



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Appropriateness Case Report

HEARING DATE: NOVEMBER 21, 2012

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

Reception:
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Planning
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Filing Date: June 27, 2012
Case No.: **2012.0811A**
Project Address: **705-729 Sansome Street**
Category: Jackson Square Landmark District – Contributory Altered
Zoning: C-2 (Community Business)
65-A Height and Bulk District
Block/Lot: 0175/003
Applicant: Larry Badiner
Badiner Urban Planning
95 Brady Street
San Francisco, CA 94103
Staff Contact Gretchen Hilyard - (415) 575-9109
gretchen.hilyard@sfgov.org
Reviewed By Tim Frye - (415) 558-6625
tim.frye@sfgov.org

PROPERTY DESCRIPTION

705-729 SANSOME STREET is located on the west side of Sansome Street between Jackson Street and Pacific Avenue (Assessor's Block 0175; Lot 003). The subject property is a contributory altered property within the Jackson Square Landmark 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.

705-729 Sansome Street was originally constructed in 1906 by an unknown architect and is a three-story commercial building designed in a 20th Century Commercial architectural style. The building is constructed of concrete and clad in buff colored brick. The building is capped by a flat roof. Known alterations include seismic retrofit work in 1987 and 1997, the installation of an elevator penthouse in the 1990s, and ground floor storefront alterations at an unknown date.

PROJECT DESCRIPTION

The proposed project involves the construction of a vertical addition, roof deck, basement excavation, and extension of the existing interior seismic bracing. Specifically, the proposal includes:

- Construction of a 1,409 square foot (38' x 52') vertical addition that will be partially open to the third floor below. The addition will be set back 18 feet from Sansome Street and 20 feet from Gold Street and will extend 6 feet above the parapet at its highest point. The materials of the addition include a painted metal storefront system, stucco wall finish painted to match the neutral colors of the surrounding district, and a painted metal fascia;

- Construction of a painted metal and glass railing with a wood cap. The railing will be set below the parapet wall and will enclose the perimeter of the roof deck;
- Excavation of the basement by two-to-three feet;
- Extension of the existing interior seismic bracing to the second and third floors.

Please see photographs and plans for details.

OTHER ACTIONS REQUIRED

None.

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 landmark 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 Landmark 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 Landmark 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:

Overall Form and Continuity. On interior streets, building height is generally well-related to street width. Buildings are typically two or three stories high at the street.

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.

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

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 proposed project will retain the existing commercial use of the building.

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

The proposal is to construct a minimally visible vertical addition set back 18 feet from Sansome Street and 20 feet from Gold Street and to extend the interior seismic bracing to the second and third floors. These changes will be minimally visible from the public right-of-way and will not affect the historic character of the property or surrounding district. The proposed project will not remove distinctive materials, nor irreversibly alter features, spaces, or spatial relationships that characterize the property or 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 proposal involves the construction of a minimally visible vertical addition that includes a painted metal storefront glazing system, stucco wall finish, and painted metal fascia. A painted steel and glass railing with a wood cap will surround the perimeter of the proposed roof deck and will be set below the parapet wall. The design of the addition draws upon the massing and materials within the surrounding district, but will be constructed using modern materials and 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 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.

The proposed work is not anticipated to destroy historic materials, features, or spatial relationships that characterize the property. The alterations are clearly differentiated and will be minimally visible from the public right-of-way. The addition will be set back 18 feet from Sansome Street and 20 feet from Gold Street and will be glazed to minimize visibility. At its highest point, the addition will extend 6 feet above the parapet. The interior seismic bracing will be extended to the second and third stories and set back from the storefront glazing to minimize visibility. These changes achieve compatibility through the use of glazing and painted metal that will be minimally visible and will not affect the integrity of the property and the surrounding 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 Landmark 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 one public inquiry to view the plans of the proposed project.

ISSUES & OTHER CONSIDERATIONS

None.

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 subject property or the Jackson Square Landmark District. The overall proposal includes the construction of a vertical addition and roof deck, extension of interior seismic bracing and excavation of the basement. 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 vertical addition will be set back 18 feet from Sansome Street and 20 feet from Gold Street. A painted metal and glass railing will be installed below the parapet wall to enclose the perimeter of the roof deck

in front of the addition. This addition will extend 6 feet above the parapet and will be minimally visible from the public right-of-way. This new intervention will not destroy historic materials, features, and spatial relationships that characterize the property. The alterations are clearly differentiated in massing and design and incorporate materials such as glazing and painted metal that minimize visibility to achieve compatibility with the district. 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 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 glazing system proposed for the roof top addition will be forwarded for review and approval by Planning Department Preservation Staff.
- As part of the Building Permit, metal materials shall feature a painted or powder-coated finish to ensure compatibility with the surrounding historic fabric. A material and finish sample of the storefront glazing 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.

ATTACHMENTS

Draft Motion
Parcel Map
Sanborn Map
Aerial Photo
Zoning Map
Site Photos
Plans

GH:G:\Documents\CofA\705-729 Sansome\729 Sansome_Case Report.doc



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Historic Preservation Commission Draft Motion

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ADOPTING FINDINGS FOR A CERTIFICATE OF APPROPRIATENESS FOR PROPOSED WORK DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 10, TO MEET THE STANDARDS OF ARTICLE 10 AND TO MEET THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION, FOR THE PROPERTY LOCATED ON LOT 003 IN ASSESSOR'S BLOCK 0175, WITHIN A C-2 (COMMERCIAL BUSINESS) ZONING DISTRICT AND A 65-A HEIGHT AND BULK DISTRICT.

PREAMBLE

WHEREAS, on June 27, 2012, Larry Badiner of Badiner Urban Planning (Project Sponsor) filed an application with the San Francisco Planning Department (hereinafter "Department") for a Certificate of Appropriateness to remodel the building located on the subject property located on lot 003 in Assessor's Block 0175 for commercial use. The work involves the construction of a vertical addition and roof deck, excavation of the basement, and extension of the existing interior seismic bracing to the second and third stories. Specifically, the work includes:

- Construction of a 1,409 square foot (38' x 52') vertical addition that will be partially open to the third floor below. The addition will be set back 18 feet from Sansome Street and 20 feet from Gold Street and will extend 6 feet above the parapet at its highest point. The materials of the addition include a painted metal storefront system, stucco wall finish painted to match the neutral colors of the surrounding district, and a painted metal fascia;

- Construction of a painted metal and glass railing with a wood cap. The railing will be set below the parapet wall and will enclose the perimeter of the roof deck;
- Excavation of the basement by two-to-three feet;
- Extension of the existing interior seismic bracing to the second and third floors.

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 November 21, 2012, the Commission conducted a duly noticed public hearing on the current project, Case No. 2012.081A ("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 **APPROVES WITH CONDITIONS** the Certificate of Appropriateness, in conformance with the architectural plans dated June 14, 2012 and labeled Exhibit A on file in the docket for Case No. 2012.0811A 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 glazing system proposed for the roof top addition will be forwarded for review and approval by Planning Department Preservation Staff.
- As part of the Building Permit, metal materials shall feature a painted or powder-coated finish to ensure compatibility with the surrounding historic fabric. A material and finish sample of the storefront glazing 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.

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 Landmark District as described in the designation report dated June 1971.

- That the proposal is compatible with, and respects, the character-defining features within the Jackson Square Landmark District;
- Proposed work will not damage or destroy distinguishing original qualities or character of the Jackson Square Landmark District;
- The proposed project will not remove distinctive materials, nor irreversibly alter features, spaces, or spatial relationships that characterize the property or the district;
- The alterations are clearly differentiated as contemporary alterations and minimally visible; 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 craftsmanship that characterize a property shall 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 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 003 in Assessor's Block 0175 for proposed work in conformance with the renderings and architectural sketches dated June 14, 2012 and labeled Exhibit A on file in the docket for Case No. 2012.0811A.

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 November 21, 2012.

Jonas Ionin
Acting Commission Secretary

AYES: X

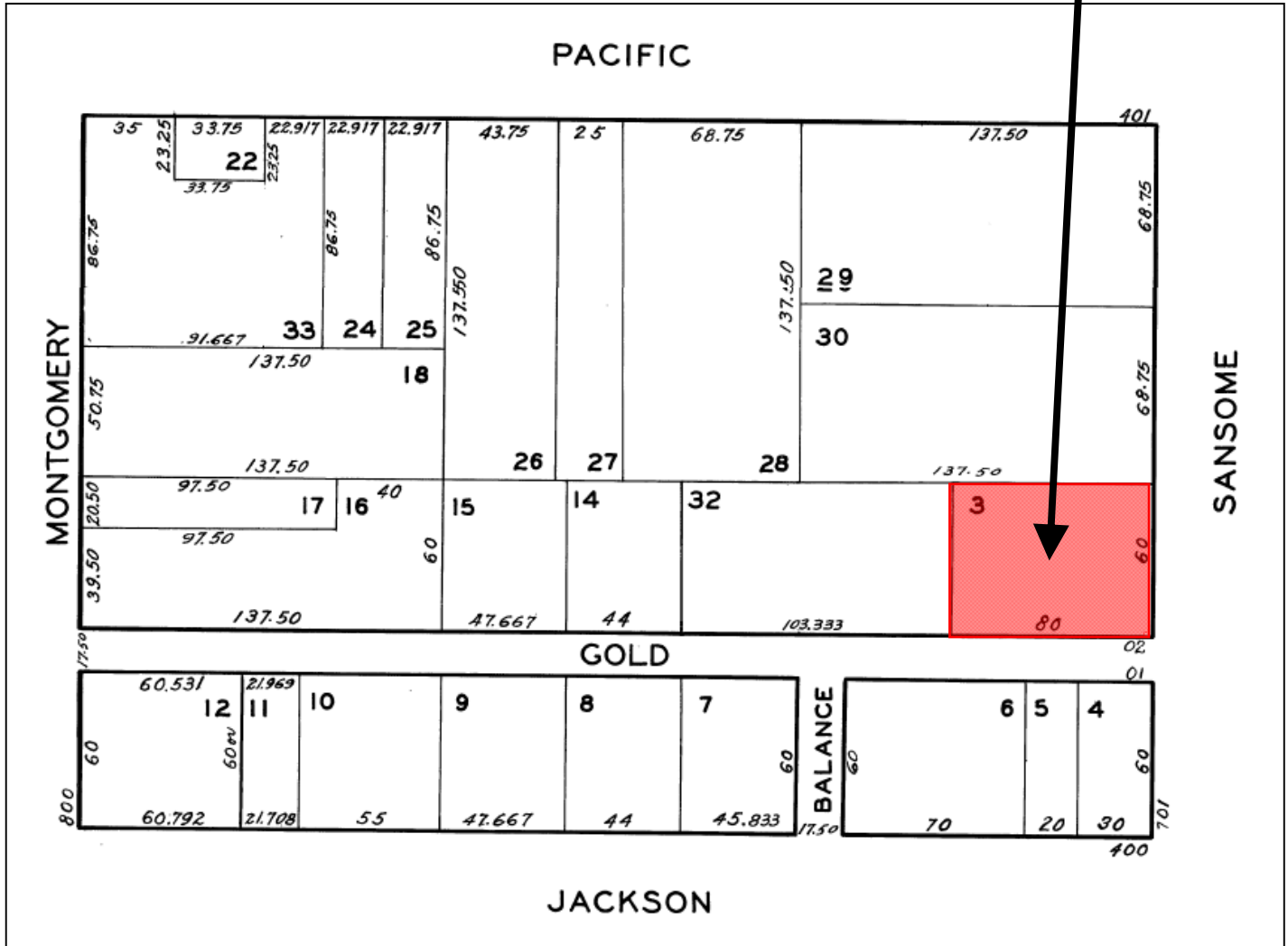
NAYS: X

ABSENT: X

ADOPTED: November 21, 2012

Parcel Map

SUBJECT PROPERTY

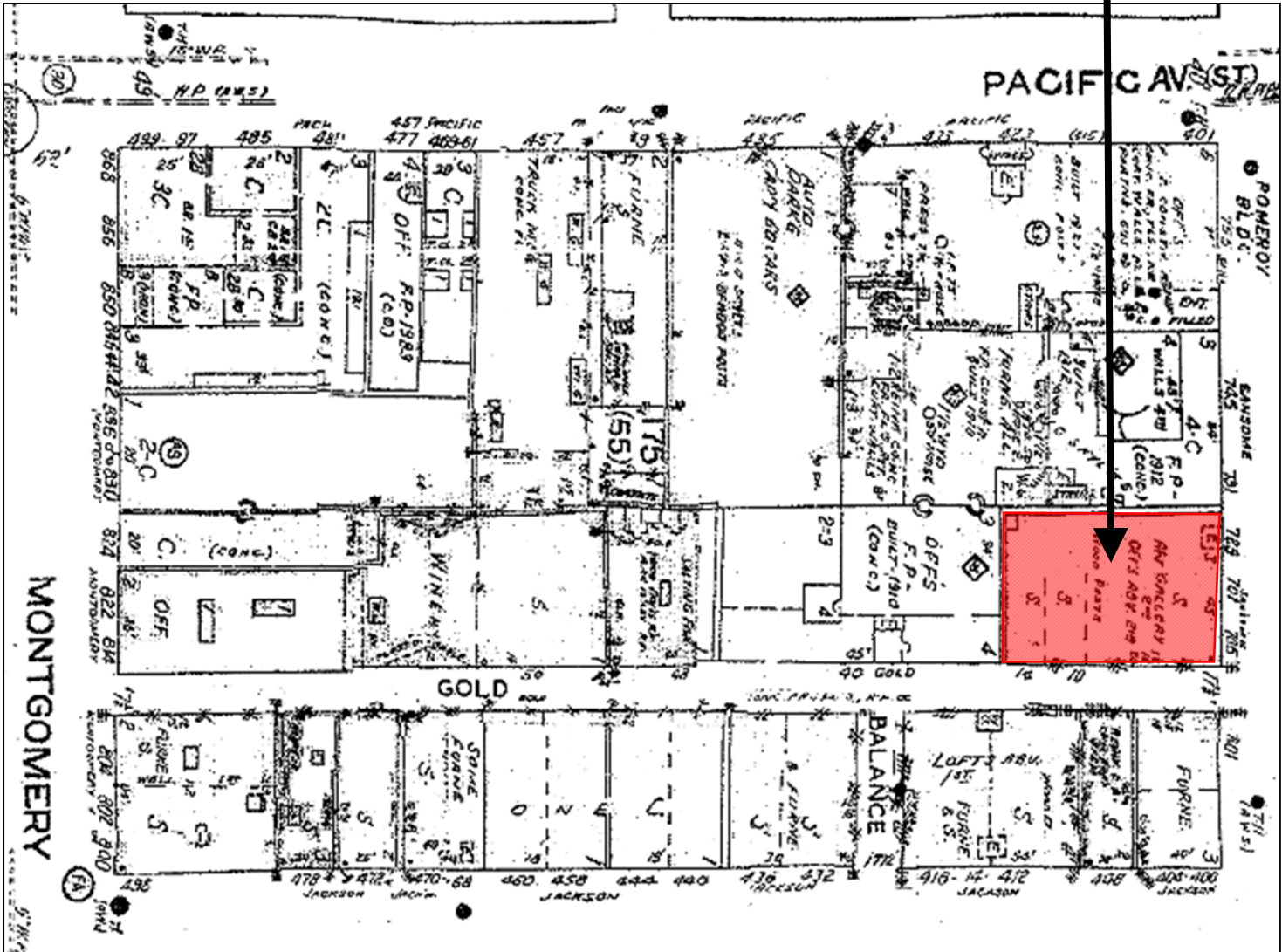


Certificate of Appropriateness Hearing
 Case Number 2012.0811A
 705-729 Sansome Street



Sanborn Map*

SUBJECT PROPERTY



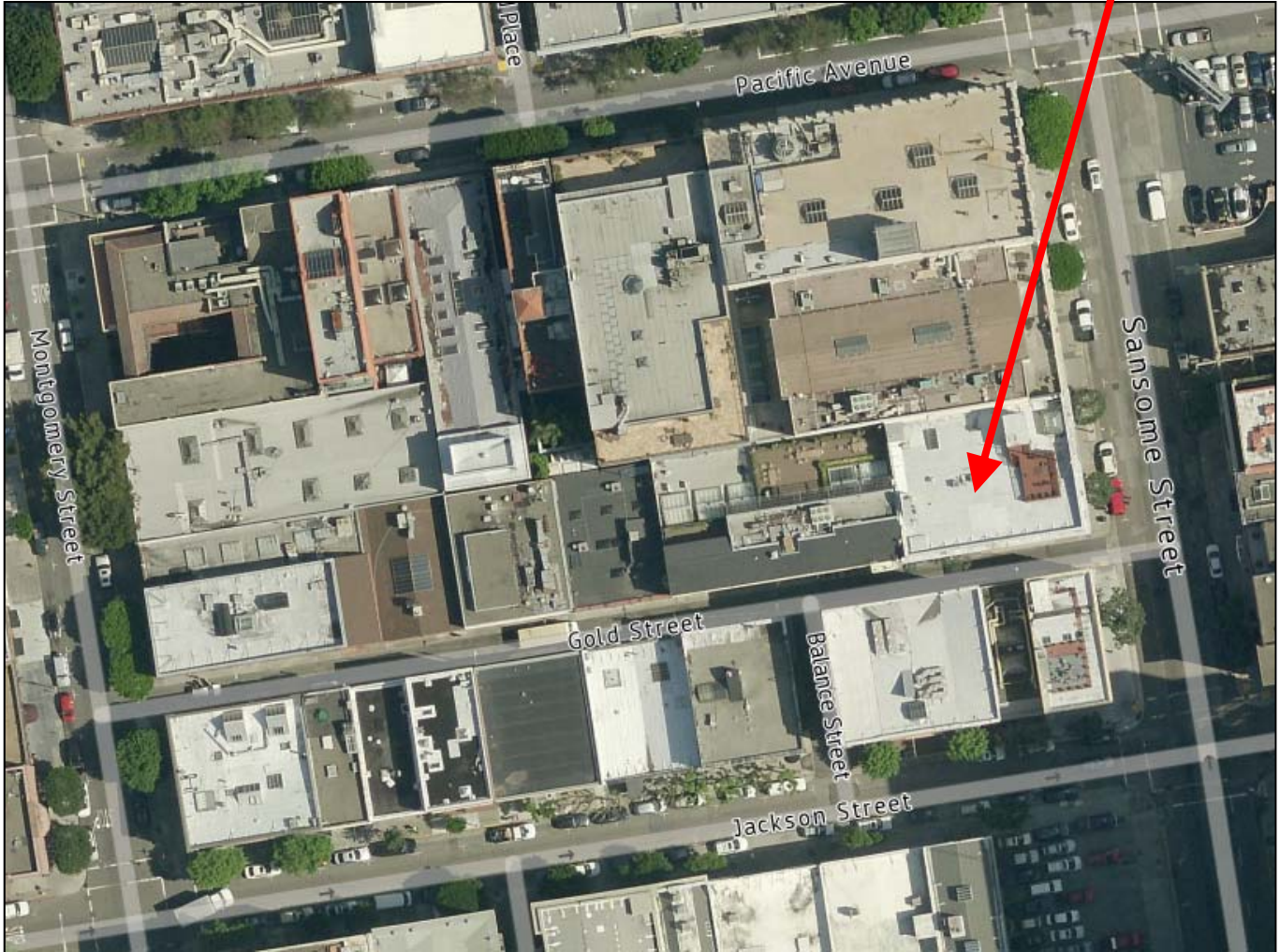
*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

Certificate of Appropriateness Hearing
Case Number 2012.0811A
705-729 Sansome Street



Aerial Photo

SUBJECT PROPERTY



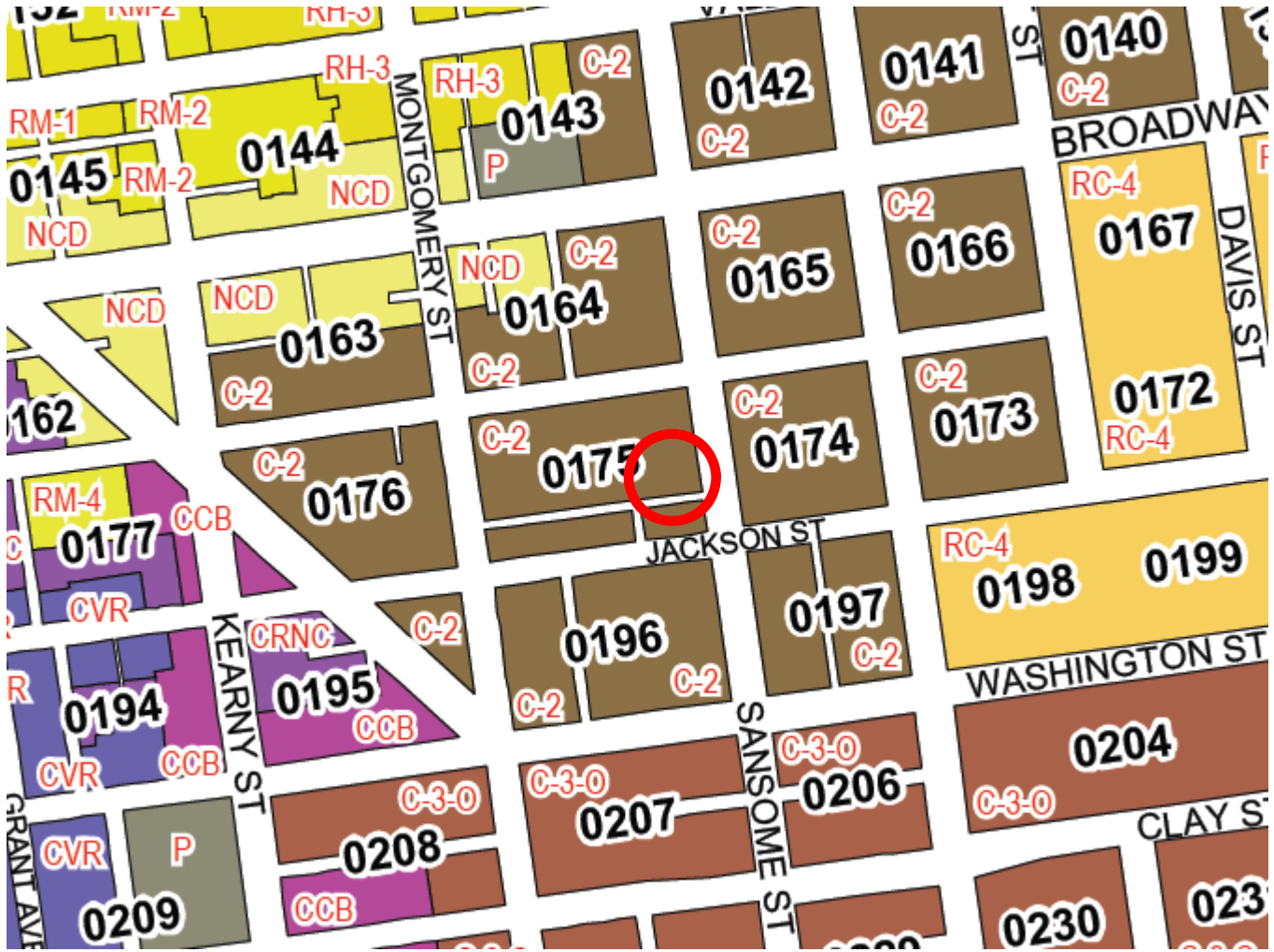
Certificate of Appropriateness Hearing
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705-729 Sansome Street

Aerial Photo

SUBJECT PROPERTY



Zoning Map

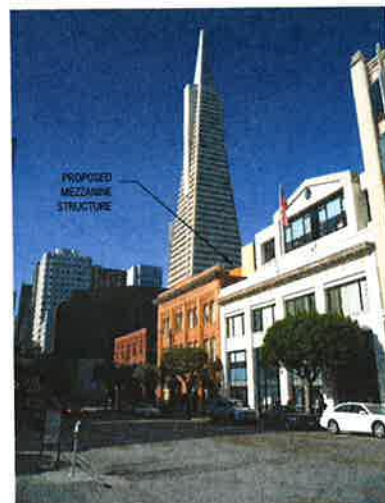


Certificate of Appropriateness Hearing
Case Number 2012.0811A
705-729 Sansome Street

Site Photo



Certificate of Appropriateness Hearing
Case Number 2012.0811A
705-729 Sansome Street



5 PROPOSED FROM NORTHEAST
SCALE: NONE



4 EXISTING FROM NORTHEAST
SCALE: NONE



3 EXISTING EAST (SANSOME) FACADE
SCALE: NONE



2 EXISTING PANORAMA FROM EAST
SCALE: NONE



1 SITE AND PHOTO KEY PLAN
SCALE: 1/32" = 1'-0"



9 PROPOSED FROM SOUTHEAST
SCALE: NONE



8 EXISTING FROM SOUTHEAST
SCALE: NONE



7 INTERIOR VIEW OF (E) BRACE FRAME
SCALE: NONE



6 INTERIOR VIEW OF (E) BRACE FRAME
SCALE: NONE



15 PROPOSED FROM SOUTHEAST
SCALE: NONE



14 EXISTING FROM SOUTHEAST
SCALE: NONE



13 INTERIOR VIEW OF (E) BRACE FRAME
SCALE: NONE



12 VIEW OF STOREFRONT
SCALE: NONE



11 VIEW TO INTERIOR BRACE FRAME
SCALE: NONE



10 CORNER VIEW
SCALE: NONE

CAD FILE: \NS\FILED01\PROJECTS\BIRMINGHAM\01120020\CAD\CERTIFICATE OF APPROPRIATENESS\PLOT SHEETS\A-1 SITE PLAN AND PHOTOS.DWG

ADDITIONAL SHEET A-8 10-15-12

SHEET DATA

DATE 06-14-2012
JOB NO: 1112-0020
PHASE DD
ISSUED FOR: C OF A
SCALE: AS SHOWN
SHEET TITLE

SITE PLAN AND
PHOTOS

SHEET NUMBER

A-1

GENERAL NOTES

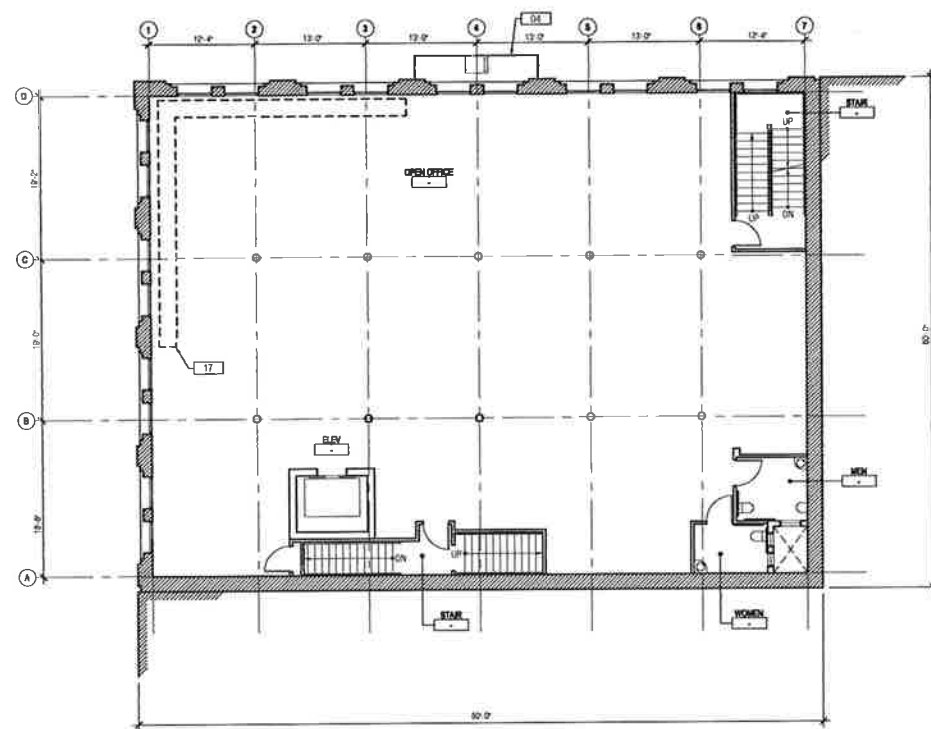
- REMOVE DESIGNATED PARTITIONS, COMPONENTS, BUILDING EQUIPMENT, AND FIXTURES AS REQUIRED FOR NEW WORK. PATCH AND REPAIR REMAINING ADJACENT SURFACES/ELEMENTS AS REQUIRED TO MATCH (E) ADJACENT CONSTRUCTION AND FINISH.
- REMOVE ALL FINISH FLOOR MATERIAL AND CARPET U/L ON.
- U/L ON DEMOLITION WORK INCLUDES REMOVAL OF ALL EXISTING INCIDENTAL ITEMS ATTACHED TO EXISTING SURFACES TO REMAIN, SUCH AS BRACKETS, NAILS, HANGERS, BLOCKING, ETC. UNLESS REQUIRED FOR THE OPERATION OR MAINTENANCE OF THE FACILITY. IF UNSURE WHETHER TO REMOVE AN ITEM, CONSULT THE ARCHITECT.
- REMOVE ALL EXISTING CABINETS, SHELVES, FURNITURE, STORED ITEMS AND OTHER DEBRIS FROM JOBSITE DURING DEMOLITION.
- WORK TO COMPLY WITH APPLICABLE LOCAL, STATE AND FEDERAL CODES AND REGULATIONS PERTAINING TO SAFETY OF PERSONS, PROPERTY AND ENVIRONMENTAL PROTECTION.
- ALL DEMOLISHED (AND UNSALVAGED) MATERIAL SHALL BE CONSIDERED TO BE THE PROPERTY OF THE CONTRACTOR AND REMOVED FROM THE JOBSITE U/L ON. CONFIRM WITH OWNER ANY REQUIREMENTS OF PRODUCTS OR MATERIAL TO BE SALVAGED.
- REPAIR ALL DEMOLITION PERFORMED IN EXCESS OF THAT REQUIRED, AT NO COST TO THE OWNER OR TENANT.
- REMOVE FROM SITE AND LEGALLY DISPOSE OF ALL REFUSE, DEBRIS, RUBBISH, AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATION ON A DAILY BASIS. BURNING OF DEBRIS ON SITE SHALL NOT BE PERMITTED.
- REMOVE TOOLS AND EQUIPMENT FROM SITE UPON COMPLETION OF WORK. LEAVE CONTRACT AREAS AND SITE CLEAN, ORDERLY AND IN A CONDITION ACCEPTABLE FOR NEW OR OTHER CONSTRUCTION.

SHEET NOTES

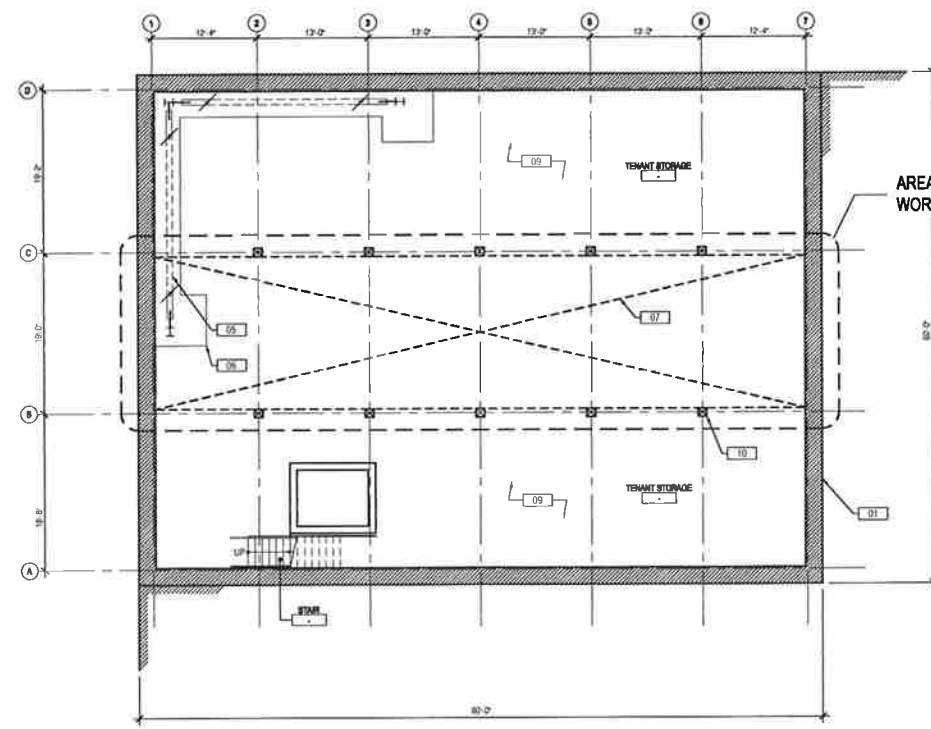
- 01 (E) MASONRY WALL TO REMAIN, TYP.
- 02 (E) PARTITION TO REMAIN, TYP.
- 03 (E) NON-LOAD BEARING PARTITION TO BE REMOVED, TYP.
- 04 (E) FIRE ESCAPE TO REMAIN, TYP.
- 05 (E) STRUCTURAL STEEL BRACE FRAME TO REMAIN.
- 06 (E) FOOTING TO REMAIN.
- 07 AREA OF EXCAVATION FOR LOWERED BASEMENT FLOOR.
- 08 AREA OF (E) FLOOR CONSTRUCTION TO BE REMOVED FOR (N) FLOOR OPENING.
- 09 (E) CRANAL SPACE, TYP.
- 10 (E) STRUCTURAL WOOD COLUMN TO REMAIN, TYP.
- 11 (E) CASEWORK TO REMAIN, TYP.
- 12 (E) PLUMBING FIXTURE TO REMAIN, TYP.
- 13 (E) DOOR TO REMAIN, TYP.
- 14 (E) OPERABLE PARTITION TO REMAIN.
- 15 (E) INTERIOR GLAZING TO REMAIN, TYP.
- 16 REMOVE UPPER PORTION OF (E) STAIR ENCLOSURE TO ACCOMMODATE (N) LID CONSTRUCTION AND MEZZANINE STAIR ABOVE. REFER TO CONSTRUCTION PLANS.
- 17 AREA OF (N) STRUCTURAL BRACE FRAME INSTALLATION.

LEGEND

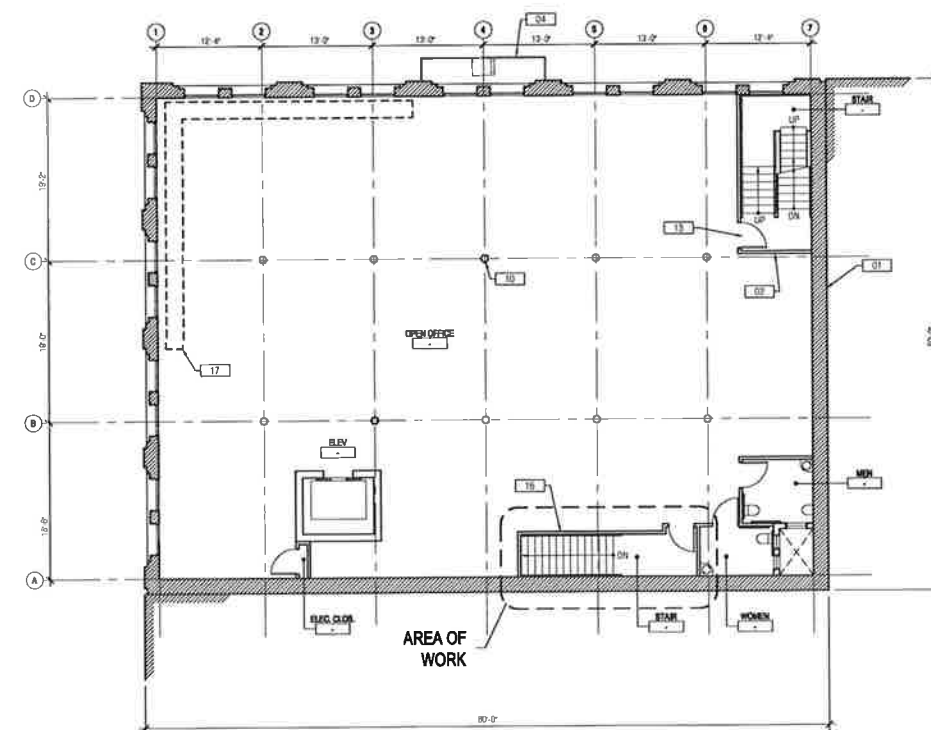
- (E) ITEM TO BE REMOVED
- ==== (E) STUD WALL / PARTITION TO REMAIN
- (E) CONCRETE WALL TO REMAIN
- ==== (E) MASONRY WALL TO REMAIN



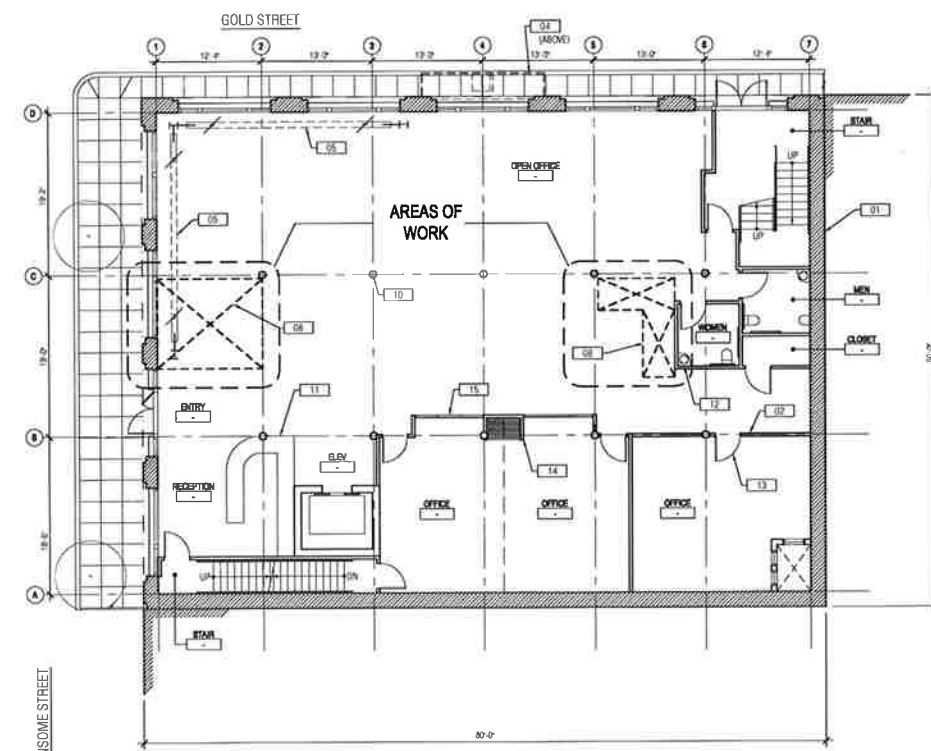
3 FLOOR 2
SCALE: 1/8" = 1'-0"



1 BASEMENT
SCALE: 1/8" = 1'-0"



4 FLOOR 3
SCALE: 1/8" = 1'-0"



2 FLOOR 1
SCALE: 1/8" = 1'-0"

GENERAL NOTES

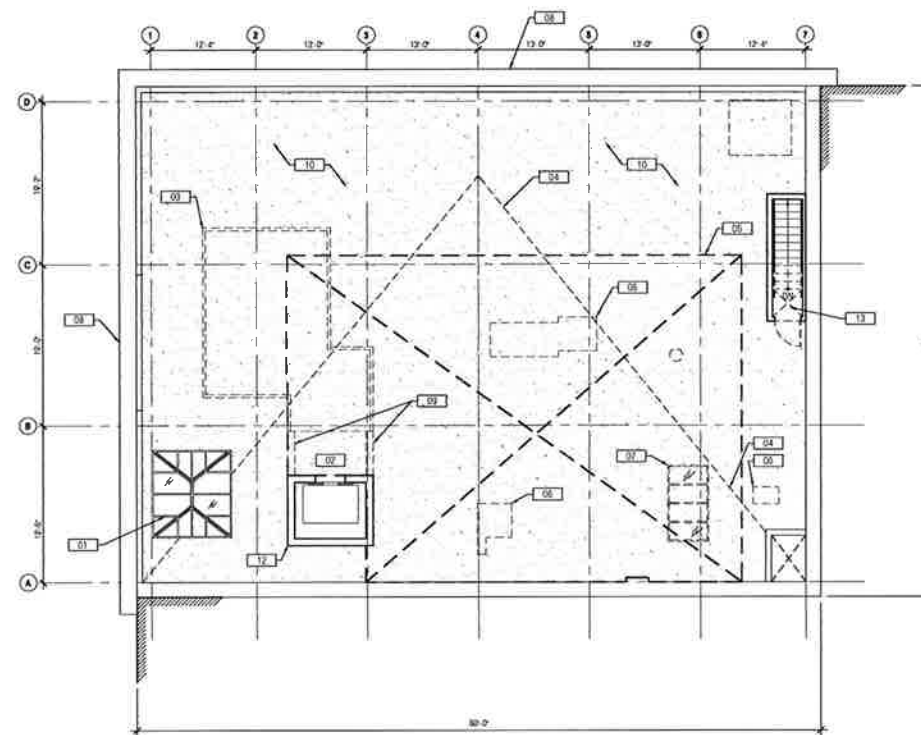
- REMOVE DESIGNATED PARTITIONS, COMPONENTS, BUILDING EQUIPMENT, AND FIXTURES AS REQUIRED FOR NEW WORK. PATCH AND REPAIR REMAINING ADJACENT SURFACE ELEMENTS AS REQUIRES TO MATCH (E) ADJACENT CONSTRUCTION AND FINISH.
- REMOVE ALL FINISH FLOOR MATERIAL AND CARPET U.O.N.
- U.O.N., DEMOLITION WORK INCLUDES REMOVAL OF ALL EXISTING INCIDENTAL ITEMS ATTACHED TO EXISTING SURFACES TO REMAIN, SUCH AS BRACKETS, NAILS, HANGERS, BLOTTING, ETC. UNLESS REQUIRED FOR THE OPERATION OR MAINTENANCE OF THE FACILITY. UNSURE WHETHER TO REMOVE AN ITEM CONSULT THE ARCHITECT.
- REMOVE ALL CASTING CABINETS, SHELVES, FURNITURE, STORED ITEMS AND OTHER DEBRIS FROM JOBSITE DURING DEMOLITION.
- WORK TO COMPLY WITH APPLICABLE LOCAL, STATE, AND FEDERAL CODES AND REGULATIONS PERTAINING TO SAFETY OF PERSONS, PROPERTY AND ENVIRONMENTAL PROTECTION.
- ALL DEMOLISHED (AND UNSALVAGED) MATERIAL SHALL BE CONSIDERED TO BE THE PROPERTY OF THE CONTRACTOR AND REMOVED FROM THE JOBSITE U.O.N. CONFIRM WITH OWNER ANY REQUIREMENTS OF PRODUCTS OR MATERIAL TO BE SALVAGED.
- REPAIR ALL DEMOLITION PERFORMED IN EXCESS OF THAT REQUIRED, AT NO COST TO THE OWNER OR TENANT.
- REMOVE FROM SITE AND LEGALLY DISPOSE OF ALL REUSE, DEBRIS, RUBBISH, AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATION ON A DAILY BASIS. BURNING OF DEBRIS ON SITE SHALL NOT BE PERMITTED.
- REMOVE TOOLS AND EQUIPMENT FROM SITE UPON COMPLETION OF WORK. LEAVE CONTRACT AREAS AND SITE CLEAN, ORDERLY AND IN A CONDITION ACCEPTABLE FOR NEW OR OTHER CONSTRUCTION.

SHEET NOTES

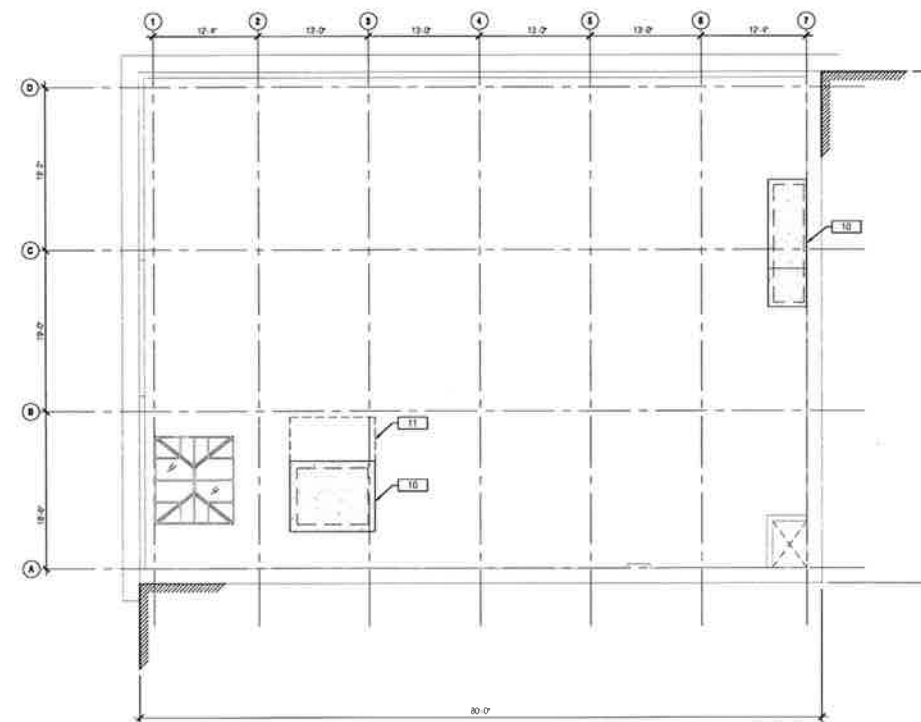
- 01 (E) SKYLIGHT TO REMAIN
- 02 (E) ELEVATOR LANDING TO BE RECONFIGURED / LOWERED TO PROVIDE ACCESS FROM MEZZANINE LEVEL.
- 03 (E) ROOF TOP DECK CONSTRUCTION TO BE REMOVED, TOP
- 04 (E) ROOF BRACKET CONSTRUCTION TO BE REMOVED.
- 05 (E) ROOF CONSTRUCTION TO BE REMOVED FOR (N) MEZZANINE FLOOR STRUCTURE.
- 06 (E) ROOF TOP HVAC EQUIPMENT AND PAD TO BE REMOVED.
- 07 (E) SKYLIGHT TO BE REMOVED
- 08 (E) CORNER BELOW
- 09 (E) WALL TO BE REMOVED
- 10 (E) ROOF STRUCTURE TO REMAIN
- 11 (E) ROOF STRUCTURE TO BE REMOVED
- 12 (E) ELEVATOR TO REMAIN
- 13 REMOVE (E) STAIR LANDING AND UPPER TREADS TO ACCOMMODATE LOWERED ROOF DECK.

LEGEND

- (E) ITEM TO BE REMOVED
- ==== (E) STUD WALL / PARTITION TO REMAIN
- x--- (E) CONCRETE WALL TO REMAIN
- x---x--- (E) MASONRY WALL TO REMAIN



1 MEZZANINE
SCALE: 1/8" = 1'-0"



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

CERTIFICATE OF
APPROPRIATENESS
729 SANSOME STREET
SAN FRANCISCO, CA 94111

ADDITIONAL SHEET A-8 10-15-12

SHEET DATA

DATE: 06-14-2012
JOB NO.: 1112-0020
PHASE: DD
ISSUED FOR: C OF A
SCALE: AS SHOWN
SHEET TITLE

CONSTRUCTION
PLANS -
BASEMENT AND
FLOORS 1-3

SHEET NUMBER

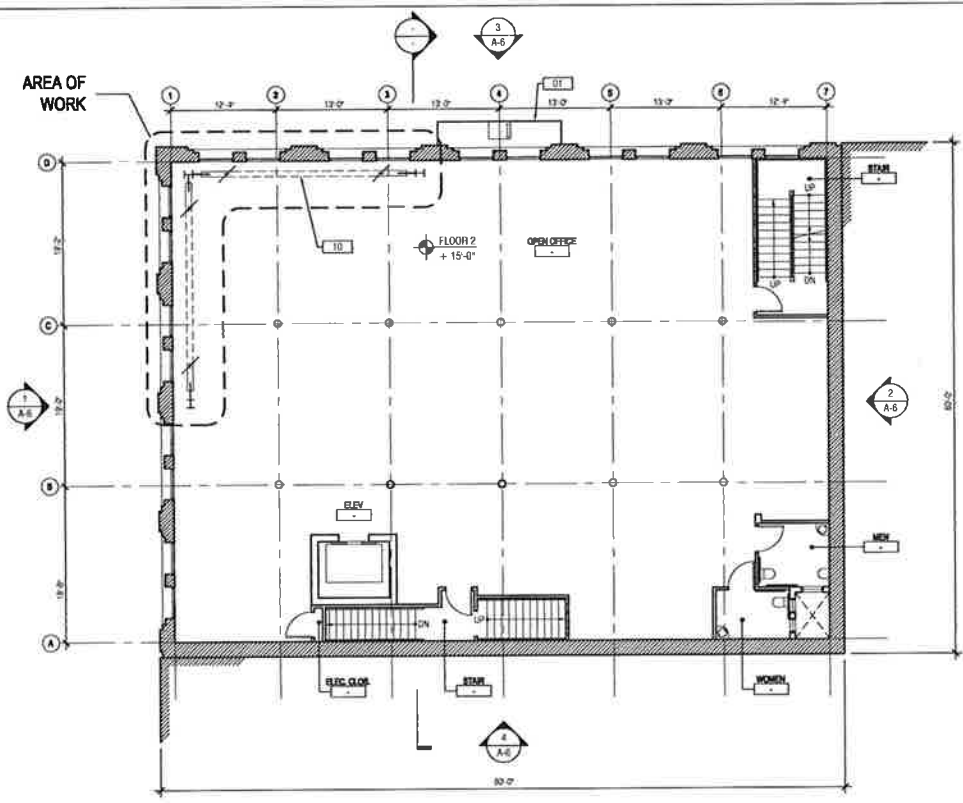
A-4

SHEET NOTES

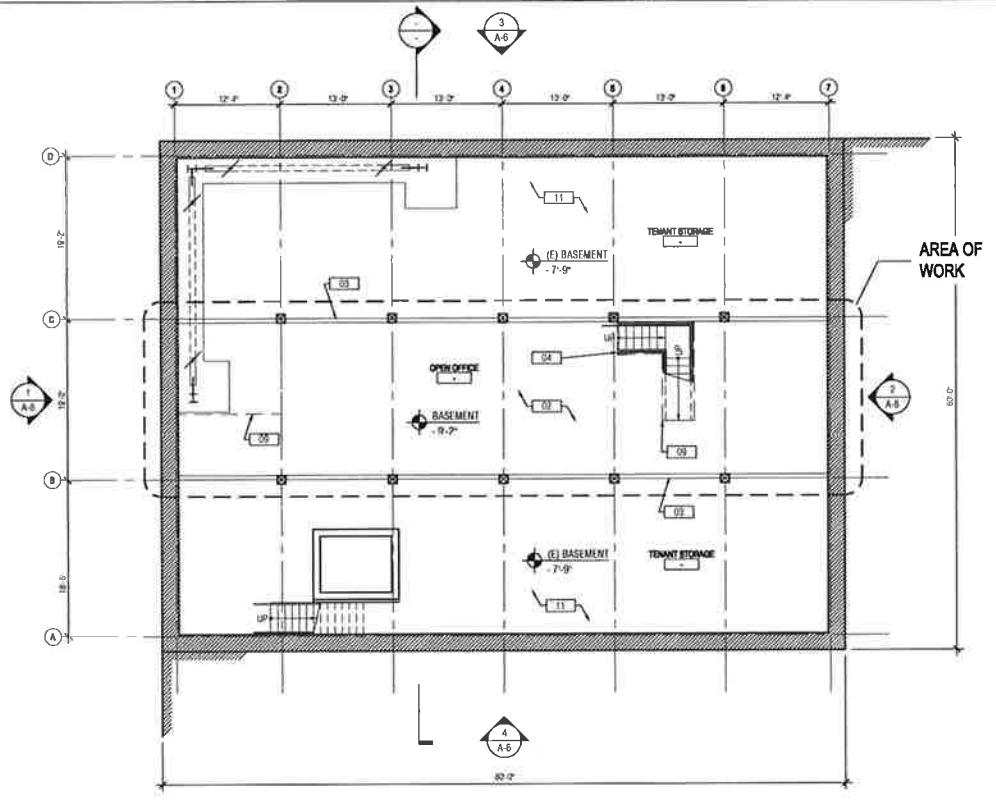
- 01 (E) FIRE ESCAPE TO REMAIN, TYP.
- 02 (N) SLAB ON GRADE.
- 03 (N) CONCRETE CURB, TYP.
- 04 (N) PAINTED STEEL CONNECTING STAIR.
- 05 (N) PAINTED STEEL GUARD, TYP.
- 06 (N) PARTIAL-HEIGHT STUD WALL W/ GYPSUM BOARD FINISH, TYP.
- 07 PROVIDE (N) 1-HOUR FIRE RATED LID ON (E) STAIR ENCLOSURE TO ACCOMMODATE (N) MEZZANINE STAIR ABOVE.
- 08 (N) PAINTED STEEL CONNECTING STAIR.
- 09 (N) FLOOR OPENING ABOVE, TYP.
- 10 (N) STRUCTURAL STEEL BRACE FRAME TO BE ADDED TO EXISTING BRACE FRAME (BELOW AT BASEMENT AND FLOOR 1).
- 11 (E) SLAB ON GRADE TO REMAIN.

LEGEND

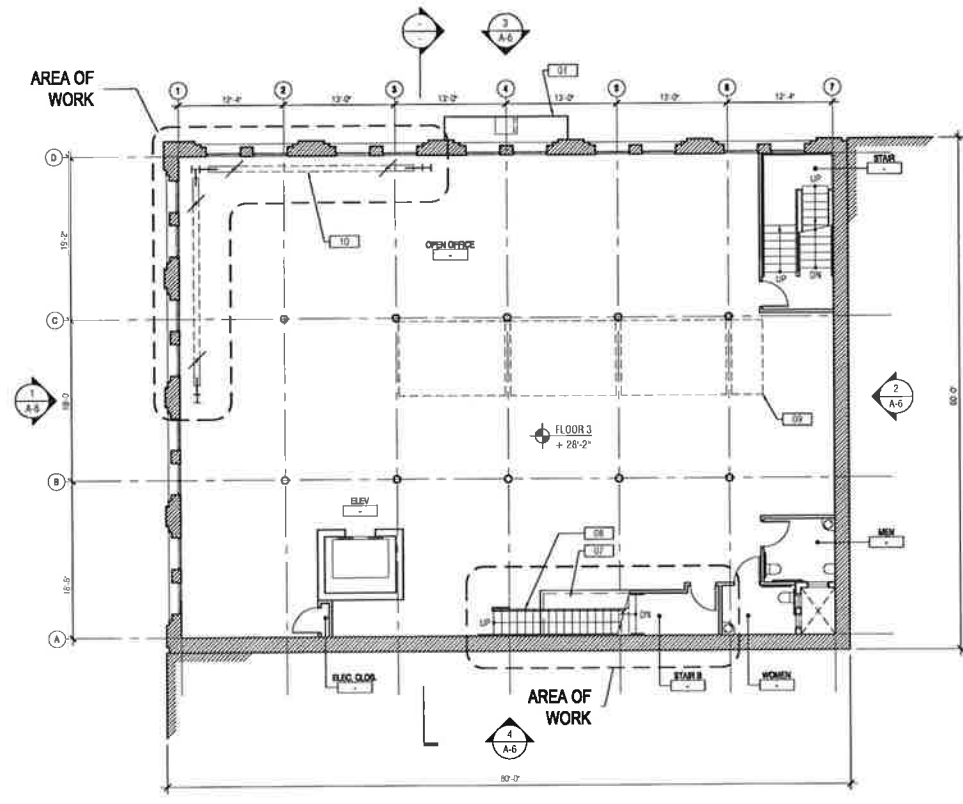
- (E) STUD WALL / PARTITION TO REMAIN
- (E) CONCRETE WALL TO REMAIN
- (E) MASONRY WALL TO REMAIN
- (N) STUD WALL



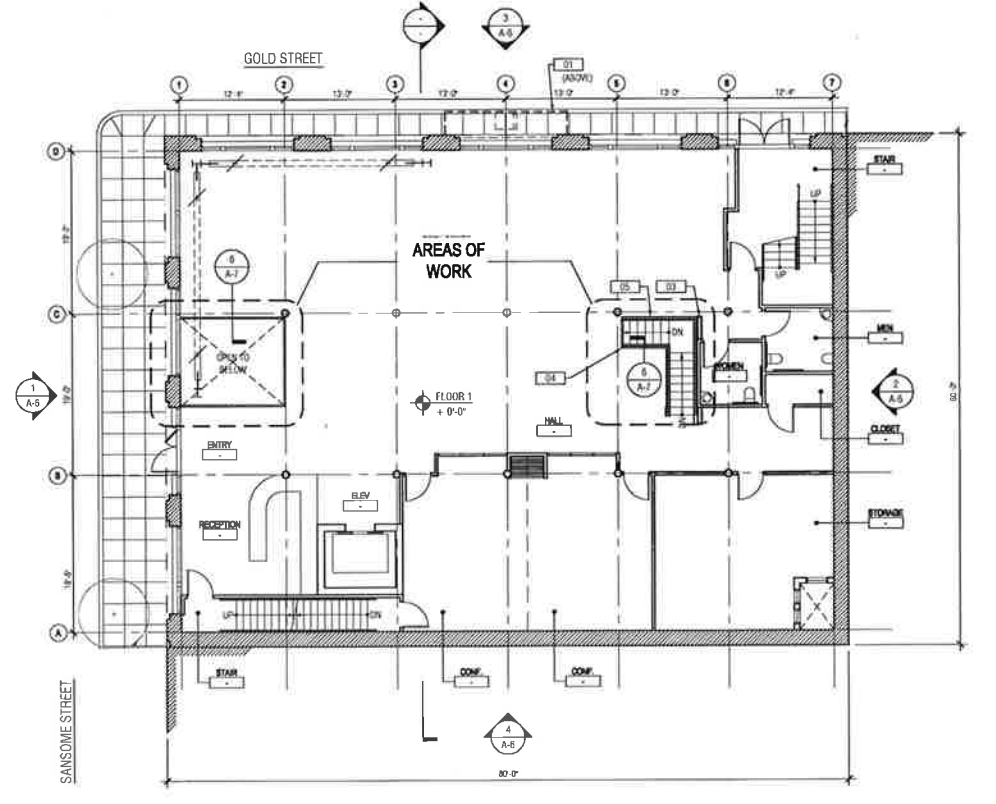
3 FLOOR 2
SCALE: 1/8" = 1'-0"



1 BASEMENT
SCALE: 1/8" = 1'-0"



4 FLOOR 3
SCALE: 1/8" = 1'-0"



2 FLOOR 1
SCALE: 1/8" = 1'-0"

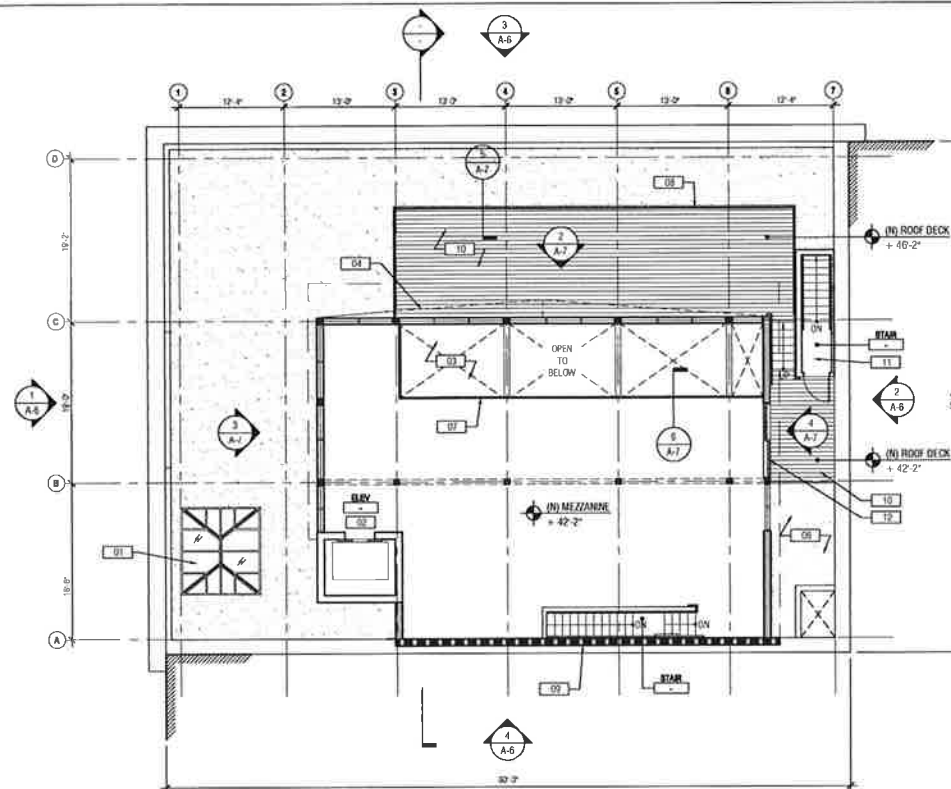
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SHEET NOTES

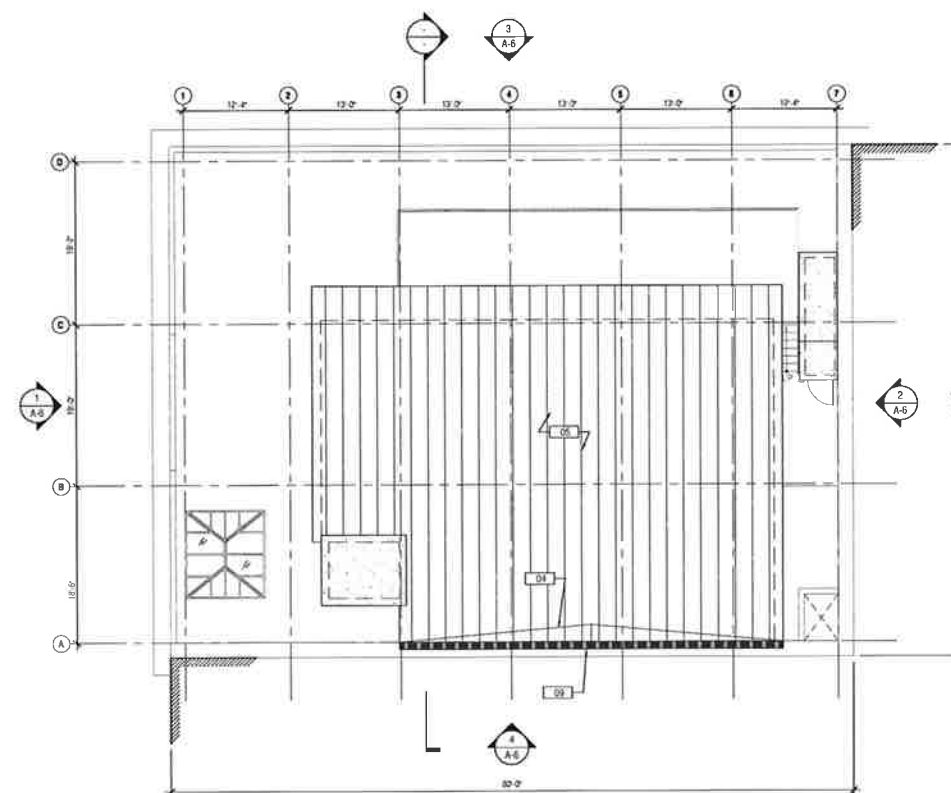
- 01 (E) SKYLIGHT TO REMAIN.
- 02 (E) ELEVATOR LANDING TO BE RECONFIGURED / LOWERED TO PROVIDE ACCESS FROM MEZZANINE LEVEL.
- 03 (N) FLOOR OPENING TO BELOW, TYP.
- 04 (N) ROOF CRICKET CONSTRUCTION.
- 05 (N) STANDING SEAM ROOFING.
- 06 (N) LOCATION OF HVAC EQUIPMENT (TBO).
- 07 (N) PAINTED STEEL GLAND, TYP.
- 08 (N) PAINTED STEEL RAIL, TYP.
- 09 (N) 1-HOUR FIRE RATED EXTERIOR WALL CONSTRUCTION W/ PARAPET EXTENDING 30" BEYOND ROOF SURFACE ABOVE.
- 10 (N) BOARD DECKING OVER SLEEPING SYSTEM, TYP.
- 11 (N) REBUILD STAIR LANDING TO ACCOMMODATE LOWERED ROOF DECK.
- 12 (N) PATIO SLIDER FOR DECK ACCESS.

LEGEND

- (E) STUD WALL / PARTITION TO REMAIN
- (E) CONCRETE WALL TO REMAIN
- (E) MASONRY WALL TO REMAIN
- (N) STUD WALL



1 MEZZANINE
SCALE: 1/8" = 1'-0"



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

CERTIFICATE OF
APPROPRIATENESS
729 SANSOME STREET
SAN FRANCISCO, CA 94111

ADDITIONAL SHEET A-8 10-15-12

SHEET DATA

DATE: 06-14-2012
JOB NO: 1112-0020
PHASE: DD
ISSUED FOR: C OF A
SCALE: AS SHOWN

SHEET TITLE

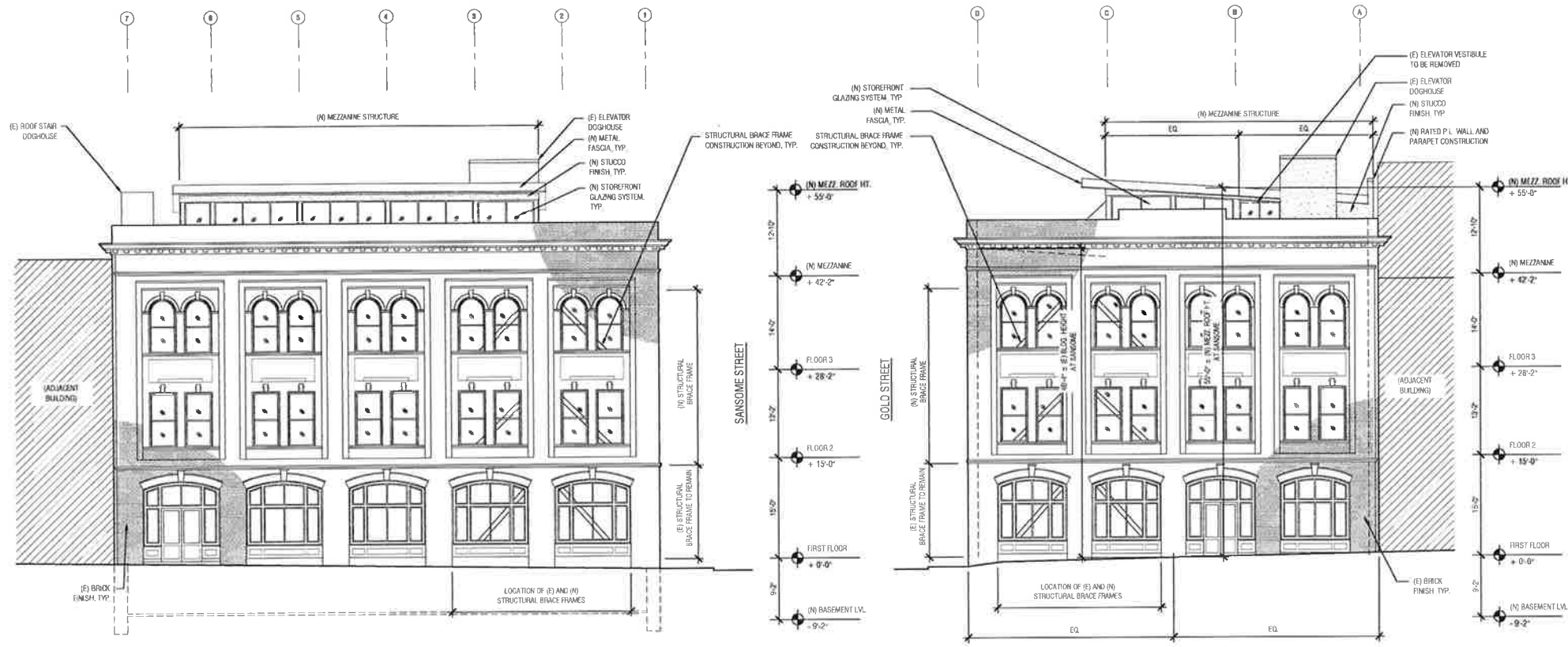
ELEVATIONS

SHEET NUMBER

A-6

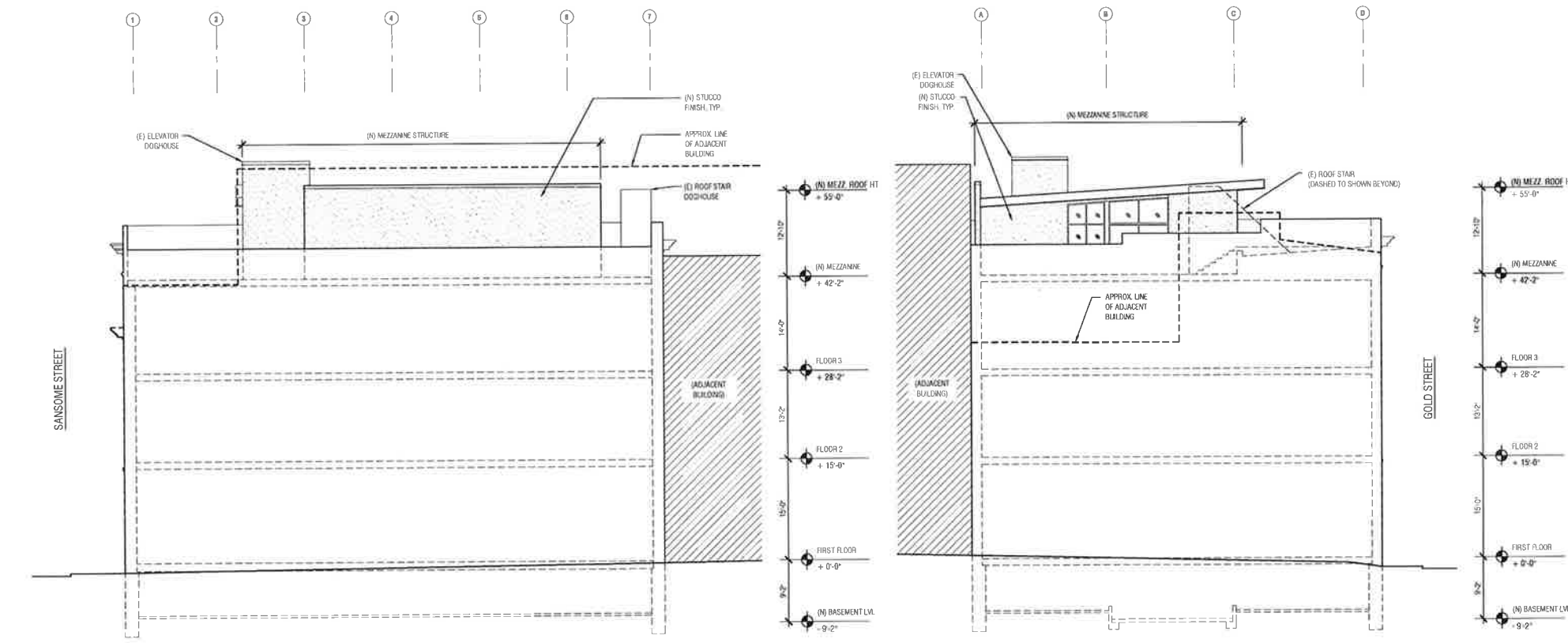
SHEET NOTES

(1)



3 SOUTH (GOLD STREET) ELEVATION
SCALE: 1/8" = 1'-0"

1 EAST (SANSOME STREET) ELEVATION
SCALE: 1/8" = 1'-0"



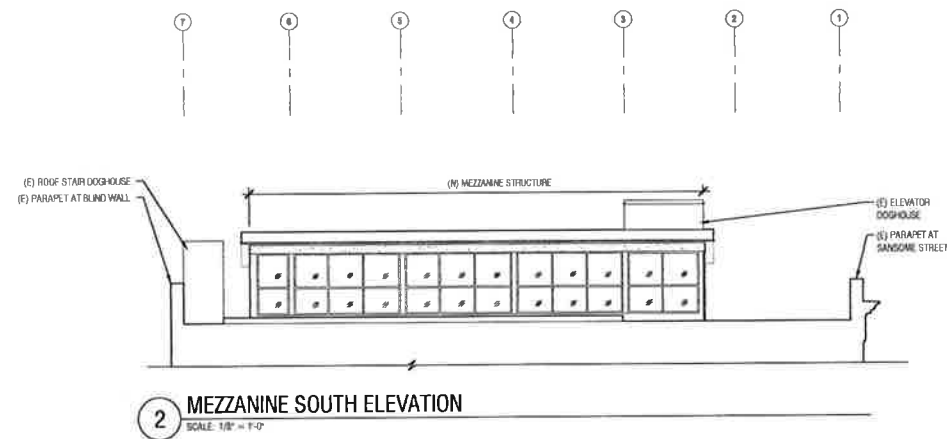
4 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

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

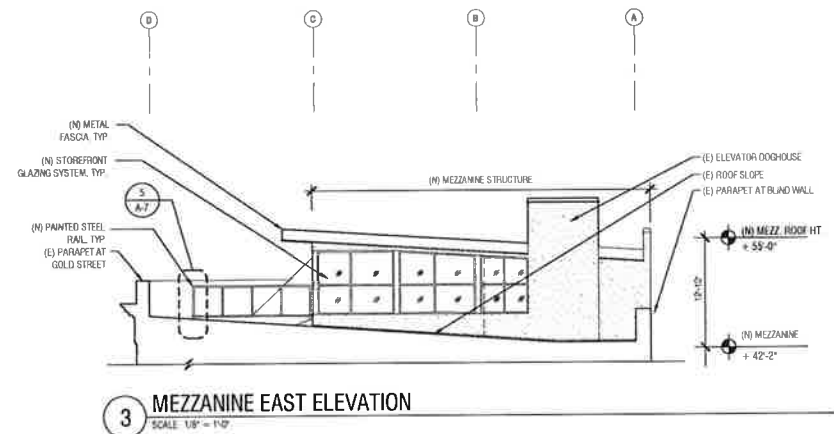
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SHEET NOTES

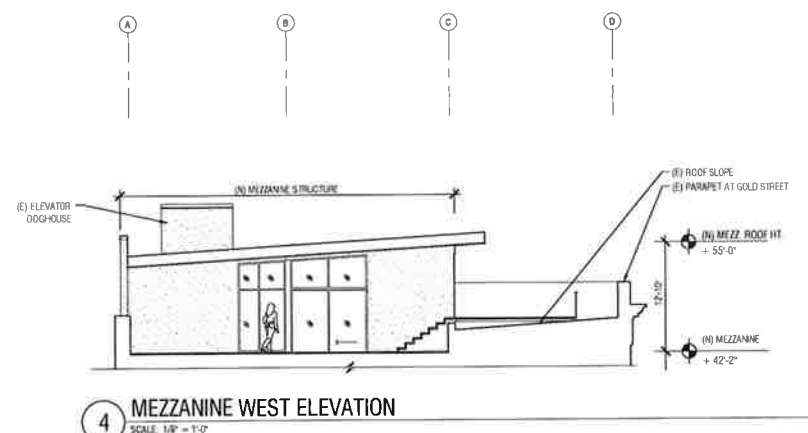
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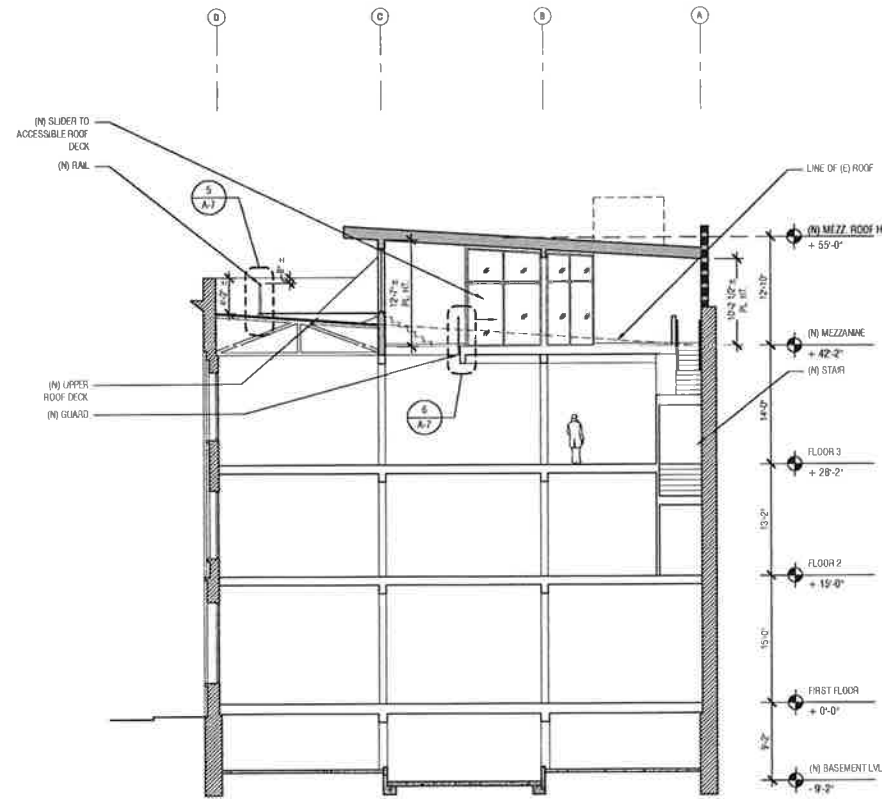
2 MEZZANINE SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



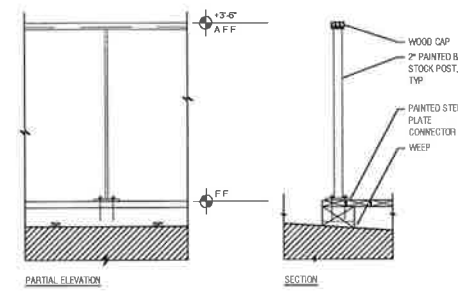
3 MEZZANINE EAST ELEVATION
SCALE: 1/8" = 1'-0"



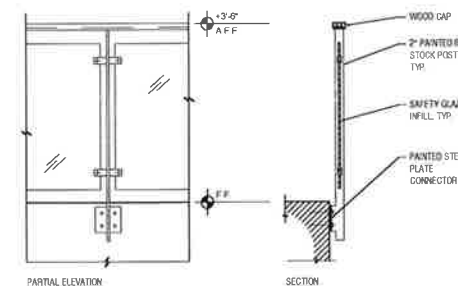
4 MEZZANINE WEST ELEVATION
SCALE: 1/8" = 1'-0"



1 BUILDING SECTION
SCALE: 1/8" = 1'-0"



5 RAIL SECTION AND PARTIAL ELEVATION
SCALE: 3/4" = 1'-0"



6 GUARD SECTION AND PARTIAL ELEVATION
SCALE: 3/4" = 1'-0"

ADDITIONAL SHEET A-8 10-15-12

SHEET DATA	
DATE	06-14-2012
JOB NO.	1112-0020
PHASE	DD
ISSUED FOR:	C. OF A
SCALE:	AS SHOWN
SHEET TITLE	

ELEVATIONS,
SECTION AND
DETAILS

STAMP

CONSULTANTS

PROJECT

CERTIFICATE OF
APPROPRIATENESS
729 SANSOME STREET
SAN FRANCISCO, CA 94111

REVISIONS

ADDITIONAL SHEET A-8 10-15-12

SHEET DATA

DATE:	06-14-2012
JOB NO:	1112-0020
PHASE:	DD
ISSUED FOR:	C OF A
SCALE:	AS SHOWN
SHEET TITLE	

ENLARGED
PROPOSED
BUILDING VIEWS

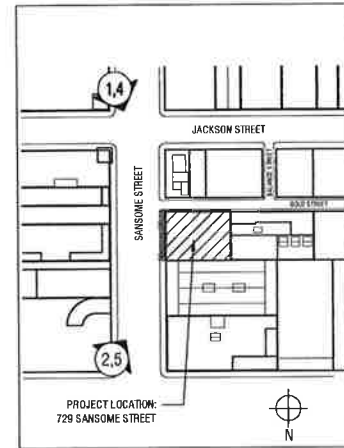
SHEET NUMBER



1 PROPOSED VIEW FROM SE
SCALE: NONE



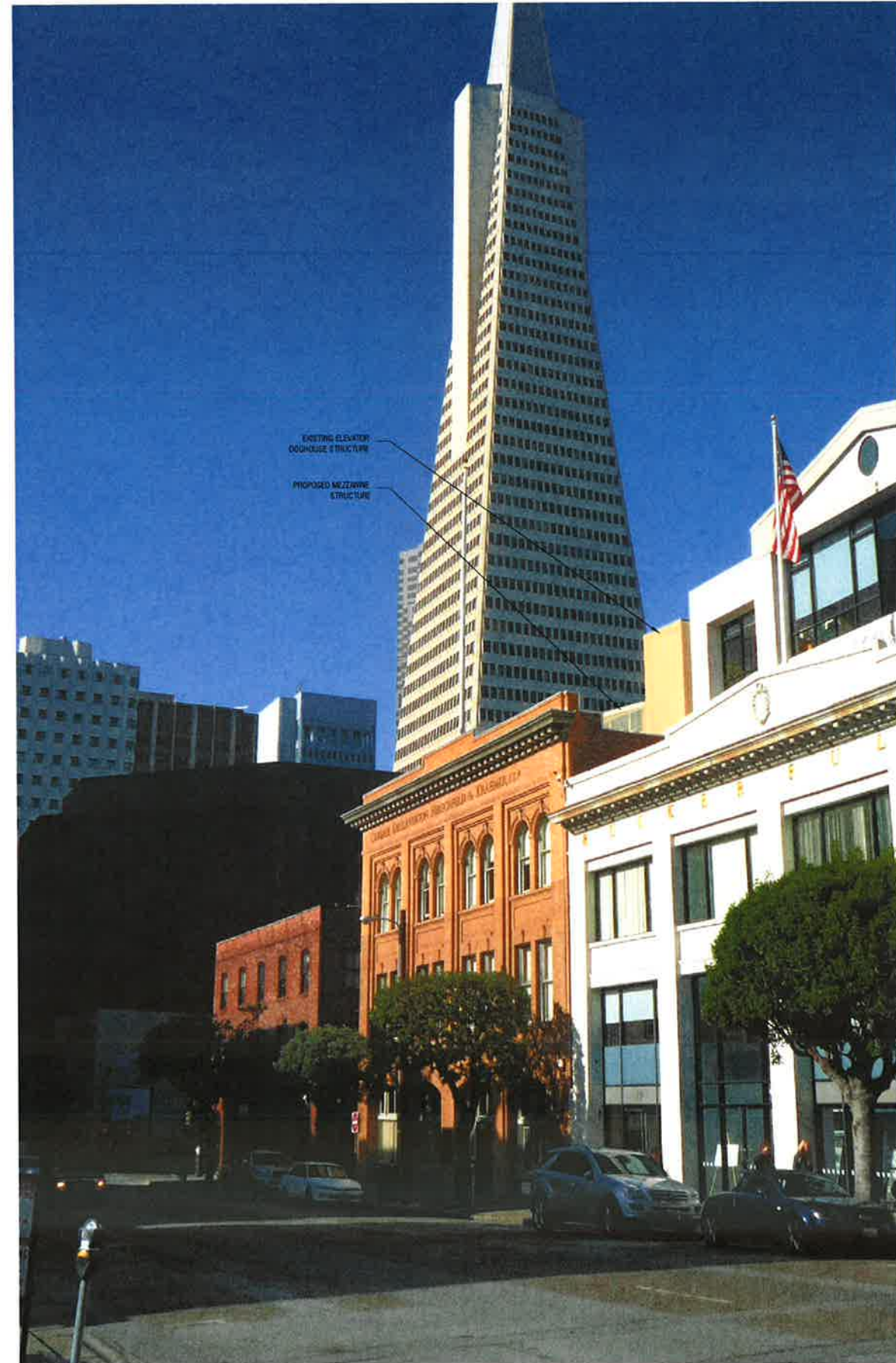
2 PROPOSED VIEW FROM NE
SCALE: NONE



3 SITE AND PHOTO KEY PLAN
SCALE: NONE



4 PROPOSED VIEW FROM SOUTHEAST (reference view 1/A-8)
SCALE: NONE



5 PROPOSED VIEW FROM NORTHEAST (reference view 2/A-8)
SCALE: NONE