



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Appropriateness Case Report

HEARING DATE: FEBRUARY 5, 2014

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

Reception:
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Planning
Information:
415.558.6377

Filing Date: August 15, 2013
Case No.: **2013.1131A**
Project Address: **845 Montgomery Street**
Historic Landmark: Jackson Square Landmark District
Zoning: C-2 (Community Business)
Washington Broadway Special Use District No. 2
Jackson Square Special Use District
65-A Height and Bulk District
Block/Lot: 0176/030-043 (14 lots)
Applicant: Chris Von Lufen
Alpha Restoration
454 South Airport Boulevard
San Francisco, CA 94080
Staff Contact Kelly H. Wong - (415) 575-9100
kelly.wong@sfgov.org
Reviewed By Tim Frye - (415) 558-6822
tim.frye@sfgov.org

PROPERTY DESCRIPTION

845 MONTGOMERY STREET is on the west side between Pacific Avenue and Jackson Street, Assessor's Block 0176; Lots 030-043. The subject building is a Contributory/Compatible building 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.

845 Montgomery Street was originally constructed in 1911 by Architect Albert Pissis. Historically known as the Hotel European, the building is a Georgian style three-story brick building with wood double-hung windows on the second and third floors and contemporary storefronts at the ground floor. The two-story rooftop addition with penthouse was constructed in 2008 and currently clad in horizontal slate tiles.

PROJECT DESCRIPTION

The proposed project is for the general restoration of the historic building and the re-cladding of the two-story rooftop addition. Specifically, the proposal includes:

- Cleaning and repointing of brick façade on the Montgomery Street façade and light well walls;
- Rehabilitation of the existing double-hung wood windows;

- Painting existing cement plaster walls with a permeable coating;
- Cleaning and painting existing non-historic structural steel members with an epoxy coating;
- Painting existing non-historic metal guardrails;
- Cleaning existing aluminum floor grates and stairs;
- In-kind replacement of non-historic floor tiles at decks and concrete pavers at roof;
- In-kind replacement of glass railing, stabilization of railing, and installation of new coping/flashing; and
- Replacement of existing slate tile cladding at the 2008 addition with a new compatible thru-color porcelain tile in a muted soft brown color, measuring 12"x24" laid in a horizontal, running bond pattern with a mottled appearance and matte finish to simulate natural stone.

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.

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 work does not include a change of use.

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

The proposed scope of work is focused primarily on general repair and maintenance including the cleaning and repointing of existing brick walls, rehabilitation of existing wood double-hung windows, cleaning existing aluminum floor grates and stairs, and painting existing elements. The project scope includes the in-kind replacement of non-historic elements such as the glass railing, floor tiles at decks, and concrete pavers at the roof and does not propose to remove any historic materials or alter the features and spaces that characterize the property and surrounding landmark district. The proposal does call out for the replacement of the existing slate tile cladding at the addition constructed in 2008 to address waterproofing issues as well as staining caused by existing tiles. However, this proposed alteration will preserve the historic character of the property and surrounding landmark 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 propose to add conjectural features or changes that create a false sense of historical development. The new cladding will be clearly contemporary and will be installed on the non-historic portion of the property.

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

The distinctive finishes and features of the original building will be retained and preserved. The proposal is limited to repair and maintenance of the original building including cleaning and repointing existing brick walls and the rehabilitation of double-hung wood windows. The project also proposes to treat non-historic elements including in-kind replacements and the re-cladding of the 2008 addition with a compatible porcelain tile. The new tile pattern will remain horizontal and in a running bond pattern to match existing. The proposed project will preserve the craftsmanship that characterizes the building and property.

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

Existing brick walls will be cleaned appropriately and deteriorated joints will be repointed with a mortar that matches existing in material, color, texture, and finish. The project does not propose to replace any historic elements.

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 re-cladding of the 2008 addition will not destroy material, features, and spatial relationships that characterize the property. The new cladding is a thru-color porcelain tile in a muted soft brown color, measuring 12"x24" with a mottled appearance and matte finish to simulate natural stone. The new cladding will be laid in a horizontal and running bond pattern and is clearly differentiated from the original building and compatible with the historic materials, features, size, scale and proportion, and massing of the property and surrounding landmark district. The 2008 addition is setback from the original historic building and minimally visible from the street. The new tile in the muted brown color will make the addition more compatible with the property and landmark 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 proposed project includes the re-cladding of the 2008 addition and will be installed in a manner that if removed in the future, the form and integrity of the historic property and landmark district would be unimpaired.

PUBLIC/NEIGHBORHOOD INPUT

The Department has received no public input on the project at the date of this report.

ISSUES & OTHER CONSIDERATIONS

None.

STAFF ANALYSIS

Staff has determined that the proposed work will be in conformance with the requirements of Article 10 and the *Secretary of Interior's Standards for Rehabilitation*. Proposed work will not adversely affect the historic structure and surrounding landmark district. The overall proposal includes the general maintenance and repair of the original building and 2008 addition, as well as the re-cladding of the 2008 addition. The proposal includes the cleaning and repointing of historic brick masonry walls on the Montgomery Street elevation and light well walls, rehabilitation of existing double-hung wood windows, painting of existing cement plaster walls and non-historic elements including the structural steel bracing and guardrails, and cleaning of existing aluminum floor grates and stairs. The project also includes the in-kind replacement of non-historic floor tiles at existing decks, non-historic concrete pavers at roof, and non-historic glass railing, the stabilization of glass railing, as well as the replacement of existing slate tile cladding at the addition. Staff finds that the historic character of the building and landmark district will be retained and preserved and will not result in the removal of historic fabric.

The proposed repointing mortar will match existing in material, composition, color, texture, and finish. Rehabilitation of existing wood double-hung windows includes weather stripping existing sash, re-puttying, repainting existing sash and frames, and returning windows to operable condition. The proposed painting of existing cement plaster with a permeable coating, non-historic structural bracing with an epoxy coating, and metal guardrails will not damage the historic building. Cleaning of non-historic aluminum floor grates and stairs and in-kind replacement of non-historic floor tiles at existing decks, concrete pavers at roof, and glass railings will not destroy the character or integrity of the historic building and surrounding landmark district.

Existing slate tile cladding at the 2008 addition will be replaced with a new compatible porcelain tile to address mineral staining and waterproofing issues. Iron inclusions in the slate tiles currently cause staining on existing cladding and concrete pavers below. The building envelope will be redesigned with an air cavity for drainage and re-cladded with a new thru-color porcelain tile in a muted soft brown color, measuring 12"x24" with a mottled appearance and matte finish to simulate natural stone. The new cladding will be laid in a horizontal and running bond pattern that is clearly differentiated from the original building and compatible with the historic materials, features, size, scale and proportion, and massing of the property and surrounding landmark district. The new porcelain tile color, texture, and finish are referential to the materials, color, and texture that characterize the Jackson Square Landmark District. The 2008 addition is setback from the original historic building and steps back in its form and massing and visible only from certain vantage points. The new cladding will not result in the loss of distinctive stylistic features or examples of skilled craftsmanship that characterize the property or surrounding landmark district.

In order to ensure that details of the replacement porcelain tile cladding are consistent with the character and visual qualities of the original historic building and surrounding landmark district, the Department recommends the following conditions of approval:

1. Prior to issuance of the Architectural Addendum, a sample of the proposed grout for the new porcelain tile cladding will be forwarded for review and approval by Planning Department Preservation Staff.
2. Prior to issuance of the Architectural Addendum, dimensioned elevations showing new porcelain tile cladding and pattern will be forwarded for review and approval by Planning Department Preservation Staff.

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:

1. Prior to issuance of the Architectural Addendum, a sample of the proposed grout for the new porcelain tile cladding will be forwarded for review and approval by Planning Department Preservation Staff
2. Prior to issuance of the Architectural Addendum, dimensioned elevations showing new porcelain tile cladding and pattern will be forwarded for review and approval by Planning Department Preservation Staff

ATTACHMENTS

Draft Motion
Parcel Map
Sanborn Map
Aerial Photos
Zoning Map
Site Photo
Certificate of Appropriateness Application
Project Sponsor Packet
Plans

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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 LOTS 030-043 IN ASSESSOR'S BLOCK 0176, WITHIN A C-2 (COMMUNITY BUSINESS) ZONING DISTRICT AND A 65-A HEIGHT AND BULK DISTRICT.

PREAMBLE

WHEREAS, on August 15, 2013, Chris Von Laufen of Alpha Restoration (Project Sponsor) filed an application with the San Francisco Planning Department (hereinafter "Department") for a Certificate of Appropriateness to restore and rehabilitate the building located on the subject property located on lots 030-043 in Assessor's Block 0176. The proposed project is for the general restoration of the historic building and the re-cladding of the two-story rooftop addition and penthouse. Specifically, the proposal includes:

- Cleaning and repointing of brick façade on the Montgomery Street façade and light well walls;
- Rehabilitation of the existing double-hung wood windows;
- Painting existing cement plaster walls with a permeable coating;

- Cleaning and painting existing non-historic structural steel members with an epoxy coating;
- Painting existing non-historic metal guardrails;
- Cleaning existing aluminum floor grates and stairs;
- In-kind replacement of non-historic floor tiles at decks and concrete pavers at roof;
- In-kind replacement of glass balustrades, stabilization of balustrades, and installation of new coping/flushing; and
- Replacement of existing slate tile cladding at the 2008 addition with a new compatible thru-color porcelain tile in a muted soft brown color, measuring 12"x24" laid in a horizontal, running bond pattern with a mottled appearance and matte finish to simulate natural stone.

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 January 15, 2014, the Commission conducted a duly noticed public hearing on the current project, Case No. 2013.1131A ("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 November 20, 2013 and labeled Exhibit A on file in the docket for Case No. 2013.1131A based on the following findings:

CONDITIONS OF APPROVAL

- Prior to issuance of the Architectural Addendum, a sample of the proposed grout for the new ceramic tile cladding will be forwarded for review and approval by Planning Department Preservation Staff.
- Prior to issuance of the Architectural Addendum, dimensioned elevations showing new ceramic tile cladding and pattern will be forwarded for review and approval by Planning Department Preservation 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. All previous conditions have been addressed except for the full documentation (written and graphic) describing where each treatment was performed.
3. Findings pursuant to Article 10:

The Historical Preservation Commission has determined that the proposed work is compatible with the character of the landmark.

- That the proposal is compatible with, and respects, the character-defining features of the original historic building and the Jackson Square Landmark District;
- Proposed work will not damage or destroy distinguishing original qualities or character of the original historic building or 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 new cladding is clearly differentiated as a contemporary material and compatible with the property and surrounding district, 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 6.

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

Standard 9.

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

Standard 10.

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

4. **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.

5. 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.

6. 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 Lots 030-043 in Assessor's Block 0176 for proposed work in conformance with the renderings and architectural sketches dated January 15, 2013 and labeled Exhibit A on file in the docket for Case No. 2013.1131A.

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 February 5, 2014.

Jonas Ionin
Acting Commission Secretary

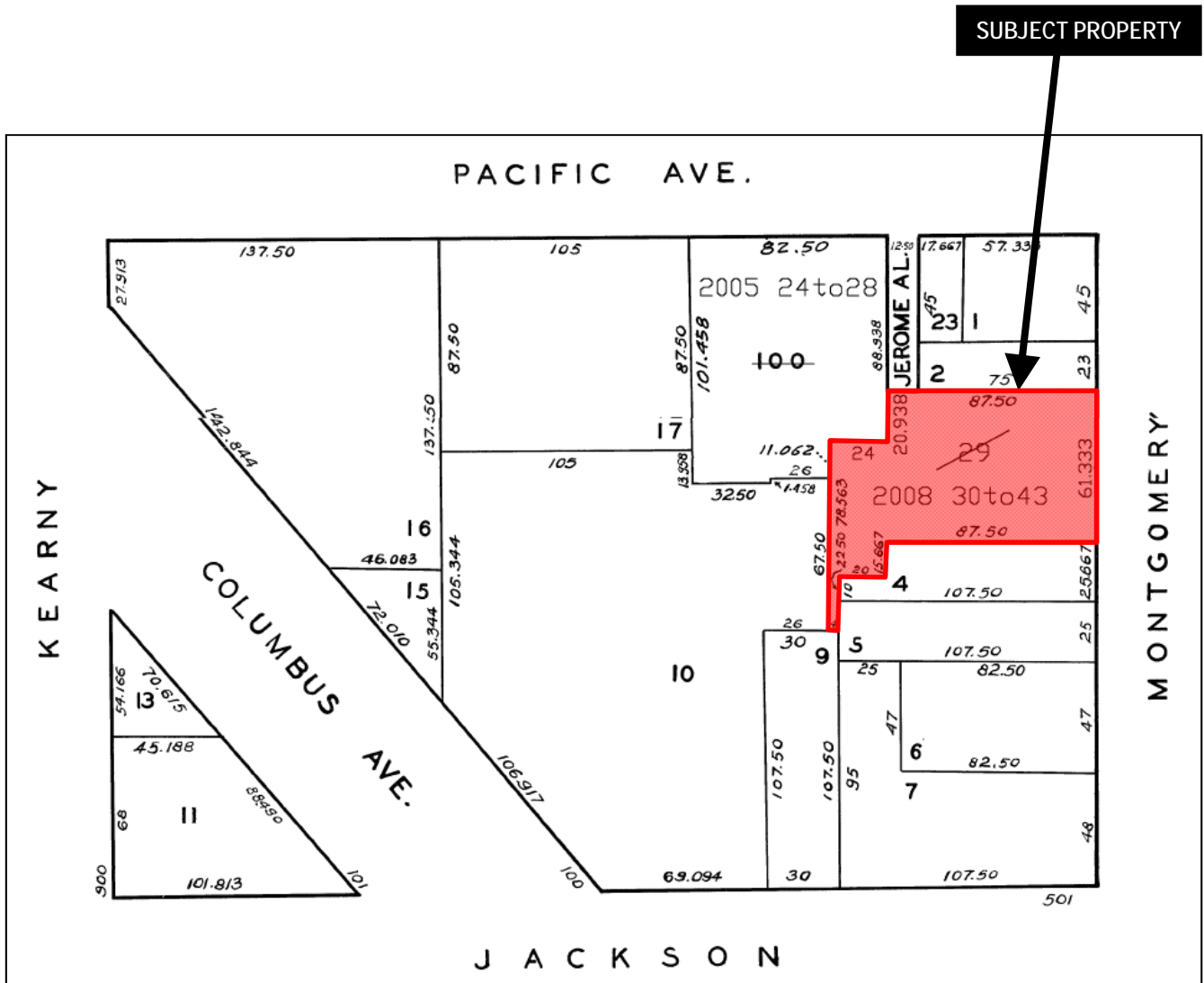
AYES: X

NAYS: X

ABSENT: X

ADOPTED: February 5, 2014

Parcel Map

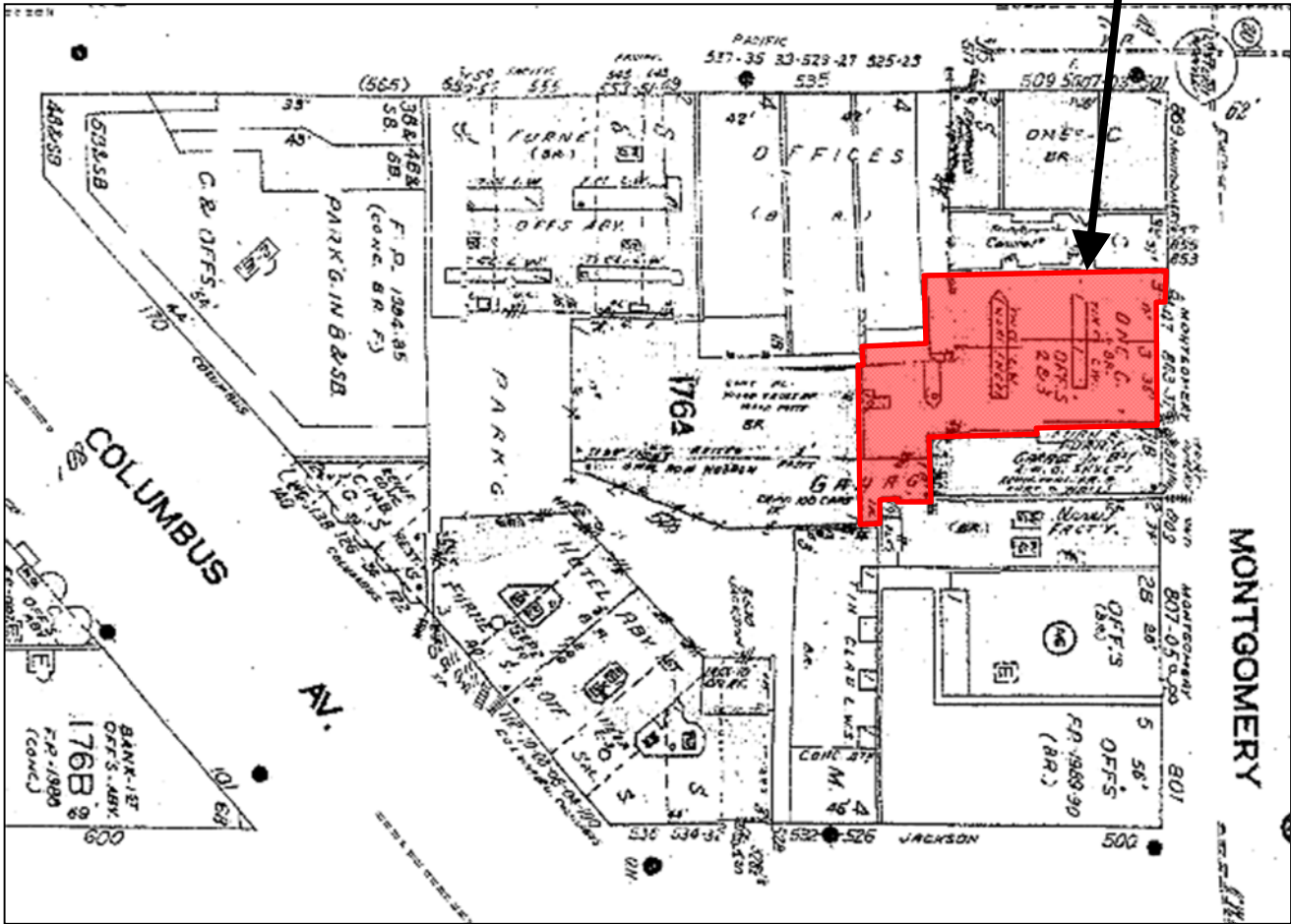


Certificate of Appropriateness Hearing
 Case Number 2013.1131A
 845 Montgomery Street



Sanborn Map*

SUBJECT PROPERTY



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

Certificate of Appropriateness Hearing
Case Number 2013.1131A
845 Montgomery Street



Aerial Photo

SUBJECT PROPERTY



Aerial Photo

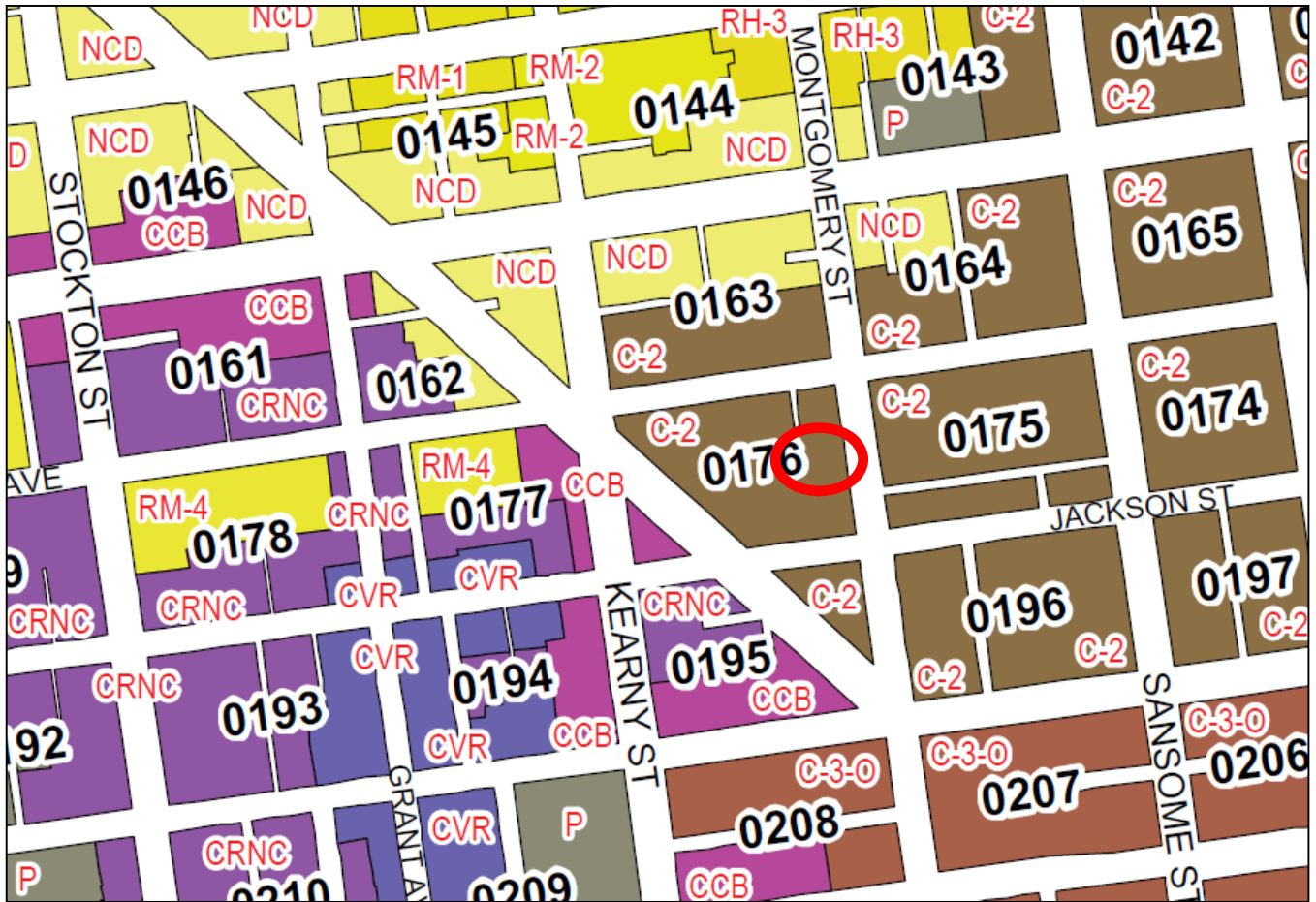
SUBJECT PROPERTY



Certificate of Appropriateness Hearing
Case Number 2013.1131A
845 Montgomery Street



Zoning Map



Certificate of Appropriateness Hearing
Case Number 2013.1131A
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Site Photo



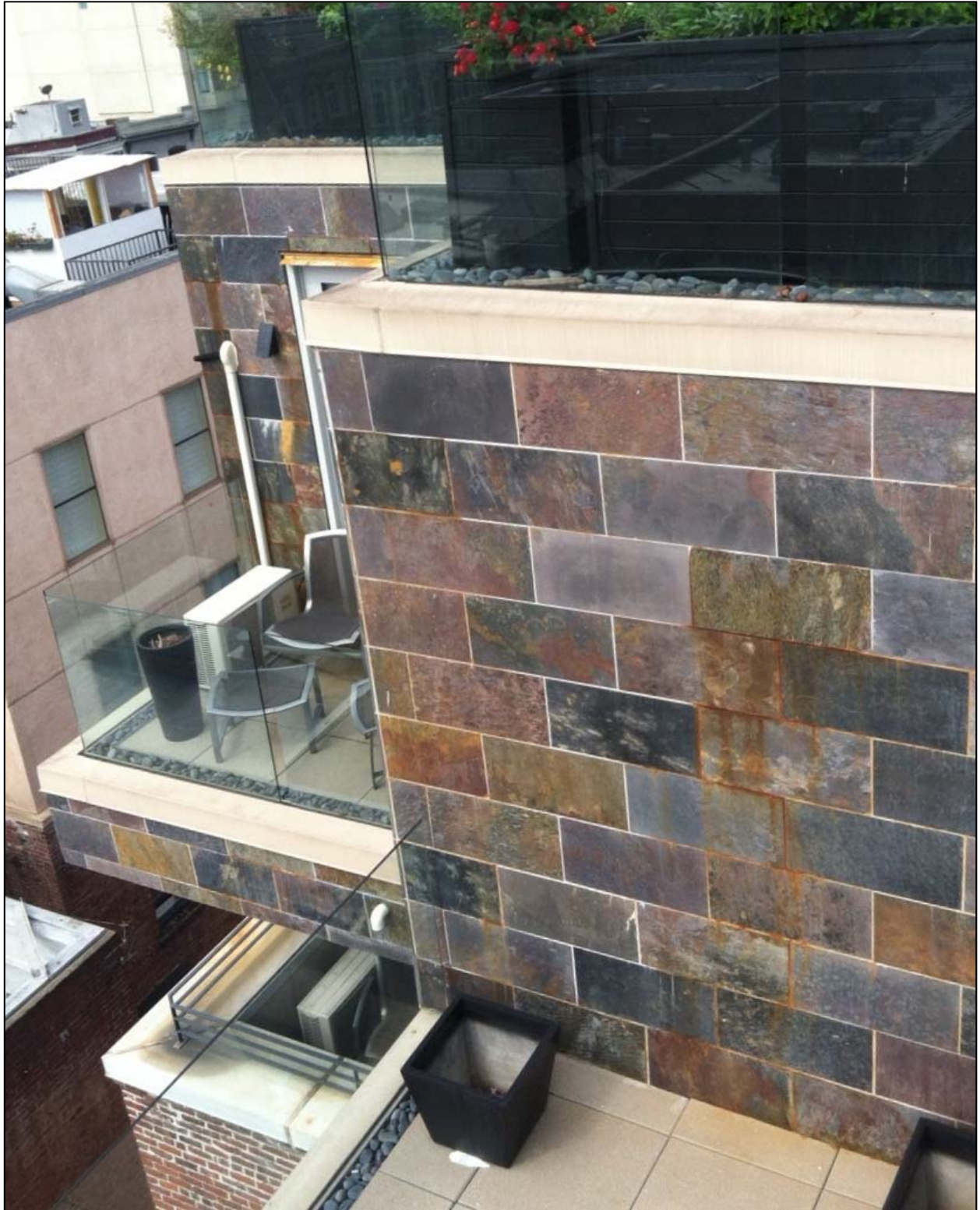
Certificate of Appropriateness Hearing
Case Number 2013.1131A
845 Montgomery Street

Site Photo



Certificate of Appropriateness Hearing
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Site Photo



Certificate of Appropriateness Hearing
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845 Montgomery Street

Site Photo



Certificate of Appropriateness Hearing
Case Number 2013.1131A
845 Montgomery Street

13.1131 A

APPLICATION FOR Certificate of Appropriateness

1. Owner/Applicant Information

PROPERTY OWNER'S NAME: Jackson Square HOA	
PROPERTY OWNER'S ADDRESS: 845 Montgomery Street	TELEPHONE: (415) 447-4282
	EMAIL: adele@laurencemanagemnt.com
APPLICANT'S NAME: Chris Von Laufen Same as Above <input type="checkbox"/>	
APPLICANT'S ADDRESS: 454 South Airport Blvd. South San Francisco, CA 94080	TELEPHONE: (650) 875-7500
	EMAIL: chris@alpharestoration.com
CONTACT FOR PROJECT INFORMATION: Chris Von Laufen Same as Above <input checked="" type="checkbox"/>	
CONTACT PERSON'S ADDRESS:	TELEPHONE: ()
	EMAIL:

2. Location and Classification

STREET ADDRESS OF PROJECT: 845 Montgomery Street		ZIP CODE: 94133
CROSS STREETS: Pacific Avenue & Jackson Street		
ASSESSORS BLOCK/LOT: 0178 / 030	LOT DIMENSIONS:	LOT AREA (SQ FT):
ZONING DISTRICT:		HEIGHT/BULK DISTRICT:
ARTICLE 10 LANDMARK NUMBER		HISTORIC DISTRICT: Jackson Square

3. Project Description

Replace the existing exterior slate wall tiles (24" x 12") because of excessive iron rust staining with new porcelain wall tiles (18" x 9") on the 4th & 5th floors to match existing as close as possible.

Building Permit Application No. 201301248620

Date Filed: ~~1-28-13~~

8/15/2013

4 Project Summary Table

If you are not sure of the eventual size of the project, provide the maximum estimates.

GROSS SQUARE FOOTAGE (GSF)	EXISTING USES:	EXISTING USES TO BE RETAINED:	NET NEW CONSTRUCTION AND/OR ADDITION:	PROJECT TOTALS:
Residential	25,000	25,000	0	25,000
Retail	3,000	3,000	0	3,000
Office				
Industrial / PDR Production, Distribution, & Repair				
Parking	5,000	5,000	0	5,000
Other (Specify Use)				
Total GSF	33,000	33,000	0	33,000

PROJECT FEATURES	EXISTING USES:	EXISTING USES TO BE RETAINED:	NET NEW CONSTRUCTION AND/OR ADDITION:	PROJECT TOTALS:
Dwelling Units	12	12	0	12
Hotel Rooms				
Parking Spaces	12	12	0	12
Loading Spaces				
Number of Buildings	1	1	0	1
Height of Building(s)	65	65	0	65
Number of Stories	6	6	0	6

Please provide a narrative project description, and describe any additional project features that are not included in this table:

Findings of Compliance with Preservation Standards

FINDINGS OF COMPLIANCE WITH PRESERVATION STANDARDS		YES	NO	N/A
1	Is the property being used as it was historically?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Does the new use have minimal impact on distinctive materials, features, spaces, and spatial relationship?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	Is the historic character of the property being maintained due to minimal changes of the above listed characteristics?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4	Are the design changes creating a false sense of history of historical development, possible from features or elements taken from other historical properties?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5	Are there elements of the property that were not initially significant but have acquired their own historical significance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6	Have the elements referenced in Finding 5 been retained and preserved?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7	Have distinctive materials, features, finishes, and construction techniques or examples of fine craftsmanship that characterize the property been preserved?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Are all deteriorating historic features being repaired per the Secretary of the Interior Standards?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9	Are there historic features that have deteriorated and need to be replaced?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10	Do the replacement features match in design, color, texture, and, where possible, materials?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Are any specified chemical or physical treatments being undertaken on historic materials using the gentlest means possible?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12	Are all archeological resources being protected and preserved in place?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13	Do exterior alterations or related new construction preserve historic materials, features, and spatial relationships that are characteristic to the property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Are exterior alterations differentiated from the old, but still compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	If any alterations are removed one day in the future, will the forms and integrity of the historic property and environment be preserved?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Please summarize how your project meets the Secretary of the Interior's *Standards for the Treatment of Historic Properties*, in particular the *Guidelines for Rehabilitation* and will retain character-defining features of the building and/or district:

Alpha will be replacing the existing wall assembly and exterior slate wall tiles (24" x 12") with a new wall assembly and new porcelain wall tiles (18" x 9") on the 4th & 5th floors (non-historic portion of the building). New wall assembly and cladding should meet the Secretary of the Interior's Standards. The proposed cladding material will be compatible but differentiated with the historic portion of the building.

Findings of Compliance with General Preservation Standards

In reviewing applications for Certificate of Appropriateness the Historic Preservation Commission, Department staff, Board of Appeals and/or Board of Supervisors, and the Planning Commission shall be governed by *The Secretary of the Interior's Standards for the Treatment of Historic Properties* pursuant to Section 1006.6 of the Planning Code. Please respond to each statement completely (Note: Attach continuation sheets, if necessary). Give reasons as to *how* and *why* the project meets the ten Standards rather than merely concluding that it does so. IF A GIVEN REQUIREMENT DOES NOT APPLY TO YOUR PROJECT, EXPLAIN WHY IT DOES NOT.

1. The 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;

Porcelain tiles will match existing in overall design but will be more compatible with the historic brick building.

No new use proposed.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize the property will be avoided;

No removal of distinctive materials or alteration of historic features and spaces.

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;

No changes are proposed that will create a false sense of historical development. Proposed changes are only to non-historic additions to the subject building.

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

n/a

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

Proposed changes are only to non-historic additions to the subject building. The project does not include any work on the historic building and distinctive materials, features, finishes and construction techniques will not be disturbed.

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

The proposed project includes work to the non-historic addition of the building. If any damage occurs to adjacent historic features, features will be appropriately repaired rather than replaced. If beyond repair, the new features will match the old materials, design, color, texture and finish.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used;

No chemical or physical treatments are proposed to the historic building or the non-historic addition.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken;

n/a

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 shall 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 project includes a new wall assembly with new cladding material that will be differentiated and compatible with the historic building and surrounding conservation district. The proposed alteration will protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will 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 not be impaired;

n/a

PLEASE NOTE: For all applications pertaining to buildings located within Historic Districts, the proposed work must comply with all applicable standards and guidelines set forth in the corresponding Appendix which describes the District, in addition to the applicable standards and requirements set forth in Section 1006.6. In the event of any conflict between the standards of Section 1006.6 and the standards contained within the Appendix which describes the District, the more protective shall prevail.

Priority General Plan Policies Findings

Proposition M was adopted by the voters on November 4, 1986. It requires that the City shall find that proposed projects and demolitions are consistent with eight priority policies set forth in Section 101.1 of the City Planning Code. These eight policies are listed below. Please state how the project is consistent or inconsistent with each policy. Each statement should refer to specific circumstances or conditions applicable to the property. Each policy must have a response. IF A GIVEN POLICY DOES NOT APPLY TO YOUR PROJECT, EXPLAIN WHY IT DOES NOT.

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;

Yes

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;

Yes

3. That the City's supply of affordable housing be preserved and enhanced;

n/a

4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;

n/a

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;

Yes

6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;

n/a

7. That landmarks and historic buildings be preserved; and

Yes

8. That our parks and open space and their access to sunlight and vistas be protected from development.

n/a

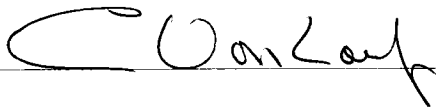
Estimated Construction Costs

TYPE OF APPLICATION: COA	
OCCUPANCY CLASSIFICATION: Residential / Commercial	
BUILDING TYPE: Brick	
TOTAL GROSS SQUARE FEET OF CONSTRUCTION: 2,500	BY PROPOSED USES:
ESTIMATED CONSTRUCTION COST: \$75,000.00	
ESTIMATE PREPARED BY: Chris Von Laufen	
FEE ESTABLISHED:	

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: Other information or applications may be required.

Signature: 

Date: 8-5-13

Print name, and indicate whether owner, or authorized agent:

Chris Von Laufen

Owner / Authorized Agent (circle one)

Certificate of Appropriateness Application Submittal Checklist

The intent of this application is to provide Staff and the Historic Preservation Commission with sufficient information to understand and review the proposal. Receipt of the application and the accompanying materials by the Planning Department shall only serve the purpose of establishing a Planning Department file for the proposed project. After the file is established, the Department will review the application to determine whether the application is complete or whether additional information is required for the Certificate of Appropriateness process. Applications listed below submitted to the Planning Department must be accompanied by this checklist and all required materials. The checklist is to be completed and **signed by the applicant or authorized agent.**

REQUIRED MATERIALS (please check correct column)	CERTIFICATE OF APPROPRIATENESS
Application, with all blanks completed	<input checked="" type="checkbox"/>
Site Plan	<input checked="" type="checkbox"/>
Floor Plan	<input checked="" type="checkbox"/>
Elevations	<input checked="" type="checkbox"/>
Prop. M Findings	<input checked="" type="checkbox"/>
Historic photographs (if possible), and current photographs	<input checked="" type="checkbox"/>
Check payable to Planning Department	<input checked="" type="checkbox"/>
Original Application signed by owner or agent	<input checked="" type="checkbox"/>
Letter of authorization for agent	<input checked="" type="checkbox"/>
Other: Section Plan, Detail drawings (i.e. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or product cut sheets for new elements (i.e. windows, doors)	<input checked="" type="checkbox"/>

NOTES:

- Required Material. Write "N/A" if you believe the item is not applicable. (e.g. letter of authorization is not required if application is signed by property owner.) Typically would not apply. Nevertheless, in a specific case, staff may require the item.

PLEASE NOTE: *The Historic Preservation Commission will require additional copies each of plans and color photographs in \ reduced sets (11" x 17") for the public hearing packets. If the application is for a demolition, additional materials not listed above may be required. All plans, drawings, photographs, mailing lists, maps and other materials required for the application must be included with the completed application form and cannot be "borrowed" from any related application.*

For Department Use Only

Application received by Planning Department:

By: _____



Date: _____

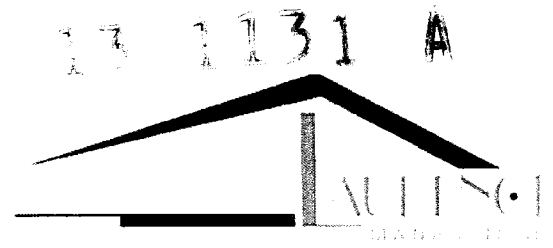
8/15/2013

Central Reception
1650 Mission Street, Suite 400
San Francisco CA 94103-2479

TEL: **415.558.6378**
FAX: **415 558-6409**
WEB: **http://www.sfplanning.org**

Planning Information Center (PIC)
1660 Mission Street, First Floor
San Francisco CA 94103-2479

TEL: **415.558.6377**
*Planning staff are available by phone and at the PIC counter.
No appointment is necessary.*



July 10, 2013

Attention: Kelly Wong
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103-2479

Re: 845 Montgomery Street, San Francisco, CA Permit Application #2013.0124.8620
Authorization Letter

Dear Ms Wong:

This letter serves as an acknowledgement that Alpha Restoration & Waterproofing is an authorized agent for the Jackson Square Reconstruction Façade Restoration Project (845 Montgomery Street).

Sincerely,

Adele Laurence, Property Manager
For Jackson Square Homeowners Association
845 Montgomery Street
San Francisco, CA 94111

Cc: Alpha Waterproofing & Restoration
Jackson Square Board of Directors



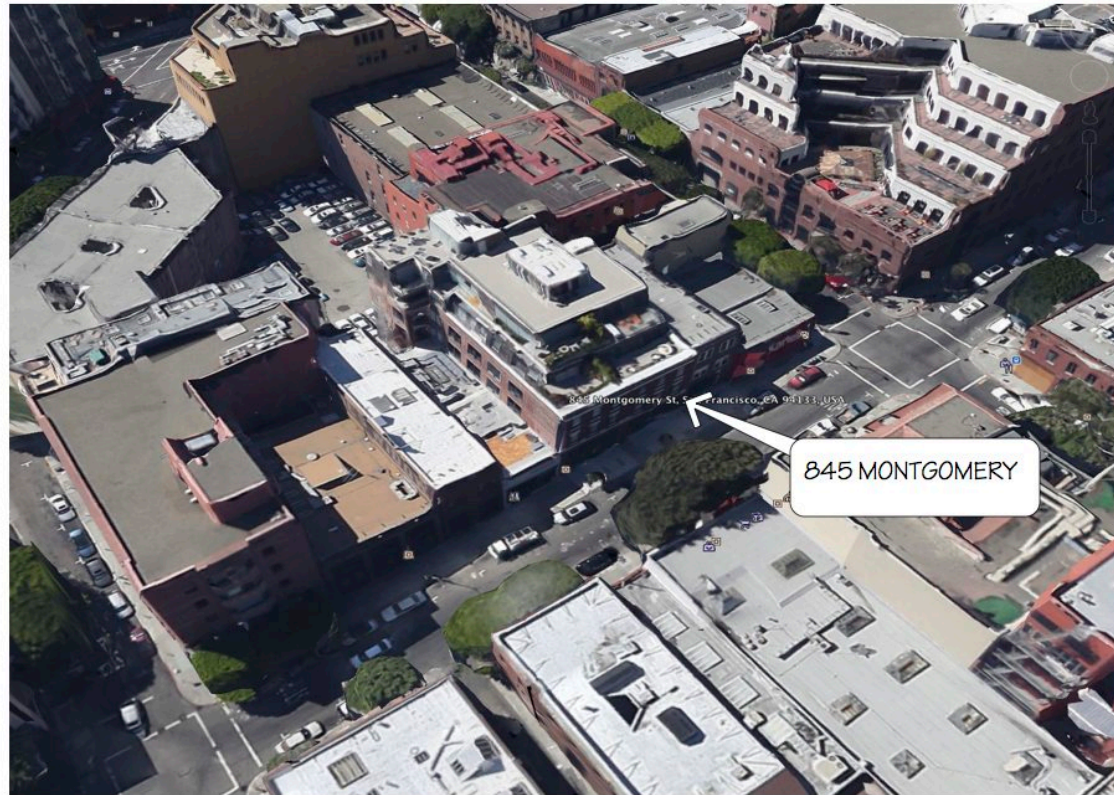
845 Montgomery Street, San Francisco, CA

Certificate of Appropriateness Case No: 2013.1131A

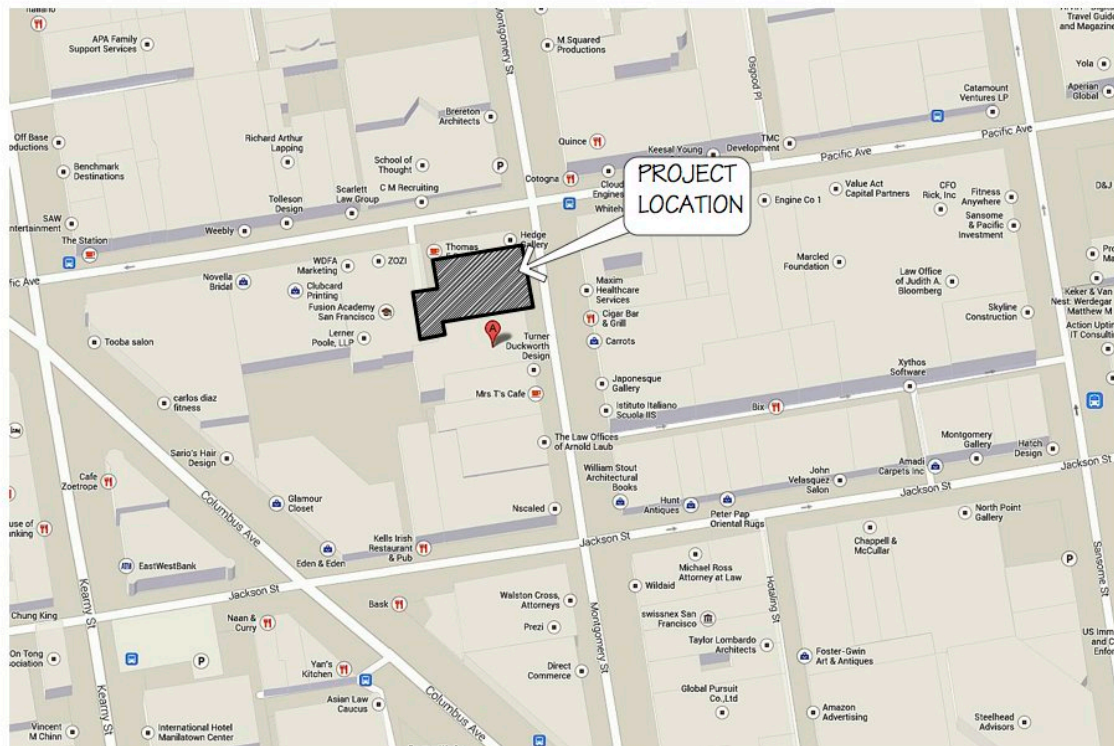
Project Sponser Package Date : 12/20/13

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	PLANS	6
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	ELEVATION AND TILE SAMPLE	8
	ELEVATIONS	9, 10
5.	DETAILS	11



ARIEL VIEW

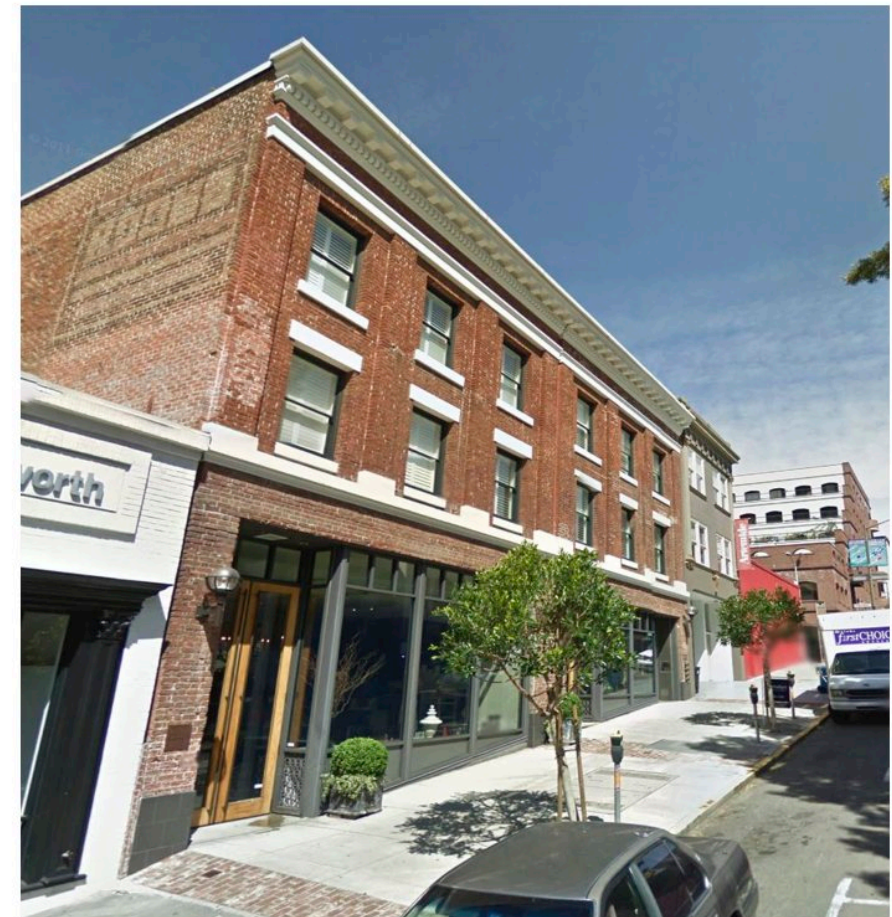


OVERVIEW OF PROJECT LOCATION



BACKGROUND:

845 Montgomery Street is a Contributory/ Compatible building within the Jackson Square Landmark District, designated under Article 10 of the Planning Code. The original building was designed in 1911 by architect Albert Pissis, and then was completely renovated in 2008. A two-story addition was constructed as part of the 2008 renovation. Currently the building has 13 luxury condominium apartments and retail space at ground floor. The original historic structure is a Georgian style three-story brick building with contemporary storefronts at the ground floor. The two-story addition is clad in rectangular horizontal slate tiles. The Montgomery facade has historic double-hung wood windows and the balance of the building's exterior has aluminum frame windows and doors.



MONTGOMERY STREET SIDE VIEW

EXISTING CONDITION:

- The existing slate tile cladding at upper two floors is exfoliating and rusted at various areas. Minerals leaching from the tile facade at the upper floors is causing corrosion on metal flashings, aluminum door and window frames, exterior cement plaster, deck tiles and aluminum deck grates.
- The glass railing at penthouse terraces is not securely fastened and needs repair and proper anchorage.
- Weatherstripping at existing double-hung windows at historic facade on Montgomery street is damaged and needs replacement. Moisture is trapped within the insulated glass units.
- The existing brick masonry needs to be restored.
- Paint is deteriorated at certain locations at metal railings, cornice and water-table.
- Steel framing is corroded at certain locations.



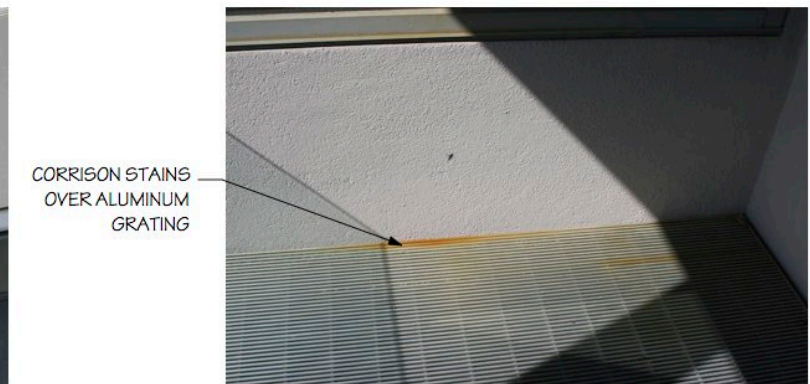
1 - THIRD FLOOR TERRACE VIEW



4 - DECORATIVE CORNICE



2 - UNDERSIDE OF UNIT DECK

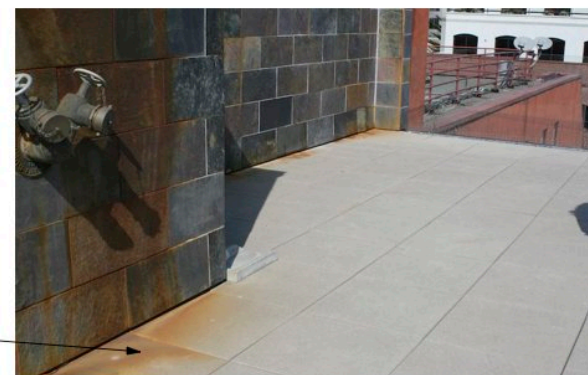


5 - ALUMINUM GRATE AT DECK

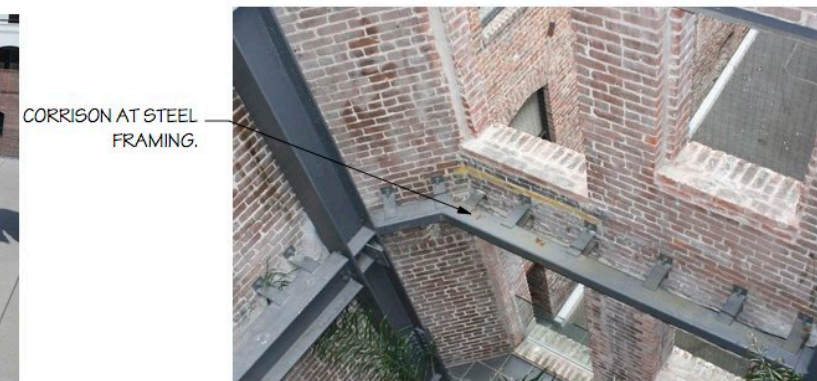


MONTGOMERY STREET VIEW

- PAINT EXISTING CORNICE TO MATCH EXISTING COLOR AND SHEEN, TYP.
- EXISTING HISTORIC BRICK MASONRY, REPOINT @ MONTGOMERY ST. FACADE
- EXISTING HISTORIC WINDOWS: PAINT TO MATCH EXISTING COLOR & SHEEN. INSTALL NEW WEATHERSTRIPPING, TYP.
- PAINT EXISTING WATERTABLE TO MATCH EXISTING COLOR AND SHEEN
- CORRISON STAINS OVER PAVERS



3 - PAVERS AT DECK



6 - STRUCTURAL STEEL AT LIGHT WELL

EXISTING CONDITION:

CORROSION STAINS
AT METAL COPING.



1 - SHEET METAL COPING AT DECK



3 - WINDOW ALONG MONTGOMERY ST.

CORROSION STAINS
ON ALUMINUM
DOORS/ WINDOWS.

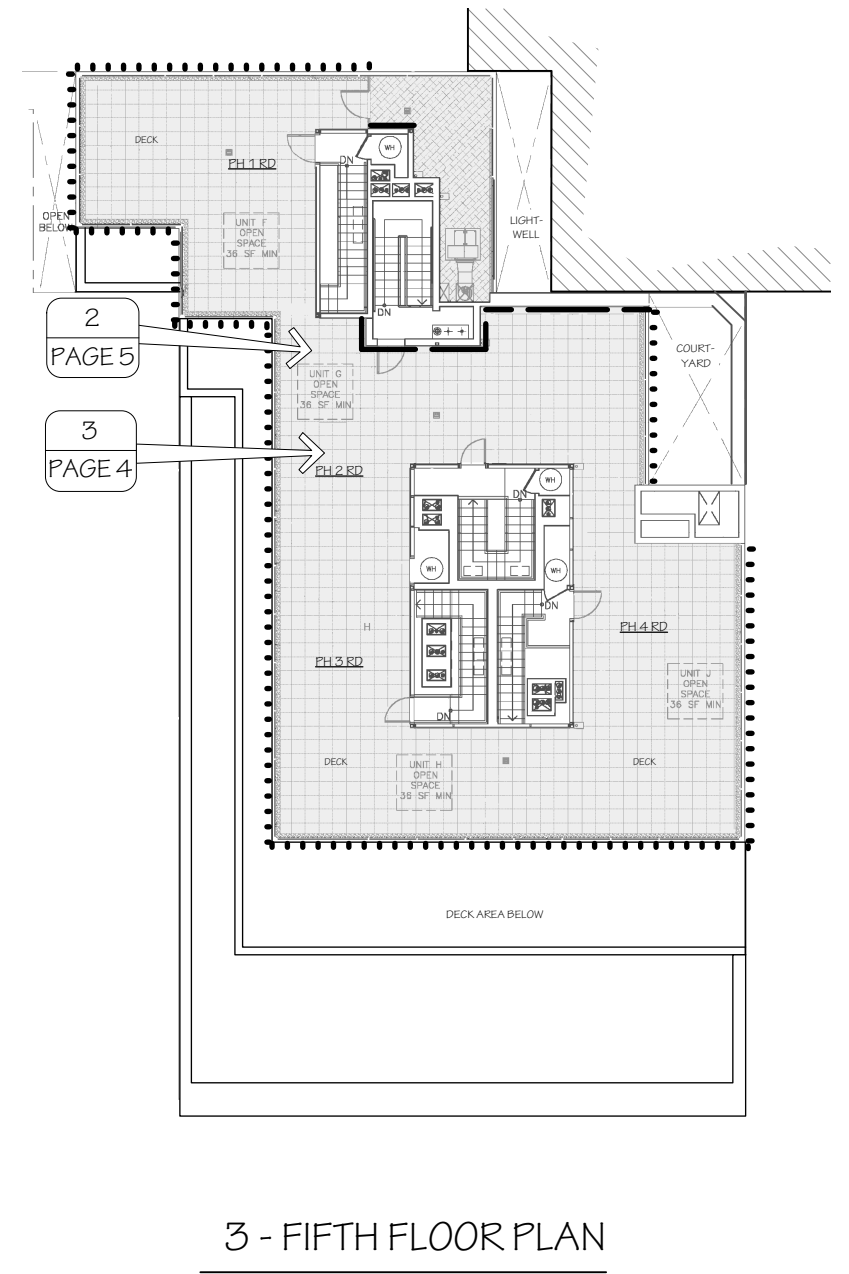
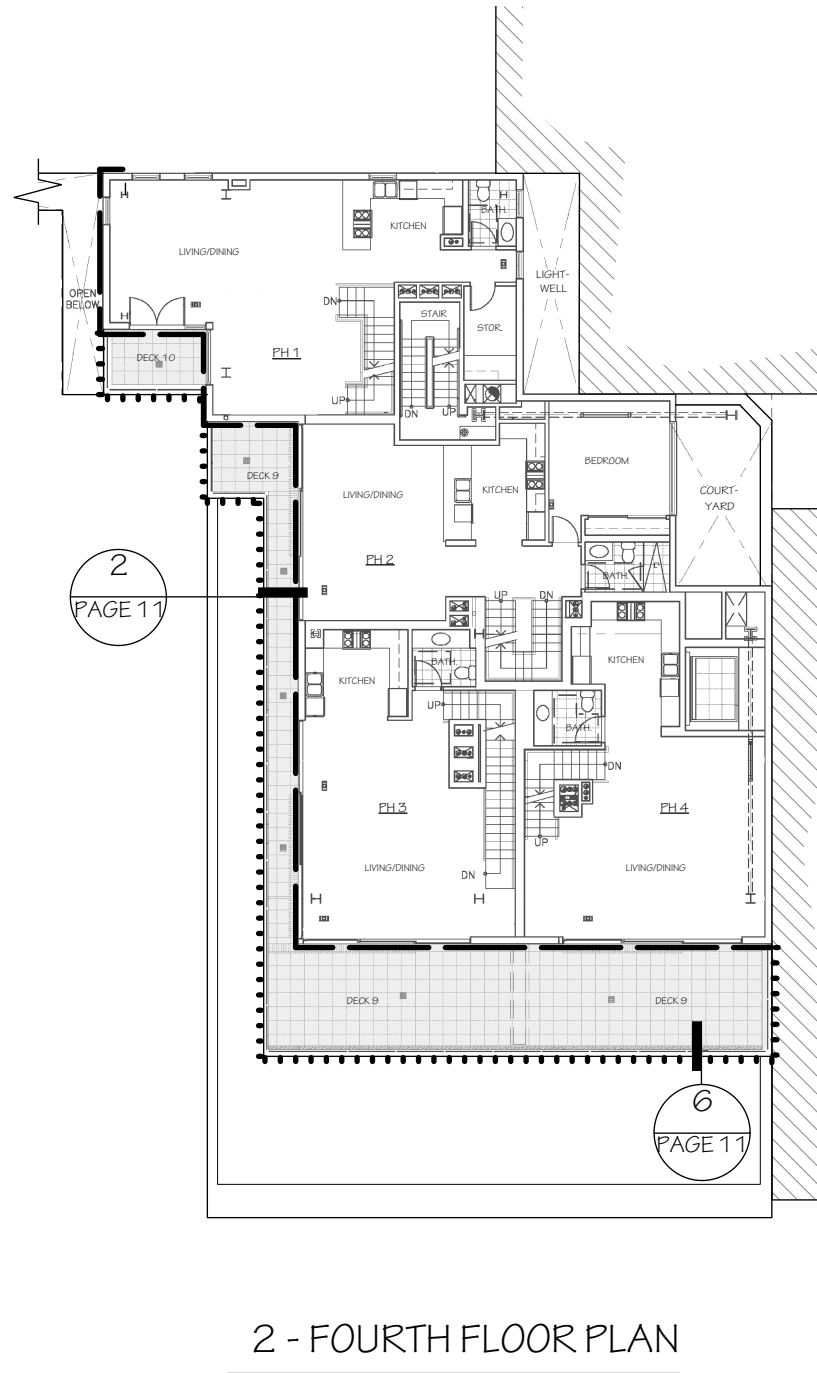
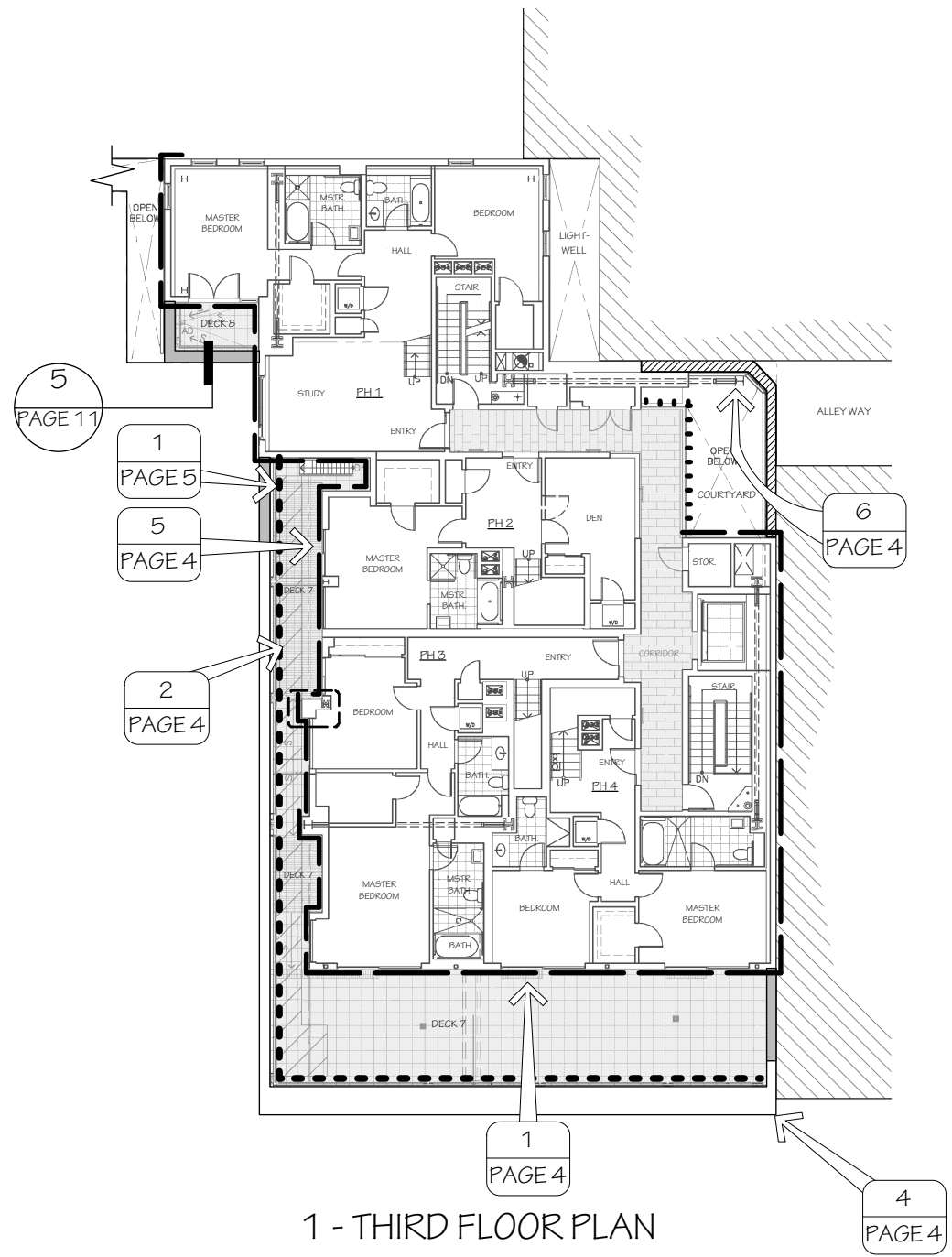


2 - ALUMINUM DOOR AT UPPER DECK

INSULATED GLASS
NEED TO BE
REPLACED AS
BROKEN SEALS
FOUND AT SOME
LOCATIONS.

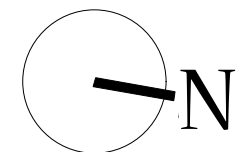


4 - WINDOW ALONG MONTGOMERY ST.



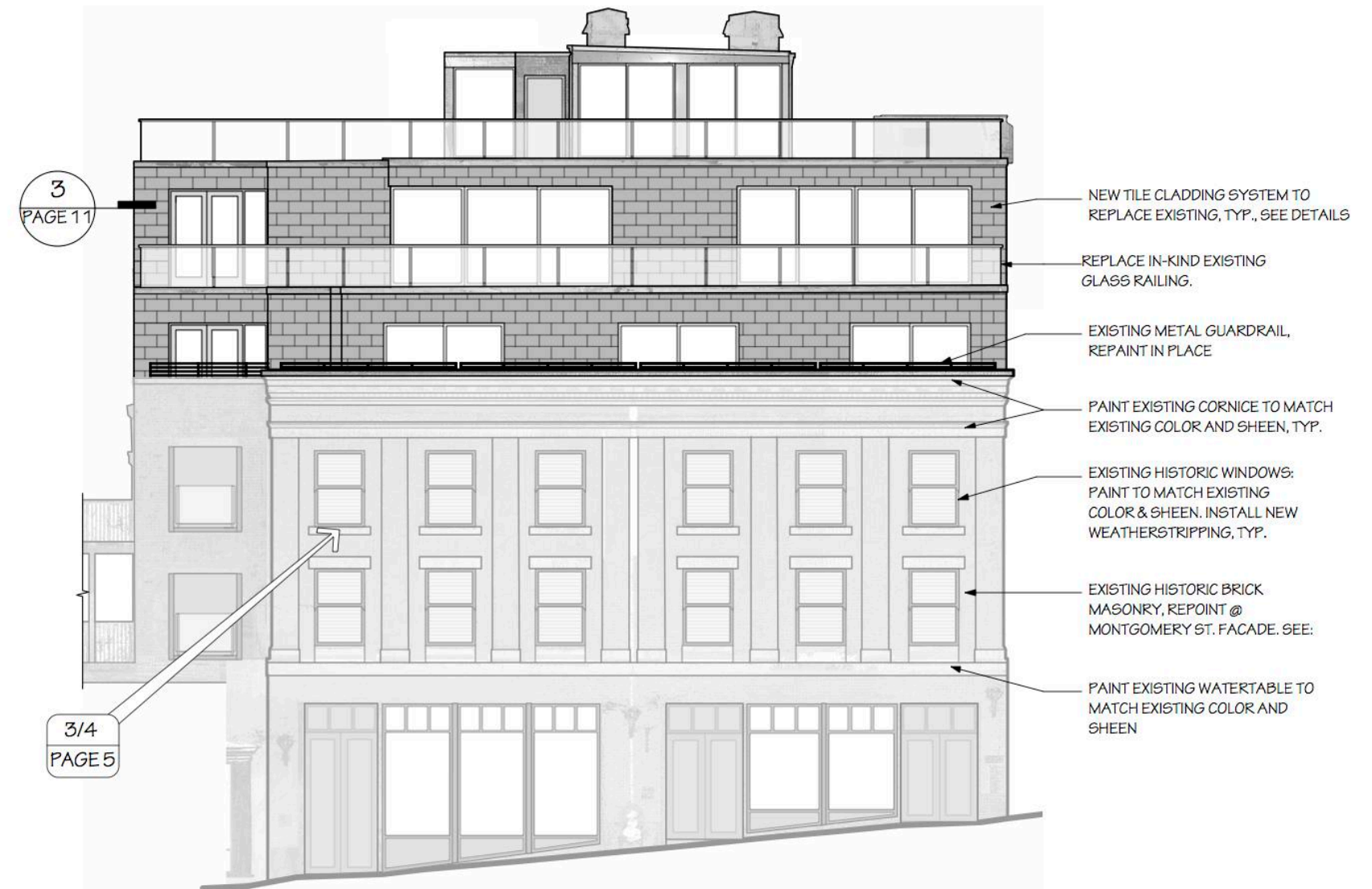
LEGEND:

- — — — — TILE REPAIRS: REPLACE EXISTING SLATE TILE WITH NEW PORCELAIN TILE.
- ||||| GLASS GUARDRAIL: REPLACE IN-KIND EXISTING GLASS GUARDRAIL.
- METAL RAILING REPAIRS: (E) METAL GUARDRAIL, REPAINT IN PLACE



PROPOSED WORK:

- Remove and dispose of all slate tiles at upper floors including weather proofing, cement board, and associated cement plaster at base of the wall and other accessories. Install new exterior gypsum sheathing, weather-resistive barrier, cement plaster, thin set and porcelain tile.
- Remove and dispose of concrete pavers with corrosion stains.
- Remove and dispose of sheet metal coping with corrosion stains.
- Clean corrosion stains of the aluminum deck grates with non acidic solution.
- Clean corrosion stains of the aluminum doors, windows and frames with non acidic solution. Repaint/ Refinish in place.
- Replace in-kind existing glass railing at upper floor addition.
- Repoint historic masonry on the building exterior. See specifications attached in separate documents.
- Repaint existing historic windows and sills. Remove, paint and reinstall sashes. Install new weatherstripping.
- Grind structural steel framing to bright metal. Prime with 2-part epoxy and repaint. Paint to match existing.
- Clean and paint existing metal railing. Paint to match existing.
- Paint existing cornice and water-table to match existing color and finish.
- Paint existing cornice and water-table to match existing color and finish.
- Apply Elastomeric Coating over Cement Plaster.



1-MONTGOMERY STREET EAST ELEVATION



MANUFACTURER: STONEPEAK CERAMICS
MODEL: LAND SERIES OCHER BROWN
SIZE: 12" X 24"

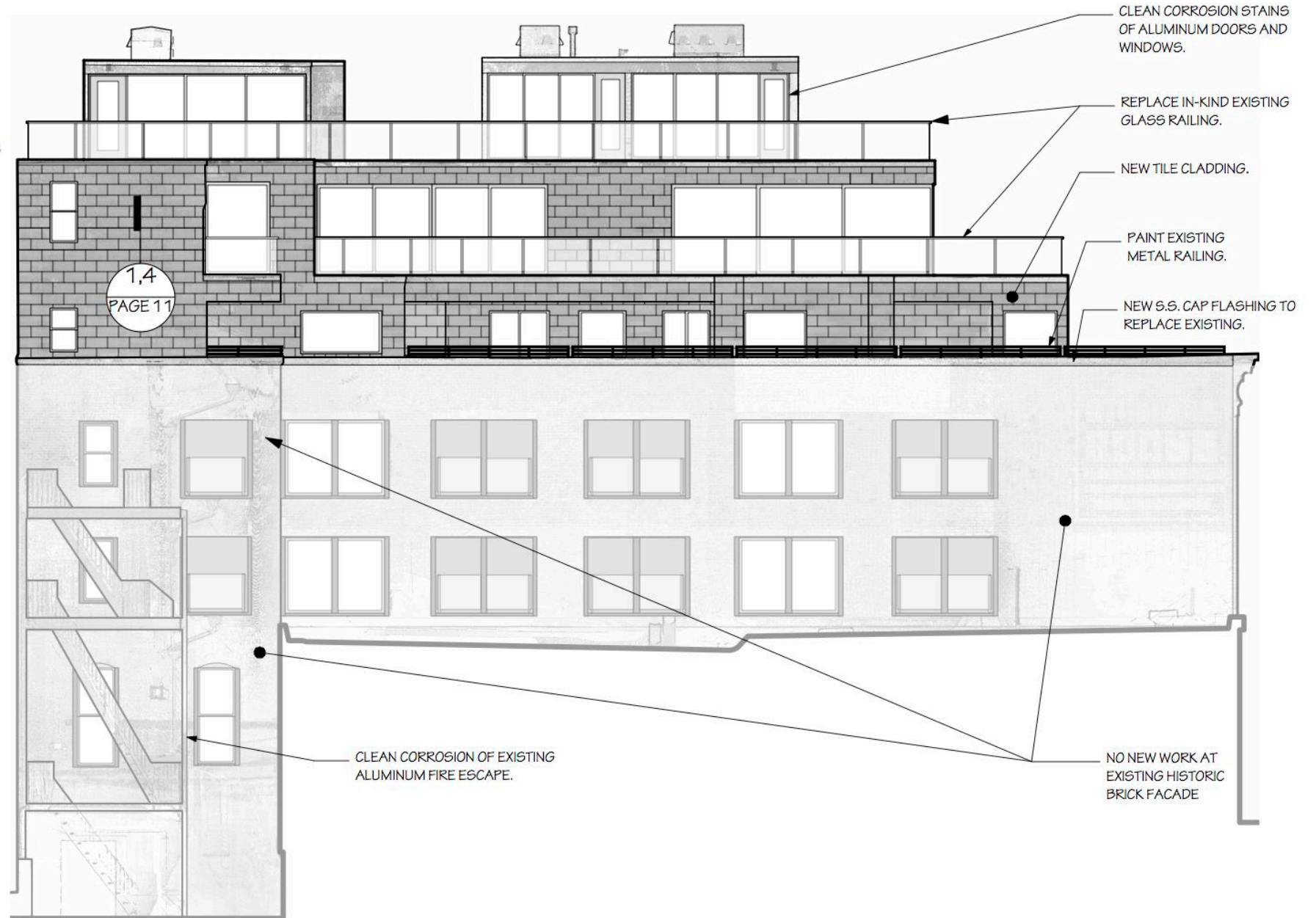
EXISTING SLATE TILE SHALL BE REPLACED WITH THIS PORCELAIN TILE. PATTERN TO BE RUNNING BOND AS SHOWN ON ELEVATION.

1 - PORCELAIN TILE



REPLACE EXISTING SLATE TILE WITH PORCELAIN TILE SHOWN ABOVE.

2 - EXISTING SOUTH SIDE VIEW



3 - SOUTH ELEVATION

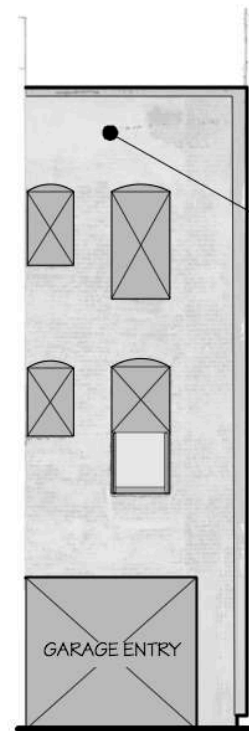


EXISTING HISTORIC
BRICK MASONRY
REPOINT

NEW ELASTOMERIC COATING AT CEMENT
PLASTER WALLS



1 - NORTH ALLEY VIEW

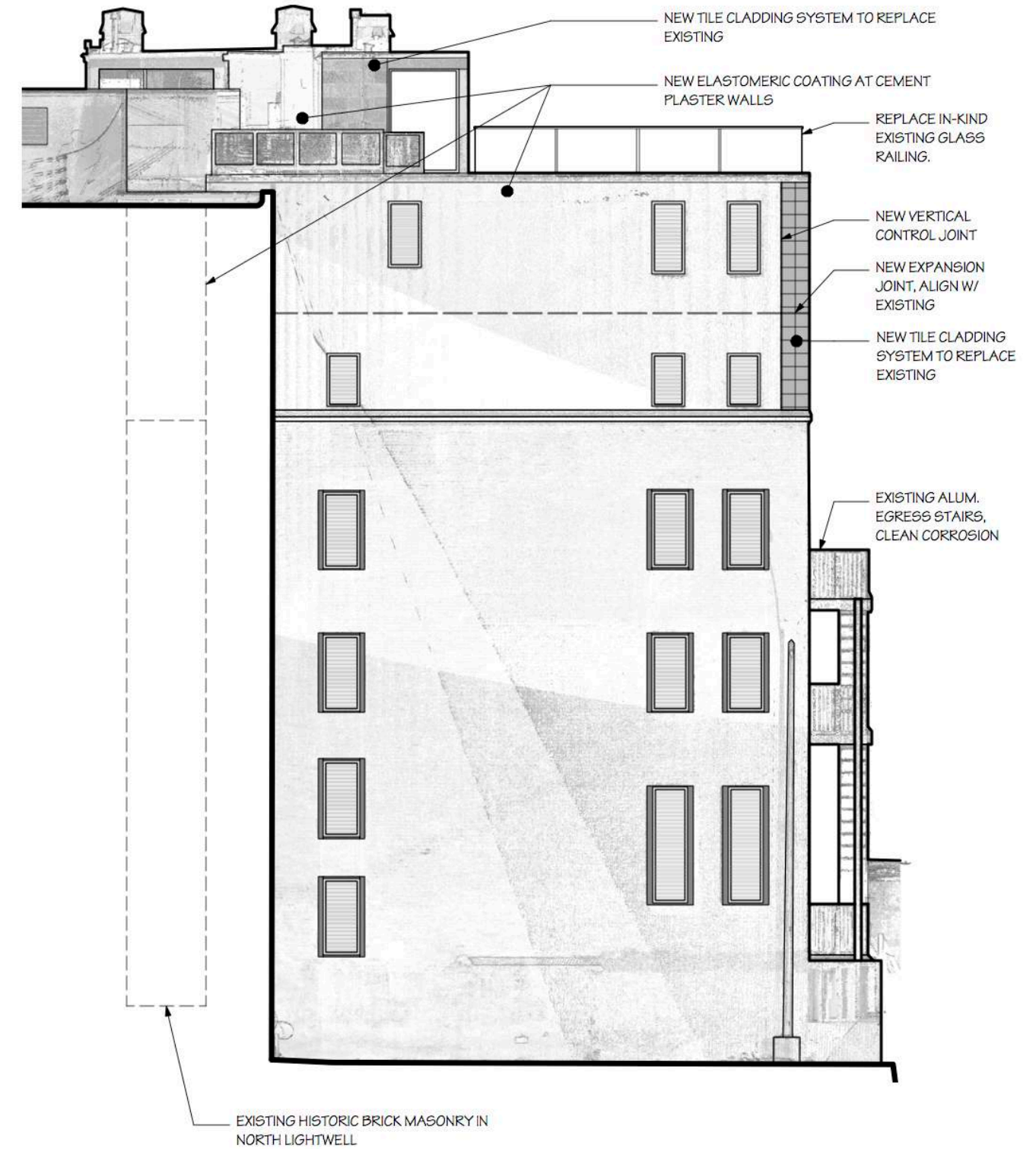


EXISTING HISTORIC
BRICK MASONRY,
REPOINT

GARAGE ENTRY

2 - NORTH ELEVATION

3 - VIEW FROM WEST SIDE



NEW TILE CLADDING SYSTEM TO REPLACE
EXISTING

NEW ELASTOMERIC COATING AT CEMENT
PLASTER WALLS

REPLACE IN-KIND
EXISTING GLASS
RAILING.

NEW VERTICAL
CONTROL JOINT

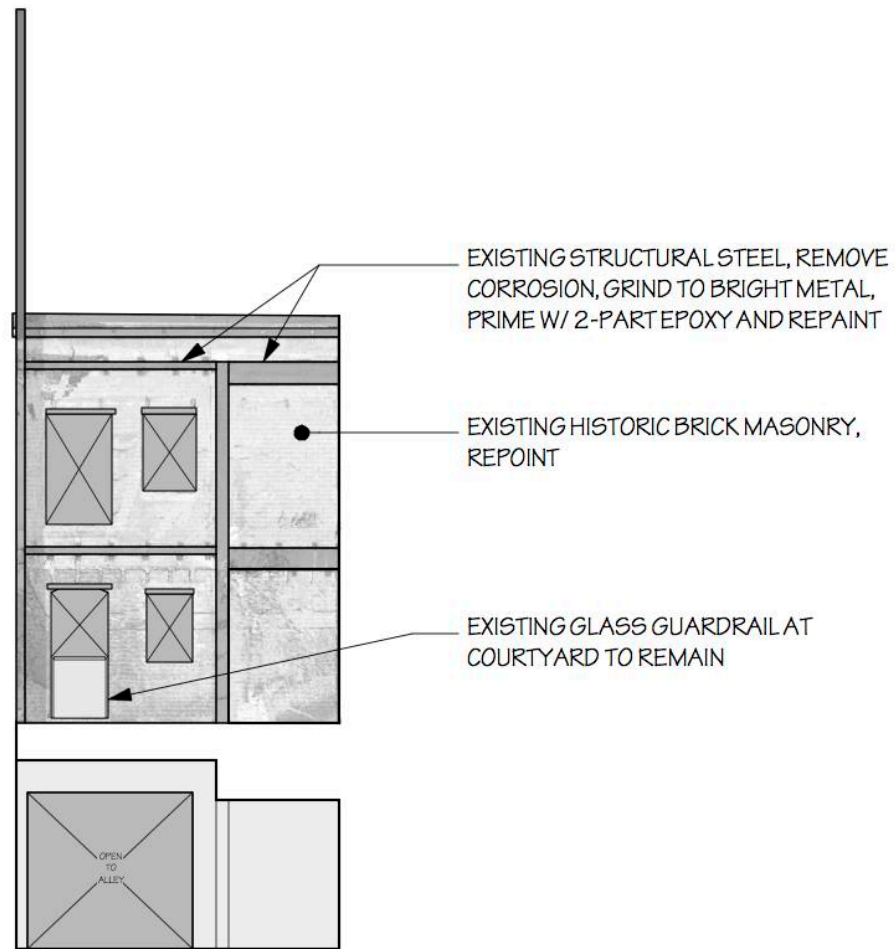
NEW EXPANSION
JOINT, ALIGN W/
EXISTING

NEW TILE CLADDING
SYSTEM TO REPLACE
EXISTING

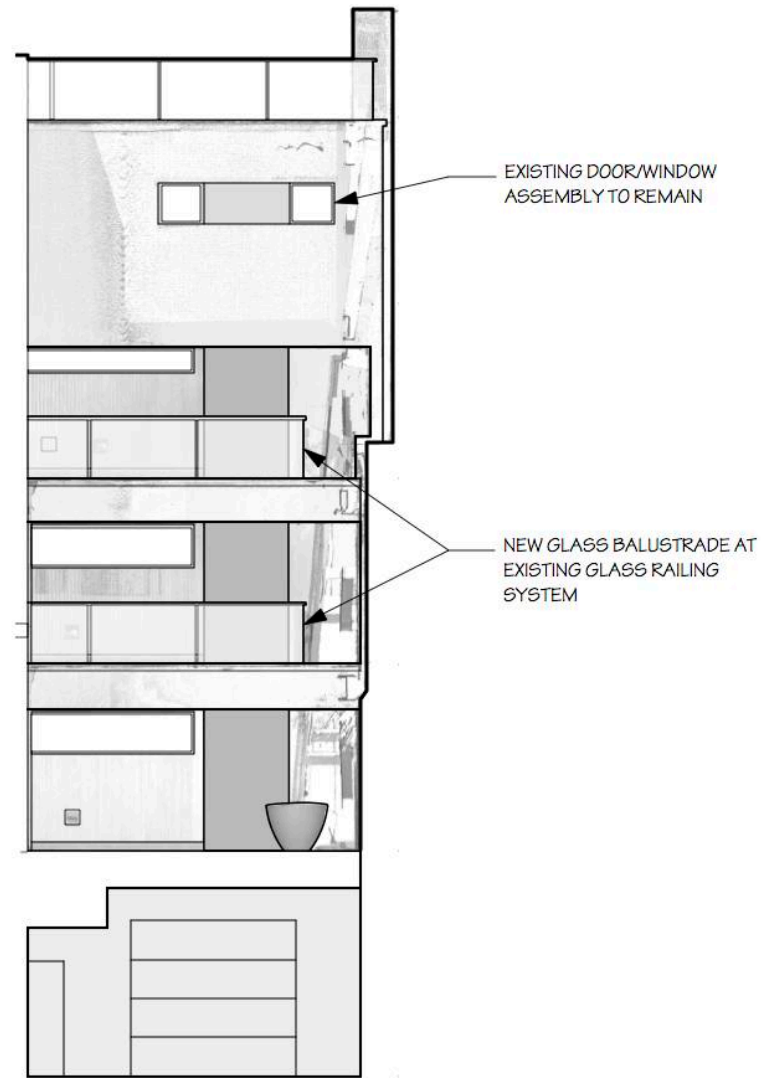
EXISTING ALUM.
EGRESS STAIRS,
CLEAN CORROSION

EXISTING HISTORIC BRICK MASONRY IN
NORTH LIGHTWELL

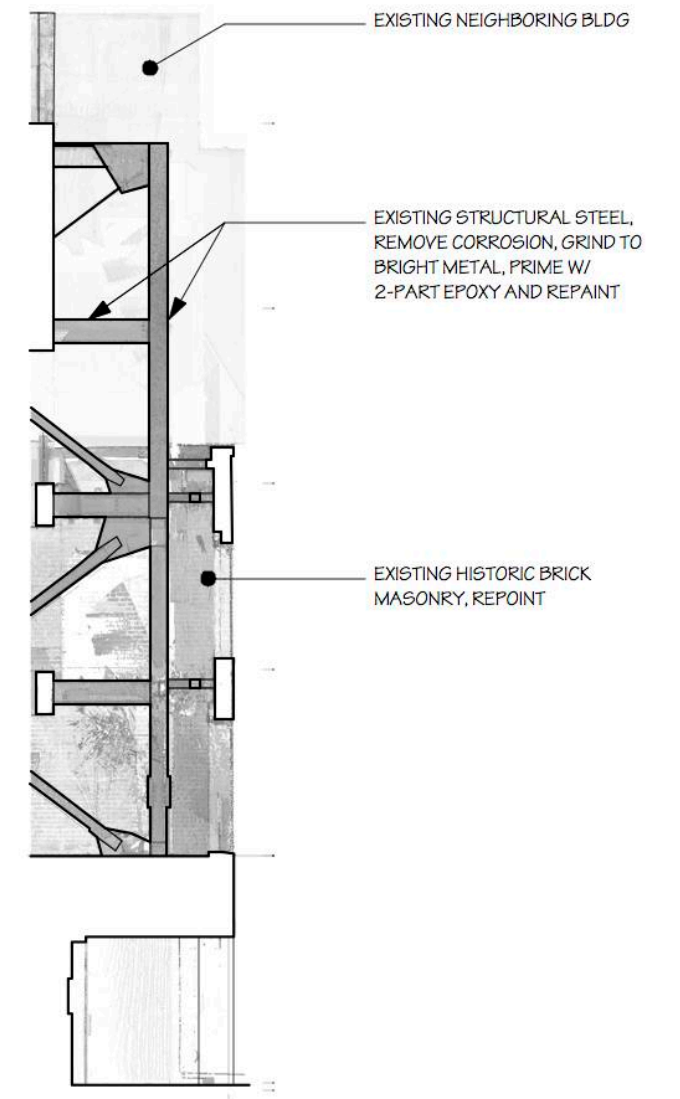
4 - WEST ELEVATION



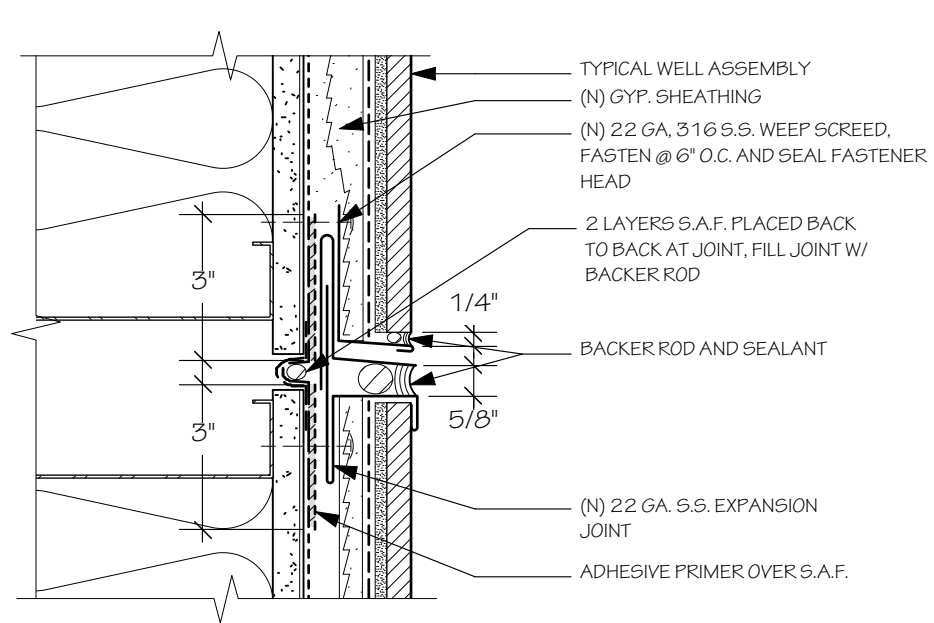
1 - COURTYARD - NORTH ELEVATION



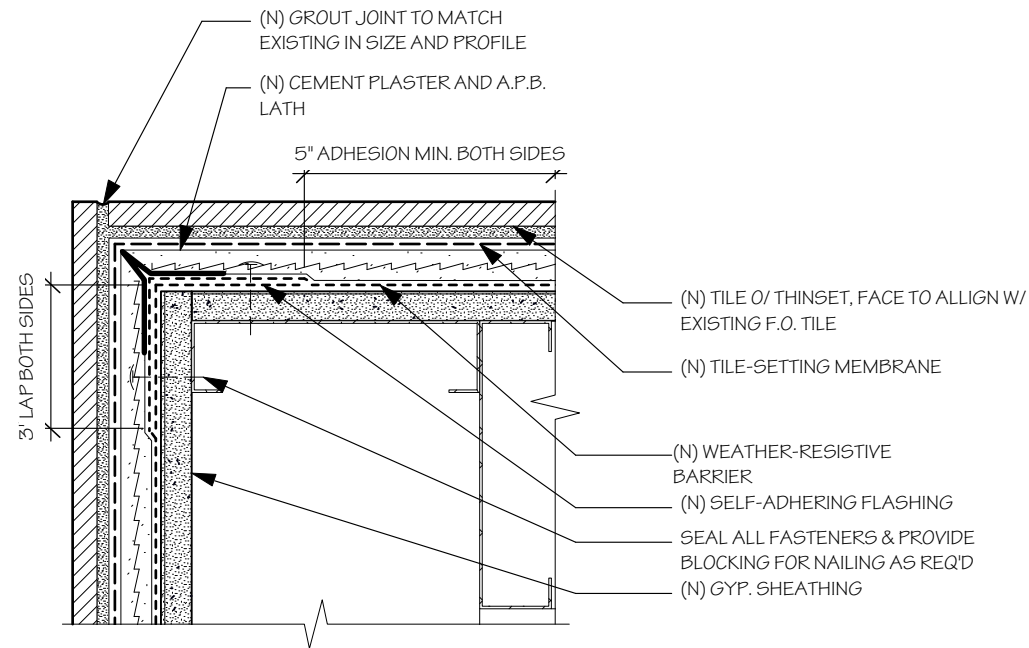
2 - COURTYARD - SOUTH ELEVATION



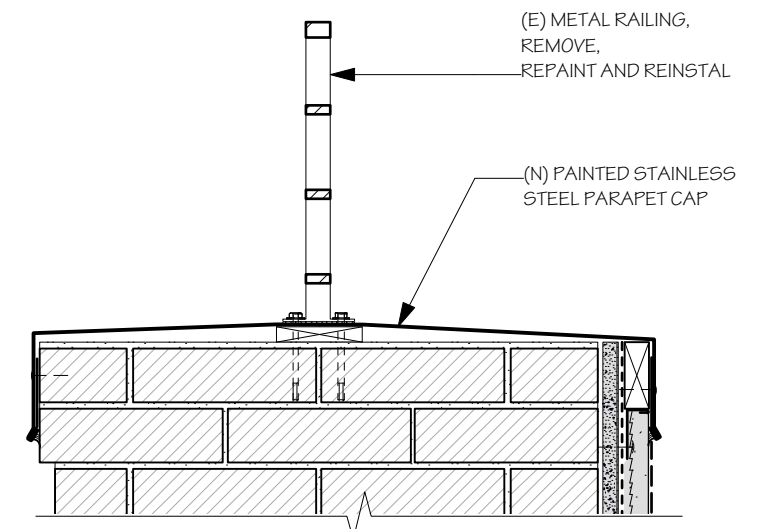
3 - COURTYARD - EAST ELEVATION



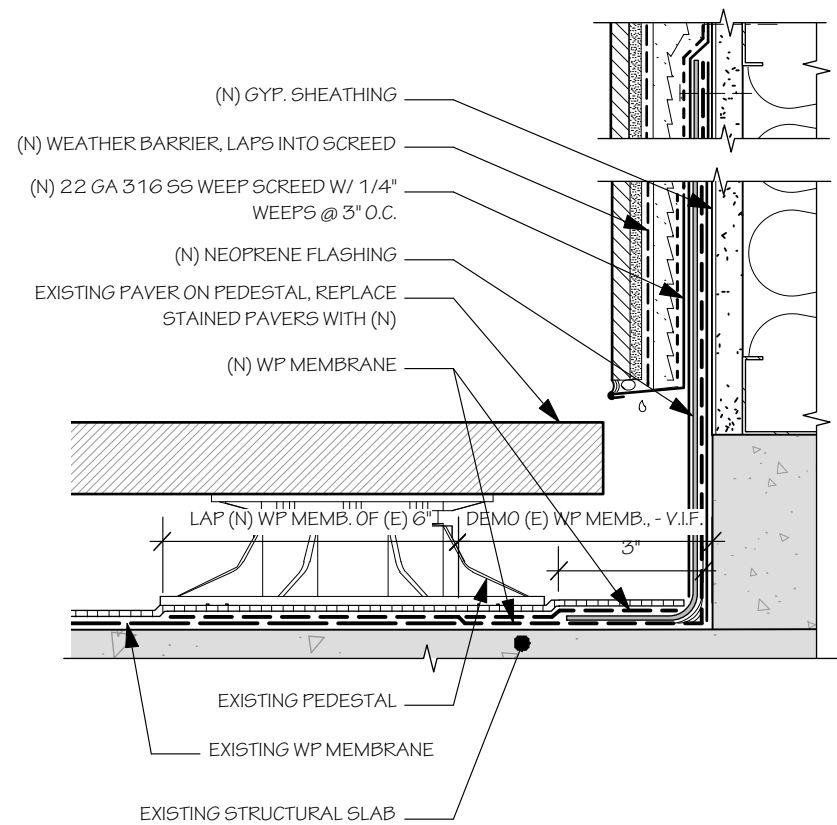
1 - HORIZONTAL EXPANSION JOINT



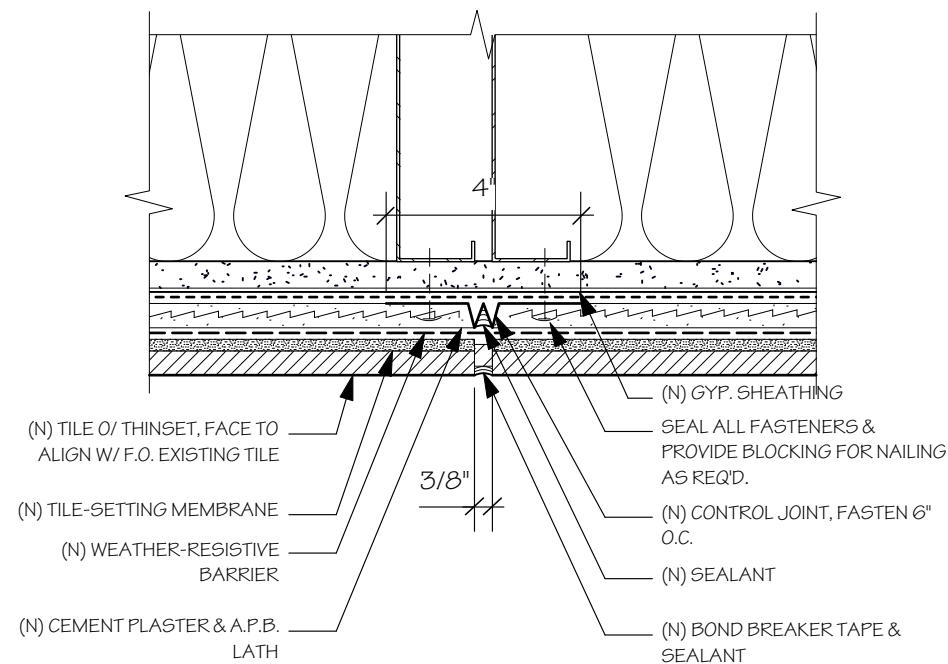
3 - TYPICAL OUTSIDE CORNER



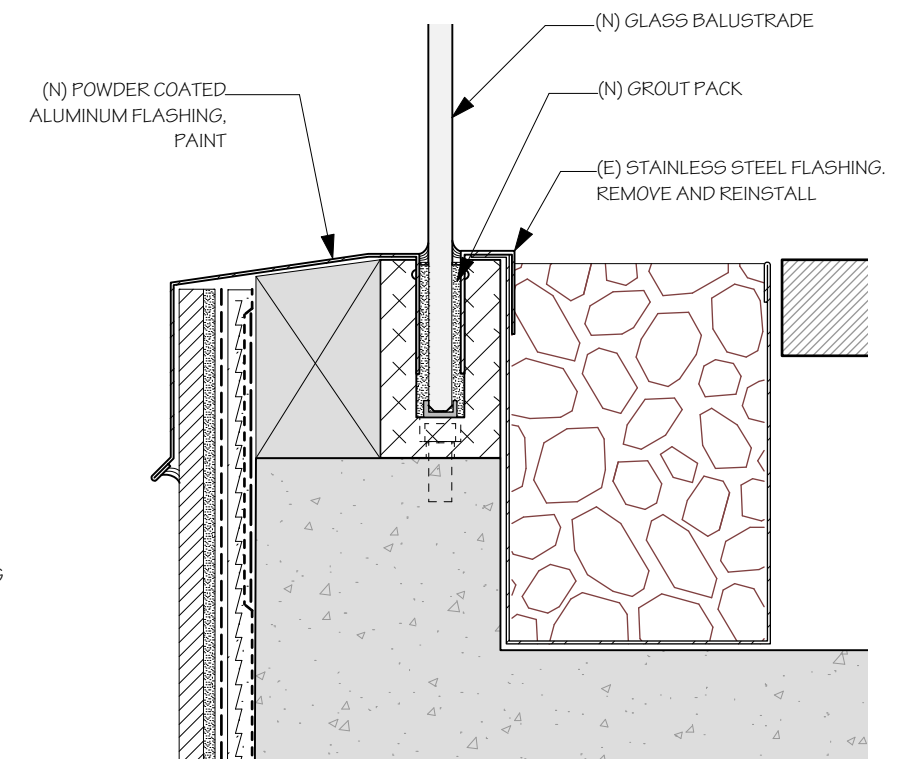
5 - STAINLESS STEEL COPING



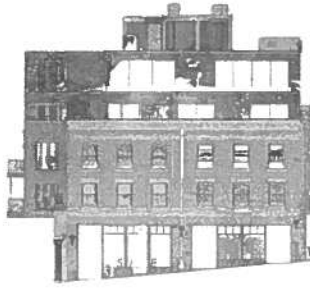
2 - TILE WALL TO WP MEMB. AT PAVERS



4 - TYPICAL CONTROL JOINT



6 - GLASS BALUSTRADE



JACKSON SQUARE RECONSTRUCTION

EXTERIOR REPAIRS

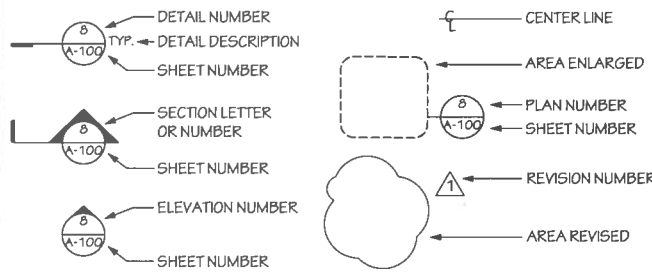
845 MONTGOMERY STREET
SAN FRANCISCO, CA

FERRARI MOE, LLP
ARCHITECTS ENGINEERS
2138 FOURTH STREET
SAN RAFAEL, CALIFORNIA 94901
(415) 458-3511 · (415) 458-3512

ABBREVIATIONS

A	AND	F	FLOOR DRAIN	P.T.	PRESSURE TREATED
⊕	ANCHOR-BOLT	F.D.	FOUNDATION	P.T.F.	PRESSURE TREATED DOUGLAS FIR
AC	AIR-CONDITIONING	FN	FINISH	R	REMOVE & REINSTALL
ACOUS.	ACOUSTICAL	FL	FLOOR	(R)	REMOVE
A.D.	AREA DRAIN	FLASH.	FLASHING	R.	RISER
ADJ.	ADJUSTABLE	F.O.C.	FACE OF CONCRETE	R & S	ROD & SEALANT
AGGR.	AGGREGATE	F.O.F.	FACE OF FINISH	RAD	RADIUS
AL	ALUMINUM	F.O.S.	FACE OF STUDS	R.D.	ROOF DRAIN
ALT.	ALTERNATE	F.S.	FULL SIZE	REF.	REFERENCE
ANOD.	ANODIZED	FT.	FOOT OR FEET	REINF.	REINFORCED
APPROX.	APPROXIMATE	FTG.	FOOTING	R.S.P.	REINFORCED STEEL PIPE
ARCH.	ARCHITECTURAL	FURR.	FURRING	REQ.	REQUIRED
ASPH.	ASPHALT	G.A.	GAUGE	RESIL.	RESILIENT
B		GALV.	GALVANIZED	R.M.	ROOM
B.D.	BOARD	G.L.	GLASS	R.O.	ROUGH OPENING
BITUM.	BITUMINOUS	GND.	GROUND	R.W.L.	RAIN WATER LEADER
B.F.	BASE FLASHING	GR.	GRADE	S	SOUTH
BLOG.	BUILDING	GSM.	GALVANIZED SHEET METAL	S.A.M.	SELF ADHERED MEMBRANE
BLK.	BLOCK	GWB.	GYPSON WALL BOARD	S.C.	SCHEDULE
BLKG.	BLOCKING	GYP.	GYPSON	SCHED.	SCHEDULE
BLW.	BELOW	H		S.C.	SCHEDULE
BM	BEAM	H.B.	HOSE BIBB	SCH.	SCHEDULE
BOT.	BOTTOM	H.C.	HOLLOW CORE	SECT.	SECTION
BSMT.	BASEMENT	H.DG.	HOT DIPPED GALVANIZED	S.G.D.	SLIDING GLASS DOOR
BTWN.	BETWEEN	HGT.	HEIGHT	S.H.	SHELF
B.U.R.	BUILT-UP ROOFING	H.M.	HOLLOW METAL	SHT.	SHEET
C		HORIZ.	HORIZONTAL	SHTG.	SHEATHING
C.B.	CATCH BASIN	H.P.	HIGH POINT	SIM.	SIMILAR
CEM.	CEMENT	H.R.	HOUR	SQ.	SQUARE
CFL.	COUNTERFLASHING	H.W.	HOT WATER	S.S.	STAINLESS STEEL
CI	CAST IRON	I		STA.	STATION
C.I.P.	CAST-IN-PLACE	ID	INSIDE DIAMETER	STD.	STANDARD
C.J.	CONTROL JOINT	INT.	INTERIOR	STL.	STEEL
CLG.	CEILING	INV.	INVERT	STOR.	STORAGE
CLKG.	CAULKING	J		STR.L.	STRUCTURAL
CLR.	CLEAR	JT.	JOINT	SYM.	SYMMETRICAL
CMU	CONCRETE MASONRY UNIT	L		T	
CNTR.	COUNTER	L'	ANGLE	T.C.	TOP OF CURB
COL.	COLUMN	L.B.	LAG BOLT	TEL.	TELEPHONE
COMP.	COMPOSITION	L.P.	LOW POINT	T & G	TONGUE & GROOVE
CONC.	CONCRETE	LT	LIGHT	THK.	THICK
CONT.	CONTINUOUS	LVR.	LOUVER	THRESH.	THRESHOLD
CORR.	CORRODOR	L.W.	LIGHTWEIGHT	T.P.	TOP OF PAVEMENT
CTR.	CENTER	M		T.S.	TUBE STEEL
CTS&K	COUNTERSUNK	MAX.	MAXIMUM	T.W.	TOP OF WALL
CW	COMPLETE WITH	M.B.	MODIFIED BITUMEN	TYP.	TYPICAL
D		MECH.	MECHANICAL	U	
DBL.	DOUBLE	MEMB.	MEMBRANE	UNF.	UNFINISHED
DEPT.	DEPARTMENT	MET.	METAL	UNLESS OTHERWISE NOTED	
DD	DECK DRAIN	MFR.	MANUFACTURER	V	
D.F.	DOUGLAS FIR	MIN.	MINIMUM	VERT.	VERTICAL
D.F.T.	DRY FILM THICKNESS	MISC.	MISCELLANEOUS	VEST.	VESTIBULE
DIA.	DIAMETER	MTD.	MOUNTED	V.I.F.	VERIFY IN FIELD
DIAG.	DIAGONAL	MTL.	MATERIAL	V.S.	VENT STACK
DM	DIMENSION	MUL.	MULLION	W	
DN.	DOWN	N		W.	WEST
D.P.	DAMP-PROOFING	N.	NORTH	W/.	WITH
DK.	DOOR	(N)	NEW	WD.	WOOD
DS	DOWNSPOUT	N.I.C.	NOT IN CONTRACT	WIN.	WINDOW
D.S.P.	DRY STANDPIPE	NO OR #	NUMBER	W/O	WITHOUT
DTL.	DETAIL	NOM.	NOMINAL	W/P	WHERE OCCURS
DWS.	DRAWING	N.T.S.	NOT TO SCALE	WP.	WATERPROOF
E		O		WT.	WEIGHT
E	EAST	O.	OVER	WWF.	WELDED WIRE FABRIC
(E)	EXISTING	O.A.	OVERALL		
E.A.	EACH	O.C.	ON CENTER		
E.B.	EXPANSION BOLT	O.D.	OUTSIDE DIAMETER		
E.J.	EXPANSION JOINT	O.F.	OVERFLOW		
ELAS.	ELASTOMERIC	O.F.D.	OVERFLOW DRAIN		
ELEV.	ELEVATION	O.P.F.	OPENING		
EXCL.	ENCLOSURE	OPP.	OPPOSITE		
E.Q.	EQUAL	P.C.	PHOTO CELL		
EQPT.	EQUIPMENT	P.E.N.	PERIMETER EDGE		
EXP.	EXPANSION		NAILING		
EXPO.	EXPOSED	P			
EXT.	EXTERIOR	P.L.	PLATE		
		PLAS.	PLASTER		
		PLYWD.	PLYWOOD		
		PT.	POINT		

LEGENDS AND SYMBOLS



PROJECT GENERAL NOTES

ALL WORK SHALL CONFORM TO THE CURRENT ADOPTED VERSION OF THE UBC AND ANY LOCALLY ADOPTED CODES OR ORDINANCES.

THE INTENT OF THE DOCUMENTS IS TO INCLUDE ALL ITEMS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK. THE DOCUMENTS ARE COMPLEMENTARY AND WHAT IS REQUIRED BY ANY ONE SHALL BE AS BINDING AS REQUIRED BY ALL. IN CASE OF CONFLICT, THE MORE RESTRICTIVE REQUIREMENT SHALL GOVERN.

CONTRACTOR SHALL VERIFY EXISTING (E) CONDITIONS AND THOSE SHOWN ON THE DRAWINGS. CONTRACTOR SHALL NOTIFY ARCHITECT IF CONDITIONS VARY FROM THOSE SHOWN OR IF HIDDEN CONDITIONS EXIST WHICH WOULD BE DETRIMENTAL TO PROPER INSTALLATION.

DRAWINGS ARE BASED ON ORIGINAL DESIGN SET AND DO NOT NECESSARILY REFLECT AS-BUILT CONDITIONS. THE CONTRACTOR SHALL VERIFY ALL EXISTING FIELD CONDITIONS, DIMENSIONS, AND QUANTITIES. EXACT QUANTITIES, LOCATIONS, AND MEASUREMENTS ARE THE RESPONSIBILITY OF THE CONTRACTOR.

DURING THE WORK, THE CONTRACTOR SHALL PROVIDE ALL NECESSARY MEANS FOR ACCESS TO THE WORK (I.E. SWINGSTAGES, MAN LIFTS, AND/OR SCAFFOLDING, ETC.)

CONTRACTOR WILL BE RESPONSIBLE FOR ALL PERMITS

PROTECTION OF ALL HARDSCAPE (SIDEWALKS, DRIVEWAYS, ETC.) AND SOFTSCAPE (LANDSCAPE, IRRIGATION LINES, ETC.) IS REQUIRED DURING THE WORK.

CONTRACTOR SHALL PROVIDE BARRICADES AND TEMPORARY DEBRIS BARRIERS, WHETHER SHOWN ON DRAWINGS OR NOT, AS NECESSARY TO PROTECT TENANTS AND OWNER'S EQUIPMENT, FURNISHINGS, OPERATIONS AND AREAS FROM DAMAGE, UNWARRANTED INTERRUPTION, UNAUTHORIZED ENTRY, CONSTRUCTION HAZARDS OR UNNECESSARY INCONVENIENCE DURING ALL OPERATIONS UNDER THIS CONTRACT.

CONTRACTOR SHALL KEEP MEANS OF EGRESS AND DRIVEWAYS CLEAR AT ALL TIMES.

CONTRACTOR SHALL COMPLY WITH ALL OSHA REGULATIONS.

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF REPAIRS TO THE FAÇADE OF AN EXISTING, MIXED-USE BUILDING IN SAN FRANCISCO, CALIFORNIA. MINERALS LEACHING FROM THE TILE FAÇADE AT THE UPPER FLOORS IS CAUSING CORROSION ON METAL FLASHINGS, ALUMINUM DOOR AND WINDOW FRAMES, EXTERIOR CEMENT PLASTER, AND DECK TILES. SOME OF THE WALL TILE IS ALSO DELAMINATING. TO REMEDY THIS, A NEW TILE CLADDING SYSTEM WILL REPLACE THE EXISTING AND THE CLEANING OF CORROSION FROM OTHER ELEMENTS WILL BE PERFORMED WHERE POSSIBLE. SOME ELEMENTS WILL BE REPLACED, SUCH AS METAL FLASHINGS, RAILINGS AND AN UNSTABLE GLASS RAIL SYSTEM. OTHERS WILL BE PAINTED OR REFURBISHED. ADDITIONALLY, THE EXISTING HISTORIC BRICK WALLS AT THE MONTGOMERY STREET FAÇADE, NORTH LIGHTWELL, AND COURTYARD WILL BE REPOINTED. THE EXISTING WOOD WINDOWS AT THE MONTGOMERY STREET FAÇADE WILL BE PAINTED. THE CEMENT PLASTER ADDED DURING THE LAST RENOVATION WILL ALSO BE CLEANED AND GIVEN A WATER RESISTANT COATING.

SCOPE OF WORK

THE PROJECT CONSISTS GENERALLY OF REPAIRS IN THE FOLLOWING LOCATIONS:

TILE FAÇADE:
- REPLACE ALL (E) SLATE WALL TILE ON THE 4TH AND 5TH FLOOR FAÇADES AND REPAIR WALL ASSEMBLY AS DETAILED.

HISTORIC WOOD WINDOWS:

- PAINT (E) WOOD WINDOW FRAMES
- REMOVE, PAINT & REINSTALL SASHES,
- INSTALL (N) WEATHERSTRIPPING

MASONRY:

- REPOINT (E) HISTORIC BRICK WALLS @ MONTGOMERY ST. FAÇADE & COURTYARD @ NE LIGHTWELL

GLASS RAILING:

- REMOVE GLASS PANELS AND SALVAGE, IF POSSIBLE.
- REPLACE GLASS PANELS AS DETAILED.

METAL RAILING:

- REMOVE AND/OR REPAINT, AS NOTED

CEMENT PLASTER:

- CLEAN CORROSION FROM CEMENT PLASTER, WHERE OCCURS.
- REPAIR CEMENT PLASTER FINISH WHERE NECESSARY TO TIE INTO TILE FAÇADE REPAIRS.
- (N) ELASTOMERIC COATING AT ALL CEMENT PLASTER SURFACES

DECK PAVERS AND TILES:

- REMOVE CORROSION FROM (E) PAVERS AND FLOOR TILE, WHERE POSSIBLE.
- REPLACE (E) PAVERS AND TILES WITH (N), WHERE NECESSARY.

STRUCTURAL STEEL:

- REMOVE DAMAGED FIREPROOFING FROM STRUCTURAL STEEL, WHERE NOTED.
- STRIP TO BRIGHT METAL AND PRIME WITH 2-PART EPOXY AND REPAINT.

ALUMINUM DOORS AND WINDOWS:

- CLEAN CORROSION FROM (E) DOORS AND WINDOWS, WHERE OCCURS, AND REPAINT
- REPLACE CORRODED HEAD AND SILL FLASHINGS, WHERE NECESSARY.
- REMOVE AND REINSTALL DOORS WHERE NECESSARY TO INSTALL (N) PAN FLASHING.

FLASHING:

- REPLACE CORRODED METAL FLASHINGS, WHERE NOTED.
- REPLACE FLASHINGS WHERE NECESSARY TO REPAIR TILE AND CEMENT PLASTER

DRAWING INDEX

G-001	TITLE SHEET
A-101	BASEMENT PLAN & SITE PLAN
A-102	FLOOR PLAN - 1ST FLOOR
A-103	FLOOR PLAN - MEZZANINE
A-104	FLOOR PLANS - 2ND & 3RD FLOOR
A-105	FLOOR PLANS - 4TH & 5TH FLOOR
A-106	FLOOR PLANS - STAIR PENTHOUSE & ROOF
A-201	ORTHOGRAPHIC PROJECTION - EAST FAÇADE
A-202	ORTHOGRAPHIC PROJECTION - SOUTH FAÇADE
A-203	ORTHOGRAPHIC PROJECTIONS - NORTH & WEST FAÇADE
A-204	ORTHOGRAPHIC PROJECTIONS - COURTYARD
A-501	TILE DETAILS
A-502	RAILING & DOOR DETAILS
A-503	WINDOW & MISC. DETAILS

PROJECT INFORMATION

OWNER'S REPRESENTATIVES:

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NADIA ANIS
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F: (415) 458-3512

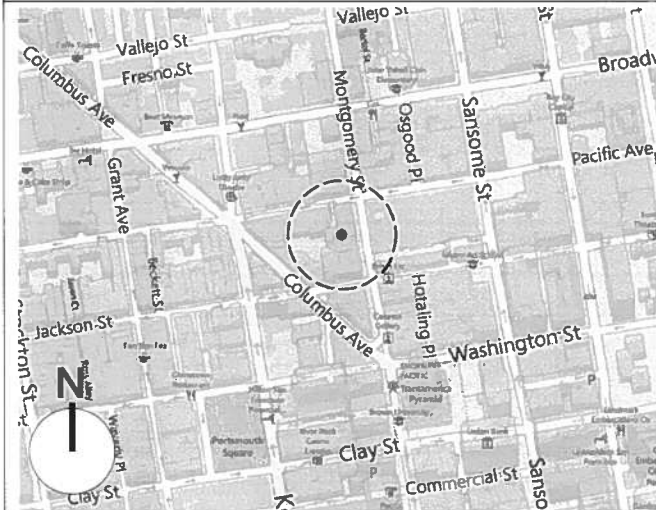
PROJECT SCAN DATA INFORMATION

SEE THE FOLLOWING FOR ACCESS TO SCAN DATA AND PANORAMIC VIEWS OF PROJECT:

WWW.EPICSCAN.COM
DOWNLOAD TRUVIEW PLUGIN FOR MICROSOFT INTERNET EXPLORER BROWSER
CLICK ON TRUVIEW
LOGIN NAME: 845 Montgomery
PASSWORD: jackson

* ACCESS TO SCAN DATA / TRUVIEW IS ONLY AVAILABLE WITH INTERNET EXPLORER

VICINITY MAP



ISSUE:

MARK	DATE	DESCRIPTION
A	05/11	PERMIT SET
B	04/11	PRE CON MEETING
C	02/11	REVD PERMIT SET

REVISION:

DELTA	DATE	DESCRIPTION
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Δ	02/11	REVISION

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BY: RW

PROJ #: L2062

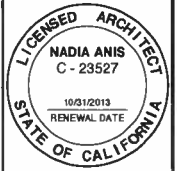
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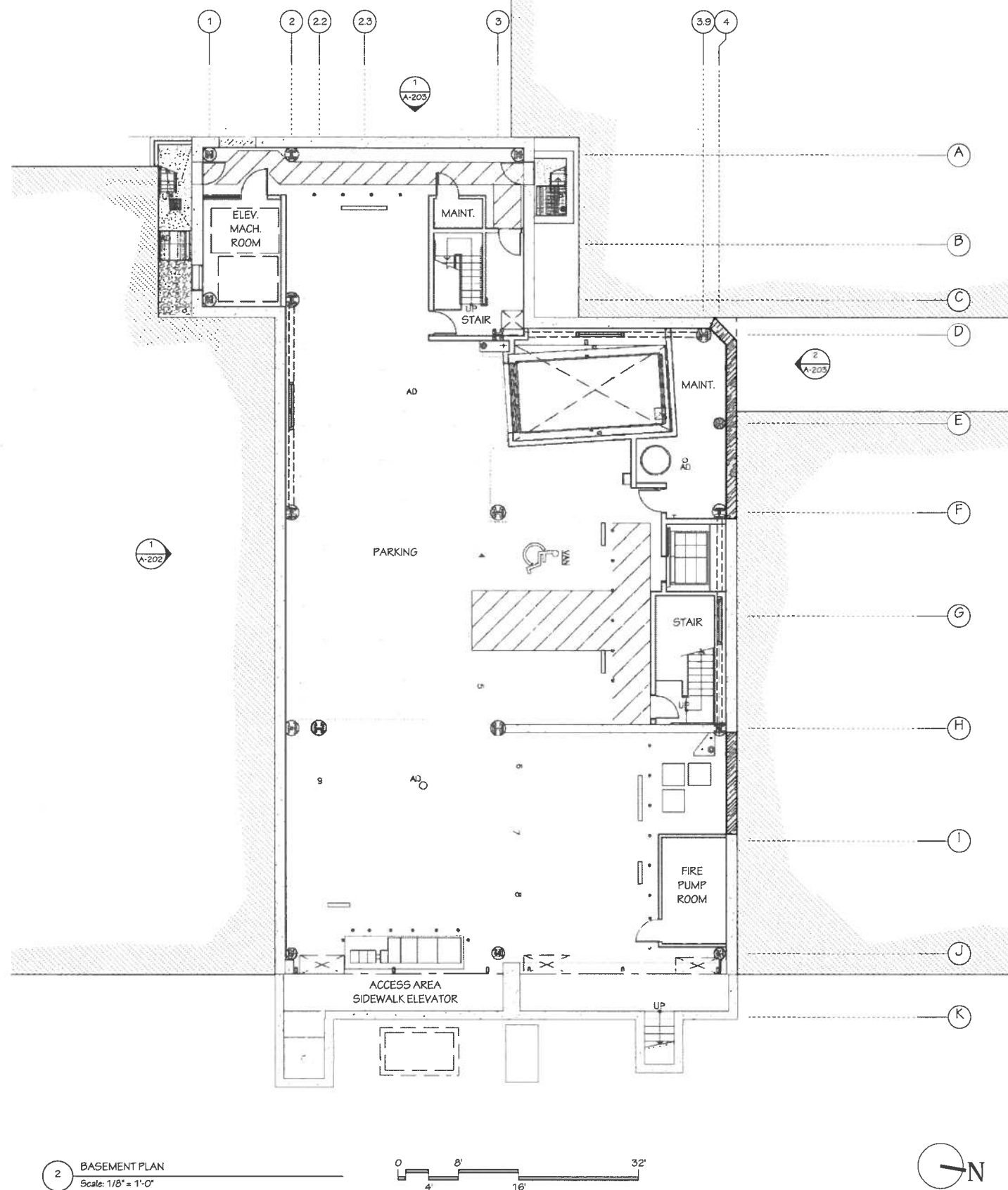
G-001

1 OF 14 SHEETS

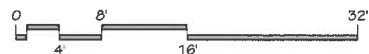
JACKSON SQUARE RECONSTRUCTION
EXTERIOR REPAIRS
845 MONTGOMERY STREET
SAN FRANCISCO, CA

TITLE SHEET





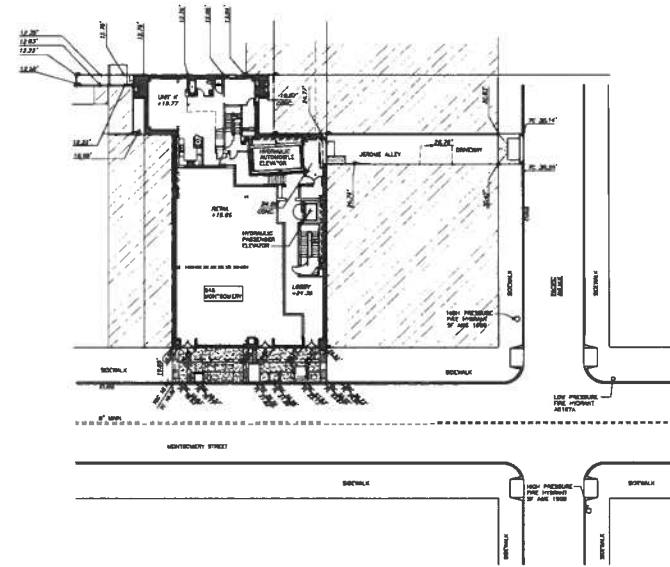
2 BASEMENT PLAN
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LEGEND



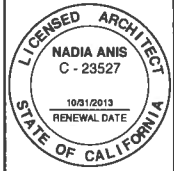
CONCRETE REPAIRS, WALLS: INJECT HYDROACTIVE GROUT AT BASE OF WALL



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



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EXTERIOR REPAIRS
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SAN FRANCISCO, CA
BASEMENT PLAN AND SITE PLAN

ISSUE:

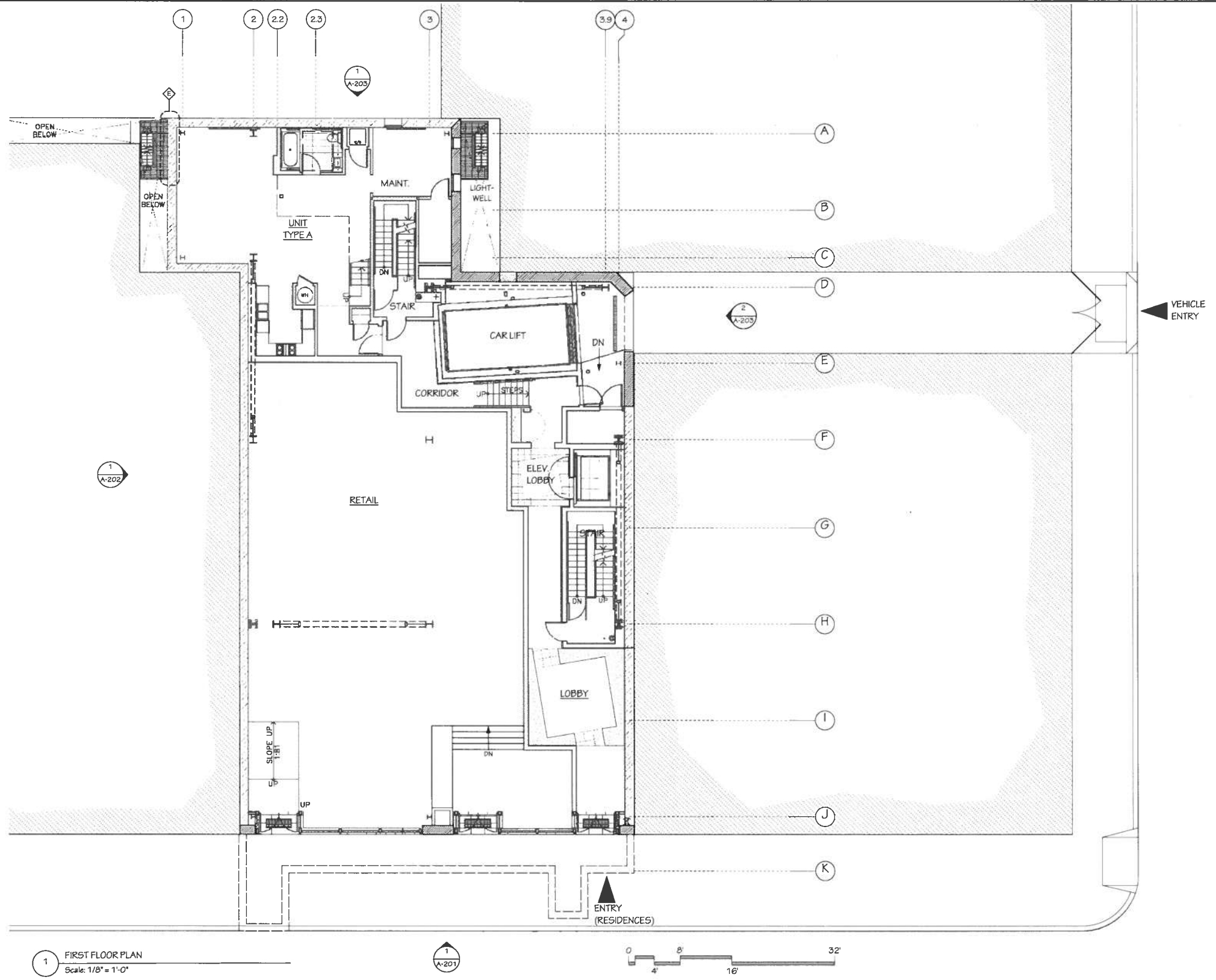
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PROJ #: L2062
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A-101

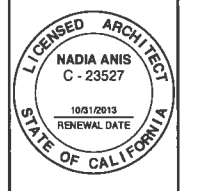


1 FIRST FLOOR PLAN
Scale: 1/8" = 1'-0"



- LEGEND**
- CORROSION TREATMENT**
- ◊ CONCRETE PAVERS - REPLACE STAINED PAVERS
 - ◊ DECK TILES - CLEAN OR REPLACE STAINED TILES
 - ◊ ALUMINUM DECK GRATES - CLEAN W/ NON-ACIDIC SOLUTION
 - ◊ ALUMINUM DOORS, WINDOWS, AND FRAMES - CLEAN AND REPAINT/REFINISH IN PLACE
 - ◊ ALUMINUM FIRE ESCAPE - CLEAN W/ NON-ACIDIC SOLUTION
 - ◊ STEEL WINDOWS - GRIND TO BRIGHT METAL, PRIME W/ 2-PART EPOXY AND REPAINT
 - ◊ NOT USED
 - ◊ STRUCTURAL STEEL FRAME - GRIND TO BRIGHT METAL, PRIME W/ 2-PART EPOXY AND REPAINT
- MASONRY REPAIR, WALLS: (E) HISTORIC BRICK, REPOINT WALL

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845 MONTGOMERY STREET
SAN FRANCISCO, CA
FLOOR PLAN - 1ST FLOOR

ISSUE:

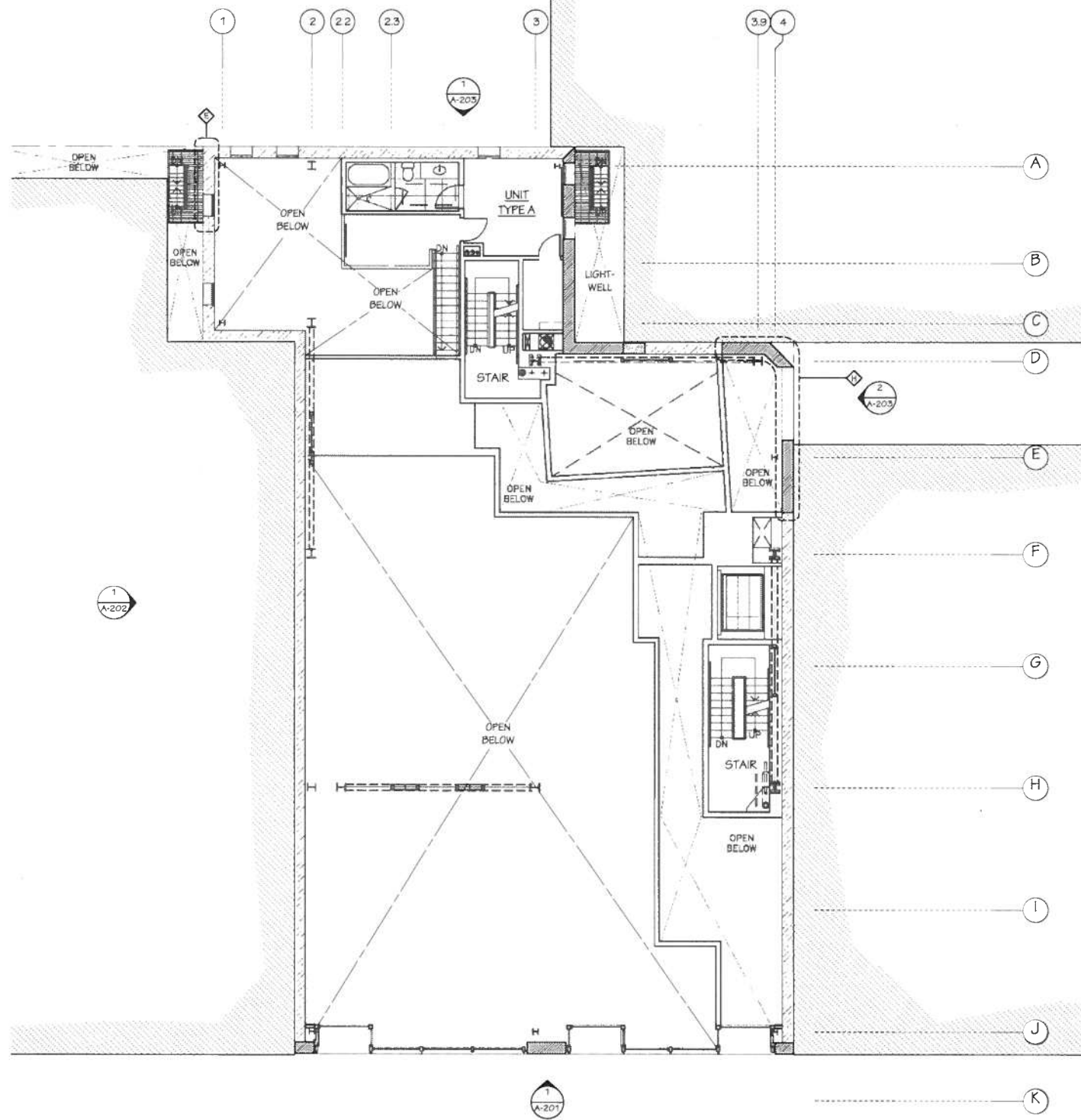
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REVISION:

DELTA	DATE	DESCRIPTION

FILE: 12062_130722_CD
BY: CJL
PROJ #: 12062
SCALE: As Noted

A-102
3 OF 14 SHEETS



1 MEZZANINE PLAN
Scale: 1/8" = 1'-0"

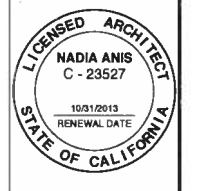
0 8' 32'
4 16'



- LEGEND**
- CORROSION TREATMENT**
- ⬠ CONCRETE PAVERS - REPLACE STAINED PAVERS
 - ⬠ DECK TILES - CLEAN OR REPLACE STAINED TILES
 - ⬠ ALUMINUM DECK GRATES - CLEAN W/ NON-ACIDIC SOLUTION
 - ⬠ ALUMINUM DOORS, WINDOWS, AND FRAMES - CLEAN AND REPAINT/REFINISH IN PLACE
 - ⬠ ALUMINUM FIRE ESCAPE - CLEAN W/ NON-ACIDIC SOLUTION
 - ⬠ STEEL WINDOWS: GRIND TO BRIGHT METAL, PRIME W/ 2-PART EPOXY AND REPAINT
 - ⬠ NOT USED
 - ⬠ STRUCTURAL STEEL FRAME: GRIND TO BRIGHT METAL, PRIME W/ 2-PART EPOXY AND REPAINT

▨ MASONRY REPAIR, WALLS: (E) HISTORIC BRICK, REPOINT WALL

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EXTERIOR REPAIRS
845 MONTGOMERY STREET
SAN FRANCISCO, CA
FLOOR PLAN - MEZZANINE

ISSUE:

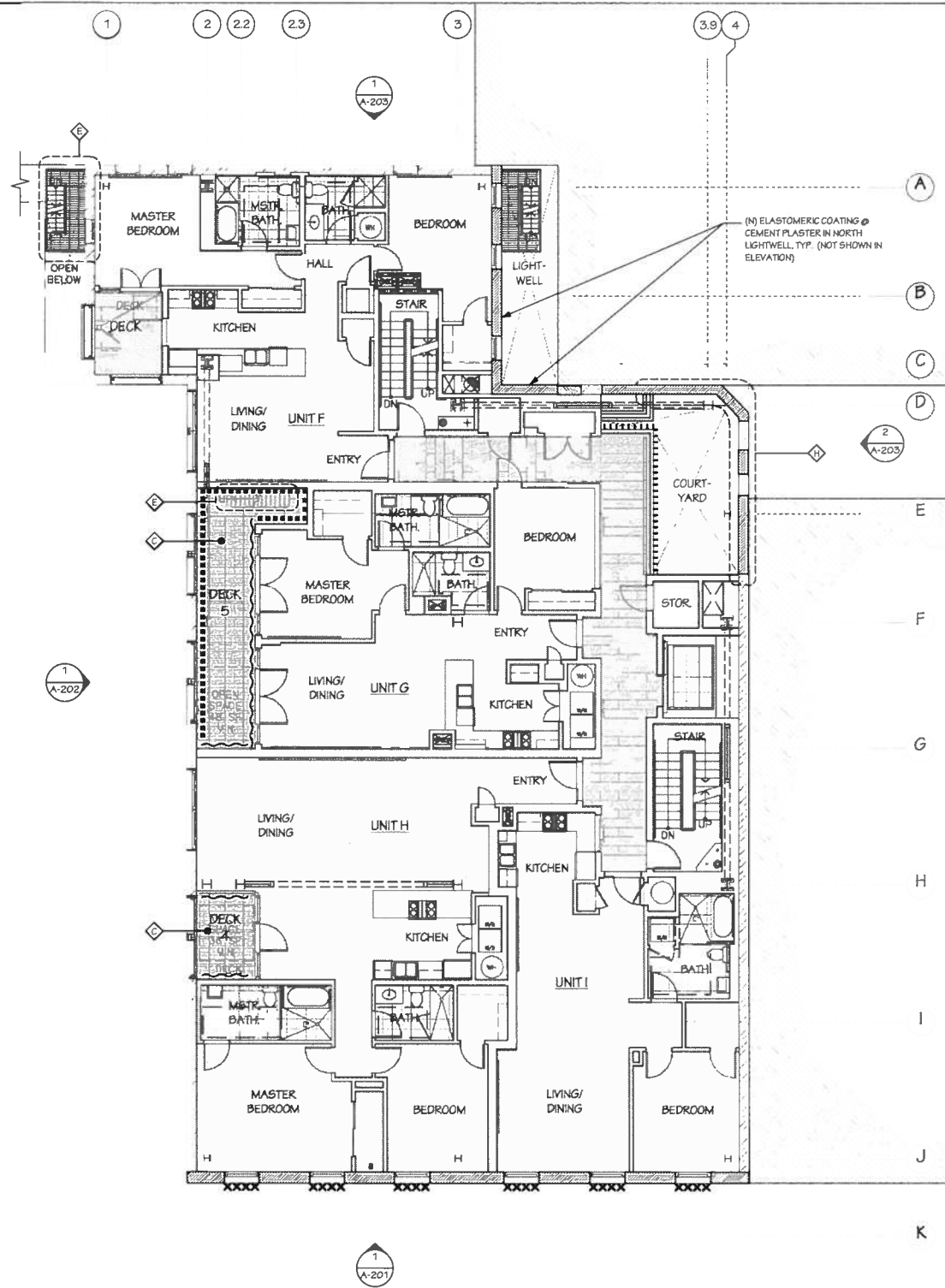
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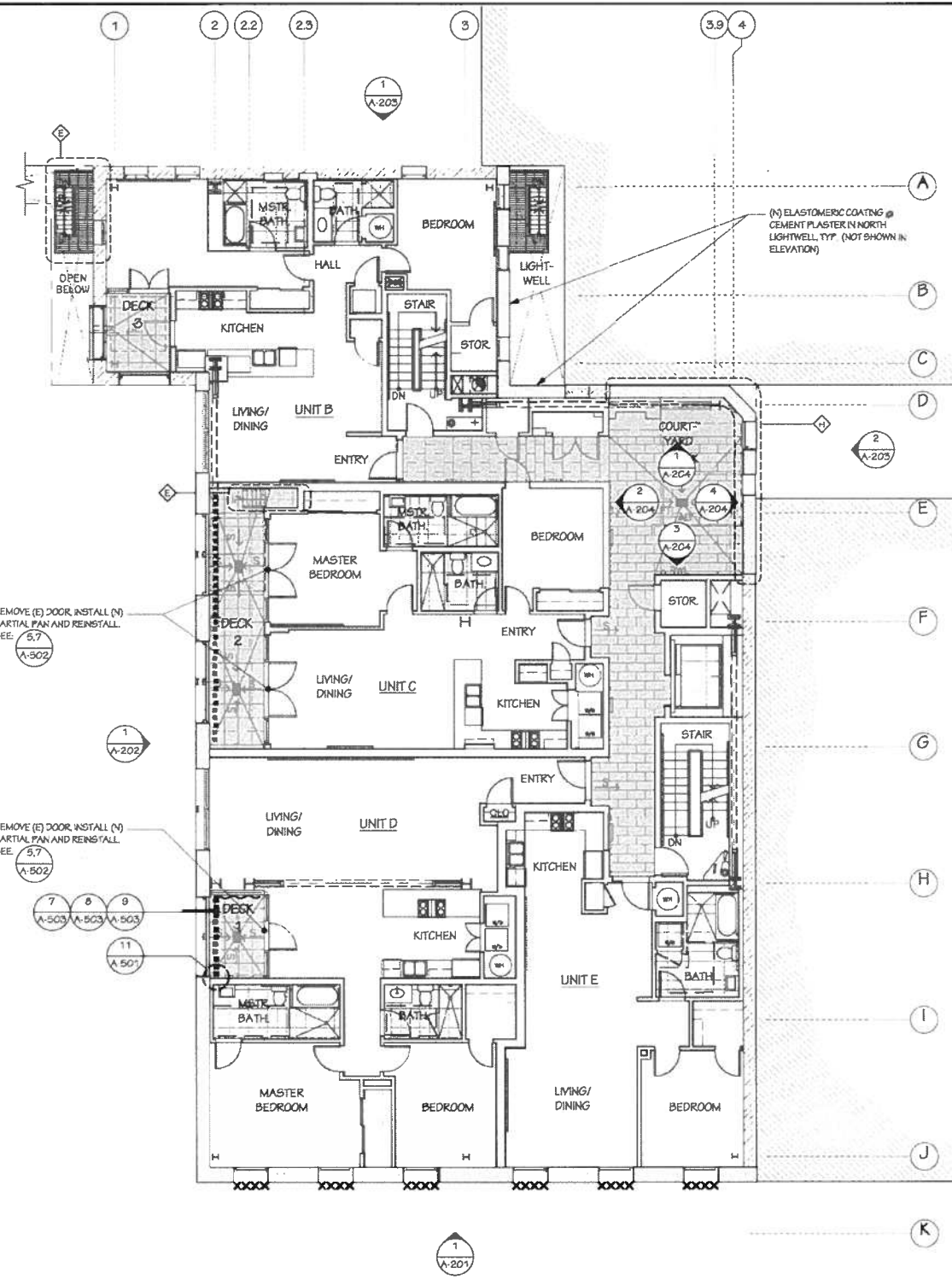
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PROJ #: 12062
SCALE: As Noted

A-103
4 OF 14 SHEETS



2 THIRD FLOOR PLAN
Scale: 1/8" = 1'-0"



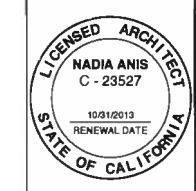
1 SECOND FLOOR PLAN
Scale: 1/8" = 1'-0"

- LEGEND**
- CORROSION TREATMENT**
- ◊ CONCRETE PAVERS - REPLACE STAINED PAVERS
 - ◊ DECK TILES - CLEAN OR REPLACE STAINED TILES
 - ◊ ALUMINUM DECK GRATES - CLEAN W/ NON-ACIDIC SOLUTION
 - ◊ ALUMINUM DOORS, WINDOWS, AND FRAMES - CLEAN AND REPAINT/REFINISH IN PLACE
 - ◊ ALUMINUM FIRE ESCAPE - CLEAN W/ NON-ACIDIC SOLUTION
 - ◊ STEEL WINDOWS: GRIND TO BRIGHT METAL, PRIME W/ 2-PART EPOXY AND REPAINT
 - ◊ NOT USED
 - ◊ STRUCTURAL STEEL FRAME: GRIND TO BRIGHT METAL, PRIME W/ 2-PART EPOXY AND REPAINT

- ~~~~~ CEMENT PLASTER REPAIRS, WALL: (E) CEMENT PLASTER FINISH. CLEAN ANY CORROSION, TYP.
- FIREPROOFING, STRUCTURAL STEEL: REMOVE (E) EXPOSED FIREPROOFING MATERIAL. CLEAN STEEL TO BRIGHT METAL, APPLY 2-PART EPOXY PRIMER, AND REPAINT
- XXXXXXXXX HISTORIC WINDOW REPAIRS: REPAINT (E) HISTORIC WINDOWS & SILLS, REMOVE PAINT & REINSTALL SASHES. INSTALL (N) WEATHER STRIPPING, TYP.

■■■■■■ MASONRY REPAIR, WALLS: (E) HISTORIC BRICK, REPOINT WALL

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EXTERIOR REPAIRS
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SAN FRANCISCO, CA
FLOOR PLAN - 2ND & 3RD FLOOR

ISSUE:

MARK	DATE	DESCRIPTION
A	1/15/13	PERMIT SET
B	2/14/13	PRE CON MEETING
C	7/22/13	REV'D PERMIT SET

REVISION:

DELTA	DATE	DESCRIPTION
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A	7/22/13	REVISION

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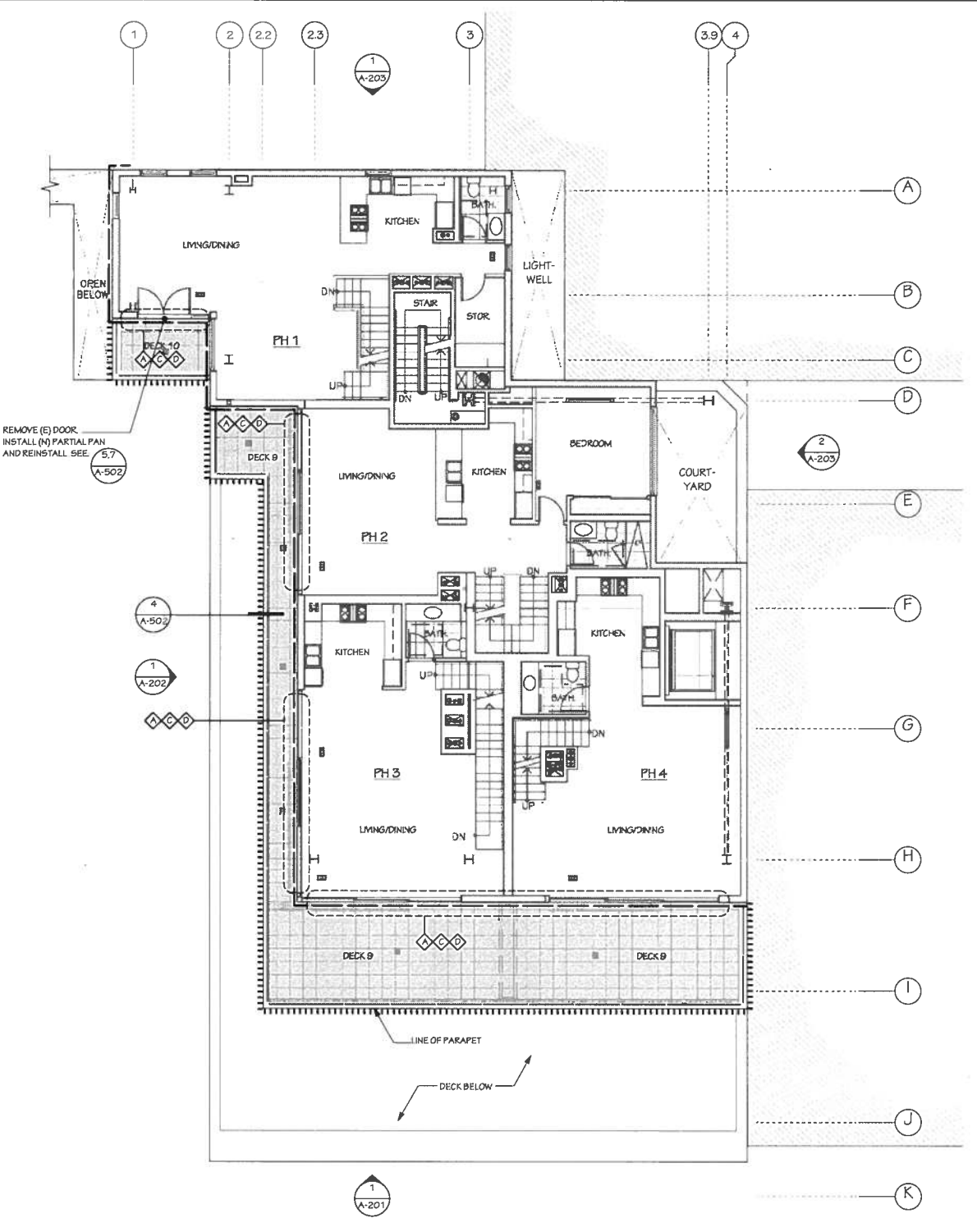
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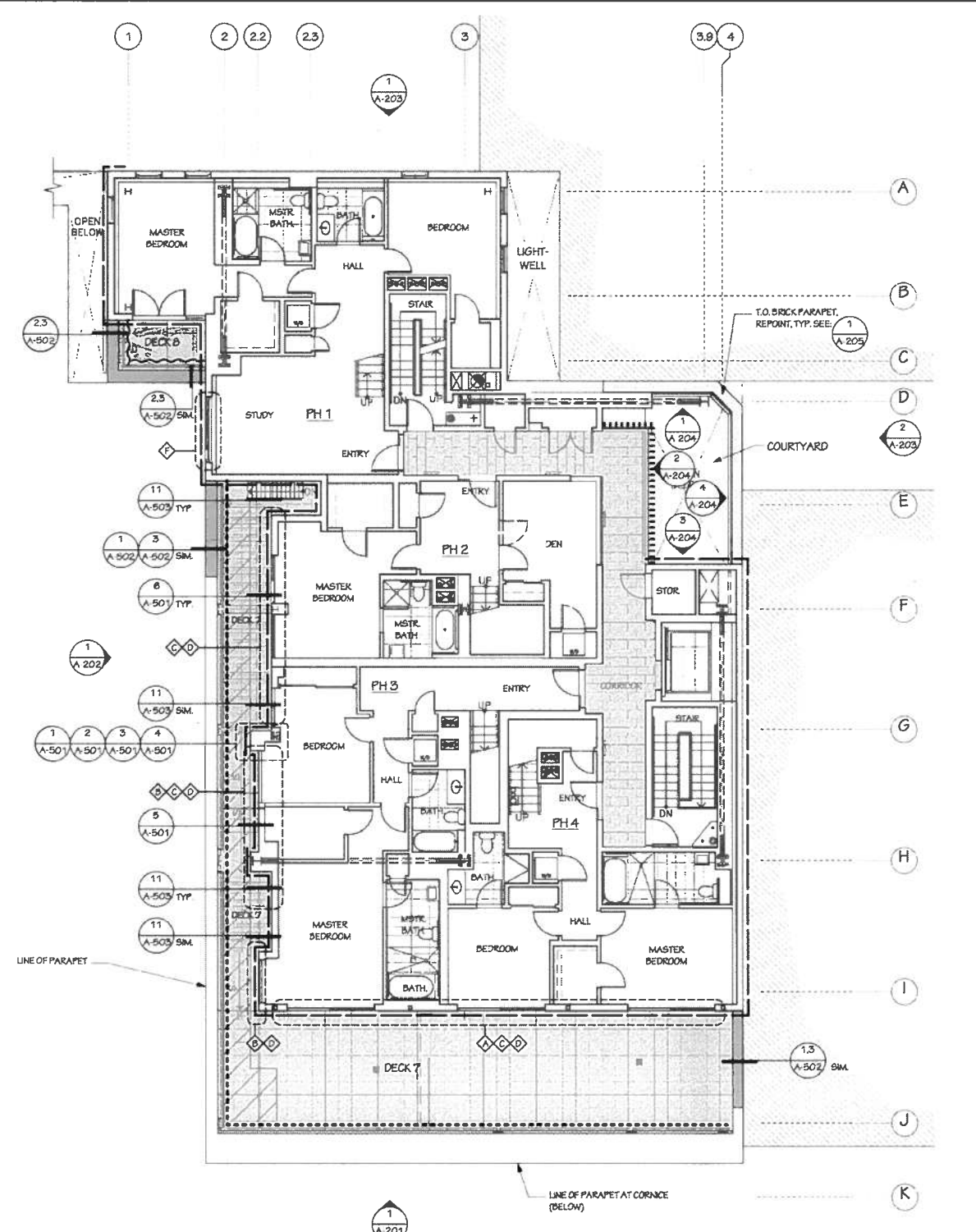
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2 FIFTH FLOOR PLAN
 Scale: 1/8" = 1'-0"



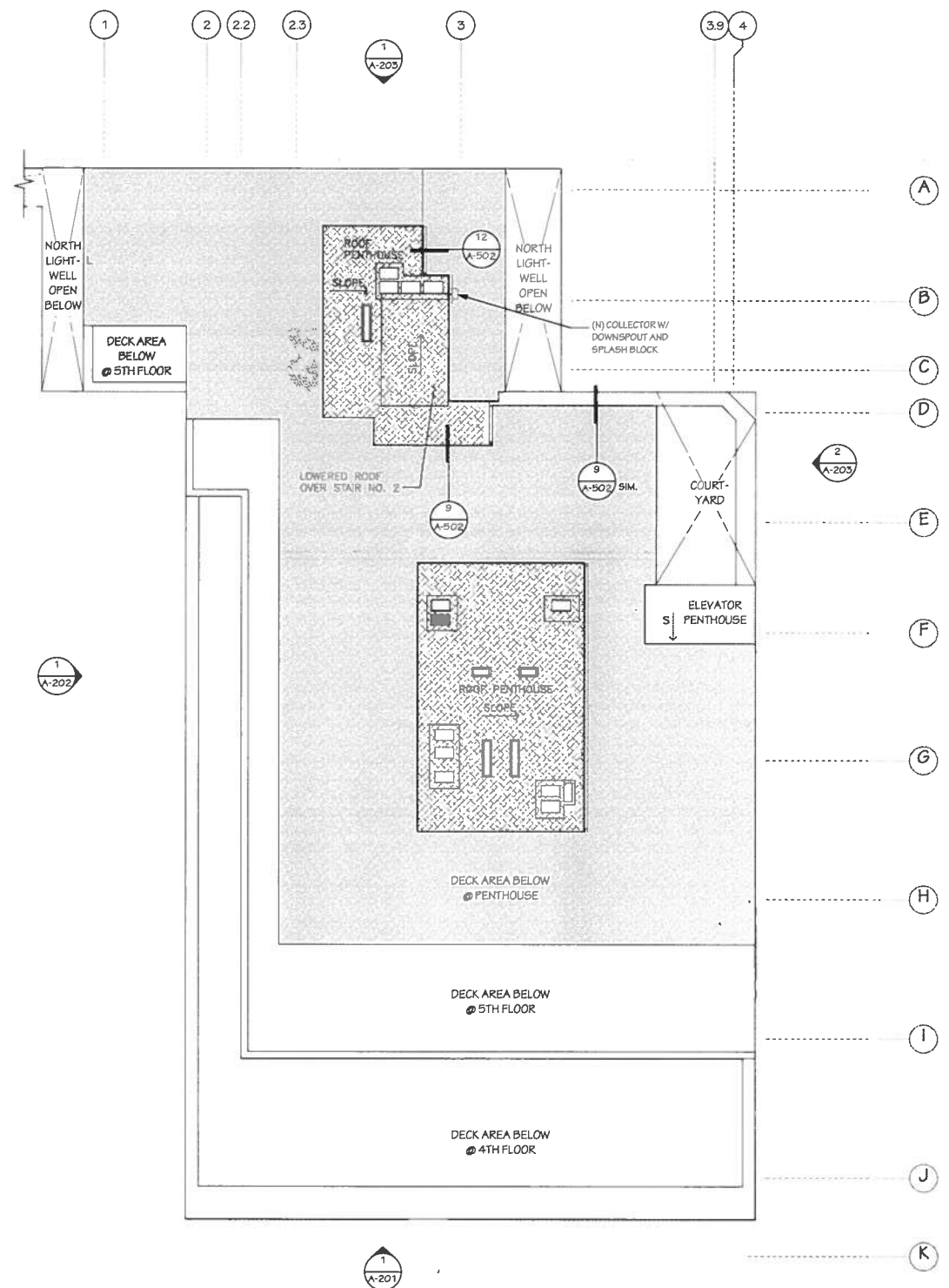
1 FOURTH FLOOR PLAN
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LEGEND

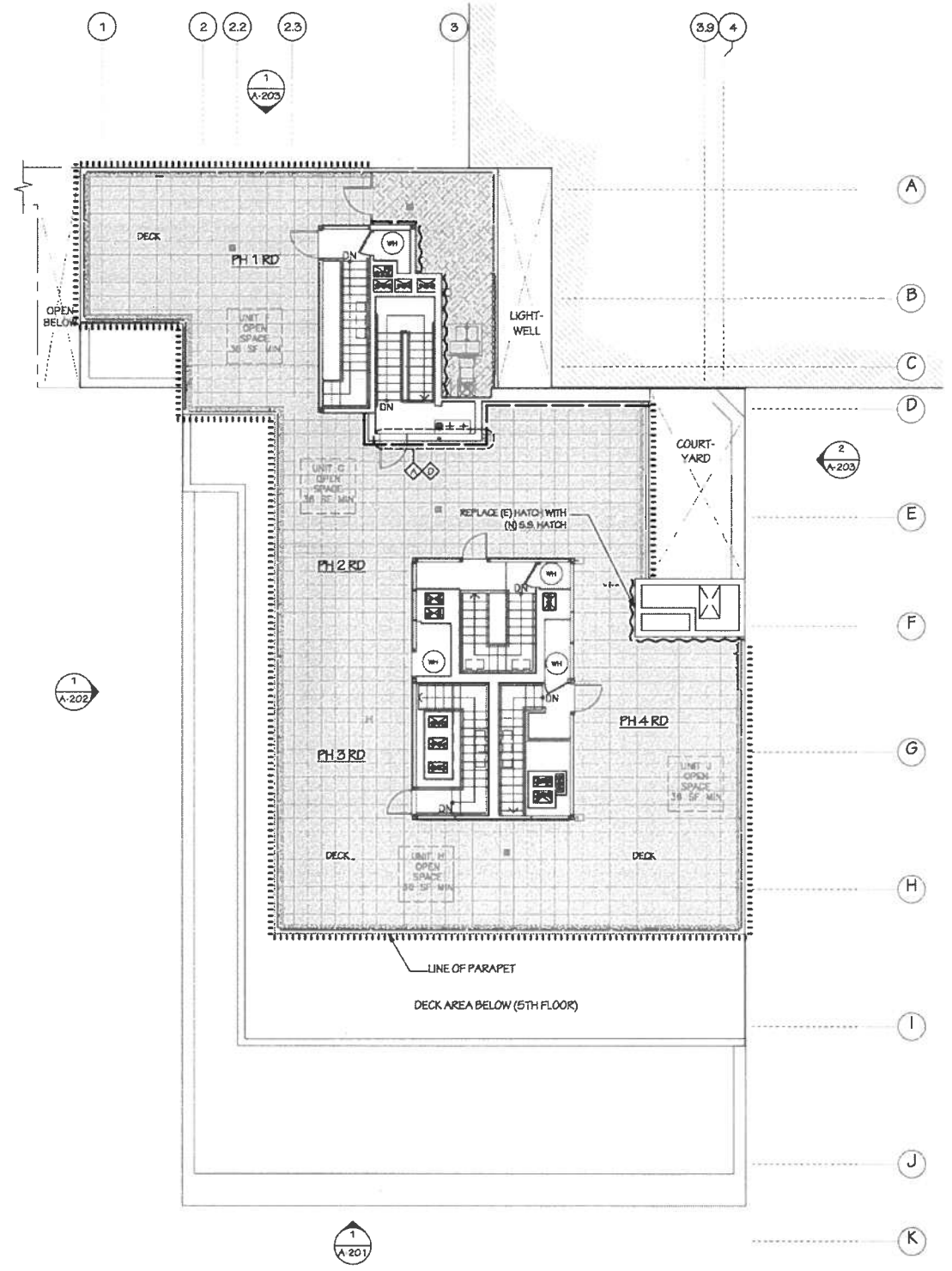
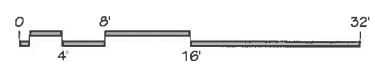
- CORROSION TREATMENT**
- ◊ CONCRETE PAVERS - REPLACE STAINED PAVERS
 - ◊ DECK TILES - CLEAN OR REPLACE STAINED TILES
 - ◊ ALUMINUM DECK GRATES - CLEAN W/ NON-ACIDIC SOLUTION
 - ◊ ALUMINUM DOORS, WINDOWS, AND FRAMES - CLEAN AND REPAIR/REFINISH IN PLACE
 - ◊ ALUMINUM FIRE ESCAPE - CLEAN W/ NON-ACIDIC SOLUTION
 - ◊ STEEL WINDOWS: GRIND TO BRIGHT METAL, PRIME W/ 2-PART EPOXY AND REPAIR
 - ◊ NOT USED
 - ◊ STRUCTURAL STEEL FRAME: GRIND TO BRIGHT METAL, PRIME W/ 2-PART EPOXY AND REPAIR

- ~~~~~ CEMENT PLASTER REPAIRS, WALL: (E) CEMENT PLASTER FINISH, CLEAN ANY CORROSION, TYP.
- TILE REPAIRS, WALL: DEMOLISH (E) TILE FACADE DOWN TO SHEATHING. (N) TILE WALL ASSEMBLY PER DETAIL.
- METAL RAILING REPAIRS: (E) METAL GUARDRAIL, REPAINT IN PLACE
- GLASS GUARDRAIL SYSTEM REPAIRS: (N) GLASS BALLUSTRADE, EMBED IN (N) MORTAR AND SEALANT, SEE DWG 4/A-502. REMOVE INTACT, SALVAGE, CLEAN, AND REUSE (E) GLASS BALLUSTRADE IF POSSIBLE

- ▬ PARAPET CAP FLASHING: INSTALL (N) S.S. FLASHING, PAINT TO MATCH (E)
- ▨ MASONRY REPAIR, WALLS: (E) HISTORIC BRICK WALL, REPOINT



2 ROOF PLAN
Scale: 1/8" = 1'-0"



1 STAIR PENTHOUSE PLAN
Scale: 1/8" = 1'-0"

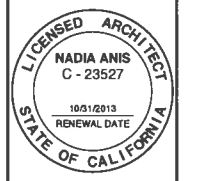
LEGEND

CORROSION TREATMENT

- ▲ CONCRETE PAVERS - REPLACE STAINED PAVERS
- DECK TILES - CLEAN OR REPLACE STAINED TILES
- ALUMINUM DECK GRATES - CLEAN W/ NON-ACIDIC SOLUTION
- ◇ ALUMINUM DOORS, WINDOWS, AND FRAMES - CLEAN AND REPAINT/REFINISH IN PLACE
- ◇ ALUMINUM FIRE ESCAPE - CLEAN W/ NON-ACIDIC SOLUTION
- ◇ STEEL WINDOWS: GRIND TO BRIGHT METAL, PRIME W/ 2-PART EPOXY AND REPAINT
- ◇ NOT USED
- ◇ STRUCTURAL STEEL FRAME: GRIND TO BRIGHT METAL, PRIME W/ 2-PART EPOXY AND REPAINT

- ~~~~~ STUCCO REPAIRS, WALL: (E) STUCCO FINISH, CLEAN ANY CORROSION.
- TILE REPAIRS, WALL: DEMOLISH (E) TILE FACADE DOWN TO SHEATHING. (N) TILE WALL ASSEMBLY PER DETAIL.
- GLASS GUARDRAIL SYSTEM REPAIRS: (N) GLASS BALUSTRADE, EMBED IN (N) MORTAR AND SEALANT. SEE DWG 4/A-502. REMOVE INTACT, SALVAGE, CLEAN, AND REUSE (E) GLASS BALUSTRADE IF POSSIBLE.

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EXTERIOR REPAIRS
845 MONTGOMERY STREET
SAN FRANCISCO, CA
FLOOR PLANS - ROOF & STAIR PENTHOUSE

ISSUE:

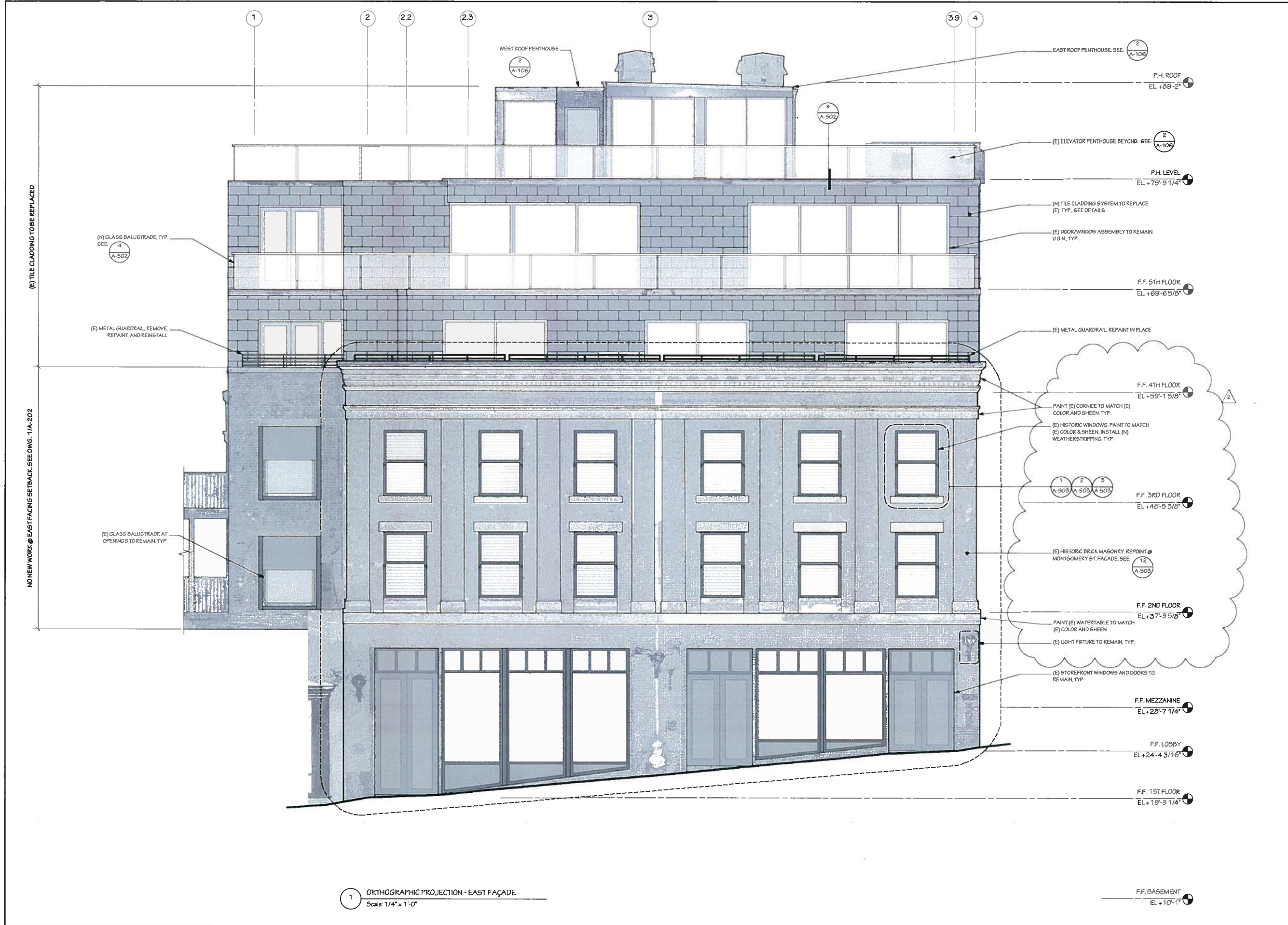
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B	2/4/13	PRE CON MEETING
C	7/2/13	REV'D PERMIT SET

REVISION:

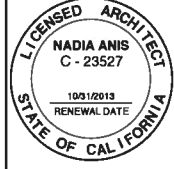
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BY: RAW
PROJ #: 12062
SCALE: As Noted

A-106



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JACKSON SQUARE RECONSTRUCTION
 EXTERIOR REPAIRS
 845 MONTGOMERY STREET
 SAN FRANCISCO, CA
 ORTHOGRAPHIC PROJECTIONS

ISSUE:

MARK	DATE	DESCRIPTION
A	1/5/13	PERMIT SET
B	2/4/13	PRELIM CON MEETING
C	7/2/13	REVISED PERMIT SET

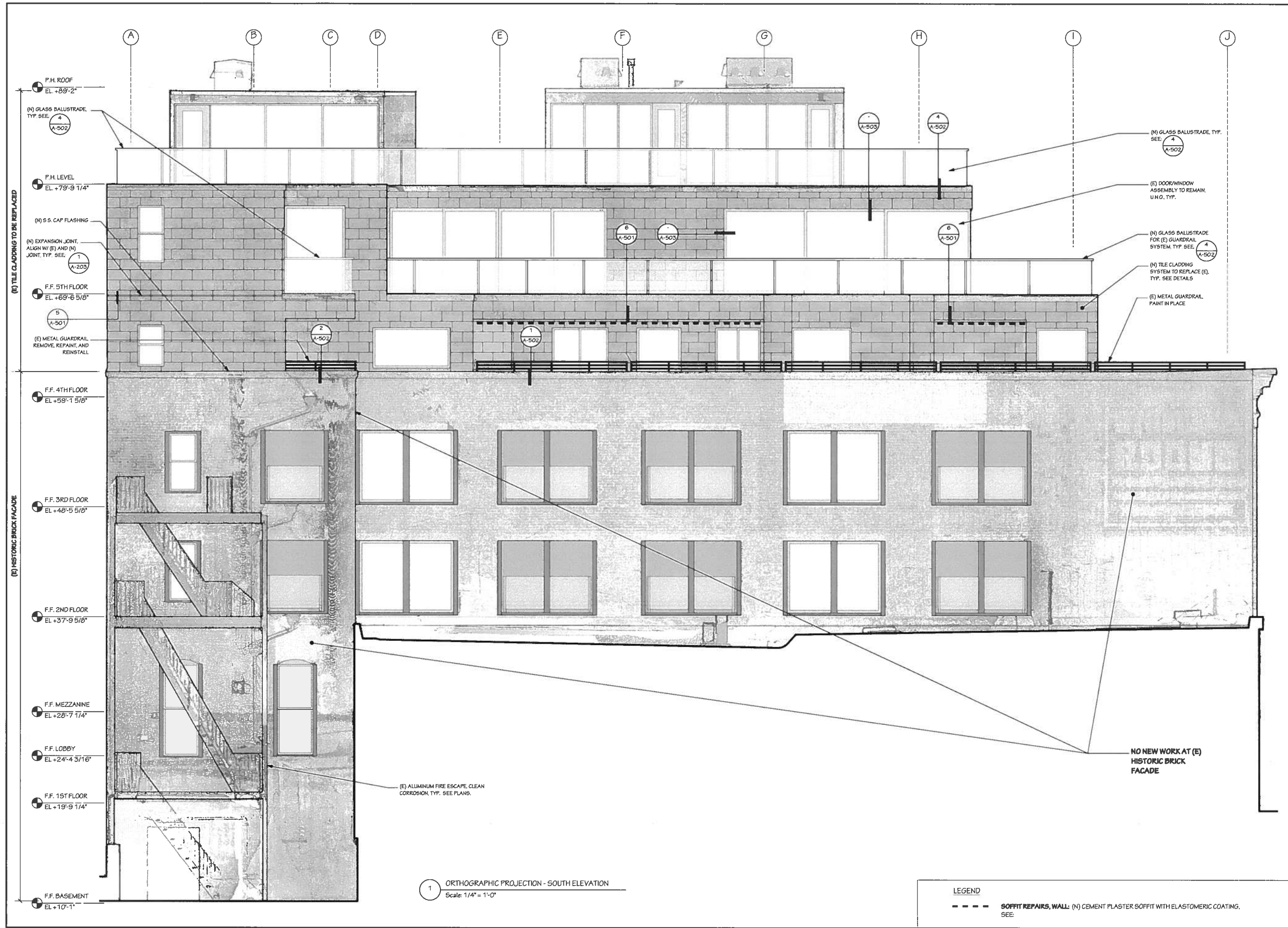
REVISION:

DELTA	DATE	DESCRIPTION
1	10/16/12	ADDENDUM 2
A	7/2/13	REVISION

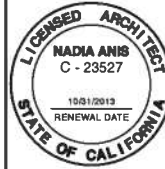
FILE: 12062 130722 CD
 BY: RAW
 PROJ: 12062
 SCALE: As Noted

1 ORTHOGRAPHIC PROJECTION - EAST FAÇADE
 Scale: 1/4" = 1'-0"

F.F. BASEMENT
 EL. +10'-11"



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 ORTHOGRAPHIC PROJECTIONS

ISSUE:

MARK	DATE	DESCRIPTION
A	1/15/13	PERMIT SET
B	2/6/13	PRE CON MEETING
C	7/23/13	REV'D PERMIT SET

REVISION:

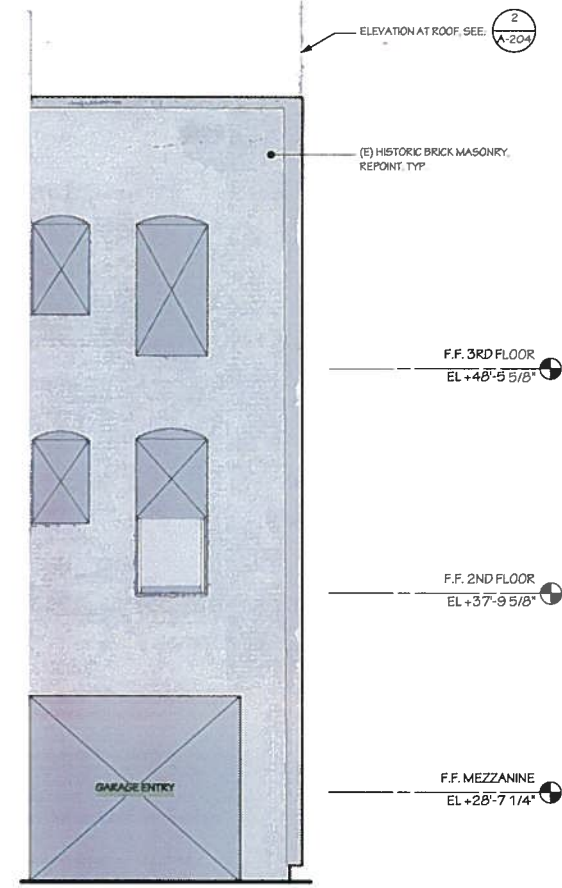
DELTA	DATE	DESCRIPTION

FILE: 12062 130722 CD
 BY: RAW
 PROJ: 12062
 SCALE: As Noted

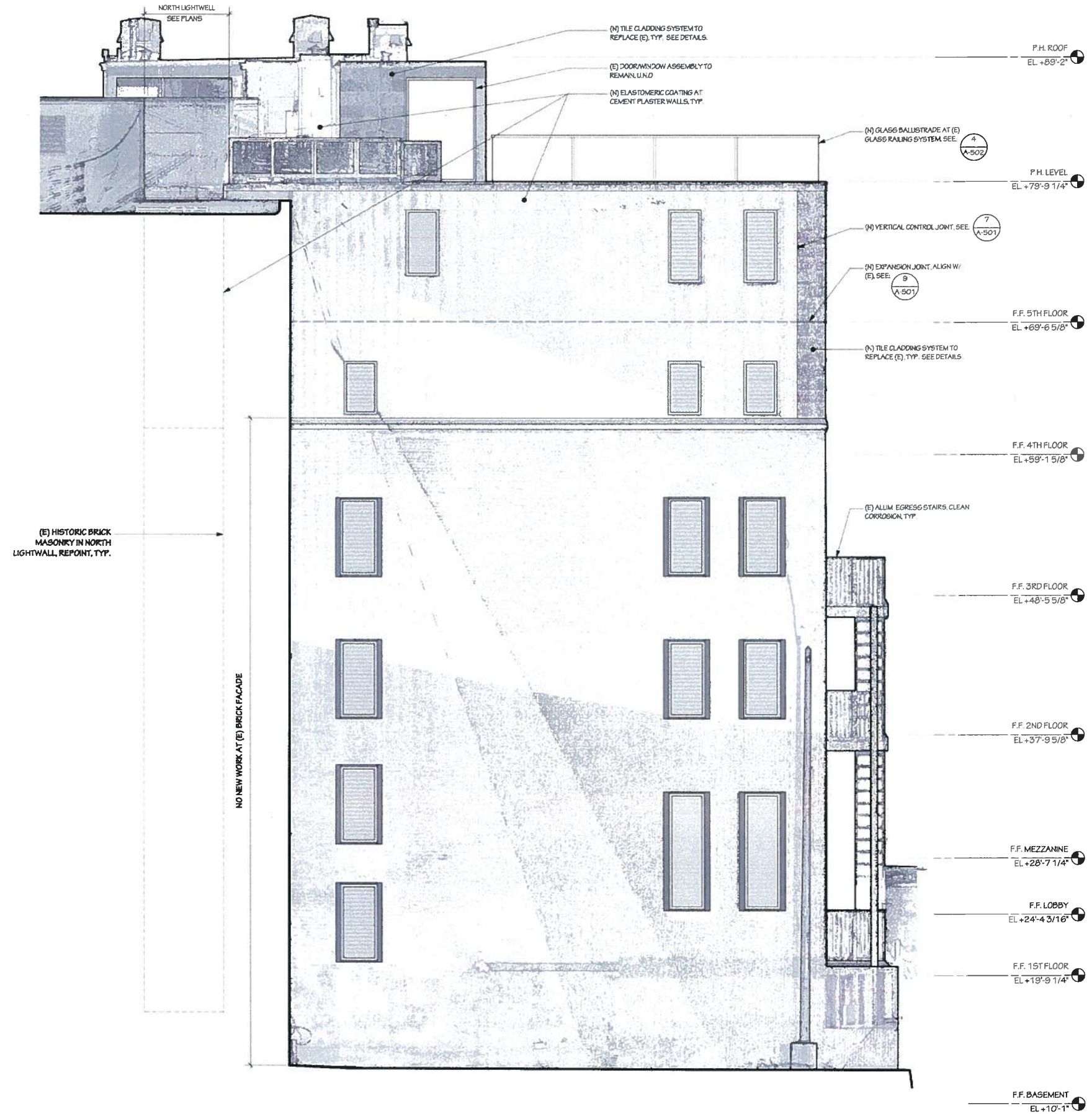
A-202
 9 OF 14 SHEETS

1 ORTHOGRAPHIC PROJECTION - SOUTH ELEVATION
 Scale: 1/4" = 1'-0"

LEGEND
 - - - - - SOFFIT REPAIRS, WALL: (N) CEMENT PLASTER SOFFIT WITH ELASTOMERIC COATING. SEE.

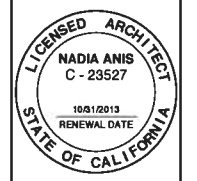


2 ORTHOGRAPHIC PROJECTION - NORTH ELEVATION
Scale: 1/4" = 1'-0"



1 ORTHOGRAPHIC PROJECTION - WEST ELEVATION
Scale: 1/4" = 1'-0"

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ORTHOGRAPHIC PROJECTIONS

ISSUE:

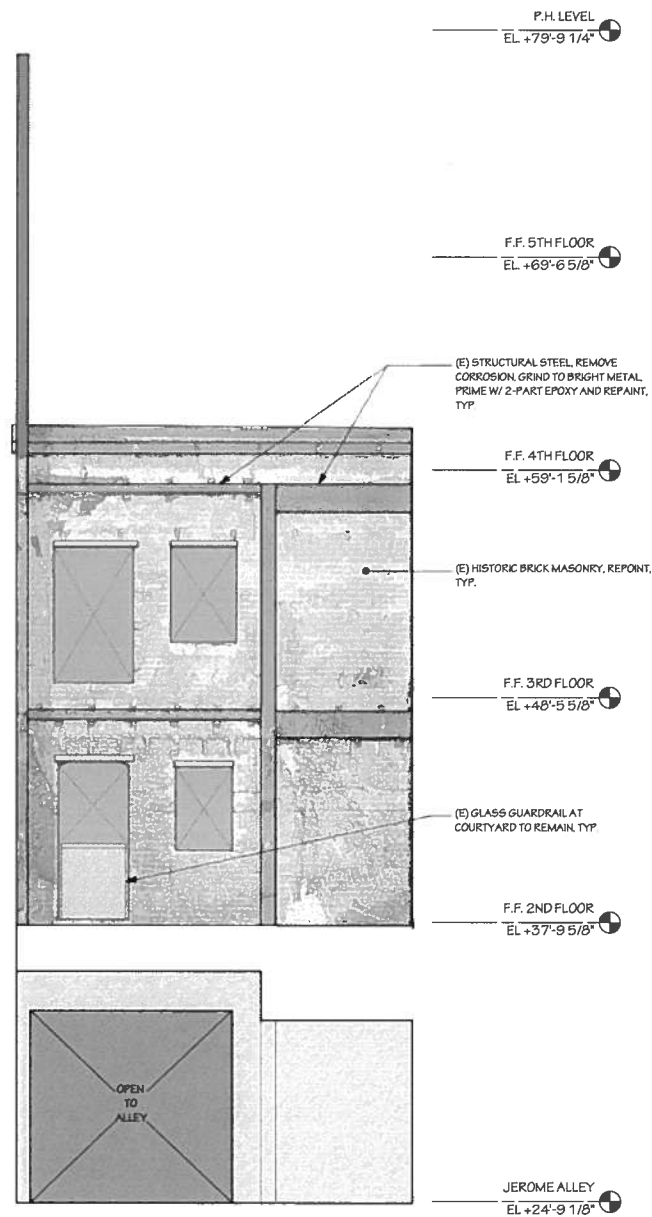
MARK	DATE	DESCRIPTION
A	3/5/13	PERMIT SET
B	3/4/13	PRE CON MEETING
C	7/2/13	REV'D PERMIT SET

REVISION:

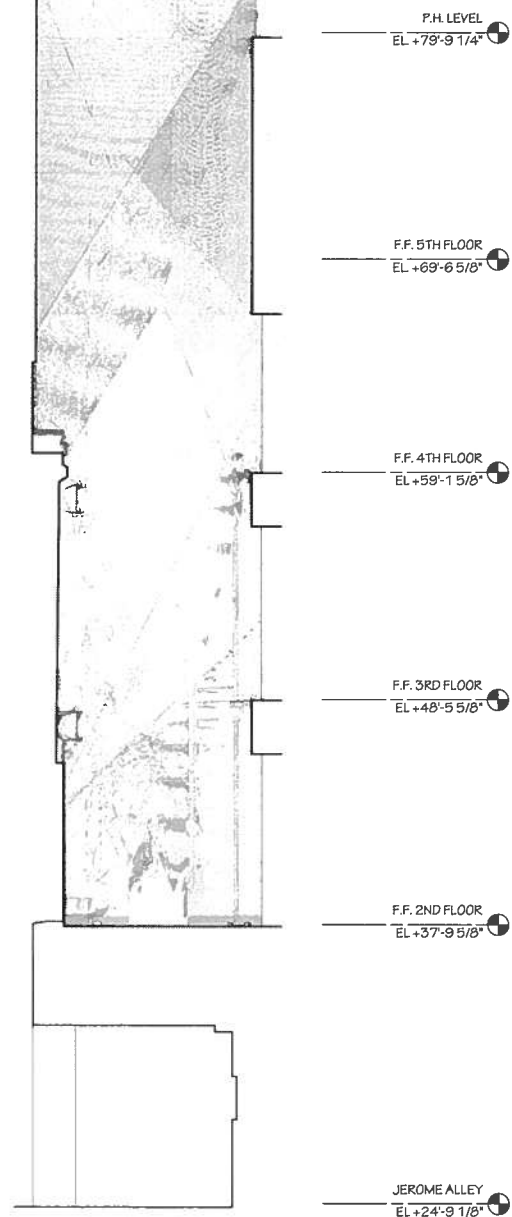
DELTA	DATE	DESCRIPTION

FILE: 12062_130722_CD
BY: RAW
PROJ #: 12062
SCALE: As Noted

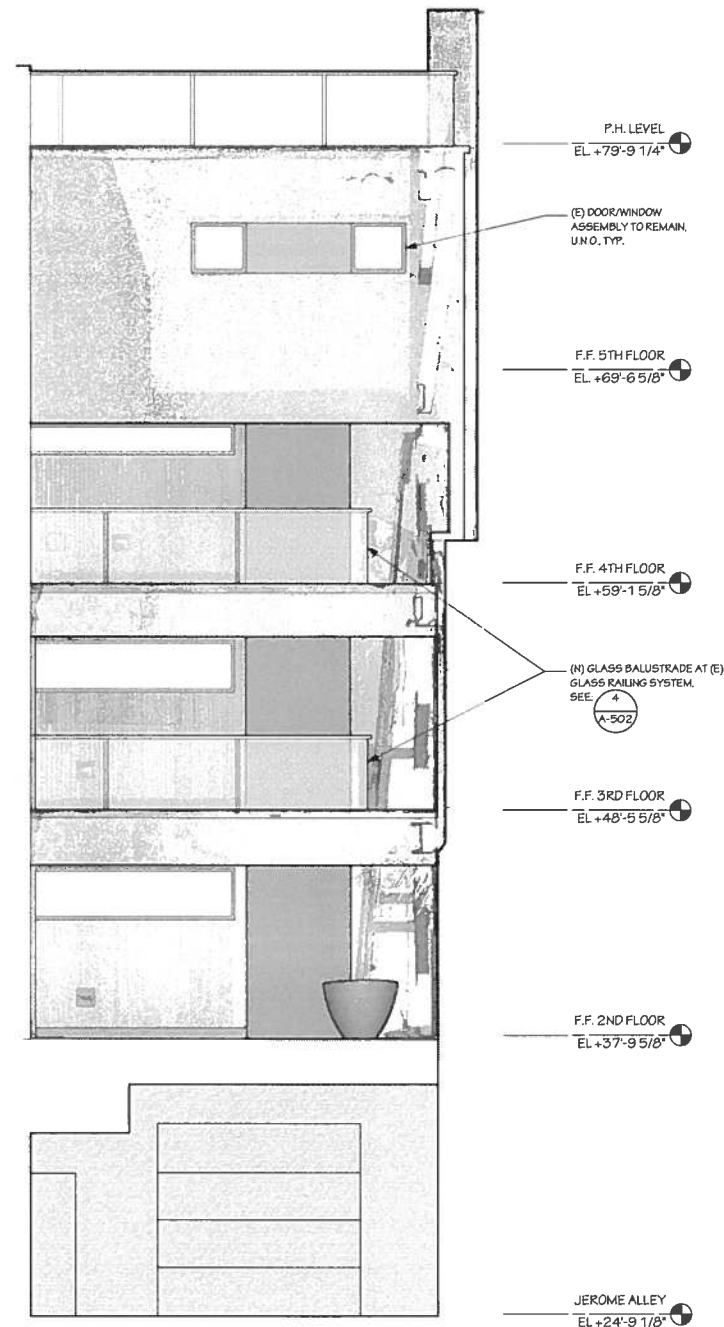
A-203



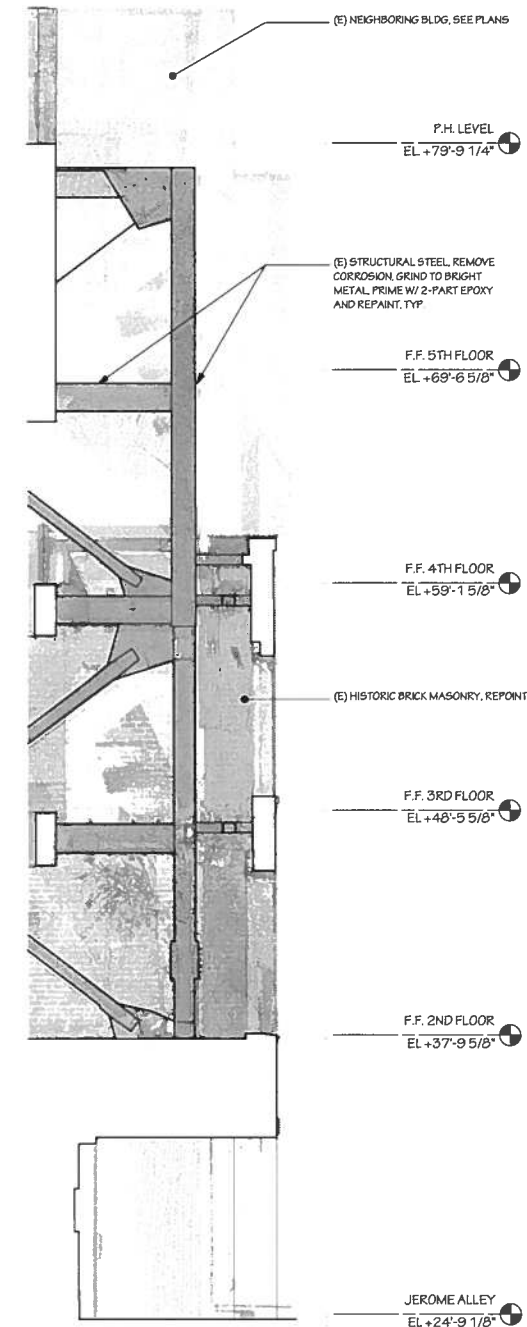
4 ORTHOGRAPHIC PROJECTION @ COURTYARD - NORTH ELEVATION
Scale: 1/4" = 1'-0"



3 ORTHOGRAPHIC PROJECTION @ COURTYARD - WEST ELEVATION
Scale: 1/4" = 1'-0"



2 ORTHOGRAPHIC PROJECTION @ COURTYARD - SOUTH ELEVATION
Scale: 1/4" = 1'-0"



1 ORTHOGRAPHIC PROJECTION @ COURTYARD - EAST ELEVATION
Scale: 1/4" = 1'-0"

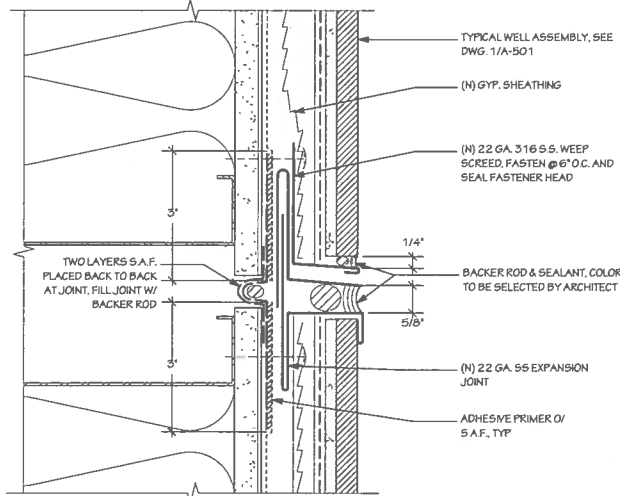
ISSUE:

MARK	DATE	DESCRIPTION
A	5/5/13	PERMIT SET
B	2/4/13	PRE CON MEETING
C	7/2/11	REV'D PERMIT SET

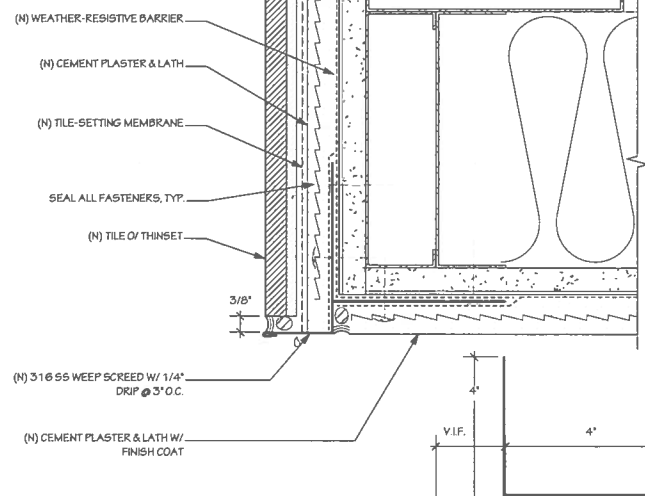
REVISION:

DELTA	DATE	DESCRIPTION

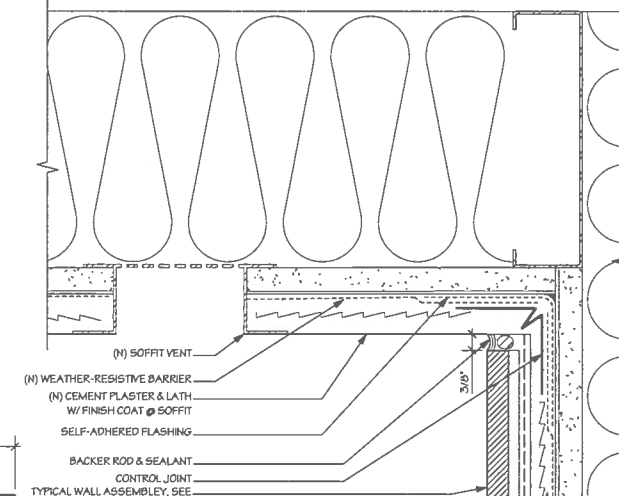
FILE: J2062 130722 CD
BY: RAW
PROJ #: J2062
SCALE: As Noted



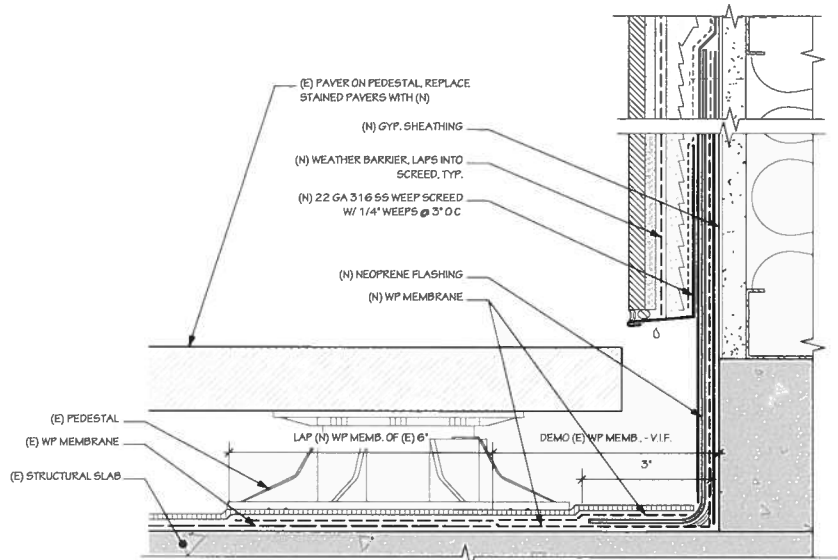
9 HORIZONTAL EXPANSION JOINT
SCALE: 6" = 1'-0"



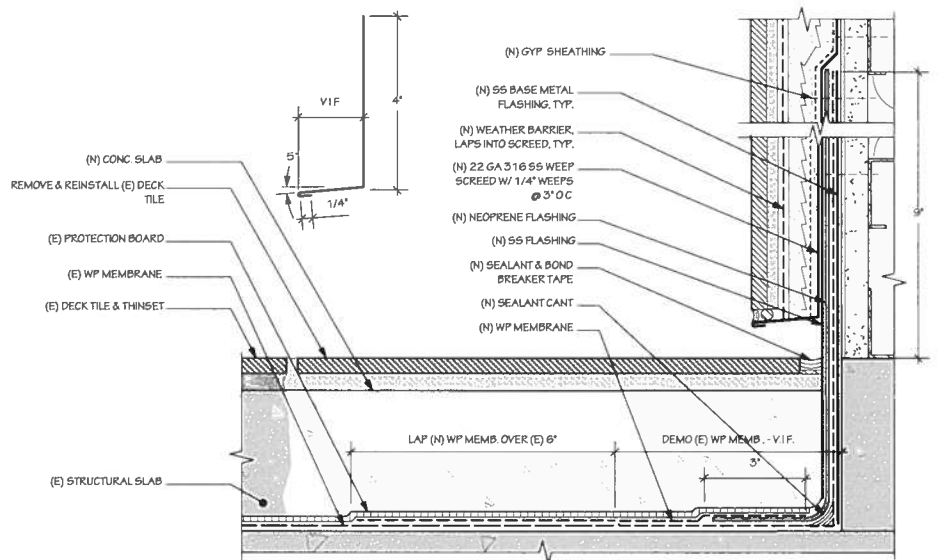
6 CEMENT PLASTER SOFFIT @ TILE WALL
SCALE: 6" = 1'-0"



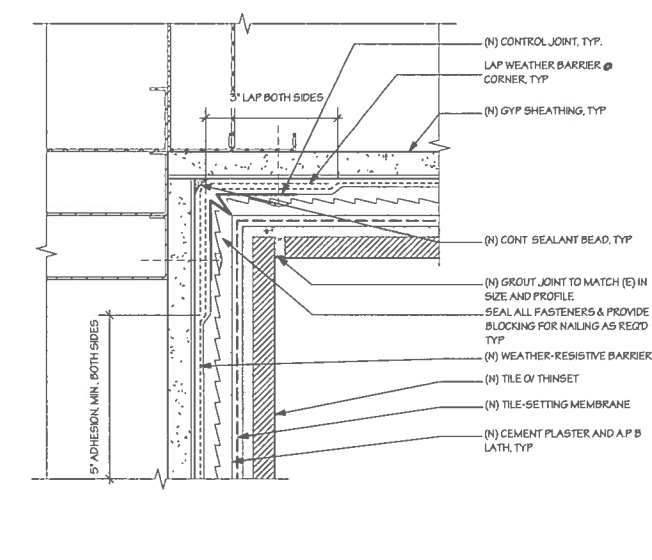
3 TYPICAL OUTSIDE CORNER
SCALE: 6" = 1'-0"



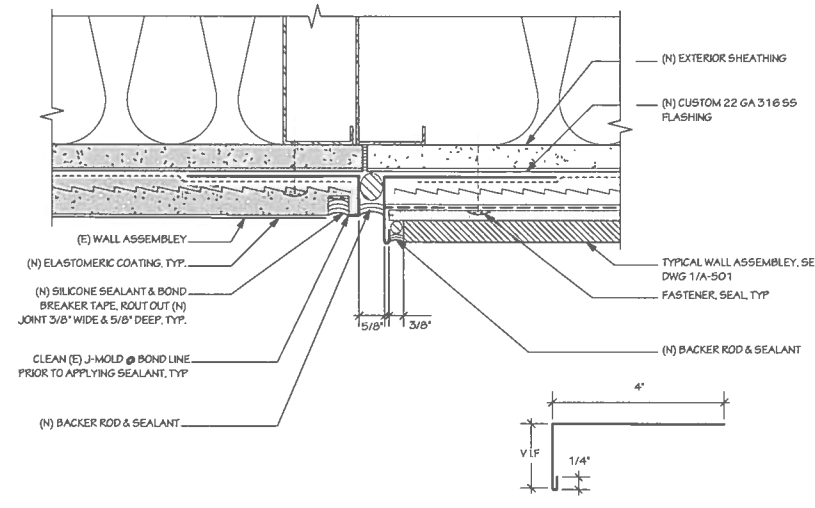
8 TILE WALL TO WP MEMB. AT PAVERS
SCALE: 6" = 1'-0"



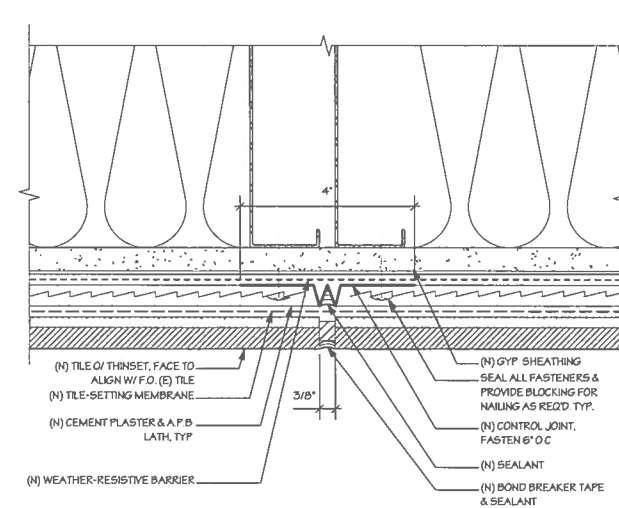
5 TILE WALL TO WP MEMBRANE TRANSITION @ TILE DECK
SCALE: 6" = 1'-0"



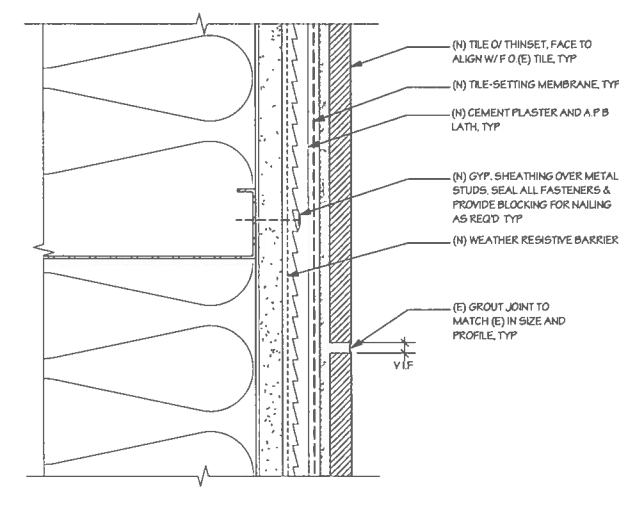
2 TYPICAL INSIDE CORNER
SCALE: 6" = 1'-0"



7 VERTICAL CONTROL JOINT
SCALE: 6" = 1'-0"



4 TYPICAL CONTROL JOINT
SCALE: 6" = 1'-0"



1 TYPICAL WALL ASSEMBLY
SCALE: 6" = 1'-0"

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LICENSED ARCHITECT
NADIA ANIS
C - 23527
10/31/2013
RENEWAL DATE
STATE OF CALIFORNIA

JACKSON SQUARE RECONSTRUCTION
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845 MONTGOMERY STREET
SAN FRANCISCO, CA
TILE DETAILS

ISSUE:

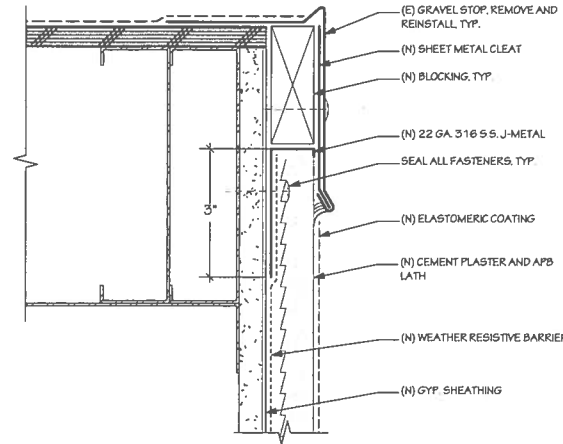
MARK	DATE	DESCRIPTION
A	1/5/13	PERMIT SET
B	2/4/13	PRE CON MEETING
C	7/2/13	REV'D PERMIT SET

REVISION:

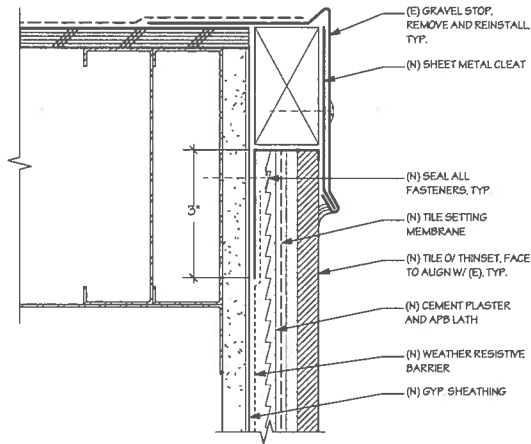
DELTA	DATE	DESCRIPTION

FILE: 12062-110722 CD
BY: RW
PROJ #: 12062
SCALE: As Noted

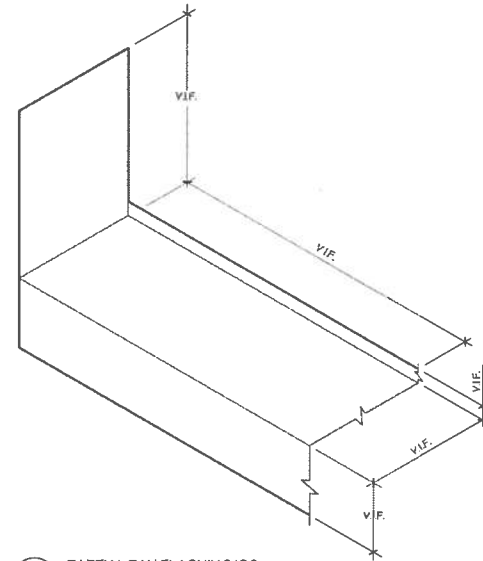
A-501



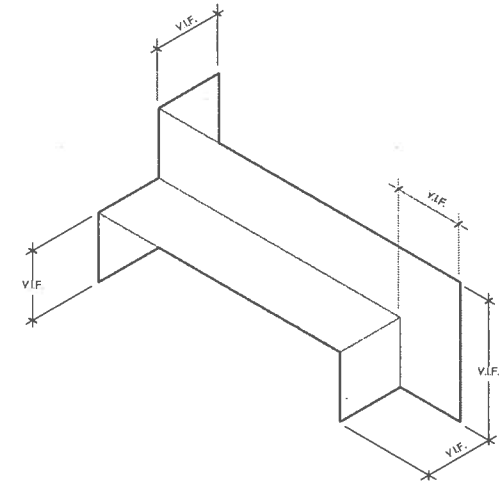
12 CEMENT PLASTER AT GRAVEL STOP
SCALE: 6" = 1'-0"



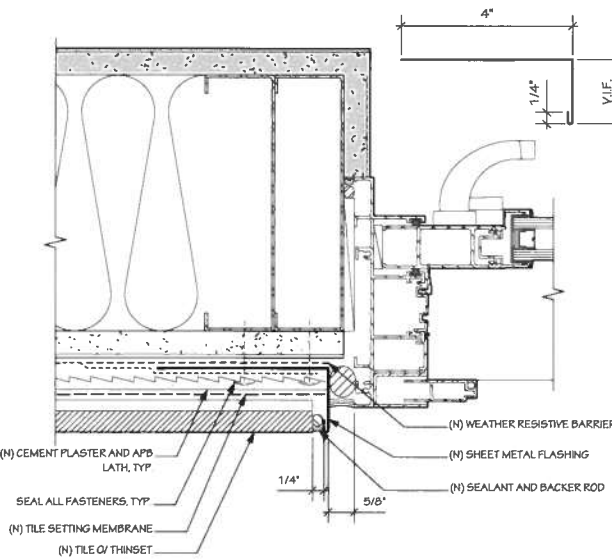
9 TILE AT GRAVEL STOP
SCALE: 6" = 1'-0"



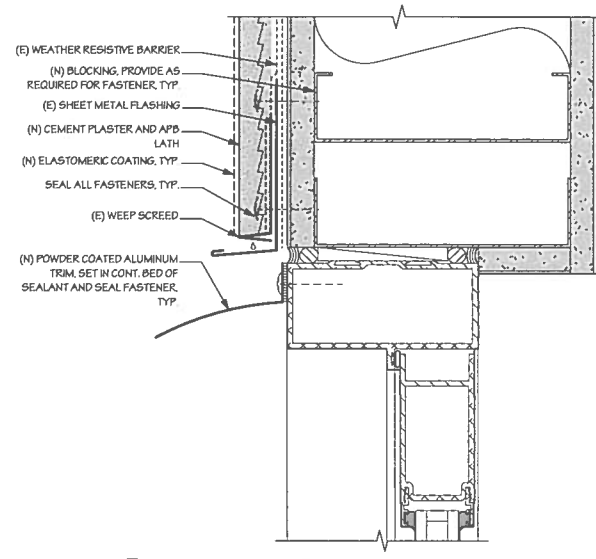
6 PARTIAL PAN FLASHING ISO
SCALE: N.T.S.



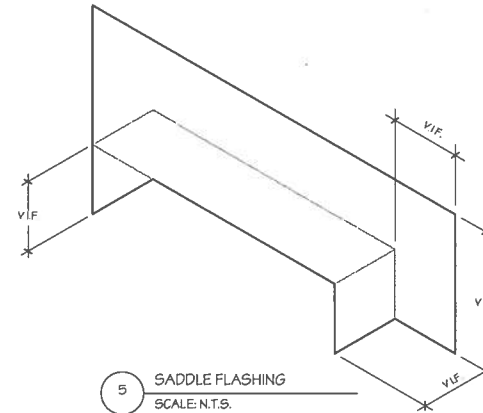
3 SADDLE FLASHING ISO
SCALE: N.T.S.



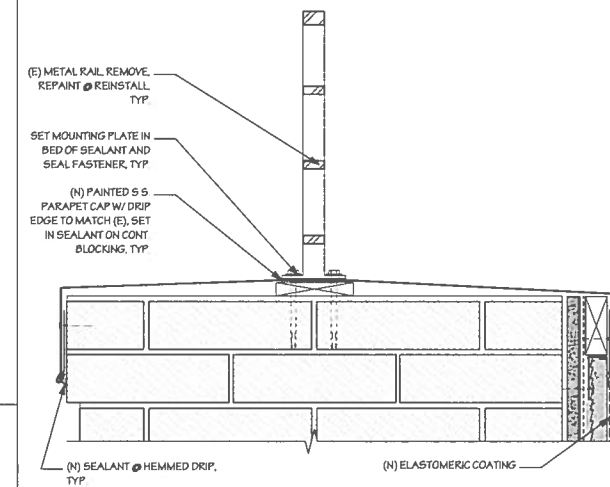
11 SLIDING DOOR JAMB AT TILE
SCALE: 6" = 1'-0"



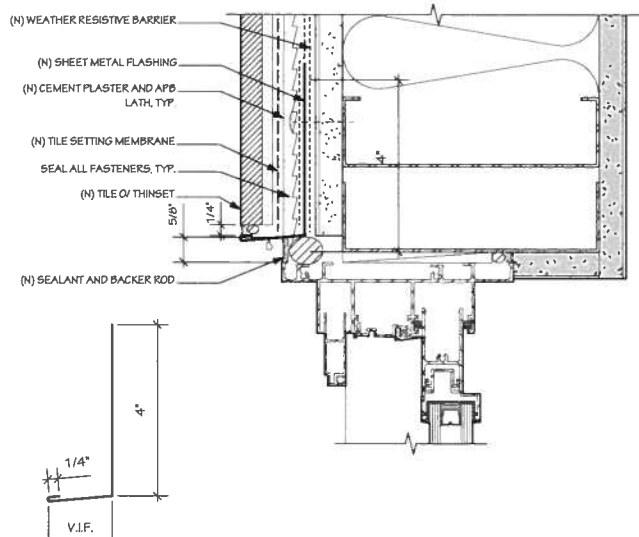
8 ALUM. FRENCH DOOR HEAD
SCALE: 6" = 1'-0"



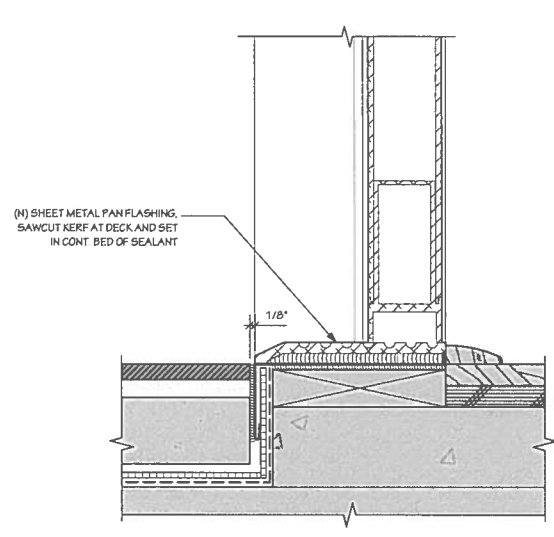
5 SADDLE FLASHING
SCALE: N.T.S.



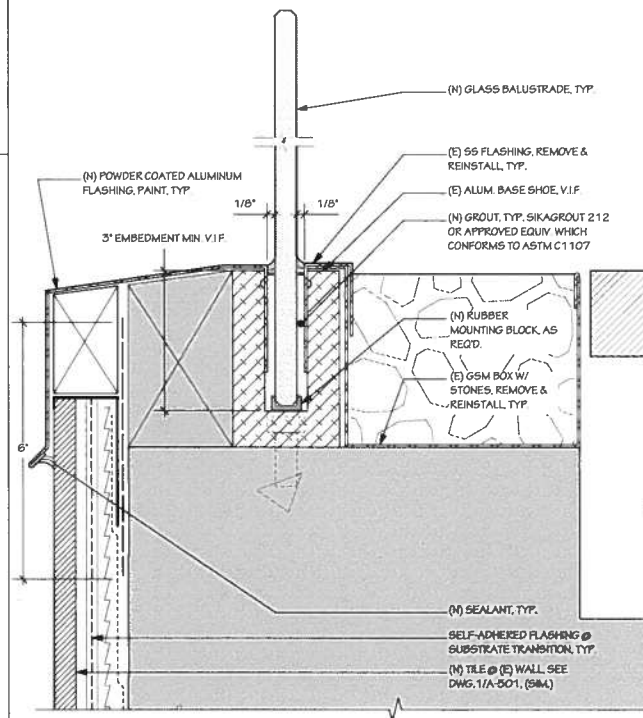
2 TILE @ TOP OF WALL W/ GUTTER
SCALE: 3" = 1'-0"



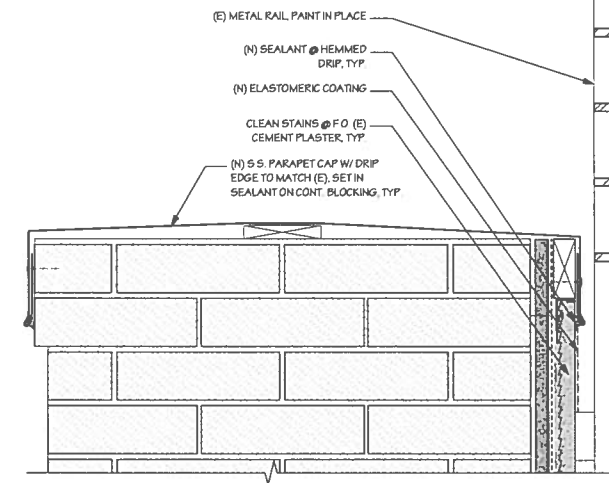
10 SLIDING DOOR HEAD AT TILE
SCALE: 6" = 1'-0"



7 ALUM. FRENCH DOOR THRESHOLD AT DECK TILE
SCALE: 6" = 1'-0"



4 GLASS BALUSTRADE
SCALE: 6" = 1'-0"



1 WALL TO PARAPET CAP
SCALE: 3" = 1'-0"

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C - 23527
10/1/2013
RENEWAL DATE
STATE OF CALIFORNIA

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845 MONTGOMERY STREET
SAN FRANCISCO, CA
DETAILS

ISSUE:

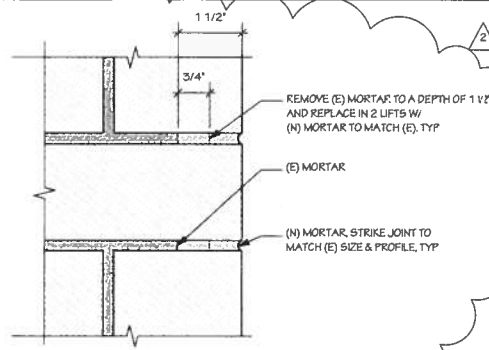
MARK	DATE	DESCRIPTION
A	1/5/13	PERMIT SET
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C	7/2/13	REV'D PERMIT SET

REVISION:

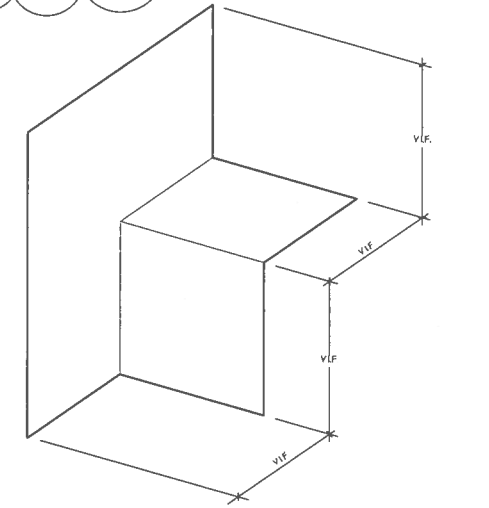
DELTA	DATE	DESCRIPTION
1	10/16/12	ADDENDUM 2

FILE: 12062 CD
BY: RAW
PROJ #: 12062
SCALE: As Noted

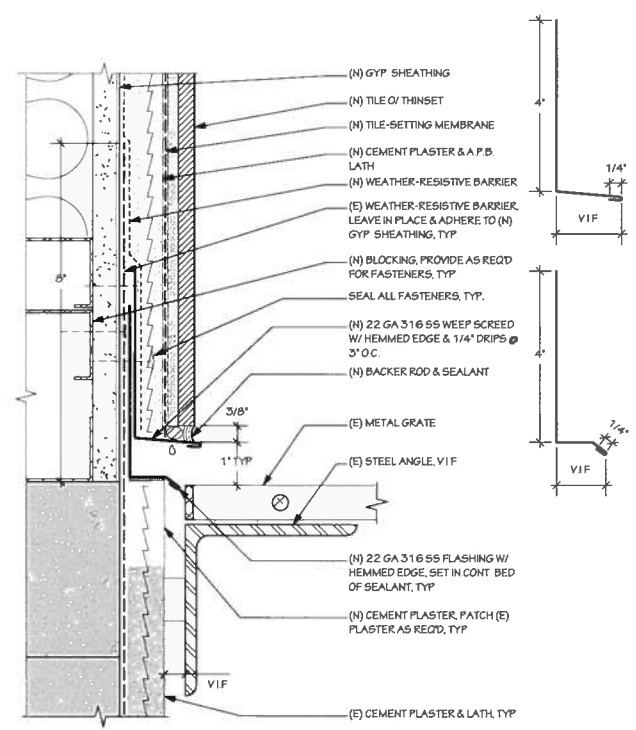
A-502



12 BRICK REPOINTING
SCALE: N.T.S.



11 SADDLE FLASHING @ TILE WALL/STUCCO SOFFIT
SCALE: N.T.S.

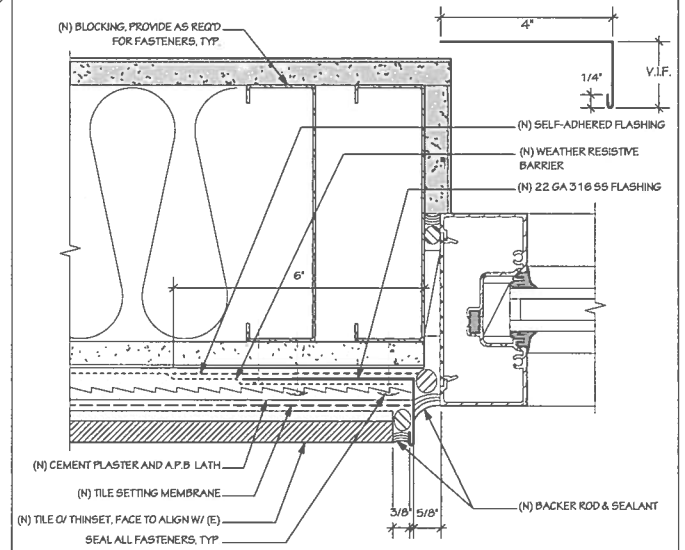


10 TRANSITION @ (N) WALL TILE & (E) CEMENT PLASTER
SCALE: 6" = 1'-0"

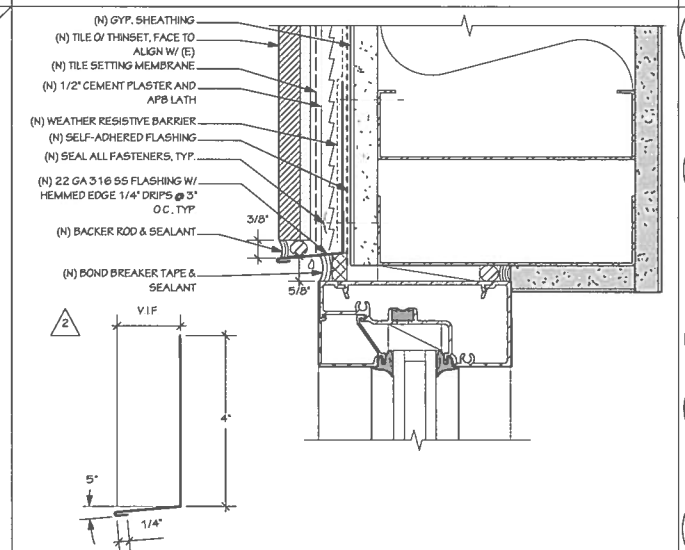
NOT USED

NOT USED

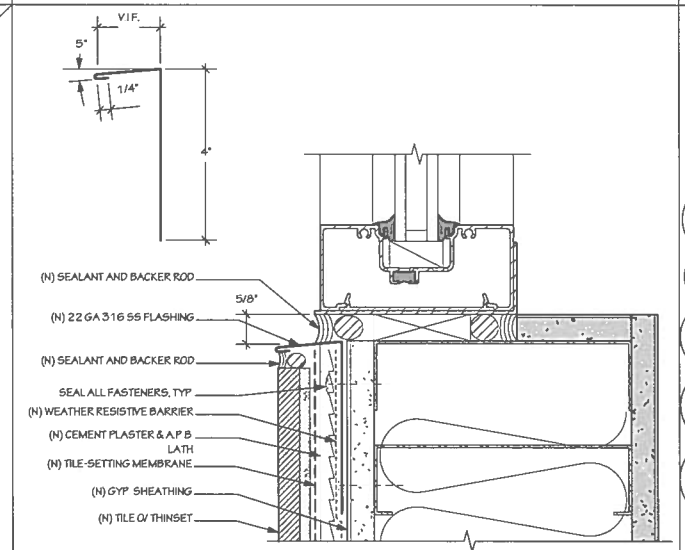
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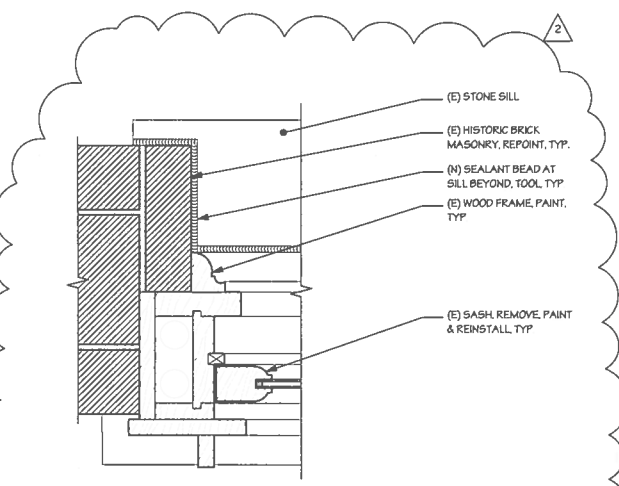
6 ALUM. FIXED WINDOW JAMB @ TILE
SCALE: 6" = 1'-0"



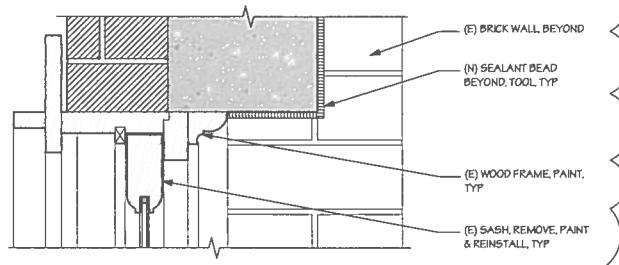
5 ALUM. FIXED WINDOW HEAD @ TILE
SCALE: 6" = 1'-0"



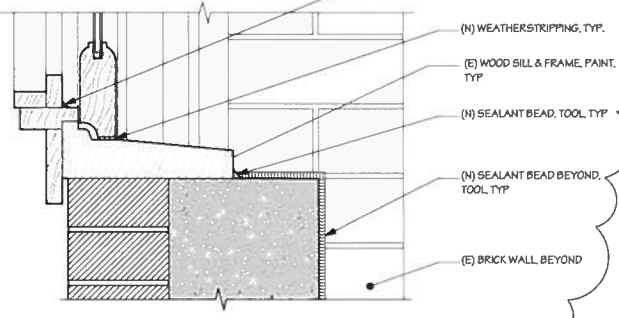
4 ALUM. FIXED WINDOW SILL @ TILE
SCALE: 6" = 1'-0"



3 WOOD WINDOW JAMB
SCALE: 3" = 1'-0"



2 WOOD WINDOW HEAD
SCALE: 3" = 1'-0"



1 WOOD WINDOW SILL
SCALE: 3" = 1'-0"

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10/01/2013
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STATE OF CALIFORNIA

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845 MONTGOMERY STREET
SAN FRANCISCO, CA
WINDOW & MISC. DETAILS

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C	7/22/13	REV'D PERMIT SET

REVISION:

DELTA	DATE	DESCRIPTION
1	10/16/12	ADDENDUM 2
2	7/22/13	REVISION

FILE: 12062 130722 CD
BY: CJL/RAW
PROJ #: 12062
SCALE: As Noted

A-503