



# SAN FRANCISCO PLANNING DEPARTMENT

---

## Discretionary Review Full Analysis

HEARING DATE: JUNE 11, 2015

*Date:* June 2, 2015  
*Case No.:* 2014.1021DRP, 2014.1021DRP\_2, 2014.1021DRP\_3  
*Project Address:* 530, 542 and 548 Brannan Street  
*Permit Application:* 2014.09.10.6016, 2014.09.10.6021 and 2014.09.10.6022  
*Zoning:* RED (Residential Enclave) Zoning District  
40-X Height and Bulk District  
*Block/Lot:* 3777/073-106, 107-138 and 139-174  
*Project Sponsor:* Justin Chu, Essex Property Trust  
925 East Meadow Drive  
Palo Alto, CA 94303  
*Staff Contact:* Richard Sucre – (415) 575-9108  
[Richard.Sucre@sfgov.org](mailto:Richard.Sucre@sfgov.org)  
*Recommendation:* **Do Not Take DR & Approve the Project As Proposed.**

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

### PROJECT DESCRIPTION

The project includes establishment of new residential dwelling units at 530, 542 and 548 Brannan Street. At 530 Brannan Street, the proposal includes legalization of ten dwelling units, thus resulting in 32 live/work units and 10 dwelling units. At 542 Brannan Street, the proposal includes legalization of nine dwelling units, thus resulting in 36 live/work units and 9 dwelling units. At 548 Brannan Street, the proposal includes legalization of seven dwelling units, thus resulting in 34 live/work units and 7 dwelling units. None of the proposals include any exterior alterations to the subject property

### SITE DESCRIPTION AND PRESENT USE

Currently, 530, 542 and 548 Brannan Street are three, four-story, live/work buildings located on the west side of Brannan Street between 4<sup>th</sup> and 5<sup>th</sup> Streets in San Francisco's East SoMa neighborhood. The subject properties have frontage along Brannan and Freelon Streets, and are located on three separate lots, each measuring approximately 75-ft by 160-ft.

### SURROUNDING PROPERTIES AND NEIGHBORHOOD

The surrounding neighborhood consists primarily of smaller-scale one-to-two-story industrial/commercial uses and a large-scale, four-story recreational complex (d.b.a Bay Club). Further east, the surrounding neighborhood is characterized by light industrial, commercial and office uses. Further west, the surrounding neighborhood is predominantly characterized by light industrial uses. The surrounding area possesses a varied zoning with SALI (Service Arts Light Industrial), SLI (Service Light Industrial), P (Public), WMUO (Western SoMa Mixed-Use Office) and MUO (Mixed-Use Office).

## ISSUES & CONSIDERATIONS

- In April 2013, the subject parcels were rezoned from SLI (Service Light Industrial) to RED (Residential Enclave) as part of the Western SoMa Community Plan. As part of the upcoming Central SoMa Area Plan, the surrounding area, including the subject parcels, would be rezoned to MUO (Mixed-Use Office). The proposed project would be permitted within the MUO Zoning District. Currently, the Central SoMa Area Plan has not been adopted, and is undergoing environmental review.
- On September 24, 2014, the Zoning Administrator reviewed a request for a variance from the Planning Code requirements for rear yard (Planning Code Section 134), open space (Planning Code Section 135), dwelling unit exposure (Planning Code Section 140), and dwelling unit mix (Planning Code Section 207.6). During this hearing, the Zoning Administrator expressed an inclination to approve the proposed variances given the existing conditions.

## BUILDING PERMIT APPLICATION NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
312 Notice	30 days	January 29 – February 28, 2015	February 27, 2015	June 11, 2015	92 days

## HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	June 1, 2015	June 1, 2015	10 days
Mailed Notice	10 days	June 1, 2015	June 1, 2015	10 days

## PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent Neighbor(s)	0	0	-
Other Neighbors on the block or directly across the street	0	0	-
Neighborhood Groups	0	0	-

### Support: (See Attached Correspondence)

- None Received



**Opposed: (See Attached Correspondence)**

- Corinne Woods

**DR REQUESTOR**

- **Sue Hestor**, San Franciscans for Reasonable Growth (SFRG), 870 Market Street #1128

**DR REQUESTORS' CONCERNS AND PROPOSED ALTERNATIVES**

**Issue #1: Compliance with Notice of Special Restrictions** - The DR Requestor notes that the live/work complexes owned and operated by Essex Property Trust do not comply with the requirements of the Notice of Special Restrictions regarding residential occupancy and annual business tax registration. The DR Requestors also notes that development impact fees should be applied for the entire complex. The DR Requestor further claims that there is a lack of information for the annual business license of each live/work unit.

**Issue #2: Lack of Due Diligence by Owner** – The DR Requestor questions the cost of the current properties and the rental rate for the dwelling units. Further, the DR Requestor requested the environmental documents associated with these complexes.

**Issue #3: Public Discussion of Live/Work Units** – The DR Requestor requested a larger public discussion of the transition of live/work units.

Please refer to the *Discretionary Review Application* for additional information (See Attached).

**PROJECT SPONSOR'S RESPONSE**

**Issue #1: Compliance with Notice of Special Restrictions** – As noted by the Project Sponsor, “each resident must execute an Addendum, prior to leasing a live/work unit in the Bennett Lofts. As a result, Essex complies with the NSR business license requirement, and will continue to do so for the existing live/work units.”

**Issue #2: Lack of Due Diligence by Owner** – No Response.

**Issue #3: Public Discussion of Live/Work Units** – The Project Sponsor notes that “this Project is not the proper vehicle for discussing SFRG’s unrelated, broad policy concerns regarding live/work units.”

Please refer to the *Response to Discretionary Review* for additional information (See Attached).

**PROJECT ANALYSIS**

Department staff reviewed the DR Requestor’s concerns with the proposed project and presents the following comments:

**Issue #1: Compliance with Notice of Special Restrictions** – The Department has not received any information, which suggests that the Project Sponsor is not in compliance with the Notice of Special Restrictions (NSR) associated with the subject property. The Project will be subject to development

impact fees, including the Eastern Neighborhoods Infrastructure Impact Fee (Planning Code Section 423), and the inclusionary affordable housing requirements (Planning Code Section 415).

**Issue #2: Lack of Due Diligence by Owner** – The DR Requestor’s request for information is not relevant to the analysis of the project’s compliance with the Planning Code.

**Issue #3: Public Discussion of Live/Work Units** – The DR Requestor’s request for a public hearing is not relevant to the analysis of the project’s compliance with the Planning Code.

The Project meets all other relevant requirements of the Planning Code, aside from those requirements requested in the variance application.

## **ENVIRONMENTAL REVIEW**

Since the project involves legalization of a residential use and would not result in physical change in the environment, the Project is not a project per CEQA Guidelines 15378 and 15060(c)(2).

## **RESIDENTIAL DESIGN TEAM REVIEW**

Since the proposed project is not located within a residential zoning district, it is not subject to the Residential Design Guidelines; therefore, the proposed project was not reviewed by the Residential Design Team.

## **URBAN DESIGN ADVISORY TEAM REVIEW**

The Planning Department’s Urban Design Advisory Team (UDAT) provides design review for projects not subject to the Residential Design Guidelines.

Since the project did not involve a physical expansion or exterior alterations, UDAT did not comment upon the proposed project.

**Under the Commission’s pending DR Reform Legislation, this project would be referred to the Commission, as this project involves a change in use/legalization.**

## **BASIS FOR RECOMMENDATION**

- The Project is consistent with the objectives and policies of the General Plan.
- The Project is located in a zoning district, which permits residential use.
- The Project is consistent with and respects the varied neighborhood character, and provides an appropriate massing and scale for the adjacent contexts. The Project has existed within the surrounding for a number of years without adverse impact to the surrounding neighborhood.
- The Project adds new dwelling units to the City’s housing stock.
- The Project will fully utilize the Eastern Neighborhoods Area Plan controls, and will pay the appropriate development impact fees.

<b>RECOMMENDATION:</b> Do Not Take DR and Approve the Project As Proposed.
--

**Attachments:**

Block Book Map

Zoning Map

Aerial Photographs

Site Photos

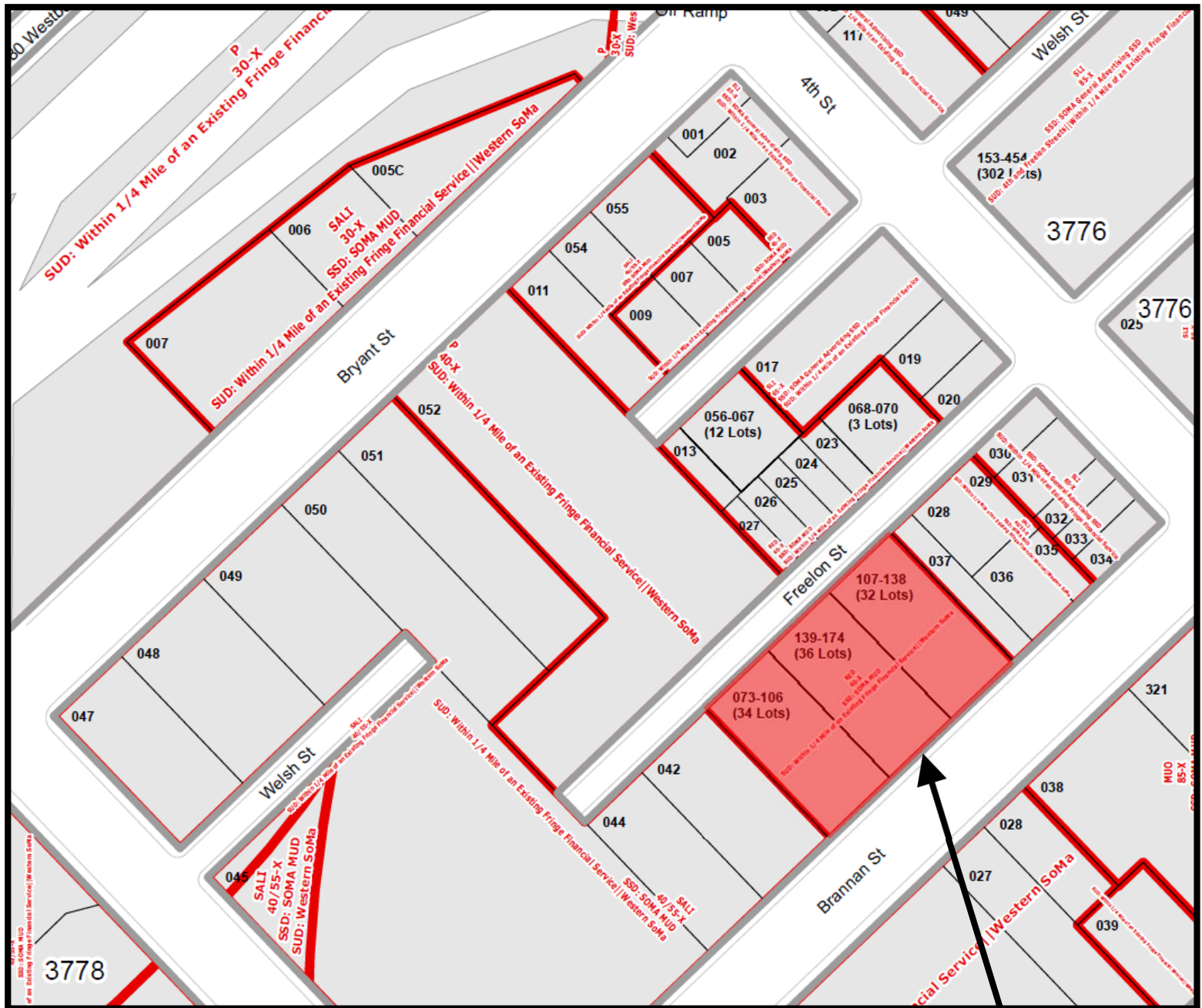
Section 311 Notice

DR Application-Sue Hestor

Public Correspondence

*RS: G:\Documents\DR\2014.1021DRP, -DRP-02, -DRP-03 530, 542 and 548 Brannan St\DR\_530, 542, and 548 Brannan St.docx*

# Parcel Map

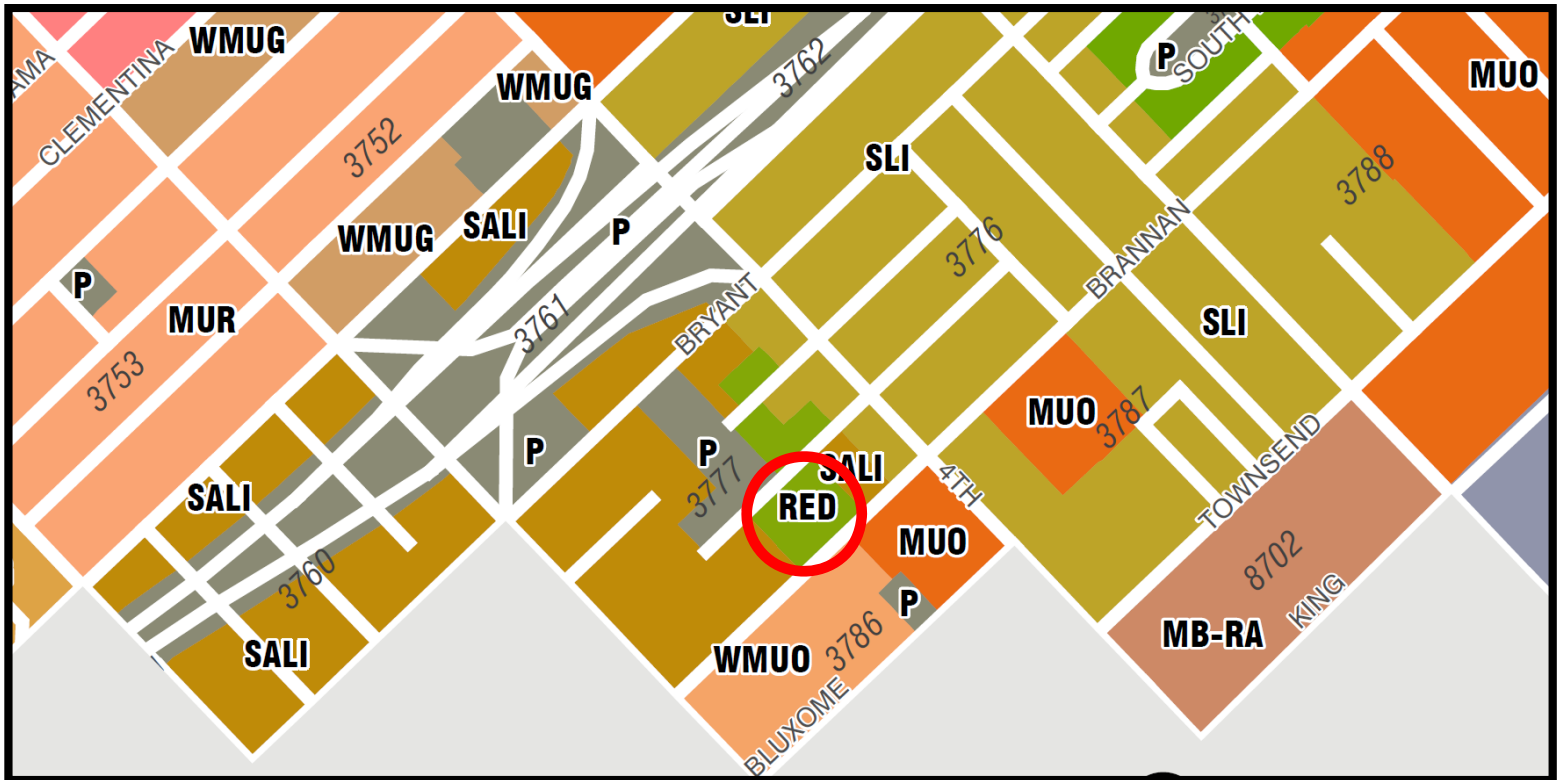


SUBJECT PROPERTY



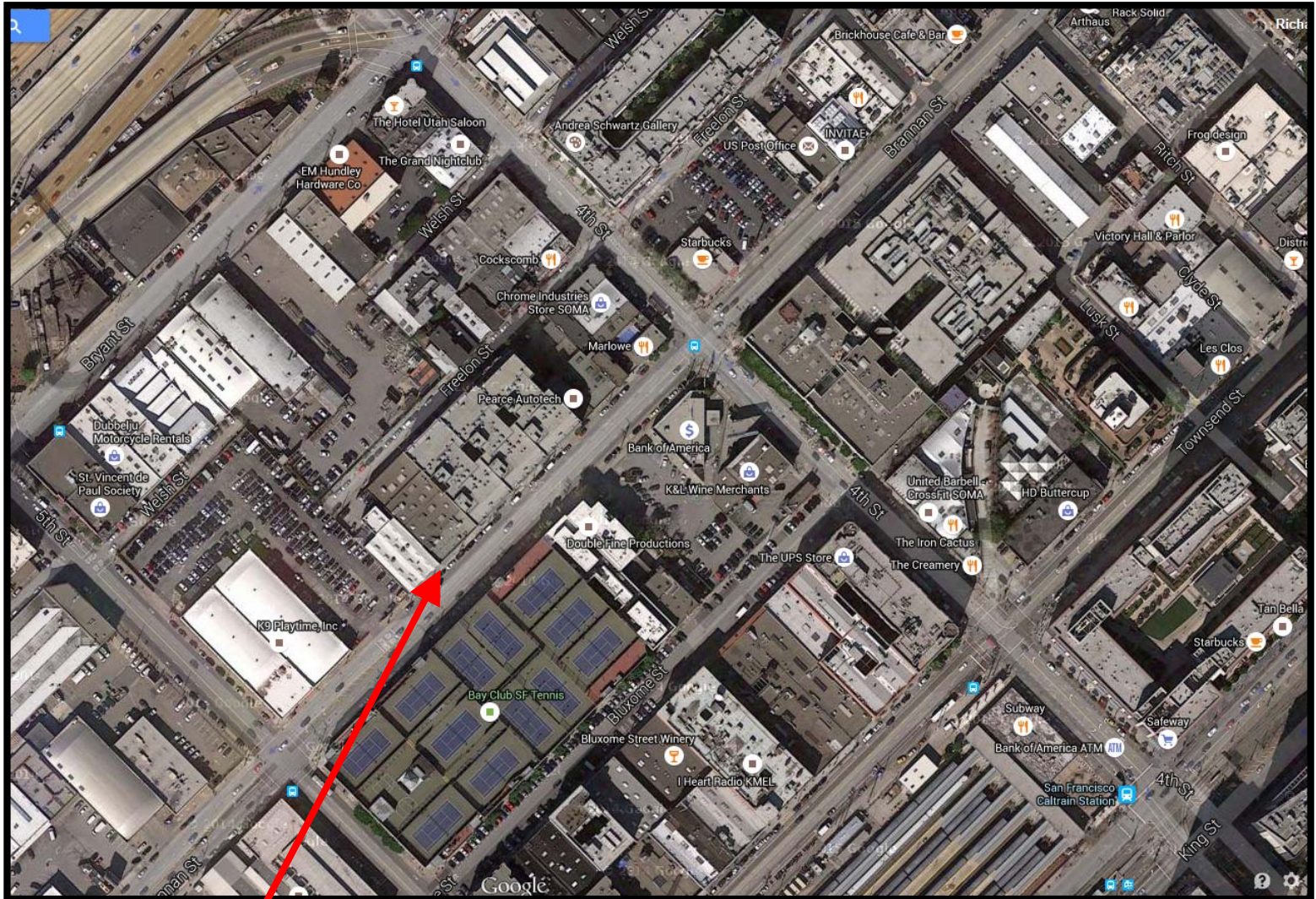
Discretionary Review Hearing  
Case Number 2014.1021DRP, -DRP\_2, -DRP\_3  
530, 542 and 548 Brannan Street

# Zoning Map





# Aerial Photo



SUBJECT PROPERTY

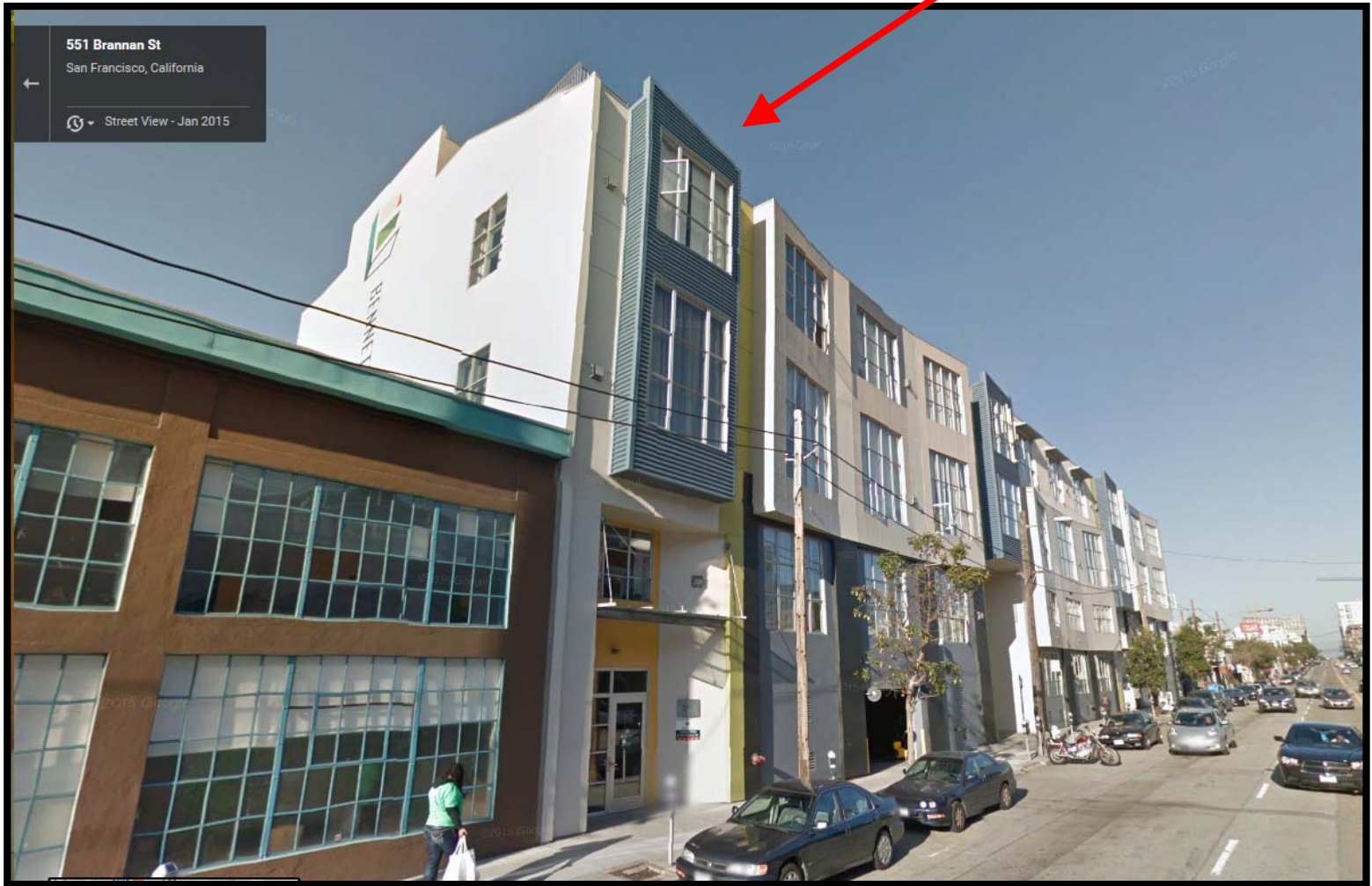


Discretionary Review Hearing  
Case Number 2014.1021DRP, -DRP\_2, -DRP\_3  
530, 542 and 548 Brannan Street



# Site Photo

SUBJECT PROPERTY



530, 542 and 548 Brannan Street, January 2015  
(Source: Google Maps; Accessed June 1, 2015)

Discretionary Review Hearing  
Case Number 2014.1021DRP, -DRP\_2, -DRP\_3  
530, 542 and 548 Brannan Street

# Site Photo

SUBJECT PROPERTY



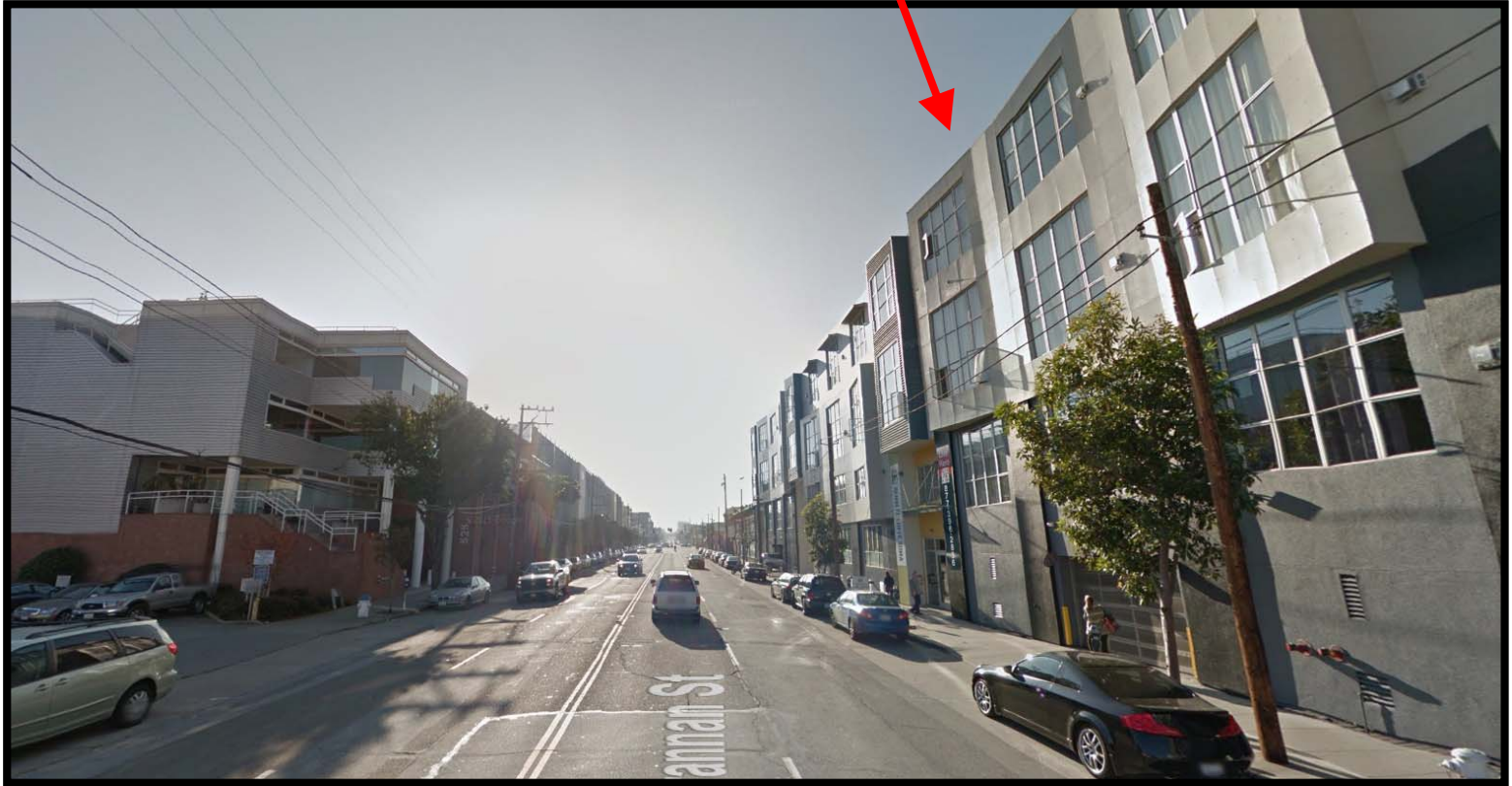
**530, 542 and 548 Brannan Street, January 2015**  
**(Source: Google Maps; Accessed June 1, 2015)**

Discretionary Review Hearing  
Case Number 2014.1021DRP, -DRP\_2, -DRP\_3  
530, 542 and 548 Brannan Street



# Site Photo

SUBJECT PROPERTY



**Brannan Street, January 2015**  
(Source: Google Maps; Accessed June 1, 2015)

Discretionary Review Hearing  
Case Number 2014.1021DRP, -DRP\_2, -DRP\_3  
530, 542 and 548 Brannan Street



# SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

## NOTICE OF BUILDING PERMIT APPLICATION (SECTION 312)

On **October 17, 2014**, the Applicant named below filed Building Permit Application No. **2014.09.10.6016** with the City and County of San Francisco.

PROPERTY INFORMATION		APPLICANT INFORMATION	
Project Address:	<b>530 Brannan Street</b>	Applicant:	<b>Justin Chu, Essex Property Trust</b>
Cross Street(s):	<b>4<sup>th</sup> and 5<sup>th</sup> Streets</b>	Address:	<b>925 East Meadow Drive</b>
Block/Lot No.:	<b>3777/107-138</b>	City, State:	<b>Palo Alto, CA94303</b>
Zoning District(s):	<b>RED / 40-X</b>	Telephone:	<b>(650) 463-6377</b>

You are receiving this notice as a property owner or resident within 150 feet of the proposed project. You are not required to take any action. For more information about the proposed project, or to express concerns about the project, please contact the Applicant listed above or the Planner named below as soon as possible. If you believe that there are exceptional or extraordinary circumstances associated with the project, you may request the Planning Commission to use its discretionary powers to review this application at a public hearing. Applications requesting a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown below, or the next business day if that date is on a week-end or a legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

PROJECT SCOPE		
<input type="checkbox"/> Demolition	<input type="checkbox"/> New Construction	<input type="checkbox"/> Alteration
<input checked="" type="checkbox"/> Change of Use	<input type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Live/Work	Live/Work & Residential
Front Setback	None	No Change
Side Setback	None	No Change
Building Depth	160-ft (Full Lot Depth)	No Change
Rear Yard (To Rear Wall)	None	No Change
Building Height	See Plans	No Change
Number of Stories	4	No Change
Number of Dwelling Units	0	10
Number of Live/Work Units	32	32
Number of Parking Spaces	38	No Change
PROJECT DESCRIPTION		
The proposal includes legalization of ten dwelling units. The proposal would result in 32 live/work units and 10 dwelling units. The proposal does not include any exterior alterations to the subject property.		
In September 2014, the Zoning Administrator reviewed a request for variances from the Planning Code requirements for rear yard (Planning Code Section 134), open space (Planning Code Section 135), exposure (Planning Code Section 140), and dwelling unit mix (Planning Code Section 207.6) (See Case No. 2014.1021V). The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.		

**For more information, please contact Planning Department staff:**

Planner: Rich Sucre  
Telephone: (415) 575-9108  
E-mail: richard.sucre@sfgov.org

Notice Date: 1/29/15  
Expiration Date: 2/28/15

中文詢問請電: (415) 575-9010

Para información en Español llamar al: (415) 575-9010

# GENERAL INFORMATION ABOUT PROCEDURES

Reduced copies of the proposed project plans have been included in this mailing for your information. If you have questions about the plans, please contact the project Applicant listed on the front of this notice. You may wish to discuss the plans with your neighbors or neighborhood association, as they may already be aware of the project. If you have general questions about the Planning Department's review process, please contact the Planning Information Center at 1660 Mission Street, 1st Floor (415/ 558-6377) between 8:00am - 5:00pm Monday-Friday. If you have specific questions about the proposed project, you should contact the planner listed on the front of this notice.

If you believe that the impact on you from the proposed project is significant and you wish to seek to change the project, there are several procedures you may use. **We strongly urge that steps 1 and 2 be taken.**

1. Request a meeting with the project Applicant to get more information and to explain the project's impact on you.
2. Contact the nonprofit organization Community Boards at (415) 920-3820, or online at [www.communityboards.org](http://www.communityboards.org) for a facilitated discussion in a safe and collaborative environment. Community Boards acts as a neutral third party and has, on many occasions, helped reach mutually agreeable solutions.
3. Where you have attempted, through the use of the above steps or other means, to address potential problems without success, please contact the planner listed on the front of this notice to discuss your concerns.

If, after exhausting the procedures outlined above, you still believe that exceptional and extraordinary circumstances exist, you have the option to request that the Planning Commission exercise its discretionary powers to review the project. These powers are reserved for use in exceptional and extraordinary circumstances for projects which generally conflict with the City's General Plan and the Priority Policies of the Planning Code; therefore the Commission exercises its discretion with utmost restraint. This procedure is called Discretionary Review. If you believe the project warrants Discretionary Review by the Planning Commission, **you must file a Discretionary Review application prior to the Expiration Date shown on the front of this notice.** Discretionary Review applications are available at the Planning Information Center (PIC), 1660 Mission Street, 1st Floor, or online at [www.sfplanning.org](http://www.sfplanning.org). You must submit the application in person at the Planning Information Center (PIC) between 8:00am - 5:00pm Monday-Friday, with all required materials and a check payable to the Planning Department. To determine the fee for a Discretionary Review, please refer to the Planning Department Fee Schedule available at [www.sfplanning.org](http://www.sfplanning.org). If the project includes multiple building permits, i.e. demolition and new construction, a **separate request for Discretionary Review must be submitted, with all required materials and fee, for each permit that you feel will have an impact on you.**

**Incomplete applications will not be accepted.**

If no Discretionary Review Applications have been filed within the Notification Period, the Planning Department will approve the application and forward it to the Department of Building Inspection for its review.

## BOARD OF APPEALS

An appeal of the Planning Commission's decision on a Discretionary Review case may be made to the **Board of Appeals within 15 calendar days after the building permit is issued** (or denied) by the Department of Building Inspection. Appeals must be submitted in person at the Board's office at 1650 Mission Street, 3rd Floor, Room 304. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (415) 575-6880.




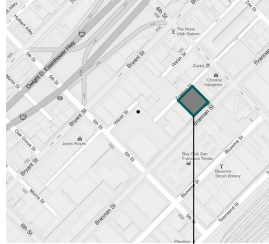
## ENVIRONMENTAL REVIEW

This project has undergone preliminary review pursuant to California Environmental Quality Act (CEQA). If, as part of this process, the Department's Environmental Review Officer has deemed this project to be exempt from further environmental review, an exemption determination has been prepared and can be obtained through the Exemption Map, on-line, at [www.sfplanning.org](http://www.sfplanning.org). An appeal of the decision **to exempt the proposed project from CEQA may be made to the Board of Supervisors within 30 calendar days** after the project approval action identified on the determination. The procedures for filing an appeal of an exemption determination are available from the Clerk of the Board at City Hall, Room 244, or by calling (415) 554-5184.

Under CEQA, in a later court challenge, a litigant may be limited to raising only those issues previously raised at a hearing on the project or in written correspondence delivered to the Board of Supervisors, Planning Commission, Planning Department or other City board, commission or department at, or prior to, such hearing, or as part of the appeal hearing process on the CEQA decision.

# BENNETT LOFTS

## INTERIOR MODIFICATIONS TO LIVE/WORK LOFTS: 530 BRANNAN STREET, SAN FRANCISCO, CA 94107

GENERAL SCOPE OF WORK	PROJECT INFO	PROJECT DATA SUMMARY	DRAWING INDEX	
1. LEGALIZE OCCUPANCY CLASSIFICATION OF 7 EXISTING LIVE/WORK UNITS FOR RESIDENTIAL USE.	<p><b>PROPERTY MANAGEMENT:</b> ESSEX PROPERTY TRUST, INC. 925 E. MEADOW DRIVE PALO ALTO, CA 94303  CONTACT: JUSTIN CHU TEL: 650.484.3100</p> <p><b>ELECTRICAL ENGINEER:</b> NUTEK ENGINEERS 600 MAGDALENA AVE LOS ALTOS, CA 94024  CONTACT: PERRY SAEEDINA TEL: 650.736.7553</p>	<p><b>ARCHITECT:</b> RSS ARCHITECTURE, INC. ANDREW RAYMUNDO, ARCHITECT  CONTACT: JIMMY CHANG 915 TERMINAL WAY, SUITE C SAN CARLOS, CA 94070  TEL: 650.802.6865</p> <p><b>CIVIL ENGINEER:</b> UNDERWOOD &amp; ROSENBLUM, INC. 1630 OAKLAND ROAD, SUITE A114 SAN JOSE, CA 95131  CONTACT: DAVE VOORHIES, PE TEL: 408.453.1222</p>	<p><b>530 BRANNAN:</b> OCCUPANCY: RI-B TYPE OF CONSTRUCTION: II-A APN: 3777-107-138 ZONING: SU SPRINKLERS: YES STORIES: FOUR EXISTING LOT AREA: 12,000 SQ.FT. EXISTING BLDG : 11,156 SQ.FT. TOTAL NO. OF EXISTING UNITS 32 NO. OF NEW UNITS 10 TOTAL NO. OF NEW UNITS 42 TOTAL NO. OF EXISTING PARKING STALLS 38 (UNCHANGED)</p>	<p><b>ARCHITECTURAL:</b> A 0.0 TITLE SHEET A 0.1 GENERAL NOTES A 1.0 SITE PLAN A 2.0 EXISTING BUILDING PLAN A 2.1 EXISTING BUILDING PLAN A 2.2 EXISTING BUILDING PLAN A 2.3 PROPOSED BUILDING PLAN A 2.4 PROPOSED BUILDING PLAN A 2.5 PROPOSED BUILDING PLAN A 3.0 EXISTING PHOTOS</p> <p><b>ELECTRICAL:</b> E 0.0 LEGEND, NOTES, SYMBOLS E 1.0 GARAGE PLAN E 1.1 ELECTRICAL ROOM E 2.0 TYPICAL BUILDING PLAN E 2.1 TYPICAL BUILDING PLAN E 2.2 TYPICAL BUILDING PLAN E 3.0 SINGLE LINE DIAGRAM E 4.0 LOAD CALCULATIONS</p>
GENERAL NOTES	SYMBOLS	APPLICABLE CODES	LOCATION MAP	
1. CONTRACTOR SHALL NOTIFY ARCHITECT IF THERE ARE ANY DISCREPANCIES BETWEEN THE REFERENCE DRAWINGS AND ACTUAL BUILT CONDITION, PRIOR TO CONSTRUCTION TO RESOLVE.  2. IT IS THE INTENT OF THESE DOCUMENTS TO MAINTAIN THE EXISTING RATED WALL ASSEMBLIES.	<p> <u>EXTERIOR ELEVATIONS</u> ELEVATION NUMBER SHEET NUMBER</p> <p> <u>ARCHITECTURAL DETAILS</u> DETAIL NUMBER SHEET NUMBER</p> <p> <u>LEGEND NOTES</u> NOTE NUMBER</p>	<p>2013 CALIFORNIA BUILDING CODE  2013 CALIFORNIA FIRE CODE  2013 CALIFORNIA ELECTRICAL CODE  2013 CALIFORNIA PLUMBING CODE  2013 CALIFORNIA MECHANICAL CODE  2013 ENERGY CODE COMPLIANCE  ALL LOCAL CODES &amp; ORDINANCES BY THE CITY OF SAN FRANCISCO</p>	 <p>PROJECT SITE</p>	

PERMIT SET 08/21/14




INTERIOR MODIFICATIONS TO LIVE/WORK LOFTS:

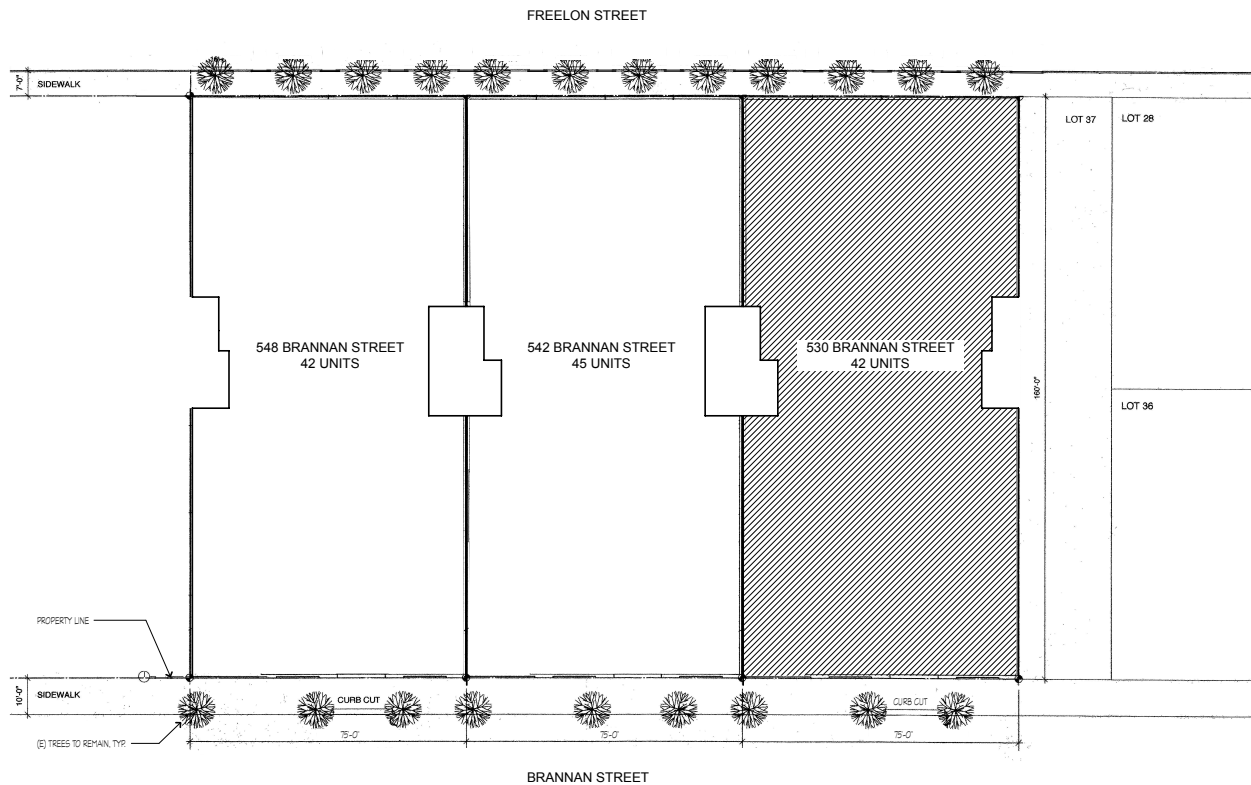
BENNETT LOFTS

530 BRANNAN STREET  
SAN FRANCISCO, CA 94107

REVISIONS
TITLE SHEET

JOB: 1303	DRAWN PI
NORTH: 	SHEET NO. <b>A0.0</b>





**1 SITE PLAN**  
SCALE: 1/16" = 1'-0"

**SITE PLAN NOTES**

1. THIS PLAN IS SHOWN FOR REFERENCE INFORMATION ONLY AND IS INTENDED TO PROVIDE AN OVERALL IMAGE OF THE PROJECT SITE. IT IS NOT TO BE USED TO ASCERTAIN THE PROJECT SCOPE NOR IS IT MEANT TO PROVIDE DETAILED INFORMATION FOR THE CONFIGURATION OF ANY BUILDING OR SITE COMPONENTS.



INTERIOR MODIFICATIONS TO LIVE/WORK LOFTS:

**BENNETT LOFTS**

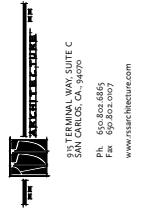
530 BRANNAN STREET  
SAN FRANCISCO, CA 94107

REVISIONS

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**SITE PLAN**

JOB: 1303	DRAWN PI
NORTH:	SHEET NO.
	<b>A1.0</b>



INTERIOR MODIFICATIONS TO LIVE/WORK LOFTS:

**BENNETT LOFTS**

530 BRANNAN STREET  
SAN FRANCISCO, CA 94107

REVISIONS

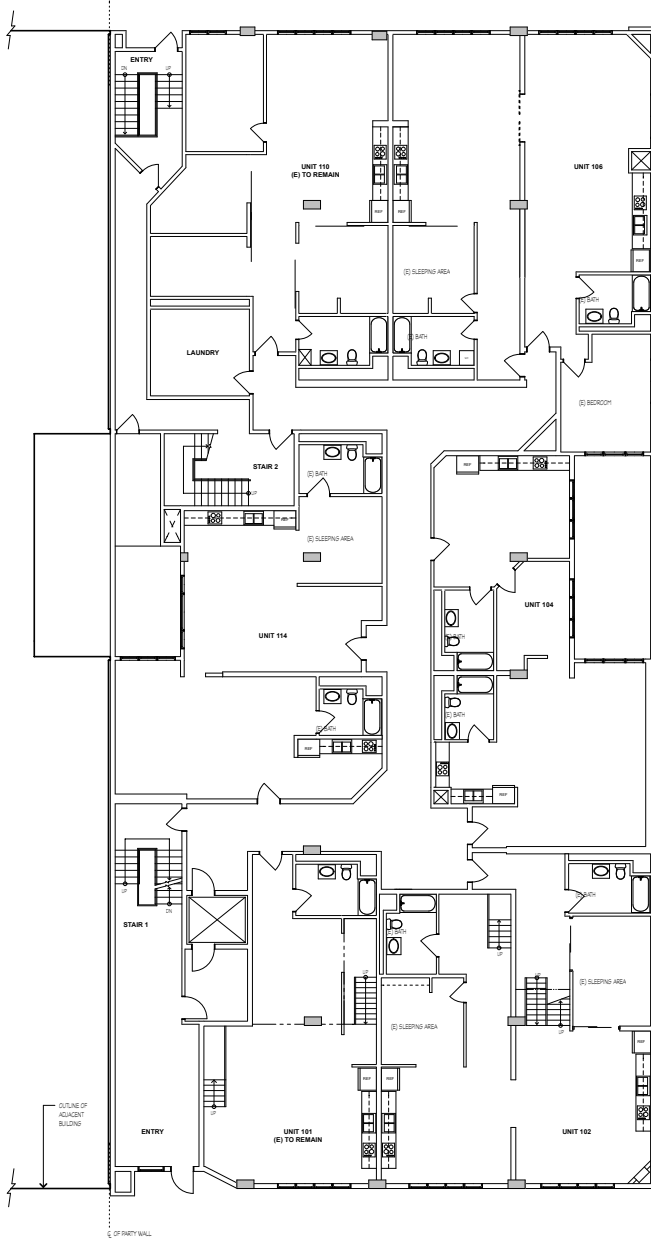
EXISTING BUILDING PLAN

JOB: 1303  
DRAWN: PI  
SHEET NO.

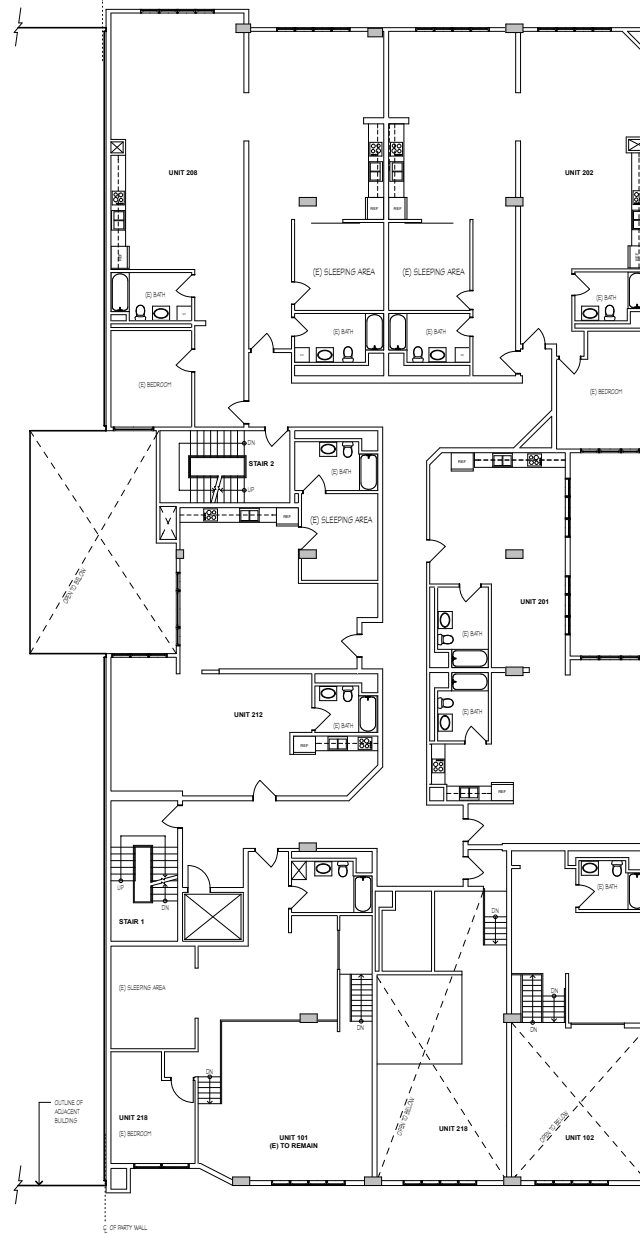
**A2.0**

#### BUILDING PLAN NOTES

- EXISTING UNITS TO BE RENOVATED
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- NEW WALL TO MATCH EXISTING (NON-LOAD BEARING WALL, TYP.)
- NEW PARTITION WALL TYP.

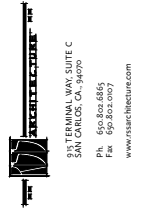


**1 EXISTING FIRST FLOOR BUILDING PLAN**  
SCALE: 1/8" = 1'-0"



**2 EXISTING SECOND FLOOR BUILDING PLAN**  
SCALE: 1/8" = 1'-0"





INTERIOR MODIFICATIONS TO LIVE/WORK LOFTS:

**BENNETT LOFTS**

530 BRANNAN STREET  
SAN FRANCISCO, CA 94107

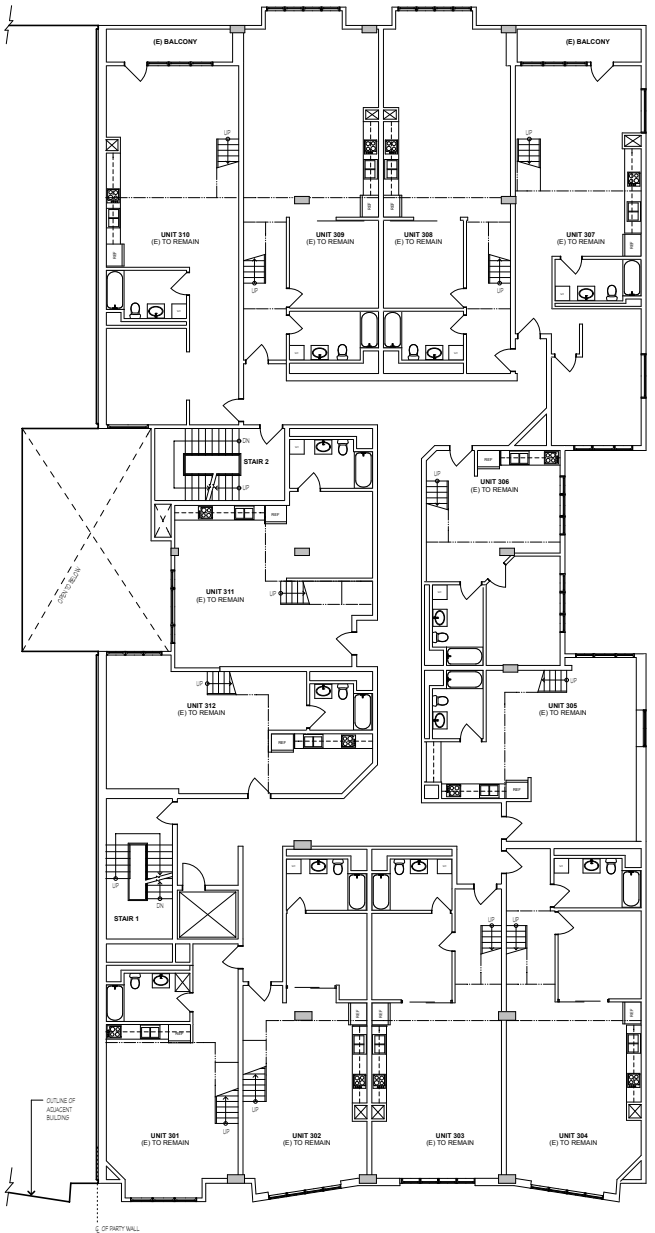
REVISIONS	
EXISTING BUILDING PLAN	

JOB:	DRAWN
1303	PI
SHEET NO.	

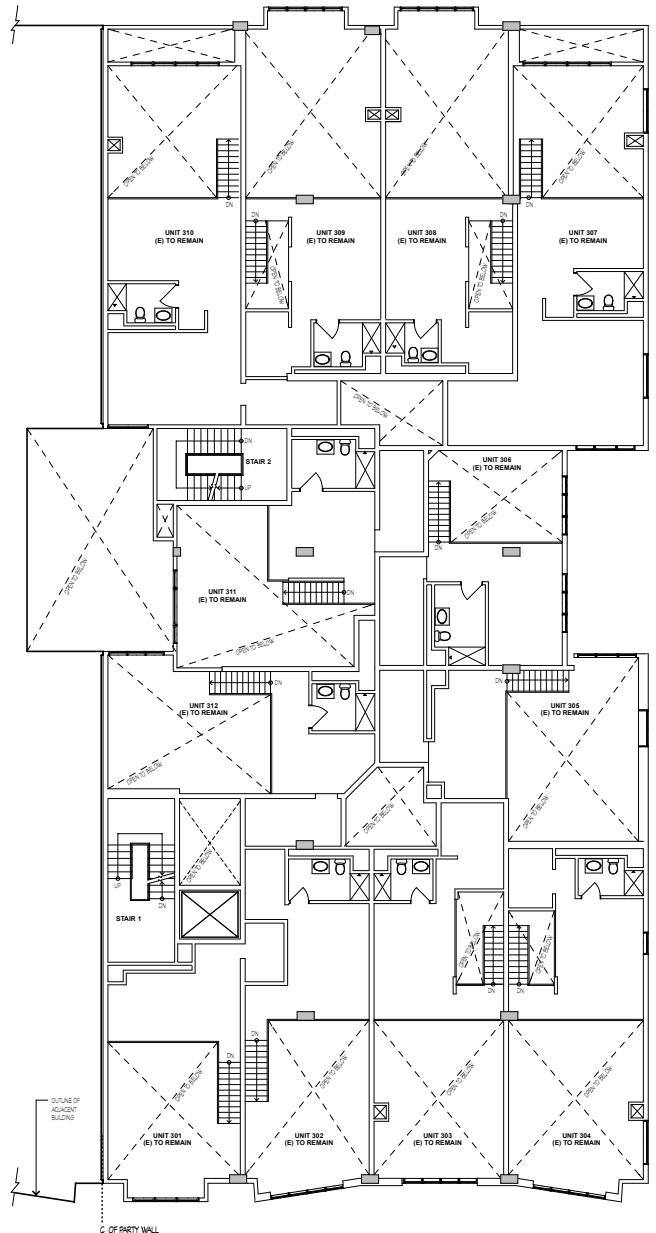
**A2.1**

**NOTES**

1. SEE SHEET A2.0 FOR BUILDING PLAN  
LEGEND AND NOTES NOT SHOWN.

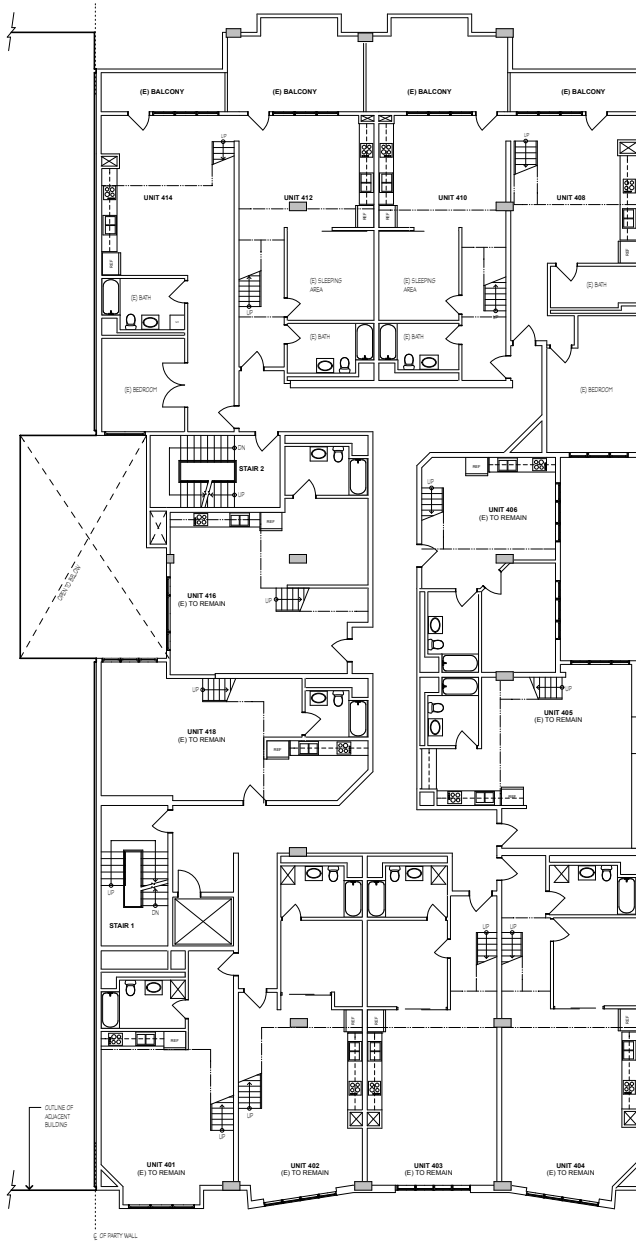


**3 EXISTING THIRD FLOOR BUILDING PLAN**  
SCALE: 1/8" = 1'-0"

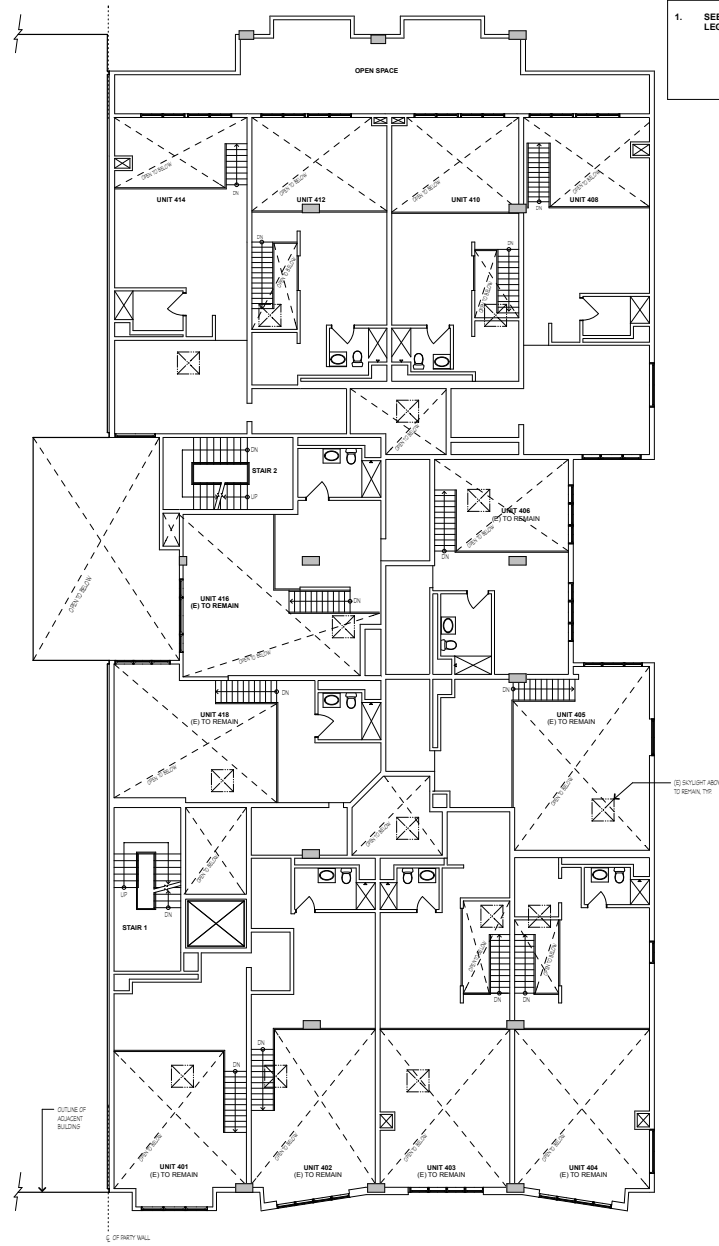


**4 EXISTING THIRD FLOOR MEZZANINE BUILDING PLAN**  
SCALE: 1/8" = 1'-0"





**5 EXISTING FOURTH FLOOR BUILDING PLAN**  
SCALE: 1/8" = 1'-0"



**6 EXISTING FOURTH FLOOR MEZZANINE BUILDING PLAN**  
SCALE: 1/8" = 1'-0"

# NOTES

- SEE SHEET A2.0 FOR BUILDING PLAN  
LEGEND AND NOTES NOT SHOWN.



INTERIOR MODIFICATIONS TO LIVE/WORK LOFTS:

**BENNETT LOFTS**

530 BRANNAN STREET  
SAN FRANCISCO, CA 94107

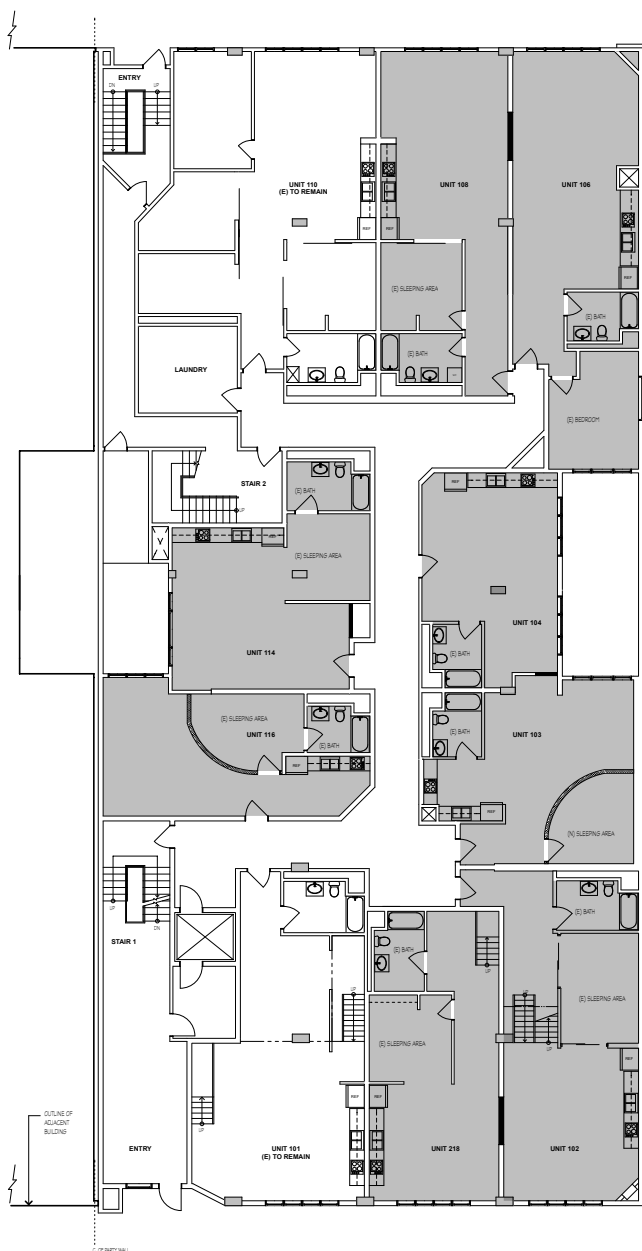
REVISIONS	

EXISTING BUILDING PLAN

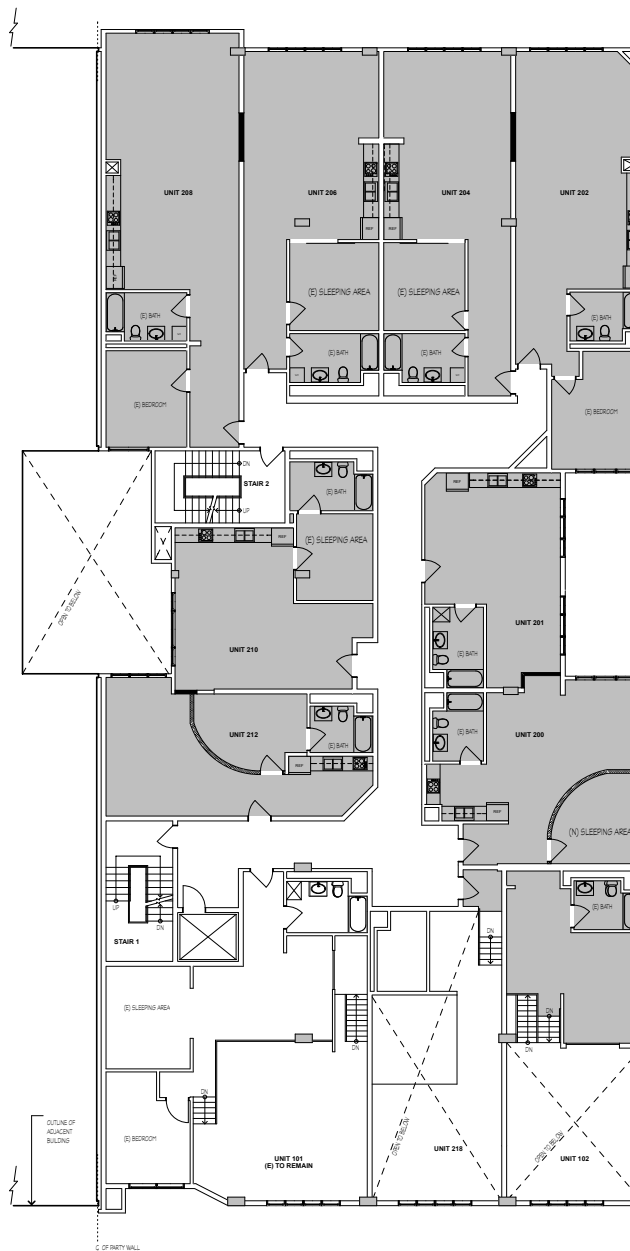
JOB:	DRAWN
1303	PI

SHEET NO.

**A2.2**



**1 PROPOSED FIRST FLOOR BUILDING PLAN**  
SCALE: 1/8" = 1'-0"



**2 PROPOSED SECOND FLOOR BUILDING PLAN**  
SCALE: 1/8" = 1'-0"

## NOTES

- SEE SHEET A2.0 FOR BUILDING PLAN LEGEND AND NOTES NOT SHOWN.

## UNIT DATA

42 UNITS

UNIT #	NOTES	EXISTING SQ. FT.	PROPOSED SQ. FT.	UNIT TYPE
101	LIVE/WORK	-	-	1-BDRM
102	DWELLING	1,200	1,200	1-BDRM
103	DWELLING	-	660	STUDIO
104	LIVE/WORK	1,161	91	STUDIO
105	DWELLING	1,687	688	1-BDRM
106	LIVE/WORK	-	789	1-BDRM
107	LIVE/WORK	-	-	2-BDRM
108	DWELLING	1,258	658	STUDIO
109	LIVE/WORK	-	600	STUDIO
201	DWELLING	-	660	1-BDRM
202	LIVE/WORK	1,163	553	1-BDRM
203	DWELLING	1,667	816	1-BDRM
204	LIVE/WORK	-	789	1-BDRM
205	DWELLING	-	857	1-BDRM
206	LIVE/WORK	1,285	1,000	1-BDRM
207	DWELLING	-	660	STUDIO
208	LIVE/WORK	1,280	600	STUDIO
209	LIVE/WORK	713	713	1-BDRM
301	LIVE/WORK	-	-	STUDIO
302	LIVE/WORK	-	-	1-BDRM
303	LIVE/WORK	-	-	1-BDRM
304	LIVE/WORK	-	-	1-BDRM
305	LIVE/WORK	-	-	STUDIO
306	LIVE/WORK	-	-	1-BDRM
307	LIVE/WORK	-	-	1-BDRM
308	LIVE/WORK	-	-	1-BDRM
309	LIVE/WORK	-	-	1-BDRM
310	LIVE/WORK	-	-	1-BDRM
311	LIVE/WORK	-	-	1-BDRM
312	LIVE/WORK	-	-	STUDIO
401	LIVE/WORK	-	-	STUDIO
402	LIVE/WORK	-	-	1-BDRM
403	LIVE/WORK	-	-	1-BDRM
404	LIVE/WORK	-	-	1-BDRM
405	LIVE/WORK	-	-	STUDIO
406	LIVE/WORK	-	-	1-BDRM
407	DWELLING	2,348	1,366	2-BDRM
408	LIVE/WORK	-	392	1-BDRM
409	DWELLING	2,517	1,062	2-BDRM
410	LIVE/WORK	-	1,455	1-BDRM
411	LIVE/WORK	-	-	1-BDRM
412	LIVE/WORK	-	-	1-BDRM

INTERIOR MODIFICATIONS TO LIVE/WORK LOFTS:

**BENNETT LOFTS**

530 BRANNAN STREET  
SAN FRANCISCO, CA 94107

REVISIONS

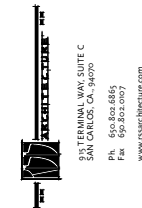
PROPOSED BUILDING PLAN

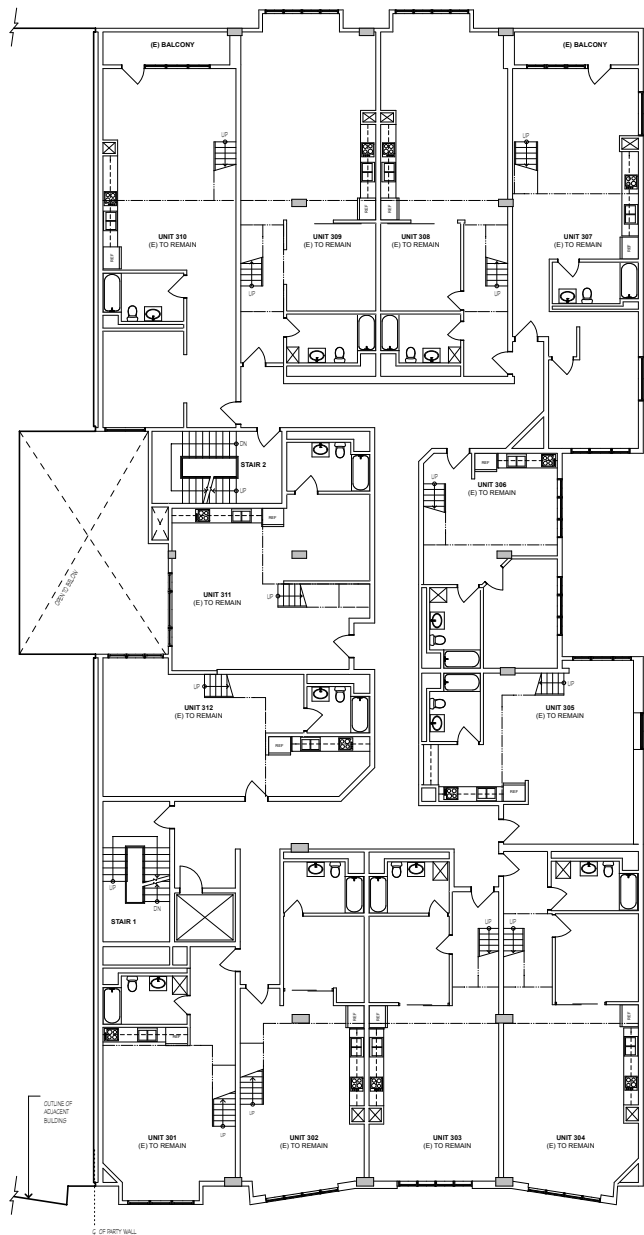
JOB:  
1303

DRAWN  
PI

SHEET NO.

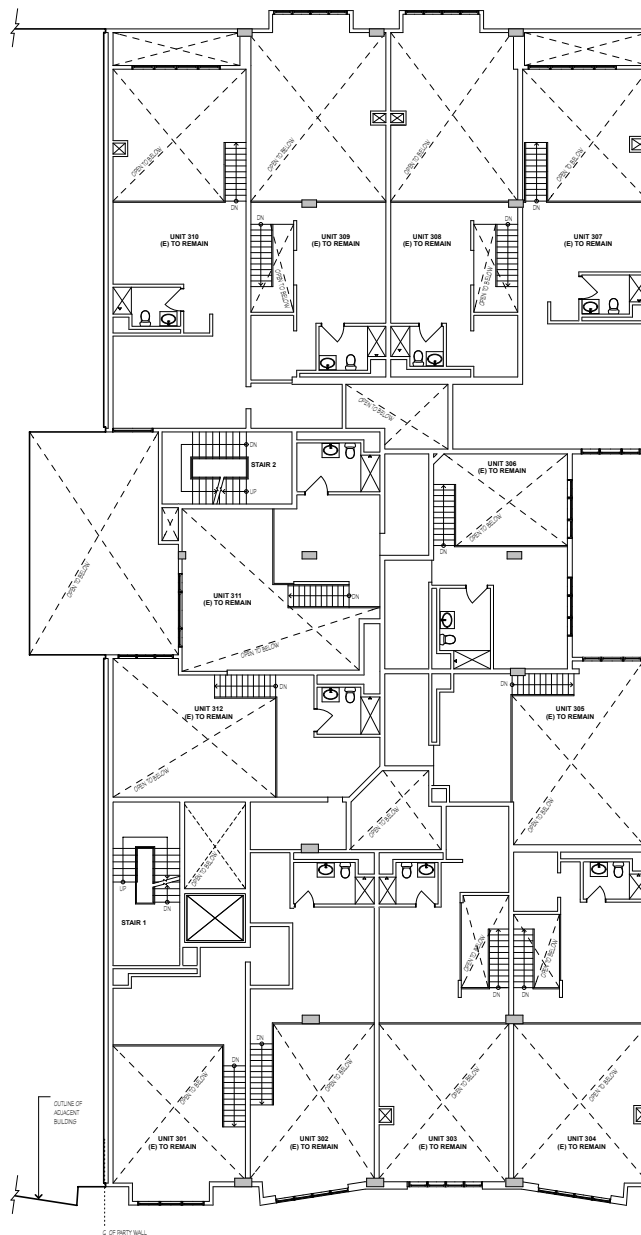
**A2.3**





3 PROPOSED THIRD FLOOR BUILDING PLAN

SCALE: 1/8" = 1'-0"



4 PROPOSED THIRD FLOOR MEZZANINE BUILDING PLAN

SCALE: 1/8" = 1'-0"

## NOTES

1. SEE SHEET A2.0 FOR BUILDING PLAN LEGEND AND NOTES NOT SHOWN.



SANTERNA WAY SUITE C  
SAN CARLOS, CA 94070  
PH: 650.805.6866  
FAX: 650.805.0907  
WWW.RS&B-STRUCTURE.COM



INTERIOR MODIFICATIONS TO LIVE/WORK LOFTS:

**BENNETT LOFTS**

530 BRANNAN STREET  
SAN FRANCISCO, CA 94107

REVISIONS

PROPOSED BUILDING PLAN

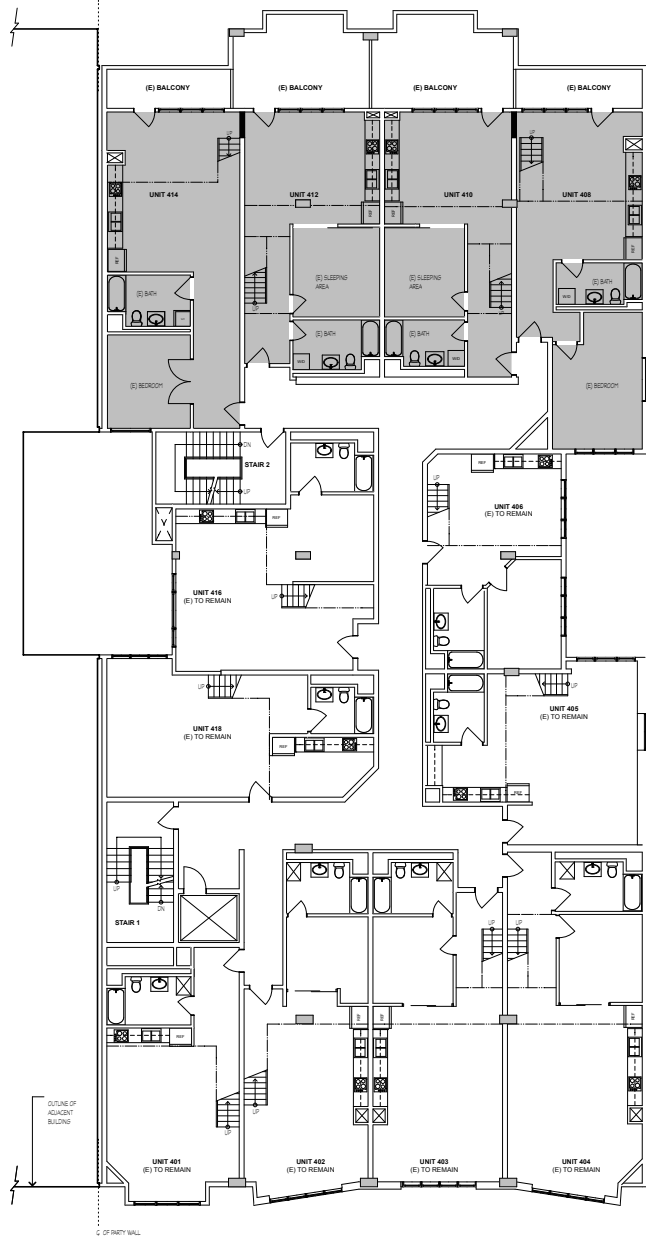
JOB:  
1303

DRAWN  
PI

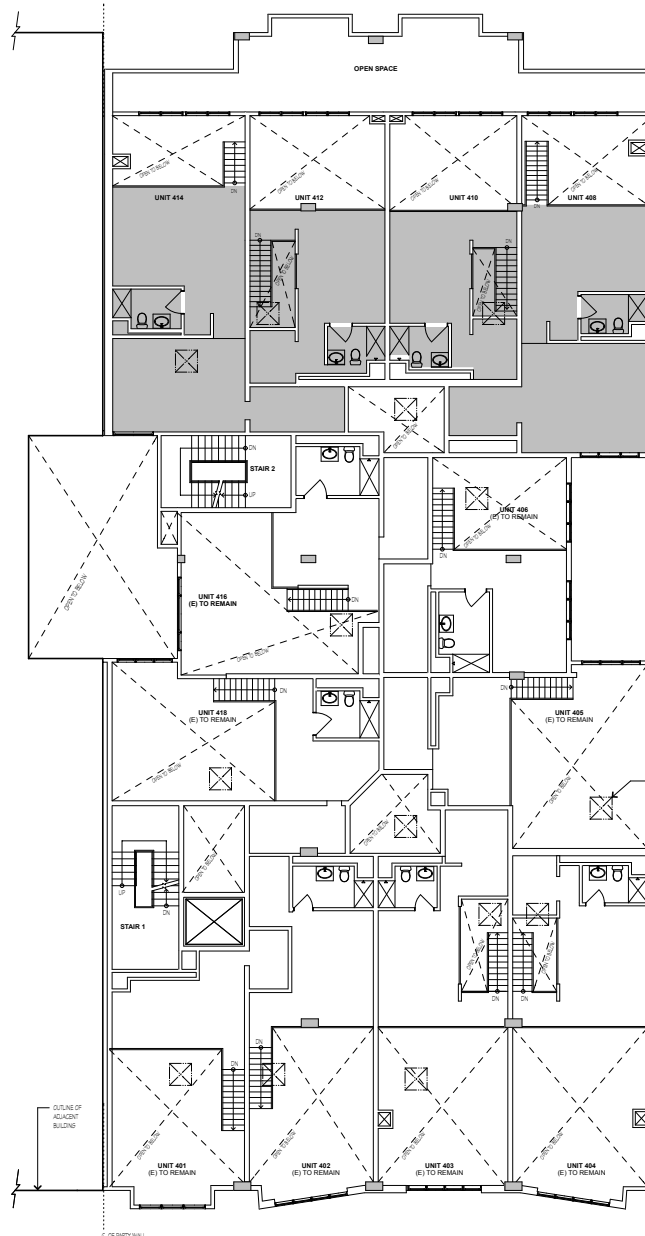
SHEET NO.

**A2.4**

PERMIT SET 08/21/14



5 PROPOSED FOURTH FLOOR BUILDING PLAN  
SCALE: 1/8" = 1'-0"



6 PROPOSED FOURTH FLOOR MEZZANINE BUILDING PLAN  
SCALE: 1/8" = 1'-0"

# NOTES

- SEE SHEET A2.0 FOR BUILDING PLAN  
LEGEND AND NOTES NOT SHOWN.



INTERIOR MODIFICATIONS TO LIVE/WORK LOFTS:

BENNETT LOFTS

530 BRANNAN STREET  
SAN FRANCISCO, CA 94107

REVISIONS	
PROPOSED BUILDING PLAN	

JOB:	DRAWN
1303	PI
	SHEET NO.

A2.5



STREET VIEW OF BENNETT LOFTS



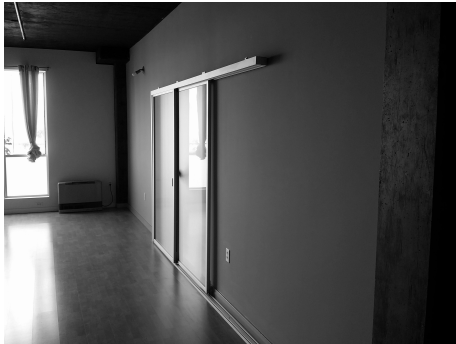
STREET VIEW OF BENNETT LOFTS



LIGHTWELL



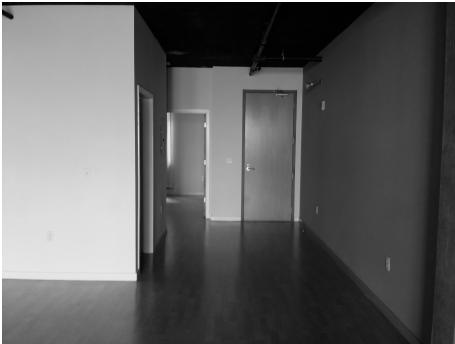
TYPICAL UNIT ENTRY HALL



TYPICAL PARTITION WALL  
BETWEEN UNITS



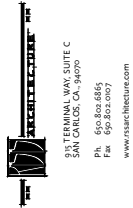
TYPICAL KITCHEN AREA



TYPICAL UNIT ENTRY



TYPICAL SLEEPING AREA



INTERIOR MODIFICATIONS TO LIVE/WORK LOFTS:

**BENNETT LOFTS**  
530 BRANNAN STREET  
SAN FRANCISCO, CA 94107

REVISIONS
EXISTING PHOTOS


JOB: 1303	DRAWN PI
SHEET NO. <b>A3.0</b>	

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE 2011 NATIONAL ELECTRICAL CODE AND CALIFORNIA AMENDMENT (CES-2015).
2. CONDUCTOR SIZING SHALL BE IN ACCORDANCE WITH ARTICLE 110-14(C) AND ARTICLE 310-15.
3. BONDING OF FIRING SYSTEM IN ACCORDANCE WITH ARTICLE 350-50 SHALL INCLUDE BONDING OF METALLIC WATER, GAS, FIRE SPRINKLER, COMPRESSED AIR AND OTHER METALLIC PIPING.
4. ALL ELECTRICAL EQUIPMENT AND DEVICES SHALL BE LISTED BY A NATIONALLY RECOGNIZED TESTING LABORATORY.

LEGEND

Lighting




(NOTE: LIGHTING FIXTURES ARE REFERENCED BY  REFER TO LIGHTING FIXTURE SCHEDULE FOR DESCRIPTION.)



(NOTE: LIGHTING FIXTURES SHOWN SINKED ARE BATTERY BACK.)


Switches and Devices

(NOTE: MOUNTING HEIGHTS SHALL MEASURE FROM TOP OF THE SWITCH OUTLET BOXES (48" AFF) AND BOTTOM OF THE RECEPTACLE OUTLET BOXES (15" AFF).)

















(NOTE: ELECTRICAL SWITCHES AND RECEPTACLES SHALL BE LOCATED NO MORE THAN 4FT TO THE TOP OF BOX, NO LESS THAN 12" TO THE BOTTOM OF BOX ABOVE FINISHED FLOOR PER CBC 1117.6.5.)

 SINGLE POLE WALL SWITCH, 448" AFF, UON (SUBSCRIPT INDICATES CONTROL).  
 TWO SINGLE POLE SWITCH OR ONE 2 POLE SWITCH (WHERE SUBSCRIPT NOT SHOWN, INDICATES DOUBLE SWITCH PER TITLE 24).  
 TWO POLE, THREE WAY, WALL SWITCHES, 448" AFF, UON.

 SINGLE POLE DIMMER WALL SWITCH, 448" AFF, UON.  
 WALL MOUNTED OCCUPANCY SENSOR WITH MANUAL, ON/OFF AND AUTOMATIC OFF. SENSOR CAN NOT HAVE AN OVERRIDE ALLOWING THE LIGHT FIXTURE TO BE CONTINUOUSLY ON. SENSOR NEEDS TO BE CERTIFIED TO COMPLY WITH 2005 TITLE 24 STANDARDS - SECTION 119-0 LIGHTING REQUIREMENTS.






 DUPLEX RECEPTACLE OUTLET, NEMA 5-15R, INSTALLATION HEIGHT FROM THE BOTTOM OF THE BOX AS FOLLOWS:  
- GENERAL PURPOSE: CONVENIENCE OUTLET, 415" AFF, UON.  
- KITCHEN COUNTER: ABOVE BACKSPASH AS COORDINATED W/ ARCHITECT.  
- BATHROOM: 18" ABOVE BACKSPASH AS COORDINATED W/ ARCHITECT.  
- RECEPTACLE FOR APPLIANCES: AS RECOMMENDED BY APPLIANCE MANUFACTURER.  
- ELECTRIC WATER COOKING: AS RECOMMENDED BY MANUFACTURER.  
- EXTERIOR: 124" AFF, UON.

(OUTLET "C" INDICATES OUTLET ABOVE COUNTER OR VANITY. VERIFY EXACT LOCATION WITH ARCHITECT.)

  GFI BUT GROUND FAULT INTERRUPTING (GFI).  
  BUT HALF SWITCHED.  
  BUT 2-CIRCUIT COMBINATION DUPLEX OR TWO DUPLEX RECEPTACLES WITH ONE CIRCUIT VIA SWITCH CONTROL FOR DISPOSAL AND ONE CIRCUIT FOR DISHWASHER.  
  BUT DOUBLE DUPLEX.  
 240 VOLT SINGLE PHASE APPLIANCE OUTLET, NEMA TYPE AND INSTALLATION HEIGHT AS RECOMMENDED BY THE MANUFACTURER.  
 MOTOR OUTLET AND CONNECTION INCLUDING MANUAL MOTOR STARTER, WHERE NOT SHOWN.  
 MAGNETIC MOTOR STARTER.  
 DISCONNECT SWITCH ("F" INDICATES FUSED - SIZE AS REQUIRED BY EQUIPMENT MANUFACTURERS).  
 MANUAL MOTOR STARTER SWITCH, HORSEPOWER RATED W/ OVERLOAD.  
 CONVENIENCE RECEPTACLE IN FLOOR OUTLET BOX.  
 CONVENIENCE RECEPTACLE IN CEILING OUTLET BOX.  
 JUNCTION BOX (FLOOR, CEILING, AND WALL MOUNTED).











Signal

(NOTE: MOUNTING HEIGHTS MEASURED FORM THE CENTER OF OUTLETS.)




 TELEPHONE OUTLET: 415" AFF, UON.  
 TELEVISION OUTLET: 415" AFF, UON.  
 SELF CONTAINED SMOKE DETECTOR W/ AUDIO ALARM 120 VOLT AND BATTERY BACK. (IN HANDICAP ACCESSIBLE APARTMENT UNITS USE DEVICE WITH VISUAL ALARM.)  
 PUSH BUTTON STATION: 448" AFF, UON.  
 BUZZER/PHONE: 448" AFF, UON. (IN HANDICAP ACCESSIBLE APARTMENT UNITS USE DEVICE WITH VISUAL SIGNAL.)

Wiring




(NOTE: WHENEVER RESIDENTIAL BUILDING OUTLETS AND LIGHTS ARE SHOWN, BUT INTERCONNECTION WIRING IS NOT INDICATED, THE CONTRACTOR SHALL PROVIDE COMPLETE WIRING. HE MAY USE NON-METALLIC SHEATHED CABLE FOR INTERCONNECTION WIRING AND FUSE RUN TO THE LOAD CENTER, UON.)

 BRANCH CIRCUIT HOMERUN, CROSS LINES INDICATE NUMBER OF #12 BRKS UON, NUMBER IN PARENTS OF 2 (ONE COUNTING REQUIRED EQUIPMENT GROUND IN PVC CONDUIT).  
 CONDUIT CONCEALED IN CEILING OR WALL, NUMBER OF CONDUITORS SHALL BE AS REQUIRED FOR THE CIRCUIT OR CONTROL, SHOWN, UON.  
 CONDUIT CONCEALED IN OR BELOW FLOOR OR GRASS, NUMBER OF CONDUITORS SHALL BE AS REQUIRED FOR THE CIRCUIT OR CONTROL, SHOWN, UON.  
 TELEPHONE SYSTEM CONDUIT, 3/4" CO, UON.  
 DATA SYSTEM CONDUIT, 3/4" CO, UON.  
 GROUNDING RACEWAY AND WIRE.  
 CONDUIT UP / CONDUIT DOWN.  
 GROUNDING RISER.  
 CONDUIT STUB-OUT.  
 EQUIPMENT CONNECTION.








Panels

 PANELS/HOMES AND LOAD CENTERS (SURFACE/RECESSED).  
 TELEPHONE AND OTHER SIGNAL CABINET/BOARD.  
 RELAY/CONTACTOR CABINET.

Single Line Diagram

 METER SOCKET.  
 TRANSFORMER RATED METER SOCKET AND CT.  
 NEUTRAL BUS.  
 GROUND BUS.  
 CIRCUIT BREAKER.  
 FUSIBLE SWITCH.

Identification Tag

 SHEET NOTE.  
 DETAIL OR SECTION.  
 MECHANICAL EQUIPMENT.  
 LIGHTING FIXTURE.  
 REVISION.  
 FEEDER TAG.  
 KITCHEN OR OWNER EQUIPMENT.  
 DETAIL/DRAWING NOTE.

Abbreviations

AFF ABOVE FINISHED FLOOR  
CKT, C CIRCUIT  
C CONDUIT  
CO CONDUIT ONLY (WITH PULL WIRE)  
DISC DISCONNECT  
EST ESTIMATING  
GFI GROUND FAULT INTERRUPTING  
GND GROUND  
JB JUNCTION BOX  
K&C SHORT CIRCUIT RATING IN K&C  
L&C AMPERE, DYNAMIC  
L&C LIGHTING  
MCC MOTOR CONTROL CENTER  
M&H/HI MINOR/MAJOR HOLE  
NIEC NOT IN THE ELECTRICAL WORK  
NL NOT LIGHT  
NTS NOT TO SCALE  
PNL PANEL  
RCPT RECEPTACLE  
SAD SEE ARCHITECTURAL DRAWINGS  
SLD SEE LANDSCAPE DRAWINGS  
SMD SEE MECHANICAL DRAWINGS  
SPD SEE PLUMBING DRAWINGS  
SWBD SWITCHBOARD  
TBD TO BE DETERMINED  
TRANS/XE TRANSFORMER  
TYP TYPICAL  
UON UNLESS OTHERWISE NOTED  
WP WORKER PROOF

SCOPE OF WORK:

DOCUMENTING EXISTING ELECTRICAL MODIFICATIONS TO EXISTING APARTMENTS UNITS AND PG&E ELECTRICAL METER ADDITION.

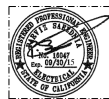
SHEET INDEX

SHEET #:	SHEET TITLE
E0.0	LEGEND, NOTES, SYMBOLS, SCHEDULES
E1.0	BUILDINGS GARAGE PLAN
E1.1	ELECTR. ROOM
E2.0 - E2.2	BUILDING TYP. PLANS
E3.0	BUILDING SINGLE LINES
E4.0	ELECTRICAL LOAD CALCULATIONS

INTERIOR MODIFICATIONS TO LIVE/WORK LOFTS:



NUTEK ENGINEERING  
171 EASY STREET  
ALAMO, CA 94507  
(925) 408-3741



BENNETT LOFTS  
530 BRANNAN STREET  
SAN FRANCISCO, CA 94107

REVISIONS

LEGEND, NOTES, SYMBOLS

JOB:	DRAWN
1303	PI

SHEET NO.

E0.0

530

542

548



**NUTEK ENGINEERING**  
 171 EASY STREET  
 ALAMO, CA 94507  
 (925) 408-3741



INTERIOR MODIFICATIONS TO LIVE/WORK LOFTS:

**BENNETT LOFTS**  
 530 BRANNAN STREET  
 SAN FRANCISCO, CA 94107

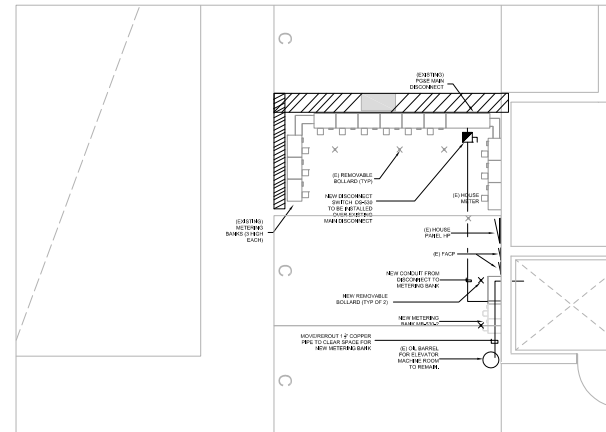
**GARAGE PLAN**  
**530**  
**BRANNAN ST.**

DRAWN  
 PI

SHEET NO.  
**E1.0**



1 BUILDING 530 ELECTRICAL EXISTING AND PROPOSED METERING BANK  
SCALE:  $\frac{1}{4}" = 1'-0"$



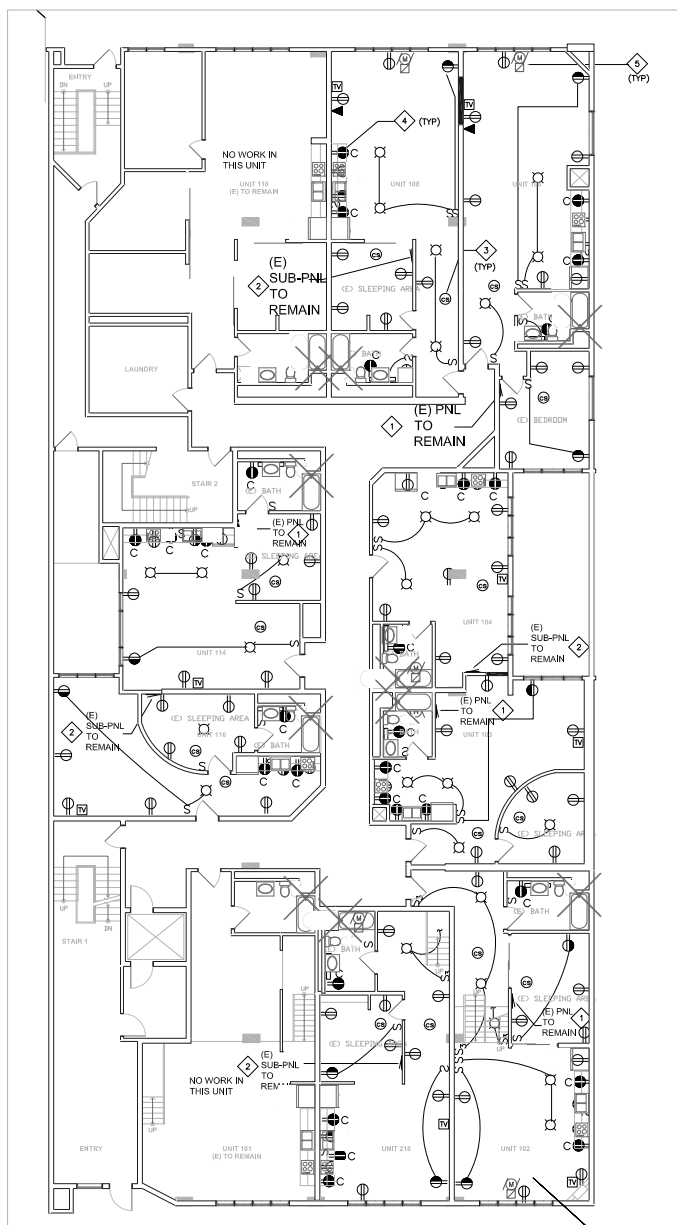
530 BRANNAN STREET  
SAN FRANCISCO, CA 94107

**ELECT. ROOM  
530  
BRANNAN ST.**

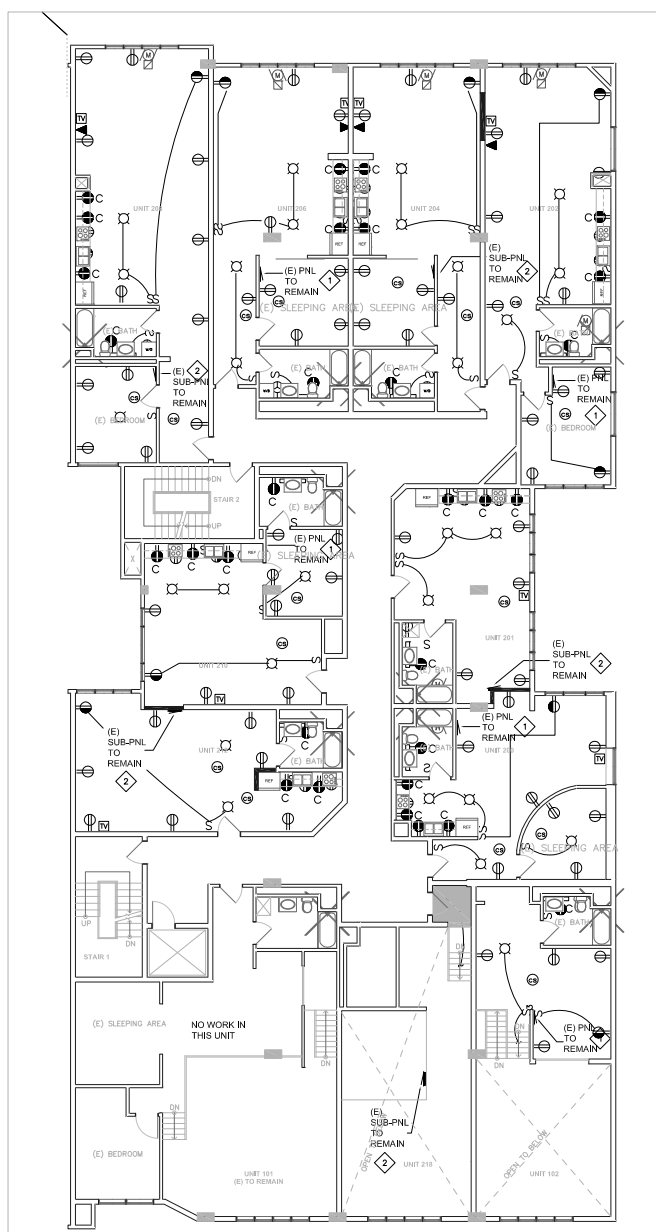
	DRAWN PI
--	-------------

## E1.1





1 TYPICAL FIRST FLOOR BUILDING PLAN  
SCALE: 1/8" = 1'-0"



2 TYPICAL 2ND FLOOR BUILDING PLAN  
SCALE: 1/8" = 1'-0"

#### SHEET NOTES:

- 1 EXISTING PANEL TO REMAIN. DISCONNECT AND REMOVE (E) 90A/2P BREAKER AND FEEDER SERVING (E) SUB-PANEL IN ADJACENT UNIT. ALL OTHER BREAKERS AND WIRING TO REMAIN.
- 2 EXISTING SUB-PANEL TO REMAIN AS IS. DISCONNECT AND REMOVE EXISTING FEEDER AND CONNECT TO NEW. SEE SINGLE LINE DIAGRAM.
- 3 COMBINATION CARBON MONOXIDE AND SMOKE DETECTOR.
- 4 TYPICAL GFI OUTLET IN BATHROOM AND KITCHEN COUNTER.
- 5 EXISTING GAS HEATER.

#### NOTE:

ALL ELECTRICAL OUTLETS, SWITCHES AND LIGHT FIXTURES ARE SHOWN FOR REFERENCE ONLY. THE ONLY SCOPE OF WORK IN SUBDIVIDED UNITS IS TO DISCONNECT EXISTING SUB-PANEL FROM EXISTING PANEL AND RE-FEED VIA NEW METERS AND FEEDERS IN THE GARAGE.



NUTEK ENGINEERING  
171 EASY STREET  
ALAMO, CA 94507  
(925) 408-3741



INTERIOR MODIFICATIONS TO LIVE/WORK LOFTS:

BENNETT LOFTS  
530 BRANNAN STREET  
SAN FRANCISCO, CA 94107

REVISIONS

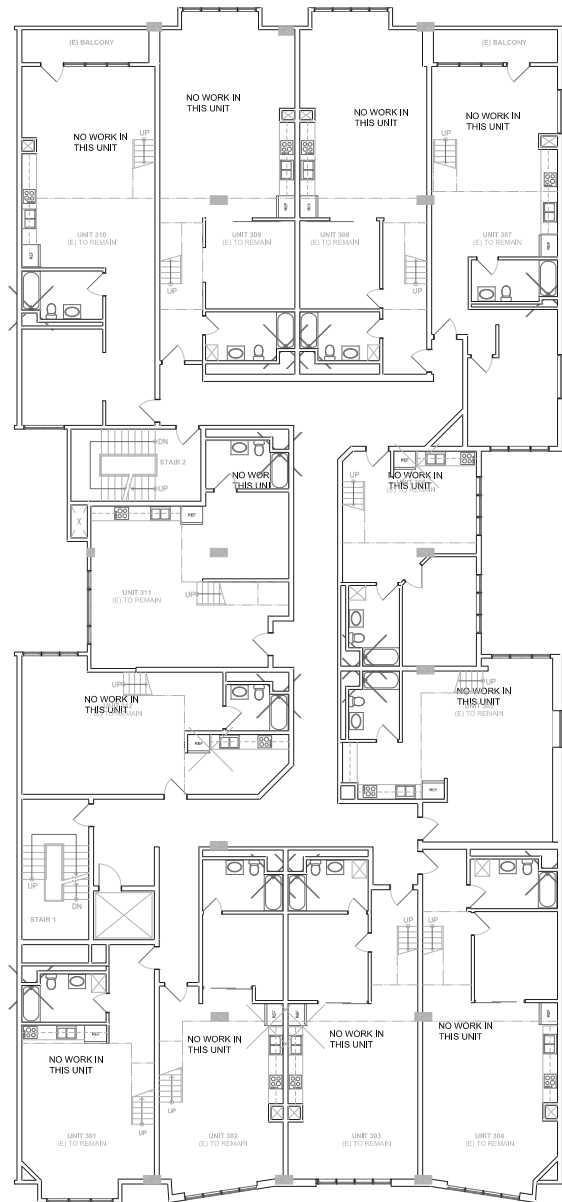
TYPICAL BLDG  
PLAN  
530 BRANNAN

JOB:  
1303

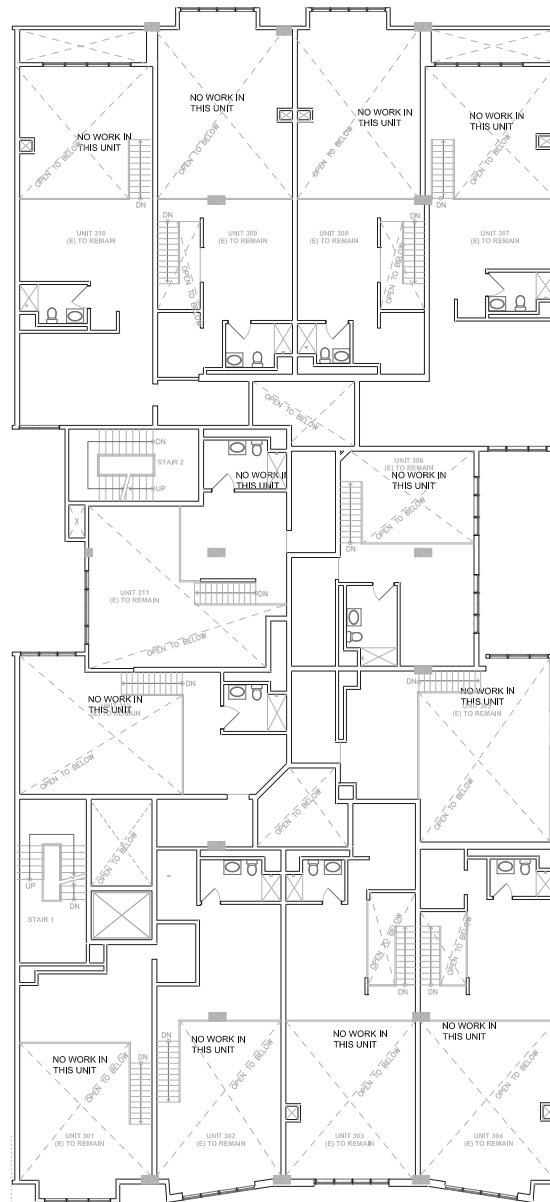
DRAWN  
PI

SHEET NO.

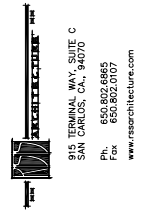
E2.0



1 TYPICAL 3RD FLOOR BUILDING PLAN  
SCALE: 1/8" = 1'-0"



2 TYP. 3RD FLOOR MEZZANINE BUILDING PLAN  
SCALE: 1/8" = 1'-0"



NUTEK ENGINEERING  
171 EASY STREET  
ALAMO, CA 94507  
(925) 408-3741



INTERIOR MODIFICATIONS TO LIVE/WORK LOFTS:

BENNETT LOFTS  
530 BRANNAN STREET  
SAN FRANCISCO, CA 94107

REVISIONS

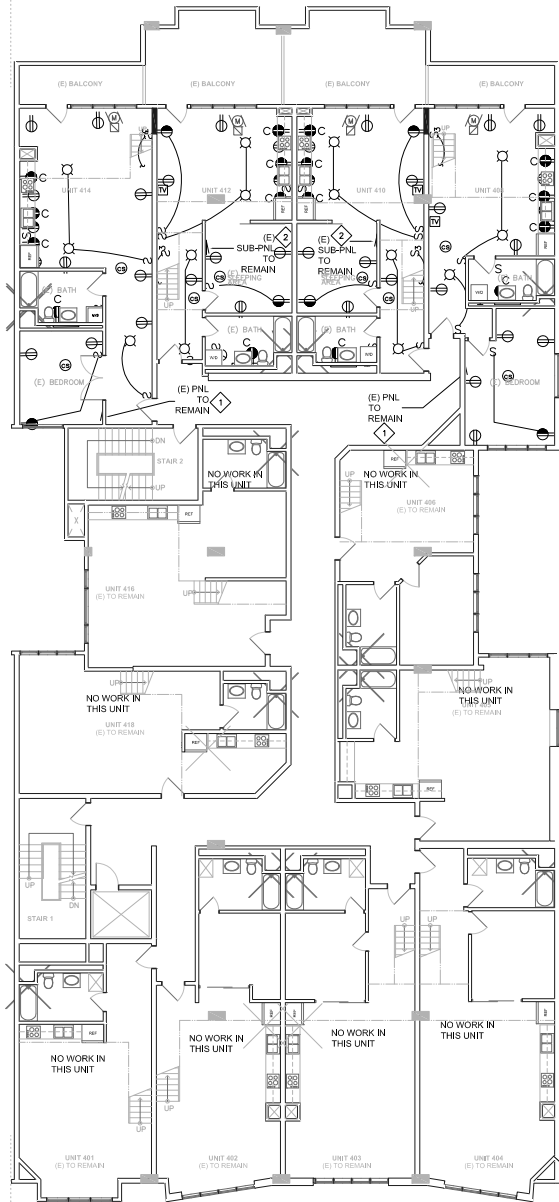
TYPICAL BLDG  
PLAN  
530 BRANNAN

JOB:  
1303

DRAWN  
PI

SHEET NO.

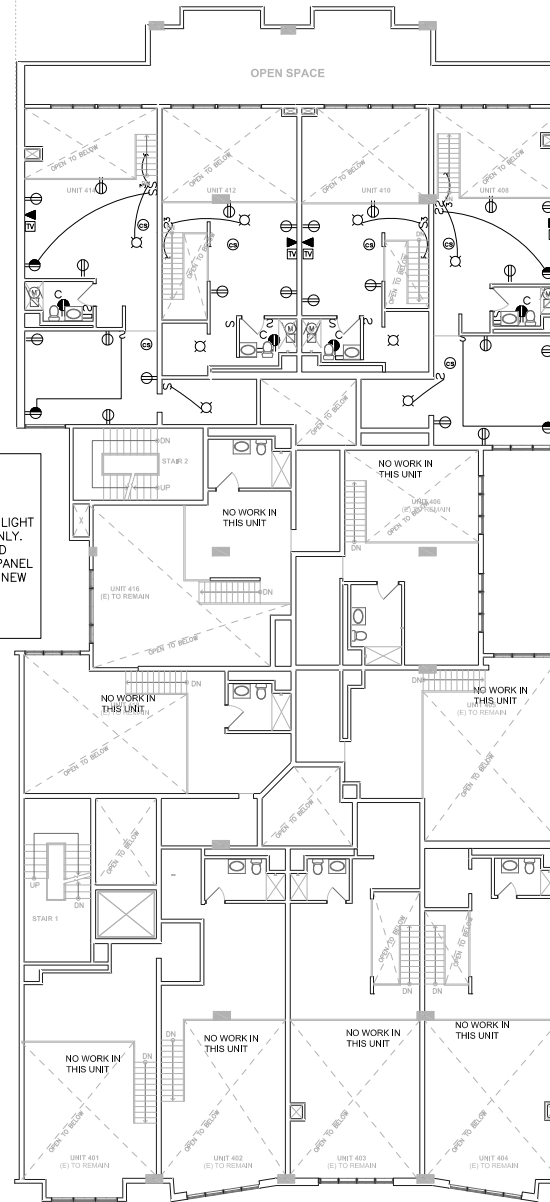
E2.1



1 TYPICAL 4TH FLOOR BUILDING PLAN  
SCALE: 1/8" = 1'-0"

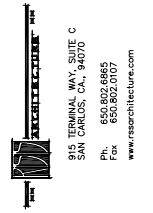
**NOTE:**

ALL ELECTRICAL OUTLETS, SWITCHES AND LIGHT FIXTURES ARE SHOWN FOR REFERENCE ONLY. THE ONLY SCOPE OF WORK IN SUBDIVIDED UNITS IS TO DISCONNECT EXISTING SUB-PANEL FROM EXISTING PANEL AND RE-FEED VIA NEW METERS AND FEEDERS IN THE GARAGE.



2 TYP. 4TH FLOOR MEZZANINE BUILDING PLAN  
SCALE: 1/8" = 1'-0"

**SHEET NOTES:**  
SEE E2.0 FOR SHEET NOTES.



NUTEK ENGINEERING  
171 EASY STREET  
ALAMO, CA 94507  
(925) 408-3741



INTERIOR MODIFICATIONS TO LIVE/WORK LOFTS:

BENNETT LOFTS

530 BRANNAN STREET  
SAN FRANCISCO, CA 94107

REVISIONS

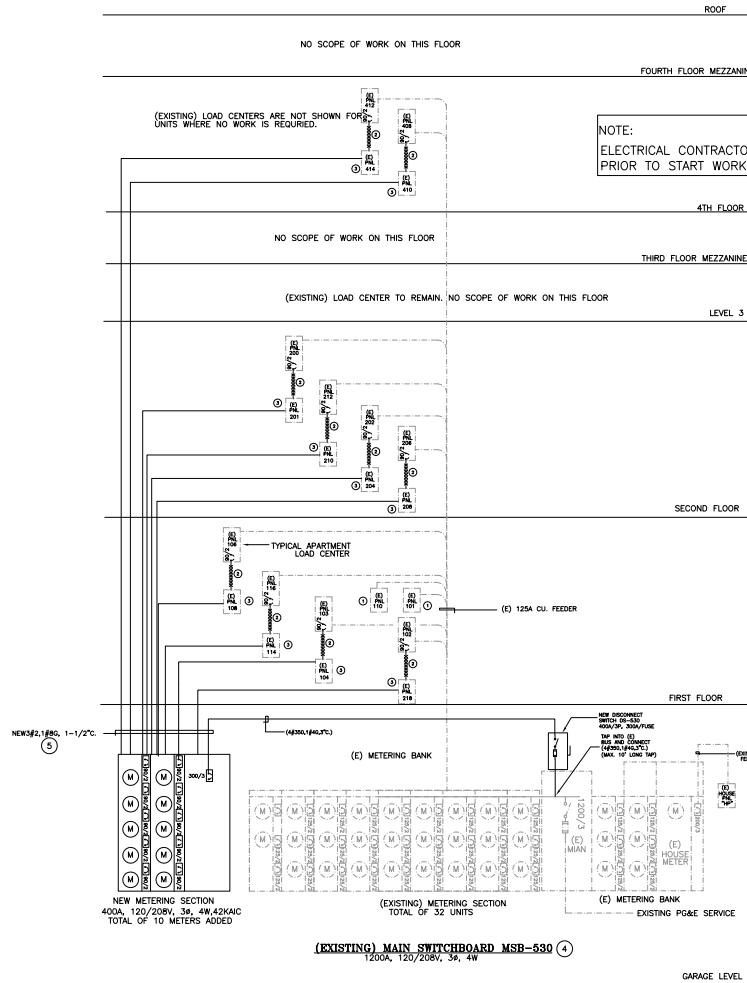
TYPICAL BLDG  
PLAN  
530 BRANNAN

JOB:  
1303

DRAWN  
PI

SHEET NO.

E2.2



NOTES:

- ① EXISTING FEEDER AND PANEL TO REMAIN. NO SCOPE OF WORK.
- ② DISCONNECT AND REMOVE (E) FEEDER AND BREAKER.
- ③ FEED (E) LOAD CENTER WITH NEW FEEDER AS SHOWN.
- ④ (E) 32 METERS. 10 UNITS ADDED TO EXISTING MSB-530, TOTAL OF 42 UNITS NOW.
- ⑤ ALL UNIT LOAD CENTER FEEDERS ARE FED VIA 90A/2P BREAKER AND FEEDER.

① SINGLE LINE DIAGRAM BLDG 530  
SCALE: NOT TO SCALE

**RS ARCHITECTURE**  
915 TERMINAL WAY, SUITE C  
SAN CARLOS, CA, 94070  
Ph: 650.852.6865  
Fax: 650.852.0107  
www.rsarchitecture.com



INTERIOR MODIFICATIONS TO LIVE/WORK LOFTS:

**BENNETT LOFTS**  
530 BRANNAN STREET  
SAN FRANCISCO, CA 94107

REVISIONS

**SINGLE LINE  
DIAGRAM  
BLDG  
530**

JOB: 1303	DRAWN PI
SHEET NO.	

**E3.0**

SINGLE APARTMENT CALCULATIONS (OPTIONAL METHOD - NEC 220-82)						
(TO BE USED WITH 100 AMP FEEDER OR GREATER & AIR CONDITIONING)						
APT. TYPE: <u>Unit 1</u>						
NO	LOAD DESCRIPTION ("OTHER" LOADS)	UNIT	QTY	VOLT AMP	KVA	
1	GENERAL LIGHTING AT 3W/Sq.Ft.	SQ FT	1600	4800	4.80	
2	SMALL APPLIANCE CIRCUIT	EA	2	1500	3.00	
3	LAUNDRY CIRCUIT (ELECTRIC WASHER/DRYER)		1	5000	5.00	
4	GAS RANGE		1	1000	0.10	
5	Microwave & Hood		1	800	0.80	
6	DISH WASHER		1	900	0.90	
7	KITCHEN DISPOSAL		1	750	0.75	
8						
9	TOILET EXHAUST / HEATER / LIGHT		1	50	0.05	
10						
11						
12						
13						
TOTAL "OTHER" LOADS IN KVA						15.4
AIR CONDITIONER / HEAT PUMP AND FUN COIL LOADS (KVA)						
NO. OF BASEBOARD HEATERS						
TOTAL WATTAGE OF ALL BASEBOARDS						
3						

SINGLE APARTMENT CALCULATIONS (OPTIONAL METHOD - NEC 220-82)						
(TO BE USED WITH 100 AMP FEEDER OR GREATER & AIR-CONDITIONING)						
APT. TYPE		Unit 5				
NO	LOAD DESCRIPTION ("OTHER" LOADS)	UNIT	QTY	VOLT	KVA	
1	GENERAL LIGHTING AT 3W/Sq.Ft.	sq ft	800	2400	2.40	
2	SMALL APPLIANCE CIRCUIT	EA	2	1500	3.00	
3	LAUNDRY CIRCUIT (ELECTRIC WASHER/DRYER)	EA	1	5000	5.00	
4	GAS RANGE	EA	1	200	0.20	
5	Microwave & Hood	EA	1	800	0.80	
6	DISH WASHER	EA	1	900	0.90	
7	KITCHEN DISPOSAL	EA	1	750	0.75	
8						
9	TOILET EXHAUST / HEATER / LIGHT	EA	1	50	0.05	
10						
11						
12						
13						
TOTAL "OTHER" LOADS IN KVA					13.1	
AIR CONDITIONER / HEAT PUMP AND FUN COIL LOADS (KVA)					HEATING	COOLING
NO. OF BASEBOARD HEATINGS						
TOTAL WATTAGE OF ALL BASEBOARDS						
3					4.5 KVA	
BASEBOARDS CALCULATED LOAD IN KVA (85% OF TOTAL IF LESS THAN 4 OR 40% IF 4 OR MORE)					0.98	
SUBTOTAL					0.98	
LARGEST OF THE TWO (COOLING / HEATING) KVA					0.98 KVA	
FEEDER / BREAKER SIZE: LARGEST OF HEATING OR COOLING + FIRST 10 KVA OF OTHER LOAD + .4 OF REMAINDER OF OTHER LOADS:						
0.98 + 10.00 + 1.24 KVA = 12.22 KVA						
12.22 KVA EQUALS 58.73 AMPERES AT 208 volt SELECTED FEEDER 90 A						

SINGLE APARTMENT CALCULATIONS (OPTIONAL METHOD - NEC 220-82)						
(TO BE USED WITH 100 AMP FEEDER OR GREATER & AIR CONDITIONING)						
APT. TYPE <b>Unit 2</b>						
NO	LOAD DESCRIPTION ("OTHER" LOADS)	UNIT	QTY	VOLT AMP	KVA	
1	GENERAL LIGHTING AT 3W/Sq.Ft.	sq ft	2000	6000	6.00	
2	SMALL APPLIANCE CIRCUIT	EA	2	1500	3.00	
3	LAUNDRY CIRCUIT (ELECTRIC WASHER/DRYER)	EA	1	5000	5.00	
4	GAS RANGE	EA	1	100	0.10	
5	Microwave & Hood	EA	1	200	0.20	
6	DISH WASHER	EA	1	900	0.90	
7	KITCHEN DISPOSAL	EA	1	750	0.75	
8						
9	TOILET EXHAUST / HEATER / LIGHT	EA	1	50	0.05	
10						
11						
12						
13						
TOTAL "OTHER" LOADS IN KVA						16
AIR CONDITIONER / HEAT PUMP AND FUN COIL LOADS (KVA)						
NO. OF BASEBOARD HEATERS		TOTAL WATTAGE OF ALL BASEBOARDS		HEATING	COOLING	
4		4500		1.80	1.80	
BASEBOARDS CALCULATED LOAD IN KVA (85% OF TOTAL IF LESS THAN 4 OR 40% IF 4 OR MORE)						
SUBTOTAL				1.80	1.80	
LARGEST OF THE TWO (COOLING / HEATING) KVA				1.80 KVA		
FEEDER / BREAKER SIZE: LARGEST OF HEATING OR COOLING + FIRST 10 KVA OF OTHER LOAD + .4 OF REMAINDER OF OTHER LOADS:						
1.80 + 10.00 + 2.4 KVA = 14.20 KVA						
14.20 KVA EQUALS <b>68.27</b> AMPERES AT 208 volt SELECTED FEEDER 90 A						

SINGLE APARTMENT CALCULATIONS (OPTIONAL METHOD - NEC 220-82)									
(TO BE USED WITH 100 AMP FEEDER OR GREATER & AIR CONDITIONING)									
APT. TYPE <b>Unit 6</b>									
NO	LOAD DESCRIPTION ("OTHER" LOADS)	UNIT	QTY	VOLT AMP	KVA				
1	GENERAL LIGHTING AT 3W/Sq.Ft.	sq ft	1000	3000	3.00				
2	SMALL APPLIANCE CIRCUIT	EA	2	1500	3.00				
3	LAUNDRY CIRCUIT (ELECTRIC WASHER/DRYER)	EA	1	5000	5.00				
4	GAS RANGE	EA	1	200	0.20				
5	Microwave & Hood	EA	1	800	0.80				
6	DISH WASHER	EA	1	900	0.90				
7	KITCHEN DISPOSAL	EA	1	750	0.75				
8									
9	TOILET EXHAUST / HEATER / LIGHT	EA	1	50	0.05				
10									
11									
12									
13									
TOTAL "OTHER" LOADS IN KVA						14.6			
AIR CONDITIONER / HEAT PUMP AND FUN COIL LOADS (KVA)					HEATING	COOLING			
NO. OF BASEBOARD HEATERS					TOTAL WATTAGE OF ALL BASEBOARDS				
3					4.5 KVA				
BASEBOARDS CALCULATED LOAD IN KVA (85% OF TOTAL IF LESS THAN 4 OR 40% IF 4 OR MORE)					2.93				
					SUBTOTAL	2.93			
LARGEST OF THE TWO (COOLING / HEATING) KVA					2.93 KVA				
FEEDER / BREAKER SIZE: LARGEST OF HEATING OR COOLING + FIRST 10 KVA OF OTHER LOAD + .4 OF REMAINDER OF OTHER LOADS:									
2.93		+ 10.00		+ 1.64		KVA		14.77	
14.77		KVA EQUALS		70.99		AMPERES AT		208 volt	
						SELECTED FEEDER		90 A	

SINGLE APARTMENT CALCULATIONS (OPTIONAL METHOD - NEC 220-82)						
(TO BE USED WITH 100 AMP FEEDER OR GREATER & AIR CONDITIONING)						
APT. TYPE <b>Unit 3</b>						
NO	LOAD DESCRIPTION ("OTHER" LOADS)	UNIT	QTY	VOLT AMP	KVA	
1	GENERAL LIGHTING AT 3W/Sq.Ft.	sq ft	1200	3600	3.60	
2	SMALL APPLIANCE CIRCUIT	EA	2	1500	3.00	
3	LAUNDRY CIRCUIT (ELECTRIC WASHER/DRYER)	EA	1	5000	5.00	
4	GAS RANGE	EA	1	200	0.20	
5	Microwave & Hood	EA	1	900	0.90	
6	DISH WASHER	EA	1	900	0.90	
7	KITCHEN DISPOSAL	EA	1	750	0.75	
8						
9	TOILET EXHAUST / HEATER / LIGHT	EA	1	50	0.05	
10						
11						
12						
13						
TOTAL "OTHER" LOADS IN KVA						14.3
AIR CONDITIONER / HEAT PUMP AND FUN COIL LOADS (KVA)						
NO. OF BASEBOARD HEATERS		TOTAL WATTAGE OF ALL BASEBOARD HEATERS		HEATING	COOLING	
<b>2</b>		<b>3</b> KVA				
BASEBOARD CALCULATED LOAD KVA=85% OF TOTAL IF LESS THAN 0.4 OR 4% IF 4 OR MORE						
SUBTOTAL						1.95
LARGEST OF THE TWO (COOLING / HEATING) KVA						1.95 KVA
FEEDER / BREAKER SIZE: LARGEST OF HEATING OR COOLING + FIRST 10 KVA OF OTHER LOAD + 4 OR REMAINDER OF OTHER LOADS:						
1.95		+ 10.00		+ 1.72		KVA = 13.67 KVA
13.67 KVA EQUALS		65.72 AMPERES AT		208 volt	SELECTED FEEDER	90 A



# SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

## NOTICE OF BUILDING PERMIT APPLICATION (SECTION 312)

On **October 17, 2014**, the Applicant named below filed Building Permit Application No. **2014.09.10.6021** with the City and County of San Francisco.

PROPERTY INFORMATION		APPLICANT INFORMATION	
Project Address:	<b>542 Brannan Street</b>	Applicant:	<b>Justin Chu, Essex Property Trust</b>
Cross Street(s):	<b>4<sup>th</sup> and 5<sup>th</sup> Streets</b>	Address:	<b>925 East Meadow Drive</b>
Block/Lot No.:	<b>3777/107-138</b>	City, State:	<b>Palo Alto, CA94303</b>
Zoning District(s):	<b>RED / 40-X</b>	Telephone:	<b>(650) 463-6377</b>

You are receiving this notice as a property owner or resident within 150 feet of the proposed project. You are not required to take any action. For more information about the proposed project, or to express concerns about the project, please contact the Applicant listed above or the Planner named below as soon as possible. If you believe that there are exceptional or extraordinary circumstances associated with the project, you may request the Planning Commission to use its discretionary powers to review this application at a public hearing. Applications requesting a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown below, or the next business day if that date is on a week-end or a legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

PROJECT SCOPE		
<input type="checkbox"/> Demolition	<input type="checkbox"/> New Construction	<input type="checkbox"/> Alteration
<input checked="" type="checkbox"/> Change of Use	<input type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Live/Work	Live/Work & Residential
Front Setback	None	No Change
Side Setback	None	No Change
Building Depth	160-ft (Full Lot Depth)	No Change
Rear Yard (To Rear Wall)	None	No Change
Building Height	See Plans	No Change
Number of Stories	4	No Change
Number of Dwelling Units	0	9
Number of Live/Work Units	36	36
Number of Parking Spaces	33	No Change
PROJECT DESCRIPTION		
The proposal includes legalization of nine dwelling units. The proposal would result in 36 live/work units and 9 dwelling units. The proposal does not include any exterior alterations to the subject property.		
In September 2014, the Zoning Administrator reviewed a request for variances from the Planning Code requirements for rear yard (Planning Code Section 134), open space (Planning Code Section 135), exposure (Planning Code Section 140), and dwelling unit mix (Planning Code Section 207.6) (See Case No. 2014.1021V). The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.		

**For more information, please contact Planning Department staff:**

Planner: Rich Sucre  
Telephone: (415) 575-9108  
E-mail: richard.sucre@sfgov.org

Notice Date: 1/29/15  
Expiration Date: 2/28/15

中文詢問請電: (415) 575-9010

Para información en Español llamar al: (415) 575-9010

# GENERAL INFORMATION ABOUT PROCEDURES

Reduced copies of the proposed project plans have been included in this mailing for your information. If you have questions about the plans, please contact the project Applicant listed on the front of this notice. You may wish to discuss the plans with your neighbors or neighborhood association, as they may already be aware of the project. If you have general questions about the Planning Department's review process, please contact the Planning Information Center at 1660 Mission Street, 1st Floor (415/ 558-6377) between 8:00am - 5:00pm Monday-Friday. If you have specific questions about the proposed project, you should contact the planner listed on the front of this notice.

If you believe that the impact on you from the proposed project is significant and you wish to seek to change the project, there are several procedures you may use. **We strongly urge that steps 1 and 2 be taken.**

1. Request a meeting with the project Applicant to get more information and to explain the project's impact on you.
2. Contact the nonprofit organization Community Boards at (415) 920-3820, or online at [www.communityboards.org](http://www.communityboards.org) for a facilitated discussion in a safe and collaborative environment. Community Boards acts as a neutral third party and has, on many occasions, helped reach mutually agreeable solutions.
3. Where you have attempted, through the use of the above steps or other means, to address potential problems without success, please contact the planner listed on the front of this notice to discuss your concerns.

If, after exhausting the procedures outlined above, you still believe that exceptional and extraordinary circumstances exist, you have the option to request that the Planning Commission exercise its discretionary powers to review the project. These powers are reserved for use in exceptional and extraordinary circumstances for projects which generally conflict with the City's General Plan and the Priority Policies of the Planning Code; therefore the Commission exercises its discretion with utmost restraint. This procedure is called Discretionary Review. If you believe the project warrants Discretionary Review by the Planning Commission, **you must file a Discretionary Review application prior to the Expiration Date shown on the front of this notice.** Discretionary Review applications are available at the Planning Information Center (PIC), 1660 Mission Street, 1st Floor, or online at [www.sfplanning.org](http://www.sfplanning.org). You must submit the application in person at the Planning Information Center (PIC) between 8:00am - 5:00pm Monday-Friday, with all required materials and a check payable to the Planning Department. To determine the fee for a Discretionary Review, please refer to the Planning Department Fee Schedule available at [www.sfplanning.org](http://www.sfplanning.org). If the project includes multiple building permits, i.e. demolition and new construction, a **separate request for Discretionary Review must be submitted, with all required materials and fee, for each permit that you feel will have an impact on you.**

**Incomplete applications will not be accepted.**

If no Discretionary Review Applications have been filed within the Notification Period, the Planning Department will approve the application and forward it to the Department of Building Inspection for its review.

## BOARD OF APPEALS

An appeal of the Planning Commission's decision on a Discretionary Review case may be made to the **Board of Appeals within 15 calendar days after the building permit is issued** (or denied) by the Department of Building Inspection. Appeals must be submitted in person at the Board's office at 1650 Mission Street, 3rd Floor, Room 304. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (415) 575-6880.

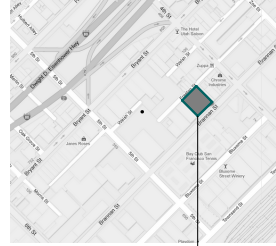
## ENVIRONMENTAL REVIEW

This project has undergone preliminary review pursuant to California Environmental Quality Act (CEQA). If, as part of this process, the Department's Environmental Review Officer has deemed this project to be exempt from further environmental review, an exemption determination has been prepared and can be obtained through the Exemption Map, on-line, at [www.sfplanning.org](http://www.sfplanning.org). An appeal of the decision **to exempt the proposed project from CEQA may be made to the Board of Supervisors within 30 calendar days** after the project approval action identified on the determination. The procedures for filing an appeal of an exemption determination are available from the Clerk of the Board at City Hall, Room 244, or by calling (415) 554-5184.

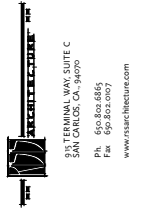
Under CEQA, in a later court challenge, a litigant may be limited to raising only those issues previously raised at a hearing on the project or in written correspondence delivered to the Board of Supervisors, Planning Commission, Planning Department or other City board, commission or department at, or prior to, such hearing, or as part of the appeal hearing process on the CEQA decision.

# BENNETT LOFTS

## INTERIOR IMPROVEMENTS TO LIVE/WORK LOFTS: 542 BRANNAN STREET, SAN FRANCISCO, CA 94107

GENERAL SCOPE OF WORK	PROJECT INFO	PROJECT DATA SUMMARY	DRAWING INDEX
1. LEGALIZE OCCUPANCY CLASSIFICATION USE OF 9 EXISTING LIVE/WORK UNITS FOR RESIDENTIAL USE.	<p><b>PROPERTY MANAGEMENT:</b> ESSEX PROPERTY TRUST, INC. 905 E. MEADOW DRIVE PALO ALTO, CA 94303  CONTACT: JUSTIN CHU TEL: 650.484.3100</p> <p><b>ELECTRICAL ENGINEER:</b> NUTEK ENGINEERS 600 MAGDALENA AVE LOS ALTOS, CA 94024  CONTACT: PERRY SASEDNA TEL: 650.736.7553</p>	<p><b>ARCHITECT:</b> RSS ARCHITECTURE, INC. ANDREW RAYMUNDO, ARCHITECT  CONTACT: JIMMY CHANG 915 TERMINAL WAY, SUITE C SAN CARLOS, CA 94070  TEL: 650.802.6865</p> <p><b>CIVIL ENGINEER:</b> UNDERWOOD &amp; ROSENBLUM, INC. 1630 OAKLAND ROAD, SUITE A114 SAN JOSE, CA 95131  CONTACT: DAVE VOORHIES, P.E. TEL: 408.453.1222</p>	<p>OCCUPANCY: RI-B TYPE OF CONSTRUCTION: II-A APN: 3777-139-174 ZONING: SJ SPRINKLERS: YES STORES: FOUR EXISTING LOT AREA: 12,000 SQ. FT. EXISTING BLDG.: 11,110 SQ. FT. TOTAL NO. OF EXISTING UNITS: 36 NO. OF NEW UNITS: 9 TOTAL NO. OF NEW UNITS: 45 TOTAL NO. OF PARKING STALLS: 33 (UNCHANGED)</p> <p><b>ARCHITECTURAL:</b> A 0.0 TITLE SHEET A 0.1 GENERAL NOTES A 1.0 SITE PLAN A 2.0 EXISTING BUILDING PLAN A 2.1 EXISTING BUILDING PLAN A 2.2 EXISTING BUILDING PLAN A 2.3 PROPOSED BUILDING PLAN A 2.4 PROPOSED BUILDING PLAN A 2.5 PROPOSED BUILDING PLAN A 3.0 EXISTING PHOTOS</p> <p><b>ELECTRICAL:</b> E 0.0 LEGEND, NOTES, SYMBOLS E 1.0 GARAGE PLAN E 1.1 ELECTRICAL ROOM E 2.0 TYPICAL BUILDING PLAN E 2.1 TYPICAL BUILDING PLAN E 2.2 TYPICAL BUILDING PLAN E 3.0 SINGLE LINE DIAGRAM E 4.0 LOAD CALCULATIONS</p>
GENERAL NOTES	SYMBOLS	APPLICABLE CODES	LOCATION MAP
1. CONTRACTOR SHALL NOTIFY ARCHITECT IF THERE ARE ANY DISCREPANCIES BETWEEN THE REFERENCE DRAWINGS AND ACTUAL BUILT CONDITION, PRIOR TO CONSTRUCTION TO RESOLVE.  2. IT IS THE INTENT OF THESE DOCUMENTS TO MAINTAIN THE EXISTING RATED WALL ASSEMBLIES.	<p><u>EXTERIOR ELEVATIONS</u> ELEVATION NUMBER SHEET NUMBER</p> <p><u>ARCHITECTURAL DETAILS</u> DETAIL NUMBER SHEET NUMBER</p> <p><u>LEGEND NOTES</u> NOTE NUMBER</p>	<p>2013 CALIFORNIA BUILDING CODE  2013 CALIFORNIA FIRE CODE  2013 CALIFORNIA ELECTRICAL CODE  2013 CALIFORNIA PLUMBING CODE  2013 CALIFORNIA MECHANICAL CODE  2013 ENERGY CODE COMPLIANCE  ALL LOCAL CODES &amp; ORDINANCES BY THE CITY OF SAN FRANCISCO</p>	 <p>PROJECT SITE</p>

PERMIT SET 06/18/14




INTERIOR MODIFICATIONS TO LIVE/WORK LOFTS:

BENNETT LOFTS

542 BRANNAN STREET  
SAN FRANCISCO, CA 94107

REVISIONS

TITLE SHEET

JOB: 1303  
NORTH: 

DRAWN: PI  
SHEET NO. A0.0



NOTES

**GENERAL**

NO GUARANTEE FOR QUALITY OF CONSTRUCTION IS IMPLIED OR INTENDED BY THESE ARCHITECTURAL DOCUMENTS. THE GENERAL CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY AND ALL CONSTRUCTION DEFICIENCIES.

CONSTRUCTION IS ALWAYS LESS THAN PERFECT SINCE BUILDINGS REQUIRE THE COORDINATION AND INSTALLATION OF MANY INDIVIDUAL PARTS BY THE VARIOUS CONSTRUCTION INDUSTRY TRADES. THESE DOCUMENTS CANNOT PORTRAY ALL COMPONENTS OR ASSEMBLIES EXACTLY. IT IS THE INTENT OF THESE ARCHITECTURAL DOCUMENTS THAT THEY REPRESENT A REASONABLE STANDARD OF CARE IN THEIR CONTENT. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO FULLY RECOGNIZE AND PROVIDE THAT STANDARD OF CARE.

THE CONSTRUCTION ASSEMBLIES DEPICTED IN THESE DOCUMENTS MAY PROVIDE FOR THE CONTACT OF DISSIMILAR MATERIALS WHICH, WHEN FINISH COATED OR SUBJECTED TO MOIST WEATHER CONDITIONS, MAY RESULT IN DISCOLORATION OF SOME OF THE MATERIAL SURFACES. THESE CONDITIONS MAY REQUIRE PERIODIC INSPECTION, MAINTENANCE AND/OR RE-PAINTING AT CLOSE INTERVALS THAN OTHER NON-AFFECTED SURFACES.

THESE ARCHITECTURAL CONSTRUCTION DRAWINGS DESCRIBE THE REQUIREMENTS OF THE PROJECT FOR A BUILDING PERMIT AND TO PREPARE ESTIMATES OF QUANTITY AND COSTS OF MATERIALS REQUIRED TO CONSTRUCT THE PROJECT. THESE DRAWINGS PROVIDE FOR ONLY SCHEMATIC PLUMBING/MECHANICAL EQUIPMENT LAYOUT AND SCHEMATIC ELECTRICAL POWER AND LIGHTING LAYOUT AS PREPARED BY THE ARCHITECT WITHOUT ENGINEERING DESIGNS, DETAILS, CALCULATIONS OR SPECIFICATIONS.

BY USE OF THESE DOCUMENTS, THE CONTRACTOR ACKNOWLEDGES THAT REG. ARCHITECTURE, AS THE ARCHITECT, IS THE AUTHOR OF AND THEREFORE RESPONSIBLE FOR THE INTERPRETATION OF THESE DESIGN DOCUMENTS AND THAT THE CONTENT, CONCEPTS OR BASIC DESIGN DEMONSTRATED BY THE DOCUMENTS SHALL NOT BE FURTHER DEVELOPED, INTERPRETED, CLARIFIED OR TRANSFERRED WITHOUT WRITTEN CONSENT FROM THE ARCHITECT.

CHANGES TO THE PLANS AND SPECIFICATIONS BY MEANS OF SHOP DRAWINGS BECOME THE RESPONSIBILITY OF THE PERSON INITIATING SUCH CHANGES.

ALL GENERAL NOTES, SHEET NOTES AND LEGEND NOTES FOUND IN THESE DOCUMENTS SHALL APPLY TYPICALLY THROUGHOUT. IF INCONGRUENCIES ARE FOUND IN THE VARIOUS NOTATIONS, NOTIFY THE ARCHITECT IMMEDIATELY IN WRITING REQUESTING CLARIFICATION. IT IS THE EXPRESS INTENT OF THE PARTIES HERETO THAT THE ARCHITECT IS EXCLUDED FROM ANY LIABILITY WHATSOEVER, OCCASIONED BY THE CONTRACTORS FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

INsofar AS THERE ARE MANY VARIABLES INVOLVED IN THE EXECUTION OF THE WORK DESCRIBED IN THESE DOCUMENTS, THE ARCHITECT DOES NOT CARRY ANY WARRANTY EXPRESSED OR IMPLIED FOR THE WORK OF THE TRADES.

THESE DOCUMENTS ARE COMPLETE AS PREPARED BY THE ARCHITECT. ADDITIONAL DOCUMENTS, INCLUDING WRITTEN SPECIFICATIONS, MAY BE PREPARED BY OTHERS AND USED TO SUPPLEMENT THE WORK OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL SUPPLEMENTAL WORK IN CONFORMANCE WITH THESE DOCUMENTS.

THE CONTRACTOR SHALL, BY THE USE OF THESE DOCUMENTS, BE REQUIRED TO PROVIDE UNSTANDARDABLE AND THOROUGH INSTRUCTIONS TO THE OWNER ABOUT HISHER RESPONSIBILITIES FOR ON-SITE MAINTENANCE. THESE INSTRUCTIONS SHALL DESCRIBE PERIODIC INSPECTIONS AND PROCEDURES FOR MAINTENANCE OF BUILDING SYSTEMS AND MATERIALS, INCLUDING BUT NOT LIMITED TO: DRAINAGE, EROSION CONTROL, PLUMBING, MECHANICAL, PAINTING, WATERPROOFING, DECORING, ROOFING, GLAZING, PAINTING, SEALANTS, ETC. THE CONTRACTOR SHALL OBTAIN INFORMATION AND INSTRUCTIONS FROM THE VARIOUS SUBCONTRACTORS, INSTALLERS AND MANUFACTURERS REGARDING MAINTENANCE OF THEIR SPECIFIC PORTIONS OF WORK AND MATERIALS. ALL WARRANTIES AND/OR GUARANTEES SHALL BE IDENTIFIED. THESE INSTRUCTIONS SHALL BE WRITTEN SO AS TO HAVE THE HOMEOWNER PROMPTLY ALERT THE CONTRACTOR AS TO ANY UNUSUAL WEARINGS OF MATERIALS OR MALFUNCTION OF COMPONENTS AND/OR ASSEMBLIES OF THE CONSTRUCTION. THE INSTRUCTIONS SHALL IDENTIFY THE EXPECTED USUAL WEARINGS, MOVEMENTS OR DEFORMATION OF MATERIALS AND THEIR PROJECTED LIFE.

ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND TRADE STANDARDS WHICH GOVERN EACH PHASE OF THE WORK, INCLUDING BUT NOT LIMITED TO: 2013 CALIFORNIA BUILDING CODE (CBC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA ELECTRICAL CODE (CEC), UNDERFLOOR PEST CODE (UPC), AMERICAN CONCRETE INSTITUTE (ACI), CALIFORNIA PLUMBING CODE (CPC), AND ALL APPLICABLE STATE AND/OR LOCAL CODES AND/OR LEGISLATION.

**SITE EXAMINATION**

THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL THOROUGHLY EXAMINE THE SITE AND FAMILIARIZE THEMSELVES WITH THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. THE CONTRACTOR SHALL VERIFY AT THE SITE, ALL MEASUREMENTS AFFECTING HIS WORK AND SHALL BE RESPONSIBLE FOR THE CORRECTIONS OF SAME. NO EXTRA COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR EXPENSES DUE TO HIS NEGLIGENCE TO EXAMINE OR FAILURE TO DISCOVER CONDITIONS WHICH AFFECT HIS WORK.

**DIMENSION CONTROL**

IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND ALL SUBCONTRACTORS TO CHECK AND VERIFY ALL CONDITIONS, DIMENSIONS, LINES AND LEVELS INDICATED PROPER FIT AND ATTACHMENT OF ALL PARTS IS REQUIRED. SHOULD THERE BE ANY DISCREPANCIES, THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL IMMEDIATELY NOTIFY THE ARCHITECT FOR CORRECTION OR ADJUSTMENT. IN THE EVENT OF FAILURE TO DO SO, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTION OF ANY ERROR.

ALL DIMENSIONS AND CONDITIONS SHALL BE CHECKED AND VERIFIED ON THE JOB BY EACH SUBCONTRACTOR BEFORE HE BEGINS HIS WORK. ANY ERRORS, OMISSIONS OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER OR CONTRACTOR BEFORE CONSTRUCTION BEGINS. COMPLETION OF WORK BY THE CONTRACTOR AND/OR ANY SUBCONTRACTOR SHALL INDICATE A KNOWLEDGE AND ACCEPTANCE OF ALL CONDITIONS DESCRIBED IN THESE CONSTRUCTION DOCUMENTS, OR EXISTING ON SITE, WHICH COULD AFFECT THEIR WORK.

DIMENSION CONTROL HAS BEEN TAKEN FROM READY OBSERVABLE EXISTING CONDITIONS AND FIELD MEASUREMENTS. ADJUSTMENTS MAY HAVE TO BE EMPLOYED SHOULD AS-BUILT CONDITIONS VARY FROM ORIGINAL DOCUMENTS.

CONTROL OF APPROVAL

CONTRACTOR SHALL INCLUDE AND IMPLEMENT IN THE WORK ALL PERTINENT REQUIREMENTS FOR THIS PROJECT AS SET FORTH IN THE CONDITIONS OF APPROVAL BY THE CITY AGENCIES. A COPY OF THESE CONDITIONS IS AVAILABLE FROM THE OWNER AND ARCHITECT.

**CONTINUING OPERATIONS**

WHEN IT IS NECESSARY THAT THE OWNER CONTINUE PRESENT OCCUPANCY DURING THE RENOVATION WORK, THE CONTRACTOR SHALL, AFTER CONSULTING WITH THE OWNER, SCHEDULE THE WORK SO AS NOT TO INTERFERE WITH NORMAL HOUSEHOLD OPERATIONS.

**WORK SEQUENCE**

IN THE EVENT THAT SPECIAL SEQUENCING OF THE WORK IS REQUIRED BY THE OWNER, THE CONTRACTOR SHALL ARRANGE A CONFERENCE BEFORE ANY SUCH WORK IS BEGUN.

**MOISTURE PROTECTION**

IT IS THE INTENT OF THESE DOCUMENTS TO PROVIDE DETAILS FOR CONSTRUCTION WHICH WILL RESULT IN A MOISTURE RESISTANT BUILDING ENVELOPE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ARCHITECT OF ANY EXCEPTION HE MAY TAKE TO ANY OF THE DETAILS OR METHODS DESCRIBED HEREIN. IF THE CONTRACTOR IS AWARE OF ALTERNATE MATERIALS OR METHODS THAT WILL BETTER SATISFY THIS INTENT, HE SHALL SO NOTIFY THE ARCHITECT. IN WRITING, ALLOWING THE ARCHITECT TO MODIFY HIS DOCUMENTS ACCORDINGLY.

SHOULD ANY SPECIAL SITUATION OCCUR DURING CONSTRUCTION, INCLUDING VARIOUS CLIMATIC CONDITIONS WHICH NECESSITATE APPLICATIONS OR METHODS TO INSURE THE PROTECTION OF MATERIALS AND ASSEMBLIES, THE CONTRACTOR OR SUBCONTRACTOR (S) SHALL SO NOTIFY AND IMPLEMENT ANY OR ALL PROTECTIVE MEASURES.

ALL DOWNSPOUTS, SLOPPERS AND LEADERHEADS SHALL BE SIZED TO ACCOMMODATE TERRITORY ROOF AREAS SERVED. IT SHALL BE THE RESPONSIBILITY OF THE INSTALLER TO PROVIDE ANY AND ALL DESIGN, CALCULATIONS AND DATA THAT MAY BE REQUIRED IN SUPPORT OF THIS SYSTEM. ALL RESPONSIBILITY FOR THE SYSTEM AND ITS FUNCTION SHALL BE BORNE BY THE SYSTEM DESIGNER AND/OR INSTALLER.

**DEMOLITION NOTES**

THESE ARCHITECTURAL DRAWINGS SHALL BE USED TO DETERMINE THE LIMITS OF NEW CONSTRUCTION AND EXISTING CONSTRUCTION TO REMAIN. THESE DRAWINGS ARE NOT INTENDED TO SHOW ALL EXISTING CONSTRUCTION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXTENT AND SCOPE OF EXISTING CONSTRUCTION TO BE REMOVED.

THE GENERAL CONTRACTOR SHALL PERFORM WORK IN OR ON THE EXISTING BUILDING. THIS CONSISTS PRINCIPALLY OF BUT NOT NECESSARILY LIMITED TO: THE CUTTING AND REPAIR OR REPLACEMENT OF PORTIONS OF THE EXISTING BUILDINGS AS SHOWN, OR AS NECESSARY FOR INSTALLATION OR ERECTION OF NEW WORK, OR REDESIGNING CALLED FOR IN DRAWINGS OR IN SPECIFICATIONS.

THE GENERAL CONTRACTOR SHALL HAVE ALL NECESSARY ARRANGEMENTS WITH OWNER FOR ENTRY AND EXECUTION OF WORK IN OR ON THE EXISTING BUILDING.

THE GENERAL CONTRACTOR SHALL ACCEPT THE SITE AS THEY FIND IT AND BE FAMILIAR WITH ITS CHARACTER AND THE TYPE OF WORK TO BE REMOVED. HE SHALL ENTERED OBSOLETE ON THE SITE ANY STRUCTURE OR PORTION THEREOF INDICATED TO BE REMOVED AND SHALL NOT REMOVE ANY STRUCTURE FROM THE SITE, EITHER AS A WHOLE OR SUBSTANTIALLY AS A WHOLE UNLESS NOT INDICATED. THE OWNER ASSUMES NO RESPONSIBILITY FOR THE CONDITION OF THE PORTIONS OF BUILDINGS TO BE REMOVED AND/OR DEMOLISHED.

THE GENERAL CONTRACTOR SHALL SEE THAT ALL SERVICES TO THE AREAS TO BE DEMOLISHED, SUCH AS WATER, GAS, STEAM, ELECTRICITY AND TELEPHONE LINES, ARE DISCONNECTED AT THE ENTRIES AS APPLICABLE. ALL IN ACCORDANCE WITH THE RESTRICTIVE RULES AND REGULATIONS GOVERNING THE UTILITIES INVOLVED.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES AND COORDINATE THEIR REMOVAL TO AVOID ANY INTERRUPTION OF SERVICE TO ADJACENT PROPERTIES.

THE GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL SHORINGS REQUIRED IN CONNECTION WITH THE DEMOLITION OPERATIONS, AND THE SUPPORTS SHALL HOLD THE EXISTING WORK THAT IS TO REMAIN IN PROPER POSITION UNTIL NEW SUPPORTING MEMBERS AND ALLURES TO THE PUBLIC.

AFTER WORK HAS BEEN STARTED, IT SHALL BE CARRIED OUT TO COMPLETION, PROMPTLY, EXPEDIENTLY AND IN AN ORDERLY MANNER USING METHODS COMMONLY EMPLOYED AND AS PROVIDED UNDER THE CITY OR COUNTY CODE FOR DEMOLITION WORK AS APPLICABLE.

GENERALLY, THE GENERAL CONTRACTOR SHALL DO ANY CUTTING AND REMOVE ANY OR ALL ITEMS, WHETHER SPECIFICALLY MENTIONED OR INDICATED WHICH OBVIOUSLY WILL INTERFERE WITH OR BECOME INCONGRUOUS TO PROPOSED CONSTRUCTION FINISHES. WHEN ITEMS ARE QUESTIONABLE, HE SHALL NOTIFY THE ARCHITECT. THE GENERAL CONTRACTOR SHALL EXERCISE UTMOST CARE TO SEE THAT MINIMUM CUTTING IS DONE.

**SALVAGE**

ALL ITEMS DEEMED SALVAGEABLE BY THE OWNER WILL EITHER BE INDICATED ON THE DRAWINGS, AND SHALL BE REMOVED PRIOR TO THE START OF DEMOLITION, OR WILL BE DIRECTED BY THE OWNER TO BE STORED BY THE CONTRACTOR AND SHALL REMAIN THE PROPERTY OF THE OWNER. ITEMS TO BE RELOCATED WILL BE INDICATED ON THE DRAWINGS, WITH THE EXCEPTION OF ANY SALVAGEABLE ITEMS AS DIRECTED BY THE OWNER TO BE RETAINED. ALL REMOVED STRUCTURES AND MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR. NO DEBRIS OR CONTRACTOR SALVAGEABLE ITEMS SHALL BE STORED OR ACCUMULATED ON THE PREMISES.

**SITE PROTECTION**

THE GENERAL CONTRACTOR SHALL PROTECT ALL INTERIOR AND EXTERIOR EXISTING CONSTRUCTION THAT IS TO REMAIN, INCLUDING LANDSCAPING ALONG THE PROPERTY LINES, AS WELL AS ON ADJACENT LOTS. ANY DAMAGE OR LOSS RESULTING FROM NEW CONSTRUCTION WORK SHALL BE CORRECTED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

GLAZING REQUIREMENTS

WHEN IT IS NECESSARY THAT THE OWNER CONTINUE PRESENT OCCUPANCY DURING THE RENOVATION WORK, THE CONTRACTOR SHALL, AFTER CONSULTING WITH THE OWNER, SCHEDULE THE WORK SO AS NOT TO INTERFERE WITH NORMAL HOUSEHOLD OPERATIONS.

**HEATING DESIGN TEMPERATURE**

MINIMUM INSIDE WINTER DESIGN TEMPERATURE IS TO DEGREEES.

**VAPOUR RETARDER AND AIR BARRIER**

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE CONSTRUCTION ASSEMBLIES REPRESENTED AND DETAILED IN THESE DOCUMENTS CONFORM TO THE STATE OF CALIFORNIA ENERGY CONSERVATION REGULATIONS AS MANDATED IN THE TITLE 24 ENERGY COMPLIANCE STANDARDS. WHILE THESE REGULATIONS RESULT IN A VERY TIGHT AIR AND MOISTURE EXTERIOR ENVELOPE, THE SELECTION OF SPECIFIC VAPOUR RETARDERS AND AIR BARRIERS, AND PREPARING CLIMATIC CONDITIONS MAY AFFECT OR IMPACT OTHER MEMBERS WITHIN THE FLOOR, WALL, CEILING AND ROOF ASSEMBLIES. THE CONTRACTOR, SUBCONTRACTOR AND MATERIAL SUPPLIERS SHALL HAVE FULL RESPONSIBILITY IN SELECTION OF THESE MATERIALS AND SHALL EACH MAKE KNOWN TO ALL OTHERS ANY AND ALL EFFECTS OR IMPACTS THAT MAY OCCUR AND AFFECT THE SELECTION OF OTHER ASSEMBLY MATERIALS OR PROCEDURES NECESSARY FOR PROPER CONSTRUCTION. THE CONTRACTOR SHALL FURTHER BE RESPONSIBLE FOR TESTING OF THESE ASSEMBLIES SHOULD IT BE REQUIRED OR DETERMINED TO STUDY THE PERFORMANCE OF THESE ASSEMBLIES AGAINST MOISTURE INFILTRATION, MOISTURE ENTRAPMENT AND/OR ADVERSE EFFECTS ON THE DURABILITY, AESTHETICS, ENERGY USE EFFICIENCY AND REASONABLE COMFORT WITHIN THE BUILDING(S) AS MAY BE CAUSED BY MOISTURE INFILTRATION AND ENTRAPMENT.

HAZARDOUS MATERIALS

THE ARCHITECT AND THE ARCHITECT'S CONSULTANTS ARE NOT "OWNER OR OPERATOR" AS DEFINED UNDER NESHAP SECTION 112 OF THE CLEAN AIR ACT AND THEREFORE SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, PRESENCE, HANDLING, REMOVAL, TRANSPORTATION, STORAGE OR DISPOSAL OF OR EXPOSURE OF PERSONS TO HAZARDOUS MATERIAL, IN ANY FORM AT THE PROJECT PREMISES, INCLUDING BUT NOT LIMITED TO: ASBESTOS, ASBESTOS PRODUCTS, PESTICIDATED BIPHENYLS, PCBs OR OTHER TOXIC SUBSTANCES.

**FLASHING CONDITIONS**

FLASHING CONDITIONS SHOWN IN THESE PLANS WILL REQUIRE REPAIRS OF PL FLASHING ON ADJACENT SURFACES. CONTRACTOR TO COORDINATE WITH ARCHITECT FOR DEMOLITION INSTALLATION FOR AREAS WHERE SONG IS NOT SCHEDULED FOR REPLACEMENT.

ABBREVIATION LIST

**SYMBOLS**

ANGLE  
AND  
AT  
CONCRETE LINE  
DIAMETER OR ROUND  
PENNY  
NUMBER SQUARE FOOT

**ABBREVIATIONS**

A.B. ANCHOR BOLT  
ABV ABOVE  
A.C. RAINS  
A.C. ASPHALT CONCRETE PAVING  
A.C. AIR CONDITIONING  
A.D. AREA DRAIN  
ADH. ADHESIVE  
ADJ. ADJACENT  
AFF. ABOVE FINISH FLOOR  
ALT. ALTERNATE  
ALUM. ALUMINUM  
ANG. ANGLE

BA. BATHROOM  
BD. BOARD  
BEDR. BEDROOM  
BLDG. BUILDING  
BLKS. BLOCKS  
BLOC. BLOCOS  
BM. BEAM  
BOT. BOTTOM

CAB. CABINET  
CEM. CEMENT  
CLG. CEILING  
CLO. CLOSET  
CLR. CLEAR  
COL. COLUMN  
CONC. CONCRETE  
CONST. CONSTRUCTION  
CONT. CONTINUOUS  
CTR. CENTER

D. DRYER  
DBL. DOUBLE  
D.F. DOUGLAS FIR OR DRINKING FOUNTAIN  
DIA. DIAMETER  
DIAS. DIAGONAL  
DHT. DOWN  
DN. DN.  
DN. DN.  
DN. DOWN  
D.S. DOWNSPOUT  
DET. DETAIL  
DWS. DRAWINGS

OF EXIST.  
EACH  
EPS. EXTERIOR INSULATION FINISH SYSTEM  
ELEC. ELECTRICAL  
EQ. EQUAL  
EQU. EQUIPMENT  
E.W. EACH WAY  
EXT. EXTERIOR

FA.U. FORCED AIR UNIT  
FA.R. FLOOR AREA RATIO  
FD. FLOOR DRAIN  
FDR. FREE EXTINGUISHER CABINET  
FE.C. FOUNDATION  
FN. FINISH  
FLASHS. FLASHING  
FL. FLOOR  
F.O.C. RACE OF CONCRETE  
F.O.M. RACE OF MASONRY  
F.O.S. RACE OF STUO  
FRM. FRAME  
FT. FEET  
FIS. FOOTINGS

GA. GARAGE  
GAR. GARBAGE DISPOSAL  
G.D. GARBAGE DISPOSAL  
G.F. GROUND FAULT INTERRUPTER  
G.I. GALVANIZED IRON  
GLULAM. GULLAT BEAM  
GYPS. GYPSUM BOARD

H.B. HOSE BB  
H.C. HOLLOW CORE  
HEND. HANDWOOD  
HORZ. HORIZONTAL  
HR. HOUR  
HT. HEIGHT  
HVAC HEATING VENTILATION & AIR CONDITIONING

I.L.C. IMPACT INSULATION CLASS  
IN. INCH  
INCL. INCLUDE  
INSUL. INSULATION  
INT. INTERIOR

JAN. JANITOR  
KIT. KITCHEN

LAM. LAMINATE  
LAUND. LAUNDRY  
LAU. LAUNDRY  
LB. or # POUND  
LIN. LINEN  
LIV RM. LIVING ROOM  
LIT. LIGHT

MAT. MATERIAL  
MAX. MAXIMUM  
MECH. MECHANICAL  
MEMB. MEMBRANE  
MANF. MANUFACTURER  
MIN. MINIMUM  
MSTR. BDRM. MASTER BEDROOM  
MTR. METAL

NFL. NEW  
N.C. NOT IN CONTRACT  
N.T.S. NOT TO SCALE

O. OVER  
O.C. ON CENTER (S)  
O.H. OPPOSITE HAND  
OPENING  
OPPOSITE

PANTRY  
POW. POWDER ROOM  
PL. PLATE  
PLAM. PLASTIC LAMINATE  
PLASTER  
PLYWOOD  
PREFAB. PREFABRICATED  
PRESS. PRESTRESS-TREATED  
PT. SLAB PRESSURE TREATED DOUGLAS FIR POST TENSION SLAB

RETURN AIR GRILLE  
REFRIGERATOR  
RES. RESISTOR  
REQD. REQUIRED  
ROOM  
REINWOOD  
REFER

S.C. SOLID CORE  
SCH. SCHEDULE  
S.G.D. SLIDING GLASS DOOR  
SHT. SHEET  
SHR. SHIMLAR  
SPEC. SPECIFICATION  
S.T.C. SOUND TRANSMISSION CLASS  
STL. STEEL  
STOR. STORAGE  
STRUCT. STRUCTURE OR STRUCTURAL  
SUB-FLOOR SUB-FLOOR  
SQ. SQUARE  
SQ. FT. SQUARE FOOT

TELEPHONE  
TOP OF  
TOILET  
TOILET PAPER HOLDER  
TYP. TYPICAL  
UNLESS OTHERWISE NOTED

VERT. VERTICAL  
V.D.F. VERTICAL DRAIN DOUGLAS FIR

WITH  
WASHER  
WOOD  
WINDOW  
W.P. WATERPROOFING  
W.R. GYPSUM BOARD  
WT. WEIGHT  
W.W.F. WELDED WIRE FABRIC  
YRD. YARD

**AGENCIES**

AMERICAN CONCRETE INSTITUTE  
THE AMERICAN INSTITUTE OF ARCHITECTS  
AMERICAN INSTITUTE OF STEEL CONSTRUCTION  
AMERICAN INSTITUTE OF PAPER CONSTRUCTION  
AMERICAN NATIONAL STANDARDS INSTITUTE  
AMERICAN SOCIETY FOR TESTING & MATERIALS  
CALIFORNIA ADMINISTRATIVE CODE  
CALIFORNIA BUILDING CODE  
CALIFORNIA ELECTRICAL CODE  
CALIFORNIA MECHANICAL CODE  
CALIFORNIA PLUMBING CODE  
CONSTRUCTION SPECIFICATIONS INSTITUTE  
INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS  
NATIONAL FIRE PROTECTION ASSOCIATION  
NATIONAL ROOFING CONTRACTORS ASSOCIATION  
SHEET METAL & AIR CONDITIONING CONTRACTORS  
NATIONAL ASSOCIATION  
UNIFORM BUILDING CODE  
UNIFORM FIRE CODE  
UNDERWATERS LABORATORIES, INC.  
WOODWORK INSTITUTE OF CALIFORNIA

**ABBREVIATED CODES & STANDARDS**

AMERICANS WITH DISABILITIES ACT  
AMERICANS WITH DISABILITIES ACT  
ACCESSIBILITY GUIDELINES

INTERIOR MODIFICATIONS TO LIVE/WORK LOFTS:

**BENNETT LOFTS**

542 BRANNAN STREET  
SAN FRANCISCO, CA 94107

REVISIONS


**GENERAL NOTES**


JOB:

1303

DRAWN

PI

SHEET NO.

A0.1

REGISTERED ARCHITECT  
No. 13231-15  
12-31-15  
STATE OF CALIFORNIA

INTERIOR MODIFICATIONS TO LIVE/WORK LOFTS:

**BENNETT LOFTS**

542 BRANNAN STREET  
SAN FRANCISCO, CA 94107

JOBS:

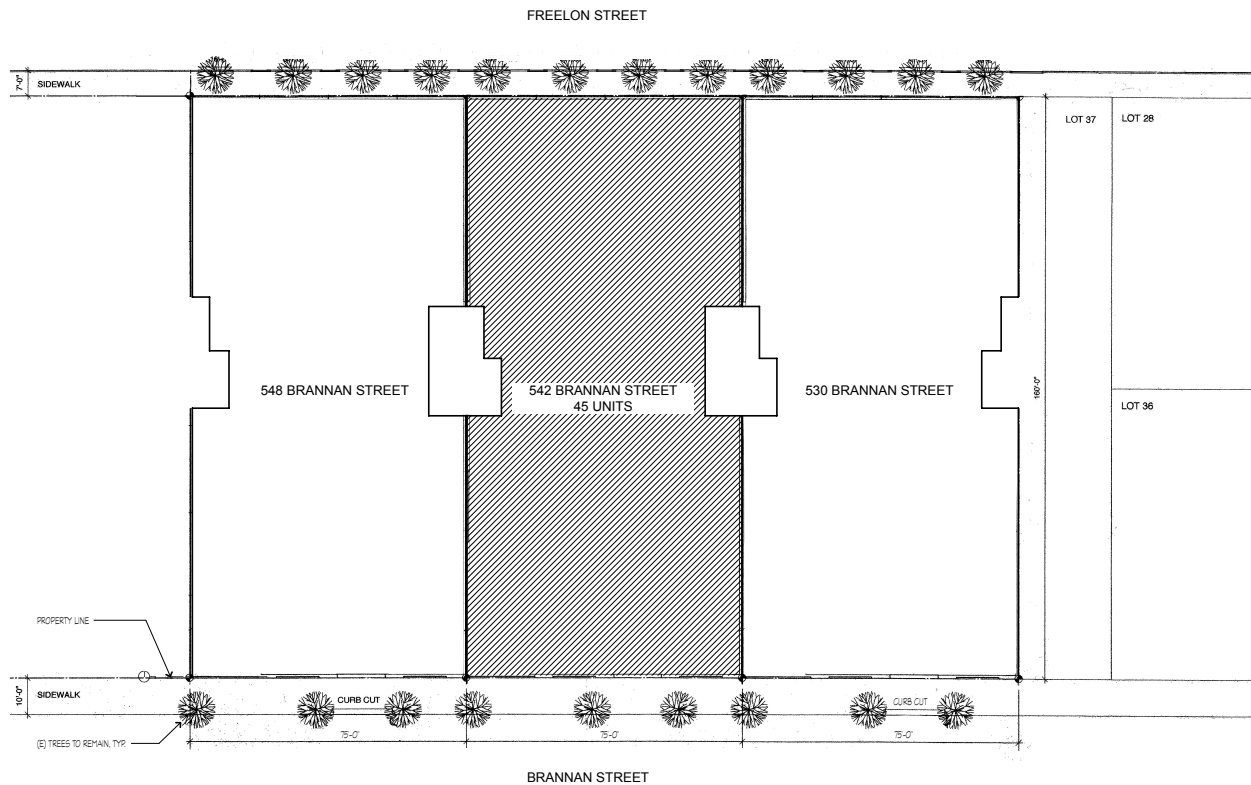
1303

DRAWN

PI

SHEET NO.

A0.1



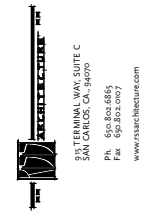
**1 SITE PLAN**  
SCALE: 1/16" = 1'-0"

## LEGEND

 AREA OF WORK

## SITE PLAN NOTES

1. THIS PLAN IS SHOWN FOR REFERENCE INFORMATION ONLY AND IS INTENDED TO PROVIDE AN OVERALL IMAGE OF THE PROJECT SITE. IT IS NOT TO BE USED TO ASCERTAIN THE PROJECT SCOPE NOR IS IT MEANT TO PROVIDE DETAILED INFORMATION FOR THE CONFIGURATION OF ANY BUILDING OR SITE COMPONENTS.




INTERIOR MODIFICATIONS TO LIVE/WORK LOFTS:

**BENNETT LOFTS**

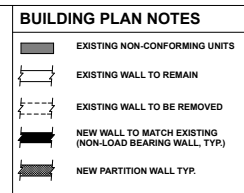
542 BRANNAN STREET  
SAN FRANCISCO, CA 94107

REVISIONS	

**SITE PLAN**

JOB:	DRAWN
1303	PI
NORTH:	SHEET NO.
	<b>A1.0</b>

PERMIT SET 06/18/14



INTERIOR MODIFICATIONS TO LIVE/WORK LOFTS:

BENNETT LOFTS

542 BRANNAN STREET  
SAN FRANCISCO, CA 94107

REVISION

**EXISTING BUILDING PLAN**

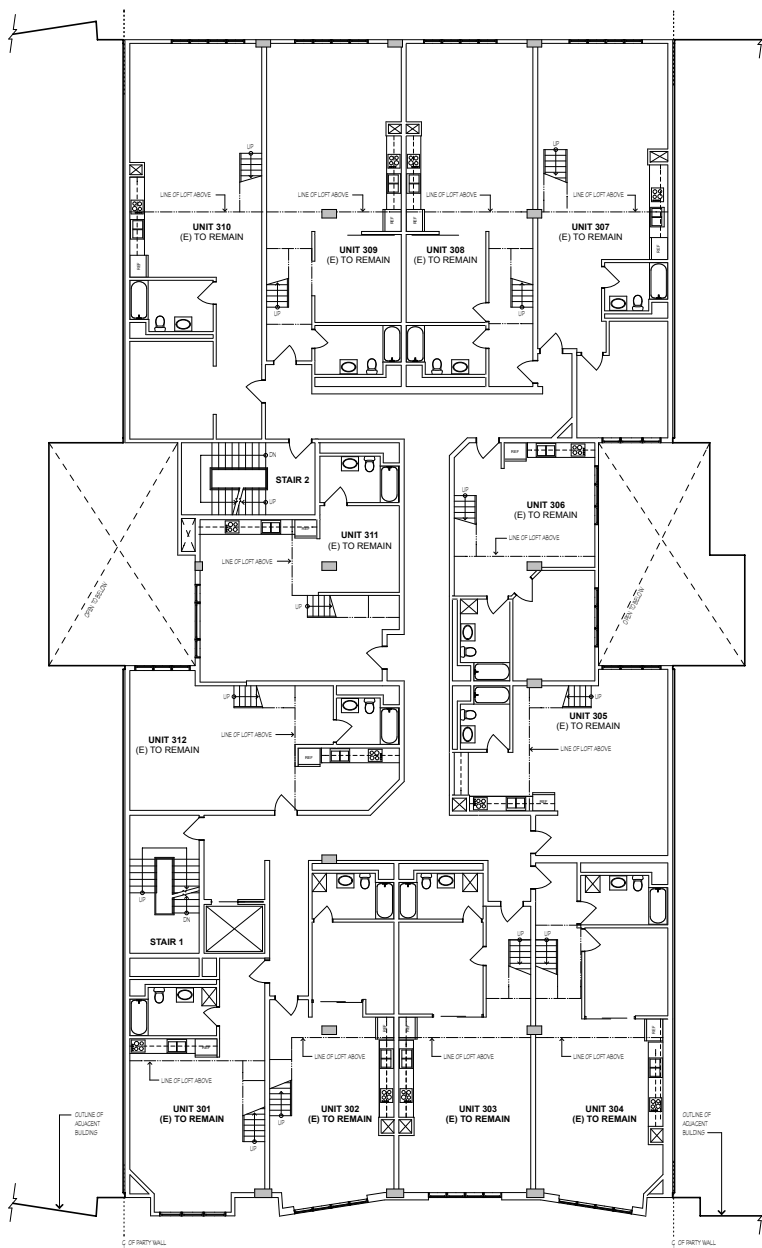
JOB:  
1303

	DRAWN
--	-------

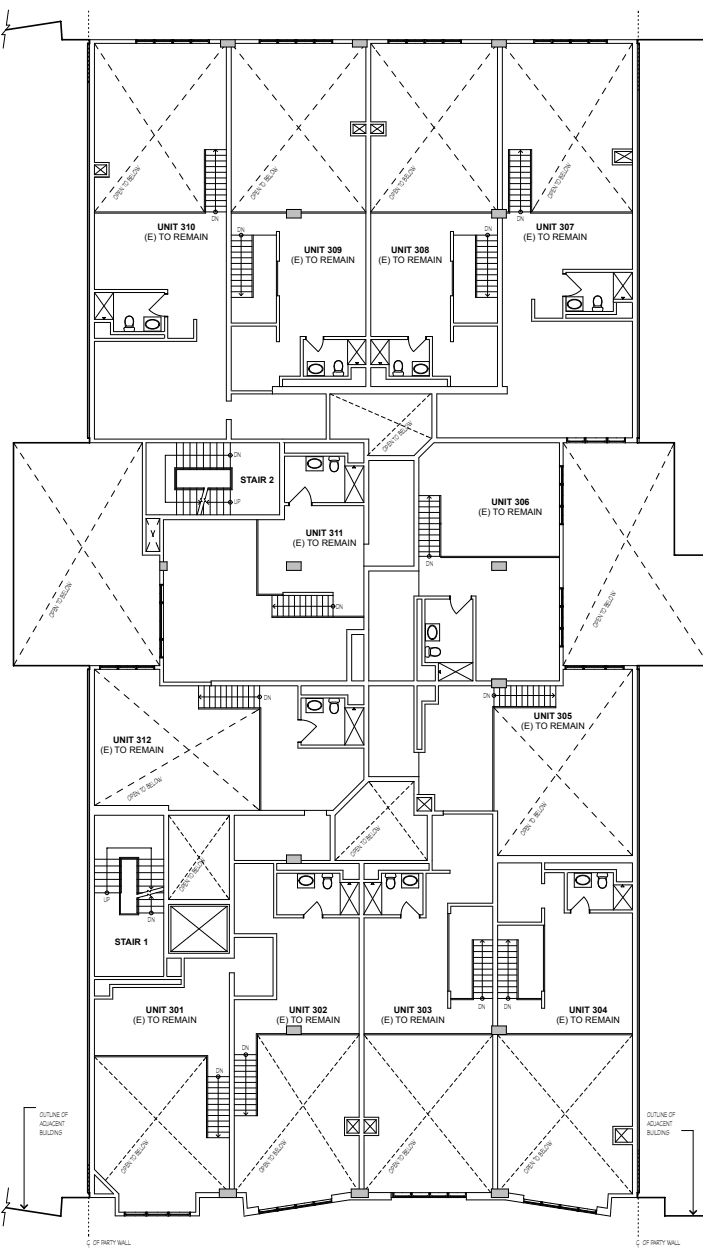
SHEET NO.

**A2.0**

PERMIT SET 06/18/14



3 EXISTING THIRD FLOOR BUILDING PLAN  
SCALE: 1/8" = 1'-0"



4 EXISTING THIRD FLOOR MEZZANINE BUILDING PLAN  
SCALE: 1/8" = 1'-0"

# NOTES

- SEE SHEET A2.0 FOR BUILDING PLAN  
LEGEND AND NOTES NOT SHOWN.



INTERIOR MODIFICATIONS TO LIVE/WORK LOFTS:

BENNETT LOFTS

542 BRANNAN STREET  
SAN FRANCISCO, CA 94107

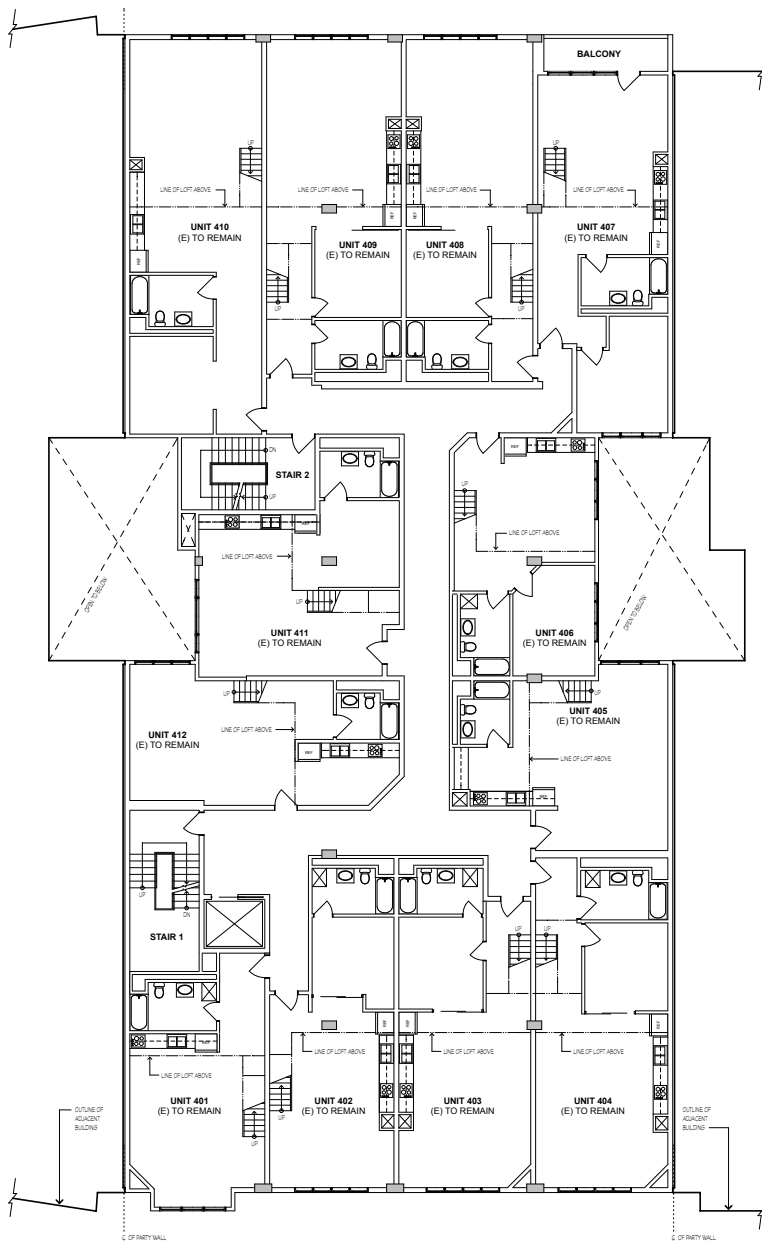
REVISIONS

EXISTING BUILDING PLAN

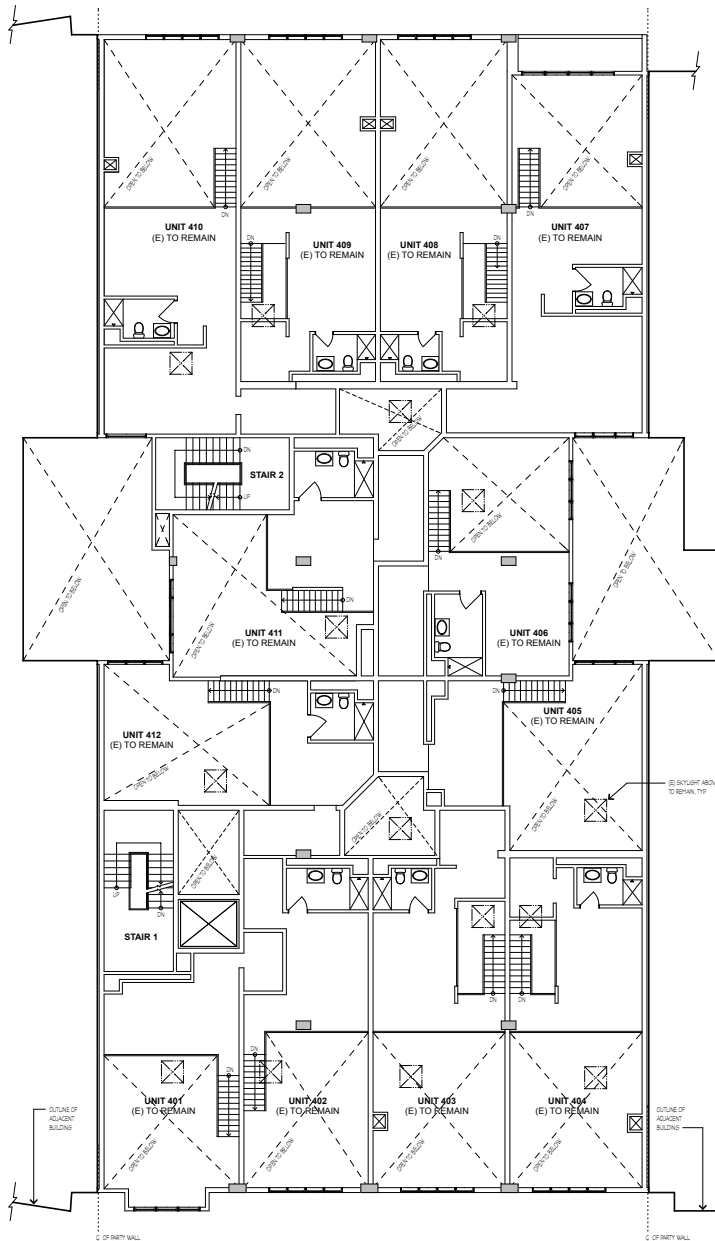
JOB: 1303  
DRAWN: PI

SHEET NO.

A2.1



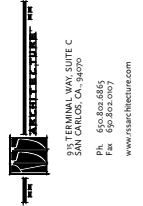
**5 EXISTING FOURTH FLOOR BUILDING PLAN**  
SCALE: 1/8" = 1'-0"



**2 EXISTING FOURTH FLOOR MEZZANINE BUILDING PLAN**  
SCALE: 1/8" = 1'-0"

## NOTES

1. SEE SHEET A2.0 FOR BUILDING PLAN LEGEND AND NOTES NOT SHOWN.



INTERIOR MODIFICATIONS TO LIVE/WORK LOFTS:

**BENNETT LOFTS**

542 BRANNAN STREET  
SAN FRANCISCO, CA 94107

REVISIONS

EXISTING BUILDING PLAN

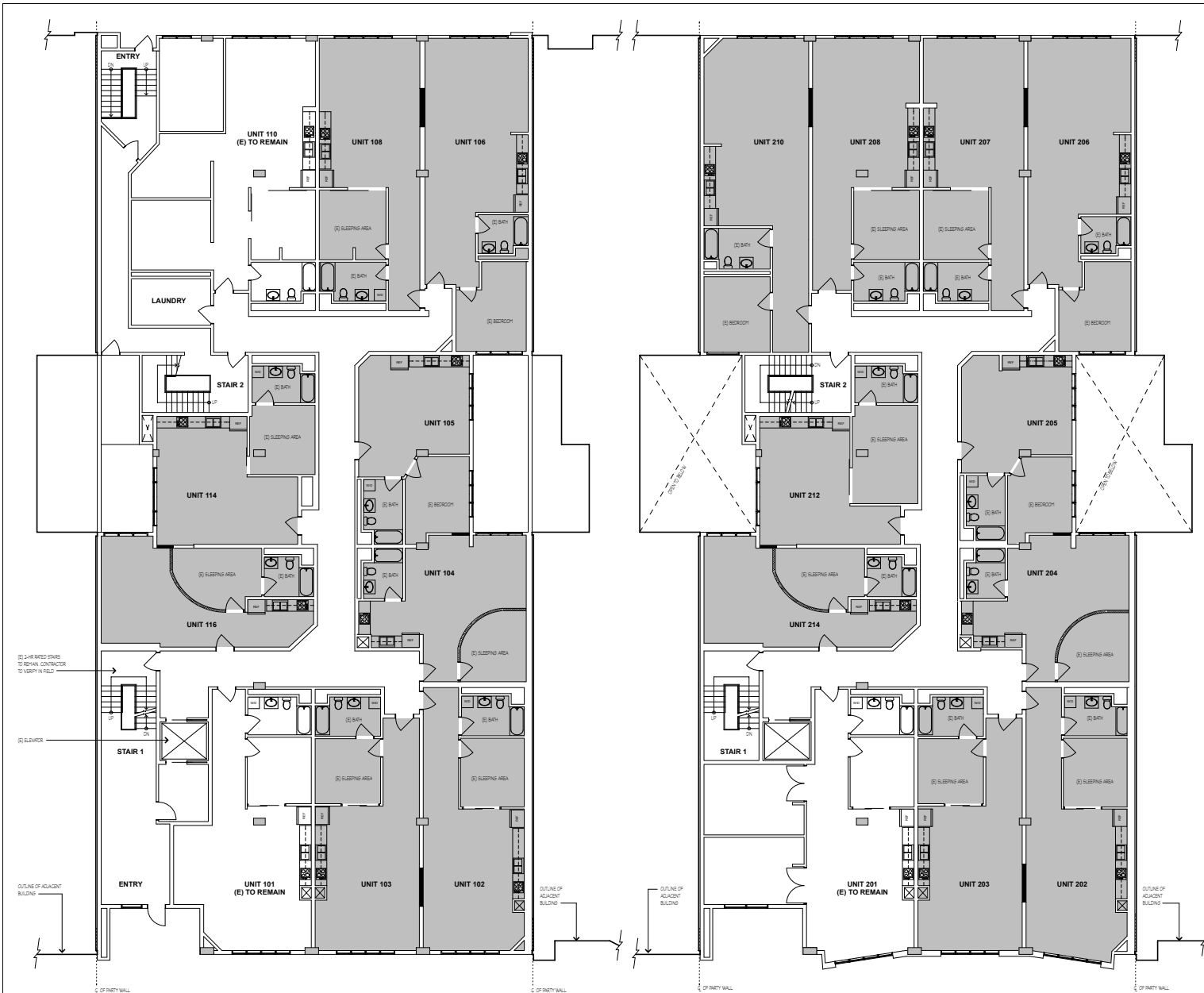
JOB:  
1303

DRAWN  
PI

SHEET NO.

**A2.2**





**1 PROPOSED FIRST FLOOR BUILDING PLAN**  
SCALE: 1/8" = 1'-0"

**2 PROPOSED SECOND FLOOR BUILDING PLAN**  
SCALE: 1/8" = 1'-0"

## NOTES

- SEE SHEET A2.0 FOR BUILDING PLAN  
LEGEND AND NOTES NOT SHOWN.

## UNIT DATA 45 UNITS

UNIT #	NOTES	EXISTING SQ. FT.	PROPOSED SQ. FT.	UNIT TYPE
101	LIVWORK	-	-	1 BRPH
102	DWELLING	135	165	1 BRPH
103	LIVWORK	-	750	1 BRPH
104	DWELLING	120	630	STUDIO
105	LIVWORK	-	590	STUDIO
106	DWELLING	1675	690	1 BRPH
108	LIVWORK	-	750	1 BRPH
110	LIVWORK	-	-	2 BRPH
114	DWELLING	1280	660	STUDIO
116	LIVWORK	-	600	STUDIO
202	LIVWORK	-	600	2 BRPH
204	DWELLING	1350	750	1 BRPH
205	LIVWORK	-	750	1 BRPH
206	DWELLING	1350	650	STUDIO
207	LIVWORK	-	590	STUDIO
208	DWELLING	1663	818	1 BRPH
209	LIVWORK	-	750	1 BRPH
210	DWELLING	-	650	1 BRPH
212	LIVWORK	1765	950	1 BRPH
214	DWELLING	1200	610	STUDIO
216	LIVWORK	-	600	STUDIO
301	LIVWORK	-	-	STUDIO
302	LIVWORK	-	-	1 BRPH
303	LIVWORK	-	-	1 BRPH
304	LIVWORK	-	-	1 BRPH
305	LIVWORK	-	-	STUDIO
306	LIVWORK	-	-	1 BRPH
307	LIVWORK	-	-	1 BRPH
308	LIVWORK	-	-	1 BRPH
309	LIVWORK	-	-	1 BRPH
310	LIVWORK	-	-	1 BRPH
311	LIVWORK	-	-	1 BRPH
312	LIVWORK	-	-	STUDIO
401	LIVWORK	-	-	STUDIO
402	LIVWORK	-	-	1 BRPH
403	LIVWORK	-	-	1 BRPH
404	LIVWORK	-	-	1 BRPH
405	LIVWORK	-	-	1 BRPH
406	LIVWORK	-	-	STUDIO
407	LIVWORK	-	-	1 BRPH
408	LIVWORK	-	-	1 BRPH
409	LIVWORK	-	-	1 BRPH
410	LIVWORK	-	-	1 BRPH
411	LIVWORK	-	-	1 BRPH
412	LIVWORK	-	-	STUDIO

INTERIOR MODIFICATIONS TO LIVE/WORK LOFTS:

**BENNETT LOFTS**

542 BRANNAN STREET  
SAN FRANCISCO, CA 94107

REVISIONS

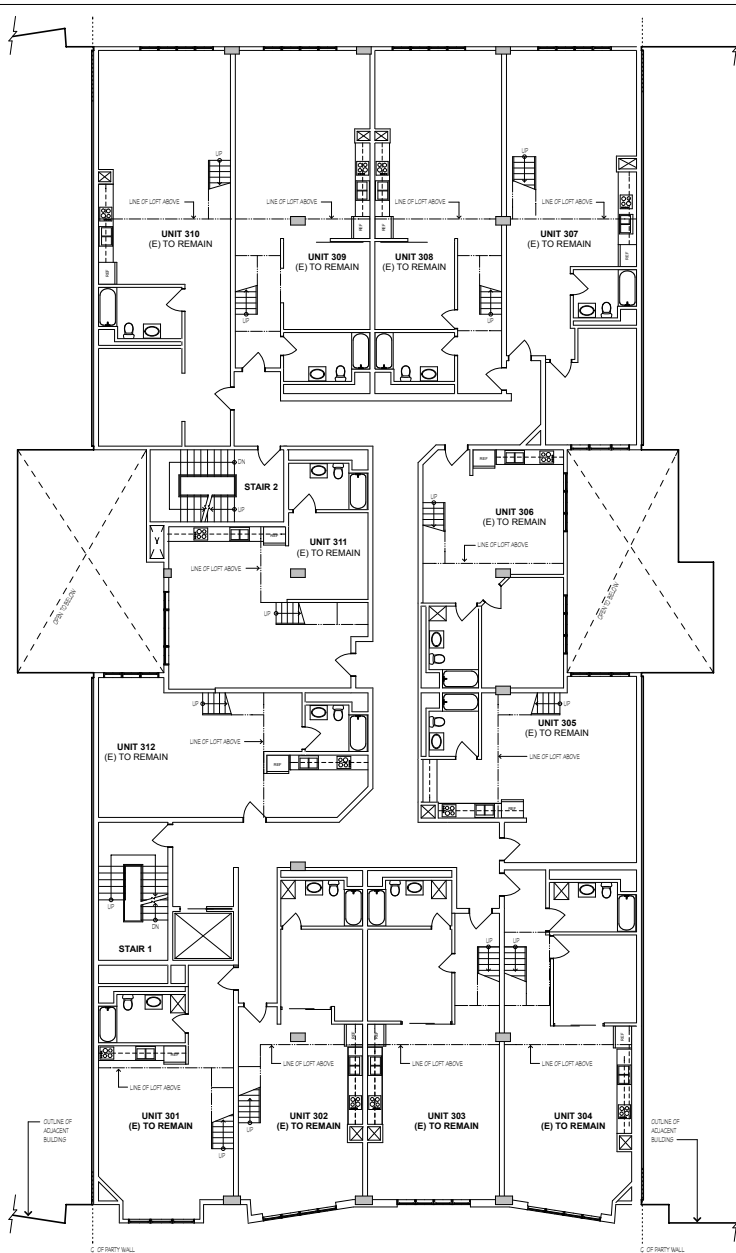
PROPOSED BUILDING PLAN

JOB:  
1303

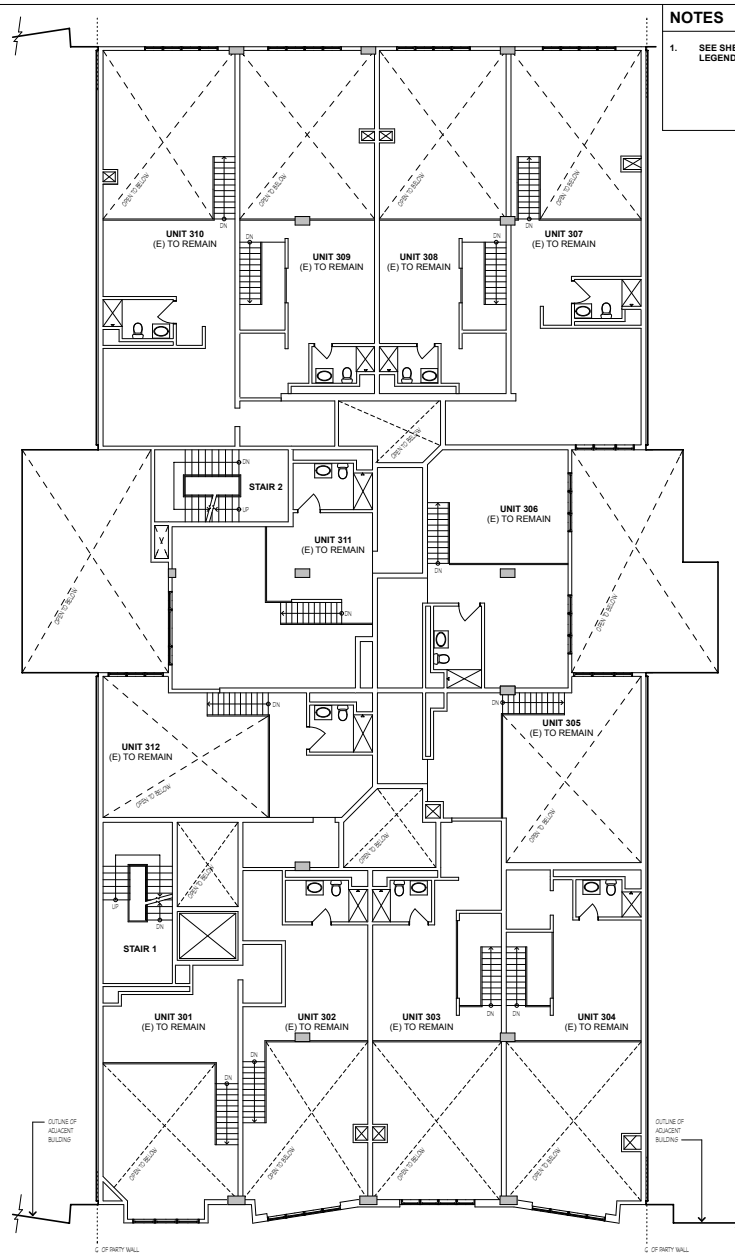
DRAWN  
PI

SHEET NO.

**A2.3**



**3 PROPOSED THIRD FLOOR BUILDING PLAN**  
SCALE: 1/8" = 1'-0"



**4 PROPOSED THIRD FLOOR MEZZANINE BUILDING PLAN**  
SCALE: 1/8" = 1'-0"

# NOTES

- SEE SHEET A2.0 FOR BUILDING PLAN  
LEGEND AND NOTES NOT SHOWN.

INTERIOR MODIFICATIONS TO LIVE/WORK LOFTS:

**BENNETT LOFTS**

542 BRANNAN STREET  
SAN FRANCISCO, CA 94107

REVISIONS

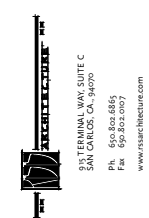
PROPOSED BUILDING PLAN

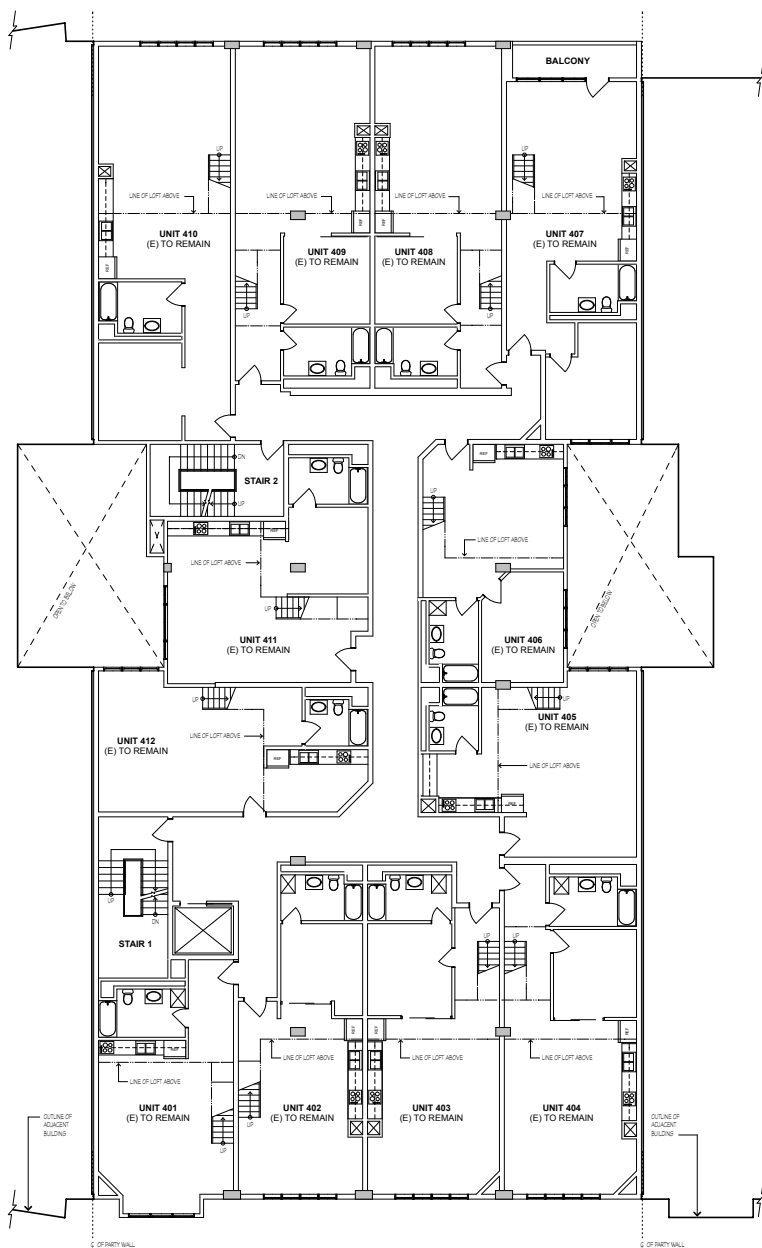
JOB:  
1303

DRAWN  
PI

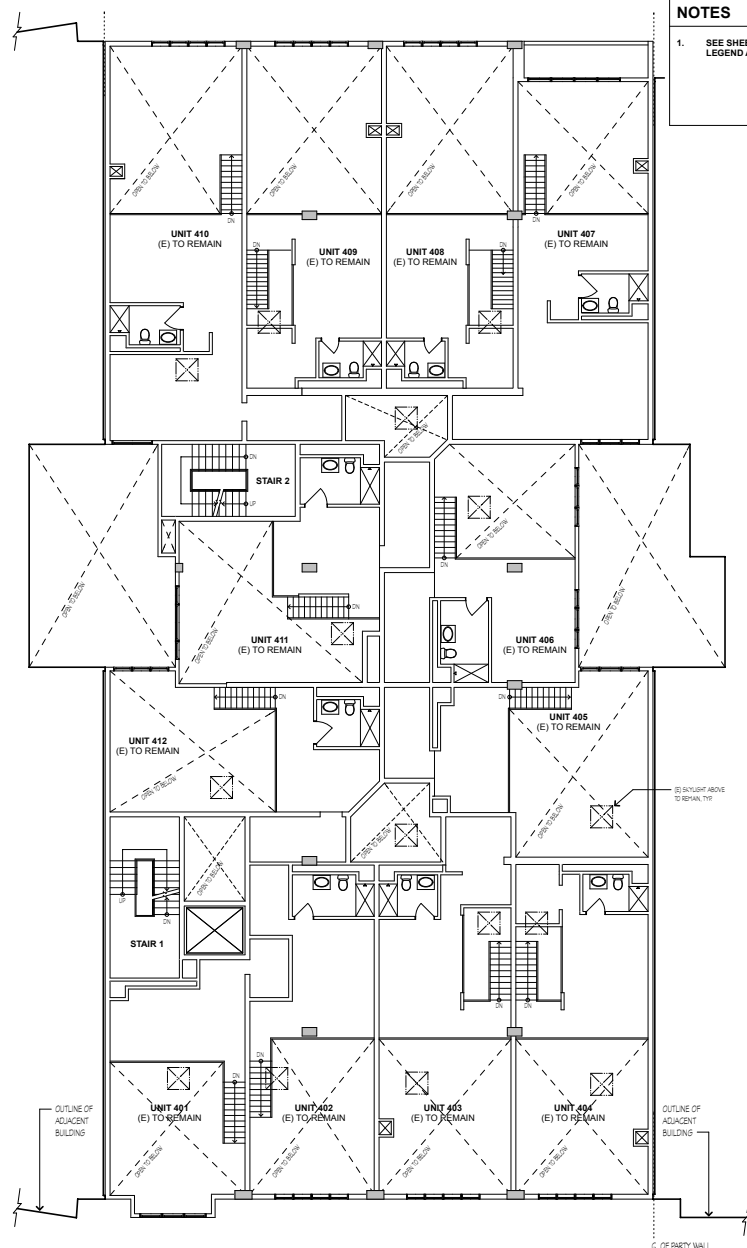
SHEET NO.

**A2.4**





**5 PROPOSED FOURTH FLOOR BUILDING PLAN**  
SCALE: 1/8" = 1'-0"



**6 PROPOSED FOURTH FLOOR MEZZANINE BUILDING PLAN**  
SCALE: 1/8" = 1'-0"

**NOTES**

1. SEE SHEET A2.0 FOR BUILDING PLAN LEGEND AND NOTES NOT SHOWN.



SAN FERNANDO WAY, SUITE C  
SAN CARLOS, CA 94070  
PH: 650.805.6866  
FAX: 650.805.0907  
WWW.RS&B-ARCHITECTURE.COM



INTERIOR MODIFICATIONS TO LIVE/WORK LOFTS:

**BENNETT LOFTS**

542 BRANNAN STREET  
SAN FRANCISCO, CA 94107

REVISIONS

PROPOSED BUILDING PLAN

JOB: 1303  
DRAWN: PI

SHEET NO.

**A2.5**



STREET VIEW OF BENNETT LOFTS



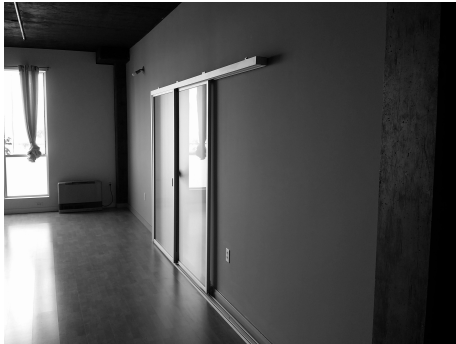
STREET VIEW OF BENNETT LOFTS



LIGHTWELL



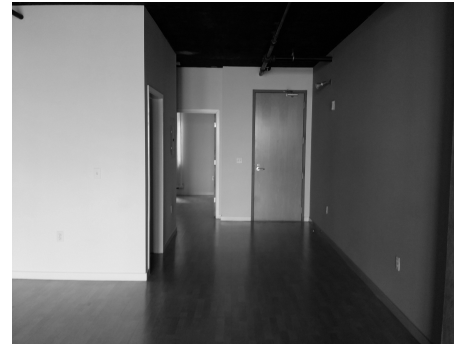
TYPICAL UNIT ENTRY HALL



TYPICAL PARTITION WALL  
BETWEEN UNITS



TYPICAL KITCHEN AREA



TYPICAL UNIT ENTRY



TYPICAL SLEEPING AREA



SSAC ARCHITECTURE  
SANTERNA WAY, SUITE C  
SAN CARLOS, CA 94070  
PH: 650.805.6866  
FAX: 650.805.0907  
WWW.SSAC-ARCHITECTURE.COM

INTERIOR MODIFICATIONS TO LIVE/WORK LOFTS:

## BENNETT LOFTS

542 BRANNAN STREET  
SAN FRANCISCO, CA 94107

REVISIONS

EXISTING PHOTOS

JOB:	DRAWN
1303	PI

SHEET NO.


**A3.0**

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE 2011 NATIONAL ELECTRICAL CODE AND CALIFORNIA AMENDMENT (CES-2015).
2. CONDUCTOR SIZING SHALL BE IN ACCORDANCE WITH ARTICLE 110-14(C) AND ARTICLE 310-15.
3. BONDING OF FIRING SYSTEM IN ACCORDANCE WITH ARTICLE 250-50 SHALL INCLUDE BONDING OF METALLIC WATER, GAS, FIRE SPRINKLER, COMPRESSED AIR AND OTHER METALLIC PIPING.
4. ALL ELECTRICAL EQUIPMENT AND DEVICES SHALL BE LISTED BY A NATIONALLY RECOGNIZED TESTING LABORATORY.

LEGEND




















Lighting

(NOTE: LIGHTING FIXTURES ARE REFERENCED BY  REFER TO LIGHTING FIXTURE SCHEDULE FOR DESCRIPTION.)

Switches and Devices






(NOTE: MOUNTING HEIGHTS SHALL MEASURE FROM TOP OF THE SWITCH OUTLET BOXES (48" AFF) AND BOTTOM OF THE RECEPTACLE OUTLET BOXES (15" AFF).)

(NOTE: ELECTRICAL SWITCHES AND RECEPTACLES SHALL BE LOCATED NO MORE THAN 4FT TO THE TOP OF BOX, NO MORE LESS THAN 12" TO THE BOTTOM OF BOX ABOVE FINISHED FLOOR PER CBC 1117.6.5.)

-  SINGLE POLE WALL SWITCH, 448" AFF, UON (SUBSCRIPT INDICATES CONTROL).
-  TWO SINGLE POLE SWITCH OR ONE 2 POLE SWITCH (WHERE SUBSCRIPT NOT SHOWN, INDICATES DOUBLE SWITCH PER TITLE 24).
-  TWO POLE, THREE WAY, WALL SWITCHES, 448" AFF, UON.
-  SINGLE POLE DIMMER WALL SWITCH, 448" AFF, UON.
-  WALL MOUNTED OCCUPANCY SENSOR WITH MANUAL, ON/OFF AND AUTOMATIC OFF. SENSOR CAN NOT HAVE AN OVERRIDE ALLOWING THE LIGHT FIXTURE TO BE CONTINUOUSLY ON. SENSOR NEEDS TO BE CERTIFIED TO COMPLY WITH 2005 TITLE 24 STANDARDS - SECTION 119-0 LIGHTING REQUIREMENTS.
-  DUPLEX RECEPTACLE OUTLET, NEMA 5-15R, INSTALLATION HEIGHT FROM THE BOTTOM OF THE BOX AS FOLLOWS:  
- GENERAL PURPOSE: CONVENIENCE OUTLET 415" AFF, UON.  
- KITCHEN COUNTER: ABOVE BACKSPLASH AS COORDINATED W/ ARCHITECT.  
- BATHROOM: 18" ABOVE BACKSPLASH AS COORDINATED W/ ARCHITECT.  
- RECEPTACLE FOR APPLIANCES: AS RECOMMENDED BY APPLIANCE MANUFACTURER.  
- ELECTRIC WATER COOLERS: AS RECOMMENDED BY MANUFACTURER.  
- EXTERIOR: 124" AFF, UON.
-  (OUTLET "1" INDICATES OUTLET ABOVE COUNTER OR VANITY. VERIFY EXACT LOCATION WITH ARCHITECT.)
-  ALL 1/2 BUT GROUND FAULT INTERRUPTING (GFI).
-  ALL 1/2 BUT HALF SWITCHED.
-  ALL 1/2 BUT 2-CIRCUIT COMBINATION DUPLEX OR TWO DUPLEX RECEPTACLES WITH ONE CIRCUIT VIA SWITCH CONTROL FOR DISPOSAL AND ONE CIRCUIT FOR DISHWASHER.
-  ALL 1/2 BUT DOUBLE DUPLEX.
-  240 VOLT SINGLE PHASE APPLIANCE OUTLET, NEMA TYPE AND INSTALLATION HEIGHT AS RECOMMENDED BY THE MANUFACTURER.
-  MOTOR OUTLET AND CONNECTION INCLUDING MANUAL MOTOR STARTER, WHERE NOT SHOWN.
-  MAGNETIC MOTOR STARTER.
-  DISCONNECT SWITCH ("F" INDICATES FUSED - SIZE AS REQUIRED BY EQUIPMENT MANUFACTURERS).
-  MANUAL MOTOR STARTER SWITCH, HORSEPOWER RATED W/ OVERLOAD.
-  CONVENIENCE RECEPTACLE IN FLOOR OUTLET BOX.
-  CONVENIENCE RECEPTACLE IN CEILING OUTLET BOX.
-  JUNCTION BOX (FLOOR, CEILING, AND WALL MOUNTED).











Signal

(NOTE: MOUNTING HEIGHTS MEASURED FORM THE CENTER OF OUTLETS.)

-  TELEPHONE OUTLET: 415" AFF, UON.
-  TELEVISION OUTLET: 415" AFF, UON.
-  SELF CONTAINED SMOKE DETECTOR W/ AUDIO ALARM 120 VOLT AND BATTERY BACK. (IN HANDICAP ACCESSIBLE APARTMENT UNITS USE DEVICE WITH VISUAL ALARM.)
-  PUSH BUTTON STATION: 448" AFF, UON.
-  BELLSTROPE: 48"-50" AFF, UON. (IN HANDICAP ACCESSIBLE APARTMENT UNITS USE DEVICE WITH VISUAL SIGNAL.)

Wiring

(NOTE: BRANCHED RESIDENTIAL BUILDING OUTLETS AND LIGHTS ARE SHOWN, BUT INTERCONNECTION WIRING IS NOT INDICATED. THE CONTRACTOR SHALL PROVIDE COMPLETE WIRING. HE MAY USE NON-METALLIC SHEATHED CABLE FOR INTERCONNECTION WIRING AND FUSE RUN TO THE LOAD CENTER, UON.

-  BRANCH CIRCUIT HORIZONTAL, CROSS LINES INDICATE NUMBER OF FEED BRIRS UON, WHERE IN FLOOR OF 2 (ONE COUNTING REQUIRED EQUIPMENT GROUND IN PVC CONDUIT).
-  CONDUIT CONCEALED IN CEILING OR WALL, NUMBER OF CONDUITS SHALL BE AS REQUIRED FOR THE CIRCUIT OR CONTROL, SHOWN, UON.
-  CONDUIT CONCEALED IN OR BELOW FLOOR OR GRASS, NUMBER OF CONDUITS SHALL BE AS REQUIRED FOR THE CIRCUIT OR CONTROL, SHOWN, UON.
-  TELEPHONE SYSTEM CONDUIT, 3/4" CO, UON.
-  DATA SYSTEM CONDUIT, 3/4" CO, UON.
-  GROUNDING RACEWAY AND WIRE.
-  CONDUIT UP / CONDUIT DOWN.
-  GROUNDING RIG.
-  CONDUIT STAB-OUT.
-  EQUIPMENT CONNECTION.









Panels

PANELBOARDS AND LOAD CENTERS (SURFACE/RECESSED):  
TELEPHONE AND OTHER SIGNAL CABINET/BOARD.  
RELAY/CONTACTOR CABINET.

Single Line Diagram

-  METER SOCKET.
-  TRANSFORMER RATED METER SOCKET AND CT.
-  NEUTRAL BUS.
-  GROUND BUS.
-  CIRCUIT BREAKER.
-  FUSIBLE SWITCH.

Identification Tag

-  SHEET NOTE.
-  DETAIL OR SECTION.
-  MECHANICAL EQUIPMENT.
-  LIGHTING FIXTURE.
-  REVISION.
-  FEEDER TAG.
-  KITCHEN OR OWNER EQUIPMENT.
-  DETAIL/DRAWING NOTE.

Abbreviations

- AFF ABOVE FINISHED FLOOR
- CKT, C CIRCUIT
- CO CONDUIT
- CO CONDUIT ONLY (WITH PULL WIRE)
- DISC DISCONNECT
- E1 EIGHTING
- GFI GROUND FAULT INTERRUPTING
- GND GROUND
- JB JUNCTION BOX
- KAIC SHORT CIRCUIT RATING IN KVA
- LTO LIGHTING
- MCC MOTOR CONTROL CENTER
- MB/HH MINOR/MAJOR HOLE
- NIEC NOT IN THE ELECTRICAL WORK
- NL NOT LIGHT
- NTS NOT TO SCALE
- PNL PANEL
- RCPT RECEPTACLE
- SAD SEE ARCHITECTURAL DRAWINGS
- SLO SEE LANDSCAPE DRAWINGS
- SMD SEE MECHANICAL DRAWINGS
- SPD SEE PLUMBING DRAWINGS
- SWBD SWITCHBOARD
- TBD TO BE DETERMINED
- TRANS/XE TRANSFORMER
- TYP TYPICAL
- UON UNLESS OTHERWISE NOTED
- WP WORKER PROOF

SCOPE OF WORK:

DOCUMENTING EXISTING ELECTRICAL MODIFICATIONS TO EXISTING APARTMENTS UNITS AND PG&E ELECTRICAL METER ADDITION.

SHEET INDEX

SHEET #:	SHEET TITLE
E0.0	LEGEND, NOTES, SYMBOLS, SCHEDULES
E1.0	BUILDINGS GARAGE PLAN
E1.1	ELECTR. ROOM
E2.0 - E2.2	BUILDING TYP. PLANS
E3.0	BUILDING SINGLE LINES
E4.0	ELECTRICAL LOAD CALCULATIONS

INTERIOR MODIFICATIONS TO LIVE/WORK LOFTS:

REVISIONS

LEGEND, NOTES, SYMBOLS

JOB:	DRAWN
1303	PI
	SHEET NO.

E0.0



NUTEK ENGINEERING  
171 EASY STREET  
ALAMO, CA 94507  
(925) 408-3741



BENNETT LOFTS

542 BRANNAN STREET  
SAN FRANCISCO, CA 94107

915 TERMINAL WAY, SUITE C  
SAN CARLOS, CA, 94070  
Ph: 650.802.6865  
Fax: 650.802.0107  
www.nutekarchitecture.com



530

542

548



**rs architecture**  
915 TERMINAL WAY, SUITE C  
SAN CARLOS, CA, 94070  
Ph. 650.802.6865  
Fax 650.802.0107  
www.rsarchitecture.com

**NUTEK ENGINEERING**  
171 EASY STREET  
ALAMO, CA 94507  
(925) 408-3741



INTERIOR MODIFICATIONS TO LIVE/WORK LOFTS:

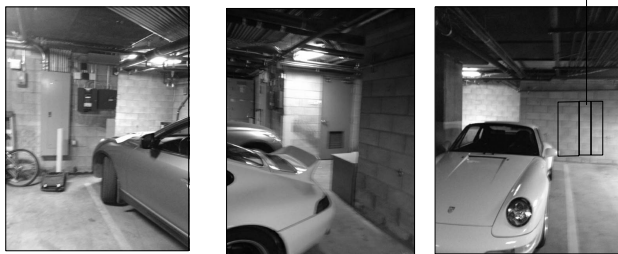
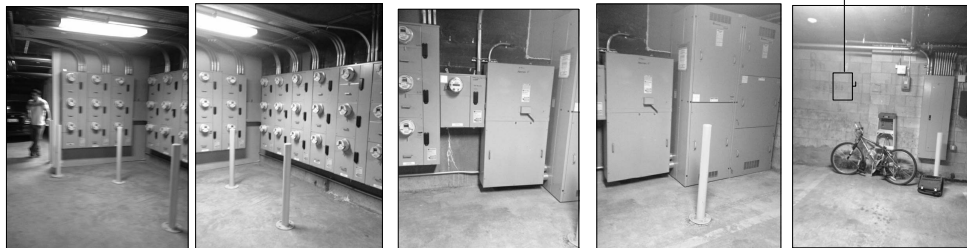
**BENNETT LOFTS**  
542 BRANNAN STREET  
SAN FRANCISCO, CA 94107

**GARAGE PLAN**  
**542**  
**BRANNAN ST.**

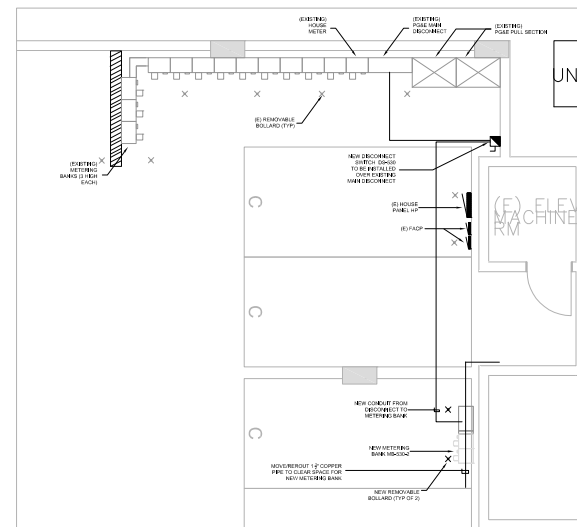
DRAWN  
PI

SHEET NO.

**E1.0**



BUILDING 542 ELECTRICAL EXISTING &amp; PROPOSED METERING BANK PHOTOS



**ARCHITECTURE**  
915 TERMINAL WAY, SUITE C  
SAN CARLOS, CA., 94070  
Ph. 650.802.6865  
Fax 650.802.0107  
[www.rsarchitect.com](http://www.rsarchitect.com)

**NUTEK ENGINEERING**  
171 EASY STREET  
ALAMO, CA 94507  
(925) 408-3741



## INTERIOR MODIFICATIONS TO LIVE/WORK LOFTS:

BENNETT LOFTS

542 BRANNAN STREET  
SAN FRANCISCO, CA 94107

REVISIONS

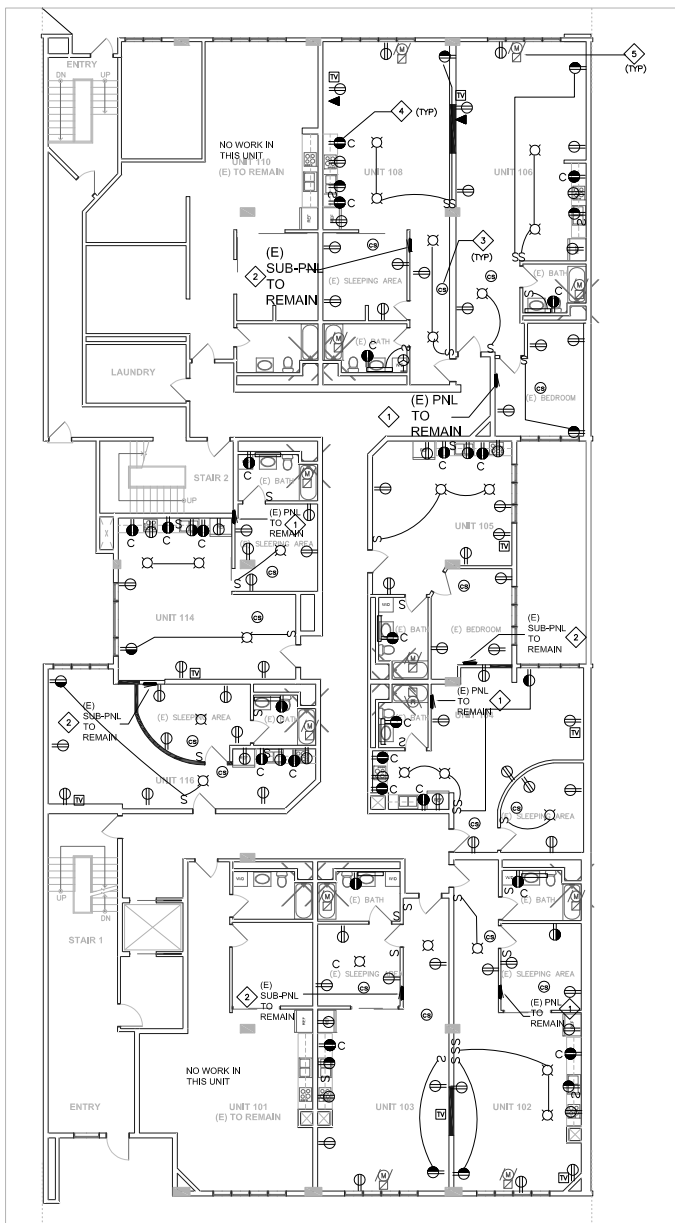
**ELECT. ROOM  
542  
BRANNAN ST.**

JOB:  
1303

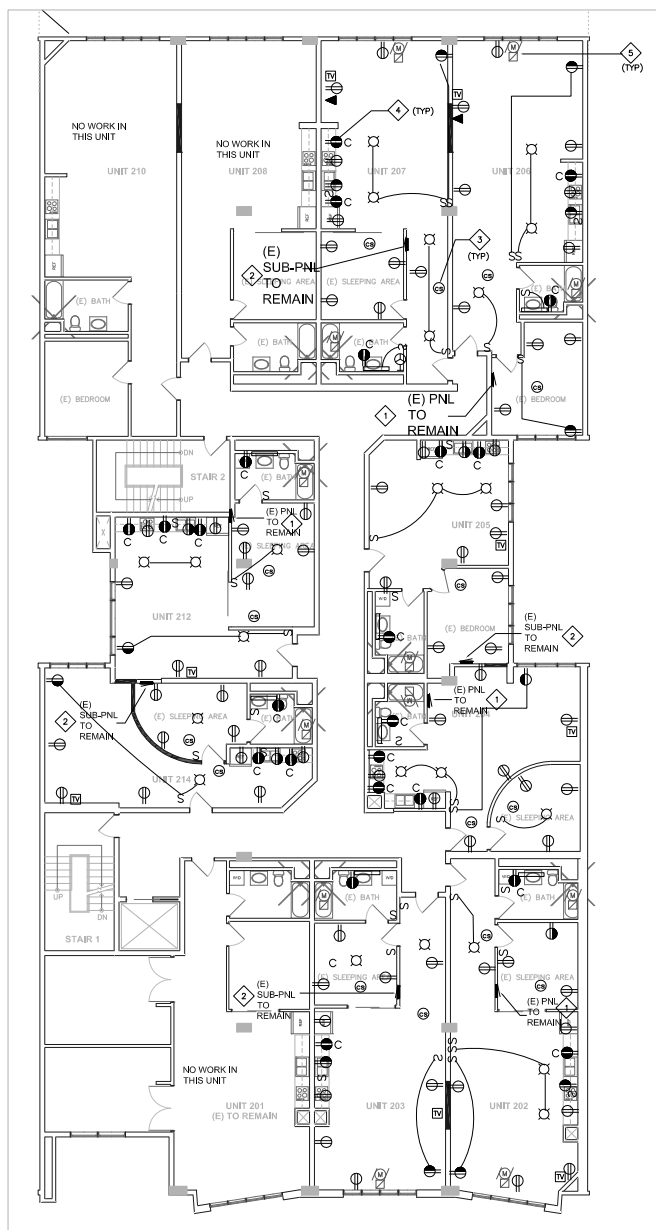
	DRAWN PI
--	-------------

	SHEET NO.
--	-----------

## E1.1



1 TYPICAL FIRST FLOOR BUILDING PLAN  
SCALE: 1/8" = 1'-0"



2 TYPICAL 2ND FLOOR BUILDING PLAN  
SCALE: 1/8" = 1'-0"

**SHEET NOTES:**

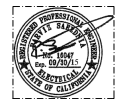
- 1 EXISTING PANEL TO REMAIN. DISCONNECT AND REMOVE (E) 90A/2P BREAKER AND FEEDER SERVING (E) SUB-PANEL IN ADJACENT UNIT. ALL OTHER BREAKERS AND WIRING TO REMAIN.
- 2 EXISTING SUB-PANEL TO REMAIN AS IS. DISCONNECT AND REMOVE EXISTING FEEDER AND CONNECT TO NEW. SEE SINGLE LINE DIAGRAM.
- 3 COMBINATION CARBON MONOXIDE AND SMOKE DETECTOR.
- 4 TYPICAL GFI OUTLET IN BATHROOM AND KITCHEN COUNTER.
- 5 EXISTING GAS HEATER.

**NOTE:**

ALL ELECTRICAL OUTLETS, SWITCHES AND LIGHT FIXTURES ARE SHOWN FOR REFERENCE ONLY. THE ONLY SCOPE OF WORK IN SUBDIVIDED UNITS IS TO DISCONNECT EXISTING SUB-PANEL FROM EXISTING PANEL AND RE-FEED VIA NEW METERS AND FEEDERS IN THE GARAGE.



NUTEK ENGINEERING  
171 EASY STREET  
ALAMO, CA 94507  
(925) 408-3741



INTERIOR MODIFICATIONS TO LIVE/WORK LOFTS:

BENNETT LOFTS

542 BRANNAN STREET  
SAN FRANCISCO, CA 94107

REVISIONS

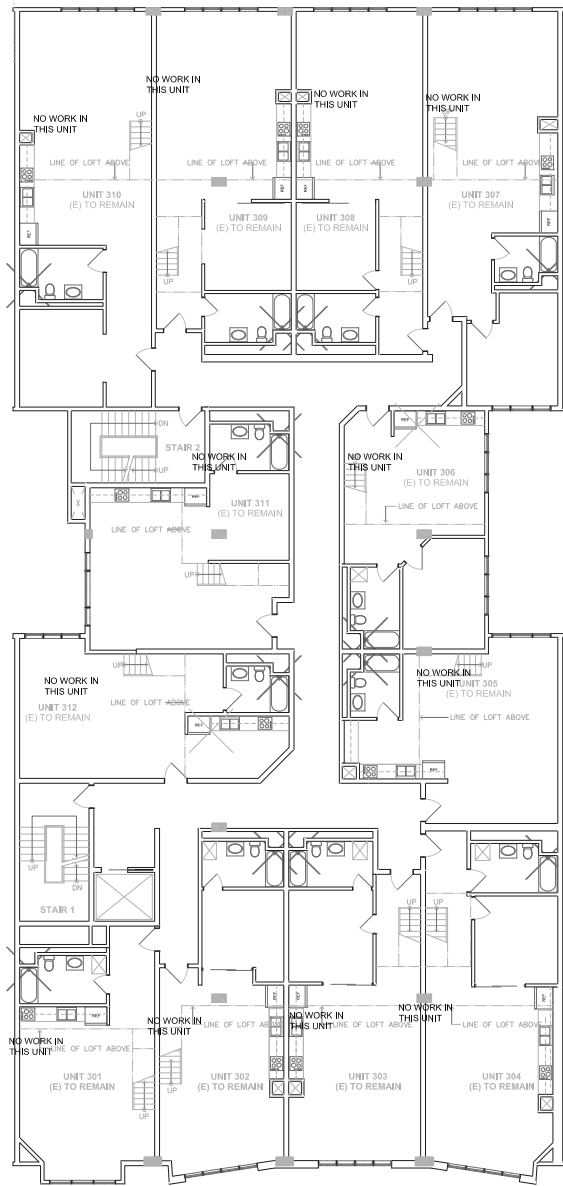
TYPICAL BLDG  
PLAN  
542 BRANNAN

JOB:  
1303

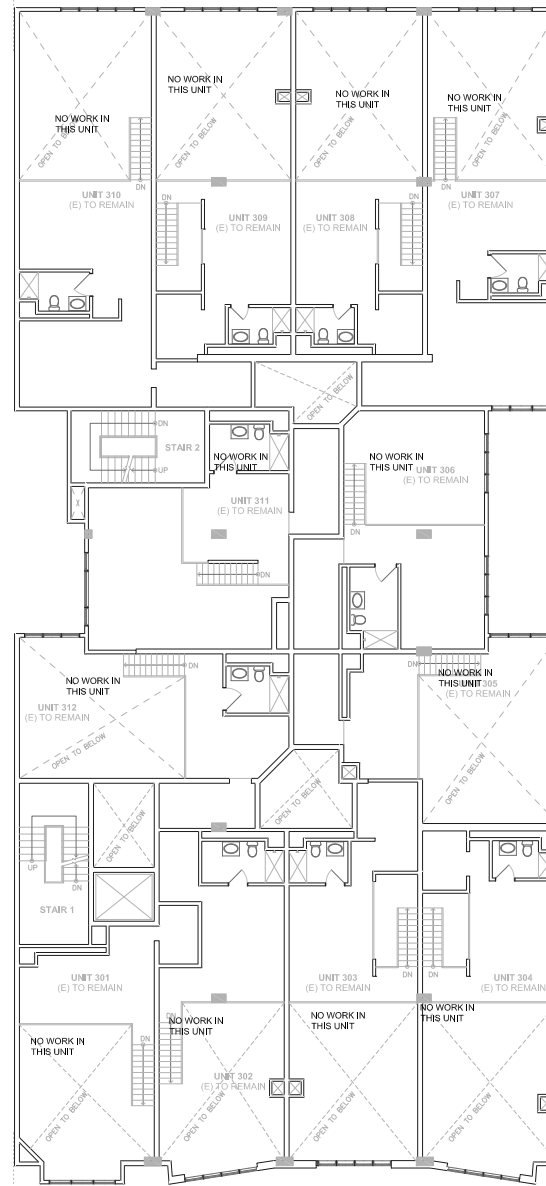
DRAWN  
PI

SHEET NO.

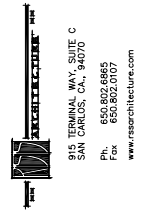
E2.0



1 TYPICAL 3RD FLOOR BUILDING PLAN  
SCALE: 1/8" = 1'-0"



2 TYP. 3RD FLOOR MEZZANINE BUILDING PLAN  
SCALE: 1/8" = 1'-0"



NUTEK ENGINEERING  
171 EASY STREET  
ALAMO, CA 94507  
(925) 408-3741



INTERIOR MODIFICATIONS TO LIVE/WORK LOFTS:

BENNETT LOFTS  
542 BRANNAN STREET  
SAN FRANCISCO, CA 94107

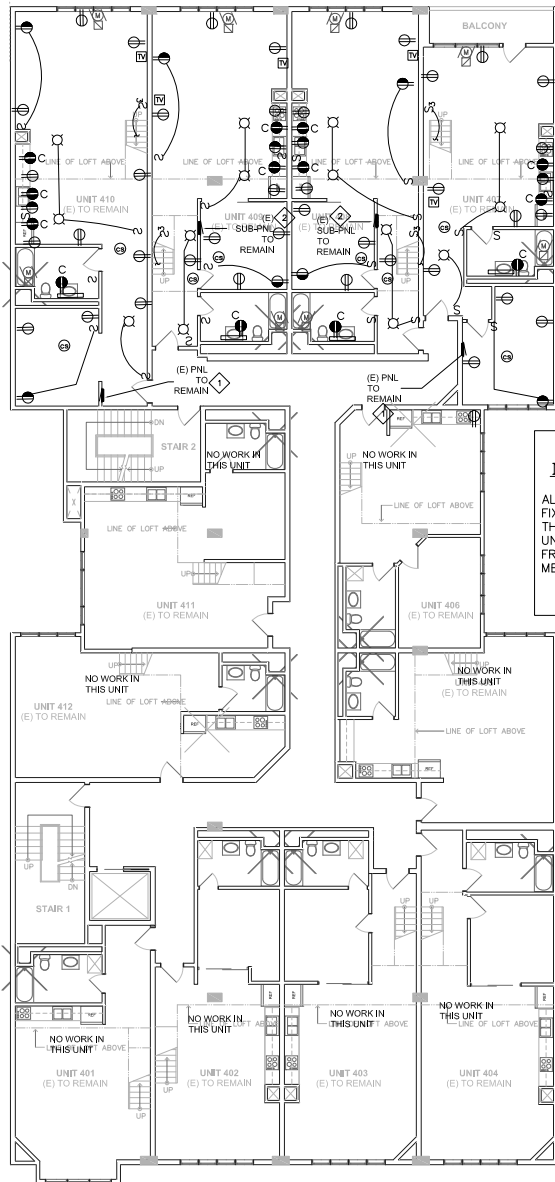
REVISIONS

TYPICAL BLDG  
PLAN  
542 BRANNAN

JOB: 1303  
PI

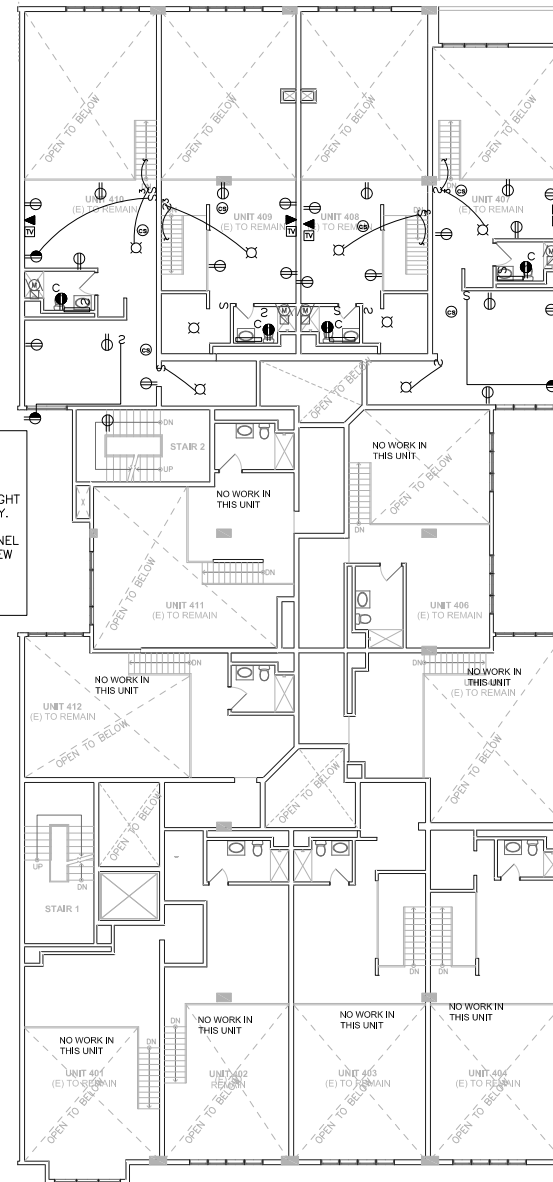
SHEET NO.

E2.1

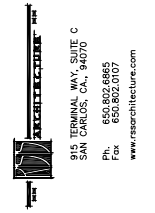


**NOTE:**

ALL ELECTRICAL OUTLETS, SWITCHES AND LIGHT FIXTURES ARE SHOWN FOR REFERENCE ONLY. THE ONLY SCOPE OF WORK IN SUBDIVIDED UNITS IS TO DISCONNECT EXISTING SUB-PANEL FROM EXISTING PANEL AND RE-FEED VIA NEW METERS AND FEEDERS IN THE GARAGE.



**SHEET NOTES:**  
SEE E2.0 FOR SHEET NOTES.



NUTEK ENGINEERING  
171 EASY STREET  
ALAMO, CA 94507  
(925) 408-3741



INTERIOR MODIFICATIONS TO LIVE/WORK LOFTS:

BENNETT LOFTS

542 BRANNAN STREET  
SAN FRANCISCO, CA 94107

REVISIONS

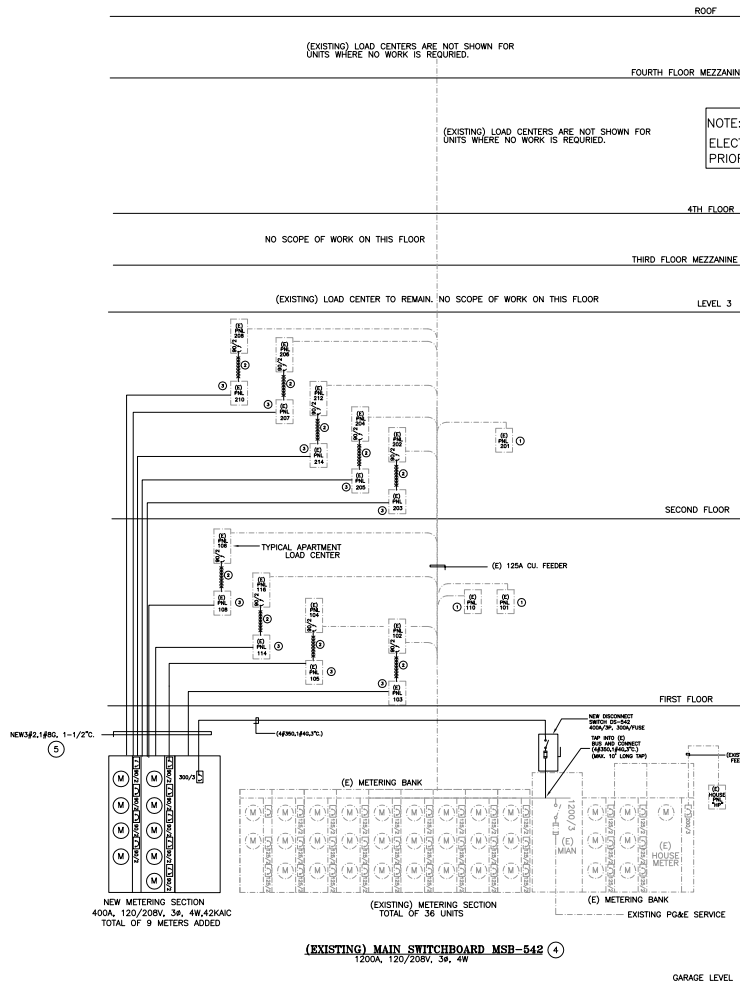
**TYPICAL BLDG  
PLAN  
542 BRANNAN**

JOB: 1303  
PI  
SHEET NO.

**E2.2**

1 TYPICAL 4TH FLOOR BUILDING PLAN  
SCALE: 1/8" = 1'-0"

2 TYP. 4TH FLOOR MEZZANINE BUILDING PLAN  
SCALE: 1/8" = 1'-0"



NOTES:

- ① EXISTING FEEDER AND PANEL TO REMAIN, NO SCOPE OF WORK.
- ② DISCONNECT AND REMOVE (E) FEEDER AND BREAKER.
- ③ FEED (E) LOAD CENTER WITH NEW FEEDER AS SHOWN.
- ④ (E) 36 UNITS, NINE UNITS ADDED TO EXISTING MSB-530, TOTAL OF 45 UNITS NOW.
- ⑤ ALL UNIT LOAD CENTER FEEDERS ARE FED VIA 90A/2P BREAKER AND FEEDER.

① SINGLE LINE DIAGRAM BLDG 542  
SCALE: NOT TO SCALE

RESEARCH  
915 TERMINAL WAY, SUITE C  
SAN CARLOS, CA, 94070  
Ph: 650.802.6865  
Fax: 650.802.0107  
www.researchlectre.com



INTERIOR MODIFICATIONS TO LIVE/WORK LOFTS:

BENNETT LOFTS  
542 BRANNAN STREET  
SAN FRANCISCO, CA 94107

REVISIONS

SINGLE LINE  
DIAGRAM  
BLDG  
542

JOB:	DRAWN
1303	PI
SHEET NO.	

E3.0

SINGLE APARTMENT CALCULATIONS (OPTIONAL METHOD - NEC 220-82)						
(TO BE USED WITH 100 AMP FEEDER OR GREATER & AIR CONDITIONING)						
APT. TYPE: <u>Unit 1</u>						
NO	LOAD DESCRIPTION ("OTHER" LOADS)	UNIT	QTY	VOLT AMP	KVA	
1	GENERAL LIGHTING AT 3W/Sq.Ft.	SQ FT	1600	4800	4.80	
2	SMALL APPLIANCE CIRCUIT	EA	2	1500	3.00	
3	LAUNDRY CIRCUIT (ELECTRIC WASHER/DRYER)		1	5000	5.00	
4	GAS RANGE		1	100	0.10	
5	Microwave & Hood		1	800	0.80	
6	DISH WASHER		1	900	0.90	
7	KITCHEN DISPOSAL		1	750	0.75	
8						
9	TOILET EXHAUST / HEATER / LIGHT		1	50	0.05	
10						
11						
12						
13						
TOTAL "OTHER" LOADS IN KVA					15.4	
AIR CONDITIONER / HEAT PUMP AND FUN COIL LOADS (KVA)					HEATING	COOLING
NO. OF BASEBOARD HEATERS						
TOTAL WATTAGE OF ALL BASEBOARDS						
BASEBOARDS CALCULATED LOAD IN KVA (80% OF TOTAL IF LESS THAN 4 OR 40% IF 4 OR MORE)						
LARGEST OF THE TWO (COOLING / HEATING) KVA						
FEEDER / BREAKER SIZE: LARGEST OF HEATING OR COOLING + FIRST 10 KVA OF OTHER LOAD + .4 OF REMAINDER OF OTHER LOADS:						
2.93 + 10.00 + 2.16 KVA = 15.09 KVA						
15.09 KVA EQUALS 72.92 AMPERES AT 208 Vol					SELECTED FEEDER	90 A

SINGLE APARTMENT CALCULATIONS (OPTIONAL METHOD - NEC 220-82)						
(TO BE USED WITH 100 AMP FEEDER OR GREATER & AIR CONDITIONING)						
APT. TYPE <b>Unit 2</b>						
NO	LOAD DESCRIPTION ("OTHER" LOADS)	UNIT	QTY	VOLT AMP	KVA	
1	GENERAL LIGHTING AT 3W/Sq.Ft.	SQ FT	2000	6000	6.00	
2	SMALL APPLIANCE CIRCUIT	EA	2	1500	3.00	
3	LAUNDRY CIRCUIT (ELECTRIC WASHER/DRYER)	EA	1	5000	5.00	
4	GAS RANGE	EA	1	100	0.10	
5	Microwave & Hood	EA	1	200	0.20	
6	DISH WASHER	EA	1	800	0.80	
7	KITCHEN DISPOSAL	EA	1	750	0.75	
8						
9	TOILET EXHAUST / HEATER / LIGHT	EA	1	50	0.05	
10						
11						
12						
13						
TOTAL "OTHER" LOADS IN KVA						16
AIR CONDITIONER / HEAT PUMP AND FUN COIL LOADS (KVA)					HEATING	COOLING
NO. OF BASEBOARD HEATERS						
TOTAL WATTAGE OF ALL BASEBOARDS						
BASEBOARDS CALCULATED LOAD IN KVA (85% OF TOTAL IF LESS THAN 4 OR 40% IF 4 OR MORE)					1.80	
LARGEST OF THE TWO (COOLING / HEATING) KVA					1.80	
FEEDER / BREAKER SIZE: LARGEST OF HEATING OR COOLING + FIRST 10 KVA OF OTHER LOAD + .4 OF REMAINDER OF OTHER LOADS:						
1.80 + 10.00 + 2.4 KVA =					14.20	KVA
14.20 KVA EQUALS <b>68.97</b> AMPERES AT 208 VOLT SELECTED FEEDER					90	AMPS

SINGLE APARTMENT CALCULATIONS (OPTIONAL METHOD - NEC 220-82)						
(TO BE USED WITH 100 AMP FEEDER OR GREATER & AIR CONDITIONING)						
APT. TYPE <b>Unit 3</b>						
NO	LOAD DESCRIPTION ("OTHER" LOADS)	UNIT	QTY	VOLT AMP	KVA	
1	GENERAL LIGHTING AT 3W/Sq.Ft.	SQ FT	1200	3600	3.60	
2	SMALL APPLIANCE CIRCUIT	EA	2	1500	3.00	
3	LAUNDRY CIRCUIT (ELECTRIC WASHER/DRYER)	EA	1	5000	5.00	
4	GAS RANGE	EA	1	200	0.20	
5	Microwave & Hood	EA	1	800	0.80	
6	DISH WASHER	EA	1	900	0.90	
7	KITCHEN DISPOSAL	EA	1	750	0.75	
8						
9	TOILET EXHAUST / HEATER / LIGHT	EA	1	50	0.05	
10						
11						
12						
13						
TOTAL "OTHER" LOADS IN KVA						14.3
AIR CONDITIONER / HEAT PUMP AND FUN COIL LOADS (KVA)						
NO. OF BASEBOARD HEATERS		TOTAL WATTAGE OF ALL BASEBOARDS		HEATING		COOLING
<b>2</b>		<b>3</b> KVA				
BASEBOARDS CALCULATED LOAD IN KVA (85% OF TOTAL IF LESS THAN 4 OR 40% IF 4 OR MORE)						
SUBTOTAL						1.95
LARGEST OF THE TWO (COOLING / HEATING) KVA						1.95 KVA
FEEDER / BREAKER SIZE: LARGEST OF HEATING OR COOLING + FIRST 10 KVA OF OTHER LOAD + .4 OF REMAINDER OF OTHER LOADS:						
1.95		+ 10.00		+ 1.72		KVA = 13.67 KVA
13.67 KVA EQUALS		65.72 AMPERES AT		208 volt		SELECTED FEEDER 90 A

SINGLE APARTMENT CALCULATIONS (OPTIONAL METHOD - NEC 220-82)						
(TO BE USED WITH 100 AMP FEEDER OR GREATER & AIR CONDITIONING)						
APT. TYPE Unit 4						
NO	LOAD DESCRIPTION ("OTHER" LOADS)	UNIT	QTY	VOLT AMP	KVA	
1	GENERAL LIGHTING AT 3W/Sq.Ft.	SQ FT	1000	3000	3.00	
2	SMALL APPLIANCE CIRCUIT	EA	2	1500	3.00	
3	LAUNDRY CIRCUIT (ELECTRIC WASHER/DRYER)	EA	1	5000	5.00	
4	GAS RANGE	EA	1	200	0.20	
5	Microwave & Hood	EA	1	800	0.80	
6	DISH WASHER	EA	1	900	0.90	
7	KITCHEN DISPOSAL	EA	1	750	0.75	
8						
9	TOILET EXHAUST / HEATER / LIGHT	EA	1	50	0.05	
10						
11						
12						
13						
TOTAL "OTHER" LOADS IN KVA						13.7
AIR CONDITIONER / HEAT PUMP AND FUN COIL LOADS (KVA)					HEATING	COOLING
NO. OF BASEBOARD HEATERS						
TOTAL WATTAGE OF ALL BASEBOARDS						
BASEBOARDS CALCULATED LOAD IN KVA (80% OF TOTAL IF LESS THAN 4 OR 40% IF 4 OR MORE)					1.95	
					SUB TOTAL	1.95
LARGEST OF THE TWO (COOLING / HEATING) KVA					1.95	KVA
FEEDER / BREAKER SIZE: LARGEST OF HEATING OR COOLING + FIRST 10 KVA OF OTHER LOAD + .4 OF REMAINDER OF OTHER LOADS:						
1.95 + 10.00 + 1.48 KVA = 13.43 KVA						
13.43 KVA EQUALS 64.67 AMPERES AT 208 VOLTS SELECTED FEEDER 90						

SINGLE APARTMENT CALCULATIONS (OPTIONAL METHOD - NEC 220-82)						
(TO BE USED WITH 100 AMP FEEDER OR GREATER & AIR CONDITIONING)						
APT. TYPE		Units				
NO	LOAD DESCRIPTION ("OTHER" LOADS)	UNIT	QTY	VOLT AMP	KVA	
1	GENERAL LIGHTING AT 3W/Sq.Ft.	SQ FT	800	2400	2.40	
2	SMALL APPLIANCE CIRCUIT	EA	2	1500	3.00	
3	LAUNDRY CIRCUIT (ELECTRIC WASHER/DRYER)	EA	1	5000	5.00	
4	GAS RANGE	EA	1	200	0.20	
5	Microwave & Hood	EA	1	800	0.80	
6	DISH WASHER	EA	1	900	0.90	
7	KITCHEN DISPOSAL	EA	1	750	0.75	
8						
9	TOILET EXHAUST / HEATER / LIGHT	EA	1	50	0.05	
10						
11						
12						
13						
TOTAL "OTHER" LOADS IN KVA						13.1
AIR CONDITIONER / HEAT PUMP AND FUN COIL LOADS (KVA)					HEATING	COOLING
NO. OF BASEBOARD HEATERS		TOTAL WATTAGE OF ALL BASEBOARDS				
1		1.5% KVA				
BASEBOARDS CALCULATED LOAD IN KVA IS 1.5% OF TOTAL < LESS THAN 4 OR 40% IF 4 OR MORE					0.98	
LARGEST OF THE BREAKING (HEATING) KVA					0.98 KVA	SUBTOTAL 0.98
FEEDER / BREAKER SIZE - LARGEST OF HEATING OR COOLING + FIRST 10 KVA OF OTHER LOAD + 4 OR REMAINDER OF OTHER LOADS:						
0.98 + 10.00 + 1.24		KVA =		12.22	KVA	
12.22 KVA EQUALS		98.75 AMPERES AT 250		volt	SELECTED FEEDER	90 A



# SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

## NOTICE OF BUILDING PERMIT APPLICATION (SECTION 312)

On **October 17, 2014**, the Applicant named below filed Building Permit Application No. **2014.09.10.6022** with the City and County of San Francisco.

PROPERTY INFORMATION		APPLICANT INFORMATION	
Project Address:	<b>548 Brannan Street</b>	Applicant:	<b>Justin Chu, Essex Property Trust</b>
Cross Street(s):	<b>4<sup>th</sup> and 5<sup>th</sup> Streets</b>	Address:	<b>925 East Meadow Drive</b>
Block/Lot No.:	<b>3777/073-106</b>	City, State:	<b>Palo Alto, CA94303</b>
Zoning District(s):	<b>RED / 40-X</b>	Telephone:	<b>(650) 463-6377</b>

You are receiving this notice as a property owner or resident within 150 feet of the proposed project. You are not required to take any action. For more information about the proposed project, or to express concerns about the project, please contact the Applicant listed above or the Planner named below as soon as possible. If you believe that there are exceptional or extraordinary circumstances associated with the project, you may request the Planning Commission to use its discretionary powers to review this application at a public hearing. Applications requesting a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown below, or the next business day if that date is on a week-end or a legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

PROJECT SCOPE		
<input type="checkbox"/> Demolition	<input type="checkbox"/> New Construction	<input type="checkbox"/> Alteration
<input checked="" type="checkbox"/> Change of Use	<input type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Live/Work	Live/Work & Residential
Front Setback	None	No Change
Side Setback	None	No Change
Building Depth	160-ft (Full Lot Depth)	No Change
Rear Yard (To Rear Wall)	None	No Change
Building Height	See Plans	No Change
Number of Stories	4	No Change
Number of Dwelling Units	0	7
Number of Live/Work Units	34	34
Number of Parking Spaces	33	No Change
PROJECT DESCRIPTION		
The proposal includes legalization of seven dwelling units. The proposal would result in 34 live/work units and 7 dwelling units. The proposal does not include any exterior alterations to the subject property.		
In September 2014, the Zoning Administrator reviewed a request for variances from the Planning Code requirements for rear yard (Planning Code Section 134), open space (Planning Code Section 135), exposure (Planning Code Section 140), and dwelling unit mix (Planning Code Section 207.6) (See Case No. 2014.1021V). The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.		

**For more information, please contact Planning Department staff:**

Planner: Rich Sucre  
Telephone: (415) 575-9108  
E-mail: richard.sucre@sfgov.org

Notice Date: 1/29/15  
Expiration Date: 2/28/15

中文詢問請電: (415) 575-9010

Para información en Español llamar al: (415) 575-9010



# GENERAL INFORMATION ABOUT PROCEDURES

Reduced copies of the proposed project plans have been included in this mailing for your information. If you have questions about the plans, please contact the project Applicant listed on the front of this notice. You may wish to discuss the plans with your neighbors or neighborhood association, as they may already be aware of the project. If you have general questions about the Planning Department's review process, please contact the Planning Information Center at 1660 Mission Street, 1st Floor (415/ 558-6377) between 8:00am - 5:00pm Monday-Friday. If you have specific questions about the proposed project, you should contact the planner listed on the front of this notice.

If you believe that the impact on you from the proposed project is significant and you wish to seek to change the project, there are several procedures you may use. **We strongly urge that steps 1 and 2 be taken.**

1. Request a meeting with the project Applicant to get more information and to explain the project's impact on you.
2. Contact the nonprofit organization Community Boards at (415) 920-3820, or online at [www.communityboards.org](http://www.communityboards.org) for a facilitated discussion in a safe and collaborative environment. Community Boards acts as a neutral third party and has, on many occasions, helped reach mutually agreeable solutions.
3. Where you have attempted, through the use of the above steps or other means, to address potential problems without success, please contact the planner listed on the front of this notice to discuss your concerns.

If, after exhausting the procedures outlined above, you still believe that exceptional and extraordinary circumstances exist, you have the option to request that the Planning Commission exercise its discretionary powers to review the project. These powers are reserved for use in exceptional and extraordinary circumstances for projects which generally conflict with the City's General Plan and the Priority Policies of the Planning Code; therefore the Commission exercises its discretion with utmost restraint. This procedure is called Discretionary Review. If you believe the project warrants Discretionary Review by the Planning Commission, **you must file a Discretionary Review application prior to the Expiration Date shown on the front of this notice.** Discretionary Review applications are available at the Planning Information Center (PIC), 1660 Mission Street, 1st Floor, or online at [www.sfplanning.org](http://www.sfplanning.org). You must submit the application in person at the Planning Information Center (PIC) between 8:00am - 5:00pm Monday-Friday, with all required materials and a check payable to the Planning Department. To determine the fee for a Discretionary Review, please refer to the Planning Department Fee Schedule available at [www.sfplanning.org](http://www.sfplanning.org). If the project includes multiple building permits, i.e. demolition and new construction, a **separate request for Discretionary Review must be submitted, with all required materials and fee, for each permit that you feel will have an impact on you.**

**Incomplete applications will not be accepted.**

If no Discretionary Review Applications have been filed within the Notification Period, the Planning Department will approve the application and forward it to the Department of Building Inspection for its review.

## BOARD OF APPEALS

An appeal of the Planning Commission's decision on a Discretionary Review case may be made to the **Board of Appeals within 15 calendar days after the building permit is issued** (or denied) by the Department of Building Inspection. Appeals must be submitted in person at the Board's office at 1650 Mission Street, 3rd Floor, Room 304. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (415) 575-6880.




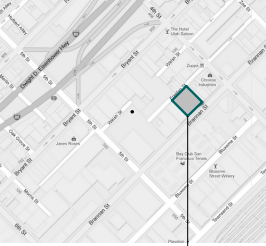
## ENVIRONMENTAL REVIEW

This project has undergone preliminary review pursuant to California Environmental Quality Act (CEQA). If, as part of this process, the Department's Environmental Review Officer has deemed this project to be exempt from further environmental review, an exemption determination has been prepared and can be obtained through the Exemption Map, on-line, at [www.sfplanning.org](http://www.sfplanning.org). An appeal of the decision **to exempt the proposed project from CEQA may be made to the Board of Supervisors within 30 calendar days** after the project approval action identified on the determination. The procedures for filing an appeal of an exemption determination are available from the Clerk of the Board at City Hall, Room 244, or by calling (415) 554-5184.

Under CEQA, in a later court challenge, a litigant may be limited to raising only those issues previously raised at a hearing on the project or in written correspondence delivered to the Board of Supervisors, Planning Commission, Planning Department or other City board, commission or department at, or prior to, such hearing, or as part of the appeal hearing process on the CEQA decision.

# BENNETT LOFTS

## INTERIOR IMPROVEMENTS TO LIVE/WORK LOFTS: 548 BRANNAN STREET, SAN FRANCISCO, CA 94107

GENERAL SCOPE OF WORK	PROJECT INFO	PROJECT DATA SUMMARY	DRAWING INDEX
<div>1. LEGALIZE OCCUPANCY CLASSIFICATION USE OF 7 EXISTING LIVE/WORK UNITS FOR RESIDENTIAL USE.</div> <div>2. CONVERT UNIT 114 INTO NEW LEASING OFFICE.</div>	<div><b>PROPERTY MANAGEMENT:</b> ESSEX PROPERTY TRUST, INC. 905 E. MEADOW DRIVE PALO ALTO, CA 94303  CONTACT: JUSTIN CHU TEL: 650.484.3100</div> <div><b>ARCHITECT:</b> RSS ARCHITECTURE, INC. ANDREW RAYMUNDO, ARCHITECT  CONTACT: JIMMY CHANG 915 TERMINAL WAY, SUITE C SAN CARLOS, CA 94070 TEL: 650.802.6865</div> <div><b>CIVIL ENGINEER:</b> UNDERWOOD &amp; ROSENBLUM, INC. 1630 OAKLAND ROAD, SUITE A114 SAN JOSE, CA 95131  CONTACT: DAVE VOORHIES, P.E. TEL: 408.453.1222</div> <div><b>ELECTRICAL ENGINEER:</b> NUTEK ENGINEERS 600 MAGDALENA AVE LOS ALTOS, CA 94024  CONTACT: PERRY SASEDNA TEL: 650.736.7553</div>	<div>OCCUPANCY: RI-B</div> <div>TYPE OF CONSTRUCTION: II-A</div> <div>APN: 3777-073-106</div> <div>ZONING: SLU</div> <div>SPRINKLERS: YES</div> <div>STORIES: FOUR</div> <div>EXISTING LOT AREA: 12,000 SQ.FT.</div> <div>EXISTING BLDG: 11,029 SQ.FT.</div> <div>TOTAL NO. OF EXISTING UNITS: 34</div> <div>NO. OF NEW UNITS: 7</div> <div>NEW LEASING OFFICE CONVERSION: 1</div> <div>TOTAL NO. OF NEW UNITS: 42</div> <div>TOTAL NO. OF PARKING STALLS: 33 (UNCHANGED)</div>	<div><b>ARCHITECTURAL:</b></div> <div>A 0.0 TITLE SHEET</div> <div>A 0.1 GENERAL NOTES</div> <div>A 1.0 SITE PLAN</div> <div>A 2.0 EXISTING BUILDING PLAN</div> <div>A 2.1 EXISTING BUILDING PLAN</div> <div>A 2.2 EXISTING BUILDING PLAN</div> <div>A 2.3 PROPOSED BUILDING PLAN</div> <div>A 2.4 PROPOSED BUILDING PLAN</div> <div>A 2.5 PROPOSED BUILDING PLAN</div> <div>A 3.0 EXISTING PHOTOS</div> <div><b>ELECTRICAL:</b></div> <div>E 0.0 LEGEND, NOTES, SYMBOLS</div> <div>E 1.0 GARAGE PLAN</div> <div>E 1.1 ELECTRICAL ROOM</div> <div>E 2.0 TYPICAL BUILDING PLAN</div> <div>E 2.1 TYPICAL BUILDING PLAN</div> <div>E 2.2 TYPICAL BUILDING PLAN</div> <div>E 3.0 SINGLE LINE DIAGRAM</div> <div>E 4.0 LOAD CALCULATIONS</div>
GENERAL NOTES	SYMBOLS	APPLICABLE CODES	LOCATION MAP
<div>1. CONTRACTOR SHALL NOTIFY ARCHITECT IF THERE ARE ANY DISCREPANCIES BETWEEN THE REFERENCE DRAWINGS AND ACTUAL BUILT CONDITION, PRIOR TO CONSTRUCTION TO RESOLVE.</div> <div>2. IT IS THE INTENT OF THESE DOCUMENTS TO MAINTAIN THE EXISTING RATED WALL ASSEMBLIES.</div>	<div> EXTERIOR ELEVATIONS ELEVATION NUMBER SHEET NUMBER</div> <div> ARCHITECTURAL DETAILS DETAIL NUMBER SHEET NUMBER</div> <div> LEGEND NOTES NOTE NUMBER</div>	<div>2013 CALIFORNIA BUILDING CODE</div> <div>2013 CALIFORNIA FIRE CODE</div> <div>2013 CALIFORNIA ELECTRICAL CODE</div> <div>2013 CALIFORNIA PLUMBING CODE</div> <div>2013 CALIFORNIA MECHANICAL CODE</div> <div>2013 ENERGY CODE COMPLIANCE</div> <div>ALL LOCAL CODES &amp; ORDINANCES BY THE CITY OF SAN FRANCISCO</div>	 <div>PROJECT SITE</div>

PERMIT SET 08/21/14




INTERIOR MODIFICATIONS TO LIVE/WORK LOFTS:

BENNETT LOFTS

548 BRANNAN STREET  
SAN FRANCISCO, CA 94107

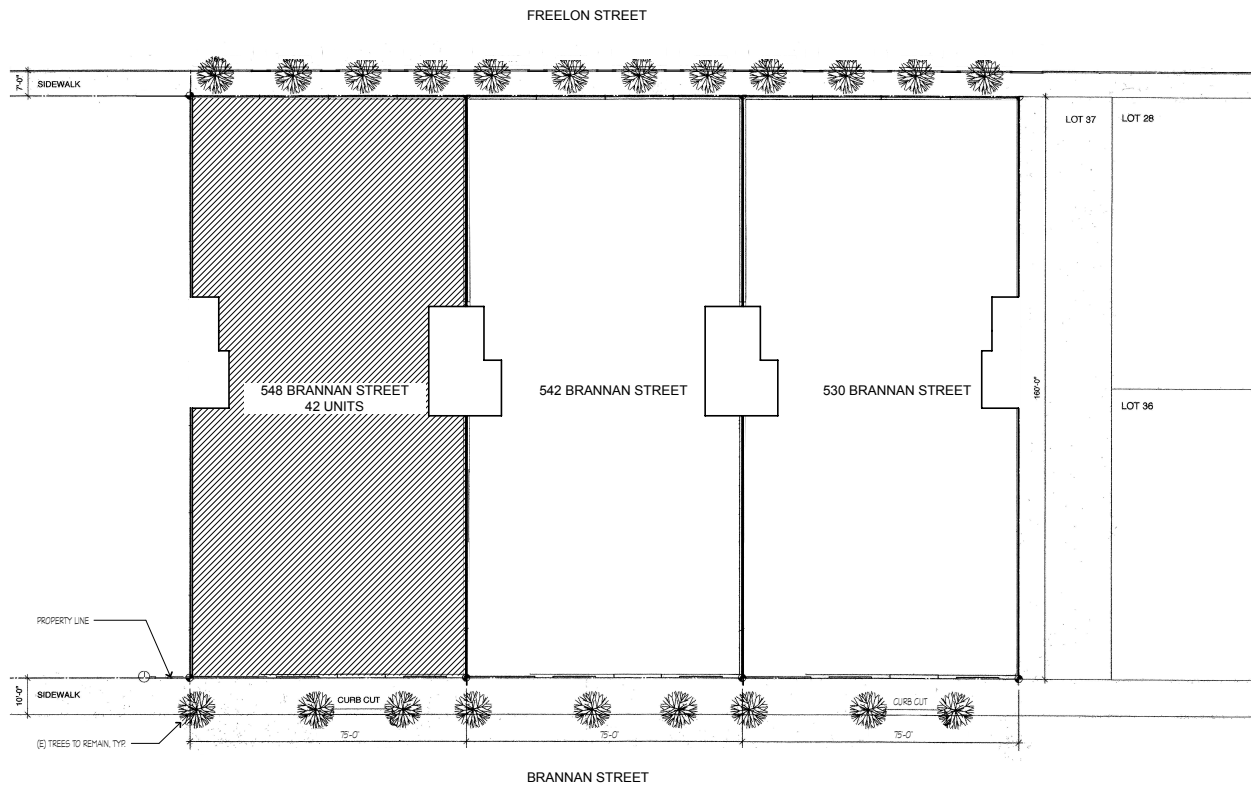
REVISIONS

TITLE SHEET

JOB: 1303  
NORTH: 

DRAWN: PI  
SHEET NO. A0.0





**1 SITE PLAN**  
SCALE: 1/16" = 1'-0"

## SITE PLAN NOTES

1. THIS PLAN IS SHOWN FOR REFERENCE INFORMATION ONLY AND IS INTENDED TO PROVIDE AN OVERALL IMAGE OF THE PROJECT SITE. IT IS NOT TO BE USED TO ASCERTAIN THE PROJECT SCOPE NOR IS IT MEANT TO PROVIDE DETAILED INFORMATION FOR THE CONFIGURATION OF ANY BUILDING OR SITE COMPONENTS.



SAN FERNANDO WAY SUITE C  
SAN CARLOS, CA 94070  
PH: 650.808.6866  
FAX: 650.808.0907  
www.rssarc-llc.com



C-32316  
Ren. 12-31-15

INTERIOR MODIFICATIONS TO LIVE/WORK LOFTS:

**BENNETT LOFTS**

548 BRANNAN STREET  
SAN FRANCISCO, CA 94107

REVISIONS

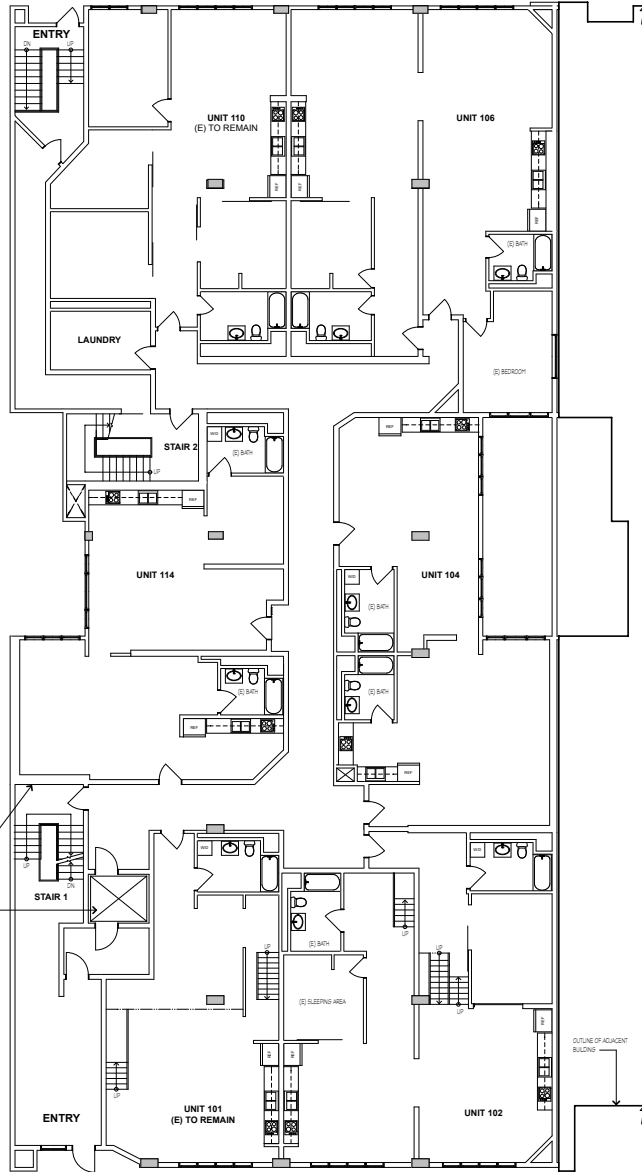
SITE PLAN

JOB:	DRAWN
1303	PI
NORTH:	SHEET NO.

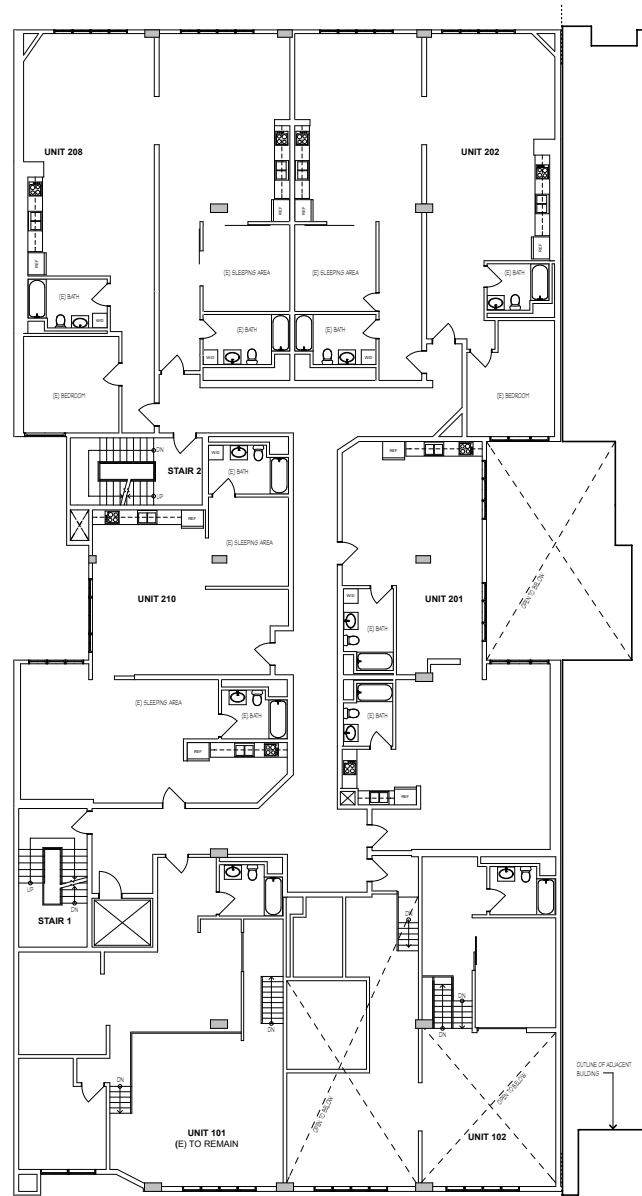


**A1.0**

PERMIT SET 08/21/14



**1 EXISTING FIRST FLOOR BUILDING PLAN**  
SCALE: 1/8" = 1'-0"



**2 EXISTING SECOND FLOOR BUILDING PLAN**  
SCALE: 1/8" = 1'-0"

- BUILDING PLAN NOTES**
- EXISTING NON-CONFORMING UNITS
  - EXISTING WALL TO REMAIN
  - EXISTING WALL TO BE REMOVED
  - NEW WALL TO MATCH EXISTING (NON-LOAD BEARING WALL, TYP.)
  - NEW PARTITION WALL TYP.



INTERIOR MODIFICATIONS TO LIVE/WORK LOFTS:

**BENNETT LOFTS**

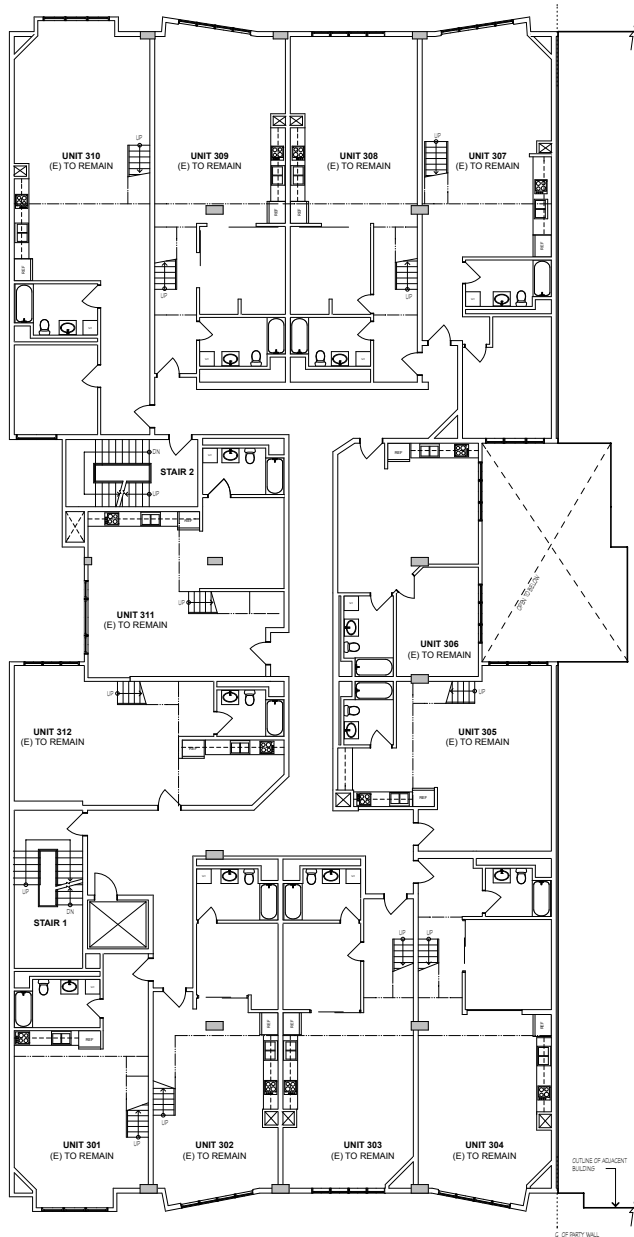
548 BRANNAN STREET  
SAN FRANCISCO, CA 94107

REVISIONS

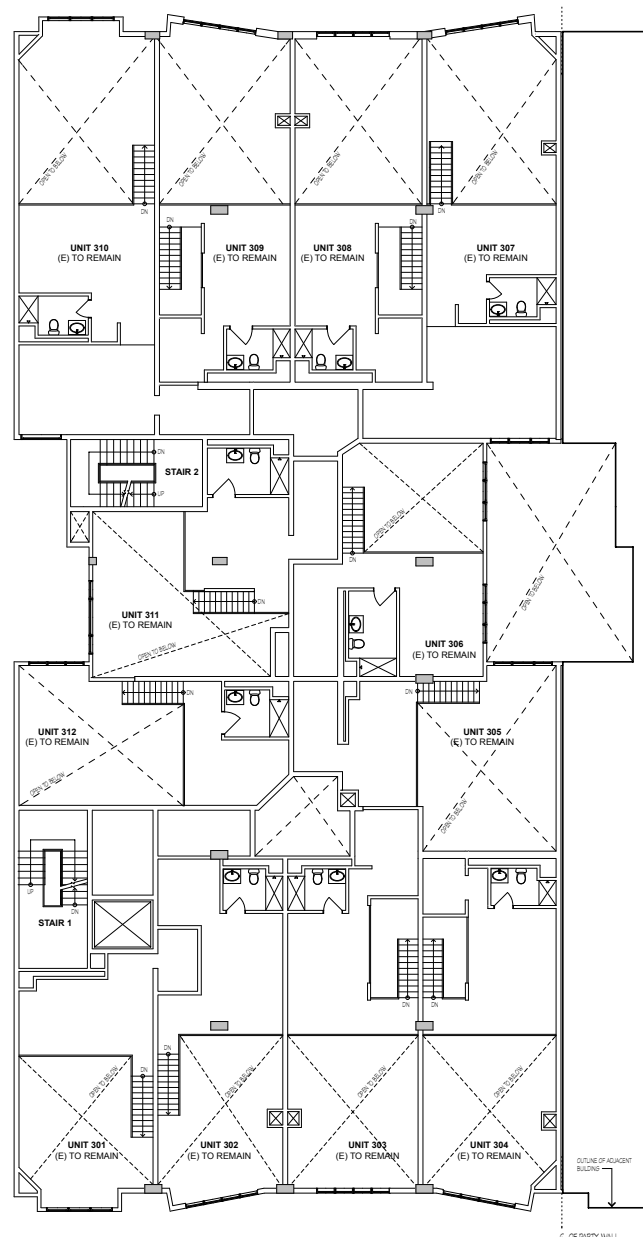
EXISTING BUILDING PLAN

JOB:	DRAWN
1303	PI
	SHEET NO.

**A2.0**



**3 EXISTING THIRD FLOOR BUILDING PLAN**  
SCALE: 1/8" = 1'-0"



**4 EXISTING THIRD FLOOR MEZZANINE BUILDING PLAN**  
SCALE: 1/8" = 1'-0"

# NOTES

- SEE SHEET A2.0 FOR BUILDING PLAN  
LEGEND AND NOTES NOT SHOWN.



INTERIOR MODIFICATIONS TO LIVE/WORK LOFTS:

**BENNETT LOFTS**

548 BRANNAN STREET  
SAN FRANCISCO, CA 94107

## REVISIONS

07-08-2013

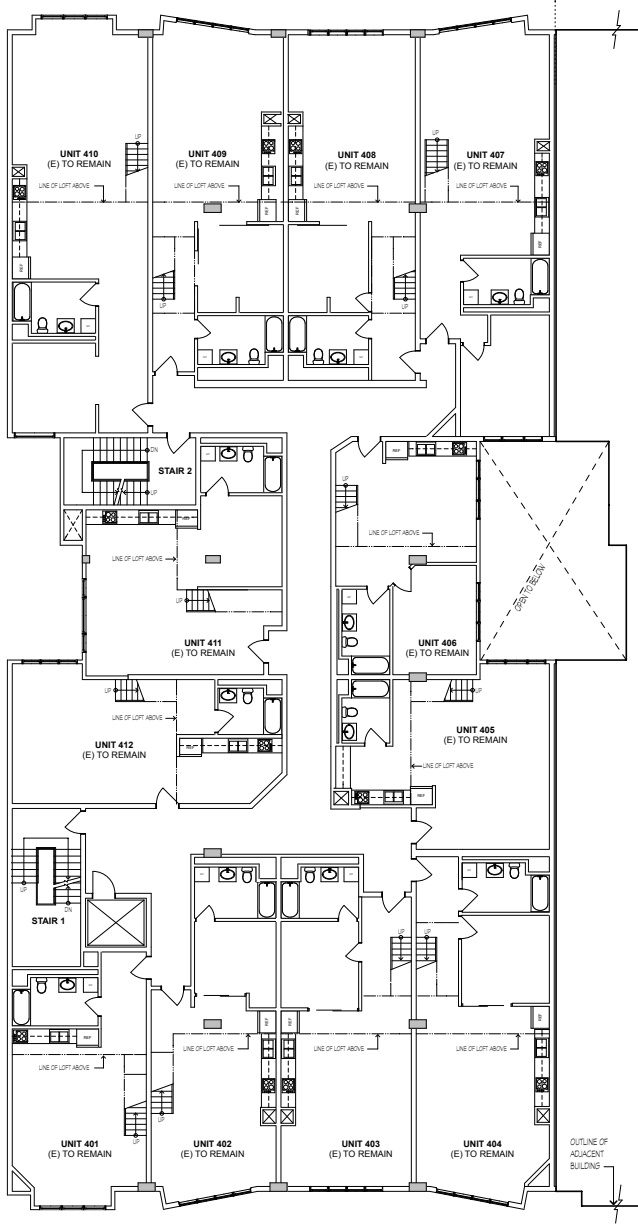
## EXISTING BUILDING PLAN

JOB:  
1303

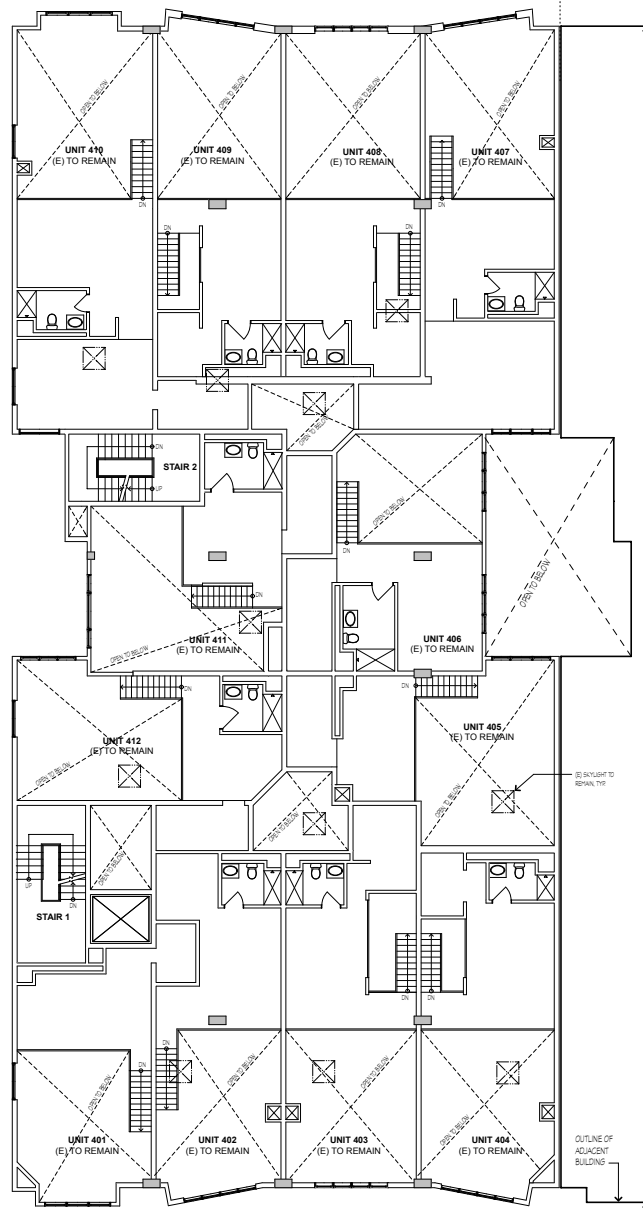
DRAWN  
PI

SHEET NO.

**A2.1**



**5 EXISTING FOURTH FLOOR BUILDING PLAN**  
SCALE: 1/8" = 1'-0"



**6 EXISTING FOURTH FLOOR MEZZANINE BUILDING PLAN**  
SCALE: 1/8" = 1'-0"

# NOTES

- SEE SHEET A2.0 FOR BUILDING PLAN  
LEGEND AND NOTES NOT SHOWN.



INTERIOR MODIFICATIONS TO LIVE/WORK LOFTS:

**BENNETT LOFTS**

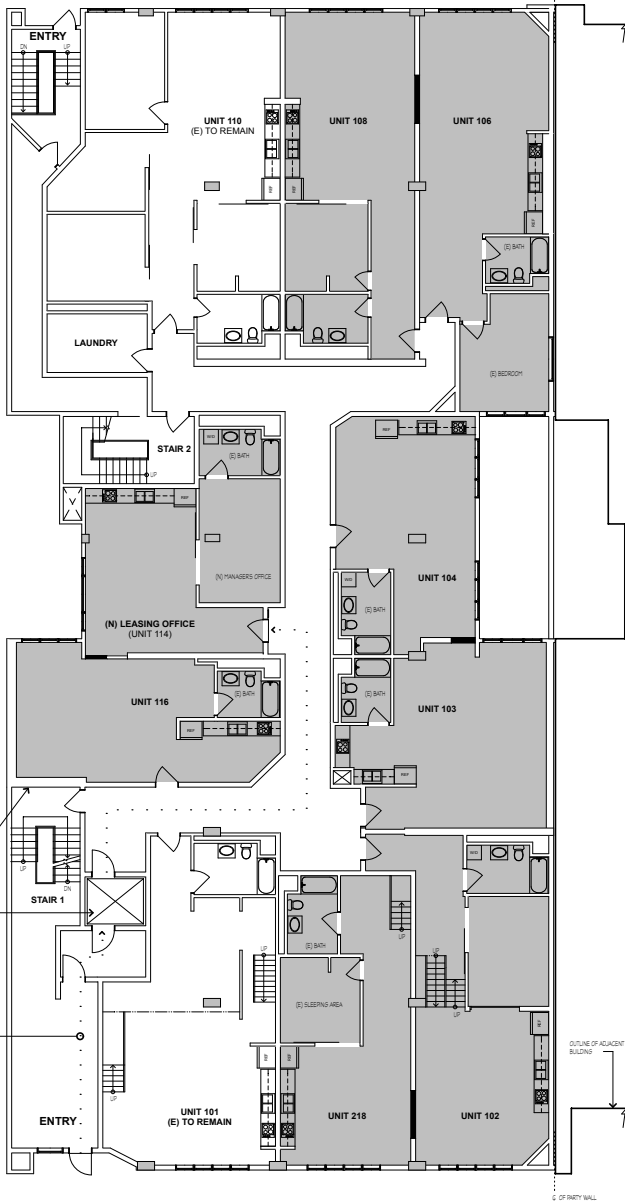
548 BRANNAN STREET  
SAN FRANCISCO, CA 94107

REVISIONS

EXISTING BUILDING PLAN

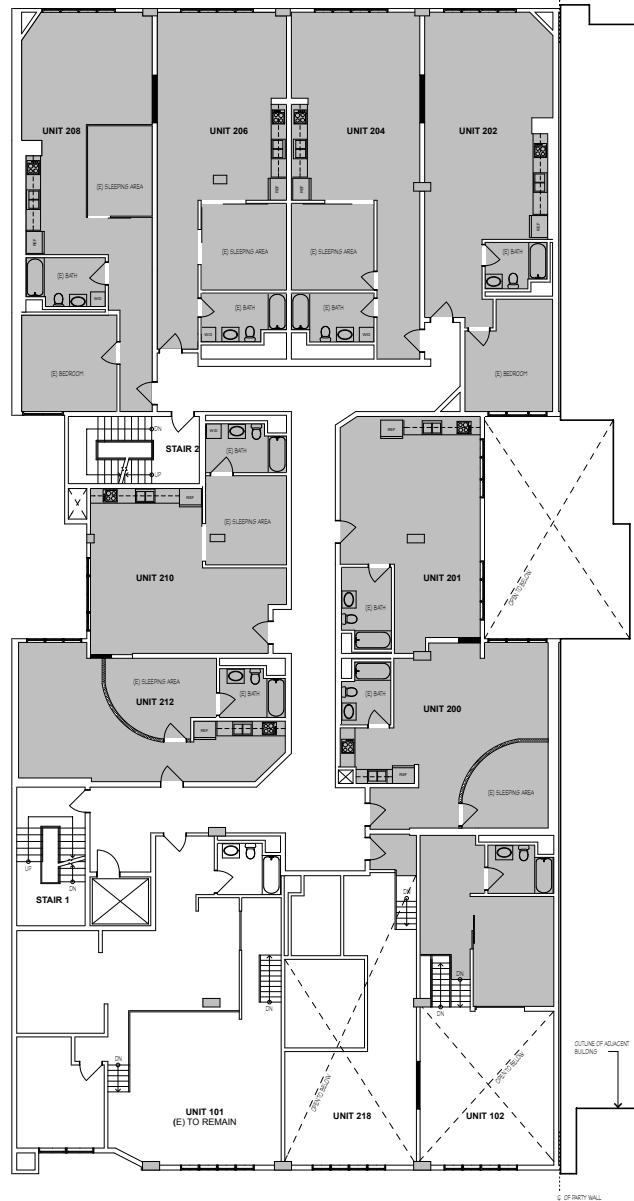
JOB:	DRAWN
1303	PI
	SHEET NO.

**A2.2**



1 TYPICAL FIRST FLOOR BUILDING PLAN

SCALE: 1/8" = 1'-0"



2 TYPICAL SECOND FLOOR BUILDING PLAN

SCALE: 1/8" = 1'-0"

## NOTES

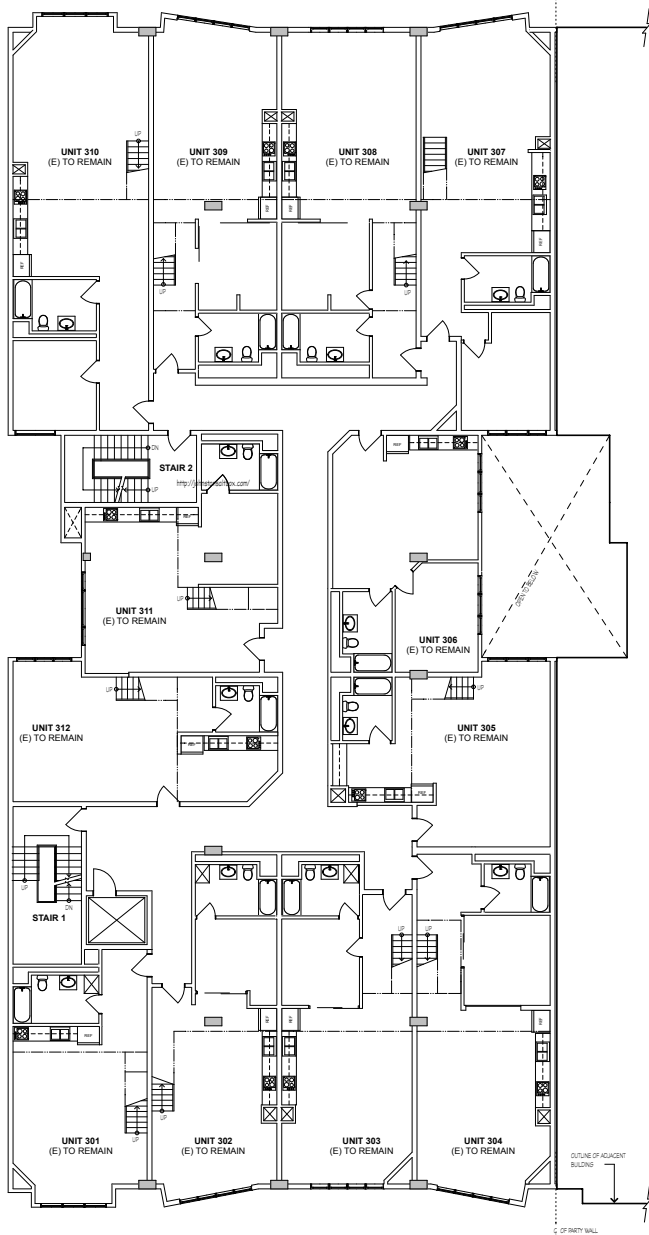
- SEE SHEET A2.0 FOR BUILDING PLAN LEGEND AND NOTES NOT SHOWN.

## UNIT DATA

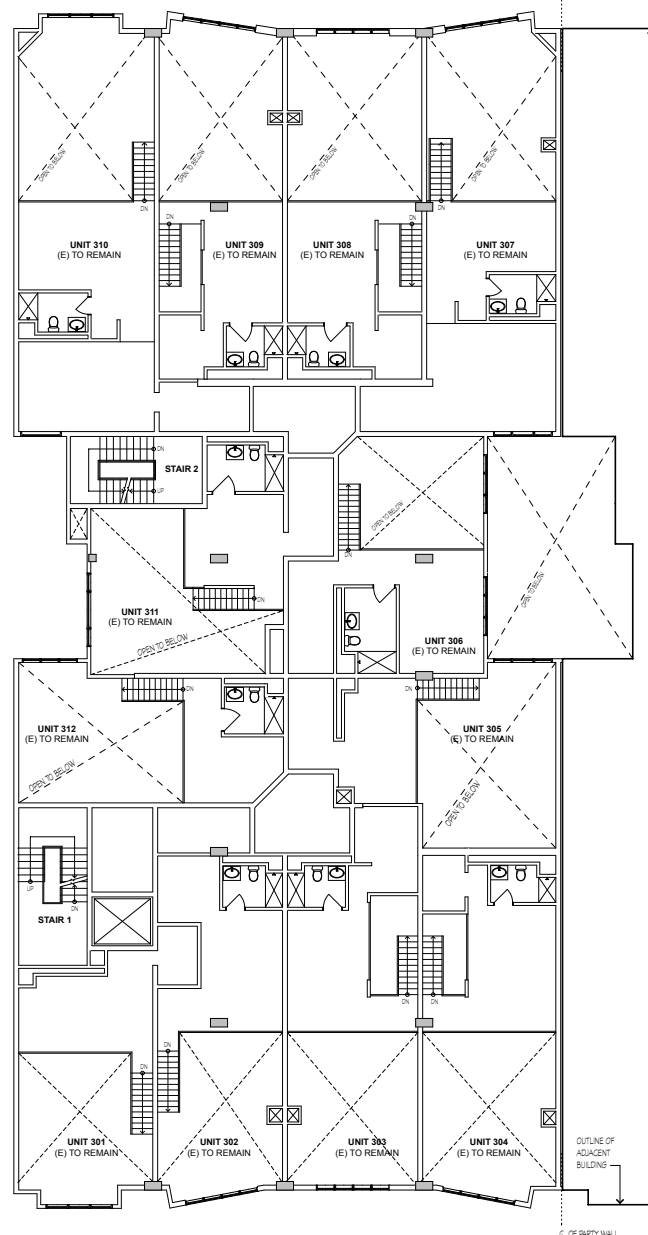
42 UNITS

UNIT #	NOTES	EXISTING SQ. FT.	PROPOSED SQ. FT.	UNIT TYPE
101	LIVE/WORK	-	-	1 BDRM
102	DWELLING	1,800	1,180	1 BDRM
103	DWELLING	-	680	STUDIO
104	LIVE/WORK	1,295	575	STUDIO
106	DWELLING	1,870	880	1 BDRM
108	LIVE/WORK	-	390	1 BDRM
110	LIVE/WORK	-	-	2 BDRM
114	LIVE/WORK	1,345	655	STUDIO
116	DWELLING	-	580	STUDIO
200	DWELLING	-	650	STUDIO
202	LIVE/WORK	1,230	550	STUDIO
204	DWELLING	1,635	845	1 BDRM
206	LIVE/WORK	-	380	1 BDRM
208	DWELLING	-	800	1 BDRM
210	LIVE/WORK	1,130	550	STUDIO
212	DWELLING	1,250	680	STUDIO
214	LIVE/WORK	-	600	STUDIO
216	LIVE/WORK	-	-	STUDIO
218	LIVE/WORK	-	100	1 BDRM
301	LIVE/WORK	-	-	STUDIO
303	LIVE/WORK	-	-	1 BDRM
305	LIVE/WORK	-	-	1 BDRM
307	LIVE/WORK	-	-	1 BDRM
309	LIVE/WORK	-	-	1 BDRM
311	LIVE/WORK	-	-	STUDIO
313	LIVE/WORK	-	-	STUDIO
315	LIVE/WORK	-	-	STUDIO
317	LIVE/WORK	-	-	STUDIO
319	LIVE/WORK	-	-	STUDIO
321	LIVE/WORK	-	-	STUDIO
323	LIVE/WORK	-	-	STUDIO
325	LIVE/WORK	-	-	STUDIO
327	LIVE/WORK	-	-	STUDIO
329	LIVE/WORK	-	-	STUDIO
331	LIVE/WORK	-	-	STUDIO
333	LIVE/WORK	-	-	STUDIO
335	LIVE/WORK	-	-	STUDIO
337	LIVE/WORK	-	-	STUDIO
339	LIVE/WORK	-	-	STUDIO
341	LIVE/WORK	-	-	STUDIO
343	LIVE/WORK	-	-	STUDIO
345	LIVE/WORK	-	-	STUDIO
347	LIVE/WORK	-	-	STUDIO
349	LIVE/WORK	-	-	STUDIO
351	LIVE/WORK	-	-	STUDIO
353	LIVE/WORK	-	-	STUDIO
355	LIVE/WORK	-	-	STUDIO
357	LIVE/WORK	-	-	STUDIO
359	LIVE/WORK	-	-	STUDIO
361	LIVE/WORK	-	-	STUDIO
363	LIVE/WORK	-	-	STUDIO
365	LIVE/WORK	-	-	STUDIO
367	LIVE/WORK	-	-	STUDIO
369	LIVE/WORK	-	-	STUDIO
371	LIVE/WORK	-	-	STUDIO
373	LIVE/WORK	-	-	STUDIO
375	LIVE/WORK	-	-	STUDIO
377	LIVE/WORK	-	-	STUDIO
379	LIVE/WORK	-	-	STUDIO
381	LIVE/WORK	-	-	STUDIO
383	LIVE/WORK	-	-	STUDIO
385	LIVE/WORK	-	-	STUDIO
387	LIVE/WORK	-	-	STUDIO
389	LIVE/WORK	-	-	STUDIO
391	LIVE/WORK	-	-	STUDIO
393	LIVE/WORK	-	-	STUDIO
395	LIVE/WORK	-	-	STUDIO
397	LIVE/WORK	-	-	STUDIO
399	LIVE/WORK	-	-	STUDIO
401	LIVE/WORK	-	-	STUDIO
403	LIVE/WORK	-	-	STUDIO
405	LIVE/WORK	-	-	STUDIO
407	LIVE/WORK	-	-	STUDIO
409	LIVE/WORK	-	-	STUDIO
411	LIVE/WORK	-	-	STUDIO
413	LIVE/WORK	-	-	STUDIO
415	LIVE/WORK	-	-	STUDIO
417	LIVE/WORK	-	-	STUDIO
419	LIVE/WORK	-	-	STUDIO
421	LIVE/WORK	-	-	STUDIO
423	LIVE/WORK	-	-	STUDIO
425	LIVE/WORK	-	-	STUDIO
427	LIVE/WORK	-	-	STUDIO
429	LIVE/WORK	-	-	STUDIO
431	LIVE/WORK	-	-	STUDIO
433	LIVE/WORK	-	-	STUDIO
435	LIVE/WORK	-	-	STUDIO
437	LIVE/WORK	-	-	STUDIO
439	LIVE/WORK	-	-	STUDIO
441	LIVE/WORK	-	-	STUDIO
443	LIVE/WORK	-	-	STUDIO
445	LIVE/WORK	-	-	STUDIO
447	LIVE/WORK	-	-	STUDIO
449	LIVE/WORK	-	-	STUDIO
451	LIVE/WORK	-	-	STUDIO
453	LIVE/WORK	-	-	STUDIO
455	LIVE/WORK	-	-	STUDIO
457	LIVE/WORK	-	-	STUDIO
459	LIVE/WORK	-	-	STUDIO
461	LIVE/WORK	-	-	STUDIO
463	LIVE/WORK	-	-	STUDIO
465	LIVE/WORK	-	-	STUDIO
467	LIVE/WORK	-	-	STUDIO
469	LIVE/WORK	-	-	STUDIO
471	LIVE/WORK	-	-	STUDIO
473	LIVE/WORK	-	-	STUDIO
475	LIVE/WORK	-	-	STUDIO
477	LIVE/WORK	-	-	STUDIO
479	LIVE/WORK	-	-	STUDIO
481	LIVE/WORK	-	-	STUDIO
483	LIVE/WORK	-	-	STUDIO
485	LIVE/WORK	-	-	STUDIO
487	LIVE/WORK	-	-	STUDIO
489	LIVE/WORK	-	-	STUDIO
491	LIVE/WORK	-	-	STUDIO
493	LIVE/WORK	-	-	STUDIO
495	LIVE/WORK	-	-	STUDIO
497	LIVE/WORK	-	-	STUDIO
499	LIVE/WORK	-	-	STUDIO
501	LIVE/WORK	-	-	STUDIO
503	LIVE/WORK	-	-	STUDIO
505	LIVE/WORK	-	-	STUDIO
507	LIVE/WORK	-	-	STUDIO
509	LIVE/WORK	-	-	STUDIO
511	LIVE/WORK	-	-	STUDIO
513	LIVE/WORK	-	-	STUDIO
515	LIVE/WORK	-	-	STUDIO
517	LIVE/WORK	-	-	STUDIO
519	LIVE/WORK	-	-	STUDIO
521	LIVE/WORK	-	-	STUDIO
523	LIVE/WORK	-	-	STUDIO
525	LIVE/WORK	-	-	STUDIO
527	LIVE/WORK	-	-	STUDIO
529	LIVE/WORK	-	-	STUDIO
531	LIVE/WORK	-	-	STUDIO
533	LIVE/WORK	-	-	STUDIO
535	LIVE/WORK	-	-	STUDIO
537	LIVE/WORK	-	-	STUDIO
539	LIVE/WORK	-	-	STUDIO
541	LIVE/WORK	-	-	STUDIO
543	LIVE/WORK	-	-	STUDIO
545	LIVE/WORK	-	-	STUDIO
547	LIVE/WORK	-	-	STUDIO
549	LIVE/WORK	-	-	STUDIO
551	LIVE/WORK	-	-	STUDIO
553	LIVE/WORK	-	-	STUDIO
555	LIVE/WORK	-	-	STUDIO
557	LIVE/WORK	-	-	STUDIO
559	LIVE/WORK	-	-	STUDIO
561	LIVE/WORK	-	-	STUDIO
563	LIVE/WORK	-	-	STUDIO
565	LIVE/WORK	-	-	STUDIO
567	LIVE/WORK	-	-	STUDIO
569	LIVE/WORK	-	-	STUDIO
571	LIVE/WORK	-	-	STUDIO
573	LIVE/WORK	-	-	STUDIO
575	LIVE/WORK	-	-	STUDIO
577	LIVE/WORK	-	-	STUDIO
579	LIVE/WORK	-	-	STUDIO
581	LIVE/WORK	-	-	STUDIO
583	LIVE/WORK	-	-	STUDIO
585	LIVE/WORK	-	-	STUDIO
587	LIVE/WORK	-	-	STUDIO
589	LIVE/WORK	-	-	STUDIO
591	LIVE/WORK	-	-	STUDIO
593	LIVE/WORK	-	-	STUDIO
595	LIVE/WORK	-	-	STUDIO
597	LIVE/WORK	-	-	STUDIO
599	LIVE/WORK	-	-	STUDIO
601	LIVE/WORK	-	-	STUDIO
603	LIVE/WORK	-	-	STUDIO
605	LIVE/WORK	-	-	STUDIO
607	LIVE/WORK	-	-	STUDIO
609	LIVE/WORK	-	-	STUDIO
611	LIVE/WORK	-	-	STUDIO
613	LIVE/WORK	-	-	STUDIO
615	LIVE/WORK	-	-	STUDIO
617	LIVE/WORK	-	-	STUDIO
619	LIVE/WORK	-	-	STUDIO
621	LIVE/WORK	-	-	STUDIO
623	LIVE/WORK	-	-	STUDIO
625	LIVE/WORK	-	-	STUDIO
627	LIVE/WORK	-	-	STUDIO
629	LIVE/WORK	-	-	STUDIO
631	LIVE/WORK	-	-	STUDIO
633	LIVE/WORK	-	-	STUDIO
635	LIVE/WORK	-	-	STUDIO
637	LIVE/WORK	-	-	STUDIO
639	LIVE/WORK	-	-	STUDIO
641	LIVE/WORK	-	-	STUDIO
643	LIVE/WORK	-	-	STUDIO
645	LIVE/WORK	-	-	STUDIO
647	LIVE/WORK	-	-	STUDIO
649	LIVE/WORK	-	-	STUDIO
651	LIVE/WORK	-	-	STUDIO
653	LIVE/WORK	-	-	STUDIO
655	LIVE/WORK	-	-	STUDIO
657	LIVE/WORK	-	-	STUDIO
659	LIVE/WORK	-	-	STUDIO
661	LIVE/WORK	-	-	STUDIO
663	LIVE/WORK	-	-	STUDIO
665	LIVE/WORK	-	-	STUDIO
667	LIVE/WORK	-	-	STUDIO
669	LIVE/WORK	-	-	STUDIO
671	LIVE/WORK	-	-	STUDIO
673	LIVE/WORK	-	-	STUDIO
675	LIVE/WORK	-	-	STUDIO
677	LIVE/WORK	-	-	STUDIO
679	LIVE/WORK	-	-	STUDIO
681	LIVE/WORK	-	-	STUDIO
683	LIVE/WORK	-	-	STUDIO
685	LIVE/WORK	-	-	STUDIO
687	LIVE/WORK	-	-	STUDIO
689	LIVE/WORK	-	-	STUDIO
691	LIVE/WORK	-	-	STUDIO
693	LIVE/WORK	-	-	STUDIO
695	LIVE/WORK	-	-	STUDIO
697	LIVE/WORK	-	-	STUDIO
699	LIVE/WORK	-	-	STUDIO
701	LIVE/WORK	-	-	STUDIO
703	LIVE/WORK	-	-	STUDIO
705	LIVE/WORK	-	-	STUDIO
707	LIVE/WORK	-	-	STUDIO
709	LIVE/WORK	-	-	STUDIO
711	LIVE/WORK	-	-	STUDIO
713	LIVE/WORK	-	-	STUDIO
715	LIVE/WORK	-	-	STUDIO
717	LIVE/WORK	-	-	STUDIO
719	LIVE/WORK	-	-	STUDIO
721	LIVE/WORK	-	-	STUDIO
723	LIVE/WORK	-	-	STUDIO
725	LIVE/WORK	-	-	STUDIO
727	LIVE/WORK	-	-	STUDIO
729	LIVE/WORK	-	-	STUDIO
731	LIVE/WORK	-	-	STUDIO
733	LIVE/WORK	-	-	STUDIO
735	LIVE/WORK	-	-	STUDIO
737	LIVE/WORK	-	-	STUDIO
739	LIVE/WORK	-	-	STUDIO
741	LIVE/WORK	-	-	STUDIO
743	LIVE/WORK	-	-	STUDIO
745	LIVE/WORK	-	-	STUDIO
747	LIVE/WORK	-	-	STUDIO
749	LIVE/WORK	-	-	STUDIO
751	LIVE/WORK	-	-	STUDIO
753	LIVE/WORK	-	-	STUDIO
755	LIVE/WORK	-	-	STUDIO
757	LIVE/WORK	-	-	STUDIO
759	LIVE/WORK	-	-	STUDIO
761	LIVE/WORK	-	-	STUDIO
763	LIVE/WORK	-	-	STUDIO
765	LIVE/WORK	-	-	STUDIO
767	LIVE/WORK	-	-	STUDIO
769	LIVE/WORK	-	-	STUDIO
771	LIVE/WORK	-	-	STUDIO
773	LIVE/WORK	-	-	STUDIO
775	LIVE/WORK	-	-	STUDIO
777	LIVE/WORK	-	-	STUDIO
779	LIVE/WORK	-	-	STUDIO
781	LIVE/WORK	-	-	STUDIO
783	LIVE/WORK	-	-	STUDIO
785	LIVE/WORK	-	-	STUDIO
787	LIVE/WORK	-	-	STUDIO
789	LIVE/WORK	-	-	STUDIO
791	LIVE/WORK	-	-	STUDIO
793	LIVE/WORK	-	-	STUDIO
795	LIVE/WORK	-	-	STUDIO
797	LIVE/WORK	-	-	STUDIO
799	LIVE/WORK	-	-	STUDIO
801	LIVE/WORK	-	-	STUDIO
803	LIVE/WORK	-	-	STUDIO
805	LIVE/WORK	-	-	STUDIO
807	LIVE/WORK	-	-	STUDIO
809	LIVE/WORK	-	-	STUDIO
811	LIVE/WORK	-	-	STUDIO
813	LIVE/WORK	-	-	STUDIO
815	LIVE/WORK	-	-	STUDIO
817	LIVE/WORK	-	-	STUDIO
819	LIVE/WORK	-	-	STUDIO
821	LIVE/WORK	-	-	STUDIO
823	LIVE/WORK	-	-	STUDIO
825	LIVE/WORK	-	-	STUDIO
827	LIVE/WORK	-	-	STUDIO
829	LIVE/WORK	-	-	STUDIO
831	LIVE/WORK	-	-	STUDIO
833	LIVE/WORK	-	-	STUDIO
835	LIVE/WORK	-	-	STUDIO
837	LIVE/WORK	-	-	STUDIO</





**3 TYPICAL THIRD FLOOR BUILDING PLAN**  
SCALE: 1/8" = 1'-0"



**4 TYPICAL THIRD FLOOR MEZZANINE BUILDING PLAN**  
SCALE: 1/8" = 1'-0"

#### NOTES

1. SEE SHEET A2.0 FOR BUILDING PLAN LEGEND AND NOTES NOT SHOWN.



SANTERNA WAY SUITE C  
SAN CARLOS, CA 94070  
PH: 650.805.6866  
FAX: 650.805.0907  
WWW.RS&B-ARCHITECTURE.COM



INTERIOR MODIFICATIONS TO LIVE/WORK LOFTS:

**BENNETT LOFTS**

548 BRANNAN STREET  
SAN FRANCISCO, CA 94107

#### REVISIONS

07-08-2013

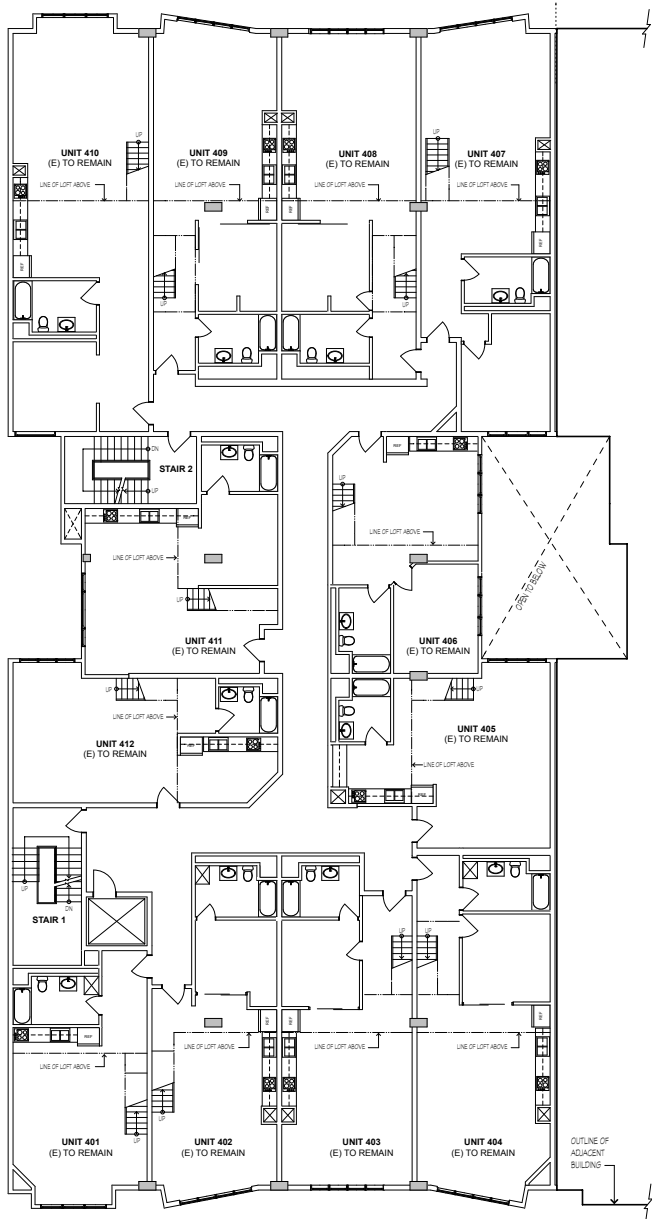
PROPOSED BUILDING PLAN

JOB:  
1303

DRAWN  
PI

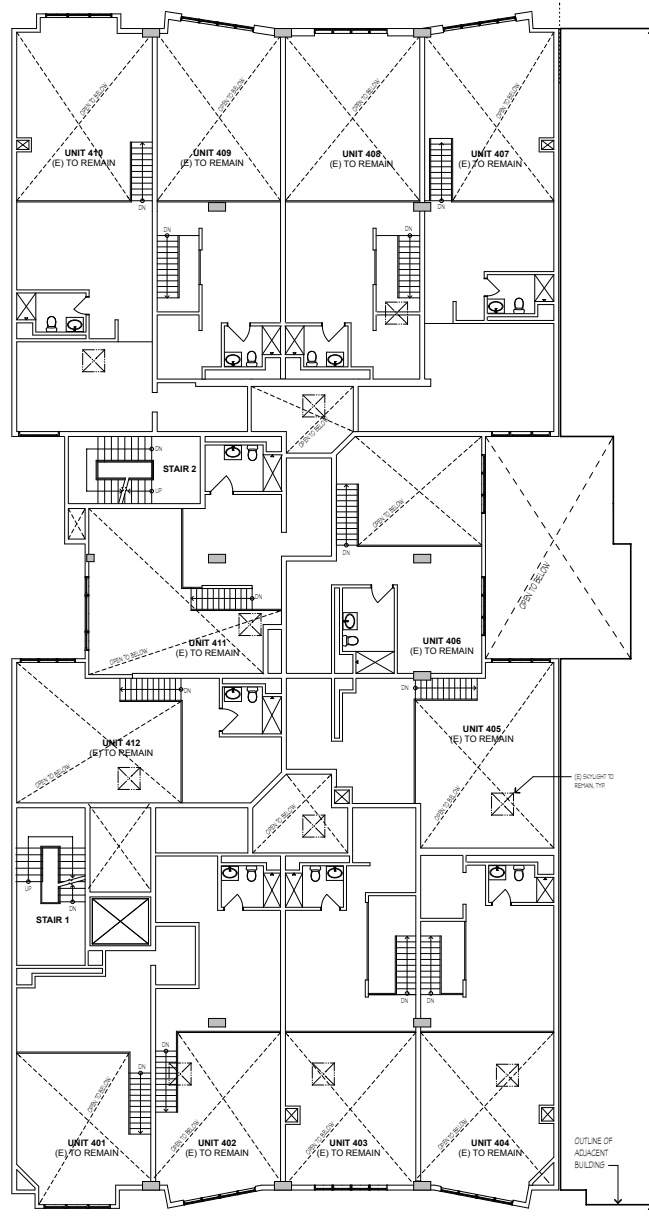
SHEET NO.

**A2.4**



**5 TYPICAL FOURTH FLOOR BUILDING PLAN**

SCALE: 1/8" = 1'-0"



**6 TYPICAL FOURTH FLOOR MEZZANINE BUILDING PLAN**

SCALE: 1/8" = 1'-0"

**NOTES**

1. SEE SHEET A2.0 FOR BUILDING PLAN LEGEND AND NOTES NOT SHOWN.



SAN TERESA WAY, SUITE C  
SAN CARLOS, CA 94070  
PH: 650.805.6866  
FAX: 650.805.0907  
WWW.RS&B.NEEDLE.COM



INTERIOR MODIFICATIONS TO LIVE/WORK LOFTS:

**BENNETT LOFTS**

548 BRANNAN STREET  
SAN FRANCISCO, CA 94107

REVISIONS

PROPOSED BUILDING PLAN

JOB:  
1303

DRAWN  
PI

SHEET NO.

**A2.5**



STREET VIEW OF BENNETT LOFTS



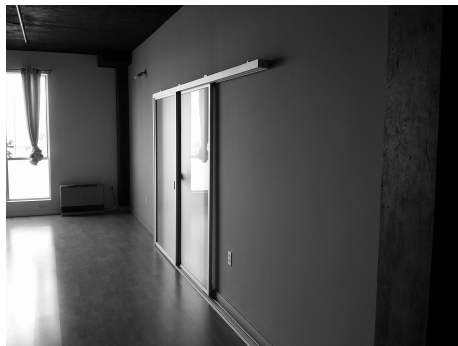
STREET VIEW OF BENNETT LOFTS



LIGHTWELL



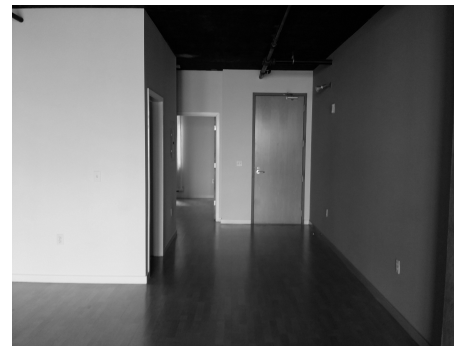
TYPICAL UNIT ENTRY HALL



TYPICAL PARTITION WALL  
BETWEEN UNITS



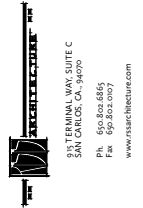
TYPICAL KITCHEN AREA



TYPICAL UNIT ENTRY



TYPICAL SLEEPING AREA



INTERIOR MODIFICATIONS TO LIVE/WORK LOFTS:

**BENNETT LOFTS**

548 BRANNAN STREET  
SAN FRANCISCO, CA 94107

REVISIONS
EXISTING PHOTOS


JOB: 1303	DRAWN PI
	SHEET NO. <b>A3.0</b>

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE 2011 NATIONAL ELECTRICAL CODE AND CALIFORNIA AMENDMENT (CES-2015).
2. CONDUCTOR SIZING SHALL BE IN ACCORDANCE WITH ARTICLE 110-14(C) AND ARTICLE 310-15.
3. BONDING OF FIRING SYSTEM IN ACCORDANCE WITH ARTICLE 350-50 SHALL INCLUDE BONDING OF METALLIC WATER, GAS, FIRE SPRINKLER, COMPRESSED AIR AND OTHER METALLIC PIPING.
4. ALL ELECTRICAL EQUIPMENT AND DEVICES SHALL BE LISTED BY A NATIONALLY RECOGNIZED TESTING LABORATORY.

LEGEND

Lighting




(NOTE: LIGHTING FIXTURES ARE REFERENCED BY TWO  REFER TO LIGHTING FIXTURE SCHEDULE FOR DESCRIPTION.)



(NOTE: LIGHTING FIXTURES SHOWN SHINKED ARE BATTERY BACK.)


Switches and Devices

(NOTE: MOUNTING HEIGHTS SHALL MEASURE FROM TOP OF THE SWITCH OUTLET BOXES (48" AFF) AND BOTTOM OF THE RECEPTACLE OUTLET BOXES (15" AFF).)

















(NOTE: ELECTRICAL SWITCHES AND RECEPTACLES SHALL BE LOCATED NO MORE THAN 4FT TO THE TOP OF BOX, NO MORE LESS THAN 12" TO THE BOTTOM OF BOX ABOVE FINISHED FLOOR PER CBC 1117.6.5.)

 SINGLE POLE WALL SWITCH, 448" AFF, UON (SUBSCRIPT INDICATES CONTROL).  
 TWO SINGLE POLE SWITCH OR ONE 2 POLE SWITCH (WHERE SUBSCRIPT NOT SHOWN, INDICATES DOUBLE SWITCH PER TITLE 24).  
 TWO POLE, THREE WAY, WALL SWITCHES, 448" AFF, UON.

 SINGLE POLE DIMMER WALL SWITCH, 448" AFF, UON.  
 WALL MOUNTED OCCUPANCY SENSOR WITH MANUAL, ON/OFF AND AUTOMATIC OFF. SENSOR CAN NOT HAVE AN OVERRIDE ALLOWING THE LIGHT FIXTURE TO BE CONTINUOUSLY ON. SENSOR NEEDS TO BE CERTIFIED TO COMPLY WITH 2005 TITLE 24 STANDARDS - SECTION 119-0 LIGHTING REQUIREMENTS.






 DUPLEX RECEPTACLE OUTLET, NEMA 5-15R, INSTALLATION HEIGHT FROM THE BOTTOM OF THE BOX AS FOLLOWS:  
- GENERAL PURPOSE: CONVENIENCE OUTLET, 415" AFF, UON.  
- KITCHEN COUNTER: ABOVE BACKSPLASH AS COORDINATED W/ ARCHITECT.  
- BATHROOM: 18" ABOVE BACKSPLASH AS COORDINATED W/ ARCHITECT.  
- RECEPTACLE FOR APPLIANCES: AS RECOMMENDED BY APPLIANCE MANUFACTURER.  
- ELECTRIC WATER COOKERS: AS RECOMMENDED BY MANUFACTURER.  
- EXTERIOR: 124" AFF, UON.

(OUTLET "C" INDICATES OUTLET ABOVE COUNTER OR VANITY. VERIFY EXACT LOCATION WITH ARCHITECT.)

 ALL  BUT GROUND FAULT INTERRUPTING (GFI).  
 ALL  BUT HALF SWITCHED.  
 ALL  BUT 2-CIRCUIT COMBINATION DUPLEX OR TWO DUPLEX RECEPTACLES WITH ONE CIRCUIT VIA SWITCH CONTROL FOR DISPOSAL AND ONE CIRCUIT FOR DISHWASHER.  
 ALL  BUT DOUBLE DUPLEX.  
 240 VOLT SINGLE PHASE APPLIANCE OUTLET, NEMA TYPE AND INSTALLATION HEIGHT AS RECOMMENDED BY THE MANUFACTURER.  
 MOTOR OUTLET AND CONNECTION INCLUDING MANUAL MOTOR STARTER, WHERE NOT SHOWN.  
 MAGNETIC MOTOR STARTER.  
 DISCONNECT SWITCH ("F" INDICATES FUSED - SIZE AS REQUIRED BY EQUIPMENT MANUFACTURERS).  
 MANUAL MOTOR STARTER SWITCH, HORSEPOWER RATED W/ OVERLOAD.  
 CONVENIENCE RECEPTACLE IN FLOOR OUTLET BOX.  
 CONVENIENCE RECEPTACLE IN CEILING OUTLET BOX.  
 JUNCTION BOX (FLOOR, CEILING, AND WALL MOUNTED).



Signal




(NOTE: MOUNTING HEIGHTS MEASURED FORM THE CENTER OF OUTLETS.)






 TELEPHONE OUTLET: 415" AFF, UON.  
 TELEVISION OUTLET: 415" AFF, UON.  
 SELF CONTAINED SMOKE DETECTOR W/ AUDIO ALARM 120 VOLT AND BATTERY BACK. (IN HANDICAP ACCESSIBLE APARTMENT UNITS USE DEVICE WITH VISUAL ALARM.)  
 PUSH BUTTON STATION: 448" AFF, UON.  
 INTERPHONE: 48"-50" AFF, UON. (IN HANDICAP ACCESSIBLE APARTMENT UNITS USE DEVICE WITH VISUAL SIGNAL.)

Wiring




NOTE: BRING RESIDENTIAL BUILDING OUTLETS AND LIGHTS ARE SHOWN, BUT INTERCONNECTION WIRING IS NOT INDICATED. THE CONTRACTOR SHALL PROVIDE COMPLETE WIRING. HE MAY USE NON-METALLIC SHEATHED CABLE FOR INTERCONNECTION WIRING AND FUSE RUN TO THE LOAD CENTER, UON.

 BRANCH CIRCUIT HOMERUN, CROSS LINES INDICATE NUMBER OF #12 BRKS (UON), WHERE IN FLOOR OF 2 (NOT COUNTING REQUIRED EQUIPMENT GROUND IN PVC CONDUIT).  
 CONDUIT CONCEALED IN CEILING OR WALL, NUMBER OF CONDUCTORS SHALL BE AS REQUIRED FOR THE CIRCUIT OR CONTROL SHOWN, UON.







 CONDUIT CONCEALED IN OR BELOW FLOOR OR GRASS, NUMBER OF CONDUCTORS SHALL BE AS REQUIRED FOR THE CIRCUIT OR CONTROL SHOWN, UON.  
 TELEPHONE SYSTEM CONDUIT, 3/4" CO, UON.  
 DATA SYSTEM CONDUIT, 3/4" CO, UON.

 GROUNDING RACEWAY AND WIRE.  
 CONDUIT UP / CONDUIT DOWN.  
 GROUNDING ROD.  
 CONDUIT STUB-OUT.  
 EQUIPMENT CONNECTION.









Panels

 PANELBOARDS AND LOAD CENTERS (SURFACE/RECESSED).  
 TELEPHONE AND OTHER SIGNAL CABINET/BOARD.  
 RELAY/CONDUCTOR CABINET.

Single Line Diagram

 METER SOCKET.  
 TRANSFORMER RATED METER SOCKET AND CT.  
 NEUTRAL BUS.  
 GROUND BUS.  
 CIRCUIT BREAKER.  
 FUSIBLE SWITCH.

Identification Tag

 SHEET NOTE.  
 DETAIL OR SECTION.  
 MECHANICAL EQUIPMENT.  
 LIGHTING FIXTURE.  
 REVISION.  
 FEEDER TAG.  
 KITCHEN OR OWNER EQUIPMENT.  
 DETAIL/DRAWING NOTE.

Abbreviations

AFF ABOVE FINISHED FLOOR  
CKT, C CIRCUIT  
C CONDUIT  
CO CONDUIT ONLY (WITH PULL WIRE)  
DISC DISCONNECT  
EST ESTIMATING  
GFI GROUND FAULT INTERRUPTING  
GND GROUND  
JB JUNCTION BOX  
K&C SHORT CIRCUIT RATING IN K&C  
L&C AMPERE, DYNAMIC  
L&C LIGHTING  
MCC MOTOR CONTROL CENTER  
M&A/HI MINOR/MAJOR HOLE  
NIEC NOT IN THE ELECTRICAL WORK  
NL NOT LIGHT  
NTS NOT TO SCALE  
PNL PANEL  
RCPT RECEPTACLE  
S&D SEE ARCHITECTURAL DRAWINGS  
SLD SEE LANDSCAPE DRAWINGS  
SMD SEE MECHANICAL DRAWINGS  
SPD SEE PLUMBING DRAWINGS  
SWBD SWITCHBOARD  
TBD TO BE DETERMINED  
TRANS/XE TRANSFORMER  
TYP TYPICAL  
UON UNLESS OTHERWISE NOTED  
WP WORKER PROOF

SCOPE OF WORK:

DOCUMENTING EXISTING ELECTRICAL MODIFICATIONS TO EXISTING APARTMENTS UNITS AND PG&E ELECTRICAL METER ADDITION.

SHEET INDEX

SHEET #	SHEET TITLE
E0.0	LEGEND, NOTES, SYMBOLS, SCHEDULES
E1.0	BUILDINGS GARAGE PLAN
E1.1	ELECTR. ROOM
E2.0 - E2.2	BUILDING TYP. PLANS
E3.0	BUILDING SINGLE LINES
E4.0	ELECTRICAL LOAD CALCULATIONS

INTERIOR MODIFICATIONS TO LIVE/WORK LOFTS:

REVISIONS

LEGEND, NOTES, SYMBOLS

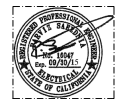
JOB:	DRAWN
1303	PI

SHEET NO.

E0.0



NUTEK ENGINEERING  
171 EASY STREET  
ALAMO, CA 94507  
(925) 408-3741



BENNETT LOFTS

548 BRANNAN STREET  
SAN FRANCISCO, CA 94107

915 TERMINAL WAY, SUITE C  
SAN CARLOS, CA, 94070  
Ph: 650.802.6865  
Fax: 650.802.0107  
www.nresearchllc.com

530

542

548



915 TERMINAL WAY, SUITE C  
SAN CARLOS, CA, 94070  
Ph: 650.802.6865  
Fax: 650.802.0107  
www.nutekengineering.com

NUTEK ENGINEERING  
171 EASY STREET  
ALAMO, CA 94507  
(925) 408-3741



INTERIOR MODIFICATIONS TO LIVE/WORK LOFTS:

BENNETT LOFTS

548 BRANNAN STREET  
SAN FRANCISCO, CA 94107

**GARAGE PLAN  
548  
BRANNAN ST.**

DRAWN  
PI

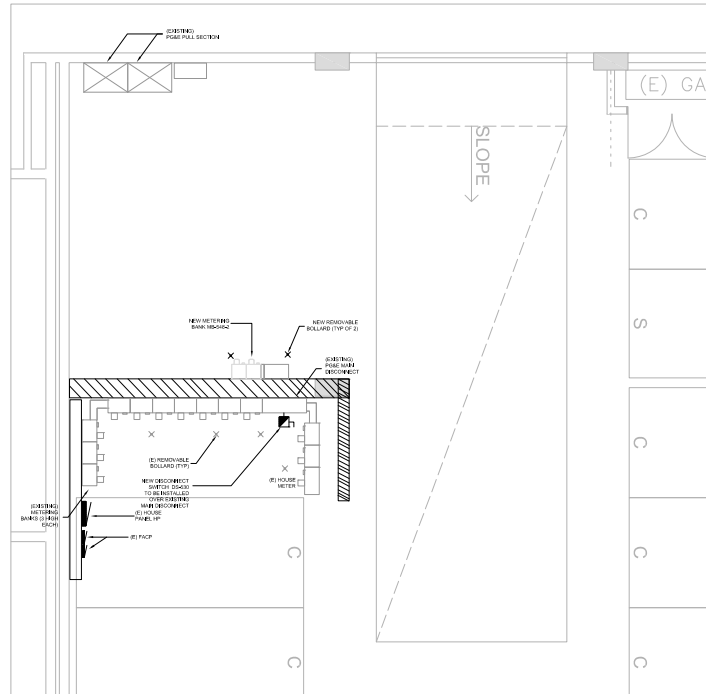
SHEET NO.

**E1.0**

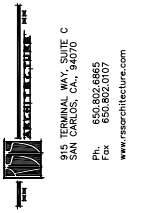


PROPOSED NEW  
DISCONNECT SWITCH  
530-1

BUILDING 548 ELECTRICAL EXISTING AND PROPOSED METERING BANK PHOTOS



1 BUILDING 548 ELECTRICAL EXISTING & PROPOSED METERING BANK  
SCALE: 1/8" = 1'-0"



NUTEK ENGINEERING  
171 EASY STREET  
ALAMO, CA 94507  
(925) 408-3741



INTERIOR MODIFICATIONS TO LIVE/WORK LOFTS:

BENNETT LOFTS  
548 BRANNAN STREET  
SAN FRANCISCO, CA 94107

REVISIONS

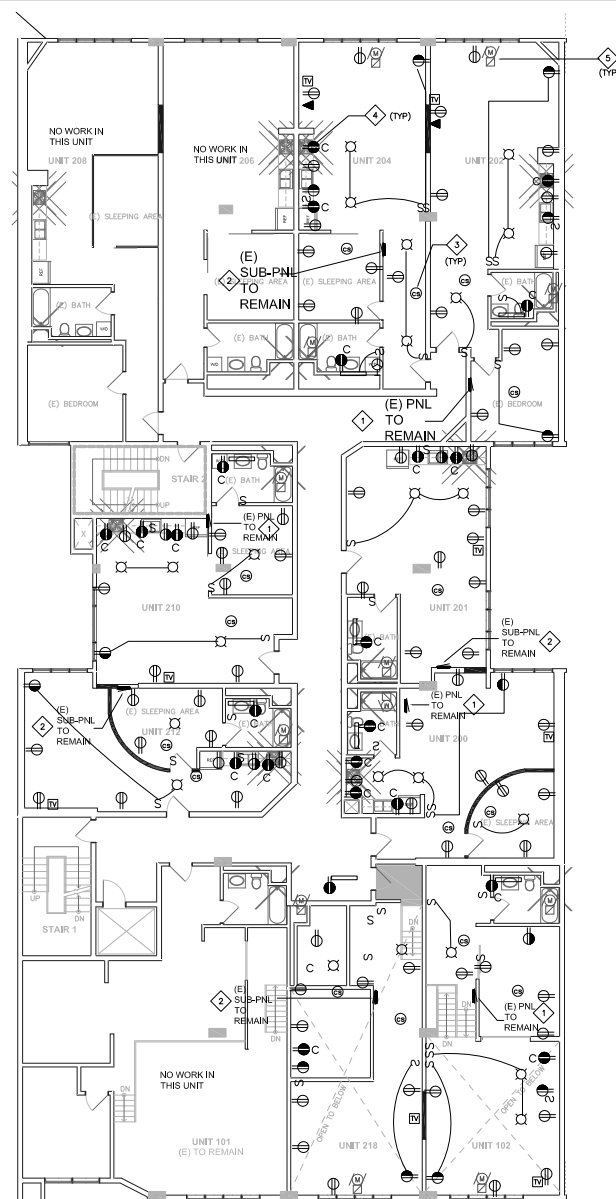
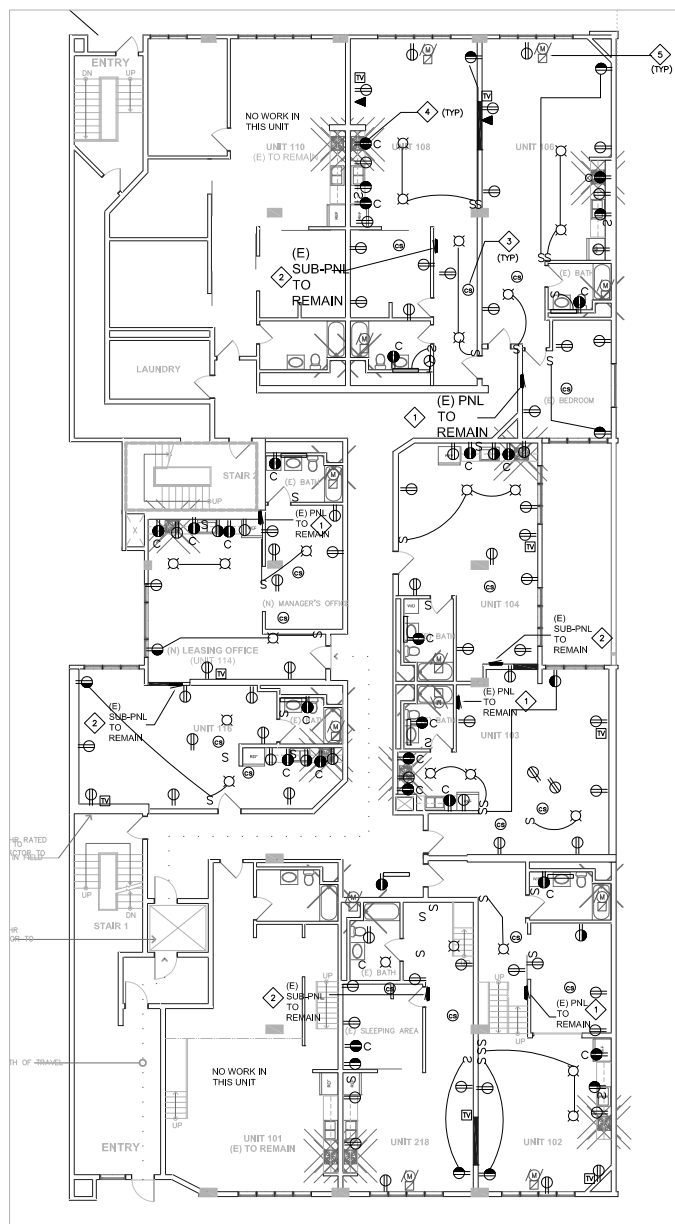
ELECT. ROOM @  
548  
BRANNAN ST.

JOB:  
1303

DRAWN  
PI

SHEET NO.

E1.1



**SHEET NOTES:**

- 1 EXISTING PANEL TO REMAIN. DISCONNECT AND REMOVE (E) 90A/2P BREAKER AND FEEDER SERVING (E) SUB-PANEL IN ADJACENT UNIT. ALL OTHER BREAKERS AND WIRING TO REMAIN.
- 2 EXISTING SUB-PANEL TO REMAIN AS IS. DISCONNECT AND REMOVE EXISTING FEEDER AND CONNECT TO NEW. SEE SINGLE LINE DIAGRAM.
- 3 COMBINATION CARBON MONOXIDE AND SMOKE DETECTOR.
- 4 TYPICAL GFI OUTLET IN BATHROOM AND KITCHEN COUNTER.
- 5 EXISTING GAS HEATER.

**NOTE:**

ALL ELECTRICAL OUTLETS, SWITCHES AND LIGHT  
FIXTURES ARE SHOWN FOR REFERENCE ONLY.  
THE ONLY SCOPE OF WORK IN SUBDIVIDED  
UNITS IS TO DISCONNECT EXISTING SUB-PANEL  
FROM EXISTING PANEL AND RE-FEED VIA NEW  
METERS AND FEEDERS IN THE GARAGE.



INTERIOR MODIFICATIONS TO LIVE/WORK LOFTS:

BENNETT LOFTS

548 BRANNAN STREET  
SAN FRANCISCO, CA 94107

REVISIONS

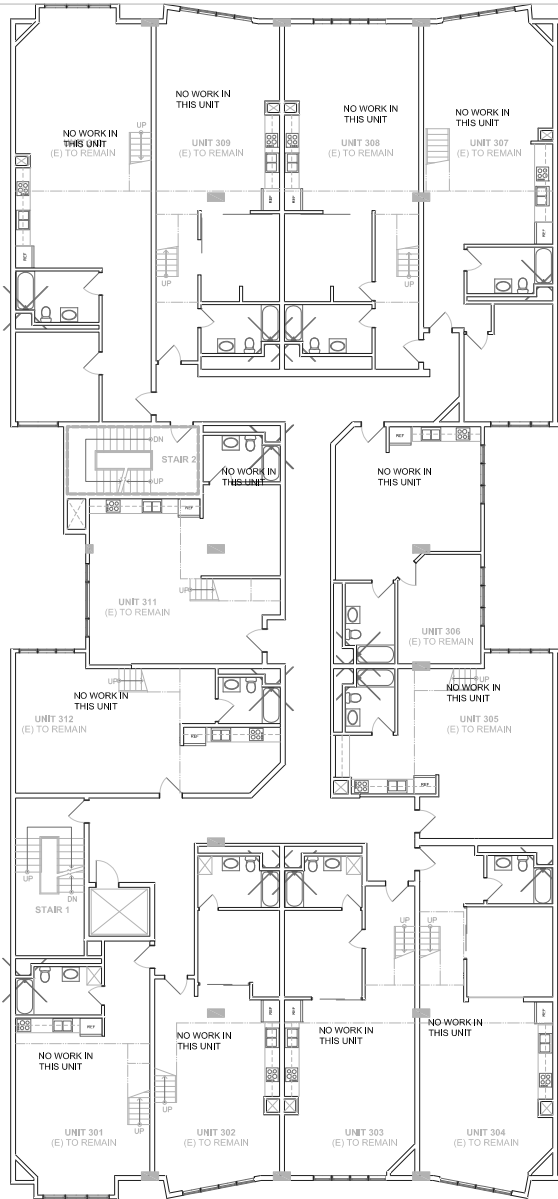
**TYPICAL BLDG  
PLAN  
548 BRANNAN**

JOB:  
1303

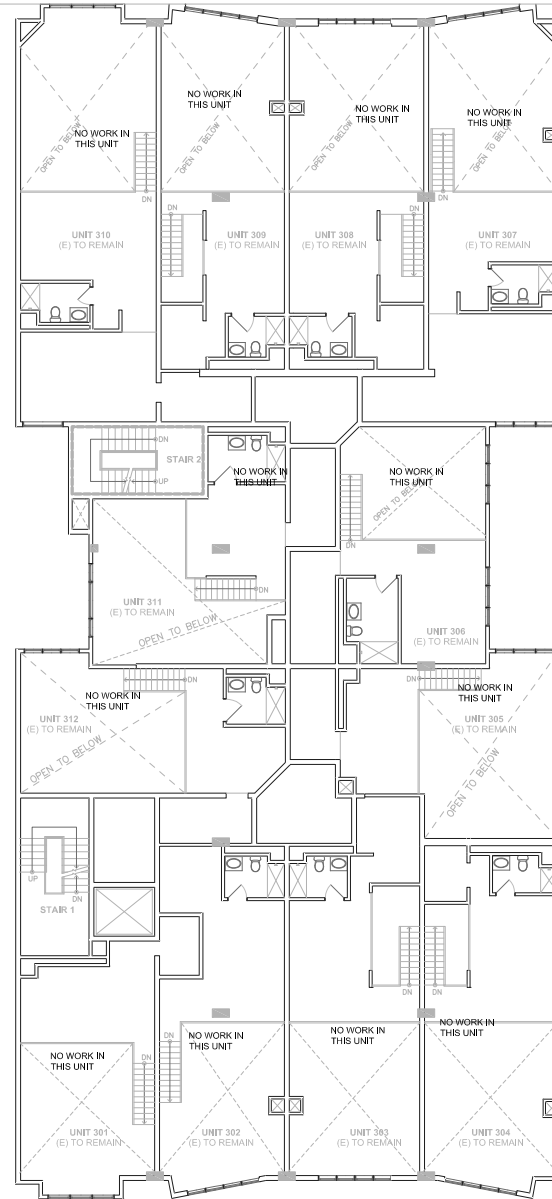
	DRAWN PI
--	-------------

	SHEET NO.
--	-----------

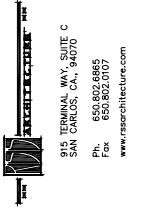
## E2.0



1 TYPICAL 3RD FLOOR BUILDING PLAN  
SCALE: 1/8" = 1'-0"



2 TYP. 3RD FLOOR MEZZANINE BUILDING PLAN  
SCALE: 1/8" = 1'-0"



NUTEK ENGINEERING  
171 EASY STREET  
ALAMO, CA 94507  
(925) 408-3741



INTERIOR MODIFICATIONS TO LIVE/WORK LOFTS:

BENNETT LOFTS  
548 BRANNAN STREET  
SAN FRANCISCO, CA 94107

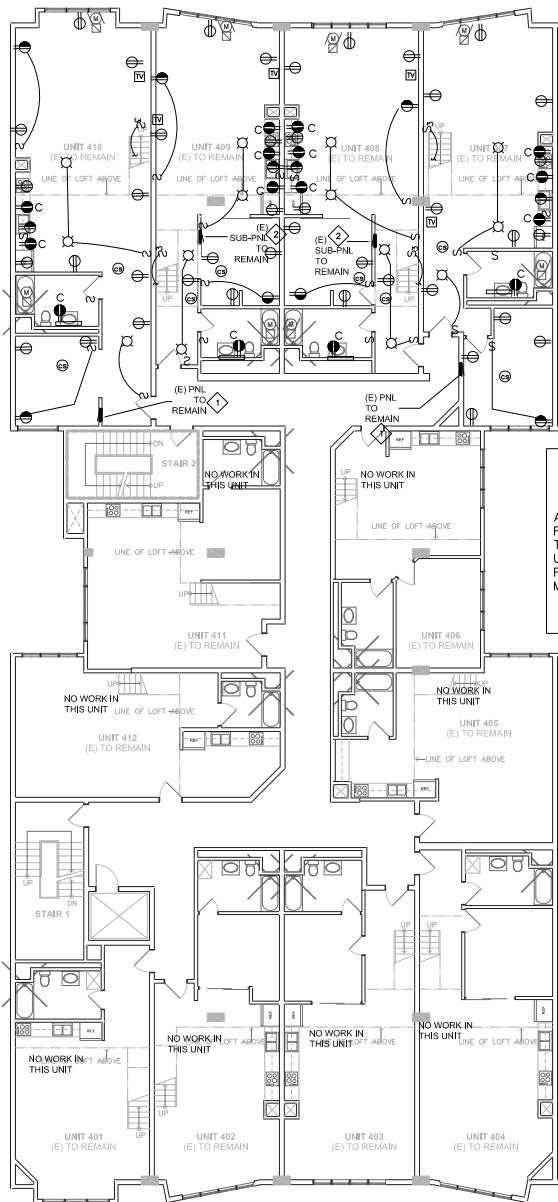
REVISIONS

TYPICAL BLDG  
PLAN  
548 BRANNAN

JOB: 1303  
PI  
SHEET NO.

E2.1

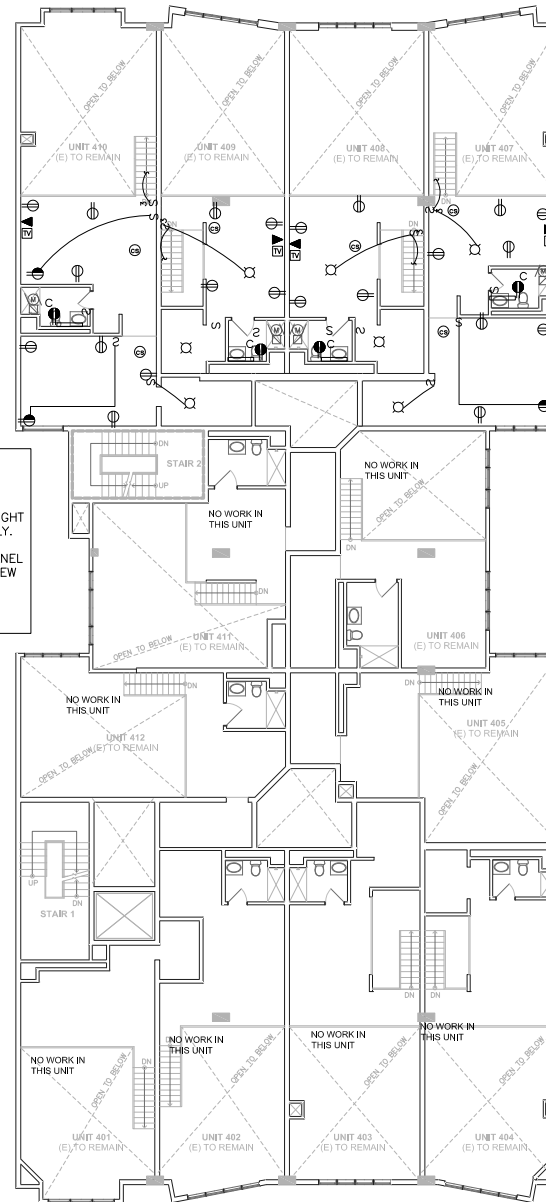




**NOTE:**

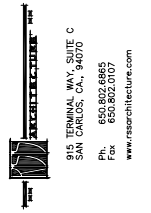
ALL ELECTRICAL OUTLETS, SWITCHES AND LIGHT FIXTURES ARE SHOWN FOR REFERENCE ONLY. THE ONLY SCOPE OF WORK IN SUBDIVIDED UNITS IS TO DISCONNECT EXISTING SUB-PANEL FROM EXISTING PANEL AND RE-FEED VIA NEW METERS AND FEEDERS IN THE GARAGE.

1 TYPICAL 4TH FLOOR BUILDING PLAN  
SCALE: 1/8" = 1'-0"



2 TYP. 4TH FLOOR MEZZANINE BUILDING PLAN  
SCALE: 1/8" = 1'-0"

**SHEET NOTES:**  
SEE E2.0 FOR SHEET NOTES.



NUTEK ENGINEERING  
171 EASY STREET  
ALAMO, CA 94507  
(925) 408-3741



INTERIOR MODIFICATIONS TO LIVE/WORK LOFTS:

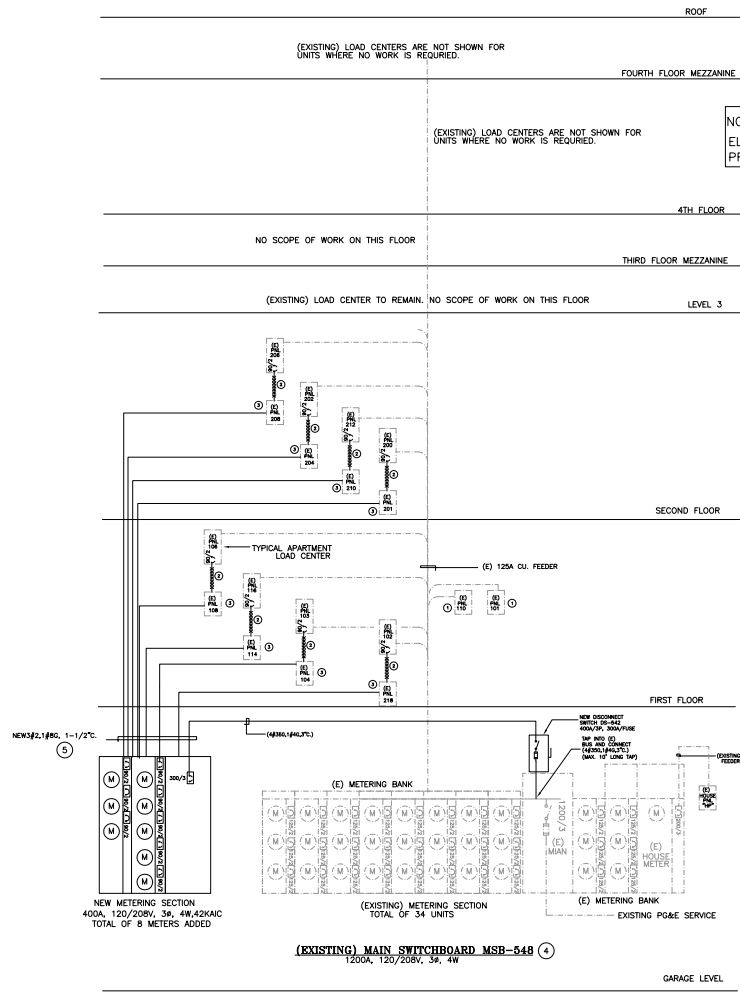
BENNETT LOFTS

548 BRANNAN STREET  
SAN FRANCISCO, CA 94107

REVISIONS

TYPICAL BLDG  
PLAN  
548 BRANNAN

JOB:	1303	DRAWN	PI
SHEET NO.		E2.2	



- NOTES:
- EXISTING FEEDER AND PANEL TO REMAIN. NO SCOPE OF WORK.
  - DISCONNECT AND REMOVE (E) FEEDER AND BREAKER.
  - FEED (E) LOAD CENTER WITH NEW FEEDER AS SHOWN.
  - (E) 34 UNITS. EIGHT UNITS ADDED TO EXISTING, TOTAL OF 42 UNITS NOW.
  - ALL UNIT LOAD CENTER FEEDERS ARE FED BY 90A/2P BREAKER AND FEEDER.

1 SINGLE LINE DIAGRAM BLDG 548  
SCALE: NOT TO SCALE

NOTE:  
ELECTRICAL CONTRACTOR SHALL FIELD VERIFY EXISTING PANELS AND SUB-PANEL LOCATIONS PRIOR TO START WORK AND VERIFY ROUTING OF NEW CONDUIT TO FEED (E) SUB-PANELS.

915 TERMINAL WAY, SUITE C  
SAN CARLOS, CA, 94070  
Ph: 650.802.6865  
Fax: 650.802.0107  
www.rsarchitect.com



INTERIOR MODIFICATIONS TO LIVE/WORK LOFTS:

BENNETT LOFTS  
548 BRANNAN STREET  
SAN FRANCISCO, CA 94107

REVISIONS

SINGLE LINE  
DIAGRAM  
BLDG  
548

JOB:	DRAWN
1303	PI
SHEET NO.	

E3.0

SINGLE APARTMENT CALCULATIONS (OPTIONAL METHOD - NEC 220-82)						
(TO BE USED WITH 100 AMP FEEDER OR GREATER & AIR CONDITIONING)						
APT. TYPE: <u>Unit 1</u>						
NO	LOAD DESCRIPTION ("OTHER" LOADS)	UNIT	QTY	VOLT AMP	KVA	
1	GENERAL LIGHTING AT 3W/Sq.Ft.	SQ FT	1600	4000	4.80	
2	SMALL APPLIANCE CIRCUIT	EA	2	1500	3.00	
3	LAUNDRY CIRCUIT (ELECTRIC WASHER/DRYER)		1	5000	5.00	
4	GAS RANGE		1	100	0.10	
5	Microwave & Hood		1	800	0.80	
6	DISH WASHER		1	900	0.90	
7	KITCHEN DISPOSAL		1	750	0.75	
8						
9	TOILET EXHAUST / HEATER / LIGHT		1	50	0.05	
10						
11						
12						
13						
TOTAL "OTHER" LOADS IN KVA						15.4
AIR CONDITIONER / HEAT PUMP AND FUN COIL LOADS (KVA)					HEATING	COOLING
NO. OF BASEBOARD HEATERS						
TOTAL WATTAGE OF ALL BASEBOARDS						
3					4.5	KVA
BASEBOARDS CALCULATED LOAD IN KVA (80% OF TOTAL IF LESS THAN 4 OR 40% IF 4 OR MORE)						
SUBTOTAL					2.93	
LARGEST OF THE TWO (COOLING / HEATING) KVA					2.93	KVA
FEEDER / BREAKER SIZE: LARGEST OF HEATING OR COOLING + FIRST 10 KVA OF OTHER LOAD + .4 OF REMAINDER OF OTHER LOADS:						
2.93 + 10.00 + 2.16 KVA = 15.09 KVA						
15.09 KVA EQUALS 72.92 AMPERES AT 208 volt SELECTED FEEDER 90 A						

SINGLE APARTMENT CALCULATIONS (OPTIONAL METHOD - NEC 220-82)						
(TO BE USED WITH 100 AMP FEEDER OR GREATER & AIR CONDITIONING)						
APT. TYPE <b>Unit 5</b>						
NO	LOAD DESCRIPTION ("OTHER" LOADS)	UNIT	QTY	VOLT AMP	KVA	
1	GENERAL LIGHTING AT 3W/Sq.Ft.	Sq Ft	800	3450	2.40	
2	SMALL APPLIANCE CIRCUIT	EA	2	1500	3.00	
3	LAUNDRY CIRCUIT (ELECTRIC WASHER/DRYER)		1	5000	5.00	
4	GAS RANGE		1	200	0.20	
5	Microwave & Hood		1	800	0.80	
6	DISH WASHER		1	900	0.90	
7	KITCHEN DISPOSAL		1	750	0.75	
8						
9	TOILET EXHAUST / HEATER / LIGHT		1	50	0.05	
10						
11						
12						
13						
TOTAL "OTHER" LOADS IN KVA						13.1
AIR CONDITIONER / HEAT PUMP AND FUN COIL LOADS (KVA)					HEATING	COOLING
NO OF BASEBOARD HEATERS						
TOTAL WATTAGE OF ALL BASEBOARDS						
KVA					0.98	
BASEBOARDS CALCULATED LOAD IN KVA (80% OF TOTAL IF LESS THAN 4 OR 40% IF 4 OR MORE)					0.98	
SUBTOTAL					0.98	
LARGEST OF THE TWO (COOLING / HEATING) KVA					0.98	KVA
FEEDER / BREAKER SIZE: LARGEST OF HEATING OR COOLING + FIRST 10 KVA OF OTHER LOAD + .4 OF REMAINDER OF OTHER LOADS:						
0.98 + 10.00 + 1.24 KVA = 12.22 KVA						
12.22 KVA EQUALS 58.73 AMPERES AT 208 volt SELECTED FEEDER 90 A						

SINGLE APARTMENT CALCULATIONS (OPTIONAL METHOD - NEC 220-82)						
(TO BE USED WITH 100 AMP FEEDER OR GREATER & AIR CONDITIONING)						
APT. TYPE <b>Unit 2</b>						
NO	LOAD DESCRIPTION ("OTHER" LOADS)	UNIT	QTY	VOLT AMP	KVA	
1	GENERAL LIGHTING AT 3W/Sq.Ft.	EA	2	1500	6.00	
2	SMALL APPLIANCE CIRCUIT		2	1500	3.00	
3	LAUNDRY CIRCUIT (ELECTRIC WASHER/DRYER)		1	5000	5.00	
4	GAS RANGE		1	100	0.10	
5	Microwave & Hood		1	200	0.20	
6	DISH WASHER		1	900	0.90	
7	KITCHEN DISPOSAL		1	750	0.75	
8						
9	TOILET EXHAUST / HEATER / LIGHT		1	50	0.05	
10						
11						
12						
13						
TOTAL "OTHER" LOADS IN KVA						16
AIR CONDITIONER / HEAT PUMP AND FUN COIL LOADS (KVA)				HEATING	COOLING	
NO. OF BASEBOARD HEATERS						
TOTAL WATTAGE OF ALL BASEBOARDS						
45						
BASEBOARDS CALCULATED LOAD IN KVA (80% OF TOTAL IF LESS THAN 4 OR 40% IF 4 OR MORE)				1.80		
SUBTOTAL				1.80		
LARGEST OF THE TWO (COOLING / HEATING) KVA				1.80	KVA	
FEEDER / BREAKER SIZE: LARGEST OF HEATING OR COOLING + FIRST 10 KVA OF OTHER LOAD + .4 OF REMAINDER OF OTHER LOADS:						
1.80 + 10.00 + 2.4 KVA = 14.20 KVA						
14.20 KVA EQUALS 68.27 AMPERES AT 208 volt SELECTED FEEDER 90 A						

SINGLE APARTMENT CALCULATIONS (OPTIONAL METHOD - NEC 220-82)						
(TO BE USED WITH 100 AMP FEEDER OR GREATER & AIR CONDITIONING)						
APT. TYPE <b>Unit 6</b>						
NO	LOAD DESCRIPTION ("OTHER" LOADS)	UNIT	QTY	VOLT AMP	KVA	
1	GENERAL LIGHTING AT 3W/Sq.Ft.	SQ FT	1500	3000	3.60	
2	SMALL APPLIANCE CIRCUIT	EA	2	1500	3.00	
3	LAUNDRY CIRCUIT (ELECTRIC WASHER/DRYER)		1	5000	5.00	
4	GAS RANGE		1	200	0.20	
5	Microwave & Hood		1	800	0.80	
6	DISH WASHER		1	900	0.90	
7	KITCHEN DISPOSAL		1	750	0.75	
8						
9	TOILET EXHAUST / HEATER / LIGHT		1	50	0.05	
10						
11						
12						
13						
TOTAL "OTHER" LOADS IN KVA						14.6
AIR CONDITIONER / HEAT PUMP AND FUN COIL LOADS (KVA)					HEATING	COOLING
NO. OF BASEBOARD HEATERS						
TOTAL WATTAGE OF ALL BASEBOARDS						
5 KVA						
BASEBOARDS CALCULATED LOAD IN KVA (80% OF TOTAL IF LESS THAN 4 OR 40% IF 4 OR MORE)					2.93	
SUBTOTAL					2.93	
LARGEST OF THE TWO (COOLING / HEATING) KVA					2.93	KVA
FEEDER / BREAKER SIZE: LARGEST OF HEATING OR COOLING + FIRST 10 KVA OF OTHER LOAD + .4 OF REMAINDER OF OTHER LOADS:						
2.93 + 10.00 + 1.64 KVA = 14.57 KVA						
14.57 KVA EQUALS 70.99 AMPERES AT 208 volt SELECTED FEEDER 90 A						

SINGLE APARTMENT CALCULATIONS (OPTIONAL METHOD - NEC 220-82)						
(TO BE USED WITH 100 AMP FEEDER OR GREATER & AIR CONDITIONING)						
APT. TYPE <b>Unit 3</b>						
NO	LOAD DESCRIPTION ("OTHER" LOADS)	UNIT	QTY	VOLT AMP	KVA	
1	GENERAL LIGHTING AT 3W/Sq.Ft.	EA	1200	3600	3.60	
2	SMALL APPLIANCE CIRCUIT	<div>SO FT</div> <div>↓</div>	2	1500	3.00	
3	LAUNDRY CIRCUIT (ELECTRIC WASHER/DRYER)		1	5000	5.00	
4	GAS RANGE		1	200	0.20	
5	Microwave & Hood		1	800	0.80	
6	DISH WASHER		1	900	0.90	
7	KITCHEN DISPOSAL		1	750	0.75	
8						
9	TOILET EXHAUST / HEATER / LIGHT		1	50	0.05	
10						
11						
12						
13						
TOTAL "OTHER" LOADS IN KVA						14.3
AIR CONDITIONER / HEAT PUMP AND FUN COIL LOADS (KVA)						
NO. OF BASEBOARD HEATERS		TOTAL WATTS OF ALL BASEBOARDS		HEATING	COOLING	
<b>2</b>		<b>3</b> KVA		<b>1.95</b>		
BASEBOARD CALCULATED GAD KVA @ 85% OF TOTAL IF LESS THAN 4 OR 4% IF 4 OR MORE				SUBTOTAL	<b>1.95</b>	
LARGEST OF THE TWO (COOLING / HEATING) KVA				<b>1.95</b> KVA		
FEEDER / BREAKER SIZE: (LARGEST OF HEATING OR COOLING + FIRST 10 KVA OF OTHER LOAD = 4 OF REMANDER OF OTHER LOADS)						
<b>1.95</b> + <b>10.00</b> + <b>1.72</b> KVA = <b>13.67</b> KVA						
<b>13.67</b> KVA EQUALS <b>65.72</b> AMPERES AT 208 VOL		SELECTED FEEDER		<b>90</b> A		

# APPLICATION FOR Discretionary Review

## 1. Owner/Applicant Information

DR APPLICANT'S NAME: SAN FRANCISCO FOR REASONABLE GROWTH		
DR APPLICANT'S ADDRESS: 870 MARKET ST #1126	ZIP CODE: 94102	TELEPHONE: (415) 824-1167
PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: ESSEY PROPERTY TRUST		
ADDRESS: 925 ERM MEADOW DRIVE PALO ALTO	ZIP CODE: 94303	TELEPHONE: (650) 463-6377
CONTACT FOR DR APPLICATION: Same as Above <input checked="" type="checkbox"/> SUE HESTER		
ADDRESS: SAME	ZIP CODE:	TELEPHONE: ( )
E-MAIL ADDRESS: hester@earthlink.net		

## 2. Location and Classification

STREET ADDRESS OF PROJECT: 530 BRAWLEY		ZIP CODE: 94107
CROSS STREETS: 4th & 5th STS		
ASSESSORS BLOCK/LOT: 3777 1107-138	LOT DIMENSIONS: 166' x 75.705	LOT AREA (SQ FT):
ZONING DISTRICT: RED		HEIGHT/BULK DISTRICT: 40-X

## 3. Project Description

Please check all that apply

Change of Use ☒ Change of Hours ☐ New Construction ☐ Alterations ☒ Demolition ☐ Other ☐Additions to Building: Rear ☐ Front ☐ Height ☐ Side Yard ☐

Present or Previous Use: 32 ARTIST LIVE/WORK

Proposed Use: 10 DWELLING UNITS + 32 LIVE/WORK

Building Permit Application No. 2014.102.10.6016 Date Filed: 9/10/14

#### 4. Actions Prior to a Discretionary Review Request

Prior Action	YES	NO
Have you discussed this project with the permit applicant?	<input type="checkbox"/>	<input type="checkbox"/>
Did you discuss the project with the Planning Department permit review planner?	<input type="checkbox"/>	<input type="checkbox"/>
Did you participate in outside mediation on this case?	<input type="checkbox"/>	<input type="checkbox"/>

*See Attached*

#### 5. Changes Made to the Project as a Result of Mediation

If you have discussed the project with the applicant, planning staff or gone through mediation, please summarize the result, including any changes there were made to the proposed project.

*See Attached*

# Discretionary Review Request

In the space below and on separate paper, if necessary, please present facts sufficient to answer each question.

1. What are the reasons for requesting Discretionary Review? The project meets the minimum standards of the Planning Code. What are the exceptional and extraordinary circumstances that justify Discretionary Review of the project? How does the project conflict with the City's General Plan or the Planning Code's Priority Policies or Residential Design Guidelines? Please be specific and cite specific sections of the Residential Design Guidelines.

See attached

2. The Residential Design Guidelines assume some impacts to be reasonable and expected as part of construction. Please explain how this project would cause unreasonable impacts. If you believe your property, the property of others or the neighborhood would be adversely affected, please state who would be affected, and how:

See attached

3. What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above in question #1?

See attached

**Discretionary Review Requests**  
**530 + 542 + 548 Brannan Street and 208 Pennsylvania Avenue**

**4. Actions Prior to Discretionary Review Request**

There were no prior discussions with project sponsor. Record requests and minimal discussions with Planning Department staff. No mediation.

**Discretionary Review Request Questions**

**1. Reasons for requesting Discretionary Review**

**SFRG's requests for Discretionary Review do NOT oppose all legalization or conversion of Live/Work units to legal dwelling units. These live/work units are restricted to Artists and other specific industrial uses and must maintain an annual Business License for each unit. Before any conversion to or addition of a dwelling unit occurs there MUST be thorough hearings so that these complexes are brought IN TOTAL to Planning Code requirements for legal dwelling units. All inclusionary housing fees must be paid FOR THE ENTIRE COMPLEX. All transit fees, all area plan fees, all other fees must be paid FOR THE ENTIRE COMPLEX.**

The live/work complexes owned and operated by Essex Property Trust operate illegally (so far as they do not comply with the requirements of the NSRs regarding restricted occupancy and annual Business Tax registration). Nor are the complexes in compliance with residential standards in the Eastern Neighborhoods Area Plan. *The Planning Code implementation of that Plan did NOT convert every live/work unit into a legal dwelling unit.*

The NSRs governing Brannan Street specifically provide -

*Live/work units are a combination of residential living space with an integrated work space...not considered a dwelling unit. Use of said property for solely residential use would be a violation of the Planning Code.*

*Principal permitted uses permitted in the SLI (uses and floor restrictions listed). Uses NOT permitted include administrative and professional offices.*

*At least one occupant of each L/W unit shall hold and maintain a valid and active San Francisco Business License registered for the project location.*

The NSR governing Pennsylvania is not available in the files.

These live/work projects have 1:1 parking, contrary to current Eastern Neighborhoods provisions that allow much less parking. In addition the Area plans include unit mix formulas that REQUIRE a significant proportion of FAMILY SIZED units.

The PUBLIC, COMMISSION, BOARD of SUPERVISORS must conduct an informed conversation on HOW, WHETHER and WHERE such conversions to housing are to be allowed **and on what conditions. They must include instructions to planning staff and the owners regarding compliance with NSR provisions if units remain live/work. One minimum condition of conversion to a dwelling unit must be provision of affordable housing, since live/work projects were intentionally built to avoid such provision of inclusionary housing.**

Over 5,000 live/work units were approved and built between 1994 - 2001. Virtually all south of Market, in the Mission or in Potrero in D6, D9, D10. It was 100% market rate housing in an existing community that served low and middle income residents. There was **NOT ONE UNIT OF AFFORDABLE HOUSING**. The developers hid behind the fiction of the new buildings being Artist Live/Work *commercial* buildings. Live/work construction was a major issue in the 2000 election of District Supervisors. Supervisors were elected from in these Districts who ran AGAINST further construction of live/work units (Supervisors Daly, Ammiano, Maxwell) PLUS other district Supervisors (McGoldrick, Peskin, Gonzalez) who raised the same issue. After the districted Board was seated in 2001 one of its first acts was to amending the Planning Code to outlaw these abusive live/work units in industrial areas.

These four projects were approved as COMMERCIAL LIVE/WORK projects not as residential dwelling units. When the Planning Commission approved the Brannan Street projects the zoning was SLI which totally **prohibited** housing. When the Planning Commission 208 Pennsylvania was approved the M-1 ZONING of that site allowed HOUSING but required a Conditional Use which required inclusionary units. These 4 buildings appear to be occupied outside the requirements of the Planning Code which include the NSRs imposed on the occupants of every unit in these buildings. The Brannan and Pennsylvania complexes are NOT old buildings that have evolved over time. Each was the subject of Planning Commission hearing and faced community opposition on the "Live/Work" status because the developers were misleading the public and Planning Commission as to the occupants.

There are Planning Commission approval files for both LIVE/WORK projects which have NOT been pulled -

98.173 - 530 Brannan/32 L/W units + 542 Brannan/36 L/W units + 548 Brannan/36 L/W units

96.685 - 208 Pennsylvania/22 L/W units + 1001 Mariposa/23 L/W units

**Case 96.685** covered both 208 Pennsylvania with 22 L/W units PLUS 1001 Mariposa with 23 L/W units. Both complexes are now owned by the Essex Portfolio.



The files and the minutes for these projects **were not pulled. They must be pulled AND reviewed along with a permit history for both complexes after the Live/Work approval.** There should also be files for the **condo subdivision** for each individual building after construction. Please provide case numbers and files.

#### **Lack of Information for the Annual Business License for each unit**

The NSRs require that the RESIDENTS conducting a business in each unit file ANNUALLY for a Business License for the business that was REQUIRED to be conducted in each unit. Has the owner of this property informed each tenant of this annual licensing obligation and ensured that the tenants of each unit were properly conducting an appropriate business out of that unit? There is no evidence in the files of ANY compliance or inquiry.

The Live/Work projects were totally in the Southeast Quadrant which has had the same Team Leader for many years. Have there been memos or instructions to staff from the Zoning Administrator, the SE team leader, the Planning Director or others in the Planning Department that Planning does not enforce the requirement set out in the NSRs? Has there been any instruction regarding whether to inquire to the occupant or Treasurer regarding the NSR REQUIREMENT of occupancy by artists AND that a yearly Business License for the business they are required to conduct in each live/work unit must be obtained each year? Has the Planning Department even requested business license records for the past two years for the units in these two complexes? They should do so.

This issue came up in prior variance cases, among them a unit on Rincon Hill.

#### **Lack of Due Diligence by the Owner - Essex Properties**

How much did the current owner pay for these properties? Was the rental rate for the units pegged to limited Artist Live/Work occupancy, or was it based on residential rent?

The Notices of Special Restrictions were provided when Essex bought these rental complexes. What Due Diligence did Essex conduct to ensure that EACH unit of EVERY building was rented to tenants who were in compliance with the NSR restrictions on artists who kept current a Business License? **Was the purchase price reduced to account for the necessity to legalize units with non-compliant tenants in place?**

Regarding **208 Pennsylvania** what due diligence was done regarding units which had been illegally added? Was the purchase price reduced to account for the necessity to legalize units with non-compliant tenants in place?

What was the environmental document for each of these complexes? What environmental assumptions were made?

## 2. How this project would cause unreasonable impacts

The changes requested in the projects are outlined in these four 312 Notices, and in the associated requested variances. Those changes totally undermine any reliance on the Planning Code as a document that sets out the purposes of the Planning Code in Sec 101, particularly:

- (a) To guide, control and regulate future growth and development in accordance with the Master Plan of the City and County of San Francisco;
- (b) To protect the character and stability of residential, commercial and industrial areas within the City, and to promote the orderly and beneficial development of such areas;
- (c) To provide adequate light, air, privacy and convenience of access to property, and to secure safety from fire and other dangers...

The proposed changes obliterate Code provisions under which the projects were *originally approved* as LIMITED to artist live/work occupancy with Notice of Special Restrictions setting that out. The Planning Department and Zoning Administrator propose to wipe out the NSRs and code provisions governing housing without any discussion. It was NOT part of the Eastern Neighborhoods planning process. It was not part of the Western SoMa planning process.

The **Brannan Street** projects take this to the next step - the PENDING rezoning of Central SoMa. They have as their result, if not their intention, providing *housing* immediately adjacent to the proposed OFFICE BUILDING and park on land zoned SALI - for light industry.

There was a formal complaint by the Potrero Boosters to the ZA regarding illegal use at **208 Pennsylvania** as offices on **12/8/2000**. This is neither indicated as a complaint to Planning on the PIM map, nor any part of the discussed history of this project in the variance or 312 documents although the 2000 complaint was forwarded to both the planner and zoning administrator on 9/21/2014.

Before variance hearing I sent an email to Planning with the following language. It was not discussed at the variance hearing or in the 312 notices.

***The change in the status of artist live/work units from commercial to LEGAL residential status was NOT discussed or provided for in the Eastern Neighborhoods Area Plan or the Western SOMA Area Plan hearing processes. Those hearings involved a broad swath of interested parties. This deserves a serious conversation and not be done piecemeal.***

The contents of that email outlining issues regarding legalizing what have been operating as illegal units SINCE THEY WERE BUILT is hereby incorporated.

I specifically requested the permit history, all NSRs for 208 Pennsylvania and the Brannan Street projects, and files regarding meetings with DBI and the Fire Department in emails on 9/24/14 to Jeffrey Speirs, Rich Sucre and Scott Sanchez. The reply was that I will get a reply "in detail shortly." No such information was provided.

The Variance hearing went on and WITHOUT THOSE DOCUMENTS, the Zoning Administrator announced his intention to grant the requested variance.

If these projects are approved as proposed - without any further REAL discussion - the Planning Commission is openly acknowledging that ANY project, any dwelling unit count, that is approved CAN be undermined by simply building more units or constructing in such a manner that changes can be made as soon as the Final Inspection by DBI is done.

### **3. Alternatives or changes are needed**

There must be a well-noticed PUBLIC DISCUSSION of the whole issues of transition of LIVE/WORK units - which were not constructed to meet PLANNING CODE requirements such as open space. More importantly the developers of these units consciously and VERY intentionally were built without provision of the Planning Code required on-site inclusionary dwelling units, or fees to provide construction of same. The Pennsylvania Ave project COULD have been approved via Conditional Use as legal housing and provided inclusionary housing. It didn't.

The Brannan Street complex was constructed in the SLI district which prohibited housing. The Western SOMA plan rezoned this site to RED which is a residential district designed for small scale housing. It requires a mix of units large enough for FAMILIES which is not present in these projects.

I specifically requested such a GENERAL hearing on Live/Work conversions by 9/23/14 email to the Planning Commission President, the Planning Director and the Zoning Administrator. There was no reply so far as I know.

The Planning Department must have a list of all live/work projects approved. Please provide that list.

Environmental review was required to construct these projects. Please provide a copy if that review or any subsequent exemptions. Has Environmental Review adjusted its "Census" of housing based on the revisions which have been already made?


No information in the files shows that Essex conducted proper due diligence on these sites. That the sales price was not adjusted to pay for legalizing the complexes - including the payment of inclusionary housing fees for ALL UNITS or providing the full number of inclusionary units for the ENTIRE complexes. Plus Transit fees. Plus all Area Plan fees.

## Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: The other information or applications may be required.

Signature: \_\_\_\_\_



Date: \_\_\_\_\_

3/2/15

Print name, and indicate whether owner, or authorized agent:

ATTORNEY FOR SFPLG

Owner / Authorized Agent (circle one)

# Discretionary Review Application Submittal Checklist

Applications submitted to the Planning Department must be accompanied by this checklist and all required materials. The checklist is to be completed and **signed by the applicant or authorized agent**.

REQUIRED MATERIALS (please check correct column)	DR APPLICATION
Application, with all blanks completed	<input checked="" type="checkbox"/>
Address labels (original), if applicable	<input type="checkbox"/>
Address labels (copy of the above), if applicable	<input checked="" type="checkbox"/>
Photocopy of this completed application	<input checked="" type="checkbox"/>
Photographs that illustrate your concerns	<input type="checkbox"/>
Covenant or Deed Restrictions	<input type="checkbox"/>
Check payable to Planning Dept.	<input type="checkbox"/>
Letter of authorization for agent	<input checked="" type="checkbox"/>
Other: Section Plan, Detail drawings (i.e. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (i.e. windows, doors)	<input type="checkbox"/>

## NOTES:

☐ Required Material.☒ Optional Material.☐ Two sets of original labels and one copy of addresses of adjacent property owners and owners of property across street.

RECEIVED

MAR - 2 2015

CITY & COUNTY OF S.F.  
Date: PLANNING DEPARTMENT  
PIC

For Department Use Only

Application received by Planning Department:

By: M. Cornette

# LIVE/WORK PROJECT - SOUTH OF MARKET DISTRICT

August 19, 2004

## ZONED "SLI" - SERVICE LIGHT INDUSTRIAL DISTRICT

Permit#	Address	Units	STAFF			Case#	OER	APPROVAL STATUS			Block	Lot
			OER	DCP				Planning	Permit			
9907389	673 Brannan	48	SE	JJB				10/11/00	10/16/00		3785	21
9907390	683 Brannan	39	SE	JJB				10/6/00	10/16/00		3785	20
9907391	178 Bluxome	42	SE	JJB				10/11/00	10/16/00		3785	20
9907388	168 Bluxome	48	SE	JJB	99.234	FND		10/6/00	10/16/00		3785	21
5038903	685 Brannan demo			JJB				10/11/00	10/16/00		3785	20
9620073	175 Bluxome	102	JMc	PFA	91.020	Exempt		12/17/96	12/24/96		3785	7
9316165	199 Bluxome demo											
9416350	39 Boardman	14	CP	MP	94.221	FND		8/17/95	1/6/96		3779	90
9416349	33 Boardman demo							9/19/95	9/18/95			
9803230	530 Brannan	32	PEM	LJM	98.173	FND		3/24/00	7/27/00		3777	38
9803229	530 Brannan demo		PEM	LJM	98.173	FND		3/24/00	7/27/00		3777	38
9905479	548 Brannan	36	PEM	LJM	98.173	FND		3/24/00	7/27/00		3777	41
9905488	542 Brannan	36	PEM	LJM	98.173	FND		3/24/00	7/27/00		3777	41
	477 Bryant	1									3775	?
9802885	485 Bryant	3		CNA		GRE		12/1/98	3/29/99		3775	77
9803269	500 Bryant	12	TB	LJM		FND		9/29/98	8/20/99		3762	9
9814188	712 Bryant	6		EMG		GRE		10/5/98	1/27/99		3760	15
9814189	712 Bryant demo			EMG				10/22/98	1/27/99		3760	15
9618155	917 Bryant	1		JPI				9/25/96	10/25/96		3780	64
***	1070 Bryant	2									3757	32
9809655	1070 Bryant	1		EMG				6/2/98	7/17/98		3757	32
	(consolidation of 2 units into 1)											
8801638	1160 Bryant	1							1/1/88		3525	
9518869	1 Clarence Pl	18	IN	DCW	95.124	FND		9/7/95	8/6/96		3788	49
9723707	3 Clarence Pl	2							open		3788	19
9516923	7 Clarence Pl	2		NEG	96.699			10/27/95	5/24/96		3788	25
9607120	110 Freelon	3		MEG	97.601			1/9/97	12/9/97		3777	21
9518860	111 Gilbert	3		NEH	95.688			1/2/96	6/14/96		3784	31
9515104	111 Gilbert demo							11/29/97	1/5/96			

COMPILED BY SUE HESTON  
870 MARKET ST #1128  
SF 94102

"ARTISTS LIVE/WORK" PROJECT IN "M" INDUSTRIAL ZONES - page 7

NORTH POTRERO HILL/SHOWPLACE SQUARE

300 Arkansas/ 29 SR JRN 89.528 FND 4/11/91 Open 4034 1  
1695 18th St

9310051 370 DeHaro 7 SCM FND 4/14/95 9/27/95 3956 7  
9717324 370 DeHaro 20 LJM 97.771 FND 12/15/99 3/2/00 3956 7  
Reinstated by BPA

→ { 9708749 1001 Mariposa 23 CJP PFA 96.685 FND 6/11/97 7/17/97 4000 25  
9708748 208 Penna. 22 CJP PFA 96.685 FND 6/11/97 7/17/97 4000 25  
9508298 1001 Mariposa demo 6/6/95 6/6/95  
9508448 208 Penna demo 6/6/95 6/6/95

9703210 1020 Mariposa 6 AMF AMF 97.128 6/19/97 2/20/98 3987 16

9619826 49 Missouri 12 LDP MEG 96.617 FND 1/22/97 1/30/97 3950 6  
9705664 999 16th St 20 LDP JLB 97.217 FND 7/8/97 7/16/97 3950 5  
9709343 999 16th demo JLB 7/9/97 7/16/97 3950 5

8908533 80 Missouri 2 PFA 8/7/89 1/4/90 3951 5

9909356 321 Potrero 1 filed 5/12/99 3961 19

9306737 375 Potrero 3 IMN 9/9/93 3/25/94 3961 22

467 Potrero 2 CU app'd 7/22

9803160 630-670 8th St 15 LDP JLP 98.119 PND 4/2/99 10/8/99 3782 10

9711584 1025 17th St 10 TJB JJB 97.496 FND 2/19/98 2/19/98 3987 14

9802327 1045 17th St demo JJB filed 2/20/98 3987 8

9802326 101 Miss'ippi 18 JJB filed 2/20/98 3987 8

9711381 1050 17th St 19 JAK AMF 97.297 FND BPA 7/10/00 3948 2a

Sub-total North Potrero Hill/  
Showplace Square

229 units

9900920 131 Missouri 20 JJB filed 1/14/99 3985 24  
9900919 131 Missouri demo JJB filed 1/14/99 3985 24

changed to housing

L/W eliminated f project - 675 Townsend, 4 units

OVERALL LIVE/WORK PROJECT SUMMARY

August 19, 2004

SUMMARY OF "M" DISTRICT PROJECTS  
(Completed, under construction and approved)

NEMIZ IPZ	130
NEMIZ	615
East Potrero Hill	943
North Potrero Hill	229
South Potrero/Bayview	124
South of Market M Zone	45
Other non-SOM areas	93

TOTAL COMPLETED, UNDER CONSTRUCTION, APPROVED 2,179 ALL NON SOM DISTRICTS

SUMMARY OF SOUTH OF MARKET PROJECTS  
(Completed, under construction and approved)

SLI	1,054
RED	47
RSD	245
SLR	611
SSO	507
C-3-G	60
C-3-S	52
C-3-O(SD)	33
Rincon Hill	122
RP/SB Redev	120

TOTAL COMPLETED, UNDER CONSTRUCTION, APPROVED 2,851 SOUTH OF MARKET

TOTAL - INDUSTRIAL AREAS/SOUTH OF MARKET/DOWNTOWN 5,030



# APPLICATION FOR Discretionary Review

## 1. Owner/Applicant Information

DR APPLICANT'S NAME: SAN FRANCISANS FOR REASONABLE GROWTH		
DR APPLICANT'S ADDRESS: 870 MARCET ST #1128 SK	ZIP CODE: 94102	TELEPHONE: (415) 824-1167
PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: ESSEY PROPERTY TRUST		
ADDRESS: 925 EAST MEADOW DRIVE PALO ALTO	ZIP CODE: 94363	TELEPHONE: (650) 463-6377
CONTACT FOR DR APPLICATION: Same as Above <input checked="" type="checkbox"/> SUE HESTON		
ADDRESS: SAME	ZIP CODE:	TELEPHONE: ( )
E-MAIL ADDRESS: heston@earthlink.net		

## 2. Location and Classification

STREET ADDRESS OF PROJECT: 542 BRANNAN		ZIP CODE: 94107
CROSS STREETS: 4th + 5th Sts		
ASSESSORS BLOCK/LOT: 3777/107-138 *	LOT DIMENSIONS: 116' x 75' <del>75'</del>	LOT AREA (SQ FT):
ZONING DISTRICT: RED/40-X		HEIGHT/BULK DISTRICT: 40-X

## 3. Project Description

Please check all that apply

Change of Use ☒ Change of Hours ☐ New Construction ☐ Alterations ☒ Demolition ☐ Other ☒ **LEGALIZATION**

**Additions to Building:** Rear ☐ Front ☐ Height ☐ Side Yard ☐

Present or Previous Use: 36 ARTIST LIVE/WORK

Proposed Use: 9 DWELLING UNITS + LIVE WORK 36

Building Permit Application No. 2014 09 106021

Date Filed: 9/10/14

[ \* WRONG LOT NOS ON NOTICE  
139-174 ]

#### 4. Actions Prior to a Discretionary Review Request

Prior Action	YES	NO
Have you discussed this project with the permit applicant?	<input type="checkbox"/>	<input type="checkbox"/>
Did you discuss the project with the Planning Department permit review planner?	<input type="checkbox"/>	<input type="checkbox"/>
Did you participate in outside mediation on this case?	<input type="checkbox"/>	<input type="checkbox"/>

See attached

#### 5. Changes Made to the Project as a Result of Mediation

If you have discussed the project with the applicant, planning staff or gone through mediation, please summarize the result, including any changes there were made to the proposed project.

See attached

# Discretionary Review Request

In the space below and on separate paper, if necessary, please present facts sufficient to answer each question.

1. What are the reasons for requesting Discretionary Review? The project meets the minimum standards of the Planning Code. What are the exceptional and extraordinary circumstances that justify Discretionary Review of the project? How does the project conflict with the City's General Plan or the Planning Code's Priority Policies or Residential Design Guidelines? Please be specific and site specific sections of the Residential Design Guidelines.

See attached

2. The Residential Design Guidelines assume some impacts to be reasonable and expected as part of construction. Please explain how this project would cause unreasonable impacts. If you believe your property, the property of others or the neighborhood would be adversely affected, please state who would be affected, and how:

See attached

3. What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above in question #1?

See attached

**Discretionary Review Requests**  
**530 + 542 + 548 Brannan Street and 208 Pennsylvania Avenue**

**4. Actions Prior to Discretionary Review Request**

There were no prior discussions with project sponsor. Record requests and minimal discussions with Planning Department staff. No mediation.

**Discretionary Review Request Questions**

**1. Reasons for requesting Discretionary Review**

**SFRG's requests for Discretionary Review do NOT oppose all legalization or conversion of Live/Work units to legal dwelling units. These live/work units are restricted to Artists and other specific industrial uses and must maintain an annual Business License for each unit. Before any conversion to or addition of a dwelling unit occurs there MUST be thorough hearings so that these complexes are brought IN TOTAL to Planning Code requirements for legal dwelling units. All inclusionary housing fees must be paid FOR THE ENTIRE COMPLEX. All transit fees, all area plan fees, all other fees must be paid FOR THE ENTIRE COMPLEX.**

The live/work complexes owned and operated by Essex Property Trust operate illegally (so far as they do not comply with the requirements of the NSRs regarding restricted occupancy and annual Business Tax registration). Nor are the complexes in compliance with residential standards in the Eastern Neighborhoods Area Plan. *The Planning Code implementation of that Plan did NOT convert every live/work unit into a legal dwelling unit.*

The NSRs governing Brannan Street specifically provide -

*Live/work units are a combination of residential living space with an integrated work space...not considered a dwelling unit. Use of said property for solely residential use would be a violation of the Planning Code.*

*Principal permitted uses permitted in the SLI (uses and floor restrictions listed). Uses NOT permitted include administrative and professional offices.*

*At least one occupant of each L/W unit shall hold and maintain a valid and active San Francisco Business License registered for the project location.*

The NSR governing Pennsylvania is not available in the files.

These live/work projects have 1:1 parking, contrary to current Eastern Neighborhoods provisions that allow much less parking. In addition the Area plans include unit mix formulas that REQUIRE a significant proportion of FAMILY SIZED units.

The PUBLIC, COMMISSION, BOARD of SUPERVISORS must conduct an informed conversation on HOW, WHETHER and WHERE such conversions to housing are to be allowed **and on what conditions. They must include instructions to planning staff and the owners regarding compliance with NSR provisions if units remain live/work. One minimum condition of conversion to a dwelling unit must be provision of affordable housing, since live/work projects were intentionally built to avoid such provision of inclusionary housing.**

Over 5,000 live/work units were approved and built between 1994 - 2001. Virtually all south of Market, in the Mission or in Potrero in D6, D9, D10. It was 100% market rate housing in an existing community that served low and middle income residents. There was **NOT ONE UNIT OF AFFORDABLE HOUSING**. The developers hid behind the fiction of the new buildings being Artist Live/Work *commercial* buildings. Live/work construction was a major issue in the 2000 election of District Supervisors. Supervisors were elected from in these Districts who ran AGAINST further construction of live/work units (Supervisors Daly, Ammiano, Maxwell) PLUS other district Supervisors (McGoldrick, Peskin, Gonzalez) who raised the same issue. After the districted Board was seated in 2001 one of its first acts was to amending the Planning Code to outlaw these abusive live/work units in industrial areas.

These four projects were approved as COMMERCIAL LIVE/WORK projects not as residential dwelling units. When the Planning Commission approved the Brannan Street projects the zoning was SLI which totally **prohibited** housing. When the Planning Commission 208 Pennsylvania was approved the M-1 ZONING of that site allowed HOUSING but required a Conditional Use which required inclusionary units. These 4 buildings appear to be occupied outside the requirements of the Planning Code which include the NSRs imposed on the occupants of every unit in these buildings. The Brannan and Pennsylvania complexes are NOT old buildings that have evolved over time. Each was the subject of Planning Commission hearing and faced community opposition on the "Live/Work" status because the developers were misleading the public and Planning Commission as to the occupants.

There are Planning Commission approval files for both LIVE/WORK projects which have NOT been pulled -

98.173 - 530 Brannan/32 L/W units + 542 Brannan/36 L/W units + 548 Brannan/36 L/W units

96.685 - 208 Pennsylvania/22 L/W units + 1001 Mariposa/23 L/W units

**Case 96.685** covered both 208 Pennsylvania with 22 L/W units PLUS 1001 Mariposa with 23 L/W units. Both complexes are now owned by the Essex Portfolio.

The files and the minutes for these projects **were not pulled. They must be pulled AND reviewed along with a permit history for both complexes after the Live/Work approval.** There should also be files for the **condo subdivision** for each individual building after construction. Please provide case numbers and files.

#### **Lack of Information for the Annual Business License for each unit**

The NSRs require that the RESIDENTS conducting a business in each unit file ANNUALLY for a Business License for the business that was REQUIRED to be conducted in each unit. Has the owner of this property informed each tenant of this annual licensing obligation and ensured that the tenants of each unit were properly conducting an appropriate business out of that unit? There is no evidence in the files of ANY compliance or inquiry.

The Live/Work projects were totally in the Southeast Quadrant which has had the same Team Leader for many years. Have there been memos or instructions to staff from the Zoning Administrator, the SE team leader, the Planning Director or others in the Planning Department that Planning does not enforce the requirement set out in the NSRs? Has there been any instruction regarding whether to inquire to the occupant or Treasurer regarding the NSR REQUIREMENT of occupancy by artists AND that a yearly Business License for the business they are required to conduct in each live/work unit must be obtained each year? Has the Planning Department even requested business license records for the past two years for the units in these two complexes? They should do so.

This issue came up in prior variance cases, among them a unit on Rincon Hill.

#### **Lack of Due Diligence by the Owner - Essex Properties**

How much did the current owner pay for these properties? Was the rental rate for the units pegged to limited Artist Live/Work occupancy, or was it based on residential rent?

The Notices of Special Restrictions were provided when Essex bought these rental complexes. What Due Diligence did Essex conduct to ensure that EACH unit of EVERY building was rented to tenants who were in compliance with the NSR restrictions on artists who kept current a Business License? **Was the purchase price reduced to account for the necessity to legalize units with non-compliant tenants in place?**

Regarding **208 Pennsylvania** what due diligence was done regarding units which had been illegally added? Was the purchase price reduced to account for the necessity to legalize units with non-compliant tenants in place?

What was the environmental document for each of these complexes? What environmental assumptions were made?

## 2. How this project would cause unreasonable impacts

The changes requested in the projects are outlined in these four 312 Notices, and in the associated requested variances. Those changes totally undermine any reliance on the Planning Code as a document that sets out the purposes of the Planning Code in Sec 101, particularly:

- (a) To guide, control and regulate future growth and development in accordance with the Master Plan of the City and County of San Francisco;
- (b) To protect the character and stability of residential, commercial and industrial areas within the City, and to promote the orderly and beneficial development of such areas;
- (c) To provide adequate light, air, privacy and convenience of access to property, and to secure safety from fire and other dangers...

The proposed changes obliterate Code provisions under which the projects were *originally approved* as LIMITED to artist live/work occupancy with Notice of Special Restrictions setting that out. The Planning Department and Zoning Administrator propose to wipe out the NSRs and code provisions governing housing without any discussion. It was NOT part of the Eastern Neighborhoods planning process. It was not part of the Western SoMa planning process.

The **Brannan Street** projects take this to the next step - the PENDING rezoning of Central SoMa. They have as their result, if not their intention, providing *housing* immediately adjacent to the proposed OFFICE BUILDING and park on land zoned SALI - for light industry.

There was a formal complaint by the Potrero Boosters to the ZA regarding illegal use at **208 Pennsylvania** as offices on **12/8/2000**. This is neither indicated as a complaint to Planning on the PIM map, nor any part of the discussed history of this project in the variance or 312 documents although the 2000 complaint was forwarded to both the planner and zoning administrator on 9/21/2014.

Before variance hearing I sent an email to Planning with the following language. It was not discussed at the variance hearing or in the 312 notices.

***The change in the status of artist live/work units from commercial to LEGAL residential status was NOT discussed or provided for in the Eastern Neighborhoods Area Plan or the Western SOMA Area Plan hearing processes. Those hearings involved a broad swath of interested parties. This deserves a serious conversation and not be done piecemeal.***

The contents of that email outlining issues regarding legalizing what have been operating as illegal units SINCE THEY WERE BUILT is hereby incorporated.

I specifically requested the permit history, all NSRs for 208 Pennsylvania and the Brannan Street projects, and files regarding meetings with DBI and the Fire Department in emails on 9/24/14 to Jeffrey Speirs, Rich Sucre and Scott Sanchez. The reply was that I will get a reply "in detail shortly." No such information was provided.

The Variance hearing went on and WITHOUT THOSE DOCUMENTS, the Zoning Administrator announced his intention to grant the requested variance.

If these projects are approved as proposed - without any further REAL discussion - the Planning Commission is openly acknowledging that ANY project, any dwelling unit count, that is approved CAN be undermined by simply building more units or constructing in such a manner that changes can be made as soon as the Final Inspection by DBI is done.

### **3. Alternatives or changes are needed**

There must be a well-noticed PUBLIC DISCUSSION of the whole issues of transition of LIVE/WORK units - which were not constructed to meet PLANNING CODE requirements such as open space. More importantly the developers of these units consciously and VERY intentionally were built without provision of the Planning Code required on-site inclusionary dwelling units, or fees to provide construction of same. The Pennsylvania Ave project COULD have been approved via Conditional Use as legal housing and provided inclusionary housing. It didn't.

The Brannan Street complex was constructed in the SLI district which prohibited housing. The Western SOMA plan rezoned this site to RED which is a residential district designed for small scale housing. It requires a mix of units large enough for FAMILIES which is not present in these projects.

I specifically requested such a GENERAL hearing on Live/Work conversions by 9/23/14 email to the Planning Commission President, the Planning Director and the Zoning Administrator. There was no reply so far as I know.

The Planning Department must have a list of all live/work projects approved. Please provide that list.

Environmental review was required to construct these projects. Please provide a copy if that review or any subsequent exemptions. Has Environmental Review adjusted its "Census" of housing based on the revisions which have been already made?

No information in the files shows that Essex conducted proper due diligence on these sites. That the sales price was not adjusted to pay for legalizing the complexes - including the payment of inclusionary housing fees for ALL UNITS or providing the full number of inclusionary units for the ENTIRE complexes. Plus Transit fees. Plus all Area Plan fees.

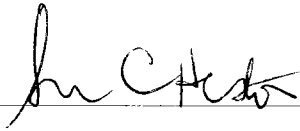


## Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: The other information or applications may be required.

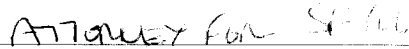
Signature: \_\_\_\_\_



Date: \_\_\_\_\_



Print name, and indicate whether owner, or authorized agent:



Owner / Authorized Agent (circle one)

# Discretionary Review Application Submittal Checklist

Applications submitted to the Planning Department must be accompanied by this checklist and all required materials. The checklist is to be completed and **signed by the applicant or authorized agent**.

REQUIRED MATERIALS (please check correct column)	DR APPLICATION
Application, with all blanks completed	<input checked="" type="checkbox"/>
Address labels (original), if applicable	<input type="checkbox"/>
Address labels (copy of the above), if applicable	<input checked="" type="checkbox"/>
Photocopy of this completed application	<input checked="" type="checkbox"/>
Photographs that illustrate your concerns	<input type="checkbox"/>
Covenant or Deed Restrictions	<input type="checkbox"/>
Check payable to Planning Dept.	<input type="checkbox"/>
Letter of authorization for agent	<input checked="" type="checkbox"/>
Other: Section Plan, Detail drawings (i.e. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (i.e. windows, doors)	<input type="checkbox"/>

## NOTES:

☐ Required Material.☒ Optional Material.☐ Two sets of original labels and one copy of addresses of adjacent property owners and owners of property across street.

RECEIVED

MAR - 2 2015

CITY & COUNTY OF S.F.  
PLANNING DEPARTMENT  
P.L.C.

For Department Use Only

Application received by Planning Department:

By: M. G. nette

Date: \_\_\_\_\_

# LIVE/WORK PROJECT - SOUTH OF MARKET DISTRICT

August 19, 2004

## ZONED "SLI" - SERVICE LIGHT INDUSTRIAL DISTRICT

Permit#	Address	Units	STAFF			APPROVAL STATUS			Block	Lot
			OER	DCP	Case#	OER	Planning	Permit		
9907389	673 Brannan	48	SE	JJB			10/11/00	10/16/00	3785	21
9907390	683 Brannan	39	SE	JJB			10/6/00	10/16/00	3785	20
9907391	178 Bluxome	42	SE	JJB			10/11/00	10/16/00	3785	20
9907388	168 Bluxome	48	SE	JJB	99.234	FND	10/6/00	10/16/00	3785	21
5038903	685 Brannan demo			JJB			10/11/00	10/16/00	3785	20
9620073	175 Bluxome	102	JMc	PFA	91.020	Exempt	12/17/96	12/24/96	3785	7
9316165	199 Bluxome demo									
9416350	39 Boardman	14	CP	MP	94.221	FND	8/17/95	1/6/96	3779	90
9416349	33 Boardman demo						9/19/95	9/18/95		
9803230	530 Brannan	32	PEM	LJM	98.173	FND	3/24/00	7/27/00	3777	38
9803229	530 Brannan demo		PEM	LJM	98.173	FND	3/24/00	7/27/00	3777	38
9905479	548 Brannan	36	PEM	LJM	98.173	FND	3/24/00	7/27/00	3777	41
9905488	542 Brannan	36	PEM	LJM	98.173	FND	3/24/00	7/27/00	3777	41
	477 Bryant	1							3775	?
9802885	485 Bryant	3		CNA		GRE	12/1/98	3/29/99	3775	77
9803269	500 Bryant	12	TB	LJM		FND	9/29/98	8/20/99	3762	9
9814188	712 Bryant	6		EMG		GRE	10/5/98	1/27/99	3760	15
9814189	712 Bryant demo			EMG			10/22/98	1/27/99	3760	15
9618155	917 Bryant	1		JPI			9/25/96	10/25/96	3780	64
***	1070 Bryant	2							3757	32
9809655	1070 Bryant	1		EMG			6/2/98	7/17/98	3757	32
	(consolidation of 2 units into 1)									
8801638	1160 Bryant	1						1/1/88	3525	
9518869	1 Clarence Pl	18	IN	DCW	95.124	FND	9/7/95	8/6/96	3788	49
9723707	3 Clarence Pl	2						open	3788	19
9516923	7 Clarence Pl	2		NEG	96.699		10/27/95	5/24/96	3788	25
9607120	110 Freelon	3		MEG	97.601		1/9/97	12/9/97	3777	21
9518860	111 Gilbert	3		NEH	95.688		1/2/96	6/14/96	3784	31
9515104	111 Gilbert demo						11/29/97	1/5/96		

COMPILED BY SUE HESTON  
870 MARKET ST #1128  
SF 94/02

"ARTISTS LIVE/WORK" PROJECT IN "M" INDUSTRIAL ZONES - page 7

NORTH POTRERO HILL/SHOWPLACE SQUARE

300 Arkansas/ 29 SR JRN 89.528 FND 4/11/91 Open 4034 1  
1695 18th St

9310051 370 DeHaro 7 SCM FND 4/14/95 9/27/95 3956 7  
9717324 370 DeHaro 20 LJM 97.771 FND 12/15/99 3/2/00 3956 7  
Reinstated by BPA

→ { 9708749 1001 Mariposa 23 CJP PFA 96.685 FND 6/11/97 7/17/97 4000 25  
9708748 208 Penna. 22 CJP PFA 96.685 FND 6/11/97 7/17/97 4000 25  
9508298 1001 Mariposa demo 6/6/95 6/6/95  
9508448 208 Penna demo 6/6/95 6/6/95

9703210 1020 Mariposa 6 AMF AMF 97.128 6/19/97 2/20/98 3987 16

9619826 49 Missouri 12 LDP MEG 96.617 FND 1/22/97 1/30/97 3950 6  
9705664 999 16th St 20 LDP JLB 97.217 FND 7/8/97 7/16/97 3950 5  
9709343 999 16th demo JLB 7/9/97 7/16/97 3950 5

8908533 80 Missouri 2 PFA 8/7/89 1/4/90 3951 5

9909356 321 Potrero 1 filed 5/12/99 3961 19

9306737 375 Potrero 3 IMN 9/9/93 3/25/94 3961 22

467 Potrero 2 CU app'd 7/22

9803160 630-670 8th St 15 LDP JLP 98.119 PND 4/2/99 10/8/99 3782 10

9711584 1025 17th St 10 TJB JJB 97.496 FND 2/19/98 2/19/98 3987 14

9802327 1045 17th St demo JJB filed 2/20/98 3987 8

9802326 101 Miss'ippi 18 JJB filed 2/20/98 3987 8

9711381 1050 17th St 19 JAK AMF 97.297 FND BPA 7/10/00 3948 2a

Sub-total North Potrero Hill/  
Showplace Square

229 units

9900920 131 Missouri 20 JJB filed 1/14/99 3985 24  
9900919 131 Missouri demo JJB filed 1/14/99 3985 24

changed to housing

L/W eliminated f project - 675 Townsend, 4 units

OVERALL LIVE/WORK PROJECT SUMMARY

August 19, 2004

SUMMARY OF "M" DISTRICT PROJECTS  
(Completed, under construction and approved)

NEMIZ IPZ	130
NEMIZ	615
East Potrero Hill	943
North Potrero Hill	229
South Potrero/Bayview	124

South of Market M Zone	45
Other non-SOM areas	93

TOTAL COMPLETED, UNDER CONSTRUCTION, APPROVED 2,179 ALL NON SOM DISTRICTS

SUMMARY OF SOUTH OF MARKET PROJECTS  
(Completed, under construction and approved)

SLI	1,054
RED	47
RSD	245
SLR	611
SSO	507
C-3-G	60
C-3-S	52
C-3-O(SD)	33
Rincon Hill	122
RP/SB Redev	120

TOTAL COMPLETED, UNDER CONSTRUCTION, APPROVED 2,851 SOUTH OF MARKET

TOTAL - INDUSTRIAL AREAS/SOUTH OF MARKET/DOWNTOWN 5,030

# APPLICATION FOR Discretionary Review

## 1. Owner/Applicant Information

DR APPLICANT'S NAME: SAN FRANCISCANS FOR REASONABLE GROWTH		
DR APPLICANT'S ADDRESS: 870 MARKET ST #128 SF	ZIP CODE: 94102	TELEPHONE: (415) 624-1167
PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: ESSEX PROPERTY TRUST		
ADDRESS: 925 EAST MEADOW DRIVE PALO ALTO	ZIP CODE: 94303	TELEPHONE: (650) 463-6377
CONTACT FOR DR APPLICATION: Same as Above <input type="checkbox"/> SUE HESTON		
ADDRESS: SAME	ZIP CODE:	TELEPHONE: ( )
E-MAIL ADDRESS: heston@earthlink.net		

## 2. Location and Classification

STREET ADDRESS OF PROJECT: 548 BRAWLEY		ZIP CODE: 94107
CROSS STREETS: 4th & 5th Sts		
ASSESSORS BLOCK/LOT: 3777 / 073-106	LOT DIMENSIONS: 160' x 75'	LOT AREA (SQ FT):
ZONING DISTRICT: REP		HEIGHT/BULK DISTRICT: 40-Y

## 3. Project Description

Please check all that apply

Change of Use ☒ Change of Hours ☐ New Construction ☐ Alterations ☒ Demolition ☐ Other ☒ LEGALIZATION

**Additions to Building:** Rear ☐ Front ☐ Height ☐ Side Yard ☐

Present or Previous Use: 34 ARTIST LIVE/WORK

Proposed Use: 7 DWELLING UNITS + 34 LIVE/WORK

Building Permit Application No. 2014.09.10.6022

Date Filed: 9/10/14

#### 4. Actions Prior to a Discretionary Review Request

Prior Action	YES	NO
Have you discussed this project with the permit applicant?	<input type="checkbox"/>	<input type="checkbox"/>
Did you discuss the project with the Planning Department permit review planner?	<input type="checkbox"/>	<input type="checkbox"/>
Did you participate in outside mediation on this case?	<input type="checkbox"/>	<input type="checkbox"/>

see attached

#### 5. Changes Made to the Project as a Result of Mediation

If you have discussed the project with the applicant, planning staff or gone through mediation, please summarize the result, including any changes there were made to the proposed project.

see attached

# Discretionary Review Request

In the space below and on separate paper, if necessary, please present facts sufficient to answer each question.

1. What are the reasons for requesting Discretionary Review? The project meets the minimum standards of the Planning Code. What are the exceptional and extraordinary circumstances that justify Discretionary Review of the project? How does the project conflict with the City's General Plan or the Planning Code's Priority Policies or Residential Design Guidelines? Please be specific and cite specific sections of the Residential Design Guidelines.

See Attached

2. The Residential Design Guidelines assume some impacts to be reasonable and expected as part of construction. Please explain how this project would cause unreasonable impacts. If you believe your property, the property of others or the neighborhood would be adversely affected, please state who would be affected, and how:

See Attached

3. What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above in question #1?

See Attached



**Discretionary Review Requests**  
**530 + 542 + 548 Brannan Street and 208 Pennsylvania Avenue**

**4. Actions Prior to Discretionary Review Request**

There were no prior discussions with project sponsor. Record requests and minimal discussions with Planning Department staff. No mediation.

**Discretionary Review Request Questions**

**1. Reasons for requesting Discretionary Review**

**SFRG's requests for Discretionary Review do NOT oppose all legalization or conversion of Live/Work units to legal dwelling units. These live/work units are restricted to Artists and other specific industrial uses and must maintain an annual Business License for each unit. Before any conversion to or addition of a dwelling unit occurs there MUST be thorough hearings so that these complexes are brought IN TOTAL to Planning Code requirements for legal dwelling units. All inclusionary housing fees must be paid FOR THE ENTIRE COMPLEX. All transit fees, all area plan fees, all other fees must be paid FOR THE ENTIRE COMPLEX.**

The live/work complexes owned and operated by Essex Property Trust operate illegally (so far as they do not comply with the requirements of the NSRs regarding restricted occupancy and annual Business Tax registration). Nor are the complexes in compliance with residential standards in the Eastern Neighborhoods Area Plan. *The Planning Code implementation of that Plan did NOT convert every live/work unit into a legal dwelling unit.*

The NSRs governing Brannan Street specifically provide -

*Live/work units are a combination of residential living space with an integrated work space...not considered a dwelling unit. Use of said property for solely residential use would be a violation of the Planning Code.*

*Principal permitted uses permitted in the SLI (uses and floor restrictions listed). Uses NOT permitted include administrative and professional offices.*

*At least one occupant of each L/W unit shall hold and maintain a valid and active San Francisco Business License registered for the project location.*

The NSR governing Pennsylvania is not available in the files.

These live/work projects have 1:1 parking, contrary to current Eastern Neighborhoods provisions that allow much less parking. In addition the Area plans include unit mix formulas that REQUIRE a significant proportion of FAMILY SIZED units.

The PUBLIC, COMMISSION, BOARD of SUPERVISORS must conduct an informed conversation on HOW, WHETHER and WHERE such conversions to housing are to be allowed **and on what conditions. They must include instructions to planning staff and the owners regarding compliance with NSR provisions if units remain live/work. One minimum condition of conversion to a dwelling unit must be provision of affordable housing, since live/work projects were intentionally built to avoid such provision of inclusionary housing.**

Over 5,000 live/work units were approved and built between 1994 - 2001. Virtually all south of Market, in the Mission or in Potrero in D6, D9, D10. It was 100% market rate housing in an existing community that served low and middle income residents. There was **NOT ONE UNIT OF AFFORDABLE HOUSING**. The developers hid behind the fiction of the new buildings being Artist Live/Work *commercial* buildings. Live/work construction was a major issue in the 2000 election of District Supervisors. Supervisors were elected from in these Districts who ran AGAINST further construction of live/work units (Supervisors Daly, Ammiano, Maxwell) PLUS other district Supervisors (McGoldrick, Peskin, Gonzalez) who raised the same issue. After the districted Board was seated in 2001 one of its first acts was to amending the Planning Code to outlaw these abusive live/work units in industrial areas.

These four projects were approved as COMMERCIAL LIVE/WORK projects not as residential dwelling units. When the Planning Commission approved the Brannan Street projects the zoning was SLI which totally **prohibited** housing. When the Planning Commission 208 Pennsylvania was approved the M-1 ZONING of that site allowed HOUSING but required a Conditional Use which required inclusionary units. These 4 buildings appear to be occupied outside the requirements of the Planning Code which include the NSRs imposed on the occupants of every unit in these buildings. The Brannan and Pennsylvania complexes are NOT old buildings that have evolved over time. Each was the subject of Planning Commission hearing and faced community opposition on the "Live/Work" status because the developers were misleading the public and Planning Commission as to the occupants.

There are Planning Commission approval files for both LIVE/WORK projects which have NOT been pulled -

98.173 - 530 Brannan/32 L/W units + 542 Brannan/36 L/W units + 548 Brannan/36 L/W units

96.685 - 208 Pennsylvania/22 L/W units + 1001 Mariposa/23 L/W units

**Case 96.685** covered both 208 Pennsylvania with 22 L/W units PLUS 1001 Mariposa with 23 L/W units. Both complexes are now owned by the Essex Portfolio.

The files and the minutes for these projects **were not pulled. They must be pulled AND reviewed along with a permit history for both complexes after the Live/Work approval.** There should also be files for the **condo subdivision** for each individual building after construction. Please provide case numbers and files.

#### **Lack of Information for the Annual Business License for each unit**

The NSRs require that the RESIDENTS conducting a business in each unit file ANNUALLY for a Business License for the business that was REQUIRED to be conducted in each unit. Has the owner of this property informed each tenant of this annual licensing obligation and ensured that the tenants of each unit were properly conducting an appropriate business out of that unit? There is no evidence in the files of ANY compliance or inquiry.

The Live/Work projects were totally in the Southeast Quadrant which has had the same Team Leader for many years. Have there been memos or instructions to staff from the Zoning Administrator, the SE team leader, the Planning Director or others in the Planning Department that Planning does not enforce the requirement set out in the NSRs? Has there been any instruction regarding whether to inquire to the occupant or Treasurer regarding the NSR REQUIREMENT of occupancy by artists AND that a yearly Business License for the business they are required to conduct in each live/work unit must be obtained each year? Has the Planning Department even requested business license records for the past two years for the units in these two complexes? They should do so.

This issue came up in prior variance cases, among them a unit on Rincon Hill.

#### **Lack of Due Diligence by the Owner - Essex Properties**

How much did the current owner pay for these properties? Was the rental rate for the units pegged to limited Artist Live/Work occupancy, or was it based on residential rent?

The Notices of Special Restrictions were provided when Essex bought these rental complexes. What Due Diligence did Essex conduct to ensure that EACH unit of EVERY building was rented to tenants who were in compliance with the NSR restrictions on artists who kept current a Business License? **Was the purchase price reduced to account for the necessity to legalize units with non-compliant tenants in place?**

Regarding **208 Pennsylvania** what due diligence was done regarding units which had been illegally added? Was the purchase price reduced to account for the necessity to legalize units with non-compliant tenants in place?

What was the environmental document for each of these complexes? What environmental assumptions were made?

## 2. How this project would cause unreasonable impacts

The changes requested in the projects are outlined in these four 312 Notices, and in the associated requested variances. Those changes totally undermine any reliance on the Planning Code as a document that sets out the purposes of the Planning Code in Sec 101, particularly:

- (a) To guide, control and regulate future growth and development in accordance with the Master Plan of the City and County of San Francisco;
- (b) To protect the character and stability of residential, commercial and industrial areas within the City, and to promote the orderly and beneficial development of such areas;
- (c) To provide adequate light, air, privacy and convenience of access to property, and to secure safety from fire and other dangers...

The proposed changes obliterate Code provisions under which the projects were *originally approved* as LIMITED to artist live/work occupancy with Notice of Special Restrictions setting that out. The Planning Department and Zoning Administrator propose to wipe out the NSRs and code provisions governing housing without any discussion. It was NOT part of the Eastern Neighborhoods planning process. It was not part of the Western SoMa planning process.

The **Brannan Street** projects take this to the next step - the PENDING rezoning of Central SoMa. They have as their result, if not their intention, providing *housing* immediately adjacent to the proposed OFFICE BUILDING and park on land zoned SALI - for light industry.

There was a formal complaint by the Potrero Boosters to the ZA regarding illegal use at **208 Pennsylvania** as offices on **12/8/2000**. This is neither indicated as a complaint to Planning on the PIM map, nor any part of the discussed history of this project in the variance or 312 documents although the 2000 complaint was forwarded to both the planner and zoning administrator on 9/21/2014.

Before variance hearing I sent an email to Planning with the following language. It was not discussed at the variance hearing or in the 312 notices.

***The change in the status of artist live/work units from commercial to LEGAL residential status was NOT discussed or provided for in the Eastern Neighborhoods Area Plan or the Western SOMA Area Plan hearing processes. Those hearings involved a broad swath of interested parties. This deserves a serious conversation and not be done piecemeal.***

The contents of that email outlining issues regarding legalizing what have been operating as illegal units SINCE THEY WERE BUILT is hereby incorporated.

I specifically requested the permit history, all NSRs for 208 Pennsylvania and the Brannan Street projects, and files regarding meetings with DBI and the Fire Department in emails on 9/24/14 to Jeffrey Speirs, Rich Sucre and Scott Sanchez. The reply was that I will get a reply "in detail shortly." No such information was provided.

The Variance hearing went on and WITHOUT THOSE DOCUMENTS, the Zoning Administrator announced his intention to grant the requested variance.

If these projects are approved as proposed - without any further REAL discussion - the Planning Commission is openly acknowledging that ANY project, any dwelling unit count, that is approved CAN be undermined by simply building more units or constructing in such a manner that changes can be made as soon as the Final Inspection by DBI is done.

### **3. Alternatives or changes are needed**

There must be a well-noticed PUBLIC DISCUSSION of the whole issues of transition of LIVE/WORK units - which were not constructed to meet PLANNING CODE requirements such as open space. More importantly the developers of these units consciously and VERY intentionally were built without provision of the Planning Code required on-site inclusionary dwelling units, or fees to provide construction of same. The Pennsylvania Ave project COULD have been approved via Conditional Use as legal housing and provided inclusionary housing. It didn't.

The Brannan Street complex was constructed in the SLI district which prohibited housing. The Western SOMA plan rezoned this site to RED which is a residential district designed for small scale housing. It requires a mix of units large enough for FAMILIES which is not present in these projects.

I specifically requested such a GENERAL hearing on Live/Work conversions by 9/23/14 email to the Planning Commission President, the Planning Director and the Zoning Administrator. There was no reply so far as I know.

The Planning Department must have a list of all live/work projects approved. Please provide that list.

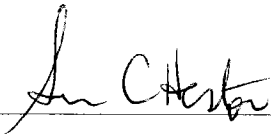
Environmental review was required to construct these projects. Please provide a copy if that review or any subsequent exemptions. Has Environmental Review adjusted its "Census" of housing based on the revisions which have been already made?

No information in the files shows that Essex conducted proper due diligence on these sites. That the sales price was not adjusted to pay for legalizing the complexes - including the payment of inclusionary housing fees for ALL UNITS or providing the full number of inclusionary units for the ENTIRE complexes. Plus Transit fees. Plus all Area Plan fees.

## Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: The other information or applications may be required.

Signature: 

Date: 3/2/15

Print name, and indicate whether owner, or authorized agent:

Attorney for SFRC  
Owner / Authorized Agent (circle one)

# Discretionary Review Application Submittal Checklist

Applications submitted to the Planning Department must be accompanied by this checklist and all required materials. The checklist is to be completed and **signed by the applicant or authorized agent.**

REQUIRED MATERIALS (please check correct column)	DR APPLICATION
Application, with all blanks completed	<input checked="" type="checkbox"/>
Address labels (original), if applicable	<input type="checkbox"/>
Address labels (copy of the above), if applicable	<input checked="" type="checkbox"/>
Photocopy of this completed application	<input checked="" type="checkbox"/>
Photographs that illustrate your concerns	<input checked="" type="checkbox"/>
Covenant or Deed Restrictions	<input checked="" type="checkbox"/>
Check payable to Planning Dept.	<input type="checkbox"/>
Letter of authorization for agent	<input checked="" type="checkbox"/>
Other: Section Plan, Detail drawings (i.e. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (i.e. windows, doors)	<input checked="" type="checkbox"/>

## NOTES:

☐ Required Material.☒ Optional Material.☐ Two sets of original labels and one copy of addresses of adjacent property owners and owners of property across street.

RECEIVED

MAR - 2 2015

CITY & COUNTY OF S.F.  
PLANNING DEPARTMENT  
P.T.C.

For Department Use Only

Application received by Planning Department:

By: M. Cornette

Date: \_\_\_\_\_

# LIVE/WORK PROJECT - SOUTH OF MARKET DISTRICT

August 19, 2004

## ZONED "SLI" - SERVICE LIGHT INDUSTRIAL DISTRICT

Permit#	Address	Units	STAFF			APPROVAL STATUS			
			OER	DCP	Case#	OER	Planning	Permit	Block Lot
9907389	673 Brannan	48	SE	JJB			10/11/00	10/16/00	3785 21
9907390	683 Brannan	39	SE	JJB			10/6/00	10/16/00	3785 20
9907391	178 Bluxome	42	SE	JJB			10/11/00	10/16/00	3785 20
9907388	168 Bluxome	48	SE	JJB	99.234	FND	10/6/00	10/16/00	3785 21
5038903	685 Brannan demo			JJB			10/11/00	10/16/00	3785 20
9620073	175 Bluxome	102	JMc	PFA	91.020	Exempt	12/17/96	12/24/96	3785 7
9316165	199 Bluxome demo								
9416350	39 Boardman	14	CP	MP	94.221	FND	8/17/95	1/6/96	3779/90
9416349	33 Boardman demo						9/19/95	9/18/95	
9803230	530 Brannan	32	PEM	LJM	98.173	FND	3/24/00	7/27/00	3777 38
9803229	530 Brannan demo		PEM	LJM	98.173	FND	3/24/00	7/27/00	3777 38
9905479	548 Brannan	36	PEM	LJM	98.173	FND	3/24/00	7/27/00	3777 41
9905488	542 Brannan	36	PEM	LJM	98.173	FND	3/24/00	7/27/00	3777 41
	477 Bryant	1							3775 ?
9802885	485 Bryant	3		CNA		GRE	12/1/98	3/29/99	3775 77
9803269	500 Bryant	12	TB	LJM		FND	9/29/98	8/20/99	3762 9
9814188	712 Bryant	6		EMG		GRE	10/5/98	1/27/99	3760 15
9814189	712 Bryant demo			EMG			10/22/98	1/27/99	3760 15
9618155	917 Bryant	1		JPI			9/25/96	10/25/96	3780 64
***	1070 Bryant	2							3757 32
9809655	1070 Bryant	1		EMG			6/2/98	7/17/98	3757 32
	(consolidation of 2 units into 1)								
8801638	1160 Bryant	1						1/1/88	3525
9518869	1 Clarence Pl	18	IN	DCW	95.124	FND	9/7/95	8/6/96	3788 49
9723707	3 Clarence Pl	2						open	3788 19
9516923	7 Clarence Pl	2		NEG	96.699		10/27/95	5/24/96	3788 25
9607120	110 Freelon	3		MEG	97.601		1/9/97	12/9/97	3777 21
9518860	111 Gilbert	3		NEH	95.688		1/2/96	6/14/96	3784 31
9515104	111 Gilbert demo						11/29/97	1/5/96	

COMPILED BY SUE HESTON  
870 MARKET ST #1128  
SF 94/02



"ARTISTS LIVE/WORK" PROJECT IN "M" INDUSTRIAL ZONES - page 7

NORTH POTRERO HILL/SHOWPLACE SQUARE

300 Arkansas/ 29 SR JRN 89.528 FND 4/11/91 Open 4034 1  
1695 18th St

9310051 370 DeHaro 7 SCM FND 4/14/95 9/27/95 3956 7  
9717324 370 DeHaro 20 LJM 97.771 FND 12/15/99 3/2/00 3956 7  
Reinstated by BPA

→ { 9708749 1001 Mariposa 23 CJP PFA 96.685 FND 6/11/97 7/17/97 4000 25  
9708748 208 Penna. 22 CJP PFA 96.685 FND 6/11/97 7/17/97 4000 25  
9508298 1001 Mariposa demo 6/6/95 6/6/95  
9508448 208 Penna demo 6/6/95 6/6/95

9703210 1020 Mariposa 6 AMF AMF 97.128 6/19/97 2/20/98 3987 16

9619826 49 Missouri 12 LDP MEG 96.617 FND 1/22/97 1/30/97 3950 6  
9705664 999 16th St 20 LDP JLB 97.217 FND 7/8/97 7/16/97 3950 5  
9709343 999 16th demo JLB 7/9/97 7/16/97 3950 5

8908533 80 Missouri 2 PFA 8/7/89 1/4/90 3951 5

9909356 321 Potrero 1 filed 5/12/99 3961 19

9306737 375 Potrero 3 IMN 9/9/93 3/25/94 3961 22

467 Potrero 2 CU app'd 7/22

9803160 630-670 8th St 15 LDP JLP 98.119 PND 4/2/99 10/8/99 3782 10

9711584 1025 17th St 10 TJB JJB 97.496 FND 2/19/98 2/19/98 3987 14

9802327 1045 17th St demo JJB filed 2/20/98 3987 8

9802326 101 Miss'ippi 18 JJB filed 2/20/98 3987 8

9711381 1050 17th St 19 JAK AMF 97.297 FND BPA 7/10/00 3948 2a

Sub-total North Potrero Hill/  
Showplace Square

229 units

9900920 131 Missouri 20 JJB filed 1/14/99 3985 24  
9900919 131 Missouri demo JJB filed 1/14/99 3985 24

changed to housing

L/W eliminated f project - 675 Townsend, 4 units

OVERALL LIVE/WORK PROJECT SUMMARY

August 19, 2004

SUMMARY OF "M" DISTRICT PROJECTS  
(Completed, under construction and approved)

NEMIZ IPZ	130
NEMIZ	615
East Potrero Hill	943
North Potrero Hill	229
South Potrero/Bayview	124
South of Market M Zone	45
Other non-SOM areas	93

TOTAL COMPLETED, UNDER CONSTRUCTION, APPROVED 2,179 ALL NON SOM DISTRICTS

SUMMARY OF SOUTH OF MARKET PROJECTS  
(Completed, under construction and approved)

SLI	1,054
RED	47
RSD	245
SLR	611
SSO	507
C-3-G	60
C-3-S	52
C-3-O(SD)	33
Rincon Hill	122
RP/SB Redev	120

TOTAL COMPLETED, UNDER CONSTRUCTION, APPROVED 2,851 SOUTH OF MARKET

TOTAL - INDUSTRIAL AREAS/SOUTH OF MARKET/DOWNTOWN 5,030

# ESSEX

---

PROPERTY TRUST, INC.

May 29, 2015

San Francisco Planning Commissioners  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103  
c/o: Rich Sucre

Via E-mail

Re: Response to Sue Hestor's Request for Discretionary Review

Dear Commission President Fong, Commission Vice-President Wu, and  
Commissioners Antonini, Hillis, Johnson, Moore, and Richards,

The pending building permit and variance applications included in Case Nos. 2014.1021V, 2014.1022V and Building Permit Nos. 2014.09106016, 2014.09106021, 2014.09106022, and 2014.09106023 represent the culmination of a multi-year, cooperative process between Essex Portfolio, L.P. ("Essex"), the City and County of San Francisco ("City") Planning Department, and the Department of Building Inspection ("DBI") to consider permitting previously divided units at the Bennett Lofts ("Project"). The dual objectives of this ongoing effort fall squarely within the public interest: (1) to ensure existing occupied units are properly permitted and conform to all applicable regulations; and (2) to maintain desperately needed housing units in the City so that affected occupants can stay in their units.

The Application for Discretionary Review ("DR Application" or "Application") filed by San Franciscans For Reasonable Growth ("SFRG") seeks to hold up the Project based on the mistaken assumption that the Planning Commission's discretionary review process is the appropriate venue for a broad-based policy discussion about live/work units. Essex is *not* seeking to convert units or to change their current use. Rather, Essex simply is trying to permit the previously divided units and allow occupants to remain in their units. Consequently, this Project is not the proper vehicle for discussing SFRG's unrelated, broad policy concerns regarding live/work units.

In fact, the proper time for that unrelated, broader policy conversation was in 2013 when the City previously rezoned the Western SoMa neighborhood to allow residential uses. SFRG's DR Application does *not* warrant Planning Commission review because the vast majority of the issues raised in the Application relate to the overarching live/work policy debate and not to the Project at hand. In the few instances where SFRG does focus on the Project, Essex hereby provides specific responses to those issues.

Essex therefore respectfully requests that the Planning Commission not take discretionary review over the Project, and instead allow for the completion of the ongoing building permit and

variance approval process. Alternatively, if the Planning Commission does take discretionary review over the Project, we respectfully request that the Planning Commission reject SFRG's arguments and find in Essex's favor.

## **I. FACTUAL BACKGROUND**

### **A. The Prior Owners Of The Bennett Lofts Improperly Divided The Units**

The DR Application involves four properties: 530 Brannan Street, 542 Brannan Street, 548 Brannan Street, and 208 Pennsylvania Avenue. Collectively, these buildings are referred to as the "Bennett Lofts." Because Essex did not entitle or construct the Bennett Lofts, the following summary of the development process is based on a review of historical documents.

Several San Francisco developers acquired and developed the Bennett Lofts in the late 1990s. At that time, the City's Planning Code permitted live/work units, and the developers obtained permits to construct new buildings containing live/work units on the Bennett Lofts sites. Construction took place from 2001 through 2003. The City inspected the buildings and issued Certificates of Occupancy ("COO") for four buildings with a total of 124 units. It is Essex's belief that the developers complied with all relevant development regulations and paid all applicable City fees required for issuance of the COO at that time.

After obtaining the COO, the developers installed partitions, kitchens, bathroom facilities and other improvements to divide 35 units in the Bennett Lofts into 70 smaller units. After completing the work, the developers proceeded to rent out all of the divided units. The following table summarizes the state of each building following division of the units:

<b>Address</b>	<b>COO Issued</b>	<b>Permitted Live/Work Units</b>	<b>Additional Units<sup>1</sup></b>	<b>Total Units</b>
530 Brannan Street	2003	32	10	42
542 Brannan Street	2003	36	9	45
548 Brannan Street	2003	34	8	42
208 Pennsylvania Avenue	2001	22	4	26
<b>Total</b>		<b>124</b>	<b>31<sup>2</sup></b>	<b>155</b>

---

<sup>1</sup> Additional Units are the units that were created post-Certificate of Occupancy, that existed when Essex acquired the property.

<sup>2</sup> Four of the originally divided units cannot be left in their previously divided state because of health and safety concerns. As such, the Project seeks to permit 31, not 35 units.

**B. Essex Acquired The Bennett Lofts And Began Working With The City To Address The Divided Units**

On October 15, 2012, Essex agreed to purchase the Bennett Lofts and thereafter learned of the divided units during its due diligence review. Essex promptly contacted the City to disclose the affected units and to begin the process of permitting the units in their divided condition. This course of action would avoid displacing the occupants and maintain the same number of housing units that had existed since the units had been separated. City staff ("Staff") determined that the units would have to be restored to their previous "as-permitted" state to comply with the COO. However, Staff informed Essex that a zoning update was underway and suggested that Essex monitor that process as it could have an impact on the Bennett Lofts.

After Essex closed on the Bennett Lofts, it immediately informed the occupants of the divided units that: (i) their units were not properly permitted by the original developers; (ii) the units could not be permitted in their existing condition; and (iii) Essex would work with the affected occupants to achieve an orderly move-out as each unit was brought into compliance with the COO. Essex offered the impacted occupants several move-out options, including financial concessions.

Over the next year, Essex worked with Staff to re-combine the units. As time went on, however, the regulatory landscape at the City changed. First, in 2013, the Western SoMa neighborhood, which includes the Brannan Street portion of the Bennett Lofts, was rezoned from the SLI (Service/Light-Industrial) Zoning District to the RED (Residential Enclave) Zoning District. The RED district specifically permitted dwelling units as a principal use at the Brannan Street buildings for the first time. That rezoning was the zoning update that Staff had informed Essex about in 2012. Second, the increasing scarcity of housing became one of the most prominent issues in the City.<sup>3</sup> Contrary to Citywide efforts to preserve housing stock, the restoration of the divided units would have the effect of removing much-needed housing stock from the market.

Based on these changed circumstances, Essex again met with City officials and decided to file planning and building applications to retain as many units as legally possible in their previously divided condition, subject to payment of all appropriate fees. Since that time, Essex has worked with the Planning Department and DBI to permit the previously divided units.

**C. In September 2014, The Zoning Administrator Stated Variances Would be Approved**

In order to allow the divided units to remain in their existing condition, the City determined that the following variances were required:

---

<sup>3</sup> See, Executive Directive 13-01, Housing Production & Preservation of Rental Stock, dated December 18, 2013 and Memorandum from DBI Director Tom C. Hui and Planning Director John S. Rahaim to Honorable Mayor Edwin M. Lee regarding Executive Directive 13-01, dated February 3, 2014.

208 Pennsylvania Avenue:

- (a) Rear yard variance,
- (b) Exposure variance (facing an open area), and
- (c) Useable open space variance.

530, 542, 548 Brannan Street:

- (a) Rear yard variance,
- (b) Dwelling unit mix variance,
- (c) Exposure variance (facing an open area), and
- (d) Useable open space variance.

Essex submitted the necessary applications on July 3, 2014, and Scott Sanchez, the City's Zoning Administrator, held a public hearing on these applications on September 24, 2014. At the public hearing, several people spoke in favor of the variances. The Planning Department received one written objection to the variance applications in the form of an email from Sue Hestor, attorney for Citizens for Jobs, Arts and Housing.<sup>4</sup> In her email, Ms. Hestor argued that live/work units should not be converted to housing.

At the September 24, 2014 hearing, Zoning Administrator Sanchez stated he was inclined to approve the variances. The Zoning Administrator has not yet issued a variance decision letter. Following the hearing, Essex worked with Staff on the building permits, and the Planning Department issued the requisite discretionary review notices on January 29, 2015. The only response was the pending DR Application.

As of the date of this writing, Essex has not had an opportunity to discuss the issues raised in the Application with a representative of SFRG, despite numerous attempts to set a meeting.

## **II. RESPONSES TO SFRG's DR APPLICATION**

### **A. Scope of Review**

The Planning Commission derives its discretionary review authority from Section 26(a) of the City's Business & Tax Regulations Code. As recognized by the City Attorney's office, this authority should be reserved for "exceptional cases" and is "a sensitive discretion and one which must be exercised with the utmost restraint." (City Attorney Opinion No. 845.)

As such, discretionary review is recognized as a special power of the Planning Commission that should be used "only when there are exceptional and extraordinary circumstances *associated with a proposed project*." (*Emphasis added.*) (Application Packet for Discretionary Review; Planning Code § 312(e) [discretionary review powers limited to "a specific building permit application"].)

---

<sup>4</sup> Ms. Hestor identifies herself as the contact person for SFRG in the subject DR Application.

A discretionary review applicant must provide facts sufficient to answer three questions, each of which relates directly to a particular project's exceptional and extraordinary circumstances and unreasonable impacts to the surrounding neighborhood caused by the challenged project's construction. (Application for Discretionary Review, p. 9.)

**B. DR Application's Improper Focus**

Although required to identify the Project's exceptional or extraordinary circumstances or construction impacts, SFRG instead questions the wisdom of the City's legislative actions and planning policies. That focus is misguided and improper, and it does not warrant an exercise of Planning Commission authority for the reasons explained below.<sup>5</sup>

**C. Transition Of Live/Work Units To Residential Units**

SFRG's primary argument is best summarized on page two of the DR Application's attachment: "The PUBLIC, COMMISSION, [and] BOARD of SUPERVISORS must conduct an informed conversation on HOW, WHETHER and WHERE such conversions to housing are to be allowed and on what conditions." (*Emphasis omitted.*) That theme runs throughout the entire Application. The conversation demanded by SFRG, which is much larger than the Project, already occurred in 2013 when the Board of Supervisors rezoned the Brannan Street buildings (among others) from SLI, which did not allow residential uses, to RED, which permits dwelling units as a primary use. SFRG should have raised its concerns and should have exhausted its administrative remedies during that larger debate. To try and do so now, in the context of a single Project that is trying to protect existing occupants and necessary housing stock, would infringe improperly upon the mandate of the discretionary review process.

It may be that SFRG does not agree with the Board of Supervisor's prior decision to rezone the SoMa neighborhood. If that is the case, the Planning Commission's discretionary review process is not the appropriate forum for this debate. SFRG's efforts to force that conversation in the context of the proposed Project should be rejected. SFRG should be directed to a proper political or legislative venue, and this Project should be allowed to proceed at the Staff level.

Moreover, setting aside these policy concerns, it is important to point out that the DR Application fundamentally misunderstands the Project. Essex is *not* seeking to convert units or to change their current use. Rather, Essex simply is trying to permit the previously divided units and allow occupants to remain in their units. All other units at the Bennett Lofts will remain unchanged.

**D. SFRG's Objections Are Invalid**

In its DR Application, SFRG makes some objections specific to the Project, albeit not related to specific adverse impacts created by the Project, as required by the discretionary review

---

<sup>5</sup> Further, under this Commission's pending discretionary review reform legislation, this Project would not even be referred to the Commission because it does not contain or create any exceptional or extraordinary circumstances.

process. Even though SFRG's objections are outside of the scope of discretionary review, Essex hereby addresses each claim in turn.

## **1. Essex Complies With The NSR**

SFRG argues that Essex is not operating the Bennett Lofts in compliance with the applicable Notices of Special Restrictions ("NSR"). This argument is irrelevant to the pending Project. If approved, the Project will permit the previously divided units as residential units, which no longer will be subject to the existing live/work NSR. Setting aside the relevancy issue for the moment, however, and assuming compliance with the NSR is germane to the pending Project, Essex is in compliance.

### ***a) Non-Residential Work Activity***

The NSR state that "[a]t least one occupant of each Live/Work unit . . . shall hold and maintain a valid and active San Francisco Business License, registered for the project location." Based on that language, the Brannan Street leases include an Addendum that identifies the premises as a live/work unit, "subject to all of the provisions of the Notice of Special Restrictions ('NSR') imposed by the Planning Department as a condition of approval for the development of the Property," and incorporates the Planning Code definition of a live/work unit. The Addendum memorializes the resident's acknowledgement that:

[A]t least one occupant of the premises must hold and maintain a valid San Francisco Business License registered to the Premises for the non-residential work activity conducted on the Premises.

The Pennsylvania Avenue NSR includes an additional requirement that a business license registered to that location "shall authorize an Arts Activity as defined in Planning Code Section 102.2." As a result, the Pennsylvania Avenue Addendum supplements the Brannan Street text to mandate that the non-residential work activity must be an arts activity as required by the applicable NSR.

Essex requires that each resident execute an Addendum prior to leasing a live/work unit in the Bennett Lofts. As a result, Essex complies with the NSR business license requirement, and will continue to do so for the existing live/work units. Nevertheless, it is important to note that the NSRs, which only apply to the live/work units, are irrelevant to this DR Application as the live/work units are not the subject of the building permit applications, which only apply to the residential units.

### ***b) Parking***

With regard to parking, SFRG contends that the 1:1 parking ratio included in the NSR is contrary to the current Eastern Neighborhoods parking provisions that "allow much less parking." This issue is not relevant to the pending Project since, if approved, the previously divided units will be permitted as residential units that are not subject to the NSR. Even if that were not the case, the Eastern Neighborhoods parking provisions included in the current Planning Code have no bearing on whether or not the existing live/work units, which were approved long ago and which are not residential units, are subject to a 1:1 parking ratio. Again,



if SFRG disagrees with the NSR parking requirement, then it should be redirected to a proper venue for that policy debate.

## **2. Payment Of Fees**

Several of SFRG's objections center on the payment of fees. Contrary to any arguments raised by SFRG, Essex will pay all required fees, including any affordable housing fees that apply to the residential units, pursuant to the provisions and timelines of the Planning Code. Essex committed to pay these significant fees early on in the current Project, and hereby reiterates that commitment.

Nevertheless, SFRG seeks to have Essex pay fees on *every* unit in the Bennett Lofts – including the existing live/work units. Any fees that apply to the live/work units were paid by the prior developers at the time the buildings were developed. Live/work units are not defined as dwelling units in the Planning Code, so they are not – and were not – subject to residential fees. SFRG does not cite a basis for its position that the live/work units in the Bennett Lofts should be subject to residential fees. If SFRG wants to make residential fees apply to existing live/work units, SFRG needs to raise that issue in another forum.

## **3. The Project Does Not Implicate Unit Mix Issues**

Contrary to SFRG's assertions, the Project's unit mix is both necessary and appropriate to keep existing occupants in their units. As part of the September 24, 2014 variance approvals, Zoning Administrator Sanchez stated he was inclined to approve a dwelling unit mix variance for 530, 542, and 548 Brannan Street. The variance is appropriate because the demolition and redevelopment work that would be required to comply with the City's existing dwelling unit mix requirements would result in an impractical and significant hardship to existing occupants and to Essex. Given that the buildings are fully constructed and occupied, any change to the unit mix likely would result in the displacement of existing occupants, which would undermine the very reason the Project has been proposed.<sup>6</sup>

## **III. CONCLUSION**

As explained herein, the DR Application boils down to a general disagreement with the City's prior legislative actions. Whether or not residential units are allowed at the Brannan sites has already been decided when the City rezoned the area in early 2013. We would appreciate you allowing the building permits to move forward so that the Additional Units can remain in the City's housing stock and the current occupants can remain in their units.

The only relevant issue today is whether this Project should be allowed to move forward. This Project does *not* convert units or change their current use; it only seeks to permit occupied residential units that were divided by the original developer. Because nothing in SFRG's DR Application warrants Planning Commission review, Essex respectfully requests that the

---

<sup>6</sup> The dwelling unit mix for 208 Pennsylvania Avenue is irrelevant as the requirements in Planning Code section 207.6(b)(2) are not triggered unless five or more dwelling units are created. There are only four previously divided units at 208 Pennsylvania Avenue, so the issue is moot at that address.

Commission not take discretionary review and instead allow the Project to move forward as proposed. Alternatively, if the Planning Commission does take discretionary review over the Project, we respectfully request that the Planning Commission reject SFRG's arguments and find in Essex's favor.

Sincerely,

A handwritten signature in blue ink, consisting of a series of loops and a long horizontal stroke.

Adam Berry  
Senior Vice President, Asset Management  
Essex Portfolio, L.P.

## Sucre, Richard (CPC)

---

**From:** corinnewoods@cs.com  
**Sent:** Monday, June 01, 2015 9:18 AM  
**To:** Kim, Jane (BOS); Cohen, Malia (BOS)  
**Cc:** Sucre, Richard (CPC); Veneracion, April (BOS); Bruss, Andrea (BOS)  
**Subject:** Live-work to residential use

Dear Jane and Malia, I've noticed a rash of applications for Discretionary Review to change live-work to residential use. The most recent ones I've seen are Case No. 2014.1022DRP (208 Pennsylvania) - District 10, and Case No. 2014.1021DRP, 2014.1021DRP\_2, 2014.1021DRP\_3 (530, 542 & 548 Brannan) - District 6.

Since most of the original live-work units were allowed in former industrial areas, they are mostly in District 6 and District 10, both of which have subsequently been extensively rezoned under the Eastern Neighborhoods plans.

As I remember, when live-work zoning was approved, there were several advantages for developers built in to the law: Approval over-rode existing zoning/use allowances, and in addition. there were:

- Exemptions from many city development fees
- Exemptions from open-space requirements
- Exemptions from parking requirements
- Higher density allowances than normal/customary

We all know how well that worked for the law's stated purpose of allowing artists to stay in the city, but that's another story.

If these live-work units are changed to residential use, there's obviously no way you could retroactively add open space or parking requirements, and I don't know whether Eastern Neighborhoods rezoning has changed the neighborhoods these buildings are in from industrial to residential. My question is whether the City, by approving the change of use to residential, will be able to impose any of the city development fees that were waived when they were built, such as contributions to open space or transit funds.

The planned creation of a Green Benefit District in Dogpatch/Potrero shows the dire need for neighborhood amenities in these rapidly changing areas. Funding for open space and transit improvements hasn't kept up with the pace of change.

Is there any way to capture the benefit of residential zoning for public benefits?

Thank you,

Corinne Woods

## Sucre, Richard (CPC)

---

**From:** Sue Hestor <hestor@earthlink.net>  
**Sent:** Wednesday, May 27, 2015 6:17 PM  
**To:** Sanchez, Scott (CPC); Haw, Christine (CPC)  
**Cc:** Teague, Corey (CPC); Lamorena, Christine (CPC); John DeCastro; Rich.sucre@sfgov.org  
**Subject:** Pending variances/ DR for live/work units - legal compliance issues - 6/11 hearing  
PLUS Academy of Art

I previously provided the Zoning Administrator's office with a 8/19/2004 **list of live/work project approvals** that I compiled as they were approved. The list includes address, no of units, staff persons initials, case number, OER determination, the dates of approval by Planning and by DBI, the block and lot number when approved. There are **5,030 live/work units** on that list. There may be occasional typos of individual items on the list, but I believe the addresses and projects are correct.

With possibly one exception, there were **ZERO** affordable units included in these projects. Because they were considered COMMERCIAL, not dwelling units, there were no affordable housing requirements or fees, no transit fees, no open space or any fees other than the usual building permit fees paid by the developers of these projects.

### ISSUE NUMBER 1

Part or all of individual projects, which were approved as live/work projects under the address listed below, are currently before Planning for other entitlements, including variances.

#### **Pending 6/11/2015 DR hearing at Planning Commission plus variances - 2014.1021**

**530-548-542 Brannan** - approved 2000 (in SLI) - **98.173** - Jimmy Jen/Delta Design

**1001 Mariposa + 208 Pennsylvania** - approved 1997 (in North Potrero/Showplace Square) - **96.685**  
- Jimmy Jen/Delta Design

#### **Academy of Art University plus various enforcement actions - 2008.0586E**

**168-178 Bluxome + 673-683 Brannan** - approved 2000 (in SLI) - **99.234** - Jimmy Jen/Delta Design

**575 Harrison** - approved 1996 (in SSO) - **94.483** - Jimmy Jen/Delta Design

Other live/work units/projects have come through Planning in past years with amended plans, including a variance with a live/work approval on Rincon Hill and a project with 311 notice on York Street.

I request documents specified below -

#### **Notice of Special Restrictions -**

Virtually all of the live/work projects approved from "1995" until the Code abolished further approval of most live/work projects include a specific condition requiring that **every unit in the project** have **restricted occupancy** - *each unit is required to have integrated work space principally used by one of more of the residents.*

- Has there been any interpretation of "principally used" as it applies to live/work buildings?

The NSR prohibits use of each unit as a solely residential use.

- Has there been any interpretation of "solely residential use" as it applies to live/work buildings?
- Has there been any interpretation by the Zoning Administrator, the City Attorney giving advice to the Zoning Administrator, or by anyone else in the Planning Department that the condition requiring that **every unit in the project** have **restricted occupancy** - *each unit required to have integrated work space principally used by one of more of the residents* - is no longer operative? I would like to have a copy of any such document.
- Has there been any interpretation by the Zoning Administrator, or anyone else, that a live/work unit or building is or has been converted into legal residential occupancy? Has there been any interpretation as to payment of appropriate affordable housing fees, transit fees, area plan fees, or other fees due from a project built or converted in that location?

### **Use restriction for the Brannan and Bluxome projects listed above - SLI Districts.**

The non-residential work activity which **MUST** be conducted in each unit shall be limited to activities which are principal or CU uses in SLI Districts as set out in Section 817 of the Planning Code. If the use requires a CU, it shall receive a CU approval. Not permitted are dwelling units, administrative and professional offices.

- Has there been any interpretation of the restricted uses for non-residential work activity that must be conducted in units in SLI Districts? For any districts other than SLI? For the sites on Brannan and Bluxome listed above?

The NSR requires that at least one occupant of EACH unit shall hold and **MAINTAIN** a valid and active **SF Business License** registered for the project location which license authorizes a work activity permitted in the particular zoning district for that site district. These licenses must be renewed every year paying required fees.

- Has there been any **interpretation** of the requirement to hold and maintain a valid **Business License** for each unit. Specifically has there been any instruction from the Zoning Administrator on how Planning staff is to verify that there has been compliance with the requirement that EACH UNIT maintain a current business license when any application for entitlement, including any permit, planning Commission approval or change of use is proposed?
- Has there been any **instruction** from the Zoning Administrator, the Planning Director, any team leader or any other official in the Planning Department, regarding the requirement that **Business License** be obtained and maintained for each of the 5000+ live/work units?
- Has there been any instruction to planners reviewing applications for sites originally approved as live/work projects as to what information is to be requested and compiled on buildings/units which seek additional entitlements or permits? I specifically request any such instruction.
- At any point since these buildings were completed, has the Zoning Administrator, the Planning Director, any team leader or any other official in the Planning Department, determined that the requirement of maintaining an active yearly Business License for EACH live/work unit in EACH building, **is no longer operative**? I specifically request any such instruction.

The NSRs provide that the property owner and all successors in ownership of the live/work units shall disclose in writing, and require a signed acknowledgment thereof and for tenants such disclosure shall be incorporated in the signed lease agreement or the zoning of the project when was built. That the conditions of the NSR flow to each tenant.

- For live/work units that have been **sold as condos**, what evidence of an active Business License condition does the Department require from an owner who seeks another

entitlement? For how many years is evidence of Business License requested? What evidence is required that the owner

- For live/work buildings that are maintained as **rental units**, what evidence of an active, annual Business License for EACH UNIT is required when the **owner** seeks another entitlement? What evidence is required that the OWNER has informed each tenant of the Business License and occupancy restriction for such live/work units and ensured such compliance?

When ANY application for a variance or other entitlement for a building or unit is filed with or routed to the Planning Department, is the planner instructed to contact the Treasurer and Tax Collector to verify that (at the minimum) the particular building currently has business licenses in effect equal to the total number of units in that building? That that number of permits have been maintained consistently every year since the live/work building opened?

## ISSUE NUMBER 2

### Fraud in plans by Jimmy Jen/Delta Design and DBI

Each of the Live/work projects involved in the DR/variance on 6/11/15, PLUS those that are part of the student housing for the Academy of Art, were designed Jimmy Jen/Delta Design. They were built while James Hutchinson was deputy director at DBI. The construction of the Missouri/Pennsylvania project was also the subject of TWO complaints to the Zoning Administrator of (visible) illegal construction (two different Zoning Administrators).

The following 2010 article ran in the SF Chronicle about fraudulent construction plans for San Francisco projects that were the basis permits issued in San Francisco.

**Building plans by Jimmy Jen and Delta Design were the basis for issuing permits for hundreds of live/work units.** Among those permits and plans are those listed above for *all* addresses pending 6/11/15 Planning Commission hearing and the Academy of Art University student housing at Harrison and Bluxome streets.

## Permit 'expediter' Jen jailed on fraud charges

[Jaxon Van Derbeken, Chronicle Staff Writer](#)

Thursday, August 5, 2010

An **unlicensed civil engineer and notorious San Francisco permit "expediter"** faces more than 200 felony charges for allegedly **creating bogus documentation for about 100 construction projects in the city**, prosecutors said Wednesday.

**Jimmy Jen**, 56, who has repeatedly been cited for violating building codes, was allegedly involved in "massive fraud" over two decades, San Francisco District Attorney Kamala Harris said during a news conference. He was jailed on **\$50 million** bail following his arrest on Tuesday and is expected to be arraigned Friday on **232 separate felony counts**. Harris said Jen is considered a **flight risk**.

Jen's employee, **Jian Min Fong**, was being held on nearly \$2.3 million bail on charges that he was involved in the scheme, which raised questions among prosecutors about the city's approval process.

A former plan checker for the city of San Francisco, Jen was well known in construction circles for his **ability to push permits through building inspectors and for his close friendship with the agency's former deputy director, Jim Hutchinson**, who left the post in 2005.

en is not a licensed surveyor and only had an "on again, off again" civil engineering license as part of his **Delta Design and Engineering Systems** business, prosecutors said. He is accused of using the names of licensed engineers and even making **fake rubber stamps** with their names on them in a variety of projects submitted for approval since 1990.

Prosecutors said he took the name and replicated the stamp of a licensed surveyor and engineer, Ching-Liu Wu, starting in 1990. Wu actually does not do surveys, he is an engineer for Bechtel, prosecutors said.Â Jen nevertheless used Wu's name on surveyor maps of 26 properties from 1990-95, prosecutors said. Then, from 2000-07, he used Wu's engineering stamp on 60 residential projects.Â Wu has said he never worked for Jen on any projects, let alone those ones, Harris said. Prosecutors believe that Jen had no license, but did the work while masquerading as Wu to get approval.

Jen is also being accused of claiming that licensed engineer Tai-Ming Chen had done work on 10 projects, notably the pending proposed renovation and other work on the landmark 1923 Alexandria movie theater. The investigation began in November 2008, when a land surveyor raised questions about a lot subdivision in one of Jen's projects on Madrid Street. He contacted Wu, triggering the probe.

Harris said the investigators soon realized that there were "very obvious" discrepancies between the approval stamps and engineers' signatures compared to the ones Jen submitted. One "curious" circumstance, she said, was that no building inspectors ever asked any questions related to the surveys or engineering plans in any of the projects. Had they done so, they would have discovered that the engineers had no role in creating the plans, she said. "We are curious about that," Harris said, noting that prosecutors are seeking to find out how 500 bogus documents could be reviewed by the Department of Building Inspection without a single question asked.

"We will find out exactly what was going on," she said, about how the documents could make it through "these offices and that office in particular over the course of two decades without notice."

**Bill Strawn**, spokesman for the Department of Building Inspection, said that so far no project mentioned by prosecutors has been found to be problematic.

"We are working with the D.A. on this," he said. Strawn said his office reviews 60,000 applications a year, signed under penalty of perjury as valid, and would not typically verify every detail of a submission.

Jen, who faces \$1.5 million in fines to the city for code violations on one of his projects, was named as a target of an arson investigation involving a San Francisco home, owned by his former wife, that caught fire in February 2009. He denied setting the blaze and was never charged.

TWO complaints to the Zoning Administrator were made by John DeCastro on behalf of the Potrero Hill neighborhood association regarding construction of the Missouri/Pennsylvania project. One to Mary Gallagher which resulted in immediate removal of illegal construction at 208 Pennsylvania. The second to Larry Badiner about the illegal conversion to office use and advertisement of that use by the owner. I have requested files on this but they appear to be lost.

In light of the criminal complaint about plans by Jimmy Jen and Delta Design, and in light of the supervision of his projects in DBI by Mr. Hutchinson, *what review was done of construction of the multi-building complexes listed above?*

### **Planning Commission hearing 6/11/15**

Has the Zoning Administrator, or any other City Department competent to do so, evaluated the plans originally APPROVED by the Planning Commission against what was *actually constructed* under the approved permit at Pennsylvania and Missouri Street? At Brannan Street?

The variances for these buildings are each set out "surplus units" - is the ORIGINAL PLANS approved for construction were actually built, how did these extra units come to be constructed? Were they ever approved under a permit? Who authorized them?

How did these additional units come to be? Since there were CRIMINAL INDICTMENTS of the person/firm on the plans, and since the DBI deputy was also implicated, what steps did the Zoning Administrator take to ensure that the plans for Pennsylvania and Brannan had been built in compliance with the original authorization?

Given (a) the complaints about illegal construction at the time when the Potrero complex was built, (b) the surplus space that has appeared in these projects, (c) the CRIMINAL COMPLAINT involving the drafter of the original plans, it is reasonable to request that these matters be investigated.

I am making that request by copying Enforcement, as well as the original complainant - John DeCastro.

Sue Hestor  
attorney  
cell phone - 415 846 1021

I request that this be printed out and inserted in appropriate paper files at Planning  
I will transfer this onto letterhead and send through the mail later this week.