBS. OBSOLETE |
| C.H. | C.H. CEILING HEIGHT | O.C. | O.C. ON CENTER |
| C.I. | C.I. CAST IRON | O.D. | O.D. OUTSIDE DIAMETER (DIM.) |
| C.J. | C.J. CONTROL JOINT | OFF. | OFF. OFFICE |
| C.L. | C.L. CENTER LINE | OPER. | OPER. OPERABLE |
| C.G. | C.G. CORNER GUARD | OPNG. | OPNG. OPENING |
| CLG. | CLG. CEILING | OPP. | OPP. OPPOSITE |
| CLKG. | CLKG. CALLING | OPPHD. | OPPHD. OPPOSITE HAND |
| CLO. | CLO. CLOSET | PAV. | PAV. PAVING |
| C.O. | C.O. CLEAN OUT | PERF. | PERF. PERFORATED |
| CLR. | CLR. CLEAR | PERP. | PERP. PERPENDICULAR |
| COL. | COL. COLUMN | PL. | PL. PLATE |
| COMP. | COMP. COMPOSITION | P.L. | P.L. PROPERTY LINE |
| CONC. | CONC. CONCRETE | P.LAM. | P.LAM. PLASTIC LAMINATE |
| CONN. | CONN. CONNECTION | PLAS. | PLAS. PLASTER |
| CONSTR. | CONSTR. CONSTRUCTION | PLYWD. | PLYWD. PLYWOOD |
| CONT. | CONT. CONTINUOUS | PR. | PR. PAIR |
| C.M.U. | C.M.U. CONCRETE MASONRY UNIT | PROP. | PROP. PROPERTY |
| C.T. | C.T. CERAMIC TILE | PT. | PT. PAINT |
| CTR. | CTR. CENTER | P.T. | P.T. PRESSURE TREATED |
| CTSK. | CTSK. COUNTERSINK | PTD. | PTD. PAINTED |
| C.W. | C.W. COLD WATER | P.V.C. | P.V.C. POLY VINYL CHLORIDE |
| DBL. | DBL. DOUBLE | Q.T. | Q.T. QUANTITY |
| DEPT. | DEPT. DEPARTMENT | R. | R. RISER |
| DET. | DET. DETAIL | RAD. | RAD. RADIUS |
| D.F. | D.F. DRINKING FOUNTAIN | R.C. | R.C. RESILIENT CHANNEL |
| D. | D. DIAMETER | R.C.P. | R.C.P. REINFORCED CONCRETE |
| DIA. | DIA. DIAMETER | R.D. | R.D. REFLECTED CEILING PLAN |
| DIM. | DIM. DIMENSION | R.D. | R.D. ROOF DRAIN |
| DISP. | DISP. DISPENSER | REF. | REF. REFERENCE |
| DN. | DN. DOWN | REFR. | REFR. REFRIGERATOR |
| D.O. | D.O. DOOR OPENING | REG. | REG. REGISTER |
| DR. | DR. DOOR | REIN. | REIN. REINFORCED |
| DS. | DS. DOWNSPOUT | REOD. | REOD. REQUIRED |
| DWG(S). | DWG(S). DRAWING(S) | REMT.(S) | REMT.(S) REQUIREMENT(S) |
| DWR. | DWR. DRAWER | RESI. | RESI. RESILIENT |
| (E) | (E) EXISTING | REV. | REV. REVISION |
| E. | E. EAST | R.H.W.S. | R.H.W.S. ROUND HEAD WOOD SCREW |
| EA. | EA. EACH | R.H.M.S. | R.H.M.S. ROUND HEAD MACHINE SCREW |
| E.F. | E.F. EXHAUST FAN | RM. | RM. ROOM |
| E.J. | E.J. EXPANSION JOINT | R.O. | R.O. ROUGH OPENING |
| EL. | EL. ELEVATION | RWD. | RWD. REDWOOD |
| ELEC. | ELEC. ELECTRICAL | R.W.L. | R.W.L. RAIN WATER LEADER |
| ELEV. | ELEV. ELEVATOR | S. | S. SOUTH |
| EMER. | EMER. EMERGENCY | S.A.D. | S.A.D. SEE ARCHITECTURAL DWGS. |
| ENG. | ENG. ENGINEER | S.C. | S.C. SOLID CORE |
| EQ. | EQ. EQUAL | SCHED. | SCHED. SCHEDULE |
| EQPT. | EQPT. EQUIPMENT | S.E.D. | S.E.D. SEE ELECTRICAL DWGS. |
| E.S. | E.S. EACH SIDE | SECT. | SECT. SECTION |
| EXT. | EXT. EXTERIOR | S.H.C.S. | S.H.C.S. SOCKET HEAD CAP SCREW |
| F.A. | F.A. FIRE ALARM | SHT. | SHT. SHEET |
| F.A.U. | F.A.U. FORCED AIR UNIT | SHTG. | SHTG. SHEATHING |
| F.B. | F.B. FLAT BAR | SHM. | SHM. SIMILAR |
| F.D. | F.D. FLOOR DRAIN | SI. | SI. SIMILAR JOINT |
| F.E. | F.E. FIRE EXTINGUISHER | S.I.D. | S.I.D. SEE LANDSCAPE DWGS. |
| F.E.C. | F.E.C. FIRE EXTINGUISHER CABINET | S.M.D. | S.M.D. SEE MECHANICAL DWGS. |
| F.F. | F.F. FLOOR CLEAN OUT | SPEC. | SPEC. SPECIFICATION |
| F.F.L. | F.F.L. FINISH FLOOR | SQ. | SQ. SQUARE |
| F.H.C.S. | F.H.C.S. FLAT HEAD CAP SCREW | S.S.D. | S.S.D. SEE STRUCTURAL DWGS. |
| F.H.M.S. | F.H.M.S. FLAT HEAD MACHINE SCREW | S.S. | S.S. STAINLESS STEEL |
| F.H.W.S. | F.H.W.S. FLAT HEAD WOOD SCREW | STA. | STA. STATION |
| FIN. | FIN. FINISH | STL. | STL. STEEL |
| FIXT. | FIXT. FIXTURE | STD. | STD. STANDARD |
| FLR. | FLR. FLOOR | STOR. | STOR. STORAGE |
| FLASH. | FLASH. FLASHING | STRUC. | STRUC. STRUCTURAL |
| FLUOR. | FLUOR. FLUORESCENT | SUSP. | SUSP. SUSPENDED |
| FND. | FND. FOUNDATION | T. | T. TREAD |
| F.O. | F.O. FACE OF | TEL. | TEL. TELEPHONE |
| F.O.C. | F.O.C. FACE OF CONCRETE | TEMP. | TEMP. TEMPERED |
| F.O.F. | F.O.F. FACE OF FINISH | T & G | T & G TONGUE AND GROOVE |
| F.O.M. | F.O.M. FACE OF MASONRY | THK. | THK. THICK |
| F.O.S. | F.O.S. FACE OF STUDS | THRU. | THRU. THROUGH |
| FRF. | FRF. FIREPROOF | TN. | TN. TOENAIL |
| F.S. | F.S. FIRE SPRINKLER | T.O.P. | T.O.P. TOP OF |
| F.T. | F.T. FIRE TREATED | T.O.P. OF PLATE | T.O.P. OF PLATE |
| FT. | FT. FOOT OR FEET | T.O.S. | T.O.S. TOP OF SLAB / SHEATHING |
| FTG. | FTG. FOOTING | T.V. | T.V. TELEVISION |
| FR. | FR. FRAME | T.O.W. | T.O.W. TOP OF WALL |
| GA. | GA. GAUGE | TYP. | TYP. TYPICAL |
| GALV. | GALV. GALVANIZED | UNF. | UNF. UNFINISHED |
| G.B. | G.B. GRAB BAR | U.O.N. | U.O.N. UNLESS OTHERWISE NOTED |
| G.F.R.C. | G.F.R.C. GLASS FIBER REINFORCED CONCRETE | UR. | UR. URINAL |
| GL. | GL. GLASS | VAR. | VAR. VARIES |
| GND. | GND. GROUND | V.C.T. | V.C.T. VINYL COMPOSITION TILE |
| GR. | GR. GRADE | VER. | VER. VERTICAL |
| G.S.M. | G.S.M. GALVANIZED SHEET METAL | V.G.D.F. | V.G.D.F. VERTICAL GRAIN DOUGLAS FIR |
| GYP.BD. | GYP.BD. GYPSUM BOARD | V.I.F. | V.I.F. VERIFY IN FIELD |
| H.B. | H.B. HOSE BIB | W. | W. WEST |
| H.C. | H.C. HOLLOW CORE | W. | W. WITH |
| H.D.G. | H.D.G. HOT-DIPPED GALVANIZED | W.C. | W.C. WATER CLOSET |
| HDR. | HDR. HEADER | WD. | WD. WOOD |
| HDWD. | HDWD. HARDWOOD | WID. | WID. WASHER / DRYER |
| HGT. | HGT. HEIGHT | WIDW. | WIDW. WINDOW |
| H.H.B. | H.H.B. HEX HEAD BOLT | W.G. | W.G. WIRE GLASS |
| H.H.C.S. | H.H.C.S. HEX HEAD CAP SCREW | WH. | WH. WATER HEATER |
| H.M. | H.M. HOLLOW METAL | W.M. | W.M. WALL MOUNT |
| HORIZ. | HORIZ. HORIZONTAL | W.D. | W.D. WHERE OCCURS |
| H.R. | H.R. HAND RAIL | W/O. | W/O. WITHOUT |
| HR. | HR. HOUR | WP. | WP. WATERPROOFING |
| H.W. | H.W. HOT WATER | W.R. | W.R. WATER RESISTANT |
| LD. | LD. INSIDE DIAMETER | W.SCT. | W.SCT. WAHNSCOT |
| INSUL. | INSUL. INSULATION | WT. | WT. WEIGHT |
| INT. | INT. INTERIOR | W.W.F. | W.W.F. WIRE WELDED FABRIC |
| INV. | INV. INVERT | W.W.M. | W.W.M. WOVEN WIRE MESH |
| JAN. | JAN. JANITOR | | |
| JT. | JT. JOINT | | |
| KIT. | KIT. KITCHEN | | |

LÉPINARD JACKSON SQUARE

PROJECT SUMMARY

| | | | |
|-----------------------------------|--|-----------------|--------------------------|
| DESCRIPTION: | THIS PROJECT IS WITHIN THE JACKSON SQUARE HISTORIC DISTRICT AND CONSISTS OF A FACADE REMODEL AND MEZZANINE ADDITION TO A 1920S CONCRETE AND WOOD-FRAMED BUILDING. THERE IS NO CHANGE OF USE. | | |
| | SCOPE INCLUDES: NEW STOREFRONT WINDOWS, ENTRY DOORS, MEZZANINE LEVEL, REPLACEMENT SKYLIGHTS & MISC. FINISHES. | | |
| PLANNING DATA: | 836 MONTGOMERY ST., SAN FRANCISCO, CA 94113 | | |
| PROJECT ADDRESS | 0175 / 018 | | |
| BLOCK AND LOT | C-2 COMMUNITY BUSINESS | | |
| ZONING DISTRICT | 65-A | | |
| HEIGHT & BULK DISTRICT | FINANCIAL DISTRICT | | |
| PLANNING DISTRICT | JACKSON SQUARE | | |
| SPECIAL USE DISTRICT | NORTHEAST | | |
| PLANNING QUADRANT | NONE | | |
| LANDMARK STATUS | 6,973 SQ. FT. | | |
| LOT AREA | REQD. SETBACKS: | EXISTING | PROPOSED |
| | FRONT SET BACK | NONE | NO CHANGE |
| | REAR SET BACK | NONE | NO CHANGE |
| | SIDE YARD SETBACK | NONE | NO CHANGE |
| | REQD./ALLOWABLE | NONE REQD. | NONE REQD. |
| | REAR SET BACK | NONE | NO CHANGE |
| | SIDE YARD SETBACK | NONE | NO CHANGE |
| | REQD./ALLOWABLE | NONE REQD. | NONE REQD. |
| BUILDING DATA: | EXISTING | PROPOSED | REQD./ALLOWABLE |
| CONSTRUCTION TYPE | TYPE IIIIB | NO CHANGE | - |
| STORIES OF OCCUPANCY | 1 + BASEMENT | NO CHANGE | 3 |
| BASEMENTS | 1 | NO CHANGE | - |
| AREA OF WORK | 1,278 SQ. FT. | 1,766 SQ. FT. | - |
| TOTAL AREA OF BUILDING | 9,380 SQ. FT. | 9,868 SQ. FT. | 57,000 SQ. FT. PER FLOOR |
| BUILDING HEIGHT | 23' - 3" | 26' - 4 1/2" | 65'-0" MAX. |
| BUILDING USE | BUSINESS | NO CHANGE | - |
| OCCUPANCY GROUP | B | NO CHANGE | - |
| FIRE SPRINKLERS | YES | YES | - |
| FIRE ALARM SYSTEM | YES | YES | - |
| OFF-STREET PKG. SPACES | 0 | 0 | - |
| NO. OF DWELLING UNITS | 0 | 0 | - |

BUILDING AREA CALCULATIONS

| | | |
|---|-----------------------------|----------------------|
| GROSS FLOOR AREA : | EXISTING | PROPOSED |
| - AREA OF WORK | | |
| | 1ST LEVEL | 1,278 SQ. FT. |
| | MEZZANINE | 488 SQ. FT. |
| | AREA OF WORK TOTAL : | 1,766 SQ. FT. |
| - REMAINDER OF BUILDING (NO WORK): | | |
| | BASEMENT | 2,610 SQ. FT. |
| | 1ST LEVEL | 5,492 SQ. FT. |
| | MEZZANINE | 0 SQ. FT. |
| | SUBTOTAL | 8,102 SQ. FT. |
| | BUILDING TOTAL : | 9,868 SQ. FT. |

APPLICABLE CODES

| | |
|------------------------|--|
| BUILDING CODES: | 2010 CALIFORNIA BUILDING CODE WITH SAN FRANCISCO AMENDMENTS. |
| | 2010 CALIFORNIA ELECTRICAL CODE WITH SAN FRANCISCO AMENDMENTS. |
| | 2010 CALIFORNIA ENERGY CODE. |
| | 2010 CALIFORNIA GREEN BUILDING STANDARDS CODE. |
| | 2010 CALIFORNIA MECHANICAL CODE WITH SAN FRANCISCO AMENDMENTS. |
| | 2010 CALIFORNIA PLUMBING CODE WITH SAN FRANCISCO AMENDMENTS. |

| | |
|------------------------|---|
| PLANNING CODES: | SAN FRANCISCO PLANNING CODE W/ ALL UPDATES TO PRESENT |
|------------------------|---|

LOCATION MAP



N.T.S.

GENERAL NOTES

- CONTRACTOR TO VERIFY CONDITIONS AND DIMENSIONS AT THE SITE. BRING ANY INCONSISTENCIES TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH WORK.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL GOVERN. DETAILS SHALL GOVERN OVER PLANS AND ELEVATIONS. LARGE SCALE DRAWINGS SHALL GOVERN OVER SMALL SCALE DRAWINGS. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY CONFLICTS IN WRITING PRIOR TO COMMENCEMENT OF WORK.
- ALL DIMENSIONS ARE TO FACE OF FINISH UNLESS OTHERWISE NOTED.
- COORDINATE EXACT LOCATION OF ALL ELECTRICAL FIXTURES AND OUTLETS WITH ARCHITECT IN THE FIELD.
- COORDINATE EXACT LOCATION OF MECHANICAL EQUIPMENT, DUCTS, GRILLES, REGISTERS, FLUES AND VENTS WITH ARCHITECTURAL DRAWINGS.
- INSTALL ALL MATERIALS, EQUIPMENT AND FIXTURES IN CONFORMANCE WITH THE REQUIREMENTS AND RECOMMENDATIONS OF THE MANUFACTURER.
- PROVIDE ALL NECESSARY BLOCKING, BACKING, AND FRAMING FOR: LIGHT FIXTURES, ELECTRICAL UNITS, PLUMBING FIXTURES, HEATING EQUIPMENT, CASEWORK AND ALL OTHER ITEMS REQUIRING SUPPORT.
- CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING ON-SITE UTILITIES DURING CONSTRUCTION.
- ANY QUESTIONS REGARDING THE INTENT RELATED TO THE LAYOUT OF THE NEW WORK SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO PROCEEDING WITH ANY WORK.

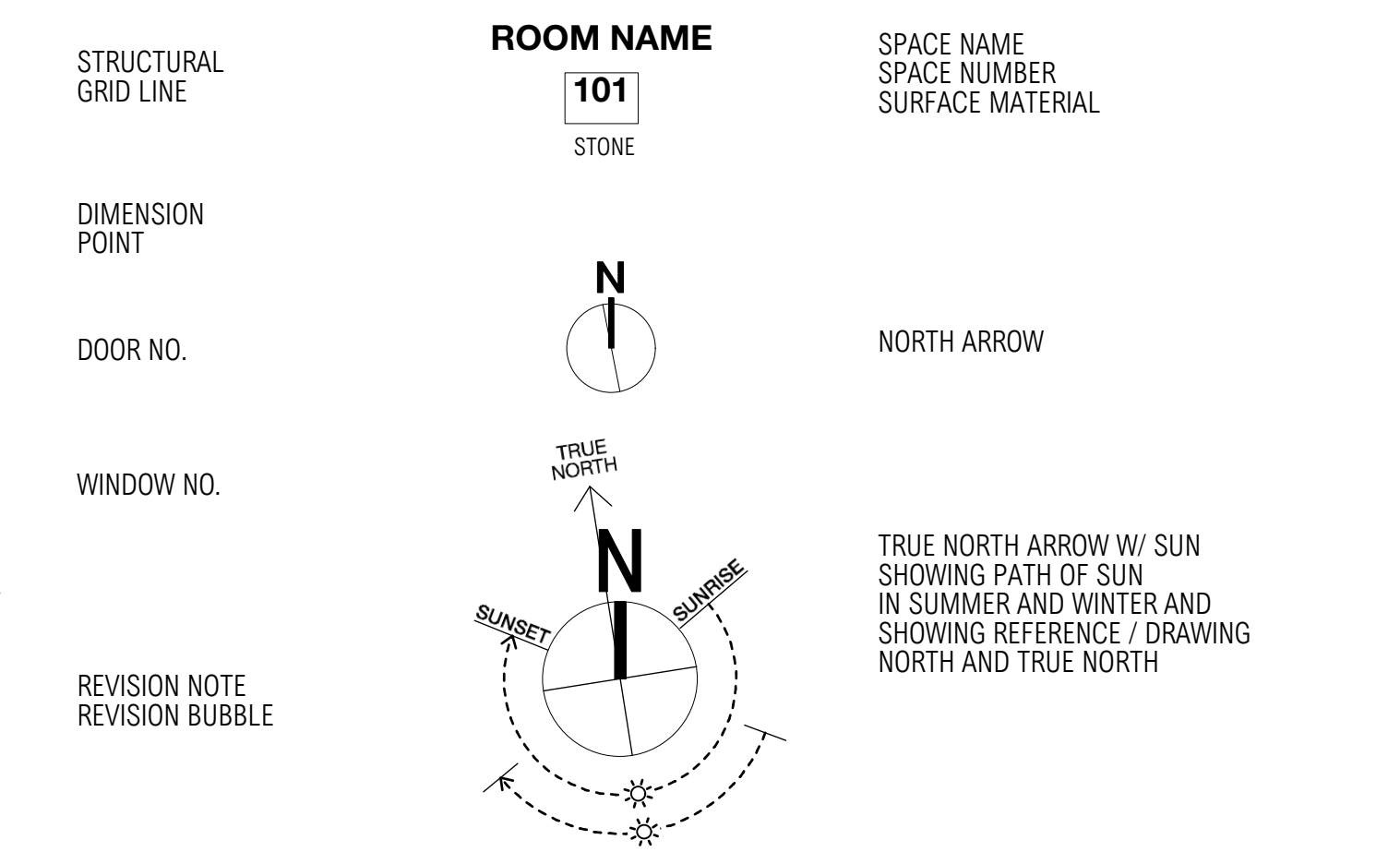
CERTIFICATE OF APPROPRIATENESS JULY 12, 2012

DRAWING INDEX

| | |
|--|--|
| PROJECT INFORMATION | |
| G1.01 | COVER SHEET / PROJECT DATA |
| G1.02 | EGRESS & ACCESSIBILITY PLAN |
| G1.03 | ACCESSIBILITY DETAILS |
| G1.31 | PLOT PLAN |
| ARCHITECTURAL | |
| A1.01 | SITE PLAN |
| A1.02 | SITE SECTION |
| A1.12 | EXISTING / DEMO GROUND FLOOR PLAN |
| A1.14 | EXISTING / DEMO ROOF PLAN |
| A1.21 | EXISTING ELEVATION |
| A1.31 | EXISTING BUILDING SECTION |
| A2.02 | PROPOSED GROUND & MEZZANINE FLOOR PLAN |
| A2.03 | PROPOSED ROOF PLAN |
| A4.01 | PROPOSED ELEVATIONS |
| A5.01 | LONGITUDINAL SECTIONS |
| A5.02 | CROSS SECTIONS |
| A5.11 | ENLARGED FACADE SECTIONS |
| A7.11 | ENLARGED PLANS & ELEVATIONS |
| A8.41 | FRONT FACADE DETAILS |
| MECHANICAL (UNDER SEPARATE PERMIT) | |
| ELECTRICAL (UNDER SEPARATE PERMIT) | |
| PLUMBING (UNDER SEPARATE PERMIT) | |
| FIRE PROTECTION SYSTEMS (UNDER SEPARATE PERMIT) | |

SYMBOLS

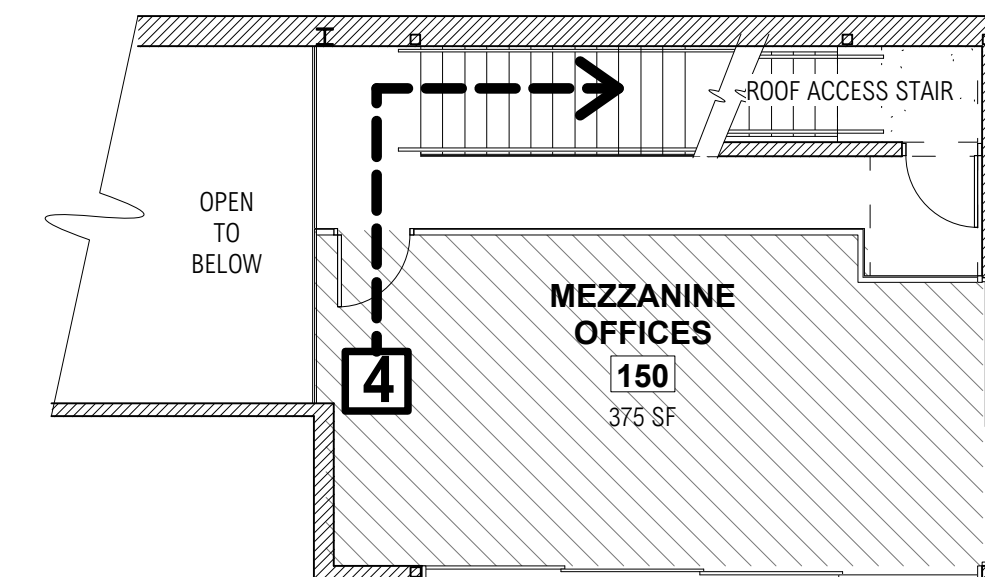
| | | | |
|--|---------------------------|--|-------------------------|
| | DWG. SCALE | | ROOM NAME |
| | BUILDING SECTION | | SPACE NAME |
| | EXTERIOR ELEVATION | | SPACE NUMBER |
| | INTERIOR ELEVATION | | SURFACE MATERIAL |
| | DETAIL | | |



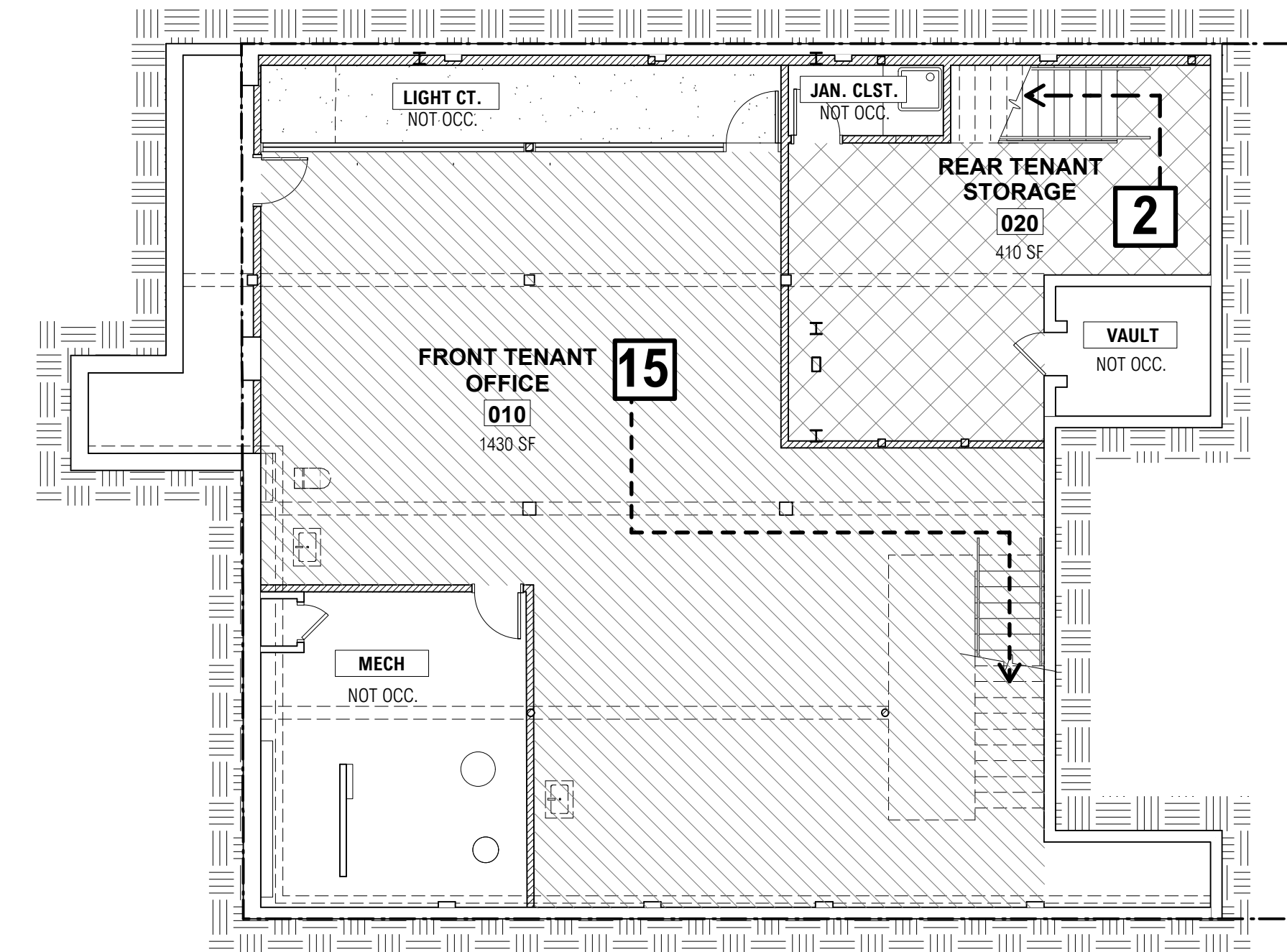
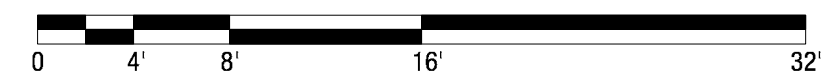
PROJECT DIRECTORY

| | |
|---|--|
| OWNER: SEBASTIEN & JULIE LÉPINARD 836 MONTGOMERY STREET SAN FRANCISCO, CA 94133 T.(415) 686-7011 CONTACT: SEBASTIEN LÉPINARD JULIE LÉPINARD | CONTRACTOR: JOHNSTONE MCAULIFFE CONSTRUCTION 100 SANTA ROSA AVE PACIFICA, CA 94044 T.(650) 557-1222 CONTACT: JIM MCAULIFFE |
| ARCHITECT: JENSEN ARCHITECTS 833 MARKET ST. 7th FLR. SAN FRANCISCO, CA 94103 T.(415) 348-9650 F.(415) 348-9651 CONTACT: FRANK MERRITT NICK SOWERS | STRUCTURAL ENGINEER: FULCRUM STRUCTURAL ENGINEERING 665 THIRD STREET, SUITE 333 SAN FRANCISCO, CA 94107 T.(415) 543-0161 CONTACT: ALEX ROOD HEINZ KUO |

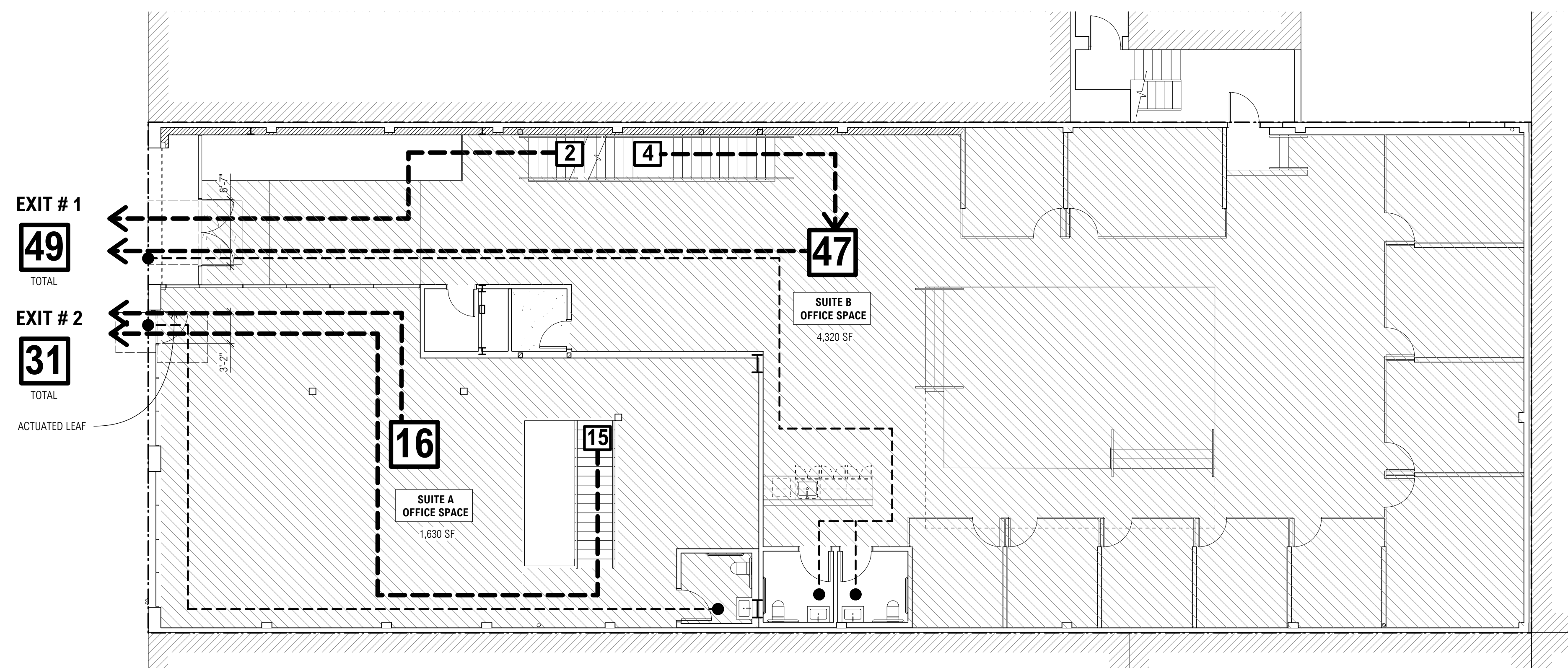
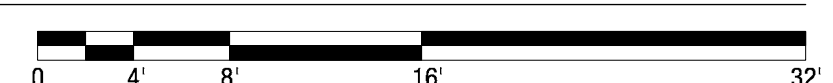
JENSEN
JENSEN ARCHITECTS</



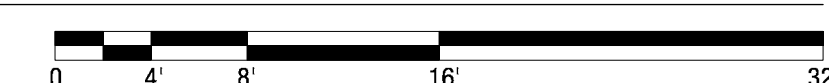
3 MEZZANINE PLAN
 1/8"=1'-0"



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



2 FIRST FLOOR PLAN
 1/8"=1'-0"



PLUMBING FIXTURE SUMMARY

| REQUIRED RESTROOM FIXTURE COUNT: | | | | # FIXTURES | |
|----------------------------------|--------------|---------|----------|-----------------|-----------------|
| OCCUPANCY | AREA | FACTOR* | # OCCUP. | REQUIRED | PROVIDED |
| B (REAR TENANT) | | | | 1 W.C. (MALE) | 1 W.C. (MALE) |
| GROUND FLOOR | 4,230 SQ.FT. | | | 1 W.C. (FEMALE) | 1 W.C. (FEMALE) |
| MEZZANINE | 385 SQ.FT. | | | | |
| BASEMENT | 500 SQ.FT. | | | | |
| TOTAL | 5,215 SQ.FT. | 1:200 | 27 | | |
| B (FRONT TENANT) | | | | 1 UNISEX | 1 UNISEX |
| GROUND FLOOR | 1,630 SQ.FT. | | | | |
| BASEMENT | 1,430 SQ.FT. | | | | |
| TOTAL | 3,060 SQ.FT. | 1:200 | 15 | | |

*FACTOR PER TABLE 4-1
 2010 CALIFORNIA PLUMBING CODE

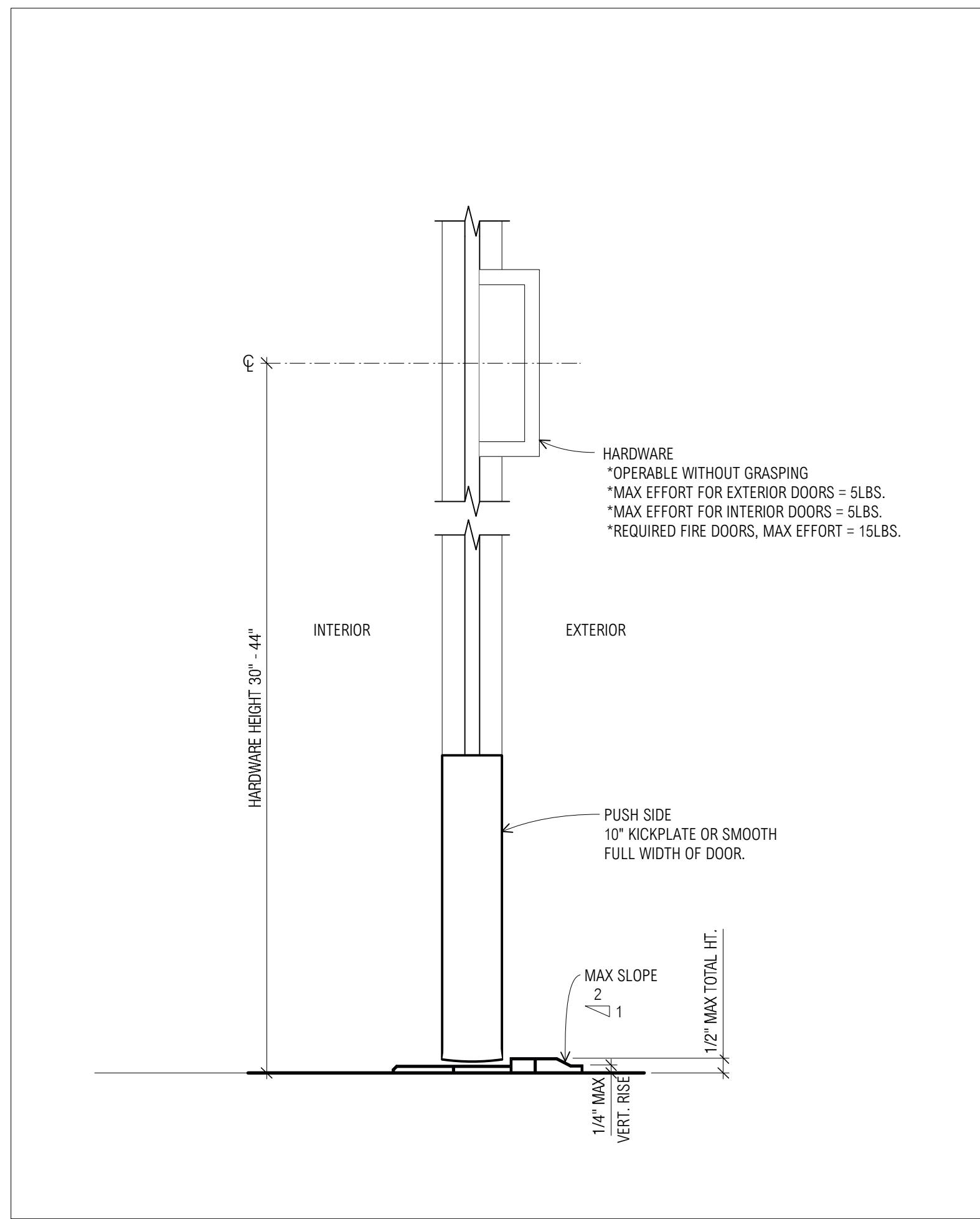
EXITING SUMMARY

| TENANT SPACE | ROOM NUMBER | ROOM NAME | OCCUPANCY GROUP | OCCUPIED AREA | LOAD FACTOR | NUMBER OCCUP. | EXITS REQUIRED | EXITS PROVIDED | MAX. TRAVEL DIST. |
|--------------|-------------|----------------------|-----------------|---------------|-------------|---------------|----------------------------|----------------|-------------------|
| REAR | | | | | | | | | |
| BASEMENT | 020-022 | REAR TENANT STORAGE | S | 415 SQ.FT. | 1:300 | 2 | 1 (2 ≤ 49) | 1 | 100 |
| GROUND FL. | 120-141 | REAR TENANT OFFICES | B | 4,230 SQ.FT. | 1:100 | 43 | 1 (47 ≤ 49) | 1 | 300 |
| MEZZANINE | 150 | REAR TENANT OFFICES | B | 385 SQ.FT. | 1:100 | 4 | COMBINED WITH GROUND FLOOR | | |
| FRONT | | | | | | | | | |
| BASEMENT | 001-014 | FRONT TENANT OFFICES | B | 1,430 SQ.FT. | 1:100 | 15 | 1 (15 ≤ 49) | 1 | 300 |
| GROUND FL. | 110-111 | FRONT TENANT OFFICES | B | 1,630 SQ.FT. | 1:100 | 16 | 1 (16 ≤ 49) | 1 | 300 |

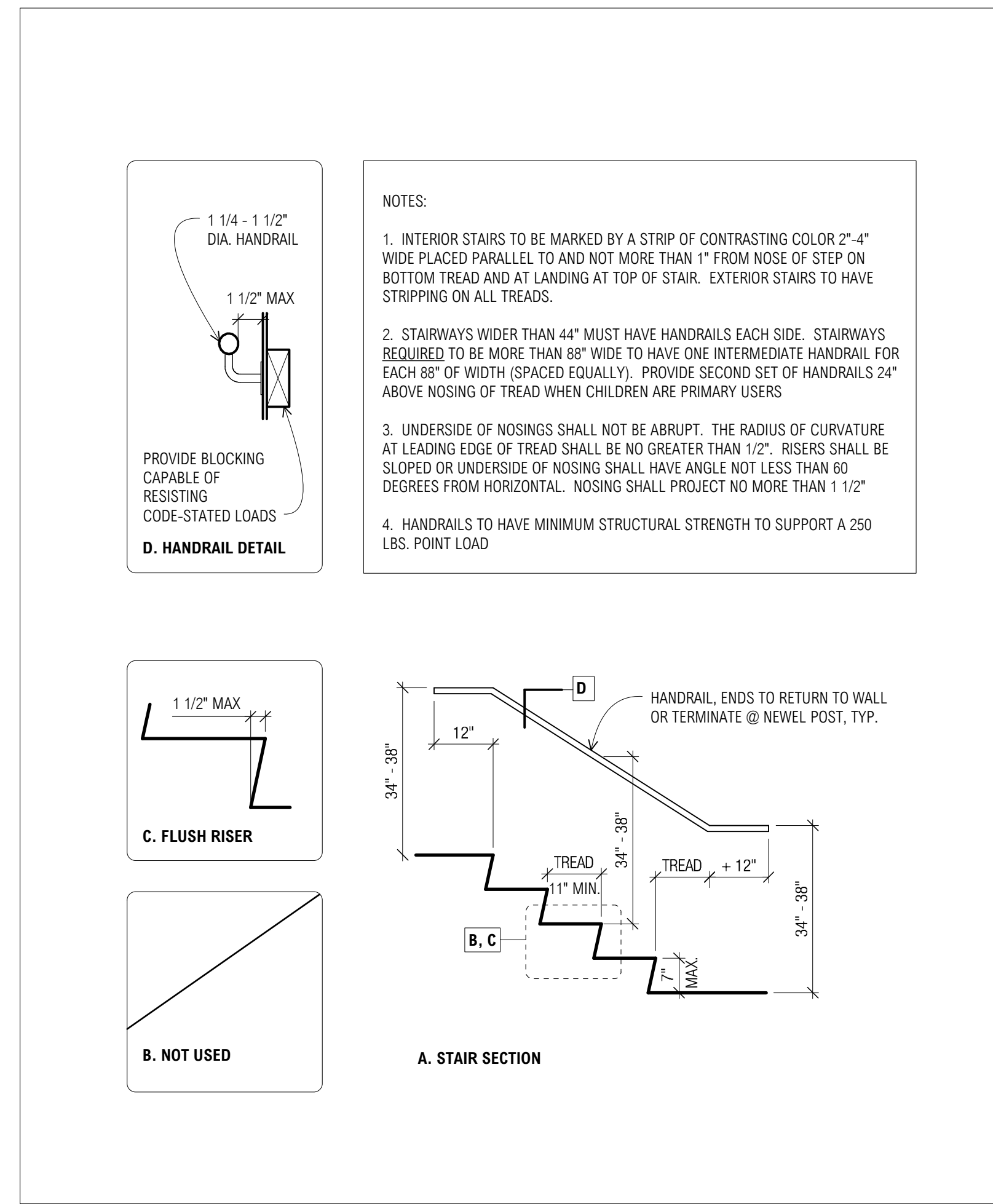
| EXIT NO. | EXIT LOCATION | MAX. OCC. LOAD | LOAD FACTOR | MIN. WIDTH | WIDTH PROVIDED |
|----------|-------------------------------|----------------|-------------|------------|----------------|
| 1 | MONTGOMERY ST. - REAR TENANT | 49 | .37/OCC. | 36" | 6'-7" |
| 2 | MONTGOMERY ST. - FRONT TENANT | 31 | .37/OCC. | 36" | 3'-2" |

SHEET NOTES

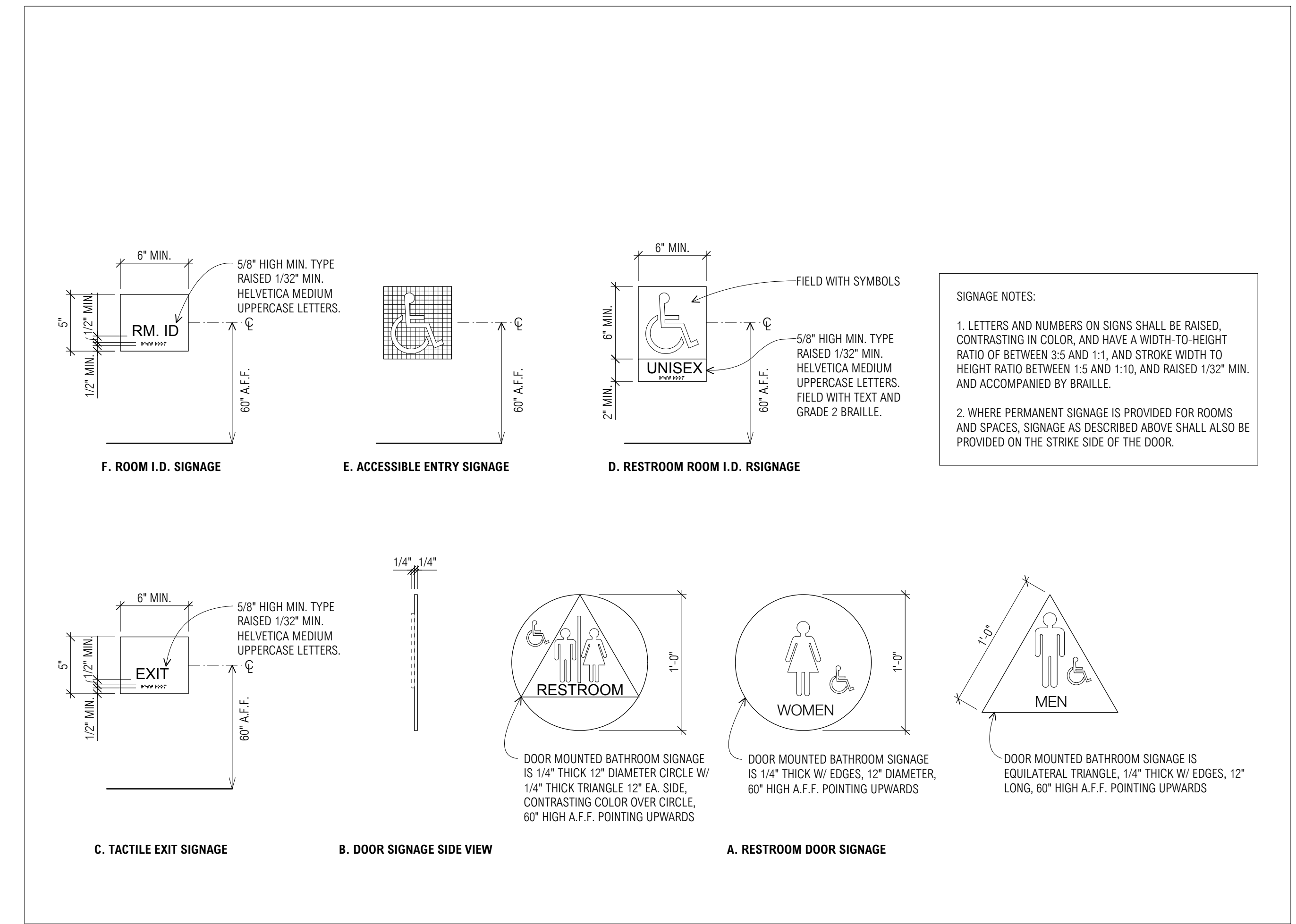
- FIRE PROTECTION NOTES**
1. AN AUTOMATIC SPRINKLER SYSTEM WILL BE INSTALLED IN THE PROPOSED HOUSE. THIS SPRINKLER SYSTEM WILL COMPLY WITH 2010 CBC SECTION 903.3.1.1 INCLUDING ALL SFBC AMENDMENTS.
- EGRESS NOTES**
1. SEE 2010 CBC CHAPTER 10 FOR MINIMUM EGRESS REQUIREMENTS.
 2. SEE 2010 SFBC AMENDMENT 1014.4 FOR VERTICAL EGRESS REQUIREMENTS.
 3. SEE TABLE 1004.1.1 FOR MAXIMUM FLOOR AREA REQUIREMENTS PER OCCUPANT. SEE TABLE 1015.1 FOR MAXIMUM OCCUPANT LOADS. SEE TABLE 1016.1 FOR MAXIMUM EXIT ACCESS TRAVEL DISTANCES.
 4. SEE 2010 SFBC CHAPTER 29 FOR PLUMBING FIXTURE REQUIREMENTS.
- LEGEND**
- ▨ B OCCUPANCY
 - ▩ S OCCUPANCY
 - ➔ PATH OF TRAVEL W/ OCCUPANT LOAD
 - ACCESSIBLE PATH OF TRAVEL
 - TRAVEL DISTANCE



7 DOOR THRESHOLD/CONSTRUCTION
3\"/>



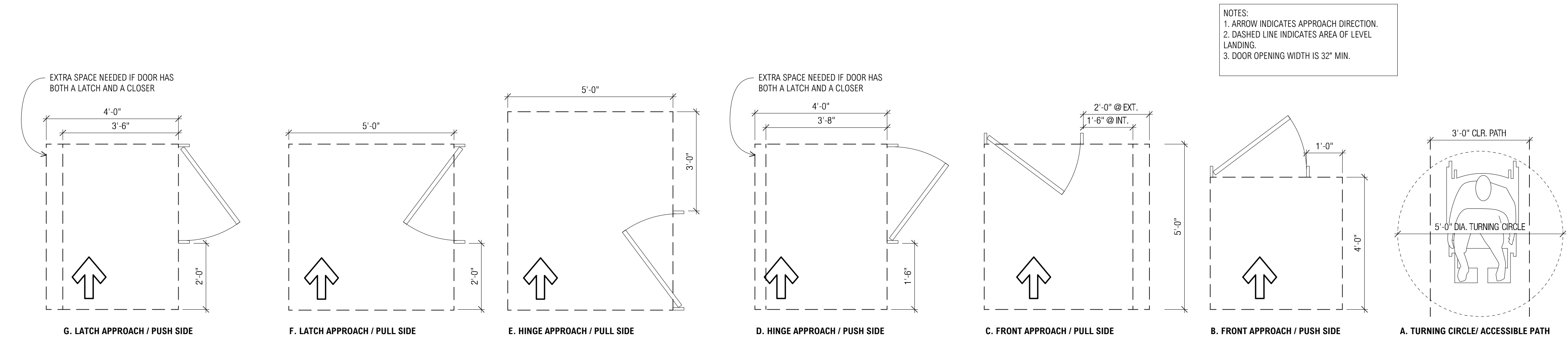
6 TYP. STAIRS & HANDRAIL
1/2\"/>



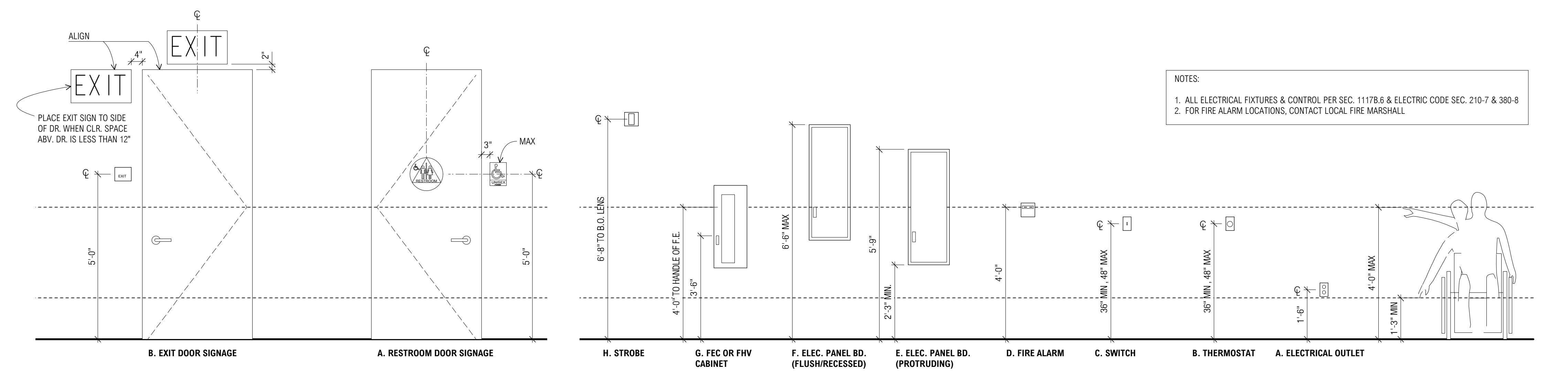
5 SIGNAGE
1 1/2\"/>



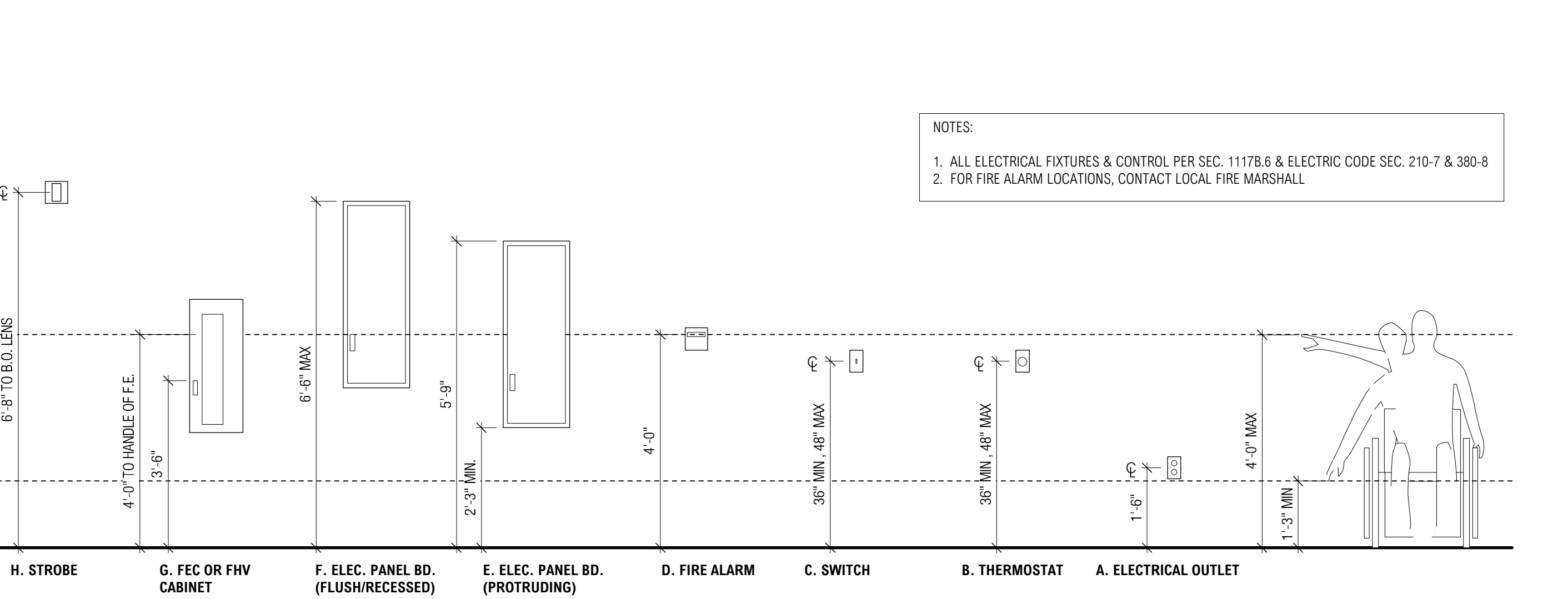
3 NOT USED
1/2\"/>



4 MANEUVERING DIAGRAMS
1/2\"/>



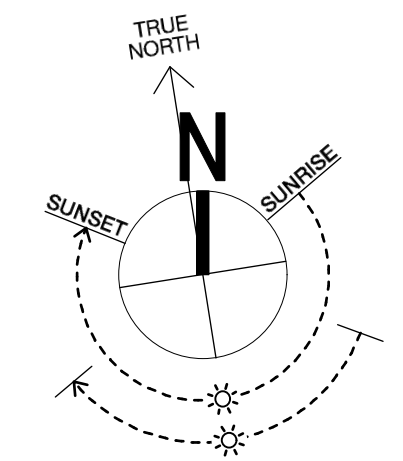
2 DOOR SIGNAGE
1/2\"/>



1 TYPICAL CONTROLS, ALARM, AND PANELS
1/2\"/>



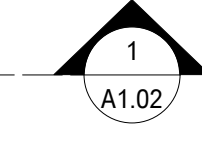
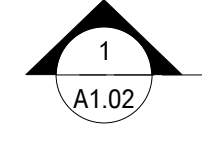
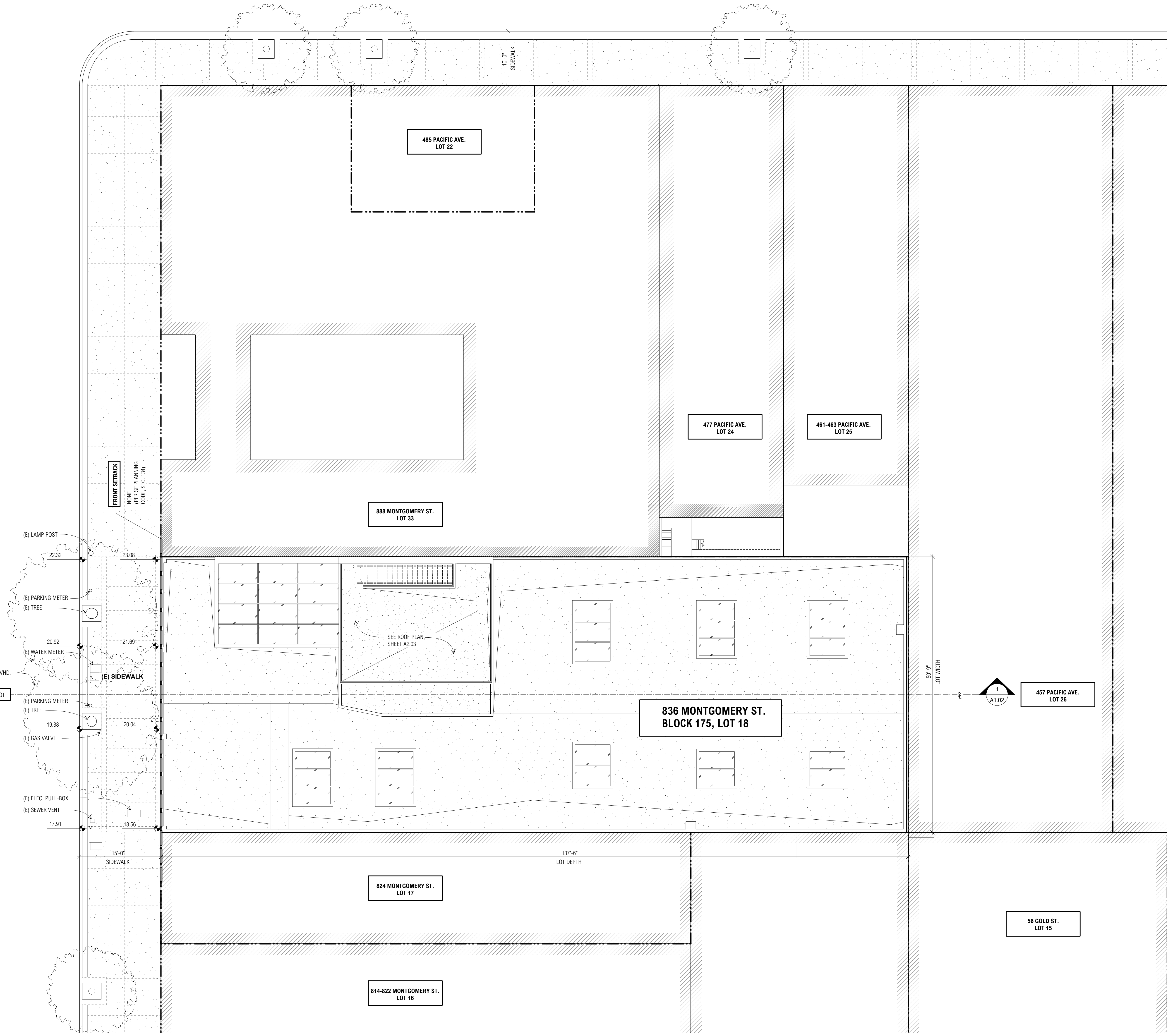
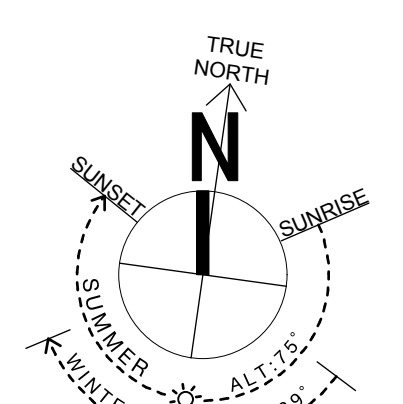
1 **PLOT PLAN**
1/32"=1'-0"

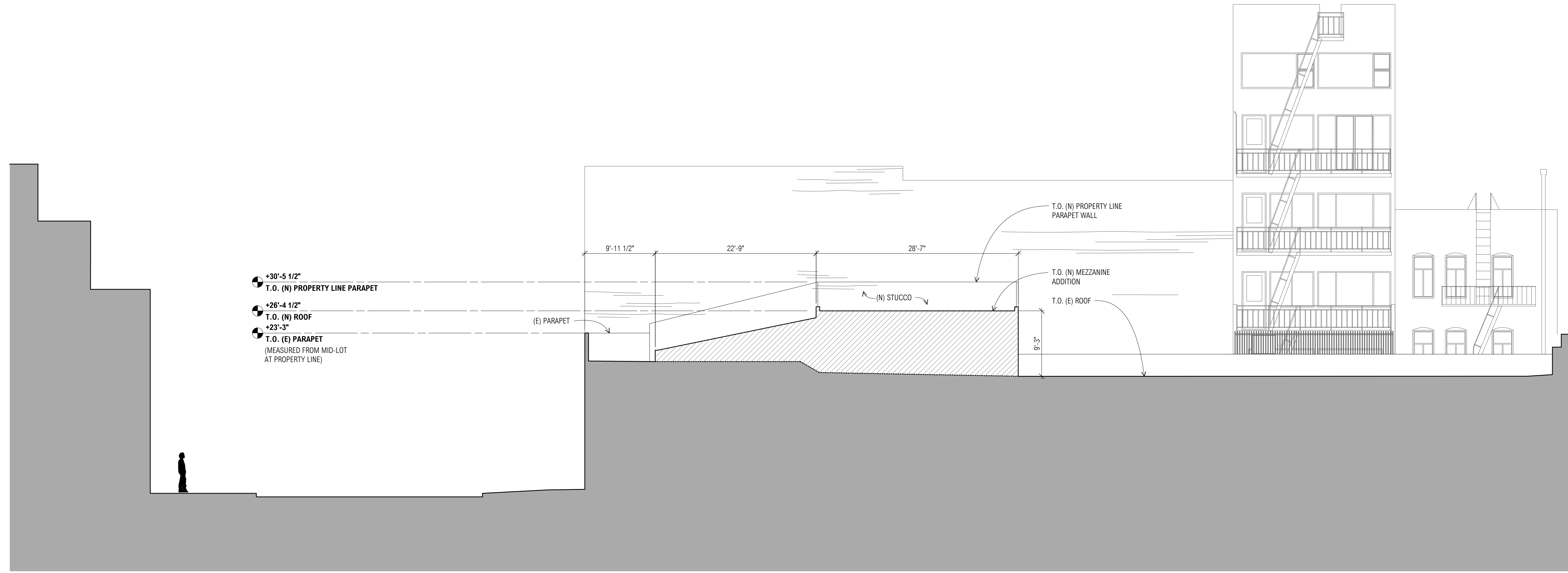


MONTGOMERY STREET

PACIFIC AVENUE

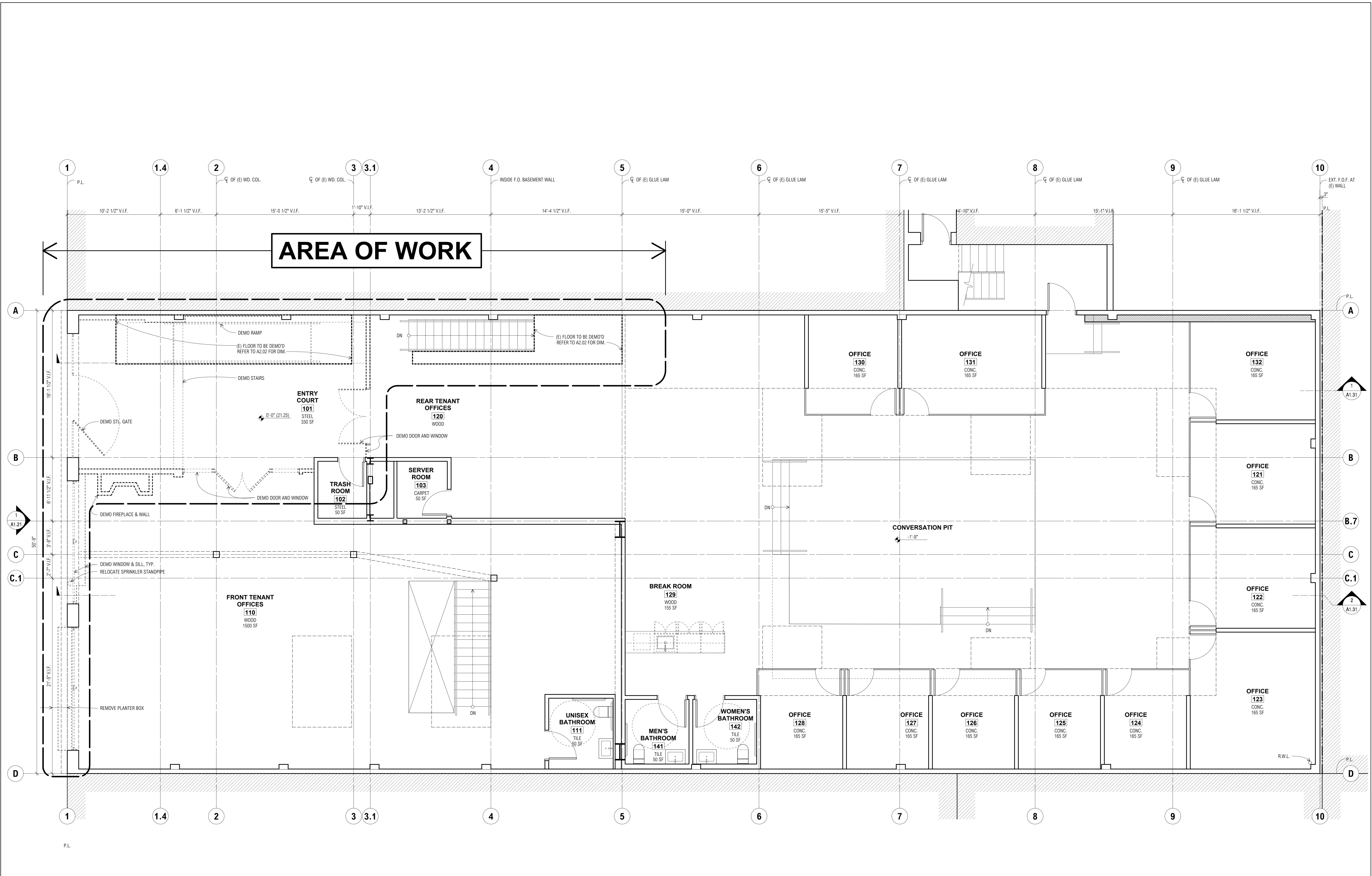
1 SITE PLAN
 1/8"=1'-0"





1 SITE SECTION AT CENTERLINE OF PROPERTY
1/8"=1'-0"

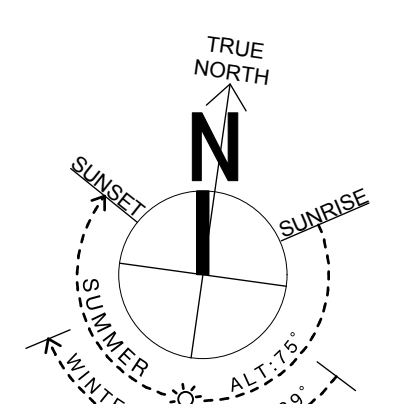
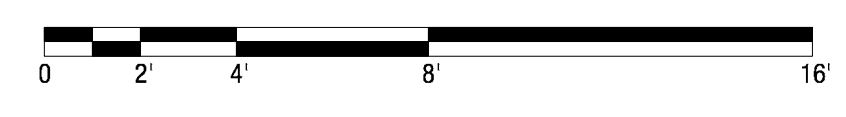
| | | | | |
|------------------------------|---|---|-----------------------|-------|
| SHEET SITE SECTION | PROJECT LÉPINARD JACKSON SQUARE | | CONSULTANTS | STAMP |
| | 836 MONTGOMERY STREET SAN FRANCISCO, CA 94133 <small>Copyright © 2011 Jensen Architects. All drawings are written under applicable laws and codes. Design is the property of Jensen Architects. Used or published without the written consent of the architect.</small> | | 836 MONTGOMERY | |
| DATE 7/12/12 | PHASE CONSTRUCTION DOCUMENTS | JENSEN ARCHITECTS 833 MARKET STREET, 7th FLOOR SAN FRANCISCO, CA 94103 tel 415.346.9650 fax 415.346.9651 JENSEN-ARCHITECTS.COM | | |
| SCALE 1/32"=1'-0" | A1.02 | | | |

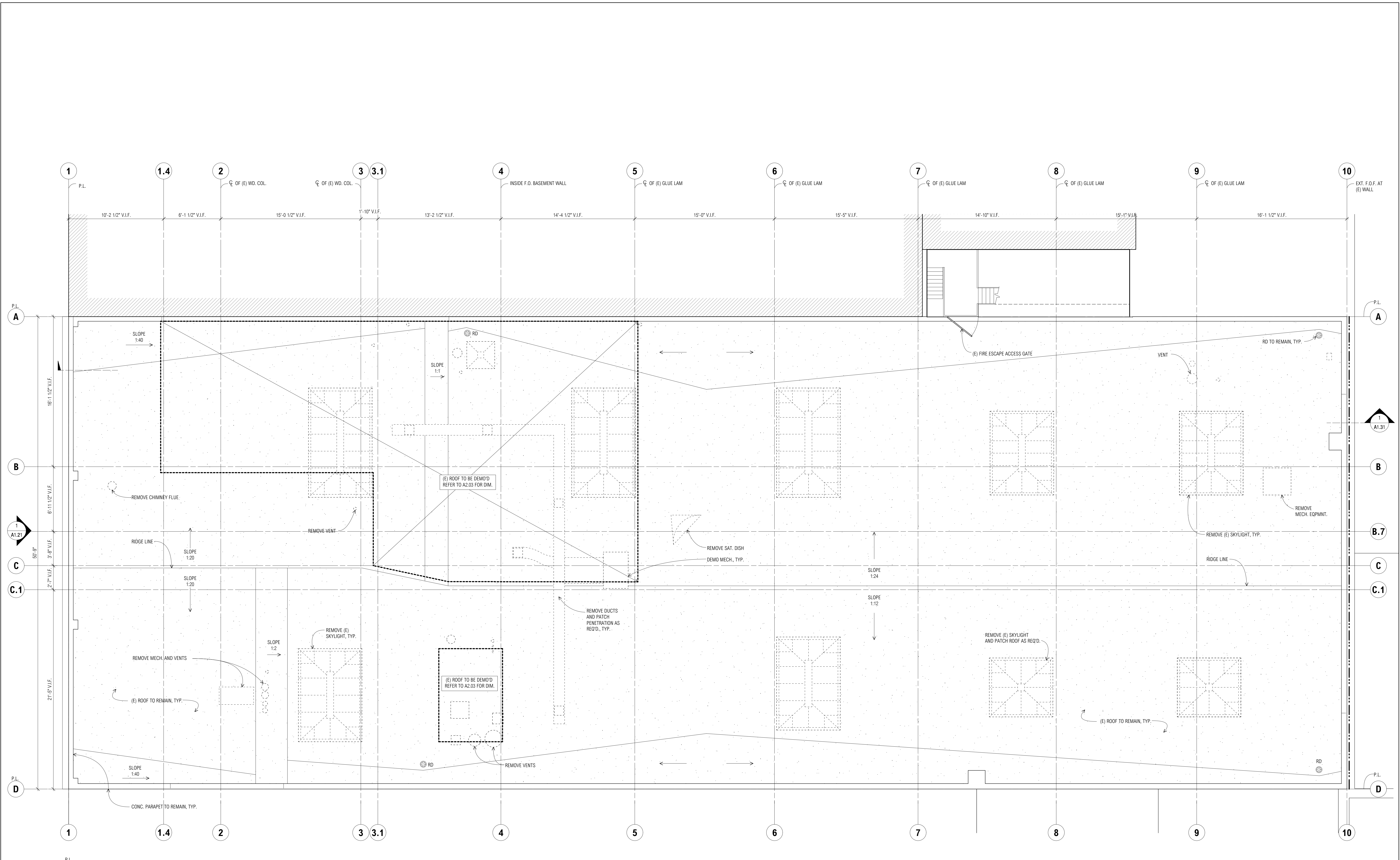


1 EXISTING / DEMO GROUND FLOOR PLAN
 1/4"=1'-0"

WALL / DEMO LEGEND:

| | |
|--|--|
| | EXISTING WALL / ELEMENT TO REMAIN |
| | EXISTING WALL / ELEMENT TO BE DEMOLISHED |

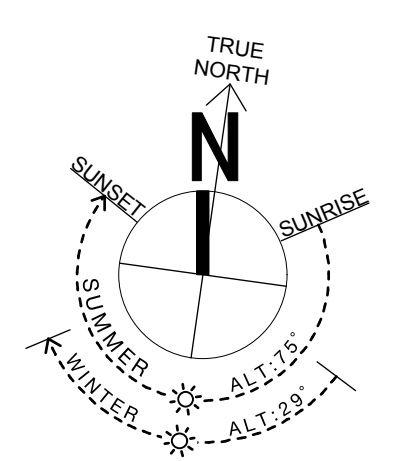
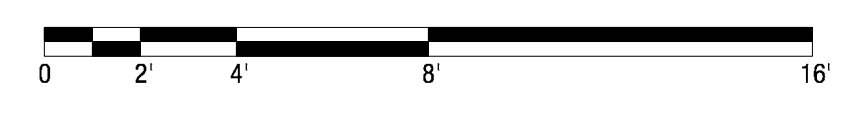


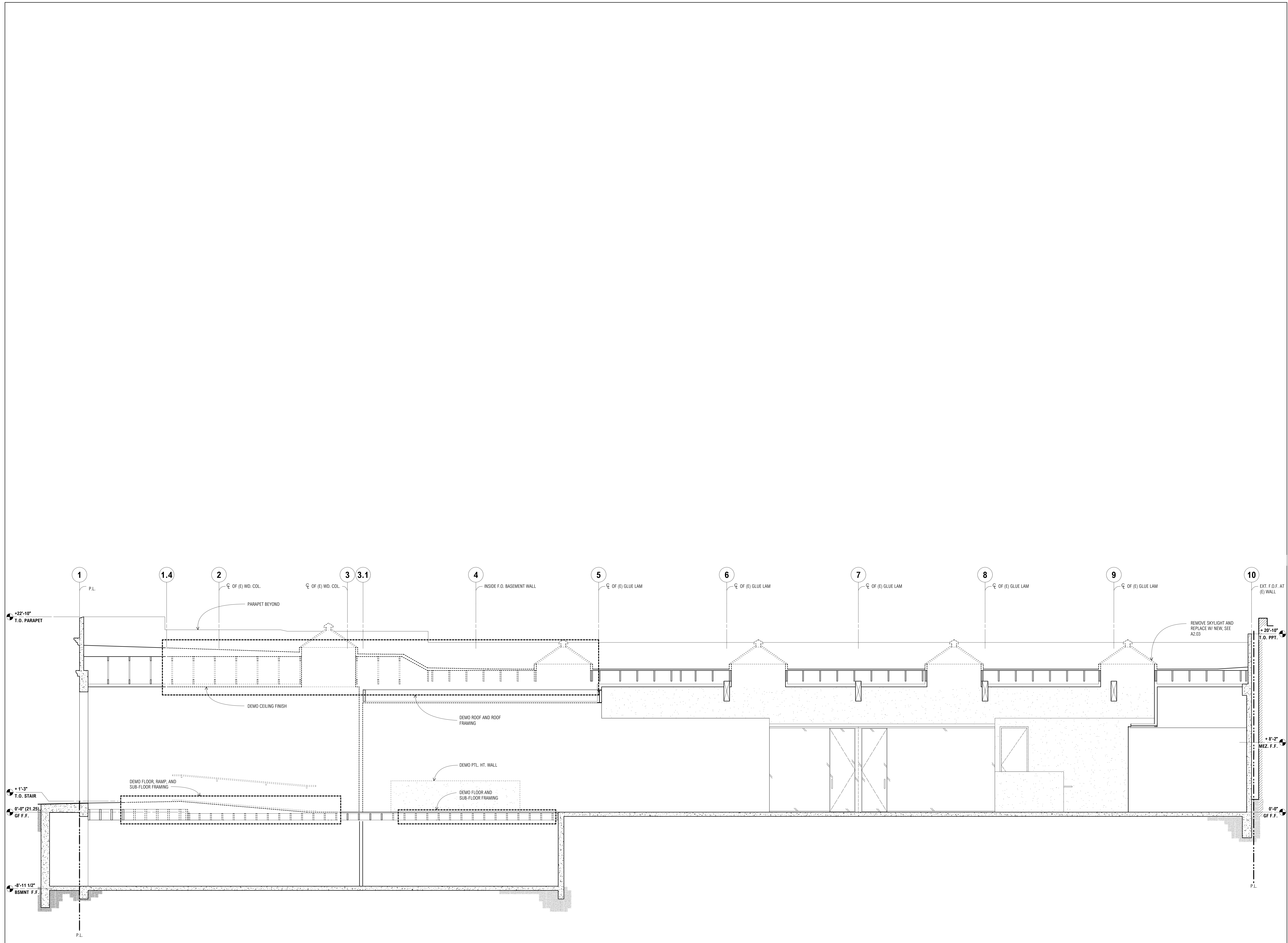


1 EXISTING / DEMO ROOF PLAN
1/4"=1'-0"

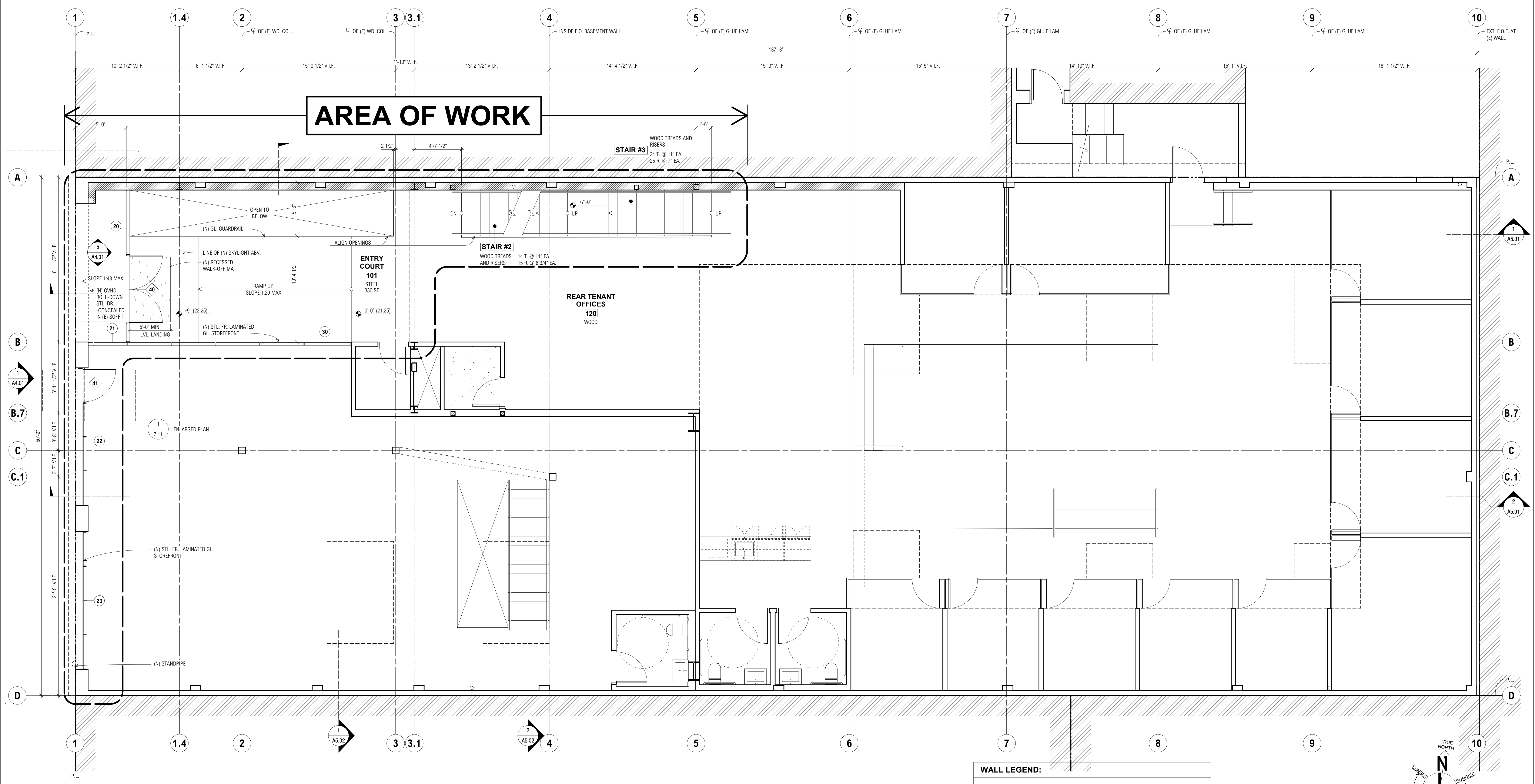
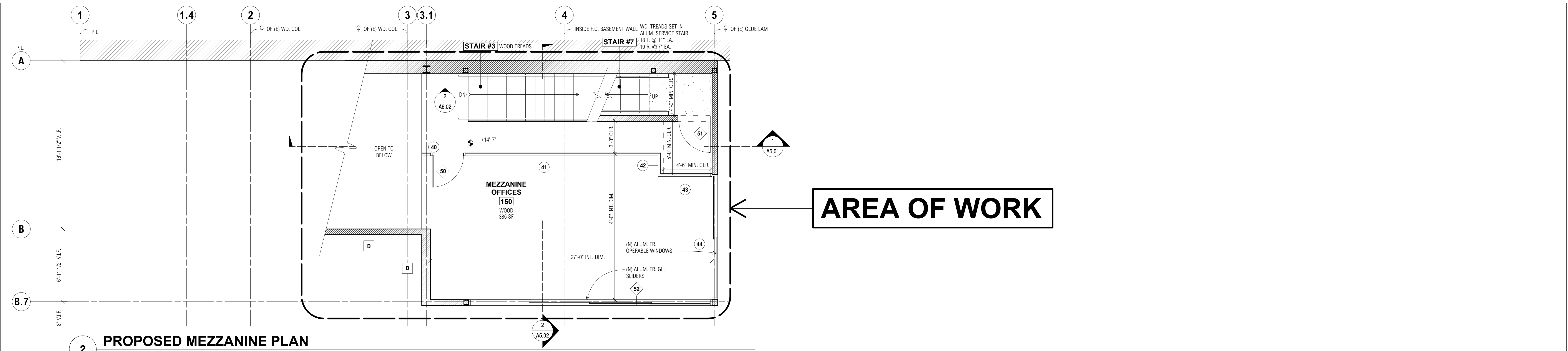
WALL / DEMO LEGEND:

| | |
|--|--|
| | EXISTING WALL / ELEMENT TO REMAIN |
| | EXISTING WALL / ELEMENT TO BE DEMOLISHED |



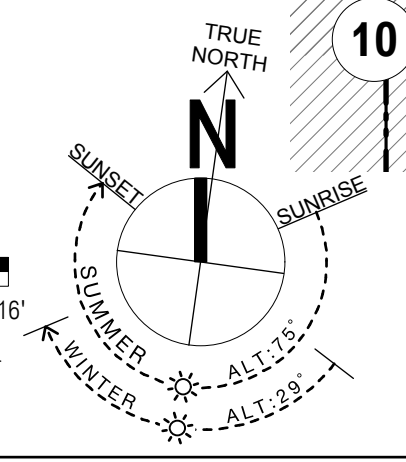
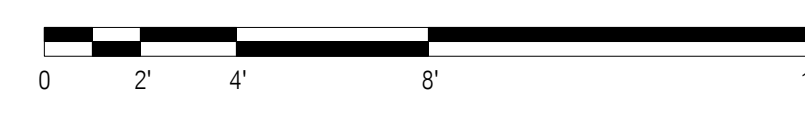


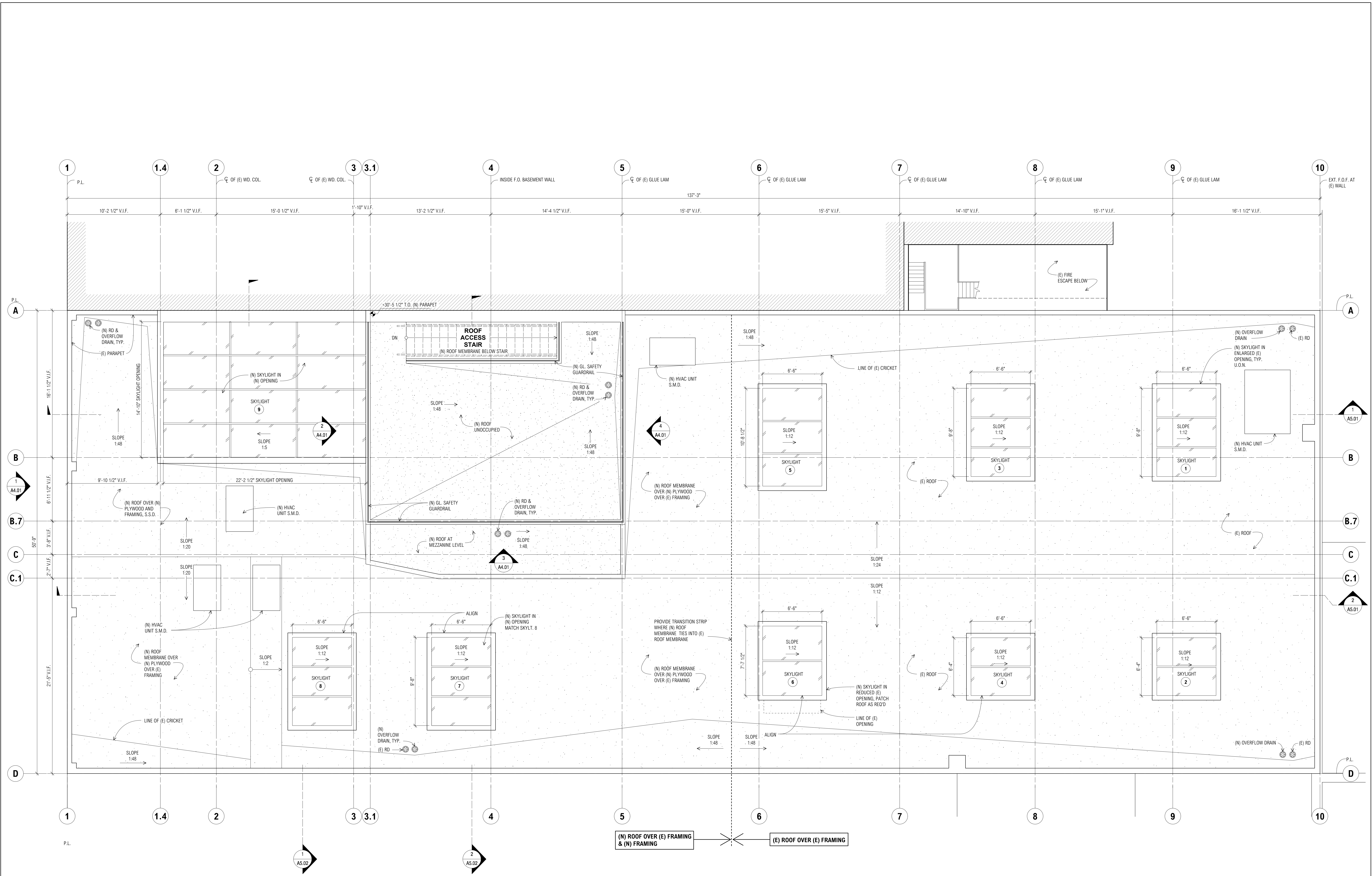
1 EXISTING SECTION LOOKING NORTH
1/4"=1'-0"



WALL LEGEND:

| | | | |
|--|-----------------------------------|--|--------------------|
| | EXISTING WALL / ELEMENT TO REMAIN | | NEW WALL / ELEMENT |
|--|-----------------------------------|--|--------------------|

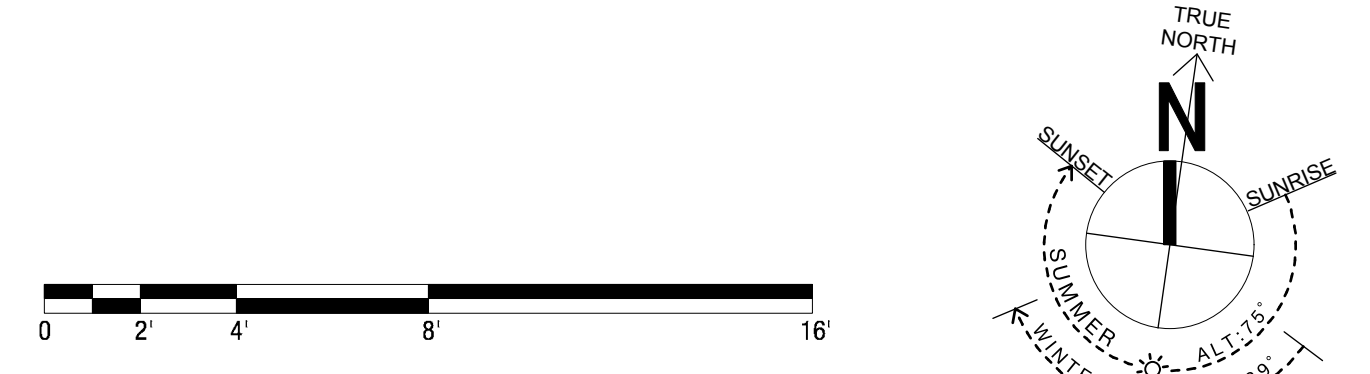


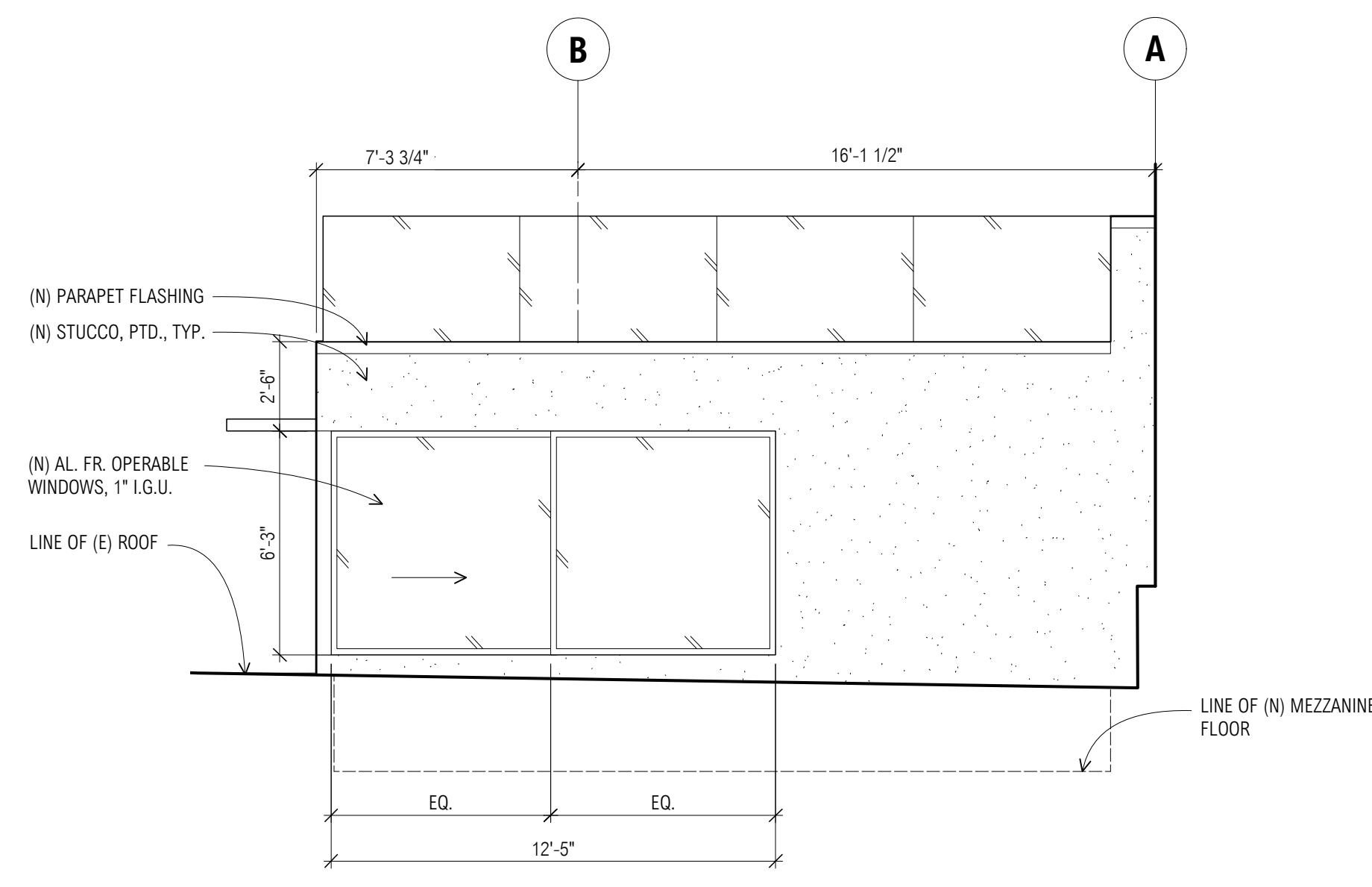


1 PROPOSED ROOF PLAN
1/4"=1'-0"

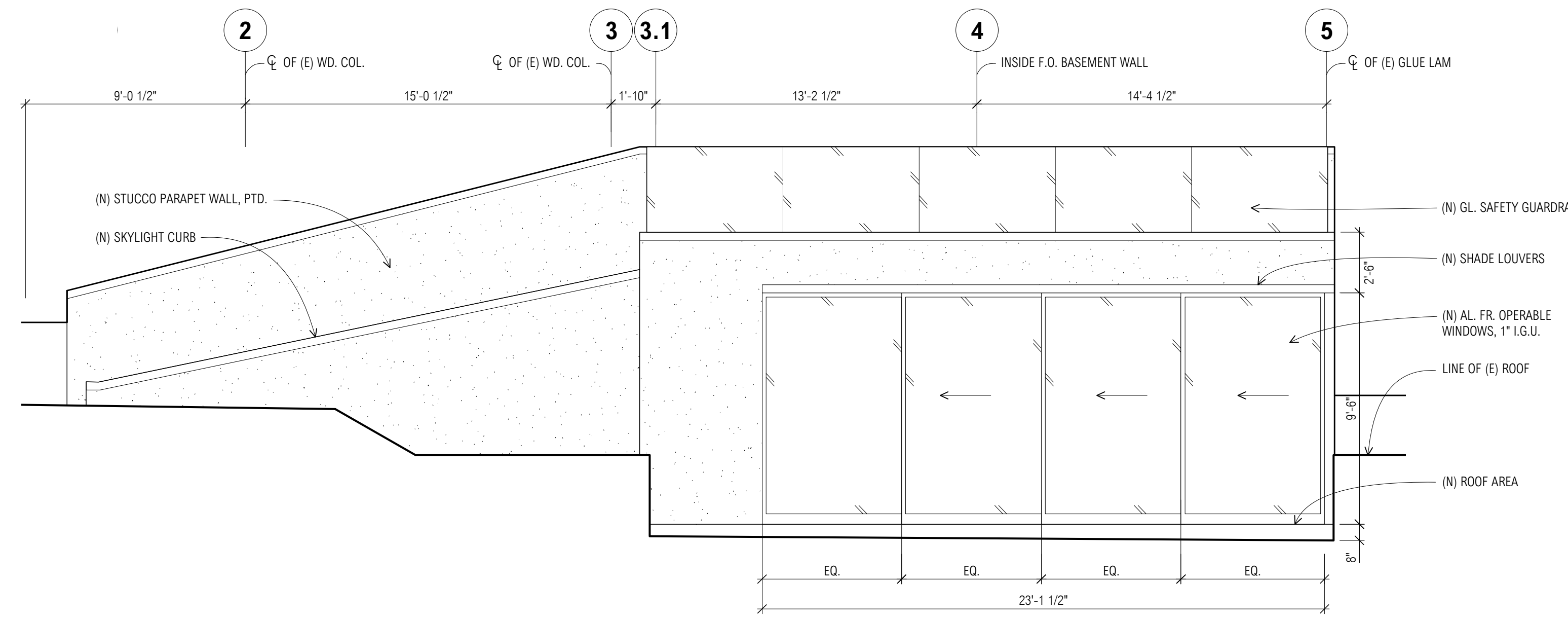
WALL LEGEND:

| | | | |
|--|-----------------------------------|--|-----|
| | EXISTING WALL / ELEMENT TO REMAIN | | NEW |
|--|-----------------------------------|--|-----|

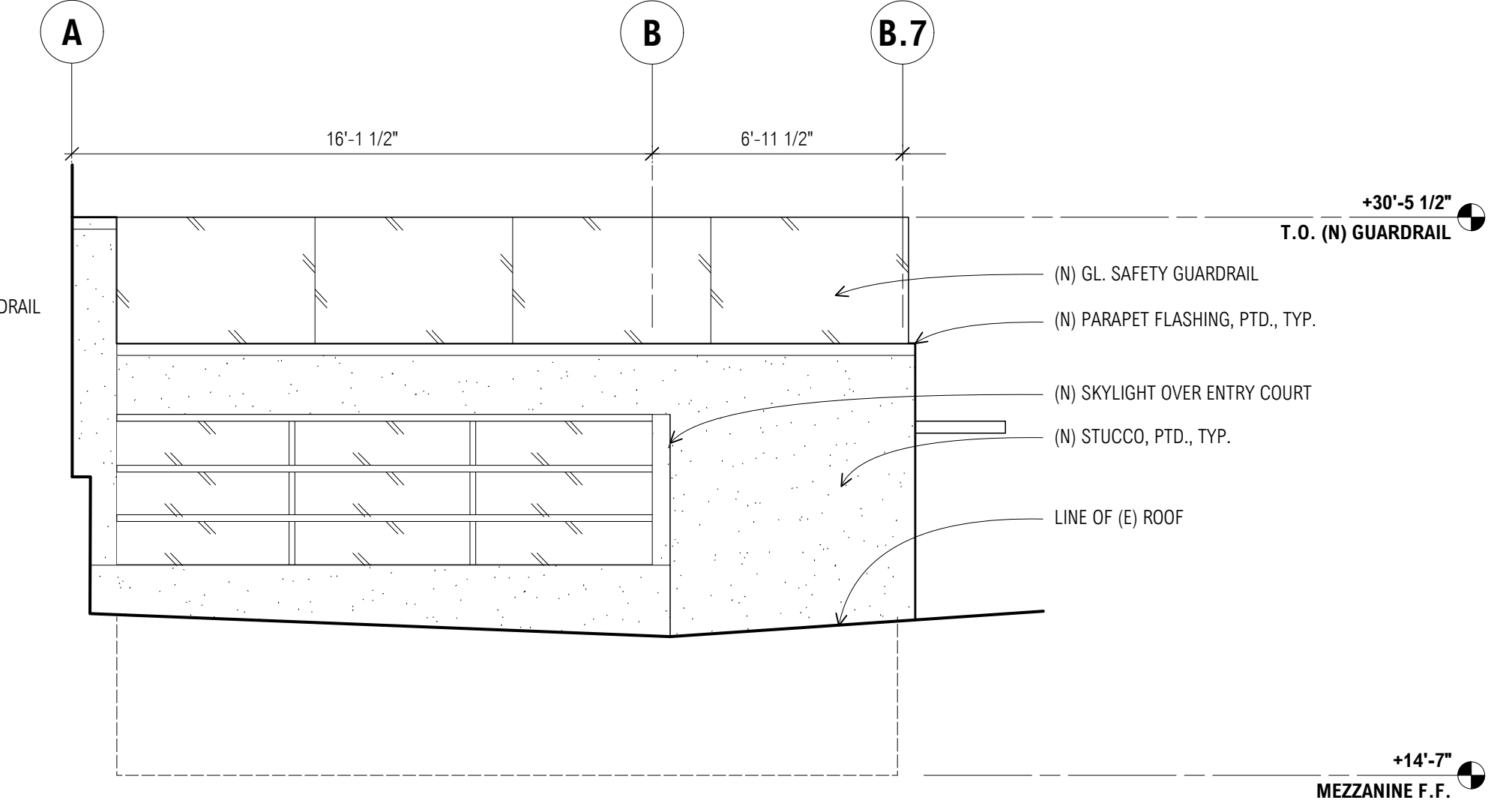




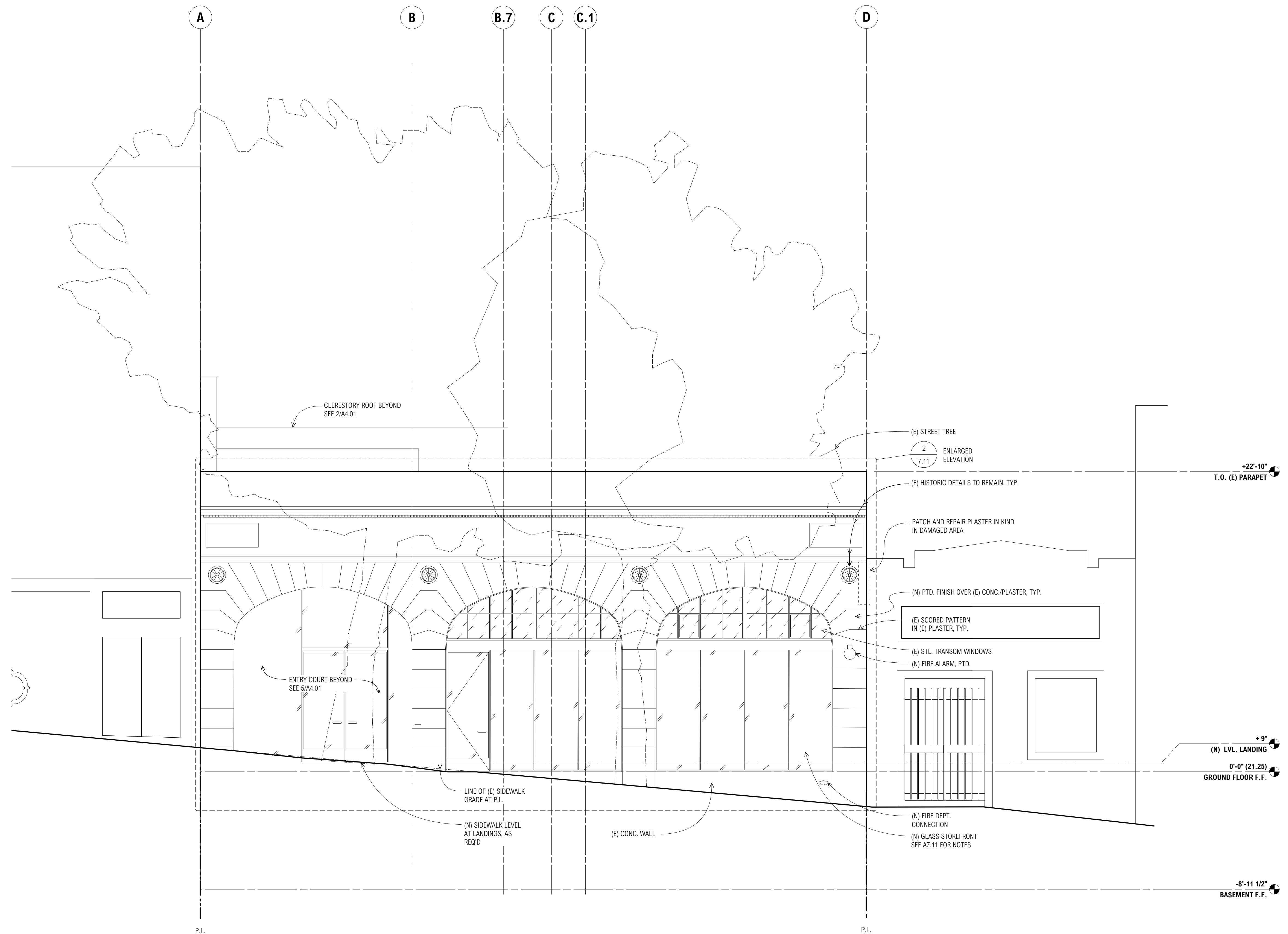
4 CLERESTORY EAST ELEVATION
1/4"=1'-0"



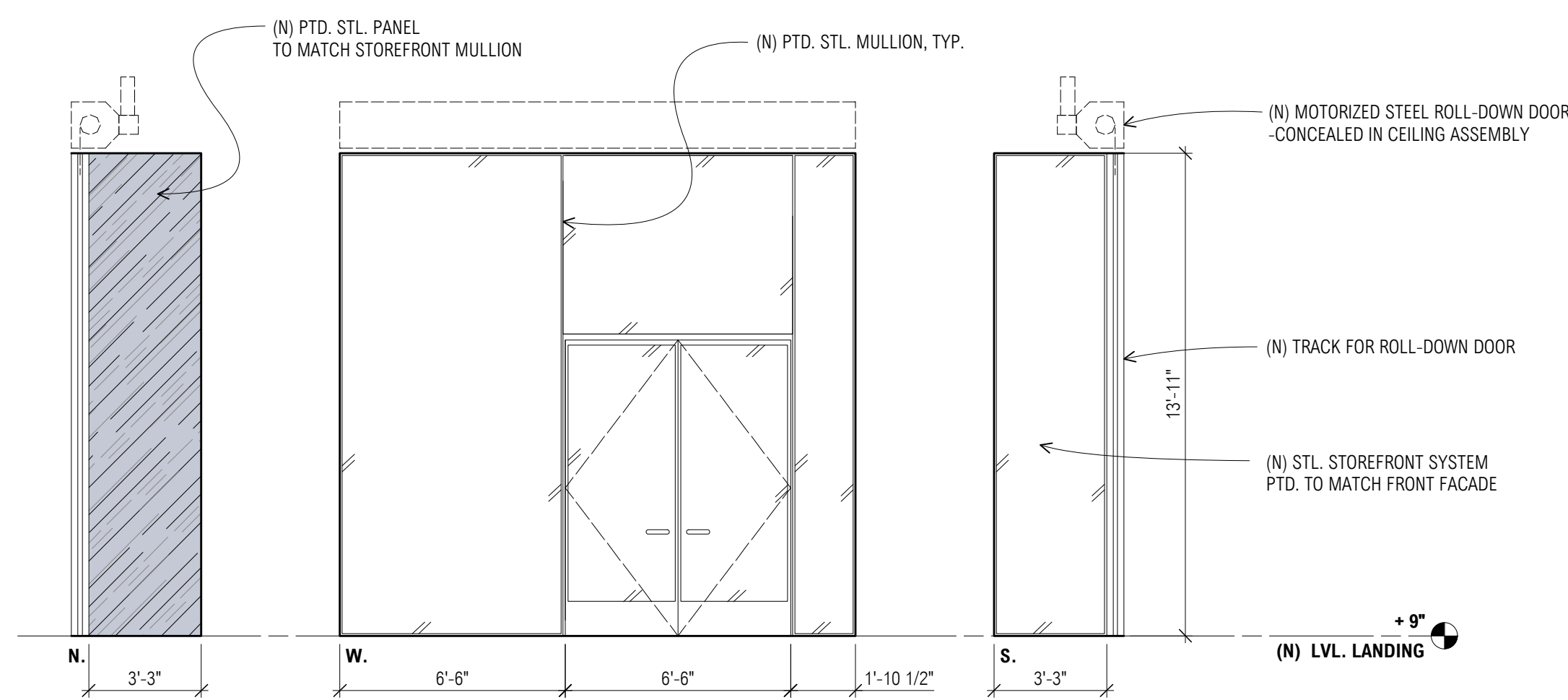
3 CLERESTORY SOUTH ELEVATION
1/4"=1'-0"



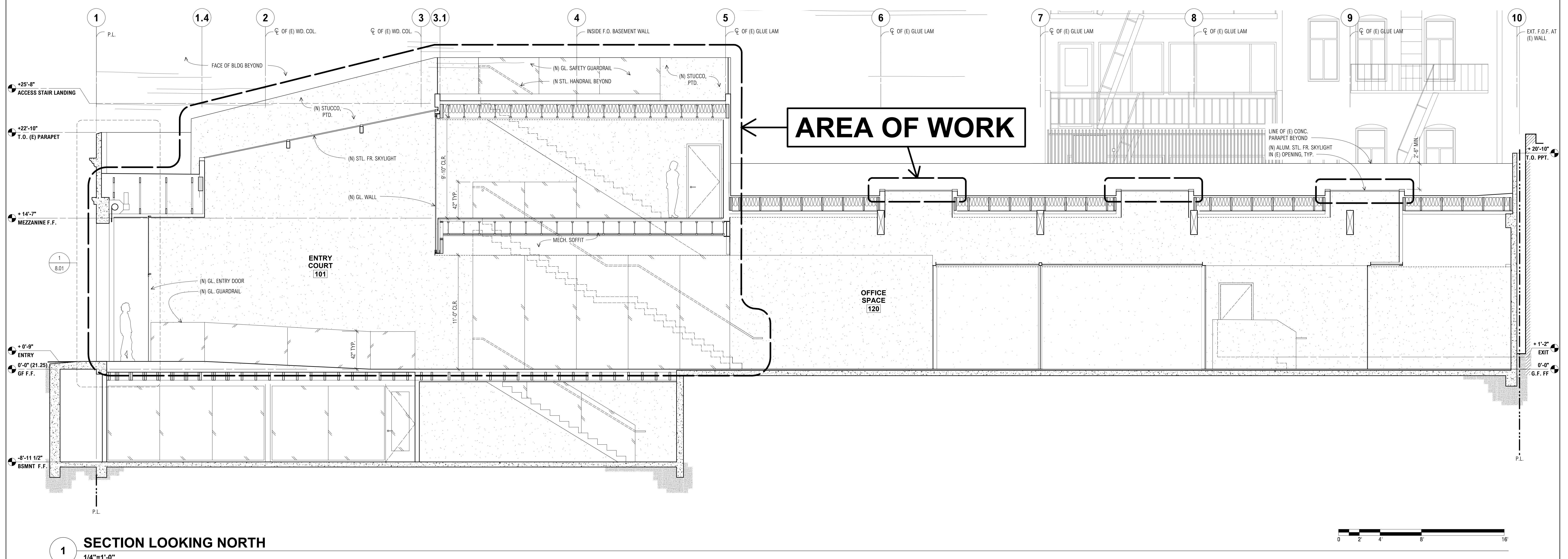
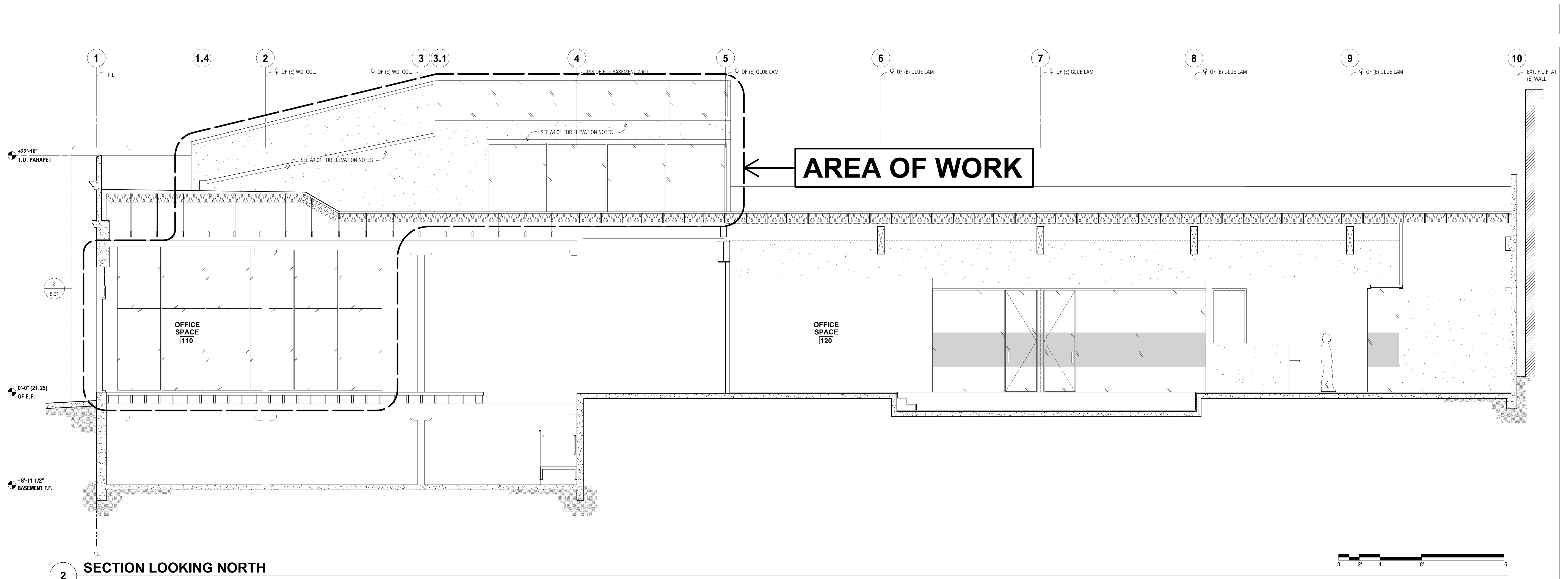
2 CLERESTORY WEST ELEVATION
1/4"=1'-0"

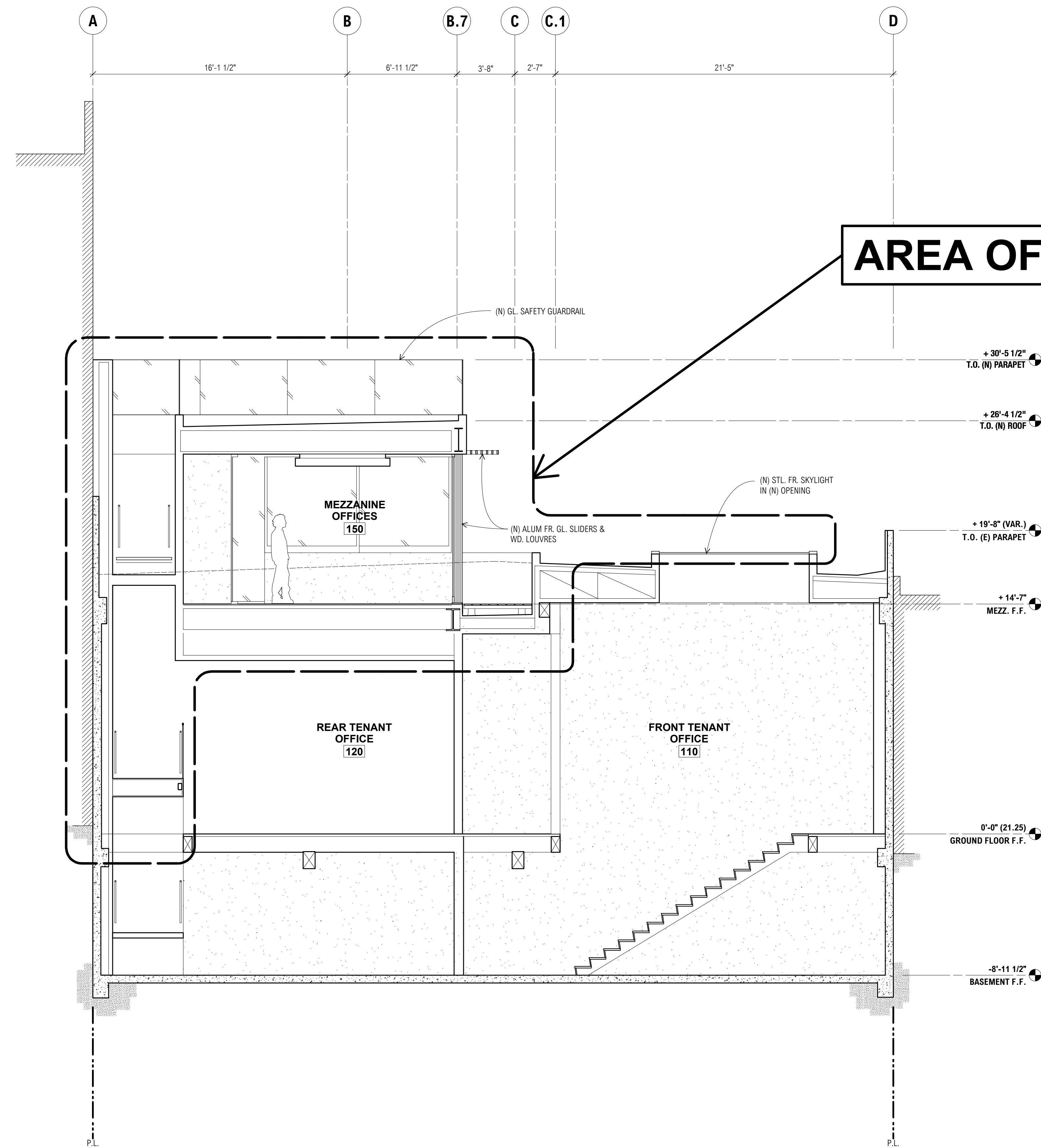


1 WEST ELEVATION
1/4"=1'-0"

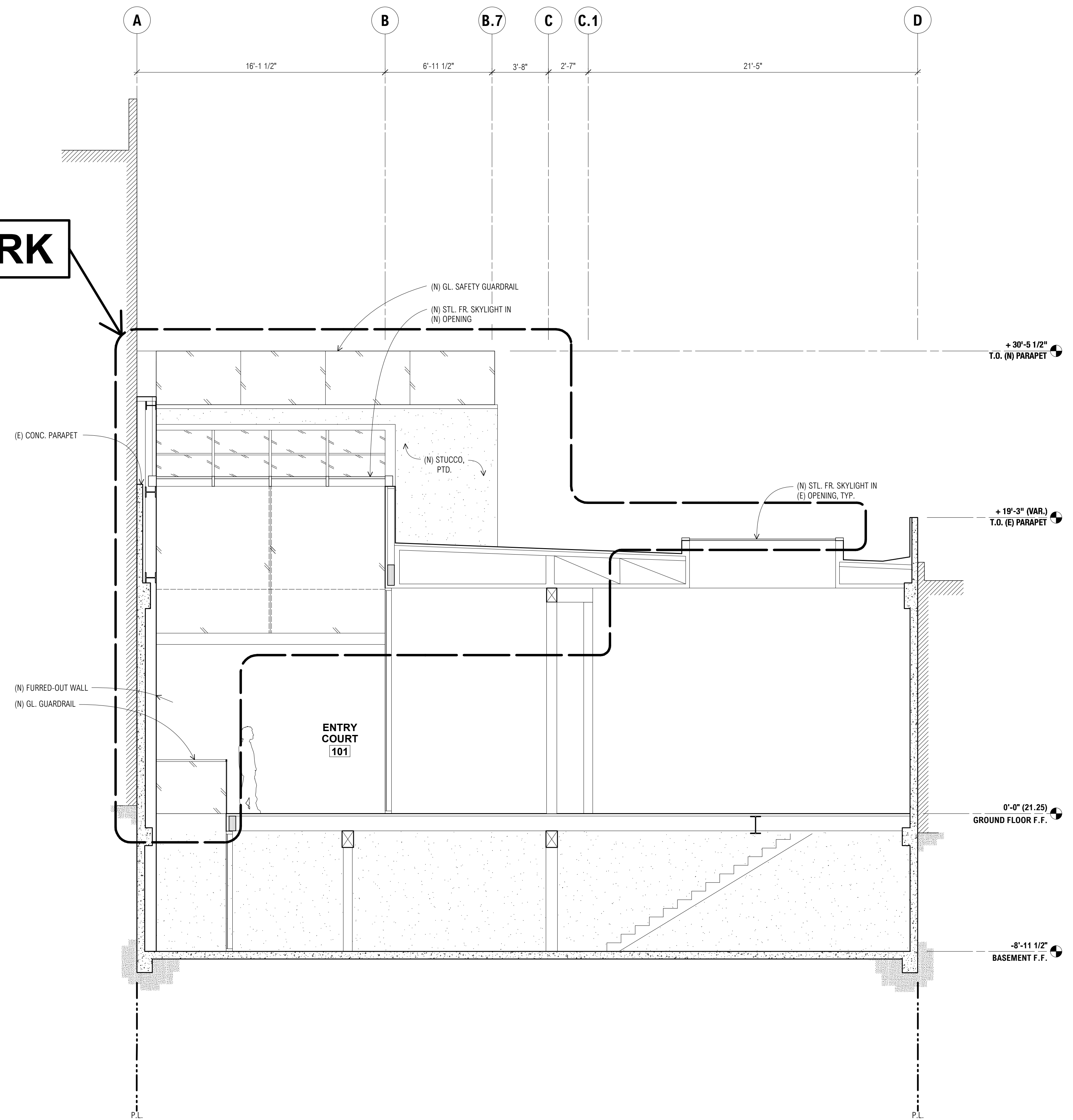


5 ENTRY COURT ELEVATIONS
1/4"=1'-0"

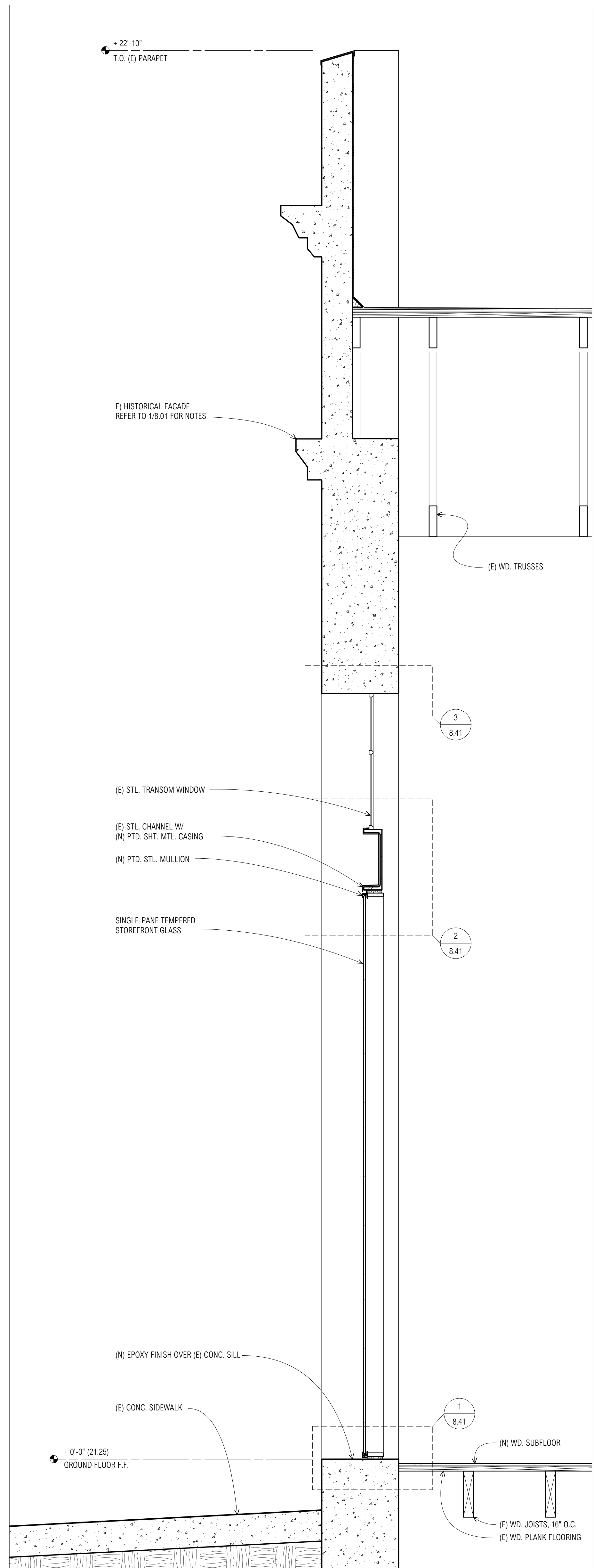




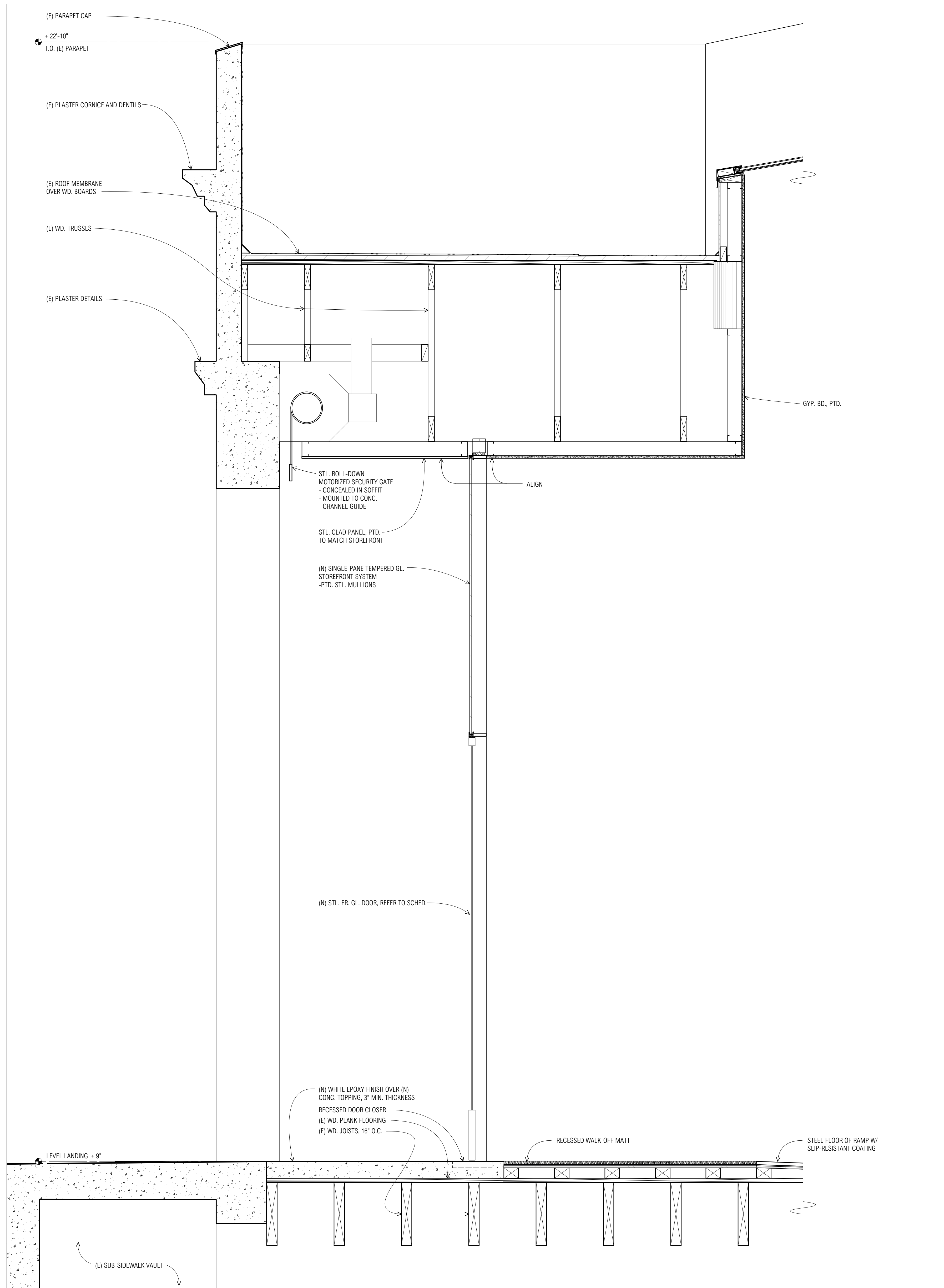
2 SECTION LOOKING EAST
1/4"=1'-0"



1 SECTION LOOKING EAST
1/4"=1'-0"

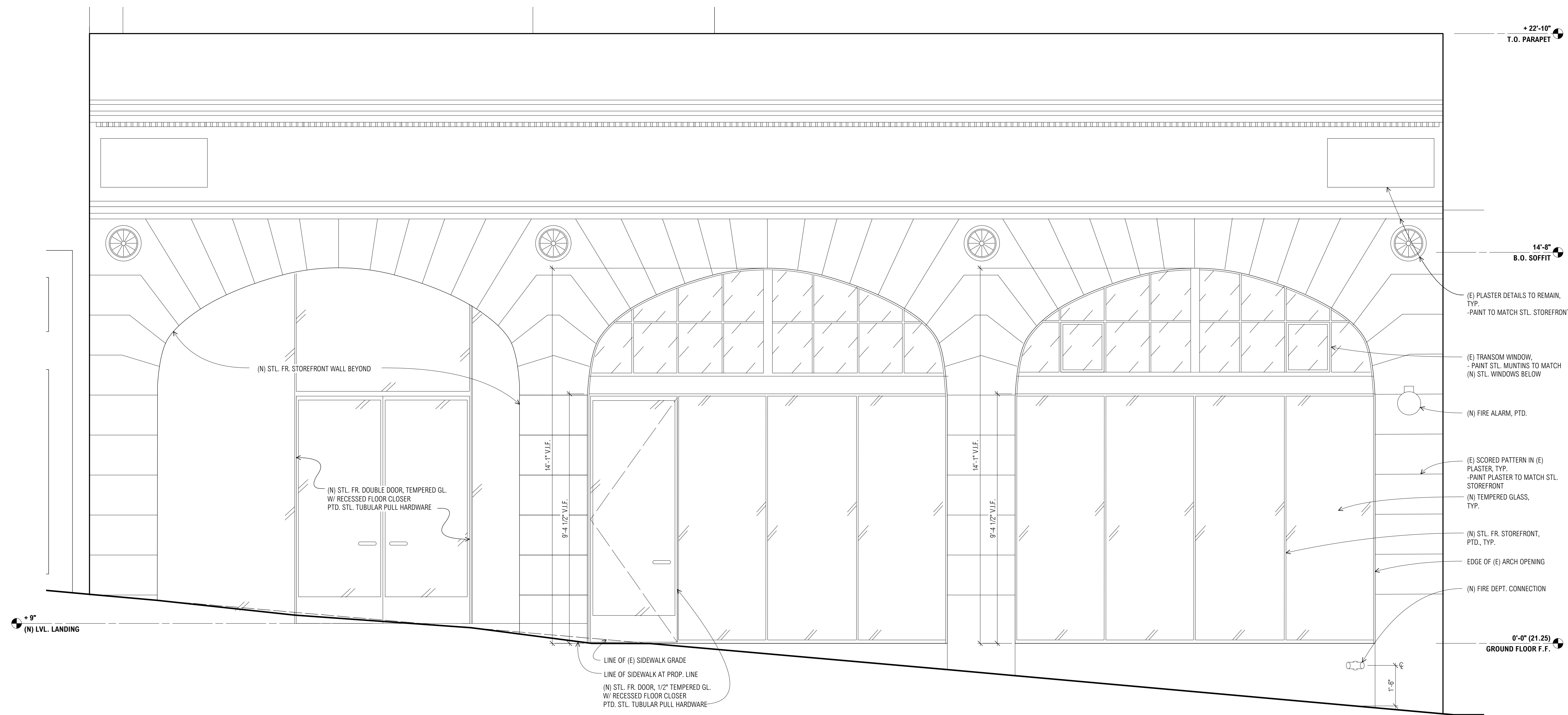


2 WALL SECTION AT ARCHED OPENING
1"=1'-0"

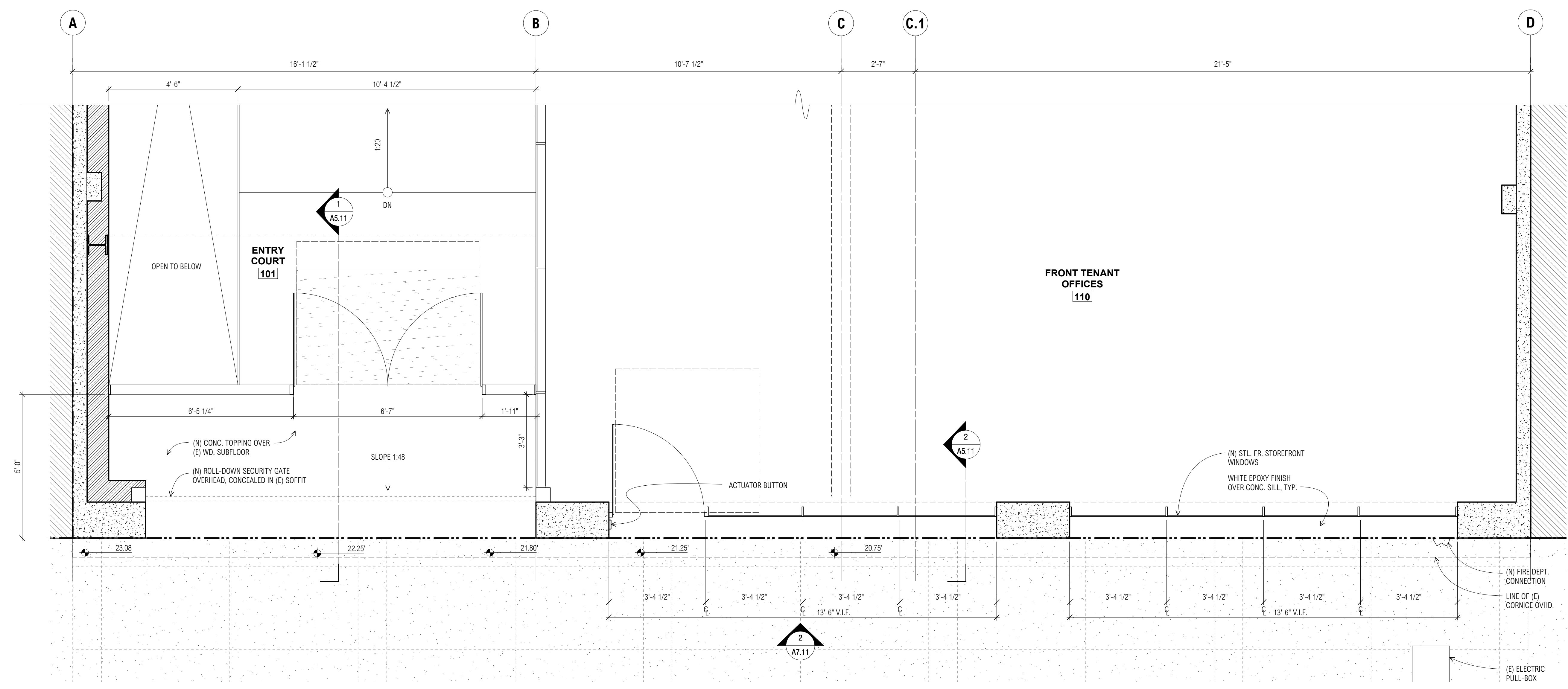


1 WALL SECTION AT ENTRY DOOR
1"=1'-0"

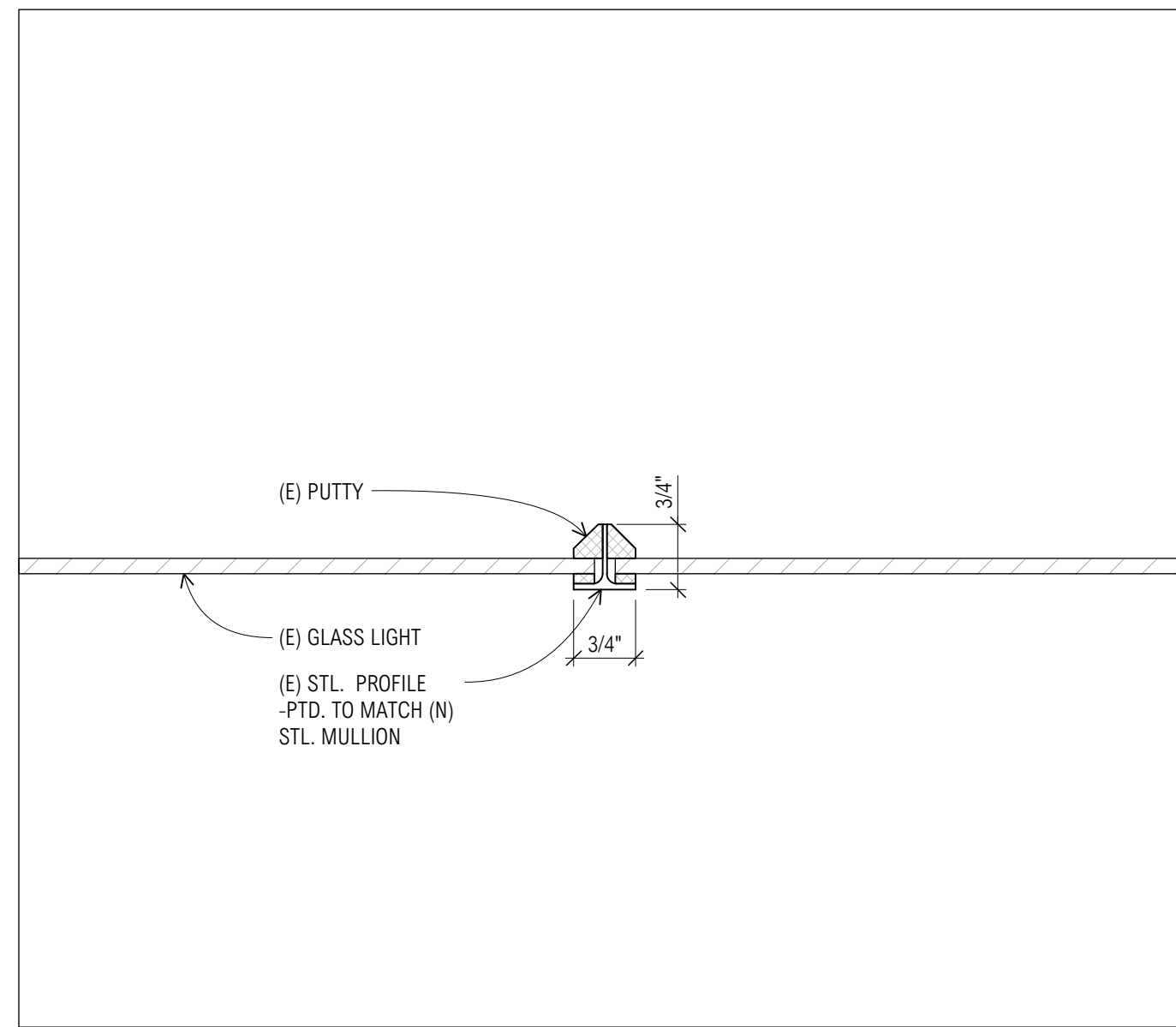
| | | | |
|-------|-------------|---|-------------------------------|
| STAMP | CONSULTANTS | PROJECT | ISSUES & REVISIONS |
| | | LÉPINARD JACKSON SQUARE 836 MONTGOMERY STREET SAN FRANCISCO, CA 94133 <small>Copyright © 2011 Jensen Architects. All drawings are under license appearing herein constitute the confidential and proprietary information of Jensen Architects. All drawings shall be used only for the project and shall not be reproduced, stored, or disseminated without the written consent of the architect.</small> | |
| | | ENLARGED FACADE SECTIONS | |
| | | DATE: 7/12/12 | PHASE: CONSTRUCTION DOCUMENTS |
| | | SCALE: 1"=1'-0" | |



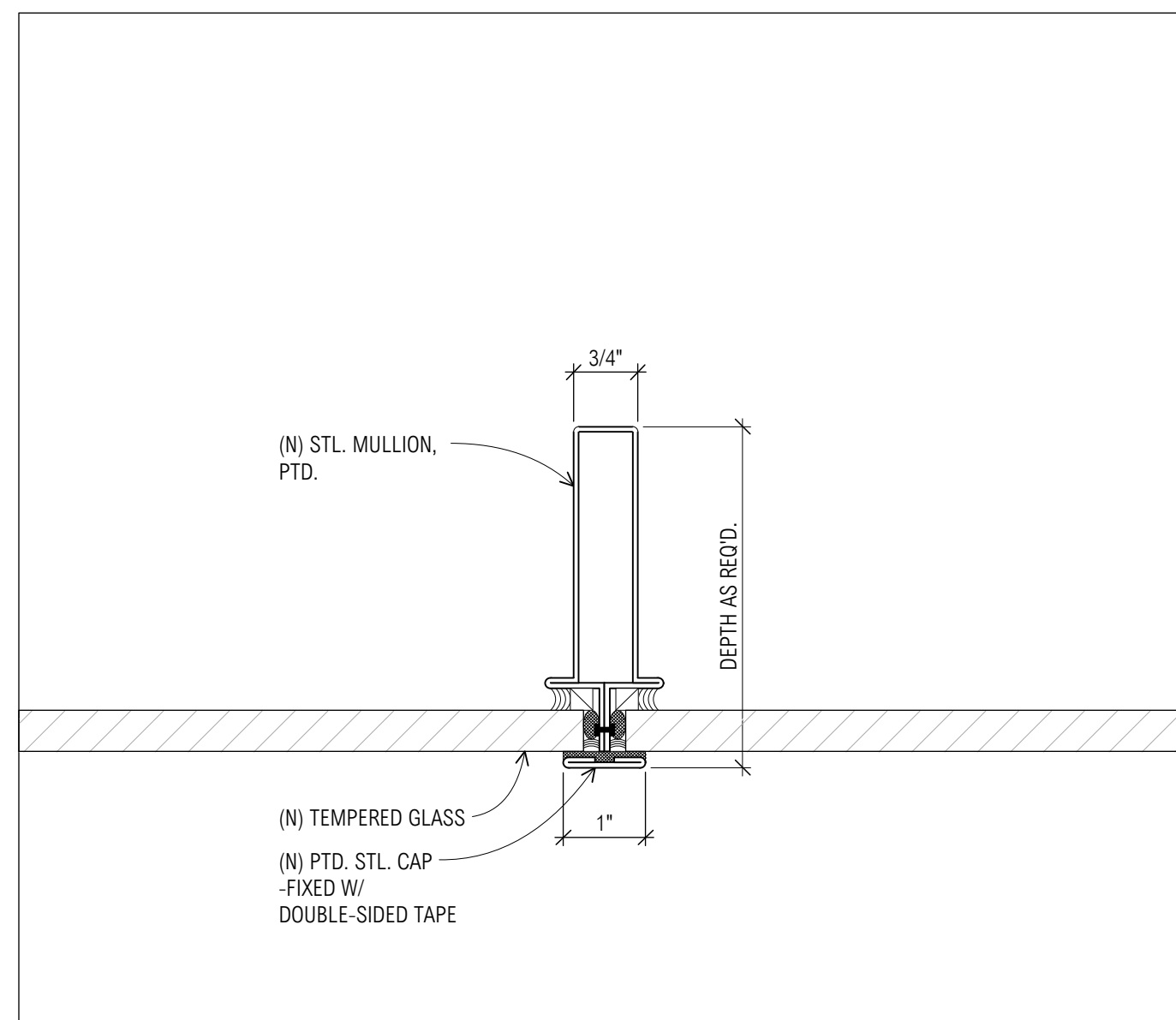
2 ENLARGED WEST ELEVATION
1/2"=1'-0"



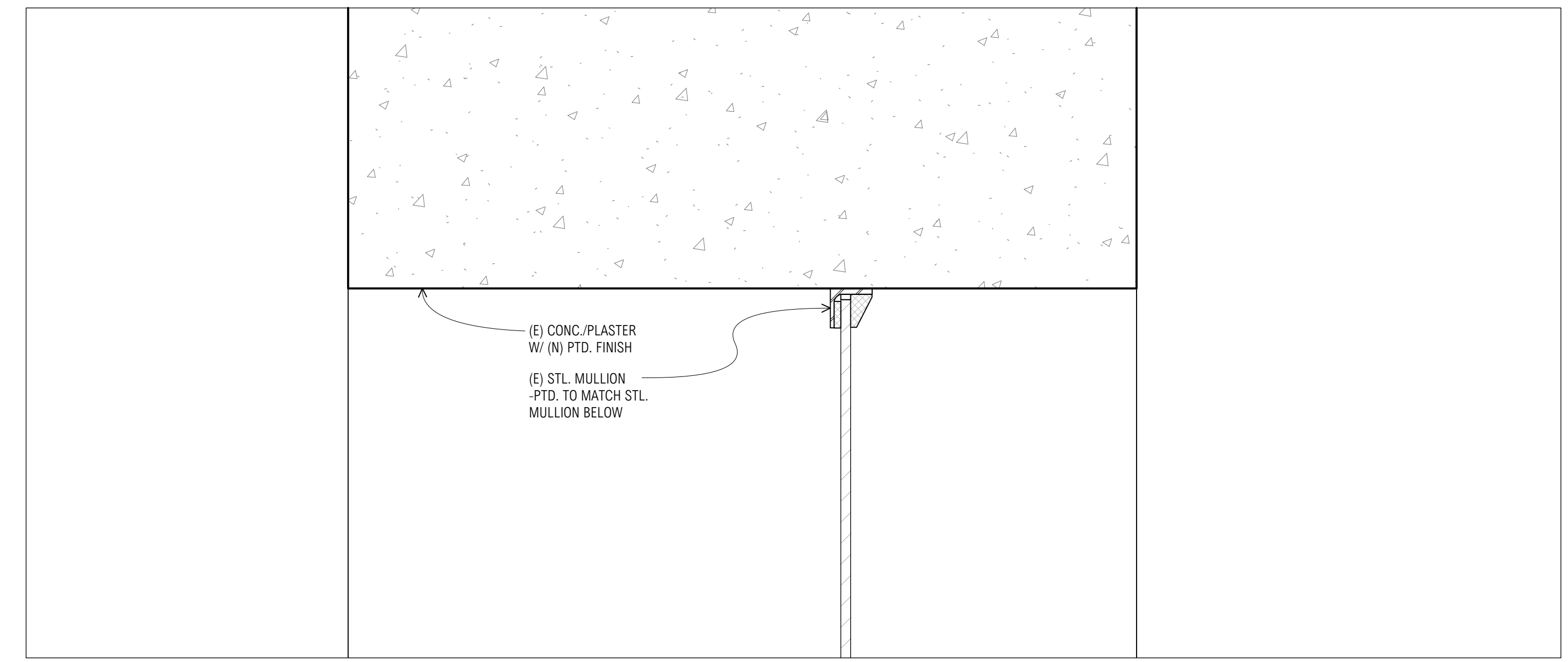
1 ENLARGED SIDEWALK & ENTRY PLAN
1/2"=1'-0"



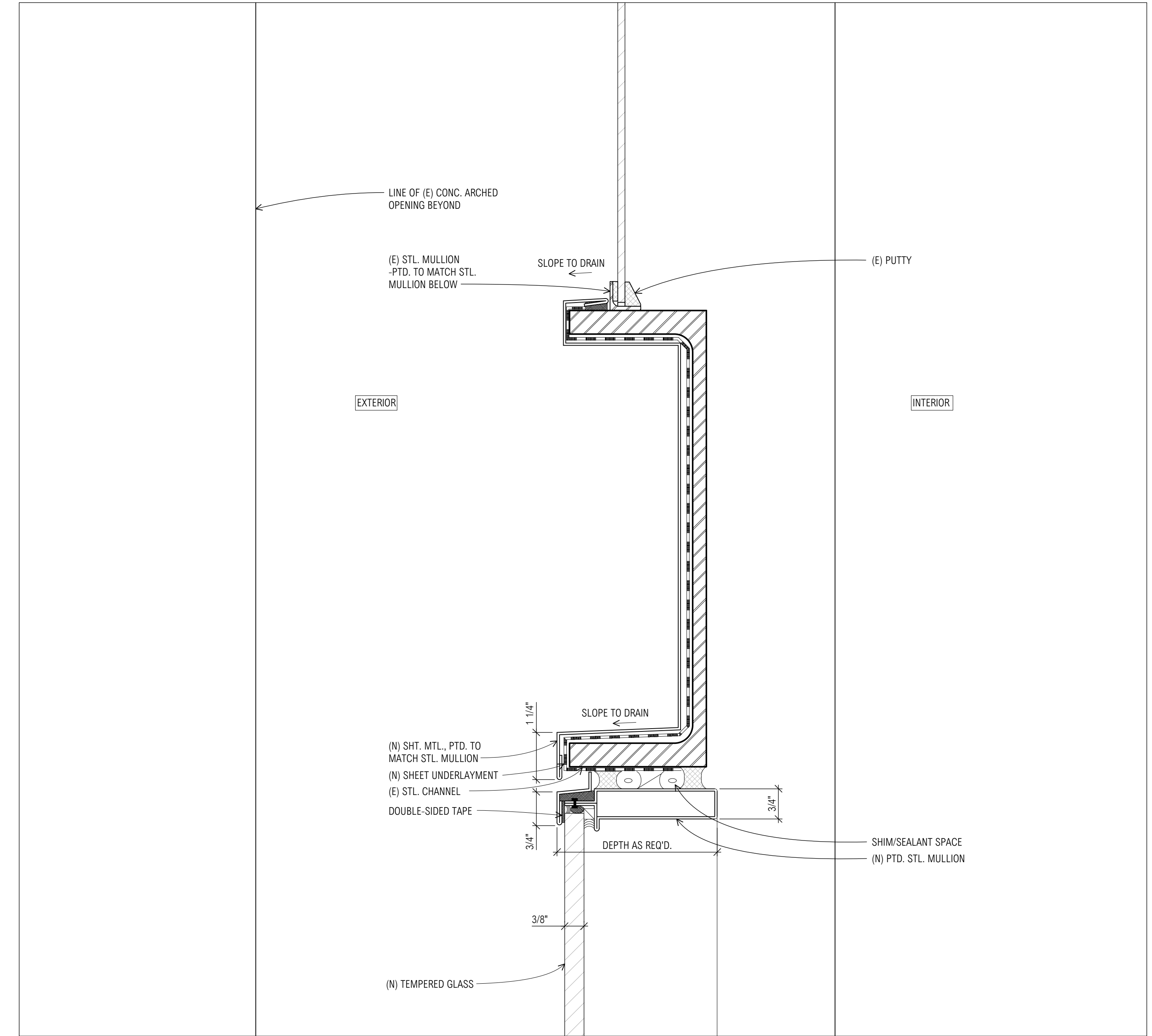
5 (E) TYP. TRANSOM WINDOW MUNTIN
6"=1'-0"



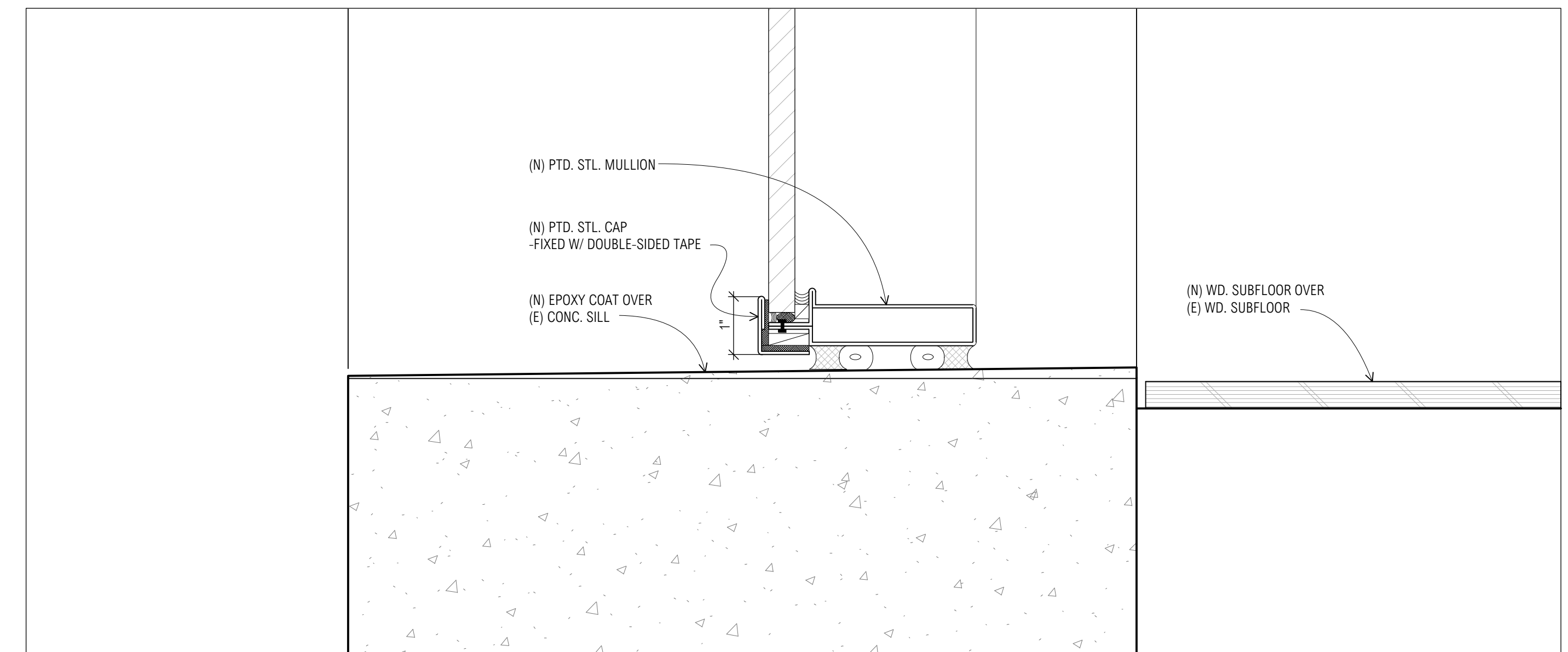
4 (N) TYP. STOREFRONT MULLION
6"=1'-0"



3 (E) TRANSOM WINDOW HEAD
6"=1'-0"



2 STOREFRONT DETAILS @ (E) STL. HEADER
6"=1'-0"



1 STOREFRONT SILL @ CONC.
6"=1'-0"