



SAN FRANCISCO PLANNING DEPARTMENT

Permit to Alter Case Report

HEARING DATE: APRIL 16, 2014

Filing Date: February 28, 2014
Case No.: **2014.0323H**
Project Address: **1235 Mission Street**
Category: Category II (Significant)
Zoning: SLR (Service/Light Industrial/Residential) Zoning District
65-X Height and Bulk District
Block/Lot: 3728/089
Applicant: Sarah Thomas, William Duff Architects
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San Francisco, CA 94108
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PROPERTY DESCRIPTION

1235 MISSION STREET is located on the south side of Mission Street between 8th and 9th Street, and possesses 180-ft of frontage along Mission Street and 275-ft of frontage along Minna Street. Historically known as the Mangrum & Otter Building, 1235 Mission Street was originally designed by noted architects Bliss & Fairweather in 1927. On Mission Street, the subject property includes a four-story, reinforced concrete commercial building with a polychrome terracotta façade, and a two-story, stucco-clad addition, which was completed in 1967. On Minna Street, the rear façade includes a four-story, reinforced concrete façade with steel-sash windows, and a smaller, two-story addition with a stepped parapet and steel-sash windows.

PROJECT DESCRIPTION

The proposed project consists of exterior façade alterations to the two-story addition constructed in 1967, including:

- Removal of a non-historic entry doorway on the Mission Street façade, and installation of a single, new aluminum-sash fixed window consistent with the existing windows materials and openings; and,
- Removal of two, steel-sash windows and installation of a new entry vestibule and roll-up door. The new roll-up door would be aligned to the existing façade, and would be 10-ft wide.

No work would occur on the historic terracotta portion of the existing building.

OTHER ACTIONS REQUIRED

Proposed work requires a Building Permit from the Department of Building Inspection (DBI).

COMPLIANCE WITH THE PLANNING CODE PROVISIONS

The proposed project is in compliance with all other provisions of the Planning Code.

APPLICABLE PRESERVATION STANDARDS

ARTICLE 11

Pursuant to Section 1110 of the Planning Code, unless delegated to the Planning Department Preservation Staff through the Minor Permit to Alter process pursuant to Section 1111.1 of the Planning Code, the Historic Preservation Commission is required to review any applications for the construction, alteration, removal, or demolition for Significant buildings, Contributory buildings, or any building within a Conservation District. In evaluating a request for a Permit to Alter, 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*, Section 1111.6 of the Planning Code, as well as the designating Ordinance and any applicable guidelines, local interpretations, bulletins, related appendices, or other policies.

SECTION 1111.6 OF THE PLANNING CODE

Planning Code Section 1111.6 outlines the specific standards and requirements the Historic Preservation Commission shall use when evaluating Permits to Alter. These standards, in relevant part(s), are listed below:

- a) The proposed alteration shall be consistent with and appropriate for the effectuation of the purposes of this Article 11.

The proposed project is consistent with Article 11 of the San Francisco Planning Code.

- c) For Significant Buildings/Properties - Categories I and II, and for Contributory Buildings - Categories III and IV, proposed alterations of structural elements and exterior features shall be consistent with the architectural character of the building, and shall comply with the following specific requirements:
 - 1) The distinguishing original qualities or character of the building may not be damaged or destroyed. Any distinctive architectural feature which affects the overall appearance of the building shall not be removed or altered unless it is the only feasible means to protect the public safety.
 - 2) The integrity of distinctive stylistic features or examples of skilled craftsmanship that characterize a building shall be preserved.
 - 3) Distinctive architectural features which are to be retained pursuant Paragraph (1) but which are deteriorated shall be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new material shall match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of

missing architectural features shall be based on accurate duplication of features, substantiated by historic, physical or pictorial evidence, if available, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures. Replacement of non-visible structural elements need not match or duplicate the material being replaced.

- 4) Contemporary design of alterations is permitted, provided that such alterations do not destroy significant exterior architectural material and that such design is compatible with the size, scale, color, material and character of the building and its surroundings.
- 5) The degree to which distinctive features need be retained may be less when the alteration is to exterior elements not constituting a part of a principal facade or when it is an alteration of the ground-floor frontage in order to adapt the space for ground-floor uses.

The proposed project does not impact the property's historic character or any distinctive stylistic features or examples of skilled craftsmanship, such as the exterior terracotta, since the project does not include work to the historic portions of the subject property. All new work occurs on the exterior facades of the 1967 Addition, and is focused on non-historic exterior features.

- 7) In the case of Significant Buildings - Category II, a new structure or addition, including one of greater height than the existing building, may be permitted on that portion of the lot not restricted in Appendix B even if such structure or addition will be visible when viewing the principal facades at ground level, provided that the structure or addition does not affect the appearance of the retained portion as a separate structure when so viewing the principal facades and is compatible in form and design with the retained portion. Alteration of the retained portion of the building is permitted as provided in Paragraphs (1) through (6) of this Subsection (c).

The subject property is designated as Category II (Significant); however, the proposed project does not include new additions or new construction.

THE SECRETARY OF THE INTERIOR'S STANDARDS

Rehabilitation is the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values. The Rehabilitation Standards provide, in relevant part(s):

- Standard 1:** A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

The proposed project does not include a change in use. Therefore, the proposed project complies with Rehabilitation Standard 1.

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

The proposed project maintains the historic character of the subject property, since the proposed work is located on the 1967 Addition, which is not considered to be historic or character-defining. Further, the project does not call for the removal of historic materials or features, and no work would occur on the terracotta portion of the existing building. The new work is consistent with the existing non-historic facades, and does not impact the character of the historic portions of the subject property. Therefore, the proposed project complies with Rehabilitation Standard 2.

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

The proposed project does not include the addition of conjectural elements or architectural features from other buildings. The new work would not create a false sense of historical development. Therefore, the proposed project complies with Rehabilitation Standard 3.

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

The proposed project does not involve alterations to the subject building, which have acquired significance in their own right. New work is focused on the 1967 portions of the existing building, which does not contribute to the property's historic significance. Therefore, the proposed project complies with Rehabilitation Standard 4.

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

The proposed project maintains and preserves the subject property's distinctive finishes and character-defining features, including the overall mass and form, windows, and terracotta ornamentation. No work would occur on the historic portions of the existing building. Therefore, the proposed project complies with Rehabilitation Standard 5.

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

The project does not call for the repair or replacement of historic features. The proposed project is limited to the 1967 addition, which is a non-contributing feature on the project site. Therefore, the proposed project complies with Rehabilitation Standard 6.

Standard 7: Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

The proposed project does not involve chemical or physical treatments. Therefore, the proposed project complies with Rehabilitation Standard 7.

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

The proposed project does not include any excavation or below grade work; therefore, the potential to disturb archaeological resources is limited. Therefore, the proposed project complies with Rehabilitation Standard 8.

Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The proposed project includes exterior alterations to the 1967 portion of the subject property. This new work would be limited in scope, and would not impact any historic materials or features. These exterior alterations are generally compatible with the historic property, since the new work on Mission Street would match the existing window pattern of the 1967 Addition and the new work on Minna Street would install a new roll-up door, which is a feature consistent with the rear façade of the subject property. Currently, the rear façade of the subject property is more utilitarian and industrial in its aesthetic, and the new work would reinforce the industrial aesthetic of the rear façade by installing a new roll-up door. Overall, the proposed project maintains the historic integrity of the subject property and provides new exterior alterations, which are compatible, yet differentiated, from the subject property. Therefore, the proposed project complies with Rehabilitation Standard 9.

Standard 10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed project does not include new additions or new construction. Therefore, the proposed project complies with Rehabilitation Standard 10.

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

PUBLIC/NEIGHBORHOOD INPUT

The Department has not received any public correspondence on the proposed project.

ISSUES & OTHER CONSIDERATIONS

None.

STAFF ANALYSIS

Included as an exhibit are architectural drawings of the existing building and the proposed project. Based on the requirements of Article 11 and the *Secretary of Interior's Standards*, Department staff has determined the following:

Façade Alterations: The proposed project includes removal of an entryway and two windows, installation of a new window on Mission Street, and a new entry vestibule and roll-up door on Minna Street. As previously mentioned, all new work is limited to the 1967 Addition, and would not impact any historic materials or features of the original building, which was constructed in 1927 by Bliss & Fairweather. Therefore, Department staff has determined that the proposed work will be in conformance with the requirements of Article 11 and the *Secretary of Interior's Standards for Rehabilitation*. Proposed work will not damage or destroy distinguishing original qualities or character of the subject building.

ENVIRONMENTAL REVIEW STATUS

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 and Class 31 Categorical Exemption (CEQA Guideline Section 15301 and 15331) because the project involves exterior and interior alterations to an existing building and meets the *Secretary of the Interior's Standards for Rehabilitation*.

PLANNING DEPARTMENT RECOMMENDATION

Planning Department staff recommends APPROVAL of the proposed project as it appears to meet the provisions of Article 11 of the Planning Code regarding Major Alteration to a Category II (Significant) Property and the *Secretary of the Interior Standards for Rehabilitation*.

ATTACHMENTS

Draft Motion

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

Architectural Drawings

RS: G:\Documents\Permit to Alter\2014.0323H 1235 Mission St\Major Permit to Alter Case Report_1235 Mission St.docx



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Draft Motion No. XXXX Permit to Alter MAJOR ALTERATION

HEARING DATE: APRIL 16, 2014

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ADOPTING FINDINGS FOR A PERMIT TO ALTER FOR MAJOR ALTERATIONS DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 11, TO MEET THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION, FOR THE CATEGORY II (SIGNIFICANT) PROPERTY LOCATED ON LOT 089 IN ASSESSOR'S BLOCK 3728. THE SUBJECT PROPERTY IS WITHIN A SLR (SERVICE/LIGHT INDUSTRIAL/RESIDENTIAL) ZONING DISTRICT AND A 65-X HEIGHT AND BULK DISTRICT.

PREAMBLE

WHEREAS, on February 28, 2014, Sarah Thomas of William Duff Architects ("Applicant") filed an application with the San Francisco Planning Department ("Department") for a Permit to Alter for an exterior alterations to the 1967 Addition of 1235 Mission Street (Assessor's Block 3728, Lot 089). The subject property is designated as a Category II (Significant) Building in Article 11 of the San Francisco Planning Code.

WHEREAS, the Project was determined by the Department to be categorically exempt from environmental review. The Historic Preservation Commission (hereinafter "Commission") has reviewed and concurs with said determination.

WHEREAS, on April 16, 2014, the Commission conducted a duly noticed public hearing on Permit to Alter application No. 2014.0323H (“Project”).

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, and has reviewed and heard testimony and received materials from interested parties during the public hearing on the Project.

MOVED, that the Commission hereby **APPROVES** the Permit to Alter, in conformance with the architectural plans dated March 20, 2014 and labeled Exhibit A on file in the docket for Case No. 2014.0323H based on the following findings:

FINDINGS

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

1. The above recitals are accurate and also constitute findings of the Commission.
2. Findings pursuant to Article 11:

The Commission has determined that the proposed work is compatible with the exterior character-defining features of the subject property and meets the requirements of Article 11 of the Planning Code:

- That the proposal will not impact any historic materials or features of the subject property;
- That the proposal will occur on non-historic portions of the subject property;
- That the proposal respects the character-defining features of the subject property;
- That the architectural character of the subject building will be maintained;
- That the integrity of distinctive stylistic features and examples of skilled craftsmanship that characterize the building shall be preserved; and,
- That all new materials shall match the historic material in composition, design, color, texture, finish and other visual qualities and shall be based on accurate duplication of features.

For these reasons, the proposal overall, is appropriate for and consistent with the purposes of Article 11, meets the standards of Article 1111.6 of the Planning Code and complies with the *Secretary of the Interior’s Standards for Rehabilitation*.

3. **General Plan Compliance.** The proposed Permit to Alter 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 Permit to Alter 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 Permit to Alter and therefore furthers these policies and objectives by maintaining and preserving the character-defining features of the subject property 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 an 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 building in conformance with the Secretary of the Interior's Standards of Rehabilitation.

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

The project will not affect the City's affordable housing supply.

- D) The commuter traffic will not impede MUNI transit service or overburden our streets or neighborhood parking:

The proposed project will not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.

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

The proposed project is located on Mission Street and will not have a direct impact on the displacement of industrial and service sectors.

- F) The City will achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

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 11 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, appears to meet the *Secretary of the Interior's Standards* and the provisions of Article 11 of the Planning Code regarding Major Alterations to Category II (Significant) buildings.

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 Permit to Alter for the property located at Lot 089 in Assessor's Block 3728 for proposed work in conformance with the architectural submittal dated March 20, 2014 and labeled Exhibit A on file in the docket for Case No. 2014.0323H.

APPEAL AND EFFECTIVE DATE OF MOTION: The Commission's decision on a Permit to Alter shall be final unless appealed within thirty (30) days after the date of this Motion No. XXXX. 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). For further information, please contact the Board of Appeals in person at 1650 Mission Street, (Room 304) or call (415) 575-6880.

Duration of this Permit to Alter: This Permit to Alter is issued pursuant to Article 11 of the Planning Code and is valid for a period of three (3) years from the effective date of approval by the Historic Preservation Commission. The authorization and right vested by virtue of this action shall be deemed void and canceled if, within 3 years of the date of this Motion, a site permit or building permit for the Project has not been secured by Project Sponsor.

THIS IS NOT A PERMIT TO COMMENCE ANY WORK OR CHANGE OF OCCUPANCY UNLESS NO BUILDING PERMIT IS REQUIRED. PERMITS FROM THE DEPARTMENT OF BUILDING INSPECTION (and any other appropriate agencies) MUST BE SECURED BEFORE WORK IS STARTED OR OCCUPANCY IS CHANGED.

I hereby certify that the Historical Preservation Commission ADOPTED the foregoing Motion on April 16, 2014.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: April 16, 2014

Parcel Map

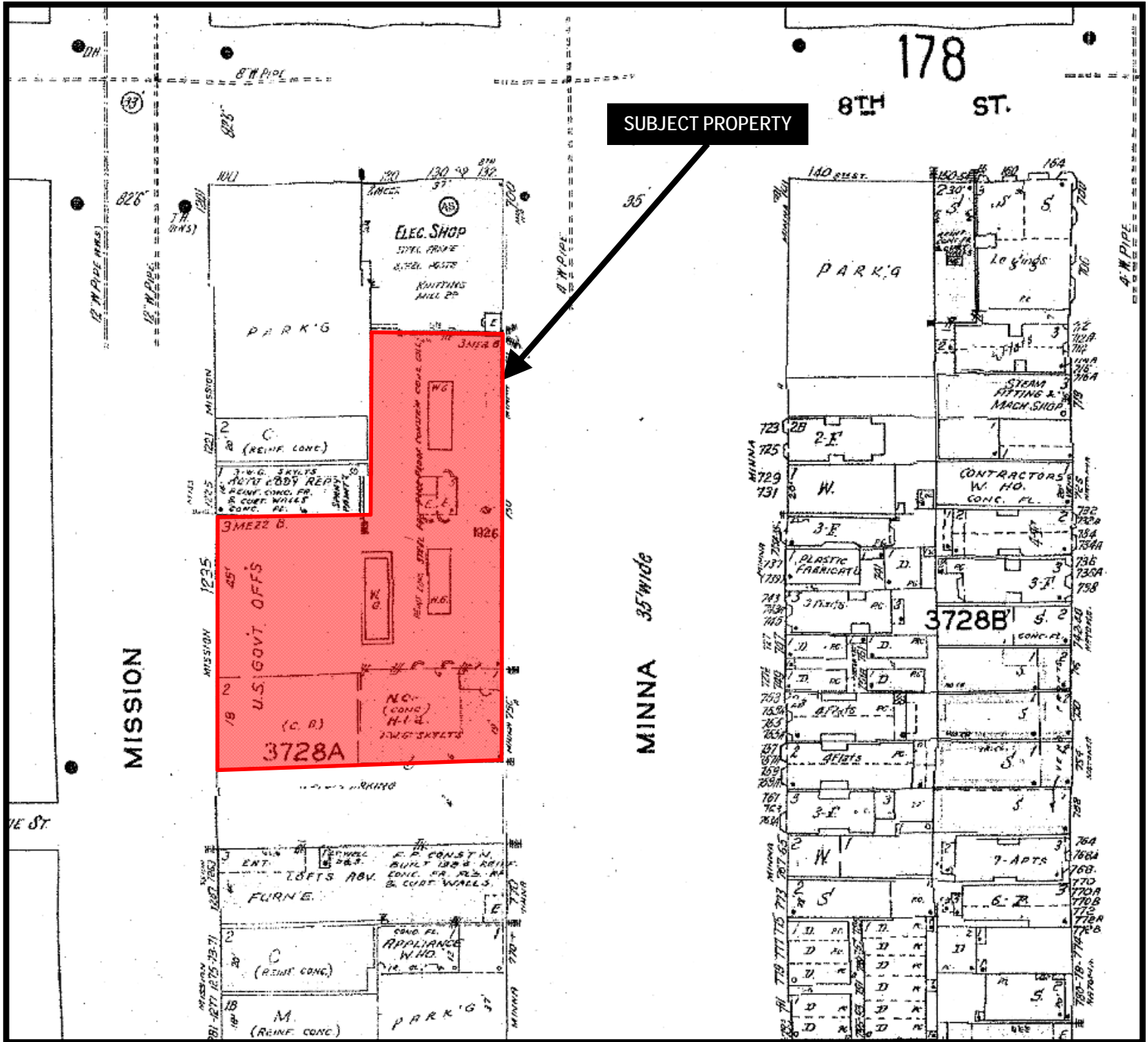


SUBJECT PROPERTY



Permit to Alter Hearing
Case Number 2014.0323H
1235 Mission Street

Sanborn Map*

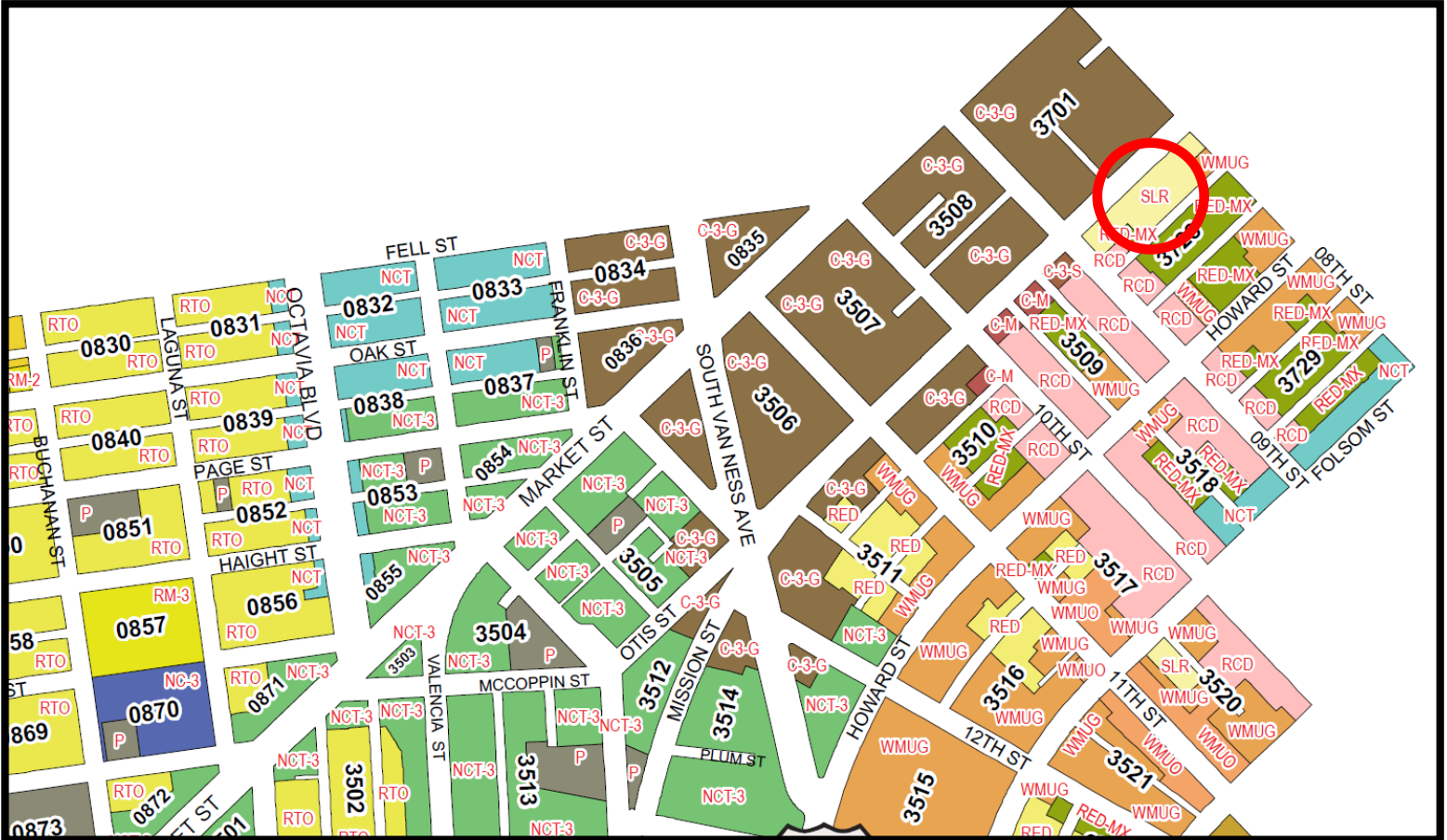


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



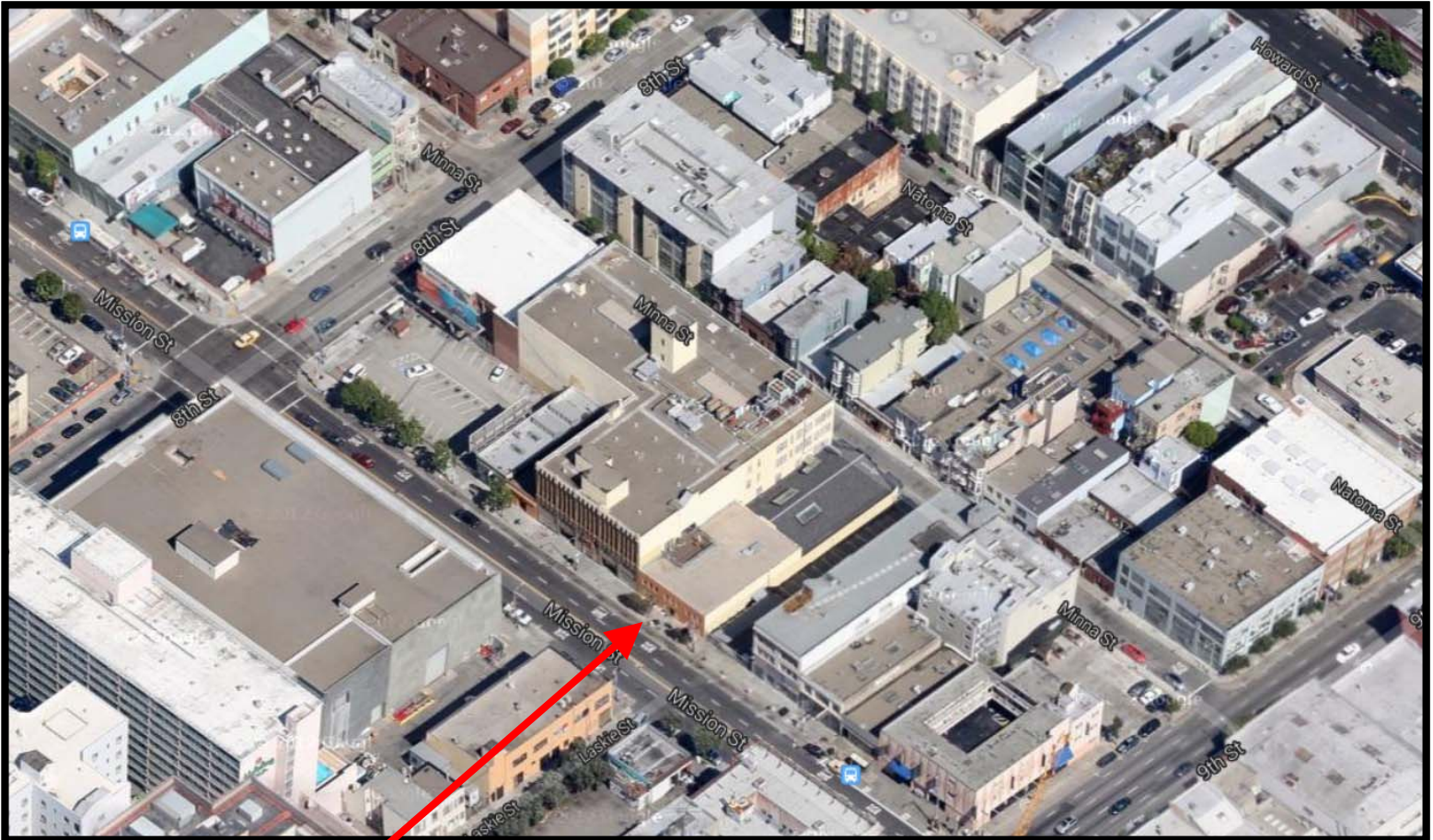
Permit to Alter Hearing
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 1235 Mission Street

Zoning Map



Permit to Alter Hearing
Case Number 2014.0323H
1235 Mission Street

Aerial Photo

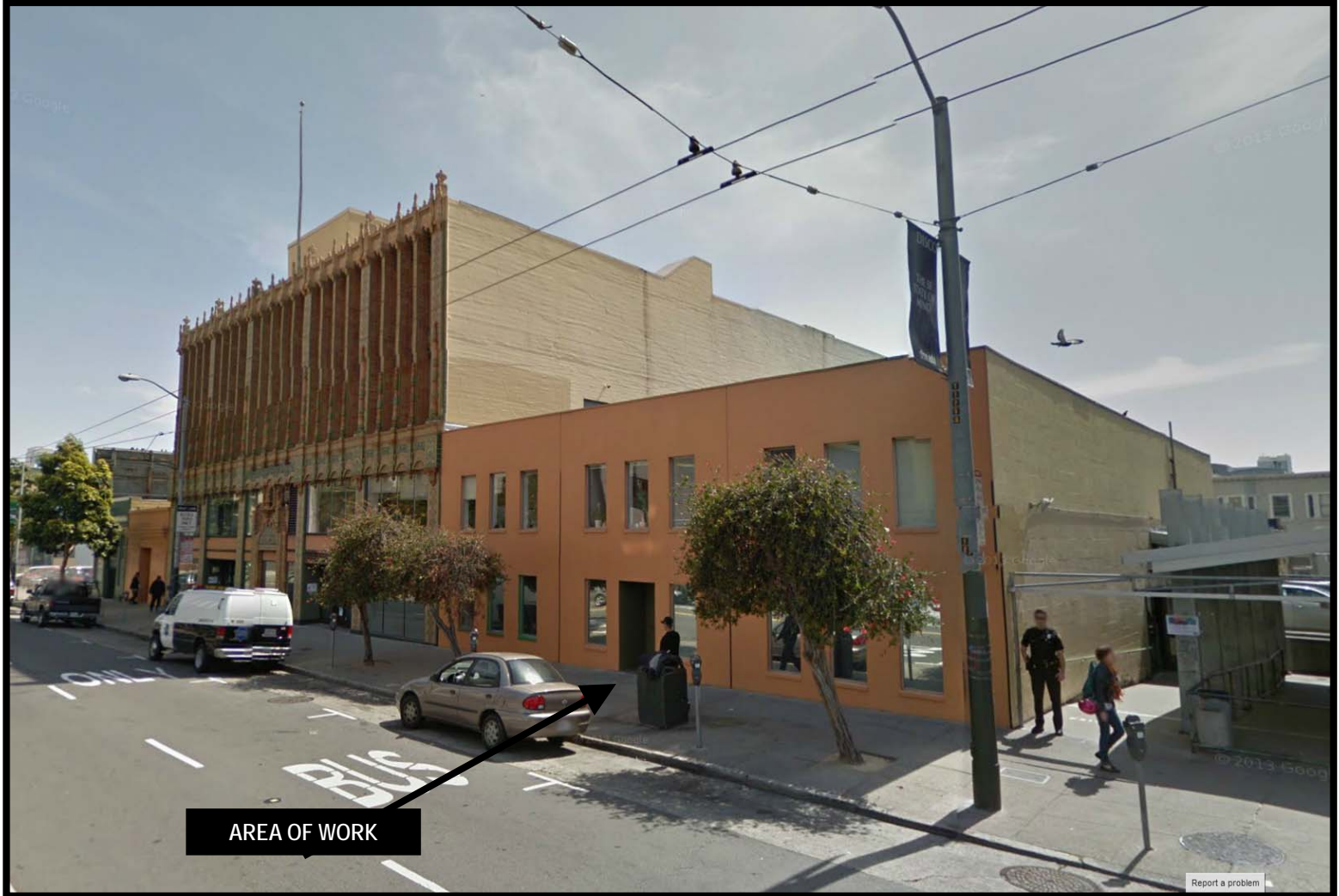


SUBJECT PROPERTY



Permit to Alter Hearing
Case Number 2014.0323H
1235 Mission Street

Site Photo



AREA OF WORK

1235 Mission Street, Mission Street (Front) Façade (Source: Google Maps)

Permit to Alter Hearing
Case Number 2014.0323H
1235 Mission Street

Site Photo

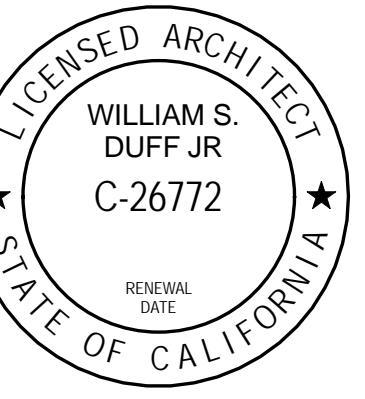


1235 Mission Street, Minna Street (Rear) Façade (Source: Google Maps)

Permit to Alter Hearing
Case Number 2014.0323H
1235 Mission Street

HUMAN SERVICES AGENCY

MINOR PERMIT TO ALTER AT 1235 MISSION STREET SAN FRANCISCO, CALIFORNIA, 94103



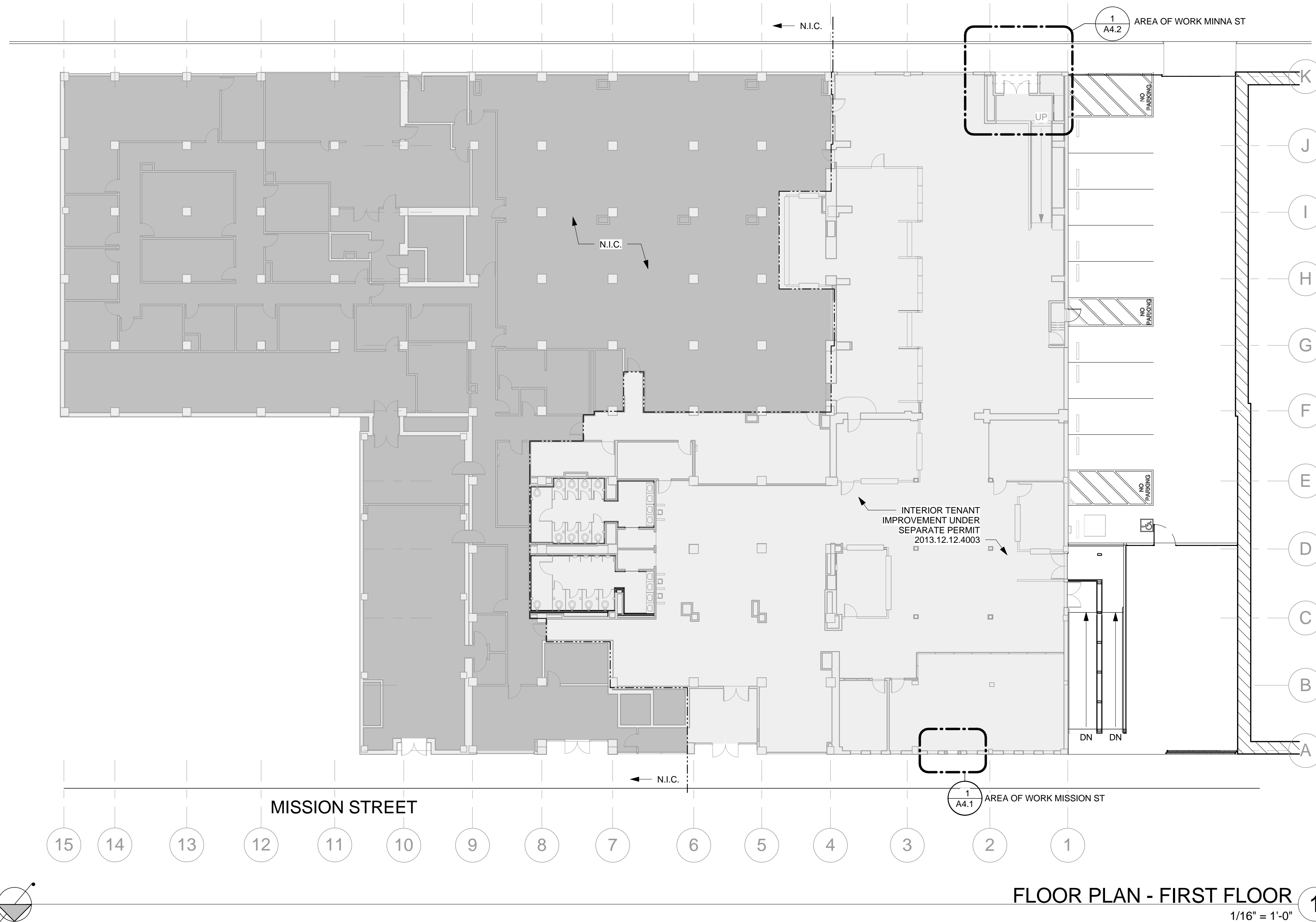
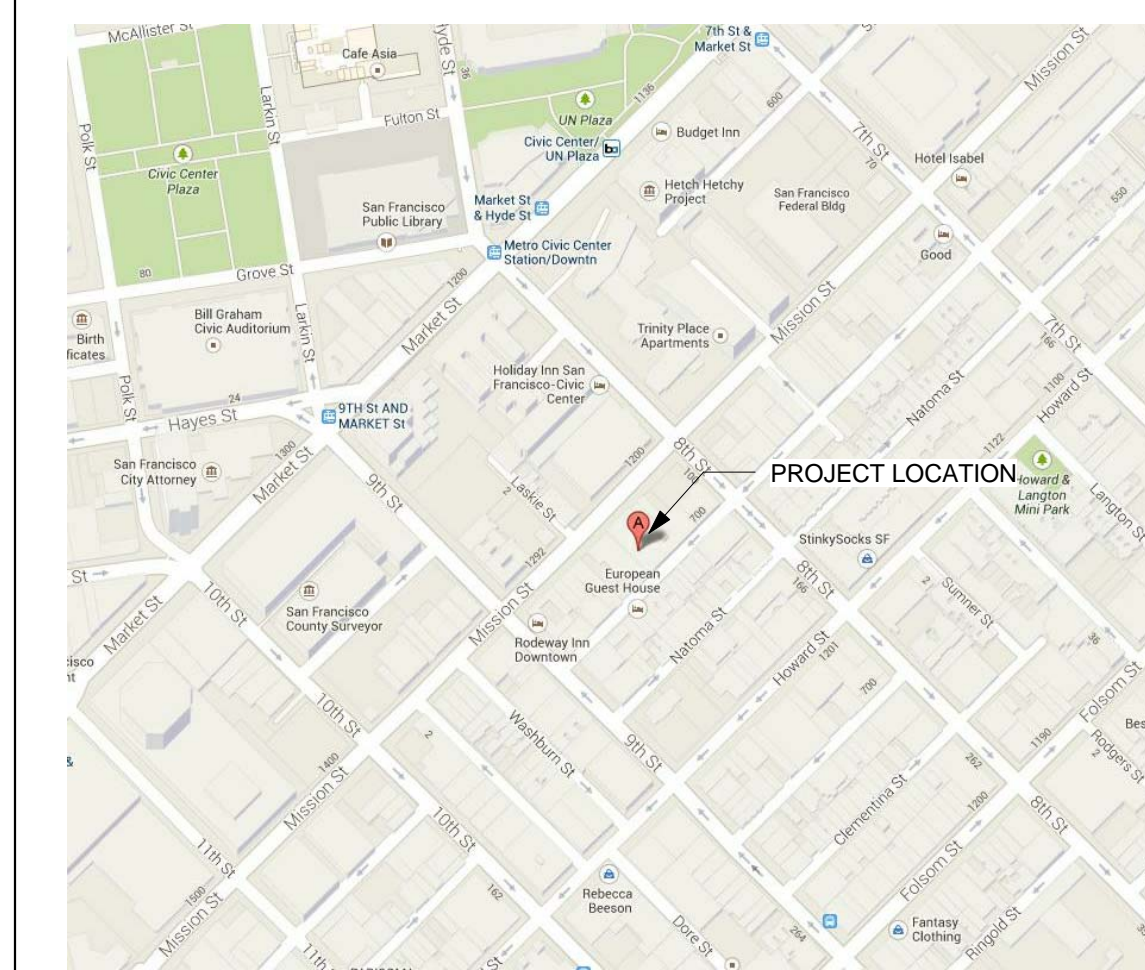
Revision No. DATE

ABBREVIATIONS	SYMBOLS	PROJECT DATA	DRAWING INDEX
<p>& AND (E) EXISTING (N) NEW @ AT</p> <p>AC AIR CONDITIONING ADD. ADDENDUM AFF. ABOVE FINISHED FLOOR ARCH. ARCHITECT OR ARCHITECTURAL</p> <p>BD BOARD BLDG. BUILDING B.O. BOTTOM OF B.O.H. BACK OF HOUSE BULL. BULLETIN</p> <p>C.L. CENTER LINE C.O. CLEAN OUT CLG. CEILING CLR. CLEAR CMU. CONCRETE MASONRY UNIT COL. COLUMN CONC. CONCRETE CONT. CONTINUED OR CONTINUOUS COORD. COORDINATE CORR. CORRIDOR CTR. CENTER</p> <p>DEMO. DEMOLITION DF. DRINKING FOUNTAIN DIA. DIAMETER DIM. DIMENSION DTL. DETAIL DR. DOOR DWG(S). DRAWING(S)</p> <p>E EAST ELEC. ELECTRICAL ELEV. ELEVATION EQ. EQUAL ETC. ETCETERA</p> <p>F.T. FIRE TREATED FF. FLOOR FINISH FIN. FINISH OR FINISHED FIXT. FIXTURE FLR. FLOOR FT. FOOT / FEET</p> <p>GA. GAUGE GALV. GALVANIZED GEN. GENERAL G.W.B. GYPSUM BOARD GYP. GYPSUM</p> <p>H.C. HANDICAPPED OR H.M. HOLLOW CORE H.V.A.C. HEATING, VENTILATION & AIR COND. HWWR. HARDWARE HR. HOUR HT. HEIGHT</p> <p>IN. INCH(ES) INT. INTERIOR LL. LANDLORD OR LEASELINE LAV. LAVATORY LBS. POUNDS</p> <p>M.D.F. MEDIUM DENSITY FIBERBOARD MACH. MACHINE MAX. MAXIMUM MECH. MECHANICAL MEZZ. MEZZANINE MFG. MANUFACTURER MGR. MANAGER MIN. MINIMUM MISC. MISCELLANEOUS MTL. MOUNTED METAL METAL. METAL</p> <p>N NORTH N.T.S. NOT TO SCALE N/A NOT APPLICABLE NIC NOT IN CONTRACT</p> <p>O.C. ON CENTER O.D. OUTSIDE DIAMETER O' OVER OPP. OPPOSITE</p> <p>PART. PARTITION PJ PROJECT PLUMB. PLUMBING PLYVD. PLYWOOD</p> <p>R RADIUS R.C.P. REFLECTED CEILING PLAN REF. REFERENCE REQD REQUIRED REV. REVISION RM. ROOM</p> <p>S SOUTH S.C. SUSPENDED CEILING S.F. SQUARE FEET S.S. STAINLESS STEEL SCH. SCHEDULE SECT. SECTION SHT. SHEET SIM. SIMILAR SPEC. SPECIFICATION (S) SQ. SQUARE SSD SEE STRUCTURAL DRAWINGS STD. STANDARD (S) STL. STEEL STOR. STORAGE STRUCT. STRUCTURE OR STRUCTURAL SUSP. SUSPENDED</p> <p>T & G TONGUE AND GROOVE TBD TO BE DETERMINED T.O. TOP OF TEL. TELEPHONE TEMP. TEMPERED OR TEMPORARY TYP. TYPICAL</p> <p>U.B.C. UNIFORM BUILDING CODE U.S. UNDER SIDE UN UNLESS OTHERWISE NOTED UNDER COUNTER</p> <p>VCT VINYL COMPOSITION TILE VIF VERIFY IN FIELD VEST. VESTIBULE</p>	<p>Room name ROOM NAME & NUMBER</p> <p>101 WINDOW NUMBER</p> <p>101 DOOR NUMBER</p> <p>Name ELEV. HT. REFERENCE</p> <p>PROJECT NORTH</p> <p>MAGNETIC NORTH</p> <p>1 KEY NOTE</p> <p>REVISION</p> <p>1 Ref INTERIOR ELEVATION</p> <p>1 Ref DETAIL REFERENCE</p> <p>1 SIM ELEVATION REFERENCE</p> <p>1 SIM SECTION REFERENCE</p>	<p>SITE INFORMATION</p> <p>ADDRESS: 1235 MISSION STREET SAN FRANCISCO, CA 94103</p> <p>SCOPE OF WORK:</p> <p>THE MINOR ALTERATIONS TO THE EXISTING, NON-HISTORIC FEATURES ON MISSION ST AND MINNA ST FALL UNDER THE HISTORIC PRESERVATION COMMISSION MOTION NO. 0212, ITEM 9 REMOVAL OF NON-HISTORIC FEATURES AND ARE FOR THE PURPOSES OF UPDATING THE SPACE FOR THE CURRENT TENANT'S HEALTH AND LIFE SAFETY. SCOPE ON THE MISSION ST SIDE OF THE BUILDING INCLUDES REMOVAL OF EXISTING, NON-ACCESSIBLE EGRESS WITH NEW WALL AND WINDOW TO MATCH EXISTING, NON-HISTORIC 1987 FACADE. SCOPE ON THE MINNA ST LOCATION INCLUDES THE REMOVAL OF AN EXISTING, NON-HISTORIC WINDOW AND REPLACEMENT WITH A ROLL-DOWN DOOR.</p> <p>PROJECT SUMMARY:</p> <p>EXISTING OCCUPANCY GROUP: B BUILDING AREA: 118,400 SF</p> <p>EXISTING CONSTRUCTION TYPE: V-B AREA OF WORK:</p> <p>FIRE SPRINKLERS: NO MISSION ST 32 SF MINNA ST 100 SF</p> <p>FIRE ALARM: YES OVERALL 132 SF</p> <p>BUILDING NO. OF STORIES: 4</p>	<p>DELTA ARCHITECTURAL</p> <p>A0.1 PROJECT DATA A4.1 ENLARGED PLANS & ELEVATIONS - MISSION ST A4.2 ENLARGED PLANS & ELEVATIONS - MINNA ST</p> <p>APPLICABLE CODES</p> <p>APPLICABLE CODES:</p> <p>2013 CALIFORNIA BUILDING CODE WITH SAN FRANCISCO AMENDMENTS 2013 CALIFORNIA PLUMBING CODE WITH SAN FRANCISCO AMENDMENTS 2013 CALIFORNIA MECHANICAL CODE WITH SAN FRANCISCO AMENDMENTS 2013 CALIFORNIA ELECTRICAL CODE WITH SAN FRANCISCO AMENDMENTS 2013 CALIFORNIA FIRE CODE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN NATIONAL FIRE PROTECTION ASSOCIATION (BOOKLET 101) CALIFORNIA ENERGY COMMISSION TITLE 24 2013 CALIFORNIA GREEN BUILDINGS STANDARDS CODE ALL OTHER APPLICABLE CITY AND COUNTY LAWS AND ORDINANCES</p>

PROJECT DIRECTORY

<p>TENANT:</p> <p>CITY OF SAN FRANCISCO HUMAN SERVICES AGENCY 1235 MISSION STREET SAN FRANCISCO, CA 94103</p> <p>CONTACT: DAVE CURTO PHONE: 415.587.1581 EMAIL: DAVID.CURTO@SFGOV.ORG</p> <p>ARCHITECT:</p> <p>WILLIAM DUFF ARCHITECTS, INC. 26 OFARRELL ST., 2ND FLOOR SAN FRANCISCO, CA 94108</p> <p>CONTACT: DEB SYLVA PHONE: 415.371.0900 FAX: 415.371.0800 EMAIL: DSYLVA@WDARCH.COM</p> <p>MEP ENGINEER:</p> <p>INTERFACE ENGINEERING 717 MARKET STREET, SUITE 500 SAN FRANCISCO, CA 94103</p> <p>CONTACT: SHAWN WILSON PHONE: 415.489.7244</p>	<p>STRUCTURAL ENGINEER</p> <p>KPFF CONSULTING ENGINEERS 221 MAIN STREET, SUITE 800 SAN FRANCISCO, CA 94105</p> <p>CONTACT: GREG WAGNER PHONE: 415.989.1004 FAX: 415.989.1052 EMAIL: GREG.WAGNER@KPFF-SF.COM</p> <p>LANDLORD CONTACT:</p> <p>SFUSD CONTACT: DAVE GOLDIN PHONE: FAX: EMAIL:</p> <p>GENERAL CONTRACTOR:</p> <p>KLW CONSTRUCTION, INC. 4172 MISSION ST SAN FRANCISCO, CA 94112-1518</p> <p>CONTACT: HOWARD WONG PHONE: 415.720.6670 (M) EMAIL: KLWC88@SBCGLOBAL.NET</p>
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VICINITY MAP



FLOOR PLAN - FIRST FLOOR 1
1/16" = 1'-0"

Written dimensions on these drawings shall have precedence over scaled dimensions. Drawings shall not be scaled. Contractors shall verify, and be responsible for, all dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval before proceeding with fabrications. The drawings and their design content are the sole property of William Duff Architects, Inc. and may not be reused or reproduced in any manner without our express written consent.

Job Title
HUMAN SERVICES AGENCY
FIRST FLOOR INTERIOR
RENOVATION

Job Address
1235 MISSION STREET
SAN FRANCISCO, CA 94103

Date
2014.1.2

Issued For
MINOR PERMIT TO ALTER

Job No.
13025

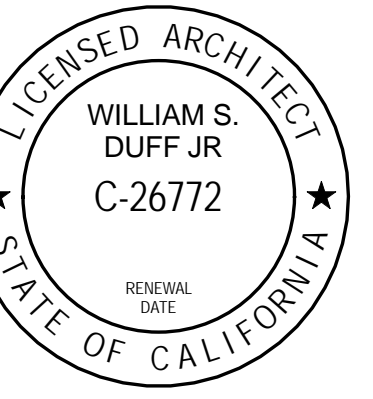
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Checked By: DS

Sheet Title
PROJECT DATA

Scale
As indicated

Sheet No.

A0.1

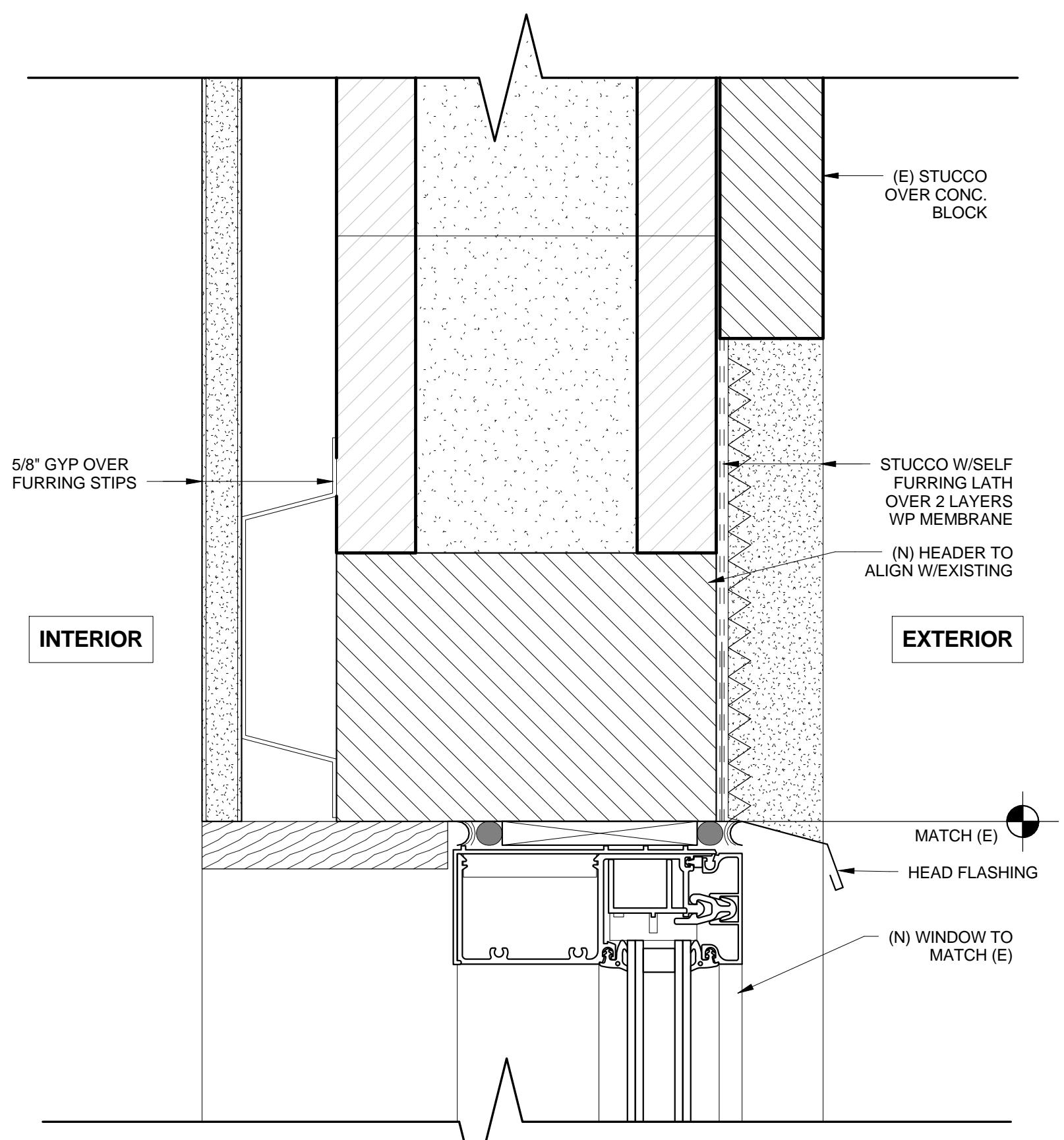


Revision No. _____ DATE _____

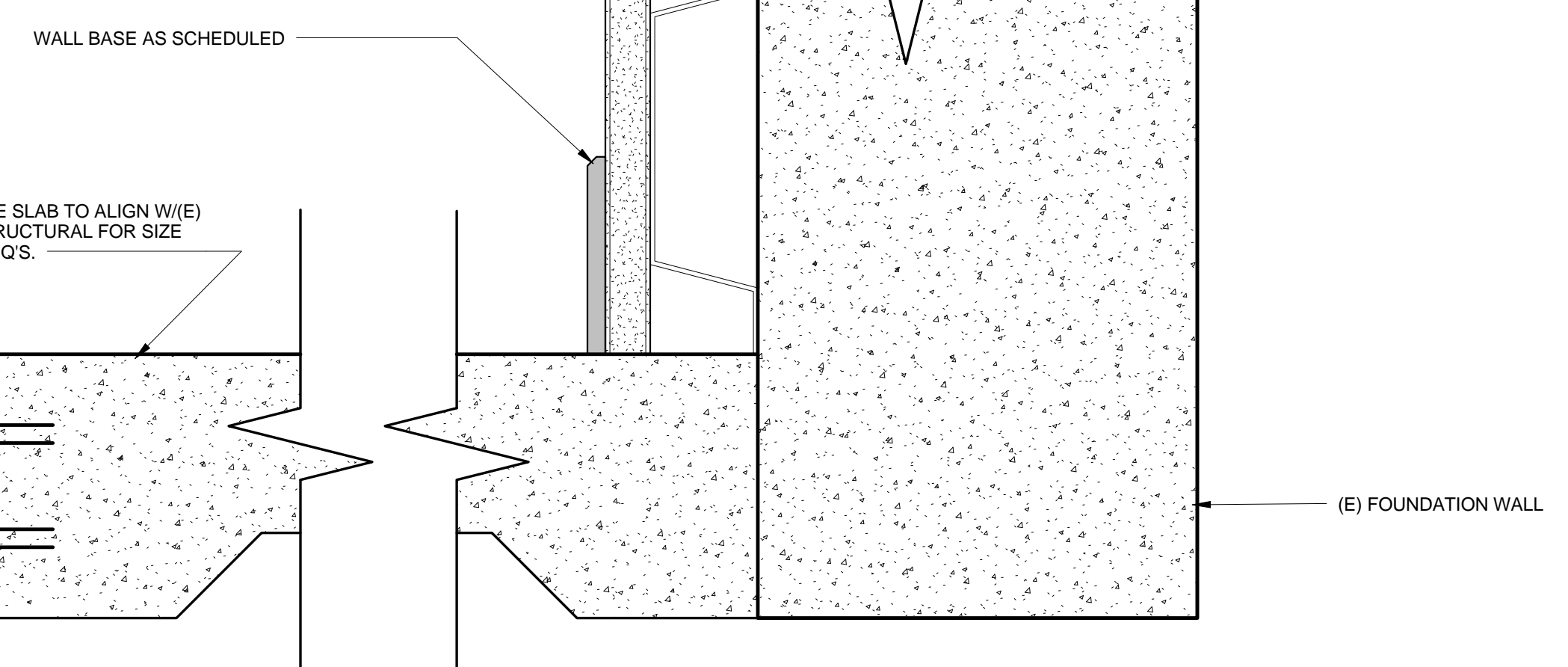
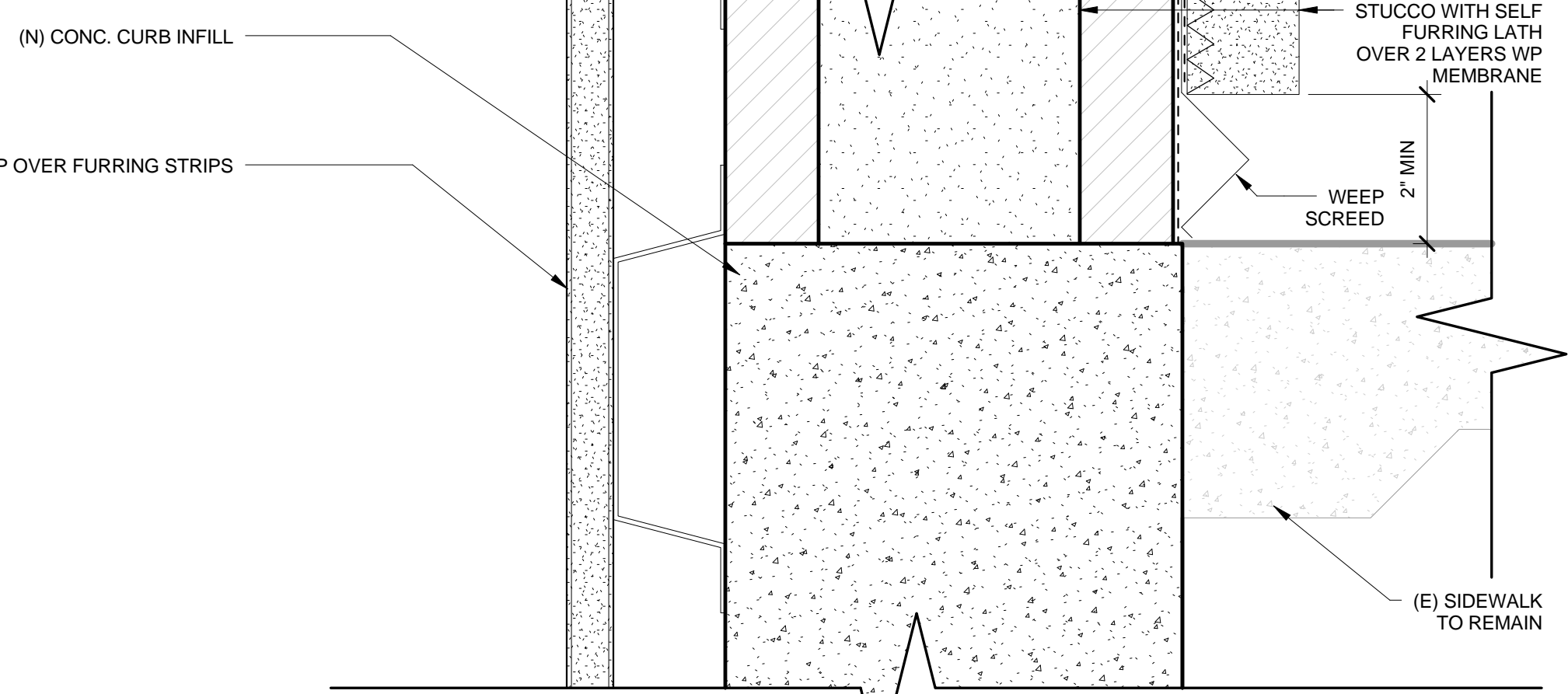
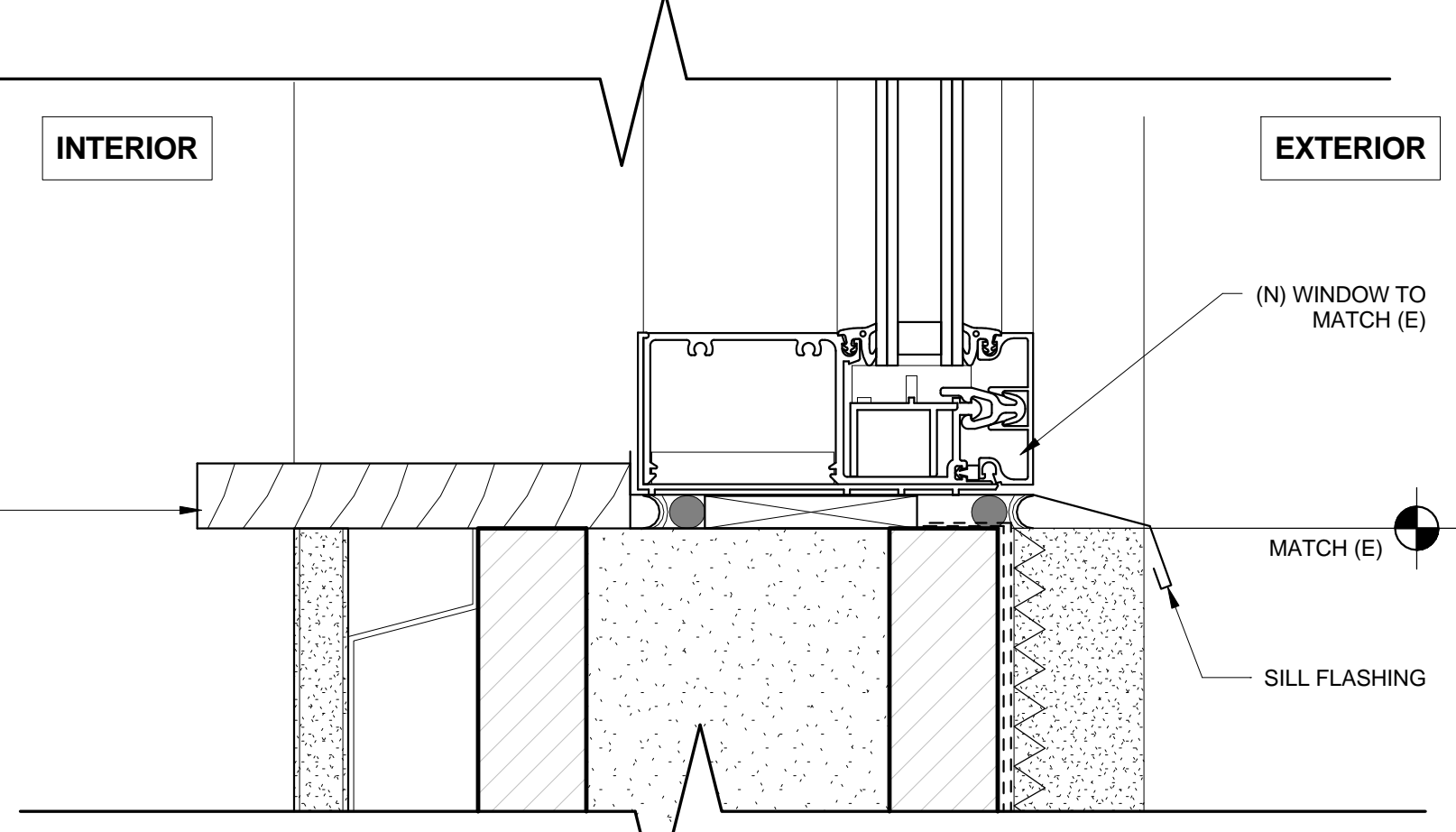
DEMOLITION NOTES

- THE INTENT OF THE DEMOLITION ENLARGED PLAN IS TO SHOW ITEMS NOT REQUIRED FOR THE NEW CONSTRUCTION, OR THAT IS IN CONFLICT WITH THE NEW CONSTRUCTION, WHETHER OR NOT INDIVIDUALLY NOTED. REMOVE/RELOCATE ALL SUCH ITEMS AS REQUIRED FOR NEW CONSTRUCTION.
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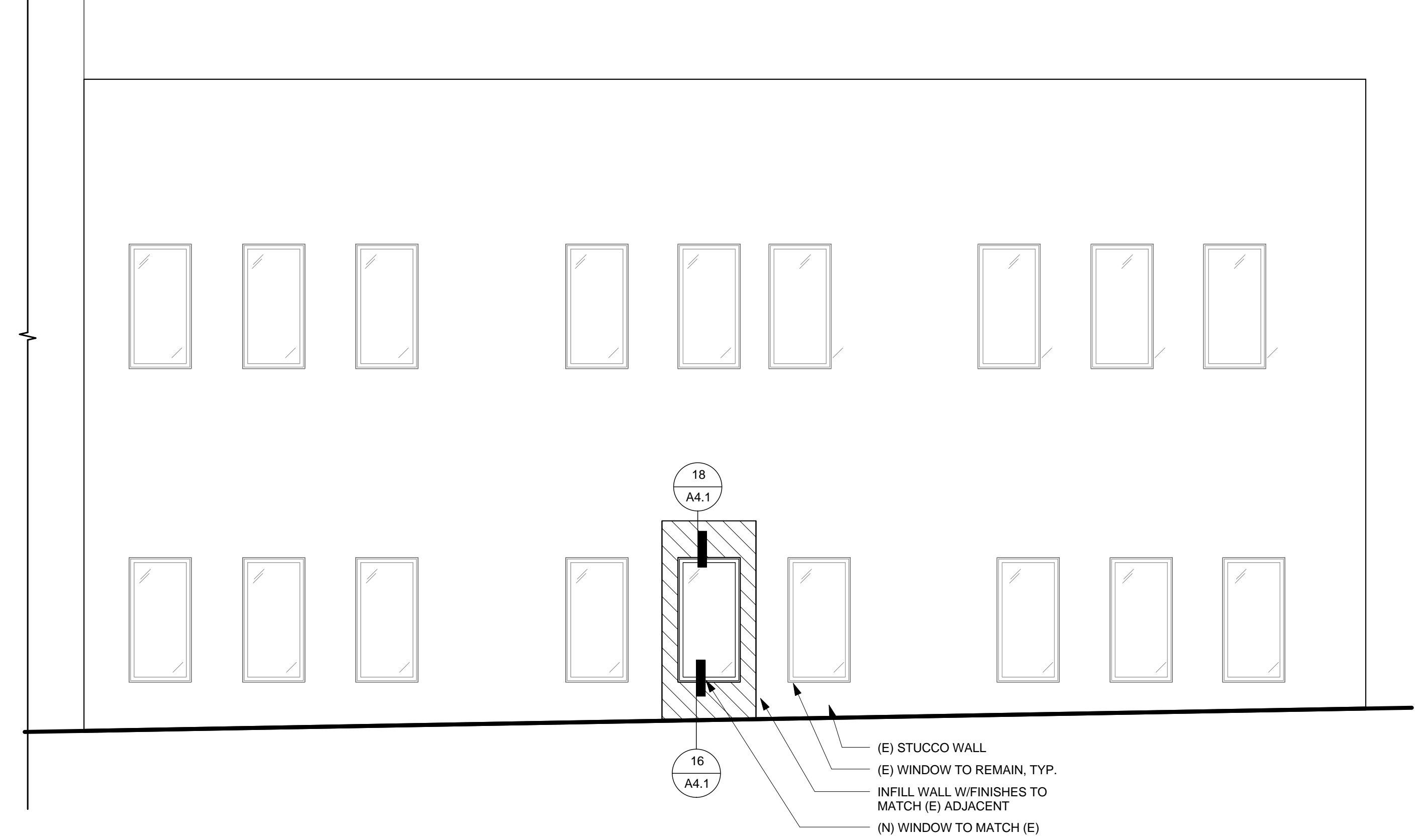
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WINDOW HEAD (JAMB SIM.) 18
6" = 1'-0"



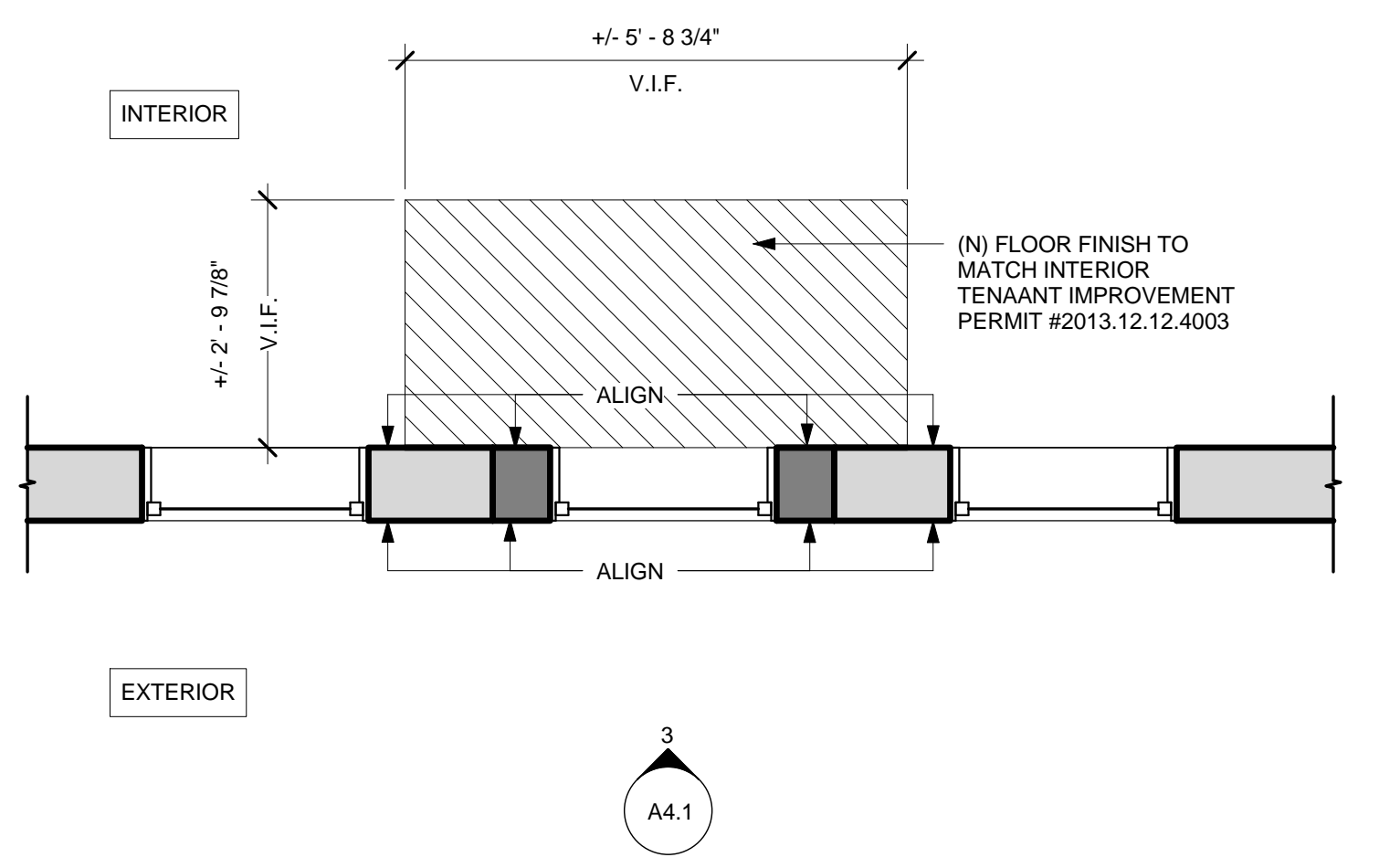
WINDOW SILL 16
6" = 1'-0"



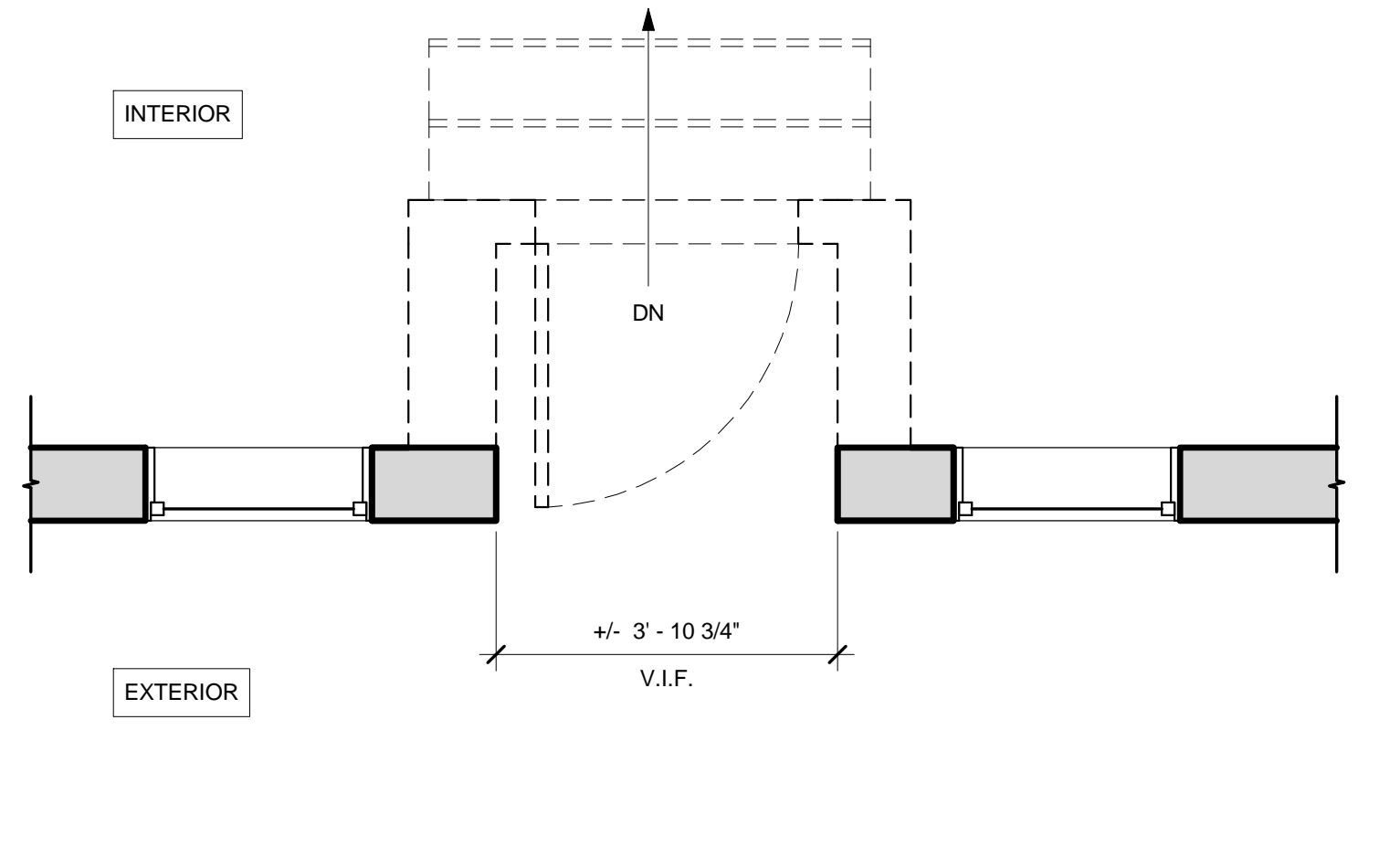
PROPOSED ELEVATION - MISSION ST 3
NTS



PHOTO EXISTING CONDITIONS - MISSION ST 2
3/8" = 1'-0"



PROPOSED ENLARGED PLAN - MISSION ST 11
1/2" = 1'-0"



DEMO ENLARGED PLAN - MISSION ST 1
1/2" = 1'-0"

LEGEND - NEW CONSTRUCTION

- AREA OF WORK LINE
- - - ABOVE OR BELOW
- (E) PARTITION TO REMAIN
- (N) PARTITION
- (E) DOOR TO REMAIN
- (N) DOOR
- (E) WINDOW TO REMAIN
- (N) WINDOW

LEGEND - DEMOLITION

- (E) FLOOR TO BE REMOVED, SEE STRUCTURAL
- (E) PARTITION TO BE REMOVED
- (E) TO BE REMOVED
- (E) PARTITION TO REMAIN
- (E) DOOR TO BE REMOVED
- (E) DOOR TO REMAIN
- (E) WINDOW TO BE REMOVED

Job Title
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FIRST FLOOR INTERIOR
RENOVATION

Job Address
1235 MISSION STREET
SAN FRANCISCO, CA 94103

Date
2014.1.2

Issued For
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Job No.
13025

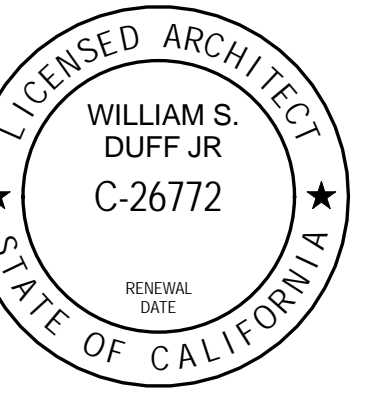
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Checked By: DS

Sheet Title
ENLARGED PLANS AND
ELEVATIONS - MISSION
ST

Scale
As indicated

Sheet No.

A4.1

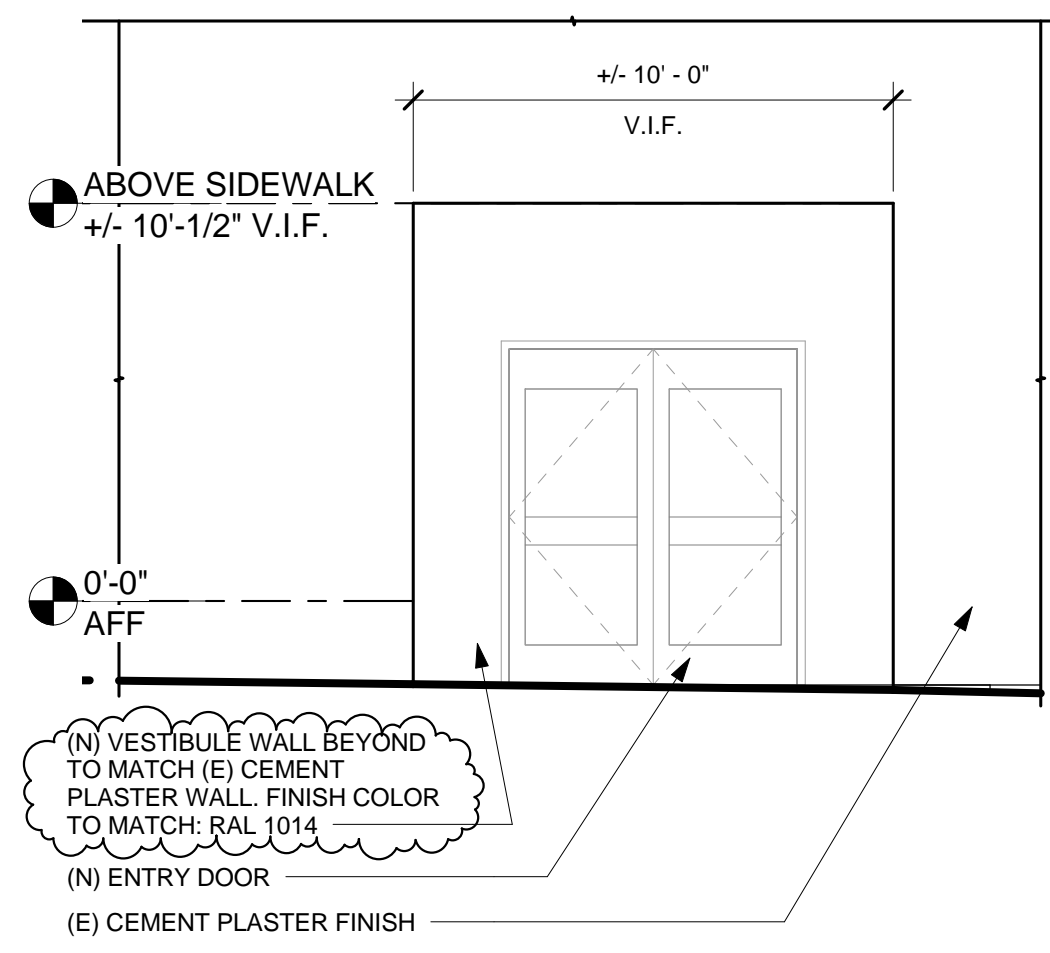


Revision No.	DATE
REVISION	03/10/2014

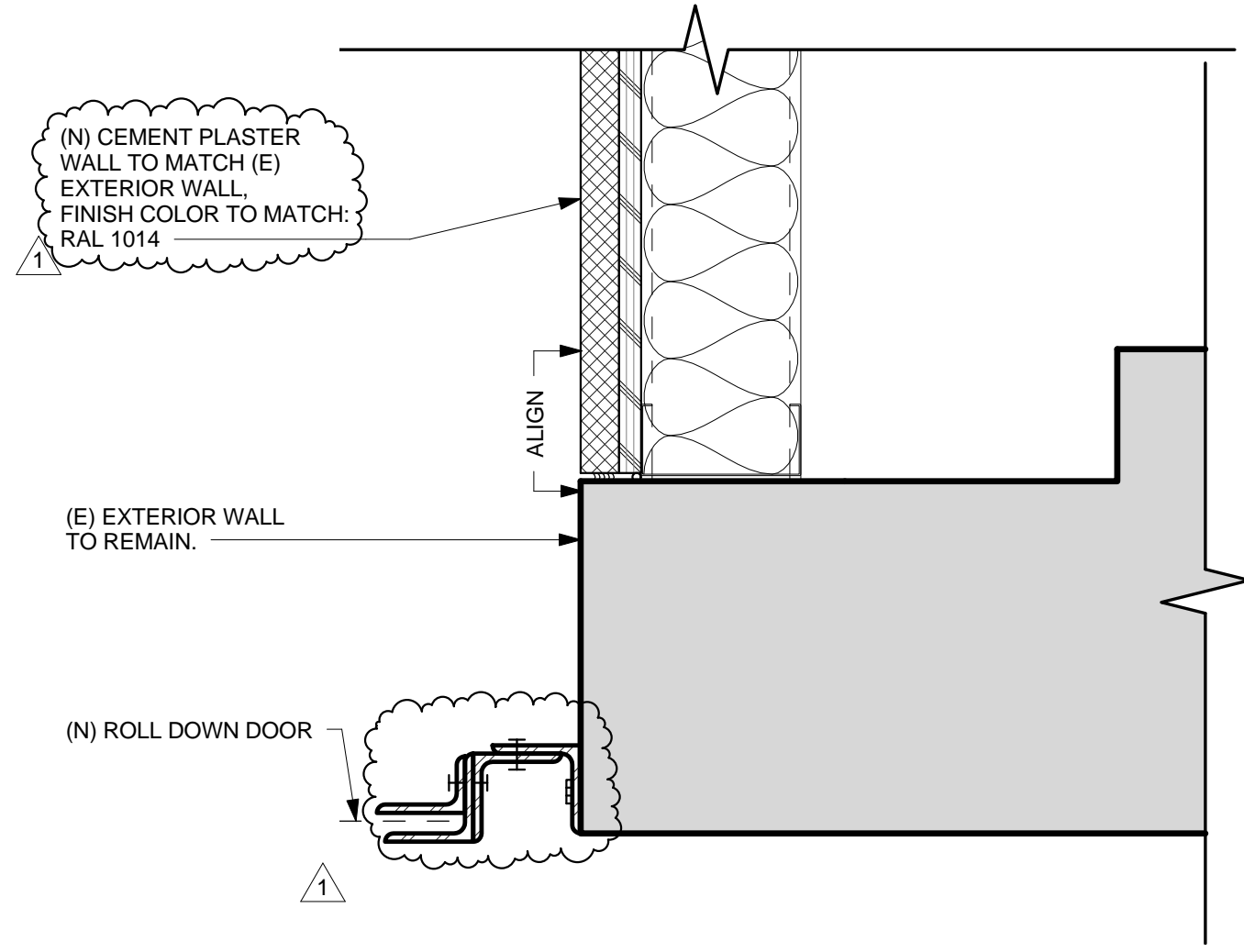
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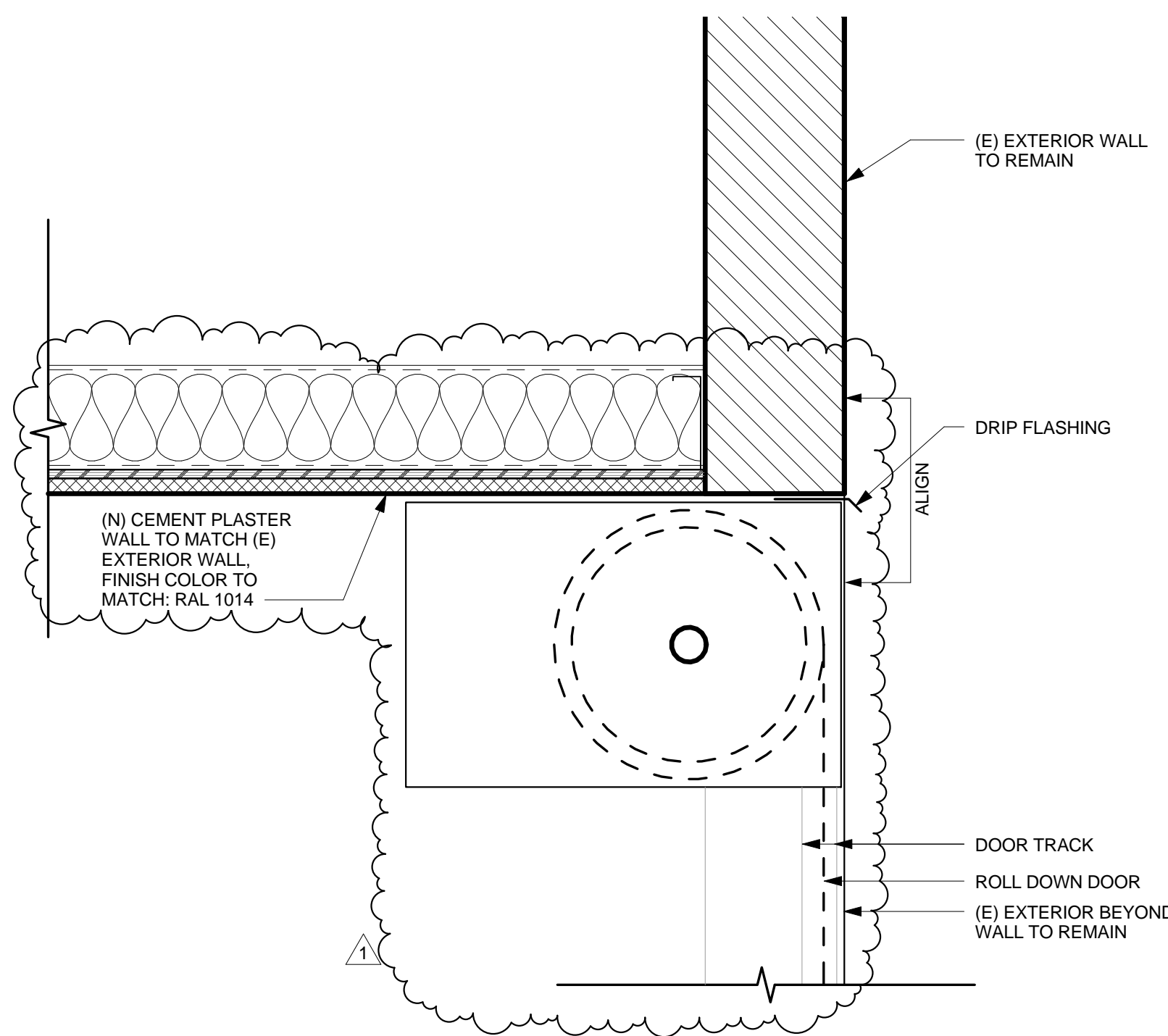
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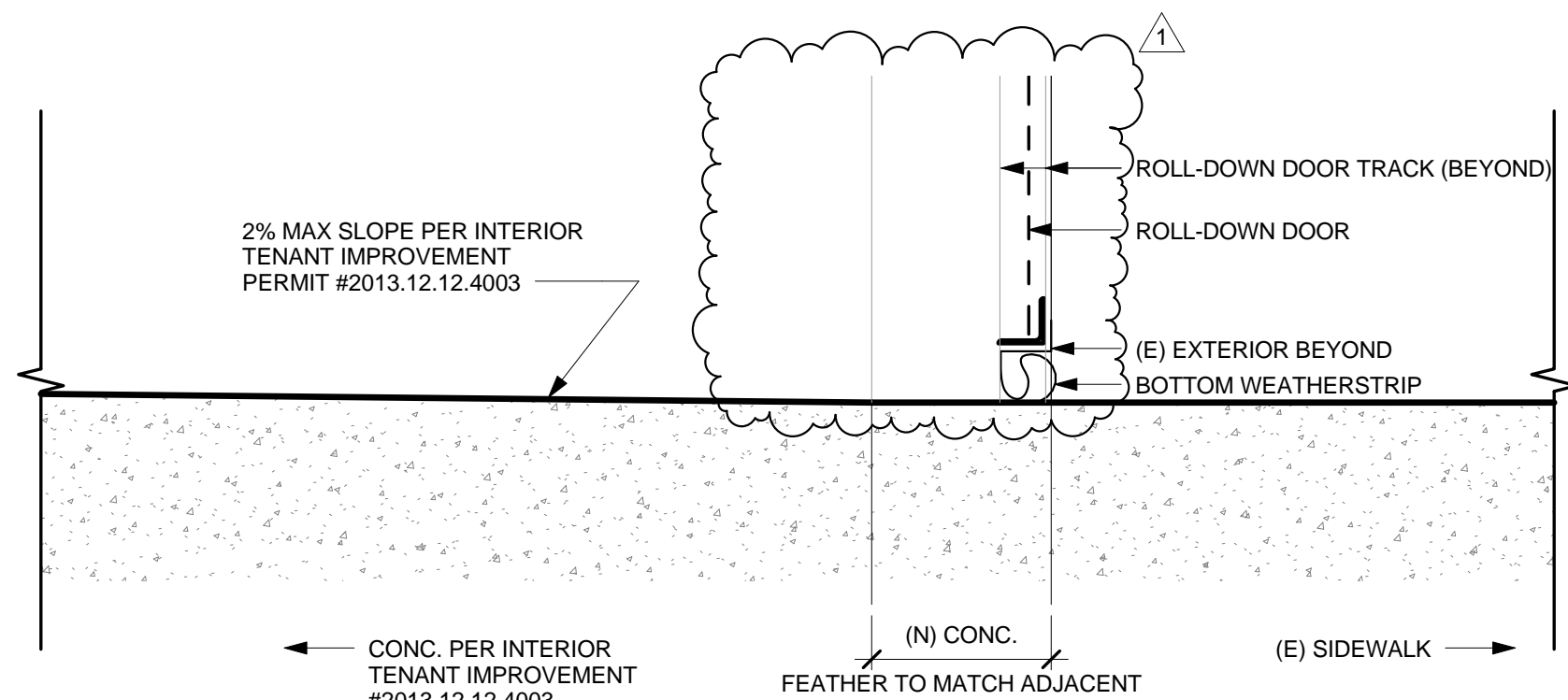
PARTIAL ELEVATION - MINNA ST VESTIBULE 15
1/4" = 1'-0"



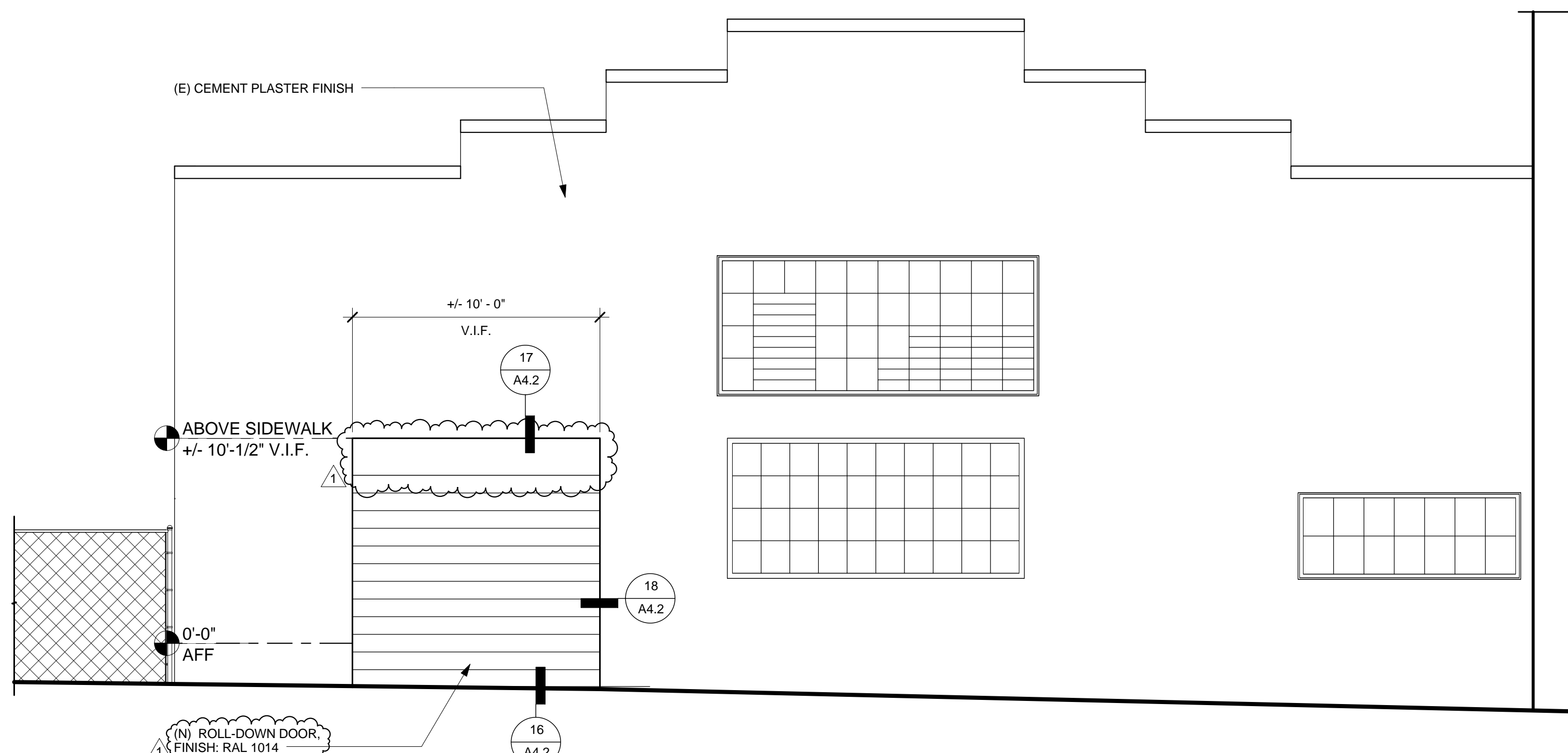
ROLL DOWN JAMB 18
3" = 1'-0"



ROLL DOWN HEADER 17
1 1/2" = 1'-0"



ROLL DOWN SILL 16
1 1/2" = 1'-0"



PROPOSED ELEVATION - MINNA ST 3
1/4" = 1'-0"

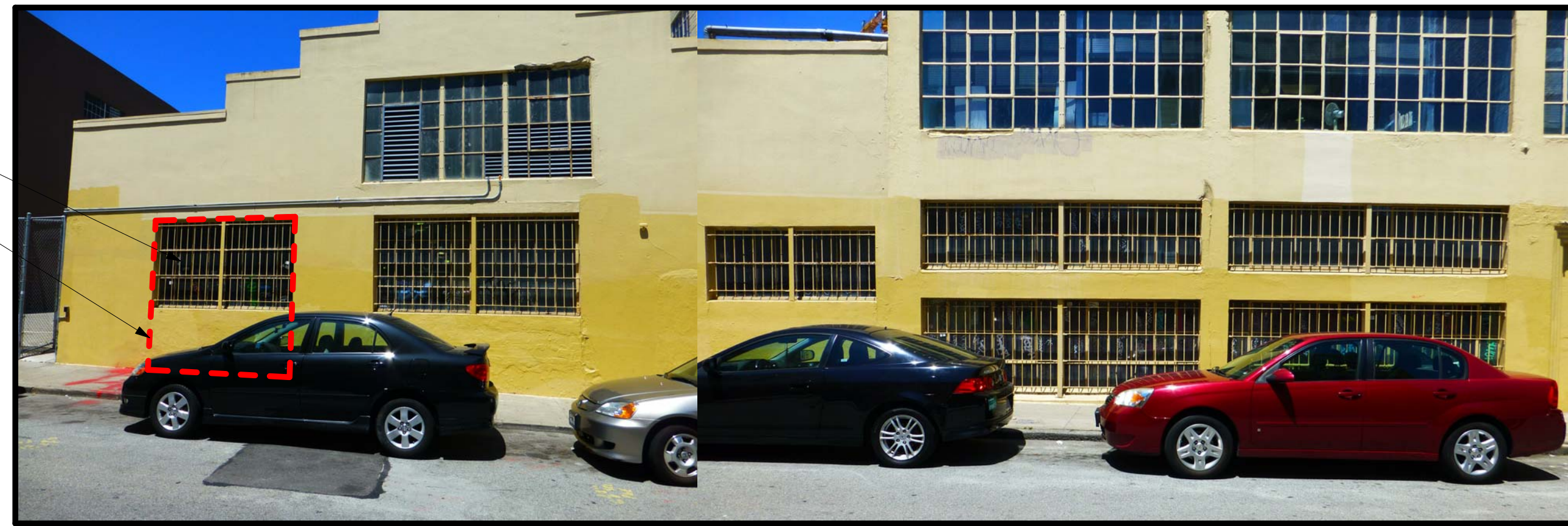
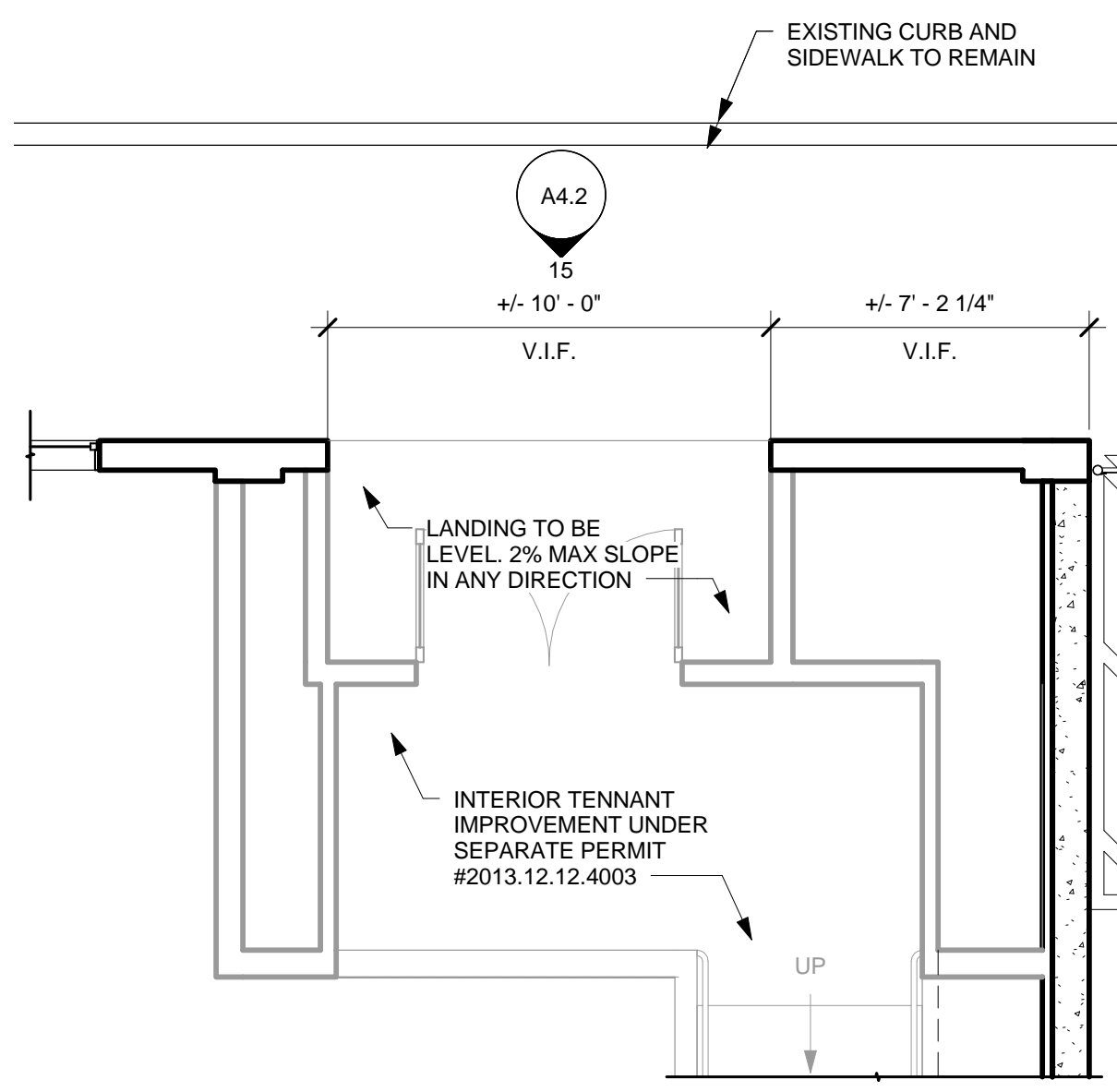
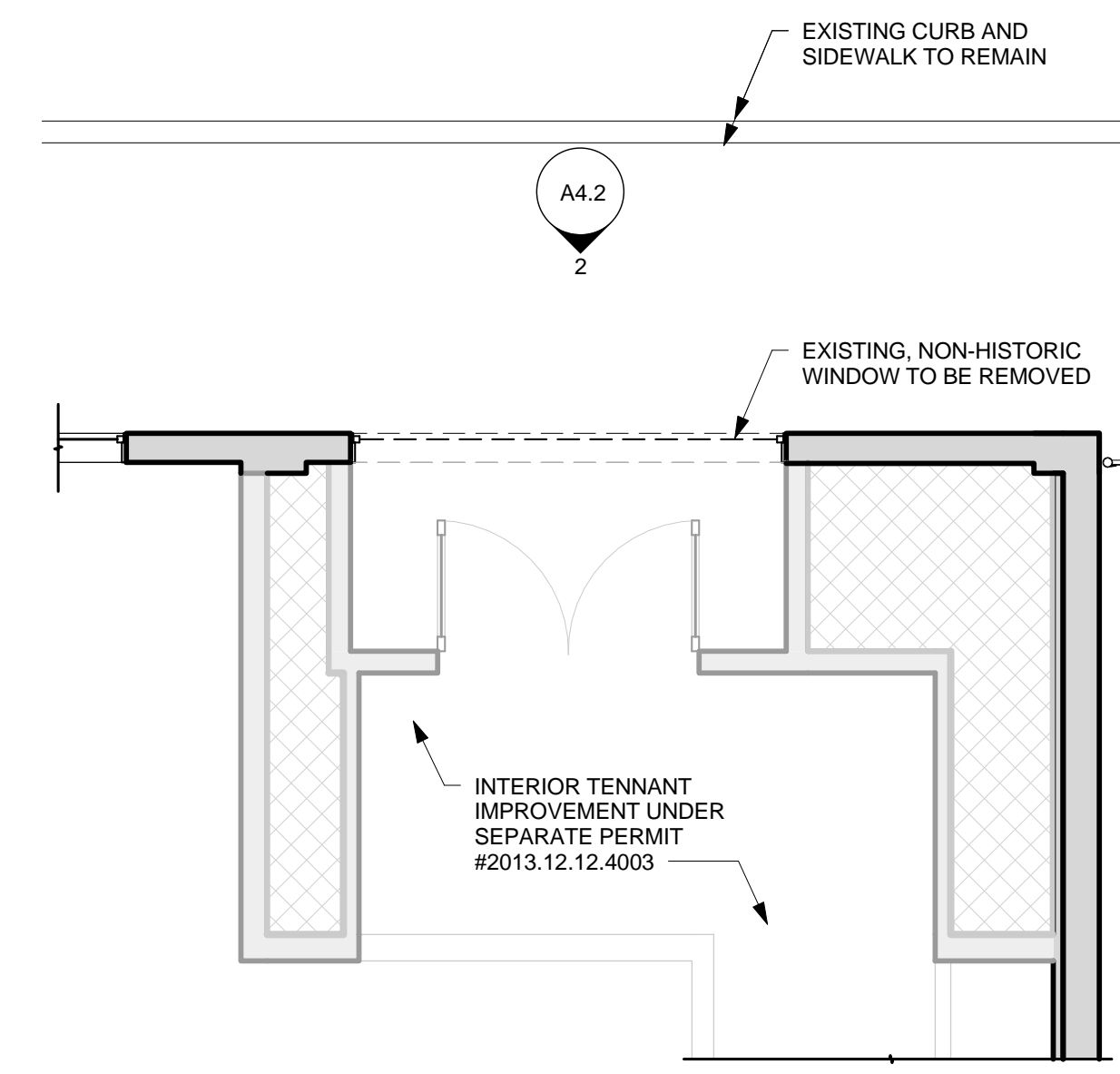


PHOTO EXISTING CONDITIONS - MINNA ST 2
NTS



PROPOSED ENLARGED PLAN - MINNA ST 11
1/4" = 1'-0"



DEMO ENLARGED PLAN - MINNA ST 1
1/4" = 1'-0"

LEGEND - NEW CONSTRUCTION

- AREA OF WORK LINE
- - - ABOVE OR BELOW
- ==== (E) PARTITION TO REMAIN
- ==== (N) PARTITION
- [E#] (E) DOOR TO REMAIN
- [#] (N) DOOR
- [E#] (E) WINDOW TO REMAIN
- [#] (N) WINDOW

LEGEND - DEMOLITION

- [X] (E) FLOOR TO BE REMOVED, SEE STRUCTURAL.
- [---] (E) PARTITION TO BE REMOVED
- [---] (E) TO BE REMOVED
- ==== (E) PARTITION TO REMAIN
- [X] (E) DOOR TO BE REMOVED
- [] (E) DOOR TO REMAIN
- [X] (E) WINDOW TO BE REMOVED

Job Title
**HUMAN SERVICES AGENCY
FIRST FLOOR INTERIOR
RENOVATION**

Job Address
**1235 MISSION STREET
SAN FRANCISCO, CA 94103**

Date

2014.1.2

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DS

Sheet Title

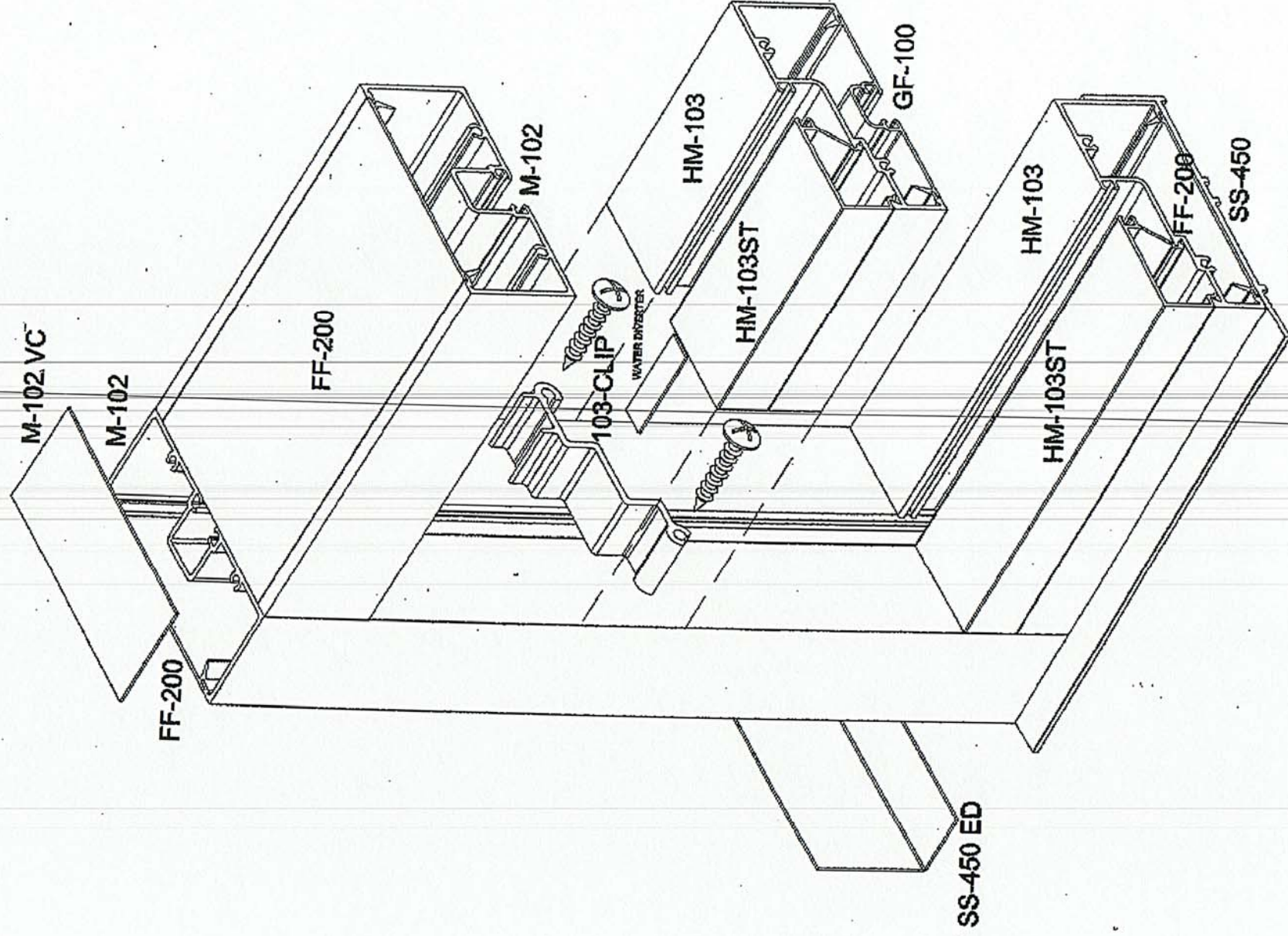
**ENLARGED PLANS &
ELEVATIONS - MINNA ST**

Scale

As indicated

Sheet No.

A4.2



FOR DETAILED INSTALLATION INSTRUCTION SEE
INSTALLATION MANUAL AND SYSTEM TEST REPORT

