



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Appropriateness Case Report

Hearing Date: March 17, 2010
Filing Date: September 24, 2009
Case No.: **2009.0901A**
Project Address: **679-685 3rd Street**
Historic District: South End Historic District
Zoning: SLI (Service/Light Industrial)
50-X Height and Bulk District
Block/Lot: 3788/015
Applicant: Marc Dimalanta
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PROPERTY DESCRIPTION

679-685 3RD STREET, is located on the east side of street between Townsend and Brannan Streets, in Assessor's Block 3788, Lot 015. The former Gale Building is a five-story, masonry structure designed by builder M.F. Gale in 1906 with an addition designed by architect Sylvian Schnittacker in 1917. The building's primary architectural elements include large punched openings with multi-lite, steel, industrial sash windows and a simple parapet. The subject property is designated as a contributing resource to the South End Historic District and is located within an SLI (Service/Light Industrial) District with a 50-X Height and Bulk limit.

PROJECT DESCRIPTION

The proposed project involves three ground floor openings on the front façade of the building. Proposed work includes: removing infill at ground floor openings, installing new storefront systems in existing openings, repairing stucco at ground floor, and installing new tenant signs. Proposed work is described in architectural plans, dated March 10, 2010, prepared by D-Scheme Studio.

COMPLIANCE WITH THE PLANNING CODE PROVISIONS

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

OTHER ACTIONS REQUIRED

The project will require a Building Permit.

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.

Appendix I, South End Historic District

In reviewing an application for a Certificate of Appropriateness, the Historic Preservation Commission must consider whether the proposed work would be compatible with the character of the South End Historic District as described in Appendix I of Article 10 of the Planning Code.

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 work involves removal and replacement of non-historic features and fabric within two of the ground floor openings. A new window and storefront system will be installed in these openings. At the main building entrance, a non-historic stair enclosure will be retained and new storefront system installed. Stucco cladding at the base of the façade will be repaired and repainted. Proposed work will improve the relationship of the building with the street by providing new storefronts that are compatible with the building and 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 work, including the new storefronts and signs, will be compatible with the subject building but will be clearly contemporary to avoid creating a false sense of historical development.

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

In general, non-historic features and fabric will be removed and replaced within existing openings. The proposal will not impact distinctive features, finishes, or examples of craftsmanship that characterize the property.

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

The proposed work is not anticipated to destroy historic materials, features, or spatial relationships that characterize the property. Removal of inappropriate infill will restore the historic configuration of these two openings. New storefronts and signs will be clearly differentiated from the old and will be compatible in materials, finishes, size, scale, and proportion.

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 new storefronts, window, and signs are reversible as removal in the future will not impair the essential form or fabric of the historic building.

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

Based on the requirements of Article 10 and the *Secretary of Interior's Standards for Rehabilitation*, staff has determined that the proposed work will not adversely affect the historic district or the subject building.

Proposed work would occur within the three ground floor bays on the front façade. The northern bay (main building entrance) currently contains temporary plywood infill. Behind infill, an enclosed stair and dropped ceiling partially obstructs the original opening; these interior alterations were constructed without Planning Department approval and without benefit of a Certificate of Appropriateness. At the center and southern bay, the original size and shape of the openings has been partially infilled with plywood and drywall. This work was also done without Planning Department approval and without benefit of a Certificate of Appropriateness. Previous work undertaken without benefit of a Certificate of Appropriateness does not appear to have impacted historic fabric as photographic documentation indicates that the ground floor openings had non-historic, aluminum storefront systems. The proposed

work would provide storefront openings for a new restaurant tenant space in center and southern bay and new storefront for the main building entrance at northern bay. Work would remove previously installed infill in two of the openings and make the configuration of the third opening (main entrance) more compatible with the character of the district.

Center and Southern bay

Staff finds that removal of contemporary infill and installation of new aluminum sash window and new aluminum and glass storefront system will not detract from the historic character of the property and will not cause any significant removal or alteration of historic materials, spaces, or features which characterize the property. The new aluminum storefront system for the restaurant entrance will have a medium bronze finish and will be slightly inset to allow for the swing of the doors. The aluminum sash window will also have a medium bronze finish and fixed sash. Stainless steel, back-lit letters mounted to a rail spanning the width of the opening will provide signage at the restaurant entrance.

Northern bay

Staff finds that the removal of contemporary infill and installation of a new storefront system is compatible with the building and district. The enclosed stair and dropped ceiling, which partially obstructs the original opening, will be retained and the new storefront installed at the building face in a manner that is consistent with storefronts throughout the district. Translucent glazing at the transom will partially obscure the dropped ceiling and stair while maintaining transparency at the street and restoring, at least in a visual sense, the historic size and shape of the ground floor opening. In order to provide code-complying exiting, the center panel of the new storefront will be open. Behind this opening, a vestibule will lead to the lobby entrance and stair entrance. While this sort of “mock” storefront approach is not ideal, it seems a reasonable application in this particular case where there is no existing original storefront or evidence of original storefront configuration and where no historic material appears to have been removed for installation of the enclosed stair and dropped ceiling. In this particular case, the proposed “mock” storefront system will restore the configuration of the ground floor bays at the street and partially obscure the stair and ceiling infill in a manner that is compatible with the building and district, will not impact historic features or fabric, will preserve features or spaces that characterize the building, and will be reversible. Stainless steel, back-lit letters installed in the face of the stair wall behind the new storefront glazing will provide signage for the upstairs bar tenant.

Signs

Staff finds that incorporation of new, back-lit, primary tenant signs within the new storefronts in the northern and southern bays conforms to the requirements outlined in Section 6 of Appendix I.

Overall, staff finds that proposed work will be sufficiently distinguished from the historic building and will be compatible with the character of the historic building and district in terms of scale, placement, materials, finishes, and detailing. Proposed work will restore the size and configuration of the ground floor openings and will minimize impacts of previous incompatible alterations. In addition, the essential form and integrity of the historic property and its environment would be unimpaired if the proposed storefront and signs were removed at a future date.

ENVIRONMENTAL REVIEW STATUS

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

PLANNING DEPARTMENT RECOMMENDATION

Planning Department staff recommends approval of the proposed project as it appears to meet the *Secretary of the Interior's Standards for Rehabilitation* and requirements of Article 10 – Appendix I.

BASIS FOR RECOMMENDATION

The Department recommends approval of this project for the following reasons:

- That the new window and storefront systems within the existing openings are compatible with the subject building and historic district in terms of material, design, and detailing.
- That proposed work will not impact historic materials or features that characterize the building.
- That the proposed work will restore the historic size and configuration of the ground floor openings.
- That the proposed work will minimize impacts of previous incompatible alterations.
- That the new primary tenant signs conform to the requirements for signs outlined in Section 6 of Appendix I to Article 10 of the Planning Code.
- That the essential form and integrity of the historic property and its environment would be unimpaired if the proposed window, storefronts, and signs were removed at a future date.
- That the proposal respects character-defining features of the building and the South End Historic District.
- The proposed project meets the *Secretary of the Interior's Standards for Rehabilitation* and requirements of Article 10 – Appendix I.

ATTACHMENTS

Draft Motion
Map
Plans and Photographs

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SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Draft Motion

HEARING DATE: MARCH 17, 2010

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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 015 IN ASSESSOR'S BLOCK 3788, WITHIN AN SLI (SERVICE/LIGHT INDUSTRIAL) ZONING DISTRICT, THE SOUTH END HISTORIC DISTRICT, AND A 50-X HEIGHT AND BULK DISTRICT.

PREAMBLE

WHEREAS, on September 24, 2009, Marc Dimalanta of D-Scheme Studio on behalf of property owner (hereinafter "Project Sponsor") filed an Certificate of Appropriateness Application (hereinafter "Application") with the San Francisco Planning Department (hereinafter "Department") for a Certificate of Appropriateness for the removal of infill at ground floor openings, installation of new storefront systems in existing openings, repair of stucco at ground floor, and installation of new tenant signs, at the subject building located on lot 015 in Assessor's Block 3788 within the South End Historic District.

WHEREAS, the Project was determined by the Department to be categorically exempt from environmental review. The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption under CEQA. The Historic Preservation Commission (hereinafter "Commission") has reviewed and concurs with said determination.

WHEREAS, on March 17, 2010, the Commission conducted a duly noticed public hearing on the current project, Case No. 2009.0901A (hereinafter "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 March 10, 2010 and labeled Exhibit A on file in the docket for Case No. 2009.0901A.

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 as described in Appendix I of Article 10 of the Planning Code.

- That the new window and storefront systems within the existing openings are compatible with the subject building and historic district in terms of material, design, and detailing.
- That proposed work will not impact historic materials or features that characterize the building.
- That the proposed work will restore the historic size and configuration of the ground floor openings.
- That the proposed work will minimize impacts of previous incompatible alterations.
- That the new primary tenant signs conform to the requirements for signs outlined in Section 6 of Appendix I to Article 10 of the Planning Code.
- That the essential form and integrity of the historic property and its environment would be unimpaired if the proposed window, storefronts, and signs were removed at a future date.
- That the proposal respects character-defining features of the building and the South End Historic District.
- The proposed project meets the requirements of Article 10 – Appendix I.
- 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 3.

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

Standard 5.

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

Standard 9.

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

Standard 10.

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

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

I. URBAN DESIGN ELEMENT

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

GOALS

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

OBJECTIVE 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 subject property, which is a contributing resource within the South End Historic District.

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 for the rehabilitation of a building used for residential purposes. The 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 subject property and historic district in conformance with the Secretary of the Interior's Standards for Rehabilitation.

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

The project will have no impact to 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 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 unaffected by the proposed work. Any construction or alteration associated with the project will be executed in compliance with all applicable construction and safety measures.

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

The project as proposed is in conformance with Article 10 of the Planning Code and the Secretary of the Interior's Standards for Rehabilitation.

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

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

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

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **GRANTS a Certificate of Appropriateness** for the property located at Lot 015 in Assessor's Block 3788 for proposed work in conformance with the architectural plans dated March 10, 2010 and labeled Exhibit A on file in the docket for Case No. 2009.0901A.

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 March 17, 2010.

Linda D. Avery
Commission Secretary

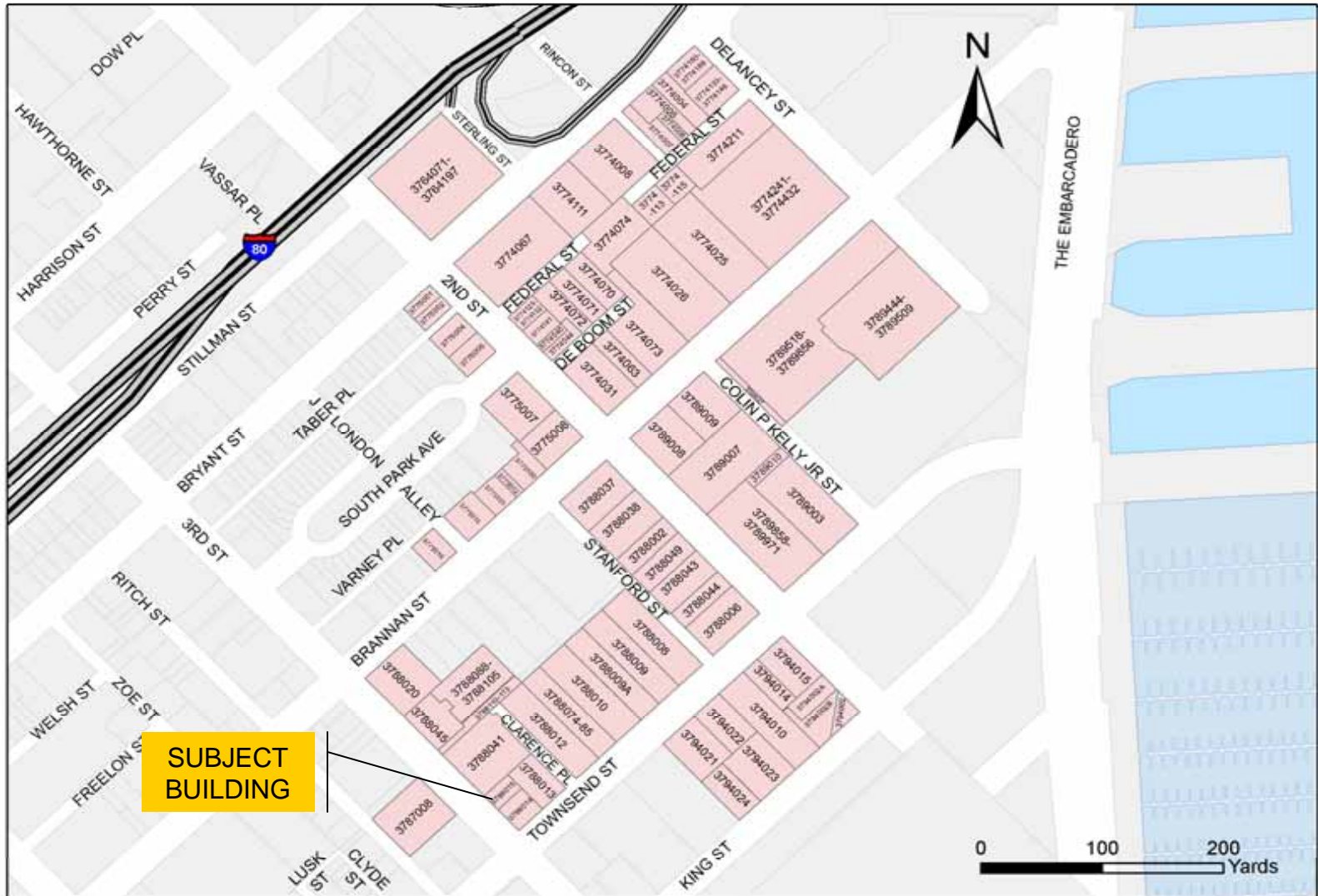
AYES:

NAYS:

ABSENT:

ADOPTED: March 17, 2010

SOUTH END HISTORIC DISTRICT - Article 10 Appendix I





SUBJECT PROPERTY: 685 3RD STREET
EXISTING FRONT ELEVATION



CLOSE UP OF EXISTING EXTERIOR AT GROUND FLOOR

EXTERIOR BLDG. IMPROVEMENT: 683 3RD STREET (BLOCK 3788, LOT 015)



VIEW OF SUBJECT PROPERTY



EXISTING BLDG. ADJACENT TO SUBJECT PROPERTY

EXTERIOR BLDG. IMPROVEMENT: 683 3RD STREET (BLOCK 3788, LOT 015)



VIEW LOOKING SOUTH ON 3RD ST. TOWARDS THE 3RD ST. BRIDGE



VIEW ACROSS THE STREET FROM SUBJECT PROPERTY

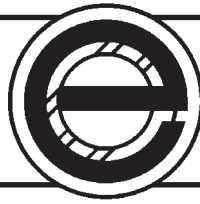


VIEW ACROSS THE STREET FROM SUBJECT PROPERTY



VIEW LOOKING NORTH ON 3RD ST.

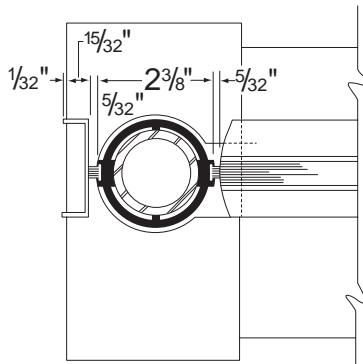
EXTERIOR BLDG. IMPROVEMENT: 683 3RD STREET (BLOCK 3788, LOT 015)



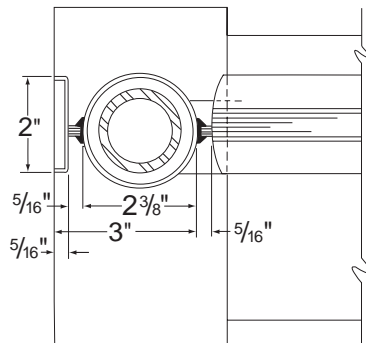
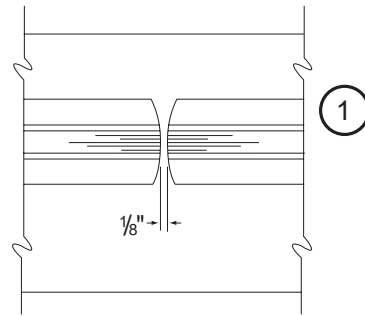
TEMPERED GLASS DOORS: BRONZE AND STAINLESS STEEL.

NOTES:

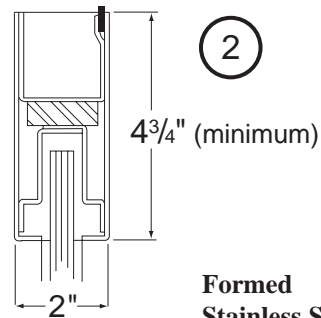
1. Details following represent standard details for Stainless Steel or Bronze tempered glass doors.
2. Framing may be substituted for or additional to the exposed clad hinge shaft details shown.
3. For further information consult specifications following (or factory).



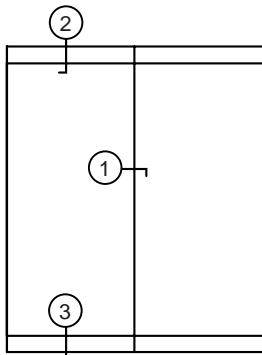
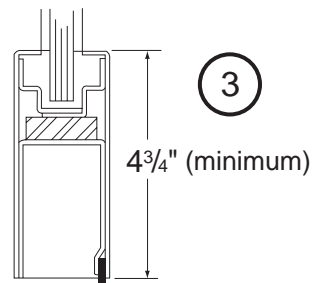
**Extruded Bronze
Exposed Clad Hinge Shaft**



**Stainless Steel
Exposed Clad Hinge Shaft**



**Formed
Stainless Steel
or Bronze
Top and Bottom Rails**



SCALE: 3" = 1'-0"

**ELLISON BRONZE
SECTION 084236**

BRONZE TEMPERED GLASS BALANCED DOORS AND ENTRANCES

PART 1 – GENERAL

1.1 DESCRIPTION

- A. Work included: All entrance and vestibule doors and frames shall be integral “Balanced Door” units consisting of doors, jambs, frames (sidelight and transoms where applicable), thresholds, operating mechanism and all finish hardware as shown on the drawings and specified herein.
- B. Related work:
 - 1. Lock cylinders are not included in this section.
 - 2. Sealants between frame and masonry are not included in this section.
 - 3. Structural members not within jambs, head members, transom bars and mullions are not included in this section.

1.2 QUALITY ASSURANCE

- A. The manufacturer must have been regularly engaged in the manufacture and installation of “Balanced Doors” for a period of no less than ten (10) years.
- B. All door, frame and balanced hardware must be engineered and fabricated by the same manufacturer.
- C. In order to ensure proper coordination between all elements of the balanced entrance system, the balanced hardware including the hydraulic check must be engineered, cast, machined and assembled in the same facility with the engineering and fabrication of the door and frame material.
- D. The manufacturer must have a quality system registered to the ISO9001:2000 standard.

1.3 SUBMITTALS

- A. Shop drawings including elevations and plans, one-half size detail sections of typical composite members, hardware arrangement details and interaction with surrounding material.
- B. Two (2) finish samples shall be submitted; choose one of the following:
 - 1. Bronze, satin, lacquered.
 - 2. Bronze, satin, no lacquer.
 - 3. Bronze, polished, lacquered.
 - 4. Bronze, polished, no lacquer.

1.4 WARRANTY

- A. All finished hardware and material not fabricated by Ellison to carry manufacturer’s standard warranty.
- B. All Ellison manufactured material furnished and installed to these specifications, including the door operating mechanisms, shall be warranted against defective material and workmanship for a period of ten (10) years after completion of installation.
 - 1. This warranty is not intended to cover adjustments made necessary by the shifting or settling of the building structure.
 - 2. This warranty is not intended to cover the breakdown of protective coatings when furnished to the architect’s specification and applied as directed.

NOTE: Bronze is an extremely difficult material on which to apply a lacquer protective coating that has lasting qualities. Ellison will clean and apply a

clear lacquer coating made of the best materials available. Material will be crated and protected against damage during shipment to the job site. Ellison will accept no responsibility for deterioration of protective coating, stain or discoloration of any type after date of delivery to the job site. This responsibility must rest with whomever has control or supervision of areas where this material is stored or installed.

- 3. All labor to replace warranted parts is by others.

PART II – PRODUCTS

2.1 ACCEPTABLE MANUFACTURER

- A. Ellison Bronze.

2.2 MATERIALS AND ACCESSORIES

- A. Material: Shall be

- 1. Bronze (muntz metal, alloy #280) or naval brass (alloy #464).

- B. Finish: (Select one of the following):

- 1. Bronze, satin, lacquered.
- 2. Bronze, satin, no lacquer.
- 3. Bronze, polished, lacquered.
- 4. Bronze, polished, no lacquer.

- C. Doors:

- 1. Bronze door top and bottom rails shall be formed from a minimum of .09” thick material.
- 2. Door top and bottom rails shall have welded in .09” thick reinforcing channels and glazing pockets.
- 3. All reinforcing material in the top and bottom rails shall be of the same alloy as the rails and shall be welded in place. Aluminum, plastic or other glued-in reinforcements or stiffeners are unacceptable.
- 4. The finish is to be applied to the top and bottom rails after fabrication of same to ensure a blemish-free finish.
- 5. Door top and bottom rails shall be 2” thick.
- 6. Door top and bottom rails shall be a minimum of 4-3/4” high.
- 7. 1/2” tempered glass for doors up to 9’-0”.
- 8. 3/4” thick tempered glass for doors 9’-0” to 10’-0”.

- D. Frames:

- 1. Frames for door jambs (sidelights and transom material where applicable) and header shall be:
 - a. Formed from a minimum of .09” thick material.
 - b. Minimum face dimension of frame to be 3” in bronze.
 - c. Minimum depth of frame to be 5” in bronze.
 - d. Consult factory for frame dimensions less than those above.
- 2. Frames shall be erected without the use of exposed screws where feasible.
- 3. Finish to be applied to frame after fabrication to ensure blemish-free finish.
- 4. Portion of hinge jamb shall be removable for access to operating hardware.

5. As an option, the hinge shaft may be exposed, if desired. If so, exposed hinge shafts to be clad in extruded bronze in matching finish to doors and/or frame.
- E. Weatherstrip:
1. Shall be manufacturer's standard polypropylene pile.
 2. Shall occur:
 - a. Concealed at door top and bottom rails..
 - b. At both sides of exposed hinge shaft if used.
- F. Thresholds:
1. Shall be furnished at all doors unless otherwise detailed.
 2. Thresholds shall be extruded aluminum or extruded bronze.
 3. Woodscrew and rawl plug type fastenings shall be approximately 15" on center.
 4. Thresholds shall be 6" wide and shall be set on the finished floor and adequately caulked against water seepage.
 5. Thresholds of varying widths and/or optional materials also available; such as cast bronze, stainless steel, etc.
- G. Balanced hardware:
1. All balanced door hardware, including hydraulic check, shall be cast bronze and shall be cast, machined and assembled by the door and frame fabricator. Exposed hardware shall be finished as specified below.
 2. Cast bronze mechanism and other integral parts must be heavy duty and must be designed to allow variation in adjustments to meet this particular job with respect to door size, door weight and varying or internal building pressures.
 3. Balanced hardware shall consist of the following items:
 - a. Cast bronze hydraulic check shall be concealed in the head frame and have first and second speed adjustment. The hydraulic check unit must be removable without requiring the removal of the door, head frame or any other hardware. Closer arms are unacceptable.
 - b. Each door to have a heavy duty steel tube hinge shaft 1-3/4" diameter with 3/16" minimum wall thickness. Hinge shaft to be furnished complete with spring closing mechanism. The spring closer shall be adjustable at the floor to meet varying wind or building conditions. Top and bottom arms shall be one piece bronze castings, welded to hinge shaft. Two piece arms, aluminum arms, or steel painted arms will not be acceptable.
- c. Hardware shall include a spring-cushioned door roller bumper located in the guide channel. The operating mechanism in the head shall include ball bearing pivots, cast bronze hydraulic check and cast bronze door guide channel with minimum dimensions of 2-3/8" by 3/4" thick and a minimum wall thickness of 9/16".
 - d. Means shall be provided which make possible field adjustment for proper perimeter clearance of each door leaf in relation to its finished framework to accommodate on-site conditions.
 - e. All doors shall have a semi-automatic hold open device located in the bottom rail.
 - f. Doors designated as handicapped entrances shall have a maximum of 8 lbs. spring tension adjustment at pull handle. The clear opening shall be a minimum of 32" (or greater depending on local codes). The Ellison hydraulic check shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum. (Optional time delay closer is available if desired, consult factory.)
 - g. Bronze hardware finish (specify one):
 - (1) Cast bronze, polished, with or without lacquer.
 - (2) Cast bronze, satin, with or without lacquer.
- H. Finish hardware by door manufacturer (except lock cylinders):
1. Standard locking to be bottom rail deadlocks. (Most other types of mechanical locking and electronic locking also available – consult factory for compatibility.)
 2. Standard push-pull hardware to be 1" diameter stainless steel, bronze or aluminum in all finishes. (Most other types to push-pull hardware also available – consult factory for compatibility.)

PART III – EXECUTION

3.1 INSPECTION

- A. Prior to leaving factory, all balanced doors and immediate framing shall be assembled and "hung". At this time, adjustment shall be made to provide proper perimeter clearance between door and frame and all coordination between door, frame and finish hardware shall be tested.

3.2 ERECTION

- A. All materials shall be installed by factory-trained erectors in strict accordance with installation data provided by factory and these specifications.
- B. All doors shall be adjusted after glazing contractor completes his work and readjusted when necessary prior to owner's acquisition of the building.

6/1/05



3 EXISTING EXTERIOR ELEVATION
NOT TO SCALE

WALL LEGEND

- EXISTING PARTITION TO REMAIN
--- EXISTING PARTITION TO BE DEMOLISHED

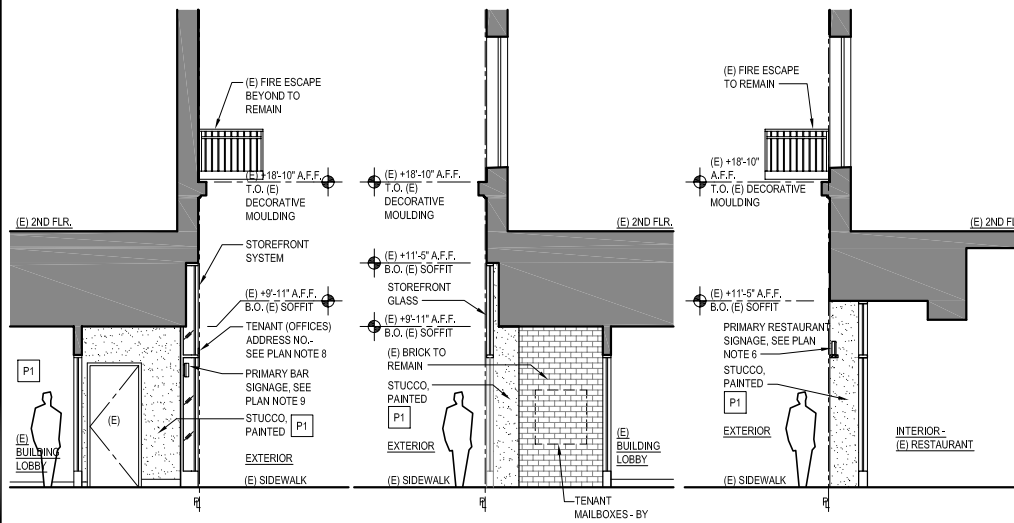
DEMOLITION GENERAL NOTES

GENERAL DEMOLITION NOTES:

- DEMOLITION CONTRACTOR SHALL PROTECT EXISTING BUILDING FROM DAMAGE WHICH MAY OCCUR FROM DEMOLITION DUST, WATER, ETC., AND SHALL PROVIDE AND MAINTAIN TEMPORARY BARRICADES, CLOSURE WALLS, ETC., AS REQUIRED TO PROTECT THE PUBLIC DURING PERIOD OF CONSTRUCTION.
- UNLESS SPECIFICALLY NOTED TO BE REMOVED, EXISTING CONDITIONS SHALL REMAIN.
- EXISTING CONSTRUCTION WHERE OBSOLETE AND/OR CONFLICTING WITH NEW CONSTRUCTION SHALL BE REMOVED.
- PROVIDE TEMPORARY PROTECTION DURING THE DEMOLITION AND CONSTRUCTION PROCESS FOR EXISTING EQUIPMENT AND ASSOCIATED CONDUIT, WIRING, PIPING, ETC., TO REMAIN.
- PATCH, REPAIR, SEAL AND REFRAME ANY DEMOLISHED AREAS AS NECESSARY TO MATCH NEW OR EXISTING ADJACENT MATERIALS FINISH AND CONSTRUCTION.
- VERIFY AND COORDINATE WITH HVAC, SPRINKLER, AND PLUMBING CONTRACTORS AND ENGINEERS BEFORE ANY SUCH DEMOLITION BEGINS.

DEMOLITION PLAN KEY NOTES

- (D1) (E) PLYWOOD BARRICADE TO BE REMOVED.
(D2) PREPARE (E) CONCRETE FLOOR SLAB TO RECEIVE (N) WORK. SMOOTH, LEVEL AND FREE OF ANY DEPRESSIONS.
(D3) REMOVE PORTION OF (E) WALL FROM PREVIOUS CONSTRUCTION.



6 BLDG. SECTION
3/16" = 1'-0"
7 BLDG. SECTION
3/16" = 1'-0"
8 BLDG. SECTION
3/16" = 1'-0"

FLOOR PLAN NOTES

GENERAL FLOOR PLAN NOTES

- A. CONTRACTOR SHALL VERIFY EXISTING COLUMN TO COLUMN DIMENSION. DIMENSIONS SHOWN ARE TAKEN FROM EXISTING CONTRACT DOCUMENTS. REPORT VARIATIONS THAT ARE MORE THAN 42" FROM ASSUMED DIMENSIONS AND THAT WILL HAVE CONSIDERABLE IMPACT TO THE ALIGNMENT OF PARTITIONS AND REQUIRED CLEARANCES. CONTRACTOR SHALL NOT PROCEED WITH SUCH PARTITION LAYOUT UNTIL THE OWNER / ARCHITECT HAS RESOLVED SUCH CONFLICTS.

FLOOR PLAN KEY NOTES

- PATCH AND REPAIR (E) STUCCO AT BUILDING EXTERIOR WALLS. (N) STUCCO TO MATCH (E) ADJACENT WALL FINISH.
- PAINT BUILDING EXTERIOR BELOW (E) DECORATIVE MOULDING. REFER TO EXTERIOR ELEVATION. REFER TO FINISH SCHEDULE.
- NOT USED
- NOT USED.
- TENANT MAILBOXES, PROVIDED BY BLDG. OWNER.
- FOR 685 3RD STREET (RESTAURANT); PRIMARY SIGNAGE FOR RESTAURANT NAME, 10" HIGH STAINLESS STEEL LETTERS, LOWERCASE FUTURA LIGHT BOLD FONT, MOUNTED TO METAL HORIZONTAL RAIL, BACKLIT WITH RED LIGHT. SEE PROPOSED ELEVATION FOR LOCATION.
- FOR 685 3RD STREET (RESTAURANT); TENANT ADDRESS NUMBER PER LANDLORD - 10" HIGH TEXT, DIMENSIONAL METAL, FUTURA LIGHT BOLD FONT WITH SATIN NICKEL FINISH, WALL-MOUNTED. ADDRESS NUMBER MUST BE AT LEAST 6" HIGH AND CLEARLY CONTRAST WITH THE BACKGROUND. SEE PROPOSED EXTERIOR ELEVATION FOR LOCATION.
- FOR 679 3RD STREET (OFFICES); TENANT ADDRESS NUMBER PER LANDLORD - 6" HIGH TEXT, DIMENSIONAL METAL, FUTURA LIGHT BOLD FONT WITH SATIN NICKEL FINISH, WALL-MOUNTED. ADDRESS NUMBER MUST BE AT LEAST 6" HIGH AND CLEARLY CONTRAST WITH THE BACKGROUND. SEE PROPOSED EXTERIOR ELEVATION FOR LOCATION.
- FOR 3RD STREET, SECOND FLOOR (BAR); PRIMARY SIGNAGE FOR BAR NAME, 10" HIGH STAINLESS STEEL LETTERS, WALL-MOUNTED ON RYM CONNECTIONS, BACKLIT WITH YELLOW LIGHT. SEE PROPOSED ELEVATION FOR LOCATION.

WINDOW SCHEDULE

WINDOW KEY	LOCATION	OPENING SIZE (WIDTH X HEIGHT)	RATING	REMARKS
A	RESTAURANT	12'-7 1/4" X 10'-4 1/4", VERIFY (E) OPENING IN FIELD	--	GLASS STOREFRONT SYSTEM, TEMPERED GLASS WHERE REQUIRED, WITH MEDIUM BRONZE FRAME FINISH. REFER TO EXTERIOR ELEVATION.
B	MAIN BLDG.	REFER TO PLAN FOR APPROX. SIZE: VERIFY IN FIELD	--	GLASS STOREFRONT SYSTEM, TEMPERED GLASS WHERE REQUIRED, WITH MEDIUM BRONZE FRAME FINISH. PROVIDE (1) OPERABLE PANEL FOR ACCESS TO SIGNAGE. REFER TO EXTERIOR ELEVATION.

DOOR SCHEDULE AND NOTES

DOOR NUMBER	ROOM	OPENING SIZE (WIDTH X HEIGHT)	CLOSER (CL)	REMARKS
E1	NOT USED	--	--	--
E2	(E) STAIR DOOR	(E) 3'-0" X 7'-6"	--	(E) RATED DOOR. SEE DOOR NOTE 6.
1	NOT USED	--	--	--
2	(N) ENTRY AT 679 3RD STREET	7'-0" X 8'-0", PAIR DOOR WITH SIDELIGHT	--	LEFT HAND REVERSE (SWING OUT) ACTIVE TEMPERED GLASS STOREFRONT DOOR, WITH MEDIUM BRONZE FINISH. SEE DOOR NOTE 10.
3	(N) ENTRY AT 685 3RD STREET	6'-0" X 8'-0", PAIR - STOREFRONT DOOR WITH SIDELIGHTS & TRANSOM	--	GLASS STOREFRONT DOOR SYSTEM, TEMPERED GLASS WHERE REQUIRED, WITH MEDIUM BRONZE FRAME FINISH. SEE DOOR NOTE 10. REFER TO EXTERIOR ELEVATION.

GENERAL DOOR NOTES:

- ALL THRESHOLDS SHALL BE 1/2" HIGH MAXIMUM, U.O.N.
- DOOR MAXIMUM EFFORT SHALL BE 5 LBS. OF FORCE PER CBC 11308.2.5
- PATCH AND REPAIR DAMAGED SURROUNDING FINISH RESULTING FROM WORK AT DOORS.
- FIRE-RATED DOORS SHALL MEAN "ASSEMBLY" AS DEFINED IN UBC SECTION 713.2.
- DOOR OPENING SCHEDULE DIMENSIONS ARE TYPICALLY TAKEN FROM BOTTOM OF HEAD FRAME TO TOP OF FINISH FLOOR HEIGHT, AND FROM FACE OF RABBIT TO FACE OF RABBIT EXCLUDING THE STOP FOR WIDTH.
- CONTRACTOR TO VERIFY RATED LABEL IN FIELD AT (E) RATED DOORS. REMEDY AS REQUIRED.
- ALL DOORS SHALL BE EQUIPPED WITH SINGLE EFFORT, NON GRASP HARDWARE (I.E. LEVER) CENTERED BETWEEN 30"-44" ABOVE FINISH FLOOR PER SECTION 11338.2.5.1
- ALL EXIT DOORS SHALL BE OPENABLE FROM INSIDE WITHOUT KEY OR SPECIAL KNOWLEDGE UNLESS EQUIPPED WITH PANIC HARDWARE.
- KEY LOCKING HARDWARE MAY BE USED ON THE MAIN EXIT WHERE THE MAIN EXIT CONSISTS OF A PAIR OF DOORS WHERE THERE IS A READILY VISIBLE DURABLE SIGN ON OR ADJACENT TO THE DOOR STATING, "THIS DOOR MUST REMAIN UNLOCKED DURING BUSINESS HOURS." THIS DOOR TO REMAIN UNLOCKED WHENEVER THE BUILDING IS OCCUPIED. THE SIGN SHALL BE IN LETTERS NOT LESS THAN 1 INCH HIGH ON CONTRASTING BACKGROUND. WHEN UNLOCKED, BOTH LEAVES OF A PAIR OF DOORS MUST BE FREE TO SWING WITHOUT OPERATION OF ANY LATCHING DEVICE, PER CBC 1003.3.1.2.
- GLAZING WITHIN 24" OF EITHER SIDE OF ANY DOOR, GREATER THAN 9 S.F. IN AREA WITH BOTTOM EDGE LESS THAN 18" ABOVE AND HORIZONTALLY WITHIN 30" OF A WALKING SURFACE SHALL BE SAFETY GLAZED.

FINISH SCHEDULE

SYMBOL	MATERIAL	SPECIFICATION	NOTES
P1	PAINT	BENJAMIN MOORE DEEP INDIGO, 1442	AT EXTERIOR WALLS, TYPICAL U.O.N.
P2	PAINT	BENJAMIN MOORE BLACK SATIN, 2131-10	AT (E) DECORATIVE MOULDING
P3	PAINT	BENJAMIN MOORE UMBRIA RED, 1316	AT ACCENT AREAS, REFER TO EXTERIOR ELEVATION

LIGHT SCHEDULE

SYMBOL	TYPE	MANUFACTURER / CATALOG NO.	LOCATION
A	NOT USED	--	--
OB	DOWNLIGHT, EXTERIOR	LITHONIA, LP6FN 26-42RTR 6LRF1 120 OR EQUAL	ADJACENT TO 679 3RD ST. ENTRY (OFFICES) & 685 3RD ST. ENTRY (RESTAURANT)
C	NOT USED	--	--

- EXTERIOR IMPROVEMENT -

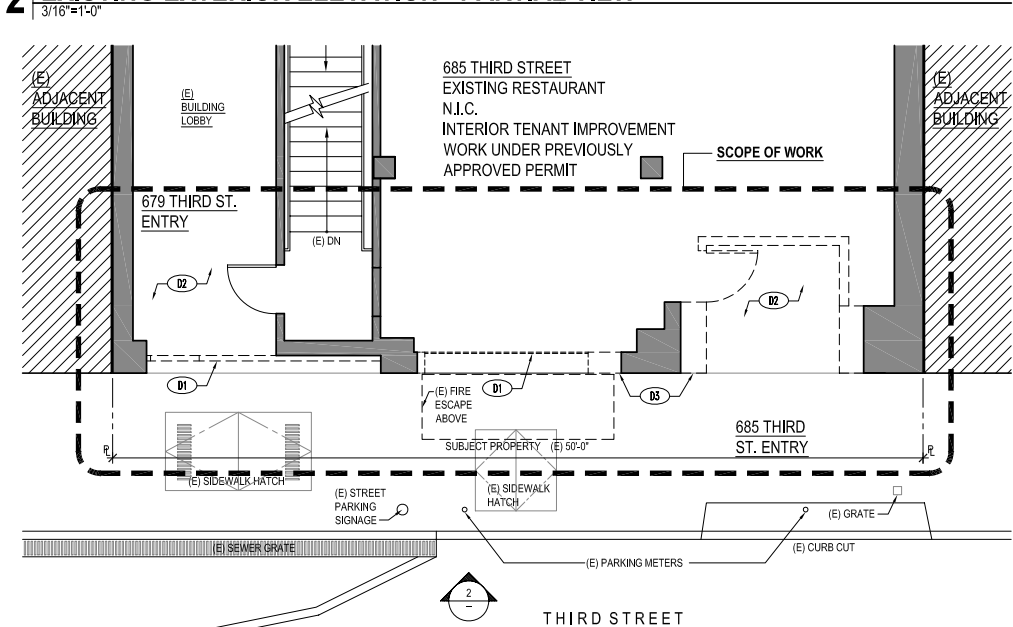
685 3RD STREET GROUND FLOOR SAN FRANCISCO

BLOCK 3788, LOT 015

D-Scheme Studio
Dream :: Design :: Develop

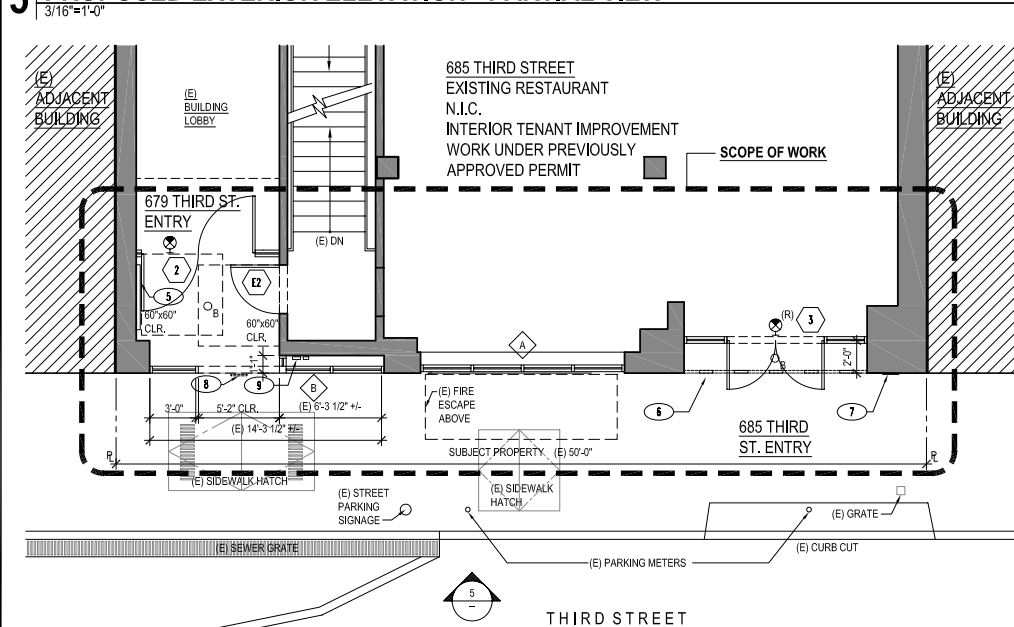
1488 HARRISON STREET, STE. 204
SAN FRANCISCO, CA 94103
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WWW.DSCHEME.COM

2 EXISTING EXTERIOR ELEVATION - PARTIAL VIEW



1 EXISTING GROUND FLOOR PLAN - PARTIAL PLAN
3/16" = 1'-0"

5 PROPOSED EXTERIOR ELEVATION - PARTIAL VIEW



4 PROPOSED GROUND FLOOR PLAN - PARTIAL PLAN
3/16" = 1'-0"

10.21.08	CLIENT PROGRESS SET
10.23.08	CLIENT PROGRESS SET
10.28.08	CLIENT PROGRESS SET
11.05.08	FOR CLIENT REVIEW
09.09.09	PROGRESS SET
09.11.09	FOR CLIENT REVIEW
09.16.09	LANDLORD REVIEW
09.24.09	PLANNING (C OF A) SUBMITTAL
02.10.10	FOR CLIENT REVIEW
02.11.10	PLANNING (C OF A) REVIEW
02.25.10	PLANNING (C OF A) REVIEW
03.02.10	CHANGES PER LANDLORD
03.08.2010	CHANGES PER PLANNING
03.10.2010	FOR HISTORIC COMMISSION

JOB NUMBER:

DRAWN BY:

DATE:
10.14.08

CHECKED BY:
MD

SCALE:

3/16" = 1'-0"

SHEET TITLE:

EXISTING AND PROPOSED
GROUND FLOOR PLANS
AND EXTERIOR ELEVATIONS

SHEET NUMBER:

A1.0