



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Appropriateness Case Report Consent Calendar HEARING DATE: JULY 21, 2010

1650 Mission St.
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San Francisco,
CA 94103-2479

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Planning
Information:
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Filing Date: July 14, 2010
Case No.: **2010.0575A**
Project Address: **814 Montgomery Street**
Historic District: Jackson Square Historic District
Zoning: C-2 (Community Business)
Washington/Broadway Special Use District #2
Jackson Square Special Use District
Jackson Square Special Sign District
65-A Height and Bulk District
Block/Lot: 0175/016
Applicant: Ronald Wallace
Mock/Wallace Architects
1108 Bryant Street
San Francisco, CA 94103
Staff Contact Tim Frye - (415) 575-6822
tim.frye@sfgov.org
Reviewed By Sophie Hayward - (415) 558-6372
sophie.hayward@sfgov.org

PROPERTY DESCRIPTION

814 MONTGOMERY STREET, northeast corner of Gold and Montgomery Streets, the subject building is a contributing structure to the Jackson Square Historic District. It is located within a C-2 (Community Business) Use District, the Jackson Square Special Use District, and the Washington-Broadway Special Use District #2 with a 65-A Height and Bulk limit.

PROJECT DESCRIPTION

The proposal is to construct a penthouse structure on the roof of the building to accommodate an elevator override.

OTHER ACTIONS REQUIRED

None.

COMPLIANCE WITH THE PLANNING CODE PROVISIONS

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

APPLICABLE PRESERVATION STANDARDS

ARTICLE 10

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 B – The Jackson Square 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 Jackson Square Historic District as described in Appendix B of Article 10 of the Planning Code and the character-defining features specifically outlined in the designating ordinance as an individual landmark. There is no part of Appendix B that refers to mechanical or other rooftop equipment.

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 5.

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

The proposed override will be located towards the center of the roof and will not extend higher than the existing parapet. It will not be visible from any public right of way within the district and will not result in the removal or alteration of any of the character-defining features associated with the subject building or the district.

Standard 9.

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

The proposed elevator shaft will be located within the structure and the override will not destroy any materials or features that characterize the property and are associated with the Landmark designation. The design of the override, while not visible from the public right-of-way, will be utilitarian in design and will not detract from the character-defining features of the surrounding environment. The override will not obscure, damage, or destroy any of the character-defining features associated with the District.

Standard 10.

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

The proposed override will be located in an area on the roof of the subject building that will allow it to be removed without impairment to the character of the subject building or the district.

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, staff has determined the following:

The Department believes that the proposed shape, scale, and material, of the proposed elevator override are compatible with the subject building and the district.

Appendix B of Article 10 does not address elevator overrides or other related rooftop equipment; however, the Department has determined that the proposal is in conformance with the Secretary of the Interior's Standards because the override is positioned in a discreet location and will not extend above the height of the existing parapet. It will not be visible from the public right-of-way nor will it result in the removal or alteration of the character-defining features that are associated with the subject building or the 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 is appropriate for and consistent with the purposed of Article 10, meets the standards of Article 10 and the *Secretary of Interior's Standards for Rehabilitation*.

ATTACHMENTS

Draft Motion
Photographs
Plans

AJH: G:\DOCUMENTS\DOCUMENTS\Montgomery_814_2010.0575A\Montgomery_814_2010.0575A_Report.doc



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Motion No. XXXX

HEARING DATE: JULY 21, 2010

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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 016 IN ASSESSOR'S BLOCK 0175, WITHIN AN C-2 (COMMUNITY BUSINESS), JACKSON SQUARE SPECIAL USE DISTRICT, THE WASHINGTON-BROADWAY SPECIAL USE DISTRICT #2 AND A 65-X HEIGHT AND BULK DISTRICT.

PREAMBLE

WHEREAS, July 12, 2010, Ronald Wallace (Project Sponsor), filed an application with the San Francisco Planning Department (hereinafter "Department") for a Certificate of Appropriateness for the construction of an elevator override at the subject building located on lot 016 in Assessor's Block 0175 within the Jackson Square Historic District.

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 July 21, 2010, the Commission conducted a duly noticed public hearing on the current project, Case No. 2010.0441A ("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 July 12, 2010 and labeled Exhibit A on file in the docket for Case No. 2010.0575A 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 Jackson Square Historic District as described in Appendix B of Article 10 of the Planning Code:

- That the proposal respects the character-defining features within the Jackson Square Historic District;
- That the height and location of the override are compatible with the Jackson Square Historic district;
- That the essential form and integrity of the historic property and its environment would be unimpaired if the proposed improvements were removed at a future date.
- That the proposal complies with the *Secretary of the Interiors' Standards*.

Standard 5.

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

Standard 9.

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

Standard 10.

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

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

I. URBAN DESIGN ELEMENT

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

GOALS

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

OBJECTIVE 1

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

POLICY 1.3

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

OBJECTIVE 2

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

POLICY 2.4

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

POLICY 2.5

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

POLICY 2.7

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

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

The proposed project qualifies for a Certificate of Appropriateness and therefore furthers these policies and objectives by maintaining and preserving the character-defining features of the Jackson Square Historic District 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 for the installation of tenant signage for a neighborhood-serving retail use that is expected to provide resident employment opportunities.

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

The proposed project will strengthen neighborhood character by respecting the character-defining features of the landmark 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 is for the installation of tenant sign for a retail business and will not affect the City's affordable housing supply.

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

The proposed project will not have a negative impact on MUNI transit service and will not overburden 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 Project will conform to the structural and seismic safety requirements of the Building Code.

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

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

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

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

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

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **GRANTS a Certificate of Appropriateness** for the property located at Lot 016 in Assessor's Block 0175 for proposed work in conformance with the renderings and architectural sketches dated June 10, 2010, and labeled Exhibit A on file in the docket for Case No. 2010.0575A.

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. XXXX. 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 July 21, 2010.

Linda D. Avery
Commission Secretary

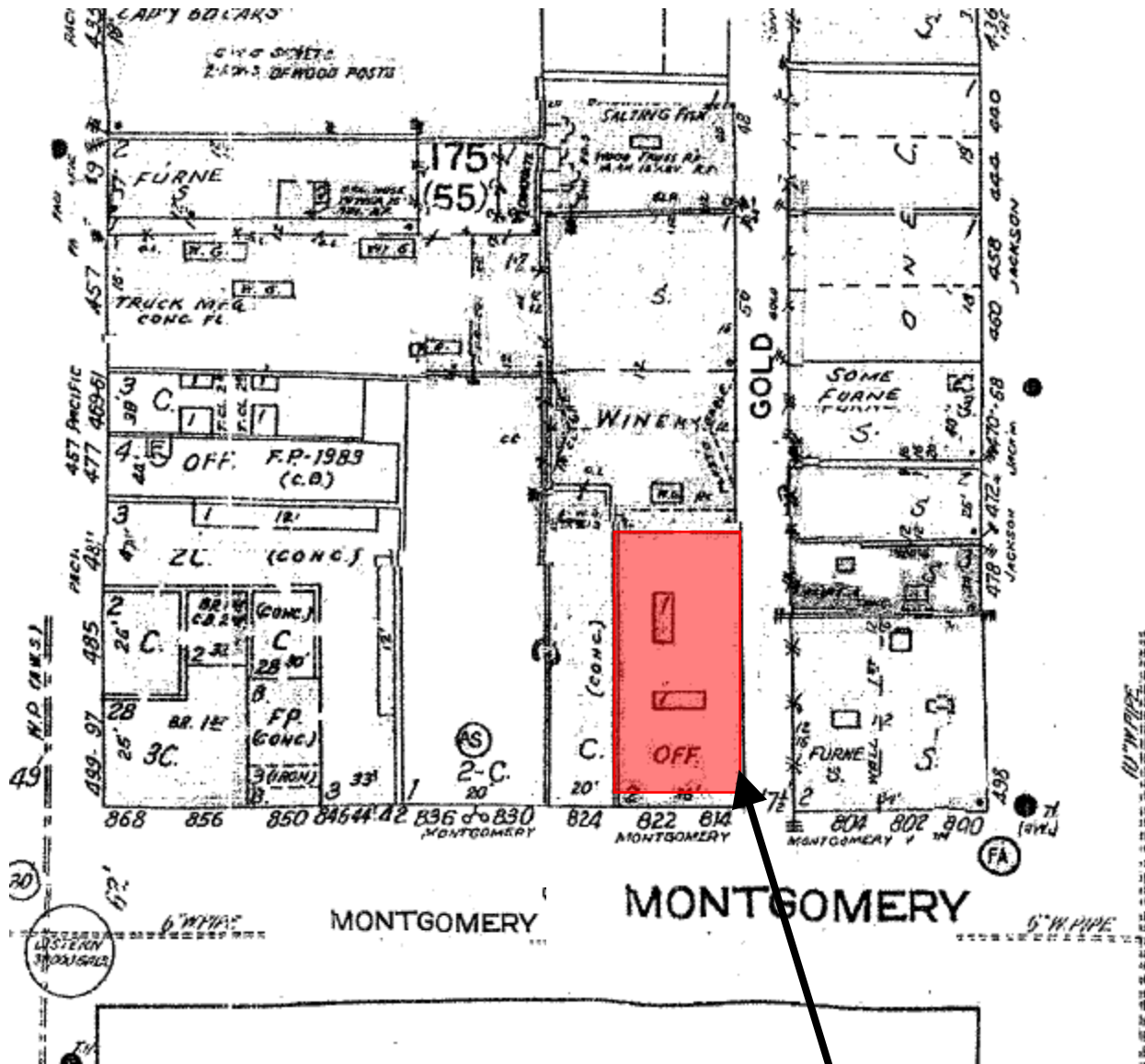
AYES:

NAYS:

ABSENT:

ADOPTED: July 21, 2010

Sanborn Map



SUBJECT PROPERTY



Certificate of Appropriateness Hearing
Case Number 2010.0575A
Jackson Square Historic District
814 Montgomery Street

Aerial Photo



Street Photo



SUBJECT PROPERTY



Certificate of Appropriateness Hearing
Case Number 2010.0575A
Jackson Square Historic District
814 Montgomery Street

814 MONTGOMERY STREET

SAN FRANCISCO, CA 94113

ABBREVIATIONS:

NOTE: PLEASE SEE LEGEND(S) FOR ADDITIONAL ABBREVIATIONS NOT SHOWN HERE.

±/	APPROXIMATELY
Ø	AT
#	DIAMETER
#	NUMBER OR POUND
PL	PROPERTY LINE
CL	CENTERLINE
AFF	ABOVE FINISHED FLOOR
BLDG	BUILDING
BP	BUILDING PAPER
CLKG	CAULKING
C.D.	CIVIL DRAWINGS
CL	CLOSET
CLR	CLEAR
CNR	CORNER
DEMO	DEMOLITION
DN	DOWN
DW	DISHWASHER
DWG	DRAWING
E.D.	ELECTRICAL DRAWINGS
E.Q.	EQUAL
EQUIP	EQUIPMENT

FE	FIRE EXTINGUISHER
FF	FINISHED FLOOR
FDTN	FOUNDATION
FURN	FURNACE

GA	GAUGE
GALV	GALVANIZED
GAL	GALLON
GND	GROUND
GRD	GRADE
GRD BM	GRADE BEAM

H	HIGH
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JH	JOIST HANGER
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LB	POUND
LC	LINEN CLOSET
LF	LINEAR FEET
LTG	LIGHTING
LVL	LEVEL

MAS	MASONRY
M.D.	MECHANICAL DRAWINGS
MET	METAL

N/A	NOT APPLICABLE
NEG	NEGATIVE
NIC	NOT IN CONTRACT

PB	POST BASE
PERIM	PERIMETER
PERP	PERPENDICULAR
PL	PLATE
PLY	PLYWOOD

R	RISER
RAD	RADIUS
REF	REFRIGERATOR
RELOC	RELOCATE(D)
REM	REMOVE(D)
REQD	REQUIRED

SCHED	SCHEDULE
SOG	SLAB-ON-GRADE
S.Q.	SQUARE
S.D.	STRUCTURAL DRAWINGS

T	TREAD
TP	TOILET PAPER
T&B	TOP AND BOTTOM

VERT	VERTICAL
VIF	VERIFY IN FIELD

W	WIDTH
WH	WATER HEATER
WI	WITH
W/O	WITHOUT

GENERAL LEGEND:

(TYPICAL OF ALL ARCHITECTURAL DRAWINGS)

	SHEET NOTE
	TYPICAL DETAIL TAG
	DETAIL REFERENCE NUMBER
	DRAWING PAGE NUMBER
	TYPICAL ELEVATION TAG
	ELEVATION VIEW
	ELEVATION REFERENCE NUMBER
	DRAWING PAGE NUMBER
	TYPICAL SECTION TAG
	SECTION REFERENCE NUMBER
	DRAWING PAGE NUMBER
	WINDOW TAG, SEE WINDOW SCHEDULE, IF APPLICABLE
	DOOR TAG, SEE DOOR SCHEDULE, IF APPLICABLE
	ROOM NUMBER

SCOPE OF WORK:

INSTALL NEW ELEVATOR IN EXISTING BUILDING. NEW ELEVATOR WILL REMOVE ACCESSIBILITY ISSUE BETWEEN FLOORS. WORK ALSO INCLUDES REPLACEMENT OF SOME WINDOWS AND DOORS IN ATRIUM, MINOR ALTERATIONS AT THIRD FLOOR AND NEW SKYLIGHT AT TOP OF ELEVATOR SHAFT, SPRINKLER BY SEPARATE PERMIT.

PROJECT DATA:

ADDRESS 814 MONTGOMERY

BLOCK/LOT 0175 / 016

LOT SIZE 60'-0" x 137'-6"

LOT AREA 6,250 SF

TYPE OF CONSTRUCTION 4A FULLY SPRINKLERED

YEAR BUILT 1910

OF FLOORS 3 + 1 BASEMENT

EXISTING USE OFFICE (NO CHANGE)

APPLICABLE CODES:

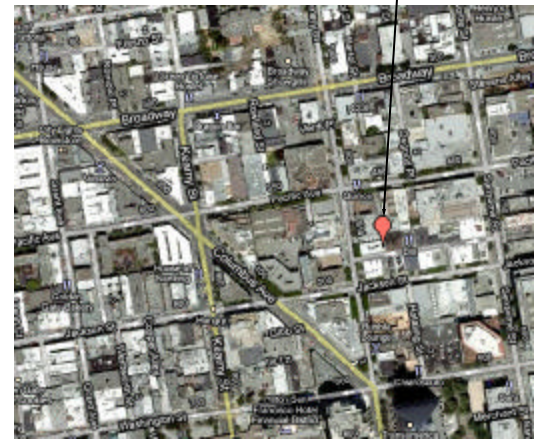
2007 C.B.C. (AS AMENDED BY THE CITY OF SAN FRANCISCO)
2007 C.M.C. (AS AMENDED BY THE CITY OF SAN FRANCISCO)
2007 C.E.C. (AS AMENDED BY THE CITY OF SAN FRANCISCO)
2007 C.P.C. (AS AMENDED BY THE CITY OF SAN FRANCISCO)
2007 C.F.C. (AS AMENDED BY THE CITY OF SAN FRANCISCO)

2005 TITLE 24 ENERGY STANDARDS

THE CALIFORNIA BUILDING 2007 UBC, 2006 UMC, 2006 UPC, AND 2008 NEC.

2007 NFPA 72 (FIRE ALARMS)
2007 NFPA 13/13R (SPRINKLERS)

LOCATION MAP :



GENERAL NOTES:

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH CONDITIONS AT THE JOB SITE BEFORE PROCEEDING WITH ANY WORK. CONDITIONS AT INDIVIDUAL DETAILS MAY VARY. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS IN THE FIELD PRIOR TO FABRICATION AND INSTALLATION OF THE NEW WORK.

2. DO NOT SCALE THE DRAWINGS. LOCATE ONLY BY WRITTEN DIMENSION, SITE VERIFICATION, OR WRITTEN CLARIFICATION.

3. ALL DIMENSIONS WHEN SHOWN IN PLAN, ARE TO FACE OF FINISH UNLESS OTHERWISE NOTED.

4. ALL DIMENSIONS WHEN SHOWN IN SECTION OR ELEVATION, ARE TO TOP OF FINISH FLOOR UNLESS OTHERWISE NOTED.

5. ANY ERRORS, OMISSION, OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN WRITING AND THE CONTRACTOR SHALL RECEIVE WRITTEN CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

6. DETAILS SHOWN ARE TYPICAL UNLESS OTHERWISE NOTED, SIMILAR DETAILS APPLY IN SIMILAR CONDITIONS.

7. CONTRACTOR SHALL VERIFY ALL DETAILS WITH THE LANDSCAPE, UTILITY AND SHOP DRAWINGS BEFORE THE ORDERING OF, OR INSTALLATION OF ANY ITEM OF THE WORK.

8. VERIFY ADEQUACY OF CLEARANCES, AND POINTS OF CONNECTION FOR PIPES WITH PLUMBING CONTRACTOR.

9. ALL WORK SHALL BE DONE WITHOUT CAUSING UNDUE INCONVENIENCE TO ADJACENT SITE IMPROVEMENTS.

10. TRADE NAMES USED ARE DESIGNED TO ESTABLISH QUALITY DESIRED. ANY SUBSTITUTIONS DESIRED BY THE CONTRACTOR SHALL ACCORD WITH SUBSTITUTION PROCEDURES AND FORMAT AS DESCRIBED IN SPECIFICATIONS.

11. ALL WORK SHALL BE DONE IN A SAFE, ORDERLY MANNER WITHOUT DAMAGE TO OTHER PARTS OF THE PREMISES OR ADJACENT PROPERTIES. ANY RESULTING DAMAGE OR LOSS SHALL BE CORRECTED OR REPLACED BY CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER, AND WITHOUT TIME EXTENSION TO THE CONTRACT PERIOD.

12. DESIGNS REPRESENTED BY THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND WERE DEVELOPED FOR THE USE OF THIS PROJECT ONLY. REUSE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS PROHIBITED.

13. MAINTAIN WORK AREAS CLEAN AND FREE FROM UNDUE ENCUMBRANCES AT ALL TIMES. REMOVE SURPLUS MATERIALS AND WASTE AS THE WORK PROGRESSES.

14. IN CASE OF AN INCONSISTENCY BETWEEN DRAWINGS AND SPECIFICATIONS OR WITHIN OTHER CONTRACT DOCUMENTS NOT CLARIFIED BY ADDENDUM, PROVIDE BETTER QUALITY OR GREATER QUANTITY OF WORK IN ACCORDANCE WITH ARCHITECT'S INTERPRETATION.

15. IN CASE OF DISCREPANCIES, LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.

16. NO PLASTIC PLUMBING PIPE IS ALLOWED FOR DOMESTIC WATER SUPPLY AND SANITARY WASTE SYSTEM (AS PER DCMC 15.20.040 & 15.20.090).

17. CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF C.B.C. SECTIONS 709.6 AND 709.7 FOR PENETRATIONS THROUGH ALL FIRE-RATED MEMBRANES AND/OR

SCOPE OF WORK:

A0.0 TITLE SHEET, ABBREVIATIONS, SCOPE OF WORK, PROJECT DATA, INDEX OF DRAWINGS, LOCATION MAP, SITE PLAN

A0.1 ADA WORKSHEETS

EX1.0 EXISTING BASEMENT PLAN

EX1.1 EXISTING FIRST FLOOR PLAN

EX1.2 EXISTING SECOND FLOOR PLAN

EX1.3 EXISTING THIRD FLOOR PLAN

EX1.4 EXISTING ROOF PLAN

A1.0 PROPOSED BASEMENT PLAN

A1.1 PROPOSED FIRST FLOOR PLAN

A1.2 PROPOSED SECOND FLOOR PLAN

A1.3 PROPOSED THIRD FLOOR PLAN

A1.4 PROPOSED ROOF PLAN

EX2.0 EXISTING EXTERIOR ELEVATIONS

EX3.0 EXISTING INTERIOR ELEVATIONS

A2.0 PROPOSED EXTERIOR ELEVATIONS

A3.0 PROPOSED INTERIOR ELEVATIONS

A4.0 PROPOSED SECTIONS AND DETAILS

A4.1 PROPOSED SECTIONS AND DETAILS

A4.2 PROPOSED SECTIONS AND DETAILS

A5.0 WINDOW, DOOR & SIGNAGE SCHEDULE

S1.0 BASEMENT FOUNDATION PLAN

S2.1 FIRST FLOOR FRAMING PLAN

S2.2 SECOND FLOOR FRAMING PLAN

S2.3 THIRD FLOOR FRAMING PLAN

S2.4 ROOF FRAMING PLAN

S3.1 CONCRETE DETAILS, ELEVATOR FRAMING DETAILS

S4.1 METAL STUD DETAILS

S4.2 METAL STUD DETAILS, STEEL DETAILS, WOOD DETAILS

M0.0 MECHANICAL TITLE SHEET

M1.0 PARTIAL FLOOR PLANS

M1.0 PROPOSED MECHANICAL PLANS

E1.0 ELECTRICAL TITLE SHEET

E2.0 SINGLE LINE DIAGRAM AND PARTIAL FIRE ALARM RISER DIAGRAM

E3.0 ELECTRICAL BASEMENT FLOORPLAN

1 REFERENCE ELEVATOR SHOP DRAWINGS

2 REFERENCE ELEVATOR SHOP DRAWINGS

3 REFERENCE ELEVATOR SHOP DRAWINGS

4 REFERENCE ELEVATOR SHOP DRAWINGS

LEGEND:

(E)- EXISTING

(N)- NEW

--- -- --- (E) WALL

--- (E) WALL

/// (N) WALL - 2x'S @ 16"O.C.,

5/8" TYPE X GYP BD BOTH SIDES

FOUNDATION WALL

FOUNDATION WALL

FOUNDATION WALL

FOUNDATION WALL

FOUNDATION WALL

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GENERAL NOTES:

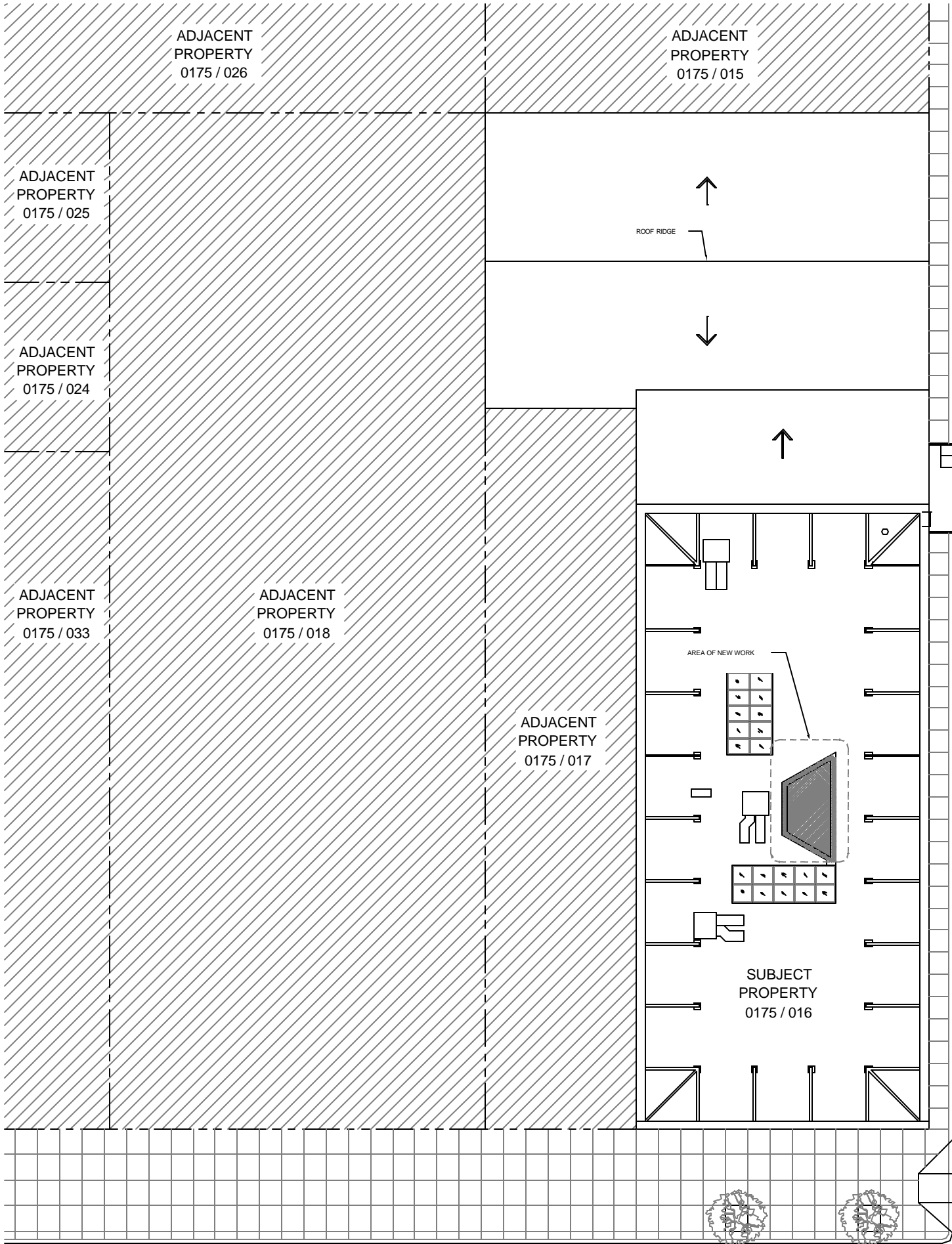
BY THE GENERAL CONTRACTOR

1. HOISTWAY WALLS TO BE ERECTED PLUMB WITHIN 1/4" CONSTRUCTION OF THE HOISTWAY, MACHINE ROOM, AND ELEVATOR LOBBY TO CONFORM TO REQUIREMENTS OF LOCAL BUILDING CODE AND INTERNATIONAL BUILDING CODE SECTIONS 707 & 3002, AND VENTED PER 3004.

2. FRONT/REAR HOISTWAY WALLS AT ENTRANCE LOCATIONS, AS SHOWN, MUST NOT BE CONSTRUCTED UNTIL AFTER ENTRANCE FRAMES AND SILLS ARE INSTALLED. REFER TO ENTRANCE MANUFACTURER DRAWING FOR ATTACHMENT OF ENTRANCE FRAME TO BUILDING WALL PROVIDE ENTRANCE OPENING BARRICADES AS REQUIRED.

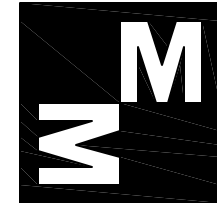
3. INSTALLATION OF ENTRANCE SILL SUPPORT ANGLES AT EACH ENTRANCE LOCATION. ACTUAL ANGLES PROVIDED BY ELEVATOR CONTRACTOR.

4. GROUND UNDER ENTRANCE SILLS AFTER THEY HAVE BEEN INSTALLED.



EXISTING SITE PLAN

SCALE: 1" = 1'-0"



MOCK/WALLACE
ARCHITECTS
Architecture
Interior Design / Space Planning
Construction Management

1108 Bryant Street
San Francisco, CA 94103
415.626.6868 t / 415.626.6982 f
<mwadmin@mockwallace.com>



Revision Schedule	
Revision Number	Revision Date

814-822 MONTGOMERY
SAN FRANCISCO, CA 94133

BLOCK: 0175 LOT: 016

OWNER: GOGNA PROPERTIES

These drawings and specifications are the property of Mock/Wallace Architects and shall not be reproduced or used on any work except by written agreement with Mock/Wallace Architects. Written dimensions take preference over scaled dimensions and shall be verified on the job site. Any discrepancy shall be brought to the attention of Mock/Wallace Architects prior to the commencement of work.

PROJECT NUMBER: 10009.00

PRINT DATE: XX-XX-XX

DRAWING SCALE: 1" = X

TITLE SHEET, EXISTING
SITE PLAN, PROJECT
INFORMATION

A0.0

Form F: Consisting Only of Barrier Removal, Notice of Accessibility Violation Compliance, or Exempted Work

I. Barrier Removal Work (Section 1134B.2.1, Exception 3) only.
Note: Barrier Removal only projects do not necessarily constitute a fully complying disabled access condition or equivalent facilitation, unless the barrier(s) removed meet Code Standards for a fully complying condition or equivalent facilitation. The determination can only be considered on a case-by-case basis.

This barrier removal only project (check one): ☒ is ☐ is not intended to bring the area of remodel to full accessibility compliance or equivalent facilitation.

Alterations, structural repairs, or additions consisting of one or more of the following shall be limited to the actual work of the project (check all that applies).

- ☐ 1. Altering one building entrance to meet accessibility requirements.
- ☐ 2. Altering one existing toilet facility to meet accessibility requirements.
- ☐ 3. Altering existing elevators to meet accessibility requirements.
- ☐ 4. Altering existing steps to meet accessibility requirements.
- ☐ 5. Altering existing handrails to meet accessibility requirements.
- ☒ 6. Alteration solely for the purpose of removing barriers undertaken pursuant to the requirements of Section 36.402 and 36.404 through 36.406 of Title III of the Department of Justice regulations promulgated pursuant to the Americans with Disabilities Act (Public Law 101-336, 28 C.F.R. Section 36.402, 28 C.F.R. Section 36.404, 28 C.F.R. Section 36.405, and 28 C.F.R. 36.406), including but not limited to:

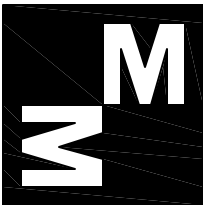
1. Installing ramps
2. Making curb cuts in sidewalks and entrances
3. Repositioning public pay phones
4. Adding raised markings on elevator control buttons
5. Widening doors
6. Installing grab bars in toilet stalls
7. Rearranging toilet partitions to increase maneuvering space
8. Creating designated accessible parking space
9. Others upon approval of building official

Description of others:

NEW ELEVATOR AT GOLD STREET ENTRANCE TO REACH ALL FLOORS
IN EXISTING BUILDING @ THE CORNER OF GOLD AND MONTGOMERY
STREETS (814 MONTGOMERY)

II. Submittal for Compliance to Notice of Accessibility Violation
This project consists of corrective work per Notice of Violation No. _____

III. Exempted Work (Section 1134B.2.1, Exception 4)
Projects which consist only of heating, ventilation, air conditioning, re-roofing, electrical work not involving placement of switching and receptacles, cosmetic work that does not affect items regulated by this code, such as painting, carpeting, etc., are not considered alteration projects for the purposes of accessibility for persons with disabilities and shall not be subject to this code.



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Revision Schedule	
Revision Number	Revision Date

814-822 MONTGOMERY
SAN FRANCISCO, CA 94133

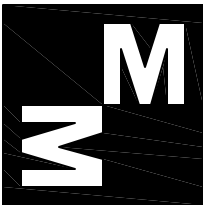
BLOCK: 0175 LOT: 016

OWNER: GOGNA PROPERTIES

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PROJECT NUMBER: 10009.00
PRINT DATE: XX-XX-XX
DRAWING SCALE: 1" = X

ADA WORKSHEETS

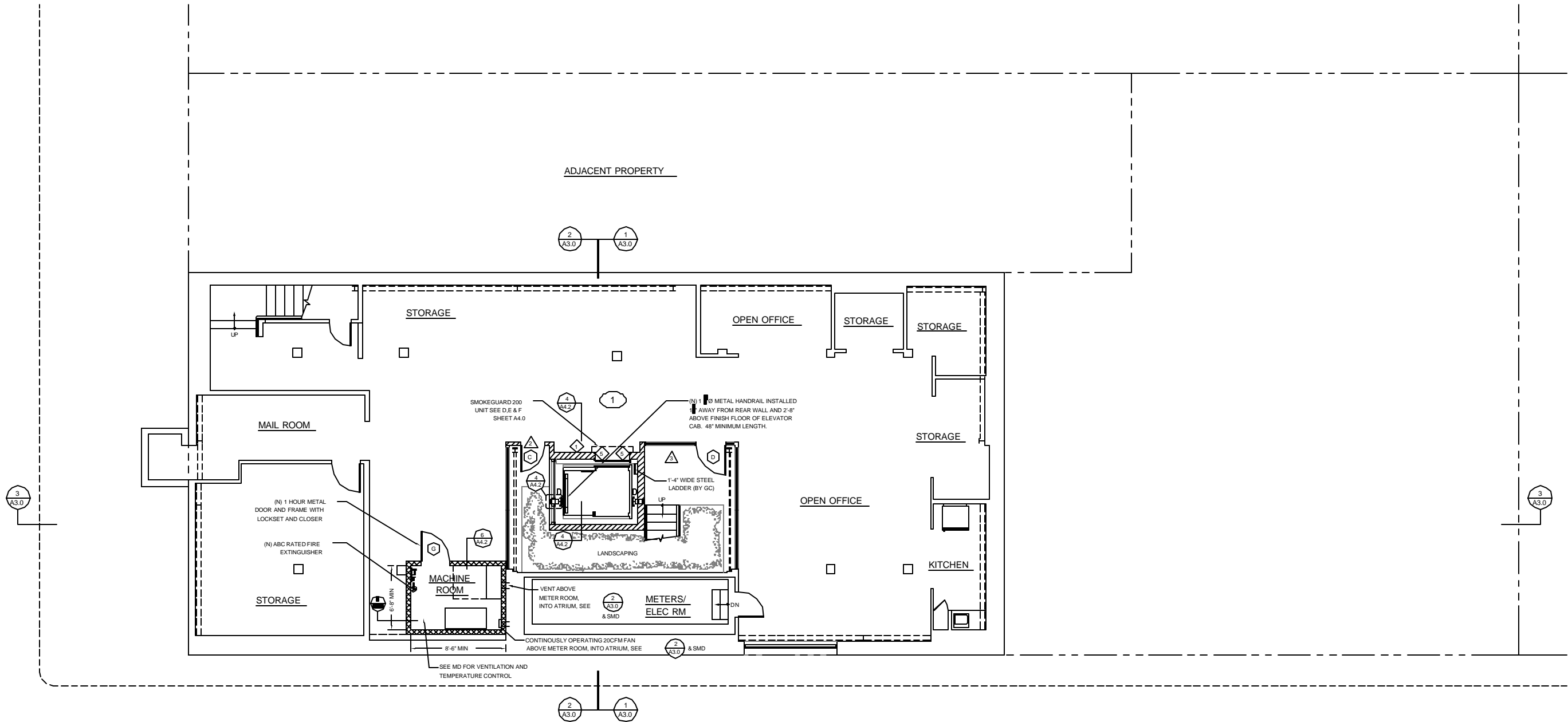


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Revision Schedule	
Revision Number	Revision Date



PROPOSED BASEMENT FLOOR PLAN

SCALE: 3/16" = 1'-0"

SHEET NOTES:

- 1 PATCH AND PRIME ALL AREAS AFFECTED BY THIS WORK TO MATCH SURROUNDING FINISH. NEW CARPETS, LIGHTING, AND PAINTING BY FUTURE TENANT.

LEGEND:

- (E)- EXISTING
(N)- NEW
RL
(E) WALL
(N) 2 HOUR RATED WALL - 2x'S @ 16" O.C., TYPE X GYP BD BOTH SIDES - SEE
(N) 1 HOUR RATED WALL WITH SOUND DEADENING - SEE
FOUNDATION WALL - SSD
ACCESSIBLE PATH OF TRAVEL
SIGNAGE SYMBOL, SEE SHEET A5.0
DOOR SYMBOL, SEE SHEET A5.0
WINDOW SYMBOL, SEE SHEET A5.0

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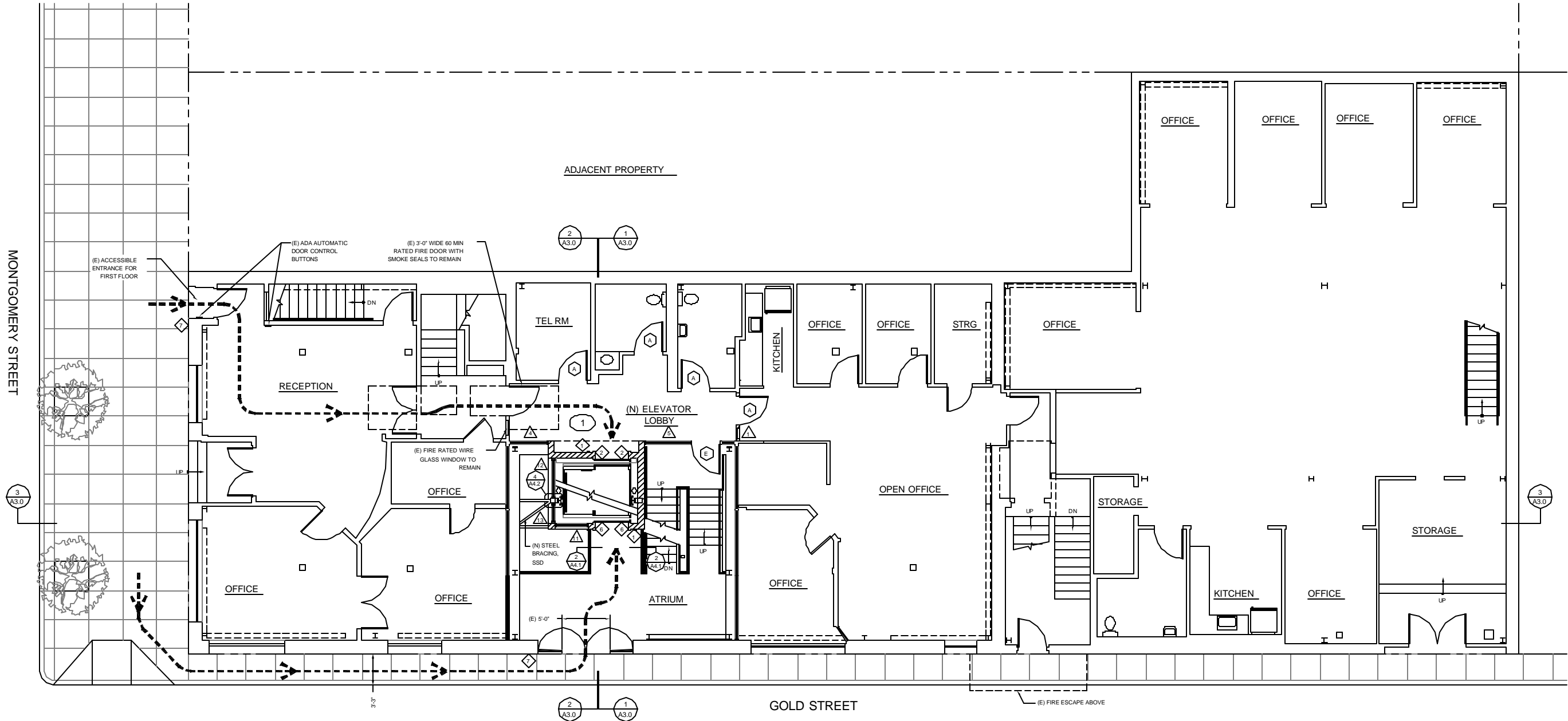
PROJECT NUMBER: 10009.00

PRINT DATE: XX-XX-XX

DRAWING SCALE: 1" = X

PROPOSED BASEMENT
PLAN

A1.0



PROPOSED FIRST FLOOR PLAN

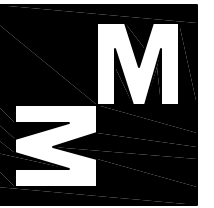
SCALE: 3/16" = 1'-0"

SHEET NOTES:

- 1 PATCH AND PRIME ALL AREAS AFFECTED BY THIS WORK TO MATCH SURROUNDING FINISH. NEW CARPETS, LIGHTING, AND PAINTING BY FUTURE TENANT.

LEGEND:

- (E)- EXISTING
(N)- NEW
RL
(E) WALL
(N) 2 HOUR RATED WALL - 2x'S @ 16" O.C., TYPE X GYP BD BOTH SIDES - SEE
ACCESSIBLE PATH OF TRAVEL
SIGNAGE SYMBOL, SEE SHEET A5.0
DOOR SYMBOL, SEE SHEET A5.0
WINDOW SYMBOL, SEE SHEET A5.0



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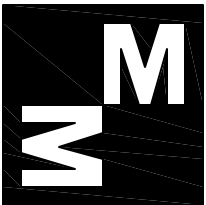
PROJECT NUMBER: 10009.00

PRINT DATE: XX-XX-XX

DRAWING SCALE: 1" = X

PROPOSED FIRST
FLOOR PLAN

A1.1

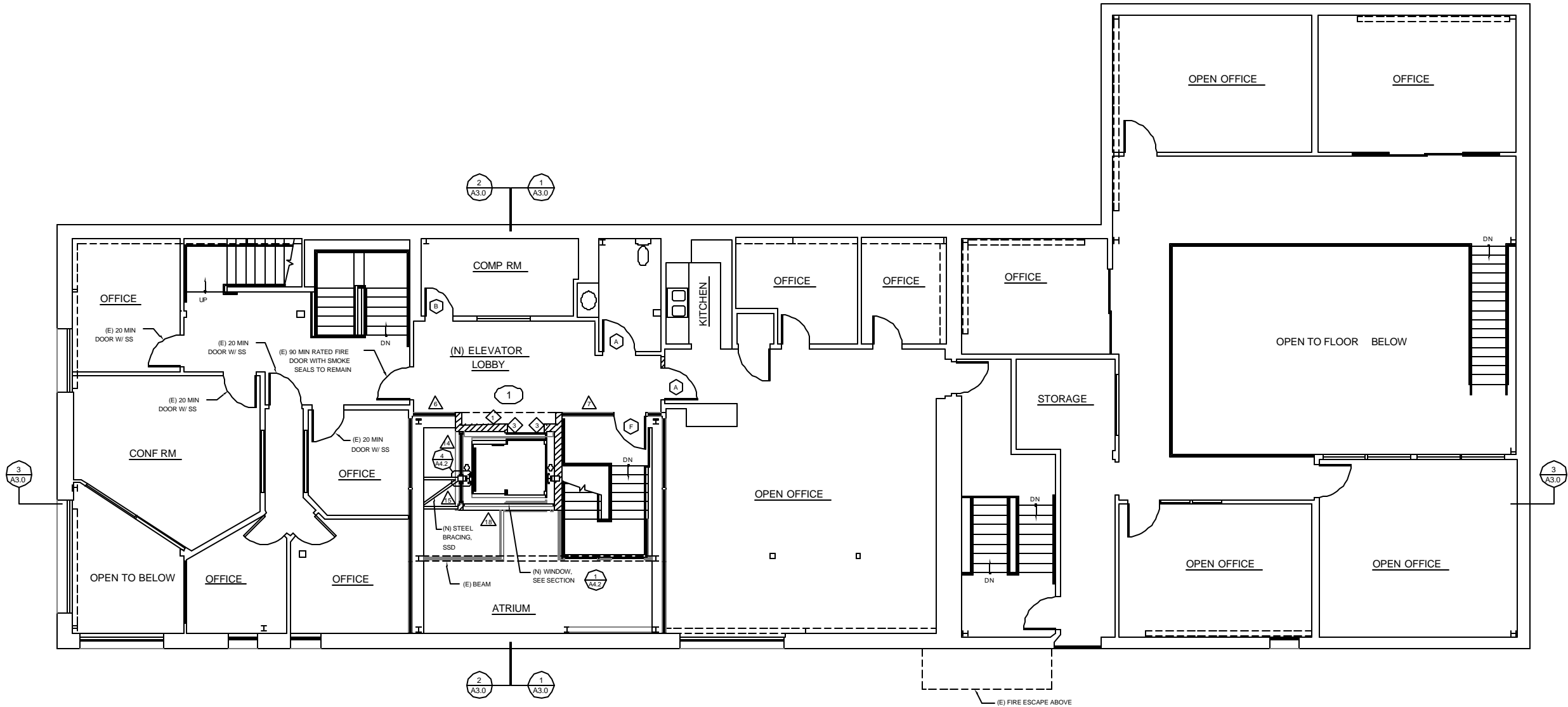


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Revision Schedule	
Revision Number	Revision Date



PROPOSED SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"

SHEET NOTES:

- 1 PATCH AND PRIME ALL AREAS AFFECTED BY THIS WORK TO MATCH SURROUNDING FINISH. NEW CARPETS, LIGHTING, AND PAINTING BY FUTURE TENANT.

LEGEND:

- (E)- EXISTING
(N)- NEW
RL
(E) WALL
(N) 2 HOUR RATED WALL - 2x'S @ 16" O.C., TYPE X GYP BD BOTH SIDES - SEE
ACCESSIBLE PATH OF TRAVEL
SIGNAGE SYMBOL, SEE SHEET A5.0
DOOR SYMBOL, SEE SHEET A5.0
WINDOW SYMBOL, SEE SHEET A5.0

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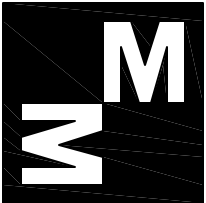
PROJECT NUMBER: 10009.00

PRINT DATE: XX-XX-XX

DRAWING SCALE: 1" = X

PROPOSED SECOND
FLOOR PLAN

A1.2

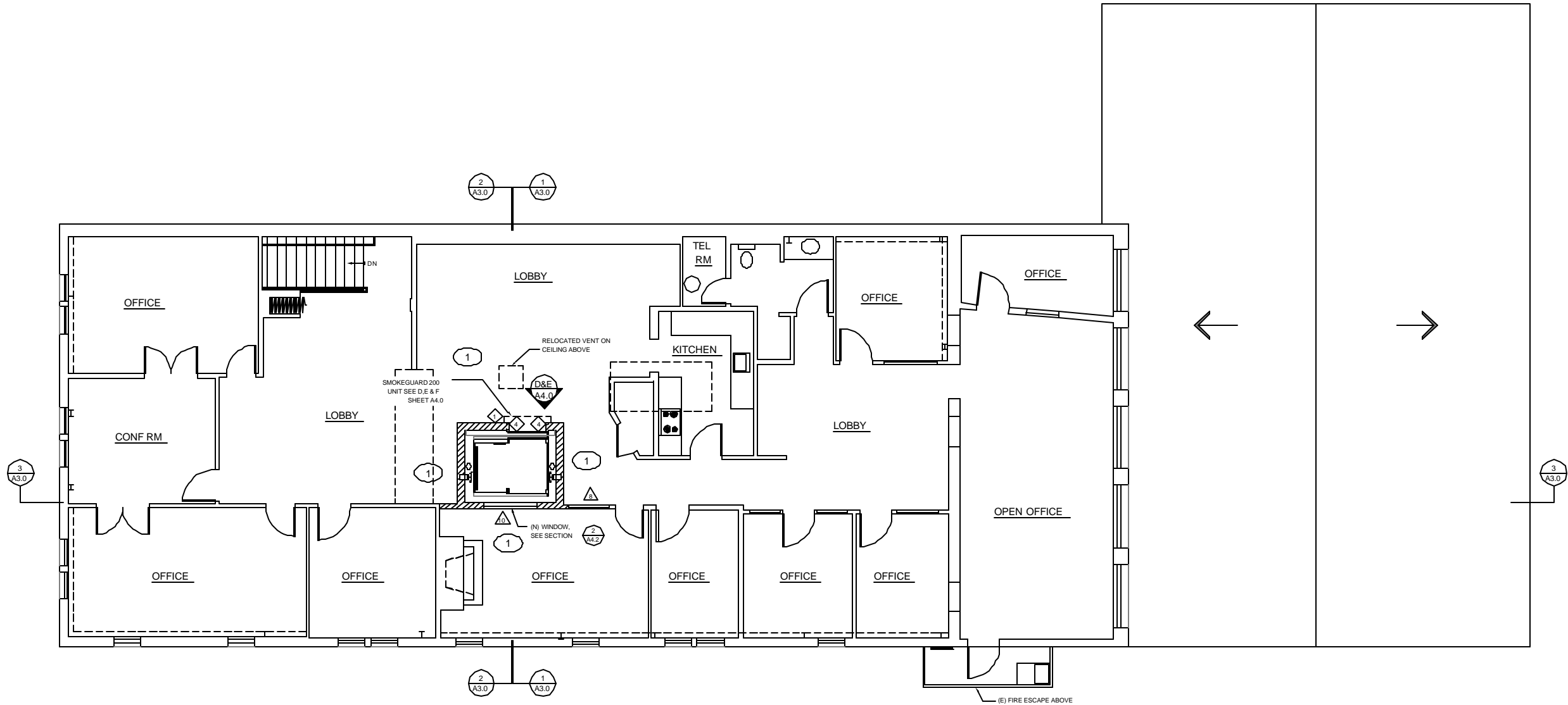


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Revision Schedule	
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PROPOSED THIRD FLOOR PLAN

SCALE: 3/16" = 1'-0"

SHEET NOTES:

- 1 PATCH AND PRIME ALL AREAS AFFECTED BY THIS WORK TO MATCH SURROUNDING FINISH. NEW CARPETS, LIGHTING, AND PAINTING BY FUTURE TENANT.

LEGEND:

- (E)- EXISTING
(N)- NEW
RL
(E) WALL
(N) 2 HOUR RATED WALL - 2x'S @ 16" O.C., TYPE X GYP BD BOTH SIDES - SEE
ACCESSIBLE PATH OF TRAVEL
SIGNAGE SYMBOL, SEE SHEET A5.0
DOOR SYMBOL, SEE SHEET A5.0
WINDOW SYMBOL, SEE SHEET A5.0

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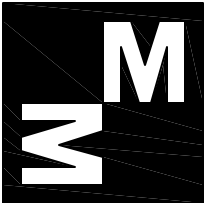
PROJECT NUMBER: 10009.00

PRINT DATE: XX-XX-XX

DRAWING SCALE: 1" = X

PROPOSED THIRD
FLOOR PLAN

A1.3

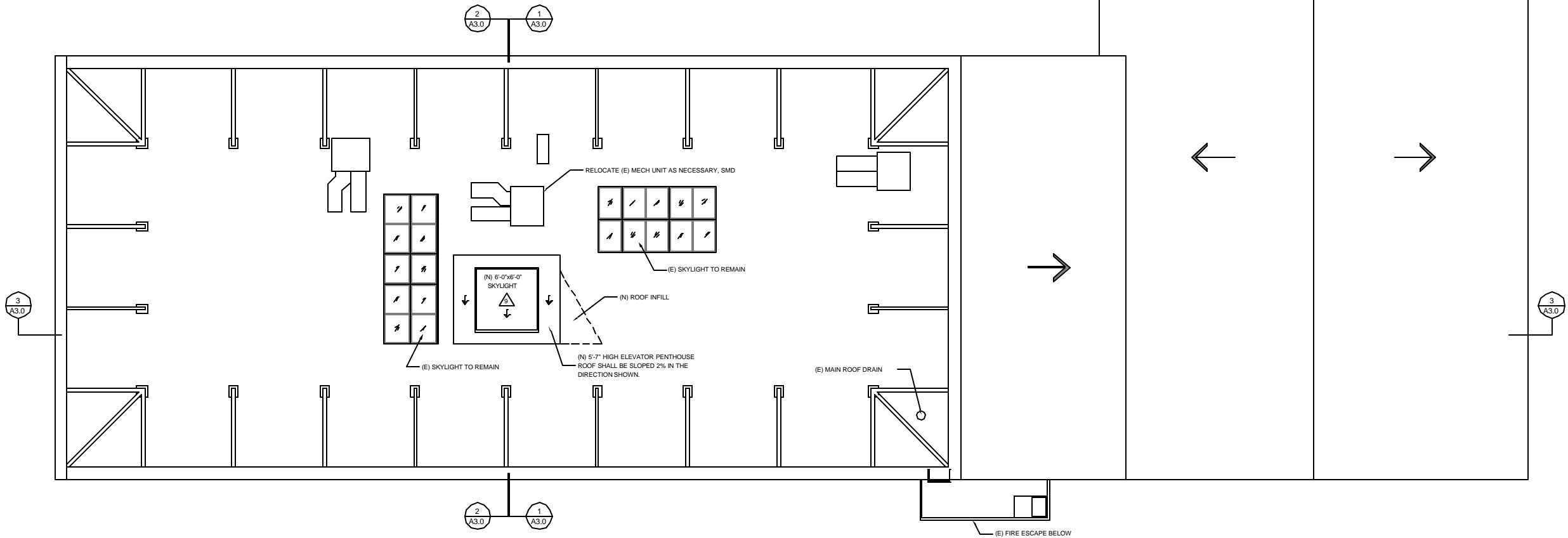


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Revision Schedule	
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PROPOSED ROOF PLAN

SCALE: 3/16" = 1'-0"

LEGEND:

(E)- EXISTING

(N)- NEW

RL

(E) WALL

(N) 2 HOUR RATED WALL - 2x'S
@ 16" O.C., TYPE X GYP BD
BOTH SIDES - SEE



ACCESSIBLE
PATH OF TRAVEL



SIGNAGE SYMBOL, SEE SHEET A5.0

DOOR SYMBOL, SEE SHEET A5.0

WINDOW SYMBOL, SEE SHEET A5.0

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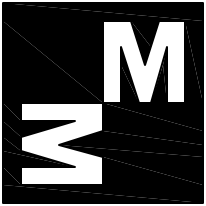
PROJECT NUMBER: 10009.00

PRINT DATE: XX-XX-XX

DRAWING SCALE: 1" = X

PROPOSED ROOF PLAN

A1.4



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DRAWING SCALE: 1" = X

PROPOSED
ELEVATIONS

A2.0

LEGEND:
(E)- EXISTING
(N)- NEW

(N) 4'-1" HIGH ELEVATOR PENTHOUSE.
APPROX. ELEVATOR PENTHOUSE WILL NOT
BE VISIBLE FROM THE STREET.

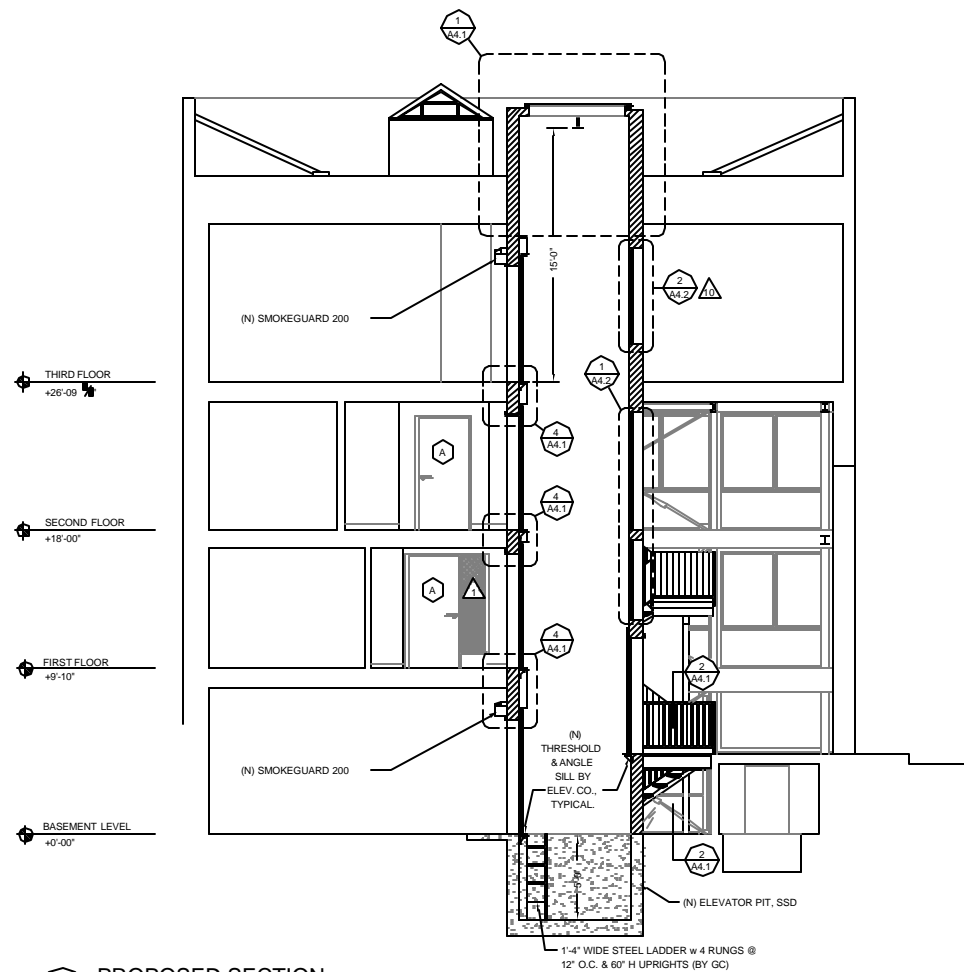
1 PROPOSED ELEVATION - FACING NORTH

SCALE: 3/16" = 1'-0"

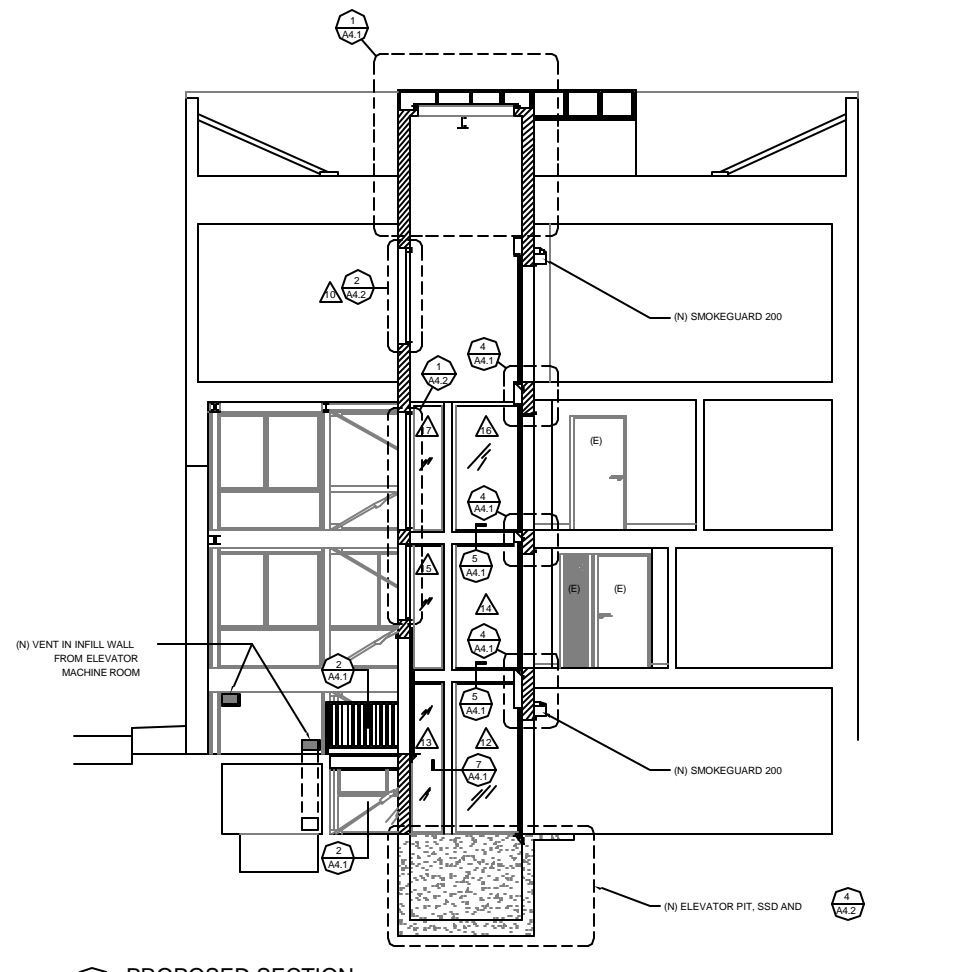
(N) 4'-1" HIGH ELEVATOR PENTHOUSE.
APPROX. ELEVATOR PENTHOUSE WILL NOT
BE VISIBLE FROM THE STREET.

2 PROPOSED ELEVATION - FACING EAST

SCALE: 3/16" = 1'-0"



1 PROPOSED SECTION
SCALE: 3/16" = 1'-0"



2 PROPOSED SECTION
SCALE: 3/16" = 1'-0"

LEGEND:

(E)- EXISTING
(N)- NEW

--- (E) WALL

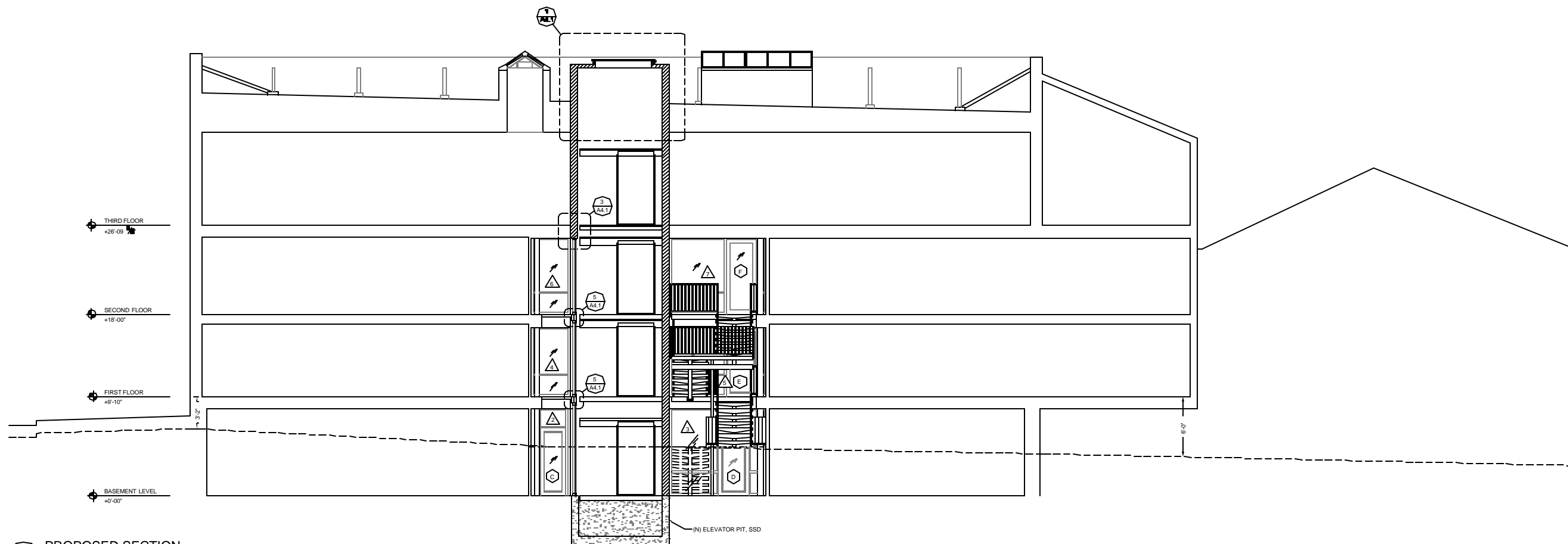
/// (N) WALL - 2xS @ 16"O.C., TYPE X GYP BD BOTH SIDES

FOUNDATION WALL

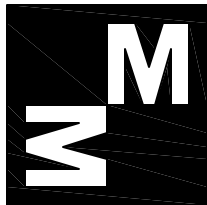
◇ SIGNAGE SYMBOL, SEE SHEET A5.0

DOOR SYMBOL, SEE SHEET A5.0

△ WINDOW SYMBOL, SEE SHEET A5.0



3 PROPOSED SECTION
SCALE: 3/16" = 1'-0"



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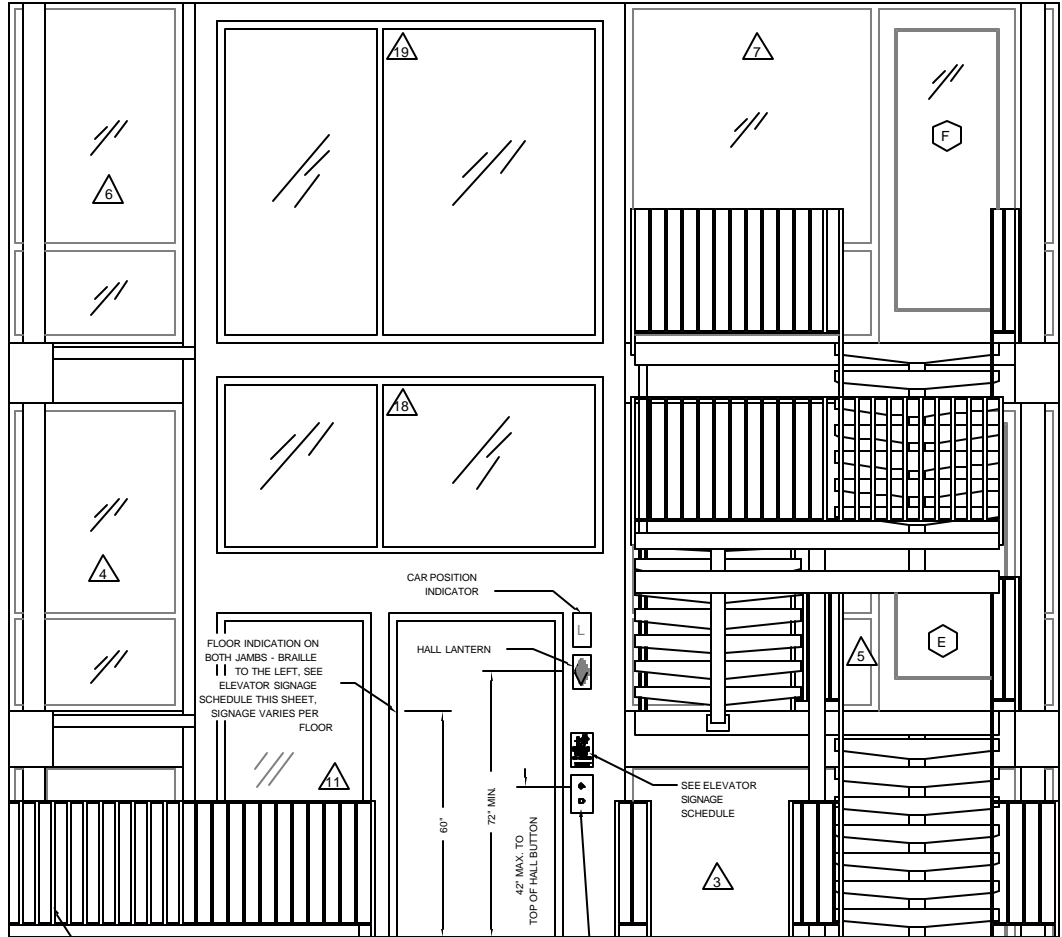
DRAWING SCALE: 1" = X

PROPOSED SECTIONS

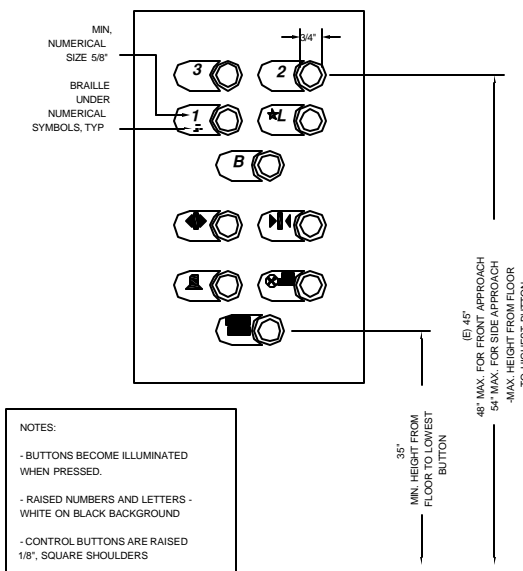
A3.0



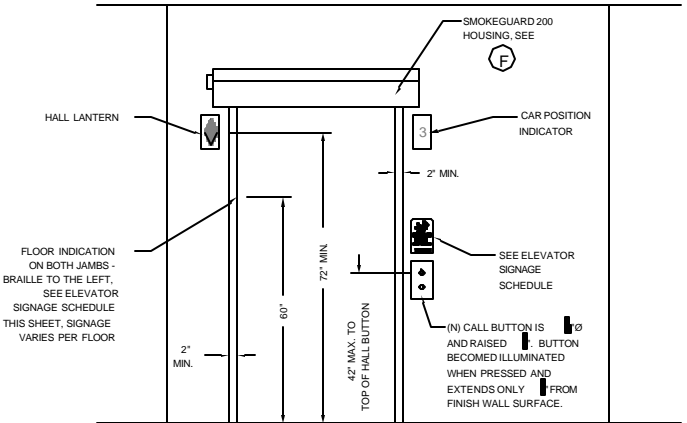
A EXISTING ATRIUM ELEVATION
SCALE: 1" = 1'-0"



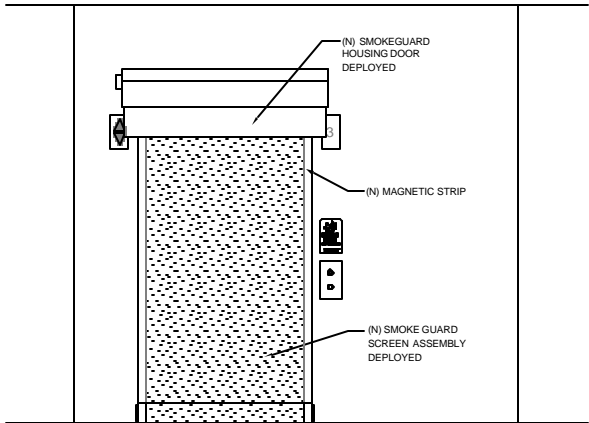
B PROPOSED ELEVATOR / ATRIUM ELEVATION
SCALE: 1" = 1'-0"



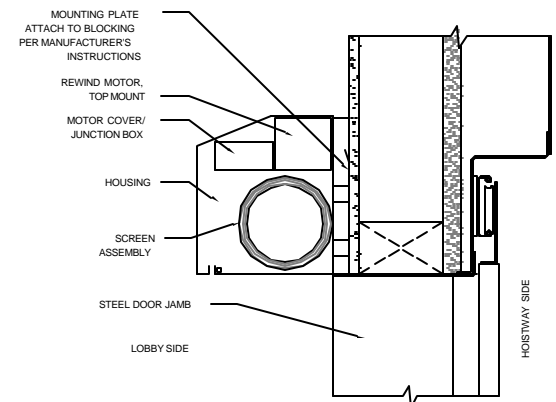
C (N) ELEVATOR CONTROLS
SCALE: 1" = 1'-0"



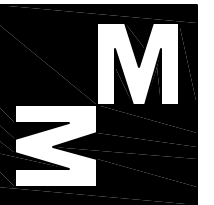
D PROPOSED 3RD FLOOR ELEVATOR ENTRY SMOKEGUARD IN READY STATE
SCALE: 1" = 1'-0"



E PROPOSED 3RD FLOOR ELEVATOR ENTRY SMOKEGUARD DEPLOYED
SCALE: 1" = 1'-0"



F SMOKEGUARD 200 SYSTEM (BY PARTITIONS SPECIALTIES) @ 3RD FLOOR ONLY
SCALE: 2" = 1'-0"



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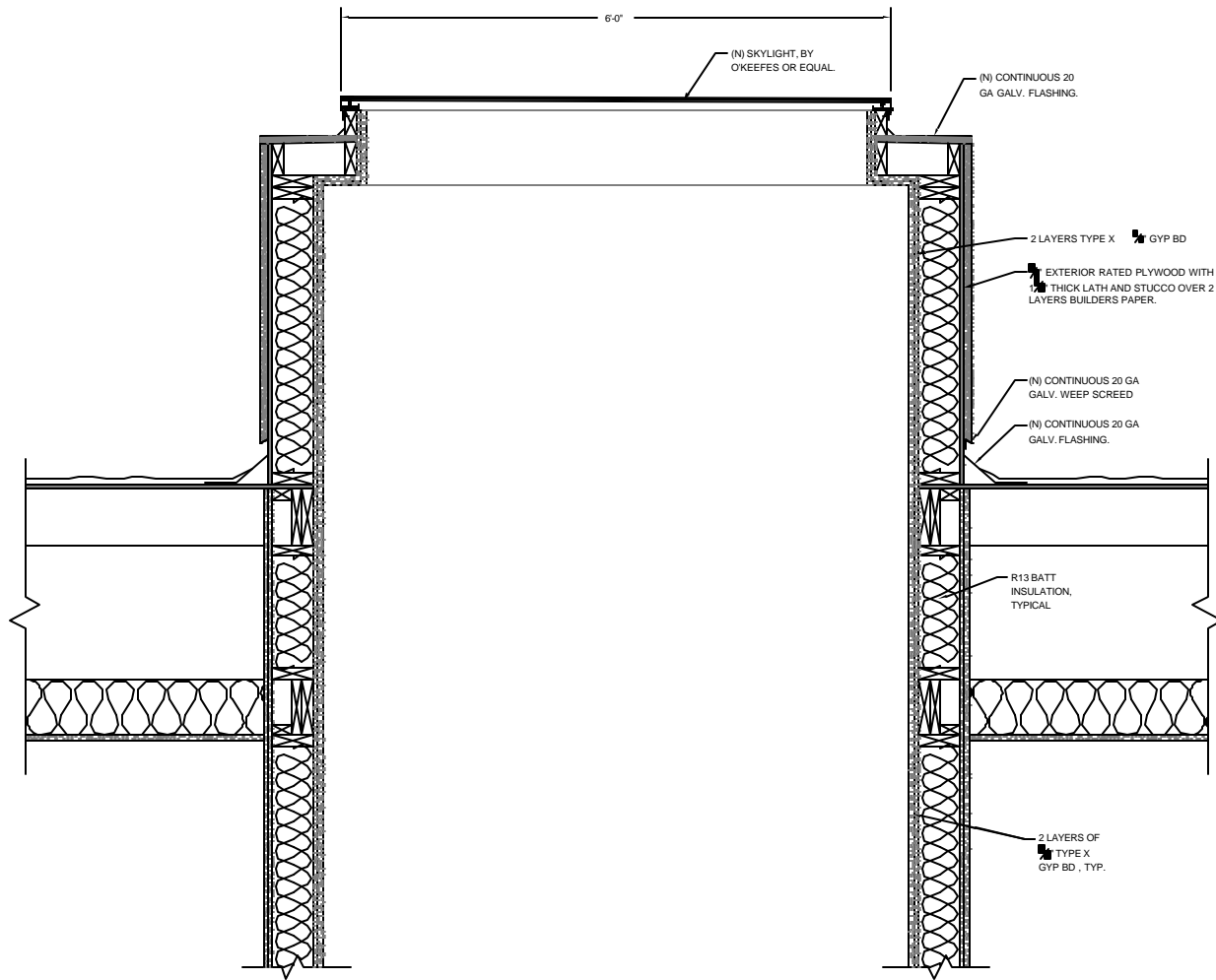
814-822 MONTGOMERY
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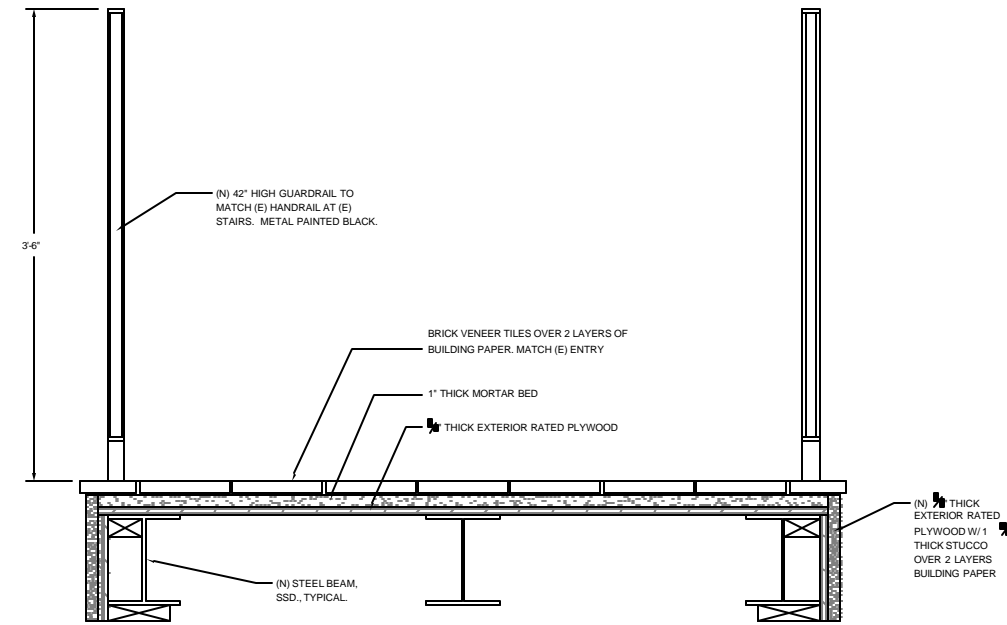
PROJECT NUMBER: 10009.00
PRINT DATE: XX-XX-XX
DRAWING SCALE: 1" = X

PROPOSED DETAILS, SECTIONS AND ELEVATIONS

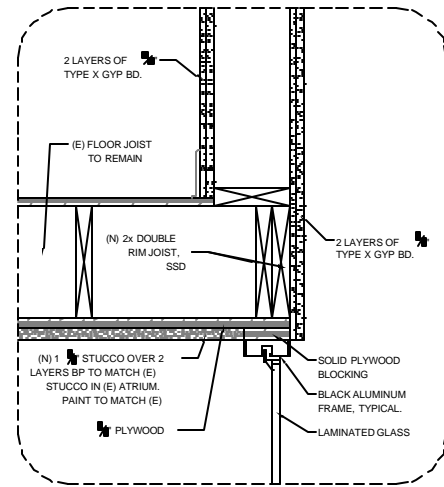
A4.0



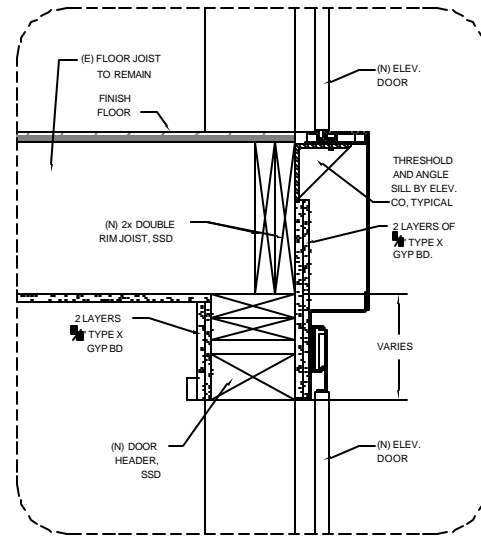
1 SKYLIGHT SECTION
SCALE: 1" = 1'-0"



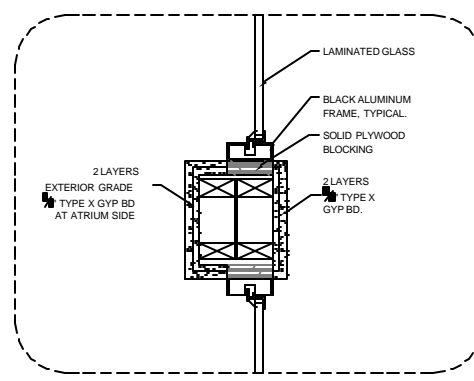
2 (N) SECTION THROUGH (N) WALKWAY TO ELEVATOR
SCALE: 1 1/2" = 1'-0"



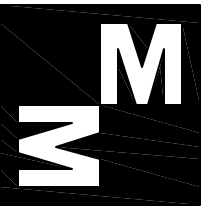
3 ELEVATOR WALL CONNECTION
SCALE: 1 1/2" = 1'-0"



4 ELEVATOR WALL CONNECTION
SCALE: 1 1/2" = 1'-0"



5 WINDOW ATTACHMENT AT BEAM
SCALE: 1 1/2" = 1'-0"



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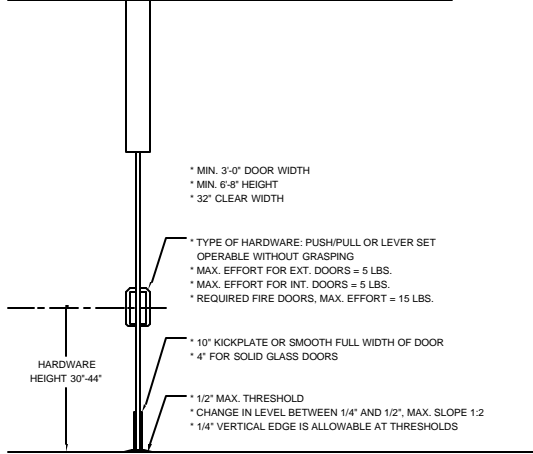
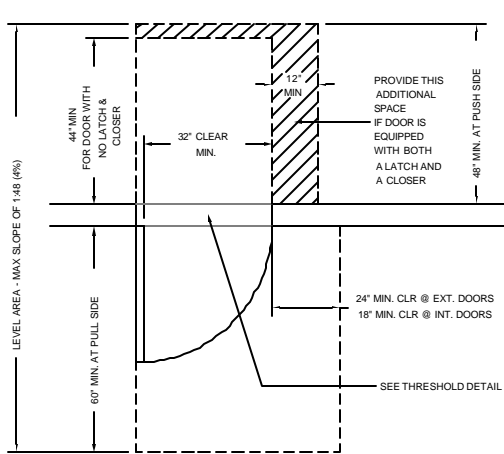
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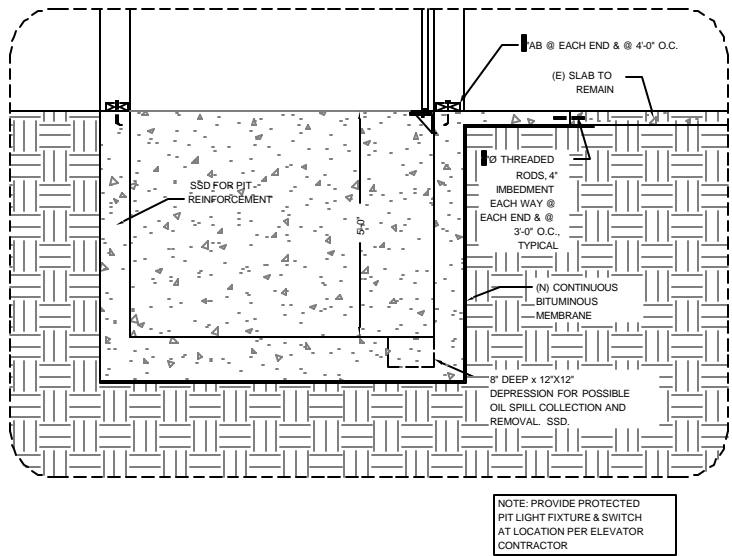
PROJECT NUMBER: 10009.00
PRINT DATE: XX-XX-XX
DRAWING SCALE: 1" = X

PROPOSED DETAILS,
SECTIONS AND
ELEVATIONS

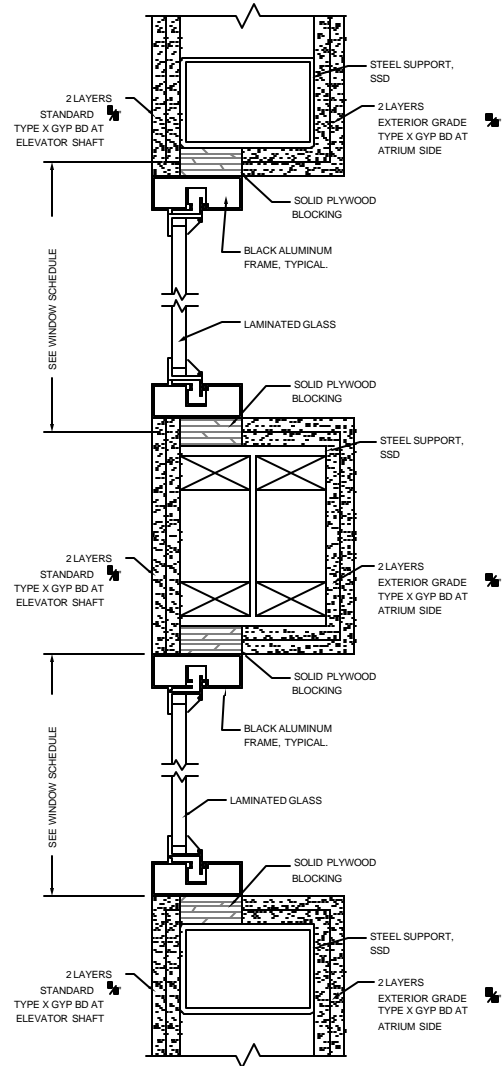
A4.1



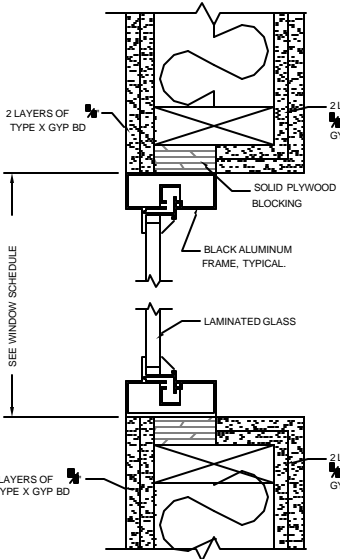
3 ACCESSIBLE DOOR APPROACH
SCALE: 1" = 1'-0"



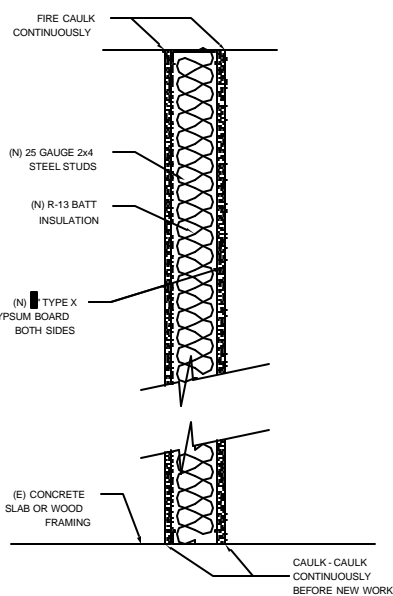
4 ENLARGED PIT SECTION
SCALE: 1/2" = 1'-0"



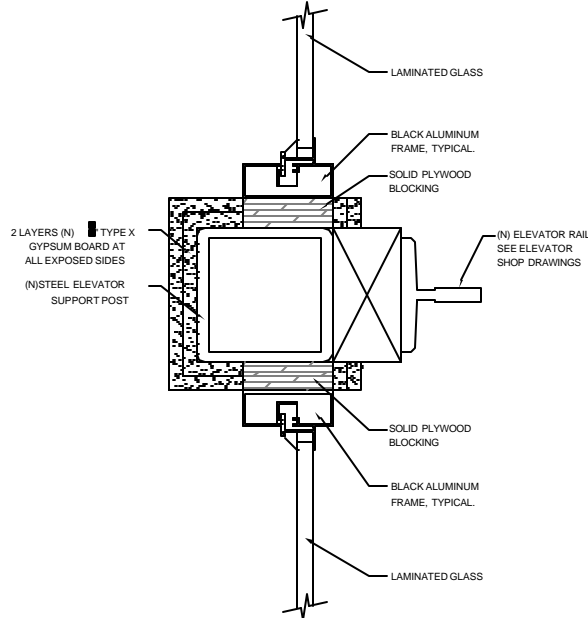
1 WINDOW ATTACHMENT
SCALE: 3/4" = 1'-0"



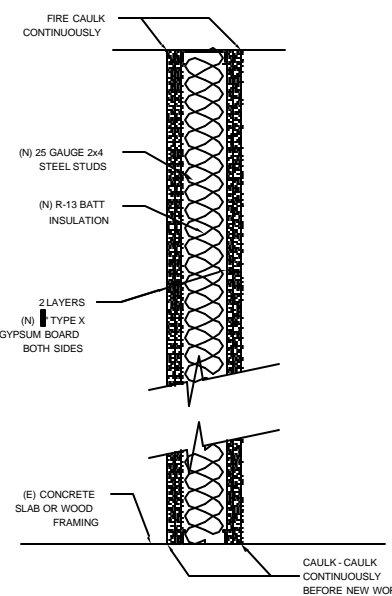
2 WINDOW ATTACHMENT
SCALE: 3/4" = 1'-0"



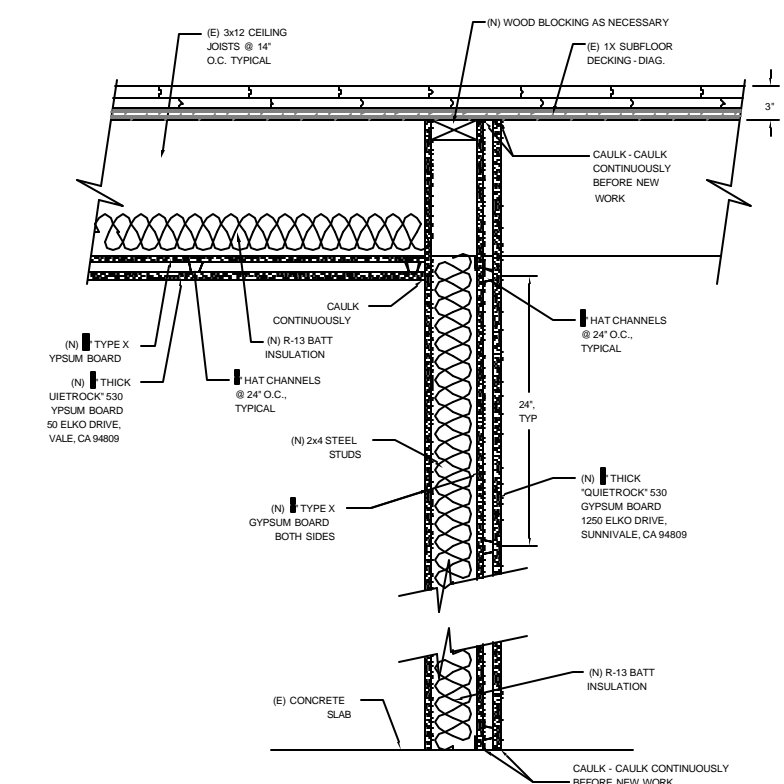
8 TYPICAL 1 HOUR RATED WALL
SCALE: 1 1/2" = 1'-0"



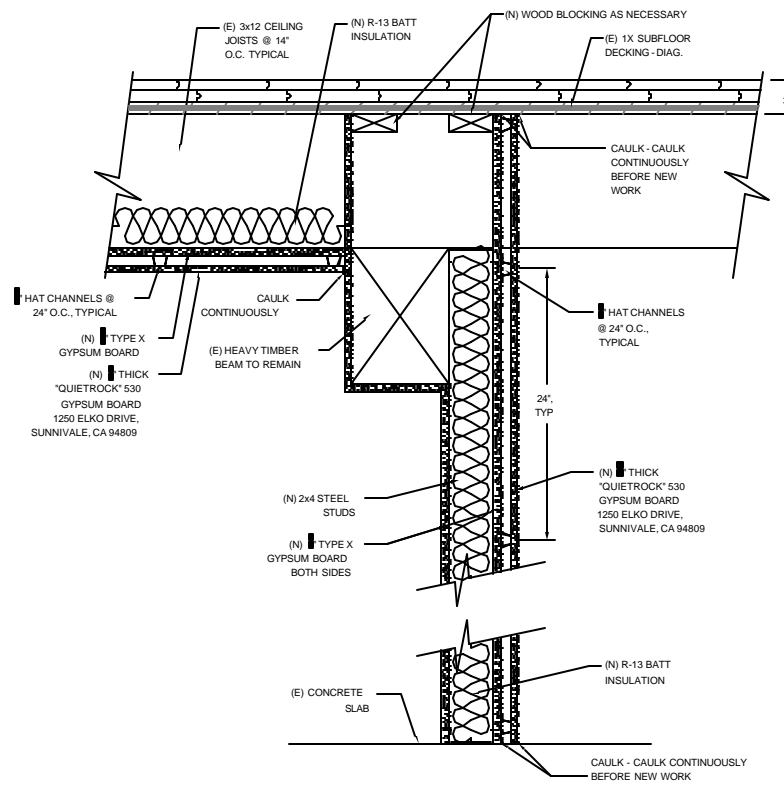
7 WRAPPED STEEL ELEVATOR POST
SCALE: 3/4" = 1'-0"



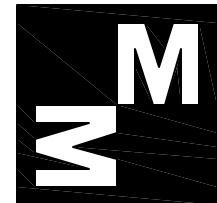
9 TYPICAL 2 HOUR RATED WALL
SCALE: 1 1/2" = 1'-0"



5 1 HOUR RATED WALL WITH SOUND DEADENING
SCALE: 1 1/2" = 1'-0"



6 1 HOUR RATED WALL WITH SOUND DEADENING
SCALE: 1 1/2" = 1'-0"



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DRAWING SCALE: 1" = X

PROPOSED DETAILS,
SECTIONS AND
ELEVATIONS

A4.2

DOOR SCHEDULE								
DOOR MARK	LOCATION	OPERATION	DOOR SIZE (WxH)	MATERIAL	THICKNESS	HARDWARE SET	RATING	FRAME TYPE
A	FIRST & SECOND FLOOR ELEV. LOBBY	SWING	3'-0" x 6'-8"	STEEL	1 1/2"	CL.SS.H	20 MIN.	20 MIN. / STEEL
B	SECOND FLOOR ELEV. LOBBY	SWING	2'-8" x 6'-8"	STEEL	1 1/2"	CL.SS.H	20 MIN.	20 MIN. / STEEL
C	BASEMENT ATRIUM ENTRY	SWING	2'-6" x 6'-8"	ALUMINUM	1 1/2"	CL.SS.H	20 MIN.	20 MIN.
D	BASEMENT ATRIUM ENTRY	SWING	3'-0" x 6'-8"	ALUMINUM	1 1/2"	CL.SS.H	20 MIN.	20 MIN.
E	FIRST FLOOR ATRIUM ENTRY	SWING	3'-0" x 7'-0"	ALUMINUM	1 1/2"	CL.SS.H	20 MIN.	20 MIN.
F	SECOND FLOOR ELEV. LOBBY	SWING	3'-0" x 7'-5"	ALUMINUM	1 1/2"	CL.SS.H	20 MIN.	20 MIN.
G	BASEMENT MACHINE ROOM	SWING	3'-0" x 6'-8"	STEEL	1 1/2"	CL.SS.H	60 MIN.	60 MIN. / STEEL

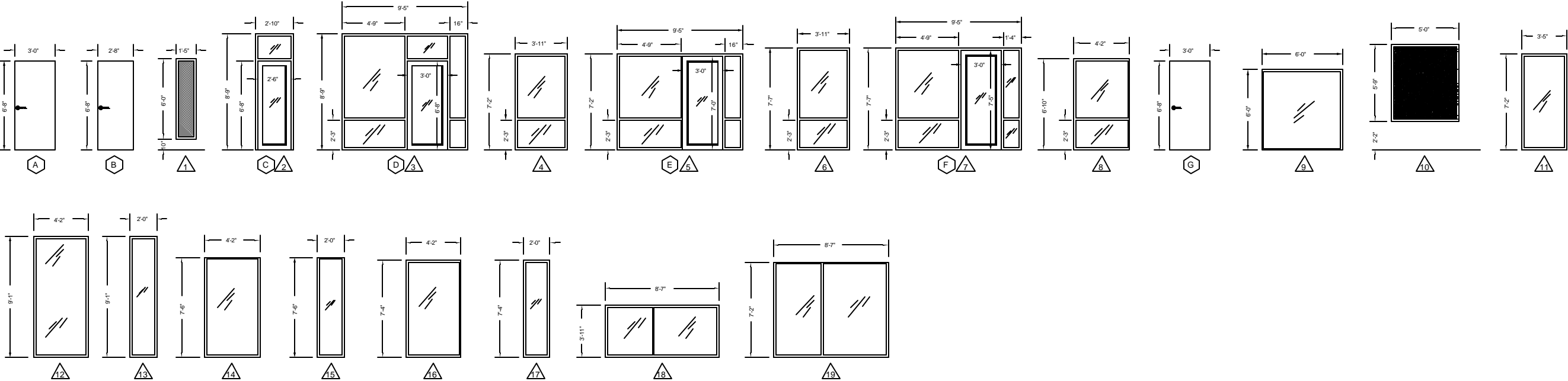
WINDOW MARK	WINDOW SIZE (VARIES WxH)	LOCATION	OPERATION	CONSTRUCTION MATERIAL	SILL HEIGHT	RATING	REMARKS
1	1'-5" x 6'-0"	FIRST FLOOR ELEV. LOBBY	FIXED	ALUM	10" AFF	20 MIN.	TEMPERED
2	2'-10" x 8'-9"	BASEMENT ATRIUM ENTRY	FIXED	ALUM	N/A	20 MIN.	TEMPERED, DOUBLE GLAZED, MAX U FAC - 0.77
3	9'-5" x 8'-9"	BASEMENT ATRIUM ENTRY	FIXED	ALUM	N/A	20 MIN.	TEMPERED, DOUBLE GLAZED, MAX U FAC - 0.77
4	3'-11" x 7'-2"	FIRST FLOOR ELEV. LOBBY	FIXED	ALUM	N/A	20 MIN.	TEMPERED, DOUBLE GLAZED, MAX U FAC - 0.77
5	9'-5" x 7'-2"	FIRST FLOOR ELEV. LOBBY	FIXED	ALUM	N/A	20 MIN.	TEMPERED, DOUBLE GLAZED, MAX U FAC - 0.77
6	3'-11" x 7'-7"	SECOND FLOOR ELEV. LOBBY	FIXED	ALUM	N/A	20 MIN.	TEMPERED, DOUBLE GLAZED, MAX U FAC - 0.77
7	9'-5" x 7'-7"	SECOND FLOOR ELEV. LOBBY	FIXED	ALUM	N/A	20 MIN.	TEMPERED, DOUBLE GLAZED, MAX U FAC - 0.77
8	4'-2" x 6'-10"	THIRD FLOOR OFFICE	FIXED	ALUM	N/A	N/A	TEMPERED
9	6'-0" x 6'-0"	SKYLIGHT	FIXED	ALUM	N/A	N/A	TEMPERED
10	5'-0" x 5'-9"	ELEVATOR SHAFT / THIRD FLOOR OFFICE	FIXED	ALUM	2'-2"	90 MIN.	FROSTED - LAMINATED - REFER TO DETAIL 2/A4.2 45 MIN.
11	3'-5" x 7'-2"	ELEVATOR SHAFT	FIXED	ALUM	N/A	45 MIN.	LAMINATED - REFER TO DETAIL 2/A4.2 45 MIN.
12	4'-2" x 9'-1"	ELEVATOR SHAFT	FIXED	ALUM	N/A	45 MIN.	LAMINATED - STANDARD FRAME 45 MIN.
13	2'-0" x 9'-1"	ELEVATOR SHAFT	FIXED	ALUM	N/A	45 MIN.	LAMINATED - STANDARD FRAME 45 MIN.
14	4'-2" x 7'-6"	ELEVATOR SHAFT	FIXED	ALUM	N/A	45 MIN.	LAMINATED - STANDARD FRAME 45 MIN.
15	2'-0" x 7'-6"	ELEVATOR SHAFT	FIXED	ALUM	N/A	45 MIN.	LAMINATED - STANDARD FRAME 45 MIN.
16	4'-2" x 7'-4"	ELEVATOR SHAFT	FIXED	ALUM	N/A	45 MIN.	LAMINATED - STANDARD FRAME 45 MIN.
17	2'-0" x 7'-4"	ELEVATOR SHAFT	FIXED	ALUM	N/A	45 MIN.	LAMINATED - STANDARD FRAME 45 MIN.
18	8'-7" x 3'-11"	ELEVATOR SHAFT	FIXED	ALUM	N/A	45 MIN.	LAMINATED - REFER TO DETAIL 1/A4.2 45 MIN.
19	8'-7" x 7'-2"	ELEVATOR SHAFT	FIXED	ALUM	N/A	45 MIN.	LAMINATED - REFER TO DETAIL 1/A4.2 45 MIN.

ABBREVIATIONS	
AC	AUTOMATIC CLOSER DEVICE
AS	ASTRAGAL
BP	BUT PIN (INACTIVE LEAF)
CL	CLOSER
H	HINGES
HD	HOOK ON DOOR
HM	HOLLOW METAL
HO	HOLD OPEN DEVICE
KP	KICKPLATE
L	LEVER PASSAGE SET
LL	LEVER LOCKSET
P	PRESS-RELEASE
PP	PUSH / PULL
SH	SLIDING HARDWARE
SM	SMOKE SEAL
ST	STOP, WALL MOUNTED

WINDOW NOTES
1. ALL GLAZING WITHIN 24" OF A DOORWAY AND LESS THAN 60" ABOVE WALKWAY SHALL BE SAFETY GLASS
2. GLAZING IN EXCESS OF 9 SF. WITHIN 18" OF A WALKING SURFACE SHALL BE SAFETY
3. ALL FRAMES SHALL BE BLACK ANODIZED ALUMINUM - MATCH (E)
4. COORDINATE WITH OTHER BUILDING TRADES AND VERIFY DIMENSIONS
5. ALL DIMENSIONS OF WINDOWS ARE APPROXIMATE, SITE VERIFICATION IS REQUIRED
6. ALL GLAZING IN ELEVATOR SHAFT SHALL COMPLY WITH CPSC16CFR, PART 1201 OR ANZI 297.1

DOOR NOTES
1. METAL THRESHOLD AT ALL EXT. DOORS OR DOORS BETWEEN HEATED AND UNHEATED SPACE.
2. ALL LEVER LOCK / LATCH SETS, CHOSEN BY OWNER
3. STEEL DOOR FRAMES WILL HAVE A PAINT FINISH - MATCH (E)
4. ALL ALUMINUM DOOR FRAMES WILL HAVE A BLACK ANODIZED FINISH

ELEVATOR SIGNAGE SCHEDULE		
1	EXIT PATH INDICATION	<p>TYPICAL BLACK BACKGROUND WITH WHITE SYMBOLS</p> <p>BRaille-Grade 2, 1/10" O.C. IN EA. CELL 1/8" SPACE BTW CELLS RAISED 1/40" ABOVE BACKGROUND</p> <p>6" RADIUS</p> <p>COLOR THE WORD "FIRE" AND THE PICTORIAL REPRESENTATION RED</p> <p>IN CASE OF FIRE USE STAIRS</p> <p>60" MAX. TO FINISH FLOOR</p>
2	FIRST LEVEL INDICATION SIGN (PLACED AT ELEVATOR DOOR/JAMB)	<p>4"x4" BORDER DIMENSIONS</p> <p>BRaille INDICATION</p> <p>1/32" RAISED PICTORAL SYMBOL 2" MIN. HT.</p> <p>TYP. BLACK BACKGROUND WITH WHITE SYMBOLS</p> <p>60" TYP. TO FINISH FLOOR</p>
3	SECOND LEVEL INDICATION SIGN (PLACED AT ELEVATOR DOOR/JAMB)	<p>4"x4" BORDER DIMENSIONS</p> <p>BRaille INDICATION</p> <p>1/32" RAISED PICTORAL SYMBOL 2" MIN. HT.</p> <p>TYP. BLACK BACKGROUND WITH WHITE SYMBOLS</p> <p>60" TYP. TO FINISH FLOOR</p>
4	THIRD LEVEL INDICATION SIGN (PLACED AT ELEVATOR DOOR/JAMB)	<p>4"x4" BORDER DIMENSIONS</p> <p>BRaille INDICATION</p> <p>1/32" RAISED PICTORAL SYMBOL 2" MIN. HT.</p> <p>TYP. BLACK BACKGROUND WITH WHITE SYMBOLS</p> <p>60" TYP. TO FINISH FLOOR</p>
5	BASEMENT LEVEL INDICATION SIGN (PLACED AT ELEVATOR DOOR/JAMB)	<p>4"x4" BORDER DIMENSIONS</p> <p>BRaille INDICATION</p> <p>1/32" RAISED PICTORAL SYMBOL 2" MIN. HT.</p> <p>TYP. BLACK BACKGROUND WITH WHITE SYMBOLS</p> <p>60" TYP. TO FINISH FLOOR</p>
6	ATRIUM LEVEL INDICATION SIGN (PLACED AT ELEVATOR DOOR/JAMB)	<p>4"x4" BORDER DIMENSIONS</p> <p>BRaille INDICATION</p> <p>1/32" RAISED PICTORAL SYMBOL 2" MIN. HT.</p> <p>TYP. BLACK BACKGROUND WITH WHITE SYMBOLS</p> <p>60" TYP. TO FINISH FLOOR</p>
7	INTERNATIONAL SYMBOL OF ACCESSIBILITY	<p>BORDER DIM. 6" @ ENTRY DOOR & 8" @ STREET</p> <p>1/32" RAISED PICTORAL SYMBOL 6" MIN. HT.</p> <p>SIGN BACKGROUND WITH RADIUS CORNERS</p> <p>TYPICAL DARK BLUE BACKGROUND WITH WHITE SYMBOLS</p> <p>60" TYP. TO FINISH FLOOR</p>





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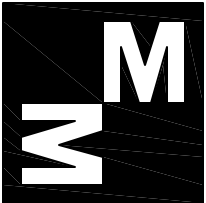
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WINDOW, DOOR AND SIGNAGE SCHEDULE

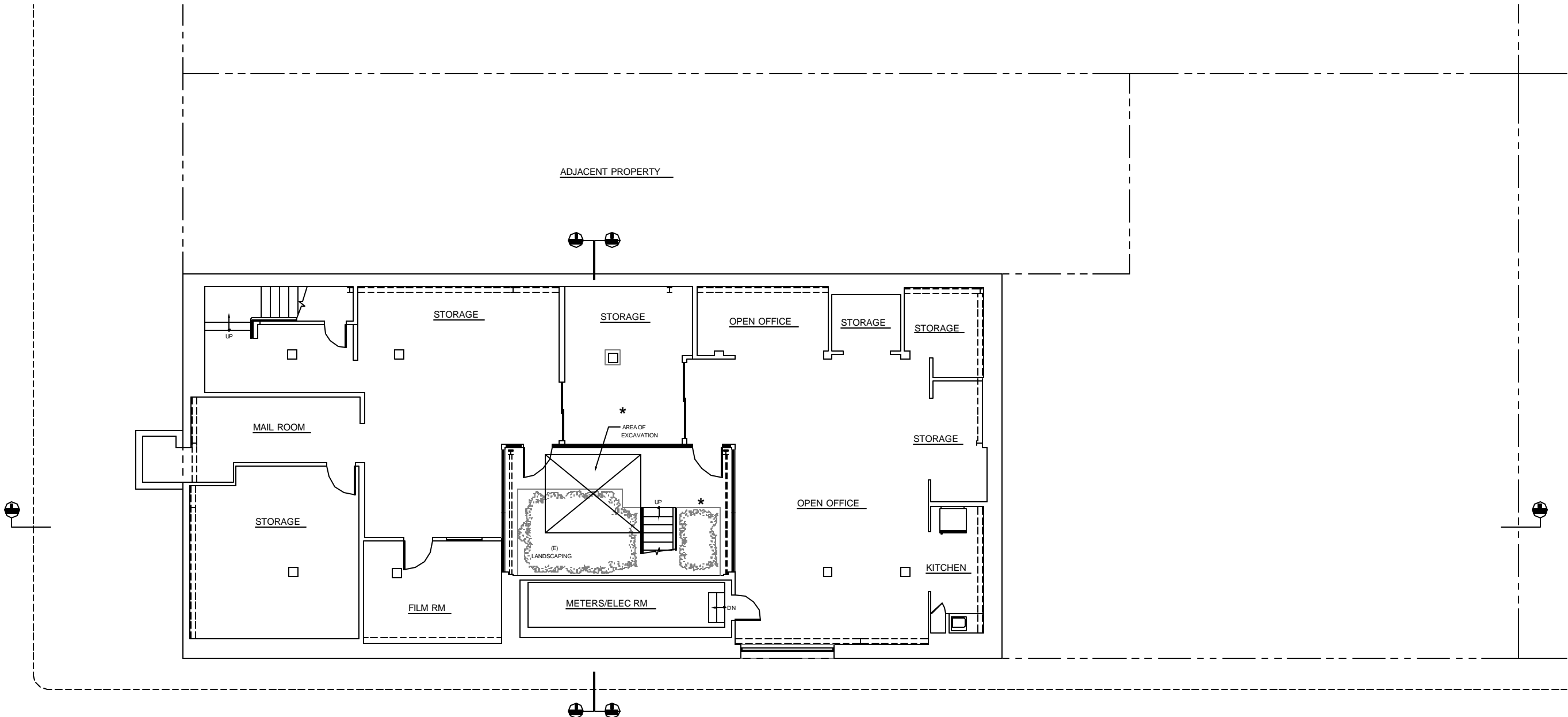


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EXISTING/DEMOLITION BASEMENT FLOOR PLAN

SCALE: 3/16" = 1'-0"

LEGEND:

(E)- EXISTING
(N)- NEW

RL

(E) WALL

DEMO - TO BE REMOVED

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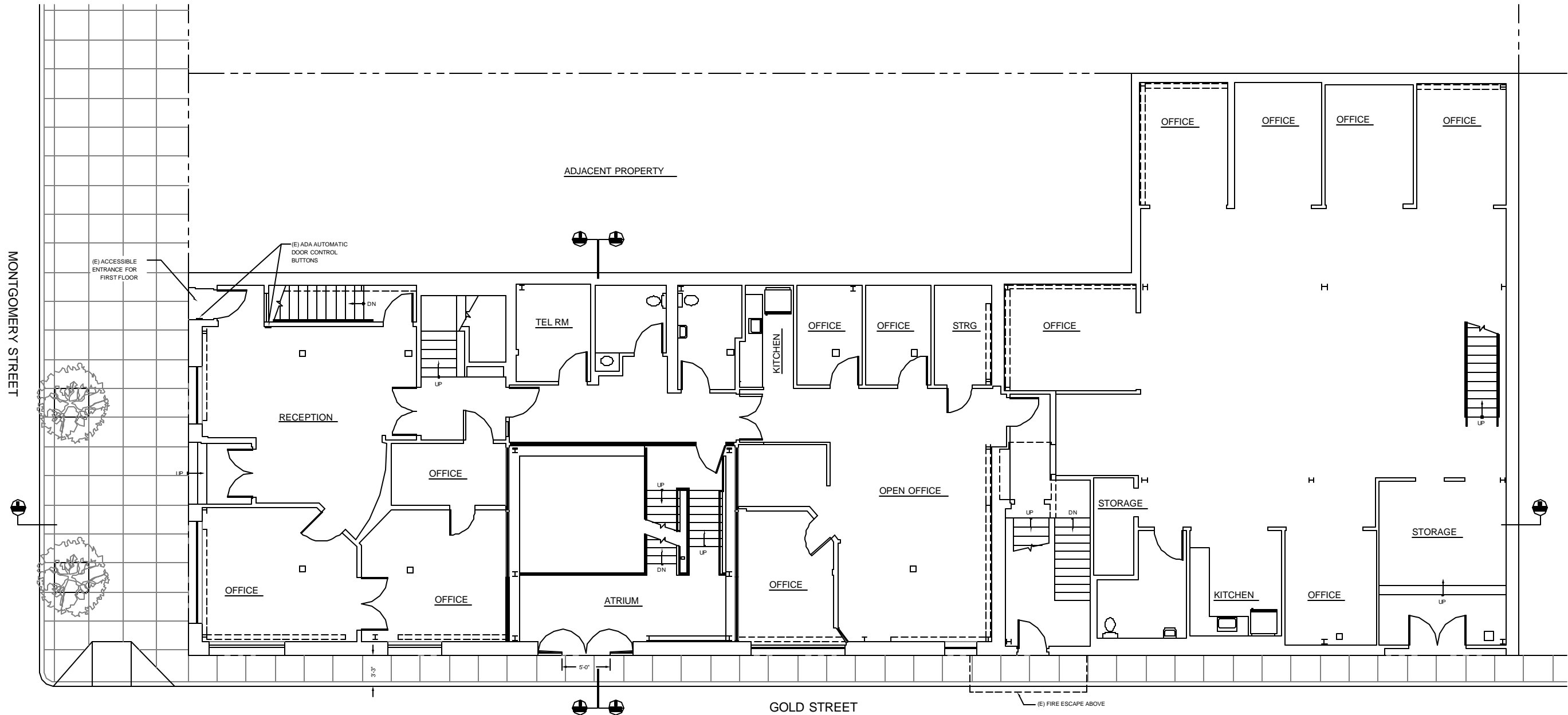
PROJECT NUMBER: 10009.00

PRINT DATE: XX-XX-XX

DRAWING SCALE: 1" = X

EXISTING BASEMENT
AND DEMOLITION PLAN

EX1.0



EXISTING/DEMOLITION FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"

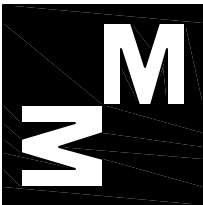
LEGEND:

(E)- EXISTING
(N)- NEW

— — — — — RL

— — — — — (E) WALL

— — — — — DEMO - TO BE REMOVED



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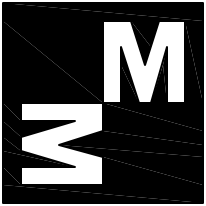
PROJECT NUMBER: 10009.00

PRINT DATE: XX-XX-XX

DRAWING SCALE: 1" = X

EXISTING FIRST FLOOR
AND DEMOLITION PLAN

EX1.1

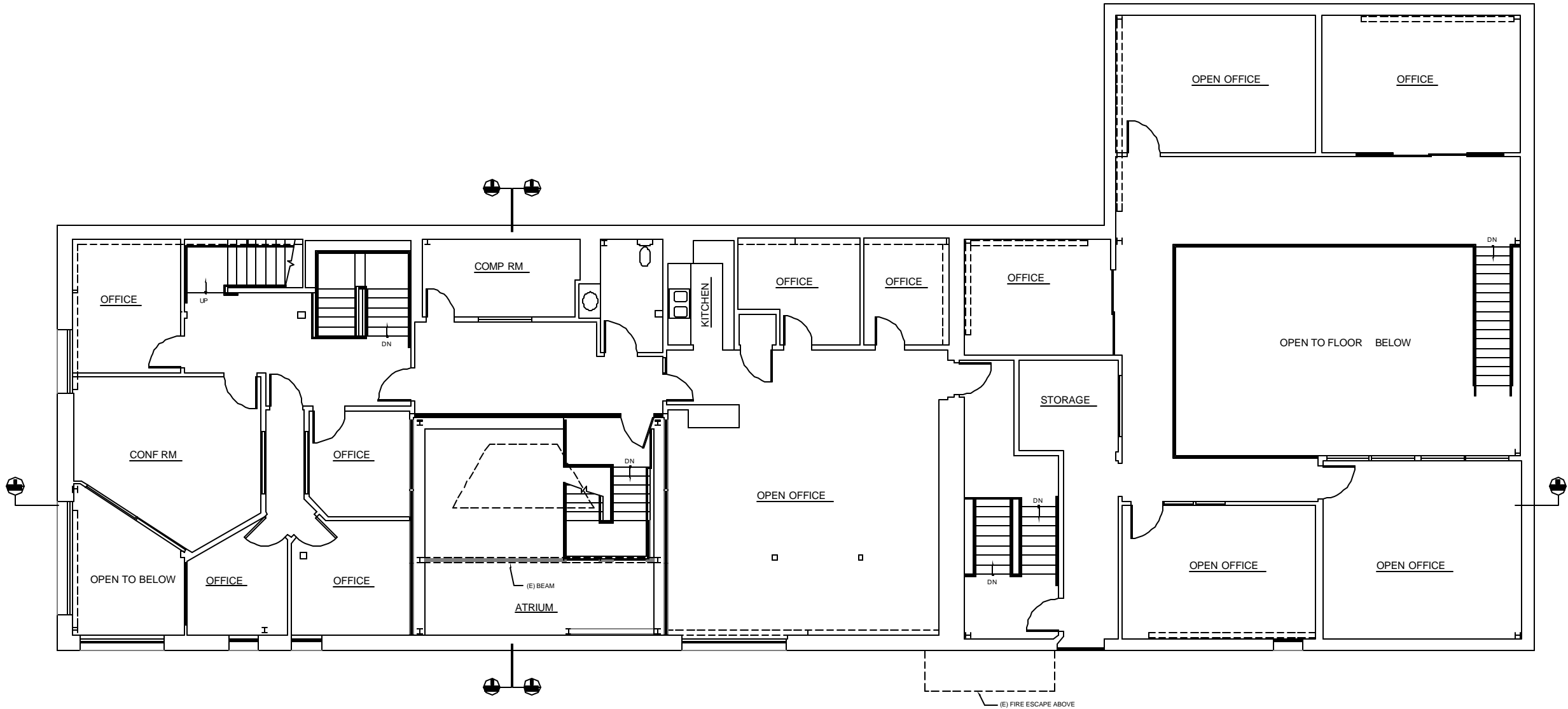


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EXISTING/DEMOLITION SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"

LEGEND:

(E)- EXISTING
(N)- NEW

RL

(E) WALL

DEMO - TO BE REMOVED

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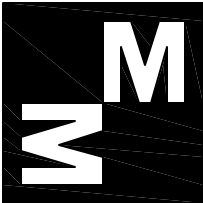
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DRAWING SCALE: 1" = X

EXISTING SECOND
FLOOR AND
DEMOLITION PLAN

EX1.2

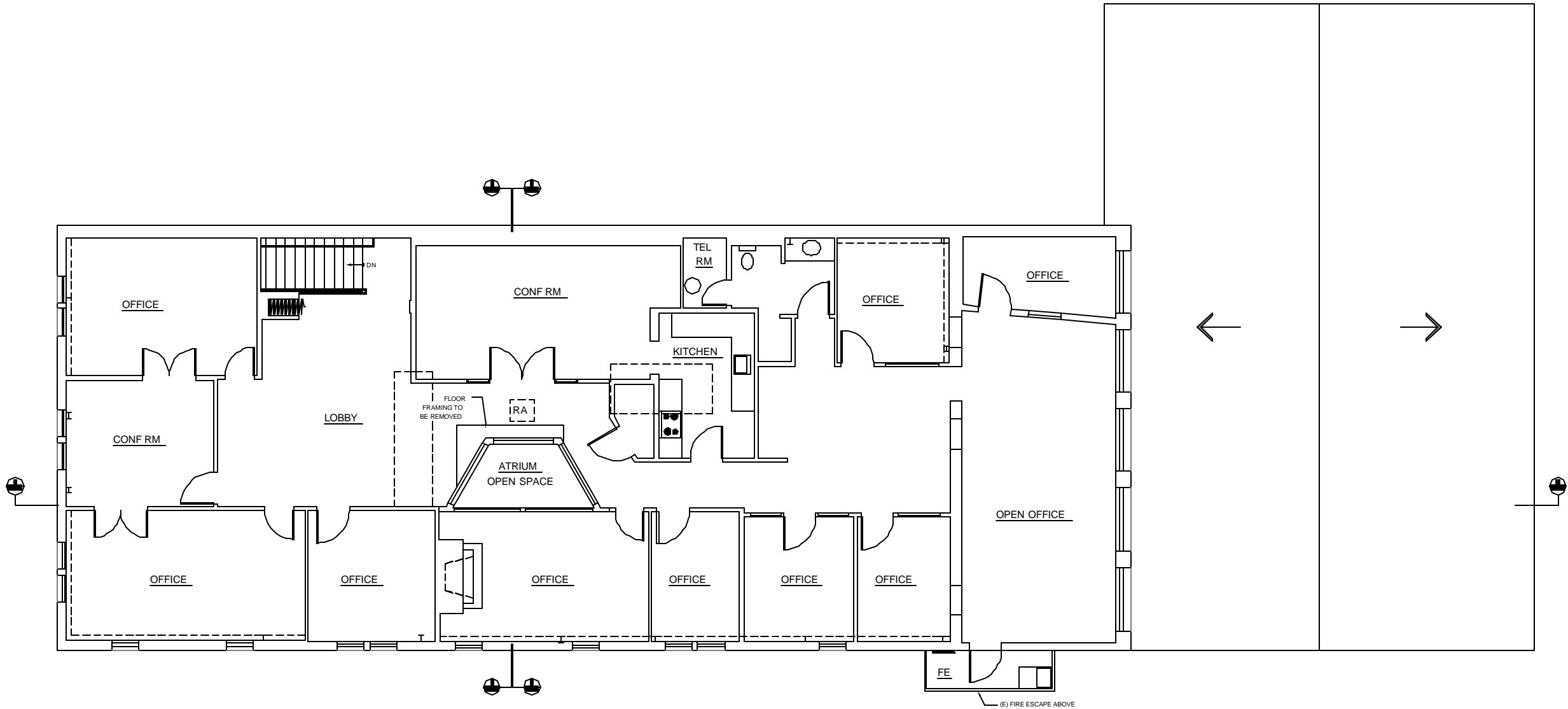


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EXISTING/DEMOLITION THIRD FLOOR PLAN

SCALE: 3/16" = 1'-0"

LEGEND:

(E)- EXISTING
(N)- NEW

— — — — — RL

— — — — — (E) WALL

— — — — — DEMO - TO BE REMOVED

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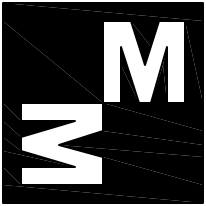
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DRAWING SCALE: 1" = X

EXISTING THIRD FLOOR
AND DEMOLITION PLAN

EX1.3

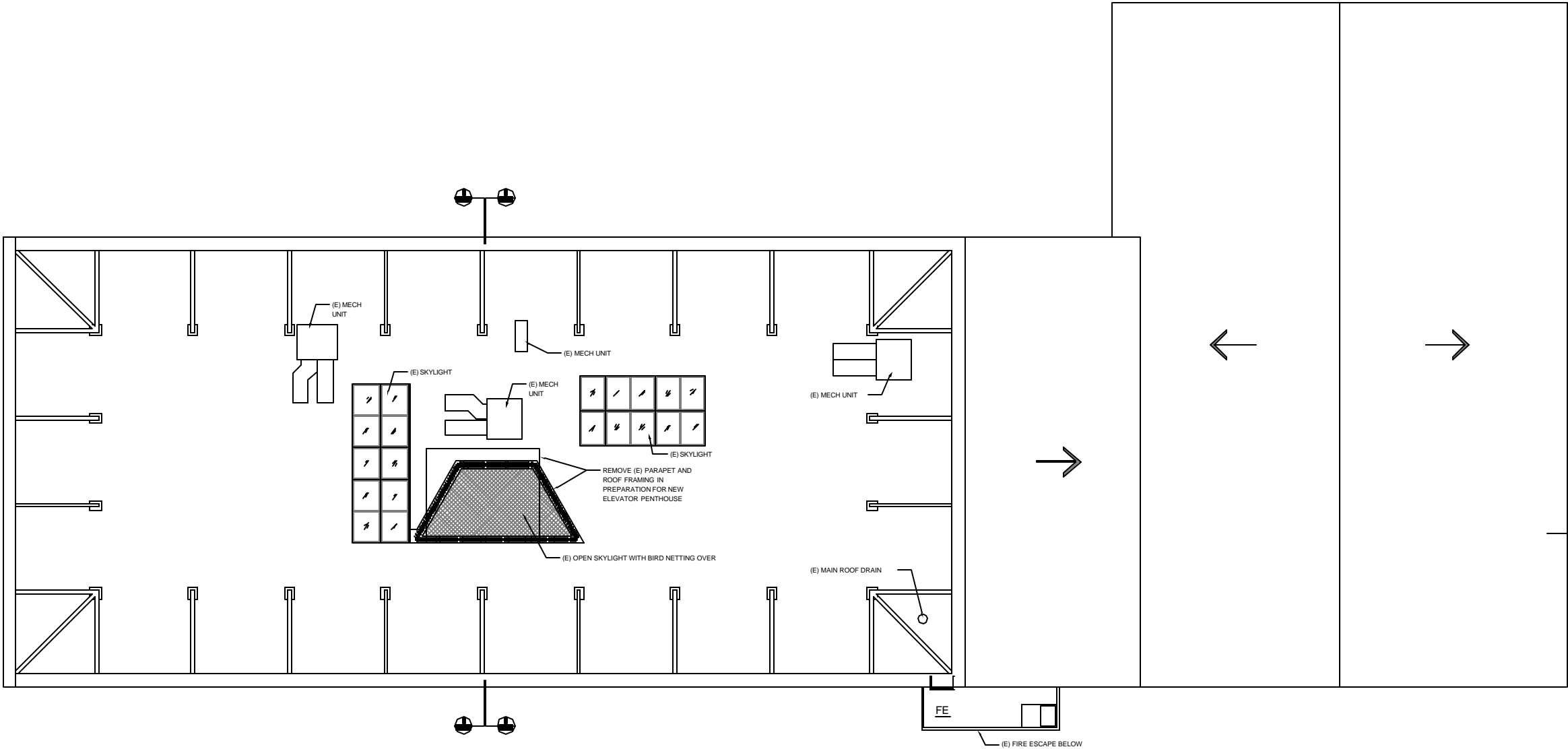


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EXISTING/DEMOLITION ROOF PLAN

SCALE: 3/16" = 1'-0"

LEGEND:

(E)- EXISTING

(N)- NEW

RL

(E) WALL

DEMO - TO BE REMOVED

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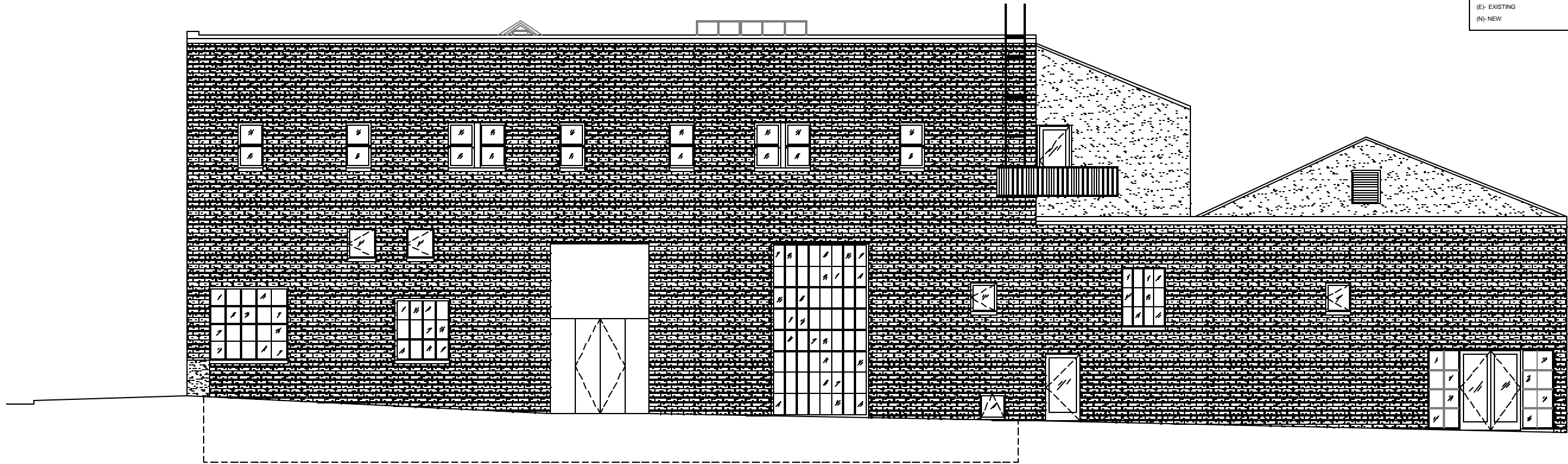
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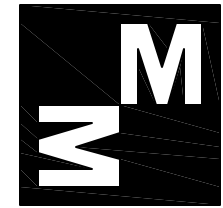
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EXISTING ROOF AND
DEMOLITION PLAN

EX1.4



LEGEND:
(E)- EXISTING
(N)- NEW



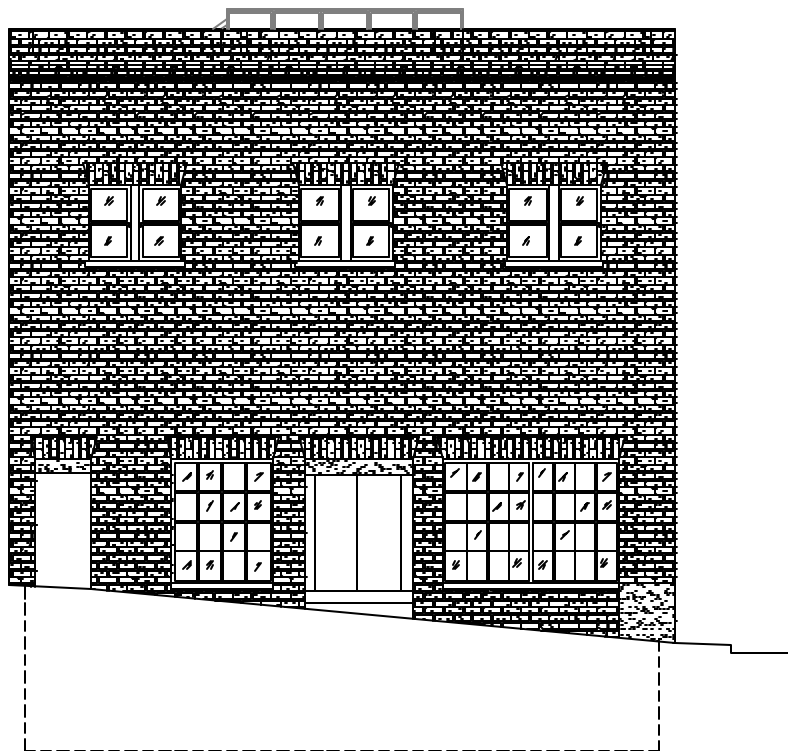
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Revision Schedule	
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1 EXISTING ELEVATION - FACING NORTH
SCALE: 3/16" = 1'-0"



2 EXISTING ELEVATION - FACING EAST
SCALE: 3/16" = 1'-0"

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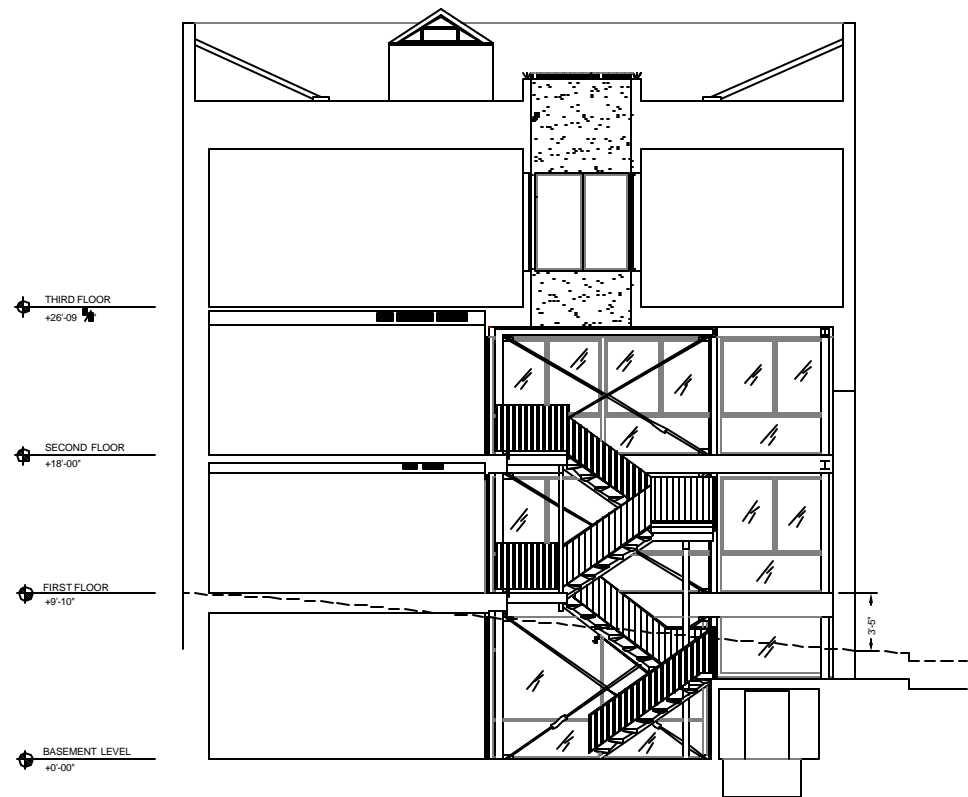
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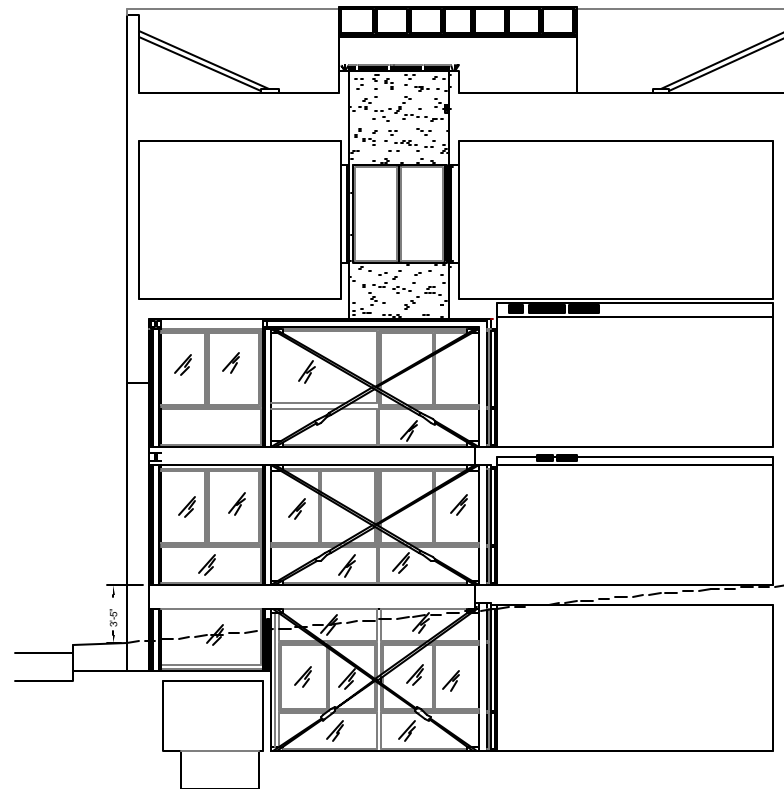
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PRINT DATE: XX-XX-XX
DRAWING SCALE: 1" = X

EXISTING ELEVATIONS

EX2.0

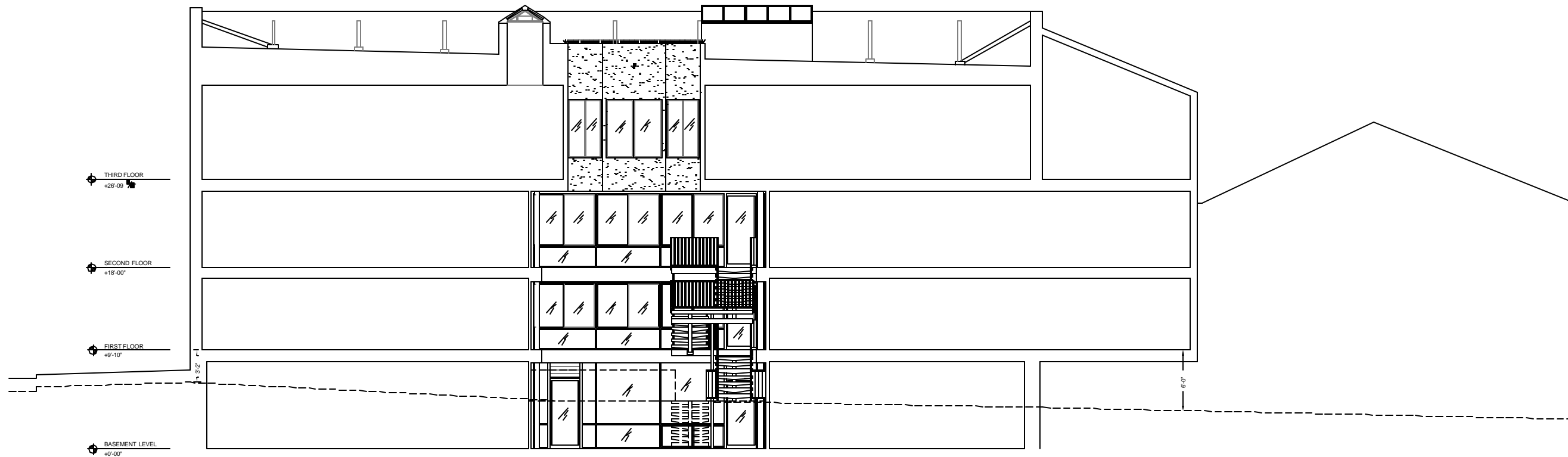


1 EXISTING SECTION
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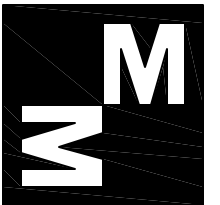


2 EXISTING SECTION
SCALE: 3/16" = 1'-0"

LEGEND:
(E)- EXISTING
(N)- NEW



3 EXISTING SECTION
SCALE: 3/16" = 1'-0"



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EXISTING SECTIONS

EX3.0