



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Appropriateness Case Report Consent Calendar

HEARING DATE: NOVEMBER 17, 2010

Filing Date: November 10, 2010
Case No.: **2009.0718A**
Project Address: **123 Townsend Street**
Zoning: MUO (Mixed Use, Office)
105-F Height and Bulk District
Block/Lot: 3794 / 010
Applicant: Joseph Camicia
3850 23rd Street
San Francisco, CA 94114
Staff Contact Ben Fu - (415) 558-6613
ben.fu@sfgov.org
Reviewed By Tim Frye - (415) 575-6822
Tim.frye@sfgov.org

1650 Mission St.
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San Francisco,
CA 94103-2479

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415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPERTY DESCRIPTION

123 Townsend Street, east side between 2nd and 3rd Streets, in Assessor's Block 3794 and Lot 010. The six-story building, known as the Townsend Building, was built in 1903 as a warehouse but currently used as an office building. The building is a contributory building in the South End Historic District. The building was known historically as the Southern Pacific Warehouse and has a "3" rating from the 1976 Planning Department Survey, and has an "A" rating, (having contextual importance) from San Francisco Architectural Heritage. The unreinforced masonry building is located in a MUO (Mixed Use, Office) Zoning District and a 105-F Height and Bulk District.

PROJECT DESCRIPTION

The project proposes to install a new wireless telecommunications facility on the roof that consists of six panel antennas and four equipment cabinets. All proposed materials will be painted and/or concealed to match the existing surroundings. Please see attached photographs and plans for details.

OTHER ACTIONS REQUIRED

A Conditional Use Authorization Case No. 2009.0718C has been submitted and public notification requirements under Planning Code Sections 306.3 for the Planning Commission hearing will be processed separately.

COMPLIANCE WITH THE PLANNING CODE PROVISIONS

A Conditional Use authorization is required per Planning Code Section 842.93 for the installation of a commercial wireless transmitting, receiving or relay facility. An application has been filed and a public

hearing before the Planning Commission will be conducted after the approval of the Certificate of Appropriateness by the Historic Preservation Commission.

APPLICABLE PRESERVATION STANDARDS

ARTICLE 10

A Certificate of Appropriateness is required for any construction, alteration, removal, or demolition of a designated Landmark for which a City permit is required. In appraising a proposal for a Certificate of Appropriateness, the Historic Preservation Commission should consider the factors of architectural style, design, arrangement, texture, materials, color, and other pertinent factors. Section 1006.7 of the Planning Code provides in relevant part as follows:

The proposed work shall be appropriate for and consistent with the effectuation of the purposes of Article 10.

The proposed work shall be compatible with the historic structure in terms of design, materials, form, scale, and location. The proposed project will not detract from the site's architectural character as described in the designating ordinance. For all of the exterior and interior work proposed, reasonable efforts have been made to preserve, enhance or restore, and not to damage or destroy, the exterior architectural features of the subject property which contribute to its significance.

ARTICLE 10 – Appendix L – The South End District

In reviewing an application for a Certificate of Appropriateness, the Historic Preservation Commission must consider whether the proposed work would be compatible with the character of the South End Historic District as described in Appendix I of Article 10 of the Planning Code Section 7(b) Residential – Alterations & New Construction

1. False Historicism

The proposal calls for the retention of all existing character-defining features of the subject property. No change is proposed to the exterior elevation of the subject building. All existing architecture elements will remain. The proposed installation of telecommunication facility will be located on the roof and will be minimally visible from Townsend and King Street frontages.

2. Materials

The proposal calls for the retention of all existing historic exterior materials visible from public-of-way. No change is proposed to the exterior elevation of the subject building. The telecommunication facility will be located at the roof top and will be painted to match the existing structure.

3. Fenestration

No work is proposed in regards to the historic fenestration.

4. Style

N/A

5. Scale & Proportion

The proposal will not affect the massing, and is therefore compatible with the size, scale, and details found within the district.

6. Setbacks

N/A

7. Roofline

The proposed wireless antennas and related equipment cabinets will be installed on the roof of the existing building. The proposal will utilize the existing stair / elevator penthouse to conceal the antennas and minimize visibility from the public right-of-way. The proposal is located on the roof but will not affect the roof lines. The roof is not a distinctive feature of the building. The proposal will be minimally visible from a distance away from the main building façade and/or frontage at Townsend and King Streets. The existing building roof line will not be affected.

8. Detailing

See "False Historicism" above. All existing architecture elements visible from the street will not be modified with the proposed project. The proposal will not affect any existing building features or details. The utilitarian design would recede the wireless facility from view.

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 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 would not add any conjectural historical features or features that add a false sense of historical development. The design of the antennas would be clearly distinguished as contemporary features of the site and would be minimally visible.

Standard 5.

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

The proposed location of the telecommunication facility would utilize space on the building that does not currently contribute to the historic character of the district and that would require no removal of historic materials. The roof is not a distinctive feature of the building.

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 design of the proposal would be sufficiently differentiated from the historic buildings through the use of contemporary architectural details and materials. The proposed wireless facility would be minimally visible and utilitarian in design, which would recede from view.

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.

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.

PUBLIC/NEIGHBORHOOD INPUT

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

STAFF ANALYSIS

Based on the requirements of Article 10, Appendix L - the South End Historic District Guidelines, and the Secretary of Interior's Standards, staff has determined the following:

The proposal is located entirely on the roof of the existing building and not visible from the immediate public right-of-way. All existing architecture elements will remain. The proposal will not adversely impact any of the character-defining features of the subject building or district.

ENVIRONMENTAL REVIEW STATUS

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

PLANNING DEPARTMENT RECOMMENDATION

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

ATTACHMENTS

Draft Motion

Maps

Sponsor Submittal:

- Project Description
- Photographs
- Plans

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SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Draft Motion

HEARING DATE: NOVEMBER 17, 2010

1650 Mission St.
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CA 94103-2479

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ADOPTING FINDINGS FOR A CERTIFICATE OF APPROPRIATENESS FOR PROPOSED WORK DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 10, TO MEET THE STANDARDS OF ARTICLE 10 AND TO MEET THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION, FOR THE PROPERTY LOCATED ON LOT 010 IN ASSESSOR'S BLOCK 3794, WITHIN AN MUO (MIXED USE, OFFICE) DISTRICT AND A 105-F HEIGHT AND BULK DISTRICT.

PREAMBLE

WHEREAS, on June 17, 2010, Joseph Camicia (Project Sponsor) filed an application with the San Francisco Planning Department (hereinafter "Department") for a Certificate of Appropriateness to install a telecommunication facility located on the subject property on Lot 010 in Assessor's Block 3794. The work includes the installation of a new wireless telecommunications facility on the roof that consists of six panel antennas and four equipment cabinets. All proposed materials will be painted to match the existing building.

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

WHEREAS, on November 17, 2010, the Commission conducted a duly noticed public hearing on the current project, Case No. 2009.0718A ("Project") for its appropriateness.

WHEREAS, in reviewing the Application, the Commission has had available for its review and consideration case reports, plans, and other materials pertaining to the Project contained in the

Department's case files, has reviewed and heard testimony and received materials from interested parties during the public hearing on the Project.

MOVED, that the Commission hereby grants the Certificate of Appropriateness, in conformance with the architectural plans dated received June 24, 2010, and labeled Exhibit A on file in the docket for Case No. 2009.0718A based on the following findings:

FINDINGS

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

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

The Historical Preservation Commission has determined that the proposed work is compatible with the character of the South End Historic District.

- The proposed location of the telecommunication facility would utilize space on the building that does not currently contribute to the historic character of the district and that would require no removal of historic materials.
- No change is proposed to the exterior elevation of the subject building. All existing architecture elements will remain. The proposed installation of telecommunication facility will be minimally visible from Townsend and King Street frontages.
- The proposal calls for the retention of all existing historic exterior materials visible from public view. No change is proposed to the exterior elevation of the subject building. The telecommunication facility will be located at the roof top and will be painted to match the color of the existing structure.
- The proposal will be minimally visible from a distance outside of the district, the main building façade, and frontages at Townsend and King Streets. The existing building roof line will not be affected.
- The proposed project would not add any conjectural historical features or features that add a false sense of historical development.
- If the proposed extension were removed in the future, the essential historic form and integrity of the subject building would remain intact.
- None of the existing architecture elements visible from the street will be modified with the proposed project.

- The proposed project meets the following Secretary of the Interior's Standards for Rehabilitation:

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 5.

Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved. The proposed location of the telecommunication facility would utilize space on the building that does not currently contribute to the historic character of the district and that would require no removal of historic materials.

Standard 9.

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

Standard 10.

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

3. **General Plan Compliance.** The proposed Certificate of Appropriateness is, on balance, consistent with the following Objectives and Policies of the General Plan:

I. URBAN DESIGN ELEMENT

THE URBAN DESIGN ELEMENT CONCERNS THE PHYSICAL CHARACTER AND ORDER OF THE CITY, AND THE RELATIONSHIP BETWEEN PEOPLE AND THEIR ENVIRONMENT.

GOALS

The Urban Design Element is concerned both with development and with preservation. It is a concerted effort to recognize the positive attributes of the city, to enhance and conserve those attributes, and to improve the living environment where it is less than satisfactory. The Plan is a definition of quality, a definition based upon human needs.

OBJECTIVE 1

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

POLICY 1.3

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

OBJECTIVE 2

CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

POLICY 2.4

Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

POLICY 2.5

Use care in remodeling of older buildings, in order to enhance rather than weaken the original character of such buildings.

POLICY 2.7

Recognize and protect outstanding and unique areas that contribute in an extraordinary degree to San Francisco's visual form and character.

The goal of a Certificate of Appropriateness is to provide additional oversight for buildings and districts that are architecturally or culturally significant to the City in order to protect the qualities that are associated with that significance.

The proposed project qualifies for a Certificate of Appropriateness and therefore furthers these policies and objectives by maintaining and preserving the character-defining features of 123 Townsend Street 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 is located on the roof of the existing building and will not have any impact on neighborhood serving retail uses.

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

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

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

The project will not reduce the affordable housing supply as the existing office building is not of residential use.

- 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.

The subject building was designed to conform to the structural and seismic safety requirements of the Building Code. This proposal will not impact the property's ability to withstand an earthquake.

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

The proposal will not alter the existing building street façade and is in conformance with Article 10 of the Planning Code and the Secretary of the Interior's Standards.

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

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

5. For these reasons, the proposal overall, is appropriate for and consistent with the purposes of Article 10, meets the standards of Article 10, and the Secretary of Interior's Standards for Rehabilitation, General Plan and Prop M findings of the Planning Code.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **GRANTS Certificate of Appropriateness** for the property located at Lot 010 in Assessor's Block 3794 for proposed work in conformance with the renderings and architectural sketches dated June 24, 2010, and labeled Exhibit A on file in the docket for Case No. 2009.0718A.

APPEAL AND EFFECTIVE DATE OF MOTION: APPEAL: Any aggrieved person may appeal this Motion to the Board of Appeals within fifteen (15) days after the date of this Motion No. XXXXX. The effective date of this Motion shall be the date of this Motion. For further information, please contact the Board of Appeals in person at 1650 Mission Street, (Room 304) or call 575-6880.

Duration of this Certificate of Appropriateness: This Certificate of Appropriateness is issued pursuant to Article 10 of the Planning Code and is valid for a period of three (3) years from the effective date of approval by the Historic Preservation Commission. The authorization and right vested by virtue of this action shall be deemed void and canceled if, within 3 years of the date of this Motion, a site permit or building permit for the Project has not been secured by Project Sponsor.

THIS IS NOT A PERMIT TO COMMENCE ANY WORK OR CHANGE OF OCCUPANCY UNLESS NO BUILDING PERMIT IS REQUIRED.

PERMITS FROM THE DEPARTMENT OF BUILDING INSPECTION (and any other appropriate agencies) MUST BE SECURED BEFORE WORK IS STARTED OR OCCUPANCY IS CHANGED.

I hereby certify that the Historical Preservation Commission ADOPTED the foregoing Motion on November 17, 2010.

Linda D. Avery
Commission Secretary

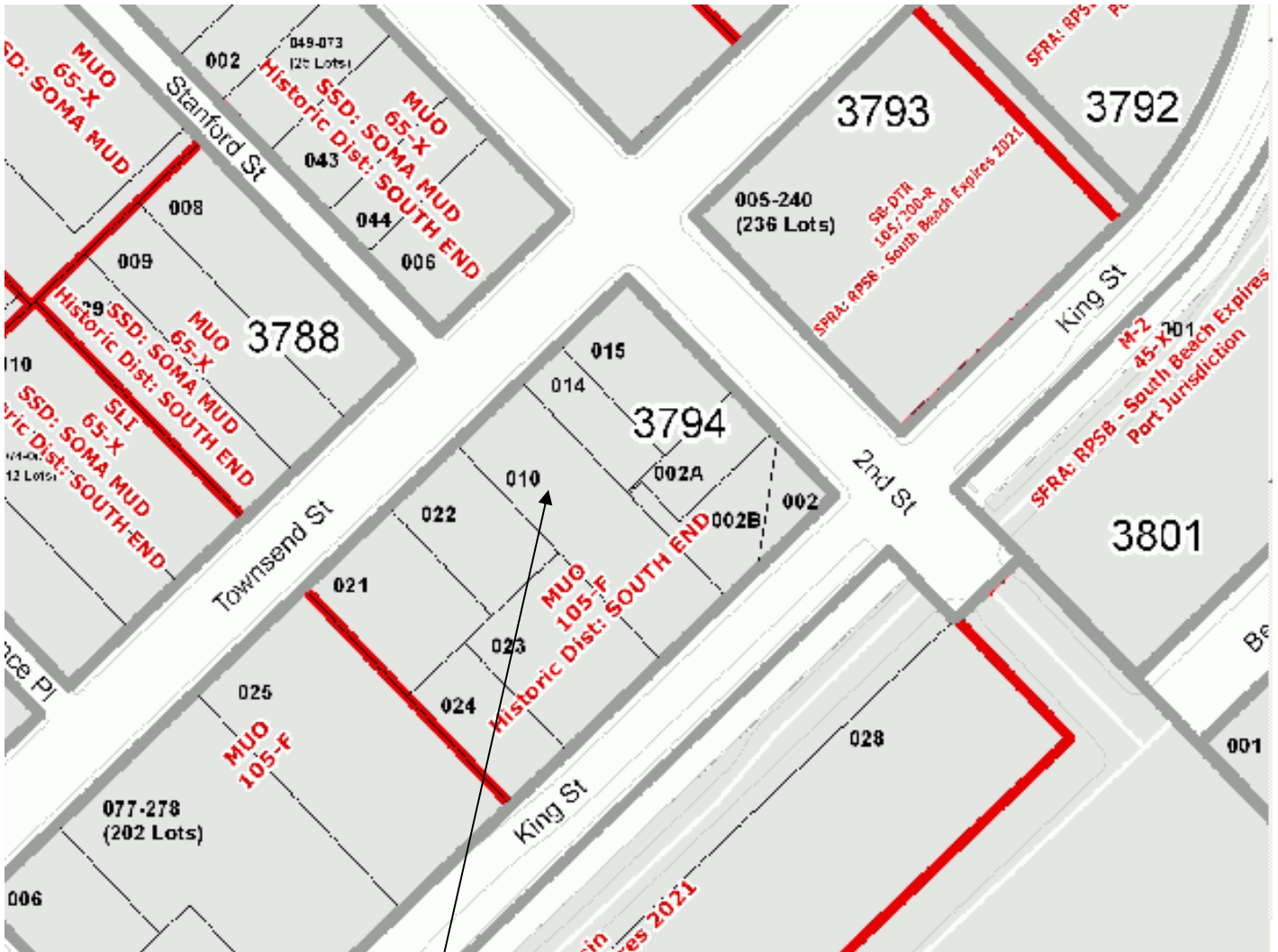
AYES: X

NAYS: X

ABSENT: X

ADOPTED: November 17, 2010

Parcel Map

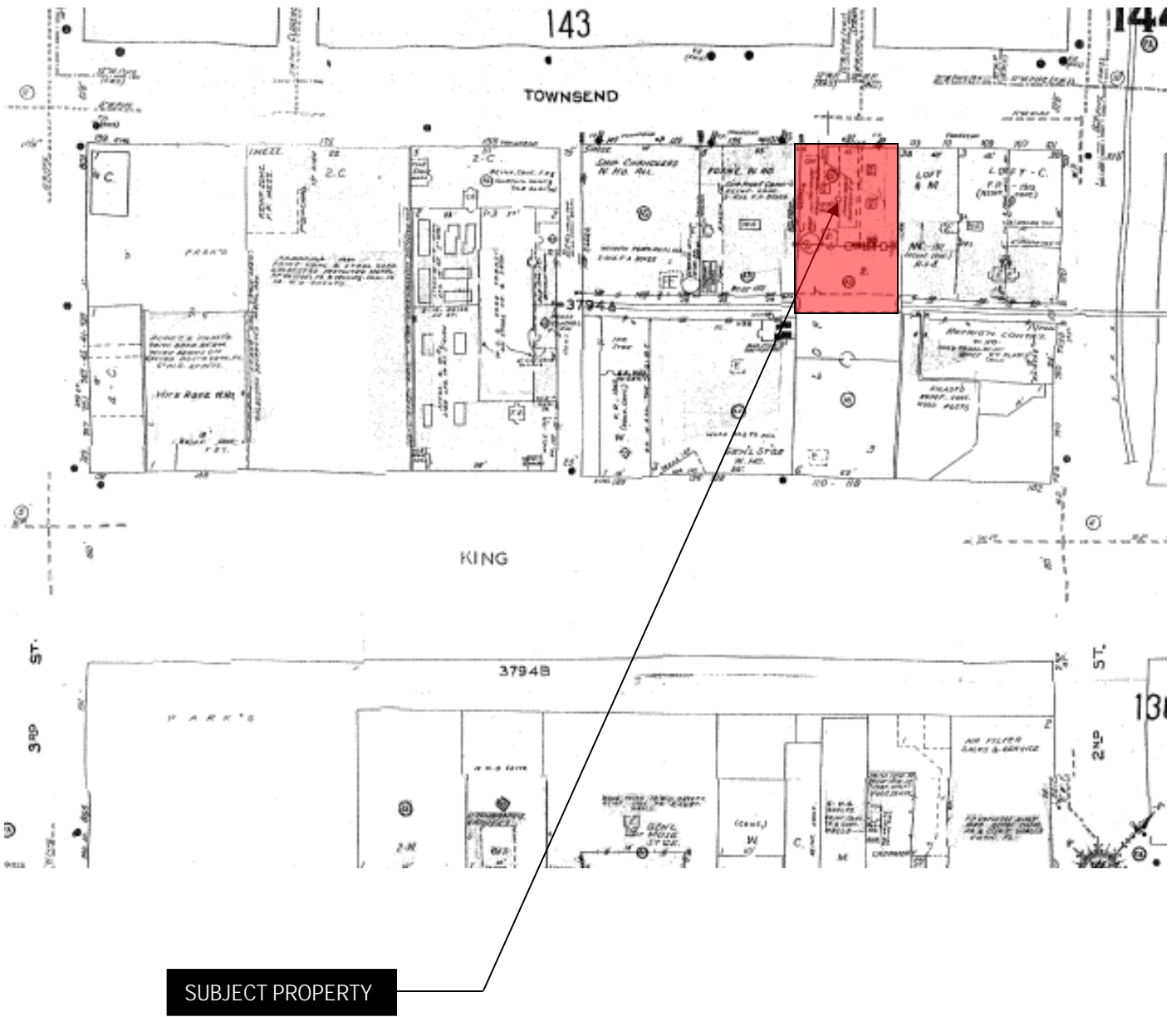


SUBJECT PROPERTY



Historic Preservation Commission
Case Number 2009.0718A
123 Townsend Street

Sanborn Map*



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

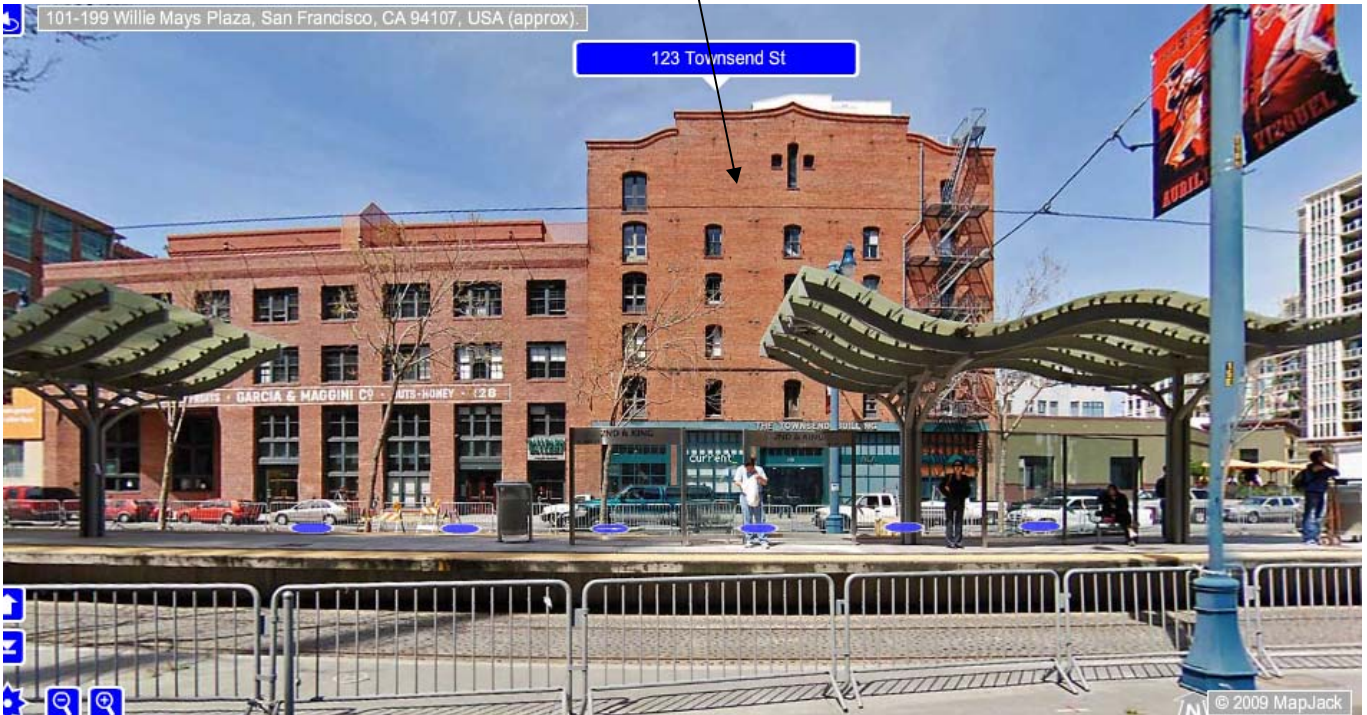


Historic Preservation Commission
Case Number 2009.0718A
123 Townsend Street

Aerial Photo



SUBJECT PROPERTY



Historic Preservation Commission
Case Number 2009.0718A
123 Townsend Street



Planning Application No. 2009.0718C
Project Address: 123 Townsend St., San Francisco
Parcel Number: 3794/010
Zoning District: MUO/105-F
T-Mobile Site ID No.: SF53446

Project Description

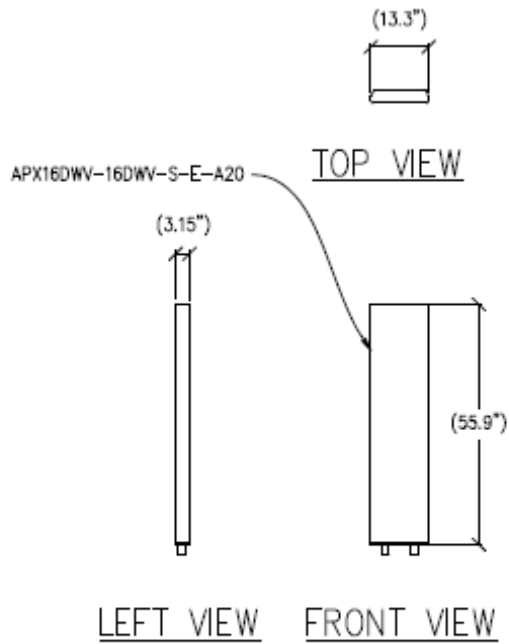
T-Mobile proposes to install a new wireless telecommunications facility on the roof of 123 Townsend St. consisting of six (6) panel antennas and (4) equipment cabinets in various locations on the roof. The antennas will be installed in pairs in three different locations: 1) Sector A consists of two tri-pod mounted antennas on the northeastern side of the roof adjacent to existing HVAC and other miscellaneous rooftop equipment, 2) Sector B consists of two antennas flush-mounted to the southern elevator penthouse (facing King St.) and will be painted to match the existing structure (they will also include “blinders” to conceal the associated coax cables), and 3) Sector C consists of two antennas mounted to the top of the northernmost penthouse and concealed within radomes that will be painted to match the existing structure. The equipment cabinets will be located along the western side of the roof and will also be painted to match the existing rooftop equipment.

The building’s rooftop contains multiple staircase/elevator penthouse structures, the tallest of which measures approximately 20 feet tall. There are all also multiple HVAC units and other large mechanical and ancillary structures located throughout the roof area (see aerial photo below).



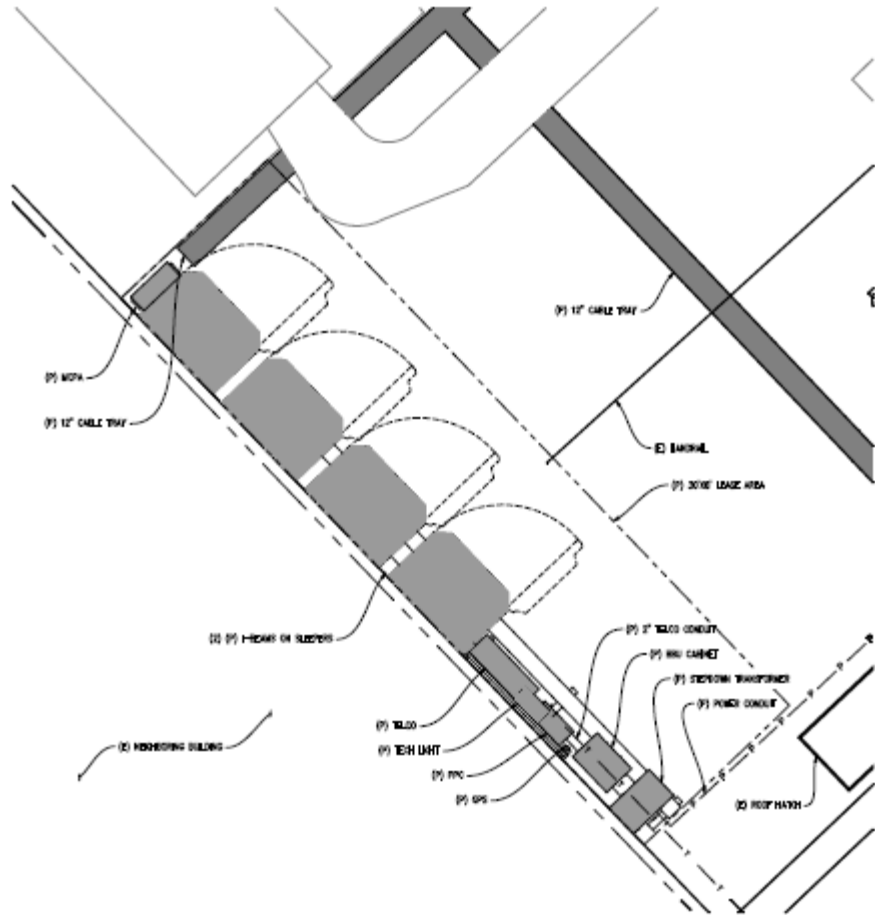
This backdrop will allow the T-Mobile antennas and equipment cabinets to blend in with their surrounding environment and minimize their visibility.

All six antennas will be RFS model APX16DWV-16DWV-S-E-A20 and have the dimensions identified below. Each antenna measures approximately 60 inches tall, 13 inches wide, and 3 inches thick. Please refer to the Certificate of Appropriateness application materials for full product details.

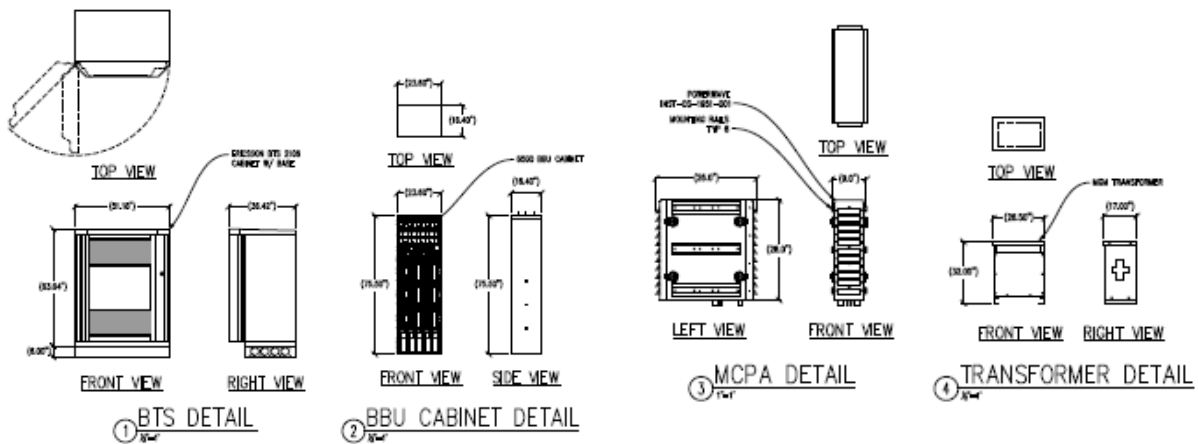


① ANTENNA DETAIL
1/8"=1'

The equipment layout is as indicated in the diagram below (if anything is difficult to read you can refer to Sheet A-2 in the project drawings for more information):



The proposal includes four equipment cabinets that measure approximately 70 inches tall, 51 inches wide, and 36 inches thick. Other associated equipment includes a battery backup cabinet, a stepdown transformer, and a MCPA (multi-channel power amplifier).



As indicated in the drawings, the equipment area will be located directly behind the large HVAC unit near the northwestern corner of the roof and will not be visible from Townsend St. or King St.

The Sector B antennas facing King St. will be flush-mounted to the penthouse, painted to match the building, and will be straddled by “blindings” that will shield the associated cables from view.

The Sector C antennas will be located within faux vent structures that entirely shield the antennas from view. Such vents are common rooftop appurtenances located on buildings throughout San Francisco and are utilized in order to help antenna facilities blend in with a normal rooftop environment.

The Sector A antennas will not be screened because they will be located in an area that is immediately surrounded by larger HVAC and mechanical structures. These existing structures provide a backdrop that will allow the new antennas to blend in without causing any significant new visual impact.

No changes are proposed to any of the building’s defining features, including the historic brick facades.

Views of building facades on the northwest side of Townsend St. between 2nd St. and 3rd St.
(Subject building identified by red arrows)



Views of building facades on the southeast side of Townsend St. between 2nd St. and 3rd St.
(Subject building identified by red arrows)



Existing



Proposed



view from Stanford Street looking southeast at site

Existing



Proposed



Proposed T-Mobile Installation

view from King Street looking north at site

CITY AND COUNTY OF SAN FRANCISCO PLANNING DEPARTMENT

CERTIFICATE OF APPROPRIATENESS APPLICATION FORM

Per Article 10 of the San Francisco Planning Code, a Certificate of Appropriateness authorization (C of A) is required for alterations to designated City Landmarks and Historic Districts, including:

- Any construction, alteration, removal or demolition of a structure or any work involving a sign, awning, marquee, canopy, mural, or other appendage, for which a City permit is required, on a Landmark site or in an Historic District;
- Exterior changes in an Historic District visible from a public street or other public place, where the designating ordinance requires approval of such changes pursuant to the provisions of Article 10; and
- The addition of a mural to any Landmark or contributory structure in an Historic District, which is not owned by the City or located on property owned by the City, regardless of whether or not a City permit is required for the mural.

Members of the public may determine whether a C of A is required by contacting the Planning Information Counter (PIC) on the first floor of 1660 Mission Street at 415-558-6377. If a C of A is required, an application is available at the PIC. If the PIC is unable to determine whether a C of A is required, it is recommended that applicants either request a written determination from the Zoning Administrator (by a letter outlining the proposed work/project, call the PIC for the fee) or by requesting a Project Review meeting with Preservation Staff (by calling 558-6300, also call the PIC for fee).

REQUIREMENTS AND ATTACHMENTS

The intent of this application is to provide Staff and the Landmarks Preservation Advisory Board (Landmarks Board) with sufficient information to understand and review the proposal. Receipt of the application and the accompanying materials by the Planning Department (Department) shall only serve the purpose of establishing a Planning Department file for the proposed project. After the file is established, Department Staff will review the application to determine whether the application is complete or whether additional information is required in order for the Landmarks Board to make a recommendation on the proposal. **EIGHTEEN COPIES OF PLANS AND COLOR PHOTOGRAPHS IN REDUCED SETS (8½" x 14" OR 11" x 17") WILL BE REQUIRED A WEEK BEFORE THE SCHEDULED HEARING.** If the application is for a demolition, additional information not listed here may be required.

THE APPLICATION MUST BE FILED WITH THE FOLLOWING MATERIALS:

- One original signed and completed application form
- A check payable to the Planning Department for the initial fee, based on construction costs of project (Note: additional time and materials charges will be billed if Staff time exceeds the initial fee paid)
- One original Letter of Authorization by property owner(s) for agent(s) of owners
- One full set of architectural plans showing existing conditions and proposed scope of work. All plans must show: existing to remain, existing to be removed, new construction, existing and proposed materials, project name and address, title of drawing, scale, date, and drawing number

All plans shall include:

- ✓ Site Plan at 1/8" scale
- ✓ Floor Plans at 1/4" scale
- ✓ Elevations at 1/4" scale
- ✓ Section(s) at 1/4" scale

✓ Detail drawings at 1/2" scale

- Current photographs and historic photographs (if possible)
- Specifications (for cleaning, repair, etc.)
- Product cut sheets for new elements (including windows, doors, etc.)
- Two sets of adhesive back mailing labels addressed to the property owner, applicant, architect, etc., for Planning Department use to send hearing agenda and final C of A

STANDARDS FOR REVIEW OF APPLICATIONS

Planning Code Section 1006.7 spells out the standards that the Landmarks Board, the Planning Department and the Planning Commission must use in giving their recommendations (in the case of the Landmarks Board) and in making decisions (in the case of the Planning Department and Planning Commission). Section 1006.7 additionally states that projects in historic districts be compatible with the character of the district as described in the designating ordinance for that district. Within the Appendices in Article 10 for each Historic District, review standards are outlined in Section 7, "Additional Provisions for Certificates of Appropriateness."

The Landmarks Board and the Planning Department, as a policy, also use *The Secretary of the Interior's Standards for the Treatment of Historic Properties* as an additional evaluative standard.

All actions taken by the Planning Department and the Planning Commission must additionally comply with all other aspects of San Francisco's Planning Code and General Plan.

SCHEDULED HEARINGS

The Landmarks Board meets the first and third Wednesdays of each month in Room 400 of City Hall. For information on the Landmarks Board calendar and agenda items, please call the Landmarks Board Recording Secretary at 415-558-6266 after 3:00pm on the Friday preceding the regularly scheduled hearing.

PROCEDURES FOR FILING THIS APPLICATION

To file this application, contact the Intake Coordinator at 415-558-6300.

After the intake, applications will be reviewed by Staff for completeness. If determined complete and Code-complying, the Project will be scheduled for a Landmarks Board hearing within 60 days.

A. OWNER/PROJECT SPONSOR INFORMATION

Property Owner's Name: SFI Real Estate Holdings, LLC

Address: 123 Townsend St., San Francisco, CA. 94107 Telephone: (415) 632-1269

Applicant's Name: T-Mobile West Corporation

Address: 1855 Gateway Blvd., 9th floor, Concord, CA. 94520 Telephone: (415) 309-8979

Primary Contact for Project Information: Joseph Camicia

Address: 3850 23rd St., San Francisco, CA. 94114 Telephone: (415) 722-1883

Fax Number: n/a

File Date: _____

Email: CamiciaConsultant@gmail.com

B. PROJECT INFORMATION

Address of Project: 123 Townsend St.

Cross Streets: Townsend St. near 2nd St.

Complete if applicable:

Building Permit Application (BPA) No.: Not yet filed

BPA File Date: n/a

C. APPLICANT'S AFFIDAVIT

Under penalty of perjury, I, the applicant, declare that I am the owner or authorized agent of the owner(s) of this property, and that the information presented is true and correct to the best of my knowledge.

Signed: _____

Joseph Camicia
(Print Name of Applicant in Full)

Date: May 26, 2010

D. ENVIRONMENTAL DETERMINATION (To be filled out by Preservation Technical Specialist during application intake)

Determination: _____

E. ZONING CLASSIFICATION / HISTORIC RATINGS

Assessor's Block/Lot: 3794/010

Zoning District: MUO

Height/Bulk: 105-F

Landmark No. and Name: n/a

Historic District: South End Historic District

Article 11 Category: n/a

Conservation District: n/a

1976 AS Survey Rating: 3

Here Today Page: Unknown

Heritage Rating: A

Other Surveys: n/a

F. PROJECT DESCRIPTION

Alteration

Addition

New Construction

Demolition

Other: Addition of new rooftop facilities

Present/Previous Use: Office Proposed Use: Same, with new wireless telecommunications facilities on roof.

Describe proposed scope of work: T-Mobile proposes to install a new wireless telecommunications facility on the roof of 123 Townsend St. consisting of six (6) panel antennas and (4) equipment cabinets in various locations on the roof. The antennas will be installed in pairs in three different locations: 1) Sector A consists of two tri-pod mounted antennas on the northeastern side of the roof adjacent to existing HVAC and other miscellaneous rooftop equipment, 2) Sector B consists of two antennas flush-mounted to the southern elevator penthouse (facing King St.) and will be painted to match the existing structure (they will also include "blinders" to conceal the associated coax cables), and 3) Sector C consists of two antennas mounted to the top of the northernmost penthouse and concealed within radomes that will be painted to match the existing structure. The equipment cabinets will be located along the western side of the roof and will also be painted to match the existing rooftop equipment.

Describe existing features and materials to be removed: No existing features or materials are proposed to be removed.

Note: Attach continuation sheets, if necessary.

G. COMPLIANCE WITH APPLICABLE PLANNING CODE PRESERVATION STANDARDS

In reviewing applications for Certificates of Appropriateness, the Landmarks Board will consider whether the proposed work would be appropriate for and consistent with the purpose of Article 10 of the Planning Code. Please describe below how the proposed work would preserve, enhance, or restore, and not damage or destroy, the building's exterior architectural features:

The proposed wireless facilities have been designed to have minimal new visual impact and will not significantly alter any exterior features of the subject building. None of the building's original brick facades will be altered in any way. All proposed T-Mobile antennas, cabinets, and associated equipment facilities are located on the roof among existing HVAC and other auxiliary facilities. Each of the six proposed antennas will be painted and concealed to match its surroundings to the extent practicable. None of the proposed facilities will significantly alter any of the building's prominent architectural features nor will they affect views of said features.

This question applies to proposed work in historic districts only. Describe how the proposed project is compatible with the character of the pertinent historic district described in the specific appendix to Article 10 of the Planning Code. (Appendices B through K of Article 10 provide in-depth information on each of the individual historic districts, describing their unique features and particular standards for review within the district.)

The proposal constitutes a minor exterior alteration that is consistent with Appendix I to Article 10 of the San Francisco Planning Code (South End Historic District). The subject building, constructed in 1903, is consistent with the material, size, bulk, and color specifications described in Section 6 of Appendix I. The minor alterations proposed by T-Mobile will not significantly alter any of those features or otherwise bring the site out of compliance with any part of the Planning Code. None of the features described in Section 6(a) of Appendix I will be altered in any way.

Note: Attach continuation sheets, if necessary.

H. COMPLIANCE WITH THE SECRETARY OF THE INTERIOR'S STANDARDS (STANDARDS) FOR THE REHABILITATION OF HISTORIC PROPERTIES

Please describe how the proposed project meets the following 10 rehabilitation Standards. Please respond to each statement as completely as possible (i.e. give reasons as to *how* and *why* the project meets the Standards rather than merely concluding that it does so).

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:

The T-Mobile antennas and associated equipment cabinets are to be mounted to existing penthouse structures and among existing rooftop equipment. The addition of these facilities to the rooftop area will not result in any change to building materials, features, spaces or spatial relationships. To ensure as little visual impact as possible, all new facilities will be painted and/or concealed to match their surroundings as much as possible. The proposal will not result in any additions to the existing height of the building and will not cast any shadows on adjacent properties. The newly introduced use (rooftop wireless facility) will not have any impact on the existing office use of the subject building or any similar uses that may be located in adjacent buildings.

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:

The T-Mobile proposal will not alter the subject building's distinctive red brick masonry and does not include any removal of distinctive materials or significant alteration of any features, spaces, and spatial relationships.

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:

This project consists only of minor facilities that will blend, as much as possible, with the building's existing rooftop equipment. All facilities will be painted to match their surroundings and screened from view to fullest extent practicable. The proposed antennas and equipment will not add a false sense of historical development as they are small auxiliary facilities located among other similar facilities on the building's roof.

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

The subject building, aside from major internal renovations and changes in use, appears to have undergone few exterior alterations since its construction in the early 1900's. None of the building's prominent historically significant features, whether that significance stems from original features or acquired through alterations over the last 100+ years, will be impacted by the T-Mobile proposal.

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

All materials, features, finishes and construction techniques will not be adversely affected by the proposal. The proposal simply consists of installing antennas and equipment cabinets on the roof, none which will significantly alter any of the prominent features of the subject building.

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:

No replacement or repair of historic features is proposed at this time.

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:

Not applicable. No chemical or physical treatment is proposed.

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

Not applicable. The project will not impact any archeological resources.

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:

Installation of the proposed T-Mobile facilities will not destroy any historic materials, features or spatial relationships that characterize the property. All proposed alterations will take place on the roof among existing HVAC and mechanical equipment.

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:

If ever required or desirable, the T-Mobile facility could be removed without any permanent impact. The building's form and integrity would be entirely preserved.

Note: Attach continuation sheets, if necessary.

T-MOBILE WEST CORPORATION



1855 GATEWAY BLVD 9TH FLOOR
CONCORD, CA 94520

MANCHESTER BUILDING

SF53446

MANCHESTER BUILDING

SF53446
123 TOWNSEND STREET
SAN FRANCISCO, CA 94107

ISSUE STATUS

Δ	DATE	DESCRIPTION	BY
	07-23-09	ZD 90%	
	08-18-09	ZD 100%	
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	06-24-10	ZD 100%	CL
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	-	-	-

DRAWN BY: C. CODY
CHECKED BY: C. MATHISEN
APPROVED BY: B. McCOMB
DATE: 06/24/10

Streamline Engineering and Design, Inc.
11768 Atwood Rd. Suite 20 Auburn, CA 95603
Contact: Larry Houghby Phone: 916-275-4180
E-Mail: larry@streamlineeng.com Fax: 530-823-8783

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PROJECT DESCRIPTION

A (P) UNMANNED TELECOMMUNICATION FACILITY CONSISTING OF (4) (P) BTS CABINETS, A (P) STEPDOWN TRANSFORMER, A (P) BBU, A (P) PBC-02 CABINET, A (P) ESC-02 UTILITY BOX, (7) (P) RRU'S, (4) (P) TMA'S, & (6) (P) T-MOBILE ANTENNAS ENCLOSED WITHIN (P) RADOMES & FRP SCREENING.

VICINITY MAP



CODE COMPLIANCE

ALL WORK & MATERIALS SHALL BE PERFORMED & INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

- 2007 CALIFORNIA ADMINISTRATIVE CODE (INCL. TITLES 24 & 25)
- 2007 CALIFORNIA BUILDING CODE
- 2007 CALIFORNIA ELECTRICAL CODE
- 2007 CALIFORNIA MECHANICAL CODE
- 2007 CALIFORNIA PLUMBING CODE
- 2007 CITY OF SAN FRANCISCO FIRE CODE
- LOCAL BUILDING CODES
- CITY/COUNTY ORDINANCES
- ANSI/EIA-TIA-222-G

ALONG WITH ANY OTHER APPLICABLE LOCAL & STATE LAWS AND REGULATIONS

HANDICAP REQUIREMENTS

THIS FACILITY IS UNMANNED & NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS & REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH CALIFORNIA STATE ADMINISTRATIVE CODE, TITLE 24 PART 2, SECTION 1105B.3.4.2, EXCEPTION 1

PROJECT INFORMATION

SITE NAME:	MANCHESTER BUILDING	SITE #:	SF53446
COUNTY:	SAN FRANCISCO	JURISDICTION:	CITY OF SAN FRANCISCO
APN:	LOT 010, BLOCK 3794	POWER:	PG&E
SITE ADDRESS:	123 TOWNSEND STREET SAN FRANCISCO, CA 94107	TELEPHONE:	AT&T
CURRENT ZONING:	MUO		
CONSTRUCTION TYPE:	IV		
OCCUPANCY TYPE:	U		
PROPERTY OWNER:	SFI REAL ESTATE HOLDINGS, LLC 3657 MAIN STREET MANCHESTER, VT 05254		
APPLICANT:	T-MOBILE 1855 GATEWAY BLVD 9TH FLOOR CONCORD, CA 94520-3200		
LEASING CONTACT:	ATTN: CHRISTINE CASEY (415) 806-8750 PERMIT ME INC 3850 23RD STREET SAN FRANCISCO, CA 94114		
ZONING CONTACT:	ATTN: JOE CAMICIA (415) 722-1183 PERMIT ME INC 3850 23RD STREET SAN FRANCISCO, CA 94114		
CONSTRUCTION CONTACT:	ATTN: KRESSTON HAYNES (209) 938-7251 SITE SERVICES LLC 100 TOWER ROAD AMERICAN CANYON, CA 94503		
LATITUDE:	N 37° 46' 47.42" NAD 83		
LONGITUDE:	W 122° 23' 26.30" NAD 83		
AMSL:	±22.4'		

DRIVING DIRECTIONS

FROM: 1855 GATEWAY BLVD, CONCORD, CA 94520-3200
TO: 123 TOWNSEND STREET, SAN FRANCISCO, CA 94107

- START OUT GOING SOUTHEAST ON GATEWAY BLVD. 0.0 MI
- TURN SLIGHT RIGHT ONTO CLAYTON RD. 0.3 MI
- MERGE ONTO CA-242 S. 1.0 MI
- MERGE ONTO I-680 S VIA THE EXIT ON THE LEFT TOWARD OAKLAND/SAN JOSE. 3.5 MI
- MERGE ONTO CA-24 W TOWARD OAKLAND/LAFAYETTE. 13.6 MI
- MERGE ONTO I-580 W TOWARD SAN FRANCISCO. 1.5 MI
- MERGE ONTO I-80 W VIA THE EXIT ON THE LEFT TOWARD SAN FRANCISCO (PORTIONS TOLL). 6.8 MI
- TAKE THE FREMONT ST EXIT. 0.4 MI
- TAKE THE FOLSOM ST RAMP. 0.1 MI
- TURN SLIGHT RIGHT ONTO FREMONT ST. 0.1 MI
- TURN RIGHT ONTO HARRISON ST. 0.2 MI
- TURN LEFT ONTO 2ND ST. 0.4 MI
- TURN RIGHT ONTO TOWNSEND ST. 0.1 MI

END AT: 123 TOWNSEND ST, ON THE LEFT.
ESTIMATED TIME: 34 MIN ESTIMATED DISTANCE: 28 MI

SHEET INDEX

SHEET	DESCRIPTION	REV
T-1	TITLE SHEET	-
LS-1	SURVEY	-
A-1	SITE PLAN	-
A-2	EQUIPMENT PLAN A & DETAILS	-
A-3	EQUIPMENT PLAN B, ANTENNA PLANS & DETAILS	-
A-4	ELEVATION	-
A-5	ELEVATION	-
A-6	ELEVATION	-

APPROVAL

RF
LEASING
ZONING
CONSTRUCTION
T-MOBILE

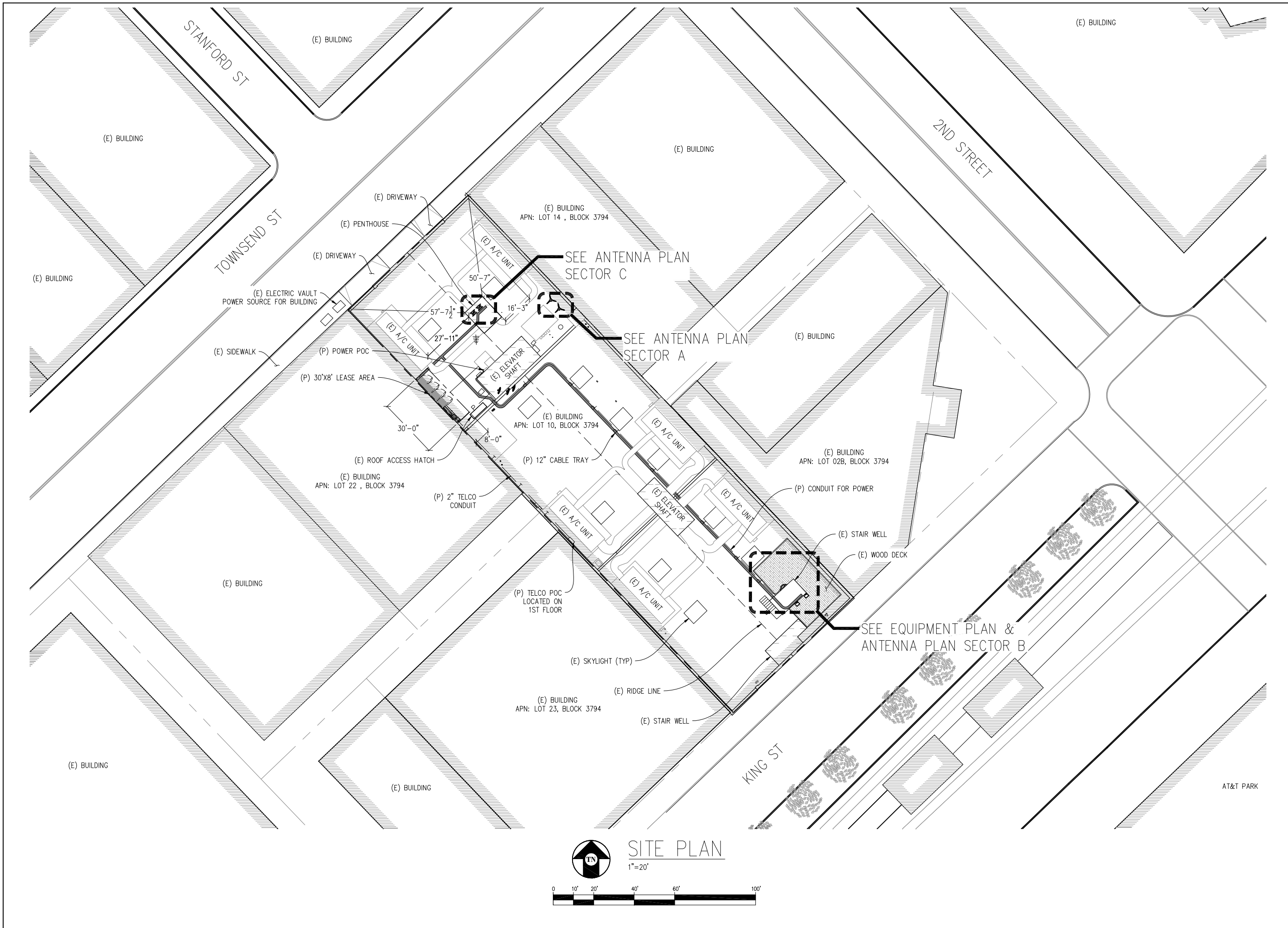
T-MOBILE WEST CORPORATION
T-Mobile
1855 GATEWAY BLVD 9TH FLOOR
CONCORD, CA 94520

SHEET TITLE:

TITLE

SHEET NUMBER:

T-1



MANCHESTER BUILDING

SF53446
 123 TOWNSEND STREET
 SAN FRANCISCO, CA 94107

ISSUE STATUS

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	-	-	-

DRAWN BY: C. CODY
 CHECKED BY: C. MATHISEN
 APPROVED BY: B. McCOMB
 DATE: 06/24/10

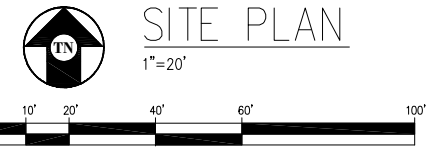
Streamline Engineering and Design, Inc.
 11768 Atwood Rd. Suite 20 Auburn, CA 95603
 Contact: Larry Houghby Phone: 916-275-4180
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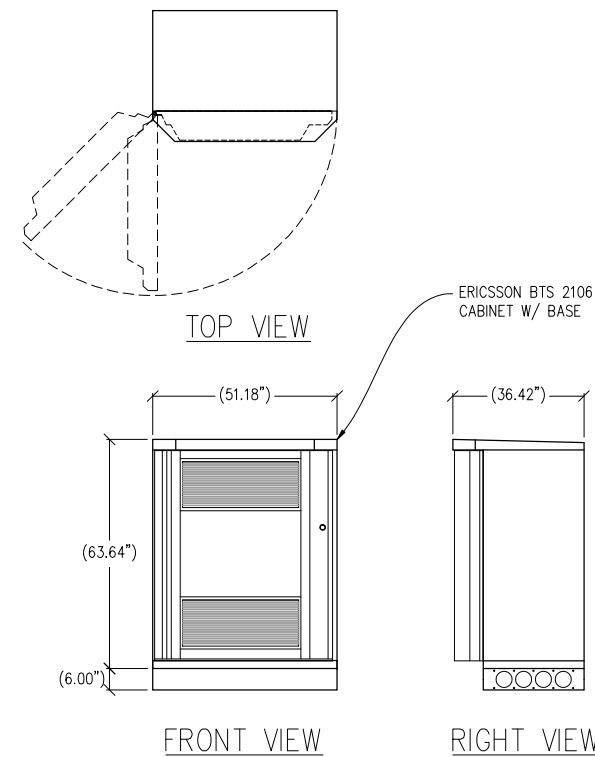
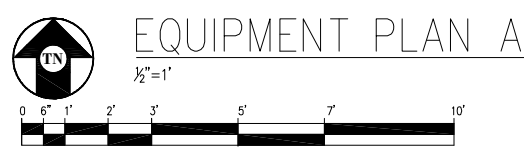
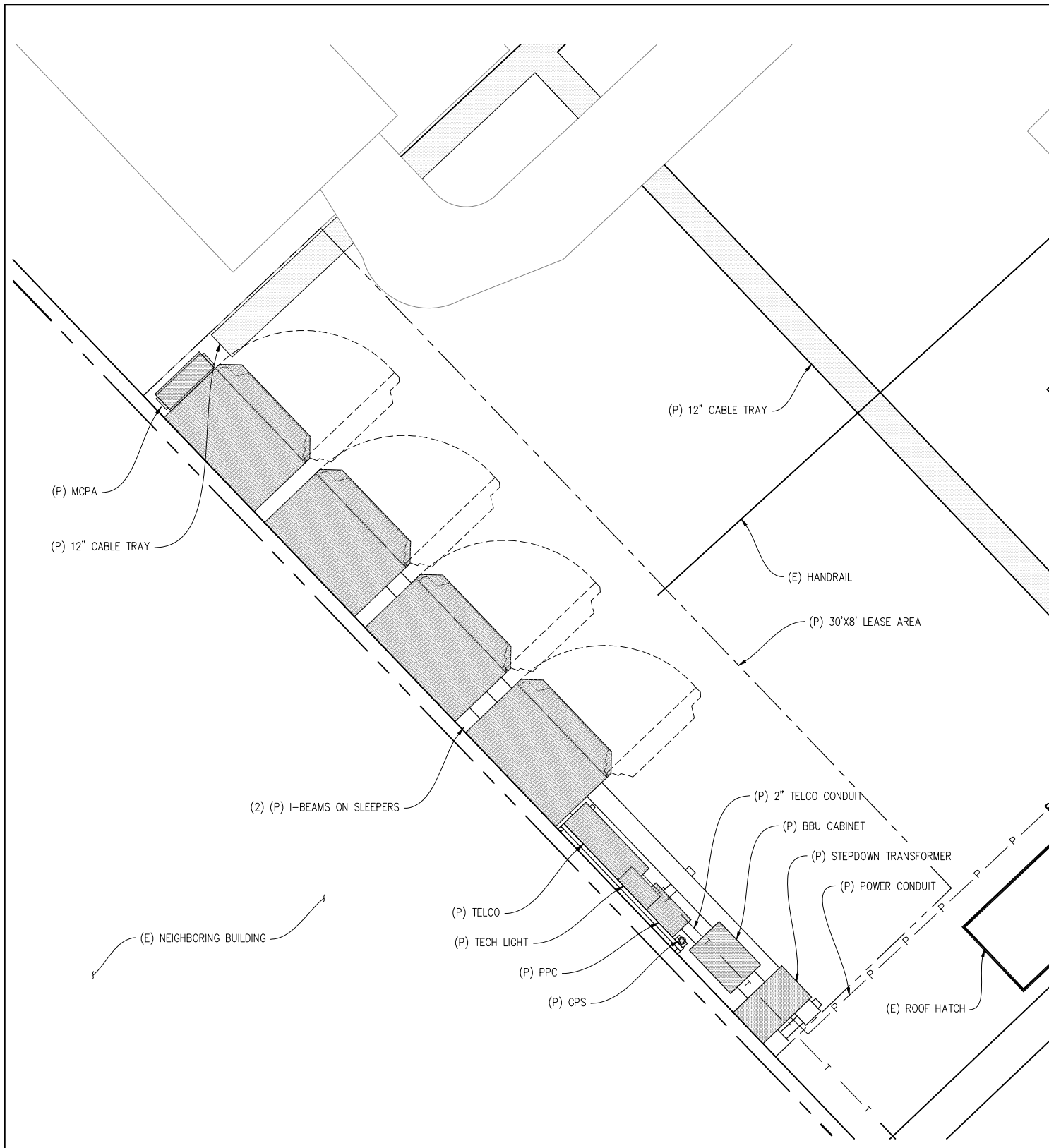
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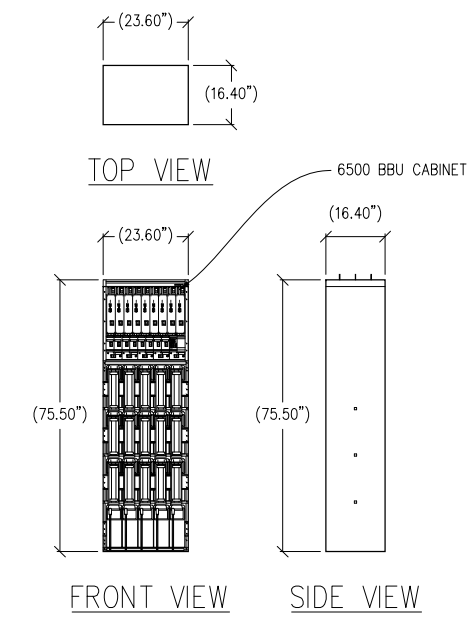
T-MOBILE WEST CORPORATION
T-Mobile
 1655 GATEWAY BLVD 9TH FLOOR
 CONCORD, CA 94520

SHEET TITLE:
 SITE PLAN
 SHEET NUMBER:
A-1

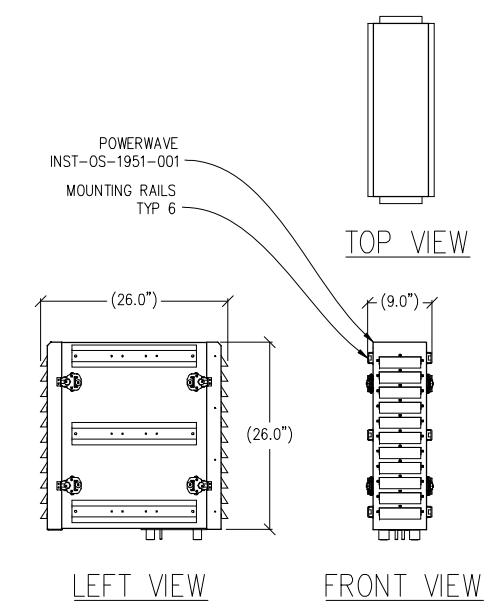




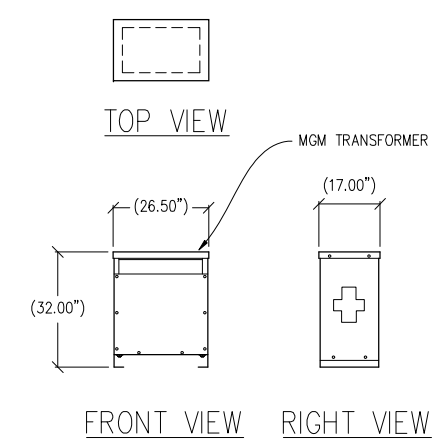
1 BTS DETAIL
1/2"=1'



2 BBU CABINET DETAIL
1/2"=1'



3 MCPA DETAIL
1"=1'



4 TRANSFORMER DETAIL
1/2"=1'

MANCHESTER BUILDING

SF53446
123 TOWNSEND STREET
SAN FRANCISCO, CA 94107

ISSUE STATUS

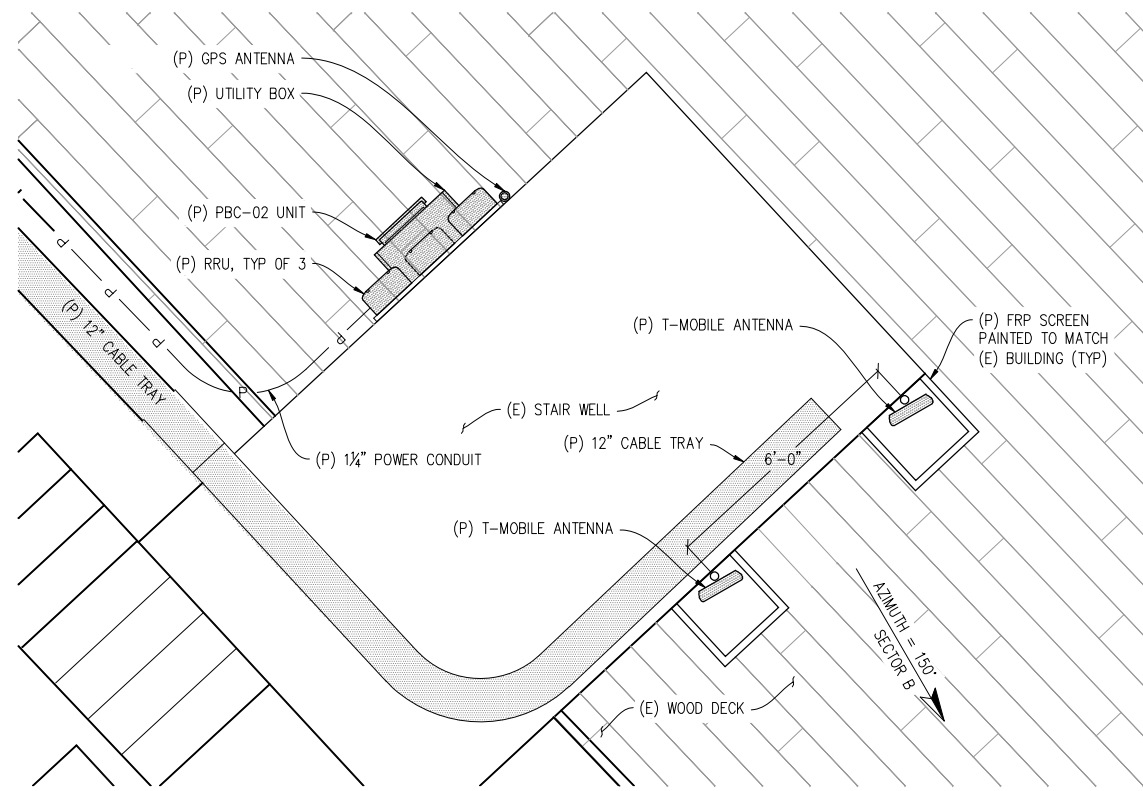
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T-MOBILE WEST CORPORATION
T-Mobile
1655 GATEWAY BLVD 9TH FLOOR
CONCORD, CA 94520

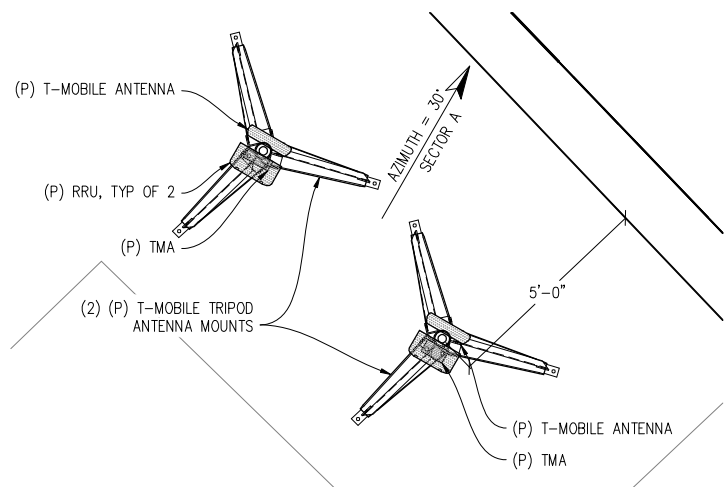
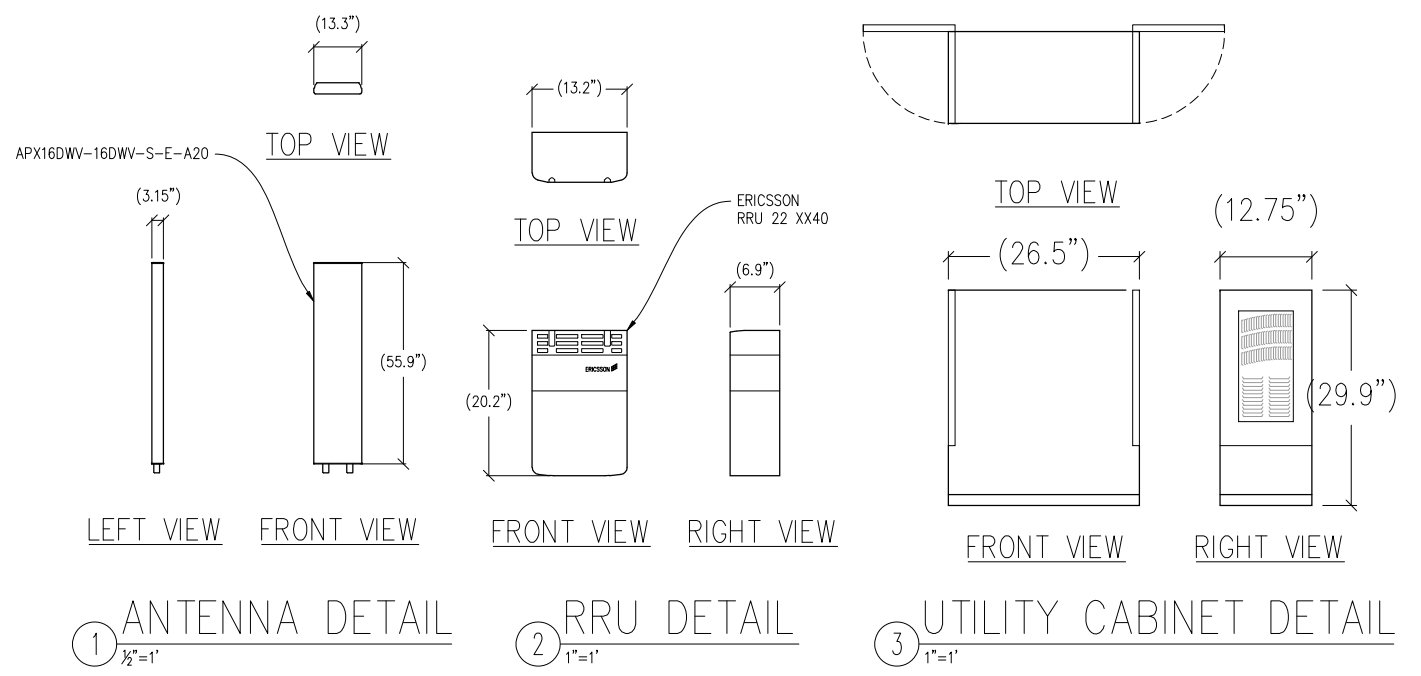
SHEET TITLE:
EQUIPMENT PLAN A & DETAILS
SHEET NUMBER:
A-2



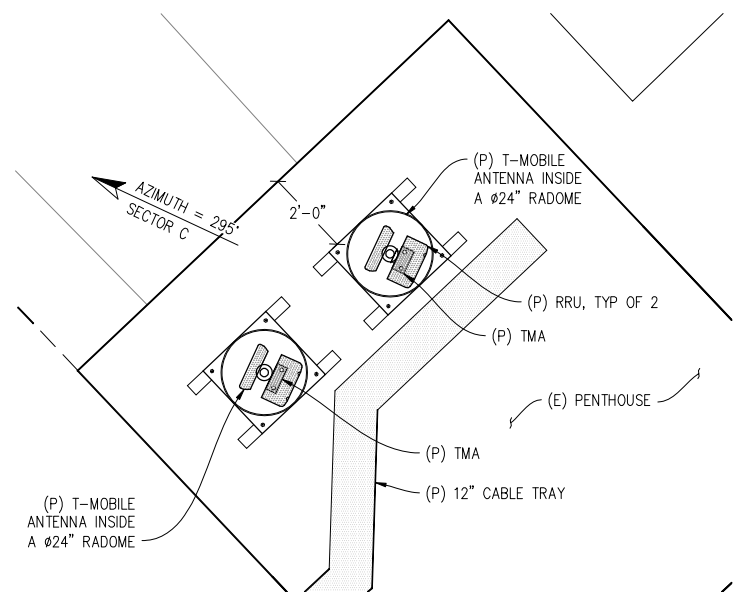
EQUIPMENT PLAN B & ANTENNA PLAN SECTOR B
 1/2"=1'
 0 6" 1' 2' 3' 5' 7' 10'

SECTOR	RF CONFIGURATION										
	COAX			ANTENNA							
	#	LENGTH	SIZE	MODEL	#	TMA/RRU	MDT	EDT	RET	RAD	AZIMUTH
ALPHA	6	94'	7/8"	APX16DWV-16DWV-S-E-A20	2	2/2	0'	2'	NO	79'-11"	30°
BETA	6	330'	1 5/8"	APX16DWV-16DWV-S-E-A20	2	0/3	0'	2'	NO	85'-4"	150°
GAMMA	6	88'	7/8"	APX16DWV-16DWV-S-E-A20	2	2/2	0'	2'	NO	83'-6"	295°

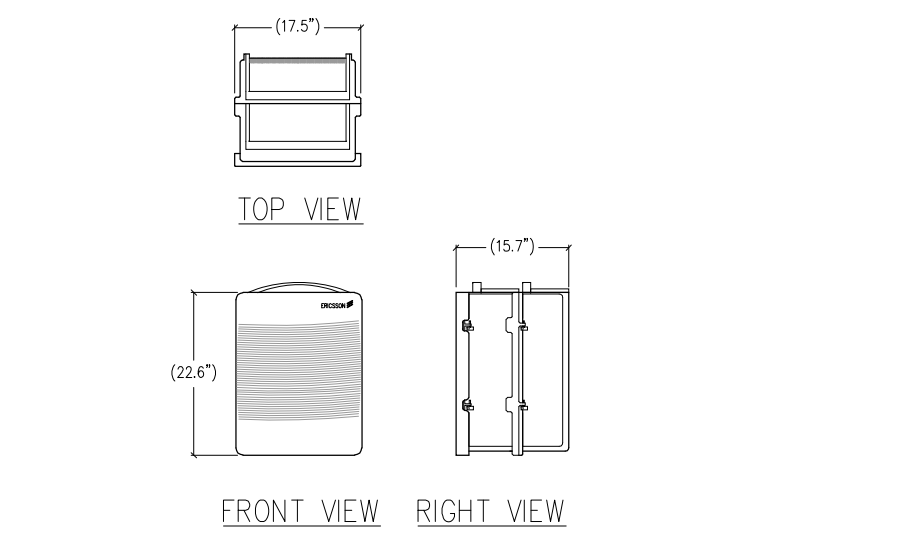
NOTE: CONTRACTOR TO VERIFY LATEST RF DESIGN



ANTENNA PLAN SECTOR A
 1/2"=1'



ANTENNA PLAN SECTOR C
 1/2"=1'



PBC-02 & BATTERY UNIT DETAIL
 1"=1'

MANCHESTER BUILDING
 SF53446
 123 TOWNSEND STREET
 SAN FRANCISCO, CA 94107

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T-Mobile
 T-MOBILE WEST CORPORATION
 1655 GATEWAY BLVD 9TH FLOOR
 CONCORD, CA 94520

SHEET TITLE:
 EQUIPMENT PLAN B,
 ANTENNA PLANS,
 & DETAILS
SHEET NUMBER:
 A-3

MANCHESTER BUILDING

SF53446
123 TOWNSEND STREET
SAN FRANCISCO, CA 94107

ISSUE STATUS

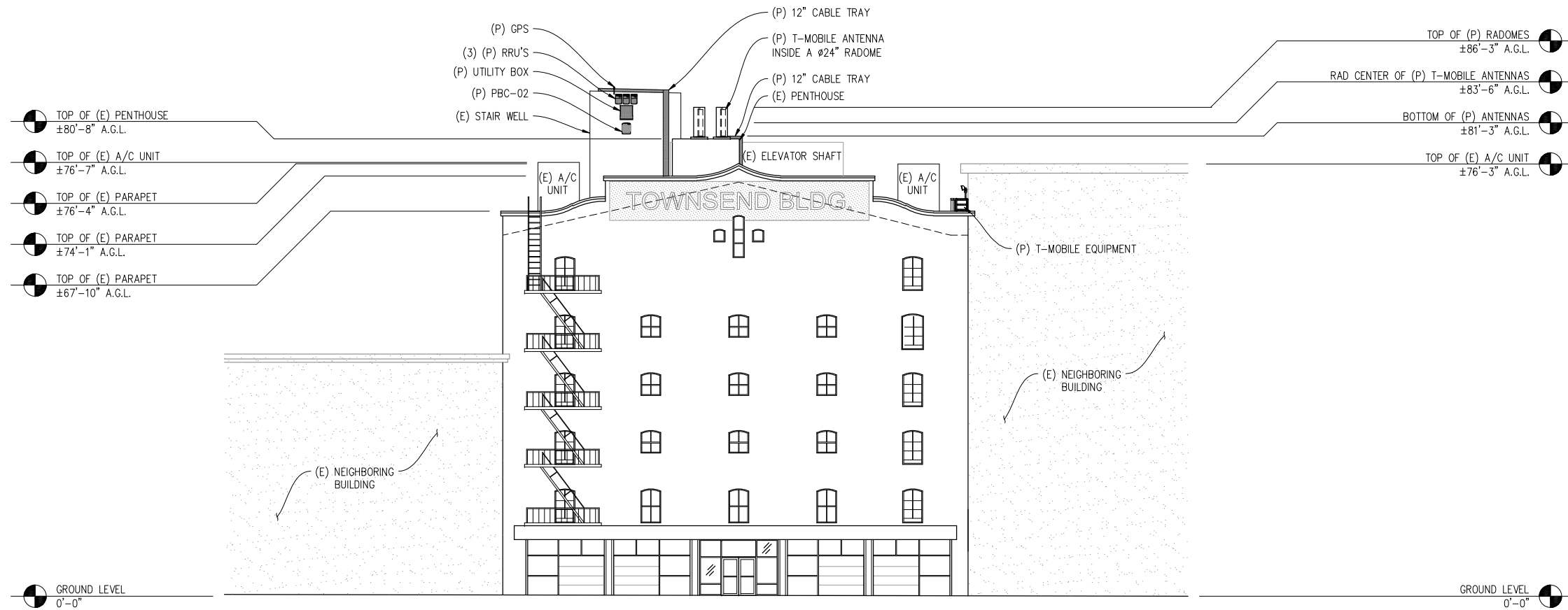
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	-	-	-

DRAWN BY: C. CODY

CHECKED BY: C. MATHISEN

APPROVED BY: B. McCOMB

DATE: 06/24/10



NORTHWEST ELEVATION

3/32" = 1"

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T-MOBILE WEST CORPORATION
T-Mobile
1855 GATEWAY BLVD 9TH FLOOR
CONCORD, CA 94520

SHEET TITLE:
ELEVATION
SHEET NUMBER:
A-4

MANCHESTER BUILDING

SF53446
123 TOWNSEND STREET
SAN FRANCISCO, CA 94107

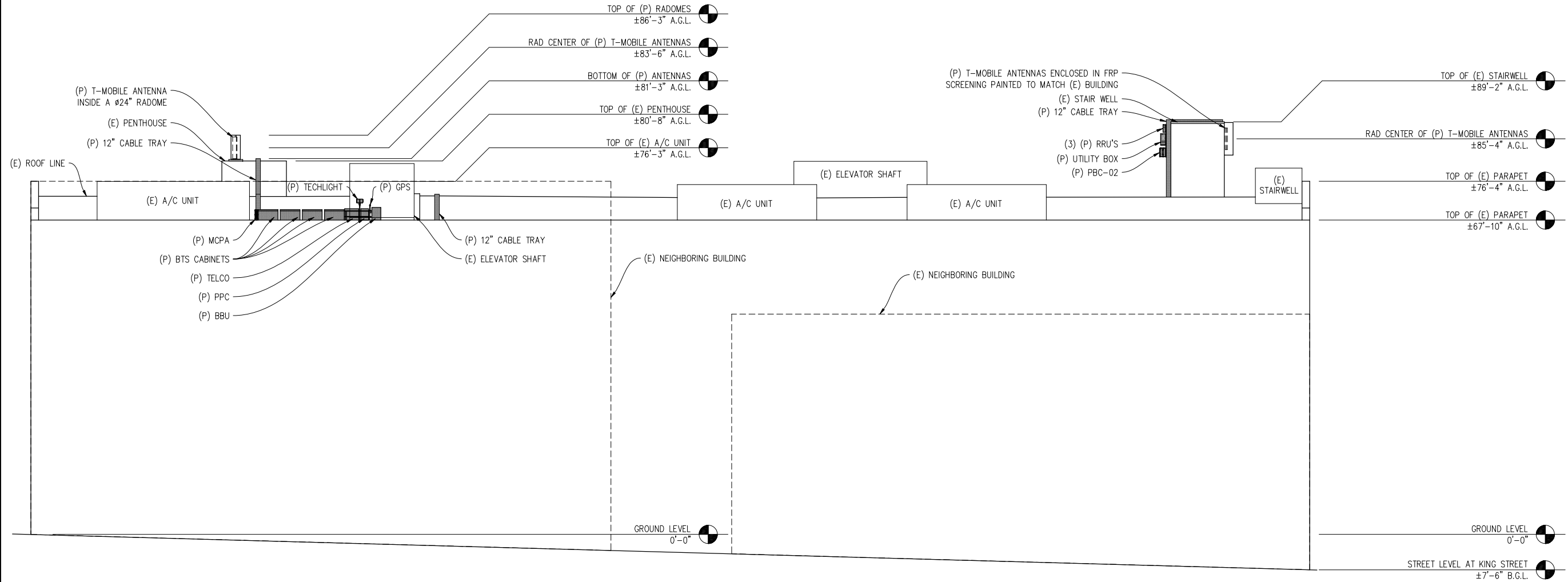
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SOUTHWEST ELEVATION
3/32" = 1'

T-MOBILE WEST CORPORATION
T-Mobile
1655 GATEWAY BLVD 9TH FLOOR
CONCORD, CA 94520

SHEET TITLE:
ELEVATION
SHEET NUMBER:
A-5

MANCHESTER BUILDING

SF53446
123 TOWNSEND STREET
SAN FRANCISCO, CA 94107

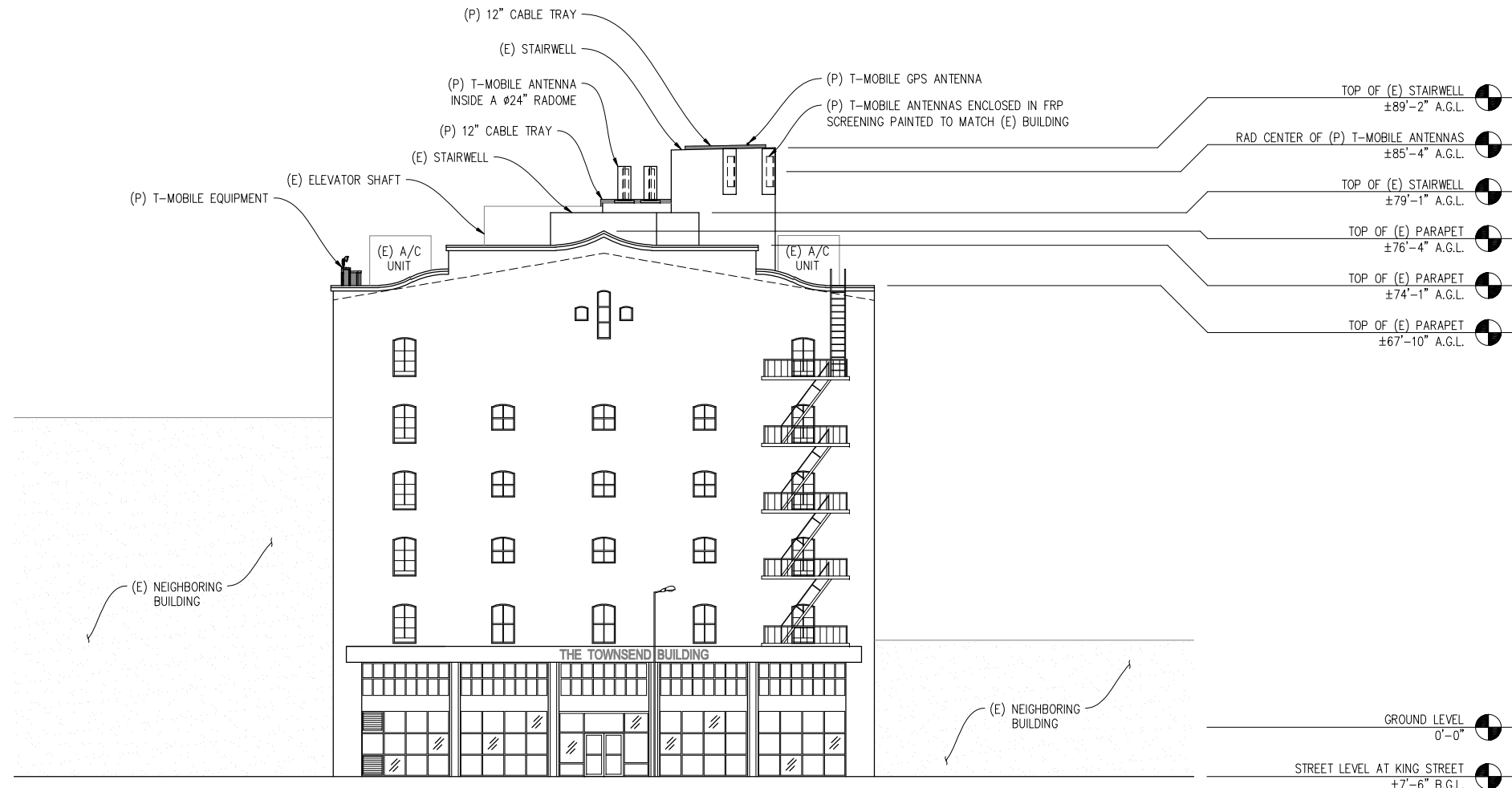
ISSUE STATUS

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SOUTHEAST ELEVATION
3/32" = 1'

T-MOBILE WEST CORPORATION
T-Mobile
1655 GATEWAY BLVD 9TH FLOOR
CONCORD, CA 94520

SHEET TITLE:
ELEVATION
SHEET NUMBER:
A-6