



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Appropriateness Case Report

HEARING DATE: JUNE 15, 2016

CONSENT

Filing Date: January 20, 2016
Case No.: 2016-000845COA
Project Address: **230-250 BRANNAN STREET**
Historic Landmark: South End Landmark District
Zoning: MUO (Mixed Use-Office) District
65-X Height and Bulk District
Block/Lot: 3774 / 025
Applicant: Daniel Luis
NicholsBooth Architects
417 Montgomery Street, Suite 700
San Francisco, CA 94104
Staff Contact Eiliesh Tuffy - (415) 575-9191
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Reviewed By Tim Frye - (415) 575-6822
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PROPERTY DESCRIPTION

The subject property is a three-story brick building with basement located on the north side of Brannan Street, between Delancey and 2nd streets. Constructed as a printing and stationery warehouse in 1907, the historic H.S. Crocker building was designed by architect Henry A. Schulze and is a contributory resource to the South End Landmark District.

PROJECT DESCRIPTION

The proposed project is for the construction of two property line passageways to create internal building connections between the side elevations of the historic H.S. Crocker Building at 230-250 Brannan Street and a newly constructed building at 270 Brannan Street. The area of work is at the 3rd floor of the building on a secondary, non-visible elevation. Specifically, the proposal includes:

West Elevation – Third Floor

- Removal of 72 square feet of historic brick at the location of the new South Connector
- Removal of 72 square feet of non-historic building fabric at the location of the new North Connector.
- Construction of two new building connectors between 230-250 Brannan Street and the adjacent new building at 270 Brannan Street. Each connector will measure 8'W x 9'H and will span a 30-inch gap between the two buildings at the third floor level. The connectors, which will cross a

shared property line, will be constructed of contemporary materials that are also fire-rated as required by city codes.

- An existing, historic painted advertising sign for Gallo Salami on the west wall of the subject property will not be affected by the proposed project.

Please see photographs and plans prepared by NicholsBooth Architects for Kilroy Realty, dated as "Received on May 4, 2016", for details.

OTHER ACTIONS REQUIRED

Proposed work will require Building Permit(s).

COMPLIANCE WITH THE PLANNING CODE PROVISIONS

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

APPLICABLE PRESERVATION STANDARDS

ARTICLE 10

A Certificate of Appropriateness is required for any construction, alteration, removal, or demolition of a designated Landmark for which a City permit is required. In appraising a proposal for a Certificate of Appropriateness, the Historic Preservation Commission should consider the factors of architectural style, design, arrangement, texture, materials, color, and other pertinent factors. Section 1006.7 of the Planning Code provides in relevant part as follows:

The proposed work shall be appropriate for and consistent with the effectuation of the purposes of Article 10. The proposed work shall be compatible with the historic structure in terms of design, materials, form, scale, and location. The proposed project will not detract from the site's architectural character as described in the designating ordinance. For all of the exterior and interior work proposed, reasonable efforts have been made to preserve, enhance or restore, and not to damage or destroy, the exterior architectural features of the subject property which contribute to its significance.

THE SECRETARY OF THE INTERIOR'S STANDARDS

Rehabilitation is the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values. The Rehabilitation Standards provide, in relevant part(s):

Standard 1: A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The property was historically used as a storage warehouse and has been converted into a compatible office use. The expansion of the current use into the newly-constructed building on the adjacent lot has prompted the need for the changes under review on the subject property's west elevation.

Standard 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

The removal of historic brick on the secondary, non-visible west elevation has been limited to the rough opening size required to create the new South Connector. The remainder of the historic brick on the west elevation, including the historic painted sign, will be retained and preserved as part of the project. The points of attachment to the subject property's historic brick wall have been minimized to the edges of each 72-square-foot rough opening.

Standard 3: Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

Due to recent new construction on the adjacent lot to the west of the subject property, the area of proposed work is no longer publicly visible. Despite this lack of public visibility, the two proposed building connectors have been designed to avoid unnecessary removal of historic fabric on the west elevation beyond the proposed 72 square feet required, and to preserve the remainder of the historic brick in place. The South Connector will be located three stories above grade in a 30-inch wide gap between adjacent buildings that is not publicly visible. The project does not propose to add conjectural features or changes that create a false sense of historical development.

Standard 4: Changes to a property that have acquired significance in their own right will be retained and preserved.

The existing Gallo Salami painted sign, which has acquired significance over the life of the building, is outside the area of work where historic brick is proposed for removal and will be preserved intact.

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

The historic brick masonry of the subject property's west elevation will require only minimal intervention to create a rough opening for the new South Connector. The remainder of the brick wall is to be preserved in place. The proposed project will preserve the historic brick building envelope that characterizes early 20th century brick warehouse buildings in the Landmark district.

Standard 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

The brick masonry on the subject property's west elevation -- with the exception of one 72-square-foot opening -- will not require repair or replacement. The existing brick building envelope at 230-250 Brannan Street will be retained as a record of the building's historic footprint, construction methods and materials. The location of the new building connectors has been designed to minimize loss of character-defining exterior masonry and to preserve a distinctive, historic painted sign. The proposed project will preserve the craftsmanship of the masonry that characterizes early 20th century brick warehouse buildings in the Landmark district.

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

The construction of the two building connectors has been designed for a secondary elevation that is not publicly visible. The North Connector will be attached through a non-historic portion of the subject property's west elevation, and the South Connector requires removal of one 8'Wx9'H section of non-ornamented historic brick. The connectors will be built using contemporary materials, which will differentiate it from the 1907 brick warehouse building.

Standard 10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Removal of the two building connectors and patching of the two, 72-square-foot openings in the subject property's west wall would be possible to restore the essential form and integrity of the historic property. The South Connector opening in the historic brick portion of the west wall could have new or salvaged brick toothed in to restore the masonry building envelope.

PUBLIC/NEIGHBORHOOD INPUT

The Department has received no public input on the project as of the date of this report.

STAFF ANALYSIS

Staff has determined that the proposed work will be in conformance with the requirements of Article 10 and the *Secretary of Interior's Standards for Rehabilitation*.

West Elevation – Third Floor Alterations

All work is to be conducted on a secondary elevation that is now largely obscured from public view as the result of adjacent new construction. Staff finds that the project will require minimal removal of existing building fabric, will preserve a character defining sign on the building's west elevation, and will use construction methods and materials that are distinctly differentiated from the subject property's historic design. The work is proposed to be executed using construction methods that would be easily reversible. The project as proposed is compatible with both the contributory building and the Landmark district.

ENVIRONMENTAL REVIEW STATUS

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

PLANNING DEPARTMENT RECOMMENDATION

Planning Department staff recommends APPROVAL of the proposed project as it appears to meet the Secretary of the Interior Standards for Rehabilitation.

ATTACHMENTS

Draft Motion
Block Map
Sanborn Map
Photographs
C of A Application
Plans

ET: G:\DOCUMENTS\CofAs\230_250Brannan\230_250BrannanSt_CofA Case Report.docx



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Draft Motion

HEARING DATE: JUNE 15, 2016

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San Francisco,
CA 94103-2479

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ADOPTING FINDINGS FOR A CERTIFICATE OF APPROPRIATENESS FOR PROPOSED WORK DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 10, TO MEET THE STANDARDS OF ARTICLE 10 AND TO MEET THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION, FOR THE PROPERTY LOCATED ON LOT 025 IN ASSESSOR'S BLOCK 3774, WITHIN AN MUO (MIXED USE-OFFICE) ZONING DISTRICT, A 65-X HEIGHT AND BULK DISTRICT, AND THE SOUTH END LANDMARK DISTRICT.

PREAMBLE

WHEREAS, on January 20, 2016, Daniel Luis of NicholsBooth Architects ("Project Sponsor") filed an application with the San Francisco Planning Department ("Department") for a Certificate of Appropriateness to construct two building connectors between a newly constructed building at the adjacent lot to the west and the west elevation of the subject property located on Lot 025 in Assessor's Block 3774.

Specifically, the proposal includes:

West Elevation – Third Floor

- Removal of 72 square feet of historic brick at the location of the new South Connector
- Removal of 72 square feet of non-historic building fabric at the location of the new North Connector.

- Construction of two new building connectors between 230-250 Brannan Street and the adjacent new building at 270 Brannan Street. Each connector will measure 8'W x 9'H and will span a 30-inch gap between the two buildings at the third floor level. The connectors, which will cross a shared property line, will be constructed of contemporary materials that are also fire-rated as required by city codes.
- An existing, historic painted advertising sign for Gallo Salami on the west wall of the subject property will not be affected by the proposed project.

WHEREAS, the Project was determined by the Department to be categorically exempt from environmental review. The Historic Preservation Commission ("Commission") has reviewed and concurs with said determination.

WHEREAS, on June 15, 2016, the Commission conducted a duly noticed public hearing on the current project, Case No. 2016-000845COA ("Project") for its appropriateness.

WHEREAS, in reviewing the Application, the Commission has had available for its review and consideration case reports, plans, and other materials pertaining to the Project contained in the Department's case files, has reviewed and heard testimony and received materials from interested parties during the public hearing on the Project.

MOVED, that the Commission hereby **APPROVES** the Certificate of Appropriateness, in conformance with the conceptual architectural plans dated Received May 4, 2016 on file in the docket for Case No. 2016-000845COA.

FINDINGS

Having reviewed all the materials identified in the recitals above and having heard oral testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and also constitute findings of the Commission.
2. Findings pursuant to Article 10:

The Historical Preservation Commission has determined that the proposed work is compatible with the character of the building and the landmark district as described in the designation report.

- The proposal will preserve exterior architectural features of the building and landmark district.
- The proposed project meets the following *Secretary of the Interior's Standards for Rehabilitation*:

Standard 1.

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

Standard 2.

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Standard 3.

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

Standard 4.

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

Standard 5.

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

Standard 6.

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

Standard 9.

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

Standard 10.

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

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

I. URBAN DESIGN ELEMENT

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

GOALS

The Urban Design Element is concerned both with development and with preservation. It is a concerted effort to recognize the positive attributes of the city, to enhance and conserve those attributes, and to

improve the living environment where it is less than satisfactory. The Plan is a definition of quality, a definition based upon human needs.

OBJECTIVE 1

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

POLICY 1.3

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

OBJECTIVE 2

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

POLICY 2.4

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

POLICY 2.5

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

POLICY 2.7

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

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

The proposed project qualifies for a Certificate of Appropriateness and therefore furthers these policies and objectives by maintaining and preserving the character-defining features of the building and landmark district for the future enjoyment and education of San Francisco residents and visitors.

4. The proposed project is generally consistent with the eight General Plan priority policies set forth in Section 101.1 in that:
 - A) The existing neighborhood-serving retail uses will be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses will be enhanced:

The proposed project will have no effect on neighborhood-serving retail uses.

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

The proposed project will retain an occupied historic warehouse building in a mixed use-office zoning district.

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

The project will not impact the affordable housing supply.

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

The proposed project will not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.

- E) A diverse economic base will be maintained by protecting our industrial and service sectors from displacement due to commercial office development. And future opportunities for resident employment and ownership in these sectors will be enhanced:

The project will not have any impact on industrial and service sector jobs.

- F) The City will achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

Preparedness against injury and loss of life in an earthquake is improved by the proposed work. All construction will be executed in compliance with all applicable construction and safety measures.

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

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

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

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

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

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **GRANTS a Certificate of Appropriateness** for the property located at Lot 025 in Assessor's Block 3774 for proposed work in conformance with the conceptual architectural plans dated Received May 4, 2016 and stamped Exhibit A on file in the docket for Case No. 2016-000845COA.

APPEAL AND EFFECTIVE DATE OF MOTION: The Commission's decision on a Certificate of Appropriateness shall be final unless appealed within thirty (30) days. Any appeal shall be made to the Board of Appeals, unless the proposed project requires Board of Supervisors approval or is appealed to the Board of Supervisors as a conditional use, in which case any appeal shall be made to the Board of Supervisors (see Charter Section 4.135).

Duration of this Certificate of Appropriateness: This Certificate of Appropriateness is issued pursuant to Article 10 of the Planning Code and is valid for a period of three (3) years from the effective date of approval by the Historic Preservation Commission. The authorization and right vested by virtue of this action shall be deemed void and canceled if, within 3 years of the date of this Motion, a site permit or building permit for the Project has not been secured by Project Sponsor.

THIS IS NOT A PERMIT TO COMMENCE ANY WORK OR CHANGE OF OCCUPANCY UNLESS NO BUILDING PERMIT IS REQUIRED. PERMITS FROM THE DEPARTMENT OF BUILDING INSPECTION (and any other appropriate agencies) MUST BE SECURED BEFORE WORK IS STARTED OR OCCUPANCY IS CHANGED.

I hereby certify that the Historical Preservation Commission ADOPTED the foregoing Motion on June 15, 2016.

Jonas P. Ionin
Commission Secretary

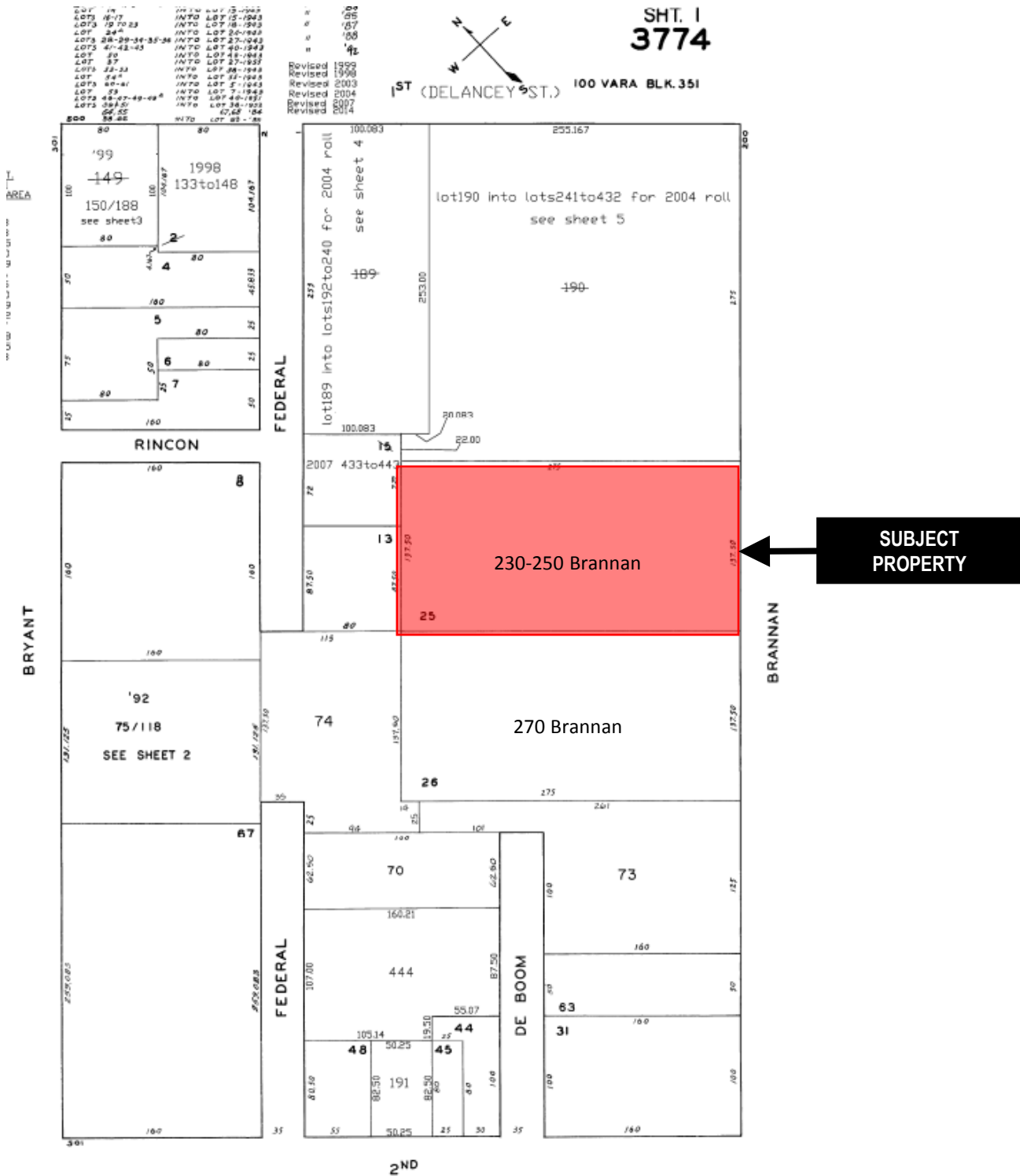
AYES: X

NAYS: X

ABSENT: X

ADOPTED: June 15, 2016

Block Book Map

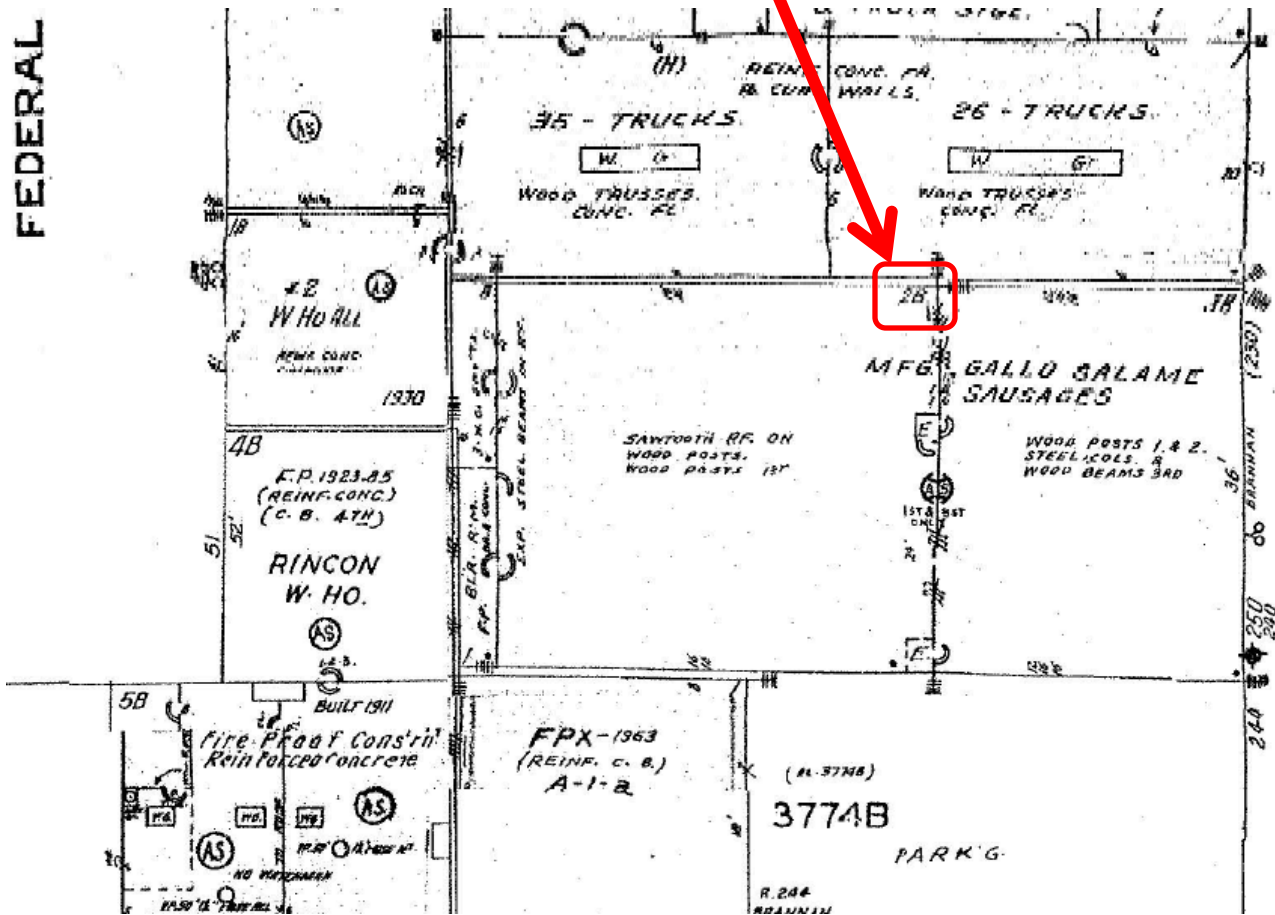


Sanborn Map

Rear Portion of the 3rd Floor Added in 2000

**HISTORICALLY
2-STORY CONSTRUCTION
AT REAR OF SUBJECT PROPERTY**

FEDERAL



BRANNAN



230-250 Brannan Street

**ADJACENT
NEW CONSTRUCTION**

SUBJECT PROPERTY



**AREA OF WORK
(30-INCH GAP)**

230-250 Brannan Street Historic Photo Showing Painted Sign

LOCATION OF
PROPOSED SOUTH
CONNECTOR
(IN 3RD FLOOR WALL OF
1907 BUILDING)

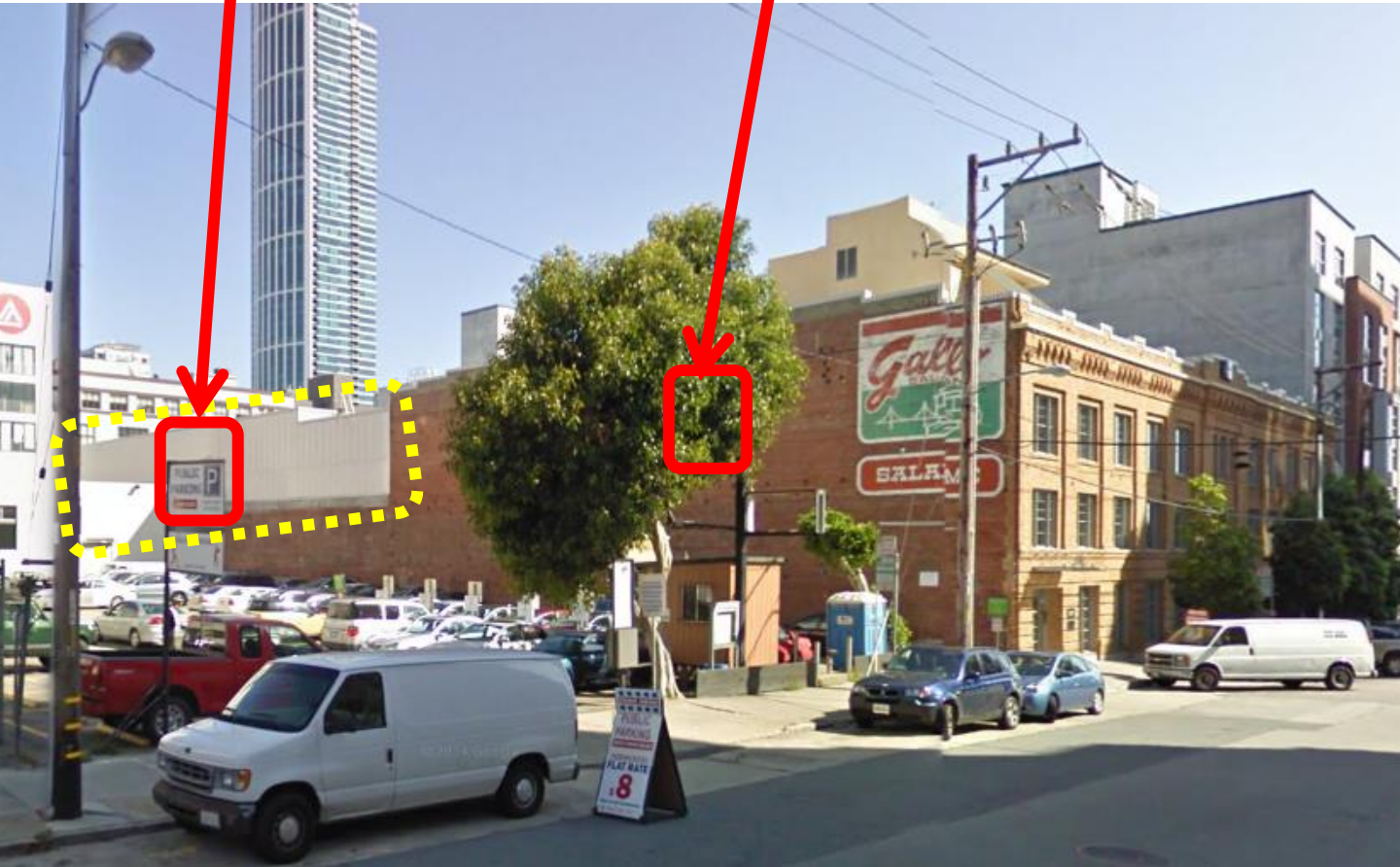


1976

230-250 Brannan Street Prior to Adjacent New Construction

**NORTH CONNECTOR
(IN 3RD FLOOR WALL OF
2000 ADDITION)**

**SOUTH CONNECTOR
(IN 3RD FLOOR WALL OF
1907 BUILDING)**



2014

APPLICATION FOR Certificate of Appropriateness

1. Owner/Applicant Information

PROPERTY OWNER'S NAME:

Kilroy

PROPERTY OWNER'S ADDRESS:

100 First Street, Suite 250
San Francisco, CA 94105

TELEPHONE:

(415) 778-7737

EMAIL:

jsacco@kilroyrealty.com

APPLICANT'S NAME:

NicholsBooth Architects

Same as Above

APPLICANT'S ADDRESS:

417 Montgomery, Suite 700
San Francisco CA 94104

TELEPHONE:

(415) 230-7006

EMAIL:

daniel@nicholsbooth.com

CONTACT FOR PROJECT INFORMATION:

Daniel Luis, NicholsBooth Architects

Same as Above

CONTACT PERSON'S ADDRESS:

TELEPHONE:

()

EMAIL:

2. Location and Classification

STREET ADDRESS OF PROJECT:

250 Brannan Street

ZIP CODE:

94107

CROSS STREETS:

Delancy/2nd Street

ASSESSORS BLOCK/LOT:

3774 / 025

LOT DIMENSIONS:

137.50 x 275

LOT AREA (SQ FT):

37,812.50

ZONING DISTRICT:

MUO Mixed Use Office

HEIGHT/BULK DISTRICT:

65-X

ARTICLE 10 LANDMARK NUMBER

HISTORIC DISTRICT:

South End Historic District (Contributing)

3. Project Description

The proposed project includes construction of two new building connectors between 250-Brannan and the adjacent new building at 270 Brannan. The connectors, each approximately 8 feet wide by 9 feet tall, will be located on each property's third floors and will be built over the shared property line.

Building Permit Application No. _____

Date Filed: _____

4. Project Summary Table

If you are not sure of the eventual size of the project, provide the maximum estimates.

GROSS SQUARE FOOTAGE (GSF)	EXISTING USES:	EXISTING USES TO BE RETAINED:	NET NEW CONSTRUCTION AND/OR ADDITION:	PROJECT TOTALS:
Residential				
Retail				
Office	83,020	83,020	0	83,020
Industrial / PDR <small>Production, Distribution, & Repair</small>				
Parking	20,980	20,980	0	20,980
Other (Specify Use)				
Total GSF	104,000	104,000		104,000

PROJECT FEATURES	EXISTING USES:	EXISTING USES TO BE RETAINED:	NET NEW CONSTRUCTION AND/OR ADDITION:	PROJECT TOTALS:
Dwelling Units				
Hotel Rooms				
Parking Spaces	28	28	0	28
Loading Spaces				
Number of Buildings	1	1	0	1
Height of Building(s)	42'	42'	0	42'
Number of Stories	3	3	0	3

Please provide a narrative project description, and describe any additional project features that are not included in this table:

The proposed project includes construction of two new building connectors between 250 Brannan and the adjacent new building at 270 Brannan Street. The proposed work is on the side property line walls, in the 30-inch gap between two buildings, such that they will not be visible from the street. The proposed connectors will be 70 feet and 220 feet from the Brannan Street facade of the building. The connectors, each approximately 8 feet wide by 9 feet tall, will be located on each property's third floors and will be built over the shared property line. The northern-most connector will be located on a non-historic addition to 250 Brannan. The existing Gallo signage on the property line wall will not be disturbed.

Findings of Compliance with Preservation Standards

FINDINGS OF COMPLIANCE WITH PRESERVATION STANDARDS		YES	NO	N/A
1	Is the property being used as it was historically?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2	Does the new use have minimal impact on distinctive materials, features, spaces, and spatial relationship?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Is the historic character of the property being maintained due to minimal changes of the above listed characteristics?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Are the design changes creating a false sense of history of historical development, possible from features or elements taken from other historical properties?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5	Are there elements of the property that were not initially significant but have acquired their own historical significance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6	Have the elements referenced in Finding 5 been retained and preserved?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7	Have distinctive materials, features, finishes, and construction techniques or examples of fine craftsmanship that characterize the property been preserved?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Are all deteriorating historic features being repaired per the Secretary of the Interior Standards?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9	Are there historic features that have deteriorated and need to be replaced?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10	Do the replacement features match in design, color, texture, and, where possible, materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11	Are any specified chemical or physical treatments being undertaken on historic materials using the gentlest means possible?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12	Are all archeological resources being protected and preserved in place?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Do exterior alterations or related new construction preserve historic materials, features, and spatial relationships that are characteristic to the property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Are exterior alterations differentiated from the old, but still compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	If any alterations are removed one day in the future, will the forms and integrity of the historic property and environment be preserved?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Please summarize how your project meets the Secretary of the Interior's *Standards for the Treatment of Historic Properties*, in particular the *Guidelines for Rehabilitation* and will retain character-defining features of the building and/or district:

The project is on the side of the building, which is a secondary elevation. It will not impact any character defining features, and will not be visible from any public right-of-way.

Findings of Compliance with General Preservation Standards

In reviewing applications for Certificate of Appropriateness the Historic Preservation Commission, Department staff, Board of Appeals and/or Board of Supervisors, and the Planning Commission shall be governed by *The Secretary of the Interior's Standards for the Treatment of Historic Properties* pursuant to Section 1006.6 of the Planning Code. Please respond to each statement completely (Note: Attach continuation sheets, if necessary). Give reasons as to *how* and *why* the project meets the ten Standards rather than merely concluding that it does so. IF A GIVEN REQUIREMENT DOES NOT APPLY TO YOUR PROJECT, EXPLAIN WHY IT DOES NOT.

1. The property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships;
The proposed work does not include a change of use. The building has been used as an office for several years and will be continued to be used as an office. The proposed project is limited to the west (side) elevation.
Therefore, the proposed project will be in compliance with Standard 1.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize the property will be avoided;
The historic character of 250 Brannan Street will be retained and preserved. The proposed project will focus on the west (side) elevation. No distinctive materials will be removed for the construction of the connectors and no features, spaces, or spatial relationships will be altered. The proposed work is thus in compliance with Standard 2.

3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken;
250 Brannan Street will be recognized as a physical record of its time, place, and use; no changes are proposed that would create a false sense of historical development. The proposed project will be constructed with modern material and will be entirely concealed. New features introduced are sensitive to the historic building and will also be differentiated from the original in order to maintain clarity between what was original and what was added during this project. The proposed connectors will not create a false sense of historical development.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved;
There are no changes to the property that have acquired historic significance in their own right. The proposed project will be in compliance with Standard 4.

5. Distinctive materials, features, finishes, and construction techniques or examples of fine craftsmanship that characterize a property will be preserved;
The distinctive materials, features, finished and construction techniques of the structure will be retained and preserved. The proposed project will result in two connectors on the west (side) elevation. While the a portion of the west brick wall will be removed for this project, the existing historic Gallo Salami sign painted on the existing brick wall will be preserved. Likewise, the character-defining primary facade will be untouched. The project complies with Standard 5.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence;
No historic features, deteriorated or otherwise, will be impacted by the work. The project therefore complies with Standard 6.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used;
No such treatments are proposed. The proposed work will thus be in compliance with Standard 7.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken;

No archaeological resources will be disturbed for the proposed project, since proposed project will not require excavation. Therefore, the proposed project will be in compliance with Standard 8.

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

The addition of two proposed connectors will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old by using modern materials but will be compatible with the historic nature of the property. The integrity of 250 Brannan Street and its environment will be preserved; therefore, the proposed project will be in compliance with Standard 9.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would not be impaired;

If the proposed connectors were removed in the future, the essential form and integrity of 250 Brannan Street and its environment would not be impaired. Therefore, the proposed project will be in compliance with Standard 10.

PLEASE NOTE: For all applications pertaining to buildings located within Historic Districts, the proposed work must comply with all applicable standards and guidelines set forth in the corresponding Appendix which describes the District, in addition to the applicable standards and requirements set forth in Section 1006.6. In the event of any conflict between the standards of Section 1006.6 and the standards contained within the Appendix which describes the District, the more protective shall prevail.

Priority General Plan Policies Findings

Proposition M was adopted by the voters on November 4, 1986. It requires that the City shall find that proposed projects and demolitions are consistent with eight priority policies set forth in Section 101.1 of the City Planning Code. These eight policies are listed below. Please state how the project is consistent or inconsistent with each policy. Each statement should refer to specific circumstances or conditions applicable to the property. Each policy must have a response. IF A GIVEN POLICY DOES NOT APPLY TO YOUR PROJECT, EXPLAIN WHY IT DOES NOT.

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;

The proposed scope of work is limited to the west elevation of 250 Brannan Street. Existing neighborhood-serving retail uses will not be impacted.

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;

The proposed scope of work is limited to the west elevation of 250 Brannan Street. Existing neighborhood-character will not be impacted.

3. That the City's supply of affordable housing be preserved and enhanced;

This policy does not apply. The proposed scope of work is limited to the west elevation of 250 Brannan Street.

4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;

This policy does not apply. The proposed scope of work is limited to the west elevation of 250 Brannan Street.

- 5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;

This policy does not apply. The proposed scope of work is limited to the west elevation of 250 Brannan Street.

- 6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;

This policy does not apply. The proposed scope of work is limited to the west elevation of 250 Brannan Street.

- 7. That landmarks and historic buildings be preserved; and

The proposed scope of work is consistent with this policy. The proposed project is in conformance with the Secretary of the Interior's Standards for Rehabilitation.

- 8. That our parks and open space and their access to sunlight and vistas be protected from development.

This policy does not apply. The proposed scope of work is limited to the west elevation of 250 Brannan Street.

Estimated Construction Costs

TYPE OF APPLICATION:

Building Permit (not yet applied for)

OCCUPANCY CLASSIFICATION:

B - Office (both buildings)

BUILDING TYPE:

250 Brannan Street is III-B, Historic Status A (Historic Resource Present)

TOTAL GROSS SQUARE FEET OF CONSTRUCTION:

New construction will be approximately 40 sf.

BY PROPOSED USES:

All B - Office

ESTIMATED CONSTRUCTION COST:

\$400,000 9Ball Park)

ESTIMATE PREPARED BY:

Pankow Construction

FEE ESTABLISHED:

\$6,409

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: Other information or applications may be required.

Signature:



Date:

1.20.16

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

Daniel A. Luis

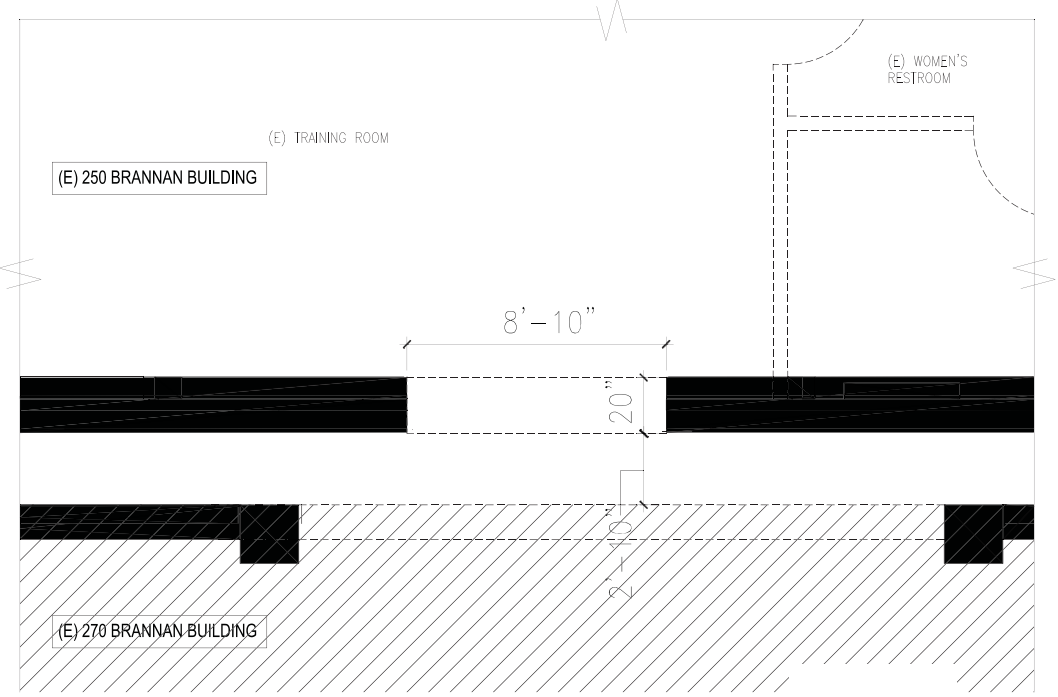
Owner / Authorized Agent (circle one)

Owner

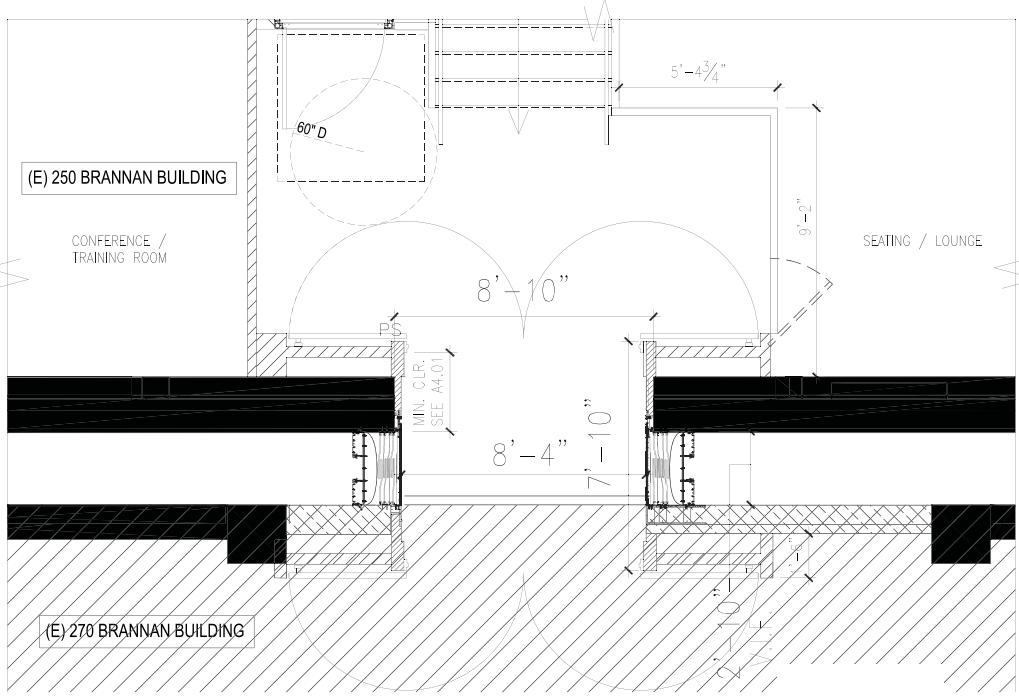
SUMMARY SHEET 1 - NORTH SIDE CONNECTOR AT 250 BRANNAN SPLUNK: New Building Communication Openings

250 BRANNAN STREET, SAN FRANCISCO, CA

NICHOLSBOOTH ARCHITECTS



B1 DEMO PLAN - NORTH
1/2" = 1'-0"

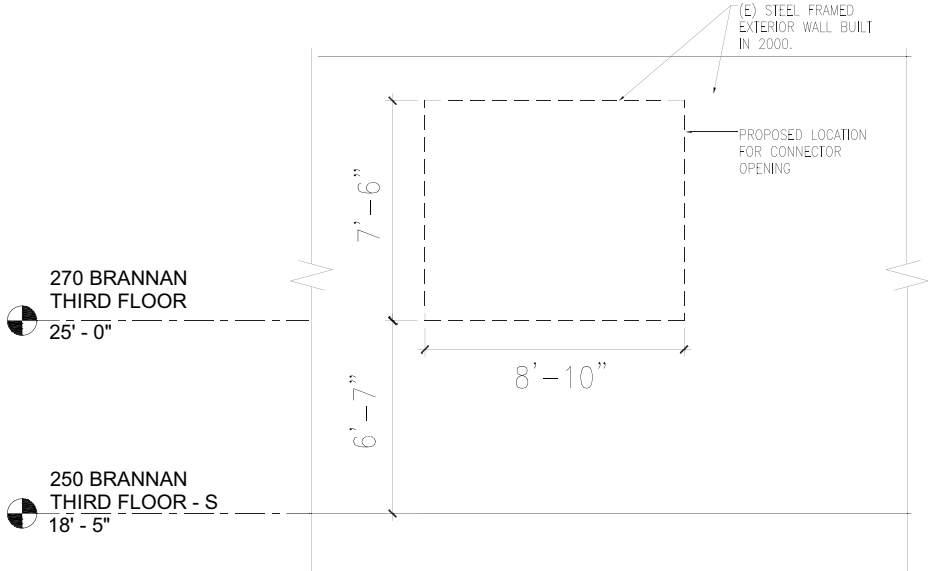


B2 CONSTRUCTION PLAN - NORTH
1/2" = 1'-0"

WRITTEN SUMMARY:
Provide two new connection bridges at the 3rd floor between 250 brannan and 270 brannan. new staircase, landing, and ada lift at locations. Demolish (E) conference and work rooms, (E) training room and modify to accommodate new openings for general tenant circulation between both buildings.

Life safety and sprinkler modifications are under separate permit.

- North and south openings are approximately 7'-6" tall and 8'-10" wide. reference A1/G001.1 and A1/G001.2
- Reference A1 and A2 on sheet A102.1 for proposed elevations
- See a100 for 250 Brannan west exterior elevation (concealed by 270 Brannan building) for locations of proposed opening and overall site plan.



A1 EXISTING ELEVATION NORTH
1/2" = 1'-0"



A2 EXISTING PHOTO - NORTH TRAINING ROOM

- **Materials:**
 - Exterior: extruded clear anodized aluminum construction. concealed in 30"-34" gap between buildings. See details A1, B1, C1, D1 on sheet A401.
 - Interior: drywall finish for floors and ceilings, with carpet tile over metal and concrete floor span at connector. reference drawings on sheet A401 for more details.

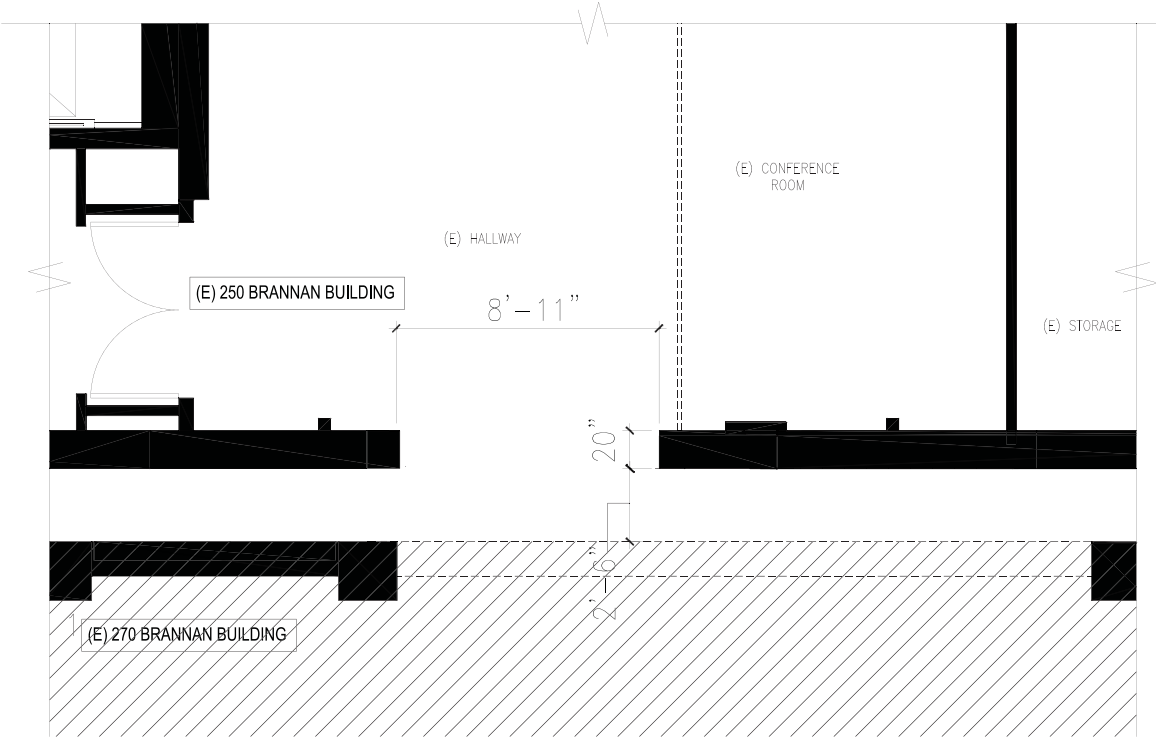


SUMMARY SHEET 2 - SOUTH SIDE CONNECTOR AT 250 BRANNAN

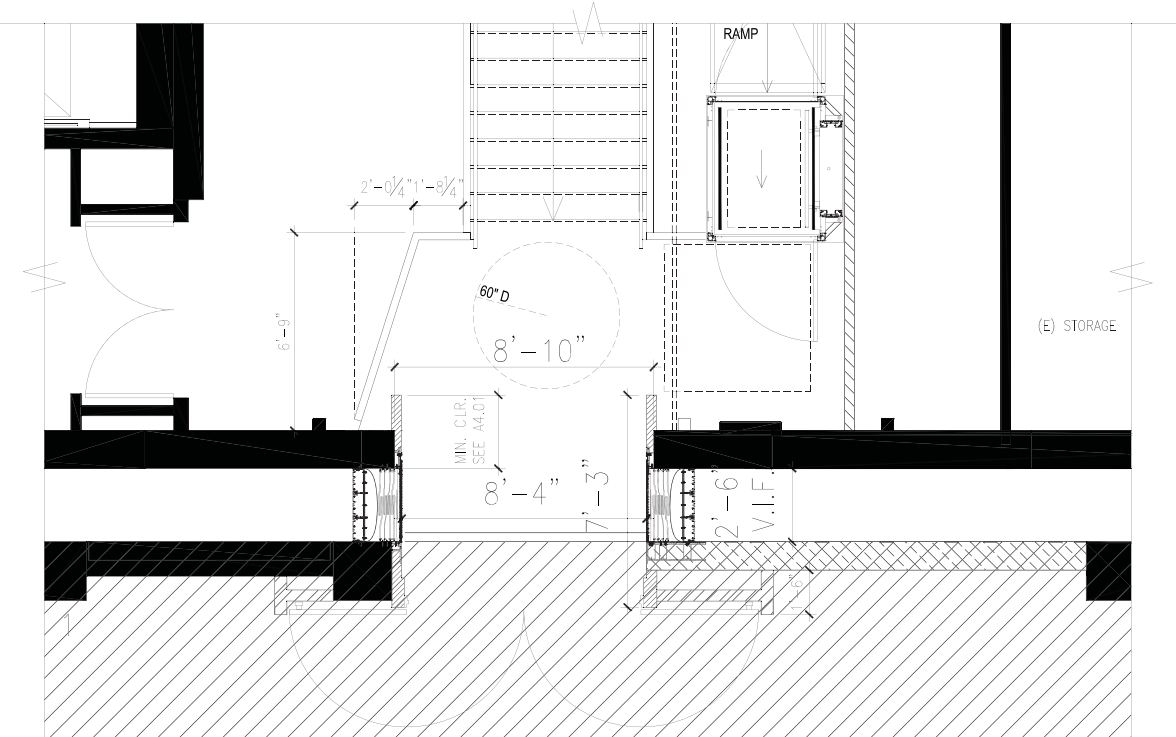
SPLUNK: New Building Communication Openings

250 BRANNAN STREET, SAN FRANCISCO, CA

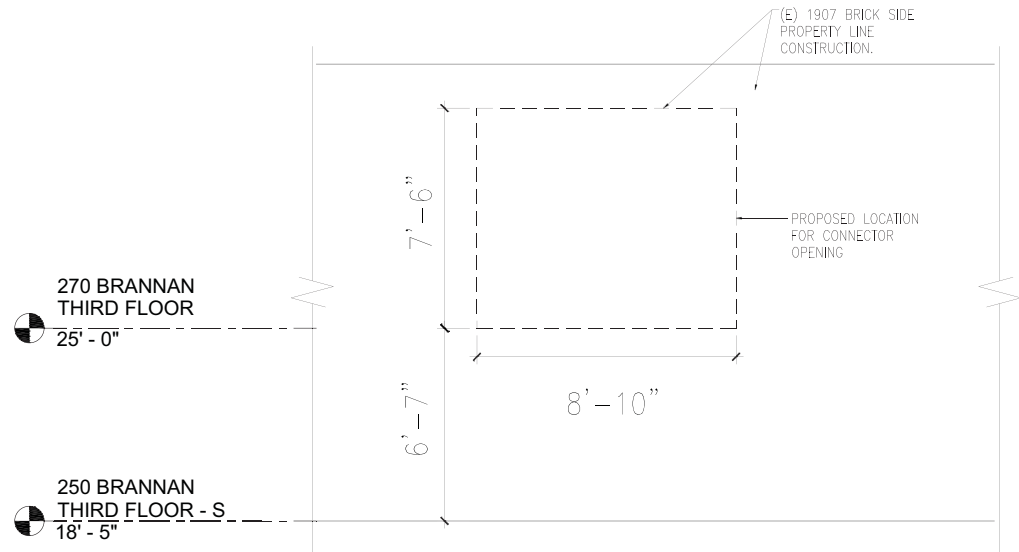
NICHOLSBOOTH ARCHITECTS



B1 DEMO PLAN - SOUTH
1/2" = 1'-0"



B2 CONSTRUCTION PLAN - SOUTH
1/2" = 1'-0"



A1 EXISTING ELEVATION SOUTH
1/2" = 1'-0"



A2 EXISTING PHOTO - SOUTH HALLWAY



SPLUNK

NEW BUILDING COMMUNICATION OPENINGS

250 BRANNAN STREET, SAN FRANCISCO, CA

417 Montgomery St.
7th Floor
San Francisco
California
94104

nicholsbooth
ARCHITECTS

www.nicholsbooth.com

splunk

NO. 1 2 3
 1. REVISION CHECK 12.18.15
 2. CODE REVIEW/CHECK SET 12.18.15
 3. P.T. REVISIONS 02.19.16

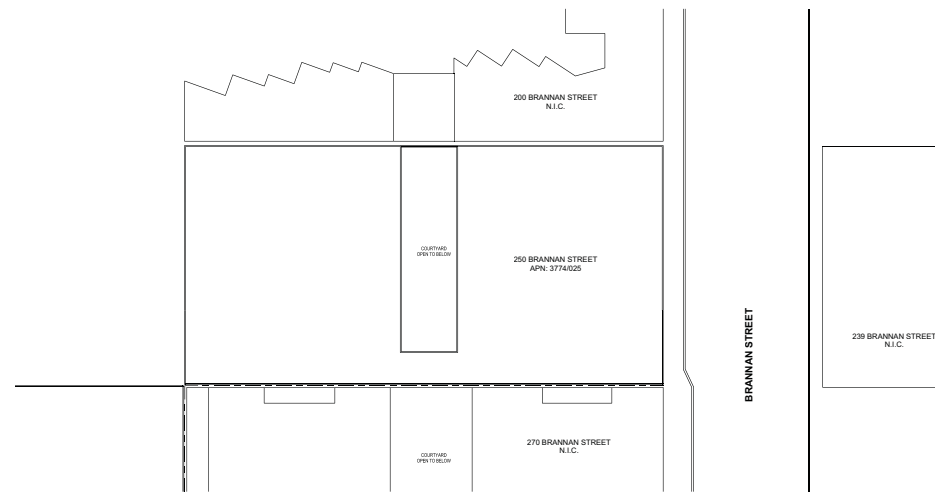
ARCHITECTURAL
 G-001.1 SUMMARY SHEET 1
 G-001.2 SUMMARY SHEET 2
 G-001.3 COVER SHEET
 A-100 KEY PLAN AND ELEVATION
 A-101.1 DEMOLITION PLAN AND DEMOLITION REFLECTED CEILING PLAN
 A-102.1 CONSTRUCTION AND POWER/DATA PLAN
 A-401 SECTIONS AND DETAILS
 A-501 STAIR DETAILS AND SECTIONS
 A-502 DETAILS
 A-600 PHOTOS

SPLUNK
CONNECTOR
 250 BRANNAN STREET
 SAN FRANCISCO, CA

COVER SHEET

JOB NUMBER
 090276.1402.00
 DRAWN BY
 SK
 AS SHOWN
 G-001.3
 FILE NAME
 F:\Splunk\250 Brannan\Floor\250-270
 Connector.dwg

SITE PLAN (N.T.S.)



DEBRIS RECOVERY PROGRAM

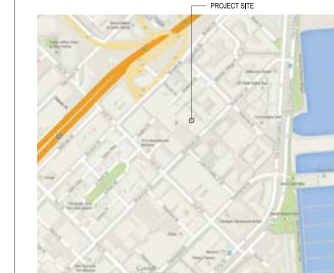
THIS PROJECT REQUIRES COMPLIANCE WITH CITY AND COUNTY OF SAN FRANCISCO CONSTRUCTION AND DEMOLITION DEBRIS RECOVERY ORDINANCE (ORDINANCE NO. 27-08). THIS ORDINANCE CREATES A MANDATORY PROGRAM TO MAXIMIZE THE RECYCLING OF WASTE CONSTRUCTION AND DEMOLITION DEBRIS. THE ORDINANCE REQUIRES THAT THIS DEBRIS MUST BE TRANSPORTED OFF-SITE BY A REGISTERED TRANSPORTER AND TAKEN TO A REGISTERED FACILITY THAT CAN PROCESS AND SHRED FROM LANDFILL. FOR MORE INFORMATION PLEASE VISIT SPENVIRONMENT.ORG OR CALL (415) 353-3700.

SMOKE CONTROL STATEMENT

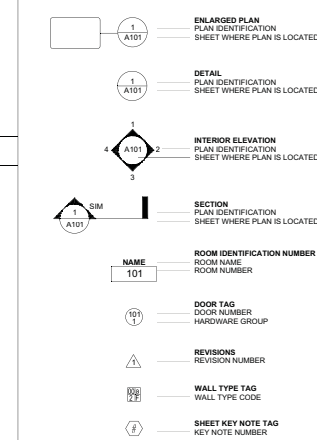
THE BUILDING RENOVATIONS SHOWN ON THE DRAWINGS UNDER MY RESPONSIBLE CHARGE DO NOT AFFECT THE DESIGN OR OPERATION OF EXISTING SMOKE MANAGEMENT SYSTEM PER HIS NARRATIVE FOR SMOKE CONTROL, DATED 3/17/2011.

BY: _____ DATE: _____

VICINITY MAP



DRAFTING SYMBOLS



APPLICABLE CODES

2013 CALIFORNIA BUILDING CODE
 2013 CALIFORNIA FIRE CODE
 2013 CALIFORNIA MECHANICAL CODE
 2013 CALIFORNIA ELECTRICAL CODE
 2013 CALIFORNIA PLUMBING CODE
 2013 SAN FRANCISCO BUILDING AMENDMENTS
 2013 LOCAL EQUIVALENCY FOR APPROVAL OF COMMUNICATING OPENINGS BETWEEN BUILDINGS ON SEPARATE PROPERTIES

PROJECT DIRECTORY

ARCHITECT: NICHOLSBOOTH ARCHITECTS
 417 MONTGOMERY STREET, 7TH FLOOR
 SAN FRANCISCO, CA 94104
 CONTACT: MARTHA BREED

PROJECT MANAGEMENT: JONES LANG LASALLE
 ONE FRONT STREET, SUITE 110
 SAN FRANCISCO, CA 94111
 CONTACT: JOHN FA

GENERAL CONTRACTOR: CHARLES PANKOW BUILDERS LTD.
 221 HARRIS STREET, SUITE 600
 SAN FRANCISCO, CA 94105
 CONTACT: WALLY NAYLOR

MECHANICAL, ELECTRICAL & PLUMBING: AB/JP
 560 MERRICK STREET, SUITE 700
 SAN FRANCISCO, CA 94105
 CONTACT: ALEX LOFTING

LIGHTING: AB/JP
 560 MERRICK STREET, SUITE 700
 SAN FRANCISCO, CA 94105
 CONTACT: MOLLY MCNEIGHT

NETWORK AND CABLE: RHODES NETWORK SERVICES, INC.
 201 BEECH LINE
 SAN JOSE, CA 95123
 CONTACT: DAMEN RHODES

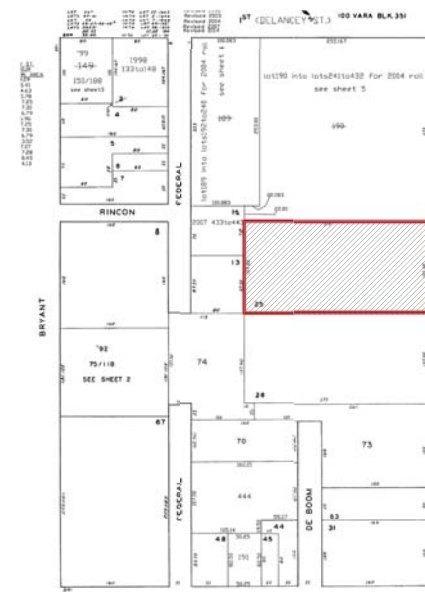
STRUCTURAL: TRING STRUCTURAL ENGINEERS
 1008 BRITTON AVENUE
 BERKELEY, CA 94704
 CONTACT: GINA BERETTA

SHEET INDEX



Sanborn Map ca. 1995*; subject property outlined in hatch (San Francisco Property Information Map, - 250 Brannan Street, <http://propertymap.sfpplanning.org/?dept=planning>, accessed January 19, 2016).

*The Sanborn Maps in San Francisco have not been updated since the mid-1990s, and this map does not accurately reflect existing conditions.



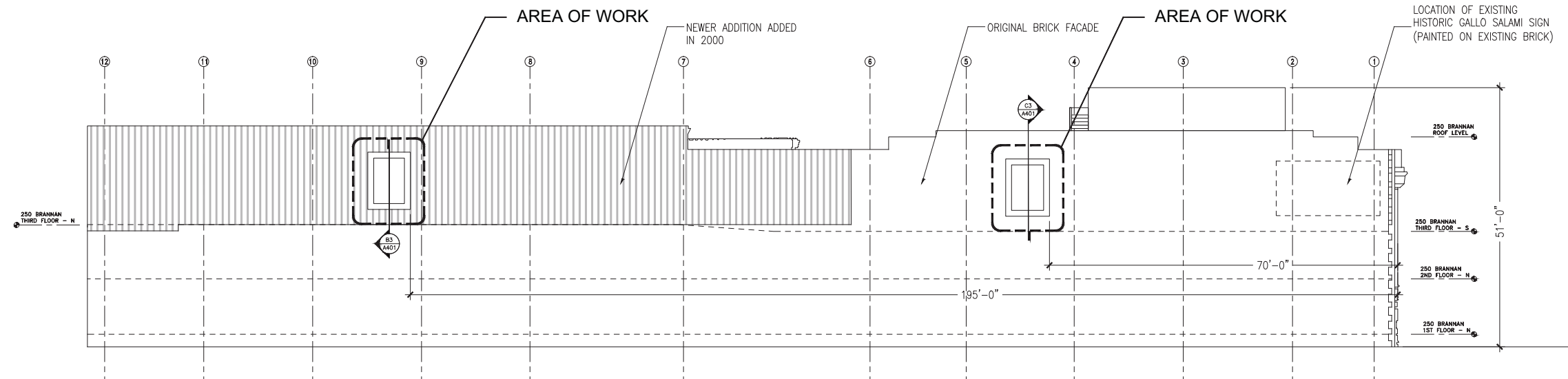
Block Map; subject property outlined in hatch (San Francisco Property Information Map, - 250 Brannan Street, <http://propertymap.sfpplanning.org/?dept=planning>, accessed January 19, 2016).



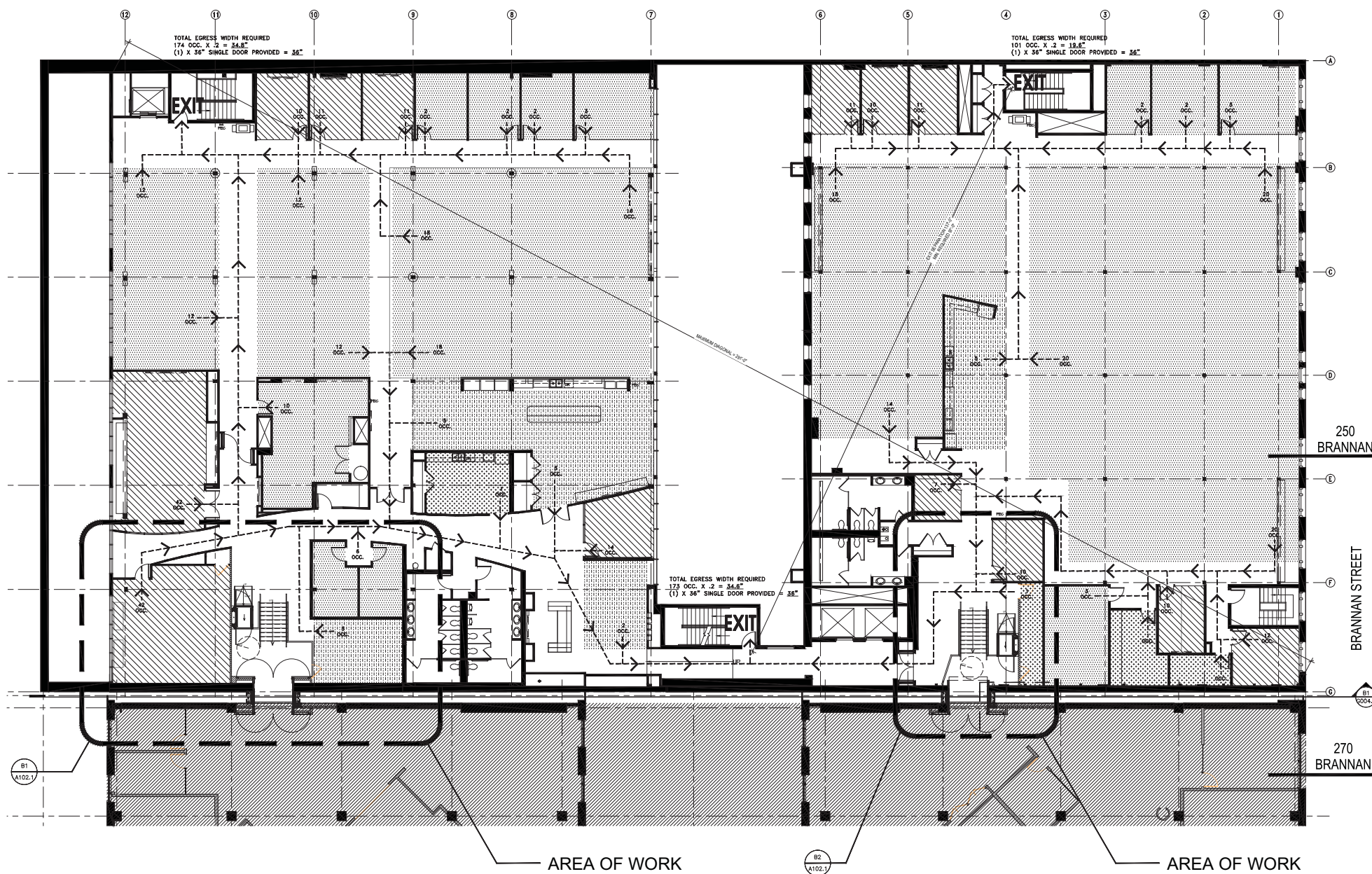
Aerial view, subject property outlined in white (Google Maps, <https://www.google.com/maps>, accessed January 19, 2016).

ISSUE INFORMATION

NO.	ISSUE	DATE
1	PRELIMINARY PRICING	12.04.15
2	COORDINATION/ CHECK SET	12.18.15
3	COA APPLICATION	01.20.16



B1 250 BRANNAN ST. - WEST EXTERIOR ELEVATION
1/8" = 1'-0"



A1 EXIT ROUTE - THIRD FLOOR
1/8" = 1'-0"

OCCUPANT LOAD CALCULATIONS

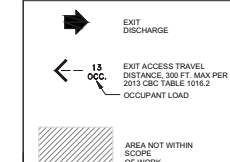
PER 2013 CBC SEC. 1015.1
THE NUMBER OF EXITS REQUIRED IS 2, PROVIDED IS 3

FUNCTION SPACE	TOTAL SQ.FT.	LOAD FACTOR	OCC.
B-OFFICE	22,270	100 GROSS	223
B-CONFERENCE	3,022	15 NET	201
B-ACCESSORY	1,954	100 GROSS	20
B-ACCESSORY	388	300 GROSS	4
CORE/CIRCULATION	939		
TOTAL	28,356		448

EGRESS WIDTH x PER 2013 CBC SEC. 1005.1

TOTAL OCCUPANT LOAD	TOTAL EGRESS WIDTH REQ'D
454	454 X .2" = 90.8"
REQUIRED EGRESS WIDTH	90.8"
NUMBER OF SINGLE EGRESS DOORS	EXISTING EGRESS WIDTH
3	3 X 36" = 108"
TOTAL EGRESS WIDTH	EXISTING
108"	

LEGEND



PROJECT DESCRIPTION

PROVIDE TWO NEW CONNECTION BRIDGES AT THE 3RD FLOOR BETWEEN 250 BRANNAN AND 270 BRANNAN. NEW STAIRCASE, LANDING, AND ADA LIFT AT BOTH LOCATIONS. DEMOLISH (E) CONFERENCE AND WORK ROOMS, (E) TRAINING ROOM AND MODIFY TO CREATE (N) TRAINING ROOM AND STORAGE CLOSET. LIFE SAFETY AND SPRINKLER MODIFICATIONS ARE UNDER SEPARATE PERMIT.

PROJECT DATA

BUILDING LOCATION:	250 BRANNAN STREET SAN FRANCISCO, CA 94107
APN:	BLOCK 3774 , LOT 25
ZONE:	MU-0
BUILDING TYPE:	TYPE III-B
OCCUPANCY CLASSIFICATION:	B (OFFICE SPACE)
BUILDING HEIGHT LIMIT:	65-X (SAN FRANCISCO PLANNING CODE)
NUMBER OF FLOORS:	4 STORIES
FIRE PROTECTION:	FULLY SPRINKLERED
EMERGENCY LIGHTING:	SHALL BE DESIGNED TO GIVE A UNIFORM MINIMUM VALUE OF ONE FOOT-CANDLE AT FLOOR LEVEL AT ALL LOCATIONS IN TENANT SPACE.

ARCHITECT

CONSULTANT

**SPLUNK
CONNECTOR**

250 BRANNAN STREET
SAN FRANCISCO, CA

KEY PLAN AND ELEVATION

JOB NUMBER

DRAWN BY

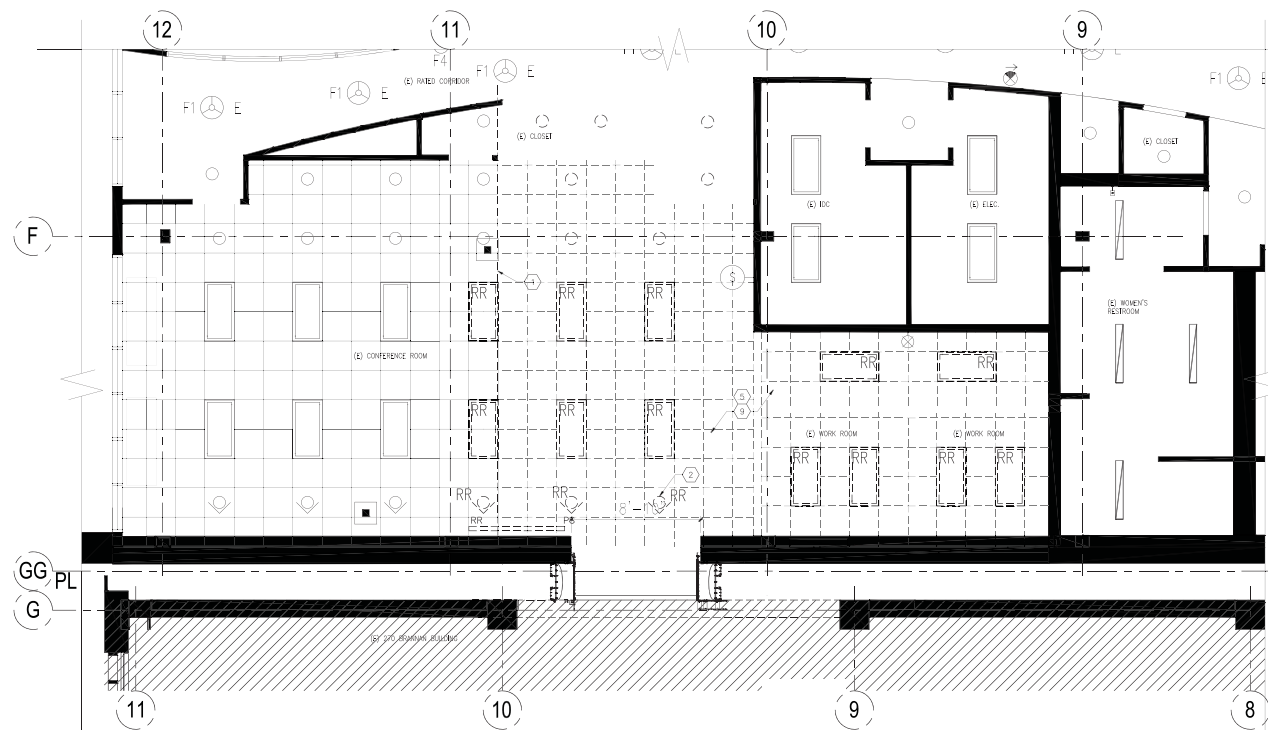
SCALE

FILE NAME

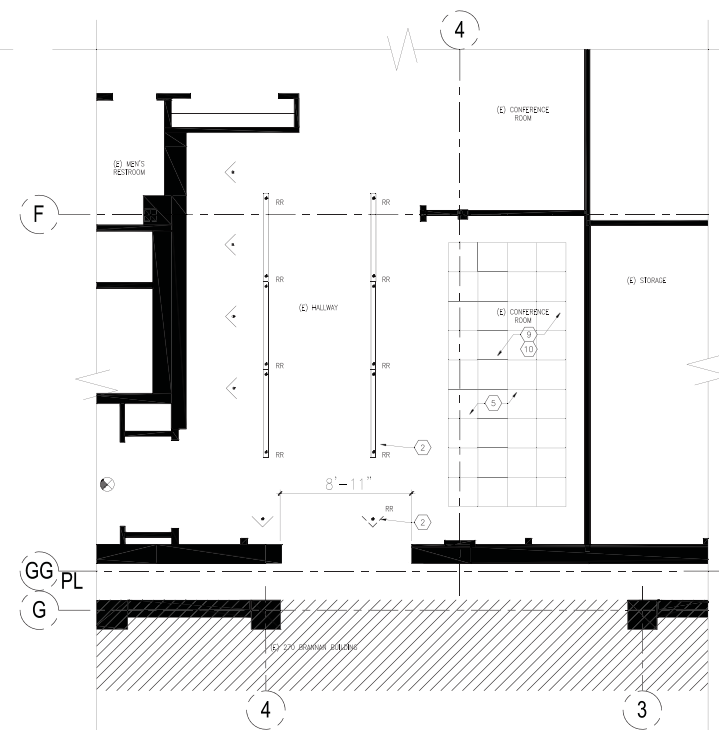
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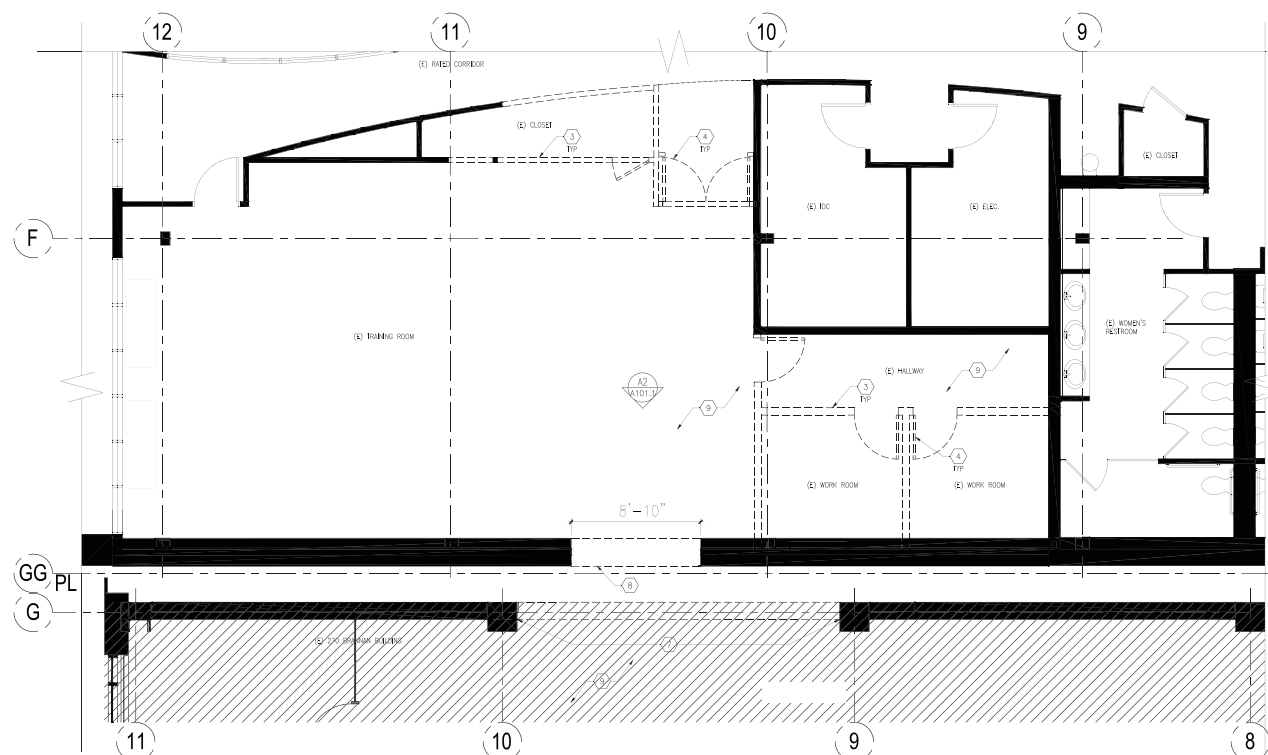
NO.	EDGE	DATE
1	ISSUE/REVISION SHEET	02.04.15
2	COORDINATION/CHECK SET	12.16.15
3	CGA APPLICATION	01.20.16
4	PLANNING COMMENTS	04.21.16



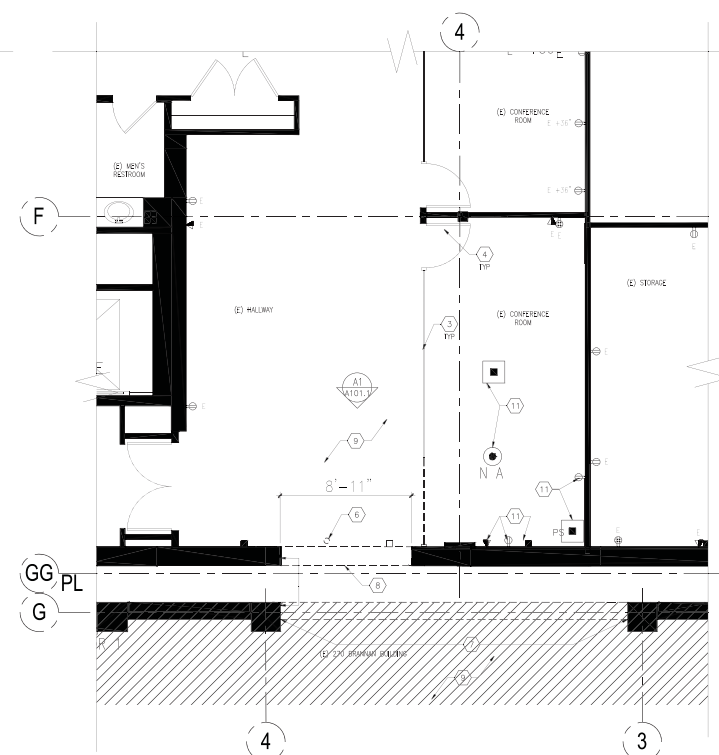
C1 DEMO RCP - NORTH
1/4" = 1'-0"



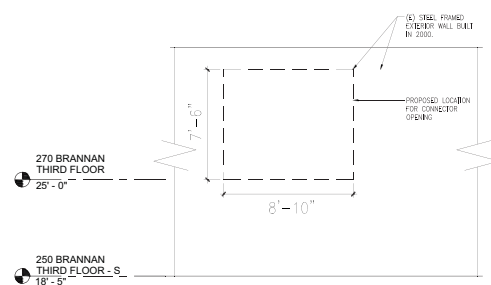
C2 DEMO RCP - SOUTH
1/4" = 1'-0"



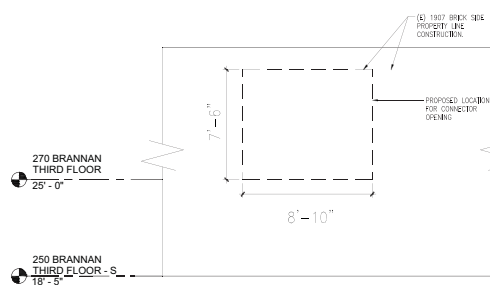
B1 DEMO PLAN - NORTH
1/4" = 1'-0"



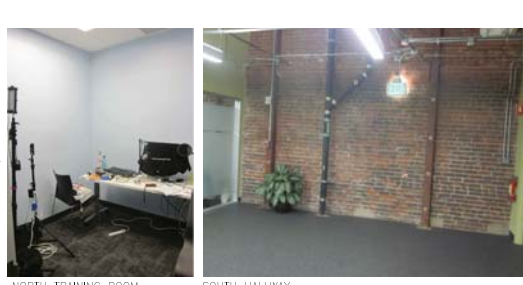
B2 DEMO PLAN - SOUTH
1/4" = 1'-0"



A1 EXISTING ELEVATION NORTH
1/4" = 1'-0"



A2 EXISTING ELEVATION SOUTH
1/4" = 1'-0"



A3 EXISTING PHOTOS

DEMOLITION KEYNOTES

- 1 DEMO EXISTING CEILING GRID, TILES AND LIGHT FIXTURES EAST OF THE LINE. LOCATION SHOWN DASHED.
- 2 RELOCATE EXISTING SPOT LIGHT FIXTURE. RAISE EXISTING LINEAR PENDANT FIXTURES. REBOLT T.B.D.
- 3 DEMOLISH EXISTING PARTITIONS AS SHOWN. CAP ANY ABANDONED ELECTRICAL BACK TO SOURCE AS REQUIRED. LOCAL PATCH AND REPAIR SURROUNDING AS REQUIRED.
- 4 REMOVE EXISTING DOOR/FRAME/HARDWARE, E.T.P. SEE CONSTRUCTION PLAN FOR REUSE. RETURN REMAINING TO TENANT BUILDING STOCK.
- 5 DEMO EXISTING CEILING GRID, TILES AND LIGHT FIXTURES AT THE LOCATION SHOWN DASHED.
- 6 REMOVE AND RELOCATE EXISTING DENSE LINE. PATCH AND REPAIR AS REQUIRED. SEE MEP DRAWINGS.
- 7 DEMOLISH EXISTING EXTERIOR WALLS TO EXTENT REQUIRED FOR NEW CONSTRUCTION. PATCH AND REPAIR AS REQUIRED FOR NEW OPENING. SEE STRUCTURAL DRAWINGS.
- 8 DEMOLISH EXISTING EXTERIOR WALLS. PATCH AND REPAIR AS REQUIRED FOR NEW OPENING. SEE STRUCTURAL DRAWINGS.
- 9 REMOVE AND SAVE FINISHES FOR FUTURE PATCHING. PROTECT EXISTING FINISHES THROUGHOUT.
- 10 LEAVE PORTION OF CEILING IN PLACE FOR FUTURE STORAGE ROOM.
- 11 DEMO (E) POWER/ DATA CAP BACK TO SOURCE AS REQUIRED.

LEGEND

- REMOVE AND RELOCATE LIGHT FIXTURE. REUSE OR PROTECT/RETURN TO SPLUNK BUILDING STOCK STORAGE.
- EXISTING 2' X 4' LIGHT FIXTURE TO REMAIN
- EXISTING CONSTRUCTION TO BE DEMOLISHED
- EXISTING PARTITION TO REMAIN
- ALIGN
- NOT IN SCOPE
- REMOVE AND RELOCATE

SPLUNK CONNECTOR

250 BRANNAN STREET
SAN FRANCISCO, CA

DEMOLITION PLAN AND DEMOLITION REFLECTED CEILING PLAN

JOB NUMBER

SPK175161200

DATE

DATE

DATE

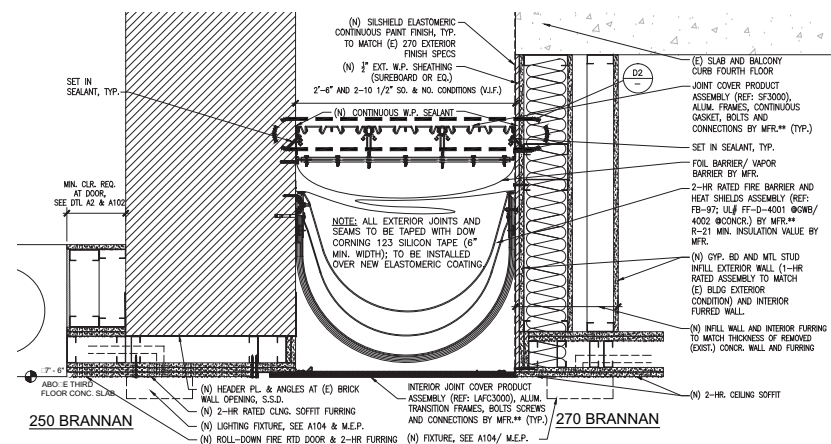
DATE

FILE NUMBER

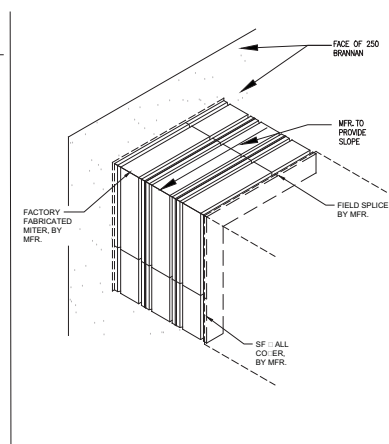
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A-101.1

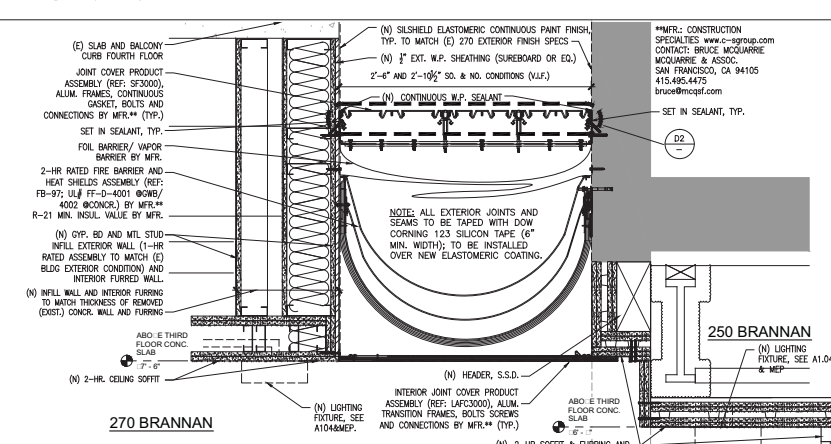
NO.	ISSUE	DATE
1	PRELIMINARY PRING	12.04.15
2	COORDINATION/ CHECK SET	12.18.15
3	COA APPLICATION	01.20.16



D1 JOINT COVER ASSEMBLY @ROOF - SECTION (SOUTH)
1-1/2" = 1'-0"



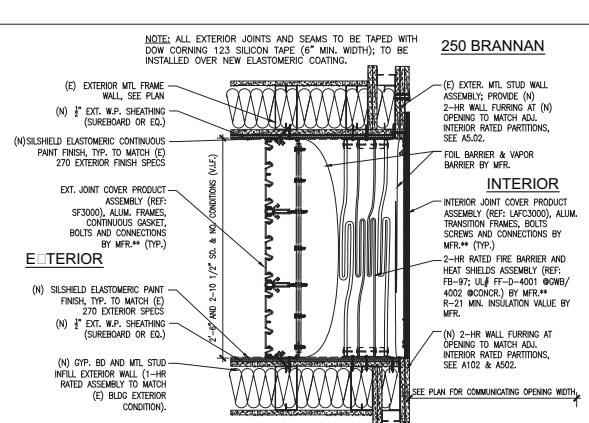
D2 REF. EXT. JOINT COVER MITER @250-270 BRANNAN GAP
N.T.S.



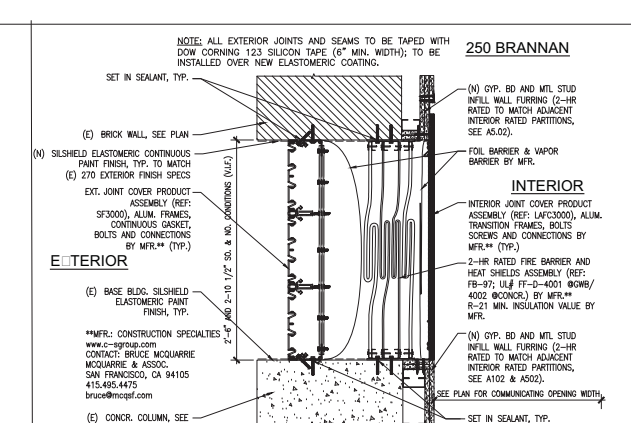
C1 JOINT COVER ASSEMBLY @ROOF - SECTION (NORTH)
1-1/2" = 1'-0"



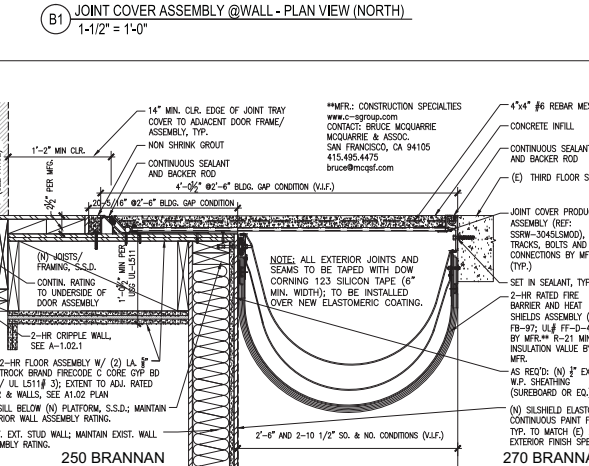
C3 SECTION B - SOUTH
1/4" = 1'-0"



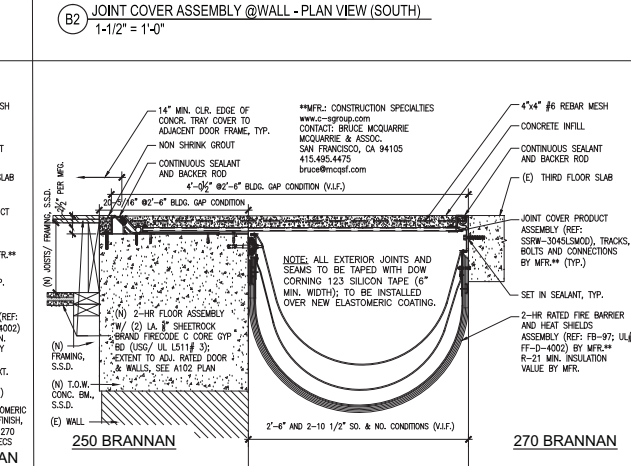
B1 JOINT COVER ASSEMBLY @WALL - PLAN VIEW (NORTH)
1-1/2" = 1'-0"



B2 JOINT COVER ASSEMBLY @WALL - PLAN VIEW (SOUTH)
1-1/2" = 1'-0"



A1 JOINT COVER ASSEMBLY @FLOOR - SECTION (NORTH)
1-1/2" = 1'-0"



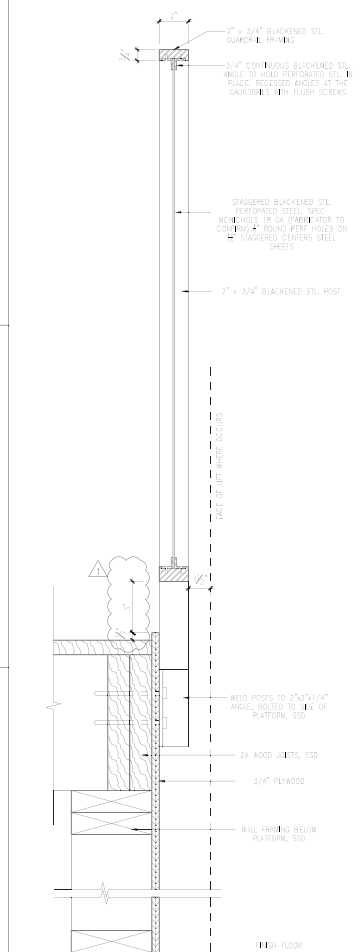
A2 JOINT COVER ASSEMBLY @FLOOR - SECTION (SOUTH)
1-1/2" = 1'-0"

B3 SECTION C - NORTH
1/4" = 1'-0"

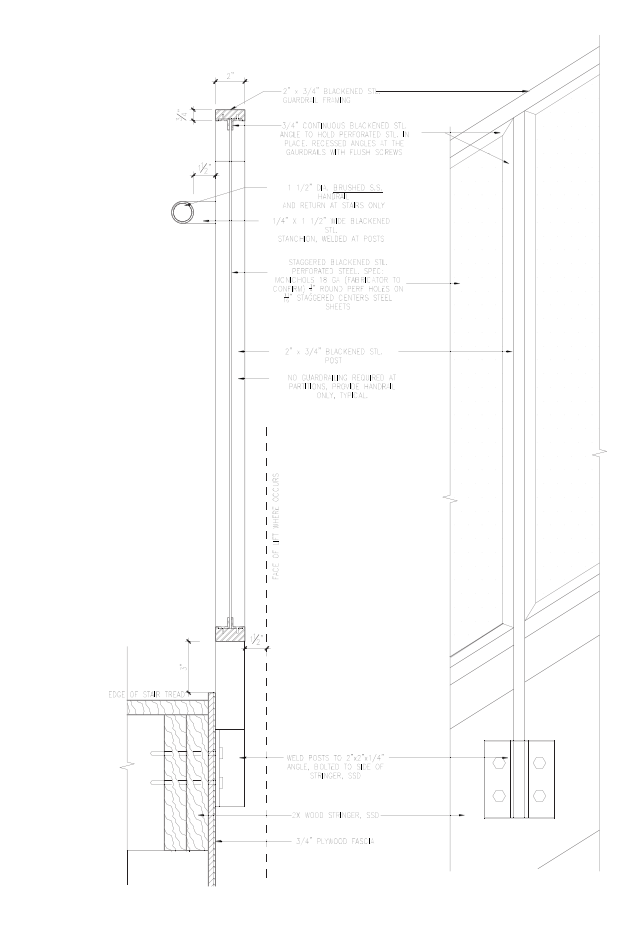
KEYNOTES (SECTIONS)

- 1 (E) WALL, 250 BRANNAN
- 2 SEISMIC GAP COVER S.A.D.
- 3 NOT USED.
- 4 OPENING IN (E) BRICK WALL UNDER SEPARATE PERMIT
- 5 ALIGN F.F. CONNECTOR TO F.F. AT 250 AND 270 BRANNAN
- 6 (E) WALL, 270 BRANNAN
- 7 (N) PLATFORM, S.S.D.
- 8 (E) WOODEN JOISTS
- 9 (N) HEADER (S.S.D.)
- 10 (N) ROOF/ EXTERIOR JOINT COVER ASSEMBLY, BY MFR. (SEE DETAILS THIS SHEET.)
- 11 (N) A.D.A. LIFT
- 12 (N) STAIRS AND RAILINGS, SEE SHEET A501
- 13 (N) LANDING, S.S.D.
- 14 (N) O.P. BD. AND METAL STUD INFLX EXTERIOR WALL (1-HR RATED WALL ASSEMBLY TO MATCH (E) BLDG CONDITION) AND INTERIOR FURRED WALL. OVERALL NEW WALL THICKNESS TO MATCH THICKNESS OF REMOVED (E) CMU WALL AND INTERIOR FURRING.
- 15 (N) 2-HR RATED CONDUIT FOR (N) LT. CABLING FROM (E) 250 SERVER, SEE MEP.
- 16 (N) EXTERIOR WALL INFLX FRAMING AT NORTH LOCATION (BELOW NEW PLATFORM FRAMING), S.S.D.
- 17 (N) CONNECTION TO PLATFORM AT TOP OF WALL, S.S.D.
- 18 ALL EXTERIOR JOINTS AND SEAMS TO BE TAPED WITH DOW CORNING 123 SILICON TAPE (6" MIN. WIDTH); TO BE INSTALLED OVER NEW ELASTOMERIC COATING.

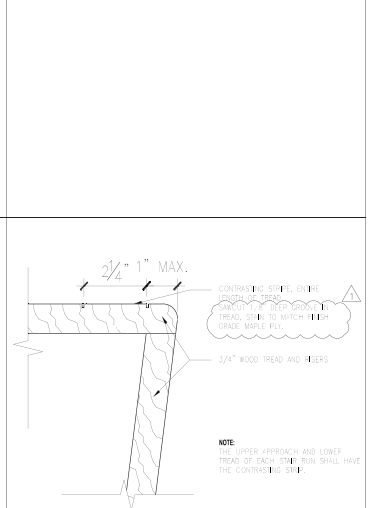
NO.	REVISION	DATE
1	ISSUE FOR PERMIT	12.16.15
2	COORDINATION/CHECK SET	12.16.15
3	CGA APPLICATION	01.20.16
4	PLANNING COMMENTS	04.21.16
5	PLANNING COMMENTS	05.04.16



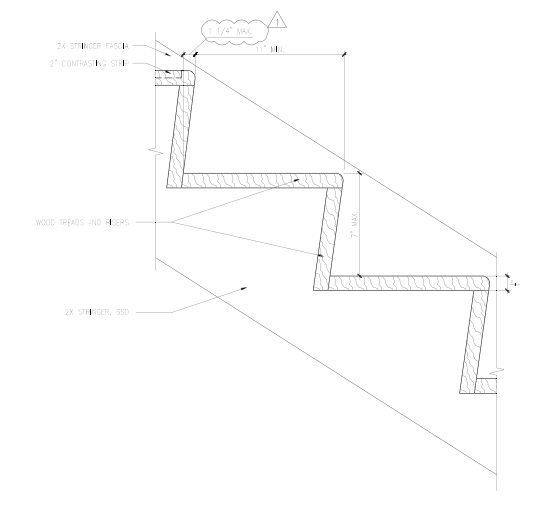
C5 GUARDRAIL SECTION @ PLATFORM
3" = 1'-0"



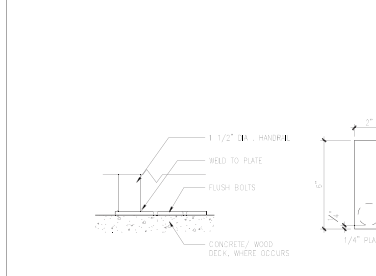
C6 GUARDRAIL SECTION FRAMING DETAILING
3" = 1'-0"



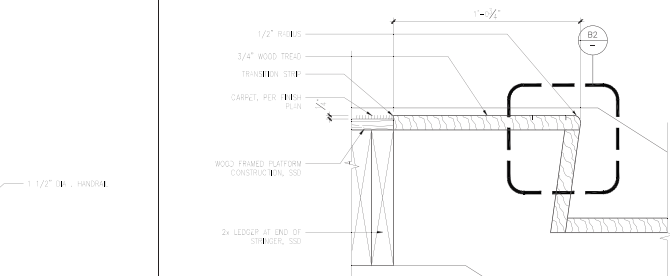
B2 ENLARGED CONTRASTING STAIR TREAD
6" = 1'-0"



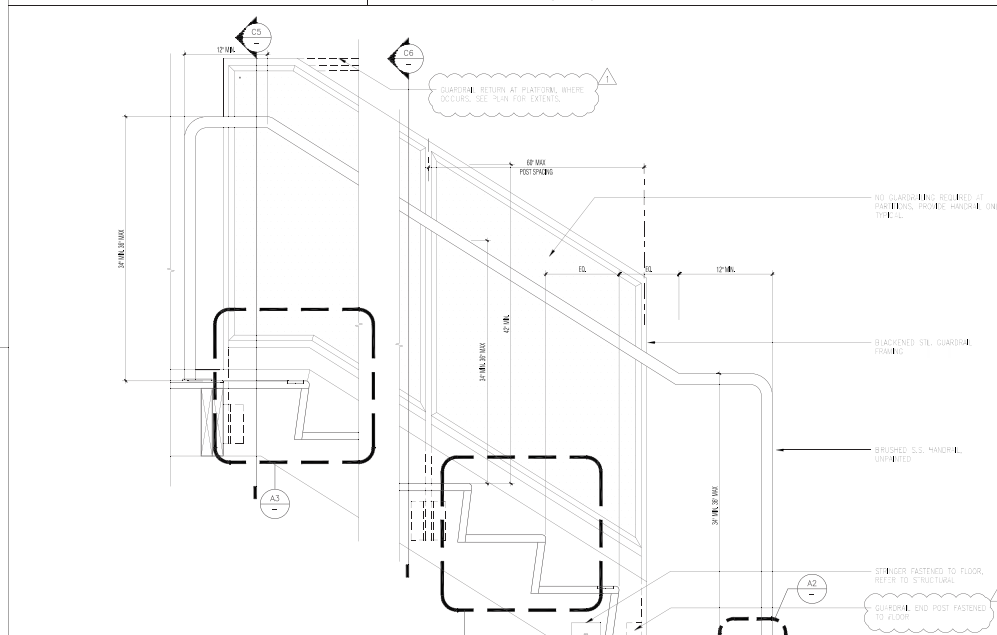
B3 ENLARGED STAIR TREAD DETAIL
3" = 1'-0"



A2 TYP. GUARDRAIL FLOOR PLATE
3" = 1'-0"



A3 ENLARGED TOP TREAD LANDING
3" = 1'-0"



A5 GUARDRAIL STAIR DETAIL
1 1/2" = 1'-0"

ARCHITECT

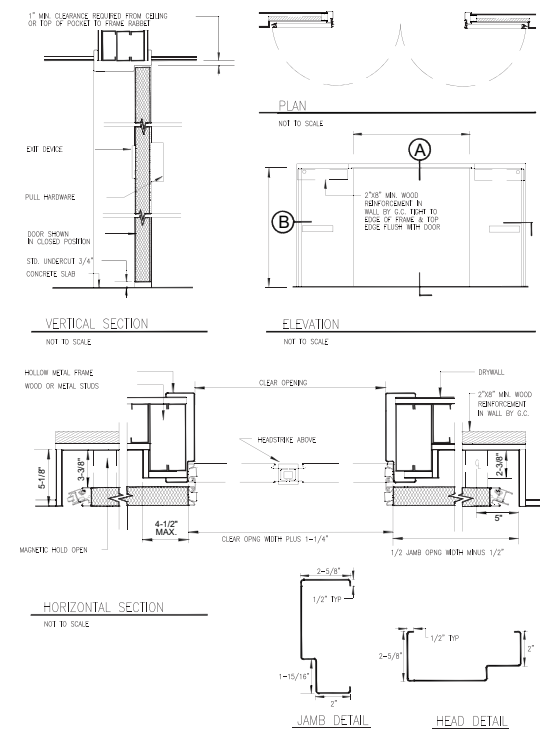
CONTRACTOR

SPLUNK CONNECTOR
250 BRANNAN STREET
SAN FRANCISCO, CA

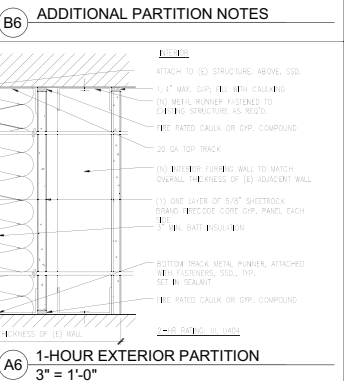
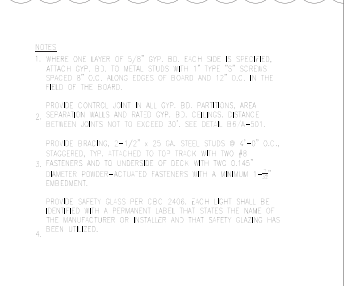
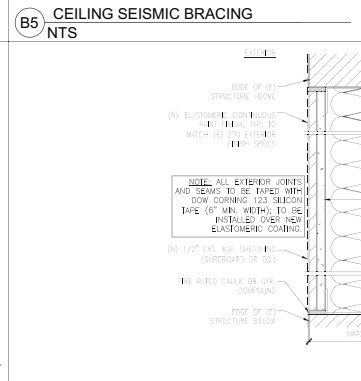
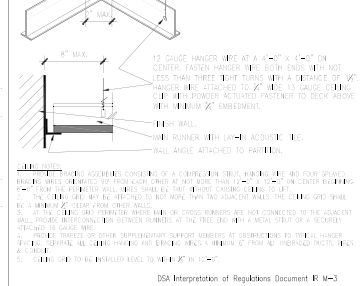
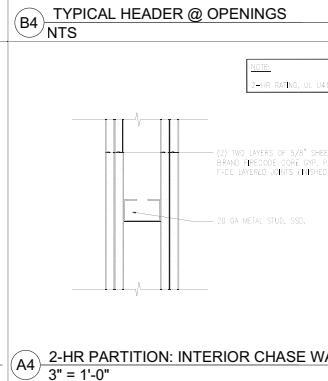
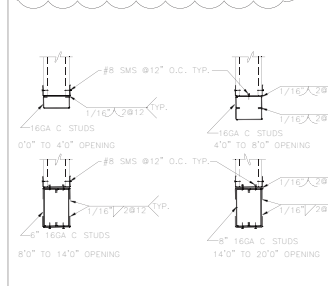
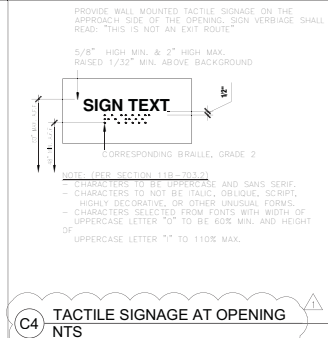
STAIR DETAILS
AND SECTIONS

JOB NUMBER
SPRCS161200
DATE
AS SHOWN
FILE NAME
A-501
F:\Splunk\250 Brannan\Floor\250_275
Connector\Connector.dwg

NO.	EDGE	DATE
1	REVISION/REVISION	12.18.15
2	COORDINATION/CHECK SET	12.18.15
3	CGA APPROVAL	01.20.16
4	PLANNING COMMENTS	04.21.16
5	PLANNING COMMENTS	05.04.16



C6 DOOR DETAILS - INTEGRATED METAL DOOR OPENING SYSTEM
NTS

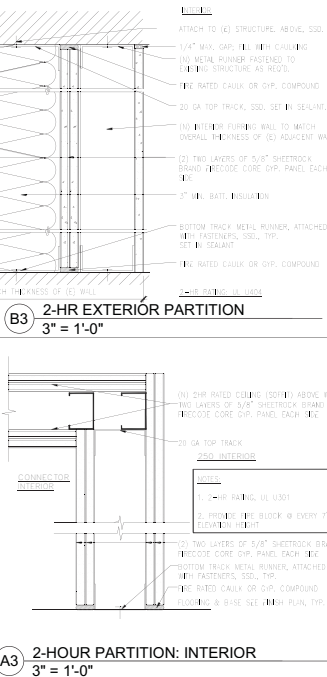
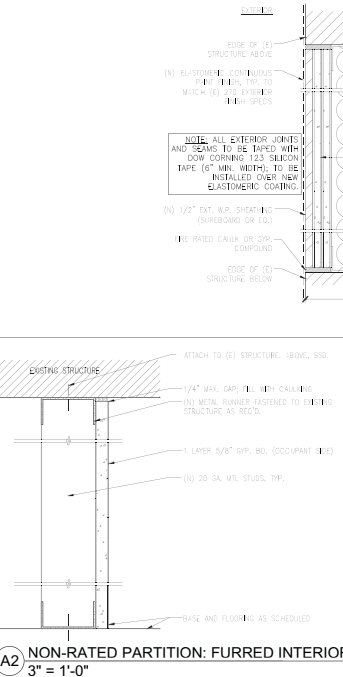
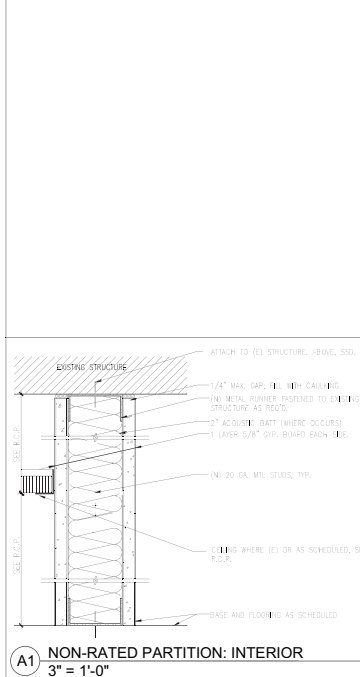


WALL TYPES

ALL METAL STUDS SHALL BE 2-1/2" 25GA @ 24" O.C. UNLESS OTHERWISE NOTED. WHEN PARTITION HEIGHT EXCEEDS 10'-9" STUD SPACING SHALL BE 16" O.C. TO A MAX. HEIGHT OF 12'-6". WHEN PARTITION HEIGHT EXCEEDS 12'-6" USE 2-1/2" 25GA METAL STUDS @ 16" O.C. TO A MAX. HEIGHT OF 13'-10". SEE TABLE FOR DIFFERENT ALLOWABLE HEIGHT/SIZE/SPACING.

25 GAUGE STUDS	STUD WIDTH	STUD SPACING	DRP. WID.	DRP. WID. SPACING	DRP. WID. LAYERS	DRP. WID. LAYERS	DRP. WID. ONE SIDE
2-1/2"	16"	13"-10"	16"-11"	13"-0"	2	1	13"-0"
3-5/8"	24"	15"-0"	15"-0"	15"-0"	1	1	15"-0"
4"	16"	19"-0"	21"-0"	18"-0"	1	1	18"-0"
6"	16"	25"-0"	28"-0"	25"-0"	1	1	25"-0"
8"	24"	22"-0"	24"-11"	22"-3"	1	1	22"-3"

25 GAUGE STUDS	STUD WIDTH	STUD SPACING	DRP. WID.	DRP. WID. SPACING	DRP. WID. LAYERS	DRP. WID. LAYERS	DRP. WID. ONE SIDE
2-1/2"	16"	13"-0"	14"-0"	13"-0"	2	1	13"-0"
3-5/8"	24"	15"-0"	15"-0"	15"-0"	1	1	15"-0"
4"	16"	17"-3"	17"-3"	15"-0"	1	1	15"-0"
6"	24"	14"-3"	14"-3"	13"-0"	1	1	13"-0"
8"	24"	15"-0"	15"-0"	15"-0"	1	1	15"-0"



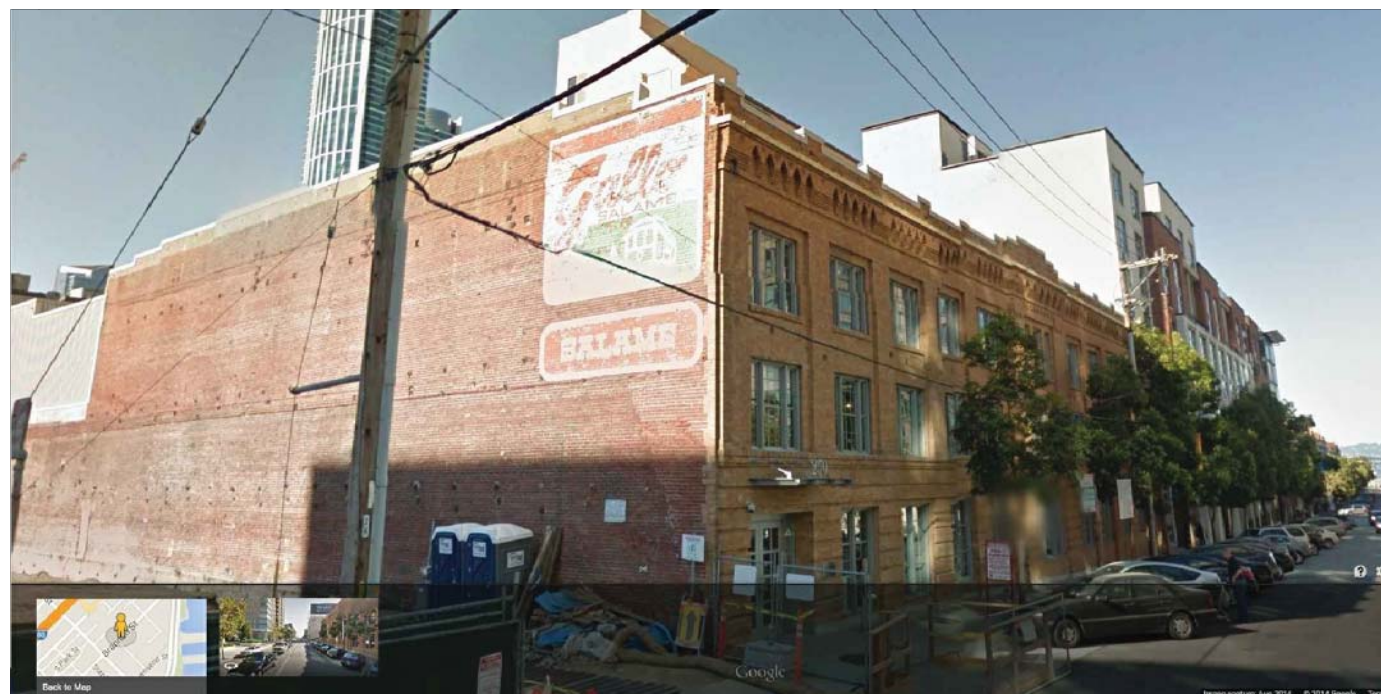
NO.	ISSUE	DATE
1	ISSUE PRELIM	02.04.15
2	COORDINATION/CHECK SET	12.16.15
3	CGA APPLICATION	01.20.16
4	PLANNING COMMENTS	04.21.16
5	PLANNING COMMENTS	05.04.16



2. CURRENT - PHOTO OF 250 AND 270 BRANNAN



3. CURRENT - PHOTO OF 250 AND 270 BRANNAN



1. EXISTING PHOTO PRIOR TO CONSTRUCTION OF 270 BRANNAN IN 2015.

ARCHITECT

CONSULTANT

**SPLUNK
CONNECTOR**

250 BRANNAN STREET
SAN FRANCISCO, CA

PHOTOS

JOB NUMBER

SPC175161100

DRAWN BY

DB

AS SHOWN

A-600

FILE NAME
F:\Splunk\250 Brannan\Floor250_270
Connector\Compendium\02016_CGA_Application