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FEDERAL 1962

CONSULTANTS:

CIVIL: BKF LANDSCAPE: GLS MEP: PAE STRUCTURAL: RJSD

CENTURY 21

3161 OLSEN DRIVE

 No.
 Date
 Description

 1
 1/28/22
 HP PERMIT

 2
 1/28/22
 PD PERMIT

SHEET INDEX

000-IDX







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356 SANTANA ROW SUITE 1005 SAN JOSE CA 95128

TEL408.551.2247

CENTURY 21

HISTORIC **PRESERVATION**

JANUARY 28 2022

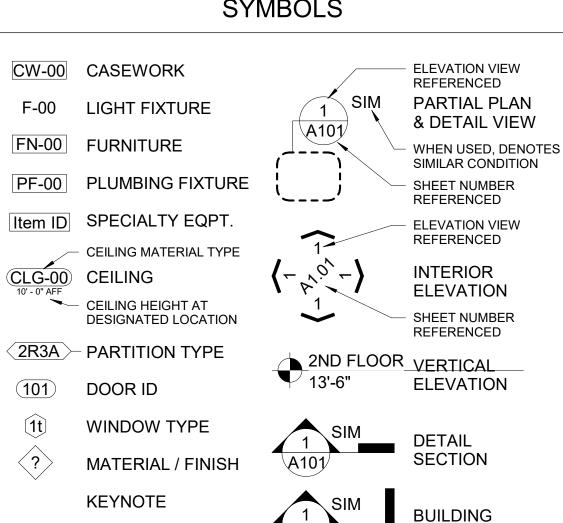
EQUAL OUTSIDE DIAMETER (DIM.) **EQUIPMENT GREATER THAN EQPT** O.F.D. OVERFLOW DRAIN LESS THAN **EACH WAY** OFF. **OFFICE** CHANNEL EXPO. **EXPOSED** OH. OPPOSITE HAND PROPERTY LINE EXP. **EXPANSION** OPNG. OPENING **ANGLE** EXT. **EXTERIOR** OPP. OPPOSITE PARALLEL PERPENDICULAR FIRE ALARM **PHASE** CENTERLINE FLAT BAR PLATE DIAMETER FLOOR DRAIN PLASTIC LAMINATE **FOUNDATION** PLAS. PLASTER POUND OR NUMBER F.E. FIRE EXTINGUISHER PLYWD. PLYWOOD (E) **EXISTING** FIRE EXTINGUISHER CABINET PORTLAND CEMENT PLASTER PCP. FIRE HOSE CABINET PR. PAIR REMOVE FLAT HEAD PT. POINT OR PRESSURE TREATED FIN. **ABOVE** FINISH PTCL.BD. PARTICLE BOARD ASPHALT CONCRETE **FLOOR** PTD. PAINTER A.C.B. ACOUSTICAL BOARD FLOURESCENT PTN. PARTITION **ACOUSTICAL PANEL FACE OF CONCRETE** F.O.C. ACOUS. ACOUSTICAL F.O.F. **FACE OF FINISH** RAD. RADIUS A.C.T. **ACOUSTICAL TILE** F.O.S. FACE OF STUDS R.C.P. REFLECTED CEILING PLAN AREA DRAIN FPRF. **FIREPROOF** R.D. **ROOF DRAIN** ADJ. F.S. **ADJUSTABLE FULL SIZE** REF. REFERENCE A.F. ACCESS FLOORING FOOT OR FEET FT. REFR. REFRIGERATOR AGGR. **AGGREGATE** FTG. **FOOTING** REINF. REINFORCED ALUM. ALUMINUM FUT. **FUTURE** REQ./RQDREQUIRED APPROX. APPROXIMATE RESILIENT ARCHITECTURAL **GAUGE RELOCATE** ASPHALT **GALVANIZED** RM. ABOVE FINISHED FLOOR A.F.F. G.L. GRID LINE R.O. **ROUGH OPENING** GLB **GLULAM BEAM** RWD. REDWOOD B.D. BOARD **GRAB BAR** RAIN WATER LEADER R.W.L. BITUM. **BITUMINOUS** GND. **GROUND** REFL. REFLECTED GYP. BACKING PLATE **GYPSUM** RE: REFER TO **GYPSUM WALL BOARD** BLDG. BUILDING REV. REVERSED BEAM BOT./B.O. BOTTOM/ BOTTOM OF HOSE BIBB SOUTH **HOLLOW CORE** S.C. SOLID CORE CAB. CABINET **HANDICAPPED** SEE CIVIL DRAWINGS **CATCH BASIN** HDWD. HARDWOOD SCHED. SCHEDULE CEMENT HOLLOW METAL SECTION CER. CERAMIC HORIZONTAL SHR. **SHOWER** CORNER GUARD SHT. SHEET C.I. **CAST IRON** SIM. **JANITOR** SIMILAR C.J. CONTROL JOINT JUNCTION BOX S.J. SCORE JOINT CLG. CEILING JAMB OPENING HEIGHT S.L.D. SEE LANDSCAPING DRAWINGS CAULKING CLKG. JAMB OPENING WIDTH S.M. SHEET METAL SEE MECHANICAL DRAWINGS CLO. CLOSET **JOINT** S.M.D. CLR. CLEAR S.O.G. SLAB ON GRADE CONCRETE MASONRY UNIT C.M.U. KIT. KITCHEN SPECIFICATION CASED OPENING SQ. **SQUARE** COL. COLUMN SEE STRUCTURAL DRAWINGS LONG CONC. CONCRETE LAMINATE STAINLESS STEEL S.S. CONF. CONFERENCE LAVATORY LAV. STD. STANDARD CONN. CONNECTION LOW POINT STEEL CONSTR. CONSTRUCTION LIGHT STORAGE CONT. CONTINUOUS STR. STRUCTURAL CORR. CORRIDOR MAXIMUM S.T.S. SELF TAPPING SCREW CPT. CARPET M.C. MEDICINE CABINET SUSP. SUSPENDED CTSK. COUNTERSUNK MEDIUM DENSITY FIBER BOARD SYM. SYMMETRICAL CNTR. COUNTER MEDIUM DENSITY OVERLAY C.T. CERAMIC TILE MECH. **MECHANICAL** TRD. TREAD MEMB. CTR. CENTER **MEMBRANE** T.B. **TOWEL BAR** MTL. METAL T.C. TOP OF CURB DEPTH MFR MANUFACTURER TEL. TELEPHONE DBL DOUBLE **MANHOLE** T&G **TONGUE AND GROOVE** MIN. DEPARTMENT MINIMUM THK. THICK DRINKING FOUNTAIN MIR. MIRROR D.F. TOP OF PAVEMENT T.P. DET. DETAIL MISC **MISCELLANEOUS** T.V. **TELEVISION** DIA. M.O. DIAMETER MASONRY OPENING T.W. TOP OF WALL M.P. DIMENSION **MIDPOINT** TYP. **TYPICAL** DISP. DISPENSER M.S. MACHINE SCREW MTD. DN. DOWN MOUNTED UNF. UNFINISHED DR. DOOR MUL. MULLION UNLESS OTHERWISE NOTED MTL. **METAL** DWR. DRAWER DOWNSPOUT D.S. VERT. VERTICAL D.S.P. DRY STANDPIPE NORTH VEST. VESTIBULE DWG. DRAWING NOT APPLICABLE N.A. V.I.F. VERIFY IN FIELD NOT IN CONTRACT VENT THROUGH ROOF V.T.R. **EAST** NOM. NOMINAL EACH EA. N.T.S. NOT TO SCALE **WEST OR WIDTH EXPANSION JOINT** E.J. WITH OBS. **OBSCURE** EL. **ELEVATION** W.C. WATER CLOSET **ELECTRICAL** O.C. ELEC. ON CENTER WD. WOOD ELEV. **ELEVATOR** OVERHEAD COILING DOOR W.O. WINDOW OPENING **EMERGENCY** OVERHEAD COILING GRILLE W.P. WATERPROOFING **ENCLOSURE** ENCL. W.R.B. WATER-RESISTIVE BARRIER

ABBREVIATIONS

OLIN AVE. PROJECT SITE

VICINITY PLAN

SYMBOLS



PROJECT TEAM

ARCHITECT TEF DESIGN 1420 SUTTER STREET SAN FRANCISCO, CA 94109

REVISION NUMBER

& REFERENCE

ROOM NAME &

NUMBER

9999A

CONTACT: ANDREW WOLFRAM CONTACT: SETH BLAND PHONE: 415.901.4912 EMAIL: andrew@TEFarch.com

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<u>CIVIL</u>

<u>CLIENT</u>

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CONTACT: JEREMY MARELLO PHONE: 408.467.9137 EMAIL: jmarello@bkf.com

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RYAN JOYCE STRUCTURAL DESIGN 582 Market St., Suite 1901 San Francisco, CA 94104

CONTACT: MAUREEN JOYCE PHONE: 415.509.6645 EMAIL: Maureen@RJSDesign.com

PROJECT INFORMATION

WORK SCOPE

THE PROPOSED PROJECT IS THE RENOVATION OF THE EXISTING CENTURY 21 THEATER. THIS PROJECT WILL INCLUDE A SEISMIC UPGRADE, NEW MEP SYSTEMS, INTERIOR BUILD-OUT FOR CORE & SHELL SPACES, ADDITION OF SKYLIGHTS, THE ADDITION OF AN INTERIOR FLOOR LEVEL, ENVELOPE REPAIR AND SITE WORK WE ARE MAINTAINING THE EXISTING USE OF THE STRUCTURE (GROUP A) AND IN OUR OPINION THERE WILL NOT BE A CHANGE IN OCCUPANCY. SEE A SUMMARY OF THE BUILDING BELOW.

BUILDING DESCRIPTION

DATE OF CONSTRUCTION:

TYPE OF CONSTRUCTION: CMU PERIMETER WALLS, STEEL RIBS WITH WOOD ROOF.

303-40-025

ZONING DISTRICT:

HEIGHT/BULK DISTRICT:

SPECIAL USE DISTRICT:

HISTORIC STATUS: SAN JOSE LANDMARK HL14-212

CONSTRUCTION TYPE: 3B

EXISTING OCCUPANCY: A2 / A3 / S

PROPOSED OCCUPANCY: A3

HISTORIC USE: MOVIE THEATER

PROPOSED USE: ASSEMBLY SPACE OR OFFICE AMENITY

EXISTING STORIES: 2

EXISTING/PROPOSED BUILDING HEIGHT: 55'7"

PROPOSED STORIES: 2 + MEZZANINE

BUILDING FULLY SPRINKLERED: YES

PROJECT AREA:

EXISTING: 19,400 SF PROPOSED: 31,600 SF

(E) FIRE ALARM/DETECTION: NO

PROPOSED FIRE ALARM / DETECTION YES (NFPA 72)

(E) SPRINKLERS

YES(NFPA 13) PROPOSED SPRINKLERS

APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE APPLICABLE CODES, AMENDMENTS, RULES, REGULATIONS, ORDINANCES, LAWS, ORDERS, APPROVALS, ETC. THAT ARE REQUIRED BY PUBLIC AUTHORITIES. IN THE EVENT OF CONFLICT, THE MOST STRINGENT REQUIREMENTS SHALL COMPLY. REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO, THE CURRENT APPLICABLE EDITIONS OR PUBLICATIONS OF THE FOLLOWING (OR OTHERWISE NOTED):

THE 2019 SAN FRANCISCO BUILDING CODE OF REGULATIONS (CCR), TITLE 24, WHICH INCLUDES AMENDMENTS TO THE **BELOW CALIFORNIA BUILDING CODES:**

PART 1 - 2019 CALIFORNIA ADMINISTRATIVE CODE PART 2 - 2019 CALIFORNIA BUILDING CODE (CBC) PART 3 - 2019 CALIFORNIA ELECTRICAL CODE (CEC) PART 4 - 2019 CALIFORNIA MECHANICAL CODE (CMC) PART 5 - 2019 CALIFORNIA PLUMBING CODE (CPC) PART 6 - 2019 CALIFORNIA ENERGY CODE PART 8 - 2019 CALIFORNIA HISTORIC BUILDING CODE PART 9 - 2019 CALIFORNIA FIRE CODE

PART 10 - 2019 CALIFORNIA EXISTING BUILDING CODE PART 12 - 2019 CALIFORNIA GREEN BUILDINGS STANDARD CODE (AS APPLICABLE)

NFPA 1 NFPA 20 NFPA 72 NFPA 13

2010 ADA STANDARDS



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CENTURY 21

3161 OLSEN DRIVE

_____05/01/19 22022 Scale: As indicated
Print Date: 3/7/2022 10:23:41 AM 1/28/22 HP PERMIT 2 | 1/28/22 | PD PERMIT

PROJECT **INFORMATION**

Standard 9: Make alterations and new additions compatible.

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

New elements, such as the proposed starburst roof skylight and glazing on the secondary elevation shall be differentiated from the old and shall be compatible with the massing, size, scale of the building. Due to the slope and height of the roof and height the new starburst skylights shall not be highly visible.

Standard 10: Make new additions reversible.

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.

No new additions are proposed.

Detailed Description of Rehabilitation Work. Begin by describing site work, followed by work on the exterior, including new construction. A separate block should be used to describe each work item, its effect on architectural features or spaces, and how it does or does not meet applicable design guidelines or where there are no guidelines, the Secretary of the Interior's Standards (see attached). Identify the architectural feature requiring work and indicate whether the feature described is original to the building, was added at a later date, or is new construction.

The overall goal of the rehabilitation is the preservation and repair of the building's character defining features. The work includes the removal of incompatible non-original features, such as the canopy over the ticket window, exterior tilework and monochromatic roof shingles. The project also includes the correction of life safety and accessibility deficiencies and the sensitive integration of a seismic strengthening and new mechanical, electrical, plumbing and life-safety systems. On the primary (east-facing) elevation, the work includes:

- Upgrades to site work to provide an accessible path of travel and to create a compatible landscape treatment, with expanded entry terrace and areas of planting.
- Preservation, repair and strengthening of decorative concrete block walls
- Preservation and repair of the roof finial
- Preservation and repair of the entry marquee and signage, and replacement of non-historic lighting.
- Repair and strengthening of the curved parapet wall
- Replacement of non-original roofing with roofing that more closely matches the original Re-installation of the historic roof starburst pattern by introducing a starburst pattern of skylights near the peak of the dome in order to bring natural light into the interior domed
- Replacement of the the glazed entry storefront with a storefront with higher energy performance that closely matches the profiles, dimensions and colors of the original storefront
- Removal of the non-original canopy at the ticket window and non-historic tile veneer and the re-construction of the original decorative wall pattern at ticket window area

On the secondary (west-facing) elevation, the work includes:

- Preservation, repair and seismically strengthening of the existing steel ribs
 Introduction of compatible storefront glazing at limited areas of the secondary elevations by removing areas of non-decorative solid walls
- Installation of new exit doors and service doors at secondary non-decorative walls

Standard 1: Choose an appropriate use.

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

The proposed use is an Assembly or related use that requires minimal change to character defining features, with the exception of the introduction of skylights and glazing at the secondary elevation to bring natural light into the building

Standard 2: Preserve character-defining materials and features.

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 building's character defining features will be maintained and rehabilitated, including the spherical domed roof shape, roof finial, curved steel ribs and decorative concrete blockwork. Noncompatible non-historic alterations such as the ticket booth canopy and glazed tile shall be removed and replaced with compatible elements

Standard 3: Retain the sequence of historical development. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural

Character defining features from the building's period of significance shall be maintained. Conjectural features are not proposed.

Standard 4: Consider later changes as potentially significant.

elements from other buildings, shall not be undertaken.

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

Later non-compatible changes have not acquired historic significance.

Standard 5: Protect distinctive construction and craftsmanship.

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

Distinctive features, such as the zig-zag marquis parapet, decorative roof finial, decorative blockwork and curved structural ribs shall be retained and rehabilitated.

Standard 6: Repair rather than replace.

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

Where possible, historic features shall be repaired and rehabilitated. The include the roof finial, zig-zag decorative marquis, decorative concrete blockwork and steel ribs. Some elements, such as teh entrance storefront do not meet energy or building code requirements. The replacement storefront shall match the old in design, color, texture, and material.

Standard 7: Avoid destructive physical and chemical treatments.

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

No chemical or destructive physical treatments are proposed.

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

No archeological resources are proposed to be affected



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CENTURY 21

3161 OLSEN DRIVE

Project	Number	Issue Date
	22022	12/13/21
Scale:	0" 41.4	Phase
	3" = 1'-0)"
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	3/7/2022	2 10:23:58 AM
No.	Date	Description
1	1/28/22	HP PERMIT

HISTORIC PRESERVATION NOTES

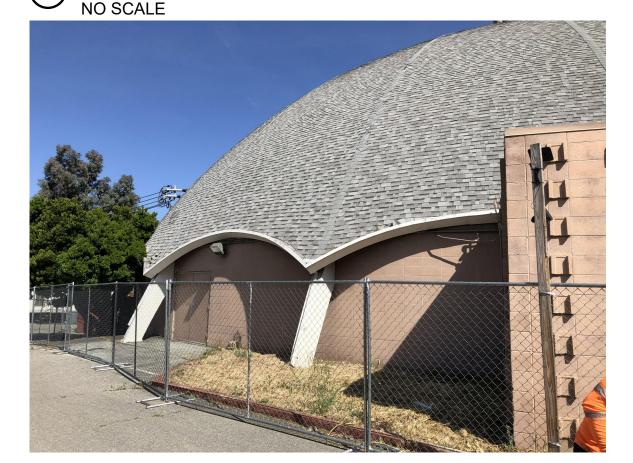
004-G

EXISTING CONDITION PHOTOS





8 BUILDING EXTERIOR - ENTRY
NO SCALE



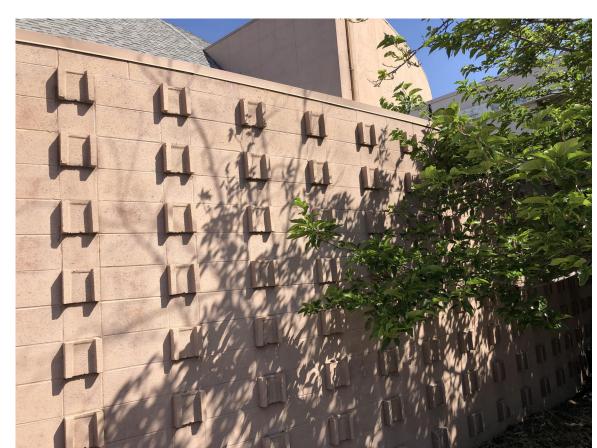
EXTERIOR - PERIMETER PHOTO

NO SCALE



BUILDING EXTERIOR - PERIMETER CMU

NO SCALE



9 EXTERIOR PHOTO - DECORATIVE CMU



7 BUILDING EXTERIOR - CANOPY 2



6 BUILDING EXTERIOR - CANOPY
NO SCALE



5 BUILDING EXTERIOR - MAIN ENTRY
NO SCALE

HISTORIC PHOTOS



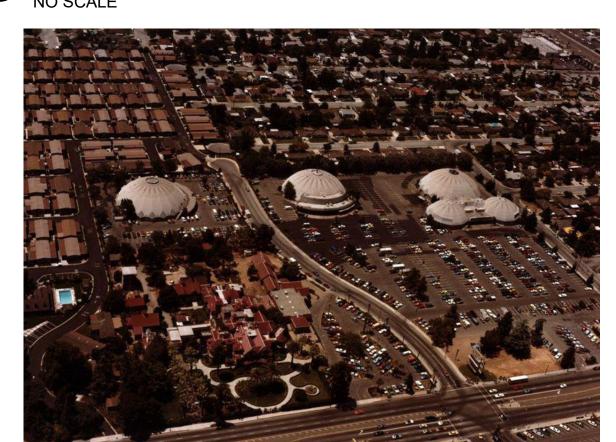
4 HISTORIC PHOTO - UNDER CONSTRUCTION
NO SCALE



3 HISTORIC RENDERING
NO SCALF



2 HISTORIC PHOTO - EXTERIOR
NO SCALF



(1) HISTORIC PHOTO - AERIAL



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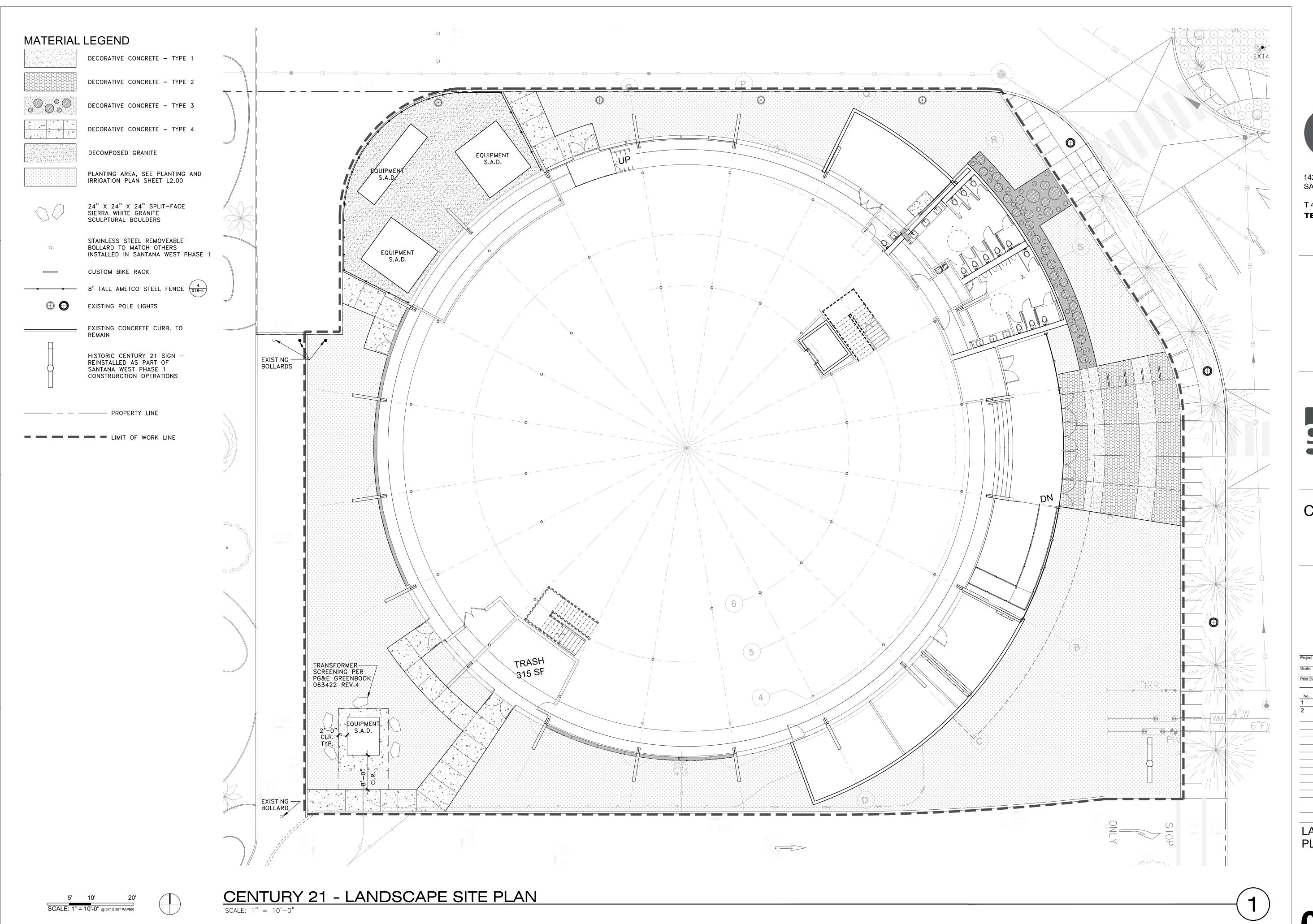
CENTURY 21

3161 OLSEN DRIVE

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No.	Date	Description
1	1/28/22	HP PERMIT
2	1/28/22	PD PERMIT
	1	

BUILDING AND SITE PHOTOS

010-G



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San Francisco, CA 94110-3105
415.285.3614 | glsarch.com

CENTURY 21

Print Date: 2/18/2022 3:17:57 PM

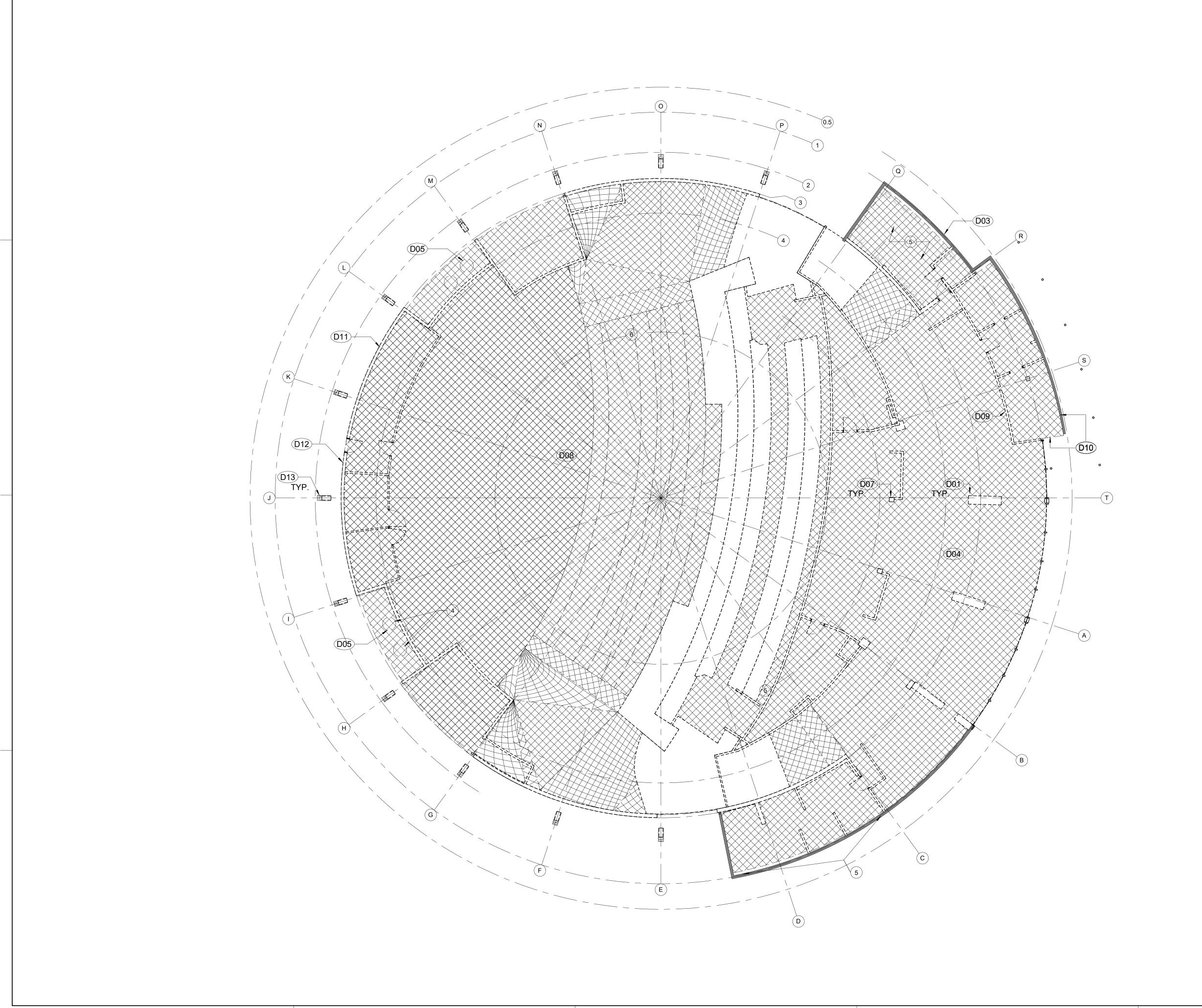
 No.
 Date
 Description

 1
 1/28/22
 HP PERMIT

 2
 1/28/22
 PD PERMIT

LANDSCAPE SITE PLAN

017-L



- PROTECT ALL EXISTING STRUCTURE, SYSTEMS AND GENERAL CONSTRUCTION THAT ARE TO REMAIN THROUGHOUT THE COURSE OF THE WORK TO PREVENT DAMAGE OR LOSS.
- GC TO REVIEW ALL EXISTING CONDITIONS ON SITE AND NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DEMOLITION PLANS AND THE AS-**BUILD CONDITIONS**
- REMOVE ALL EXISTING HVAC EQUIPMENT, PLUMBING PIPING AND FIXTURES, AND ELECTRICAL FIXTURES AND CONDUIT COMPLETELY,
- ALL EXISTING WINDOWS AND DOORS TO BE REMOVED.

ALL INTERIOR PARTITIONS AND

- INTERIOR FINISHES (FLOOR AND CEILING) TO BE REMOVED. SEE ELEVATIONS FOR EXTERIOR WALL AND FACADE SCOPE OF
 - TEFarch.com

KEYNOTES

WORK

NOTE NO.

D01 INTERIOR PARTITIONS, MILLWORK, AND EQUIPMENT TO BE PROTECTED AND REMAIN THROUGHOUT, U.O.N.

D03 EXISTING DECORATIVE CMU WALL TO REMAIN, PROTECT IN PLACE

D04 DEMOLISH SLAB ON GRADE, COORDINATE WITH STRUCTURAL DRAWINGS. CONTRACTOR RESPONSIBLE FOR ALL SHORING.

D05 DEMOLISH MECHANICAL EQUIPMENT

D07 DEMOLISH COLUMN D08 DEMOLISH STADIUM FLOOR SEATING AREAS, STAIRS AND RAMPS

D09 DEMOLISH CONCESSION STAND, COUNTERS AND EQUIPMENT

D10 DEMOLISH (E) TILE FINISH D11 DEMOLISH PERIMETER CONCRETE

WALLS

D12 DEMOLISH (E) CONCRETE RING GRADE BEAM

D13 AT ALL (E) STEEL RIBS: SHORE (E) STEEL RIBS, DEMOLISH (E) FOUNDATION.

LEGEND

EXISTING CONSTRUCTION TO EXISTING DOOR TO BE REMOVED

EXISTING PARTITION TO BE REMOVED

EXISTING CONCRETE WALL TO BE [™] - [™] - [™] REMOVED EXISTING MASONRY WALL TO BE REMOVED

EXISTING WINDOW TO BE REMOVED





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CONSULTANTS:

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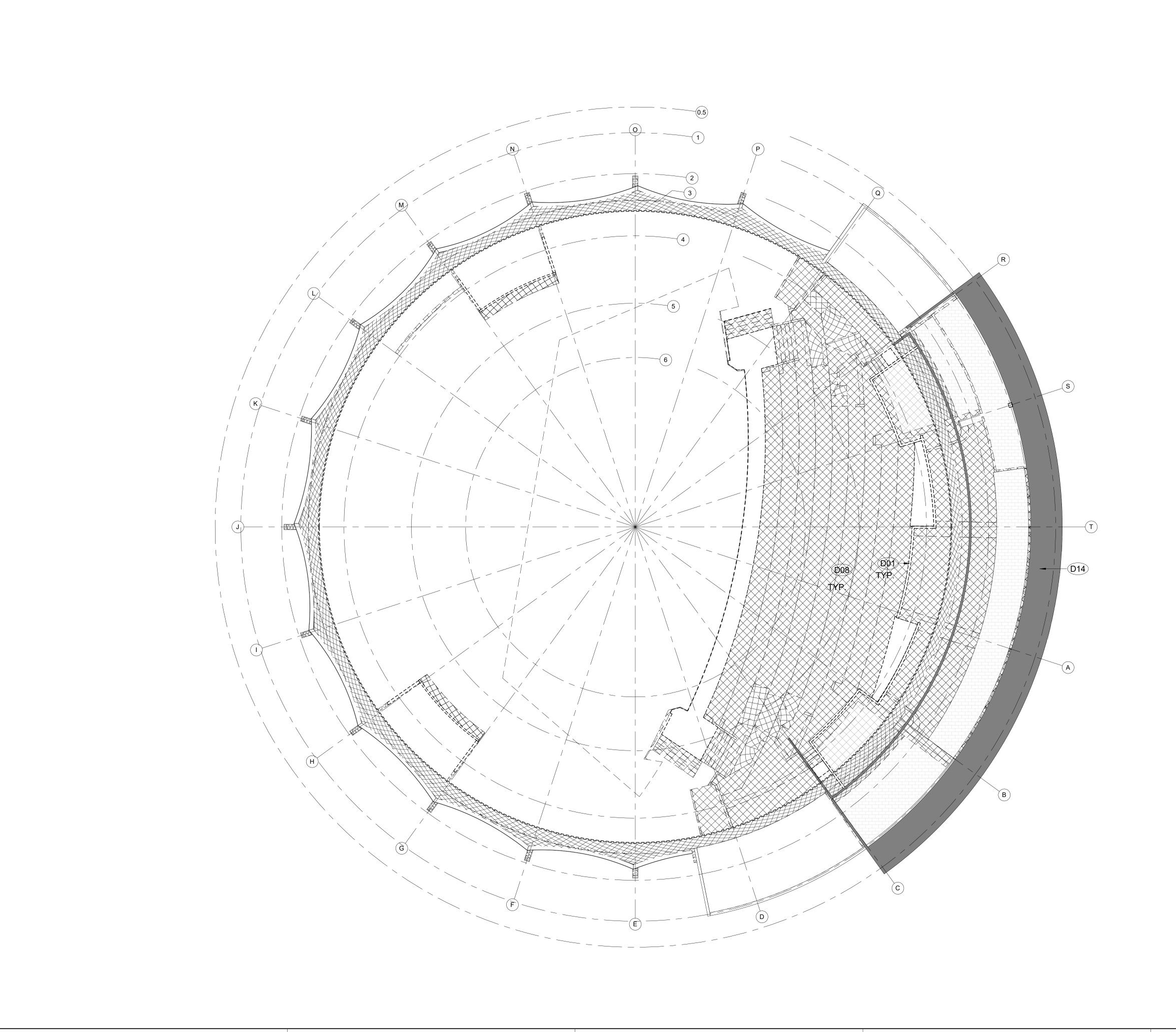
CENTURY 21

3161 OLSEN DRIVE

As indicated
Print Date:

1/28/22 HP PERMIT 2 1/28/22 PD PERMIT

DEMOLITION PLAN -LEVEL 1



- 1. PROTECT ALL EXISTING
 STRUCTURE, SYSTEMS AND
 GENERAL CONSTRUCTION THAT
 ARE TO REMAIN THROUGHOUT
 THE COURSE OF THE WORK TO
 PREVENT DAMAGE OR LOSS.
- 2. GC TO REVIEW ALL EXISTING
 CONDITIONS ON SITE AND
 NOTIFY ARCHITECT OF ANY
 DISCREPANCIES BETWEEN THE
 DEMOLITION PLANS AND THE ASBUILD CONDITIONS
- 3. REMOVE ALL EXISTING HVAC EQUIPMENT, PLUMBING PIPING AND FIXTURES, AND ELECTRICAL FIXTURES AND CONDUIT COMPLETELY,
- 4. ALL EXISTING WINDOWS AND DOORS TO BE REMOVED.
- 5. ALL INTERIOR PARTITIONS AND INTERIOR FINISHES (FLOOR AND CEILING) TO BE REMOVED.
- 6. SEE ELÉVATIONS FOR EXTERIOR WALL AND FACADE SCOPE OF WORK

tet design

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KEYNOTES

NO.

D01 INTERIOR PARTITIONS,
MILLWORK, AND EQUIPMENT TO
BE PROTECTED AND REMAIN
THROUGHOUT, U.O.N.

NOTE

D08 DEMOLISH STADIUM FLOOR SEATING AREAS, STAIRS AND RAMPS

D14 REMOVE (E) ROOFING



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CENTURY 21

3161 OLSEN DRIVE

LEGEND

EXISTING CONSTRUCTION TO REMAIN

EXISTING PARTITION TO

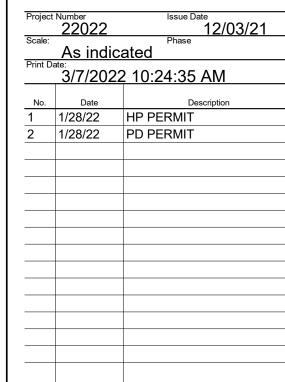
EXISTING PARTITION TO BE REMOVED

EXISTING CONCRETE WALL TO BE REMOVED

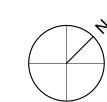
EXISTING MASONRY WALL TO BE REMOVED

EXISTING WINDOW TO BE REMOVED

DEMOLISH EXISTING SLAB ON GRADE



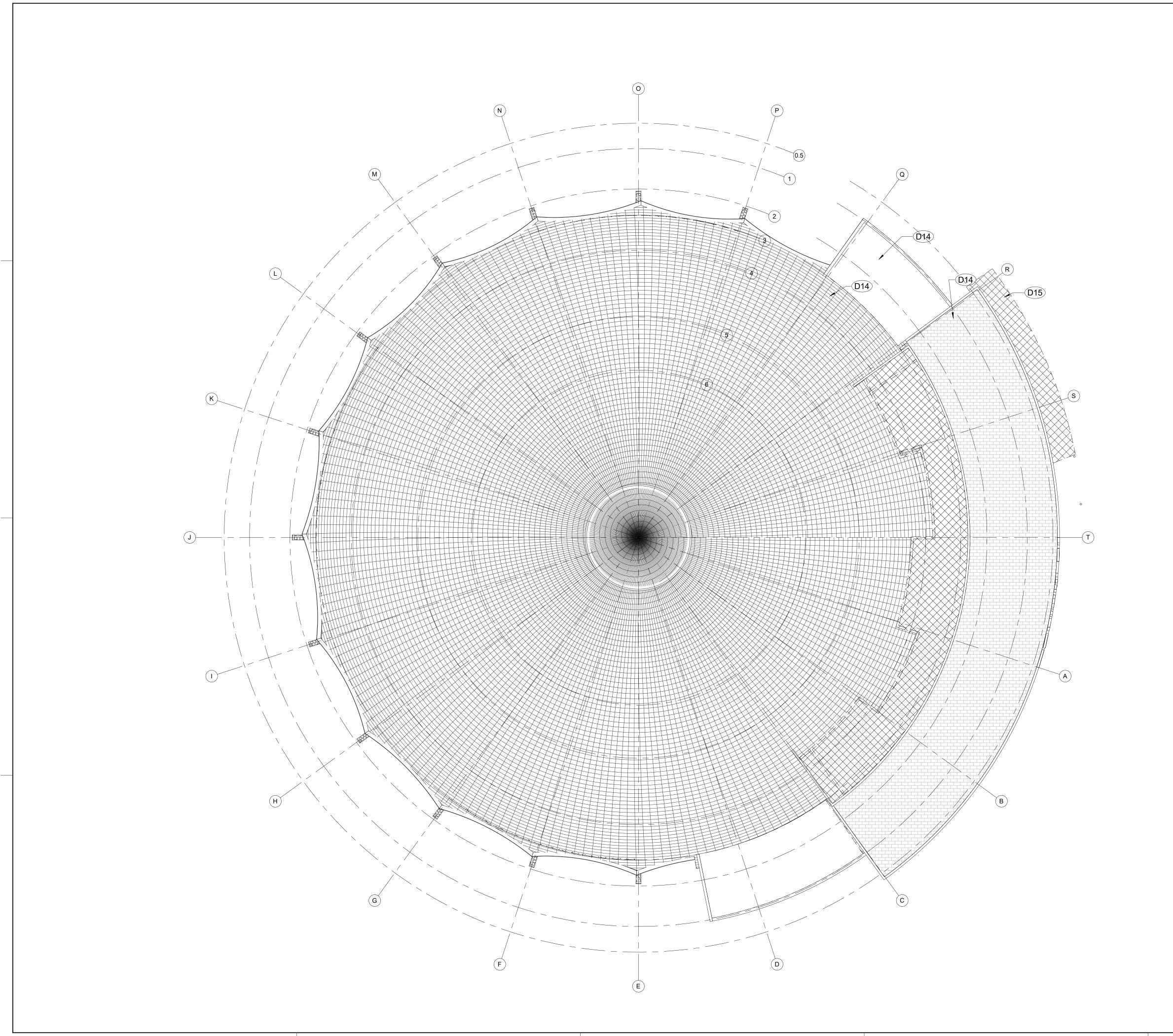
DEMOLITION PLAN -LEVEL 2



023-D

All drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used or disclosed without consent of Architect.

If this drawing is not 24" x 36", then the drawing has been revised from its original size. Noted scales must be adjusted. This line should be equal to one inch.



- 1. PROTECT ALL EXISTING
 STRUCTURE, SYSTEMS AND
 GENERAL CONSTRUCTION THAT
 ARE TO REMAIN THROUGHOUT
 THE COURSE OF THE WORK TO
 PREVENT DAMAGE OR LOSS.
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 CONDITIONS ON SITE AND
 NOTIFY ARCHITECT OF ANY
 DISCREPANCIES BETWEEN THE
 DEMOLITION PLANS AND THE ASBUILD CONDITIONS
- 3. REMOVE ALL EXISTING HVAC EQUIPMENT, PLUMBING PIPING AND FIXTURES, AND ELECTRICAL FIXTURES AND CONDUIT COMPLETELY,
- 4. ALL EXISTING WINDOWS AND DOORS TO BE REMOVED.

ALL INTERIOR PARTITIONS AND

NOTE

- INTERIOR FINISHES (FLOOR AND CEILING) TO BE REMOVED.

 6. SEE ELEVATIONS FOR EXTERIOR
- SEE ELÉVATIONS FOR EXTERIOR
 WALL AND FACADE SCOPE OF
 WORK

tet design

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KEYNOTES

NO.

D14 REMOVE (E) ROOFING
D15 DEMOLISH (E) NON-HISTORIC
CANOPY AND STRUCTURE



CONSULTANTS:

CIVIL: BKF LANDSCAPE: GLS MEP: PAE STRUCTURAL: RJSD

CENTURY 21

3161 OLSEN DRIVE

LEGEND

EXISTING CONSTRUCTION TO REMAIN

= = EXISTING DOOR TO BE REMOVED

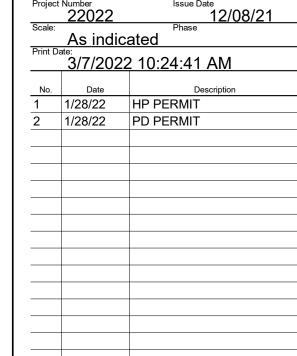
EXISTING PARTITION TO BE REMOVED

EXISTING CONCRETE WALL TO BE REMOVED

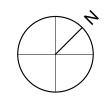
EXISTING MASONRY WALL TO BE REMOVED

EXISTING WINDOW TO BE REMOVED

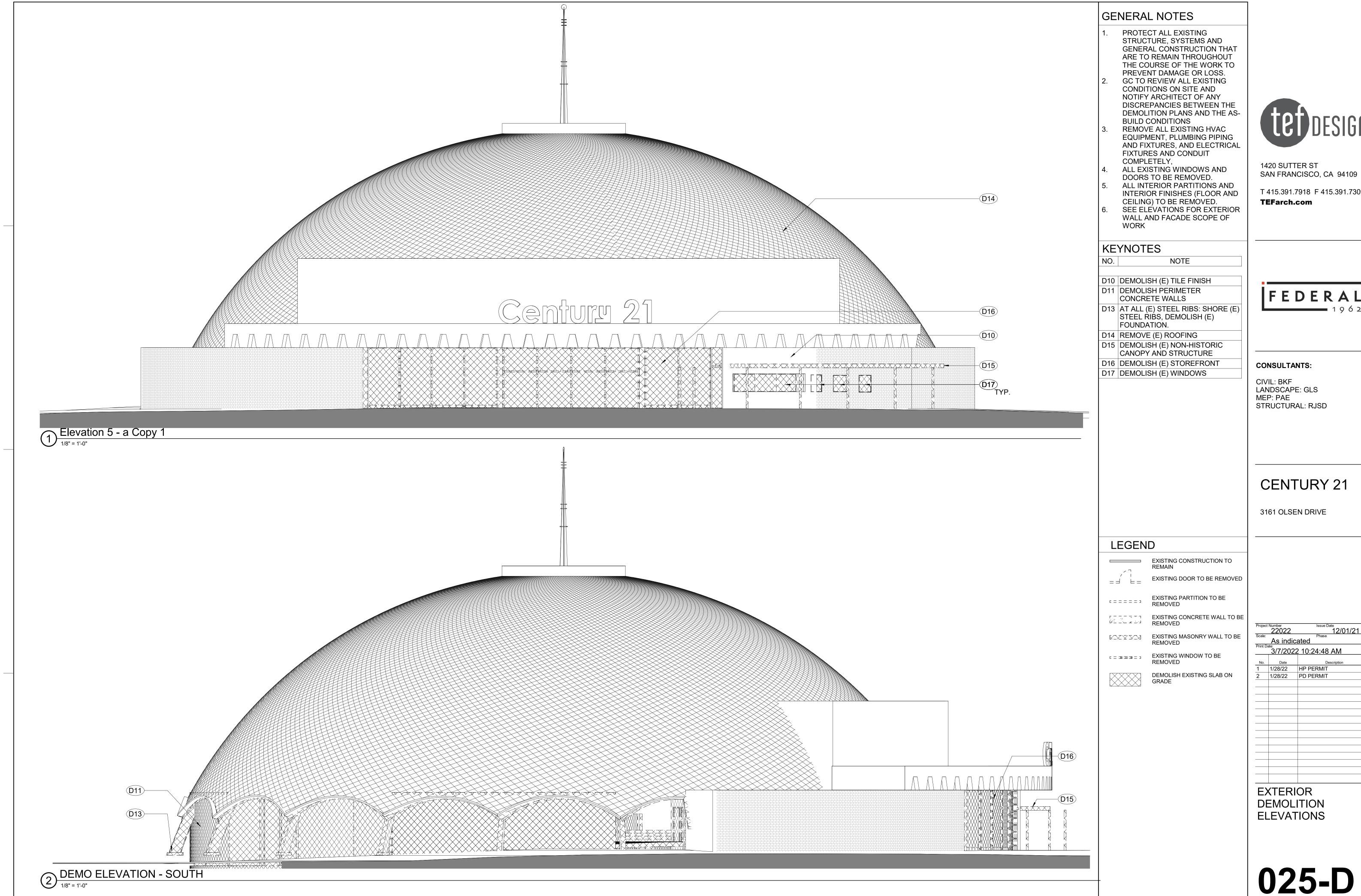




DEMOLITION PLAN -ROOF



024-D

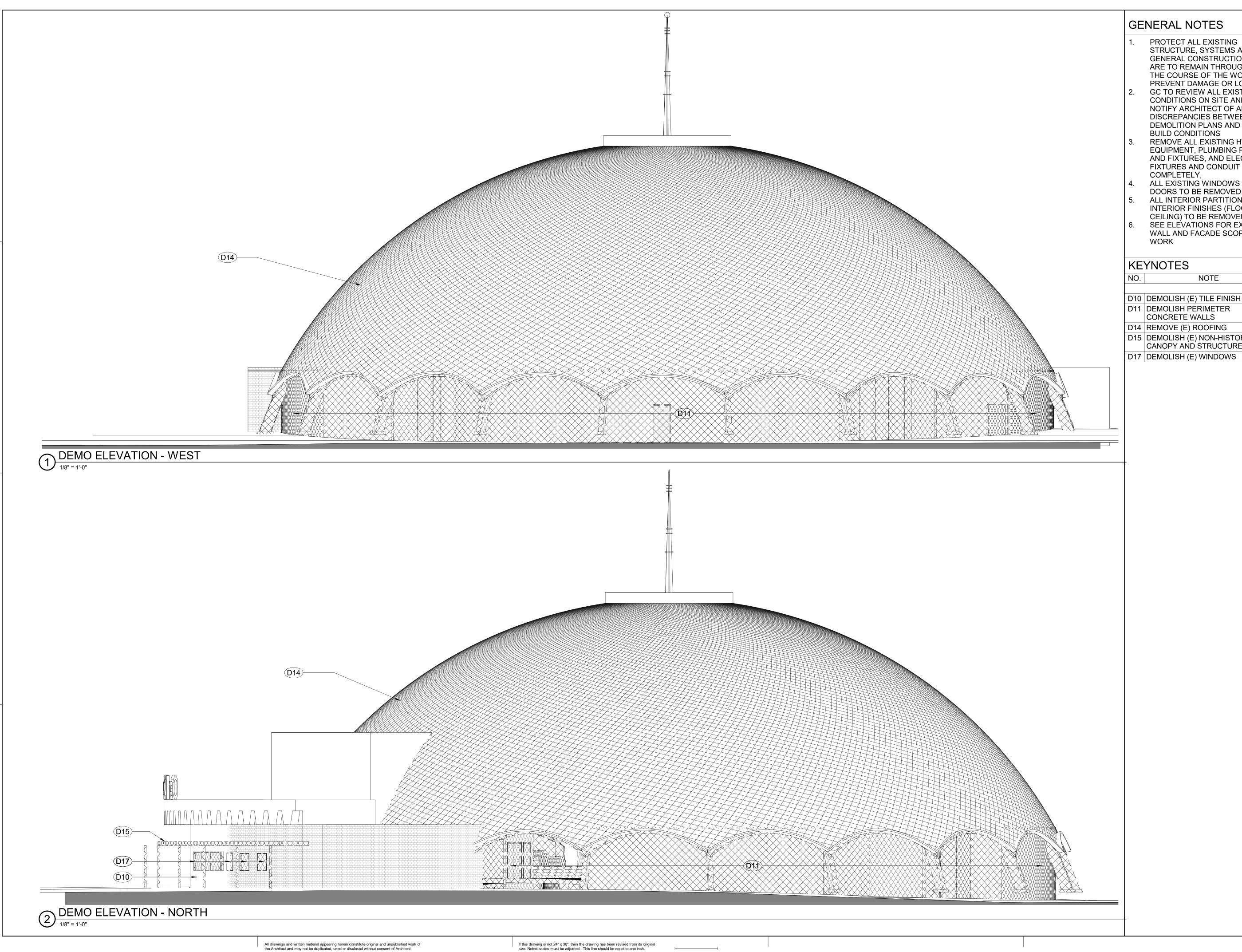


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FEDERAL





- PROTECT ALL EXISTING STRUCTURE, SYSTEMS AND
 GENERAL CONSTRUCTION THAT ARE TO REMAIN THROUGHOUT THE COURSE OF THE WORK TO PREVENT DAMAGE OR LOSS.
- GC TO REVIEW ALL EXISTING CONDITIONS ON SITE AND NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DEMOLITION PLANS AND THE AS-BUILD CONDITIONS
- REMOVE ALL EXISTING HVAC EQUIPMENT, PLUMBING PIPING AND FIXTURES, AND ELECTRICAL FIXTURES AND CONDUIT COMPLETELY,
- ALL EXISTING WINDOWS AND DOORS TO BE REMOVED.
- ALL INTERIOR PARTITIONS AND INTERIOR FINISHES (FLOOR AND CEILING) TO BE REMOVED.
- SEE ELEVATIONS FOR EXTERIOR WALL AND FACADE SCOPE OF WORK

KEYNOTES

NOTE

D11 DEMOLISH PERIMETER

- CONCRETE WALLS
- D14 REMOVE (E) ROOFING
- D15 DEMOLISH (E) NON-HISTORIC CANOPY AND STRUCTURE
- D17 DEMOLISH (E) WINDOWS



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FEDERAL
1962

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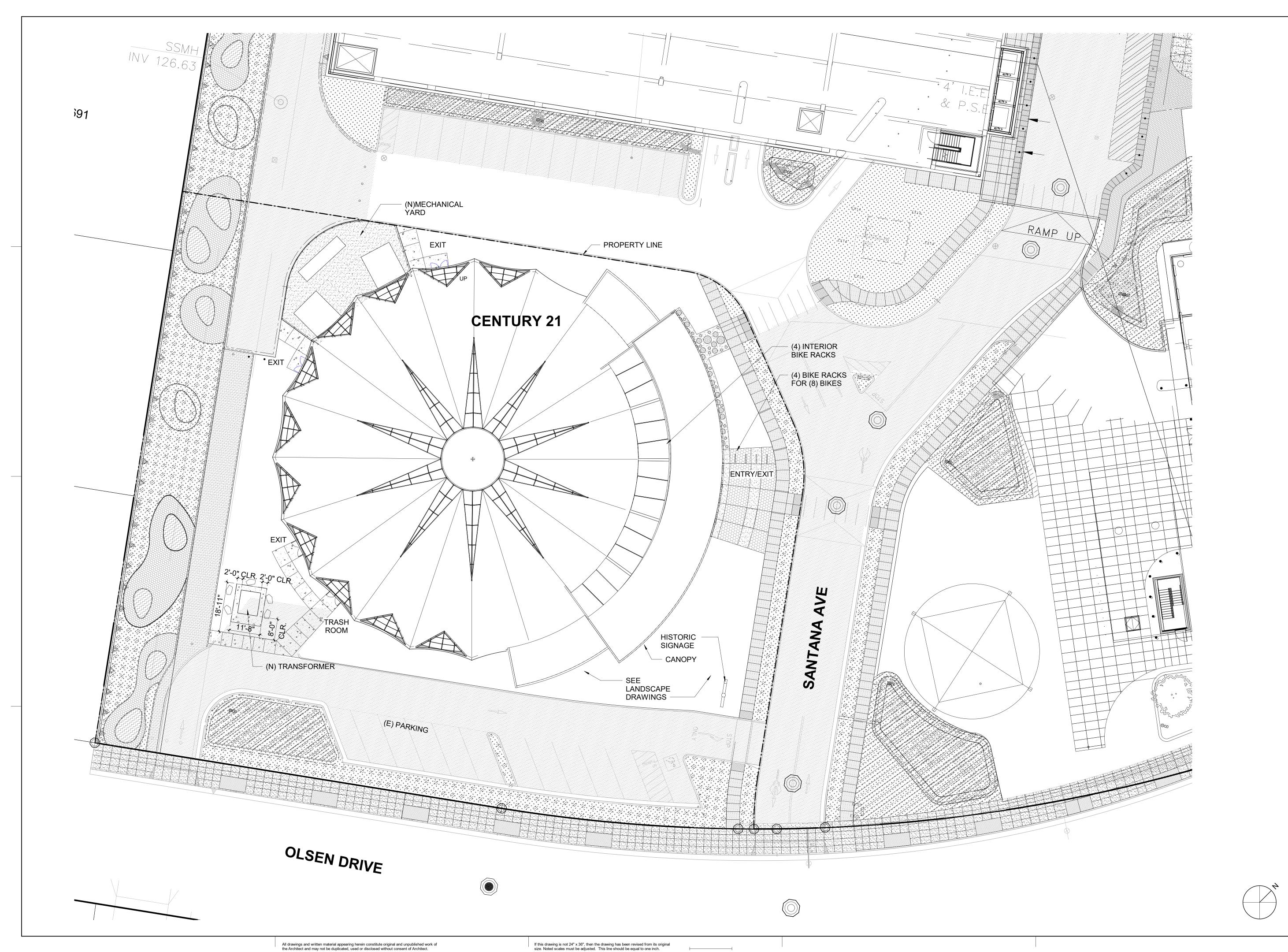
CENTURY 21

3161 OLSEN DRIVE

2 1/28/22 PD PERMIT

EXTERIOR DEMOLITION ELEVATIONS

026-D





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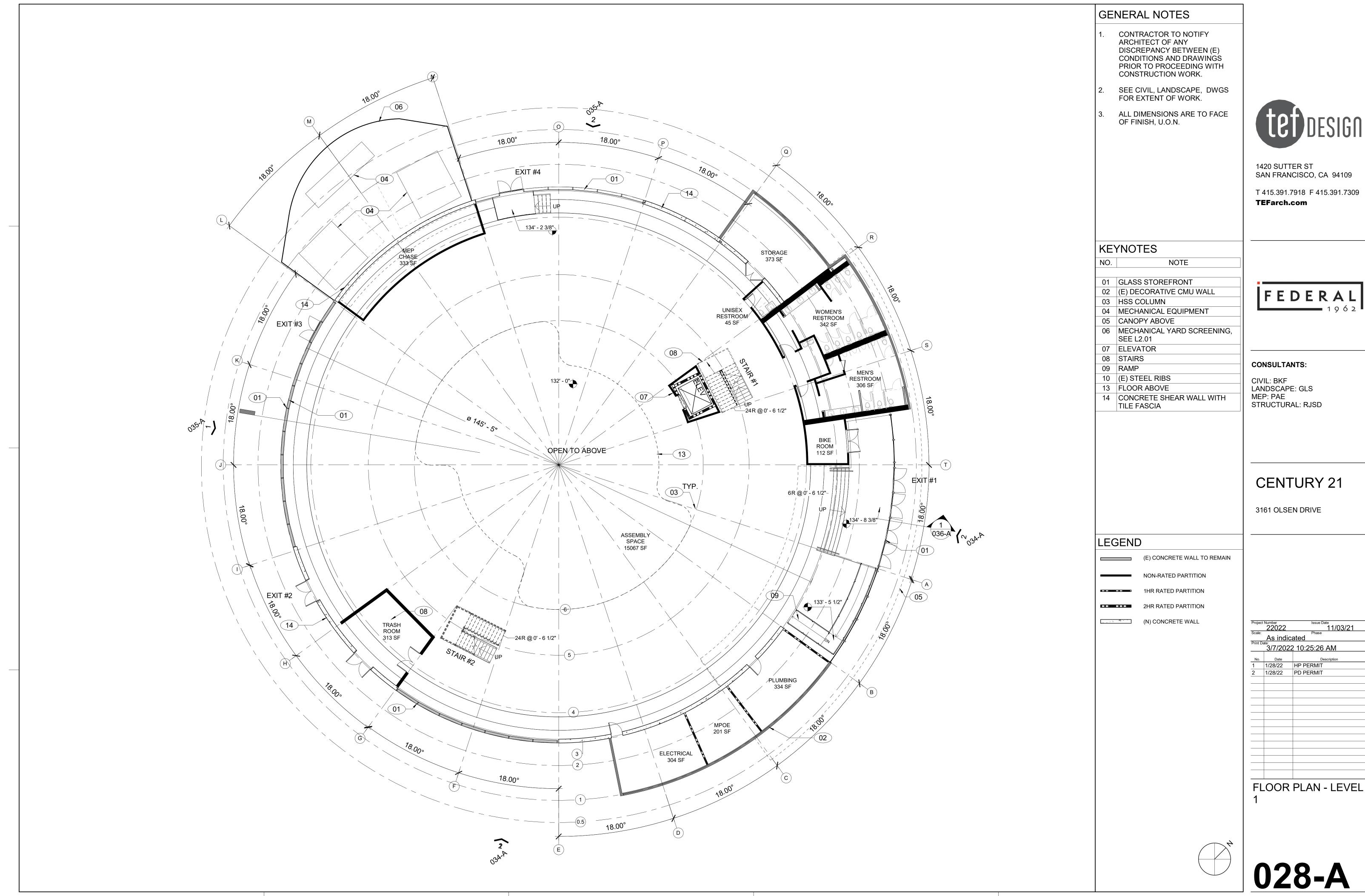
CENTURY 21

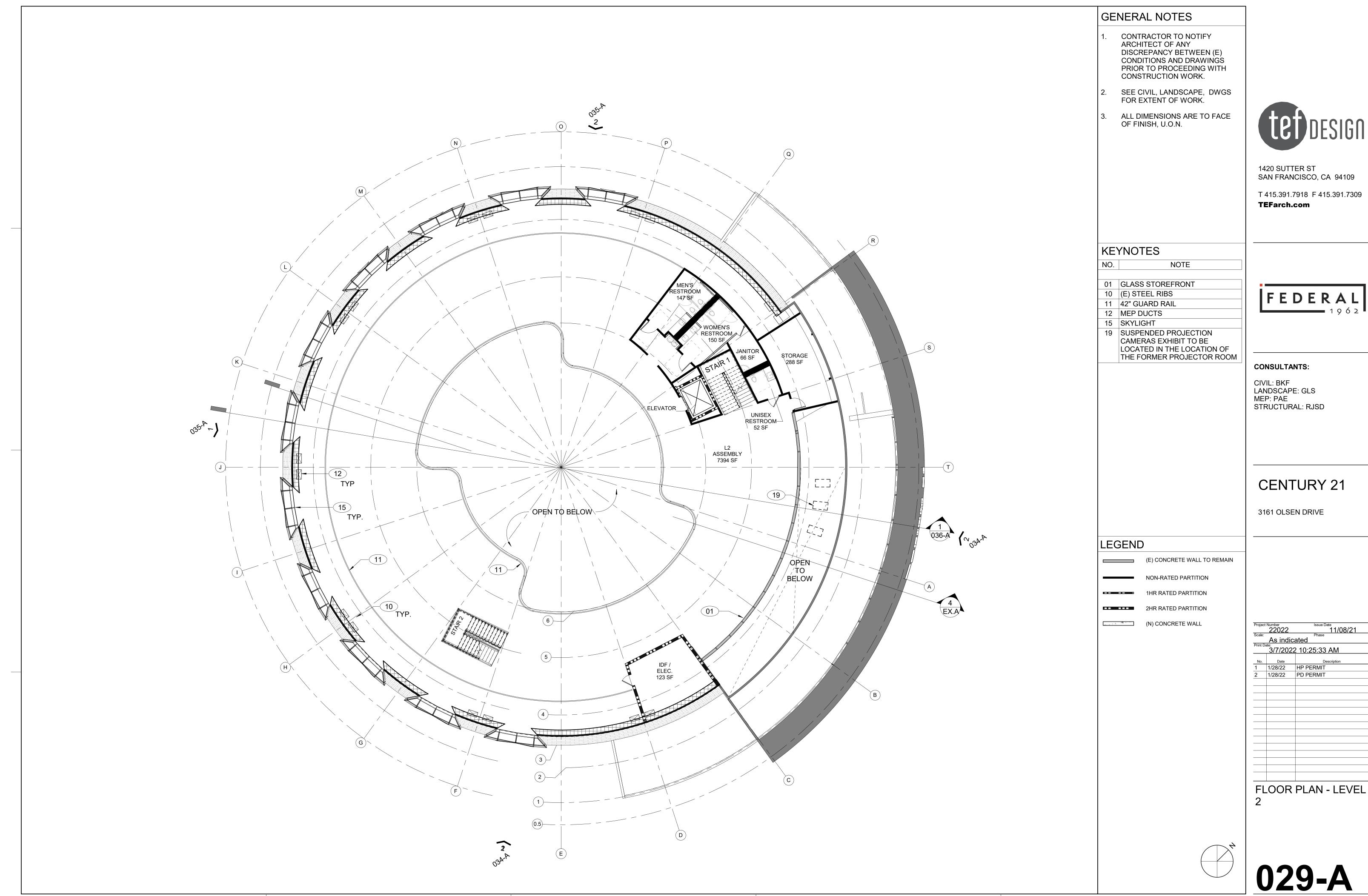
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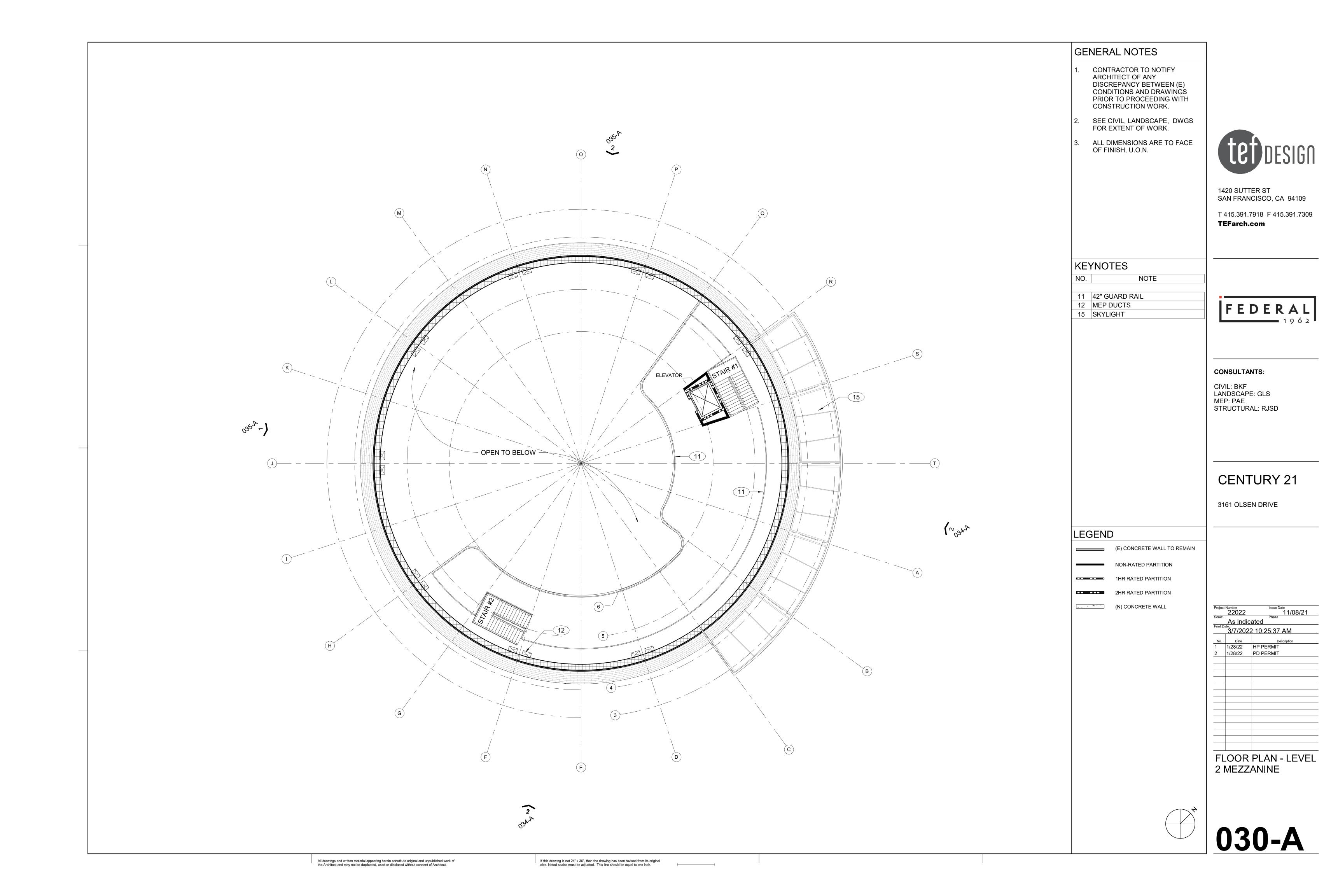
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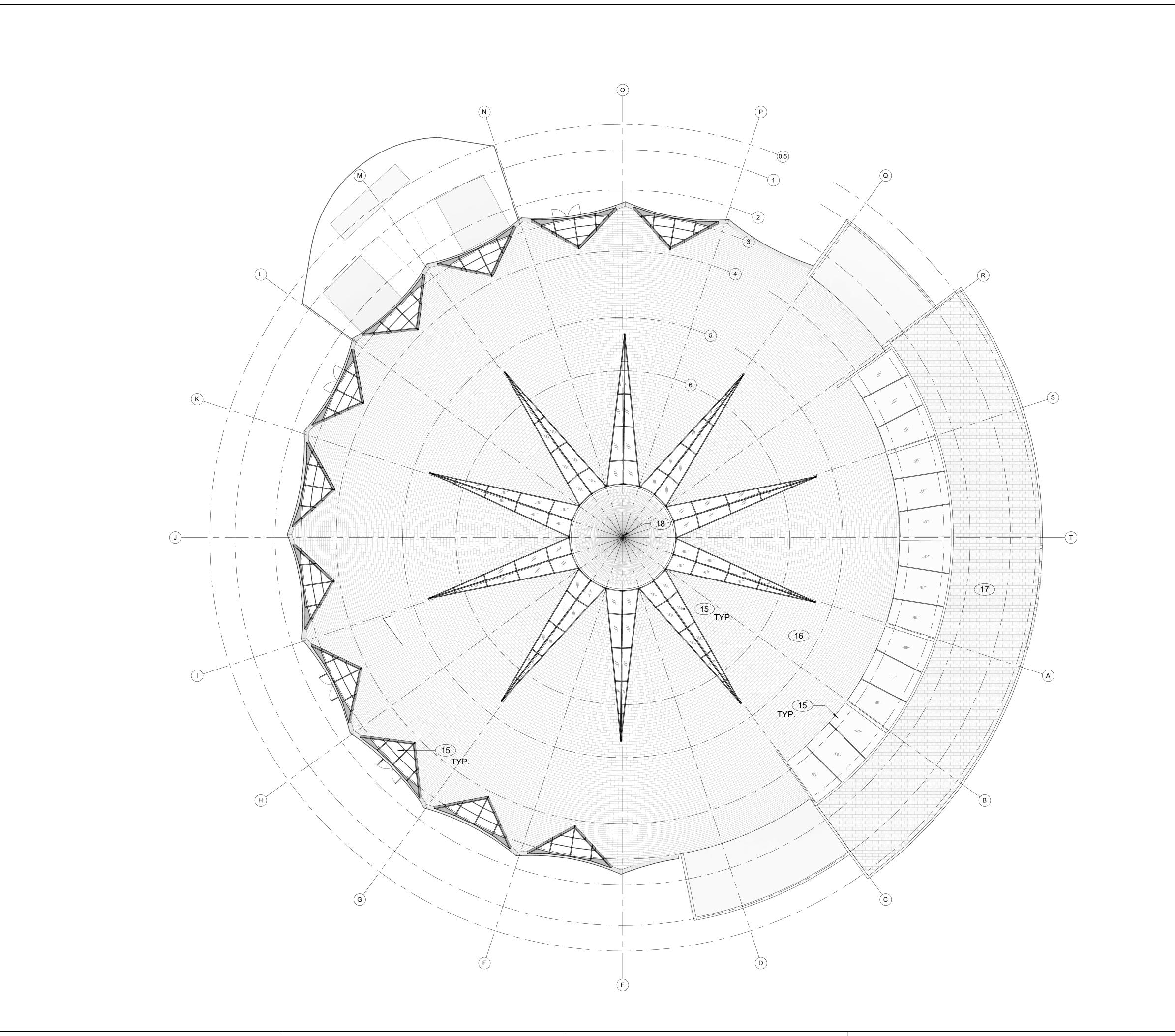
027-A

SITE PLAN









- I. CONTRACTOR TO NOTIFY
 ARCHITECT OF ANY
 DISCREPANCY BETWEEN (E)
 CONDITIONS AND DRAWINGS
 PRIOR TO PROCEEDING WITH
 CONSTRUCTION WORK.
- 2. SEE CIVIL, LANDSCAPE, DWGS FOR EXTENT OF WORK.
- 3. ALL DIMENSIONS ARE TO FACE OF FINISH, U.O.N.



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KEYNOTES

NO. NOTE

15 SKYLIGHT

- 16 REPLACE ASPHALT ROOFING TO MATCH ORIGINAL
- 17 (N) ROOFING
- 18 (E) SPIRE



CONSULTANTS:

CIVIL: BKF LANDSCAPE: GLS MEP: PAE STRUCTURAL: RJSD

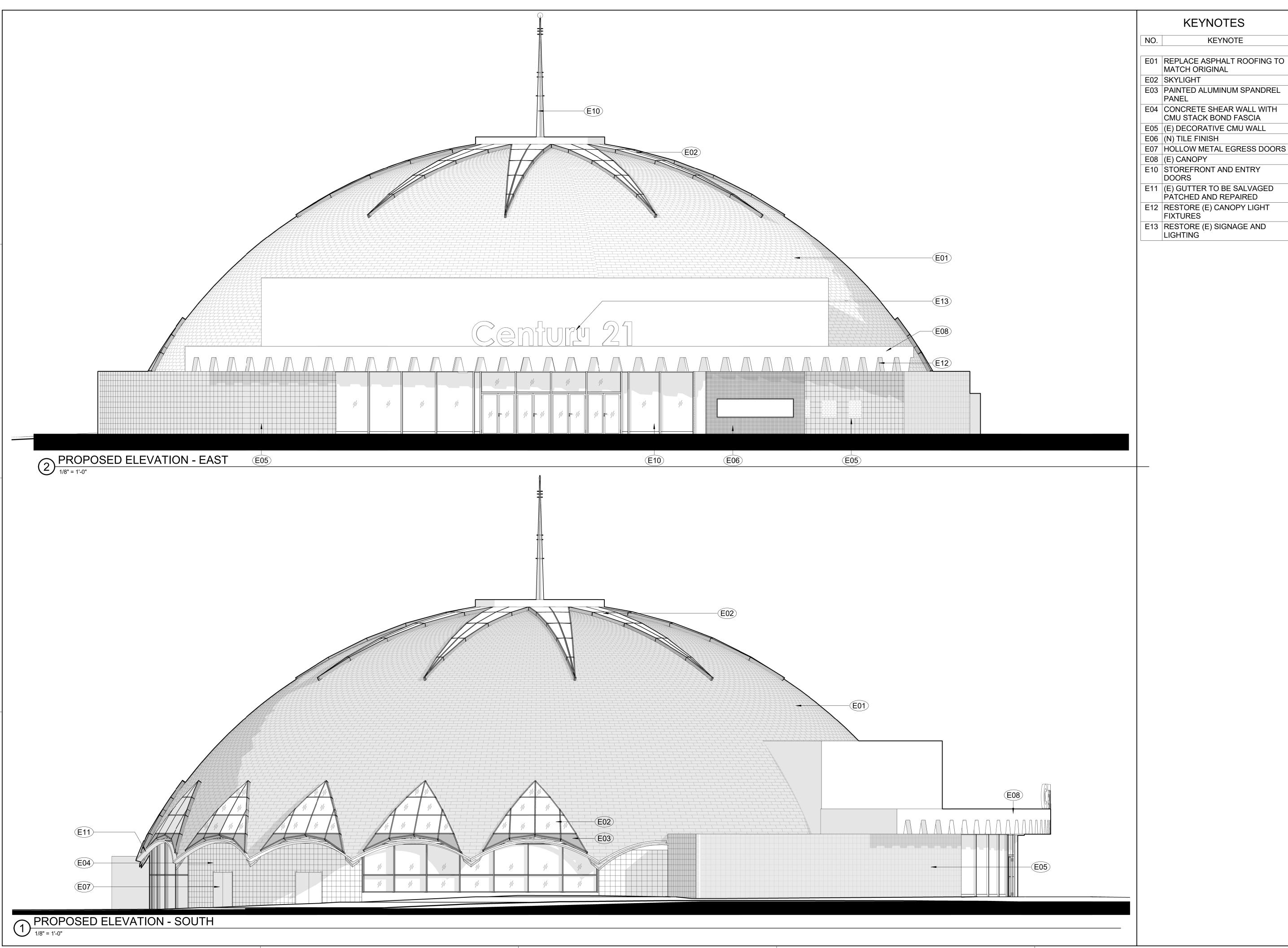
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3161 OLSEN DRIVE

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FLOOR PLAN - ROOF PLAN





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E05 (E) DECORATIVE CMU WALL



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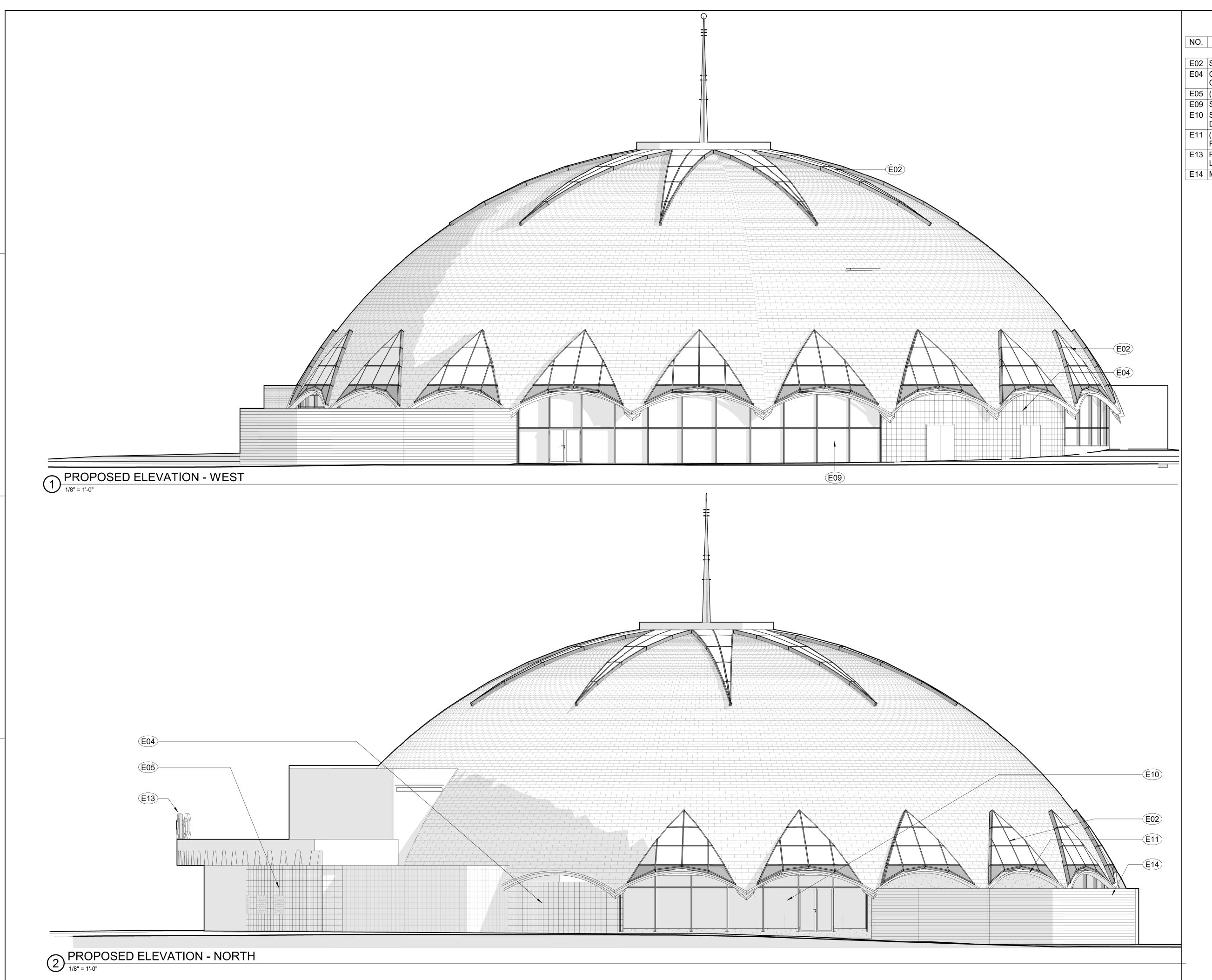
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CENTURY 21

3161 OLSEN DRIVE

3/7/2022 10:29:57 AM 2 1/28/22 PD PERMIT

PROPOSED **EXTERIOR ELEVATIONS**





). KEYNOTE

E02 SKYLIGHT

E04 CONCRETE SHEAR WALL WITH CMU STACK BOND FASCIA

E05 (E) DECORATIVE CMU WALL
E09 STOREFRONT

E10 STOREFRONT AND ENTRY

DOORS

E11 (E) GUTTER TO BE SALVAGED PATCHED AND REPAIRED

E13 RESTORE (E) SIGNAGE AND LIGHTING

E14 MECHANICAL YARD SCREEN



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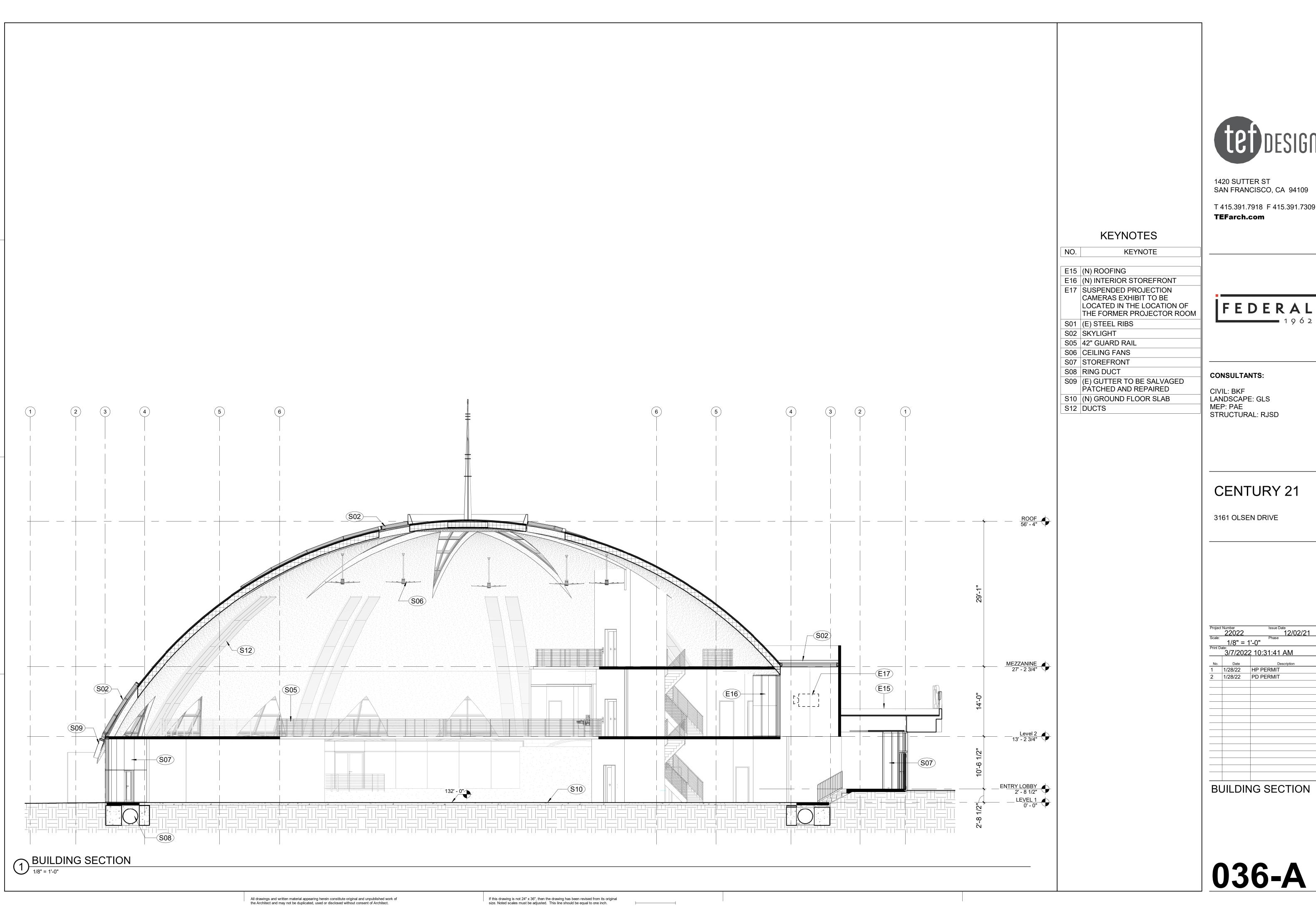
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CENTURY 21

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PROPOSED EXTERIOR ELEVATIONS





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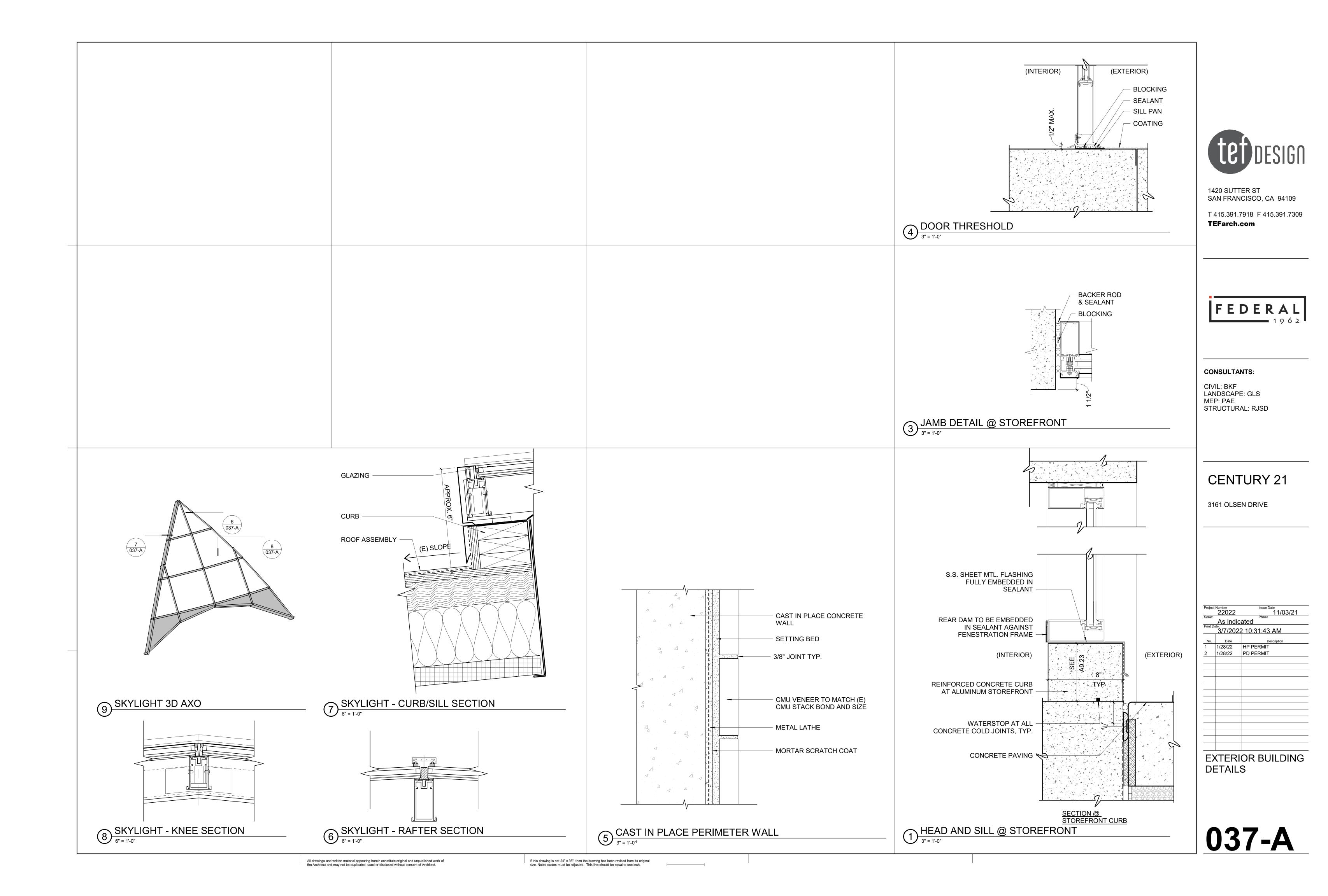
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 1
 1/28/22
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 2
 1/28/22
 PD PERMIT





3 SECTION PERSPECTIVE
12" = 1'-0"



PERSPECTIVE - SOUTH

12" = 1'-0"



PERSPECTIVE - ENTRY

12" = 1'-0"



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CENTURY 21

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PERSPECTIVES



4 INTERIOR VIEW
12" = 1'-0"



5 INTERIOR VIEW

As part of the Environmental Impact Report (EIR) for the Santana West Development, the owner is required to satisfy Mitigation Measures relative to Cultural resources, and has requested that TEF assist with preparing materials as part of satisfying the Mitigation **Measures. Mitigation Measure MM CUL-2.2 states:**

The Project shall include a permanent exhibit or artwork to memorialize the role of the Century 21 Theater and the Flames Restaurant in local mid-twentieth century culture. Prior to issuance of any Historic Preservation Permit or Planned Development Permit that will result in a substantial alteration or demolition of the Century 21 Theater building or Flames Coffee Shop (Bob's Big Boy Coffee Shop), the size and scope of this permanent exhibit shall be developed with input from the Historic Landmarks Commission, Preservation Action Council San José and the public to the satisfaction of the Director of Planning, Building and Code Enforcement. If incorporated into a new building, a façade easement including permanent exhibit space should be dedicated to ensure the preservation and management/maintenance of this exhibit in perpetuity. The project applicant and City shall consider all feasible means of preserving this legacy, including digital media, curation and exhibition of artifacts at appropriate off-site repositories such as History San José.

**The below slides are possible proposed Historical Interpretation concepts, but the final interpretation will need to be finalized.

TABLE OF CONTENTS

- HISTORICAL HIGHLIGHTS
- PRESENTATION STYLE SCALE
- EXHIBIT PROPOSED LOCATION
- DESIGN OPTIONS 1-4

tel design 03

HISTORICAL HIGHLIGHTS CENTURY 21 THEATER





A PREDECESSOR OF IMAX PROJECTION SYSTEM,

USING 70 MM PROJECTION ON A CURVED SCREEN

•ONE OF THE LARGEST SINGLE-AUDITORIUM MOVIE THEATERS IN NORTH AMERICA

•NOTABLE SURVIVING EXAMPLE OF MID-CENTURY COMMERCIAL ARCHITECTURE IN SAN JOSE

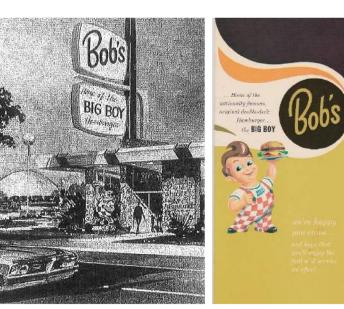








HISTORICAL HIGHLIGHTS BOB'S BIG BOY







•REPRESENTATIVE OF MODERNIST ROADSIDE ARCHITECTURE STYLE "COFFEE SHOP MODERN", OR "GOOGIE"

•FOUNDED IN 1936 IN GLENDALE, BY BOB WIAN

• ENCAPSULATES ICONIC FEATURES OF GOOGIE STYLE INCLUDING CONVEX ROOF, EXPRESSIVE SHAPES (ZIG-ZAGS, SCALLOPS, AND BOOMERANGS), AND MODERNIST MATERIALS (CONCRETE, STEEL, PLATE GLASS, STONE)

•LIMITED NUMBER OF CONVEX-ROOFED BUILDINGS OF THIS STYLE BUILT IN THE UNITED STATES

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CENTURY 21

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CIVIL: BKF

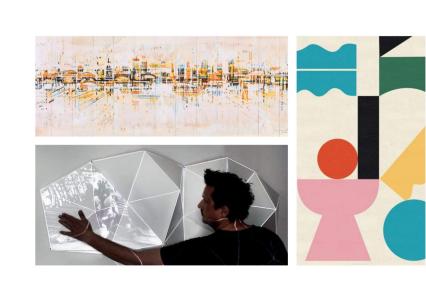
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EXHIBIT PRESENTATION STYLE SCALE







ABSTRACT • ARTISTIC EXPRESSION ABSTRACTION OF ICONIC FORMS •USING SHAPE, COLOR, FORM,

GESTURE TO CREATE AN EFFECT

HISTORIC INTERPRETATION

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