



## ZinZanni / Kenwood - The Theater & Hotel @ Broadway | San Francisco, California

A Teatro ZinZanni & Kenwood Investments Project

### NEWAG Presentation

December 2, 2015

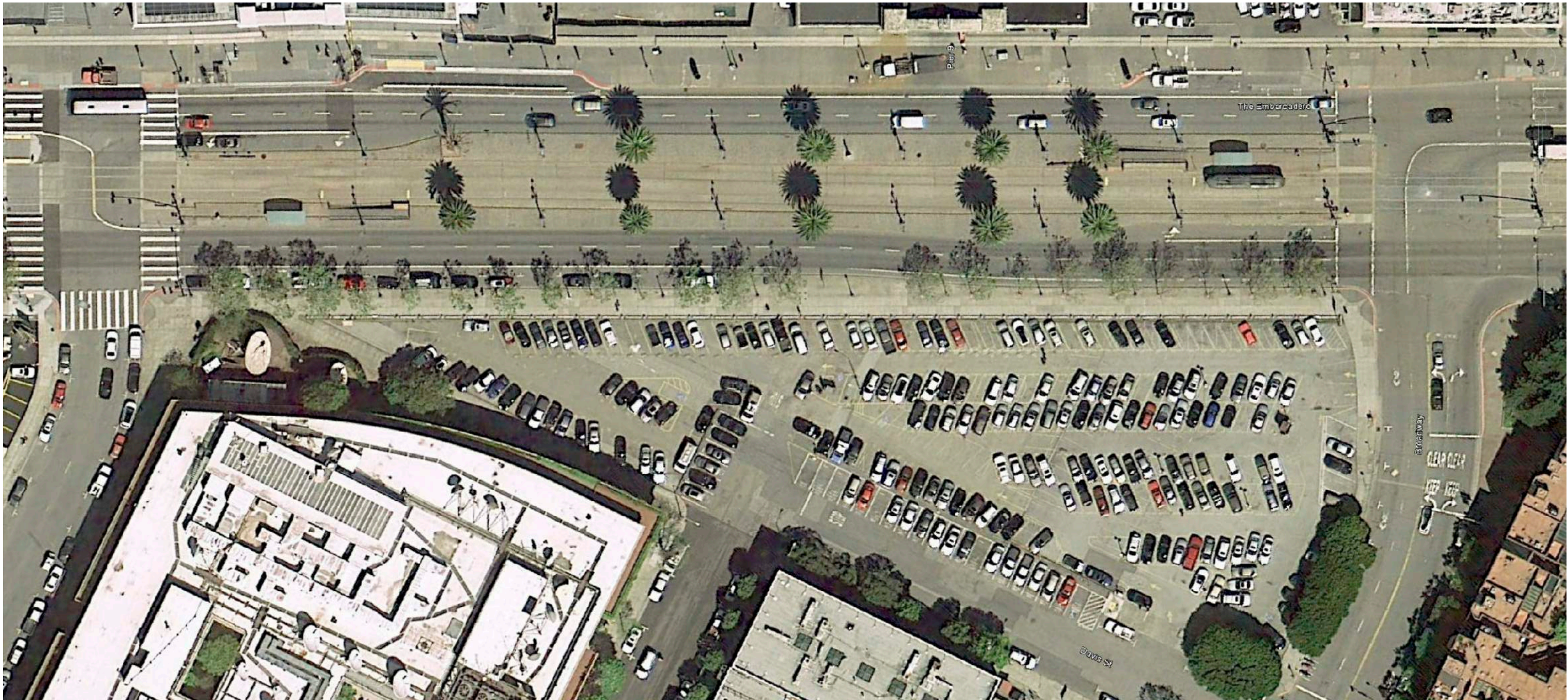


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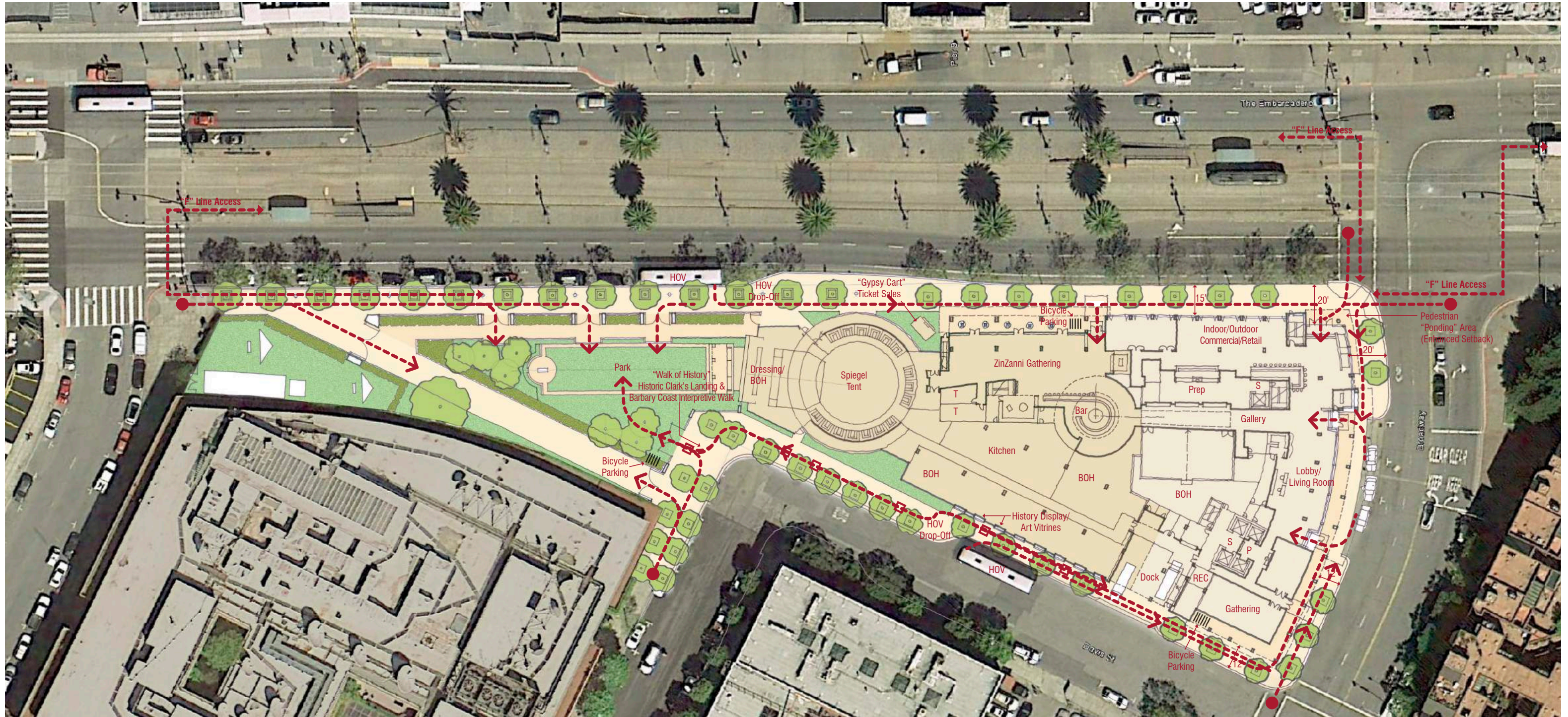


Prepared for:  
Teatro ZinZanni and Kenwood Investments

by:  
Hornberger+Worstell Architects



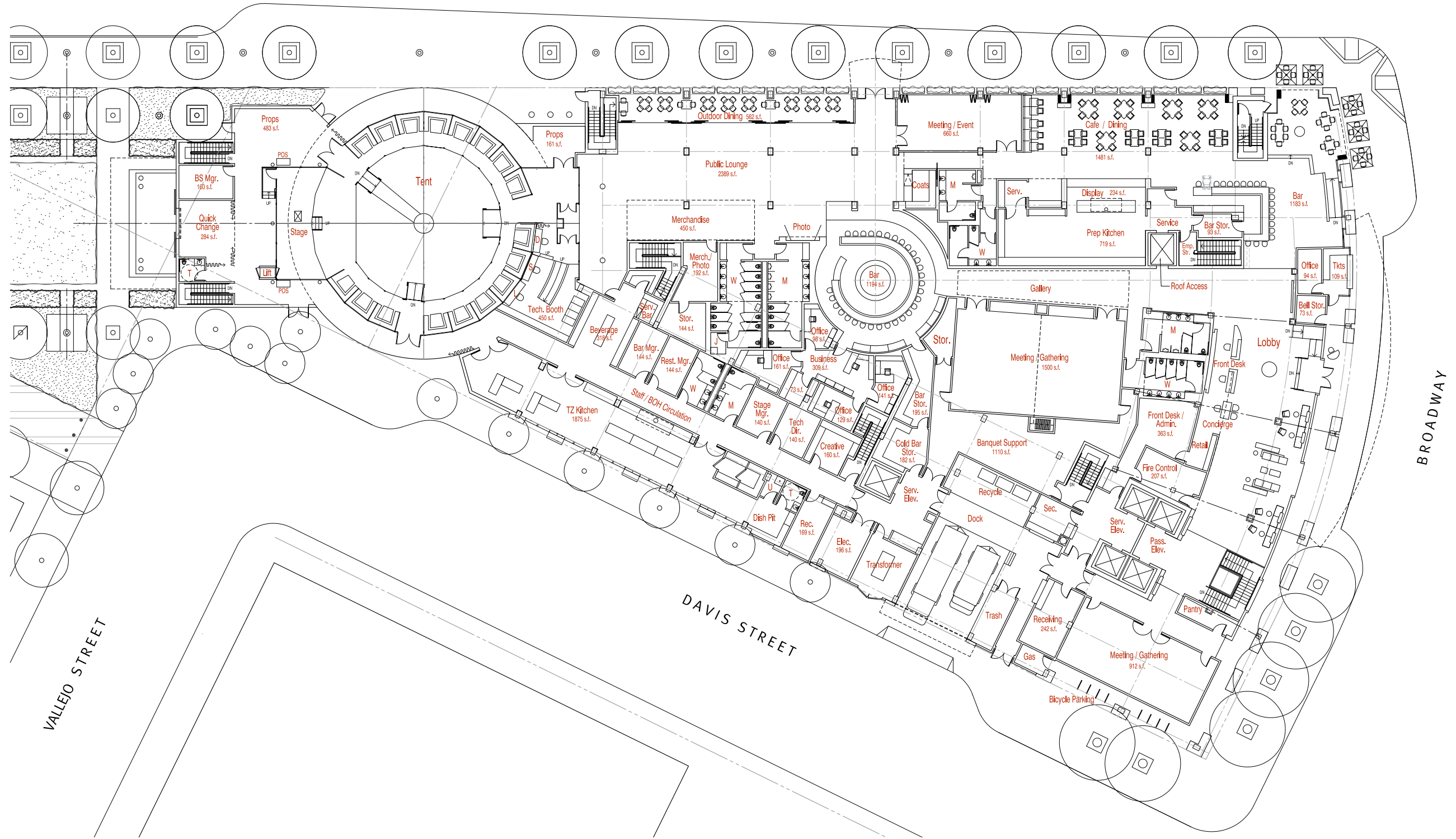
Project Site



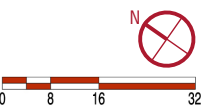
Ground Level - Pedestrian, Circulation and Access Diagram



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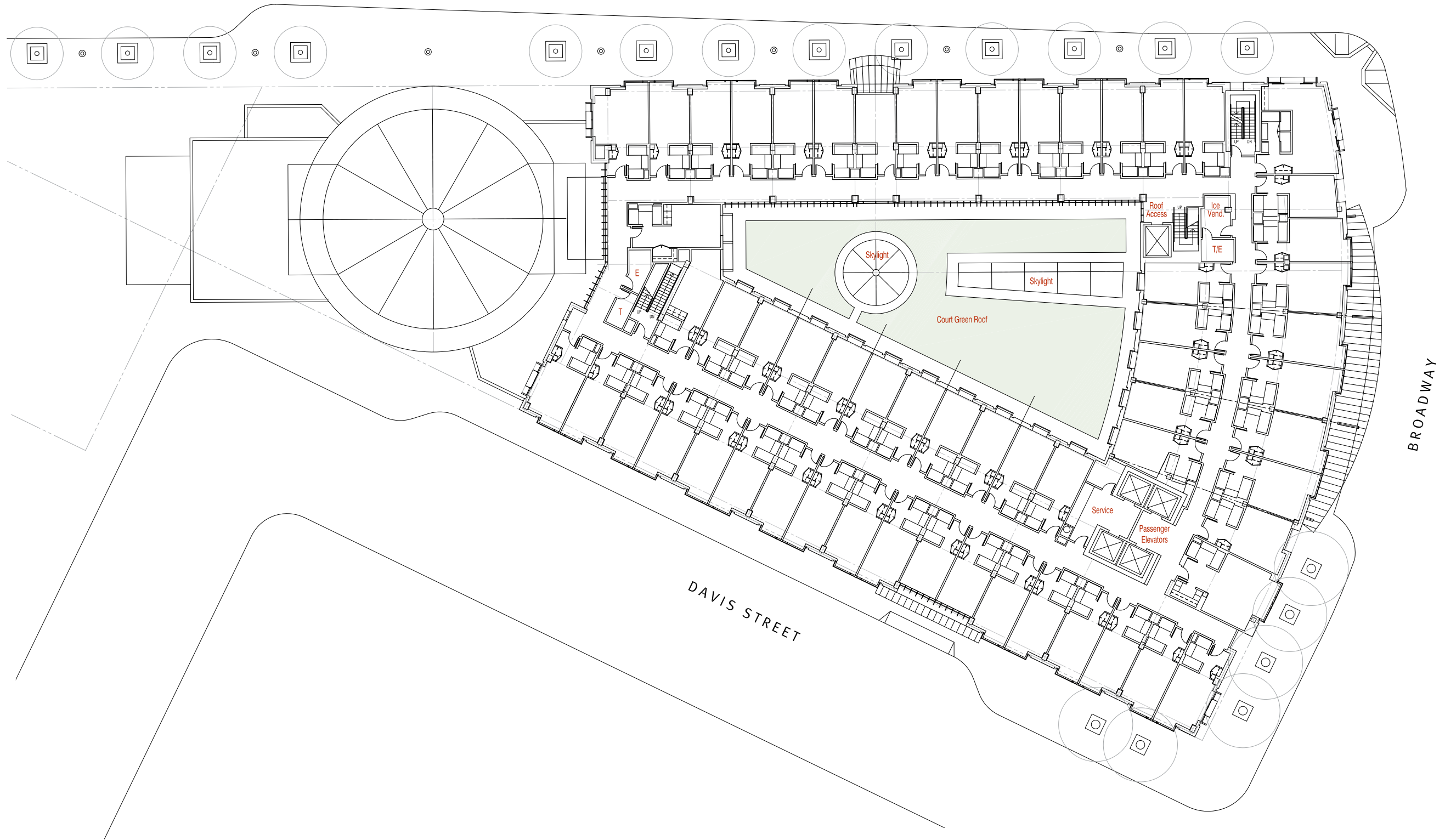
Floor Plan | Ground Level



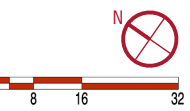
November 10, 2015 | 4



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Floor Plan | Typical Guestroom Level



November 10, 2015 | 6



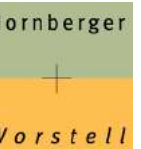
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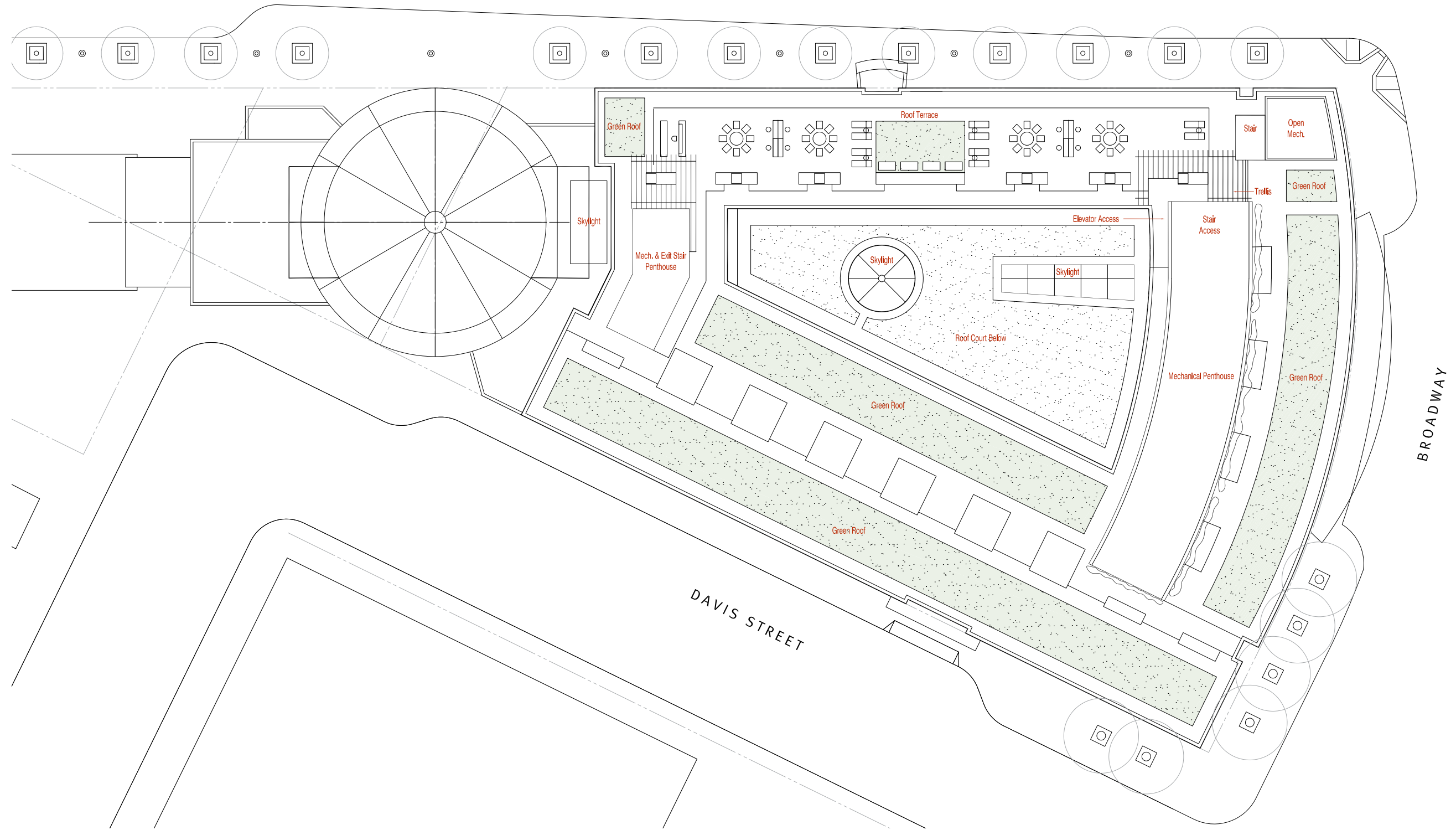
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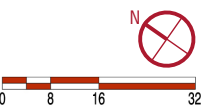
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Plan | Roof Level



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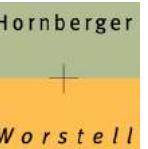
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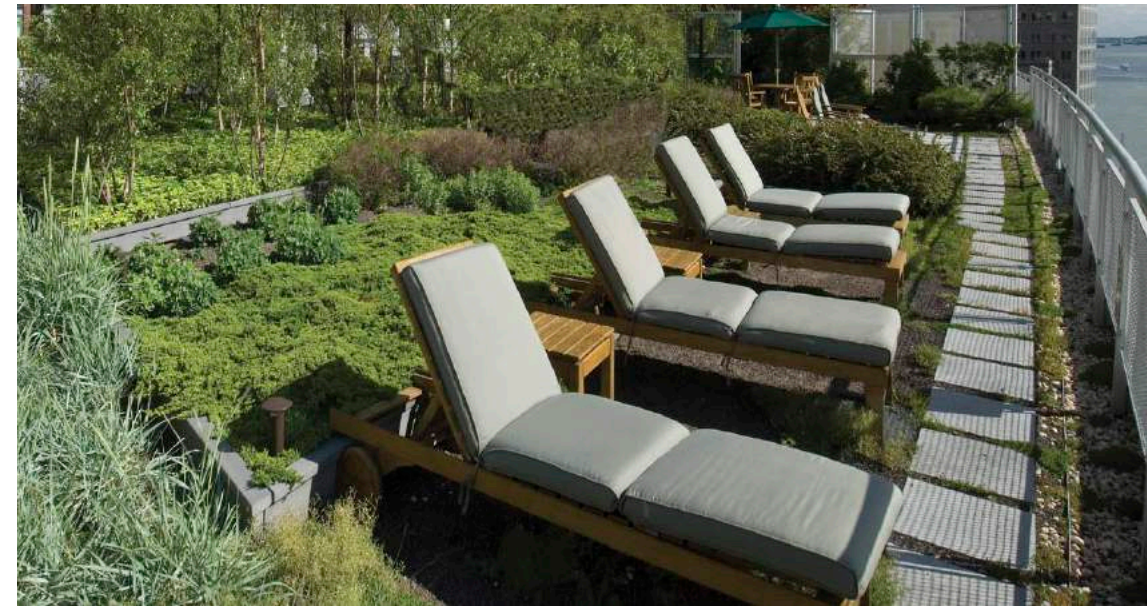
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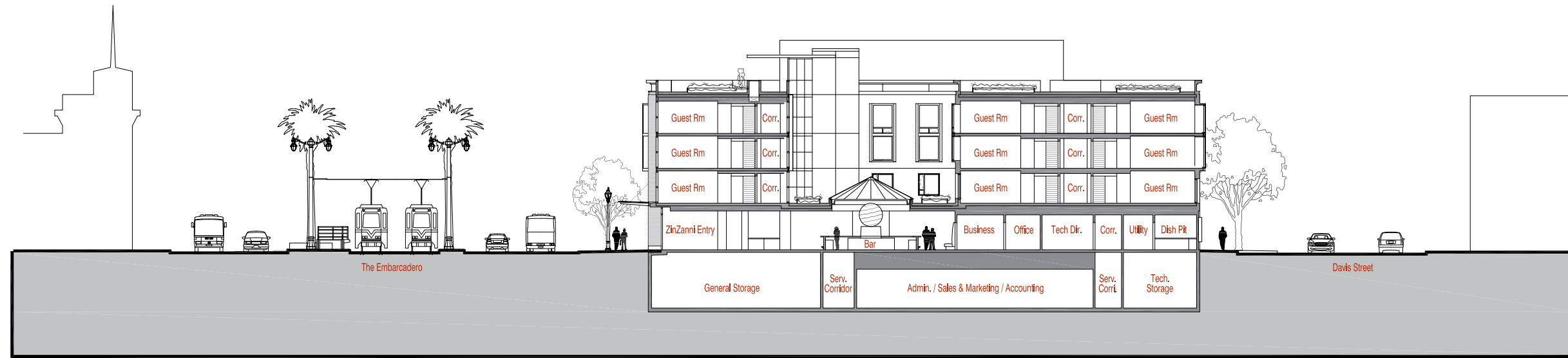
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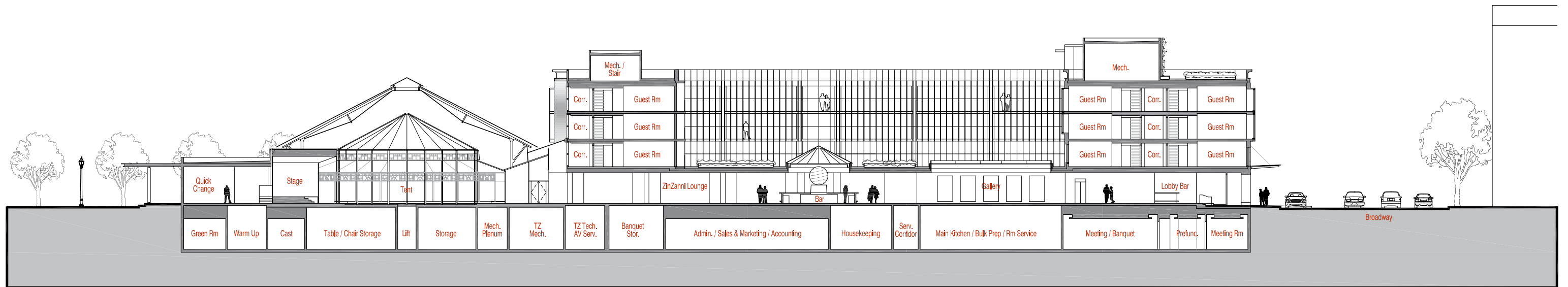




Accessible Roof Top

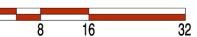


Transverse



Longitudinal

Building Section | Transverse and Longitudinal



November 10, 2015 | 9

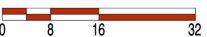


Transverse



Longitudinal

Building Section | Transverse and Longitudinal



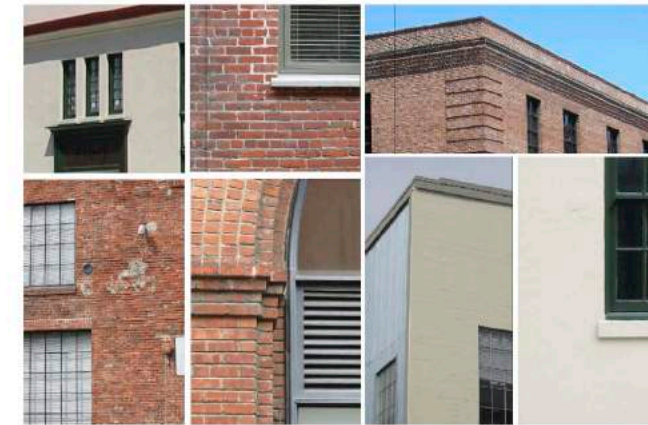
November 10, 2015 | 10



**Materials -**  
 "... brick ... concrete ... stucco ... metal ..."



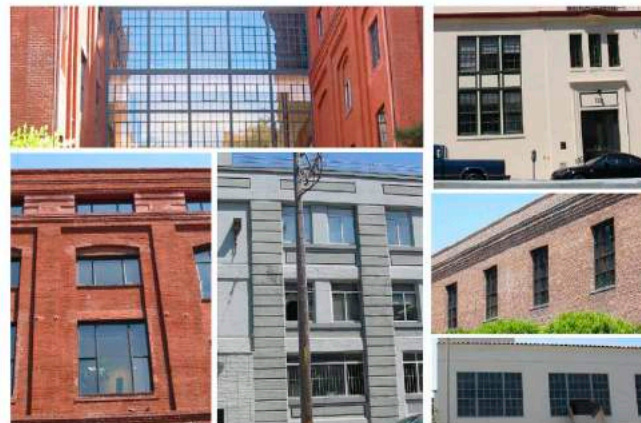
**Color -**  
 "Muted earth tones predominate ..."



**Detail -**  
 "... are simple and generally tend to be abstract ..."



**Texture -**



**Fenestration -**  
 "... varied in size, rhythmically spaced ..."  
 "... industrial - style fenestration."



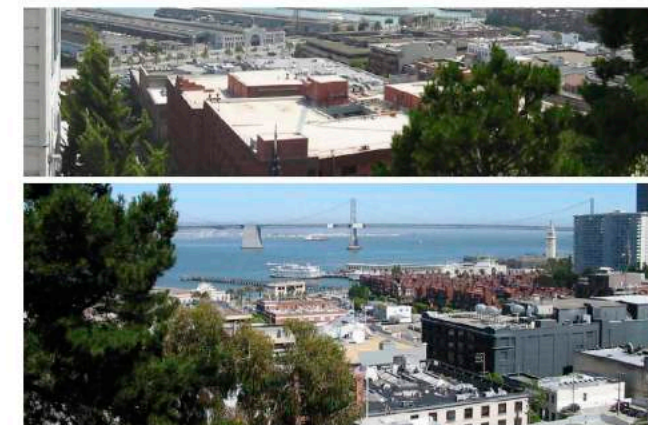
**Facade Line Continuity -**  
 "... is historically appropriate."



**Scale and Proportion -**  
 "There is a regularity of overall form."



**Overall Form and Continuity -**  
 "Building height is generally within a six-story range..."



**Roof Treatment -**  
 "... roofs characterized by numerous regularly spaced industrial skylights."

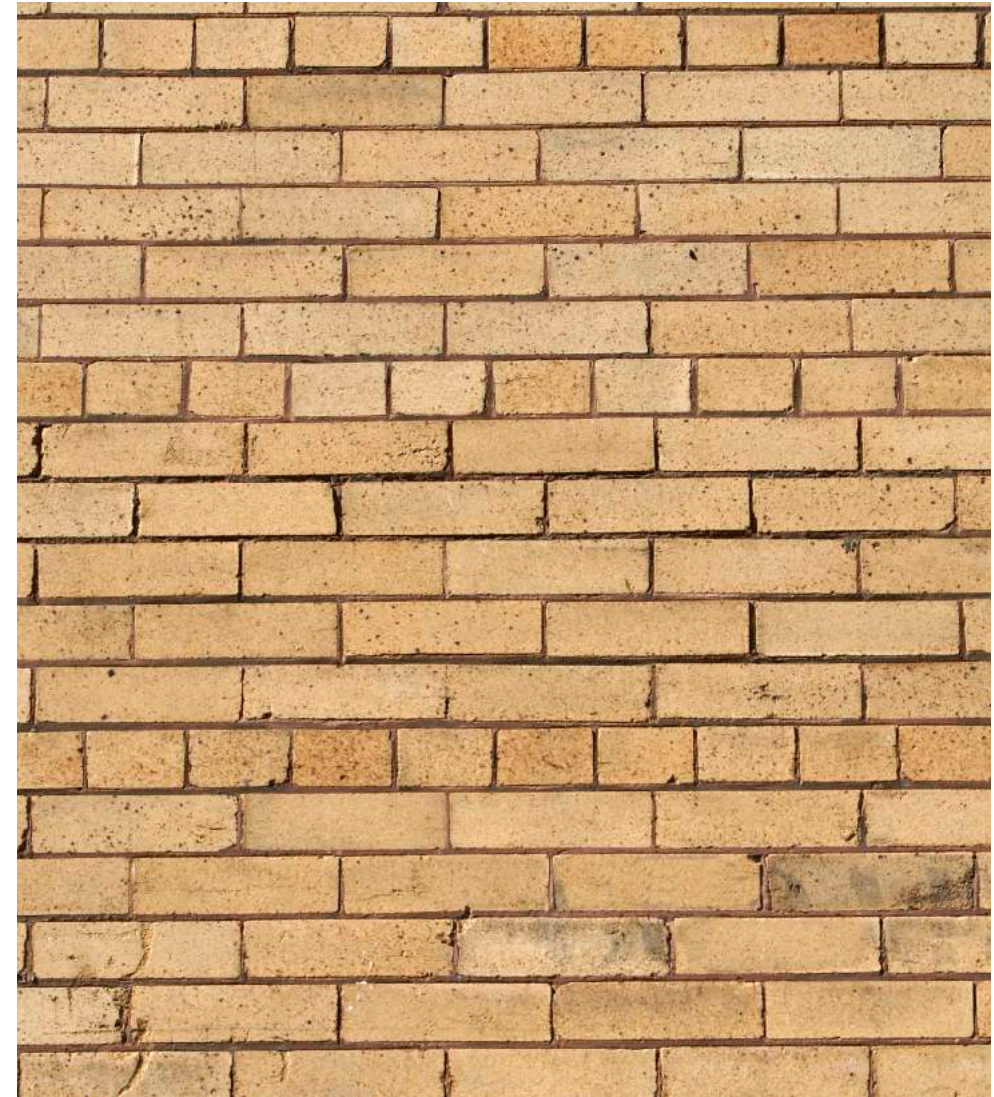
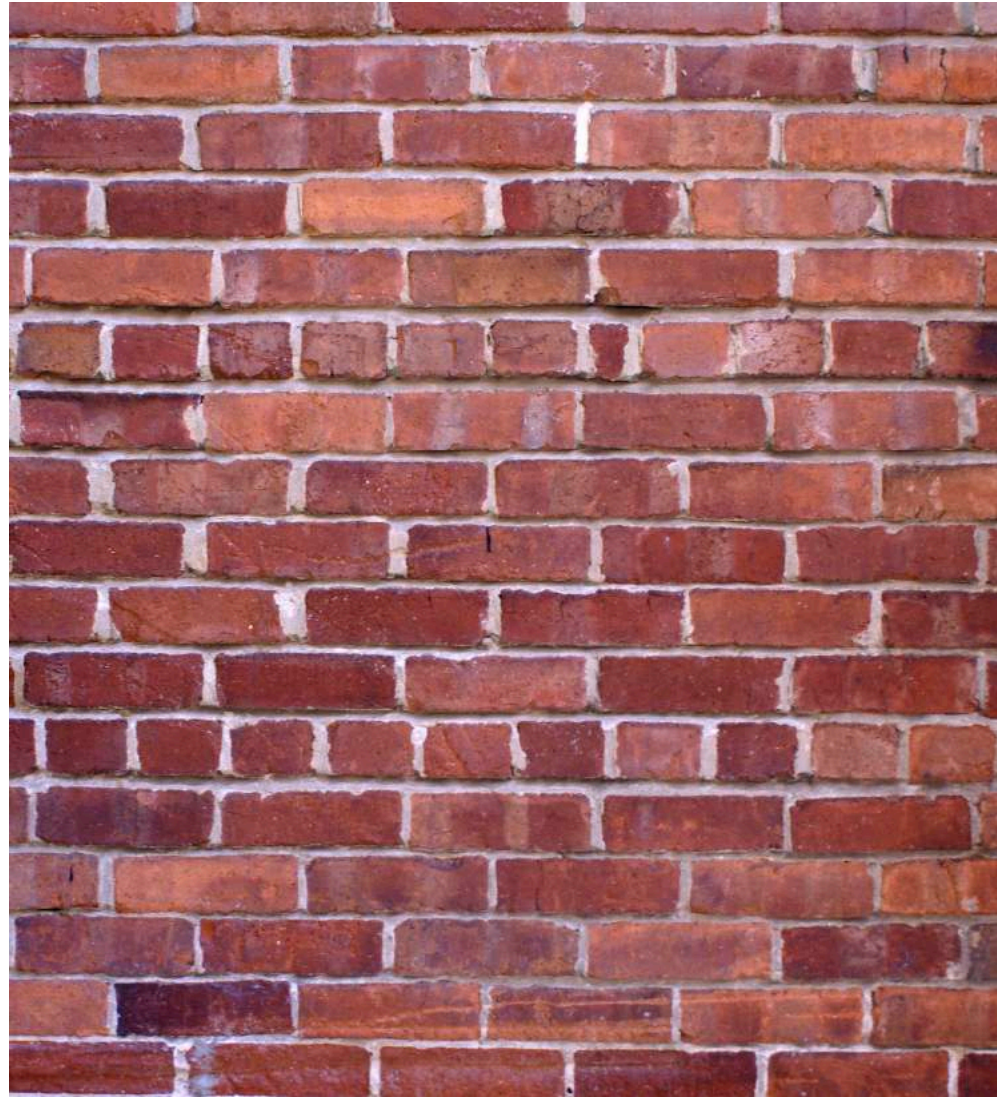
All quotes from Article 10: Preservation of Historical Architectural and Aesthetic Landmarks, Appendix D: Northeast Waterfront Historic District - San Francisco Planning Code

**Northeast Waterfront Historic District**  
 Appendix D, Article 10 San Francisco Planning Code

**Historic District Images**



Historic District Images



Material | **Brick Color & Pattern Options**



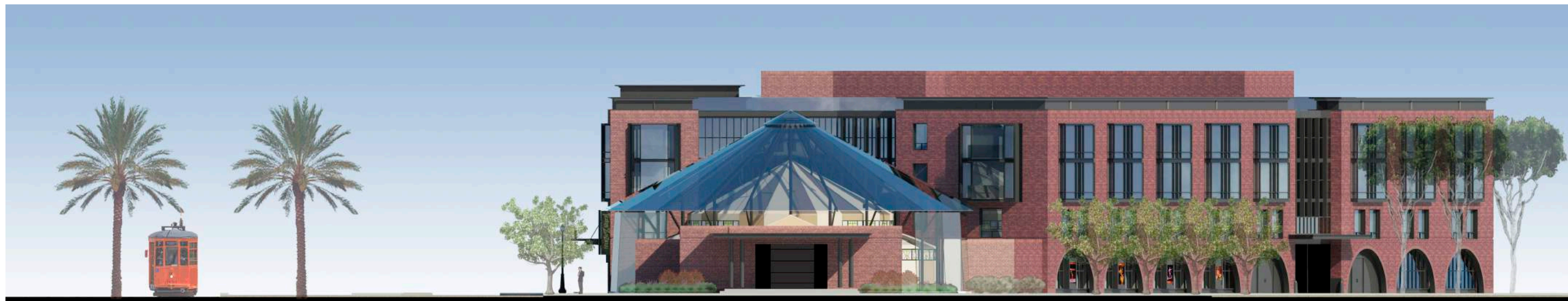
Arch



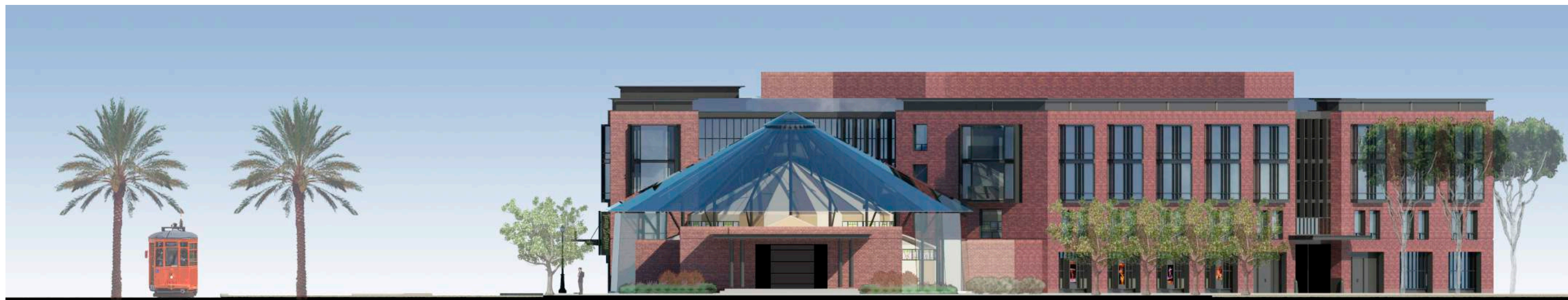
Rectangular

Elevation Options - Color Scheme 2 | **Park Side**

November 10, 2015 | 14



Arch



Rectangular

Elevation Options - Color Scheme 1 | Park Side





Arch



Rectangular

Elevation Options - Color Scheme 2 | Embarcadero

November 10, 2015 | 16



Elevation Options - Color Scheme 2 | **Broadway Street**

November 10, 2015 | 17



Arch



Rectangular

Elevation Options - Color Scheme 2 | **Davis Street**

November 10, 2015 | 18

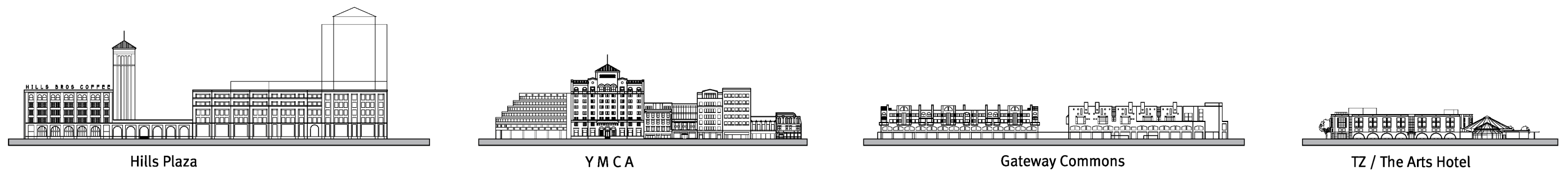
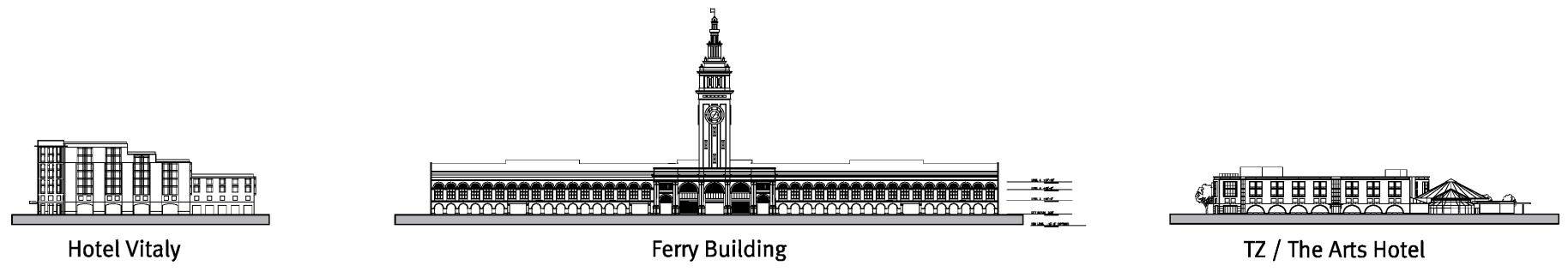
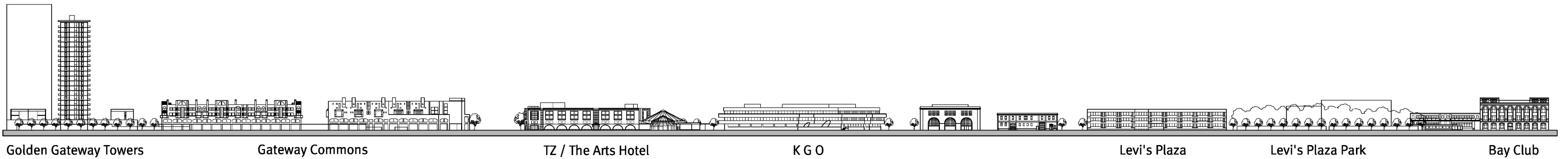


Rendering | Teatro ZinZanni Entrance



Rendering | **Tent on Embarcadero**

November 10, 2015 | 20



Elevations | Embarcadero Elevation and Building Height Comparison



Existing



Proposed

Visual Analysis | View From Telegraph Hill



Existing



Proposed

Visual Analysis | View From Montgomery & Vallejo

November 10, 2015 | 23





Existing



Proposed

Visual Analysis | View From Sansome & Vallejo

November 10, 2015 | 24



Existing



Proposed

Visual Analysis | Looking North Along Davis Street



Existing



Proposed

Visual Analysis | Looking North Along The Embarcadero



Existing



Proposed

Visual Analysis | **View 4 - Looking North Along The Embarcadero**

November 10, 2015 | 27