



# SAN FRANCISCO PLANNING DEPARTMENT

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## Certificate of Appropriateness Case Report

HEARING DATE: MAY 18, 2016

### CONSENT

*Filing Date:* March 30, 2016  
*Case No.:* 2016-003416COA  
*Project Address:* **274 BRANNAN STREET**  
*Historic Landmark:* South End Landmark District  
*Zoning:* MUO (Mixed Use-Office) District  
65-X Height and Bulk District  
*Block/Lot:* 3774 / 073  
*Applicant:* Julie Zaoui  
The Swig Company  
501 Second Street, Suite 210  
San Francisco, CA 94107  
*Staff Contact* Eiliesh Tuffy - (415) 575-9191  
eiliesh.tuffy@sfgov.org  
*Reviewed By* Tim Frye - (415) 575-6822  
tim.frye@sfgov.org

1650 Mission St.  
Suite 400  
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Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

### PROPERTY DESCRIPTION

The historic Hawley Terminal Building at 274 Brannan Street is a six-story reinforced concrete former warehouse. Completed in 1924, the building was originally designed by the engineering firm of Ellison & Russell for M.J. Hawley who owned several public warehouses in the area. The subject property is a contributing building within the South End Landmark District.

### PROJECT DESCRIPTION

The proposed scope of work is for the infill of property line windows on the east elevation of the building, in non-visible locations. In response to adjacent new construction, fire-rated interior partition walls are to be constructed to meet Building Code requirements. One window will be retrofit to receive fire-rated glazing. No work is proposed at the five recessed balconies on the top floor. Specifically, the proposal includes:

#### East Elevation

- On the ground floor, removal of existing non-historic window grilles and construction of a 1-hour fire-rated gypsum partition within the historic rough opening. The partitions will be installed flush with the interior wall surface, but will include a generous reveal to allow the rough openings to remain legible on the exterior of the building.

- On floors 2 through 5, retain the existing windows in place so they remain legible on the exterior of the building. A 1-hour fire-rated gypsum partition will be installed flush with the interior wall surface.
- On the 6<sup>th</sup> floor, in the southernmost structural bay, replace the existing clear glazing with ¼" clear, fire-rated wire glass within the same window frames. On the interior side of the wall, 18" back from the glass, fire suppression sprinklers are to be installed at a height concealed by the window header.

Please see photographs and plans prepared by Gensler and The Swig Company, dated as "Received on March 30, 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 data center housing computer and telecom equipment. The current use has not precipitated the need for*

*the changes under review, but rather the construction of a new building adjacent to the subject property's east 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 fenestration on the east elevation will be retained and preserved as part of the mandatory fire separation measures. Where new 1-hour rated gypsum walls are to be installed, they are to be placed on the interior side of the existing rough openings, behind the existing windows or with a generous reveal at the ground floor openings. The metal grilles proposed for removal on the ground floor are not historic.*

**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 east of the subject property, the area of work is no longer publicly visible. Despite this lack of public visibility, construction of the required fire-rated partitions has been designed to preserve the existing fenestration in place and leave reveals to retain a record of the historic ground floor openings on the exterior wall. The one window proposed for glazing replacement is six stories above the curb on a secondary elevation and will have new clear, wire glass installed in the existing window frame. 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.

*East elevation fenestration and rough opening sizes will be retained and preserved as part of the project. The proposed project respects character-defining elements of the property from the district's period of significance.*

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

*The existing windows, which are a combination of historic steel sashes and later aluminum frame windows, are to be preserved in place. The proposed project will preserve the fenestration that characterizes 1920s concrete 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 fenestration on the building's east elevation -- with the exception of one 6<sup>th</sup> floor window -- will not require repair or replacement. The existing, non-historic 6<sup>th</sup> floor window will be retained and retrofit to receive clear wire-glass for fire rating requirements. Where new fire-rated partitions are required, they have been designed to retain physical evidence of the east elevation's existing fenestration. The proposed project will preserve the craftsmanship that characterizes 1920s concrete 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 required fire-rated partitions has been designed to preserve the existing fenestration in place and leave reveals to retain a record of the historic ground floor openings on the exterior wall. The one window proposed for glazing replacement will have new clear, wire glass installed in the existing window frame, which will differentiate it from the remaining clear-glass windows on the building. The new, blind window openings are proposed to be sealed off using gypsum wallboard towards the interior edge of the rough openings. These gypsum partitions will be differentiated from the historic concrete building envelope and could be reversed in the future to restore the east elevation fenestration openings.*

**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 east elevation's interior gypsum partition walls and the wire glass in the 6<sup>th</sup> floor window would be possible to restore the essential form and integrity of the historic property.*

## **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*.

### *East Elevation 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 retain existing building fabric and window sashes, will replace non-fire-rated glazing with clear wire glass at one property line window location, and will not attempt to build the required fire-rated partition walls in a manner that obscures the fenestration pattern on the building's east elevation. 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\274 Brannan\274BrannanSt\_CofA Case Report.docx*



# SAN FRANCISCO PLANNING DEPARTMENT

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## Historic Preservation Commission Draft Motion

HEARING DATE: MAY 18, 2016

1650 Mission St.  
Suite 400  
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 073 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 March 30, 2016, Julie Zaoui of The Swig Company ("Project Sponsor") filed an application with the San Francisco Planning Department ("Department") for a Certificate of Appropriateness to construct fire-rated partition walls and install fire-rated glazing at the fenestration openings on the east elevation of the subject property located on Lot 073 in Assessor's Block 3774.

Specifically, the proposal includes:

#### East Elevation

- On the ground floor, removal of existing non-historic window grilles and construction of a 1-hour fire-rated gypsum partition within the historic rough opening. The partitions will be installed flush with the interior wall surface, but will include a generous reveal to allow the rough openings to remain legible on the exterior of the building.

- On floors 2 through 5, retain the existing windows in place so they remain legible on the exterior of the building. A 1-hour fire-rated gypsum partition will be installed flush with the interior wall surface.
- On the 6<sup>th</sup> floor, in the southernmost structural bay, replace the existing clear glazing with ¼" clear, fire-rated wire glass within the same window frames. On the interior side of the wall, 18" back from the glass, fire suppression sprinklers are to be installed at a height concealed by the window header.

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

WHEREAS, on May 18, 2016, the Commission conducted a duly noticed public hearing on the current project, Case No. 2016-003416COA ("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 March 30, 2016 on file in the docket for Case No. 2016-003416COA.

## **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 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 proposed will not have any impact on industrial and service sector jobs. No office development is proposed as part of the project.*

- 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 073 in Assessor's Block 3774 for proposed work in conformance with the conceptual architectural plans dated Received March 30, 2016 and stamped Exhibit A on file in the docket for Case No. 2016-003416COA.

**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 May 18, 2016.

Jonas P. Ionin  
Commission Secretary

AYES: X

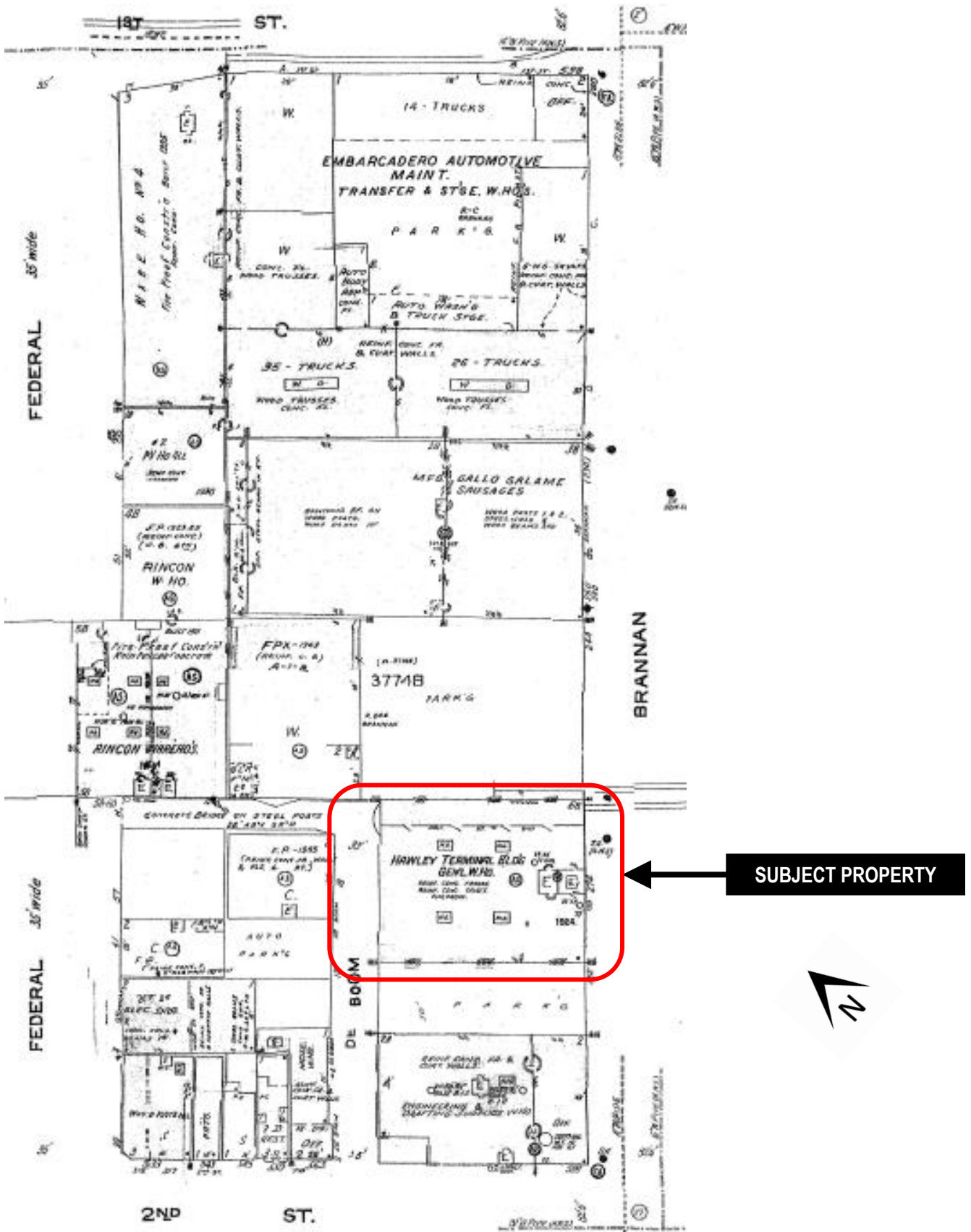
NAYS: X

ABSENT: X

ADOPTED: May 18, 2016



# Sanborn Map



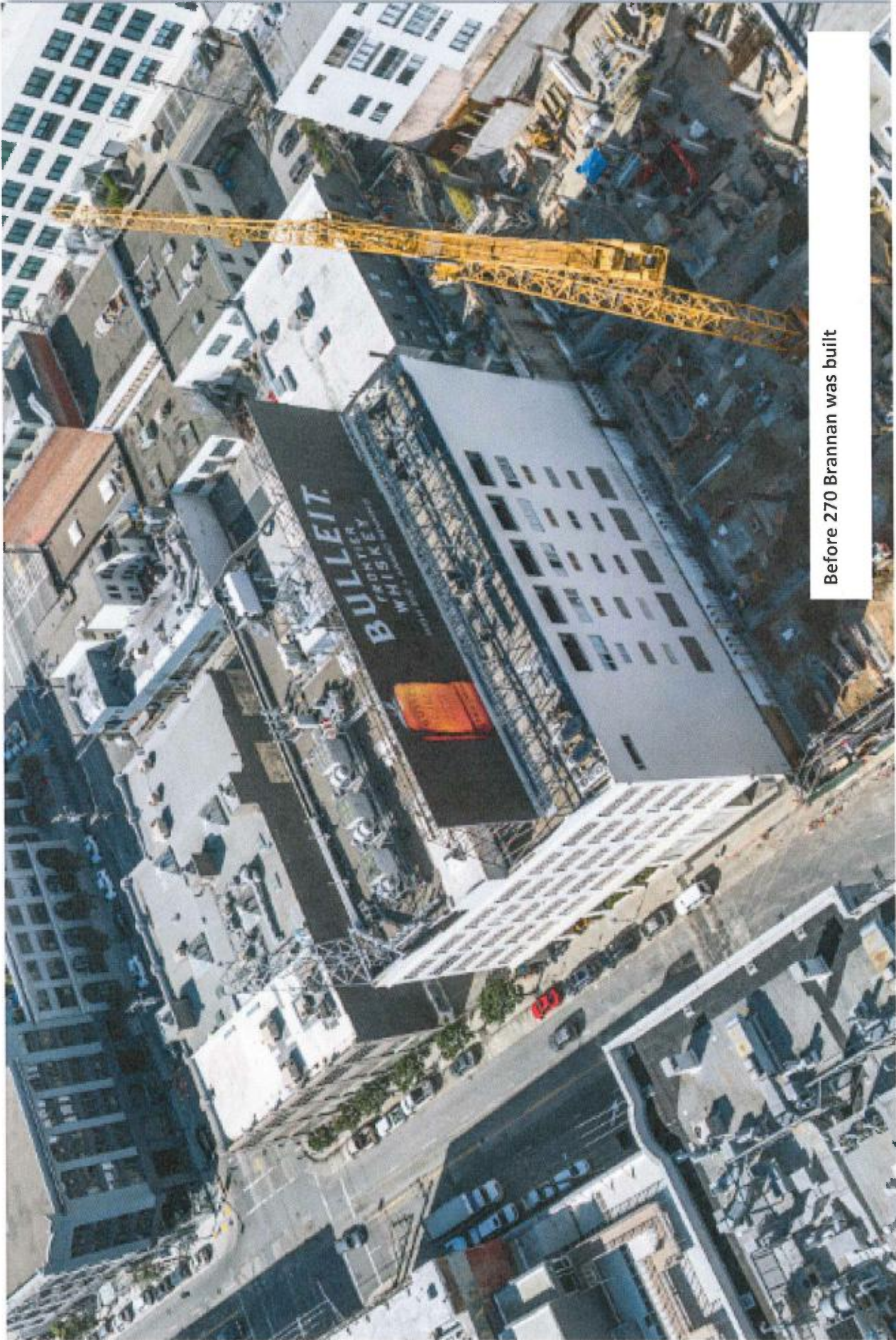
Certificate of Appropriateness Hearing  
Case Number 2016-003416COA  
274 Brannan Street





## EXHIBIT A: SITE PLAN



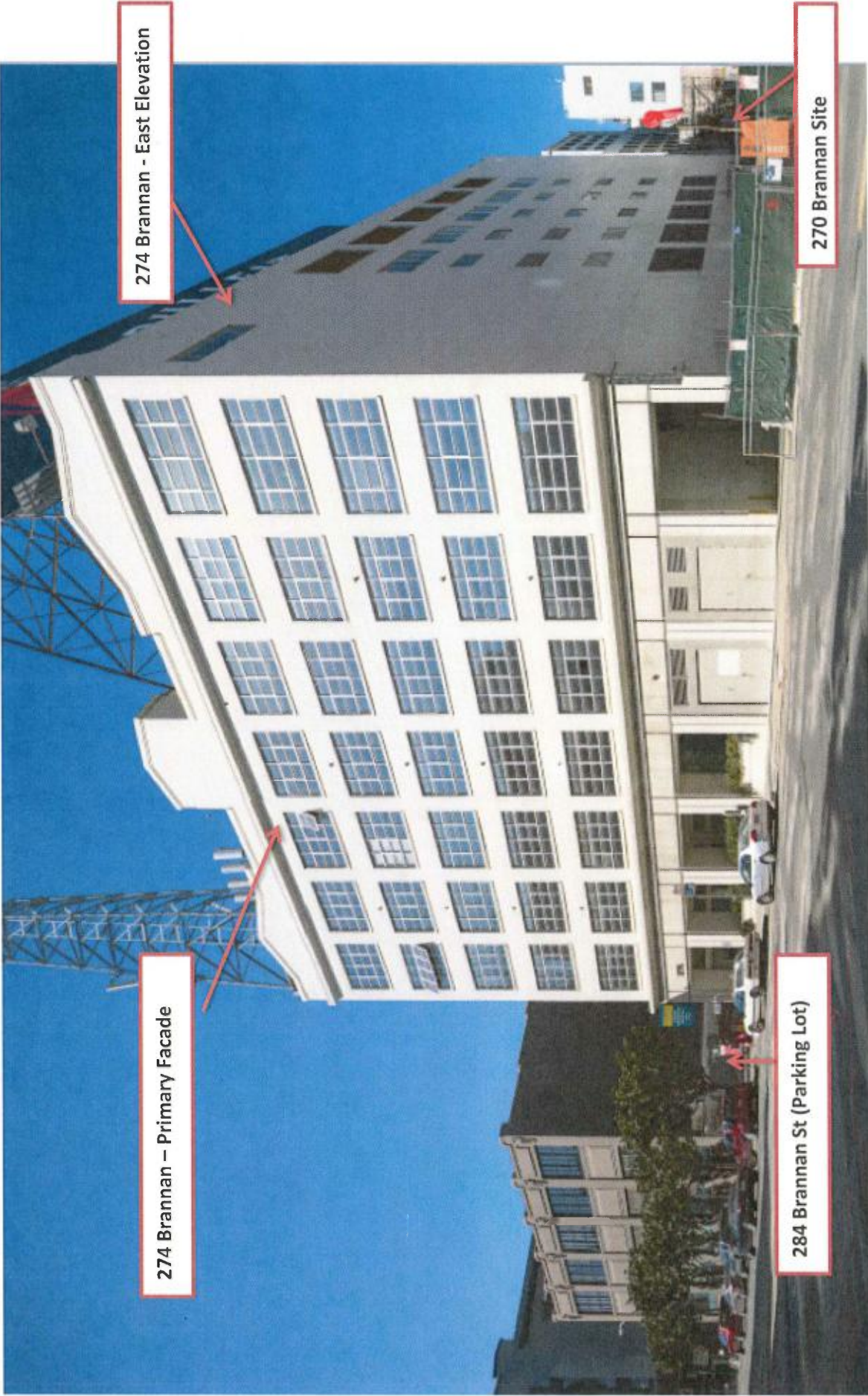


Before 270 Brannan was built



274 Brannan – Primary Façade & East Elevation

Before 270 Brannan was built



274 Brannan – Primary Façade

274 Brannan - East Elevation

284 Brannan St (Parking Lot)

270 Brannan Site



274 Brannan – East Elevation

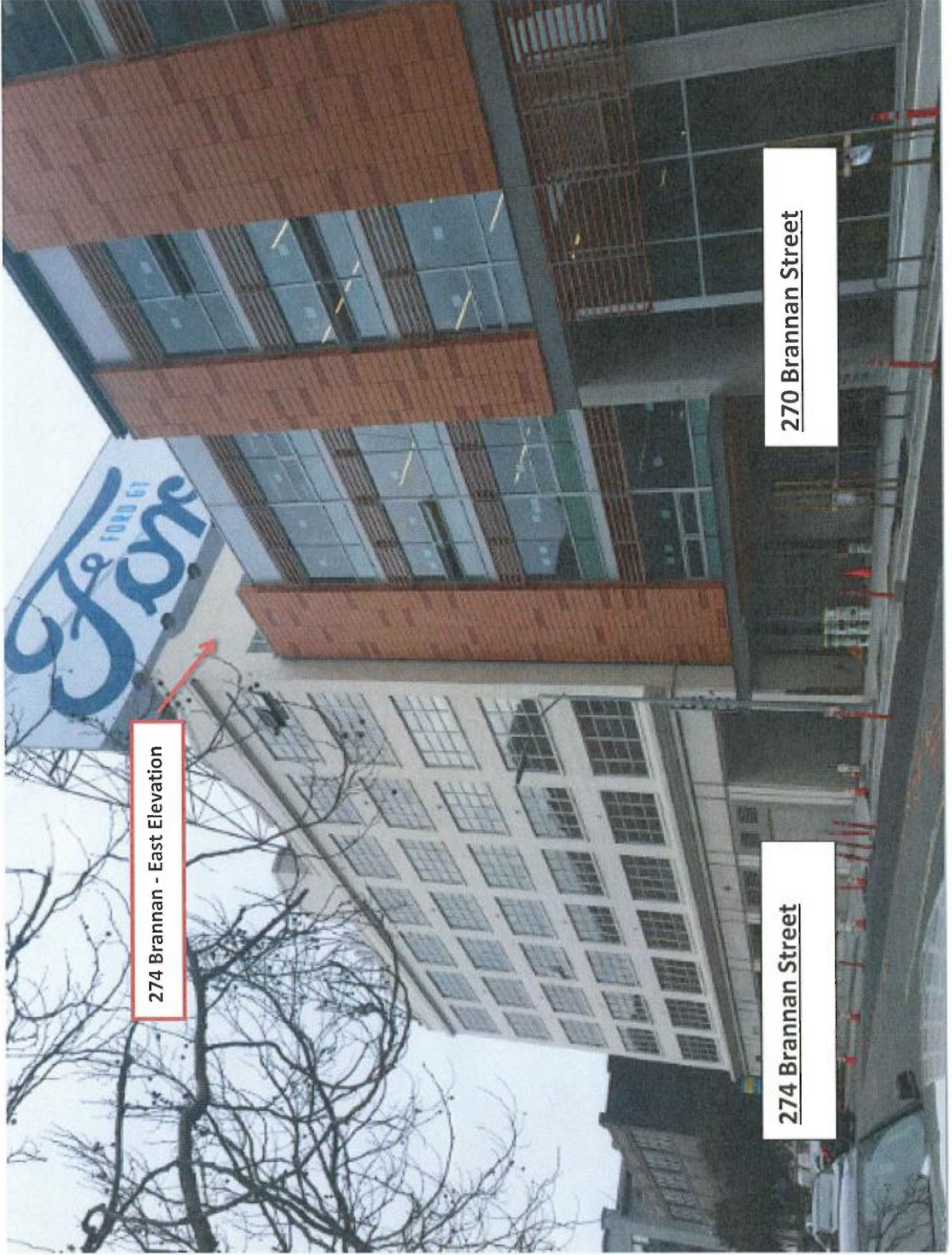
Before 270 Brannan was built



Empty Lot – Current location of 270 Brannan Street



After 270 Brannan has been built



274 Brannan - East Elevation

270 Brannan Street

274 Brannan Street

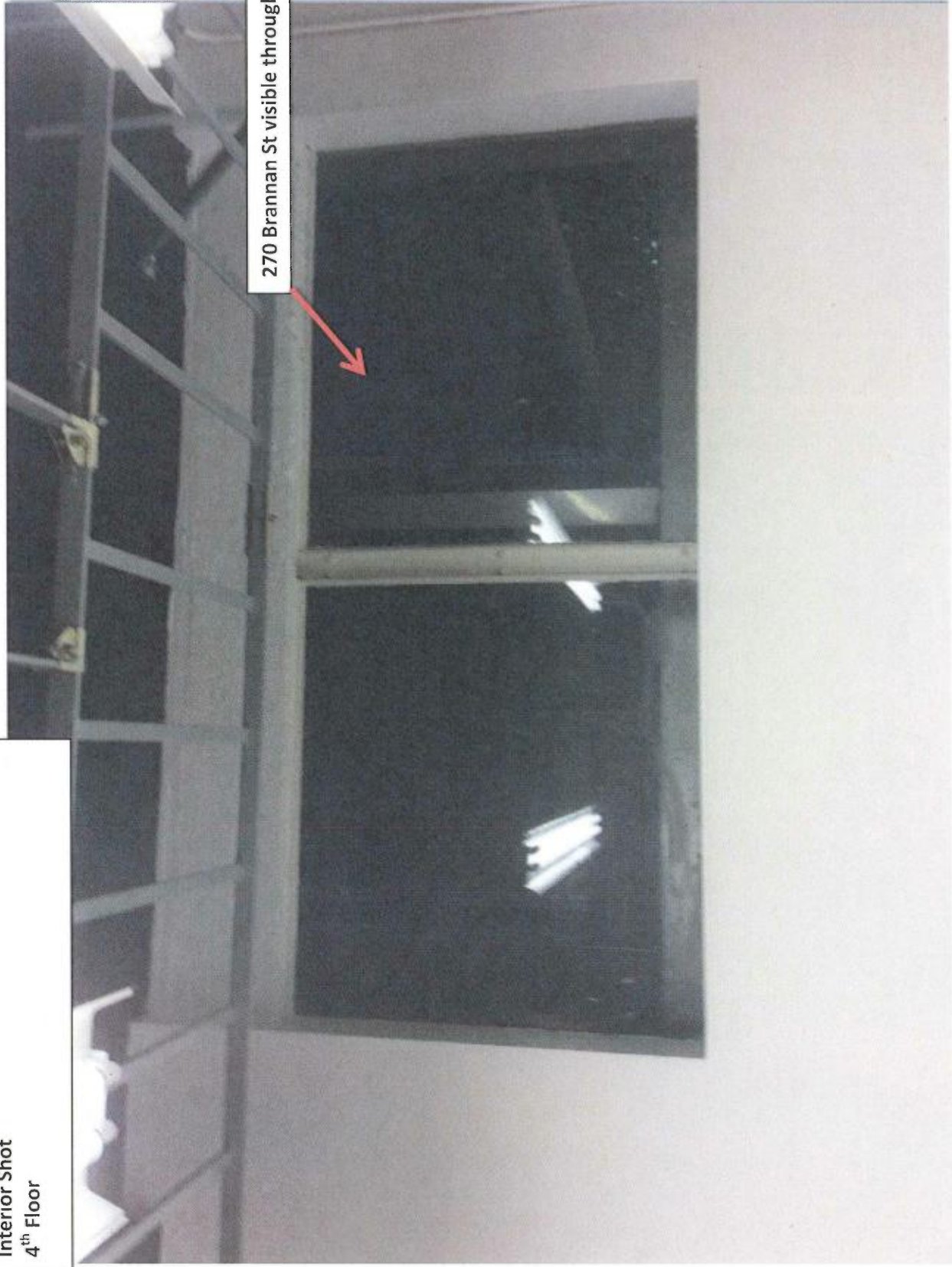


274 Brannan – East Elevation Window  
Interior Shot  
5<sup>th</sup> Floor



South Facing  
Windows  
Not affected/  
not included  
in scope

274 Brannan – East Elevation Window  
Interior Shot  
4<sup>th</sup> Floor



270 Brannan St visible through window

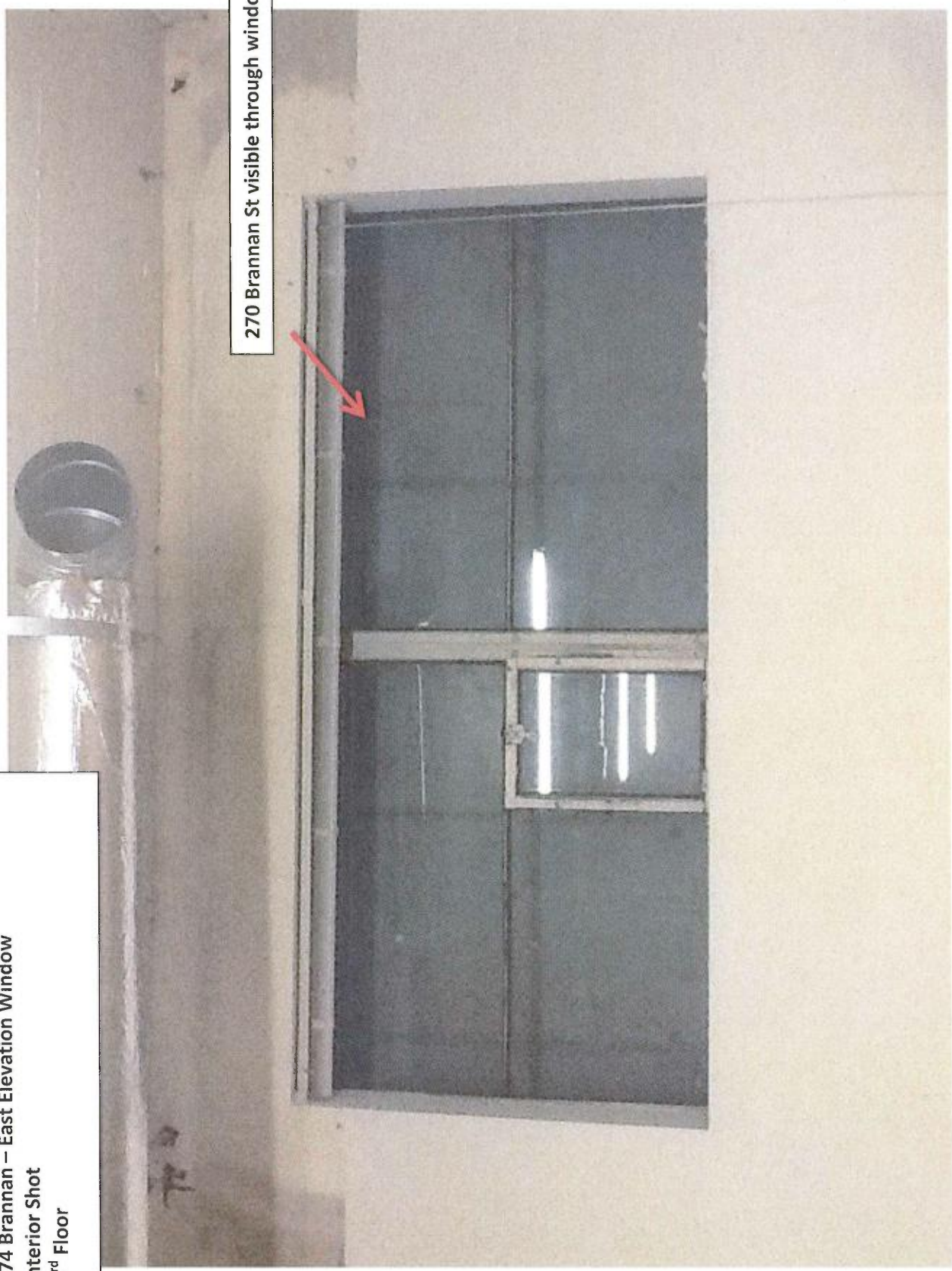


274 Brannan – East Elevation Window  
Interior Shot  
3<sup>rd</sup> Fl



270 Brannan St visible through window

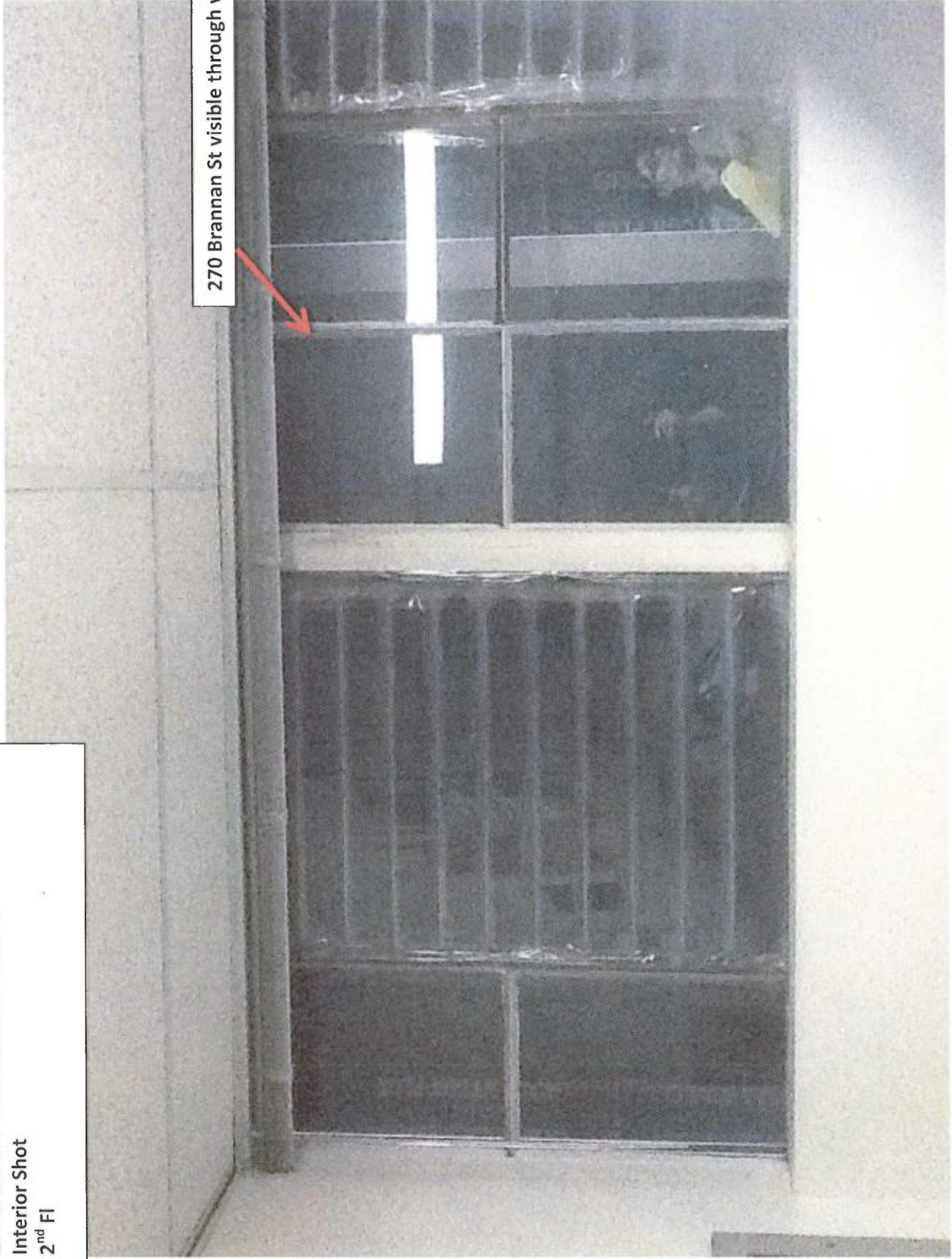
274 Brannan – East Elevation Window  
Interior Shot  
3<sup>rd</sup> Floor



270 Brannan St visible through window

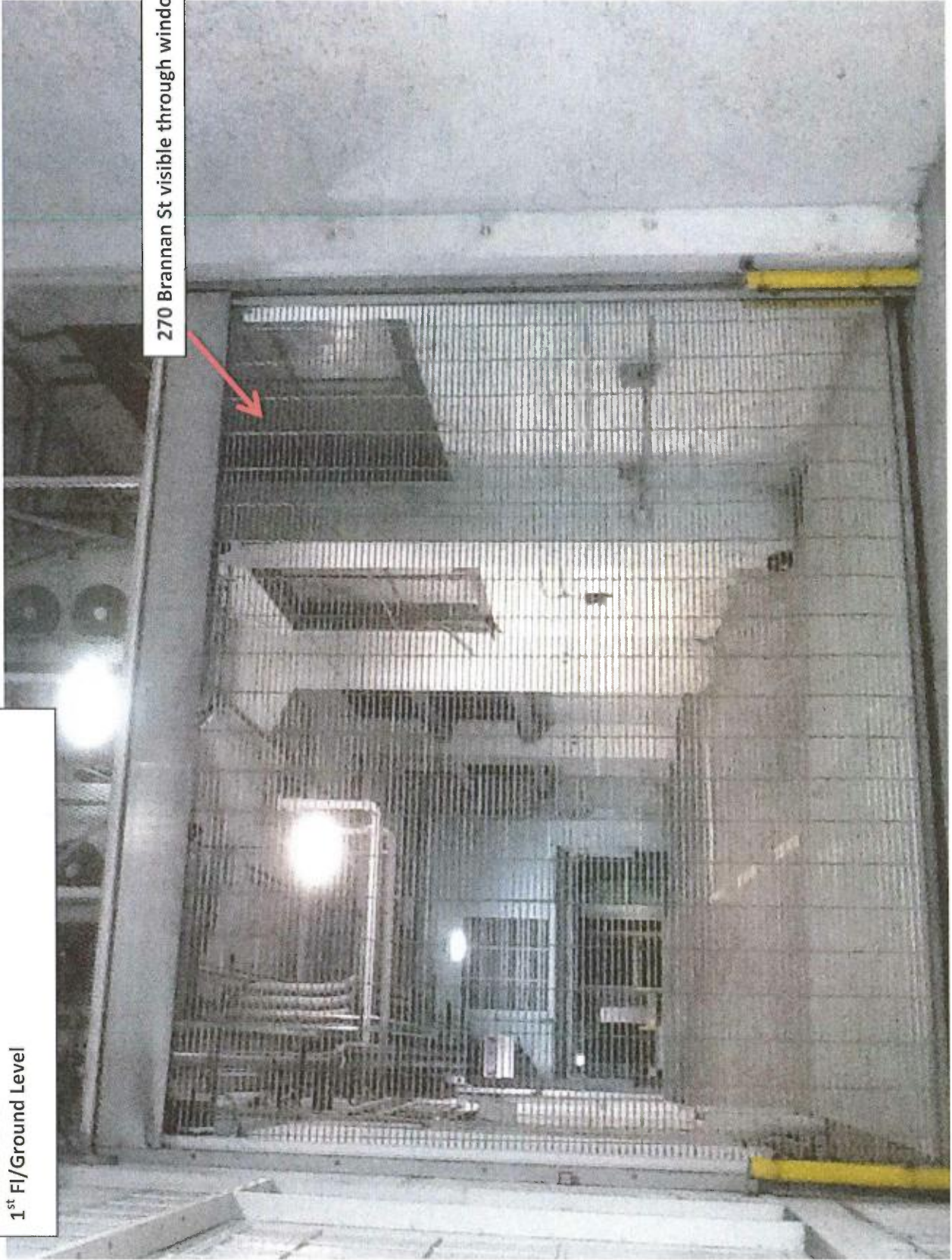


274 Brannan – East Elevation Window  
Interior Shot  
2<sup>nd</sup> Fl



270 Brannan St visible through window

274 Brannan -- East Elevation Window  
Interior Shot  
1<sup>st</sup> Fl/Ground Level



270 Brannan St visible through window



Fees = \$6,409.00

RECEIVED

# APPLICATION FOR

MAR 30 2016

# Certificate of Appropriateness

CITY & COUNTY OF S.F.  
PLANNING DEPARTMENT  
NEIGHBORHOOD PLANNING

## 1. Owner/Applicant Information

PROPERTY OWNER'S NAME: 274 Brannan JV, LLC	
PROPERTY OWNER'S ADDRESS: c/o The Swig Company 220 Montgomery Street Suite 950 San Francisco, CA 94107	TELEPHONE: (415 ) 615-0501 EMAIL: jzaoui@swigco.com
APPLICANT'S NAME: 274 Brannan JV, LLC <span style="float: right;">Same as Above <input type="checkbox"/></span>	
APPLICANT'S ADDRESS: c/o The Swig Company 501 Second Street Suite 210 San Francisco, CA 94107	TELEPHONE: (415 ) 615-0501 EMAIL: jzaoui@swigco.com
CONTACT FOR PROJECT INFORMATION: Julie Zaoui <span style="float: right;">Same as Above <input type="checkbox"/></span>	
CONTACT PERSON'S ADDRESS: 501 Second Street Suite 210 San Francisco, CA 94107	TELEPHONE: (415 ) 615-0501 EMAIL: jzaoui@swigco.com

## 2. Location and Classification

STREET ADDRESS OF PROJECT: 274 Brannan Street		ZIP CODE: 94107
CROSS STREETS: Second Street / The Embarcadero		
ASSESSORS BLOCK/LOT: 3774 / 073	LOT DIMENSIONS: 129x164	LOT AREA (SQ FT): 21,156
ZONING DISTRICT: MUO	HEIGHT/BULK DISTRICT: 65-X	
ARTICLE 10 LANDMARK NUMBER: <del>N/A (NOT AN HISTORIC LANDMARK)</del> → YES →		HISTORIC DISTRICT: South End Historic District

## 3. Project Description

In fill lot line openings on the east elevation from the first to fifth floors. In fill will be construction in the interior side of the wall. No work or changes to the exterior wall.

Building Permit Application No. 2015-1230-6100

Date Filed: 12/30/2015

#### 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	NONE	NONE	NONE	NONE
Retail	750 SF	YES	NONE	750 SF
Office	98,580 SF	YES	NONE	98,580 SF
Industrial / PDR Production, Distribution, & Repair	NONE	NONE	NONE	NONE
Parking	27,676 SF	YES	NONE	27,676 SF
Other (Specify Use)	NONE	NONE	NONE	NONE
<b>Total GSF</b>	<b>127,006 SF</b>	<b>YES</b>	<b>NONE</b>	<b>127,006 SF</b>
PROJECT FEATURES	EXISTING USES	EXISTING USES TO BE RETAINED:	NET NEW CONSTRUCTION AND/OR ADDITION:	PROJECT TOTALS:
Dwelling Units	NONE	NONE	NONE	NONE
Hotel Rooms	NONE	NONE	NONE	NONE
Parking Spaces	37	YES	NONE	37
Loading Spaces	NONE	NONE	NONE	NONE
Number of Buildings	1	YES	NONE	1
Height of Building(s)	94'-8"	YES	NONE	94'-8"
Number of Stories	6 + 1 BASEMENT	YES	NONE	6 + 1BASEMENT

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

1ST FLOOR TO 5TH FLOOR (E) WINDOWS ON THE EAST SIDE OF THE PROPERTY LINE TO REMAIN & INFILL WITH 1-HOUR FIRE RATED PARTITION ASSEMBLY.

6TH FLOOR EAST SIDE OF THE PROPERTY LINE CONFERENCE ROOM WINDOW TO REMAIN. REPLACE (E) WINDOW GLAZING WITH 45 MINUTE FIRE RATED WIRE GLASS & INSTALL CLOSELY SPRINKLER HEADS AT THE CEILING PARALLEL TO THE (E) EXTEIOR WINDOW.

## 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Have distinctive materials, features, finishes, and construction techniques or examples of fine craftsmanship that characterize the property been preserved?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13	Do exterior alterations or related new construction preserve historic materials, features, and spatial relationships that are characteristic to the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 proposed work complies with the Secretary of the Interior Standards by keeping historic and non-historic window frames and sash in place, does not alter visible exterior features, and are located in non-public equipment and server rooms on each floor. All proposed work will be interior to the building. Windows on floors 2-5 affected by the proposed work are now not visible as the result of adjacent new construction along the common property line. One 6th floor window will be re-glazed with wire glass.



# 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;  
Completed in 1923, 274 Brannan Street, the Hawley Mercantile Freight Bldg., a reinforced concrete structure, was designed by Ellison and Russell engineers. Permit records indicate office use was in place in 1984. The property will continue to be offices and proposed work will not alter interior spaces or exterior features.

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 scope of the proposed work will add interior framing and drywall without removal of historic or non-historic window frames and sash. The affected windows (26 of the 31) are along the east property line and have been covered / blocked by adjacent new construction. Of the exposed east elevation openings on the 6th floor, one (1) window will be re-glazed with wire glass as required by the fire code all others will remain intact.

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;

Infill framing and drywall will not remove historic materials. The attached window survey illustrates only three original windows remain in the east elevation. They will remain in place along with the remaining altered or non-historic windows.

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

The proposed interior infill will not physically impact existing window frames and sash. Window alterations that have occurred since 1923 have not acquired significance in their own right.

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

No historic window frames or sash will be altered as a result of the proposed work. Historic window construction will remain in place. Although highly unlikely due to new adjacent construction, in fill materials could be removed without damage to the windows at some future time.

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;

There is no proposed rehabilitation of deteriorated historic fabric. The proposed work would maintain all existing historic and non-historic fabric.

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;

N/A. The proposed work does not anticipate chemical or physical treatments to be undertaken.

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

N/A. No soils will be disturbed as a result of the proposed work.

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;

No new additions are proposed. Proposed new interior construction will not affect, damage, or remove historic building features.

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;

All new work will maintain existing window frames and sash. Proposed in fill material may be removed without damage to historic character defining features. The form and integrity of the the building will remain, and the essential historic features of the Hawley Terminal Mercantile Bldg will remain as a result of the proposed work.

*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;

No neighborhood-serving retail will be lost as a result of the proposed work.

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

The existing housing and neighborhood character will not be effected as a result of the proposed work.

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

The proposed project does not affect the supply of affordable housing.

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

No new rentable space will be created as a result of the proposed work. As a result commuter traffic will not increase or impede Muni transit service as a result.

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;

As a result of adjacent new construction, the proposed work seeks to satisfy a fire code requirement and protect the historic resource from potential fire damage. The proposal does not add new rentable square footage, nor does it displace current or future employment and ownership in the area.

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

Permit records indicate seismic upgrades were made in 1984. The proposed work does not rise to a level that would require additional work to meet current code requirements.

7. That landmarks and historic buildings be preserved; and

The historic resource will be protected and preserved as a result of the proposed fire-code related upgrades.

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

No park or public open space will be effected by the proposed window work.



# Estimated Construction Costs

TYPE OF APPLICATION: BUILDING PERMIT APPLICATION	
OCCUPANCY CLASSIFICATION: B-BUSINESS/GENERAL OFFICE	
BUILDING TYPE: I-B	
TOTAL GROSS SQUARE FEET OF CONSTRUCTION:  127,006	BY PROPOSED USES: NO CHANGE
ESTIMATED CONSTRUCTION COST: \$75,000	
ESTIMATE PREPARED BY: PLANT CONSTRUCTION COMPANY	
FEE ESTABLISHED:	

## 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: 3/30/2014

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

Julie A. Zaoni  
Owner / Authorized Agent (circle one)

# Certificate of Appropriateness Application Submittal Checklist

The intent of this application is to provide Staff and the Historic Preservation Commission with sufficient information to understand and review the proposal. Receipt of the application and the accompanying materials by the Planning Department shall only serve the purpose of establishing a Planning Department file for the proposed project. After the file is established, the Department will review the application to determine whether the application is complete or whether additional information is required for the Certificate of Appropriateness process. Applications listed below 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)	CERTIFICATE OF APPROPRIATENESS
Application, with all blanks completed	<input checked="" type="checkbox"/>
Site Plan	<input checked="" type="checkbox"/>
Floor Plan	<input checked="" type="checkbox"/>
Elevations	<input checked="" type="checkbox"/>
Prop. M Findings	<input checked="" type="checkbox"/>
Historic photographs (if possible), and current photographs	<input checked="" type="checkbox"/>
Check payable to Planning Department	<input checked="" type="checkbox"/>
Original Application signed by owner or agent	<input checked="" 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. Write "N/A" if you believe the item is not applicable, (e.g. letter of authorization is not required if application is signed by property owner.)
- Typically would not apply. Nevertheless, in a specific case, staff may require the item.

PLEASE NOTE: *The Historic Preservation Commission will require additional copies each of plans and color photographs in \ reduced sets (11" x 17") for the public hearing packets. If the application is for a demolition, additional materials not listed above may be required. All plans, drawings, photographs, mailing lists, maps and other materials required for the application must be included with the completed application form and cannot be "borrowed" from any related application.*

For Department Use Only

Application received by Planning Department:

By: Victoria Lewis

Date: 3/30/16



SAN FRANCISCO  
PLANNING  
DEPARTMENT

**FOR MORE INFORMATION:**  
Call or visit the San Francisco Planning Department

**Central Reception**  
1650 Mission Street, Suite 400  
San Francisco CA 94103-2479

TEL: 415.558.6378  
FAX: 415 558-6409  
WEB: <http://www.sfplanning.org>

**Planning Information Center (PIC)**  
1660 Mission Street, First Floor  
San Francisco CA 94103-2479

TEL: 415.558.6377  
*Planning staff are available by phone and at the PIC counter.  
No appointment is necessary.*



PRE-APPLICATION MEETING NOTES



September 25, 2015

Mr. Jeff Ma  
Building Plans Engineer  
San Francisco DBI  
1660 Mission Street  
San Francisco, CA 94103

274 BRANNAN STREET  
PRE-APPLICATION PLAN REVIEW CONFERENCE

Dear Jeff:

These serve as our meeting minutes for our pre-application plan review conference on September 21, 2015 with the Department of Building Inspection to discuss issues related to property line windows of this existing building. The building is an existing, 6-story, low-rise, concrete, Type I-B fire-resistive building used for office, data center and garage uses. The building includes existing openings on both the east and west property lines adjacent to neighboring parcels. A building is being constructed on the east side at 270 Brannan that will cover windows on the 1<sup>st</sup> through 5<sup>th</sup> Floors. We discussed the following:

- Property Line Protection** The owner of 274 Brannan Street is planning to infill the windows that no longer daylight to the exterior with fire-resistive wall construction. Do you agree that these infills need to meet a 1-hour fire separation per Table 602?

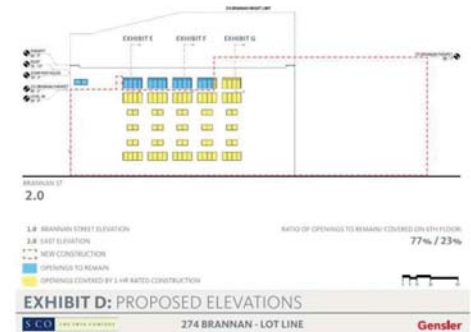
**Response:** Because this is an existing, non-conforming condition which probably pre-dated AB009, Mr. Ma indicated that the design team has two options: 1) Infill the windows that are covered up with 1-hour walls; or 2) Retain the windows but ensure that all of the existing openings are fixed closed wired glass with interior closely spaced sprinklers 6 feet on center within 18 inches of the glass. It was agreed that 1-hour walls were required for Table 602 because the floors with the windows do not include F-1 or S-1 occupancy. If a floor includes S-1 occupancy, in excess of 10 percent of the floor area, then that floor would require a 2-hour separation to the property line. Mr. Ma indicated that existing wired glass and new wired glass would be acceptable whether or not it is listed as a 45-minute assembly because the codes enforced at the time of original construction consider wired glass as 45 minute rated. The design team should verify that the deed for the buildings does not include any restrictions requiring or effecting these windows.

- Windows above the Neighboring Building** The 6<sup>th</sup> Floor at 274 Brannan Street will continue to have windows and balconies that overlook the neighboring building above

1381 N. Broadway, Suite 400  
Walnut Creek, CA 94596  
Tel: (925) 979-9993  
Fax: (925) 979-9994  
www.thefireconsultants.com

MR. JEFF MA  
274 BRANNAN STREET  
PRE-APPLICATION PLAN REVIEW CONFERENCE

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September 25, 2015



MR. JEFF MA  
274 BRANNAN STREET  
PRE-APPLICATION PLAN REVIEW CONFERENCE

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September 25, 2015

its roof. One window is immediately on the property line, but not covered by the neighbor. It is fixed closed and protected with closely-spaced interior sprinklers. The windows inside the balconies are approximately 5 feet from the property line. The balconies include fixed and operable sliding glass doors protected with closely spaced sprinklers on both the interior and outside on the balconies. Do you agree that these existing window and balcony conditions can remain since they will continue to be above the roof of the neighboring building?

**Response:** It was agreed that the existing balconies and the single window can remain and do not need to be further protected because they are above the adjacent new roof. The window should be verified to include fixed wired glass and an interior sprinkler. The balconies can remain with the unprotected sliding doors because they are set back 5 feet from the property line and are less than 25 percent of the exterior wall as allowed by CBC Table 705.8. The attached drawing shows that the openings make up 23 percent of the exterior wall of the 6<sup>th</sup> floor. The building is fully sprinklered. The existing closely spaced sprinklers at the sliding door openings must remain.

Prepared by:  
*Jeff Maddox*  
Jeffrey A. Maddox, P.E.

Accepted by:  
SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION

Mr. Jeff Ma  
JAM/JRS:dr  
13-1643/AMDR-1509

cc: Gensler Architects  
Connor Kidd/The Swig Company

MR. JEFF MA  
274 BRANNAN STREET  
PRE-APPLICATION PLAN REVIEW CONFERENCE

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September 25, 2015

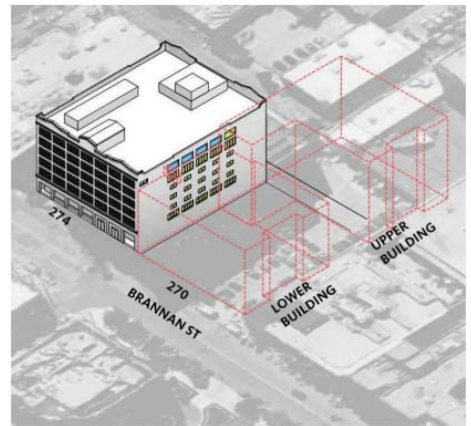


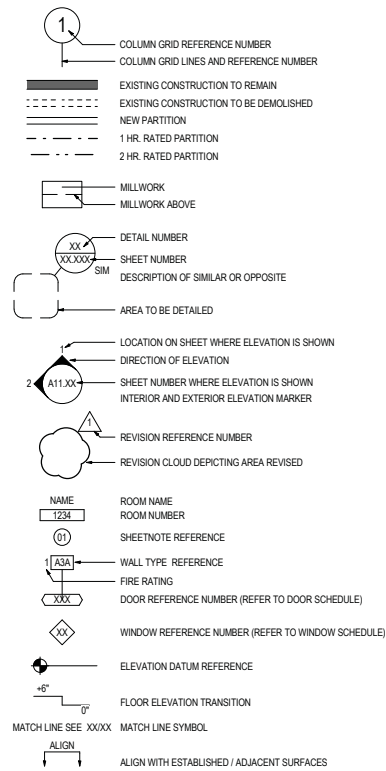
EXHIBIT B: AERIAL SITE VIEW  
274 BRANNAN - LOT LINE  
Gensler

ABBREVIATIONS

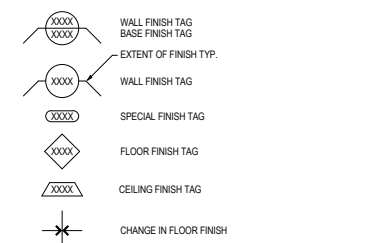
(E) EXISTING	L LAVATORY
(N) NEW	LB POUND
ACCES ACCESSORY	LOUVER LOUVER
ACOUS ACOUSTICAL	LT LIGHT
AFF ABOVE FINISHED FLOOR	LVLG LEVELING
AL ALUMINUM	M MAXIMUM
ALT ALTERNATE	MECH MECHANICAL
ANNUNC ANNUNCIATOR	MEMB MEMBRANE
ANDD ANDODDED	MET METAL
APPL APPLIANCE	MEZZ MEZZANINE
AUTO AUTOMATIC	MFR MANUFACTURED
AVG AVERAGE	MIN MINIMUM
BD BOARD	MISC MISCELLANEOUS
BLDG BUILDING	MLWK MILLWORK
BLKG BLOCKING	MLWD MILLWORK ABOVE
BOLLD BOLLARD	MOIST MOISTURE
BRODM BROADLOOM	MOT MOTORIZED
BU BUILT UP	MTD MOUNTED
CAB CABINET	NIC NOT IN CONTRACT
CEM CEMENT(TI)OUS	NO NUMBER
CER CERAMIC	NTS NOT TO SCALE
CLG CEILING	O OPENING(S)
CLR CLEAR	OPR OPERABLE
CMU CONCRETE MASONRY UNIT	ORNA ORNAMENTAL
COATG COATING	OVL OVERFLOW
COLG COLING	OVD OVERHEAD
CONC CONCRETE	P P
CONSTR CONSTRUCTION	PBD PARTICLE BOARD
CONT CONTINUOUS(US)ION	PEDR PEDESTAL
CONTR CONTRACTOR(S)	PLAM PLASTIC LAMINATE
COV COVER	PLAS PASTER
CPT CARPET	PLSTC PLASTIC
D DOUBLE	PLYWD PLYWOOD
DEPT DEPARTMENT	PNL PANEL
DES DESIGNED	POLYST POLYSTYRENE
DET DETAIL	PORT PORTABLE
DF DRINKING FOUNTAIN	PREFAB PREFABRICATED
DIA DIAMETER	PREFIN PREFINISHED
DIFF DIFFUSER	PRTECN PROTECTION
DIM DIMENSION	PTN PARTITION
DISP DISPENSER	R READER
DIV DIVISION	REAR RECESS(ED)
DN DOWN	RECP RECEPTACLE
DR DOOR	REF REFLECTED
DISCON DISCONNECT	REFL REFLECTED
DWR DRAINER	REFR REFRIGERATOR
ELAST ELASTOMERIC	REGD REGISTERED
ELEC ELECTRICAL	RESIS RESISTANT(IVE)
EMBED EMBEDDED(ING)	RFG ROOFING
ENGR ENGINEER(ED)	RM ROOM
ENTR ENTRANCE	RO ROUGH OPENING
EQ EQUAL	SCR SCRIBE
EQUIP EQUIPMENT	SECUR SECURITY
EXP JT EXPANSION JOINT	SEE ELECTRICAL DRAWINGS
EXPS EXPOSE(D)	SF SQUARE FEET
EXT EXTERIOR	SQL SINGLE
F FABRICATION	SHORG SHORING
FD FLOOR DRAIN	SID SEE INFORMATION TECHNOLOGY
FE FIRE EXTINGUISHER	SIM SIMILAR
FE&C FIRE EXTINGUISHER AND CABINET	SMD SEE MECHANICAL DRAWINGS
FHC FIRE HOSE CABINET	SPD SEE PLUMBING DRAWINGS
FIN FINISH	SSD SEE STRUCTURAL DRAWINGS
FLDG FOLDING	SST STAINLESS STEEL
FLR FLOORING	STD STANDARD
FPLC FIREPLACE	STL STEEL
FR FIRE RAT(ING)ED	STRFR STOREFRONT
FRMG FRAMING	STRUCT STRUCTURAL
FURN FURNITURE	SURF SURFACE
FWC FABRIC WALL COVERING	SUSP SUSPENDED
FXD FIXED	SVD SEE AUDIO VISUAL DRAWINGS
FXTR FIXTURE	SYS SYSTEM(S)
G GAUGE	T&G TONGUE AND GROOVE
GA GLASS FIBER REINFORCED CONCRETE	TG TEMPERED GLASS
GFRG GLASS FIBER REINFORCED GYPSUM	THK THICK
GFRP GLASS FIBER REINFORCED PLASTER	TLT TOLET
GL GLASS	TRAF TRAFFIC
GR GRADE(ING)	TRANS TRANSPARENT
GYP GYPSUM	TRTD TREATED
H HEAD	TYP TYPICAL
HD HARDWOOD	U UNDERLAYMENT
HWDE HARDWARE	UN UNLESS OTHERWISE NOTED
HM HOLLOW METAL	UTIL UTILITY
HORIZ HORIZONTAL	V VEHICLE
HVAC HEATING, VENTILATING, AND AIR CONDITIONING	VERT VERTICLE
I INFILTRATION	VF VERIFY IN FIELD
INFO INFORMATION	W WITH
INSTRU INSTRUMENTATION	W/O WITHOUT
I INSULATION	WC WATER CLOSET
INT INTERIOR	WD WOOD
INTLK INTERLOCK(ING)	WDW WINDOW
J JANITOR	WT WEIGHT
KIT KITCHEN	WTRPRF WATERPROOFING

GRAPHIC SYMBOLS

CONSTRUCTION



FINISH



GENERAL NOTES

- COMPLY WITH CODES, LAWS, ORDINANCES, RULES, AND REGULATIONS OF PUBLIC AUTHORITIES GOVERNING THE WORK.
- OBTAIN AND PAY FOR PERMITS AND INSPECTIONS REQUIRED BY PUBLIC AUTHORITIES GOVERNING THE WORK.
- REVIEW DOCUMENTS, VERIFY DIMENSIONS AND FIELD CONDITIONS AND CONFIRM THAT WORK IS BUILDABLE AS SHOWN. REPORT ANY CONFLICTS OR OMISSIONS TO THE ARCHITECT FOR CLARIFICATION PRIOR TO PERFORMING ANY WORK IN QUESTION.
- SUBMIT REQUESTS FOR SUBSTITUTIONS, REVISIONS, OR CHANGES TO ARCHITECT FOR REVIEW PRIOR TO PURCHASE, FABRICATION OR INSTALLATION.
- COORDINATE WORK WITH THE OWNER, INCLUDING SCHEDULING TIME AND LOCATIONS FOR DELIVERIES, BUILDING ACCESS, USE OF BUILDING SERVICES AND FACILITIES, AND USE OF ELEVATORS. MINIMIZE DISTURBANCE OF BUILDING FUNCTIONS AND OCCUPANTS.
- OWNER WILL PROVIDE WORK NOTED "BY OTHERS" OR "NIC" UNDER SEPARATE CONTRACT. INCLUDE SCHEDULE REQUIREMENTS IN CONSTRUCTION PROGRESS SCHEDULE AND COORDINATE TO ASSURE ORDERLY SEQUENCE OF INSTALLATION.
- COORDINATE TELECOMMUNICATIONS, DATA, AUDIO VISUAL AND SECURITY SYSTEM INSTALLATIONS.
- MAINTAIN EXITS, EXIT LIGHTING, FIRE PROTECTIVE DEVICES, AND ALARMS IN CONFORMANCE WITH CODES AND ORDINANCES.
- PROTECT AREA OF WORK AND ADJACENT AREAS FROM DAMAGE.
- MAINTAIN WORK AREAS SECURE AND LOCKABLE DURING CONSTRUCTION. COORDINATE WITH TENANT AND LANDLORD TO ENSURE SECURITY.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. IN CASE OF CONFLICT, CONSULT THE ARCHITECT.
- PARTITIONS ARE DIMENSIONED FROM FINISH FACE TO FINISH FACE, UNLESS OTHERWISE NOTED. MAINTAIN DIMENSIONS MARKED "CLEAR". ALLOW FOR THICKNESS OF FINISHES. COORDINATE AND PROVIDE BACKING FOR MILLWORK EQUIPMENT AND ITEMS ATTACHED OR MOUNTED TO WALLS OR CEILINGS.
- WHERE EXISTING ACCESS PANELS CONFLICT WITH CONSTRUCTION, RELOCATE PANELS TO ALIGN WITH AND FIT WITHIN NEW CONSTRUCTION.
- UNDERCUT DOORS TO CLEAR TOP OF FLOOR FINISHES BY 3/8 INCH, UNLESS OTHERWISE NOTED.
- CONSULT WITH LANDLORD FOR CONSTRUCTION STANDARDS, RULES, AND REGULATIONS. NO SMOKING IS PERMITTED INSIDE THE BUILDING IN COMPLIANCE WITH OAKLAND MUNICIPAL CODE CHAPTER 8.30.

DRAWING LIST

SHEET NUMBER	SHEET NAME
A0.1	PROJECT INFORMATION, DRAWING INDEX & GENERAL NOTES
A0.2	FIRST FLOOR PLAN
A0.3	SECOND FLOOR PLAN
A0.4	THIRD FLOOR PLAN
A0.5	FOURTH FLOOR PLAN
A0.6	FIFTH FLOOR PLAN
A0.7	SIXTH FLOOR PLAN
A0.8	EXTERIOR ELEVATIONS
A0.9	DETAILS

PROJECT DESCRIPTION

BUILDING ADDRESS: 274 BRANNAN STREET  
SAN FRANCISCO, CA  
OCCUPANCY TYPE: B-BUSINESS, GENERAL OFFICE  
CONSTRUCTION TYPE: TYPE I-B  
FIRE PROTECTION: EXISTING FIRE SPRINKLER SYSTEM TO REMAIN  
NUMBER OF FLOORS: 6  
APPLICABLE CODES: 2013 CALIFORNIA BUILDING CODE  
2013 CALIFORNIA ELECTRICAL CODE  
2013 CALIFORNIA ENERGY CODE  
2013 CALIFORNIA MECHANICAL CODE  
2013 CALIFORNIA PLUMBING CODE

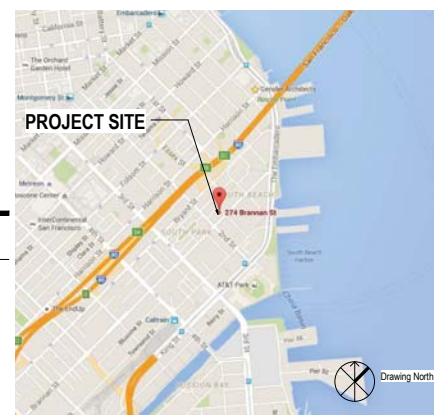
SEPARATE PERMIT (NOT INCLUDED)

- FIRE LIFE SAFETY (SPRINKLER MODIFICATION)
- FIRE ALARM
- MECHANICAL, ELECTRICAL, PLUMBING (DESIGN BUILD)

PROJECT SCOPE SUMMARY

SCOPE OF WORKS:  
1ST FLOOR TO 5TH FLOOR (E) WINDOWS ON THE EAST SIDE OF THE PROPERTY LINE TO REMAIN & INFILL WITH 1-HOUR FIRE RATED PARTITION ASSEMBLY.  
6TH FLOOR EAST SIDE OF THE PROPERTY LINE CONFERENCE ROOM WINDOW TO REMAIN. REPLACE (E) WINDOW GLAZING WITH 45 MINUTE FIRE RATED WIRE GLASS & INSTALL CLOSELY SPACED SPRINKLER HEADS AT THE CEILING PARALLEL TO THE (E) EXTERIOR WINDOW.

VICINITY MAP



LOCATION MAP



LOT LINE INFILL

274 BRANNAN STREET  
SAN FRANCISCO, CA



2101 Webster Street Suite 2000  
Oakland, CA 94612  
Telephone 510.625.7400  
Facsimile 510.625.7499  
Architecture, Design & Planning Worldwide

Gensler

ISSUE	DATE	ISSUE DESCRIPTION
1	12/11/15	ISSUE FOR PERMIT

Seal/Signature



Project Name

LOT LINE INFILL

Project Number  
33.1846.000

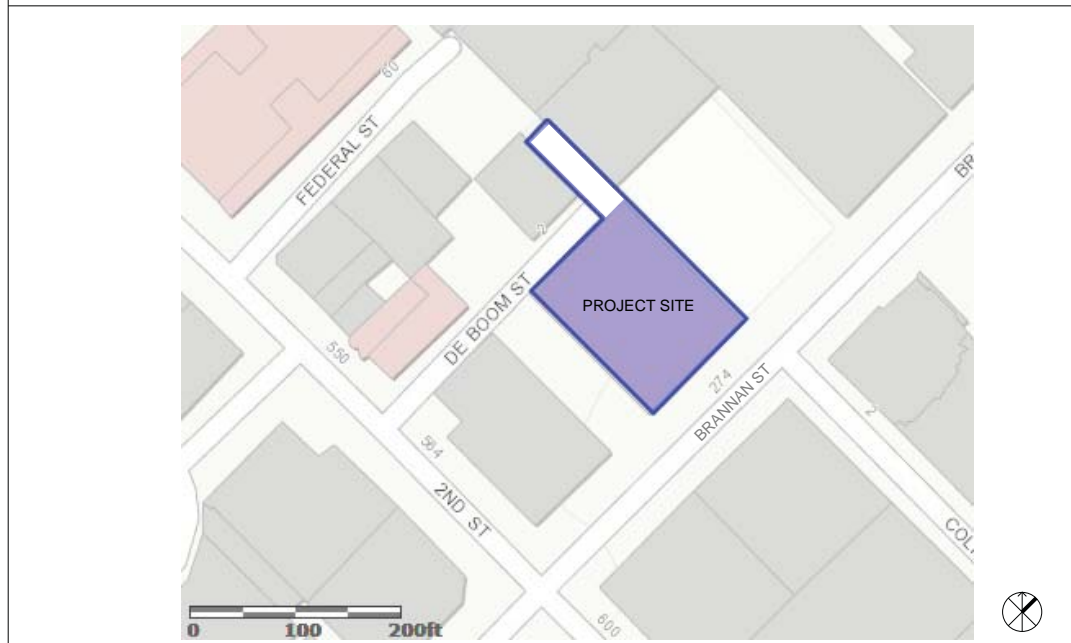
Description  
PROJECT INFORMATION, DRAWING INDEX & GENERAL NOTES

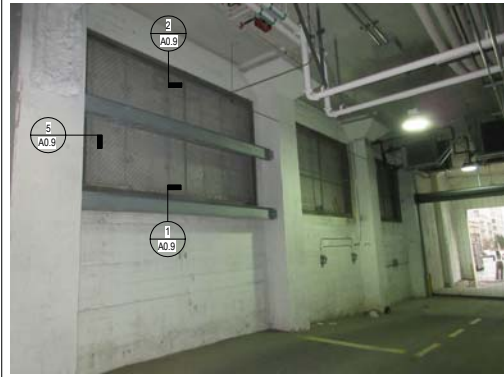
Scale

A0.1

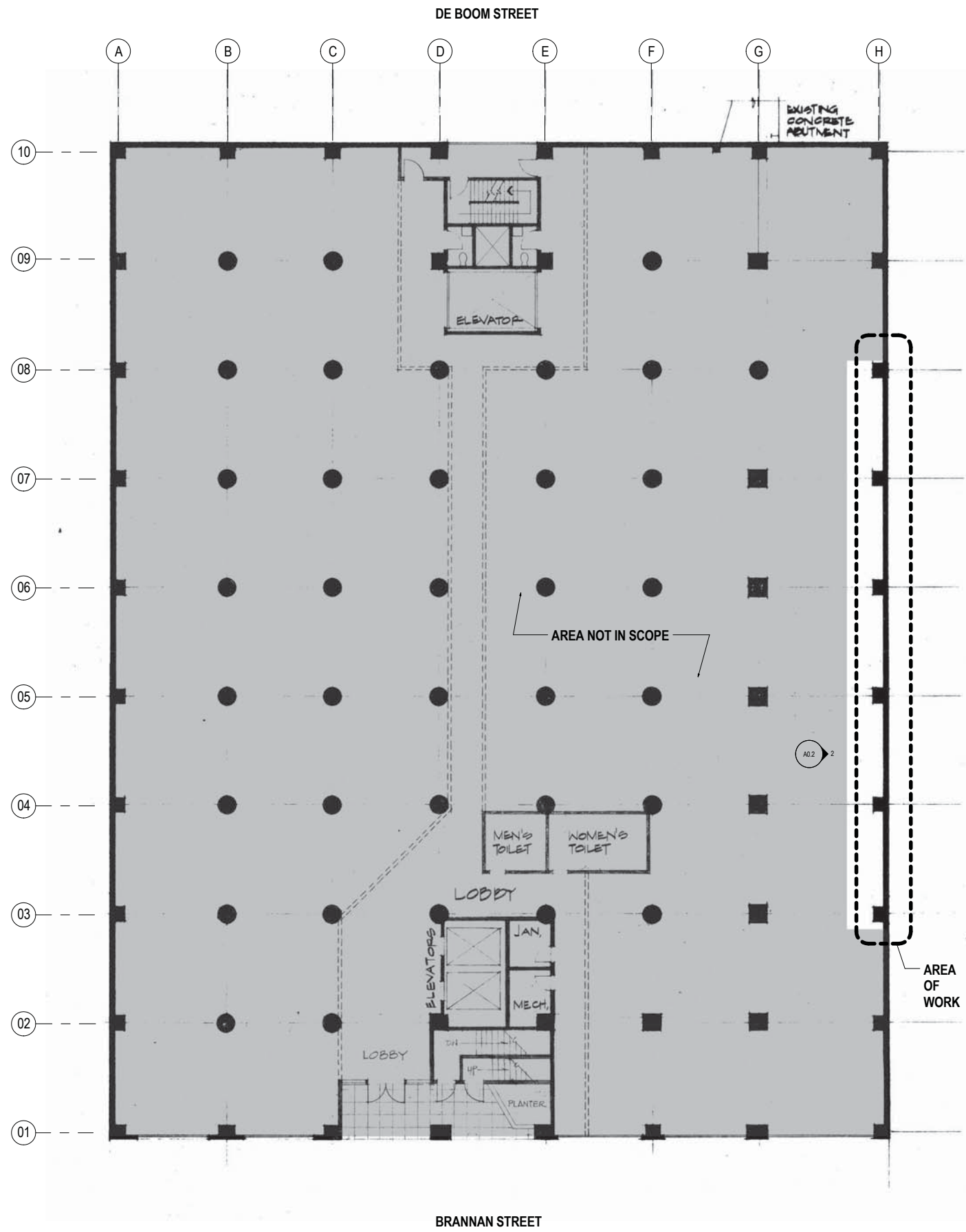
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SITE PLAN





1ST FLOOR TYPICAL WINDOW INFILL 2



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

KEYNOTES

LEGEND

SHEET NOTES

LOT LINE INFILL

274 BRANNAN STREET  
SAN FRANCISCO, CA



**Gensler**  
Architecture, Design & Planning Worldwide  
2101 Webster Street Suite 2000  
Oakland, CA 94612  
Telephone 510.625.7400  
Facsimile 510.625.7499

ISSUE	DATE	ISSUE DISCUSSION
1	12/11/15	ISSUE FOR PERMIT

Seal/Signature



Project Name

LOT LINE INFILL

Project Number  
33.1846.000

Description  
FIRST FLOOR PLAN

Scale  
1/8" = 1'-0"



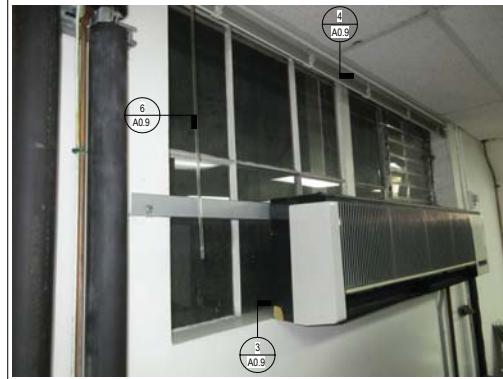
**A0.2**

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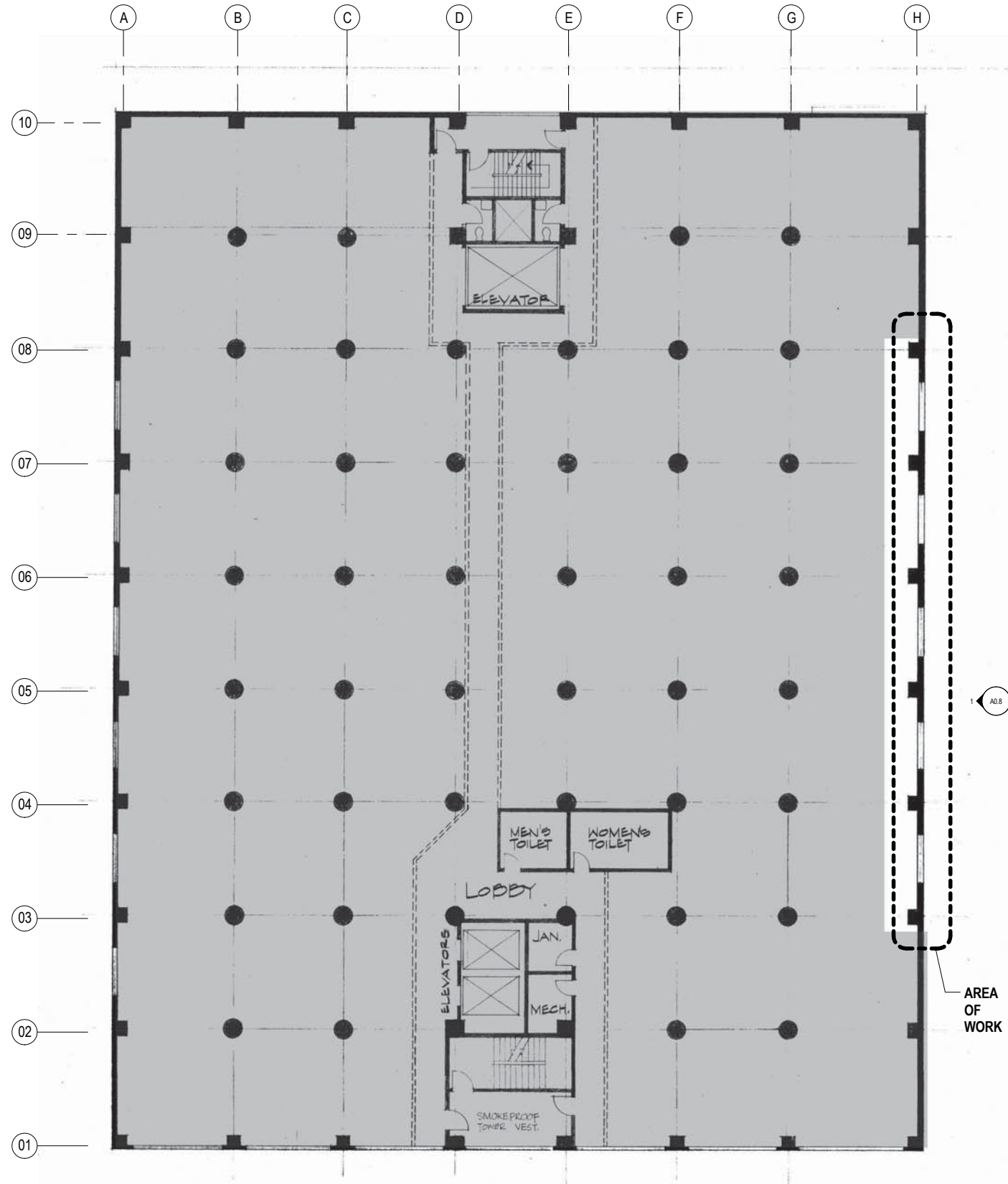
2ND FLOOR WINDOW CONDITION 1 2



2ND FLOOR WINDOW CONDITION 2 3



2ND FLOOR WINDOW CONDITION 3 4



SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"

KEYNOTES

Blank area for keynotes.

SHEET NOTES

Blank area for sheet notes.

LOT LINE INFILL

274 BRANNAN STREET  
SAN FRANCISCO, CA



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ISSUE	DATE	ISSUE DISCUSSION
1	12/11/15	ISSUE FOR PERMIT

Seal/Signature



Project Name  
LOT LINE INFILL

Project Number  
33.1846.000

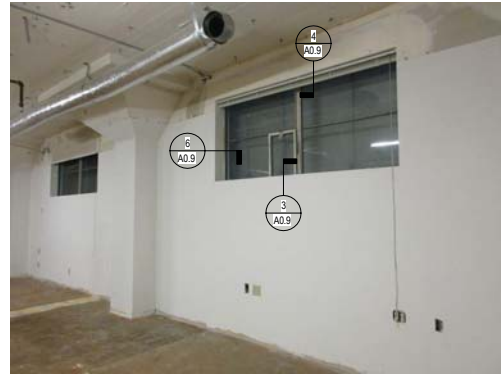
Description  
SECOND FLOOR PLAN

Scale  
1/8" = 1'-0"

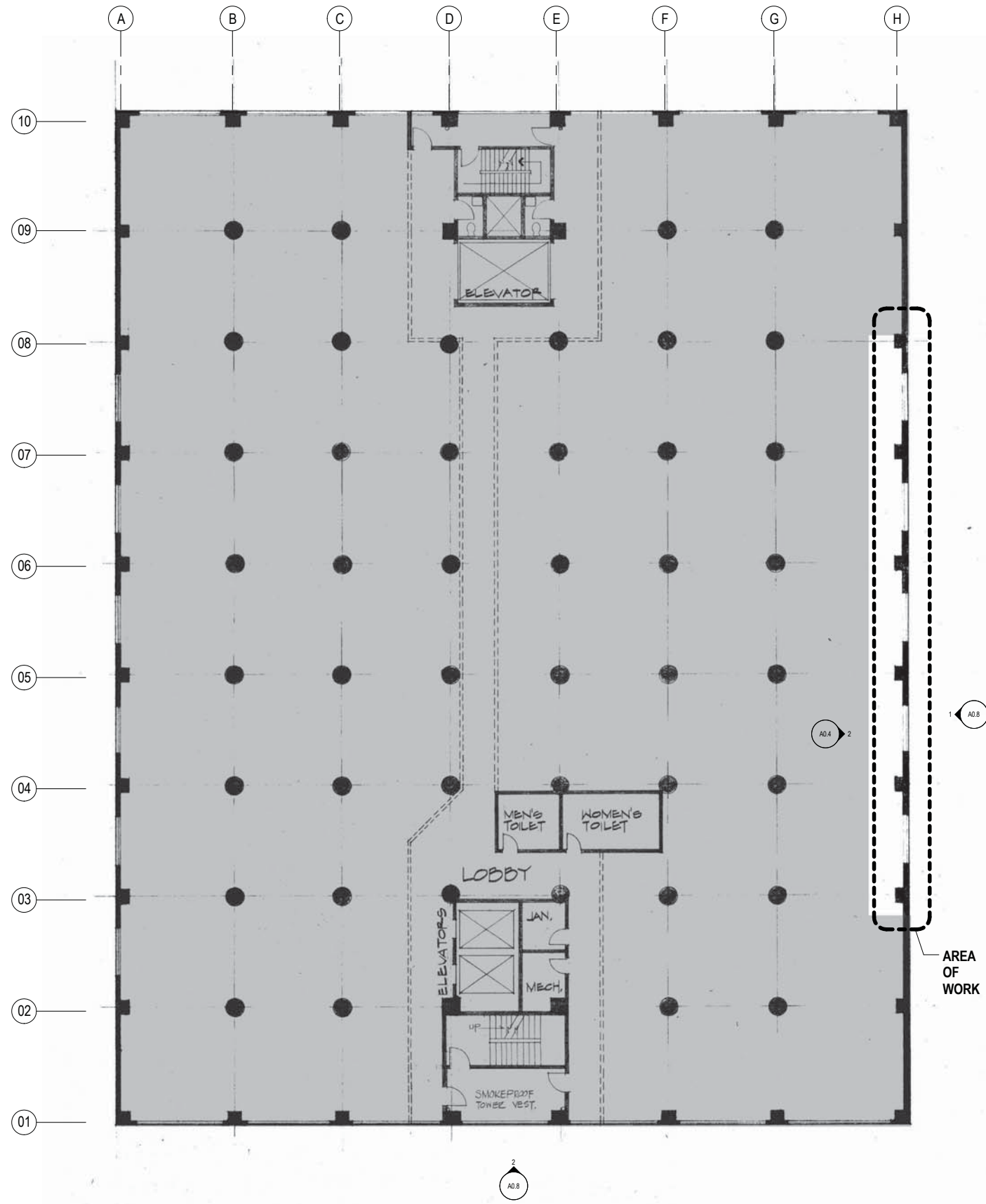


**A0.3**

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3RD FLOOR WINDOW - TYPICAL CONDITION 2



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

KEYNOTES

LEGEND

SHEET NOTES

LOT LINE INFILL

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LOT LINE INFILL

Project Number  
33.1846.000

Description  
THIRD FLOOR PLAN

Scale  
1/8" = 1'-0"

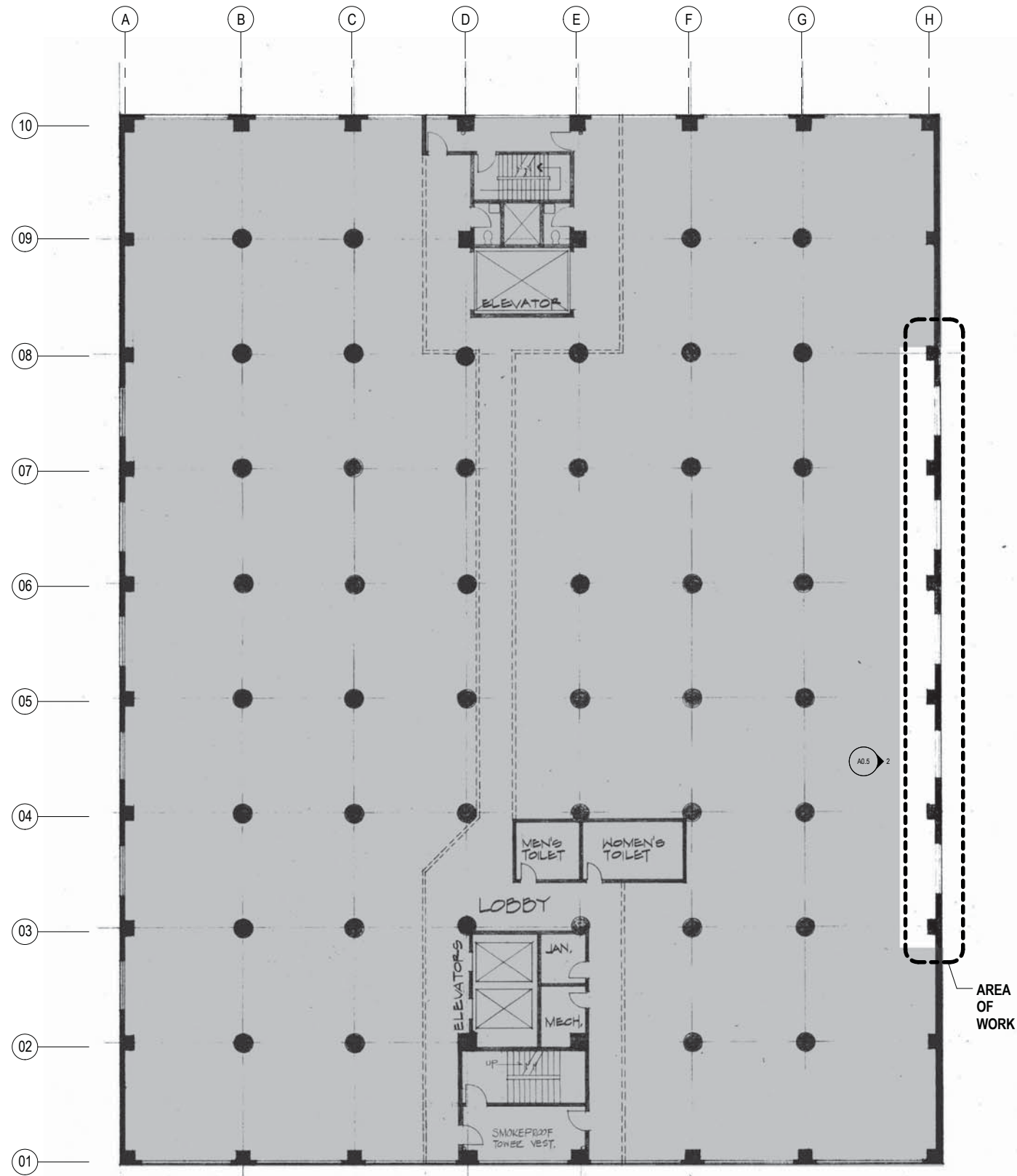


**A0.4**

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4TH FLOOR WINDOW - TYPICAL CONDITION 2



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

KEYNOTES

LEGEND

SHEET NOTES

LOT LINE INFILL

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LOT LINE INFILL

Project Number  
33.1846.000

Description  
FOURTH FLOOR PLAN

Scale  
1/8" = 1'-0"



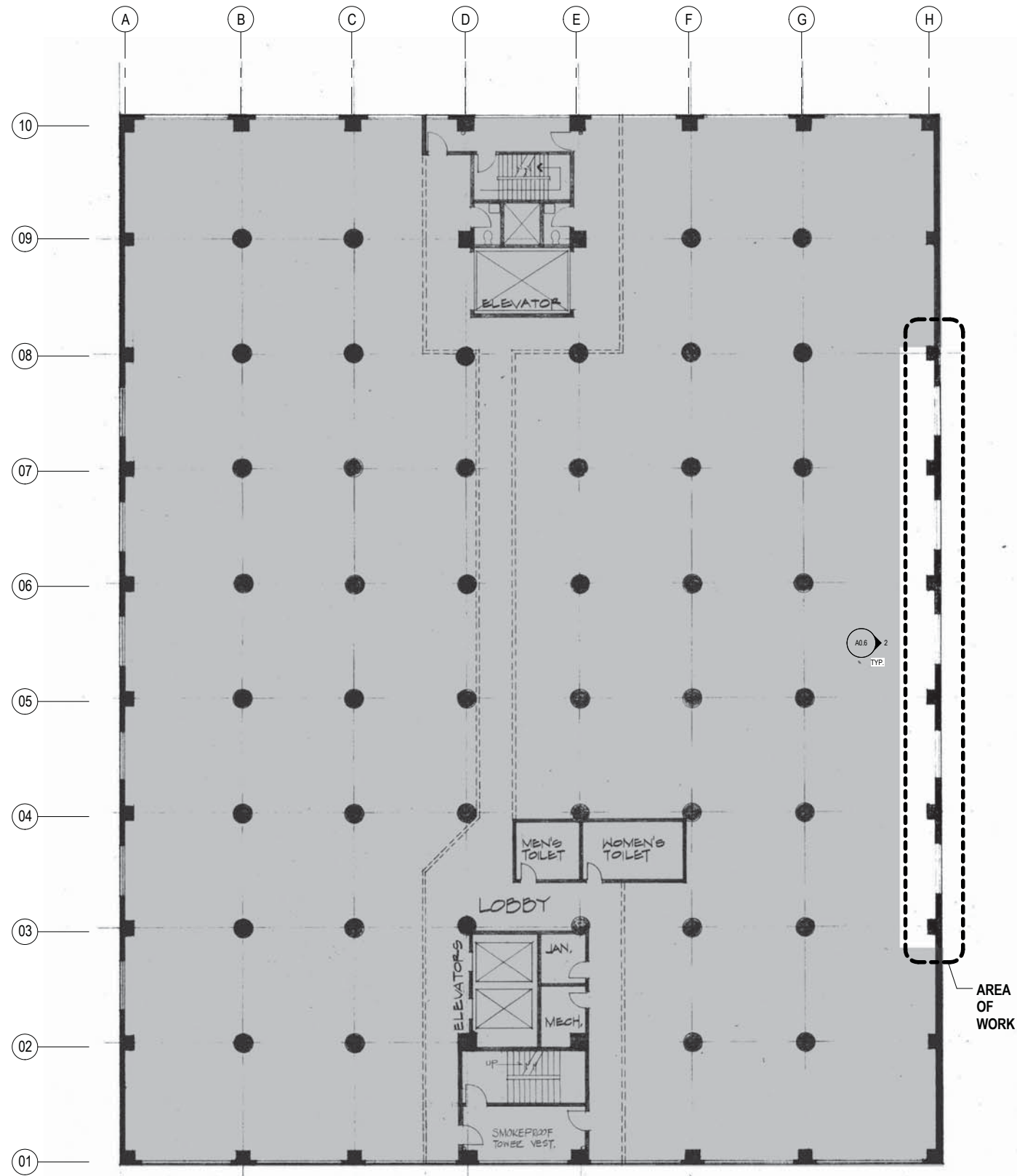
**A0.5**

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5TH FLOOR WINDOW - TYPICAL CONDITION 2



FIFTH FLOOR PLAN  
SCALE: 1/8" = 1'-0"

KEYNOTES

LEGEND

SHEET NOTES

LOT LINE INFILL

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Project Name

LOT LINE INFILL

Project Number

33.1846.000

Description

FIFTH FLOOR PLAN

Scale

1/8" = 1'-0"



**A0.6**

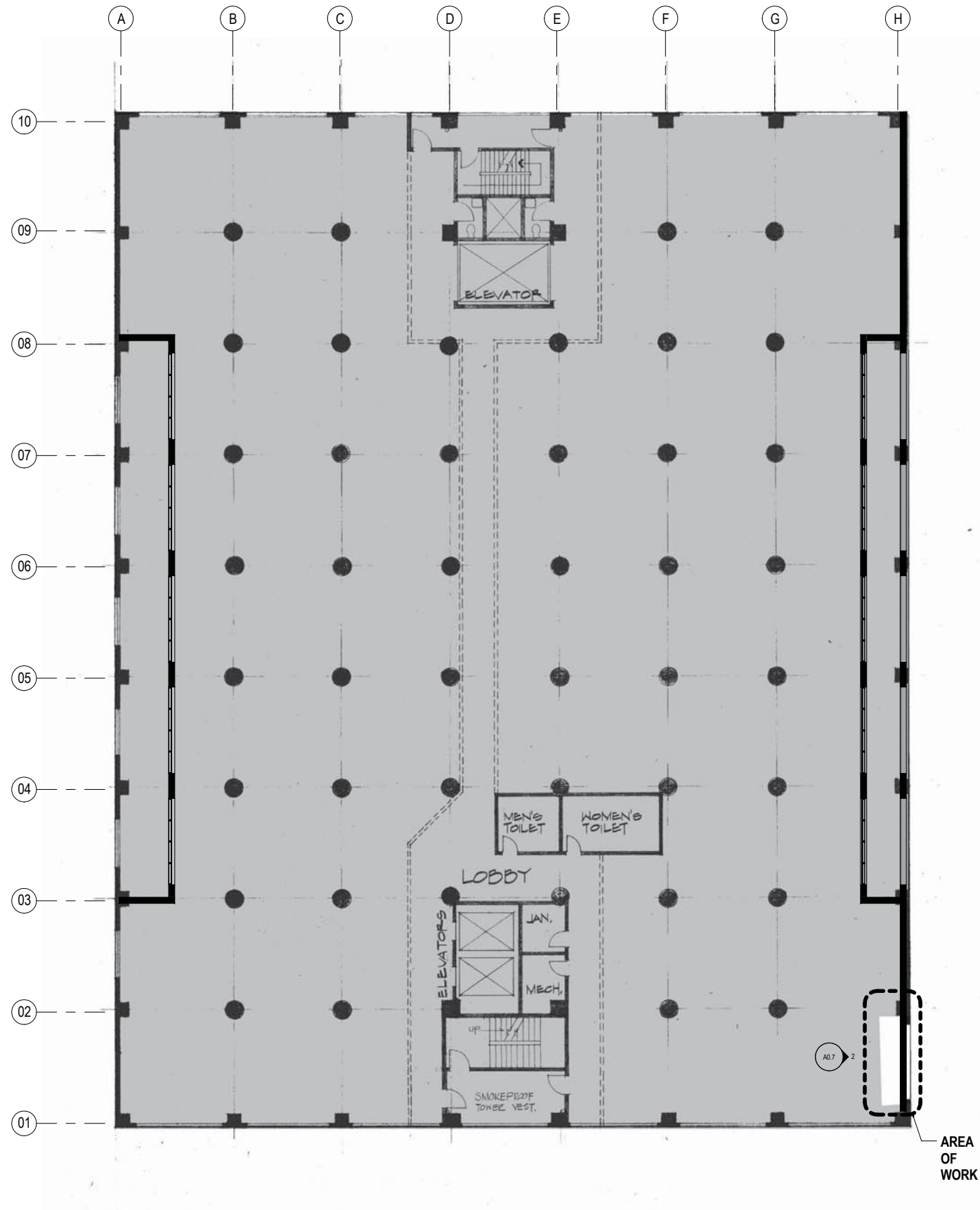
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6TH FLOOR WINDOW

2



SIXTH FLOOR PLAN  
SCALE: 1/8" = 1'-0"

KEYNOTES

LEGEND

SHEET NOTES

LOT LINE INFILL

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Project Number

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Description

SIXTH FLOOR PLAN

Scale

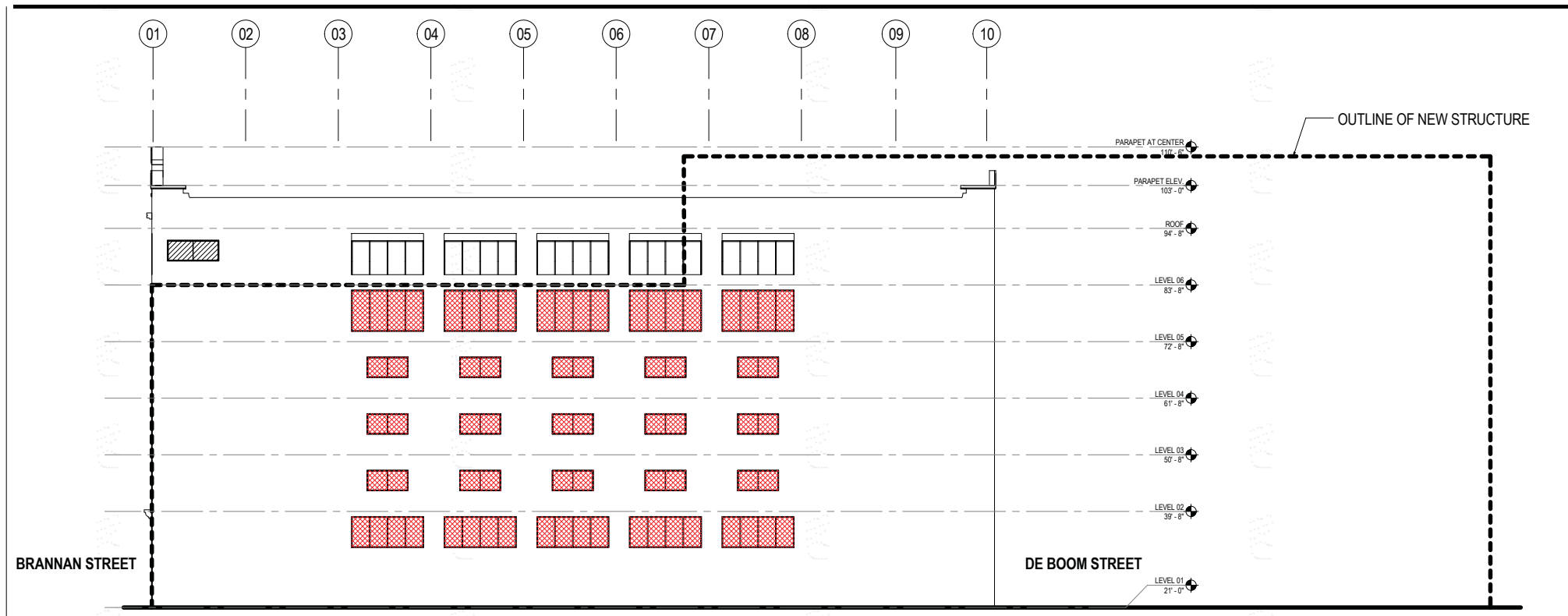
1/8" = 1'-0"



**A0.7**

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1



**EAST ELEVATION**  
SCALE: 3/32" = 1'-0"

1



**SOUTH ELEVATION**  
SCALE: 3/32" = 1'-0"

2

**KEYNOTES**

**LEGEND**

-  EXISTING WINDOW TO BE INFILLED
-  EXISTING GLAZING TO BE REPLACED WITH FIRE RATED WIRE GLASS

**SHEET NOTES**

**LOT LINE INFILL**

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Project Name

LOT LINE INFILL

Project Number

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Description

EXTERIOR ELEVATIONS

Scale

3/32" = 1'-0"

**A0.8**

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