



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Appropriateness Case Report

HEARING DATE: AUGUST 1, 2012

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Filing Date: February 22, 2012
Case No.: **2012.0158A**
Project Address: **850 BATTERY STREET**
Historic Landmark: Northeast Waterfront Historic District
Zoning: C-2 (Community Business) District
65-X Height and Bulk District
Block/Lot: 0141/008
Applicant: Dean Orr
Jensen Architects
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PROPERTY DESCRIPTION

850 BATTERY STREET, northeast corner of Vallejo and Battery Streets, Assessor's Block 0141, Lot 008. The subject building, constructed in 1941 (with exterior alterations in 1967 and 1972), is designated as a non-contributing resource to the Northeast Waterfront Historic District, and is located within a C-2 (Community Business) Zoning District and 65-X Height and Bulk District.

This is a two-story, reinforced concrete, commercial building. The building is a rectangle in plan with a flat roof behind a parapet that has been augmented with mansard roof extensions. The building is clad with stucco and non-original paneling (metal). Fenestration consists of punched bands of multi-lite steel sash windows. A recessed entrance is located at the south end of the Battery Street façade, and there is a secondary entrance at the east end of the Vallejo elevation.

PROJECT DESCRIPTION

The proposal is for a one-story vertical addition and exterior alterations to the existing two-story commercial building. The project will maintain existing office uses and will provide two new dwelling units and off-site parking. The proposed project is described in architectural plans prepared by Jensen Architects, dated July 19, 2012. In detail, the proposed scope of work includes:

- Construction of a one-story vertical addition clad in smooth-finish stucco with flat roof and aluminum sash windows;
- Addition of garage opening with metal garage door at east end of Vallejo Street façade;
- Removal of non-historic mansard roof and paneling on existing building;
- Rehabilitation of existing steel sash windows and concrete/stucco cladding of existing building;

- Interior renovation.

OTHER ACTIONS REQUIRED

The proposed project will require a Variance from rear yard requirements of Planning Code Section 134. The Zoning Administrator shall consider a variance application at a future variance hearing. The proposed project will require a Building Permit.

COMPLIANCE WITH THE PLANNING CODE PROVISIONS

Existing building is non-conforming for rear yard as it is built to the lot lines. While this condition may be maintained, it cannot be intensified. The proposed new construction would extend to the rear lot line(s) and into the required rear yard, so it requires a variance. The project proposes to provide an equal amount of rear yard space in two open areas along the Vallejo Street elevation.

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 D – Northeast Waterfront 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 Northeast Waterfront Historic District as described in Appendix D of Article 10 of the Planning Code and the character-defining features specifically outlined in the designating ordinance.

As described in Appendix D, the district is characterized by the large bulk and minimal fenestration of the early warehouse structures with building heights generally within a six-story range with taller structures closer to the base of Telegraph Hill and shorter buildings near the water. Buildings are of typical warehouse design, large in bulk, with large openings for vehicular access, regularity of form, rough-textured appearance, minimal use of decorative elements, and brick or reinforced-concrete construction. Minimal glazing is deeply recessed, varied in size, and rhythmically spaced with large industrial sash windows in buildings from 1920s onward.

Alterations and new construction shall be compatible with the nearby contributory buildings within the Historic District, and shall conform to the following provisions:

- (1) **Facade Line Continuity.** Facade line continuity is historically appropriate. Therefore, setbacks and arcades, not generally being features of the Northeast Waterfront Historic District, are not acceptable.
- (2) **Fenestration and Design Elements for New Construction.** In areas with a concentration of older brick buildings, new construction should reflect in design the predominant use of deeply recessed, limited fenestration. In addition, verticality and a high proportion of mass to void should be incorporated. In areas characterized by newer buildings in concrete or stucco with industrial-style fenestration, new construction should reflect those design elements.
- (3) **Roof Treatment.** Historically the view from Telegraph Hill over the Northeast Waterfront District has been one of roofs characterized by numerous regularly spaced industrial skylights. In renovation or new construction, these particular design features should be retained or incorporated.

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 will retain its existing, and historic, office use on the lower two floors. The new addition will be utilized for two residential units. Although the overall massing of the existing building will change with the new addition, the resulting height is consistent with heights of adjacent contributing structures and with the surrounding district.

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 non-contributing resource within the district, existing exterior features and materials do not appear to be historic. The project will retain the historic character of the Northeast Waterfront Historic District. It will not remove distinctive materials, nor irreversibly alter features, spaces, or spatial relationships that characterize the historic district. The building height will remain consistent with the character of the district in this area closer to the Embarcadero. The proposed addition will feature minimal decorative elements and will be finished in a manner that reflects the original reinforced concrete construction, which is a method of construction that is compatible with the 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 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 existing building will be rehabilitated to reflect its original appearance. The new addition will be constructed using modern materials and will be recognized as a physical record of its time, place, and use.

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 historic district. Alterations to this building, including the addition, will not affect any surrounding contributing resources to the historic district.

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.

As this is a non-contributing resource, the proposed work is not anticipated to destroy historic materials, features, or spatial relationships that characterize the property. The proposed addition will increase the mass of the building, however, the overall height of the new structure will be consistent with surrounding contributing buildings which range in height from two- to five-stories and will not physically or visually overwhelm immediately adjacent neighbors. Although proposed massing is irregular (neither fully setback nor flush with existing), the flat roofs and blocky expression of the new addition are consistent with buildings forms throughout the district. The new addition is clearly differentiated through its massing and design but incorporates materials and features that are compatible with the historic district, including smooth-finish stucco, punched openings, metal sash windows, and a contemporary interpretation of large industrial windows with the storefront-type glazing of the setback north elevation.

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 Northeast Waterfront Historic District would be unimpaired if the proposed alterations at the subject property were removed at a future date.

PUBLIC/NEIGHBORHOOD INPUT

The project sponsor attended a meeting with the Telegraph Hill Dwellers (THD) in July. According to accounts from the project sponsor and from Nancy Shanahan, THD did not express support for the proposal. Ms. Shanahan stated that THD did not feel that the proposal was compatible with the district due to its massing and contemporary design. No official communication has been received from THD to date. The Department has received no other public input on the project.

ISSUES & OTHER CONSIDERATIONS

None.

STAFF ANALYSIS

Based on the requirements of Article 10 and the *Secretary of Interior's Standards for Rehabilitation (Secretary's Standards)*, staff has determined that the proposed work will be compatible with the surrounding Northeast Waterfront Historic District and will not adversely affect the subject property or surrounding historic district.

Staff finds that work proposed on the existing building will remove incompatible features and materials, and rehabilitate the building in a contemporary but compatible manner. Alterations to the existing building will restore much of the original exterior appearance through removal of non-original mansard roofs and paneling. The removal of these non-original features will return the building to a more industrial, utilitarian appearance. The new garage opening will require removal of several existing windows but the new metal garage door will be compatible with the industrial/commercial character of the building and of the surrounding district. As recommended in Appendix D, the alterations to the existing building will make it more compatible with the district.

Staff finds that the proposed vertical addition will not destroy historic materials, features, or spatial relationships that characterize the property or the district in conformance with the *Secretary's Standards*. The proposed addition will increase the mass of the building, however, the overall height of the new structure will be consistent with surrounding contributing buildings which range in height from two- to five-stories and will not physically or visually overwhelm immediately adjacent neighbors. The new massing will be flush with the existing building wall at Battery Street. At Vallejo Street, the addition will consist of two blocks that will extend to the building wall (at Battery Street corner and near center of the elevation) with intervening setback areas for roof patios. The sidewalls of these projecting blocks, and the north facing elevation at the setback areas, will be fenestrated with a metal-and-glass storefront system. Where flush with existing walls, the new construction will be clad with smooth-finish stucco to match the existing building. At the Battery Street elevation, a punched window band that matches the size and shape of this feature at lower stories will contain single-lite aluminum sash windows with vertical mullions aligned with sash below. At Vallejo Street elevation, there will be one, narrow punched opening in each projecting block. Although the massing is irregular (neither fully setback nor fully flush with existing), the flat roofs and blocky expression of the new addition are consistent with building forms throughout the district in conformance with Appendix D and the *Secretary's Standards*. The new addition is clearly differentiated through its massing and design but incorporates materials and features that are compatible with the historic district, including smooth-finish stucco, punched openings, metal sash windows, and a contemporary interpretation of large industrial windows with the storefront-type glazing of the setback north elevation. Overall, the proposal appears to be compatible with the character of the historic district, as outlined in Appendix D, in terms of scale, form, fenestration, detailing, and materials. Furthermore, staff finds that the essential form and integrity of the subject building and historic district would be unimpaired if the proposed addition was removed at a future date.

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 for Rehabilitation*.

PLANNING DEPARTMENT RECOMMENDATION

Planning Department staff recommends APPROVAL of the proposed project as it appears to meet the requirements of Article 10 and of the *Secretary of the Interior Standards for Rehabilitation*.

ATTACHMENTS

Draft Motion
Parcel Map
Sanborn Map
Plans

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SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Draft Motion

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Suite 400
San Francisco,
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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 008 IN ASSESSOR'S BLOCK 0141, WITHIN A C-2 (COMMUNITY BUSINESS) ZONING DISTRICT, A 65-X HEIGHT AND BULK DISTRICT, AND THE NORTHEAST WATERFRONT HISTORIC DISTRICT.

PREAMBLE

WHEREAS, on February 22, 2012, Dean Orr of Jensen Architects on behalf of the property owner ("Project Sponsor") filed an application with the San Francisco Planning Department ("Department") for a Certificate of Appropriateness to construct a one-story vertical addition, install new garage opening, and to rehabilitate exterior of the existing two-story building, at the subject property located on Lot 008 in Assessor's Block 0141 within the Northeast Waterfront Historic District.

WHEREAS, the Project was determined to be exempt from the California Environmental Quality Act ("CEQA") as a Class 1 Categorical Exemption under CEQA as described in the determination contained in the Planning Department files for this Project. The Historic Preservation Commission ("Commission") has reviewed and concurs with said determination.

WHEREAS, on August 1, 2012, the Commission conducted duly noticed public hearings on the current project, Case No. 2012.0158A ("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 19, 2012 and labeled Exhibit A on file in the docket for Case No. 2012.0158A based on the following findings:

FINDINGS

Having reviewed all the materials identified in the recitals above and having heard oral testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and also constitute findings of the Commission.
2. Findings pursuant to Article 10:

The Historical Preservation Commission has determined that the proposed work is compatible with the character of the Northeast Waterfront Historic District as described in Appendix D of Article 10.

- That the proposal is compatible with, and respects, the character-defining features within the Northeast Waterfront Historic District;
- That the proposal meets the requirements of Section 7 of Appendix D of Article 10 in that the flat roof and blocky expression of the new addition is consistent with building forms in the district, fenestration is recessed, minimal at street and reflective of the district's post-1920s buildings, and the project utilizes materials and finishes that are compatible with the district; 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 5.

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

Standard 9.

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

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 Northeast Waterfront Historic District for the future enjoyment and education of San Francisco residents and visitors.

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

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

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

- B) The existing housing and neighborhood character will be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods:

The proposed project will strengthen neighborhood character by respecting the character-defining features of the historic district in conformance with the Secretary of the Interior's Standards for Rehabilitation.

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

The project will 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. It will provide sufficient off-street parking for the proposed dwelling units.

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

The proposed project will not have any impact on industrial and service sector jobs.

- 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 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 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 008 in Assessor's Block 0141 for proposed work in conformance with the architectural plans dated July 19, 2012 and labeled Exhibit A on file in the docket for Case No. 2012.0158A.

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 August 1, 2012.

Linda D. Avery
Commission Secretary

AYES: X

NAYS: X

ABSENT: X

ADOPTED: August 1, 2012

Parcel Map



Certificate of Appropriateness Hearing
Case Number 2012.0158A
850 Battery Street

850 Battery

OW Battery LLC

JENSEN ARCHITECTS



**CERTIFICATE OF APPROPRIATENESS /
ENVIRONMENTAL EVALUATION APPLICATION**

August 1, 2012

850 Battery

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850 Battery

PROJECT OVERVIEW

This project consists of a vertical addition to an existing two-story commercial building. The addition will create two new residential units. Commercial office use will remain on the lower floors. The scope of work also includes seismic upgrades to the existing structure, interior improvements and the creation of four off-street parking spaces. The subject property is located in the NorthEast Waterfront Historic District but is a non-contributing building.

The renovation of 850 Battery seeks to restore the base building back to its original image. The existing concrete structure, one of the two major building materials used in the area, will be restored and highlighted. The original industrial style, steel sash windows will be retained and refurbished. Decorative canopies, mansard roof extensions and window trims that were added over time and not in keeping with the common architectural elements repeated throughout the district will be removed. These changes will accentuate the large bulk and minimal fenestration that are typical features of the warehouse structures found in the district.

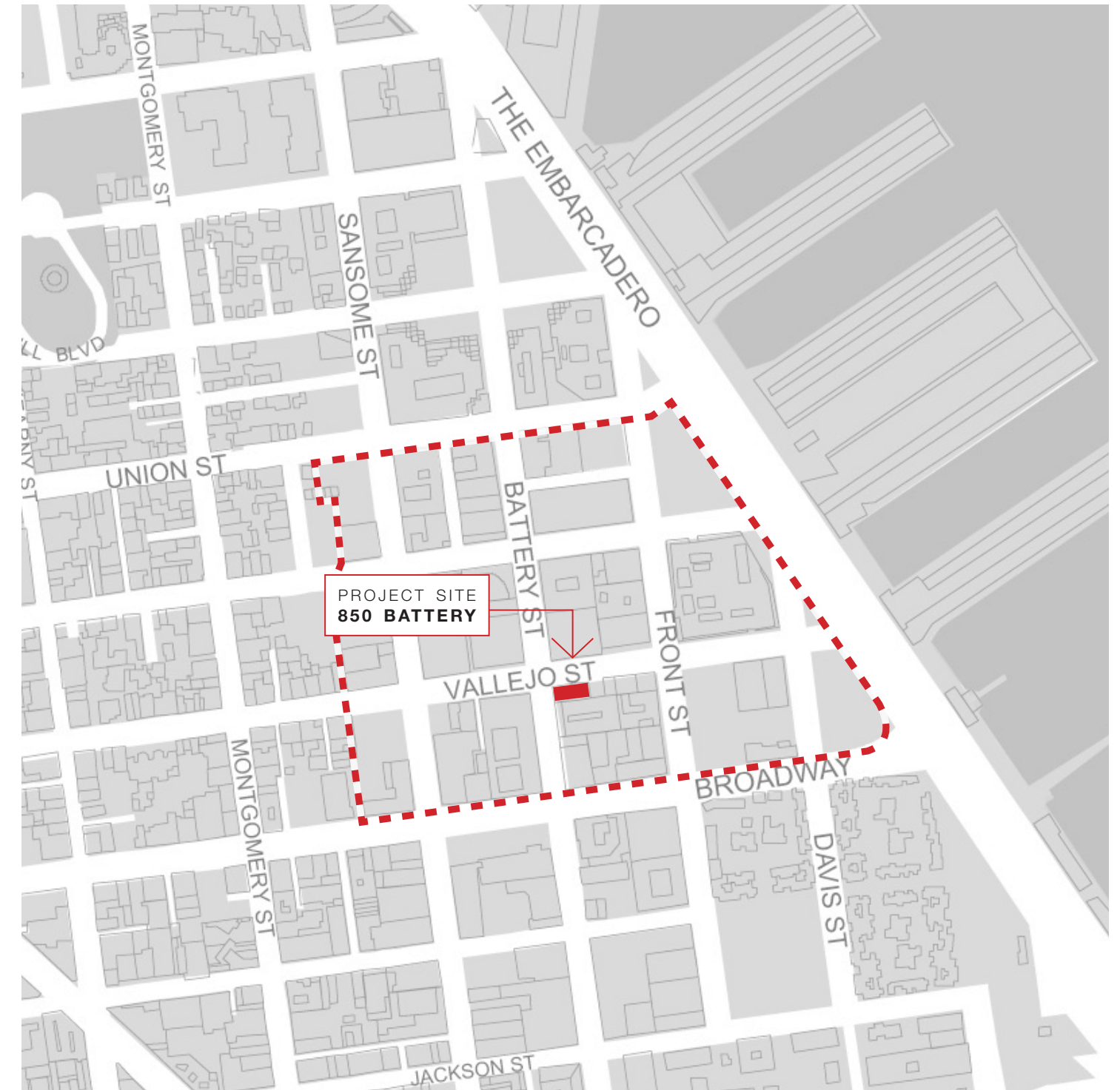
The vertical addition will maintain the strong form along the building's primary Battery Street facade. New, contemporary yet sympathetic materials and building systems will be used on the vertical addition. This strategy will clearly delineate the new structure from the historic base building below.

In addition to the Certificate of Appropriateness, this project will seek a variance from the strict interpretation of the San Francisco Planning Code rear yard requirement. As designed, both new units will receive private rear yards at the third story in excess to the area required by code.



NEIGHBORHOOD SITING

AERIAL VIEW AND STREET MAP



Aerial View of Site

Street Map of Site
with Northeast Waterfront Historic District Boundary

EXISTING SITE PHOTOS

RANGE OF ARCHITECTURAL STYLES IN THE SURROUNDING NEIGHBORHOOD CONTEXT

BATTERY STREET — FACING EAST



BATTERY STREET — FACING WEST



EXISTING SITE PHOTOS

RANGE OF ARCHITECTURAL STYLES IN THE SURROUNDING NEIGHBORHOOD CONTEXT

VALLEJO STREET — FACING NORTH



BATTERY STREET

900 BATTERY

100 VALLEJO

FRONT STREET

VALLEJO STREET — FACING SOUTH



PROJECT SITE
850 BATTERY

FRONT STREET

101 & 111 VALLEJO

125 VALLEJO

145 VALLEJO / 850 BATTERY

BATTERY STREET

EXISTING SITE PHOTOS

EXISTING NON-CONFORMING AND UNACCESSIBLE SIDEWALK TO BE REMOVED AND REPLACED PER CODE AND THE SAN FRANCISCO BETTER STREETS PLAN. WORK INCLUDES PLANTING OF NEW STREET TREES.



EXISTING SITE PHOTOS

EXISTING ROOF STRUCTURES INCLUDING TELECOMMUNICATION EQUIPMENT/ANTENNAS AND MISCELLANEOUS MECHANICAL UNITS AND ASSOCIATED DUCT WORK TO BE REMOVED



Existing roofscape





1938 Aerial Photo



850 Battery Street - 1964

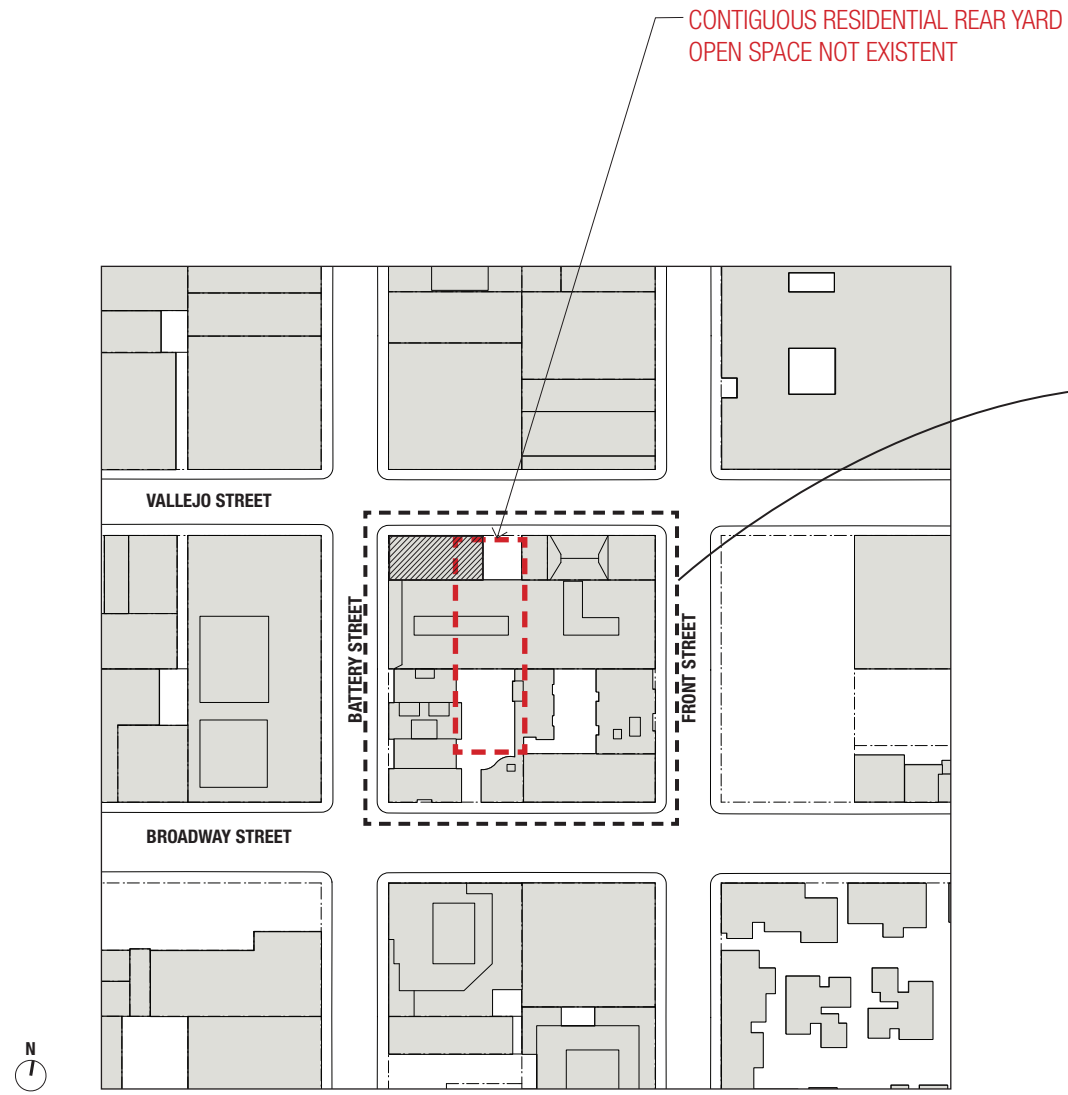
IMAGE CREDIT: SAN FRANCISCO HISTORY CENTER, SAN FRANCISCO PUBLIC LIBRARY

NEIGHBORHOOD FABRIC

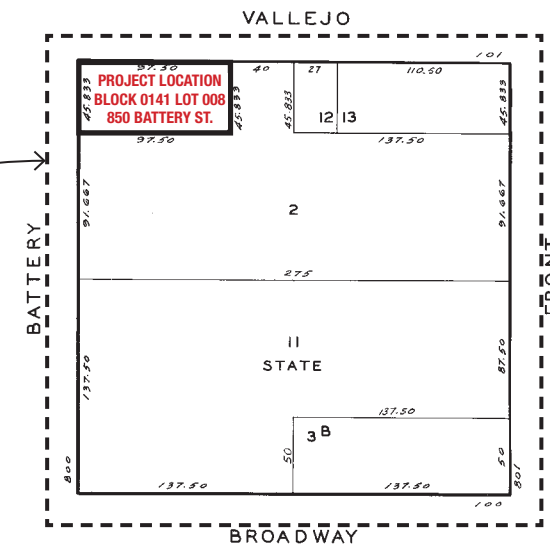
REAR YARD ANALYSIS



Typical SF Residential Block



Plot Plan at Property Location



Assessor's Map - Block 0141

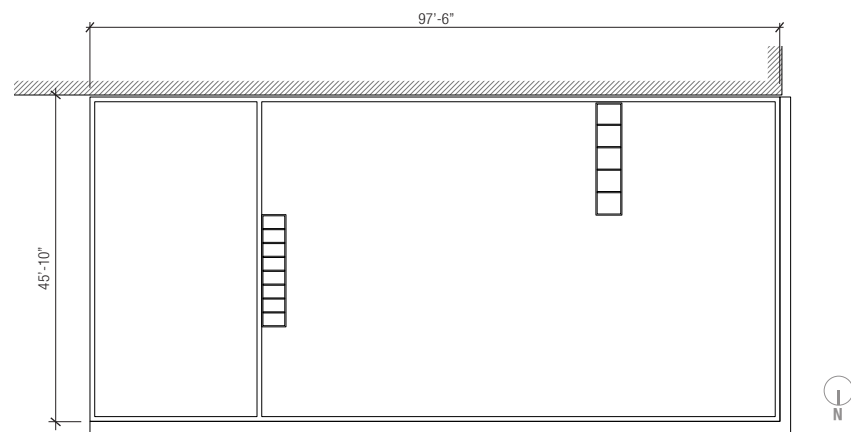
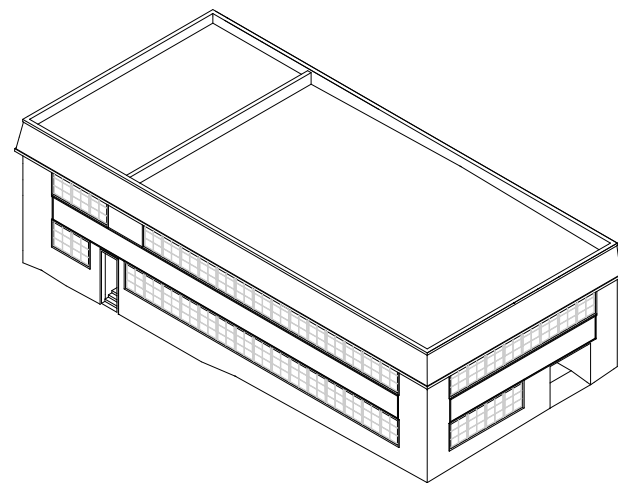
REAR YARD REQUIREMENT

Total Proposed Yard Area = 1,120 SQ. FT.
 1,120 SQ. FT. > 117 SQ. FT. Required Rear Yard
 (Per SF Planning Code Sec. 134)



EXISTING

- No Rear Yard

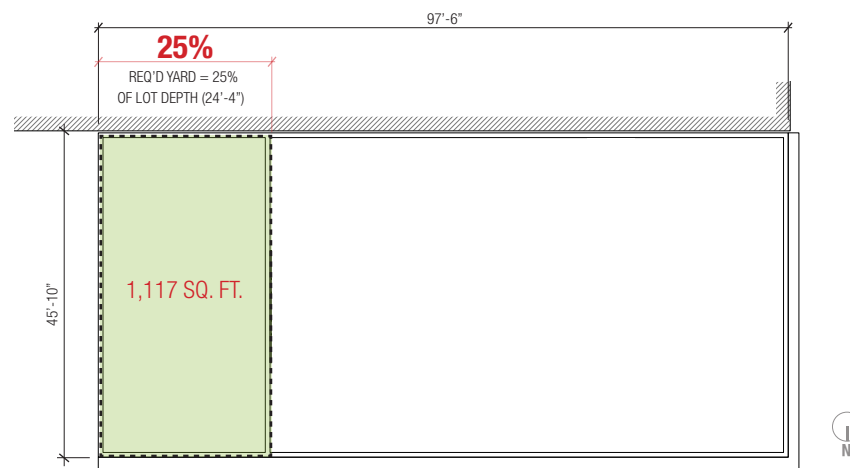
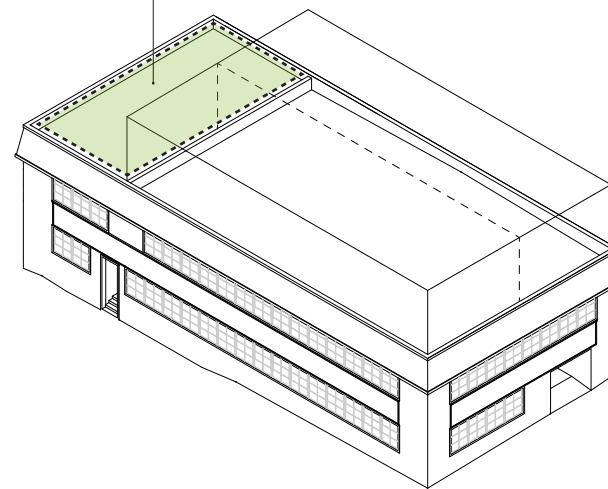


Existing Roof Plan

REQUIRED

- 1,117 SQ. FT. Required Rear Yard at first level of residential use.
- Requirement = 25% of lot depth
 = 25% x 97'-6"
 = 24'-4 1/2"
- Total Required Area= 24'-4 1/2" x lot width
 = 24'-4 1/2" x 45'-10"
 = 1,117 SF

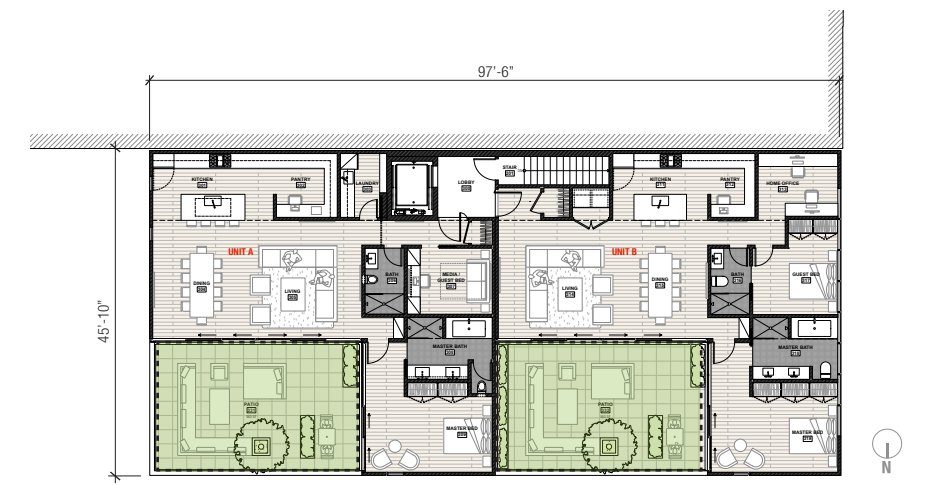
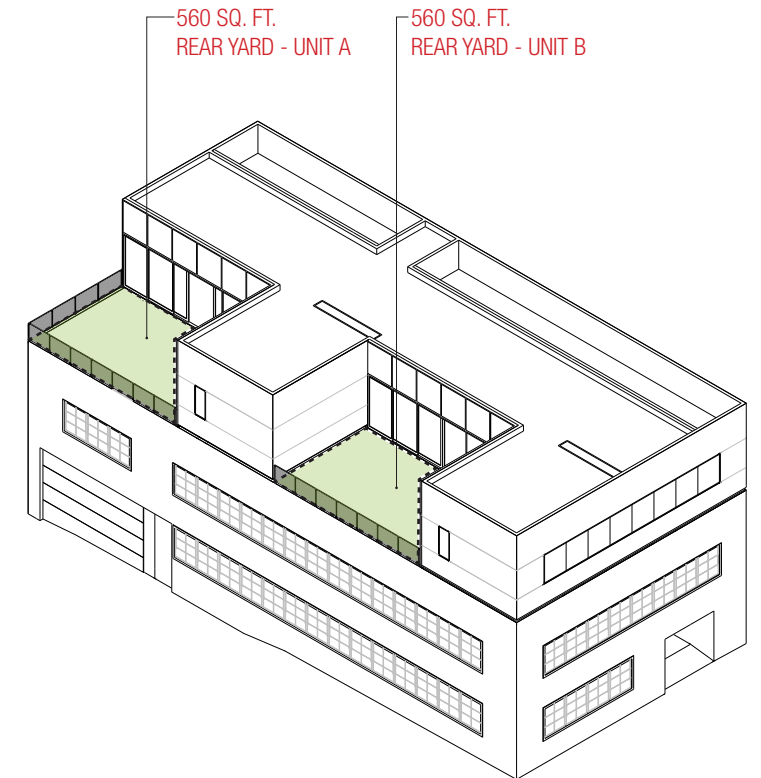
1,117 SQ. FT. REQUIRED REAR YARD PER SF PLANNING CODE



Rear Yard Required per SF Planning Code

PROPOSED

- 1,120 SQ. FT. > 1,117 SQ.FT. REQUIRED

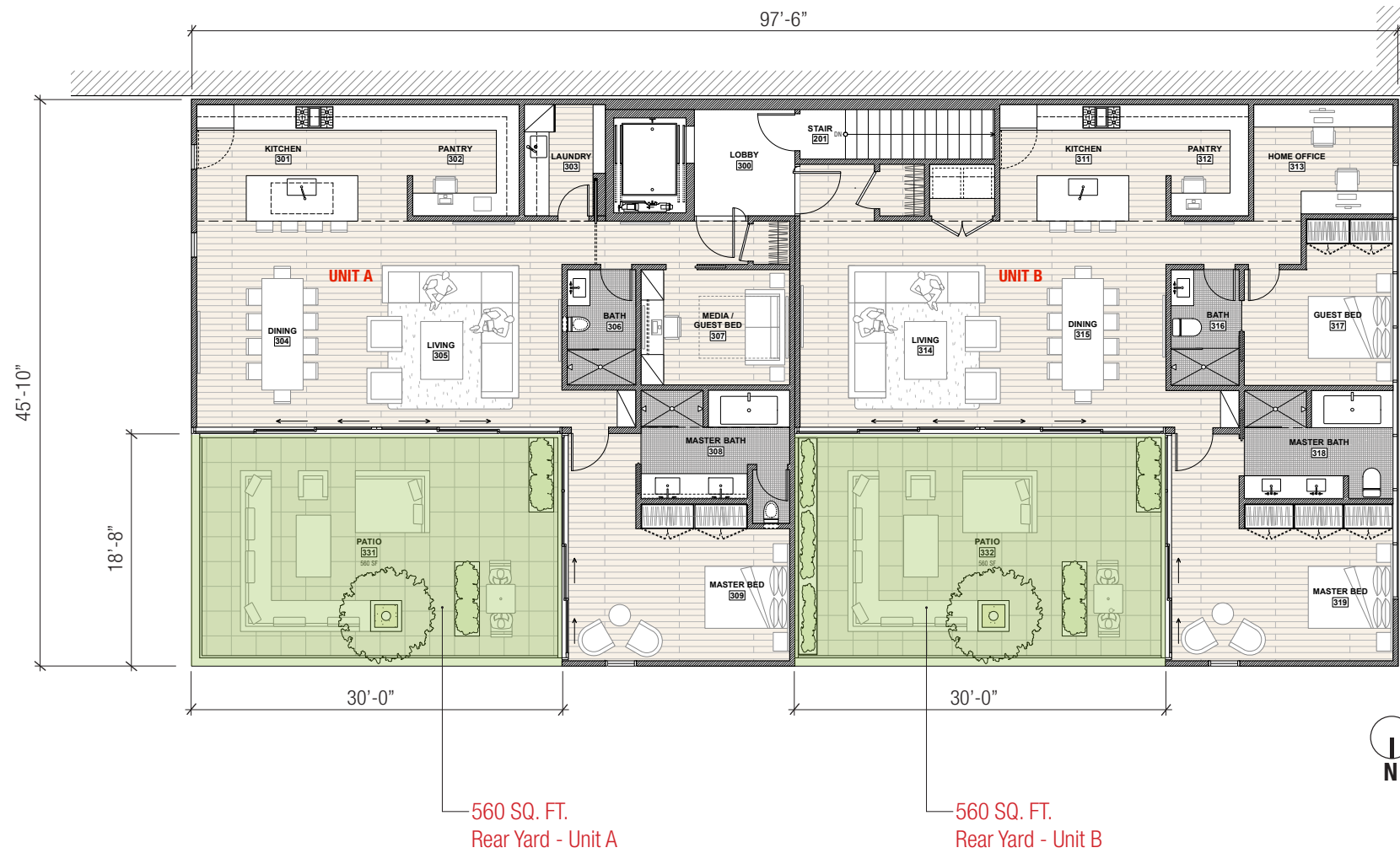


Proposed Third Floor Plan

PROPOSED REAR YARD AREA

THIRD FLOOR YARD AREA

• 1,120 SQ. FT.



Proposed Third Floor Yard Area:
 Rear Yard - UNIT A = 560 SQ. FT.
 Rear Yard - UNIT B = 560 SQ. FT.

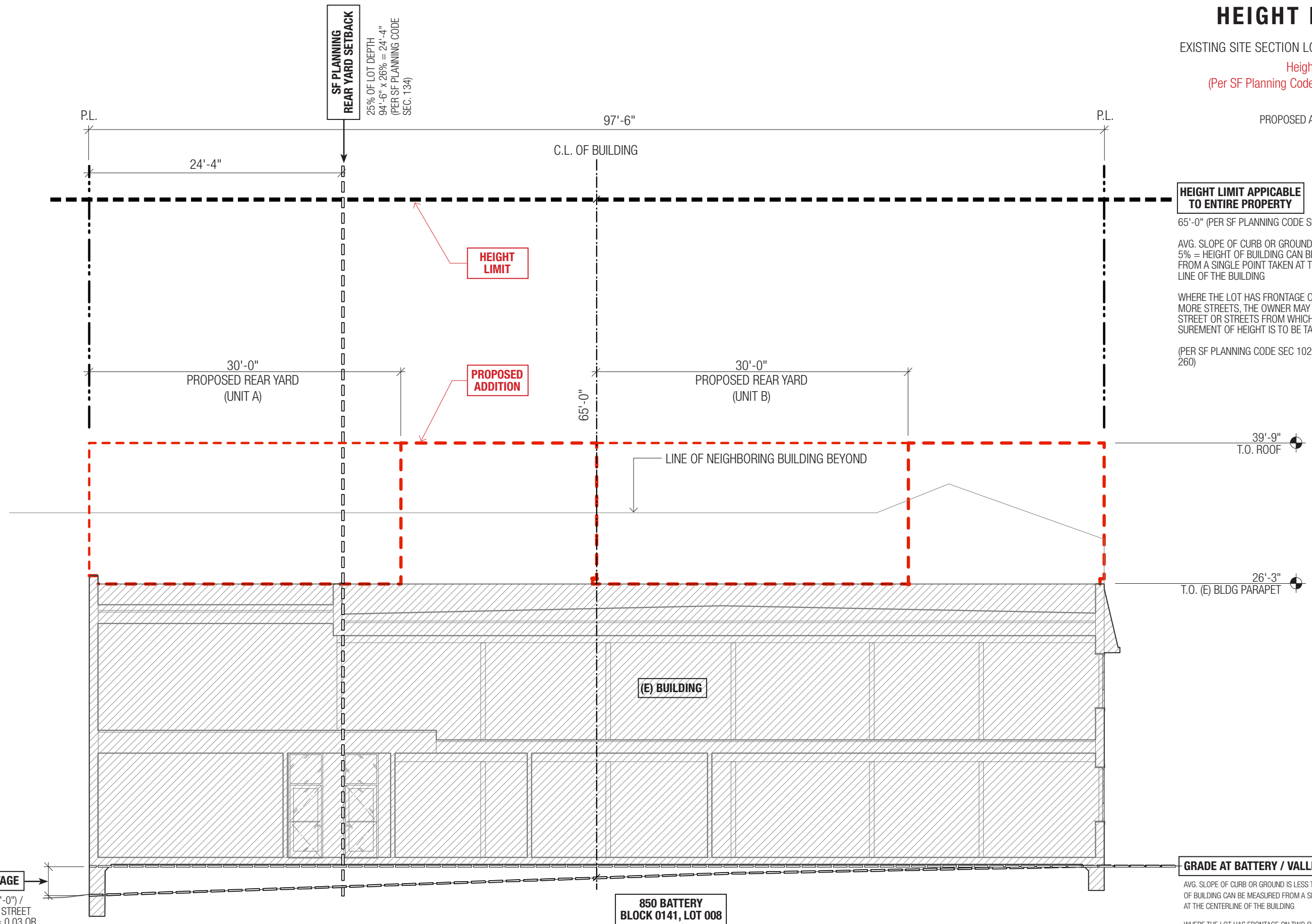
TOTAL THIRD FLOOR YARD AREA = 1,120 SQ. FT.
 (Required Yard Area = 1,117 SQ. FT.)

HEIGHT LIMITS

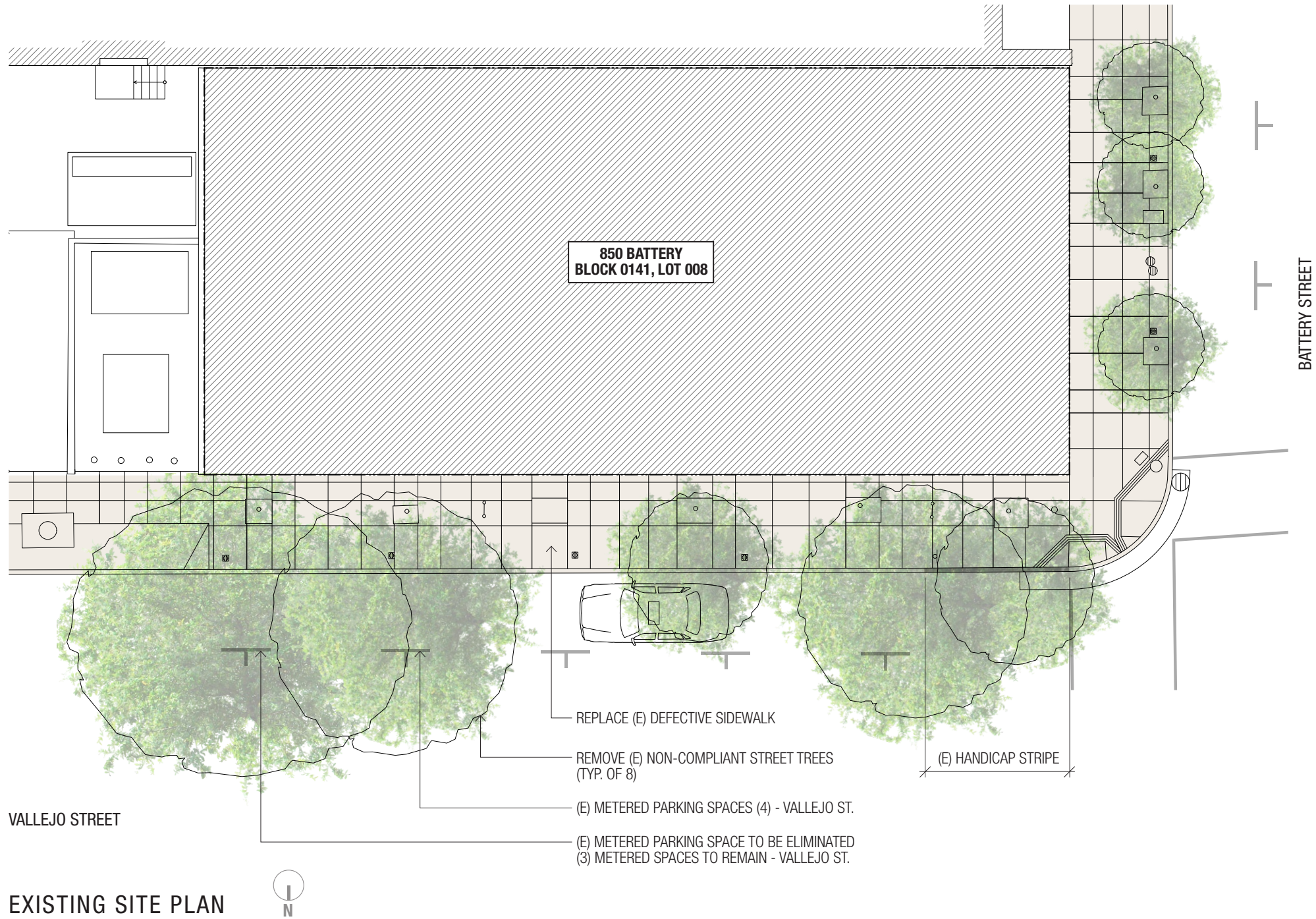
EXISTING SITE SECTION LOOKING SOUTH

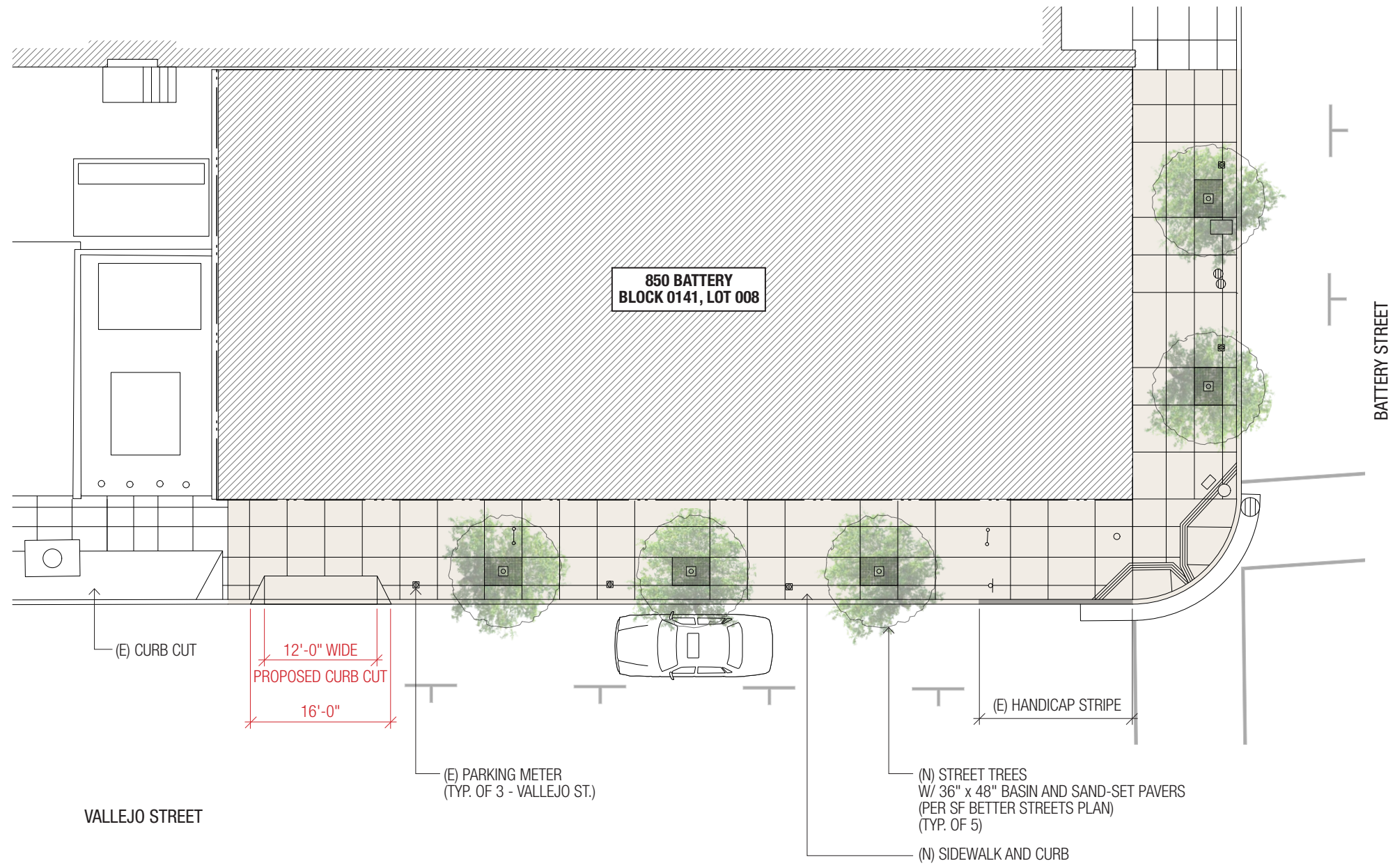
Height Limit = 65 FT.
(Per SF Planning Code Sec. Sec. 260)

PROPOSED ADDITION 



EXISTING SITE PLAN



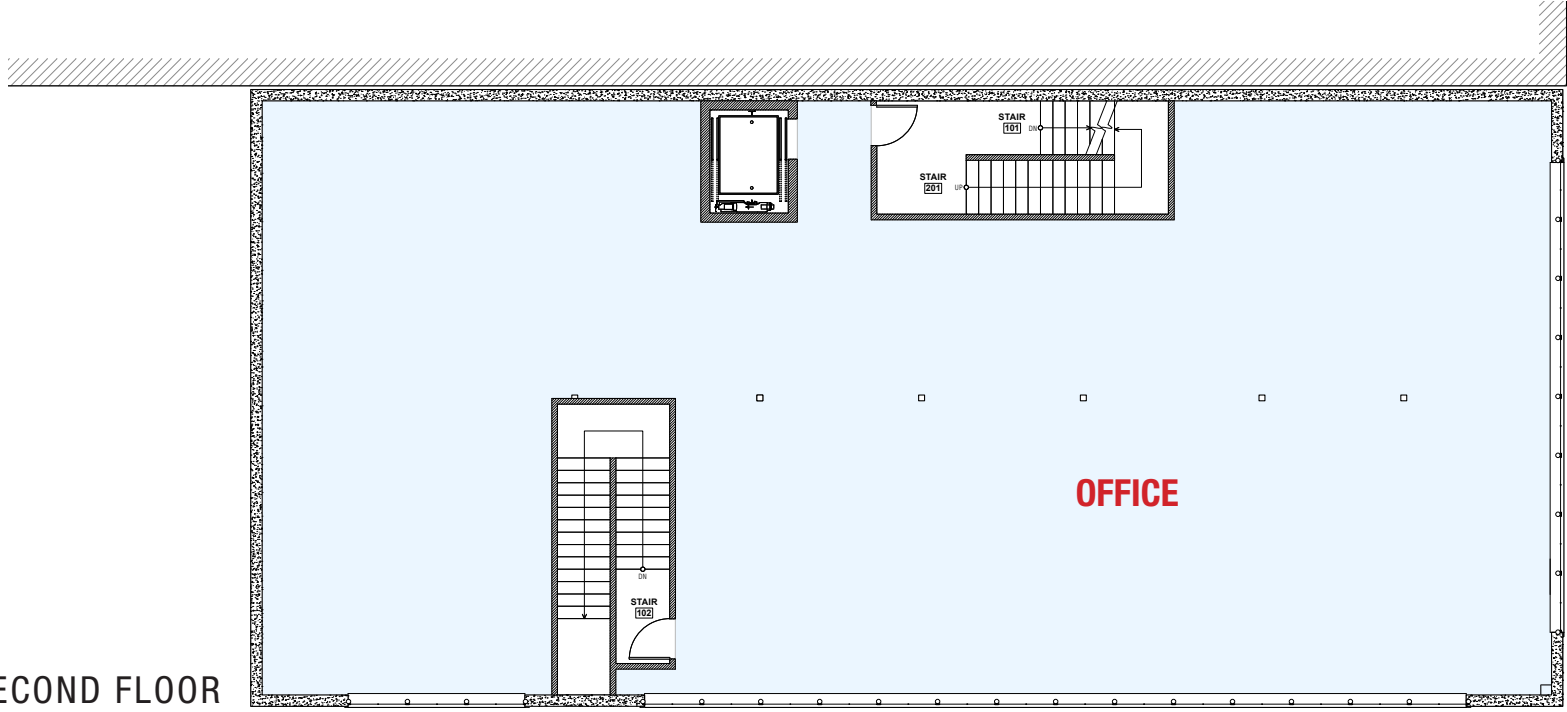


PROPOSED SITE PLAN

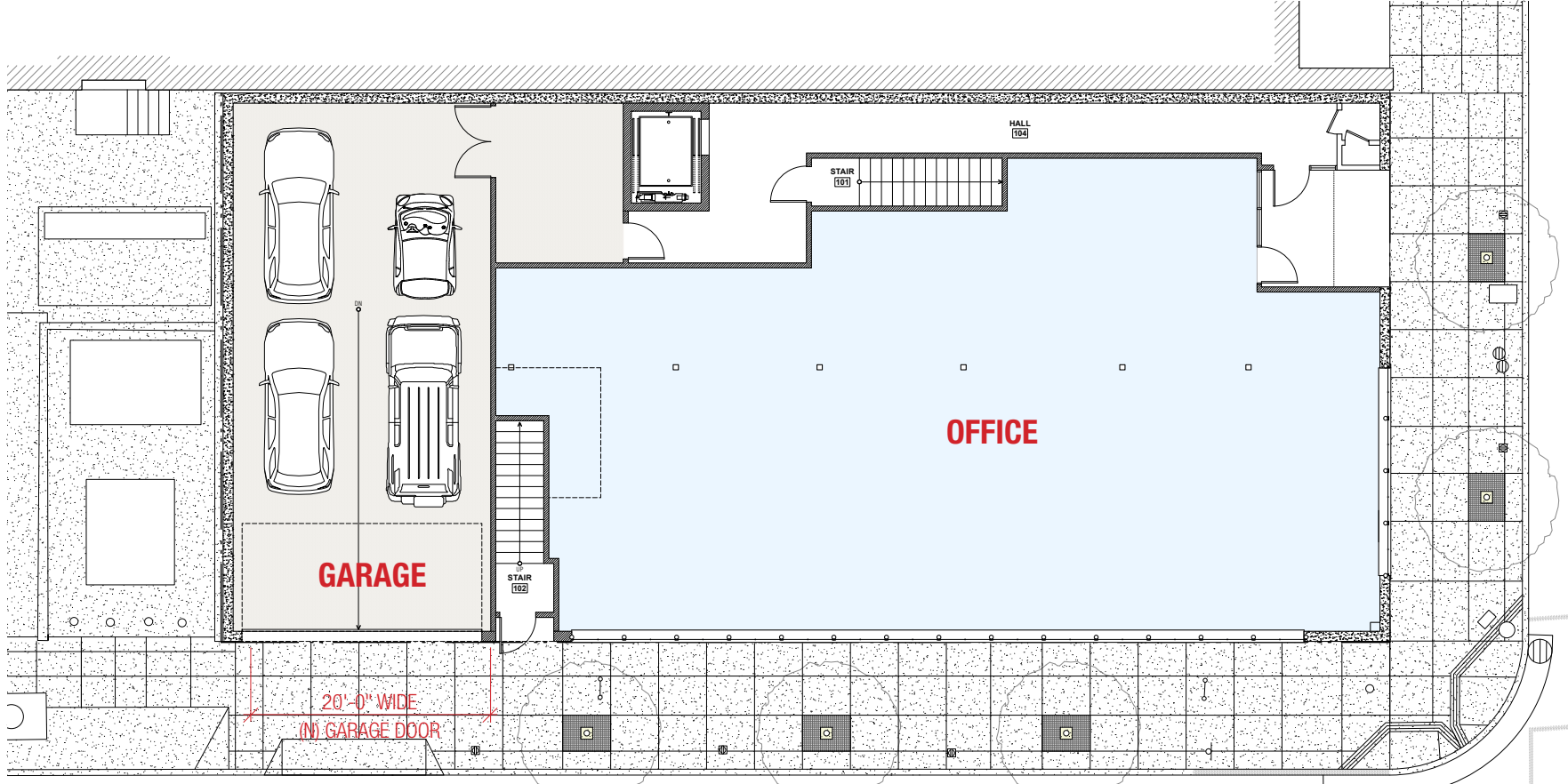


PROPOSED FLOOR PLANS

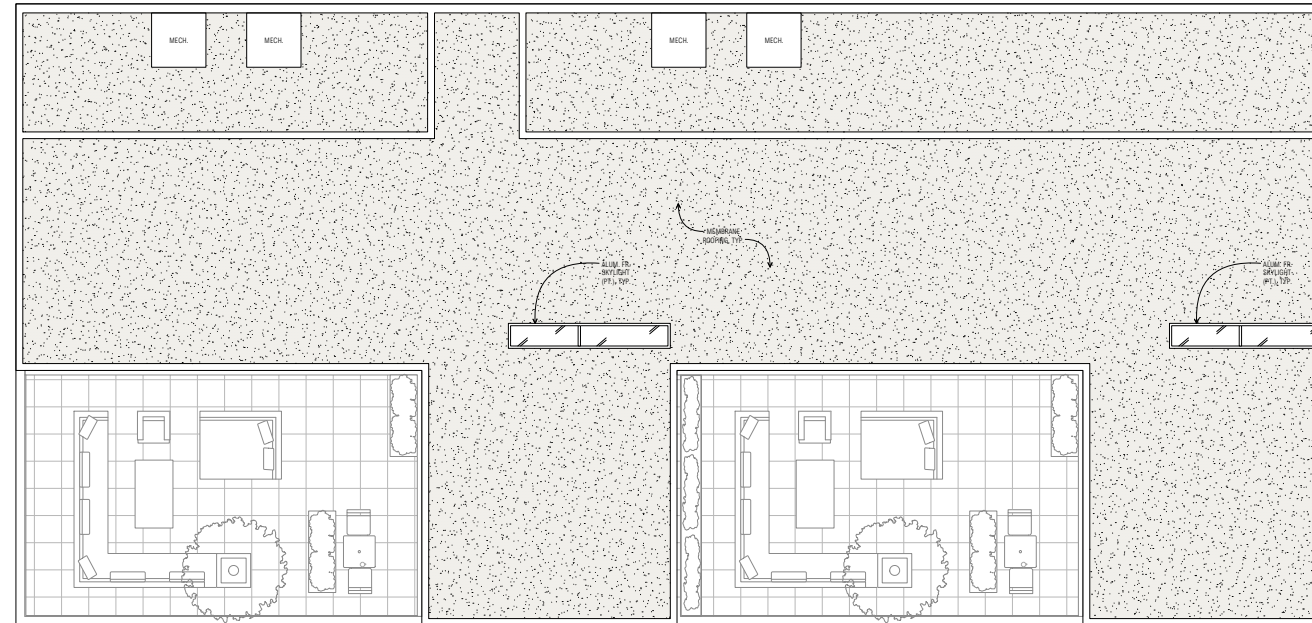
PROPOSED SECOND FLOOR



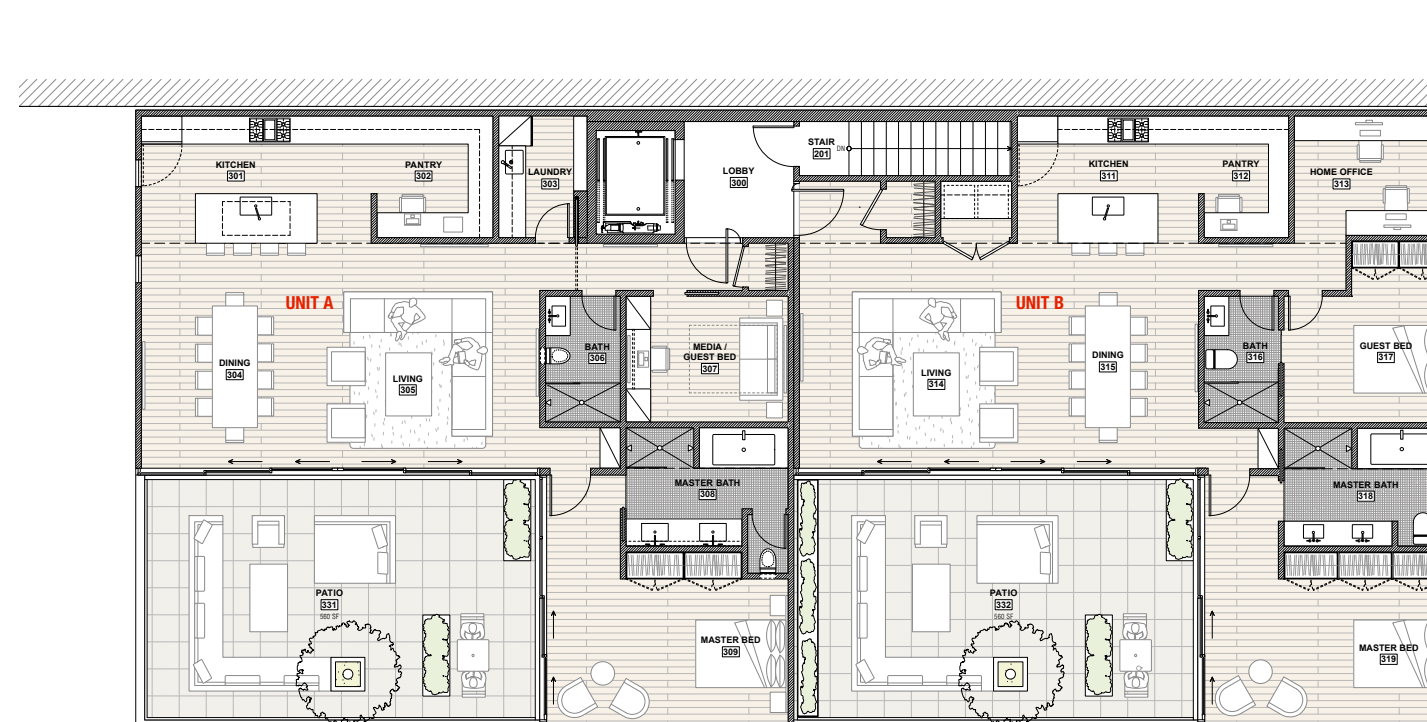
PROPOSED GROUND FLOOR



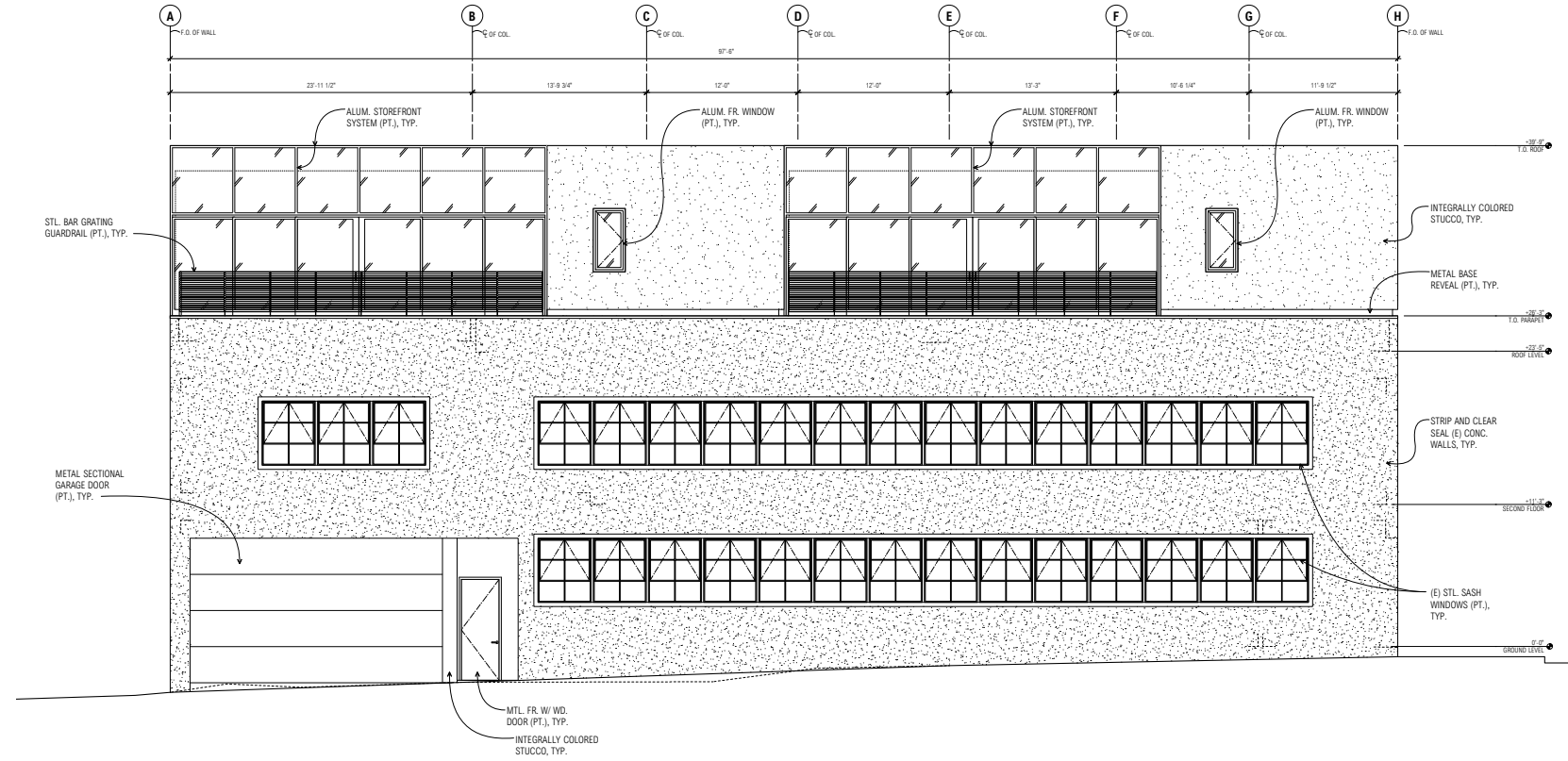
PROPOSED ROOF



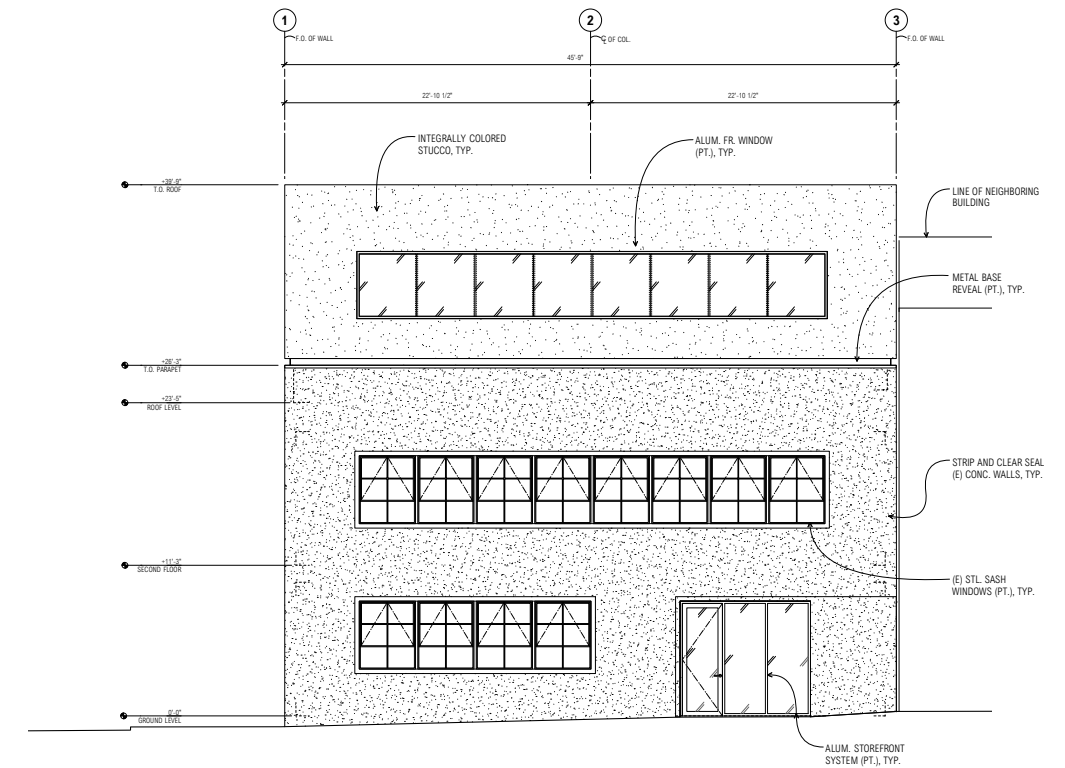
PROPOSED THIRD FLOOR



PROPOSED ELEVATIONS



VALLEJO STREET ELEVATION
(SECONDARY FAÇADE)



BATTERY STREET ELEVATION
(PRIMARY FAÇADE)

NEIGHBORHOOD SITING

AERIAL VIEWS OF PROPOSED MASSING IN CONTEXT



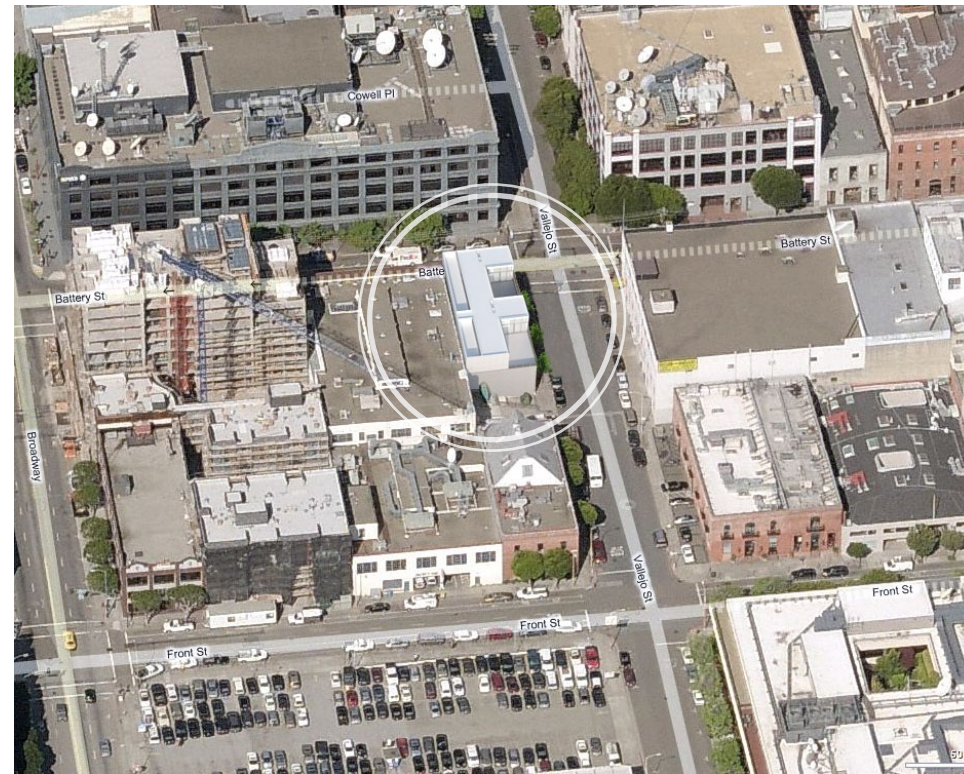
Aerial View Looking North



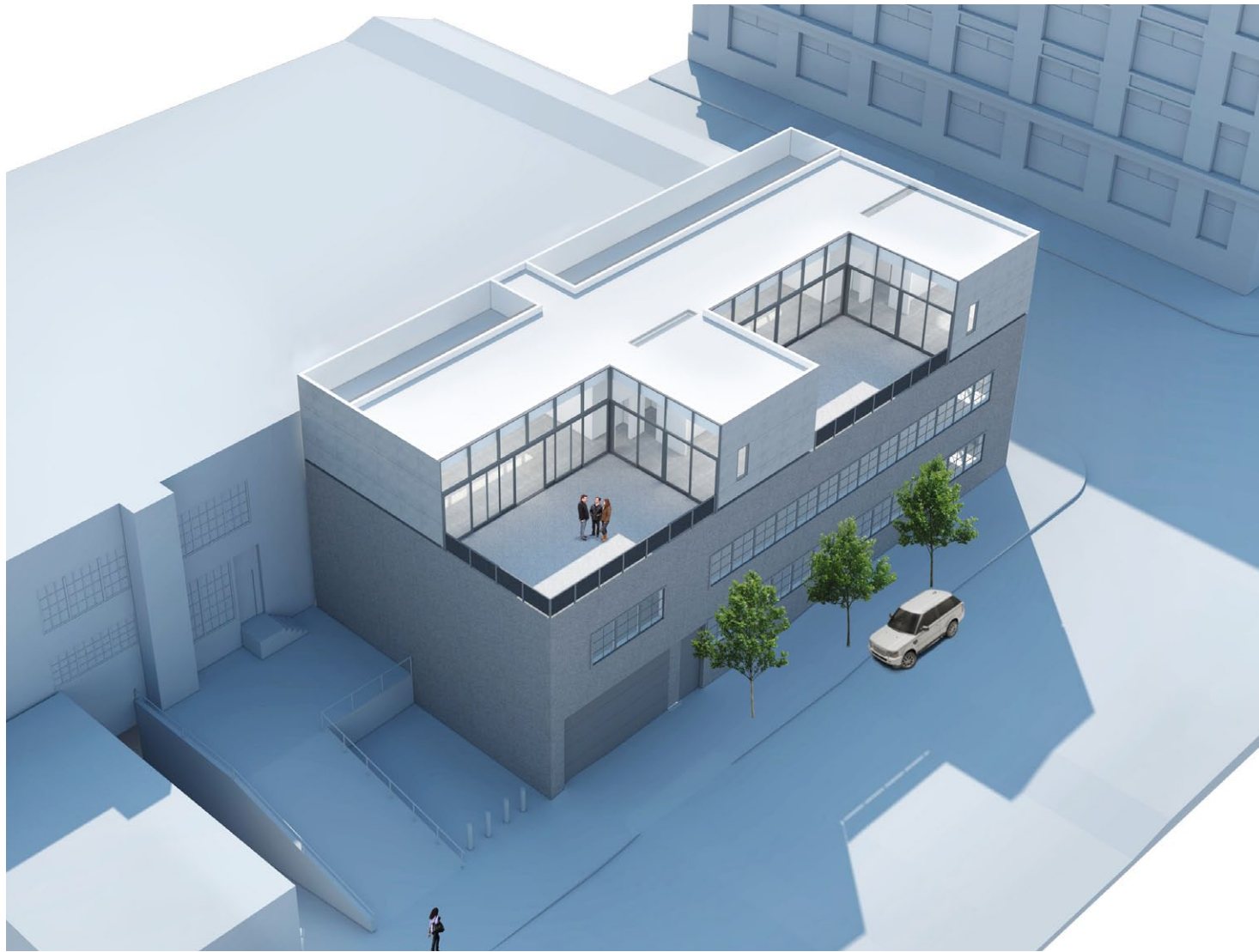
Aerial View Looking East



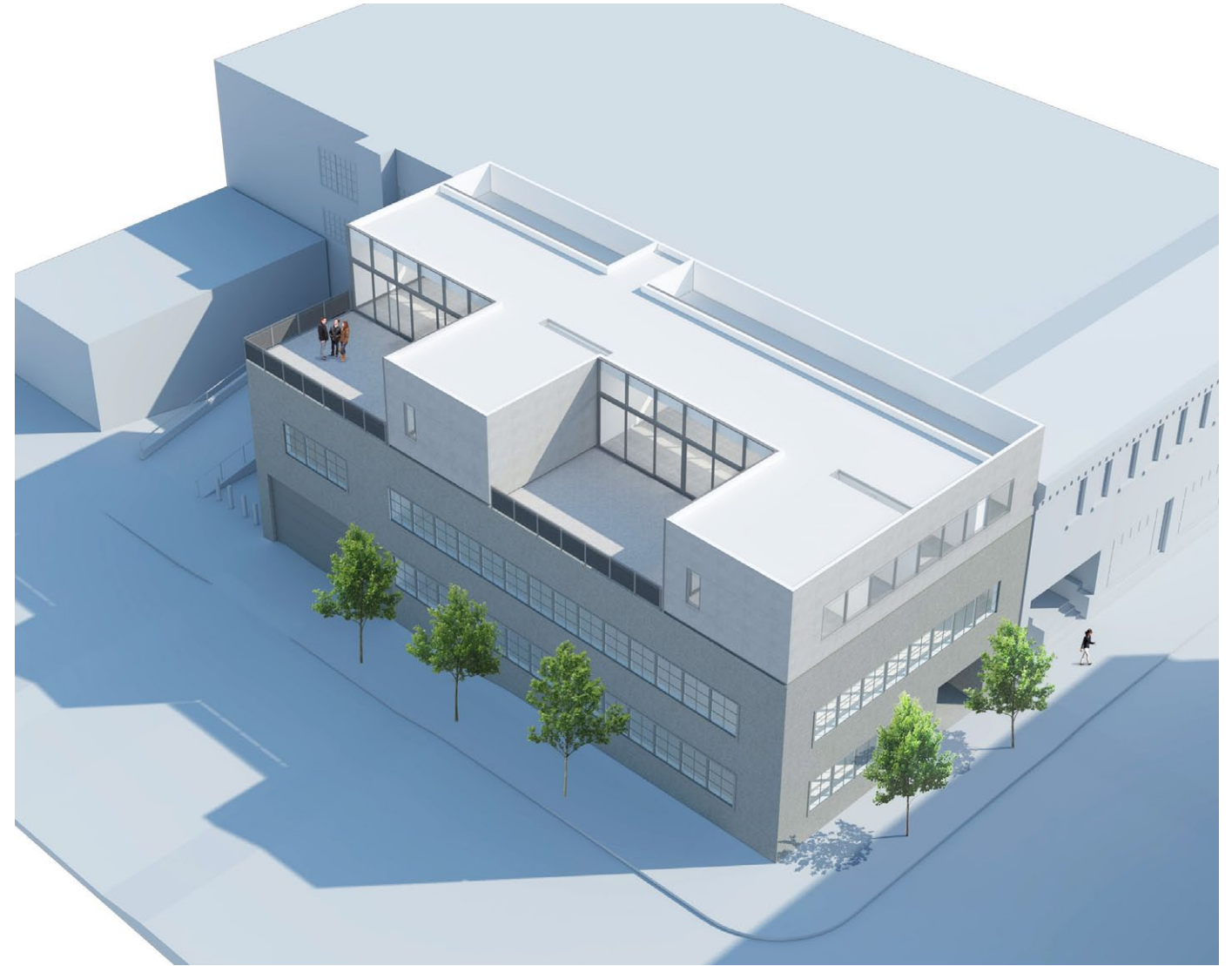
Aerial View Looking South



Aerial View Looking West



Aerial View Looking Southwest



Aerial View Looking Southeast

RENDERINGS



Battery Street Elevation View (Primary Façade)



Vallejo Street Elevation View



Vallejo Street View - Looking West



Battery Street View (Primary Façade) - Looking North

RENDERINGS



Street View from Corner of Vallejo and Battery Streets

MATERIAL PALETTE



Integrally Colored Stucco



Exposed Concrete



Painted Aluminum Doors and Windows



Landscaped Decks and Planters

ABBREVIATIONS

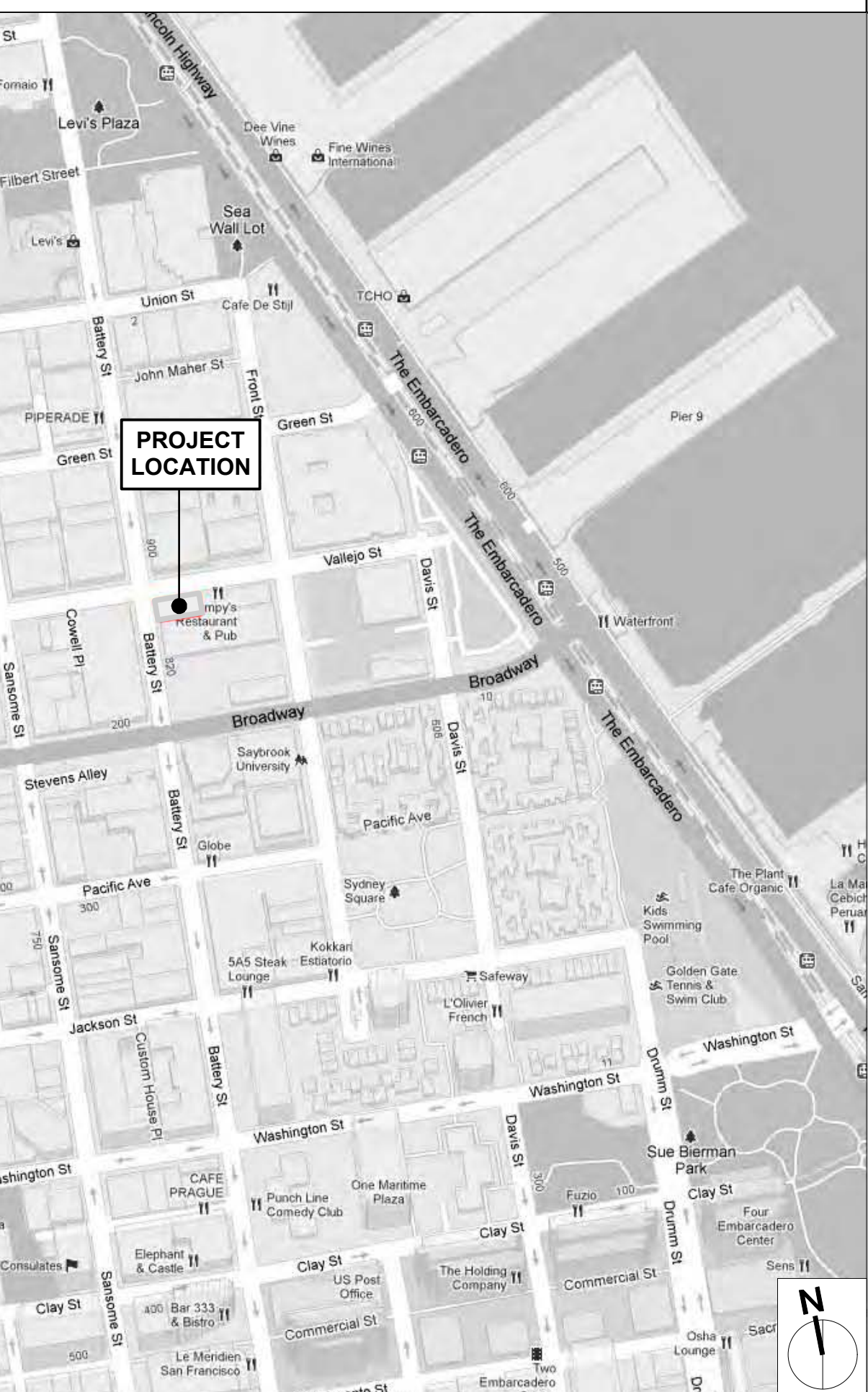
A	AND	M	MACH. MACHINE
B	BATHROOM	N	NAT. NATURAL
C	CANAL	O	OBSC. OBSCURE
D	DEPT. DEPARTMENT	P	PAV. PAVING
E	EAST	Q	QUART. QUART
F	FLOOR	R	RADI. RADIUS
G	GALVANIZED	S	S.A.D. SEE ARCHITECTURAL DRAWINGS
H	HOLE	T	TEL. TELEPHONE
I	INSULATION	U	UNF. UNFINISHED
J	JANITOR	V	VAR. VARIES
K	KITCHEN	W	W.C. WATER CLOSET
L	LAVATORY		

850 BATTERY

PROJECT SUMMARY

DESCRIPTION:	THIS PROJECT CONSISTS OF A NEW THIRD STORY VERTICAL ADDITION TO AN EXISTING TWO STORY COMMERCIAL BUILDING. THE THIRD STORY ADDITION WILL CONTAIN TWO RESIDENTIAL UNITS. USE OF THE EXISTING LOWER TWO FLOORS WILL REMAIN COMMERCIAL / OFFICE. SCOPE OF WORK WILL ALSO INCLUDE A NEW INTERIOR PARKING AREA AT THE FIRST FLOOR, STRUCTURAL IMPROVEMENTS, AND INTERIOR IMPROVEMENTS THROUGHOUT.		
PLANNING DATA:	PROJECT ADDRESS	850 BATTERY STREET, SAN FRANCISCO, CA 94111	
	BLOCK AND LOT	0141 / 008	
	ZONING DISTRICT	C-2 - COMMUNITY BUSINESS	
	BULK & HEIGHT DISTRICT	65-X (65'-0")	
	PLANNING DISTRICT	NE TEAM	
	SPECIAL USE DISTRICT	WATERFRONT SUD 3	
	PLANNING QUADRANT	NORTHEAST	
	LANDMARK STATUS	N/A	
	LOT AREA	4,468.43 SQ.FT.	
SETBACKS:	EXISTING	PROPOSED	REQ'D. / ALLOWABLE
	FRONT SETBACK	N/A	N/A
	REAR SETBACK	N/A	N/A
	SIDE YARD SETBACK	N/A	N/A
	REAR YARD	N/A	1,117 SQ.FT. (25% AT FIRST LEVEL OF RESIDENTIAL USE)
BUILDING DATA:	EXISTING	PROPOSED	REQ'D. / ALLOWABLE
	CONSTRUCTION TYPE	TYPE V, N/R	TYPE V-B
	STORIES OF OCCUPANCY	2	3
	BASEMENTS	0	0
	BUILDING AREA	8,894 SQ.FT.	12,221 SQ.FT.
	(GROSS ENCLOSED AREA)		
	BUILDING HEIGHT	29'-10 1/2"	39'-9"
	BUILDING USE	OFFICE	OFFICE / DWELLING (C.U.)
	OCCUPANCY GROUP	B	B / R3
	FIRE SPRINKLERS	NO	YES
	FIRE ALARM SYSTEM	NO	YES
	OFF-STREET PARKING SPACES	0	2
	NO. DWELLING UNITS	0	2

LOCATION MAP



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 WORK.
- 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.
- SEE STRUCTURAL SHEETS FOR SPECIAL INSPECTIONS AND STRUCTURAL OBSERVATIONS.

CERTIFICATE OF APPROPRIATENESS
AUGUST 1, 2012

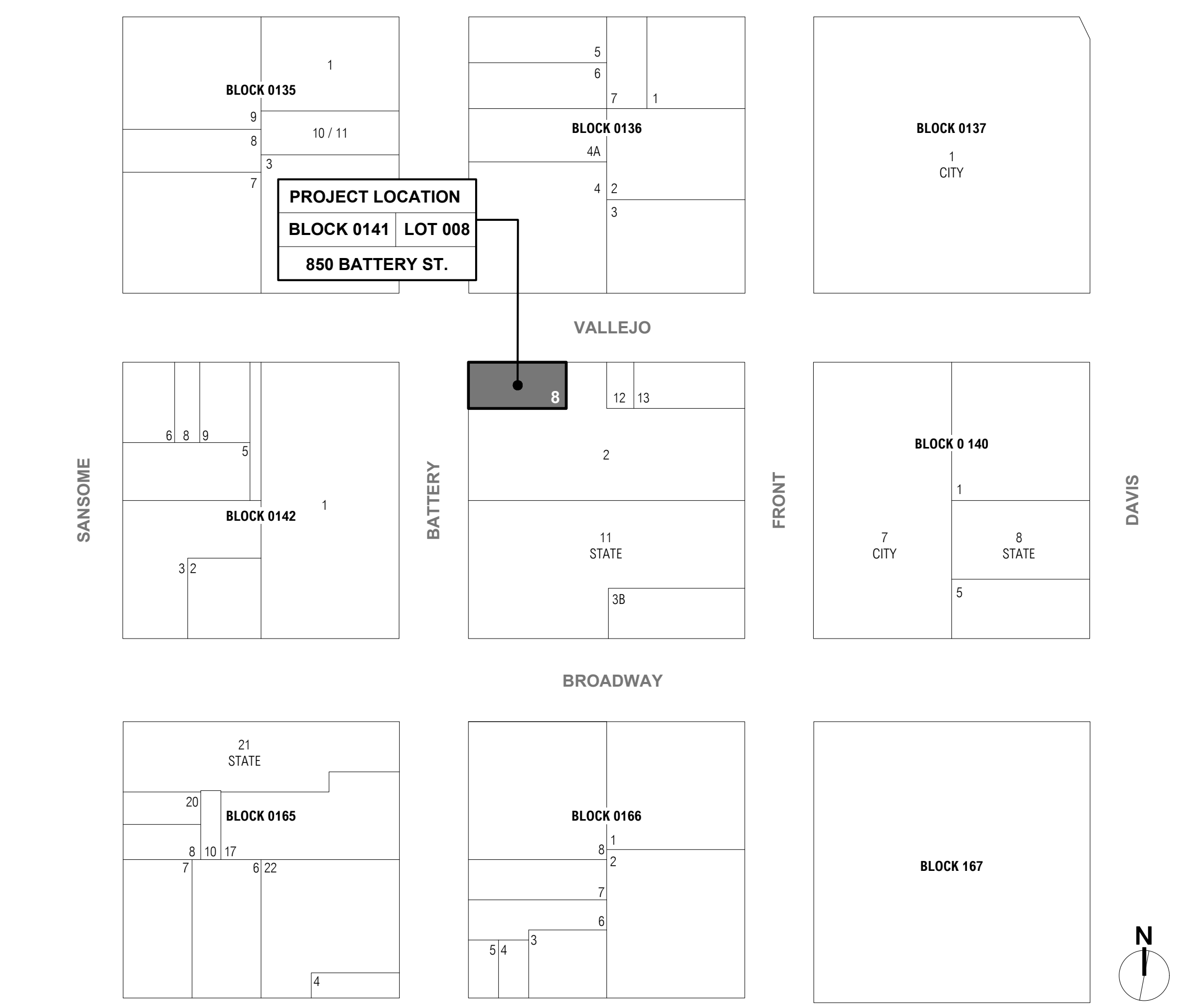
DRAWING INDEX

GENERAL	
G1.01	PROJECT SUMMARY, GENERAL NOTES, AND DRAWING INDEX
G1.21	EXISTING LOT PLAN
G1.32	EXISTING CONDITIONS / SITE PHOTOS
G1.33	EXISTING CONDITIONS / SITE PHOTOS
G1.34	EXISTING SITE SECTION / PLANNING CODE ANALYSIS
SURVEY	
S1	SITE SURVEY
ARCHITECTURAL	
A1.01	EXISTING / DEMO SITE PLAN
A1.02	PROPOSED SITE PLAN
A1.11	EXISTING / DEMO GROUND FLOOR PLAN
A1.12	EXISTING / DEMO SECOND FLOOR PLAN
A1.13	EXISTING / DEMO ROOF PLAN
A1.21	EXISTING / DEMO EXTERIOR ELEVATIONS
A1.31	EXISTING SECTIONS
A2.01	PROPOSED GROUND FLOOR PLAN
A2.02	PROPOSED SECOND FLOOR PLAN
A2.03	PROPOSED THIRD FLOOR PLAN
A2.04	PROPOSED ROOF PLAN
A4.01	PROPOSED EXTERIOR ELEVATION
A4.02	PROPOSED EXTERIOR ELEVATION
A5.01	PROPOSED SECTIONS
A5.02	PROPOSED SECTIONS
A6.01	DETAILS

BUILDING AREA CALCULATIONS

GROSS FLOOR AREA:	EXISTING	PROPOSED
1ST LEVEL	4,447 SQ.FT.	4,447 SQ.FT.
2ND LEVEL	4,447 SQ.FT.	4,447 SQ.FT.
3RD LEVEL	0	3,327 SQ.FT.
TOTAL CONDITIONED SPACE:	8,894 SQ.FT.	12,221 SQ.FT.
YARD AREA:	-	-
FIRST LEVEL YARD AREA	-	-
SECOND LEVEL YARD AREA	-	-
THIRD LEVEL YARD AREA (31)	N/A	560 SQ.FT.
THIRD LEVEL YARD AREA (32)	N/A	560 SQ.FT.
TOTAL YARD AREA:	0 SQ.FT.	1,120 SQ.FT.

PLOT PLAN



SCALE: 1"=100'

APPLICABLE CODES

PLANNING CODES:	2007 SF PLANNING CODE WITH ALL AMENDMENTS TO PRESENT DATE
BUILDING CODES:	2010 CALIFORNIA BUILDING CODE WITH SAN FRANCISCO AMENDMENTS 2010 CALIFORNIA ELECTRICAL CODE WITH SAN FRANCISCO AMENDMENTS 2010 CALIFORNIA PLUMBING CODE WITH SAN FRANCISCO AMENDMENTS 2010 CALIFORNIA MECHANICAL CODE WITH SAN FRANCISCO AMENDMENTS 2010 CALIFORNIA ENERGY CODE 2010 CALIFORNIA FIRE CODE

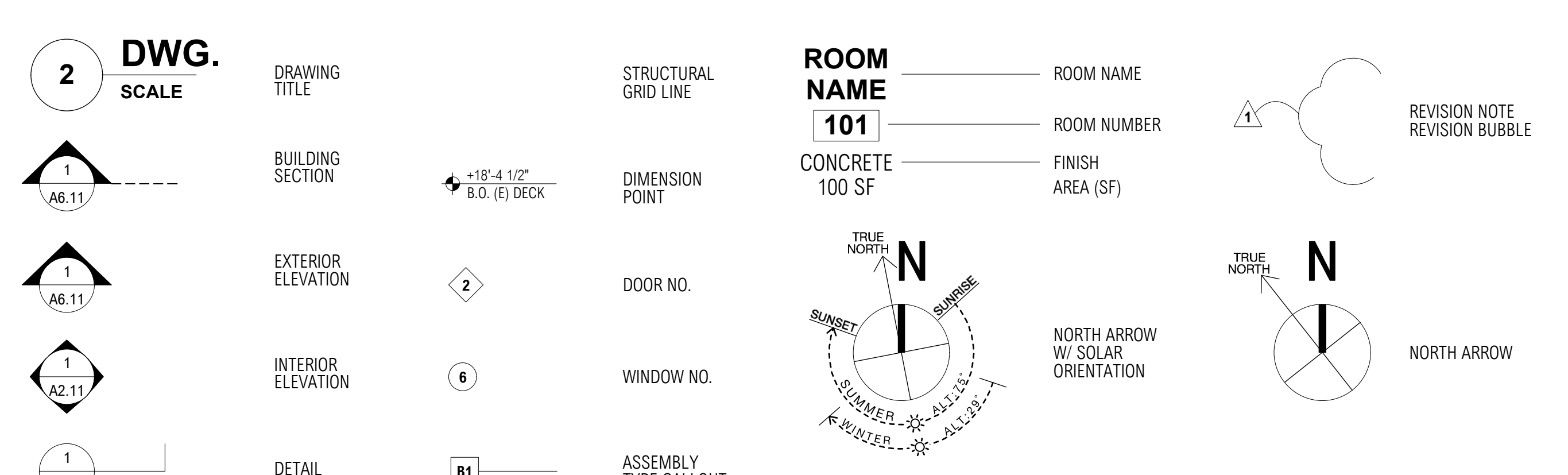
PROJECT DIRECTORY

CLIENT:
OW BATTERY, LLC
1300 SOUTH 51ST STREET
RICHMOND, CA 94804
T. (510) 412-9090
F. (510) 412-9095
CONTACT: STEVE OLIVER
HOWARD WOLLNER

SURVEYOR:
KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.
3350 SCOTT BLVD., BLDG. 22
SANTA CLARA, CA 95054
T. (408) 727-6665
F. (408) 727-5641
CONTACT: RYAN AMAYA

ARCHITECT:
JENSEN ARCHITECTS
833 MARKET STREET, 7TH FLOOR
SAN FRANCISCO, CA 94103
T. (415) 348-9650
F. (415) 348-9651
CONTACT: DEAN ORR
SCOTT DAVIS

SYMBOLS



JENSEN ARCHITECTS

850 BATTERY STREET, 7TH FLOOR
SAN FRANCISCO, CA 94103
TEL 415.348.9650 FAX 415.348.9651
WWW.JENSEN-ARCHITECTS.COM

STAMP

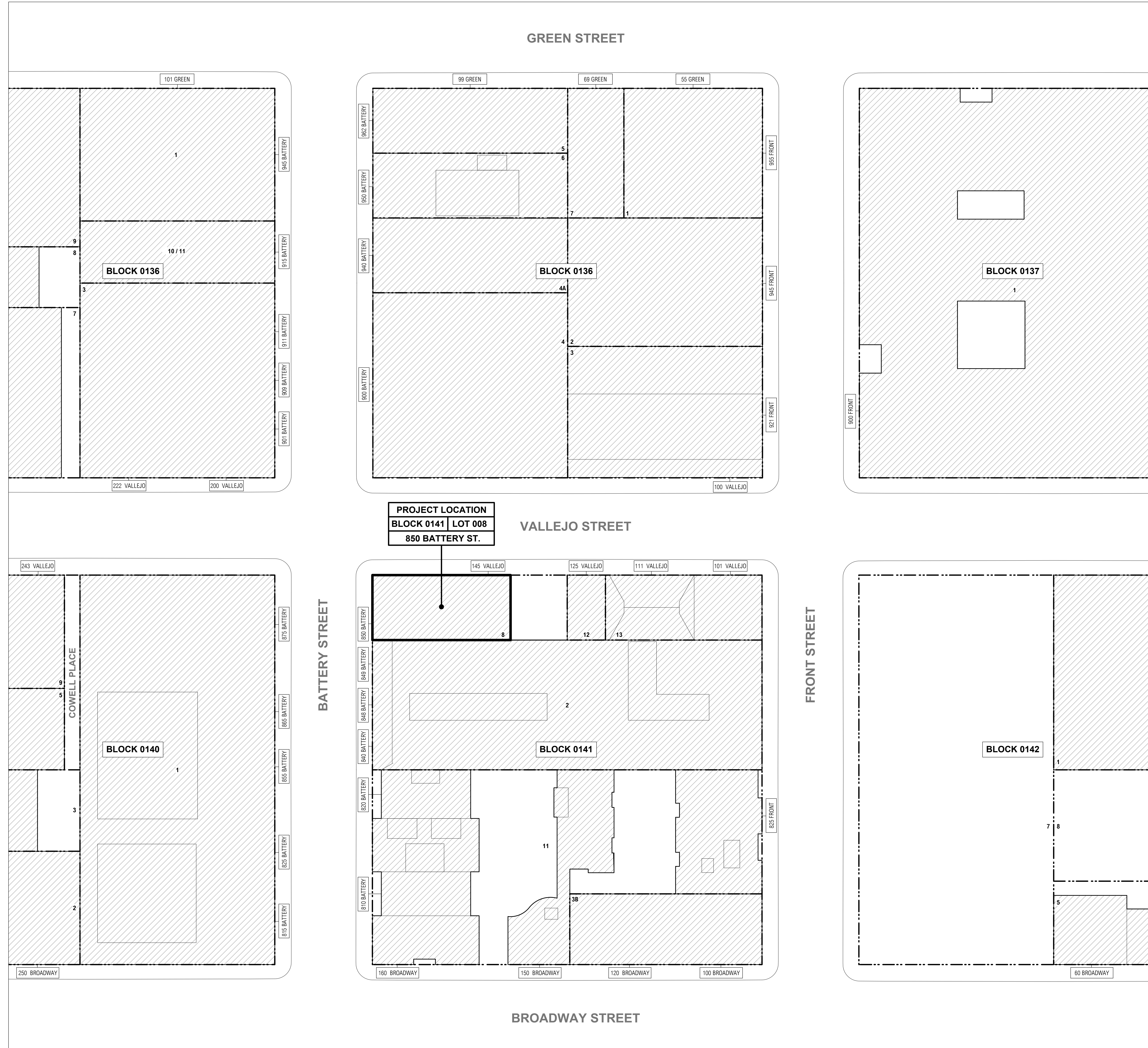
CONSULTANTS

PROJECT
850 BATTERY
850 BATTERY STREET
SAN FRANCISCO, CA 94111
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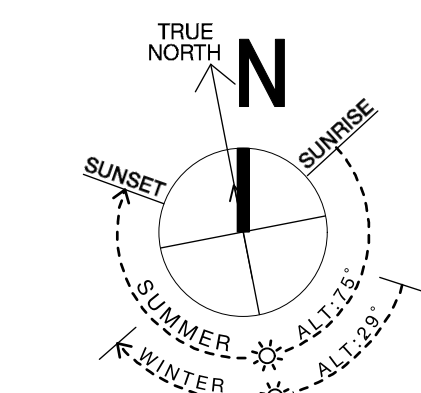
ISSUES & REVISIONS

SHEET	PROJECT SUMMARY, GENERAL NOTES, & DRAWING INDEX
DATE	8/1/12
PHASE	SCHEMATIC DESIGN
SCALE	N.T.S.

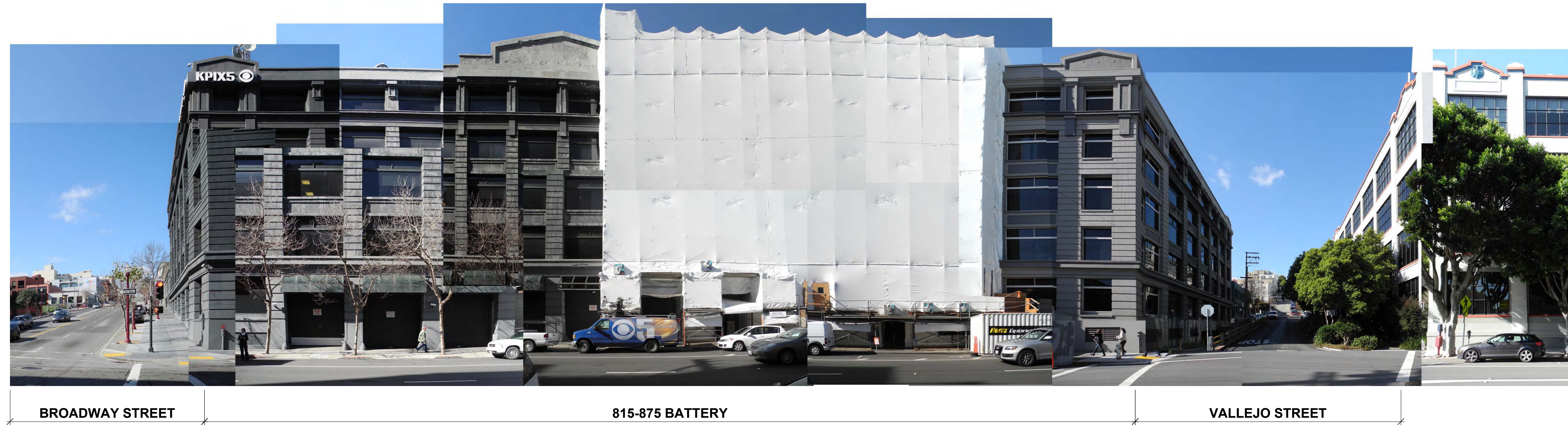
G1.01



1 EXISTING LOT PLAN
1/32"=1'-0"



JENSEN							
JENSEN ARCHITECTS SAN FRANCISCO, CA 94103 tel 415.348.9650 fax 415.348.9651 JENSEN-ARCHITECTS.COM	STAMP						
PROJECT 850 BATTERY 850 BATTERY STREET SAN FRANCISCO, CA 94111 <small>Copyright © 2011 Jensen Architects. All drawings and written material representing these contents are the property of Jensen Architects and may not be reproduced, stored, or otherwise used without the written consent of Jensen Architects.</small>	CONSULTANTS						
SHEET EXISTING LOT PLAN	ISSUES & REVISIONS						
<table border="1"> <tr> <td>DATE</td> <td>8/1/12</td> </tr> <tr> <td>PHASE</td> <td>SCHEMATIC DESIGN</td> </tr> <tr> <td>SCALE</td> <td>1/32"=1'-0"</td> </tr> </table>	DATE	8/1/12	PHASE	SCHEMATIC DESIGN	SCALE	1/32"=1'-0"	
DATE	8/1/12						
PHASE	SCHEMATIC DESIGN						
SCALE	1/32"=1'-0"						
G1.31							



1 BATTERY - FACING WEST (ACROSS STREET)



2 BATTERY - FACING EAST (FRONT ELEVATION)



3 VALLEJO - FACING NORTH (ACROSS STREET)



4 VALLEJO - FACING SOUTH (FRONT ELEVATION)

STAMP		CONSULTANTS		PROJECT		ISSUES & REVISIONS		SHEET	
				850 BATTERY 850 BATTERY STREET SAN FRANCISCO, CA 94111 <small>Copyright © 2011 Jensen Architects. All drawings and written material representing these contents are the property of Jensen Architects and may not be reproduced, stored, or otherwise used without the written consent of Jensen Architects.</small>				EXISTING CONDITIONS / SITE PHOTOS DATE: 8/1/12 PHASE: SCHEMATIC DESIGN SCALE: N.T.S.	
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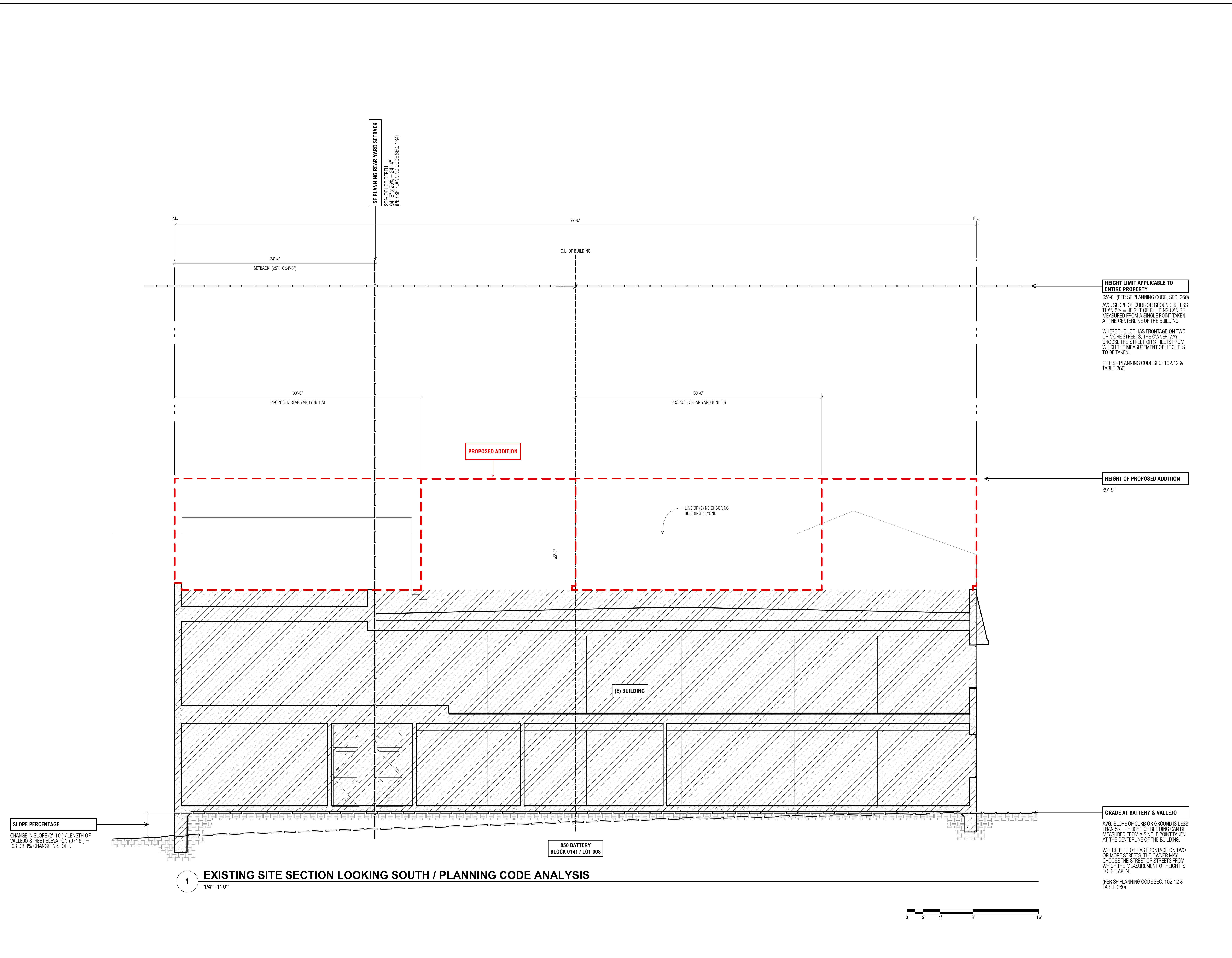


2 BATTERY STREET ELEVATION
N.T.S.

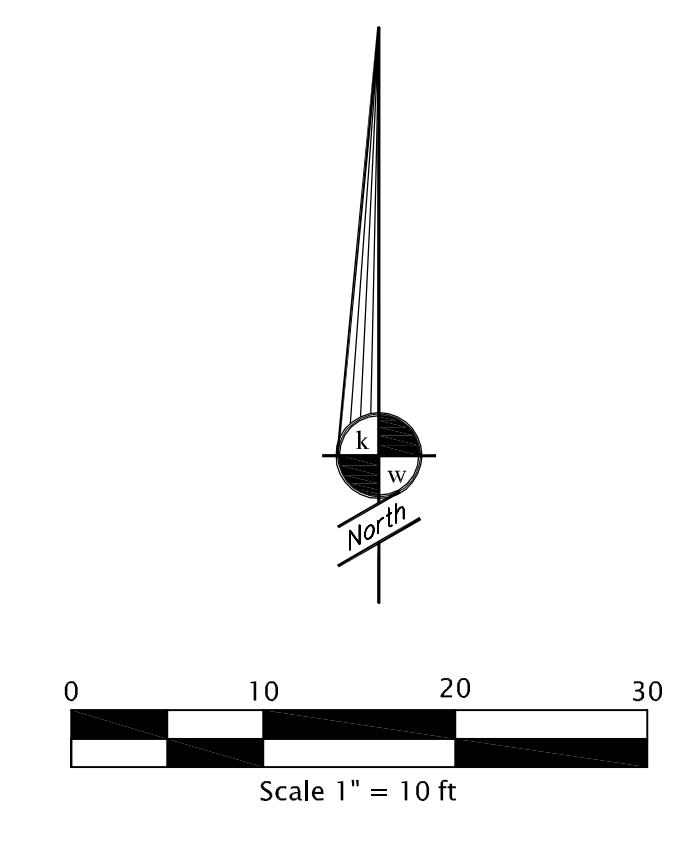
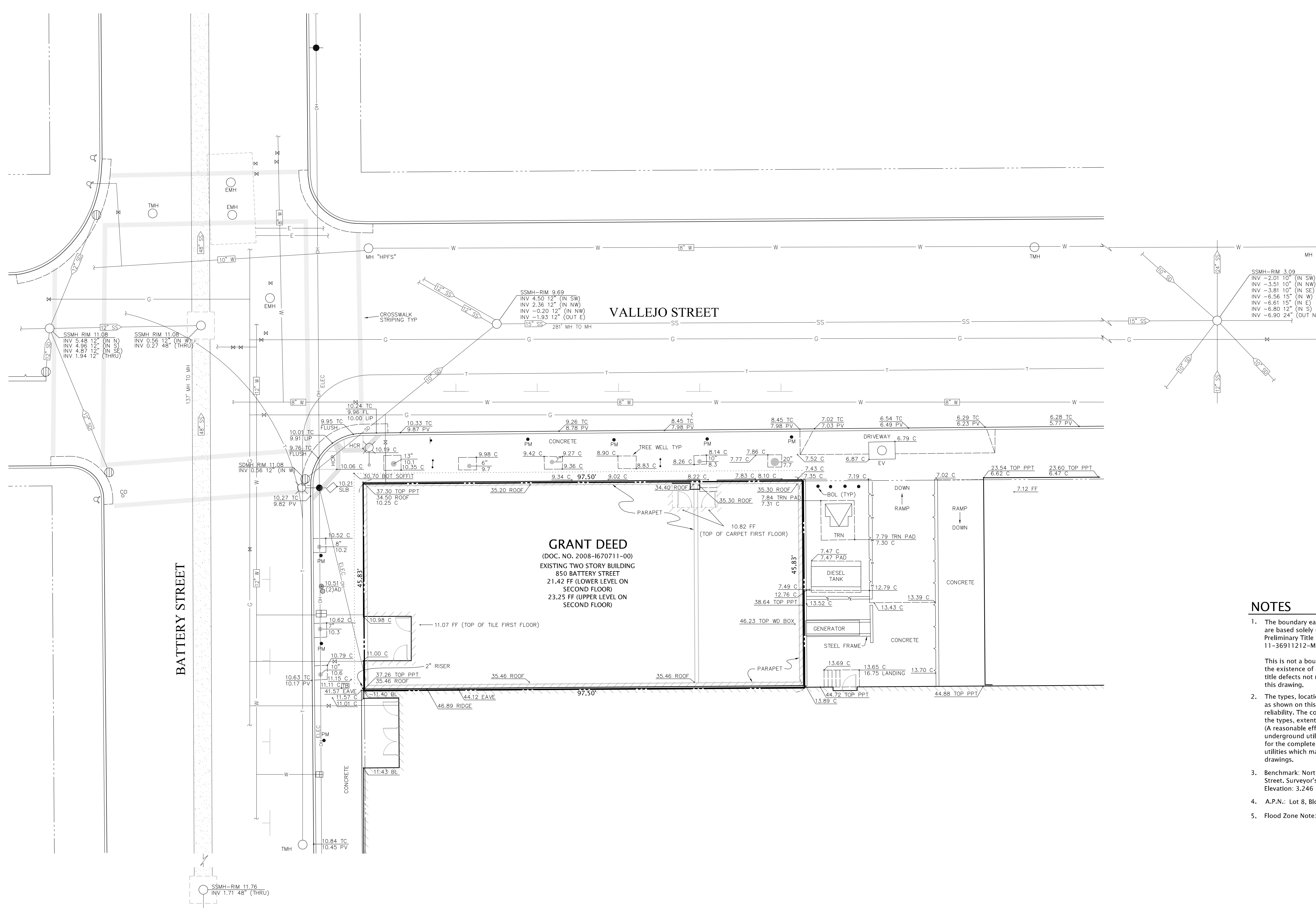


1 VALLEJO STREET ELEVATION
N.T.S.

SHEET EXISTING CONDITIONS / SITE PHOTOS DATE 8/1/12 PHASE SCHEMATIC DESIGN SCALE N.T.S.	ISSUES & REVISIONS	PROJECT 850 BATTERY 850 BATTERY STREET SAN FRANCISCO, CA 94111 <small>Copyright © 2011 Jensen Architects. All drawings and written material representing these conditions are the property of Jensen Architects and may not be reproduced, stored, or otherwise used without the written consent of Jensen Architects.</small>	CONSULTANTS	STAMP	JENSEN JENSEN ARCHITECTS 7TH FLOOR SAN FRANCISCO, CA 94103 tel 415.348.9650 fax 415.348.9651 JENSEN-ARCHITECTS.COM
	G1.33				



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	DATE 8/1/12	PHASE SCHEMATIC DESIGN		
G1.34				



NOTES

- The boundary easements, and other encumbrances shown on this drawing are based solely upon information contained in the following documents: Preliminary Title Report prepared by Chicago Title Company, Title No. 11-35911212-MG, Dated August 18, 2011.
This is not a boundary survey. No liability is assumed by Kier & Wright for the existence of any easement, encumbrances, discrepancies in boundary or title defects not mentioned in said documents and therefore not shown on this drawing.
- The types, locations, sizes and/or depths of existing underground utilities as shown on this topographic survey were obtained from sources of varying reliability. The contractor is cautioned that only actual excavation will reveal the types, extent, sizes, locations and depths of such underground utilities. (A reasonable effort has been made to locate and delineate all unknown underground utilities.) However, the engineer can assume no responsibility for the completeness or accuracy of its delineation of such underground utilities which may be encountered, but which are not shown on these drawings.
- Benchmark: Northeast corner at the Intersection of Front Street and Vallejo Street, Surveyor's Shiner in LS 93139 in Sidewalk. Elevation: 3.246 City and County of San Francisco (Datum)
- A.P.N.: Lot 8, Block 141
- Flood Zone Note: This site is not mapped by FEMA

LEGEND

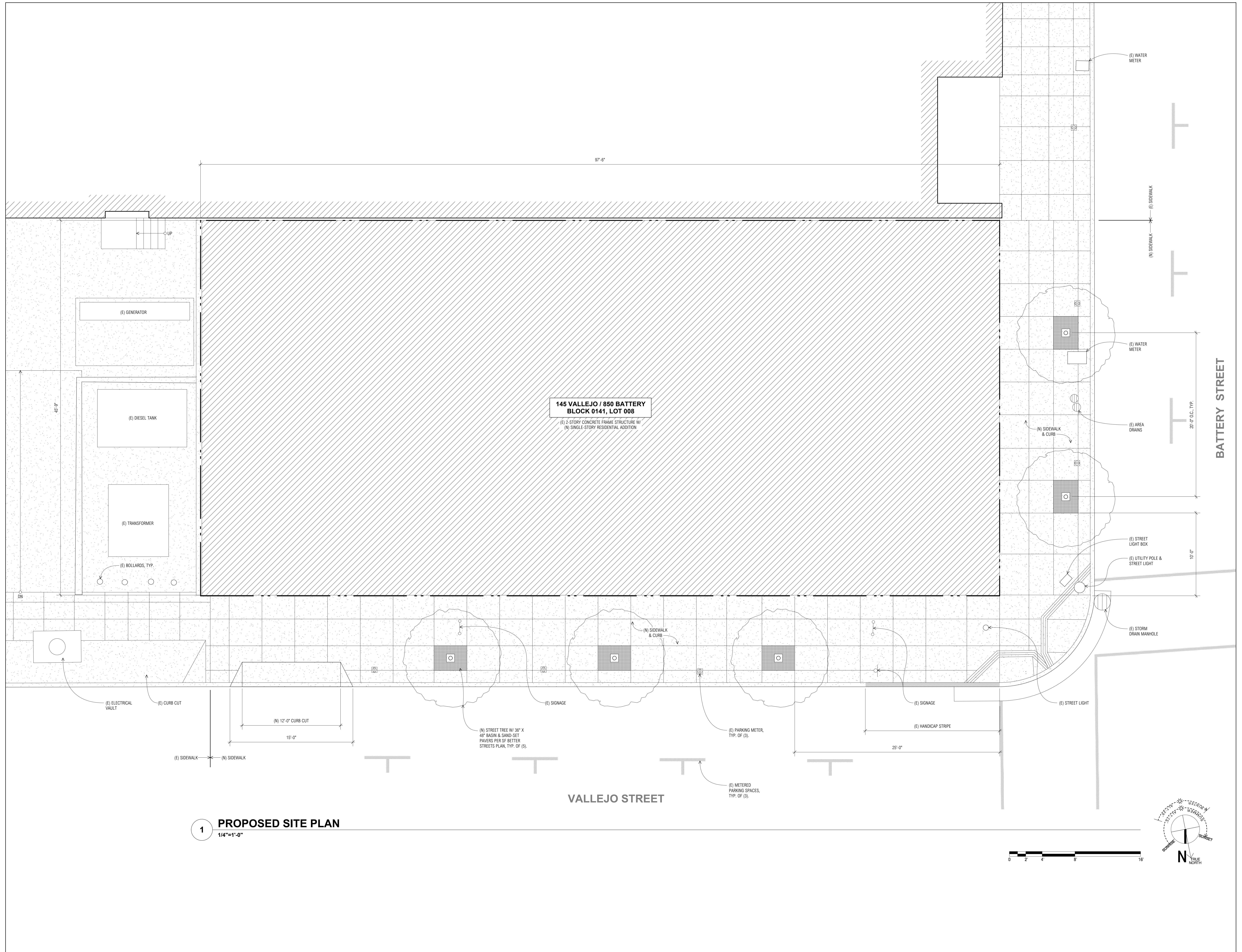
PROPERTY LINE	---	BOLLARD OR AS NOTED	•
ADJACENT PROPERTY LINE	---	TREE W/ SIZE AND ELEVATION	⊙ 10"
BUILDING LINE WITH DOOR	---	SPOT ELEVATION	⊙ 100.0'
BUILDING OVERHANG	---	CURB	---
BENCHMARK	+	CURB & GUTTER	---
STREET LIGHT	⊙	CONCRETE	---
TRANSFORMER	⊙	FENCE	---
FIRE HYDRANT	⊙	RETAINING WALL	---
MANHOLE	⊙	SANITARY SEWER	---
CLEAN OUT	⊙	STORM DRAIN	---
UTILITY POLE	⊙	WATER	---
VALVE	⊙	GAS	---
CATCH BASIN / DROP INLET	⊙	UNDERGROUND ELECTRIC	---
WATER METER	⊙	TELEPHONE	---
UTILITY BOX (SIZE VARIES)	⊙	OVERHEAD	---
SIGN	⊙	SANITARY SEWER LARGER THAN 48"	---
PARKING	⊙		

ABBREVIATIONS

AD	AREA DRAIN	PM	PARKING METER
BM	BENCHMARK	PPT	PARAPET
BOL	BOLLARD	PV	PAVEMENT
BOT	BOTTOM	RIM	RIM ELEVATION
CONC	CONCRETE	SD	STORM DRAIN
CO	CLEAN OUT	SDMH	STORM DRAIN MANHOLE
DOC.	DOCUMENT	SE	SOUTHEAST
ELEC	ELECTRICAL	SLB	STREET LIGHT BOX
EV	ELECTRIC VAULT	SS	SANITARY SEWER
FL	FLOW LINE	SSMH	SANITARY SEWER MANHOLE
HCR	HANDICAP RAMP	SW	SOUTHWEST
HPFS	HIGH PRESSURE FIRE SERVICE	TB	TELEPHONE BOX
INV	INVERT ELEVATION	TC	TOP OF CURB
LIP	LIP OF CUTTER	TRN	TRANSFORMER
MH	MANHOLE	TYP	TYPICAL
NO.	NUMBER	UP	UTILITY POLE
NW	NORTHWEST	WD	WOOD
OH	OVERHEAD		

<p>DATE FEB., 2012 SCALE 1" = 10' DESIGNER RMA DRAFTER RMA JOB A11137 SHEET 1 OF 1 SHEETS</p>	<p style="text-align: center;">TOPOGRAPHIC SURVEY FOR: JENSEN ARCHITECTS</p> <p style="text-align: center;">DRAFT</p> <p style="text-align: center;">DRAFT</p> <p style="text-align: center;">CALIFORNIA</p> <p style="text-align: center;">SAN FRANCISCO</p>
-----------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.
3350 Scott Boulevard, Building 22
Santa Clara, California 95054
(408) 727 6665
(408) 727 5641



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

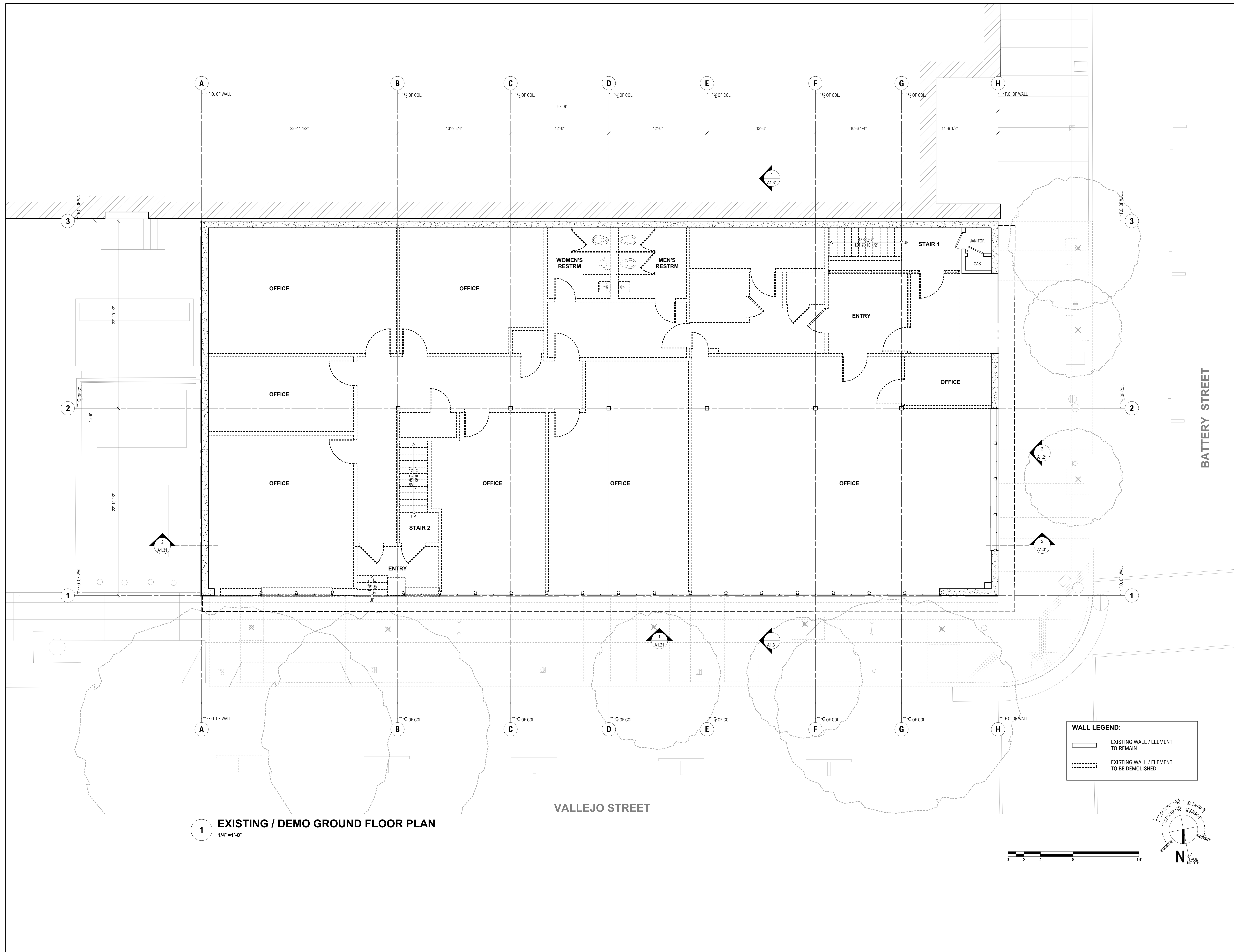
**145 VALLEJO / 850 BATTERY
BLOCK 0141, LOT 008**
(E) 2-STORY CONCRETE FRAME STRUCTURE W/
(N) SINGLE-STORY RESIDENTIAL ADDITION

BATTERY STREET

VALLEJO STREET

JENSEN
JENSEN ARCHITECTS
7th FLOOR
SAN FRANCISCO, CA 94103
Tel 415.348.9650 Fax 415.348.9651
JENSEN-ARCHITECTS.COM

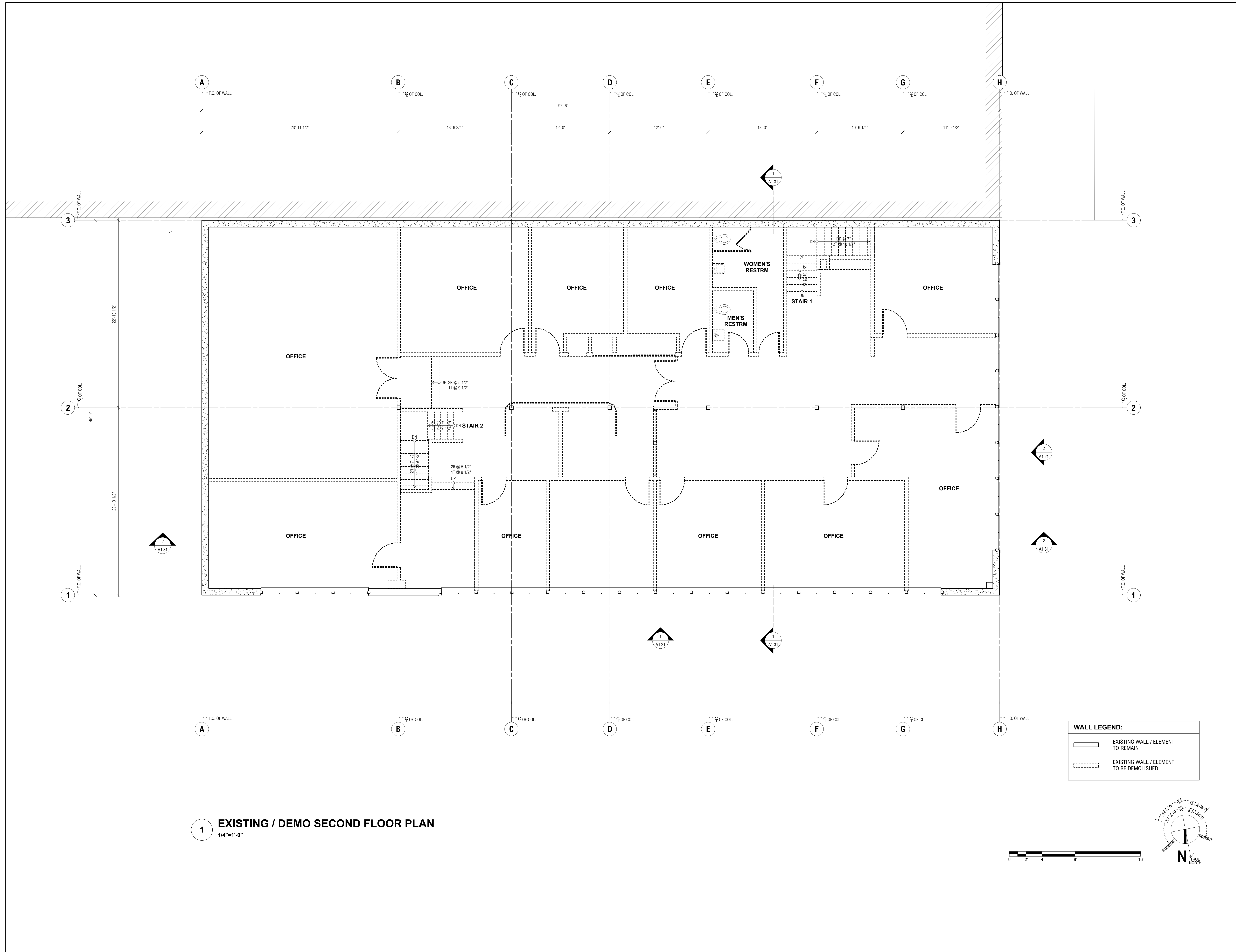
PROJECT		CONSULTANTS		STAMP	
850 BATTERY					
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ISSUES & REVISIONS					
SHEET					
PROPOSED SITE PLAN					
DATE	8/1/12				
PHASE	SCHEMATIC DESIGN				
SCALE	1/4"=1'-0"				
A1.02					



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

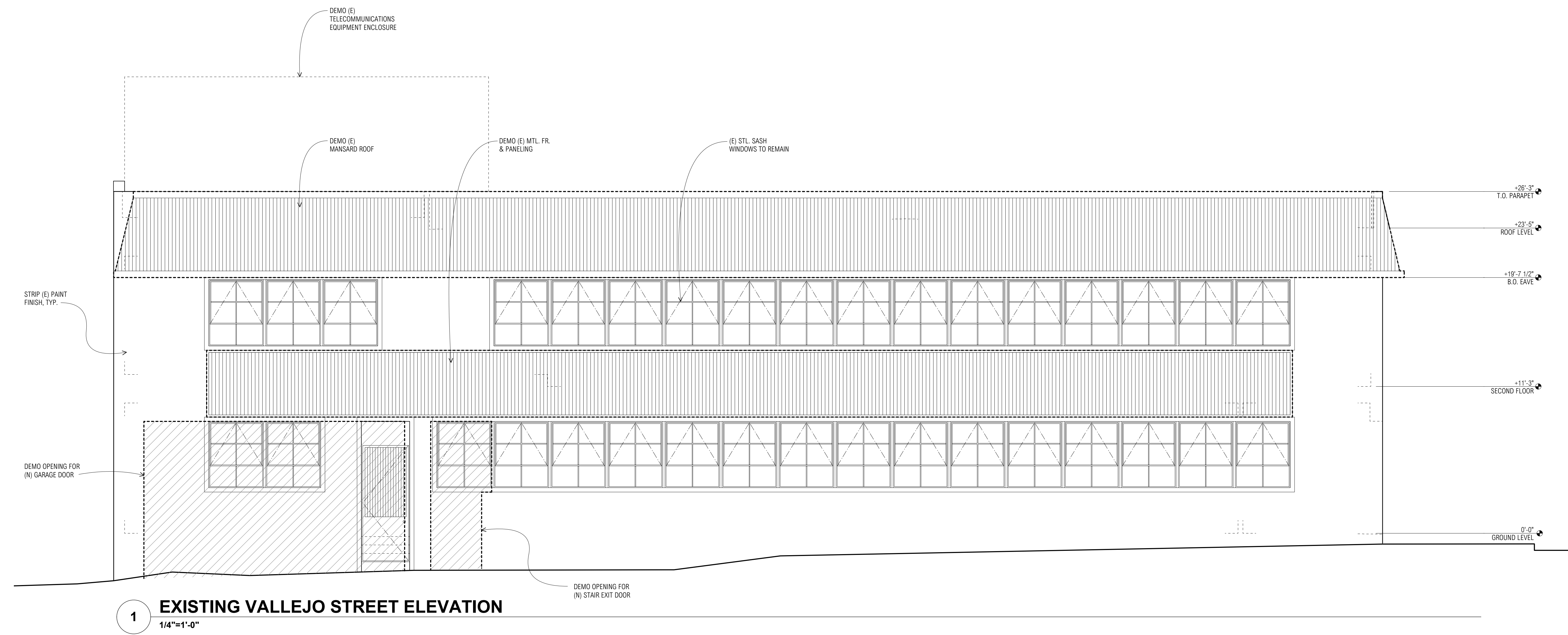
SHEET EXISTING / DEMO GROUND FLOOR PLAN	PROJECT 850 BATTERY 850 BATTERY STREET SAN FRANCISCO, CA 94111 <small>Copyright © 2011 Jensen Architects. All drawings and virtual material depicting drawings constitute the intellectual property of Jensen Architects. No part of these drawings, text, or illustrations may be reproduced without the written consent of Jensen Architects.</small>		CONSULTANTS	STAMP
	DATE 8/1/12	PHASE SCHEMATIC DESIGN	SCALE 1/4"=1'-0"	JENSEN ARCHITECTS 7th FLOOR SAN FRANCISCO, CA 94103 tel 415.348.9650 fax 415.348.9651 JENSEN-ARCHITECTS.COM

A1.11

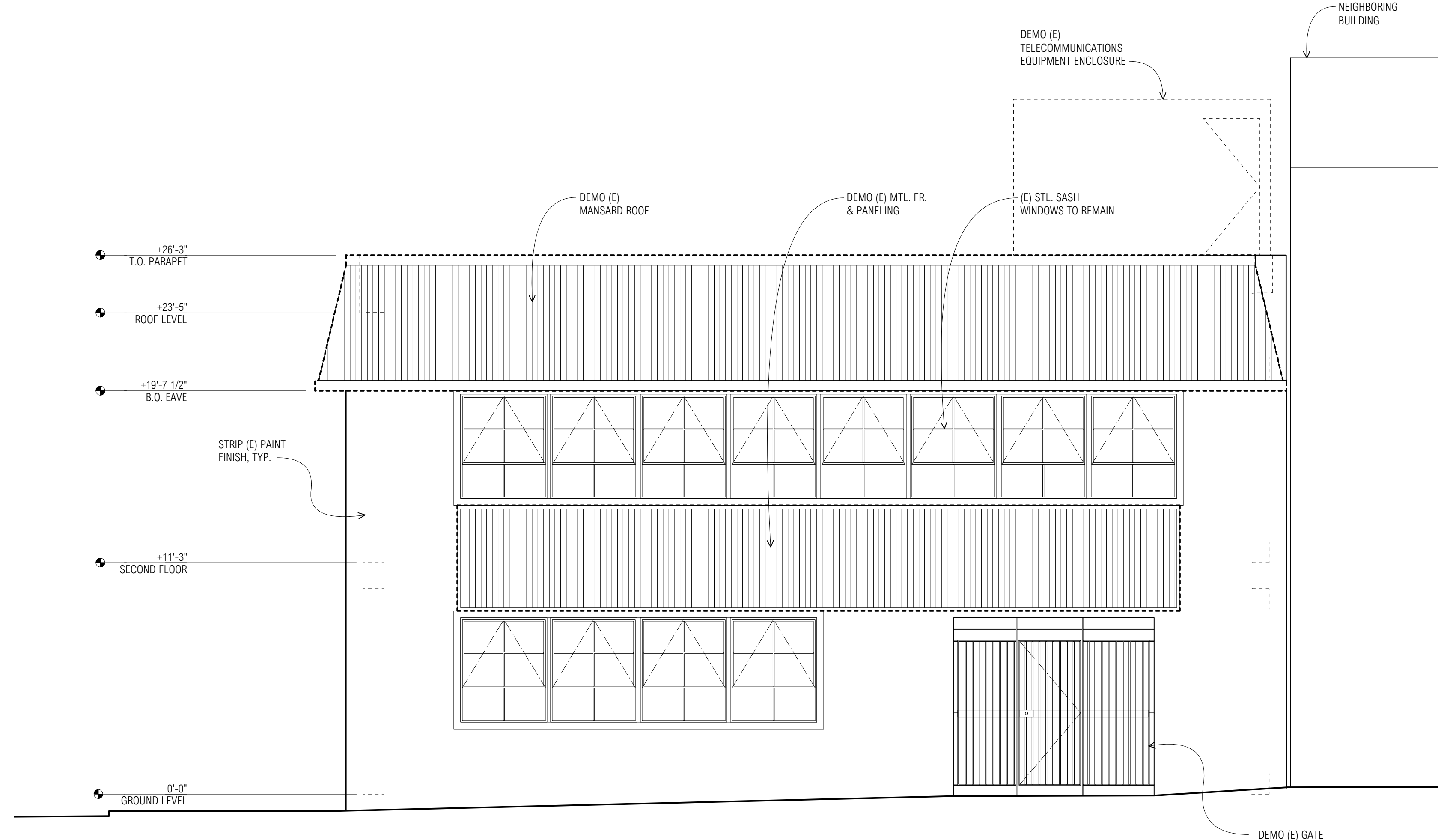


SHEET	EXISTING / DEMO SECOND FLOOR PLAN		PROJECT	850 BATTERY		STAMP	CONSULTANTS	JENSEN ARCHITECTS 7th FLOOR SAN FRANCISCO, CA 94103 Tel 415.348.9650 Fax 415.348.9651 JENSEN-ARCHITECTS.COM
	DATE	8/1/12		ISSUES & REVISIONS				
PHASE	SCHEMATIC DESIGN		PROJECT	850 BATTERY STREET SAN FRANCISCO, CA 94111 Copyright © 2011 Jensen Architects. All drawings and written material depicting these contents are the property of Jensen Architects. No part of these drawings, text, or schedules may be reproduced without the written consent of Jensen Architects.				
SCALE	1/4"=1'-0"							

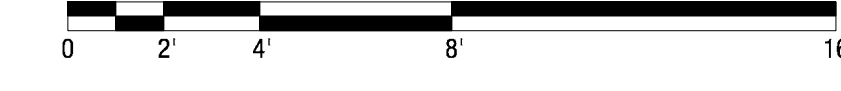
A1.12



1 EXISTING VALLEJO STREET ELEVATION
1/4"=1'-0"

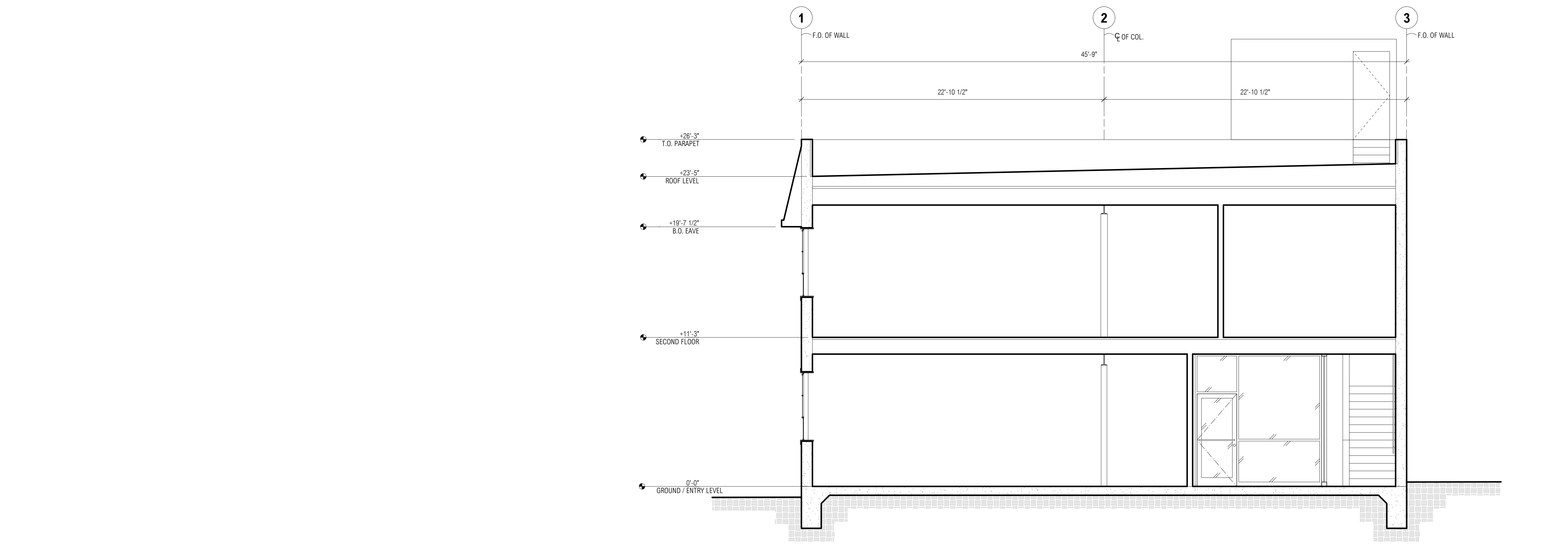


2 EXISTING BATTERY STREET ELEVATION
1/4"=1'-0"

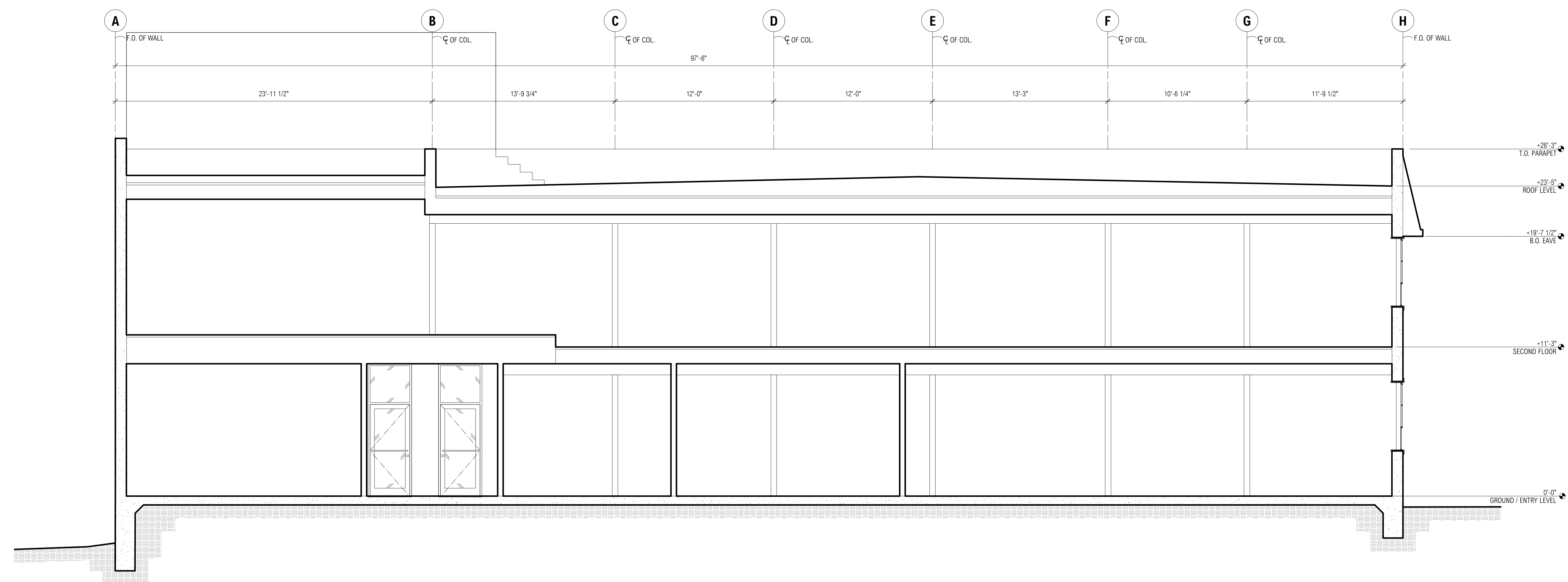


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SHEET	EXISTING ELEVATIONS
DATE	8/1/12
PHASE	SCHEMATIC DESIGN
SCALE	1/4"=1'-0"
A1.21	

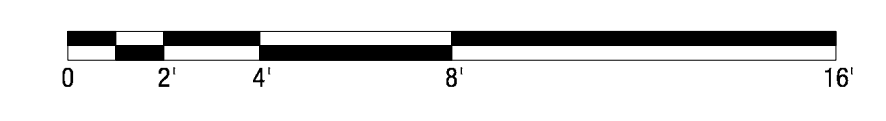
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2 EXISTING SECTION B-B
1/4"=1'-0"



1 EXISTING SECTION A-A
1/4"=1'-0"

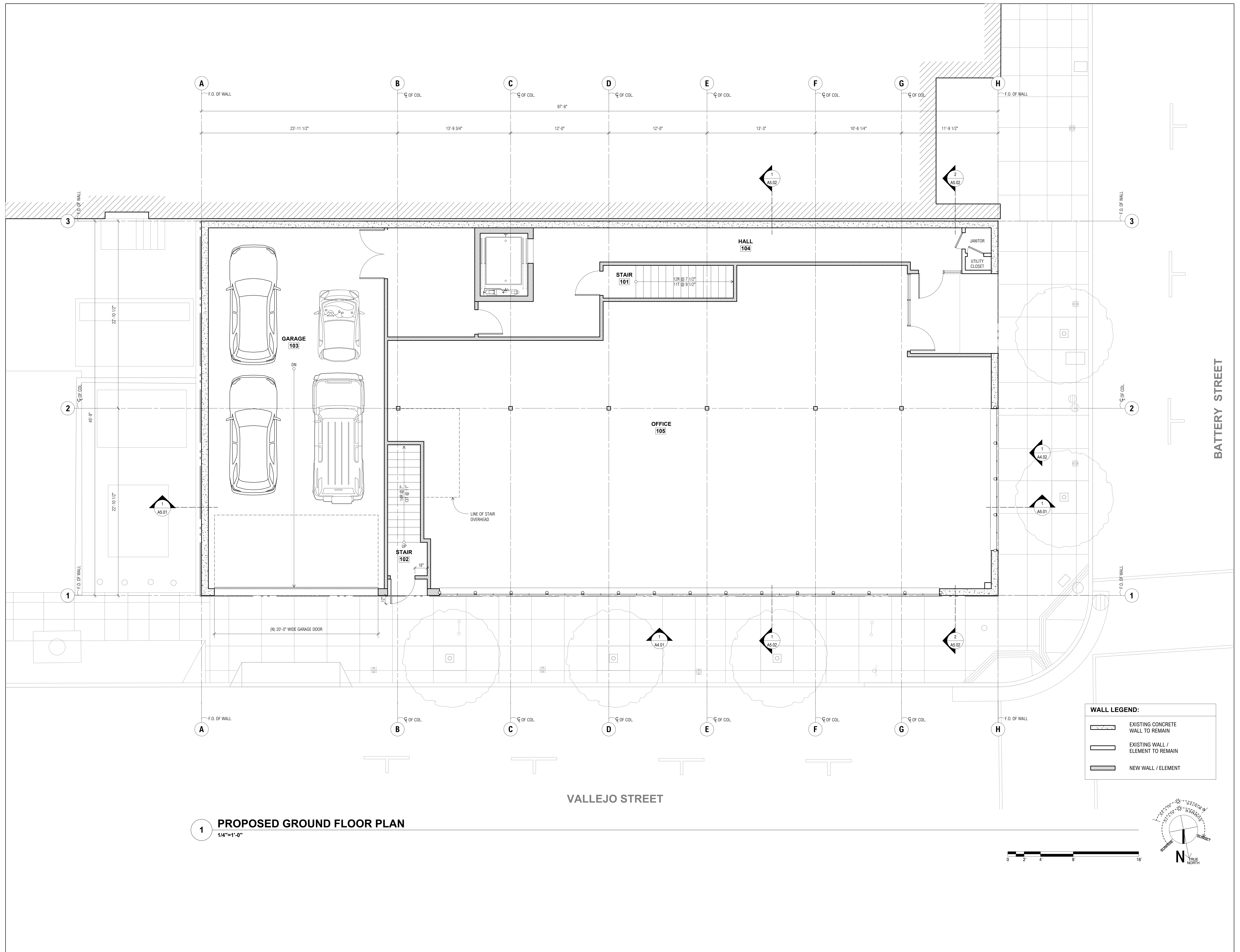


STAMP
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PROJECT	850 BATTERY
PROJECT ADDRESS	850 BATTERY STREET SAN FRANCISCO, CA 94111
DATE	8/1/12
PHASE	SCHEMATIC DESIGN
SCALE	1/4"=1'-0"

ISSUES & REVISIONS

SHEET	EXISTING SECTIONS
DATE	8/1/12
PHASE	SCHEMATIC DESIGN
SCALE	1/4"=1'-0"

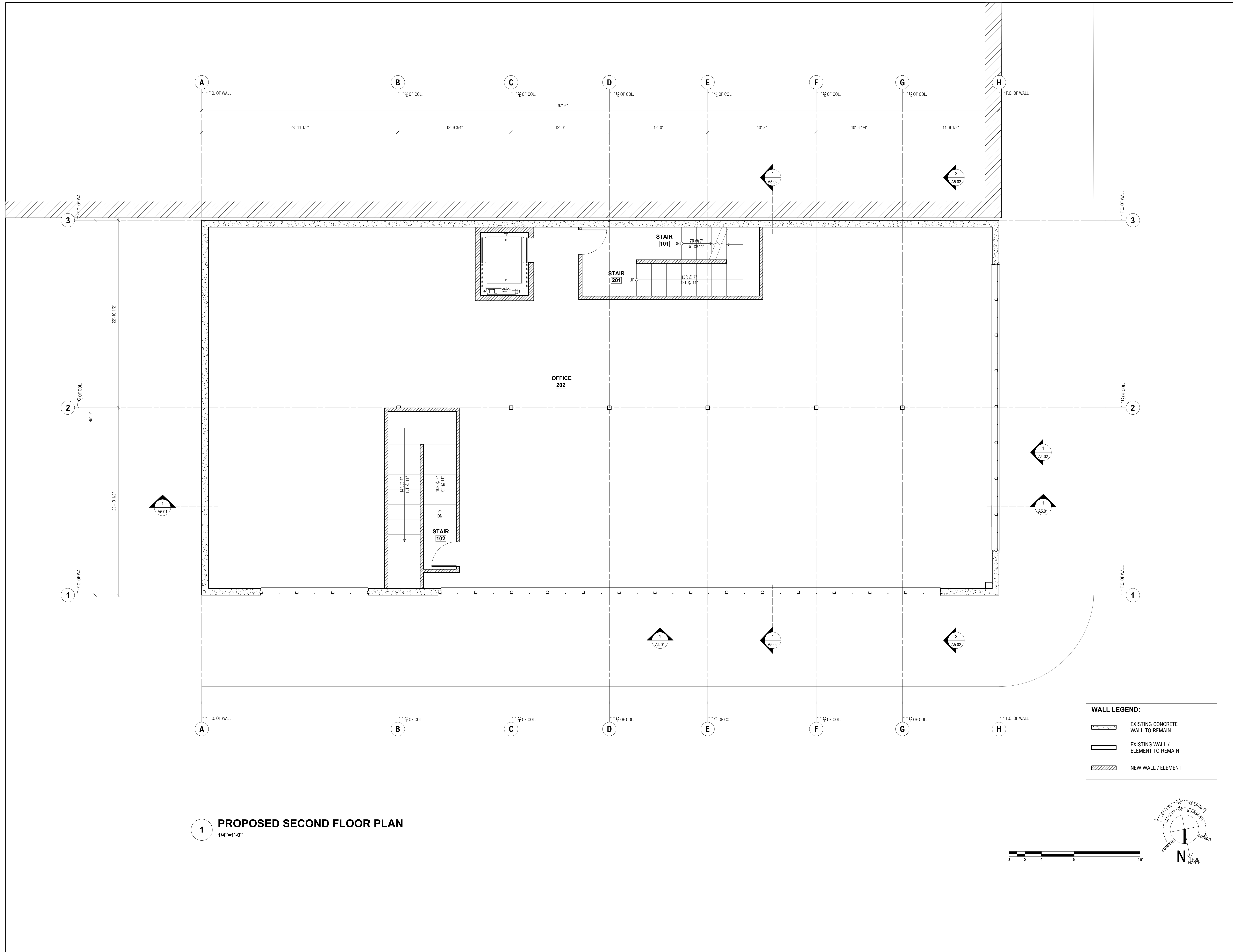


1 PROPOSED GROUND FLOOR PLAN
1/4"=1'-0"

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SHEET	PROPOSED GROUND FLOOR PLAN	
	DATE	8/1/12
PHASE	SCHEMATIC DESIGN	
SCALE	1/4"=1'-0"	
PROJECT	850 BATTERY	
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STAMP		

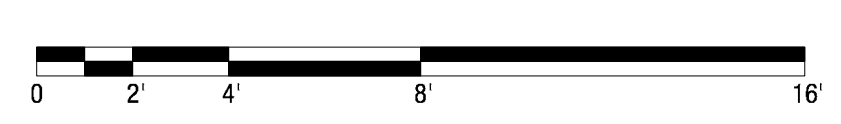
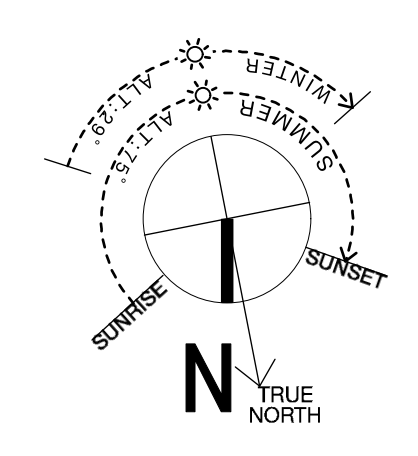
A2.01



1 PROPOSED SECOND FLOOR PLAN
1/4"=1'-0"

WALL LEGEND:

	EXISTING CONCRETE WALL TO REMAIN
	EXISTING WALL / ELEMENT TO REMAIN
	NEW WALL / ELEMENT



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ISSUES & REVISIONS	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">NO.</th> <th style="width: 15%;">DATE</th> <th style="width: 40%;">DESCRIPTION</th> <th style="width: 40%;">BY</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					NO.	DATE	DESCRIPTION	BY				
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SHEET	PROPOSED SECOND FLOOR PLAN												
DATE	8/1/12												
PHASE	SCHEMATIC DESIGN												
SCALE	1/4"=1'-0"												
A2.02													

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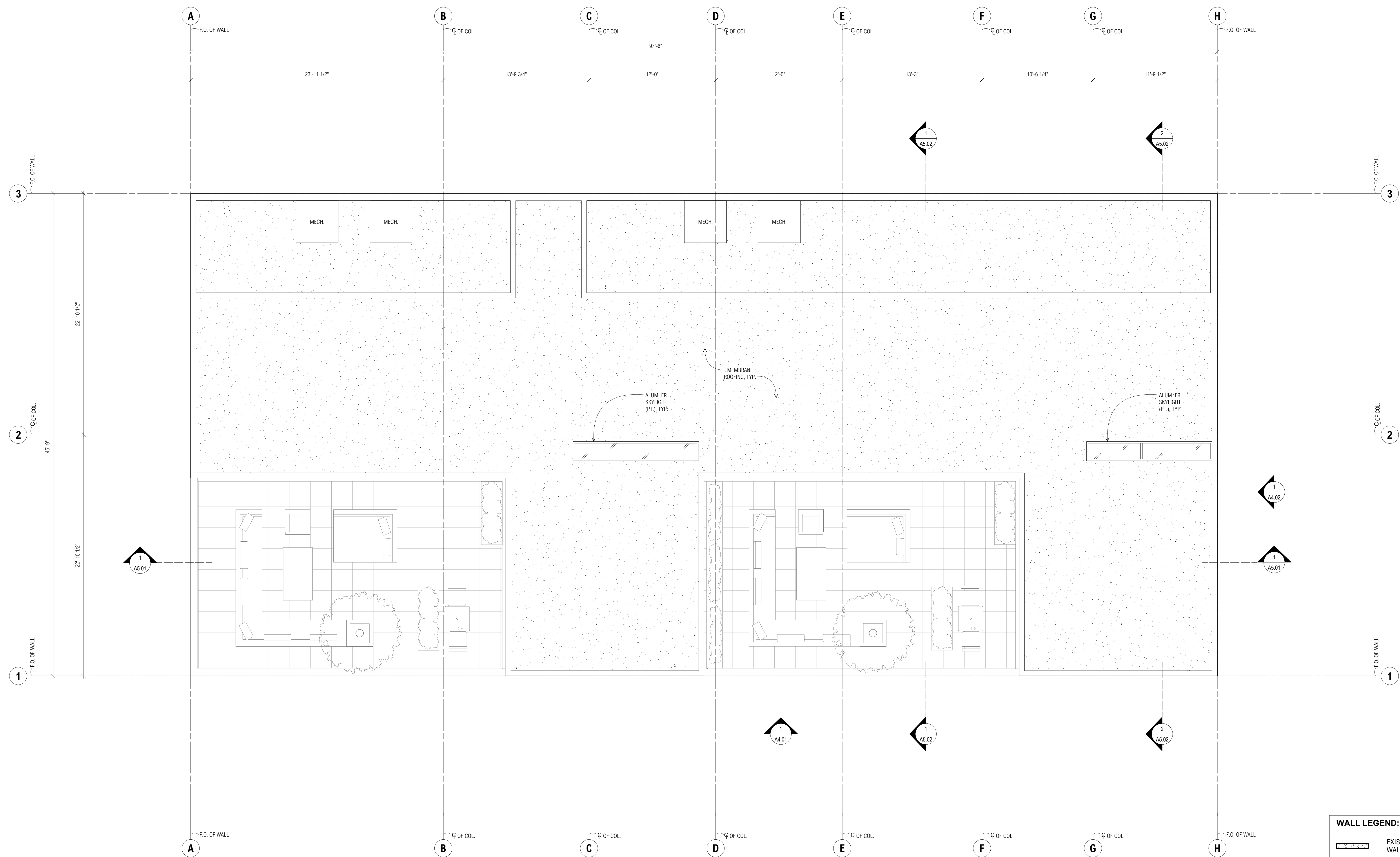


1 PROPOSED THIRD FLOOR PLAN
1/4"=1'-0"

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SHEET	PROPOSED THIRD FLOOR PLAN	
	DATE	8/1/12
PHASE	SCHEMATIC DESIGN	
SCALE	1/4"=1'-0"	
PROJECT	850 BATTERY	
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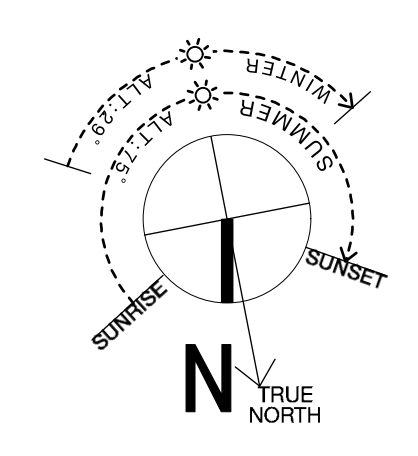
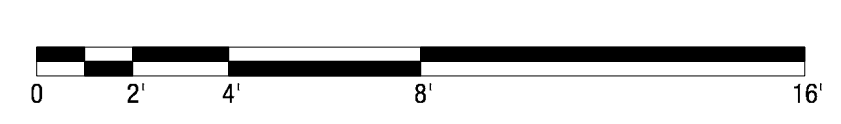
A2.03



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

WALL LEGEND:

	EXISTING CONCRETE WALL TO REMAIN
	EXISTING WALL / ELEMENT TO REMAIN
	NEW WALL / ELEMENT

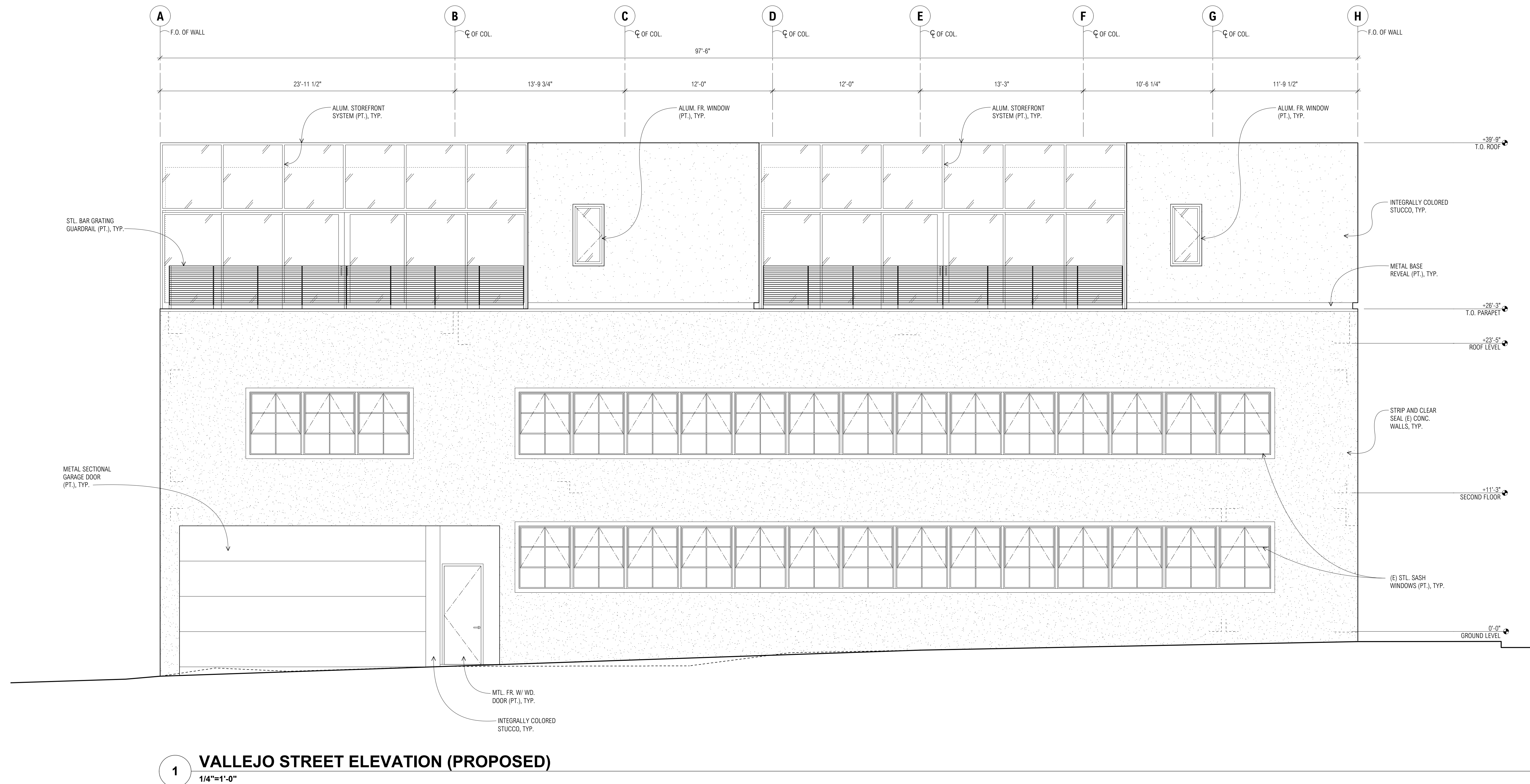


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SHEET	PROPOSED ROOF PLAN	ISSUES & REVISIONS	
DATE	8/1/12		
PHASE	SCHEMATIC DESIGN		
SCALE	1/4"=1'-0"		

A2.04



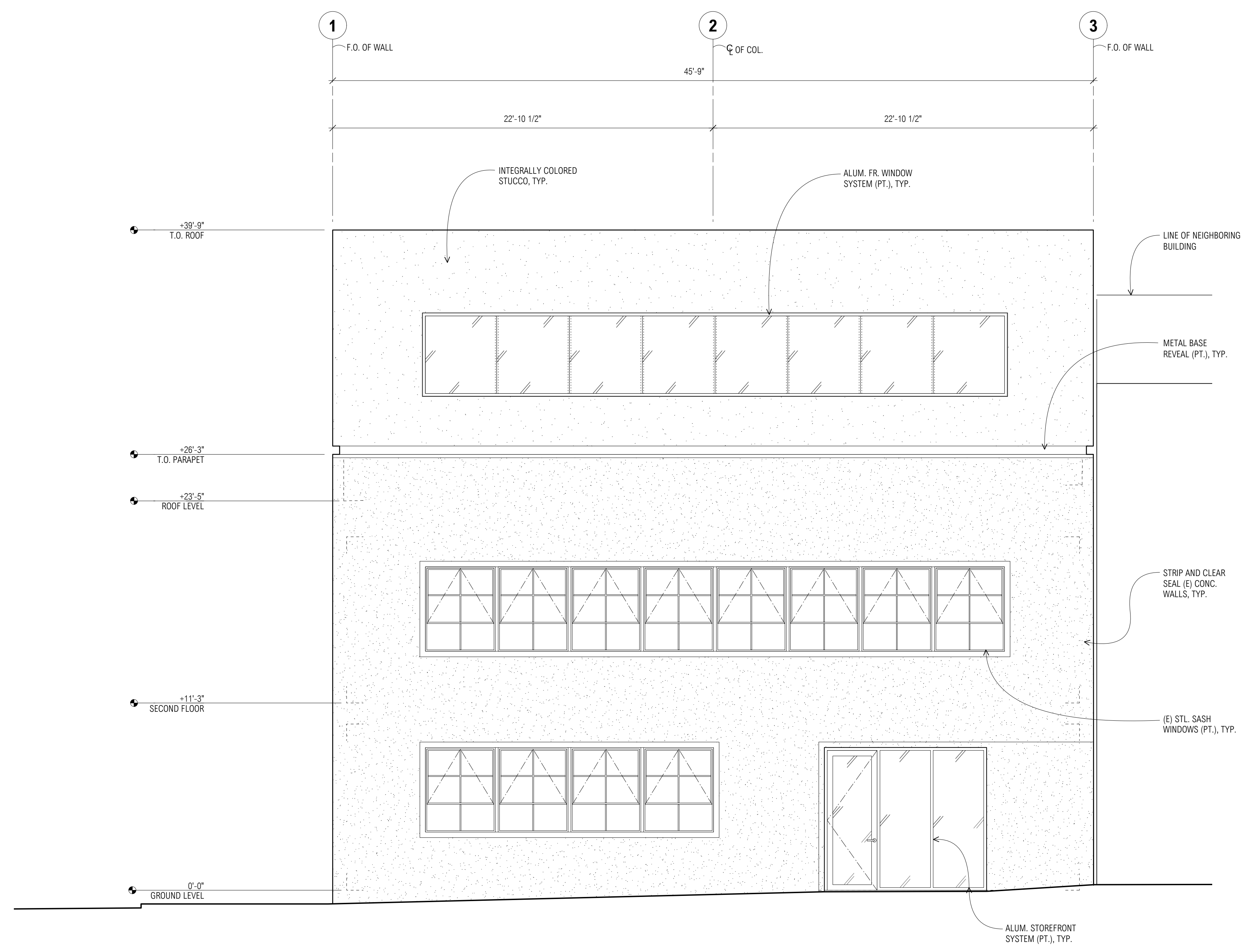
1 VALLEJO STREET ELEVATION (PROPOSED)
1/4"=1'-0"

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PROJECT	850 BATTERY
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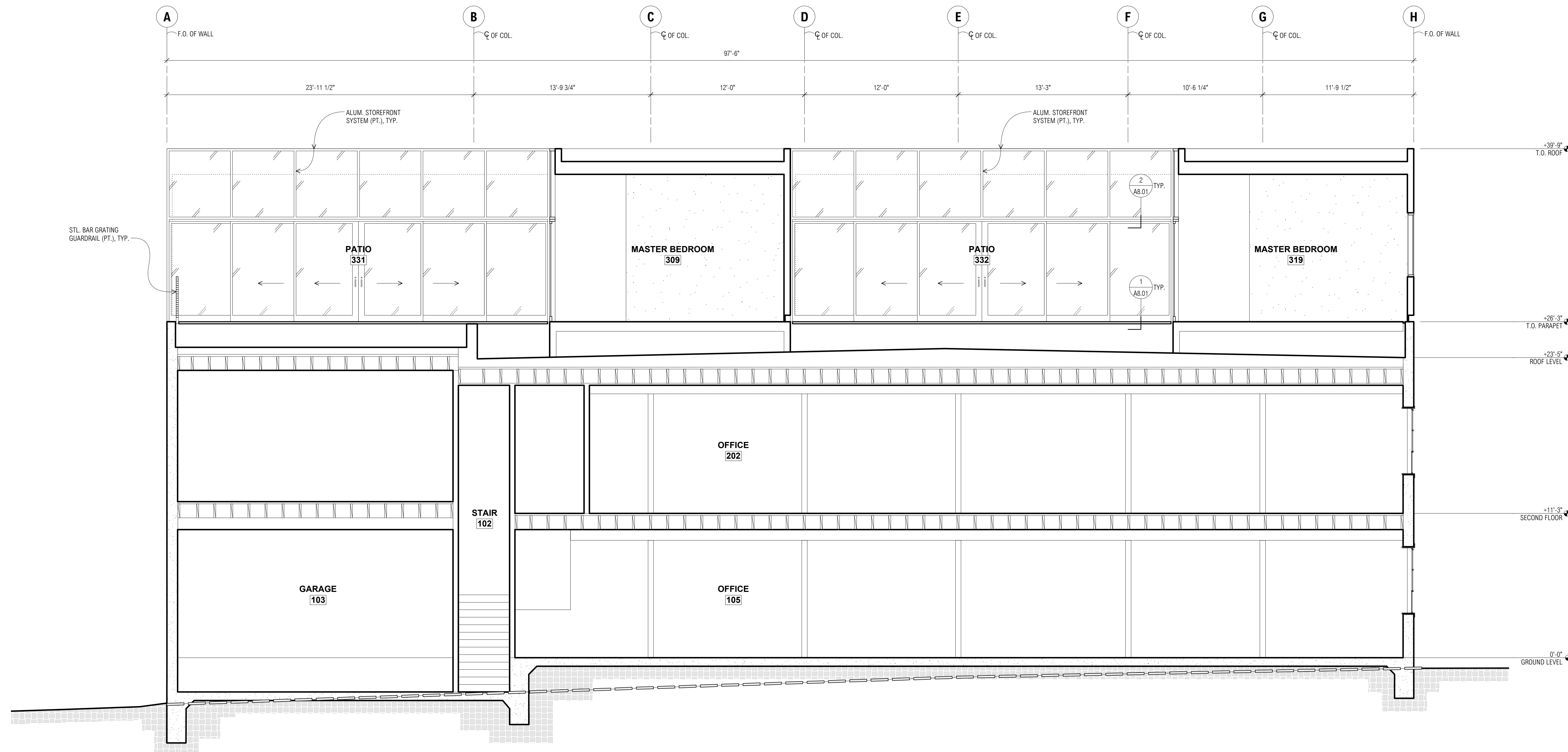
ISSUES & REVISIONS

SHEET	VALLEJO STREET ELEVATION (PROPOSED)
DATE	8/1/12
PHASE	SCHEMATIC DESIGN
SCALE	1/4"=1'-0"



1 BATTERY STREET ELEVATION (PROPOSED)
 1/4"=1'-0"

SHEET BATTERY STREET ELEVATION (PROPOSED)	DATE 8/1/12	PHASE SCHEMATIC DESIGN	SCALE 1/4"=1'-0"	ISSUES & REVISIONS	PROJECT 850 BATTERY	CONSULTANTS	STAMP
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1 SECTION A-A (PROPOSED)
1/4"=1'-0"

STAMP

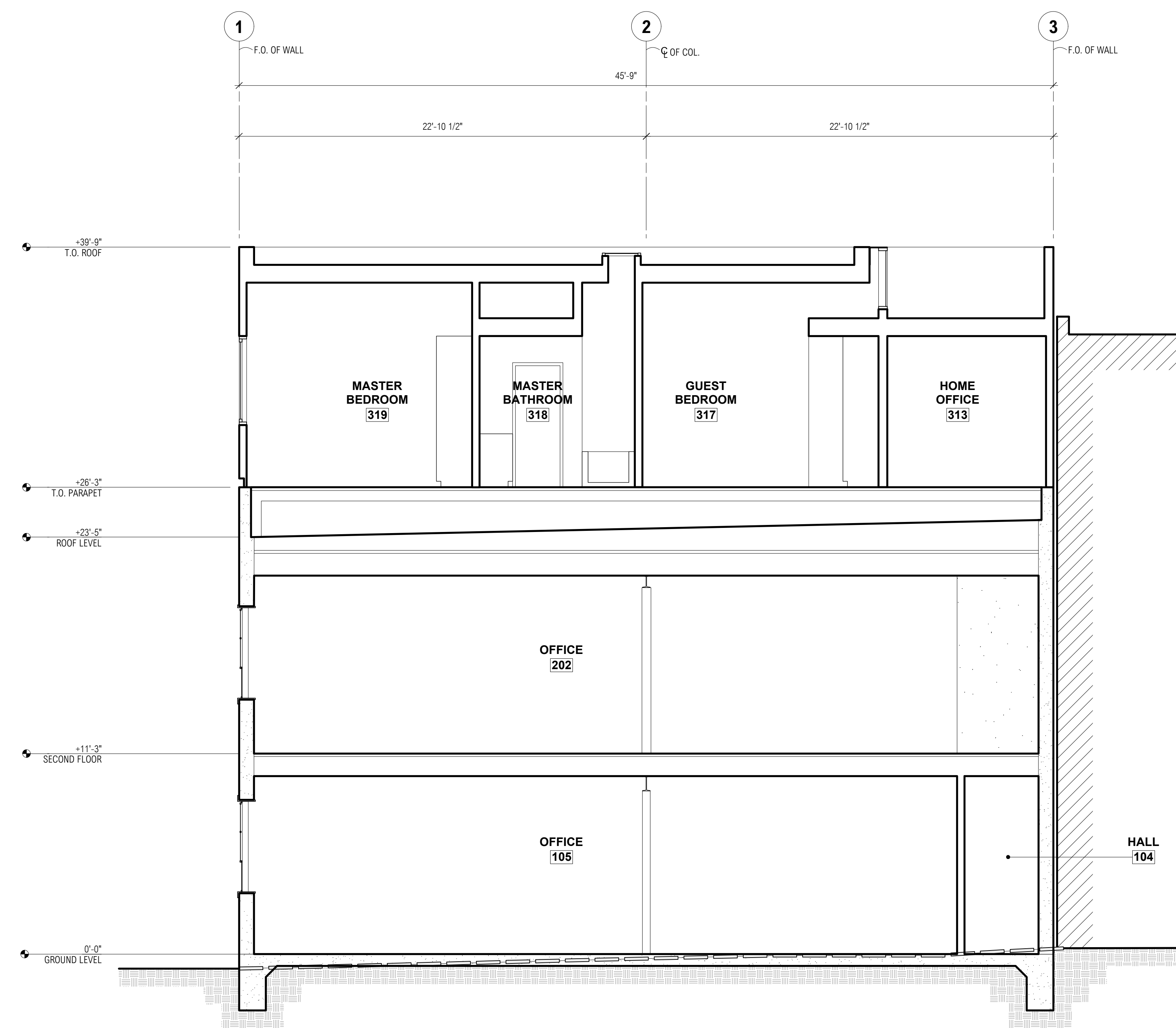
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PROJECT

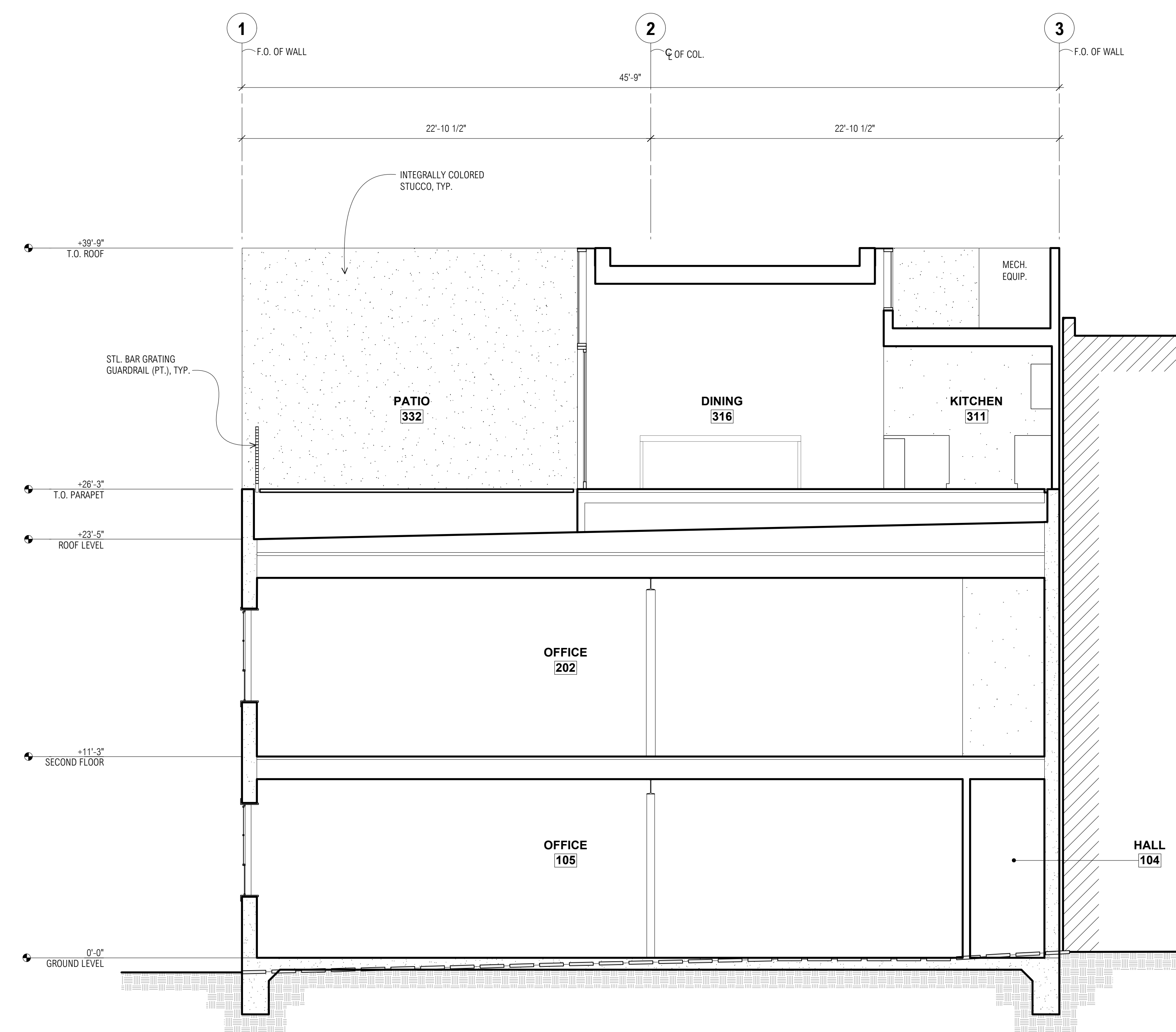
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ISSUES & REVISIONS

SHEET	PROPOSED SECTION
DATE	8/1/12
PHASE	SCHEMATIC DESIGN
SCALE	1/4"=1'-0"

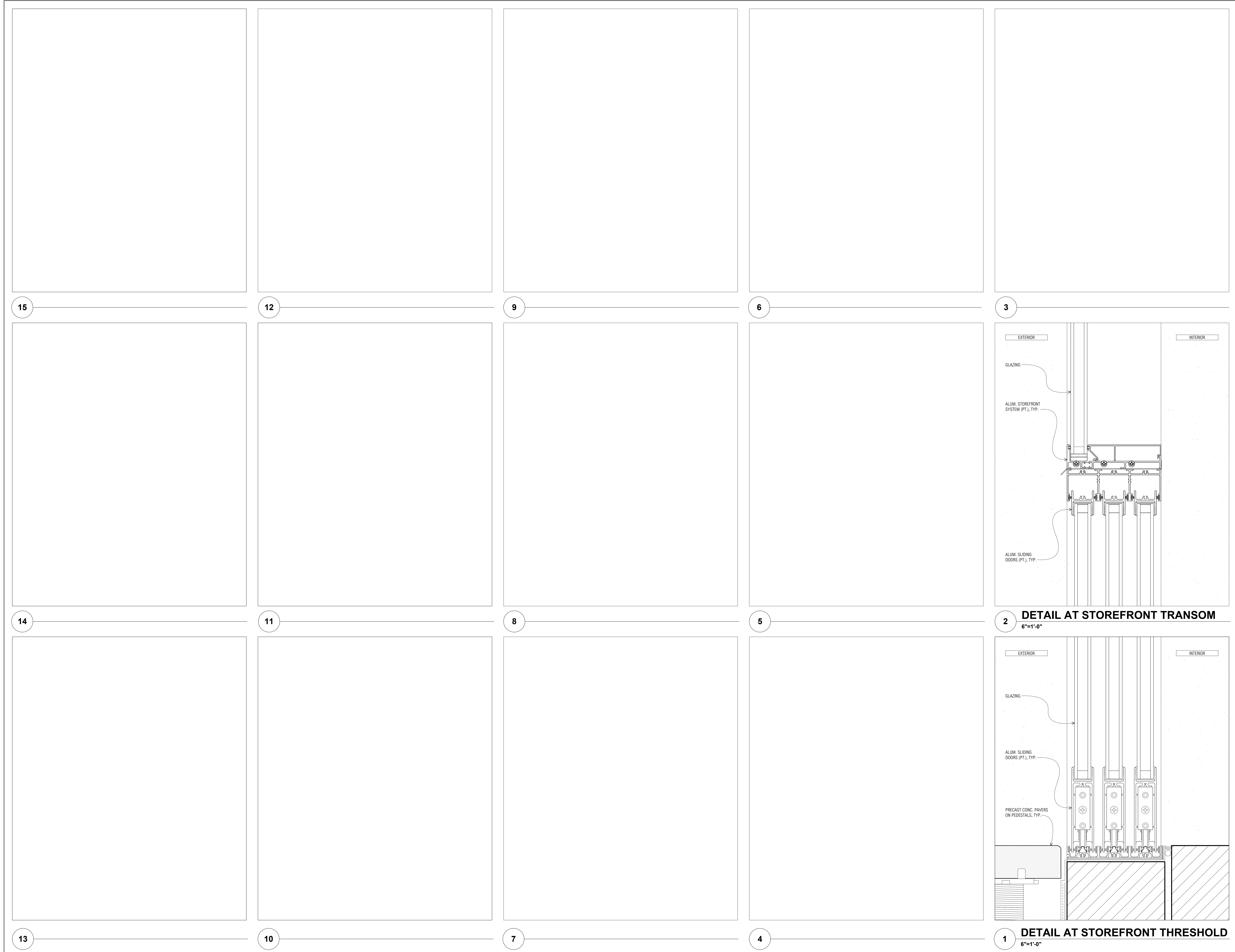


2 SECTION C-C (PROPOSED)
1/4"=1'-0"



1 SECTION B-B (PROPOSED)
1/4"=1'-0"

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		SHEET	
		PROPOSED SECTION	
		DATE	8/1/12
		PHASE	SCHEMATIC DESIGN
		SCALE	1/4"=1'-0"



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SHEET		DATE		PHASE		SCALE														
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