



# SAN FRANCISCO PLANNING DEPARTMENT

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## Certificate of Appropriateness Executive Summary

HEARING DATE: NOVEMBER 6, 2019  
CONSENT

*Record No.:* 2016-000845COA-02  
*Project Address:* 250 BRANNAN STREET  
*Landmark:* Contributor, South End Landmark District  
*Zoning:* MUO (MIXED USE-OFFICE) Zoning District  
65-X Height and Bulk District  
*Block/Lot:* 3774/025  
*Project Sponsor:* Eric Jacobs, GBA Inc.  
201 Noe St.  
San Francisco, CA 94114  
*Staff Contact:* Alex Westhoff – (415) 575-9120  
[alex.westhoff@sfgov.org](mailto:alex.westhoff@sfgov.org)

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

### 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 (Assessor's Block 3774, Lot 025). The subject building is a contributor to the South End Landmark District, locally designated under Article 10, Appendix I of the Planning Code. Constructed as a printing and stationery warehouse in 1906, the historic H.S. Crocker building was designed by architect Henry A. Schulze.

### PROJECT DESCRIPTION

On June 15, 2016, the Historic Preservation Commission (HPC) approved a Certificate of Appropriateness for this project. Since construction did not commence within three years of the approval, the Project Sponsors require a new project approval.

The proposed project includes 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 proposed work is located at the third floor of the building on a secondary, non-visible elevation. Specifically, the proposal includes:

#### West Elevation – Third Floor

- Removal of approximately 76 square of historic brick at the location of the new South Connector.
- Removal of approximately 66 square feet of exterior corrugated metal cladding at the location of the new North Connector.

- Construction of two new building connectors between 250 Brannan Street and the adjacent new building at 270 Brannan Street. Each connector will measure approximately 8'W x 9'H and will span a 30-inch gap between the two buildings at the third floor level.
- 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 plans prepared by Revel, dated as September 20, 2016, for details.

## **COMPLIANCE WITH PLANNING CODE**

### Planning Code Development Standards.

The proposed project is in compliance with all other provisions of the Planning Code. In order to proceed, a building permit from the Department of Building Inspection is required.

### Applicable Preservation Standards.

The proposal overall, is appropriate for and consistent with the purposes of Article 10, meets the standards of Article 1006.6 of the Planning Code, and complies with the *Secretary of the Interior's Standards for Rehabilitation*, in that:

- the proposal respects the character-defining features of the subject building;
- the architectural character of the subject building will be maintained and that replacement elements will not affect the building's overall appearance; and,
- the integrity of distinctive stylistic features and examples of skilled craftsmanship that characterize the building shall be preserved.

The Department 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*. Proposed work will not damage or destroy distinguishing original qualities or character of the subject building. The Department finds that the historic character of the building will be retained and preserved and will not result in the removal of historic fabric.

## **PUBLIC/NEIGHBORHOOD INPUT**

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

## **ENVIRONMENTAL REVIEW STATUS**

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption.

## **BASIS FOR RECOMMENDATION**

The Department recommends APPROVAL WITH CONDITIONS of the proposed project as it meets the provisions of Article 10 of the Planning Code regarding Major Alteration to a contributing resource in a Landmark District and the *Secretary of the Interior Standards for Rehabilitation*.

**Certificate of Appropriateness**  
**Hearing Date: November 6, 2019**

**RECORD NO. 2016-000845COA-02**  
**250 Brannan Street**

## **ATTACHMENTS**

Draft Motion – Certificate of Appropriateness  
Exhibit A – Conditions of Approval (as applicable)  
Exhibit B – Plans and Renderings  
Exhibit C – Environmental Determination  
Exhibit D – Maps and Context Photos



# SAN FRANCISCO PLANNING DEPARTMENT

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## Certificate of Appropriateness Draft Motion

HEARING DATE: NOVEMBER 6, 2019

*Record No.:* 2016-000845COA-02  
*Project Address:* 270 Brannan Street  
*Landmark:* Contributor, Duboce Park Landmark District  
*Zoning:* MUO (MIXED USE-OFFICE) Zoning District  
65-X Height and Bulk District  
*Block/Lot:* 3774/025  
*Project Sponsor:* Eric Jacobs, GBA Inc.  
201 Noe St.  
San Francisco, CA 94114  
*Staff Contact:* Alex Westhoff - 415-575-9120  
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**ADOPTING FINDINGS FOR A CERTIFICATE OF APPROPRIATENESS FOR MAJOR ALTERATIONS DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 10 OF THE SAN FRANCISCO PLANNING CODE, AND TO MEET THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION, FOR THE PROPERTY LOCATED ON LOT 025 IN ASSESSOR'S BLOCK 3774 IN A MUO (MIXED USE-OFFICE) ZONING DISTRICT AND A 65-X HEIGHT AND BULK DISTRICT.**

### PREAMBLE

On June 13, 2019, Eric Jacobs of GBA Inc. (hereinafter "Project Sponsor") filed Application No. 2016-000845COA-02 (hereinafter "Application") with the San Francisco Planning Department (hereinafter "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, which is a contributing resource to South Park Landmark District, which is locally designated under Article 10, Appendix I of the Planning Code.

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption. The Historic Preservation Commission (hereinafter "Commission") has reviewed and concurs with said determination.

On November 6, 2019, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Certificate of Appropriateness Application No. 2016-000845COA-02.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2016-000845COA-02 is located at 1650 Mission Street, Suite 400, San Francisco, California.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

**MOVED**, that the Commission hereby **APPROVES WITH CONDITIONS** the Certificate of Appropriateness, as requested in Application No. 2016-000845COA-02 in conformance with the architectural plans dated September 20, 2016 and labeled Exhibit B based on the following findings:

## **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. **Project Description.** The proposed project includes 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 proposed work is located at the third floor of the building on a secondary, non-visible elevation. Specifically, the proposal includes:

### West Elevation – Third Floor

- Removal of approximately 76 square of historic brick at the location of the new South Connector.
- Removal of approximately 66 square feet of exterior corrugated metal cladding at the location of the new North Connector.
- Construction of two new building connectors between 250 Brannan Street and the adjacent new building at 270 Brannan Street. Each connector will measure approximately 8'W x 9'H and will span a 30-inch gap between the two buildings at the third floor level.
- 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 plans prepared by Revel, dated as September 20, 2016, for details.

3. **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 (Assessor's Block 3774, Lot 025). The subject building is a contributor to the South End Landmark District, locally designated under Article 10, Appendix I of the Planning code. Constructed as a printing and stationery warehouse in 1906, the historic H.S. Crocker building was designed by architect Henry A. Schulze.

4. **Surrounding Properties and Neighborhood.** The building's northerly neighbor, 200 Brannan St., is an 1,194 square foot condo development which occupies the corner lot of Brannan St. and Delancey St., and was built in 2004 with a brick and glass exterior. The building's southerly neighbor, 270 Brannan Street was built in 2017, and is 7 story, 213,000 square feet office building. 250 Brannan is a contributory building to the South End Historic District, a district which is particularly notable due to its extraordinary concentration of buildings from almost every period of San Francisco's maritime history. The historic district's period of significance is 1867-1935, and its characteristic street fronts lined with in-tact solid walls of brick and reinforced concrete warehouses contribute to its visual uniqueness. Ranging from earlier one-story buildings to three-story buildings which became more common after the 1906 earthquake, a varied cross-section of prominent local architects and builders are represented throughout the district. The close proximity to Oracle Park, nearby Caltrain station, and mixed-use office zoning all lend to the neighborhood's current vibrancy.
5. **Public Outreach and Comments.** The Department has received no public comments about the proposed project to date.
6. **Planning Code Compliance.** The Commission has determined that the proposed work is compatible with the exterior character-defining features of the subject property and meets the requirements of Article 10 of the Planning Code in the following manner:

- A. **Article 10 of the Planning Code.** Pursuant to Section 1006.6 of the Planning Code, the proposed alteration shall be consistent with and appropriate for the effectuation of the purposes of this Article 10.

*The proposed project is consistent with Article 10 of the Planning Code.*

- B. **Secretary of the Interior's Standards.** Pursuant to Section 1006.6(b) of the Planning Code, the proposed work shall comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties for significant and contributory buildings, as well as any applicable guidelines, local interpretations, bulletins, or other policies. 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):

- (1) **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.

*Not Applicable. The proposed work does not include a change of use.*

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

*The historic character of the property would be preserved. While historic brick is proposed for removal, it is not visible from a public right-of-way. Furthermore, as noted by the Project Sponsor, the brick will be saved and cataloged for reinstallation when the connectors are removed at a later date.*

- (3) **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.

*Not Applicable.*

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

*Not Applicable.*

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

*No distinctive finishes, construction techniques, or examples of fine craftsmanship will be impacted. While historic brick is proposed for removal, it is not visible from a public right-of-way. Furthermore, the brick will be saved and cataloged for reinstallation when the connectors are removed at a later date.*

- (6) **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.

*Not Applicable.*

- (7) **Standard 7:** Chemical or physical treatments, if possible, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

*As a condition of approval, the Project Sponsor shall inform Planning Department Preservation staff in cases where damage occurs as the result of construction, outside of the proposed demolition. The Project Sponsor shall cease all work at the affected location and obtain Planning Department approval for restoration measures.*

- (8) **Standard 8:** Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

*Not Applicable.*

- (9) **Standard 9:** New additions, exterior alterations, or related new construction will not destroy historic materials and features that characterize the building. 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.

*While historic brick is proposed for removal, it is not visible from a public right-of-way. Furthermore, the brick will be saved and cataloged for reinstallation when the connectors are removed at a later date. The new connectors will be differentiated from the historic materials.*

- (10) **Standard 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 be unimpaired.

*Historic brick proposed for removal will be saved and cataloged for reinstallation when the connectors are removed at a later date,*

- C. **Appendix I of Article 10: South End Historic District.** Section 7 of the South End Historic District includes specific standards and guidelines for the review of new construction and certain alterations. The project subject to the specific standards outlined in Appendix I is: 250 Brannan Street. The Commission finds the proposed alterations to 250 Brannan Street are compatible with the pertinent provisions of Section 7 as follows:

- a. Character of the Historic District. The standards for review of all applications for the Certificate of Appropriateness are set forth in Section 1006.7 of Article 10. For purposes of review pursuant to these standards, the character of the historic district shall mean the exterior architectural features as well as the historic brick and stone paving materials described in Section 6 of this ordinance.

*While historic brick is proposed for removal, it is not visible from a public right-of-way. Furthermore, as noted by the Project Sponsor, the brick will be saved and cataloged for reinstallation when the connectors are removed at a later date. No exterior architectural features will be impacted by this project.*

- b. Alterations. It is recognized that certain alterations to the exteriors of buildings within the Historic District may be necessary in order to accommodate adaptive reuse of, and to provide sufficient light and air in, such buildings. Substantial alterations to Principal Facades, as defined in Planning Code Section 102, should be discouraged. Substantial alterations to non-principal facades, not originally intended to be viewed from the



street, may be appropriate, provided such alterations maintain the character of the historic district.

*No alterations are being proposed to the principal façade. Historic brick is proposed for removal from the southwest façade which is not visible from the street. Furthermore, the brick will be saved and cataloged for reinstallation when the connectors are removed at a later date.*

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

**URBAN DESIGN ELEMENT**

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

**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 subject property for the future enjoyment and education of San Francisco residents and visitors.*

8. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project complies with said policies 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 not have an impact 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 strengthen neighborhood character by respecting the character-defining features of the building in conformance with the Secretary of the Interior's Standards.*

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

*The project will not affect the City's 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. It will provide sufficient off-street parking for the proposed units.*

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:

*Although the project includes commercial office development, the project does not result in the displacement of the industrial and/or service sectors.*

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

*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.*

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.*

9. For these reasons, the proposal overall, appears to meet the *Secretary of the Interior's Standards* and the provisions of Article 10 of the Planning Code regarding Major Alterations.

## 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 **APPROVES WITH CONDITIONS a Certificate of Appropriateness** for the subject property located at Lot 025 in Assessor's Block 3774 for proposed work in conformance with the architectural submittal dated September 20, 2016 and labeled Exhibit B on file in the docket for Record No. 2016-000845COA-02.

**APPEAL AND EFFECTIVE DATE OF MOTION:** The Commission's decision on a Certificate of Appropriateness shall be final unless appealed within thirty (30) days after the date of this Motion No. XXXXXX. 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). For further information, please contact the Board of Appeals in person at 1650 Mission Street, (Room 304) or call (415) 575-6880.

**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 November 6, 2019.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: November 6, 2019

## EXHIBIT A

### AUTHORIZATION UPDATE

This authorization is for a Certificate of Appropriateness to allow Alteration and Demolition located at 250 Brannan St., 3774/025 pursuant to Planning Code Section(s) 1006 and Article 10, Appendix I, within the MUO District and a 65-X Height and Bulk District; in general conformance with plans, dated September 20, 2016, and stamped "EXHIBIT B" included in the docket for Record No. 2016-000845COA-02 and subject to conditions of approval reviewed and approved by the Historic Preservation Commission on November 6, 2019 under Motion No XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

### PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Historic Preservation Commission Motion No. XXXXXX shall be reproduced on the Index Sheet of construction plans submitted with the site or building permit application for the Project. The Index Sheet of the construction plans shall reference to the Certificate of Appropriateness and any subsequent amendments or modifications.

### SEVERABILITY

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

### CHANGES AND MODIFICATIONS

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Historic Preservation Commission approval of a new Certificate of Appropriateness. In instances when Planning Commission also reviews additional authorizations for the project, Planning Commission may make modifications to the Certificate of Appropriateness based on majority vote and not required to return to Historic Preservation Commission.

### CONDITIONS OF APPROVAL

1. **Damage During Construction.** The Project Sponsor shall inform Planning Department Preservation staff in cases where damage occurs as the result of removal of historic brick or any other historic features, outside of the brick currently proposed for demolition. The Project Sponsor shall cease all work at the affected location and obtain Planning Department approval for restoration measures.
2. **Repair and Maintenance.** The Project Sponsor or the subsequent responsible parties for the Project shall repair and maintain the properties within this Motion to Secretary of the Interior Standards, as reviewed and approved by the Department's Preservation staff. As a condition of the installation of all new features, the Planning Department shall require the Project Sponsor or the subsequent responsible parties, to restore historic conditions if/when these features are removed in the future.









Date: July 09, 2019  
To: Jeffrey Ma, P.E., Building Plan Engineer, Department of Building Inspection, 1660 Mission Street, San Francisco, CA 94103  
Diane Van Der Heiden, Lieutenant, Bureau of Fire Prevention, 1660 Mission Street, San Francisco, CA 94103

Project Address: 250-270 Brannan Street, San Francisco, CA 94107

Attendees: Jeffrey Ma, Building Plan Engineer - Dept. of Building Inspection - jeffrey.ma@sfgov.org  
Diane Van Der Heiden, Lieutenant - Bureau of Fire Prevention - diane.vanderheiden@sfgov.org  
Michael Steiner, Architect - Revel Architecture & Design - michael@revelers.com  
Gina Carlson, Associate - Tipping Structural Engineers - gcarlson@tippingstructural.com  
Miyu Hongo, Technical Coordinator - M Moser Associates - mhongo@moser.com  
Eric Jacobs, Principal - Gary Bell & Associates - eric@gbell.com

This letter serves as the meeting minutes for the pre-application plan review meeting held on July 09, 2019 to review the below items with the Building and Fire Departments regarding the proposed new building communicating openings located on the 3rd floors of 250 and 270 Brannan Street office buildings. The meeting occurred on July 09, 2019 to review the questions/issues outlined in the pre-application review letter dated May 29, 2019.

The project consists of two (2) new communicating openings between 250 Brannan and 270 Brannan Streets per AB-D10. The "connector" construction itself will integrate seismic joints. In addition, we will be constructing raised platforms and stairs at two locations on the 250 Brannan side to accommodate different existing floor heights between the two buildings. A single ADA wheelchair lift will be provided at the north end platform of the 250 Brannan building.

Enclosed Drawings/Documents: Pre-application Meeting Minutes dated 12/21/2015. Revised memo from Tipping Structural Engineers with reference drawings dated 07/09/2019. Revised Technical Infeasibility Request form with reference drawings. Equivalent Facilitation Request form.

Question # 1: Review and confirm the results of the original pre-application meeting attached herein.

Response # 1: Confirmed and agreed on above. Pre-app Meeting Minutes dated 12/21/2015 are valid. Confirm any changes from 2013 to 2016 code cycle and subject to plan check review.

Initials: SFDBI SFFD

Question # 2: Review and seek approval for a technical infeasibility to provide a second wheelchair ADA lift. Please reference attached memo from Tipping Structural Engineers explaining the structural challenges associated with providing a wheelchair ADA lift. Due to structural limitations of existing building 250 Brannan Street, the structural engineers have determined that adding a second wheelchair ADA lift would impact a significant portion of the overall building structural system, requiring substantial structural upgrades, including but not limited to the

construction of new foundations. Please confirm the required structural upgrades for a second wheelchair ADA lift constitute a technical infeasibility and confirm that providing only one (1) ADA lift will be acceptable for this project.

Response # 2: Confirmed and agreed on above. The second ADA lift at the South (older) end of the 250 Brannan building would negatively impact the historical elements of this Historic Resource - Category A status property (REF: Historic Building Code). The Technical Infeasibility due to structural and historical conditions, and as documented by the revised memo from Tipping Structural Engineers, is confirmed and agreed upon. Additionally, an Equivalent Facilitation request will apply (in conjunction with this Technical Infeasibility). Per CBC section 21B-206.2.3.2 (vertical access), a maximum travel distance of 200 feet is allowed between the ADA-lift communicating opening (north) and the non-lift communicating opening (south). This travel distance is achievable at the 250 Brannan side, however the minimum feasible travel distance at 270 Brannan between the proposed communicating openings is a total distance of 253 feet, resulting in an Equivalent Facilitation request for providing a feasible travel distance of 253 feet total. The existing structural limitations at the exterior walls of both 250 and 270 Brannan Street buildings prevent the connectors from moving closer together in distance (reference the revised memo from Tipping Structural Engineers).

Initials: SFDBI SFFD N/A

Prepared By: Claudette Bleijenberg, Project Architect, Revel Architecture & Design

Signature: [Signature] Date: 7.24.19

Approved By: Jeffrey Ma, Building Plans Engineer, Department of Building Inspection; Diane Van Der Heiden, Lieutenant, Bureau of Fire Prevention

Signature: [Signature] Date: 7/24/19; [Signature] Date: 7/24/19. Subject to plan review.

APPROVAL OF EQUIVALENT FACILITATION REQUEST

For Projects with an Adjusted Construction Cost Exceeding the Current Valuation Threshold and Requesting Approval of a design, products or technologies alternative to the prescriptive details of the Disabled Access Regulations as per CBC section 11B-103

1. Site Address: 250 Brannan Street; 2. Floor: 3rd Floor; 3. Permit Application No.; 4. Request No.; 5. Existing Use: Office; 6. Proposed Use: Office; 7. Existing Occupancy: Business; 8. Proposed Occupancy: Business; 9. Description of proposed work or path of travel upgrade for which equivalent facilitation is requested.

We request that the following be approved as an equivalent facilitation to the prescriptive regulations. This equivalency will provide equal or greater accessibility and usability. This equivalency provides for the maximum independence of the persons with disabilities while presenting the least risk of harm injury or other hazards to such persons or others.

10. Detailed description of the requested equivalency. (Provide details, documents and drawings if required); 11. This Equivalent Facilitation is addressed by: Informal Sheet DA; AB-005 Local Equivalency; Administrative Bulletin AB; Other - Technical Infeasibility.

Note: Ratification by the Access Appeals Commission is not required for Equivalent Facilitation Request.

12. Applicant's Name (Print): [Owner/Tenant/Agent]; 13. Applicant's Address; 14. Applicant's Phone; Applicant's Email.

APPROVAL OF TECHNICAL INFEASIBILITY REQUEST (page 2)

FOR THE DEPARTMENT OF BUILDING INSPECTION STAFF USE ONLY. This technical infeasibility request is: APPROVED (FOR THIS PERMIT ONLY) / DENIED. Plans reviewed by (print name): Jeffrey Ma; Signature of the Plans Examiner: Jeffrey Ma; Date: 7/24/19. Approved for the following reason(s): Equivalent facilitation is provided - Historical Building - Structurally infeasible.

If your Request for Approval of Technical Infeasibility has been denied, the plans examiner shall inform you of the reasons for denying that request. In addition, the plans examiner's group supervisor shall provide you with a second opinion regarding the denial.

If your Request for Approval of Technical Infeasibility has been denied, you may file an appeal with the Access Appeals Commission. Please refer to the Access Appeals Commission Information Guide, available at the Customer Services desk, for complete information on this process.

Please submit appeals in person to: Secretary, Access Appeals Commission, 1660 Mission Street, 3rd Floor, San Francisco, CA 94103 (415) 558-6110

APPROVAL OF TECHNICAL INFEASIBILITY REQUEST

To be used when it is technically infeasible to meet the prescriptive requirements of the code within the scope of work of an alteration or within an existing path of travel to the area of work of an alteration or addition, as per CBC section 11B-202.3

1. Site Address: 250 Brannan Street; 2. Floor: 3rd Floor; 3. Permit Application No.; 4. Request No.; 5. Existing Use: Office; 6. Proposed Use: Office; 7. Existing Occupancy: Business; 8. Proposed Occupancy: Business; 9. Description of proposed alteration element or path of travel upgrade for which technical infeasibility approval is requested.

10. This alteration is technically infeasible due to: It would require removal or alteration of a load bearing member that is an essential part of the structural frame; other existing physical or site constraints.

11. Detailed description of the technical infeasibility. (provide details, documents and drawings if required or requested by staff); 12. Compliance with the regulations will be provided to the maximum extent feasible. (give description).

13. Applicant's Name (Print): [Owner/Tenant/Agent]; 14. Applicant's Address; 15. Applicant's Phone; Applicant's Email.

MEMORANDUM

To: Revel Architecture and Design, 417 Montgomery Street, 7th Floor, San Francisco, CA 94104; Date: July 11, 2019; Job No.: 2019.05100; Attn: Anne Engel; Total Pages: 2; Re: 250-270 Brannan Connector, 250-270 Brannan Street, San Francisco, CA; By: Gina M. Carlson, SE; Filename: 2019-07-11\_250-270 Brannan ADA Lift Structural Scope Memorandum.mdt; Cc: Gary Nichols, Claudette Bleijenberg

Dear Anne, The following memo is intended to:

- 1. Outline the specific structural work that would be required to install an ADA Lift as part of the proposed southern communicating opening, which occurs on Grid Line 4, within the Historic Unreinforced Masonry building structure at 250 Brannan Street.
- 2. It is also intended to discuss the structural reasons for the intended placement of the two building communicating openings which imposes a minimum feasible travel distance of 253 feet between the communicating openings within the 270 Brannan Street structure.

250 Brannan Street Required Structural Work Scope for ADA Lift Installation at the Southern Connector

From our analysis, TSE determined that the existing floor system, comprised of long spanning wood joists and plywood sheathing, does not have the structural capacity to support the weight of the proposed ADA lift at the southern communicating opening. Therefore, at the third floor level directly underneath the north and south edges of the proposed lift, (2) new 21" O" long, 16" deep, glu-lam beams would need to be installed, running parallel to the existing floor framing, to support the additional weight of the lift.

1906 SHATTUCK AVENUE | BERKELEY, CA 94704 510 548-1906 | WWW.TIPPINGSTRUCTURAL.COM

250-270 Brannan Connector, ADA Lift Structural Scope Memorandum, July 11, 2019

allowed to be supported on the unreinforced masonry wall itself, a new glu-lam girder would need to be installed just inboard of the masonry wall to support the eastern ends of the new glu-lam beams. The new glu-lam girder would require support by (2) new structural steel posts which would extend down to the building's foundation level.

The construction of the above referenced work, besides being quite costly, will also be logistically difficult to install. Due to the large, lengthy members requiring installation, a full bay of the building's second and third floors will need to be closed off during the construction from tenant use. Areas adjacent to the new steel support posts will also need to be closed off on the first floor and in the basement. Installation of the new foundations will require removal of portions of the existing basement level floor slab and possibly portions of the existing concrete foundation that supports the historic building's unreinforced masonry property line wall.

250-270 Brannan Street Communicating Openings Placement Considerations

The placement of the two newly proposed communicating openings was chosen for specific structural reasons. The proposed placement occurs within the nearest structurally unencumbered framing bays which, in turn, limits the minimum feasible travel distance within the 270 Brannan Street Structure to 253 feet. In the structural bays between the two communicating openings there is a structural steel braced frame within the 250 Brannan Street structure and two vertically post-tensioned cast-in-place concrete shear walls within the 270 Brannan Street structure.

Please feel free to contact us with any questions or comments you may have regarding the above information. Sincerely, Gina M. Carlson, SE, Associate, Tipping Structural Engineers

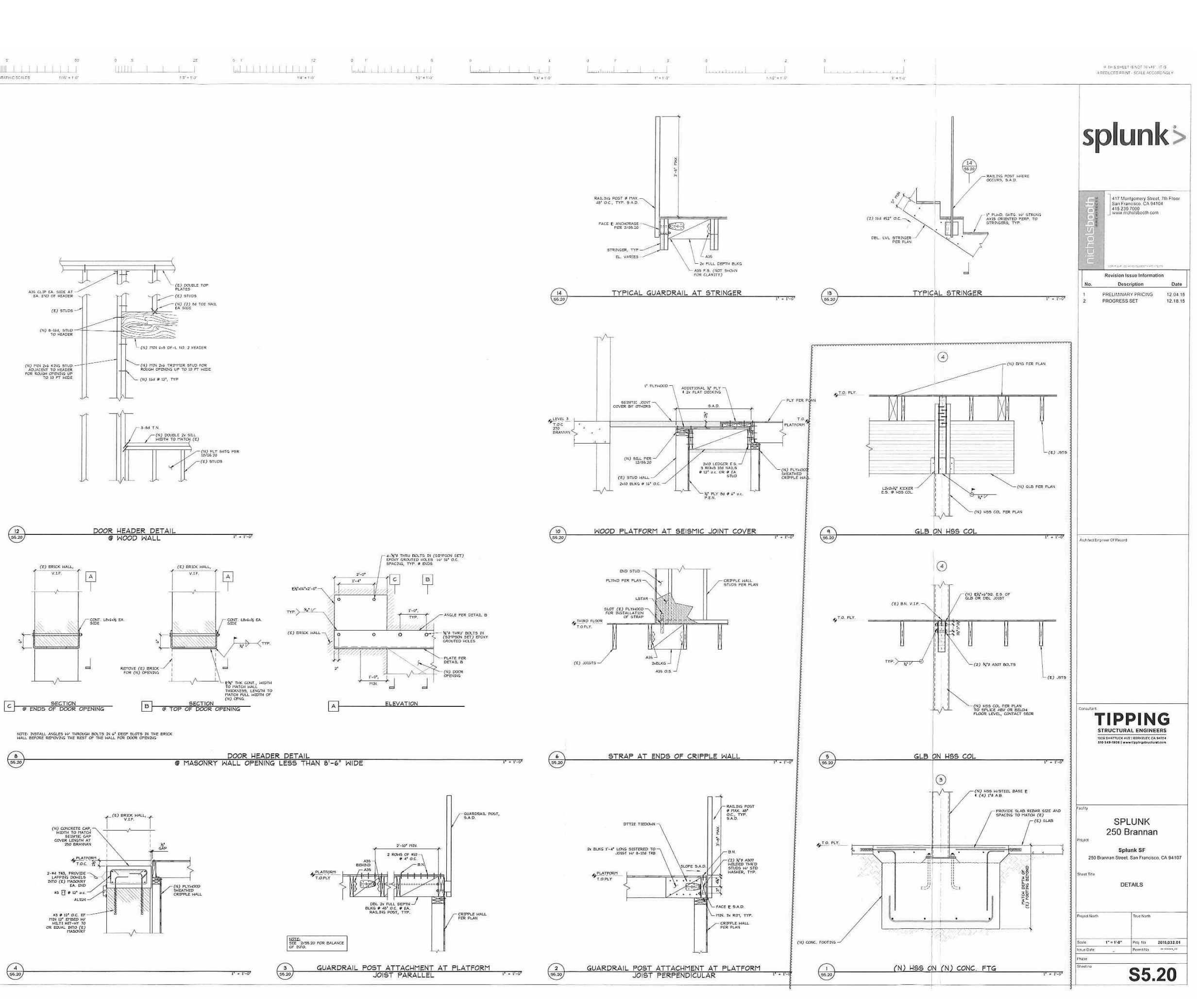
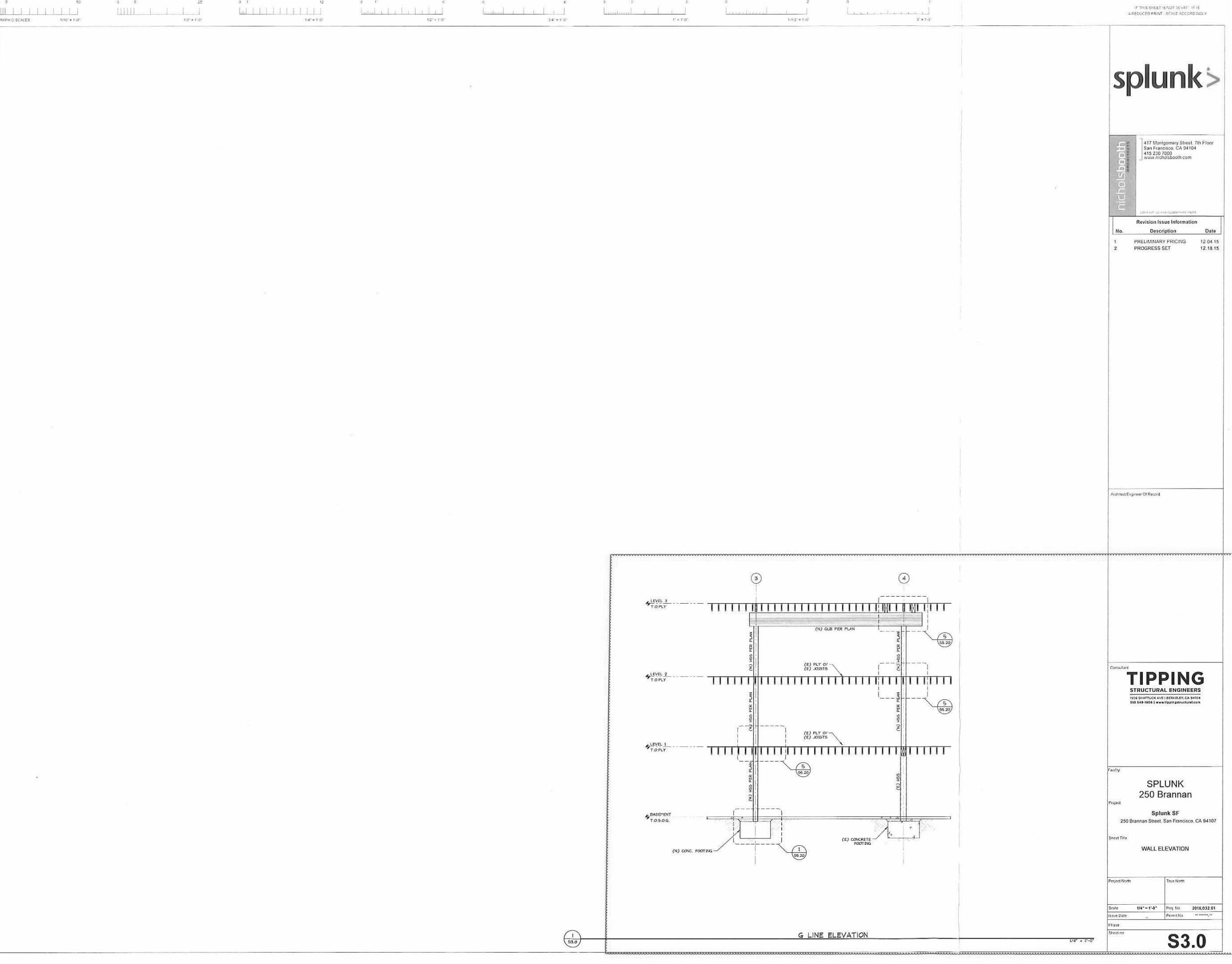
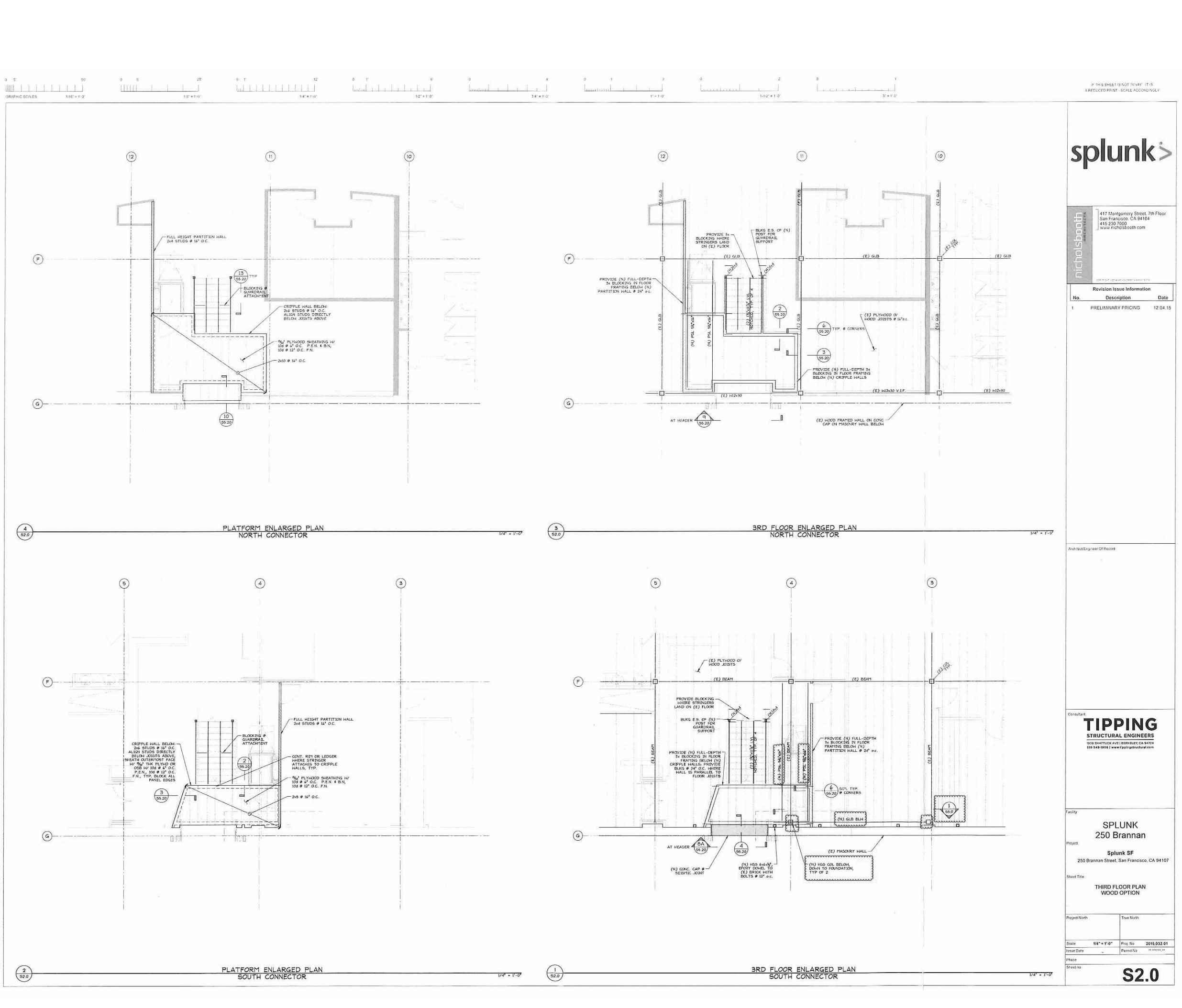
APPROVAL OF TECHNICAL INFEASIBILITY REQUEST (page 2)

FOR THE DEPARTMENT OF BUILDING INSPECTION STAFF USE ONLY. This technical infeasibility request is: APPROVED (FOR THIS PERMIT ONLY) / DENIED. Plans reviewed by (print name): [Blank]; Signature of the Plans Examiner: [Blank]; Date: [Blank]. Approved for the following reason(s): [Blank]. Denied for the following reason(s): [Blank].

If your Request for Approval of Technical Infeasibility has been denied, the plans examiner shall inform you of the reasons for denying that request. In addition, the plans examiner's group supervisor shall provide you with a second opinion regarding the denial.

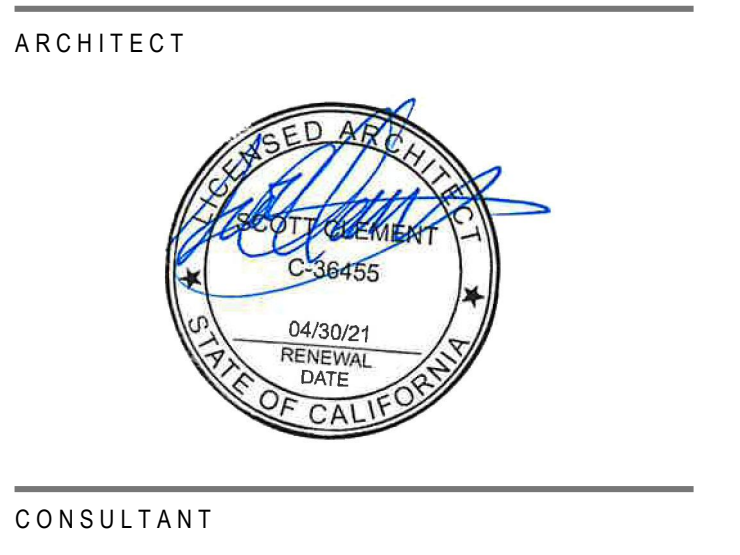
If your Request for Approval of Technical Infeasibility has been denied, you may file an appeal with the Access Appeals Commission. Please refer to the Access Appeals Commission Information Guide, available at the Customer Services desk, for complete information on this process.

Please submit appeals in person to: Secretary, Access Appeals Commission, 1660 Mission Street, 3rd Floor, San Francisco, CA 94103 (415) 558-6110



ISSUE INFORMATION table with columns for issue number, description, and date.

REVISION ISSUE INFORMATION table with columns for revision number, description, and date.



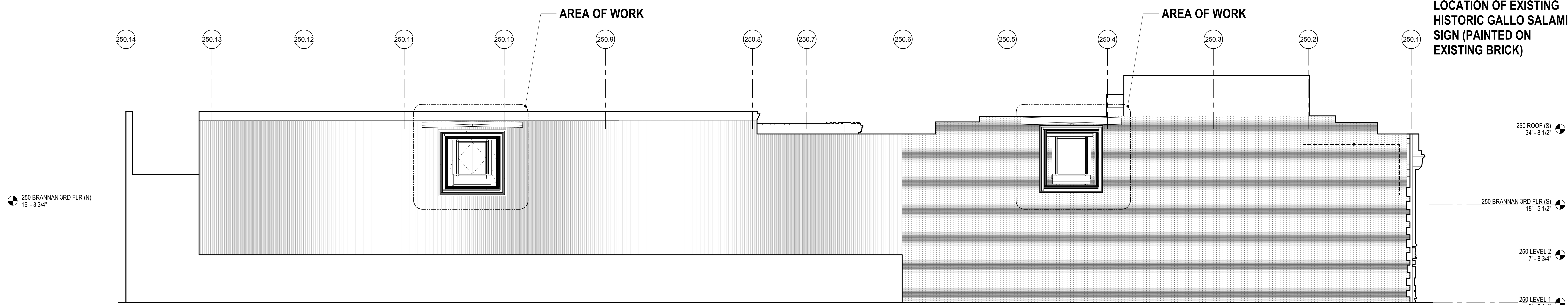
SPLUNK CONNECTOR 250 BRANNAN STREET SAN FRANCISCO, CA

FORMS (PRE-APP #2)

JOB NUMBER: PMS270.1901.00; DRAWN BY: CB

SCALE: 1/8" = 1'-0"; FILE NAME: G-003.3

ISSUE	INFORMATION	DATE
1.	PRELIMINARY PRICING	12.04.2015
2.	COORDINATION/CHECK SET	12.18.2015
3.	PRICING REVISIONS	02.19.2016
4.	PERMIT SET	05.01.2016
5.	32% PROGRESS PRINT	08.05.2016
6.	75% CONSTRUCTION DOCUMENTS	08.30.2016
7.	100% CONSTRUCTION/PERMIT DOCUMENTS	09.20.2016



1 250 BRANNAN EAST EXTERIOR ELEVATION  
1/8" = 1'-0"

FOR 3RD FLOOR EXITING AND OCCUPANCY REFERENCE PERMIT#2016.0621.4140

REVISION	ISSUE	INFORMATION	DATE
NO.	DESCRIPTION		
1.	100% CONSTRUCTION/PERMIT DOCUMENTS		09.20.2016

ARCHITECT



CONSULTANT

**SPLUNK CONNECTOR**  
250 BRANNAN STREET  
SAN FRANCISCO, CA

**OCCUPANCY CALCULATIONS, KEY PLAN, EXTERIOR ELEVATION**

JOB NUMBER

PAMS27019100

DRAWN BY

CB

SCALE

1/8" = 1'-0"

FILE NAME

CONNECTOR\_250brannan@revelers.com

**G-004.1**

ISSUE INFORMATION	DATE
1. PRELIMINARY PRICING	12.04.2015
2. COORDINATION/CHECK SET	12.18.2015
3. PRICING REVISIONS	02.19.2016
4. PERMIT SET	05.01.2016
5. 25% PROGRESS PRINT	08.05.2016
6. 75% CONSTRUCTION DOCUMENTS	08.30.2016
7. 100% CONSTRUCTION/PERMIT DOCUMENTS	09.20.2016

REVISION	ISSUE INFORMATION	DATE
NO.	DESCRIPTION	DATE
1	100% CONSTRUCTION/PERMIT DOCUMENTS	09.20.2016

# GS4: San Francisco Green Building Submittal Form for Non-Residential Interior-Only Alteration Projects

Form version: October 5, 2017 (For permit applications January 2017 - December 2019)

INSTRUCTIONS:				NON-RESIDENTIAL INTERIOR-ONLY ALTERATION			REFERENCES	VERIFICATION
<p>1. Select one (1) column to the right. For each applicable requirement in the column, indicate evidence of fulfillment in the References column. For items that are not applicable, indicate "N/A".</p> <p>2. Provide project information in the Verification box at the right.</p> <p>3. Submittal must be a minimum of 24" x 36".</p> <p>4. This form is for permit applications submitted January 2017 through December 2019. The prior version may be submitted until January 1, 2016.</p>				<p>A B E F H L I M S U greater than \$200,000</p>			DRAWING OR SPECIFICATION # (If not applicable, indicate "N/A".)	<p>SPLUNK NEW BUILDING COMMUNICATION OPENINGS</p> <p>PROJECT NAME BLOCK 374, LOT 25</p> <p>BLOCK/LOT 250 BRANNAN STREET SAN FRANCISCO, CA</p> <p>ADDRESS B, BUSINESS</p> <p>PRIMARY OCCUPANCY 85,000</p> <p>GROSS BUILDING AREA</p> <p><b>Green Building Compliance Professional of Record for Architectural Measures</b></p> <p><i>I have been retained by the project sponsor to verify that approved construction documents and construction fulfill the requirements of San Francisco Green Building Code. It is my professional opinion that the requirements of the San Francisco Green Building Code will be met. I will notify the Department of Building Inspection if the project will, for any reason, not substantially comply with these requirements, or if I am no longer the Green Building Compliance Professional of Record for the project.</i></p> <p>SCOTT CLEMENT NAME REVEL ARCHITECTURE &amp; DESIGN FIRM</p> <p>ARCHITECTURAL OR ENGINEERING LICENSE</p> <p>LICENSED PROFESSIONAL (sign &amp; date)</p> <p><b>AFFIX STAMP BELOW:</b></p> <p><b>Green Building Compliance Professional of Record for Mechanical and/or Plumbing Measures</b></p> <p><i>I have been retained by the project sponsor to verify that approved construction documents and construction fulfill the requirements of San Francisco Green Building Code. It is my professional opinion that the requirements of the San Francisco Green Building Code will be met. I will notify the Department of Building Inspection if the project will, for any reason, not substantially comply with these requirements, or if I am no longer the Green Building Compliance Professional of Record for the project.</i></p> <p>NAME FIRM</p> <p>ARCHITECTURAL OR ENGINEERING LICENSE</p> <p>LICENSED PROFESSIONAL (sign &amp; date)</p> <p><b>AFFIX STAMP BELOW:</b></p>
<p>MARK WHICH SCOPES ARE INCLUDED IN THIS SUBMITTAL →</p>				ARCHITECTURE	MECHANICAL	PLUMBING		
TITLE	SOURCE OF REQUIREMENT	DESCRIPTION OF REQUIREMENT						
MATERIALS	LOW-EMITTING MATERIALS	CALGreen 5.504.4.1-6	Use products that comply with the emission limit requirements of 5.504.4.1-6 for adhesives, sealants, paints, coatings, carpet systems including cushions and adhesives, resilient flooring (80% of area), and composite wood products.	•			SHEET G-002.1, "SUSTAINABILITY NOTES", NOTES 1, 9, 10 & 16	
WATER	INDOOR WATER USE REDUCTION	CALGreen 5.303.3, SF Building Code ch.13A	Meet flush/flow requirements for: toilets (1.28gpf); urinals (0.125gpf wall, 0.5gpf floor); showerheads (2.0gpm); lavatories (1.2gpm private, 0.5gpm public/common); kitchen faucets (1.8gpm); wash fountains (1.8gpm); metering faucets (0.2gpc); food waste disposers (1gpm/8gpm). Large non-residential interiors projects must upgrade all non-compliant fixtures per SF Building Code ch.13A.			•	NA	
	WATER METERING	CALGreen 5.303.1	Provide submeters for spaces projected to consume >1,000gal/day (or >100gal/day in buildings >50,000 sq.ft).			•	NA	
ENERGY	ENERGY EFFICIENCY	CA Energy Code	Comply with all provisions of the CA Energy Code.		•		M-001, GENERAL NOTES	
	COMMISSIONING	CALGreen 5.410.4	All new HVAC equipment must be tested and adjusted.		•		M-001, GENERAL NOTES	
WASTE DIVERSION	RECYCLING BY OCCUPANTS	SF Building Code AB-088	Provide adequate space and equal access for storage, collection, and loading of compostable, recyclable and landfill materials..	•			SHEET G-002.1, "SUSTAINABILITY NOTES", NOTES 7, 14, 15, 16, 17, 18 & 19	
	CONSTRUCTION & DEMOLITION (C&D) WASTE MANAGEMENT	Environment Code ch.14, SF Building Code ch.13B	For 100% of mixed C&D debris use registered transporters and registered processing facilities with a minimum of 65% diversion rate.	•			SHEET G-002.1, "SUSTAINABILITY NOTES", NOTES 7, 14, 15, 16, 17, 18 & 19	
HVAC	REFRIGERANT MANAGEMENT	CALGreen 5.508.1	Use no halons or CFCs in HVAC.		•		M-001, GENERAL NOTES	
INDOOR ENVIRONMENTAL QUALITY	AIR FILTRATION (CONSTRUCTION)	CALGreen 5.504.1-3	Seal permanent HVAC ducts/equipment stored onsite before installation.		•		M-001, GENERAL NOTES	
	AIR FILTRATION (OPERATIONS)	CALGreen 5.504.5.3	Projects must provide MERV-8 filters on HVAC for regularly occupied, actively ventilated spaces.		•		M-001, GENERAL NOTES	

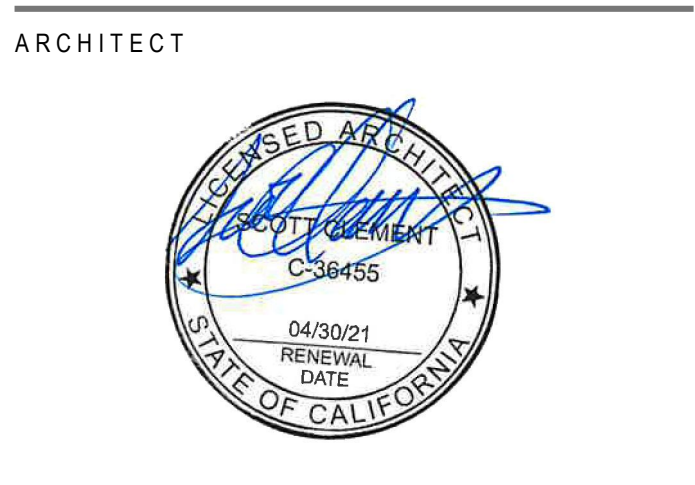
## FOR YOUR INFORMATION

Indoor Water Efficiency	
Each fixture must not exceed CALGreen 5.303 maximum flow rates.	
FIXTURE TYPE	MAXIMUM FIXTURE FLOW RATE
Showerheads <sup>2</sup>	2 gpm @ 80 psi
Lavatory Faucets: non-residential	0.5 gpm @ 60 psi
Kitchen Faucets	1.8 gpm @ 60 psi default
Wash Fountains	1.8 gpm / 20 [rim space (inches) @ 60 psi]
Metering Faucets	.20 gallons per cycle
Metering Faucets: wash fountains	.20 gallons per cycle / 20 [rim space (inches) @ 60 psi]
Tank-type water closets	1.28 gallons / flush <sup>1</sup> and EPA WaterSense Certified
Flushometer valve water closets	1.28 gallons / flush <sup>1</sup>
Urinals	Wall mount: 0.125 gallons / flush Floor mount: 0.5 gallons / flush

NOTES:

- For dual flush toilets, effective flush volume is defined as the composite, average flush volume of two reduced flushes and one full flush. The referenced standard is ASME A112.19.14 and USEPA WaterSense Tank-Type High Efficiency Toilet Specification - 1.28 gal (4.8L)
- The combined flow rate of all showerheads in one shower stall shall not exceed the maximum flow rate for one showerhead, or the shower shall be designed to allow only one showerhead to be in operation at a time (CALGreen 5.303.2.1)

Water Efficiency of Existing Non-Compliant Fixtures	
All fixtures that are not compliant with the San Francisco Commercial Water Conservation Ordinance that serve or are located within the project area must be replaced with fixtures or fittings meeting the maximum flow rates and standards referenced above. For more information, see the Commercial Water Conservation Program Brochure, available at SFDBI.org.	
NON-COMPLIANT PLUMBING FIXTURES INCLUDE:	
<ol style="list-style-type: none"> <li>Any toilet manufactured to use more than 1.6 gallons/flush</li> <li>Any urinal manufactured to use more than 1 gallon/flush</li> <li>Any showerhead manufactured to have a flow capacity of more than 2.5 gpm</li> <li>Any interior faucet that emits more than 2.2 gpm</li> </ol>	
Exceptions to this requirement are limited to situations where replacement of fixture(s) would detract from the historic integrity of the building, as determined by the Department of Building Inspection pursuant to San Francisco Building Code Chapter 13A.	



ARCHITECT

NAME

FIRM

ARCHITECTURAL OR ENGINEERING LICENSE

LICENSED PROFESSIONAL (sign & date)

**AFFIX STAMP BELOW:**

**SPLUNK CONNECTOR**  
250 BRANNAN STREET  
SAN FRANCISCO, CA

**GREEN BUILDING CHECKLIST**

JOB NUMBER  
PAM5270.1901.00

DRAWN BY  
CB

SCALE  
1/4"

FILE NAME  
G-005.1

CONNECTOR\_username@revel.com

**ISSUE INFORMATION**

1. PRELIMINARY PRICING	12.04.2015
2. COORDINATION/CHECK SET	12.18.2015
3. PRICING REVISIONS	02.19.2016
4. PERMIT SET	05.01.2016
5. 25% PROGRESS PRINT	08.05.2016
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7. 100% CONSTRUCTION/PERMIT DOCUMENTS	09.20.2016

**REVISION ISSUE INFORMATION**

NO.	DESCRIPTION	DATE
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### SAN FRANCISCO PLANNING DEPARTMENT

#### Historic Preservation Commission Motion 0284 HEARING DATE: JUNE 15, 2016

Case No.: 2016-00084SCOA  
 Project Address: 230-250 BRANNAN STREET  
 Historic Landmark: South End Landmark District  
 Zoning: MUO (Mixed Use-Office) District  
 Block/Lot: 65-1 Hight and Bulk District  
 3774 / 025  
 Applicant: Daniel Luis NicholsBooth Architects  
 417 Montgomery Street, Suite 700  
 San Francisco, CA 94104  
 Elinah Tuttle - (415) 575-9191  
 elinah.tuttle@nbaa.com  
 Staff Contact: Tim Frye - (415) 575-6822  
 Reviewed By: tim.frye@sfgov.org

1550 Mission St. Suite 405 San Francisco, CA 94103-5876  
 Reception: 415.568.8378  
 Fax: 415.568.8409  
 Planning Information: 415.568.8377

ADOPTING FINDINGS FOR A CERTIFICATE OF APPROPRIATENESS FOR PROPOSED WORK DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 16, 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 MEDIUM DENSITY USE-OFFICE ZONING DISTRICT, A 65-YEAR 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.

www.sfplanning.org

Motion No. 0284 June 15, 2016 CASE NO 2016-00084SCOA 230-250 Brannan Street

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 fulfills 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.

Motion No. 0284 June 15, 2016 CASE NO 2016-00084SCOA 230-250 Brannan Street

- 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. 2016-00084SCOA ("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. 2016-00084SCOA.

**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:

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

Motion No. 0284 June 15, 2016 CASE NO 2016-00084SCOA 230-250 Brannan Street

- 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 Prep M findings of the Planning Code.

Motion No. 0284 June 15, 2016 CASE NO 2016-00084SCOA 230-250 Brannan Street

**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:

1. **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

Motion No. 0284 June 15, 2016 CASE NO 2016-00084SCOA 230-250 Brannan Street

**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. 2016-00084SCOA.

**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 Historic Preservation Commission ADOPTED the foregoing Motion on June 15, 2016.  
 Jonae P. Ryan  
 Commission Secretary

AYES: Hyland, Haas, Johnson, Johns, Pearlman, Matsuda  
 NAYS: None  
 ABSENT: Wolfman  
 ADOPTED: June 15, 2016

ARCHITECT

CONSULTANT

**SPLUNK CONNECTOR**  
 250 BRANNAN STREET  
 SAN FRANCISCO, CA

**CERTIFICATE OF APPROPRIATENESS FORM**

JOB NUMBER: PAM5270.1901.00  
 DRAWN BY: CB  
 SCALE: 1/8"

FILE NAME: G-006.1  
 CONNECTOR\_username@reveler.com

### 1 ELEVATOR N.T.S.

**ELEVATOR LOBBY AND CAR RAIL HEIGHT**

**ELEVATOR NOTES:**

1. THE AUTOMATIC DOOR REOPENING DEVICE MUST BE LOCATED VERTICALLY AT 5' AND 2' ABOVE THE THRESHOLD, AND MUST BE ACTIVATED WHEN AN OBJECT PASSES THROUGH EITHER OF THE LINES.
2. THE AREA ADJACENT AND BELOW THE CALL BUTTON SHALL BE FLAT, FLUSH AND CLEAR OF ALL PROTRUDING OBJECTS.
3. IF TELEPHONE IS IN CLOSED COMPARTMENT, THEN DOOR MUST HAVE LEVER OR LOOP HARDWARE, PER 1008.1.5.
4. ELEVATOR MUST BE EQUIPPED WITH A DOOR REOPENING DEVICE THAT REOPENS DOOR WHEN OBSTRUCTED DURING CLOSING.
5. DOORS SHALL REMAIN FULLY OPEN WHEN ANSWERING A CALL FOR A MINIMUM OF 5 SECONDS.
6. MUST HAVE AN AUDIBLE AND VERBAL ANNOUNCEMENT OR SIGNAL THAT SOUNDS TO TELL THE PASSENGERS THE CAR IS STOPPING AT OR PASSING A FLOOR.
7. AUDIBLE SIGNAL: 1 BELL = UP; 2 BELLS = DOWN

**ELEVATOR CONTROLS [SECT. 11B-407]**

NOTES: RAISED NUMBERS AND LETTERS, WRITE ON BLACK BACKGROUND. CONTROL BUTTONS, TO BE RAISED 1/8", SQUARE SHOULDERS, ILLUMINATED.

3/4" = BUTTON	100	80
5/8" NUMERAL HT., BRILLE UNDER NUMBERS	70	60
MAIN ENTRY FLOOR	50	40
OCTAGON SYMBOL SHALL BE RAISED, BUT "X" IS NOT	40	30

MAX. HGT. FROM FLOOR TO HIGHEST BUTTON: 48" MAX. PER 11B-308

MIN. HGT. FROM FLOOR TO 5th LOWEST BUTTON: 37 1/8" MIN.

(A) SIDE-OPENING DOOR  
 (B) CENTER-OPENING DOOR

### 2 PATH OF TRAVEL N.T.S.

**VESTIBULES [SECT. 11B-403.5]**

EXTERIOR (EXT.) MEANS SUBJECT TO EXTERIOR AIR PRESSURES, AS IN OPEN AIR STRUCTURES.

**CORRIDOR UNDER 200 FT. [SECT. 11B-403.5]**

**CORRIDOR OVER 200 FT. [SECT. 11B-403.5]**

**DOOR APPROACHES [SECT. 11B-404.2]**

**DOOR HARDWARE [SECT. 1008.1.6]**

**THRESHOLDS [SECT. 11B-404.2.3]**

**CARPET TILE**

IF CARPET OR CARPET TILE IS USED ON A GROUND OR FLOOR SURFACE, THEN IT SHALL BE SECURELY ATTACHED; HAVE A FIRM CUSHION, PAD OR BACKING OR NO CUSHION OR PAD, AND HAVE A LEVEL LOOP, TEXTURED LOOP, LEVEL-CUT PILE OR LEVEL-CUT/ANOUT PILE TEXTURE. THE MAXIMUM PILE HEIGHT SHALL BE 1/2 INCH.

### 3 STAIRS, RAMPS, RAILINGS, SIGNAGE N.T.S.

**RAMPS WITH TURNING PLATFORMS**

**RAMPS AND WHEEL GUIDE DETAILS [SECT. 1010.11B-405]**

**RAMPS/STAR HANDRAILS**

**STAIRS [SECT. 1009.11B-504.11B-505]**

**STAIR NOSING [SECT. 11B-504]**

**IDENTIFICATION [SECT. 11B-703.11B-504.8]**

**EXIT ROUTE**

**EXAMPLES OF RAMP DIMENSIONS**

SLOPE	MAX. VERTICAL RISE (INCHES)	MAX. HORIZ. PLAN DISTANCE BTWN. LANDINGS (FEET)
1:12	30	30
1:16	30	40
1:20	30	50
1:15	30	37.5

**COMPONENTS OF A SINGLE RAMP SAMPLE RAMP DIMENSIONS**

SLOPE	MAX. RISE (IN.)	MAX. HORIZ. PROJ. (FT.)
1:12 TO 1:16	30	30
1:16 TO 1:20	30	40

**FIG. 16**

**STAR NOTES:**

1. THE UNDERSIDES OF NOSINGS SHALL NOT BE ABRUPT. THE RADIUS OF CURVATURE AT THE LEADING EDGE OF THE TREAD SHALL BE NO GREATER THAN 1/2 INCH. RISERS SHALL BE SLOPED OR THE UNDERSIDE OF THE NOSING SHALL HAVE AN ANGLE NO LESS THAN 60° FROM THE HORIZONTAL. NOSINGS SHALL PROJECT NO MORE THAN 1 1/2 INCHES. WATER SHALL NOT ACCUMULATE ON THE TREAD SURFACE. TREAD SURFACE TO BE SLIP RESISTANT.

**STAR NOTES:**

1. CIRCULAR RISERS ONLY
2. SLIP RESISTANT TREADS
3. 2" WIDE SOLID CONTRAST STRIPING FOR TOP AND BOTTOM TREAD ON INTERIOR STAIRS, ALL TREADS ON EXTERIOR STAIRS.

**NOTES:**

THE UNDERSIDES OF NOSINGS SHALL NOT BE ABRUPT. THE RADIUS OF CURVATURE AT THE LEADING EDGE OF THE TREAD SHALL BE NO GREATER THAN 1/2 INCH. RISERS SHALL BE SLOPED OR THE UNDERSIDE OF THE NOSING SHALL HAVE AN ANGLE NO LESS THAN 60° FROM THE HORIZONTAL. NOSINGS SHALL PROJECT NO MORE THAN 1 1/2 INCHES. WATER SHALL NOT ACCUMULATE ON THE TREAD SURFACE. TREAD SURFACE TO BE SLIP RESISTANT.

### 4 WHEELCHAIR LIFT N.T.S.

**"STRAIGHT-THROUGH" PLATFORM LIFT PLAN**

**90° TURNING PLATFORM LIFT PLAN**

**WHEELCHAIR LIFT NOTES:**

USE LIFT TO PROVIDE INTERIOR OR EXTERIOR ACCESS WHERE EXISTING SITE CONSTRAINTS OR OTHER CONSTRAINTS MAKE USE OF A RAMP OR ELEVATORS UNFEASIBLE.

LIFT MUST BE SELF OPERABLE WITHOUT ASSISTANCE, KEYS OR OTHER SECURITY DEVICES.

CONTROLS: CONSTANT PRESSURE TYPE: PUSH-BAR OR EQUALLY ACCESSIBLE CONTROL.

TOP AND BOTTOM LANDINGS MUST HAVE A SOLID DOOR OR GATE 42" IN HEIGHT, LEVEL CLEAR SPACES OF 60" SQUARE MINIMUM. LIFT MUST BE OPERABLE ONLY WHEN DOORS OR GATES ARE PROPERLY CLOSED. SEE "DOOR APPROACHES" IN "1. PATH OF TRAVEL" FOR STRIKE SIDE CLEARANCES AT DOORS.

"CALL-SEND" CONTROLS MUST BE AT EACH LANDING AND COMPLY WITH SECTION 3105(F) OF TITLE 24.

IF A RAMP LANDING IS PROVIDED:

- 1:12 SLOPE MAXIMUM FOR RAMPS 15' LONG OR GREATER.
- 2:12 SLOPE MAXIMUM FOR RAMPS LESS THAN 15' LONG.

PROVIDE STANDBY POWER OR SELF-RECHARGEABLE BATTERY POWER TO ENSURE CONTINUED OPERATION FOR 5 UP AND DOWN TRIPS IN THE EVENT OF A PRIMARY POWER LOSS.

THERE ARE ADDITIONAL RESTRICTIONS ON THE USE OF LIFTS IN NEW CONSTRUCTION. REFER TO ADAAG 4.1.3. EXCEPTION 4.

### 5 PROTRUDING OBJECTS N.T.S.

**PROTRUDING OBJECTS [SECT. 11B-204]**

4" MAX.

IF BOTTOM OF OBJECT IS ABOVE 27"

IF BOTTOM OF OBJECT IS BELOW 27"

IF OBJECTS ARE MOUNTED ON POSTS OR PILONS

WALKING PARALLEL TO A WALL

27" OR BELOW

27" MAX.

12" MAX. TYP.

PROTECT SHADED AREA FROM CROSS-TRAFFIC

CANE DETECTION AREA

OVERHEAD HAZARDS

NOTE: RECOMMENDED BARRIER INCLUDES CANE DETECTION RAIL WITHIN 6" OF FLOOR

### 7 TOILETS AND FACILITIES N.T.S.

**SINGLE ACCOMMODATION RESTROOMS [SECT. 11B-603]**

**MULTIPLE ACCOMMODATION RESTROOMS [SECT. 11B-603]**

**GRAB BARS [SECT. 11B-609.2]**

**URINALS [SECTION 11B-605]**

**LAVATORIES**

**ACCESSORIES**

**TOILET & ACCESSORIES**

**NOTE:** WHERE SIX OR MORE STALLS (WC + URINALS) ARE PROVIDED WITHIN A MULTIPLE ACCOMMODATION TOILET ROOM, AT LEAST ONE STALL SHALL BE PROVIDED FOR THE SEMI-AMBULANT AS PER 3100A (b) 3A (v), TITLE 24.

DOORS OTHER THAN DOOR ACCESSIBLE STALL(S) MAY ENCRoACH ON 60" CLEAR TURNING AREA NO MORE THAN 12".

### 6 DRINKING FOUNTAIN N.T.S.

**36" DRINKING FOUNTAIN**

**30" DRINKING FOUNTAIN**

**NOTE:** WATER FLOW: SPOUT SHALL PROVIDE A FLOW OF WATER 4 INCHES HIGH MIN. MIN. ANGLE OF THE WATER STREAM MEASURED HORIZ. RELATIVE TO THE FRONT FACE OF UNIT. WHERE SPOUTS ARE LOCATED LESS THAN 3 INCHES FROM FRONT OF UNIT, ANGLE OF WATER STREAM SHALL BE 30 DEG. MAX. BETWEEN 3 AND 5 INCHES, 15 DEG. MAX.

**NOTE:** IF ABOVE DEPTH IS GREATER THAN 24", THEN ABOVE WIDTH MUST BE 30" MIN.

**NOTE:** 5" MAX. 15" MIN. WALL

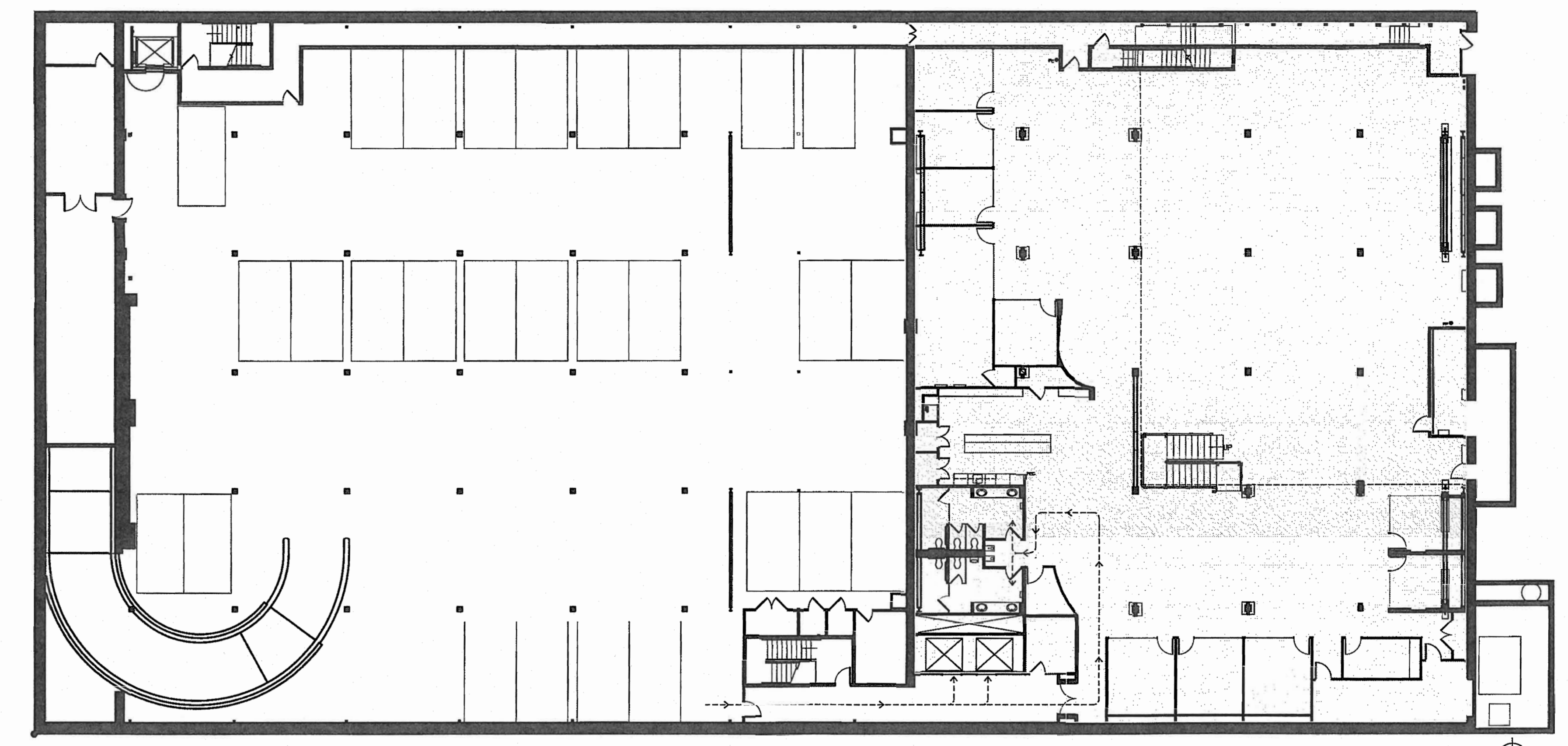
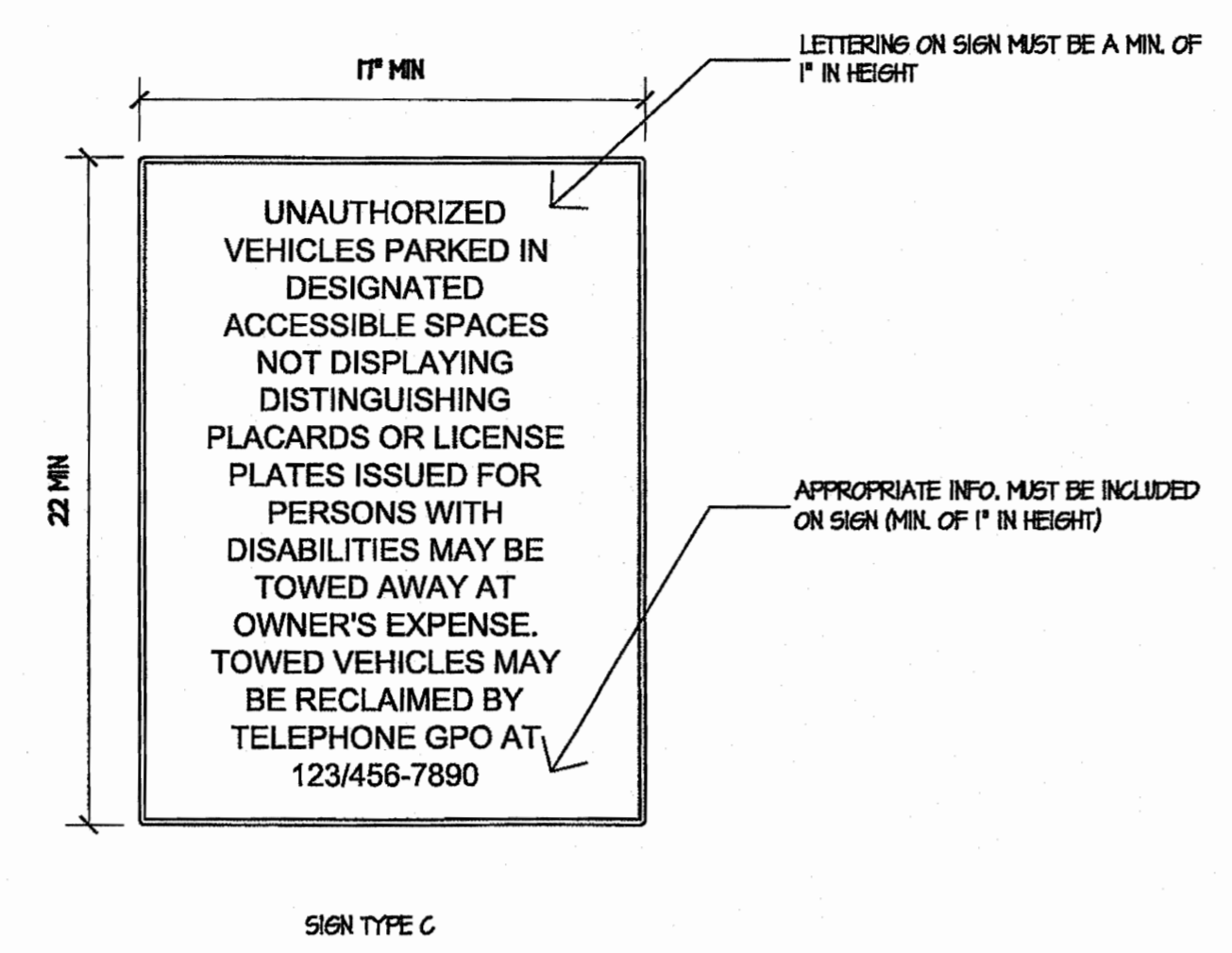
**NOTE:** 1-48 MAX SLOPE IN ANY DIRECTION, 2" MAX GRATE OPENING.

**NOTE:** SEAT SHALL FOLD TO WITHIN 6" OF SIDE WALL SURFACE

**RESTROOM IDENTIFICATION SIGNAGE (AT DOOR)**

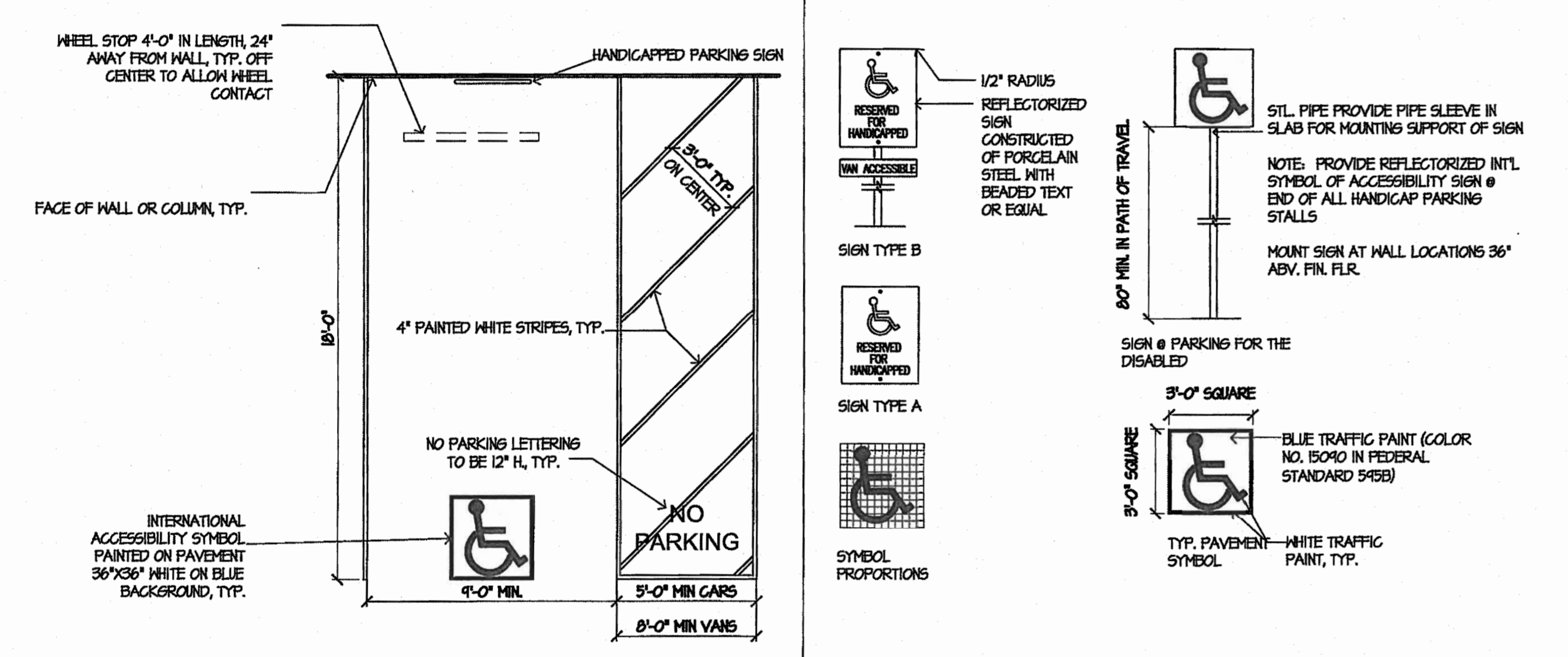
**RESTROOM IDENTIFICATION SIGNAGE (ADJACENT TO DOOR)**

**NOTE:** LETTERS AND NUMBERS ON SIGNS SHALL BE RAISED, CONTRASTING IN COLOR. RAISED CHARACTERS ON SIGNS SHALL BE SELECTED FROM FONTS WHERE THE WIDTH OF THE UPPER CASE LETTER "O" IS 80 PERCENT MINIMUM AND 110 PERCENT MAXIMUM OF THE HEIGHT OF THE CHARACTER. WHERE PERMANENT SIGNAGE IS PROVIDED FOR ROOMS AND SPACES, SIGNAGE AS DESCRIBED ABOVE SHALL ALSO BE PROVIDED ON THE STRIKE SIDE OF DOOR.



2 BASEMENT FLOOR 1/16"=1'-0"

4 TOW AWAY SIGNAGE NTS



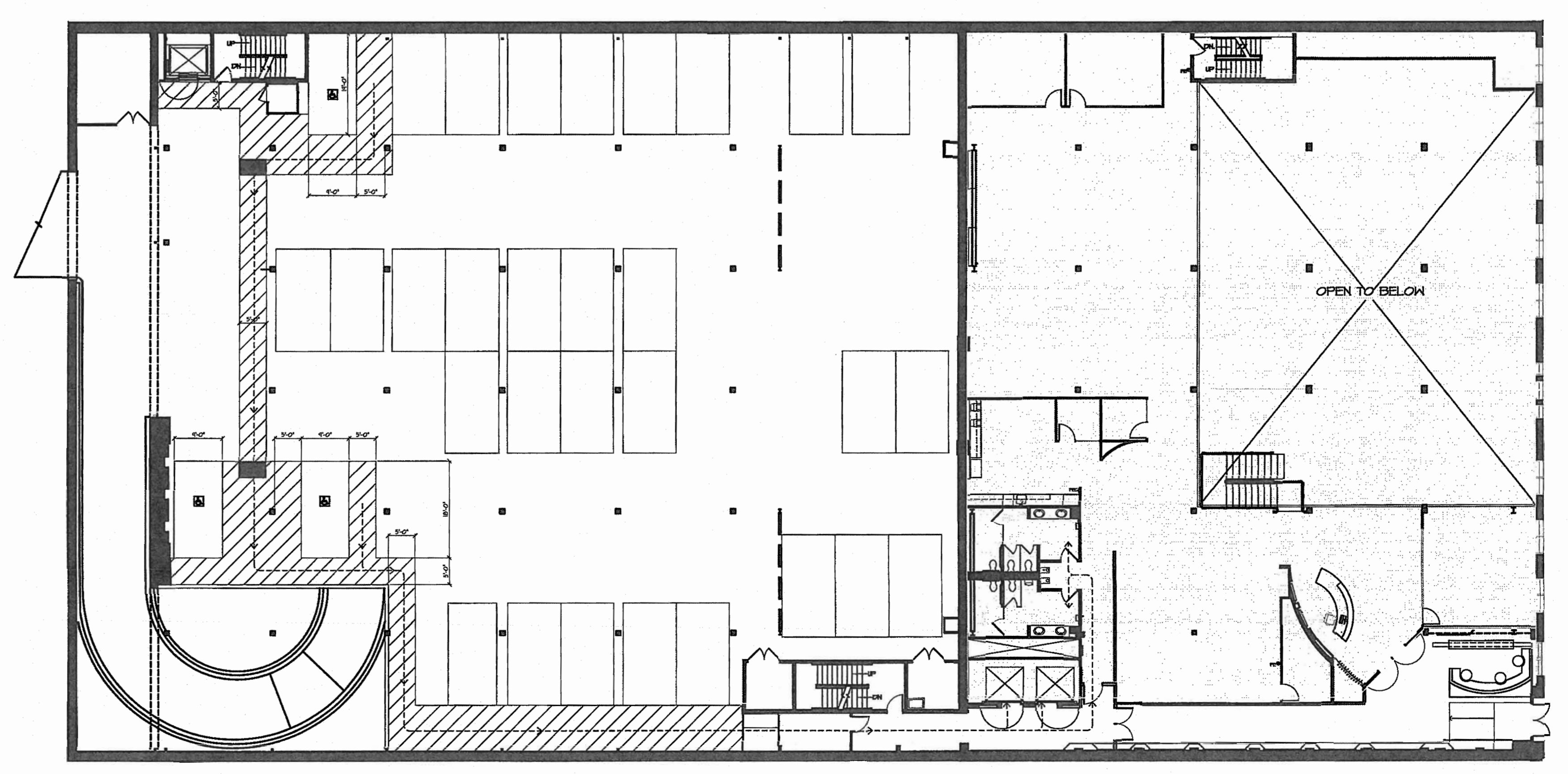
3 INTERNATIONAL SYMBOLS OF ACCESSIBILITY 1/4"=1'-0"

1 1ST FLOOR

ACCESSIBLE PARKING CALCULATIONS

1ST FLOOR GARAGE SPACES	24
BASEMENT FLOOR GARAGE SPACES	20
TOTAL PARKING SPACES	51
ACCESS. PARKING SPACES REQUIRED PER TABLE 11B-6	3
ACCESS. PARKING SPACES PROVIDED*	3

\*ONE ACCESSIBLE SPACE IS FOR VAN PARKING.



1 1ST FLOOR 1/16"=1'-0"



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NO.	DATE	REVISIONS

DRAWING TITLE: PARKING PATH OF TRAVEL FOR REFERENCE ONLY

PROJECT NO: 27642.00

ISSUE DATE: 08.12.13

DRAWN BY: DG

CHECKED BY: KK

SHEET NUMBER: A0.1



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Associated Space Design, Inc. 2011

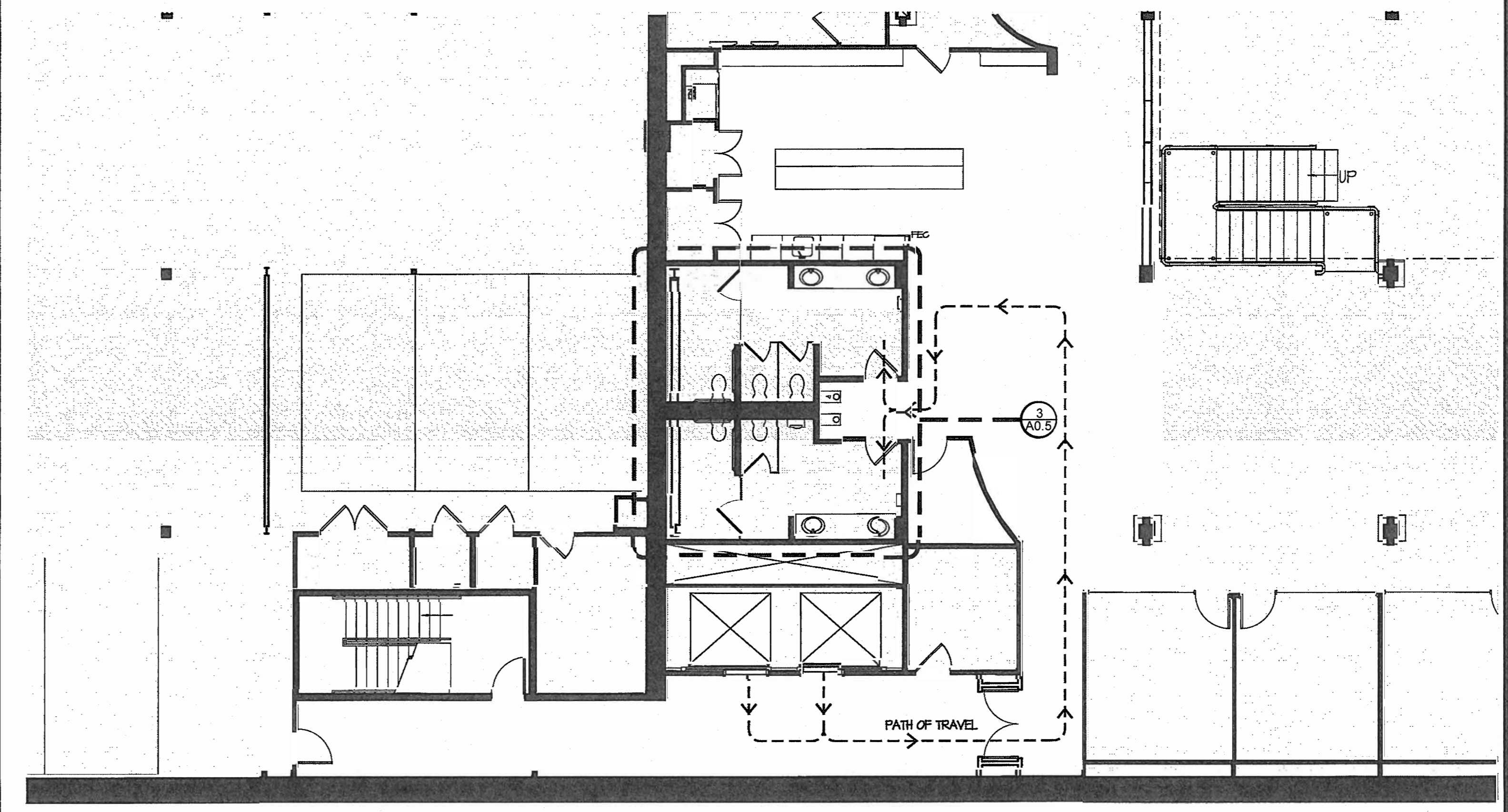
NO.	DATE	REVISIONS

DRAWING TITLE: **PATH OF TRAVEL BASEMENT & 1ST FLOORS FOR REFERENCE ONLY**

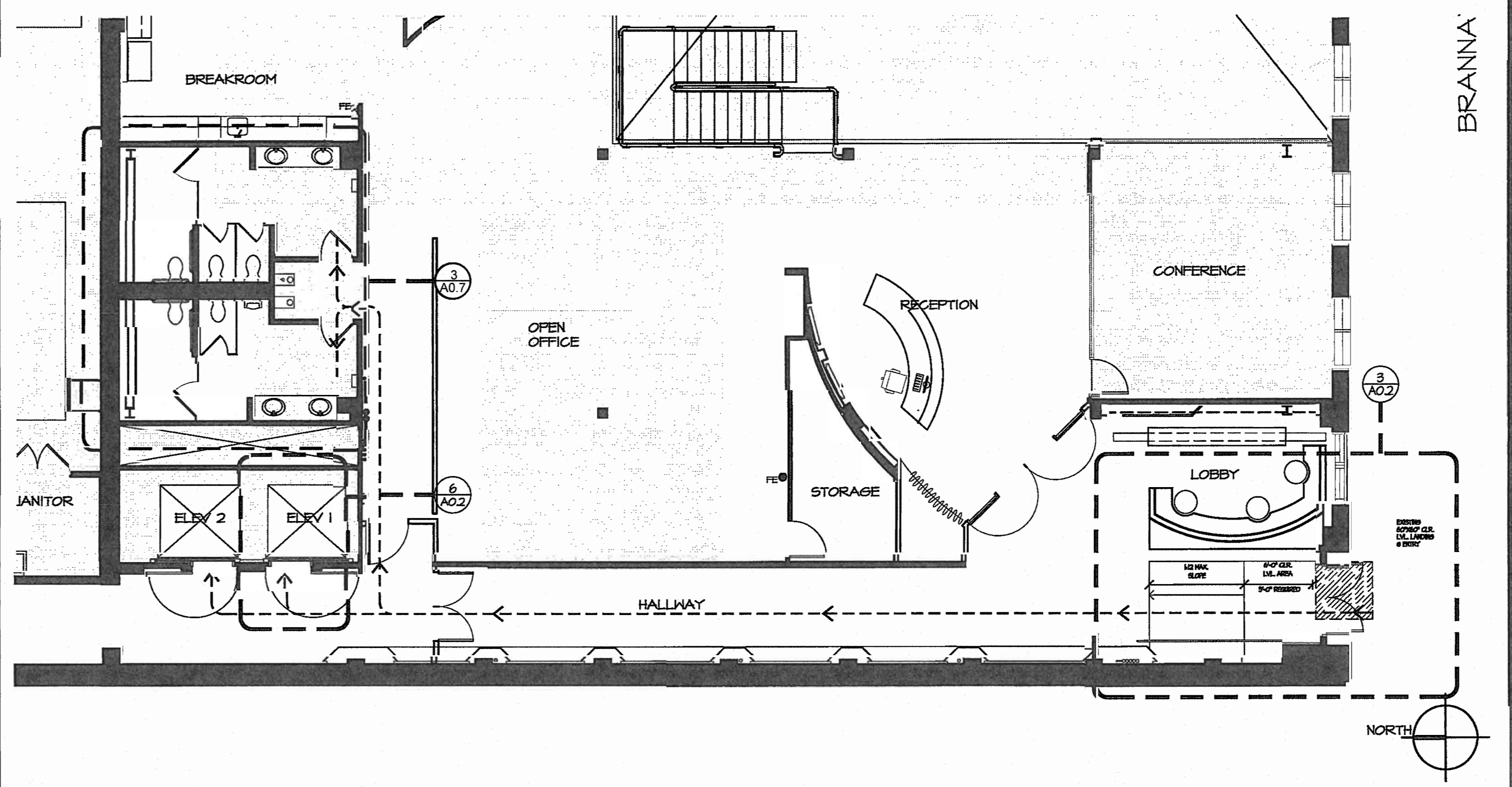
PROJECT NO.: **27642.00** ISSUE DATE: **08.12.13**

DRAWN BY: **DG** CHECKED BY: **KK**

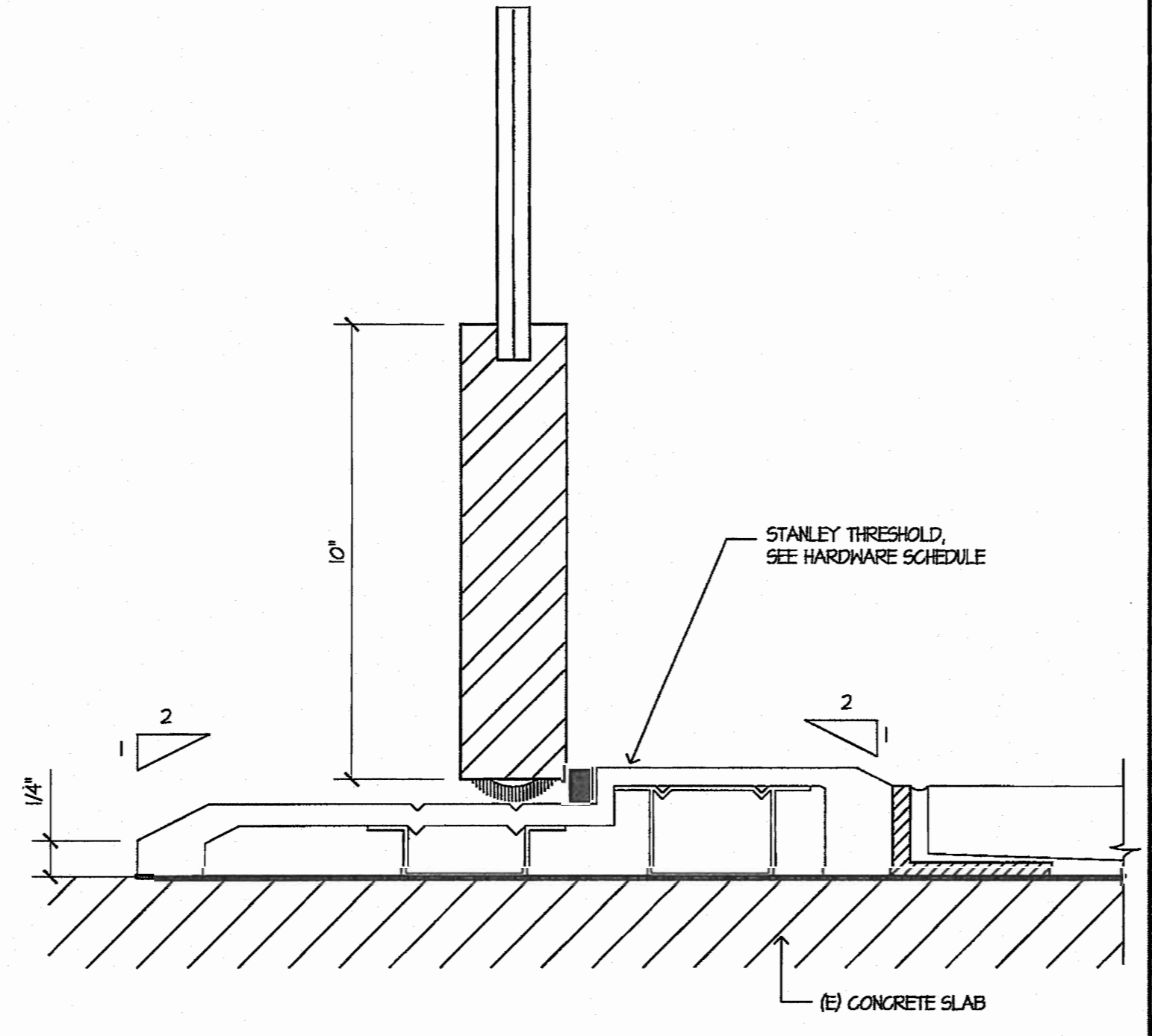
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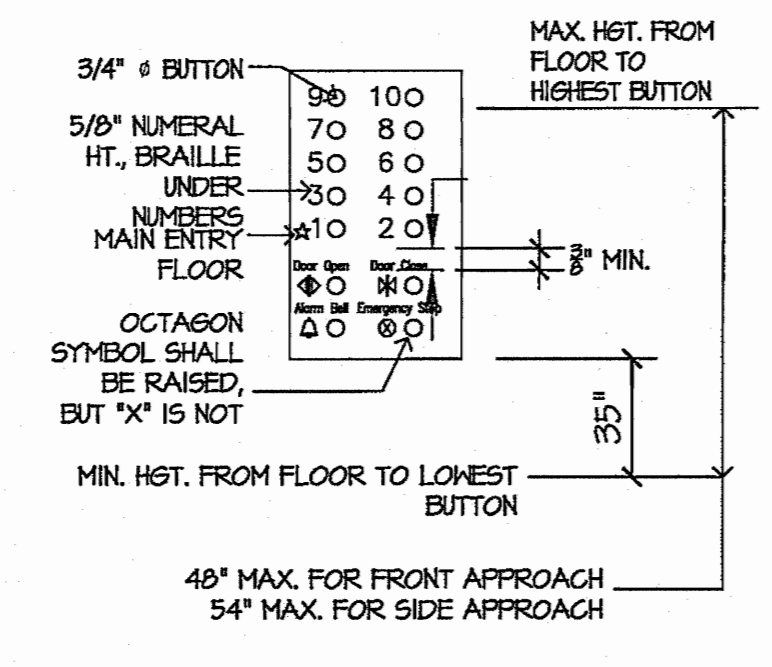
2 BASEMENT FLOOR PATH OF TRAVEL 1/8"=1'-0"



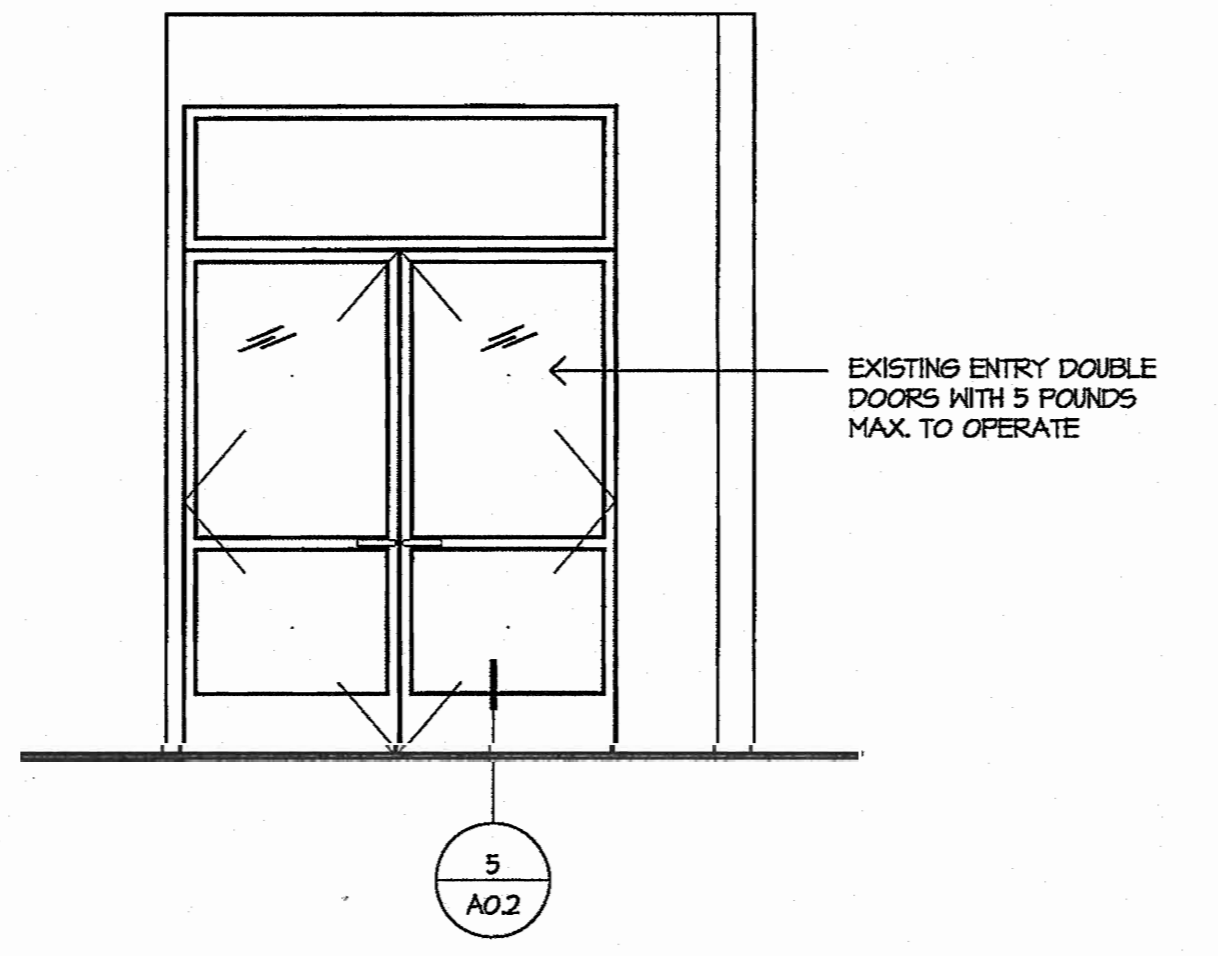
1 1ST FLOOR PATH OF TRAVEL 1/8"=1'-0"



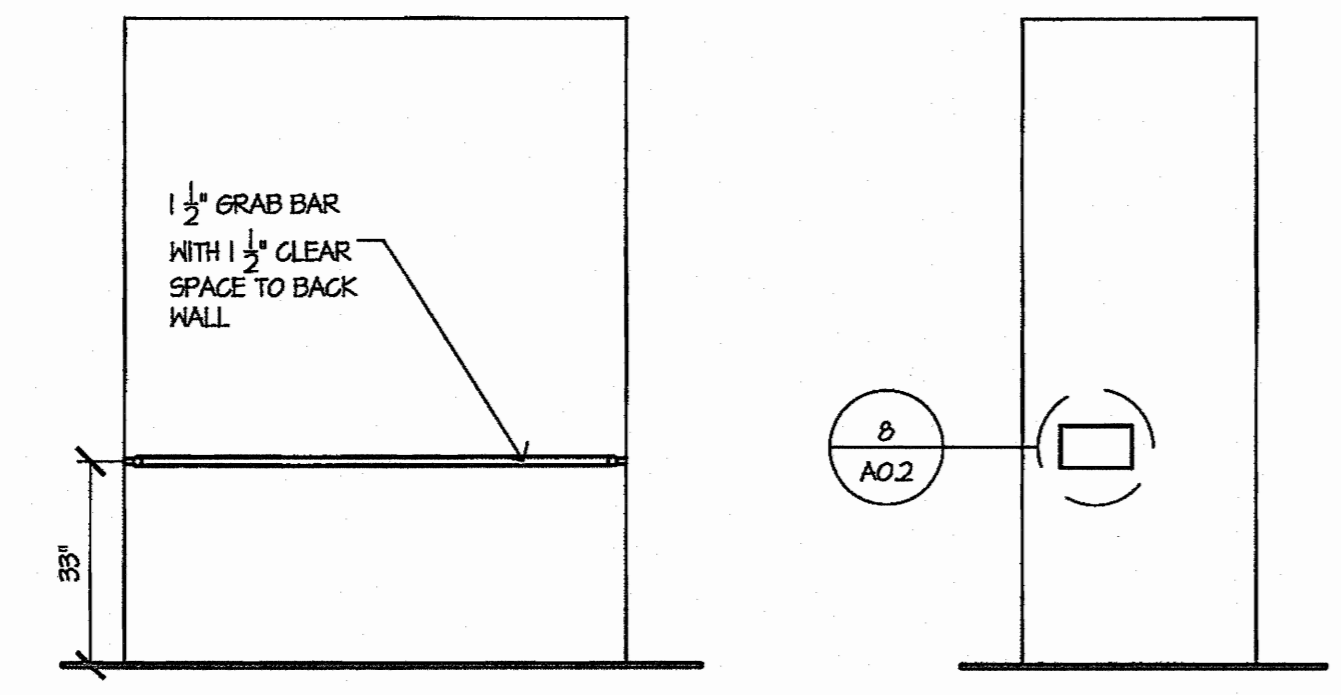
5 EXISTING TYPICAL THRESHOLD 1'-0"=1'-0"



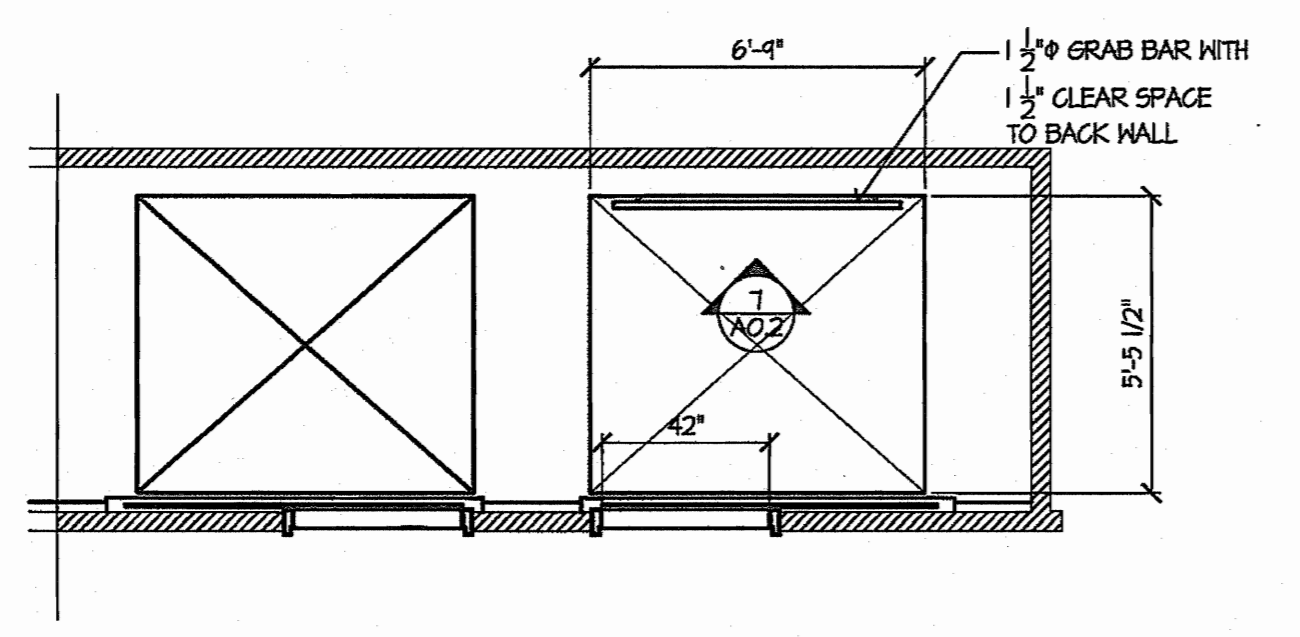
8 EXISTING ENLARGED ELEVATOR CAB INTERIOR 1'-0"=1'-0"



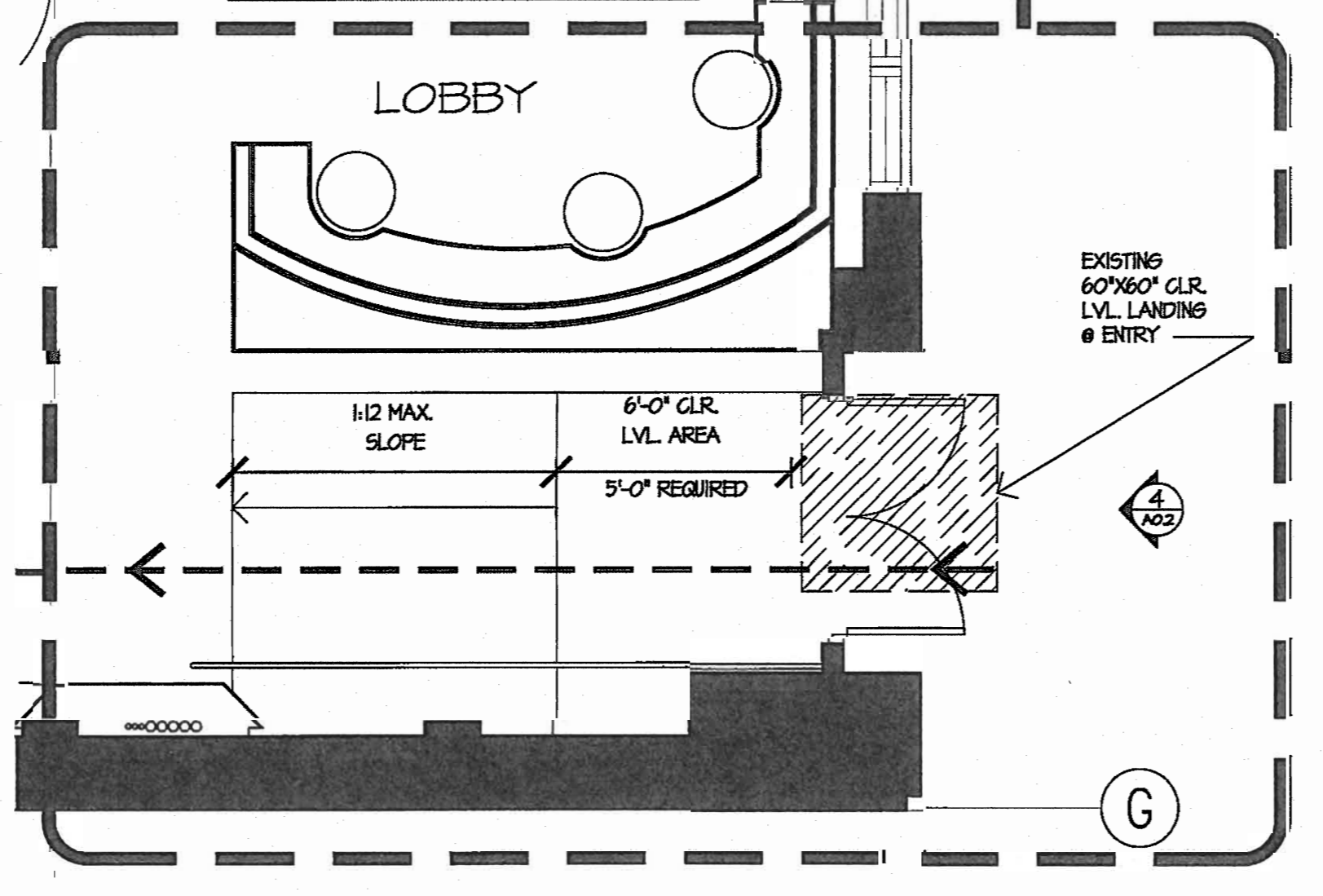
4 EXISTING ENTRY DOOR ELEVATION 3/8"=1'-0"



7 EXISTING ELEVATOR CAB INTERIOR ELEVATIONS 3/8"=1'-0"



6 EXISTING ELEVATOR CAB ENLARGED PLAN 1/4"=1'-0"



3 EXISTING ENTRY ENLARGED PLAN 1/4"=1'-0"

ISSUE INFORMATION		
1. PRELIMINARY PRICING	12.04.2015	
2. COORDINATION/CHECK SET	12.18.2015	
3. PRICING REVISIONS	02.19.2016	
4. PERMIT SET	05.01.2016	
5. 32% PROGRESS PRINT	08.05.2016	
6. 75% CONSTRUCTION DOCUMENTS	08.30.2016	
7. 100% CONSTRUCTION/PERMIT DOCUMENTS	09.20.2016	

REVISION ISSUE INFORMATION		
NO.	DESCRIPTION	DATE
1	100% CONSTRUCTION/PERMIT DOCUMENTS	09.20.2016

ARCHITECT



CONSULTANT

**SPLUNK CONNECTOR**  
250 BRANNAN STREET  
SAN FRANCISCO, CA

**SITE PLAN**

JOB NUMBER

PAM5270.1901.00

DRAWN BY

CB

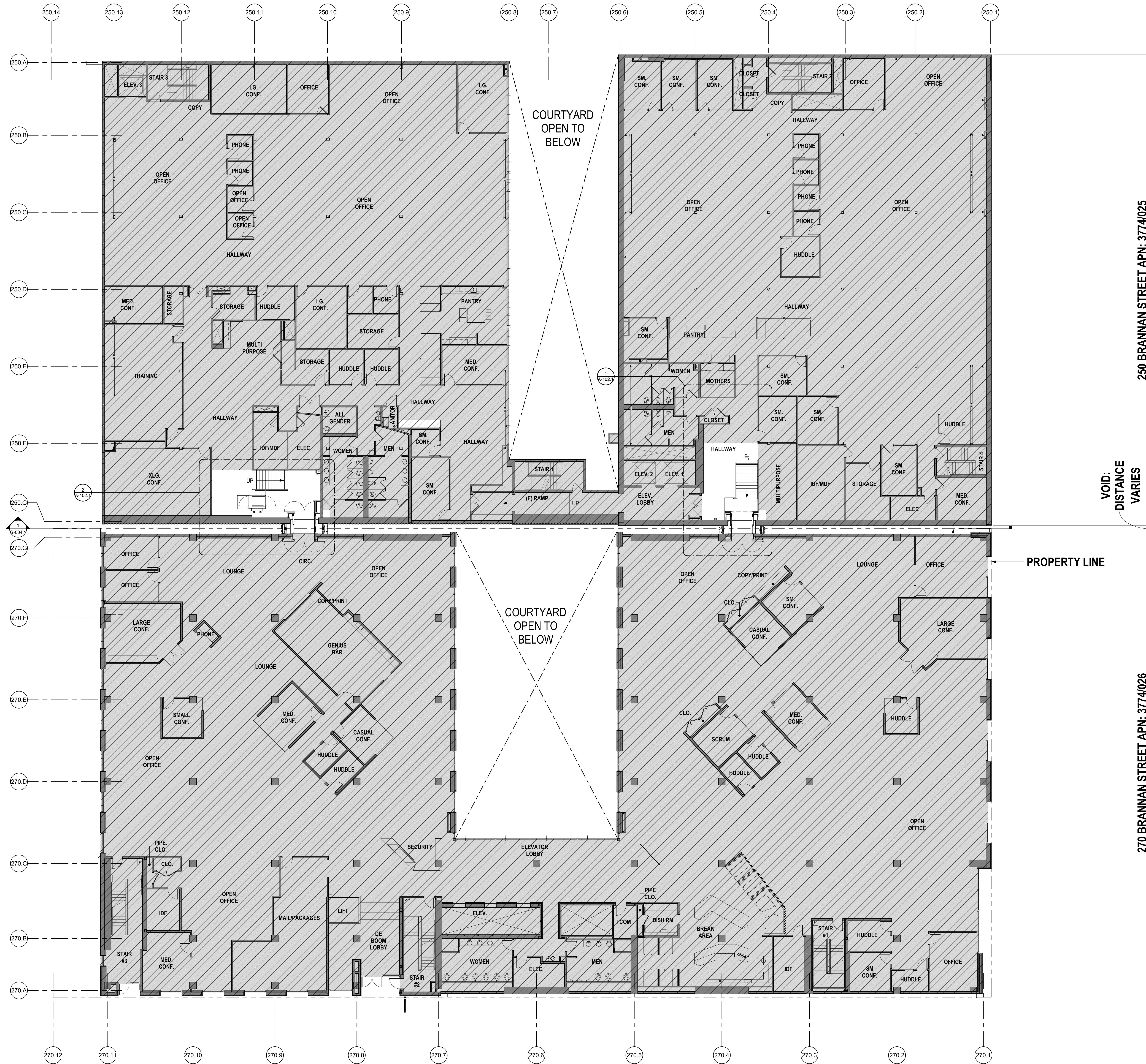
SCALE

1" = 10'-0"

FILE NAME

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**A-100.1**



250 BRANNAN STREET APN: 3774/025

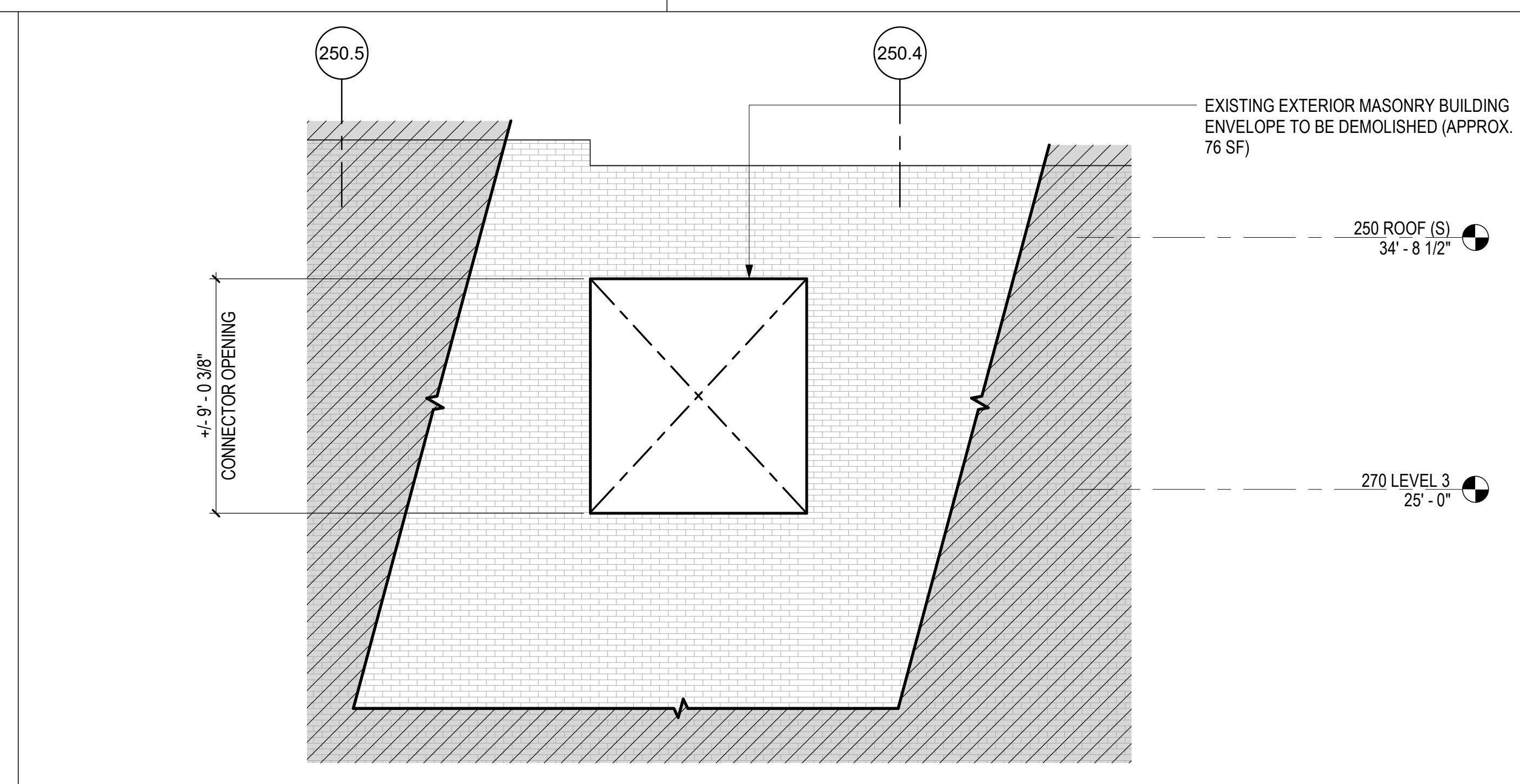
270 BRANNAN STREET APN: 3774/026

**BRANNAN STREET**

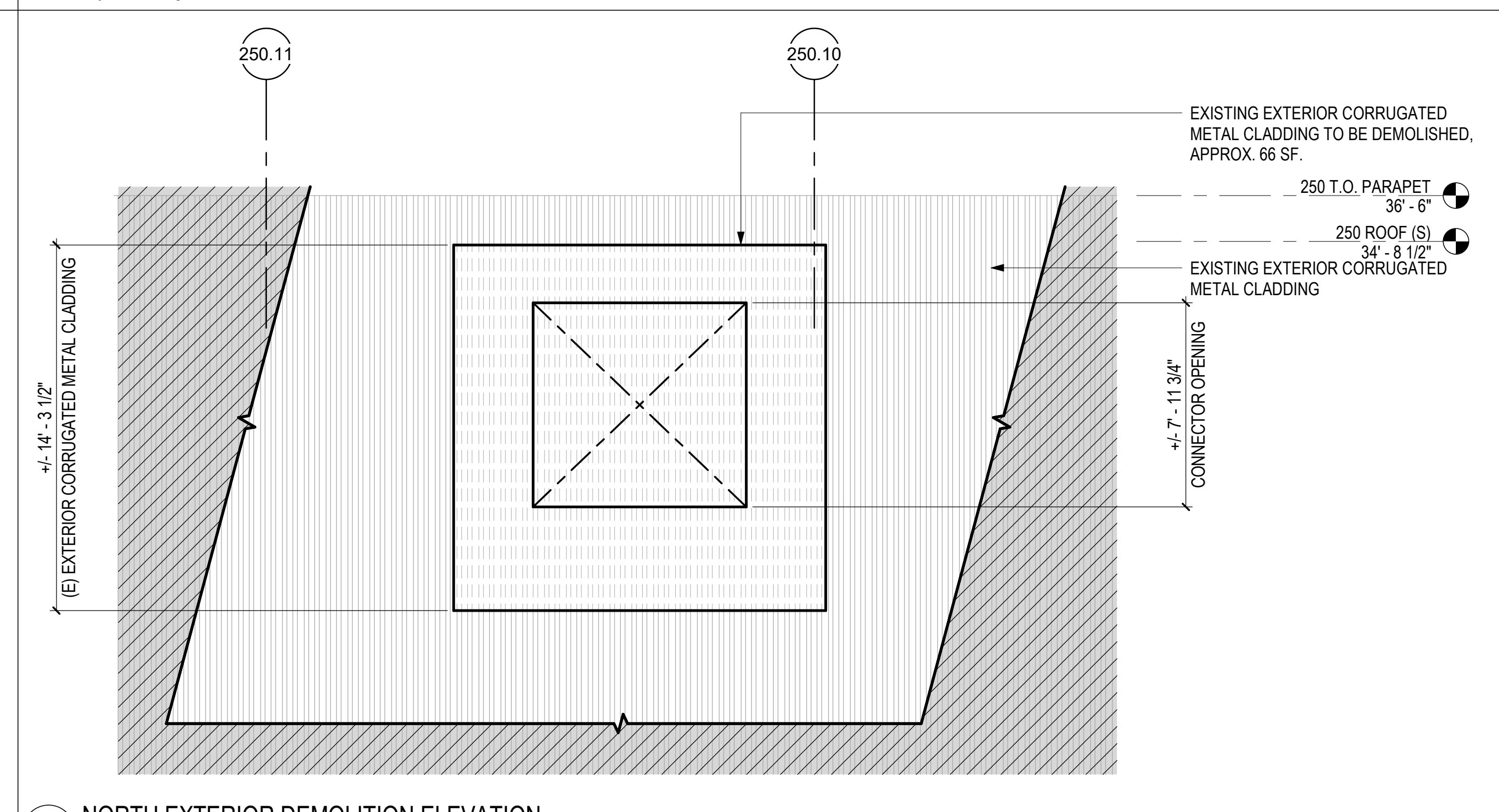


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2. COORDINATION/CHECK SET	12.18.2015
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4. PERMIT SET	05.01.2016
5. 25% PROGRESS PRINT	08.05.2016
6. 75% CONSTRUCTION DOCUMENTS	08.30.2016
7. 100% CONSTRUCTION/PERMIT DOCUMENTS	09.20.2016

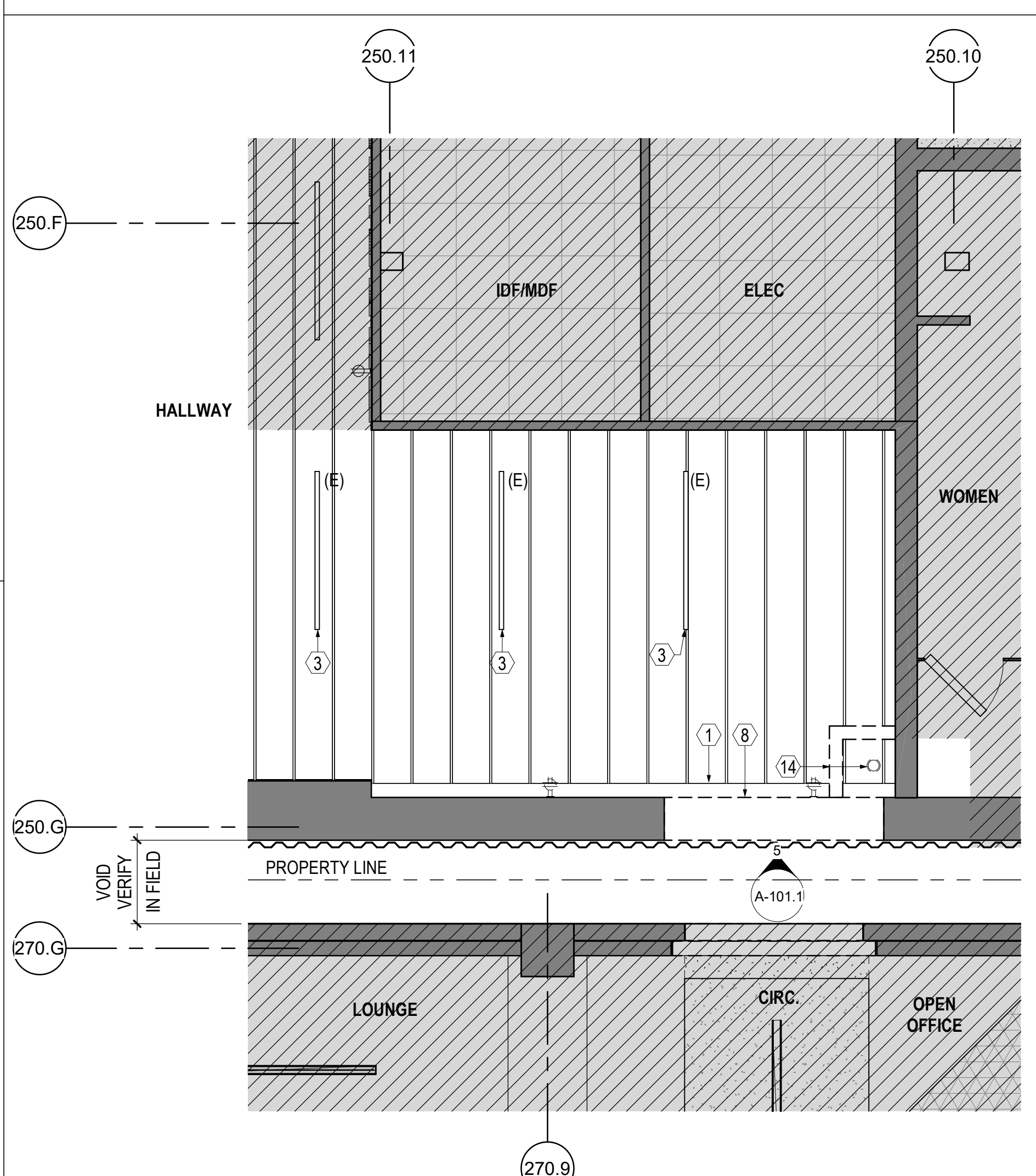
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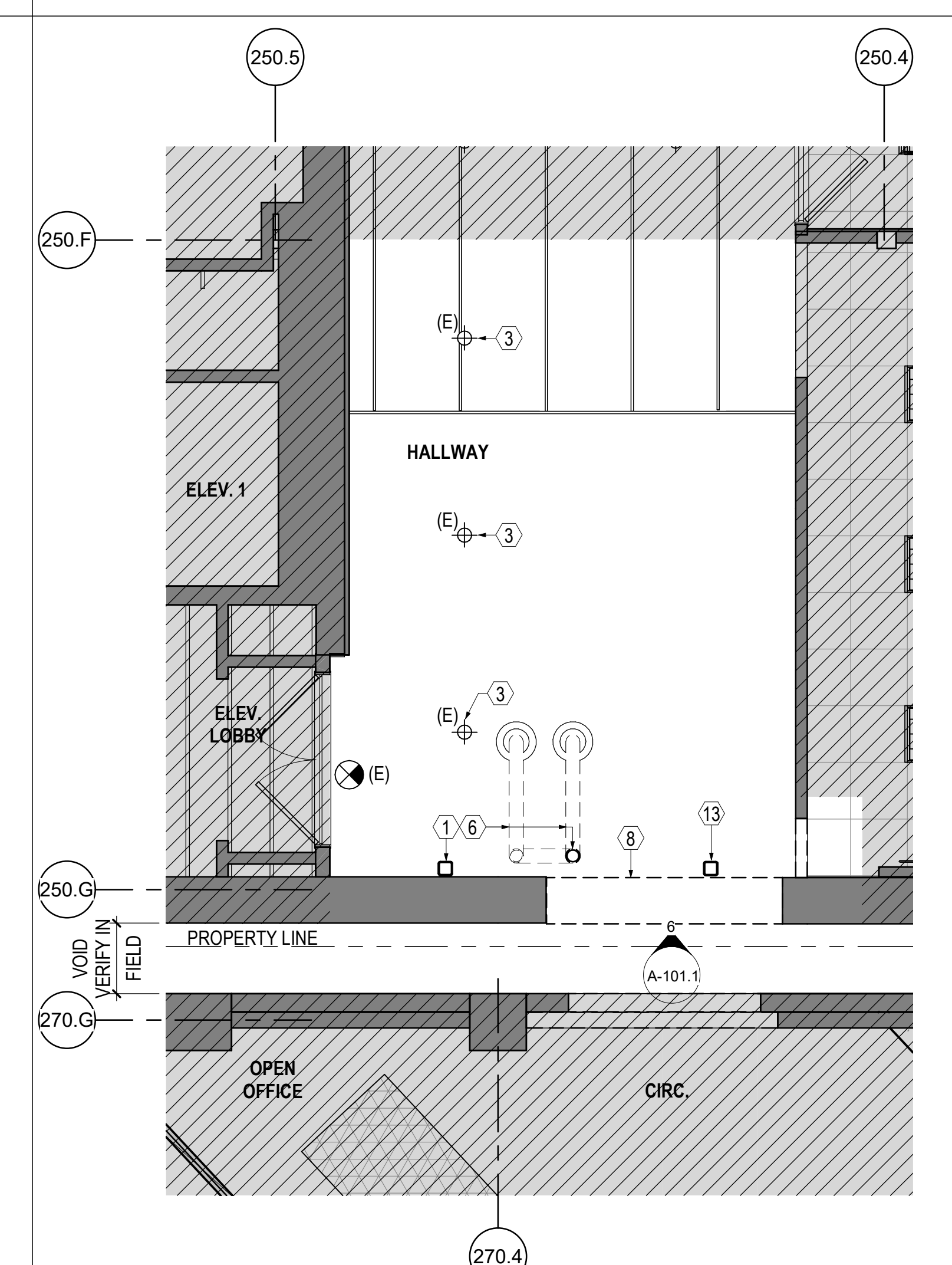
6 SOUTH EXTERIOR DEMOLITION ELEVATION  
1/4" = 1'-0"



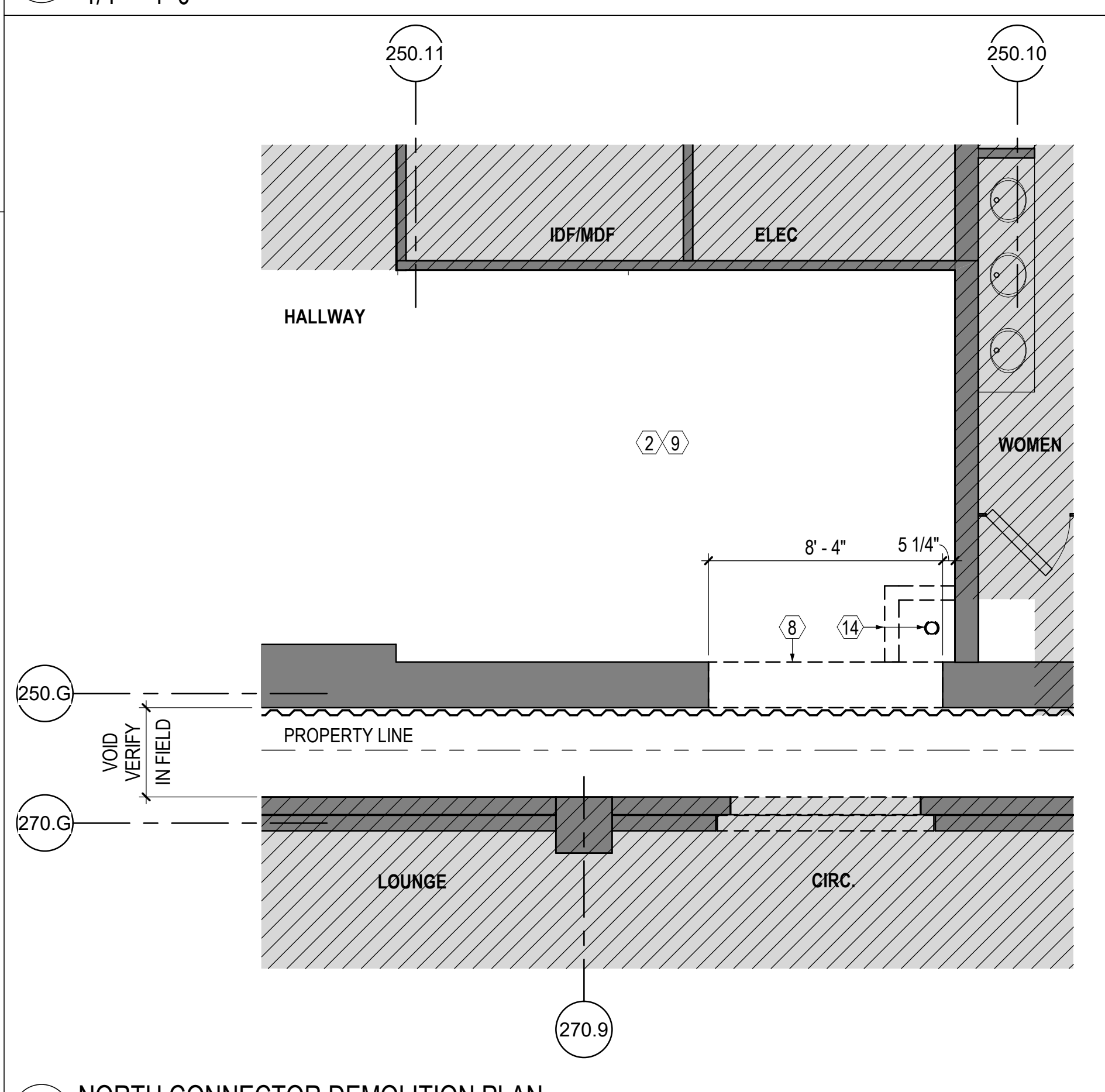
5 NORTH EXTERIOR DEMOLITION ELEVATION  
1/4" = 1'-0"



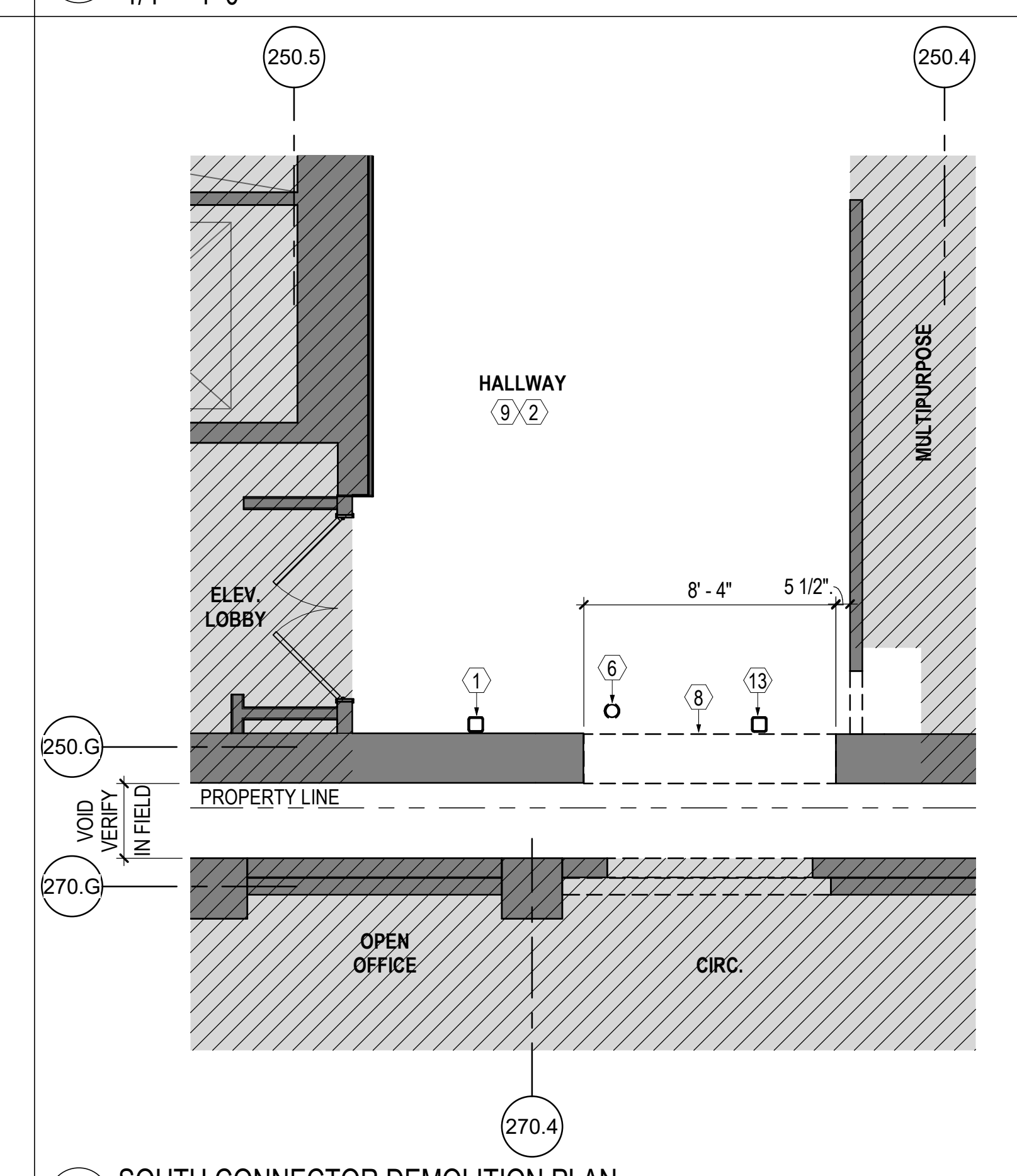
4 NORTH CONNECTOR DEMOLITION RCP  
1/4" = 1'-0"



2 SOUTH CONNECTOR DEMOLITION RCP  
1/4" = 1'-0"



3 NORTH CONNECTOR DEMOLITION PLAN  
1/4" = 1'-0"



1 SOUTH CONNECTOR DEMOLITION PLAN  
1/4" = 1'-0"

**DEMOLITION PLAN KEYNOTES**

- EXISTING STEEL BEAM WITH SPRAY-APPLIED FIREPROOFING TO REMAIN. REMOVE SPRAY-APPLIED FIREPROOFING AND REPLACE WITH INTUMESCENT PAINT AS REQUIRED TO MAINTAIN 7'-0" CLEAR CEILING HEIGHT AT CONNECTOR INTERIOR.
- TAKE ALL NECESSARY PRECAUTIONS TO PROTECT BASE BUILDING AND ADJACENT FINISHES TO REMAIN FROM DAMAGE DURING CONSTRUCTION. PATCH AND REPAIR ALL SURFACES AFFECTED BY DEMOLITION AND CONSTRUCTION TO MATCH EXISTING U.O.N.
- EXISTING LIGHT FIXTURES TO REMAIN. FINAL MOUNTING HEIGHT AS DIRECTED IN THE FIELD BY ARCHITECT.
- NOT USED
- NOT USED
- RELOCATE EXISTING SEWER LINE. PATCH AND REPAIR AS REQUIRED. SEE MEP DRAWINGS.
- NOT USED
- DEMOLISH EXTERIOR WALL AS SHOWN. SEE STRUCTURAL DRAWINGS.
- REMOVE AND SAVE FINISHES FOR FUTURE PATCHING. PROTECT EXISTING FINISHES THROUGHOUT.
- NOT USED
- NOT USED
- NOT USED
- NOT USED
- REMOVE EXISTING HSS COLUMN. SEE STRUCTURAL DRAWINGS.
- GAS LINE AND RATED ENCLOSURE TO BE RELOCATED.

**DEMOLITION PLAN LEGEND**

- NOT IN SCOPE
- DEMOLISH
- EXISTING PARTITION TO REMAIN



**SPLUNK CONNECTOR**  
250 BRANNAN STREET  
SAN FRANCISCO, CA

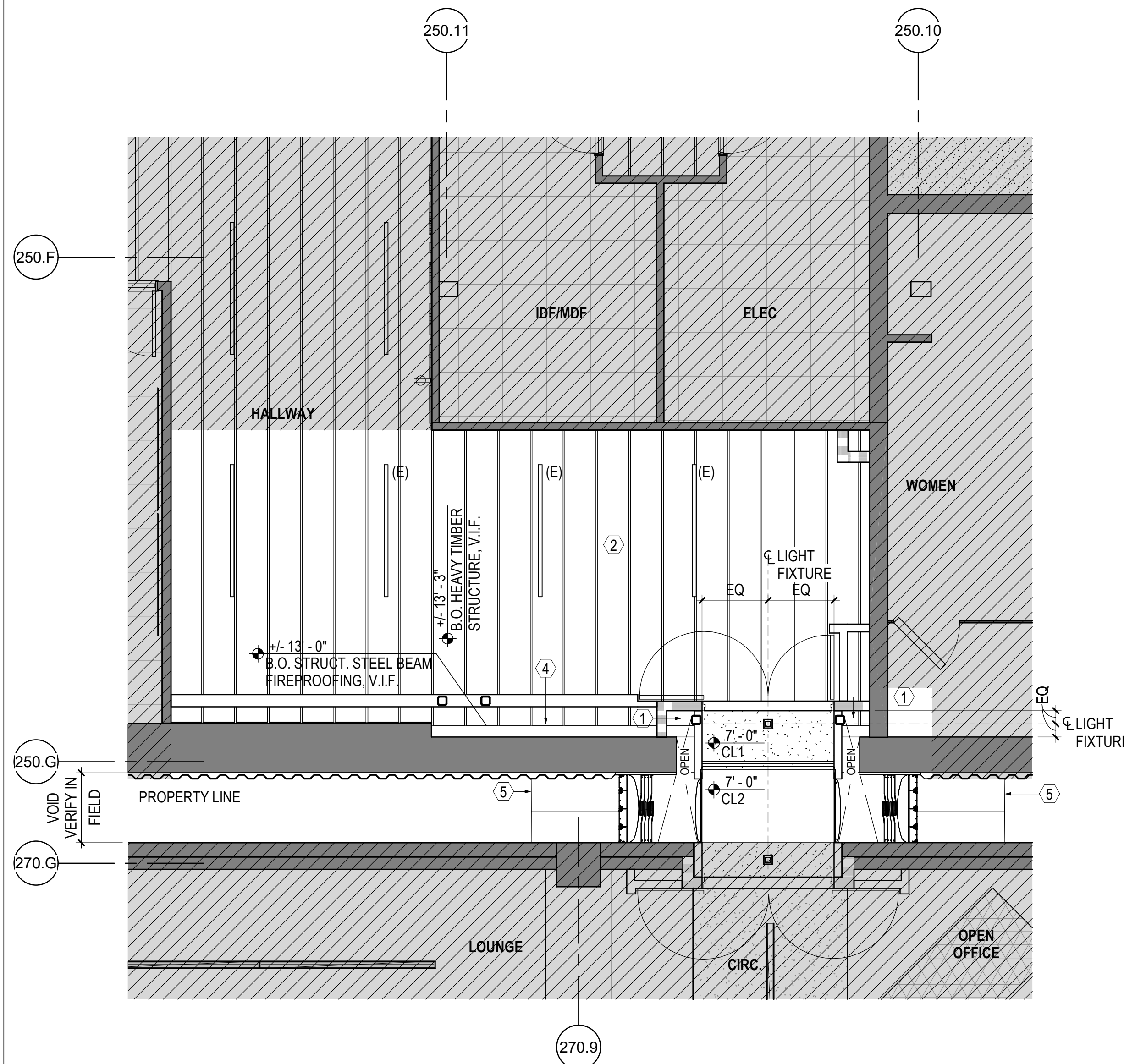
**DEMOLITION PLAN AND DEMOLITION REFLECTED CEILING PLAN**

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PAMS270.1901.00  
DRAWN BY  
CB  
SCALE  
As Indicated  
FILE NAME  
A-101.1  
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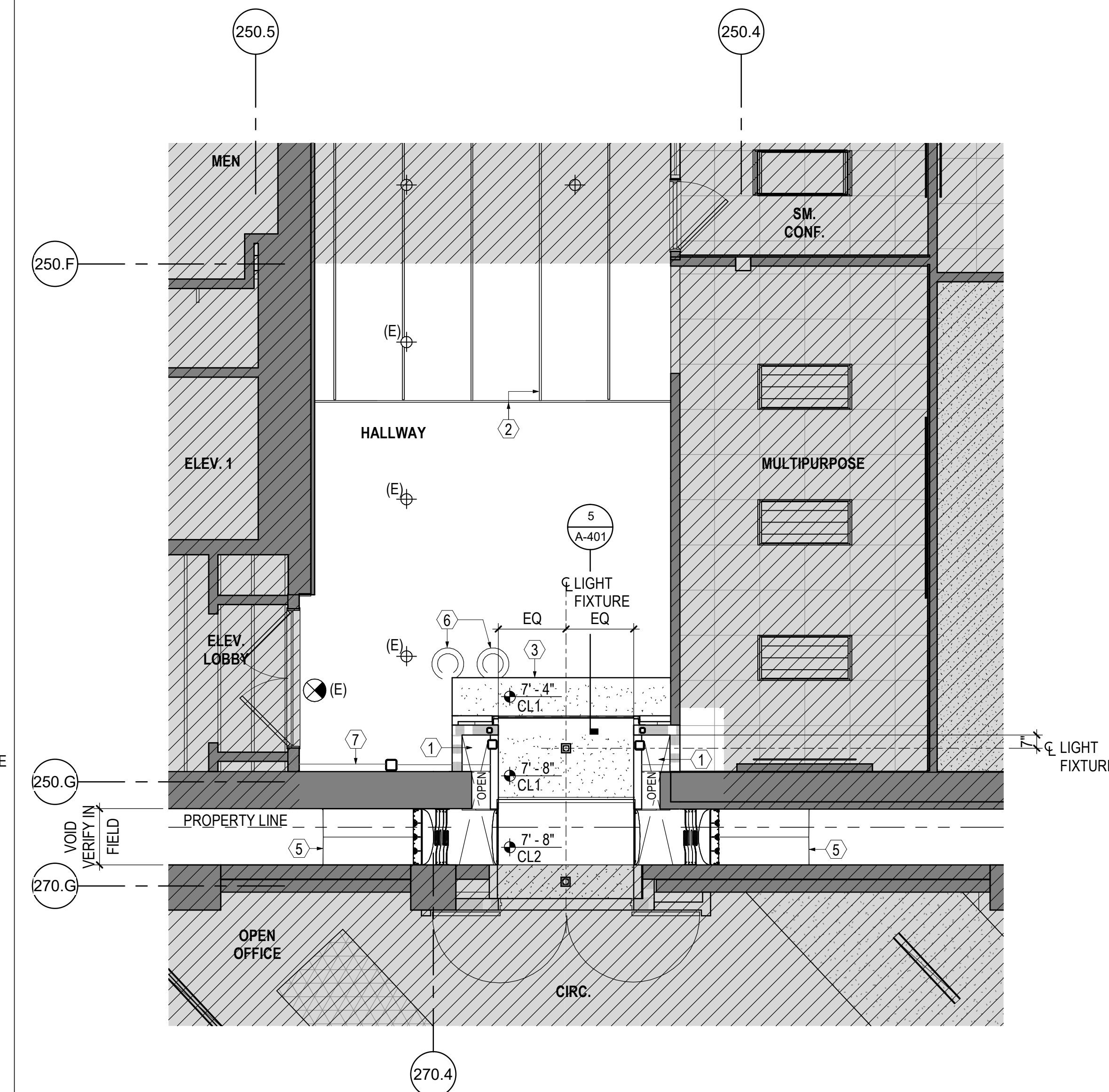


REVISION	ISSUE	DESCRIPTION	DATE
1	PRELIMINARY PRICING		12.04.2015
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3	PRICING REVISIONS		02.19.2016
4	PERMIT SET		05.01.2016
5	32% PROGRESS PRINT		08.05.2016
6	75% CONSTRUCTION DOCUMENTS		08.30.2016
7	100% CONSTRUCTION/PERMIT DOCUMENTS		09.20.2016

NO.	REVISION	ISSUE	DESCRIPTION	DATE
1	100% CONSTRUCTION/PERMIT DOCUMENTS			09.20.2016



2 NORTH CONNECTOR REFLECTED CEILING PLAN  
1/4" = 1'-0"



1 SOUTH CONNECTOR REFLECTED CEILING PLAN  
1/4" = 1'-0"

**REFLECTED CEILING PLAN SHEET NOTES**

- A. REFER TO SHEET G-002.1 FOR GENERAL NOTES AND G001.1 FOR ABBREVIATIONS & SYMBOLS.
- B. REFER TO A-502 FOR PENETRATION DETAILS.
- C. FOR TYPICAL CEILING CONSTRUCTION, SEE DETAILS. CEILING SYSTEM SHALL COMPLY WITH IBC STANDARDS. ALL CEILING FIXTURES SHALL BE SECURED WITH SEISMIC WIRE TIES.
- D. VERIFY FIELD CONNECTIONS AND LOCATIONS OF ALL PLUMBING DUCTS, STRUCTURAL ELEMENTS AND OTHER APPLICABLE ITEMS. NOTIFY ARCHITECT OF INADEQUATE CLEARANCES FOR CEILING LAYOUT.
- E. OPEN CEILING TO ALLOW ACCESS FOR TEL/DATA CABLING AND POWER OUTLET INSTALLATION. COORDINATE AND CLOSE UP CEILING AT COMPLETION OF WORK BY OTHER TRADES.
- F. FIRE SPRINKLER ENGINEER SHALL SUBMIT FIRE SPRINKLER LAYOUT FOR COORDINATION BY ARCHITECT. THE PATTERN OF SPRINKLER HEADS SHALL COORDINATE WITH LIGHTING LAYOUT AND OTHER CEILING COMPONENTS, AND SHALL MEET STATE AND LOCAL CODE REQUIREMENTS. RELOCATE AND/OR ADD SPRINKLER HEADS AS REQUIRED BY FLOOR PLAN LAYOUT. SPRINKLER HEADS SHALL BE BUILDING STANDARD RAPID RESPONSE TYPE. SPRINKLER HEADS SHALL BE WHITE.
- G. LIFE SAFETY ENGINEER SHALL REVISE LIFE SAFETY SYSTEMS AS REQUIRED BY FLOOR PLAN LAYOUT. RELOCATE AND/OR ADD BUILDING STANDARD EXIT SIGNS PER CODE REQUIREMENTS. VERIFY STROBE LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION.
- H. ELECTRICAL/LIFE SAFETY ENGINEER AND CONTRACTOR SHALL RELOCATE AND/OR SUPPLY BUILDING STANDARD EMERGENCY LIGHTS AND LIGHT FIXTURES TO ACCOMMODATE NEW PLAN LAYOUT. ENGINEER SHALL VERIFY SWITCHING DESIGN TO SATISFY CODE REQUIREMENTS AND TO COMPLY WITH TYPICAL MOUNTING DETAIL ON DETAILS SHEET.
- I. ALL NEW SWITCHES TO BE WHITE. RE-CIRCUIT OPEN AREAS AND OFFICES IF NECESSARY.
- J. PROVIDE ACCESS PANELS AT J-BOX LOCATIONS WHERE J-BOX CANNOT BE ACCESSED FROM BELOW THE CEILING.
- K. REFER TO ELECTRICAL DRAWINGS FOR LOCATION OF EXIT SIGNS AND CONTACT ARCHITECT WITH ANY CONFLICTS.

**REFLECTED CEILING PLAN KEYNOTES**

- 1. PROVIDE SPRAY-APPLIED FIREPROOFING AT UNDERSIDE OF (E) ROOF DECK AS REQUIRED TO ACHIEVE 2 HOUR RATINGS.
- 2. EXISTING HEAVY TIMBER STRUCTURE. LOCATION TO BE FIELD VERIFIED. NOTIFY ARCHITECT OF ANY CONFLICTS WITH PROPOSED NEW CONSTRUCTION.
- 3. OVERHEAD ROLLING DOOR HEAD ASSEMBLY ENCLOSED IN GYP. BOARD SOFFIT.
- 4. EXISTING STEEL BEAM WITH SPRAY APPLIED FIREPROOFING. REMOVE SPRAY APPLIED FIREPROOFING AND REPLACE WITH INTUMESCENT PAINT TO ACHIEVE A MINIMUM CLEAR INTERIOR CONNECTOR CEILING HEIGHT OF 7'-0". NEW INTUMESCENT PAINT TO MAINTAIN SAME FIRE RATING AS EXISTING CONDITION.
- 5. STAINLESS STEEL FLASHING AND GUTTER ABOVE CONNECTOR. SEE WATERPROOFING DRAWINGS.
- 6. EXISTING ROOF DRAIN AND OVERFLOW DRAIN ROOF PENETRATIONS. PROVIDE ALL NECESSARY UPGRADES AS REQUIRED FOR HEAD OF WALL CLOSURE AT GYP. SOFFIT.
- 7. LINE OF EXISTING STRUCTURAL STEEL ABOVE.

**REFLECTED CEILING PLAN LEGEND**

- [Hatched Box] NOT IN SCOPE
- [Thin Line] NEW WALL
- [Thick Line] EXISTING WALL
- [Dashed Line] NEW 2-HR RATED WALL
- [Dotted Line] NEW 3-HR RATED WALL
- [Thin Line with Dots] EXISTING HEAVY TIMBER STRUCTURAL FRAMING
- [Stippled Box] CL1 TYPE: GYPSUM CEILING  
PRODUCT: 1/2" GYPSUM CEILING  
COLOR: P2 TYP., U.O.N.  
FINISH: EGGSHELL TYP., SEMI-GLOSS
- [Hatched Box] CL2 TYPE: EXPANSION JOINT COVER  
MANUFACTURER: CONSTRUCTION SPECIALTIES  
PRODUCT: LAFC-3000

- CEILING TAG**
- [Arrow] 10'-0" CL-1 HEIGHT FINISH TAG
  - (E) EXISTING
  - [Circle with X] EXIT SIGN
  - [Square with X] 4" SQUARE LED RECESSED DOWNLIGHT  
SPEC.: USA LIGHTING 3110-B1-S-10-LSTD4-9016-C3-35KS-50



CONSULTANT  
**SPLUNK CONNECTOR**  
250 BRANNAN STREET  
SAN FRANCISCO, CA

**REFLECTED CEILING PLAN**

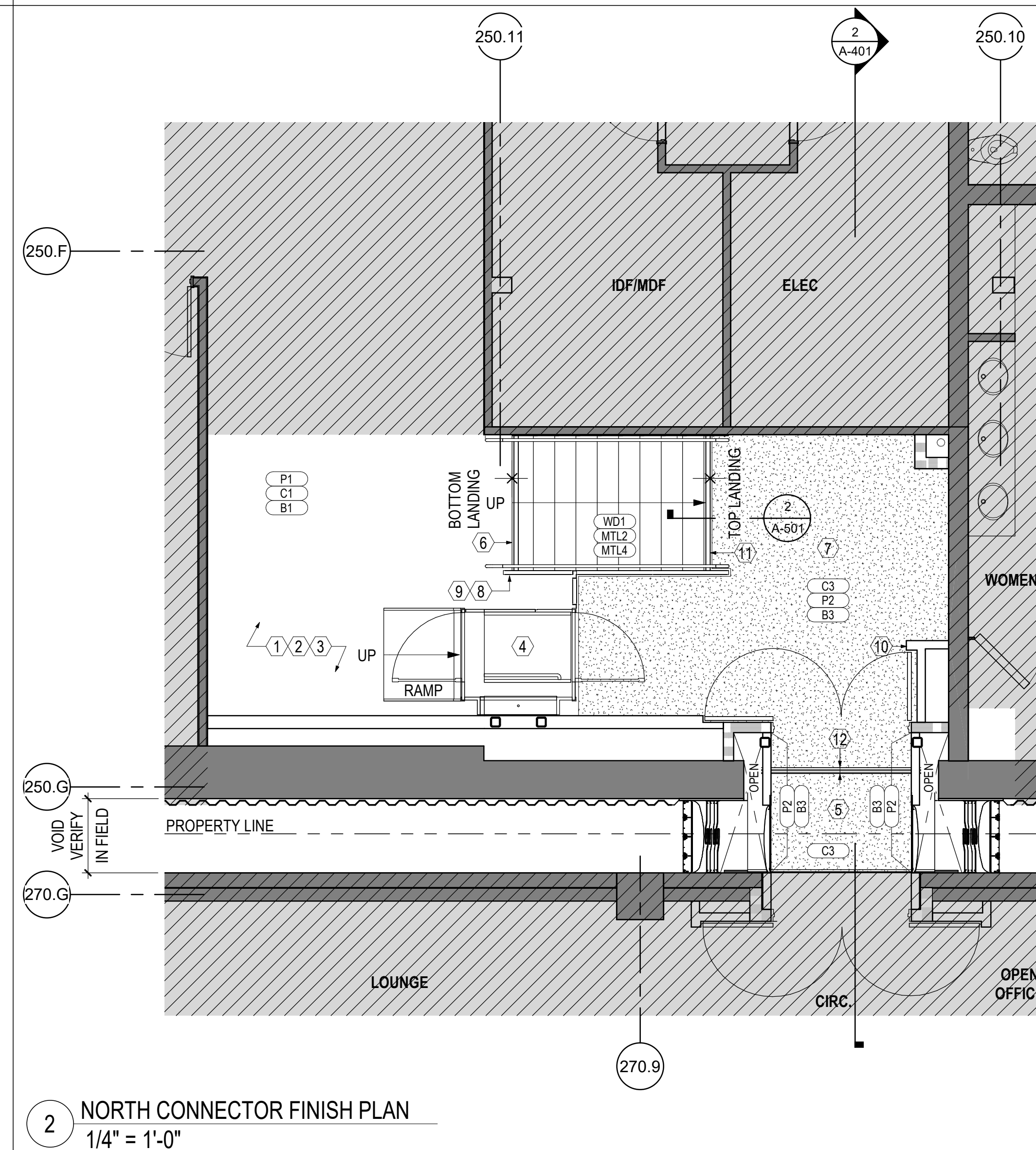
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CONNECTOR\_splunk@revelers.com

ISSUE INFORMATION

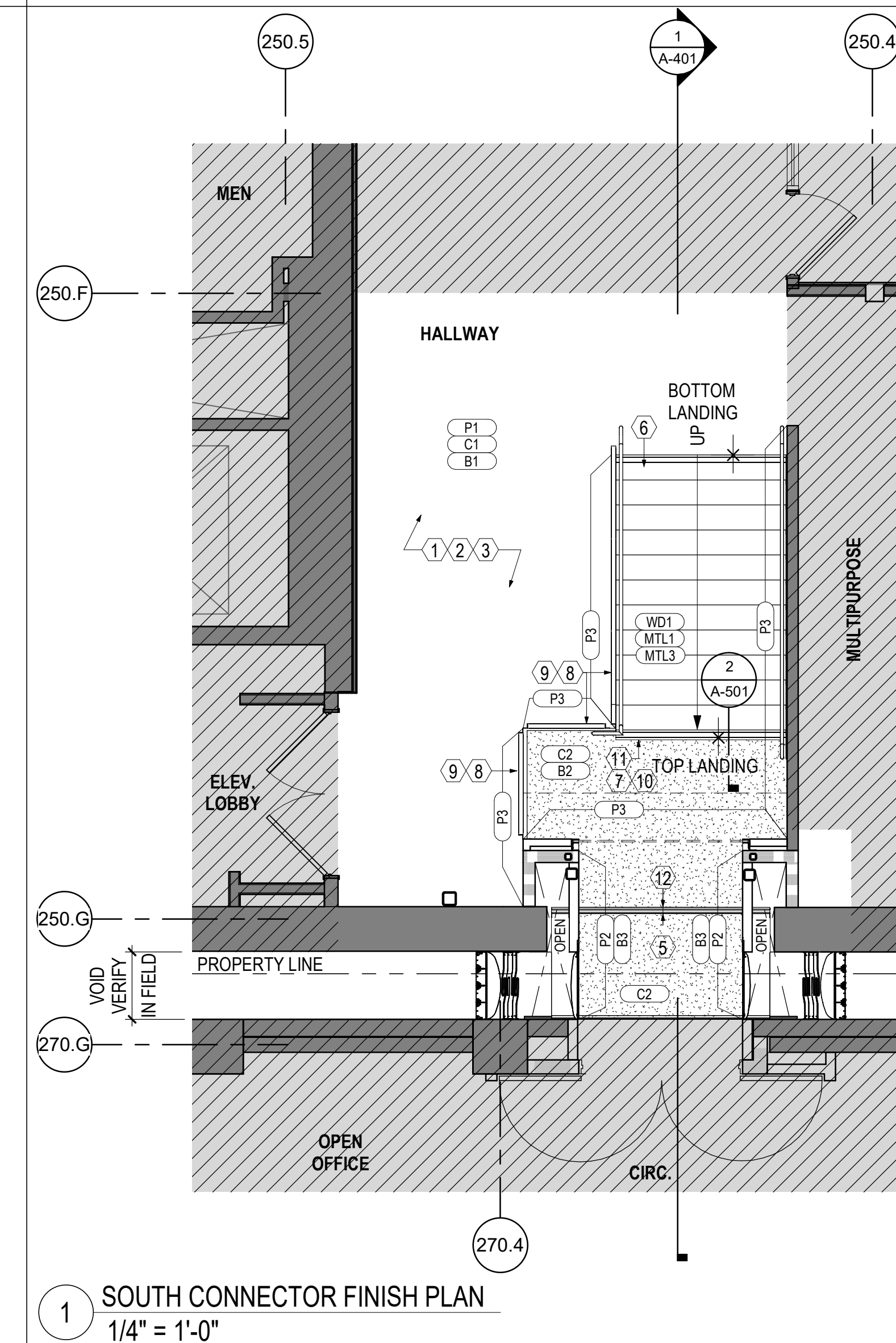
1. PRELIMINARY PRICING	12.04.2019
2. COORDINATION/CHECK SET	12.18.2019
3. PRICING REVISIONS	02.19.2019
4. PERMIT SET	05.01.2019
5. 30% PROGRESS PRINT	08.05.2019
6. 75% CONSTRUCTION DOCUMENTS	08.30.2019
7. 100% CONSTRUCTION/PERMIT DOCUMENTS	09.20.2019

REVISION ISSUE INFORMATION

NO.	DESCRIPTION	DATE
1	100% CONSTRUCTION/PERMIT DOCUMENTS	09.20.2019



2 NORTH CONNECTOR FINISH PLAN  
1/4" = 1'-0"



1 SOUTH CONNECTOR FINISH PLAN  
1/4" = 1'-0"

FINISH SCHEDULE

FINISH TYPE & NUMBER	TYPE DESCRIPTION	MANUFACTURER	PRODUCT	COLOR	SIZE	SPECIFICATIONS	NOTE
<b>BASE</b>							
B1	(E) WALL BASE TO REMAIN	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	PATCH AND REPAIR AS REQUIRED.
B2	RUBBER WALL BASE	JOHNSONITE	WALL BASE	TBD, BY ARCHITECT	4" TALL	CONTINUOUS ROLL	STRAIGHT AT CARPET AND COVERED AT RESILIENT FLOORING. PROVIDE SAMPLE FOR ARCHITECT REVIEW.
B3	RUBBER WALL BASE	JOHNSONITE	WALL BASE	TBD, BY ARCHITECT	4" TALL	CONTINUOUS ROLL	STRAIGHT AT CARPET AND COVERED AT RESILIENT FLOORING. PROVIDE SAMPLE FOR ARCHITECT REVIEW.
<b>CARPET</b>							
C1	(E) WALL BASE TO REMAIN	EXISTING	EXISTING	EXISTING		EXISTING	PATCH AND REPAIR AS REQUIRED.
C2	CARPET TILE	TBD		TO MATCH EXISTING			INSTALLATION TO MATCH EXISTING. PROVIDE SAMPLE FOR ARCHITECT REVIEW.
C3	CARPET TILE	TBD		TO MATCH EXISTING			INSTALLATION TO MATCH EXISTING. PROVIDE SAMPLE FOR ARCHITECT REVIEW.
<b>CEILING</b>							
CL1	GYPSUM CEILING		1/2" GYPSUM	P2, U.O.N.			
CL2	EXPANSION JOINT	CONSTRUCTION SPECIALTIES, INC.	LAF-C-3000	P2, U.O.N.			
<b>METAL</b>							
MTL1	STEEL	CUSTOM	BLACKENED STEEL	BLACK			GUARDRAIL AT SOUTH CONNECTOR
MTL2	STEEL	CUSTOM	STEEL, RAL PAINTED	TBD, BY ARCHITECT			GUARDRAIL AT NORTH CONNECTOR
MTL3	PERFORATED METAL	MCNICHOLS	BLACKENED STEEL	TBD, BY ARCHITECT			GUARDRAIL AT SOUTH CONNECTOR
MTL4	PERFORATED METAL	MCNICHOLS	STEEL, RAL PAINTED	TBD, BY ARCHITECT			GUARDRAIL AT NORTH CONNECTOR
<b>PAINT</b>							
P1	EXISTING PAINT	EXISTING	EXISTING	EXISTING		EXISTING	PATCH AND REPAIR AS REQUIRED.
P2	PAINT	BENJAMIN MOORE		WHITE			NO VOC, NO ODOR. SEE SHEET NOTES FOR TYP. PAINT FINISHES. WHITE TYP., U.O.N. SPECIFICATION TO BE PROVIDED BY ARCHITECT. REFER TO SHEET NOTES FOR MORE INFORMATION.
P3	ACCENT PAINT	BENJAMIN MOORE		TBD, BY ARCHITECT			NO VOC, NO ODOR. SEE SHEET NOTES FOR TYP. PAINT FINISHES.
<b>WOOD</b>							
WD1	WOOD	ANTHOLOGY WOODS	LEGACY WHITE OAK	CLEAR MATTE SEALER			STAIR TREAD AND RISERS

FINISH PLAN KEYNOTES

- PATCH AND REPAIR EXISTING CARPET AS REQUIRED.
- PATCH AND PAINT WALLS AND BASE TO MATCH EXISTING.
- PAINT NEW WALLS TO MATCH EXISTING WALLS.
- ADA LIFT
- WALLS AND CEILING FINISH AT CONNECTOR BY MANUFACTURER. SEE A-401 FOR DETAILS. MATCH FINISH COLOR TO ADJACENT WALL.
- NEW WOOD FRAMED STAIRCASE WITH WOOD TREADS & RISERS.
- PROVIDE NEW CARPET AT LOCATION SHOWN HATCHED TO MATCH ADJACENT BUILDING CARPET SPEC. (VERIFY WITH ARCHITECT).
- PAINTED GYP. BOARD ALONG STAIR STRINGER FASCIA AND PLATFORM WALL.
- STEEL GUARDRAIL WITH PERFORATED METAL PANEL AND BRUSHED STAINLESS STEEL HANDRAIL. SEE A-501 FOR DETAILS.
- DOOR PAINT FINISH TO BE FACTORY STANDARD WHITE COLOR. ALT. 1: PROVIDE ALTERNATE PRICING TO MATCH DOOR COLOR TO ADJACENT WALLS.
- END CARPET AT CONTRASTING STRIP. CONTRASTING STRIP TO REMAIN VISIBLE.
- NO CARPET AT LEADING EDGE OF MOAT COVER AND NOSING. REF. DETAIL 2/A-501.

FINISH PLAN SHEET NOTES

- PAINT FINISHES, U.O.N.:**
- MATTE: GYP. BOARD CEILINGS & SOFFITS  
EGGSHELL: TYPICAL, U.O.N.  
SEMIGLOSS: PAINTED WOOD TRIM
- TYPICAL NOTES, U.O.N.:**
- TYPICAL PAINT THROUGHOUT: P2  
TYPICAL BASE THROUGHOUT: B2. U.O.N.  
CEILING FINISHES: SEE SHEETS A-104.1  
PROVIDE SCHLUTER FLOOR TRANSITION STRIP BETWEEN CARPET & CONCRETE, AND BETWEEN TILE & CONCRETE, TYP. RENO-UJ AU35 - 1/8" HIGH MODEL.
- REFER TO SHEET G-002.1 FOR GENERAL NOTES AND G001.1 FOR ABBREVIATIONS & SYMBOLS.
  - TRANSITION OF FLOOR MATERIALS OCCURRING IN OPENINGS WITH DOORS TO BE LOCATED UNDER THE CENTER OF THE DOOR IN THE CLOSED POSITION. TRANSITION OF FLOOR MATERIALS OCCURRING WITH NO DOOR TO BE LOCATED TO ALIGN WITH THE FACE OF THE PARTITION, U.O.N.
  - ALL NEW DOORS ARE PAINT GRADE. COLOR TO MATCH ADJACENT WALL, U.O.N.
  - ALL EXISTING DOORS ARE TO BE PAINTED IN FIELD TO MATCH ADJACENT WALL, U.O.N.
  - SUBMIT SAMPLES OF EACH FINISH FOR REVIEW.
  - REFER TO REFLECTED CEILING PLAN, FINISH SCHEDULE, DOOR & HARDWARE SCHEDULE, AND ELEVATIONS/SECTIONS, SHEETS A102.1 & A104.1 FOR ADDITIONAL FINISH INFORMATION.
  - WHERE (E) FINISHES ARE TO REMAIN WITHIN SCOPE OF WORK, REPAIR/REPLACE ANY FINISHES THAT ARE DAMAGED OR INCOMPLETE DUE TO EXISTING CONDITIONS OR THE SCOPE OF DEMOLITION/NEW CONSTRUCTION. TOUCH UP PAINT ON (E) ACCENT WALLS AS REQUIRED.
  - ALL WALLS TO BE FINISHED AND PAINTED UP TO UNDERSIDE OF STRUCTURE, U.O.N.
  - ALL EXPOSED CONCRETE COLUMNS TO BE LEFT UNPAINTED U.O.N.
  - PAINT FINISHES U.O.N.: FLAT - CEILING AND SOFFIT; EGGSHELL - TYPICAL
  - SEE SHEET A-502 FOR FLOOR TRANSITION DETAILS.

FINISH PLAN LEGEND

- NOT IN SCOPE
- NEW CARPET
- PATTERN DIRECTION
- FINISH TRANSITION
- (E) EXISTING

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**SPLUNK CONNECTOR**  
250 BRANNAN STREET  
SAN FRANCISCO, CA

FINISH PLAN

JOB NUMBER

PAM5270.1901.00

DRAWN BY

CB

SCALE

As Indicated

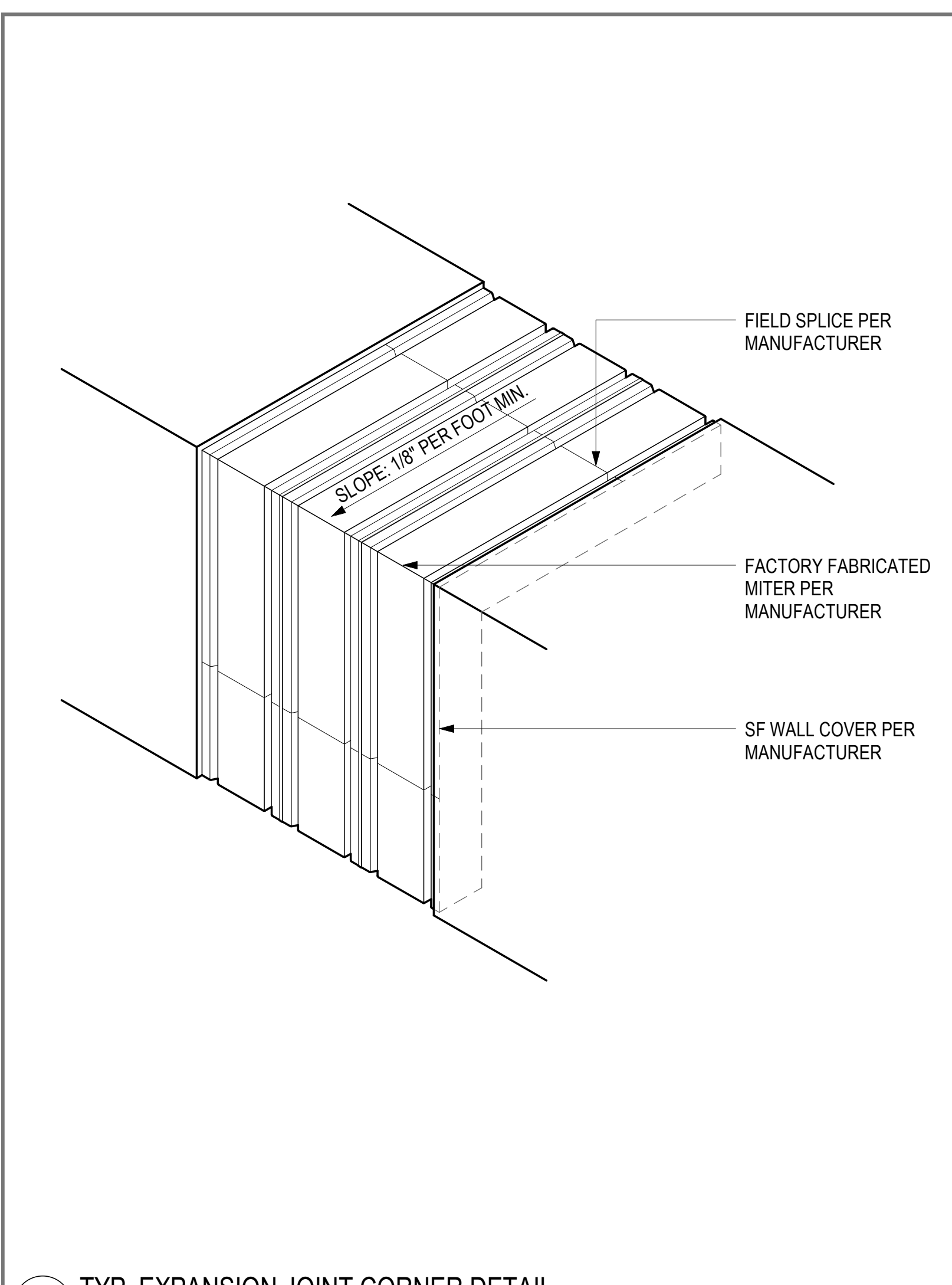
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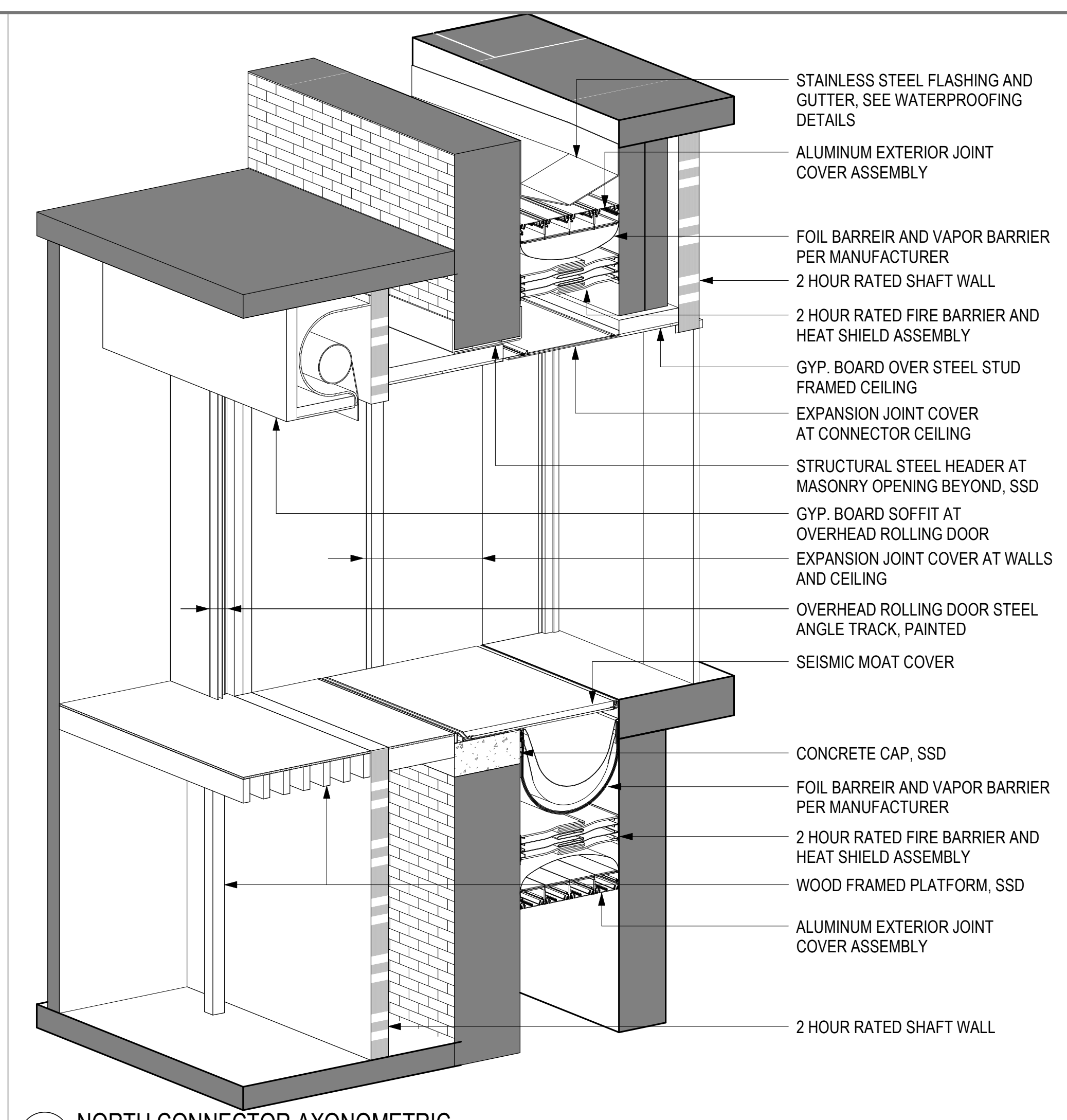
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A-105.1

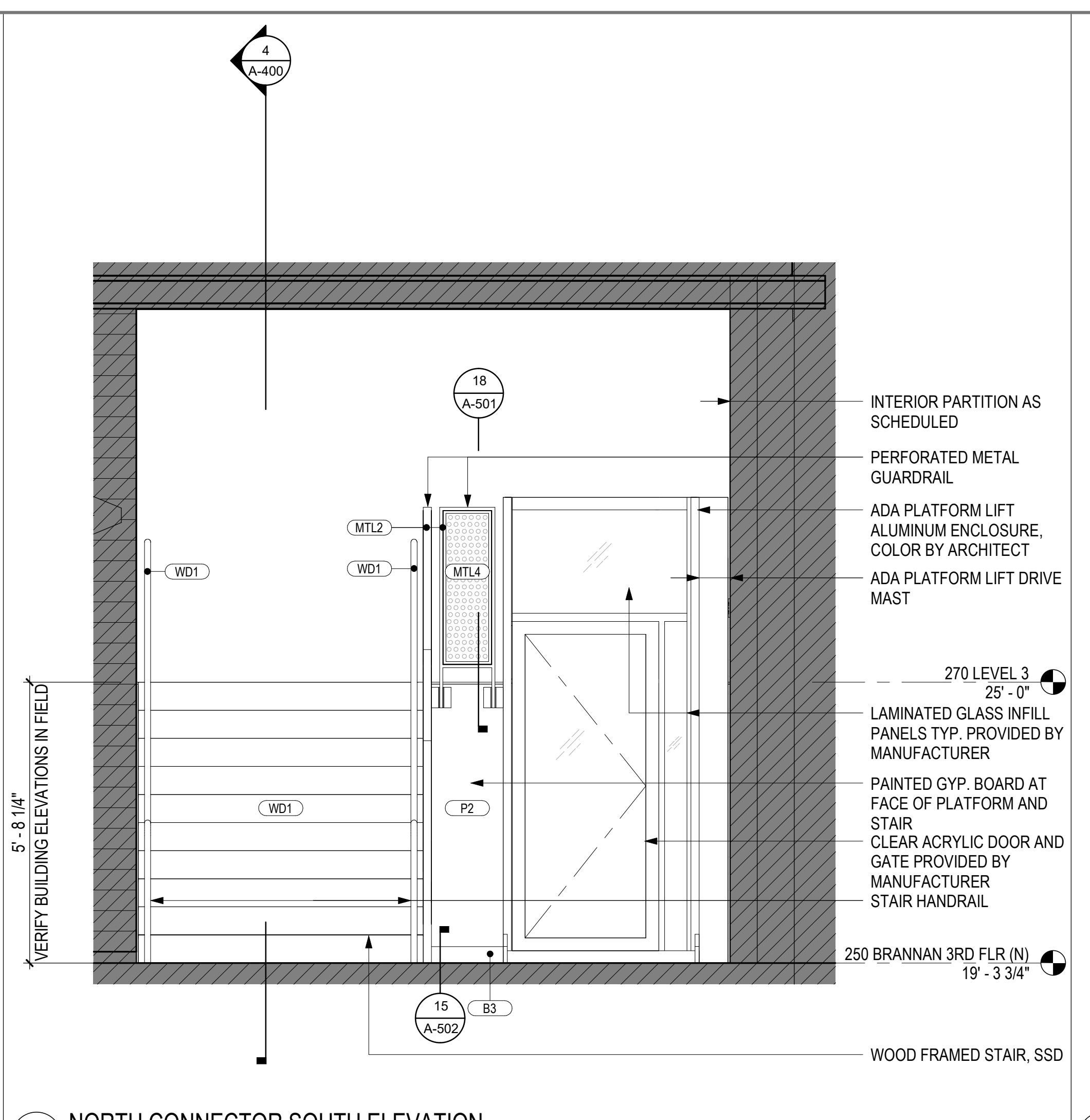
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3. PRICING REVISIONS	02.19.2016
4. PERMIT SET	05.01.2016
5. 32% PROGRESS PRINT	08.05.2016
6. 75% CONSTRUCTION DOCUMENTS	08.30.2016
7. 100% CONSTRUCTION/PERMIT DOCUMENTS	09.20.2016



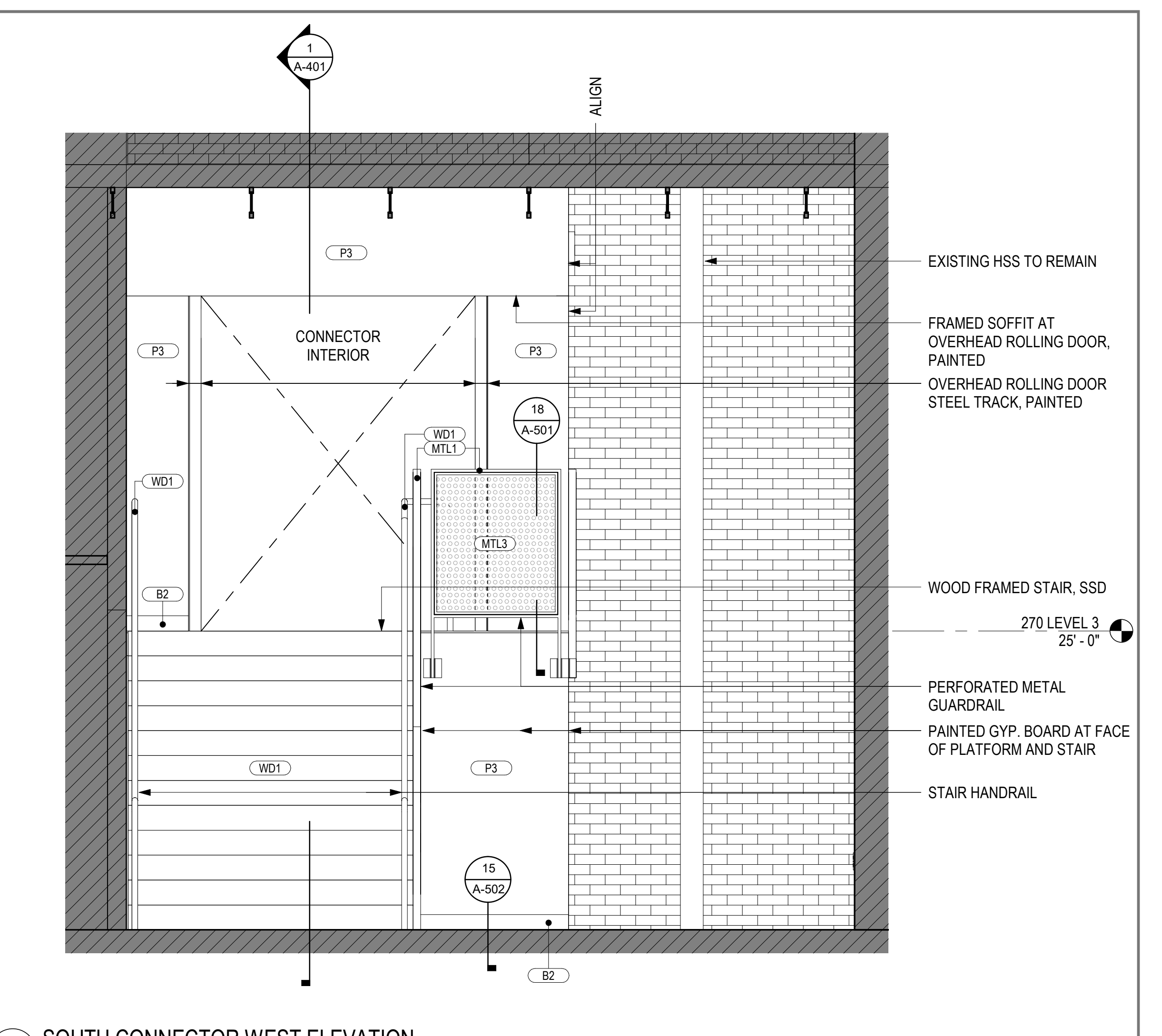
10 TYP. EXPANSION JOINT CORNER DETAIL  
6" = 1'-0"



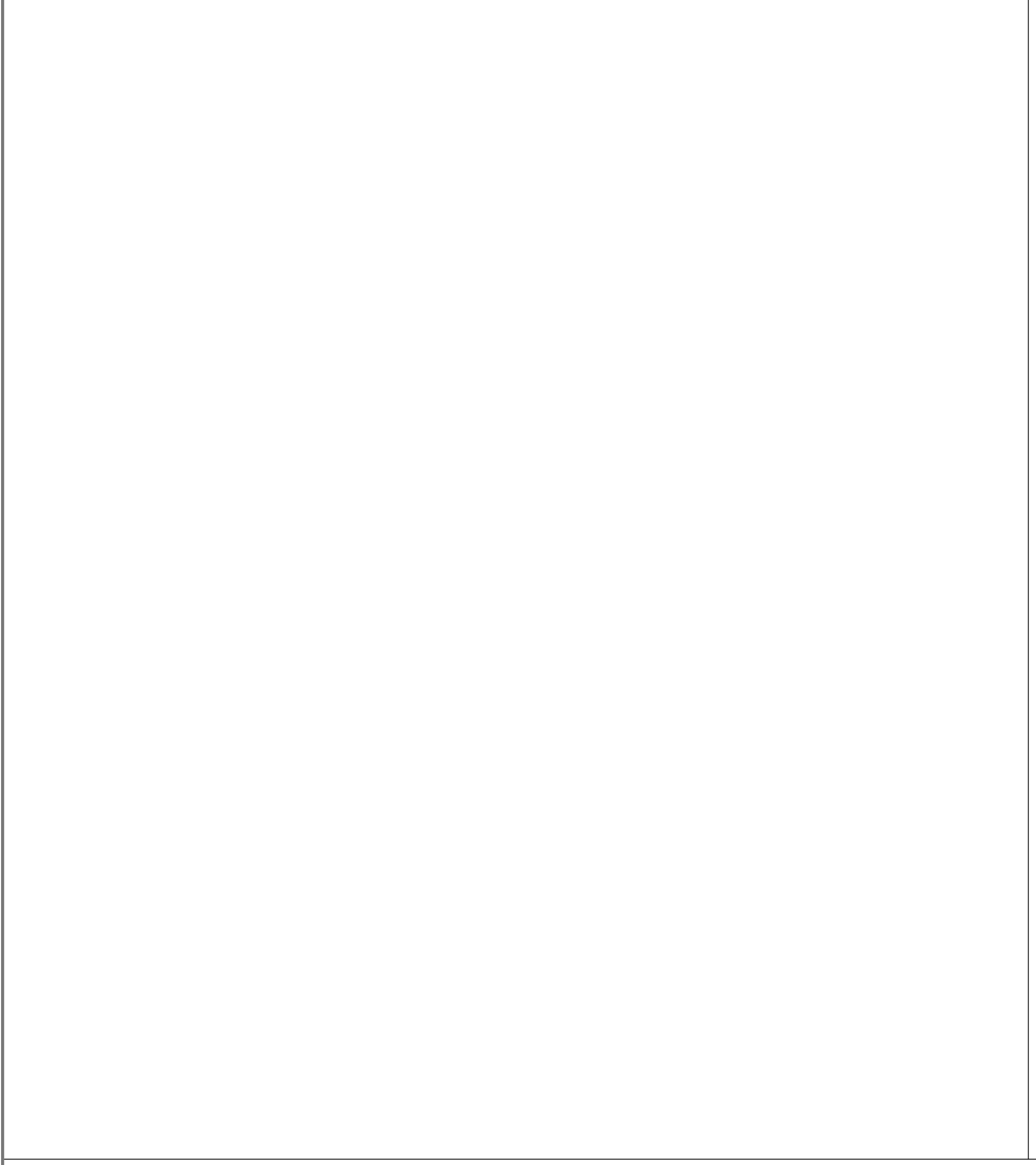
9 NORTH CONNECTOR AXONOMETRIC



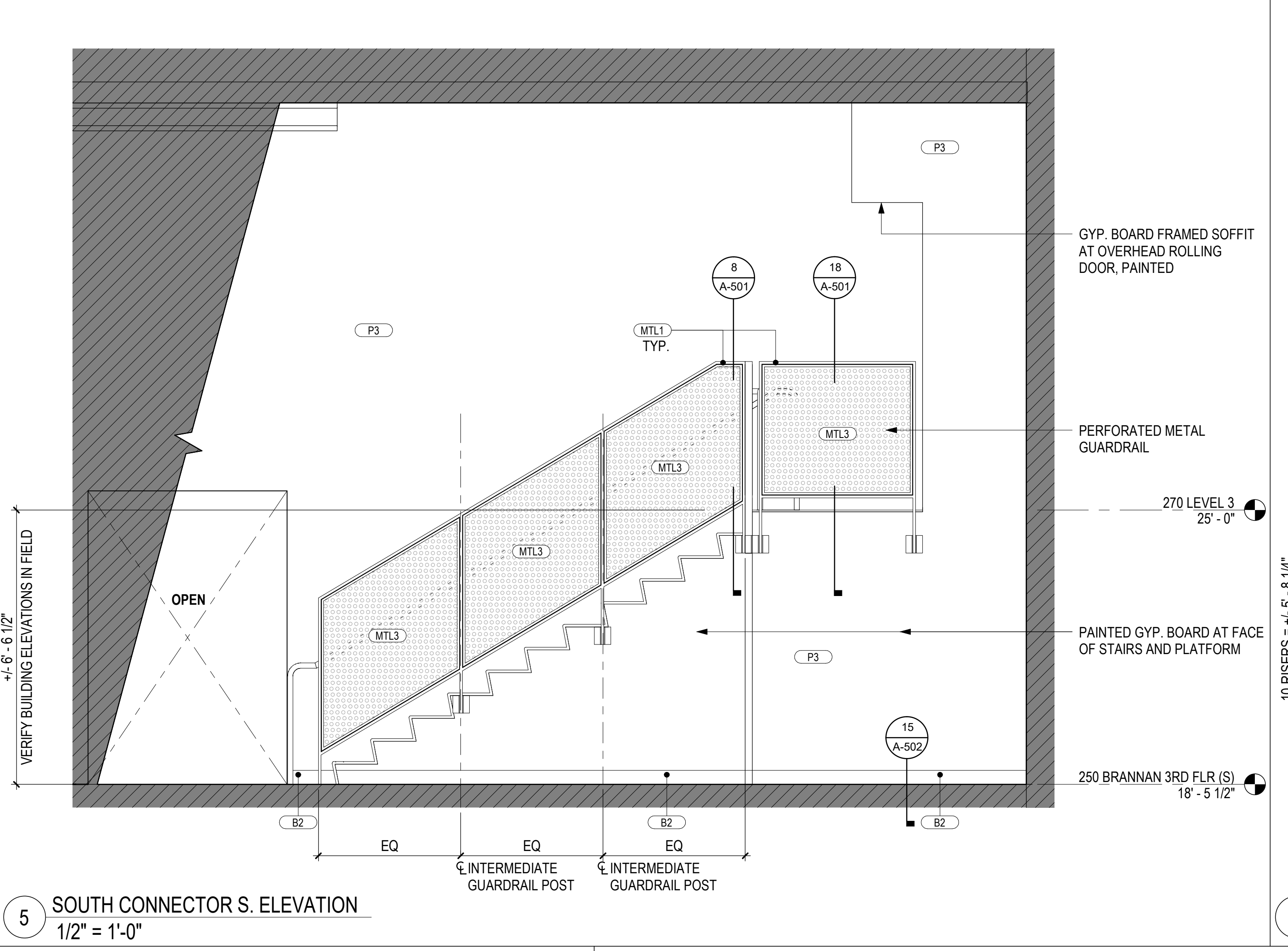
8 NORTH CONNECTOR SOUTH ELEVATION  
1/2" = 1'-0"



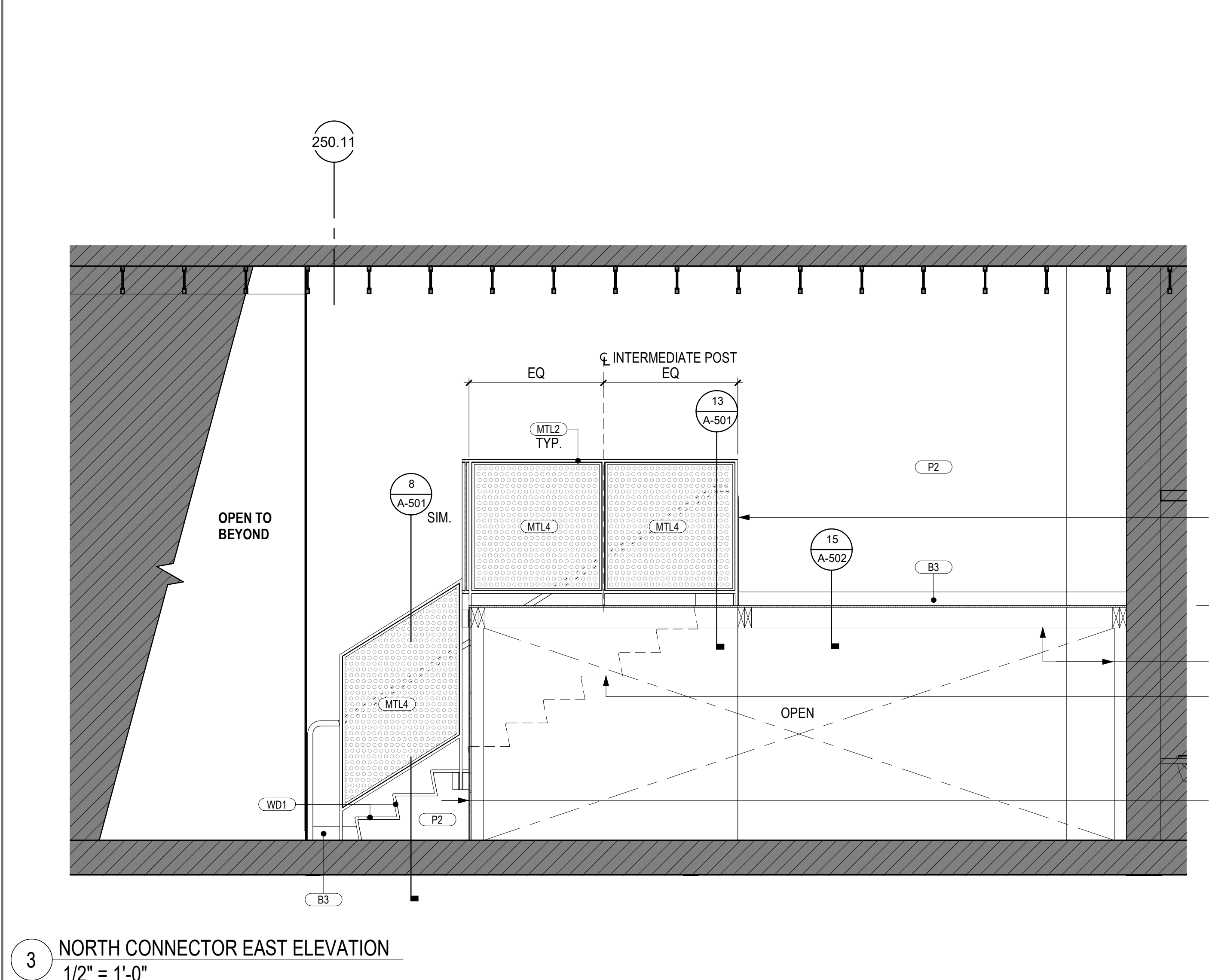
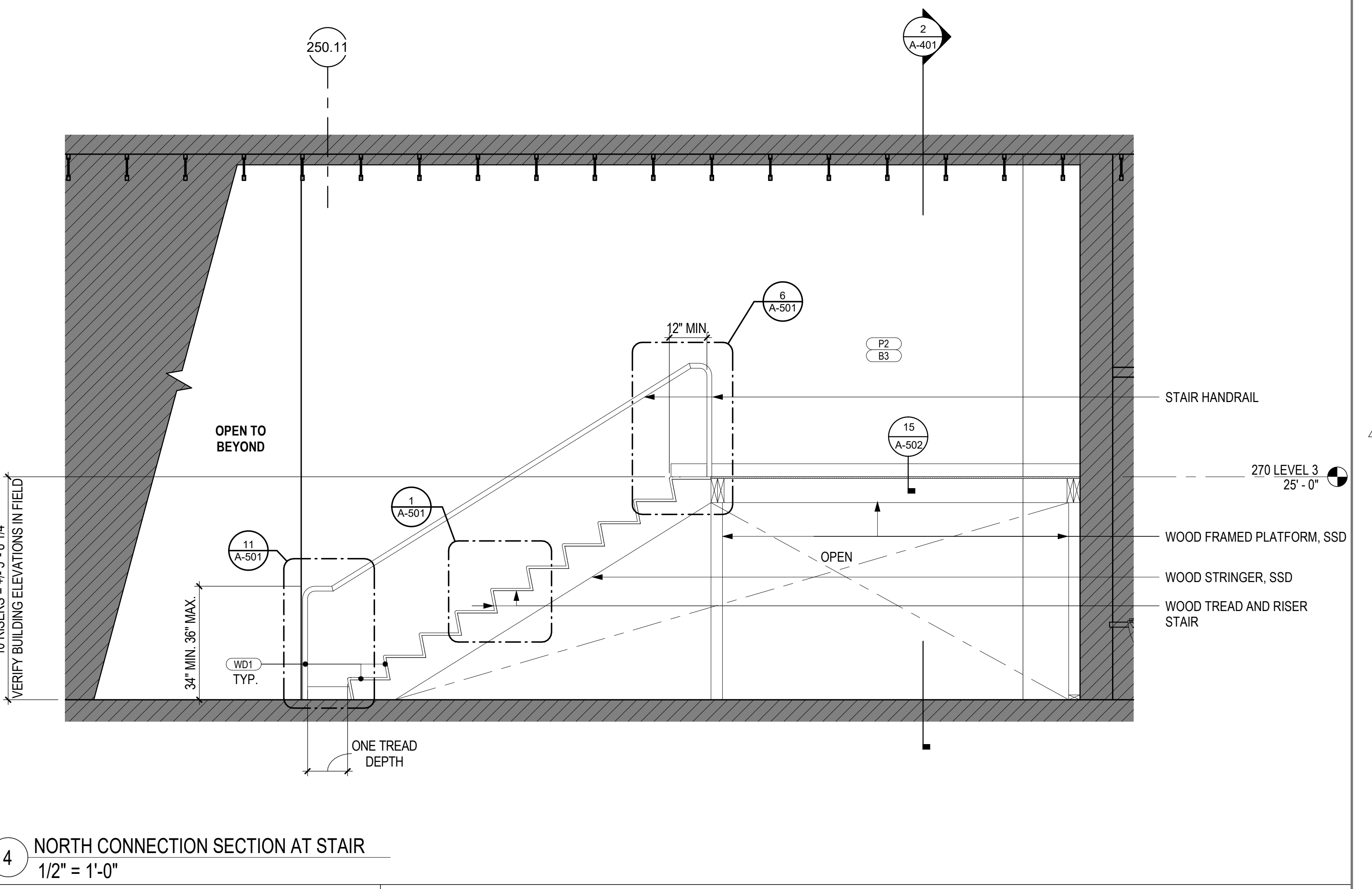
7 SOUTH CONNECTOR WEST ELEVATION  
1/2" = 1'-0"



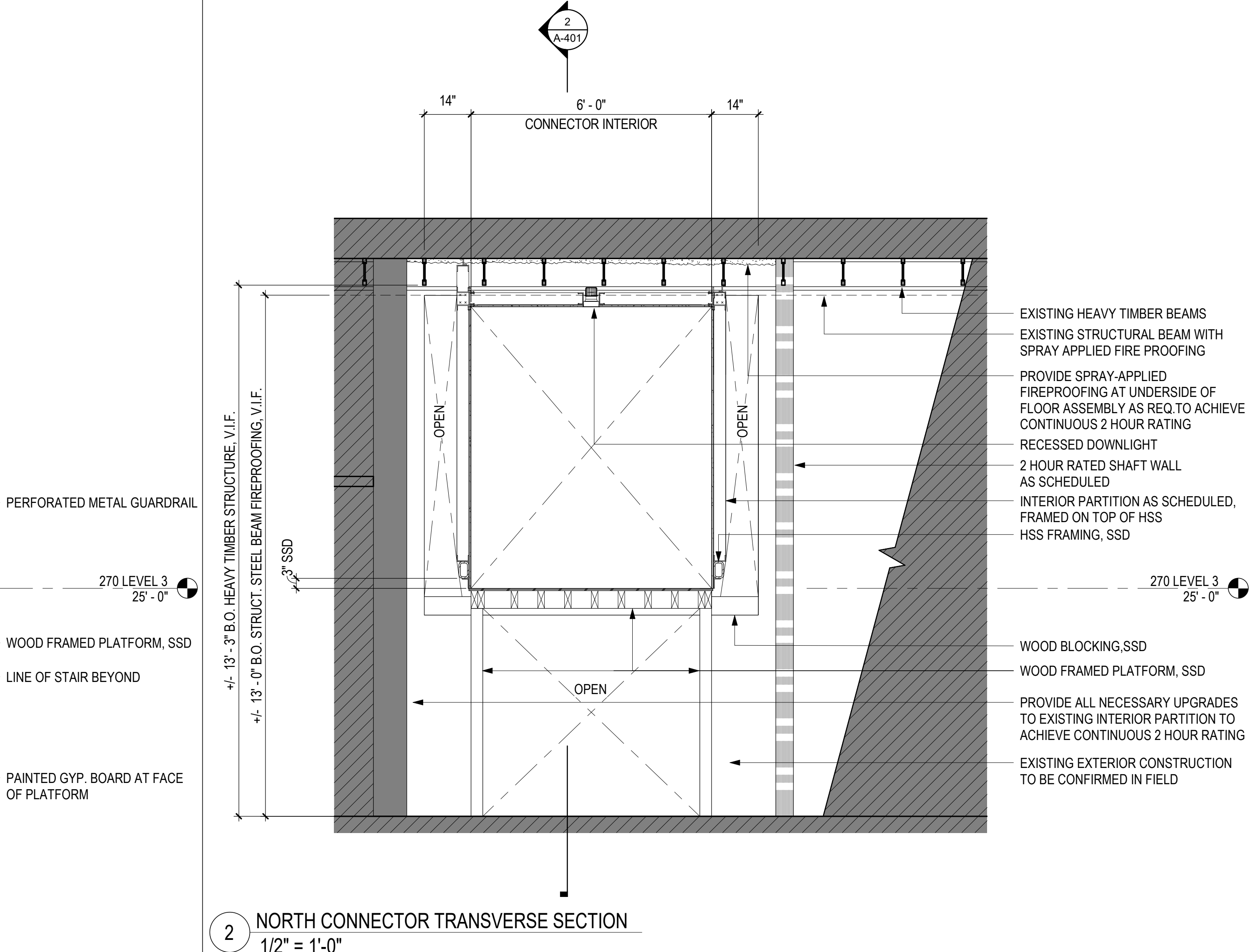
5 SOUTH CONNECTOR S. ELEVATION  
1/2" = 1'-0"



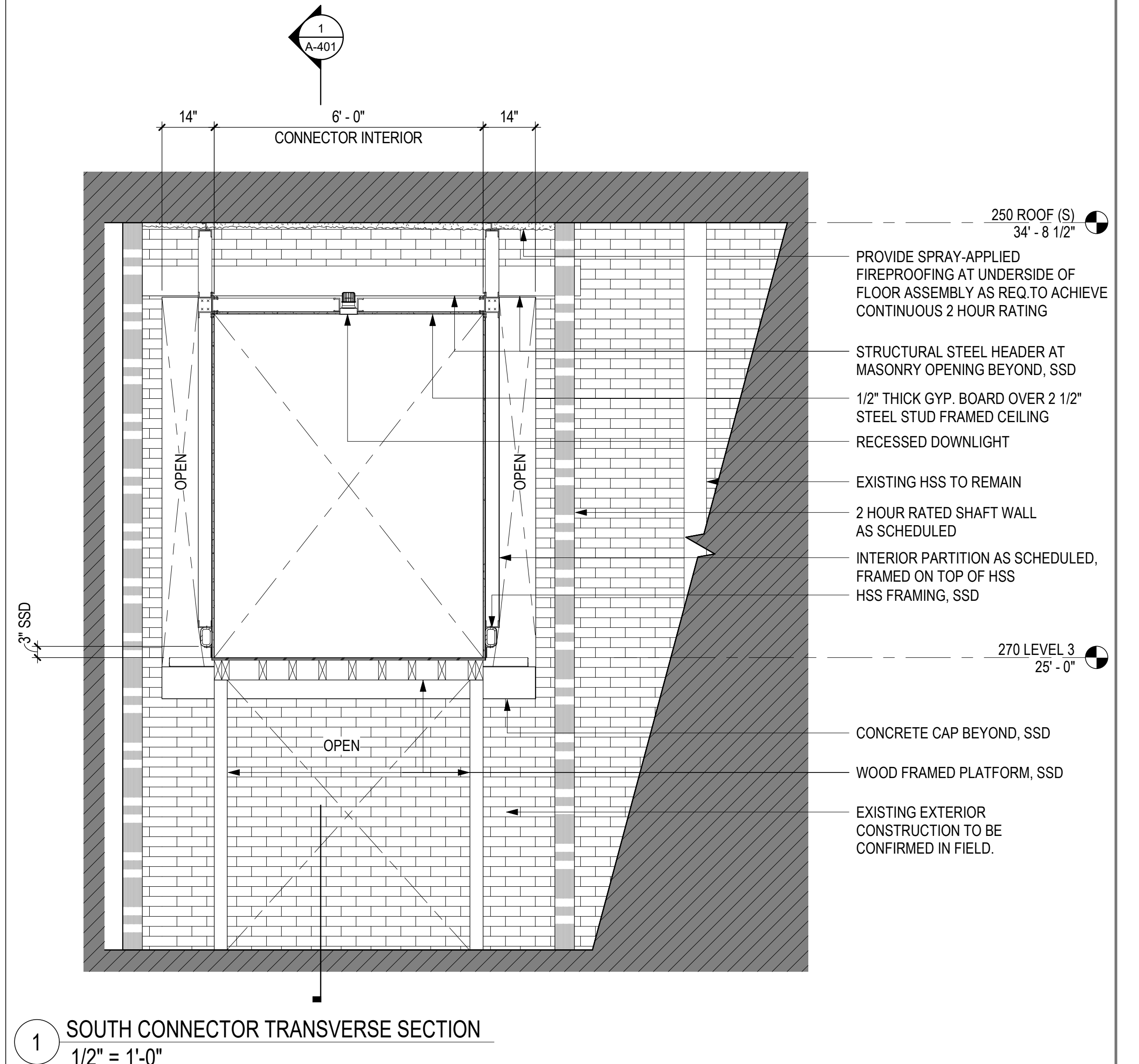
4 NORTH CONNECTION SECTION AT STAIR  
1/2" = 1'-0"



3 NORTH CONNECTOR EAST ELEVATION  
1/2" = 1'-0"



2 NORTH CONNECTOR TRANSVERSE SECTION  
1/2" = 1'-0"



1 SOUTH CONNECTOR TRANSVERSE SECTION  
1/2" = 1'-0"

REVISION	ISSUE INFORMATION	DATE
NO.	DESCRIPTION	DATE
1	100% CONSTRUCTION/PERMIT DOCUMENTS	09.20.2016

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**SPLUNK CONNECTOR**  
250 BRANNAN STREET  
SAN FRANCISCO, CA

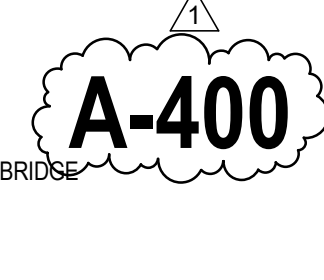
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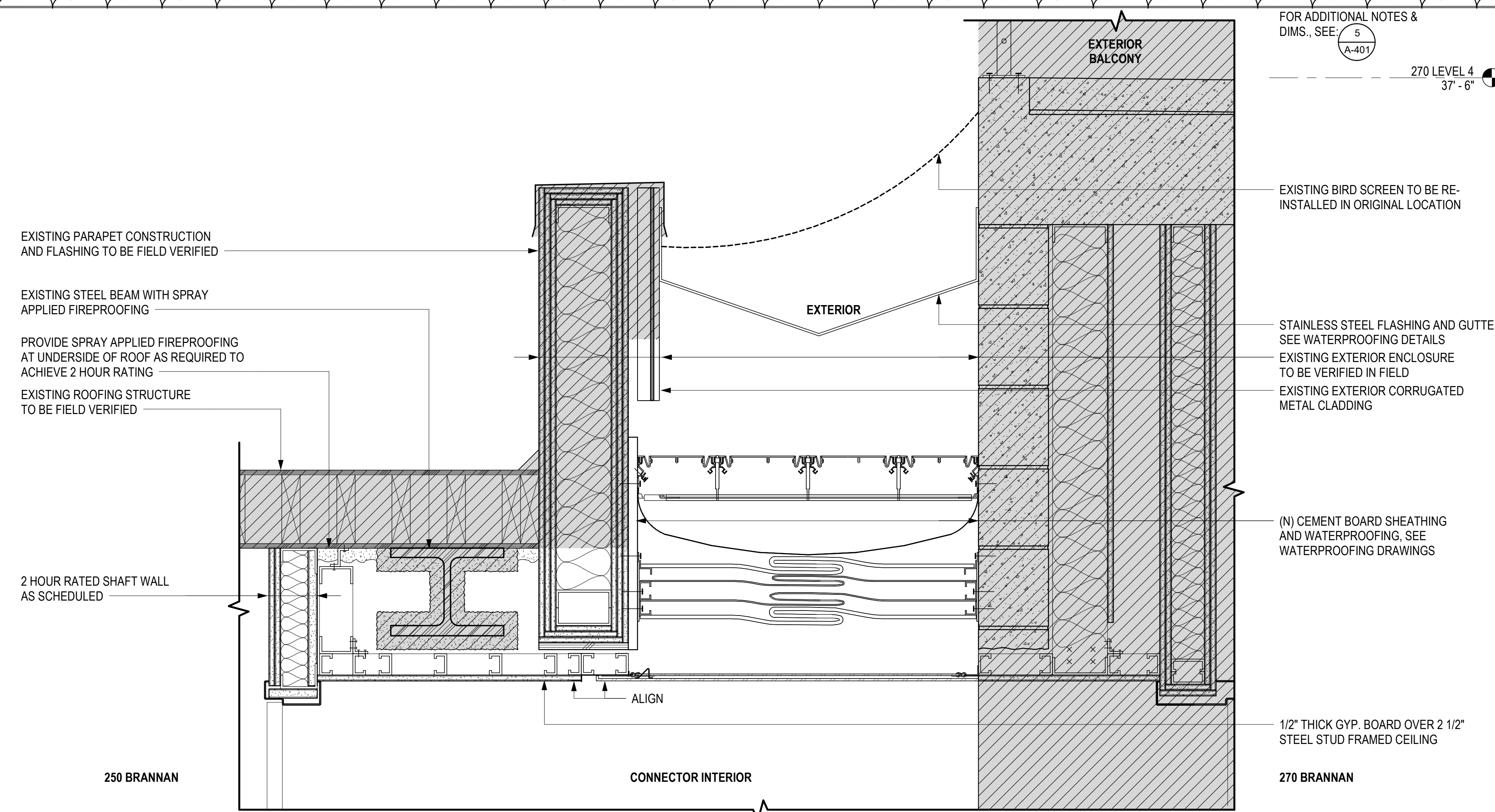
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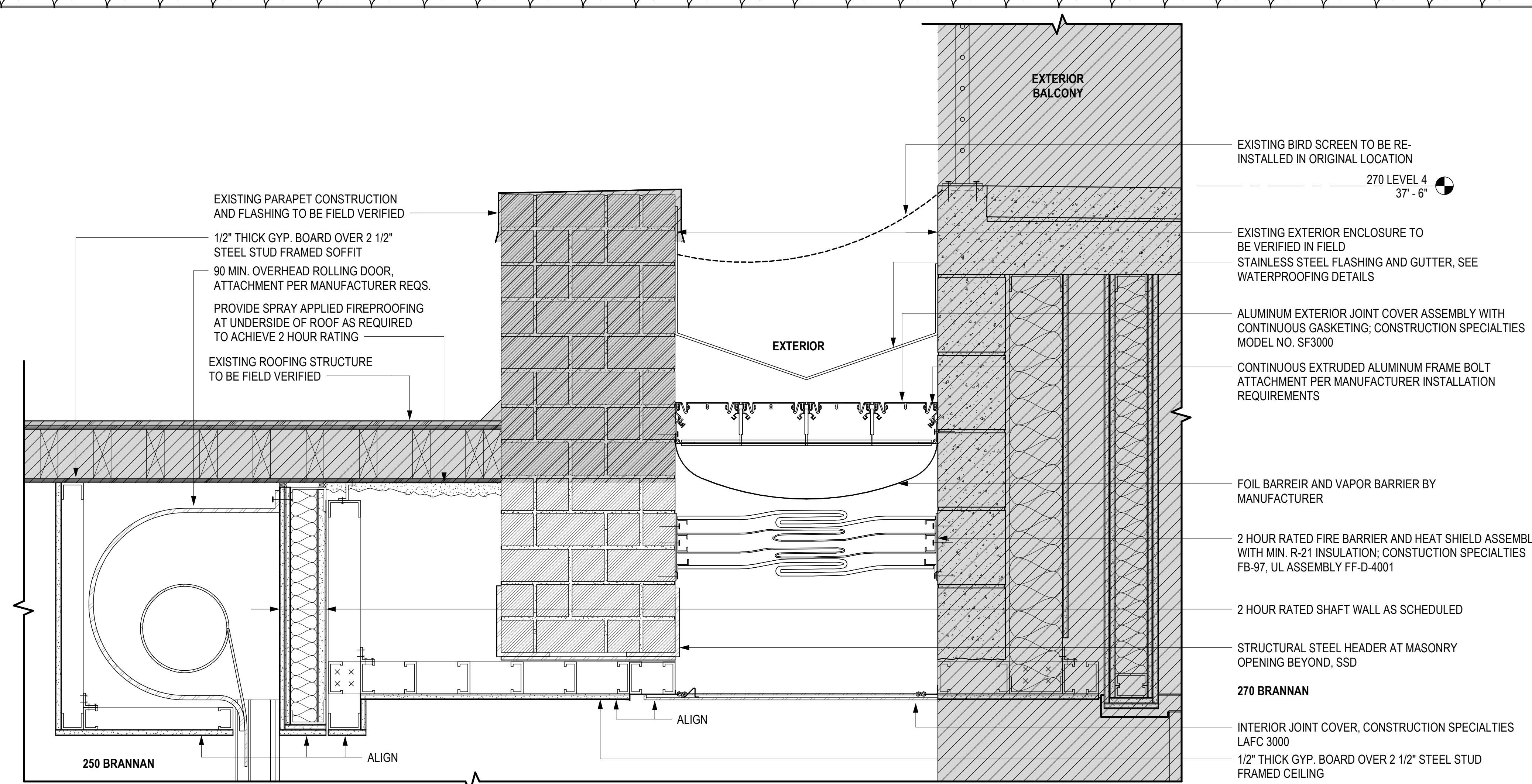


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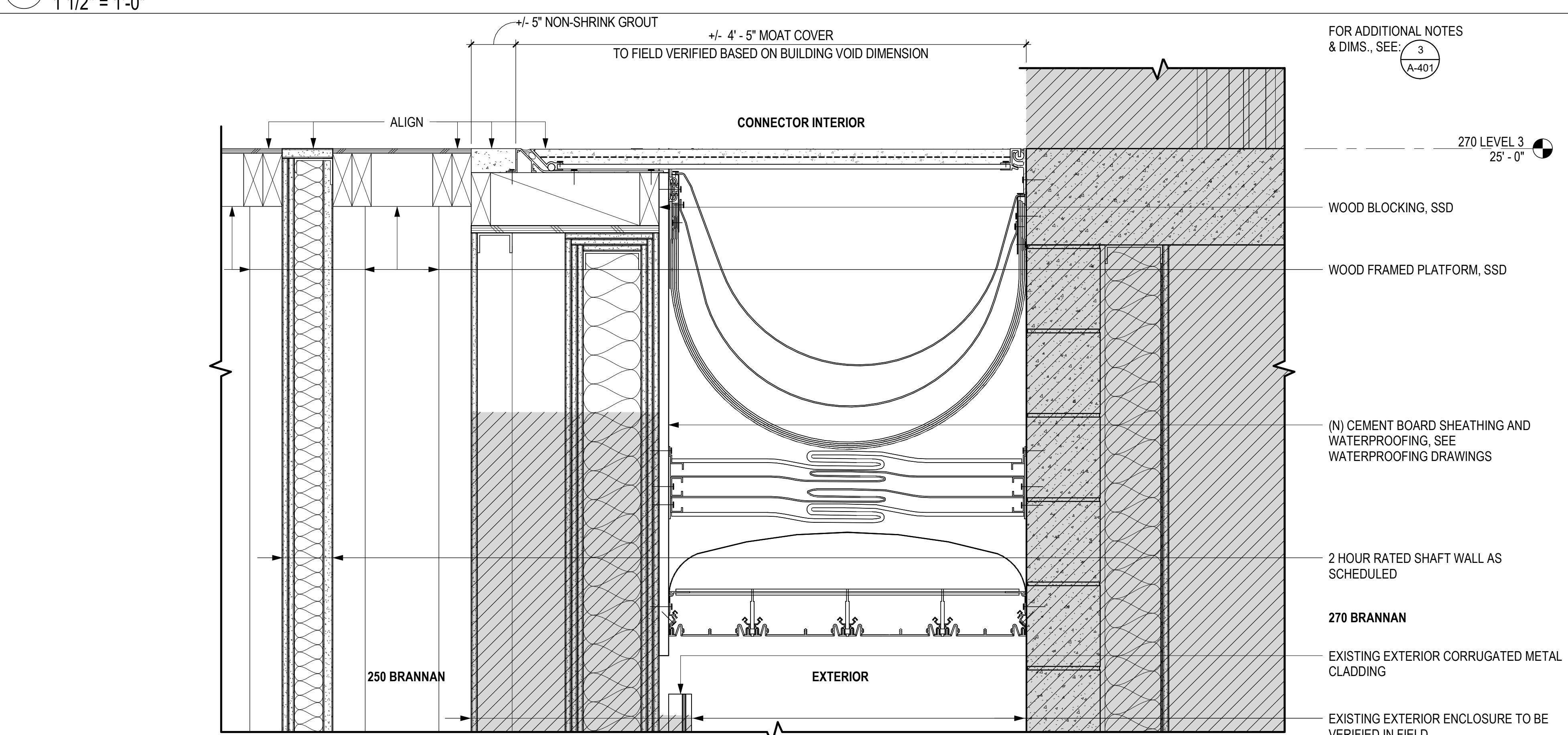
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NO.	DESCRIPTION	DATE
1	100% CONSTRUCTION/PERMIT DOCUMENTS	09.20.2016



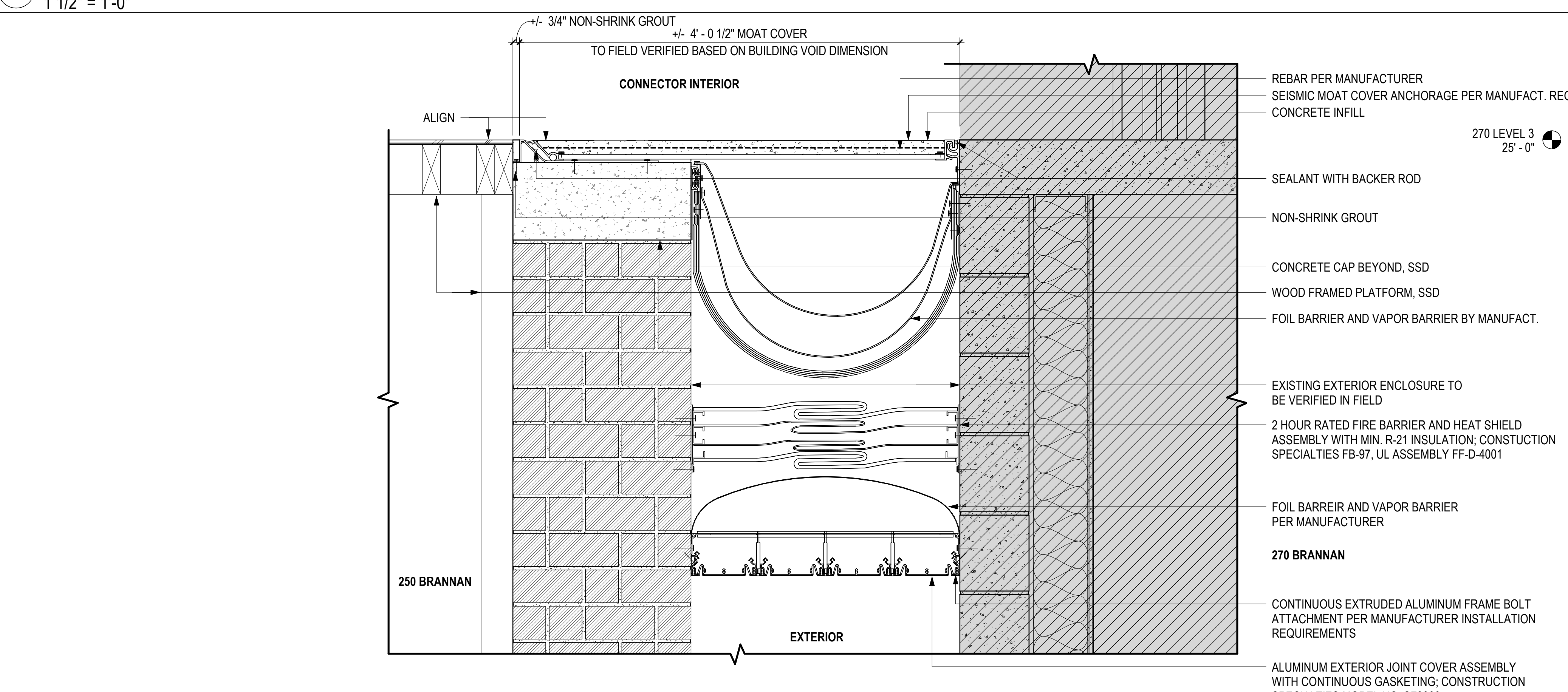
6 DETAIL AT NORTH EXPANSION JOINT COVER  
1 1/2" = 1'-0"



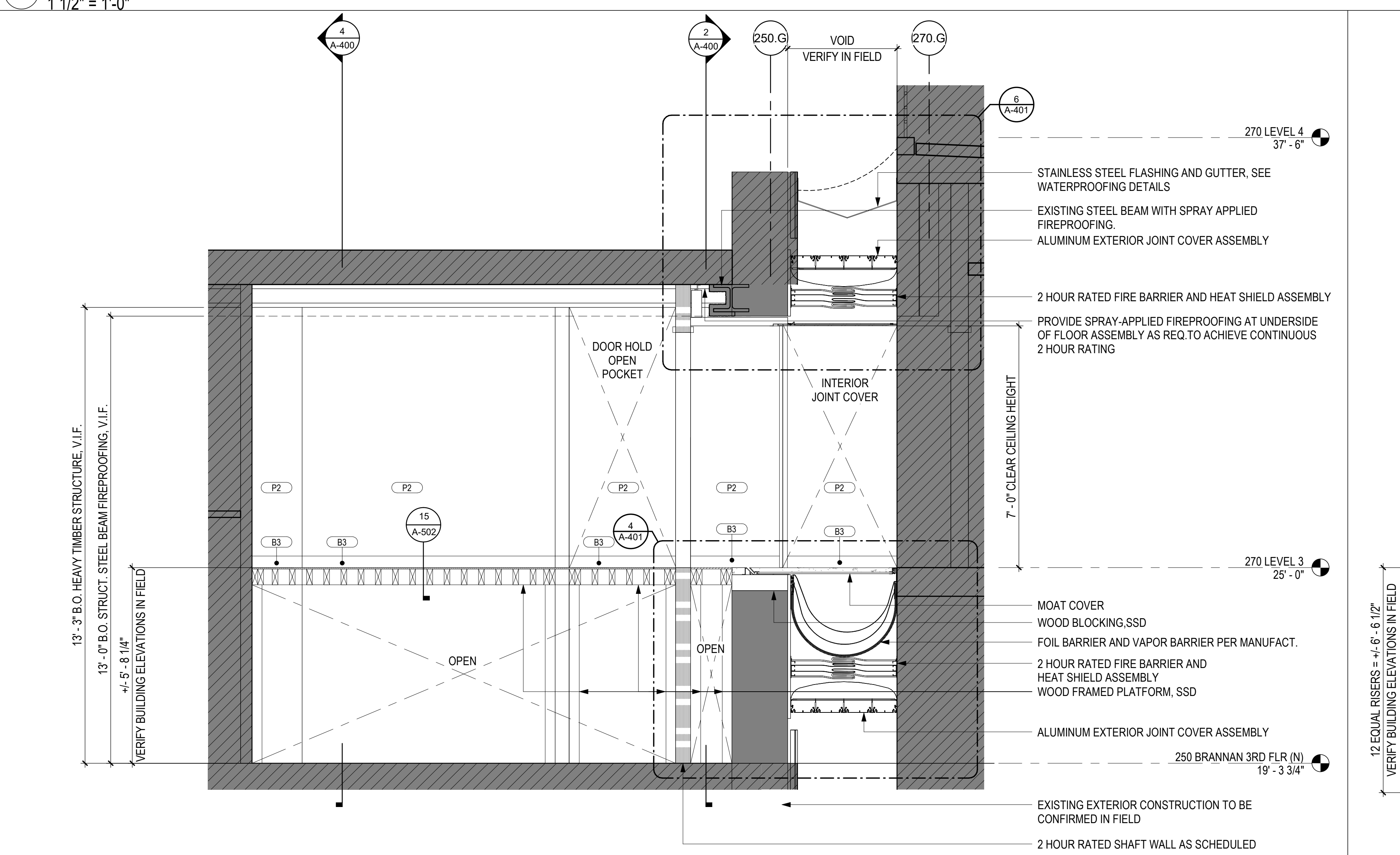
5 DETAIL AT SOUTH EXPANSION JOINT COVER  
1 1/2" = 1'-0"



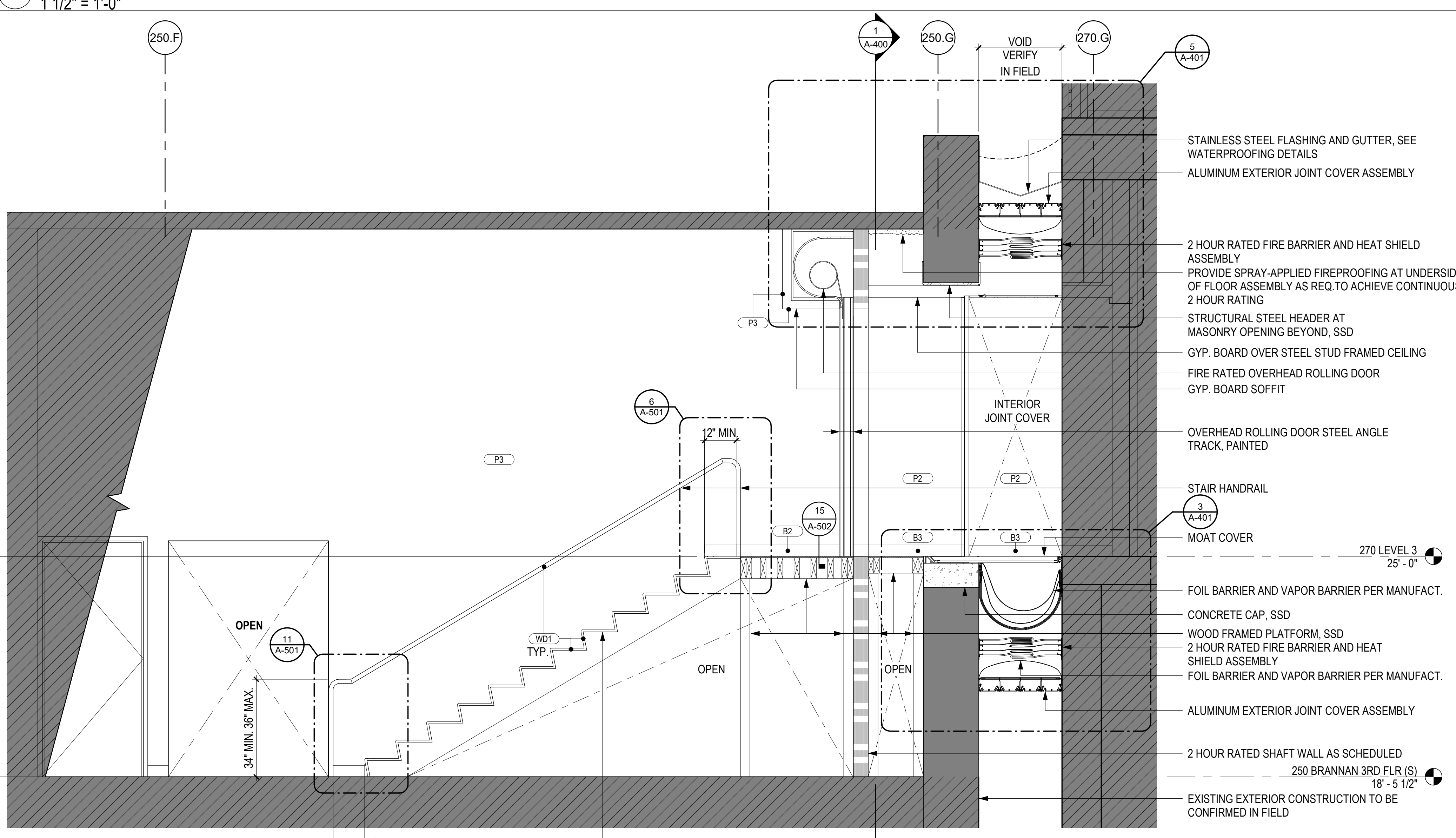
4 DETAIL AT NORTH MOAT COVER  
1 1/2" = 1'-0"



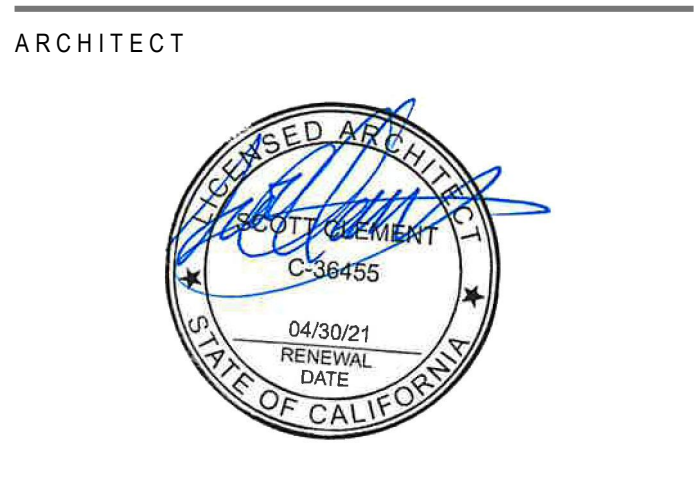
3 DETAIL AT SOUTH MOAT COVER  
1 1/2" = 1'-0"



2 NORTH CONNECTOR LONGITUDINAL SECTION  
1/2" = 1'-0"



1 SOUTH CONNECTOR LONGITUDINAL SECTION  
1/2" = 1'-0"



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**SPLUNK CONNECTOR**  
250 BRANNAN STREET  
SAN FRANCISCO, CA

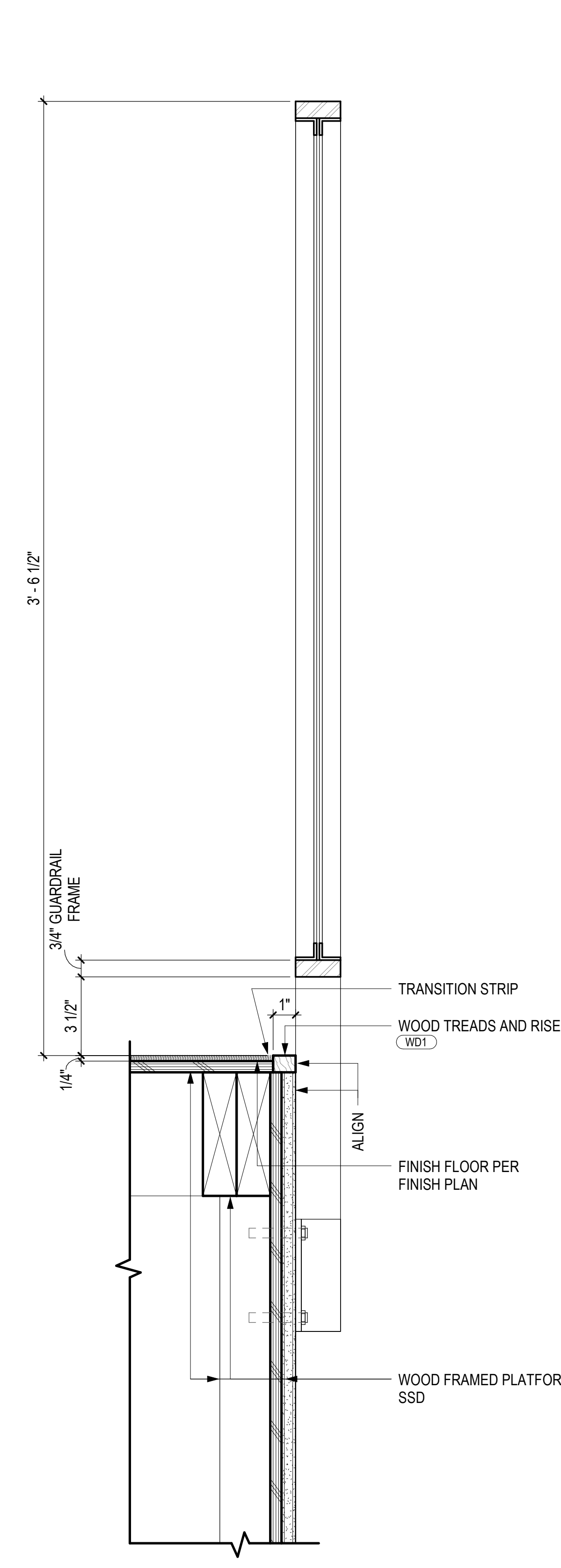
SECTIONS AND DETAILS

JOB NUMBER  
PMS270.191.00  
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FILE NAME  
A-401

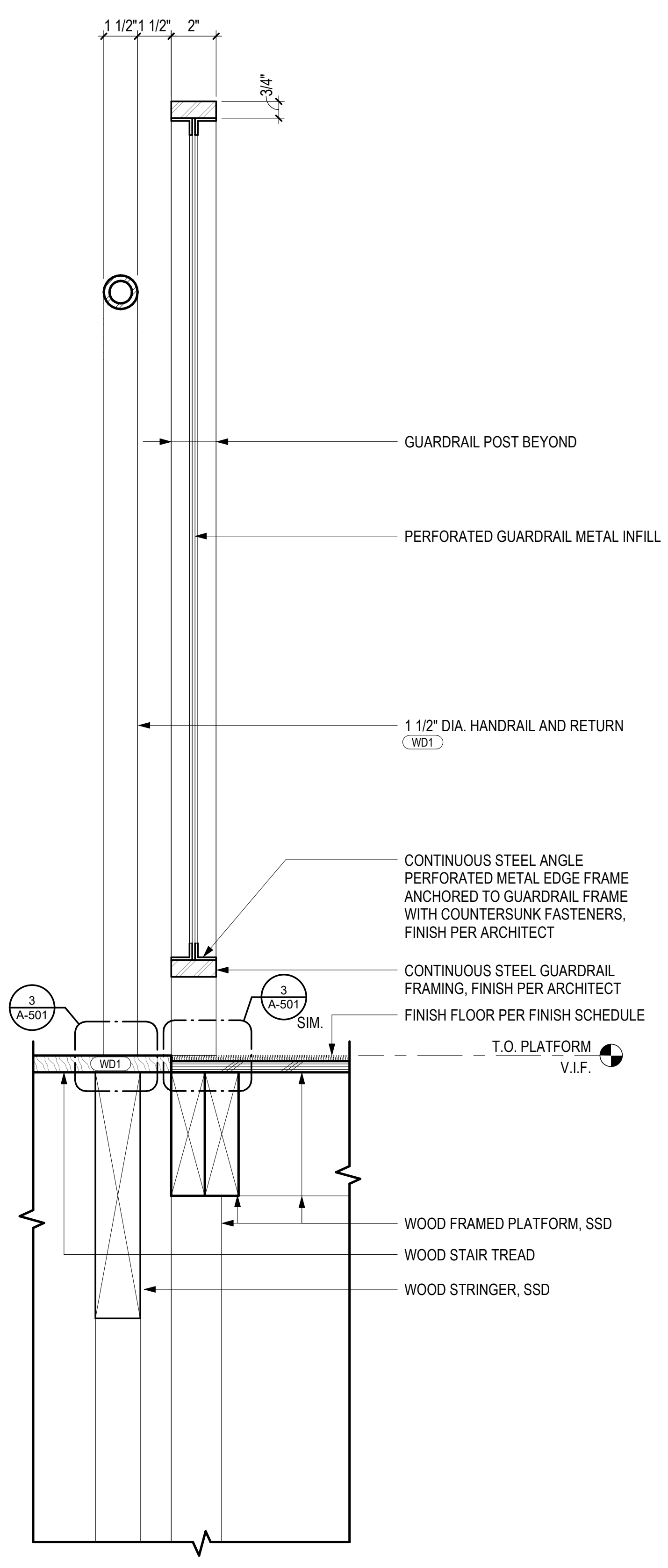
FOR ADD. NOTES & DIMS., SEE: **8** (A-501)

FOR ADD. NOTES & DIMS., SEE: **8** (A-501)

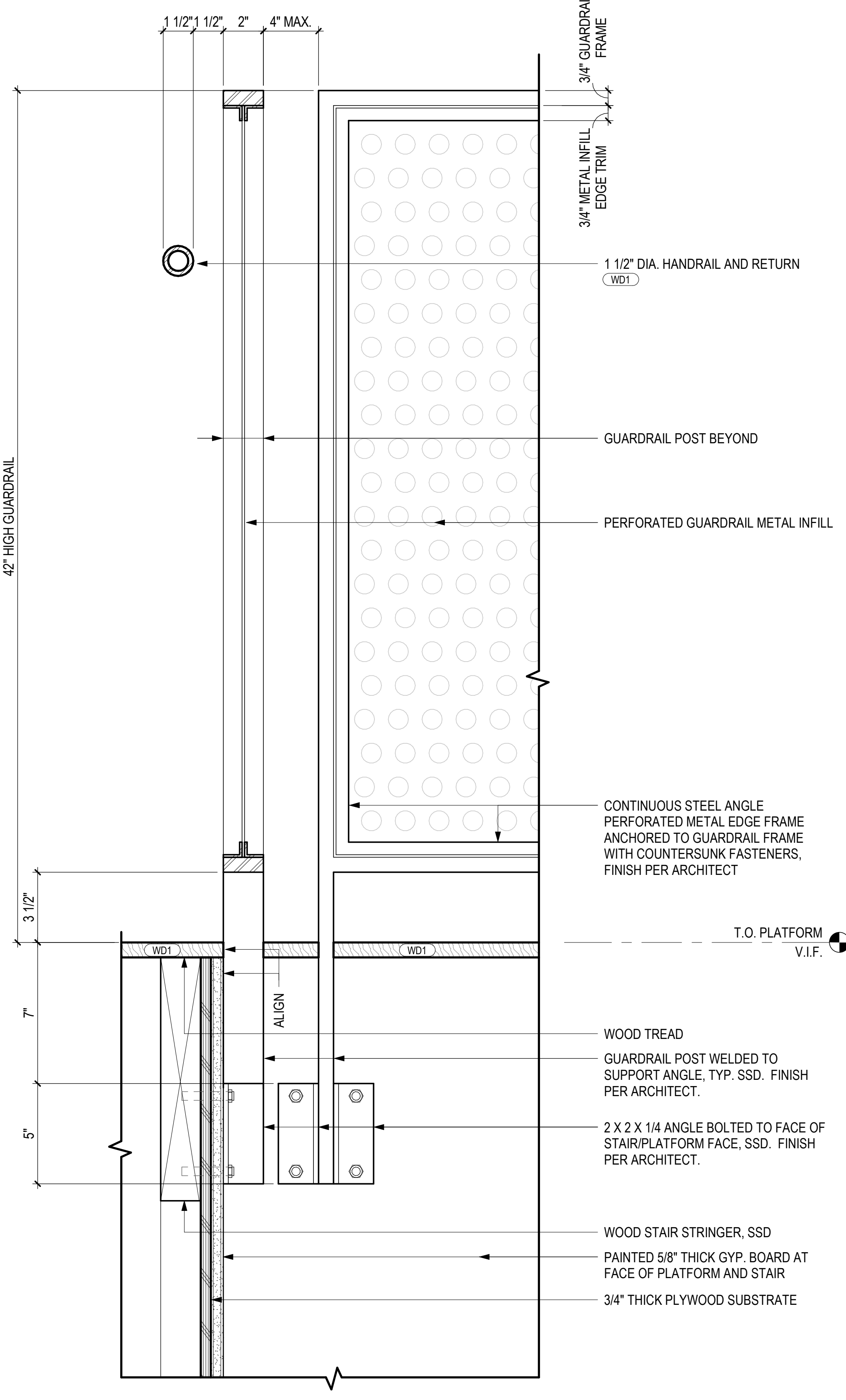
**NOTES:**  
 1. WELD AND GRIND SMOOTH ALL JOINTS.  
 2. PROVIDE MITERED JOINTS AT ALL CONNECTIONS.  
 3. NO EXPOSED FASTENERS OR CONNECTIONS.



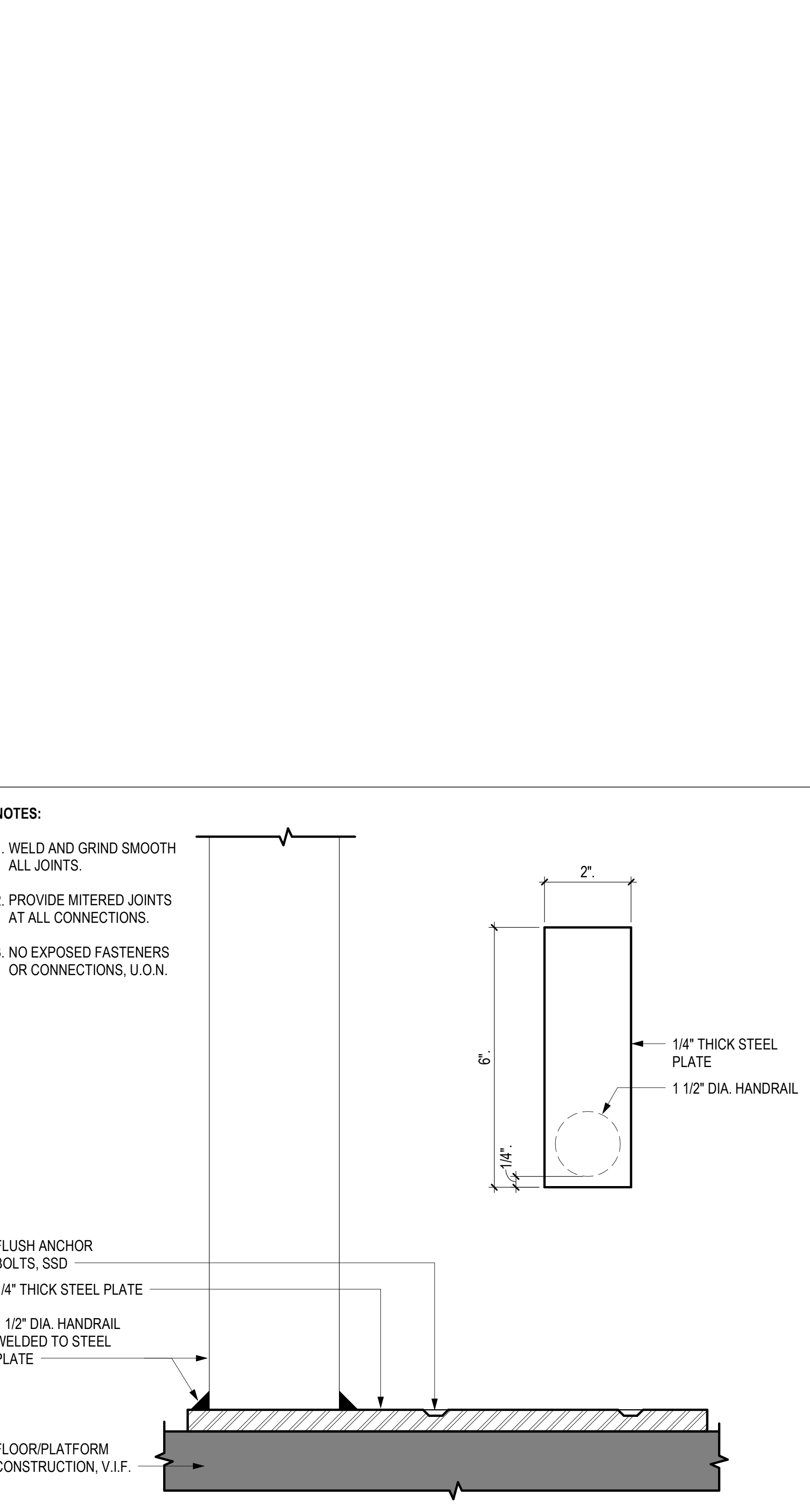
**18** GUARDRAIL DETAIL AT PLATFORM  
3" = 1'-0"



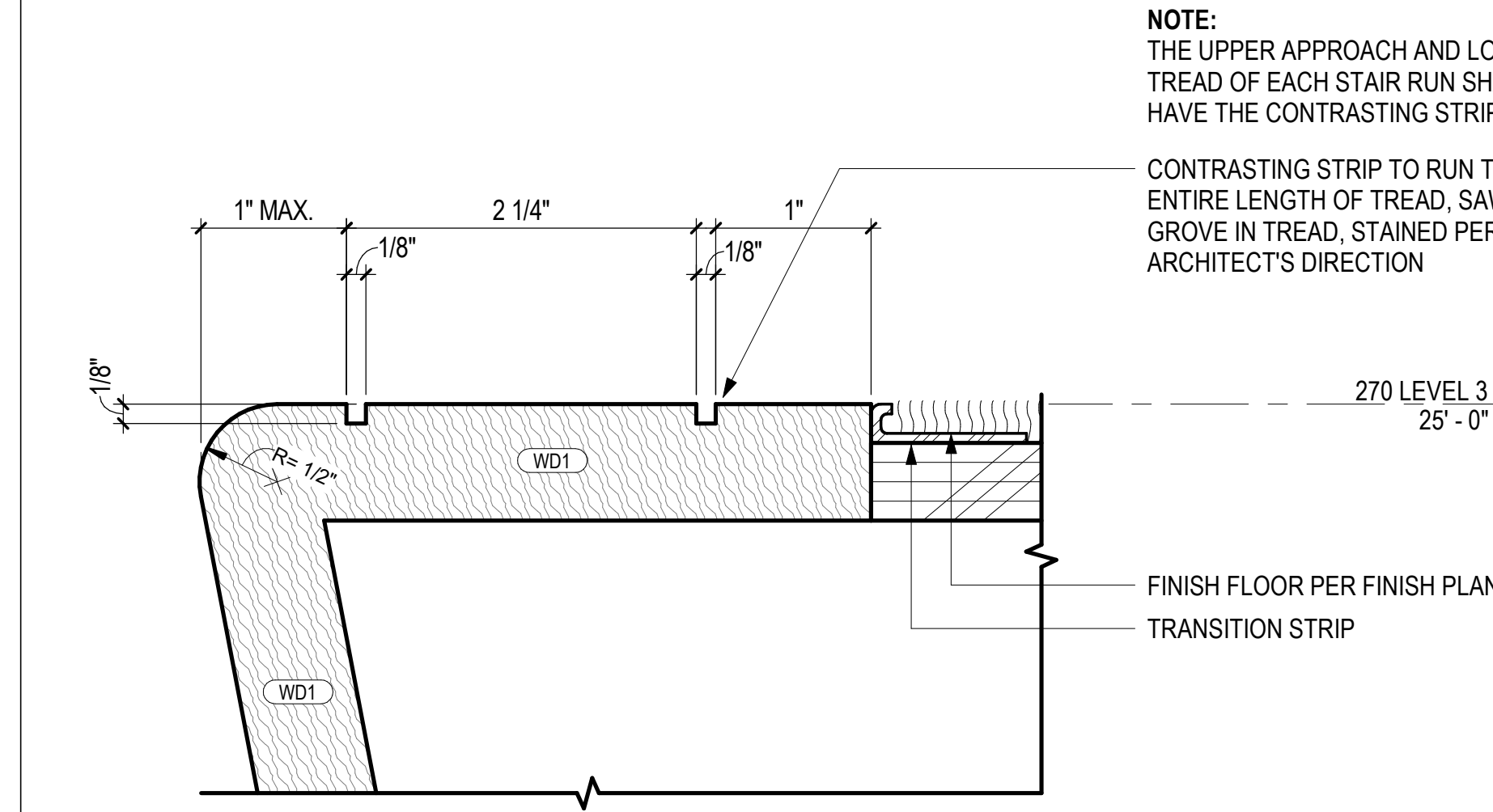
**13** GUARDRAIL SECTION AT NORTH CONNECTOR  
3" = 1'-0"



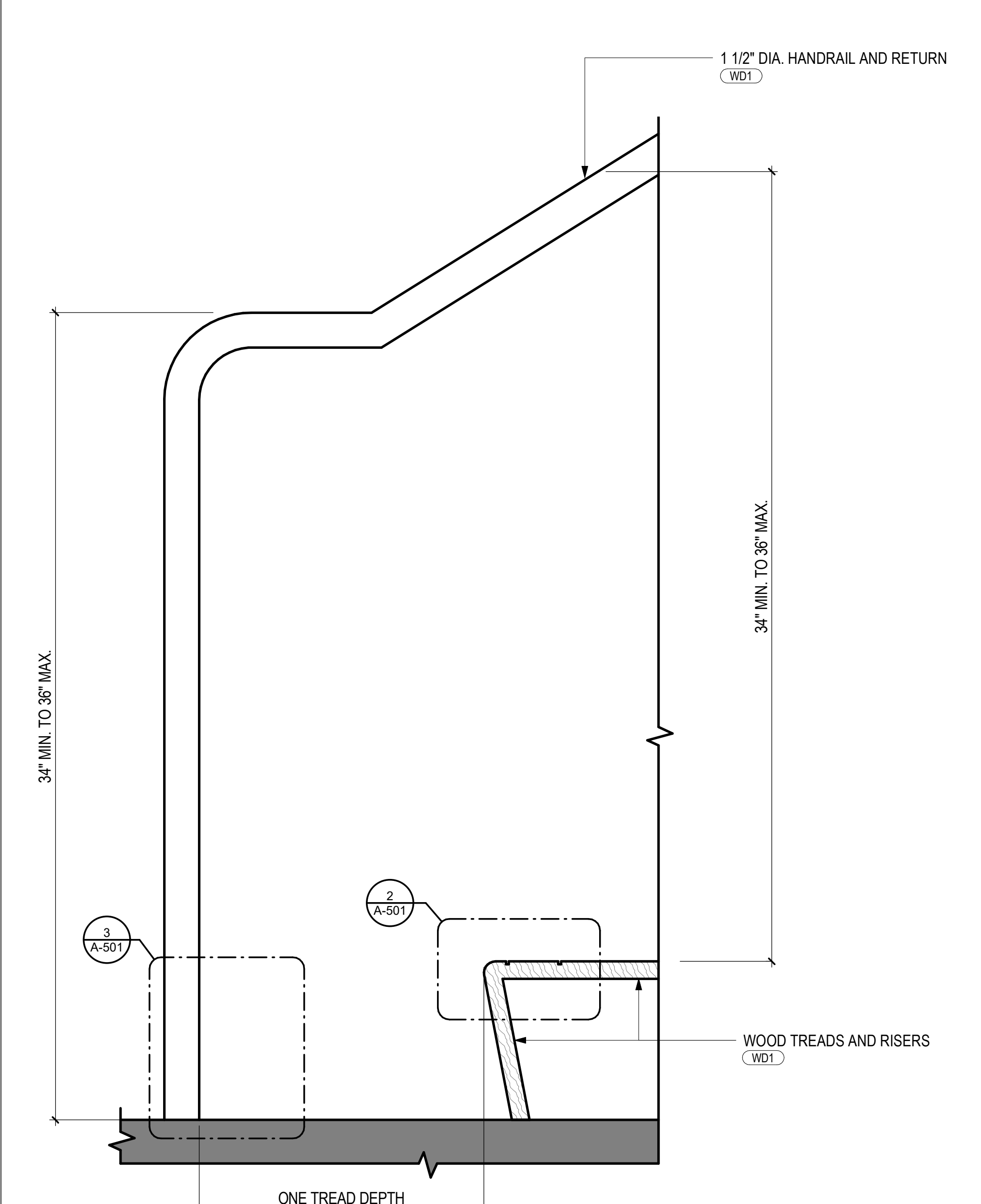
**8** TYP. GUARDRAIL SECTION  
3" = 1'-0"



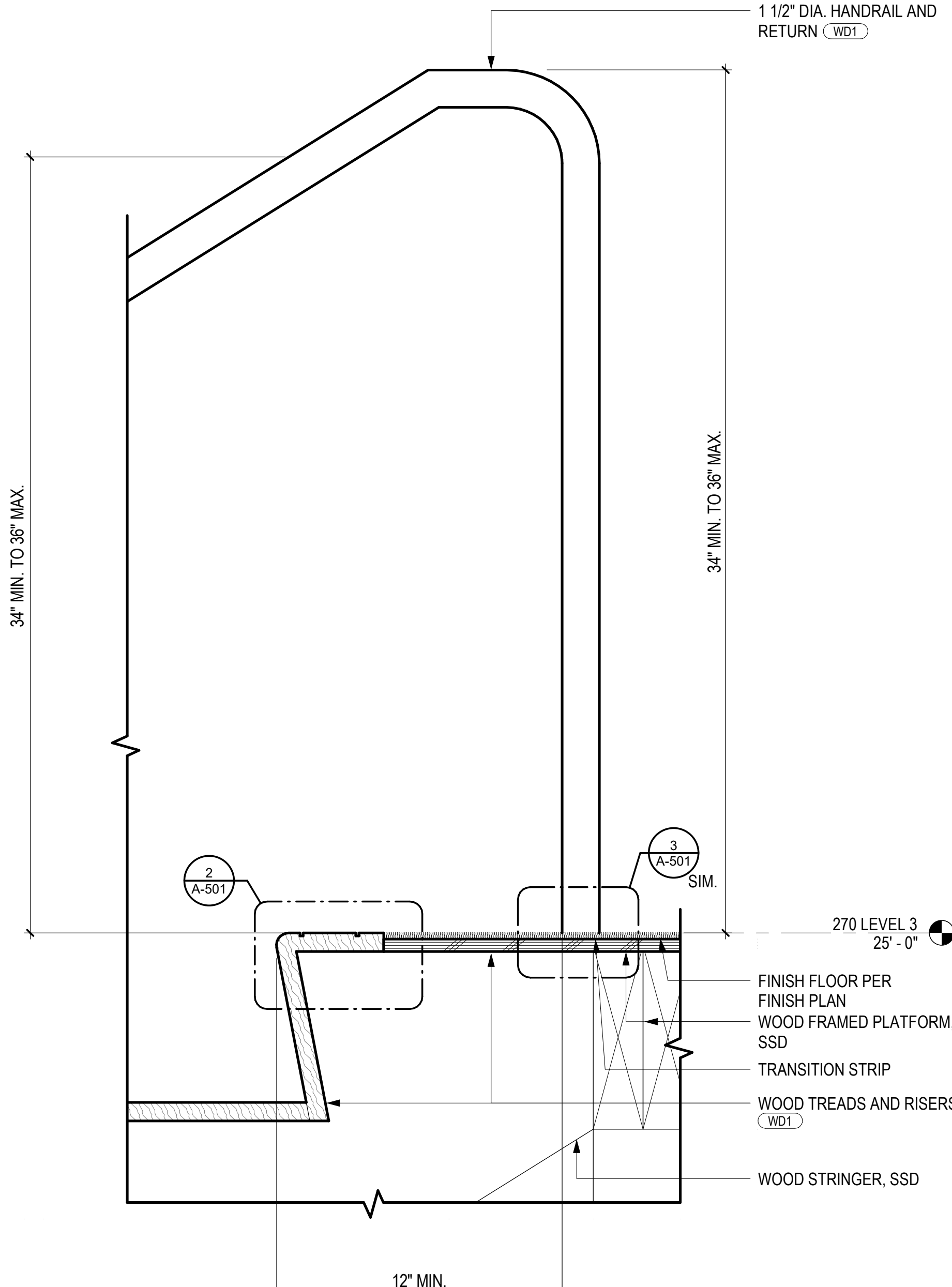
**3** TYP. HANDRAIL FLOOR ANCHOR DETAIL  
12" = 1'-0"



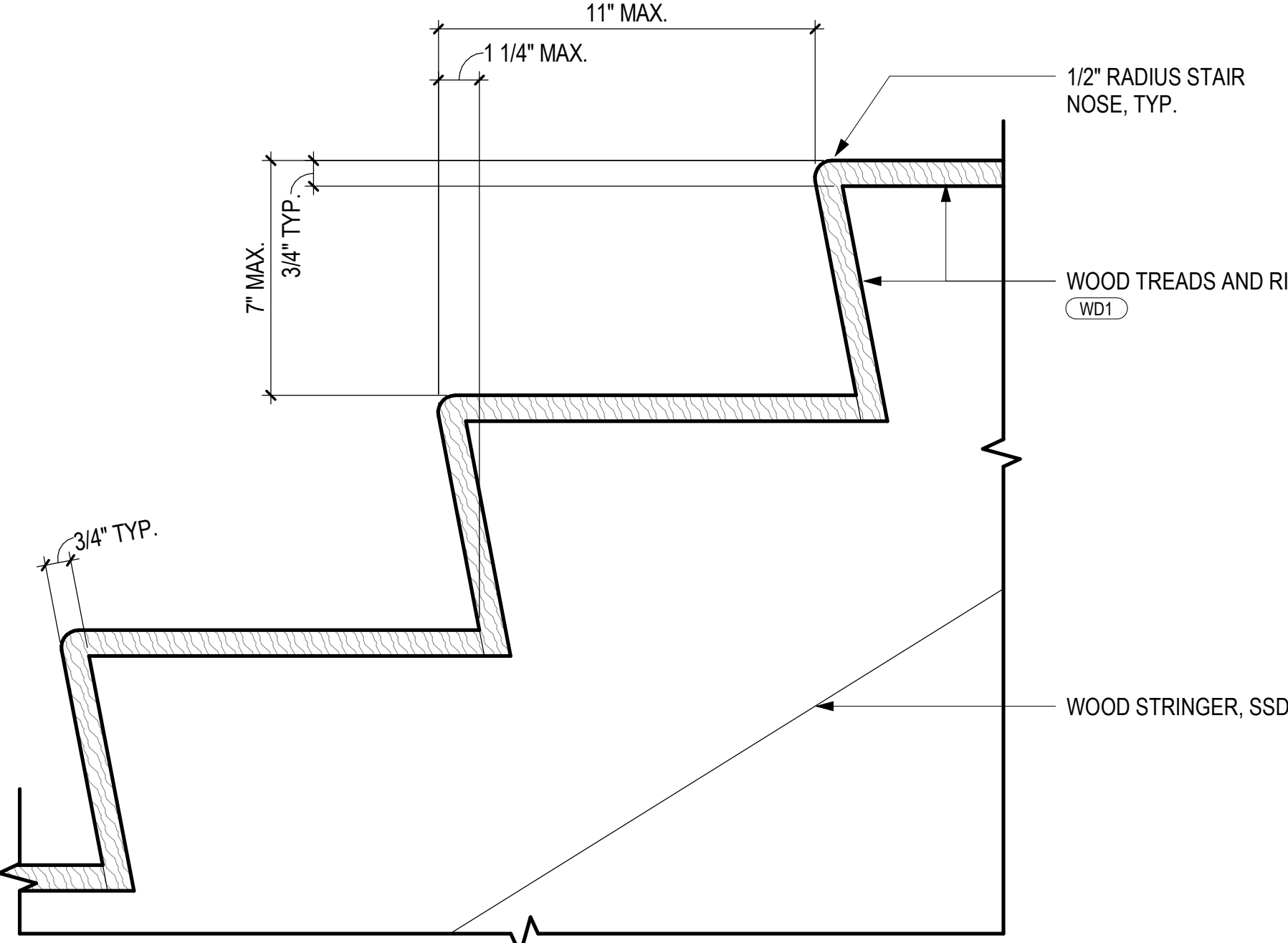
**2** CONSTRASTING STRIP DETAIL  
12" = 1'-0"



**11** ENLARGED HANDRAIL DETAIL  
3" = 1'-0"



**6** ENLARGED HANDRAIL DETAIL  
3" = 1'-0"



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

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**ISSUE INFORMATION**

1. PRELIMINARY PRICING	12.04.2015
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**REVISION ISSUE INFORMATION**

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ARCHITECT



CONSULTANT

**SPLUNK CONNECTOR**  
250 BRANNAN STREET  
SAN FRANCISCO, CA

**STAIR SECTIONS AND DETAILS**

JOB NUMBER  
PAM5270.1901.00

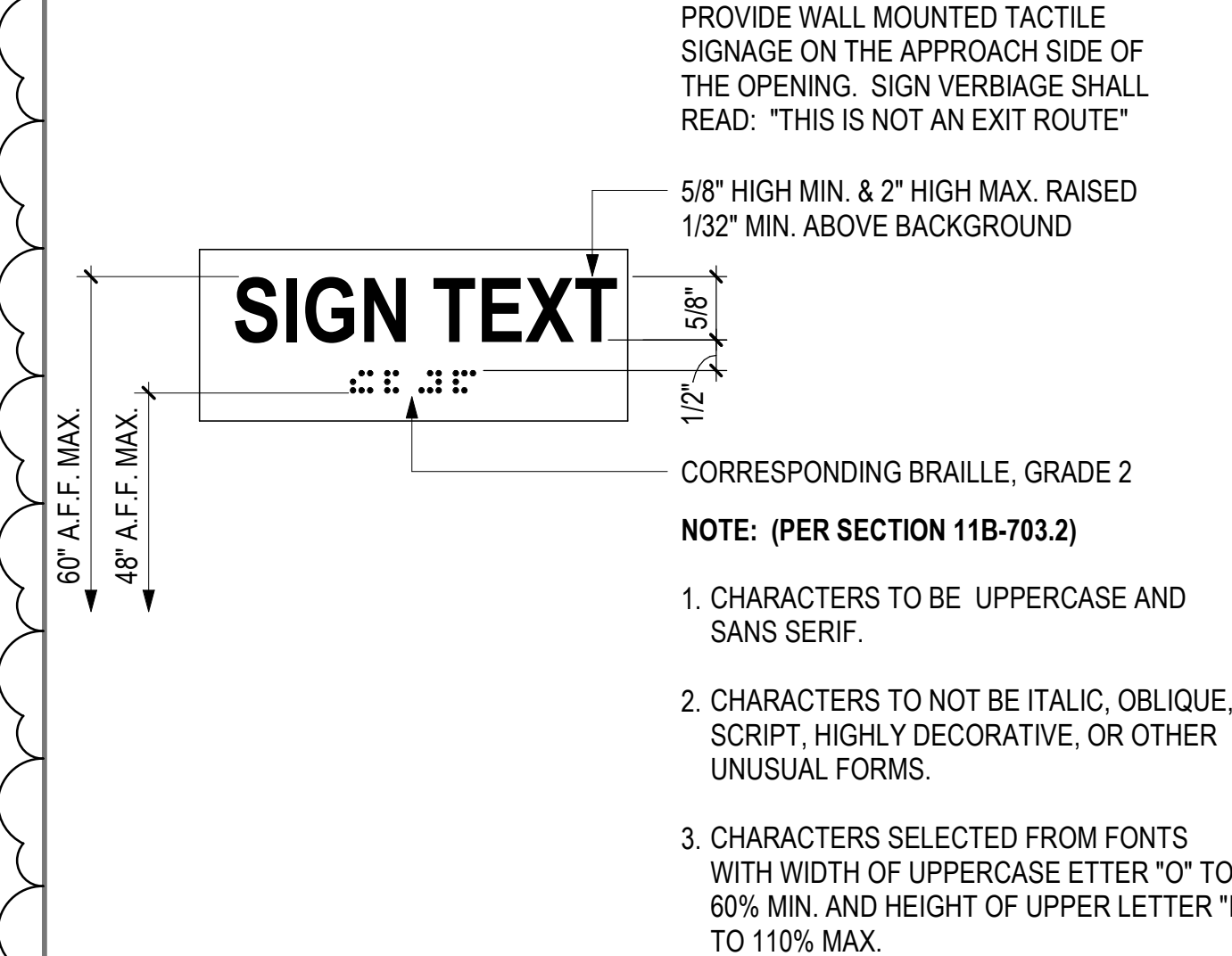
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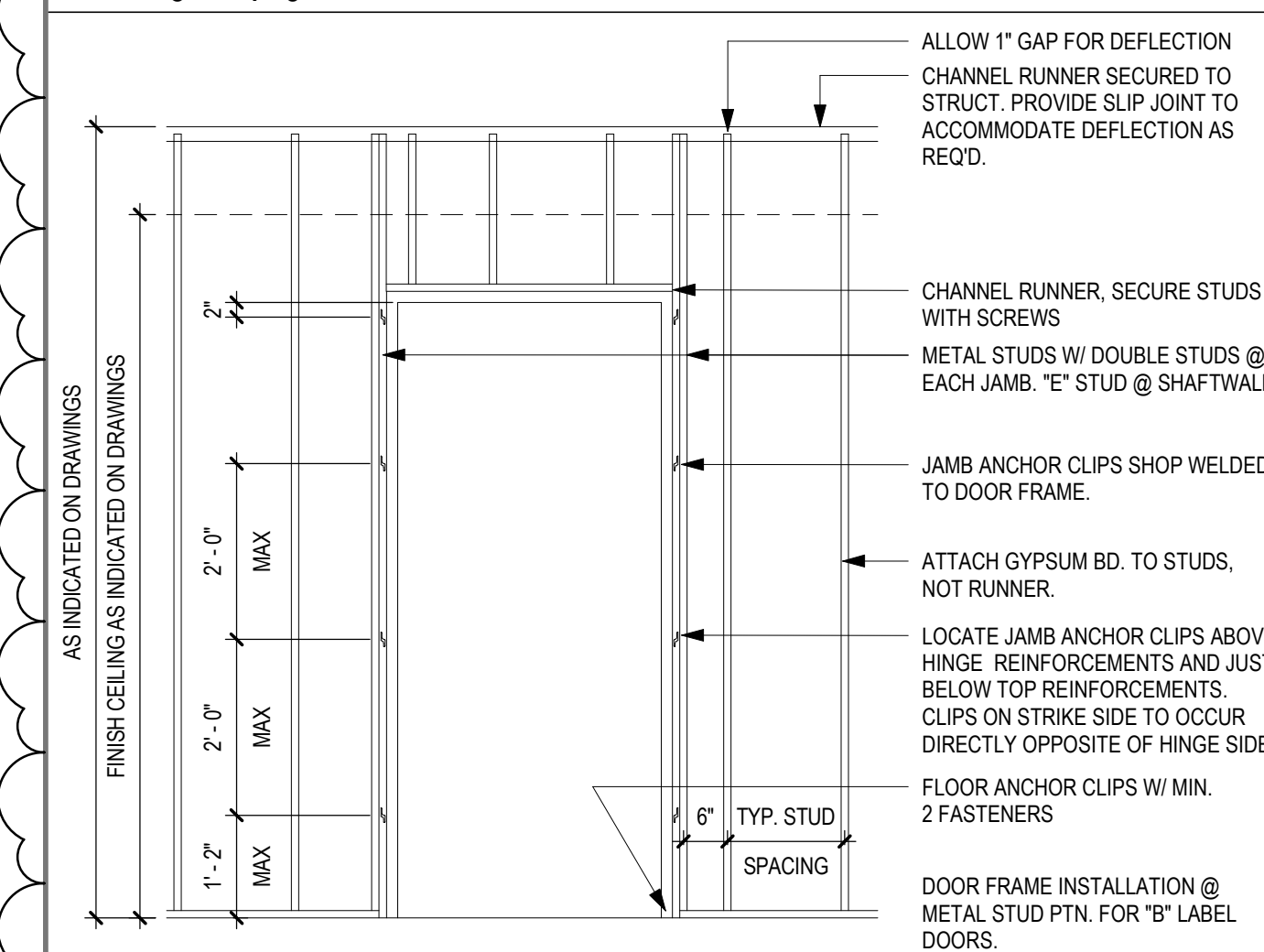
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**A-501**

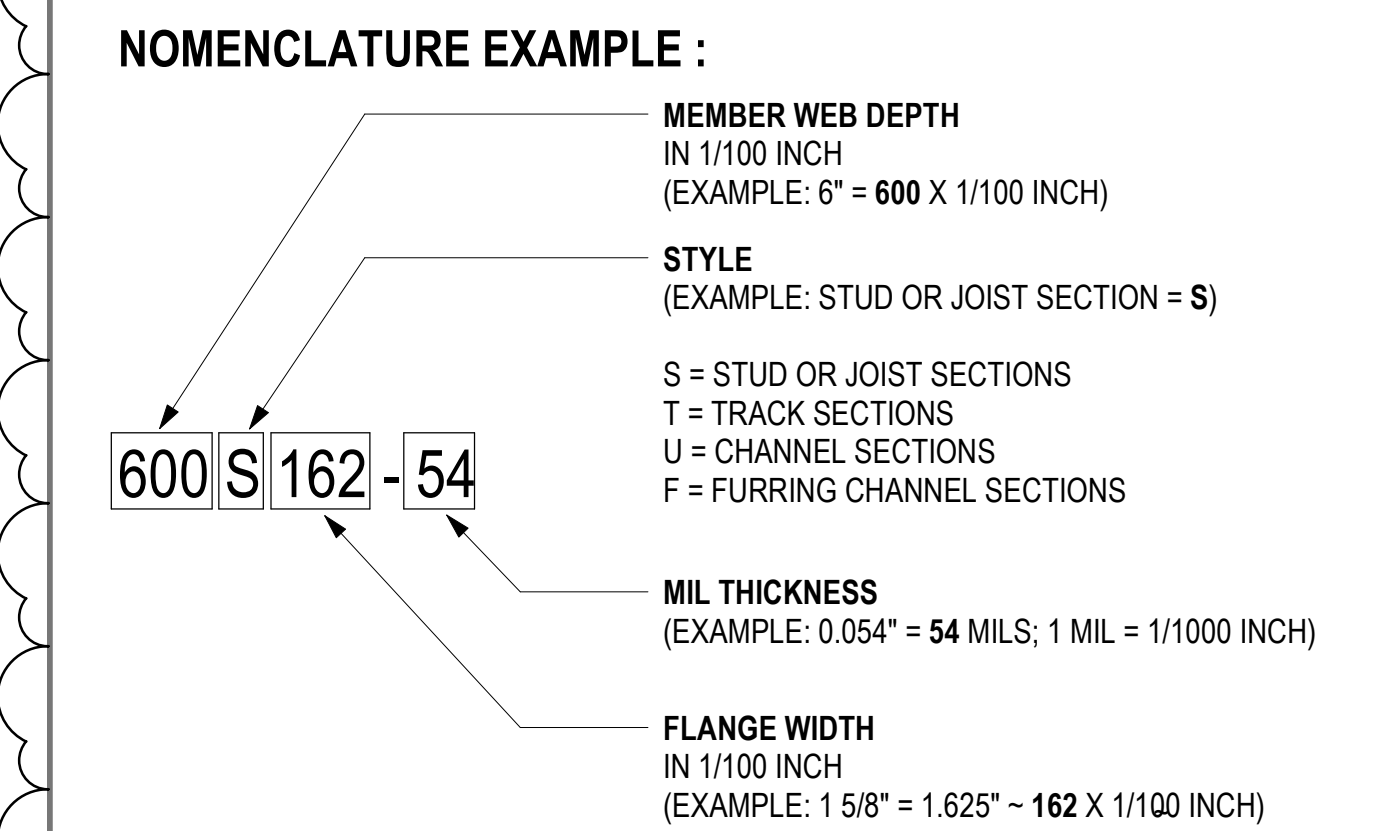
revel  
architecture & design



29 TACTILE SIGNAGE AT OPENING 6" = 1'-0"



28 TYPICAL DOOR FRAMING 1/2" = 1'-0"



27 PARTITION TYPES DESCRIPTION 1:1

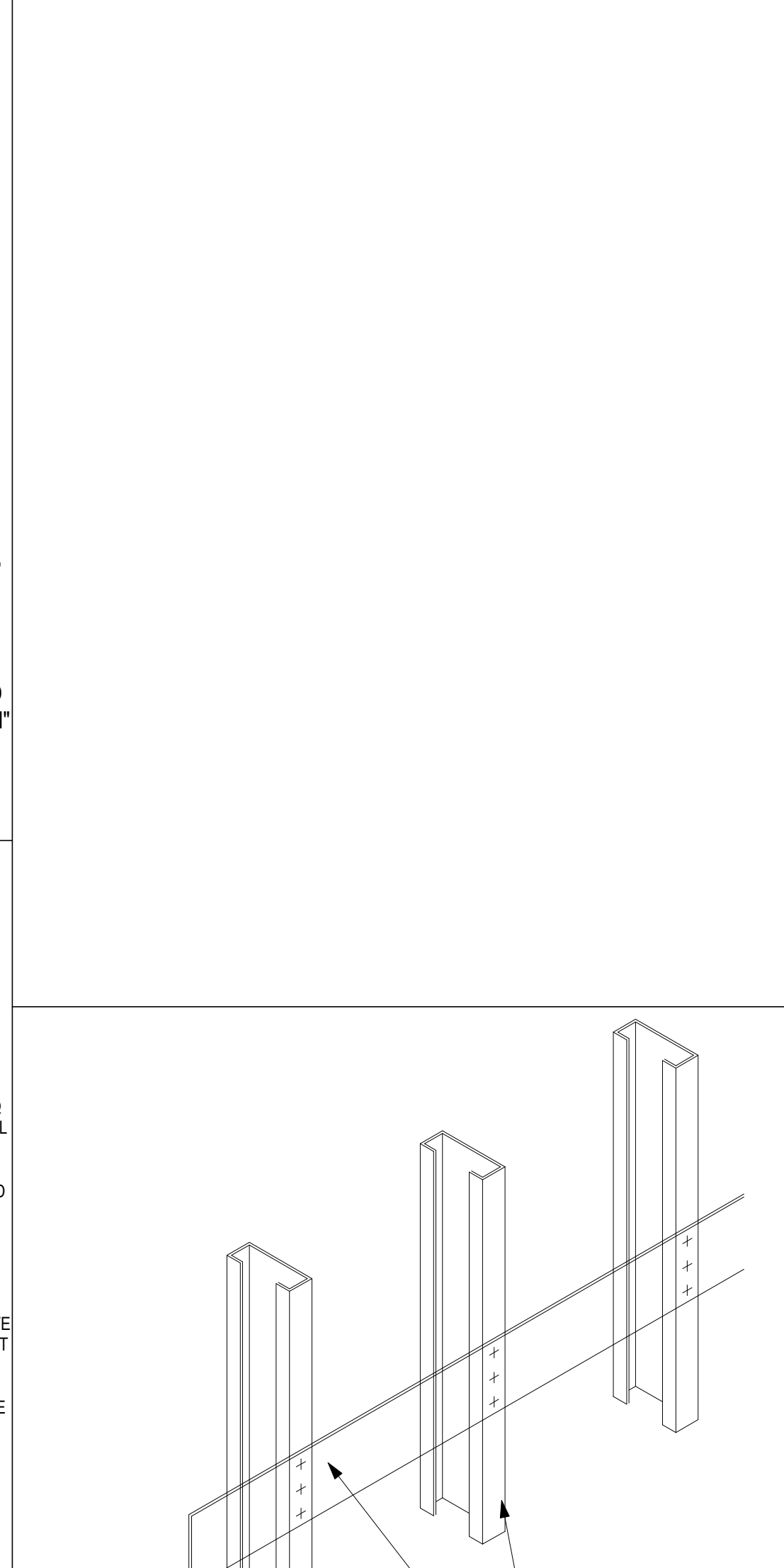
Table with columns: Stud Designation, Stud Spacing, Allow Defl. L/120, Allow Defl. L/240, Allow Defl. L/360. Rows list various stud types and their deflection limits.

- GENERAL NOTES ON THE SPAN TABLE: 1. LIMITING HEIGHTS DATA IS FROM ASTM C754. 2. THE REQUIRED DEFLECTION CRITERIA FOR THIS PROJECT IS L/240 UNLESS OTHERWISE NOTED BY THE ADDITIONAL NOTES IN THE PARTITION TAG.

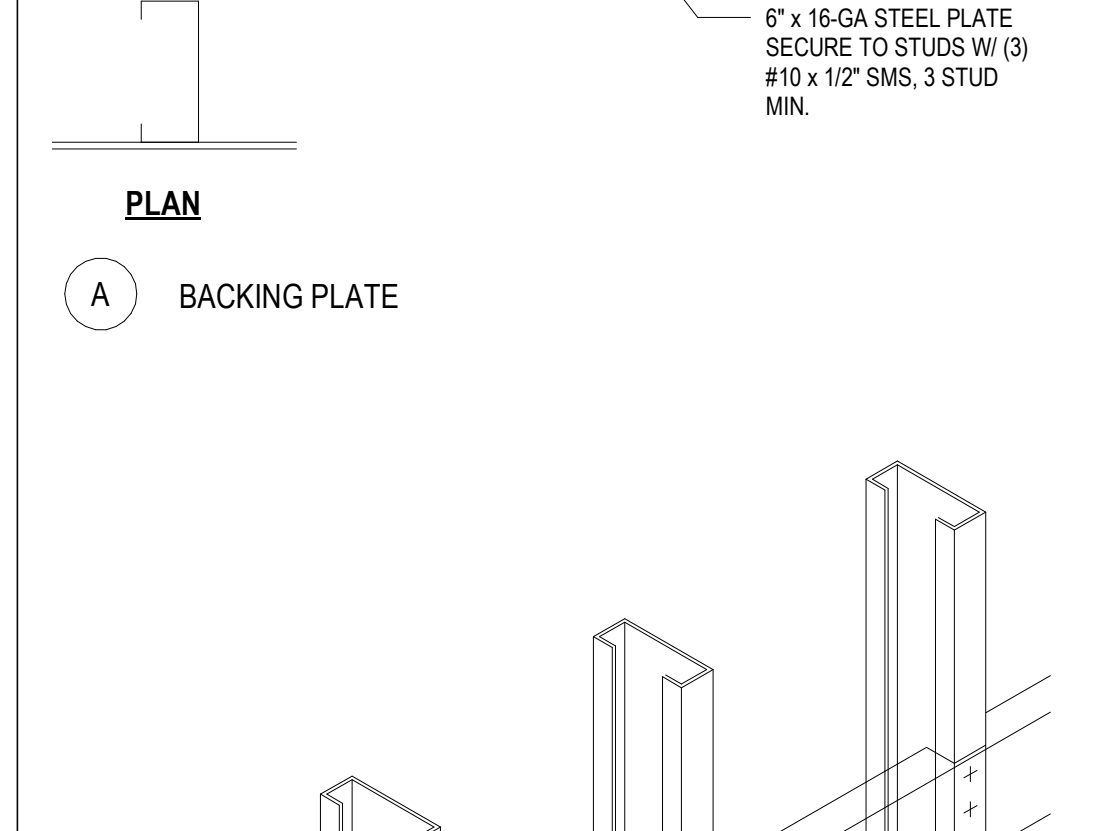
26 REFERENCE SPAN TABLE - TYP. INTERIOR FRAMING 1:1

Table with columns: Stud Type & Size, Stud Designation, Stud Spacing, Allow Defl. L/120, Allow Defl. L/240, Allow Defl. L/360. Rows list different stud types and their span capabilities.

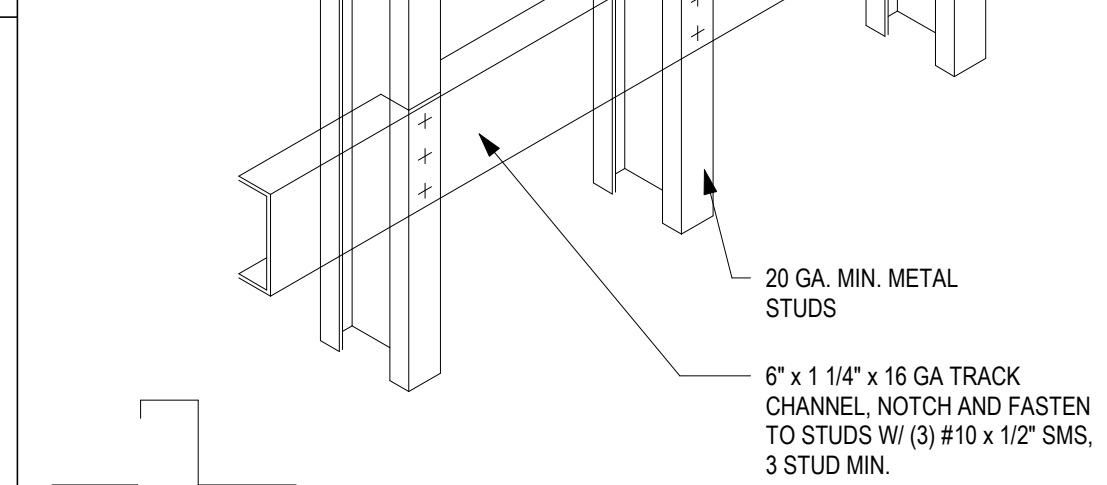
25 REFERENCE SPAN TABLE - SHAFT WALL 1:1



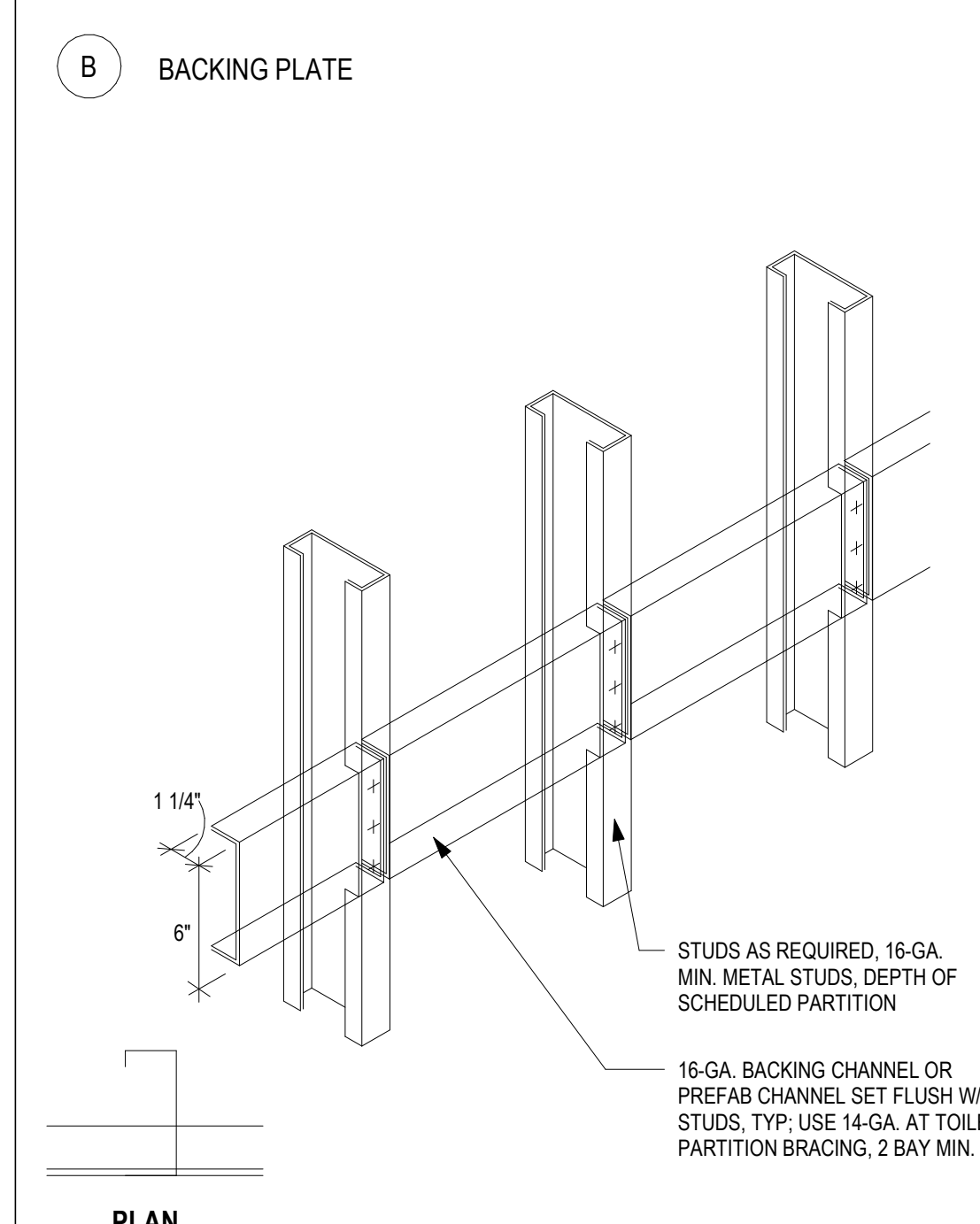
19 RATED PTN. DEFLECTION HEAD @ WOOD CONSTRUCTION 3" = 1'-0"



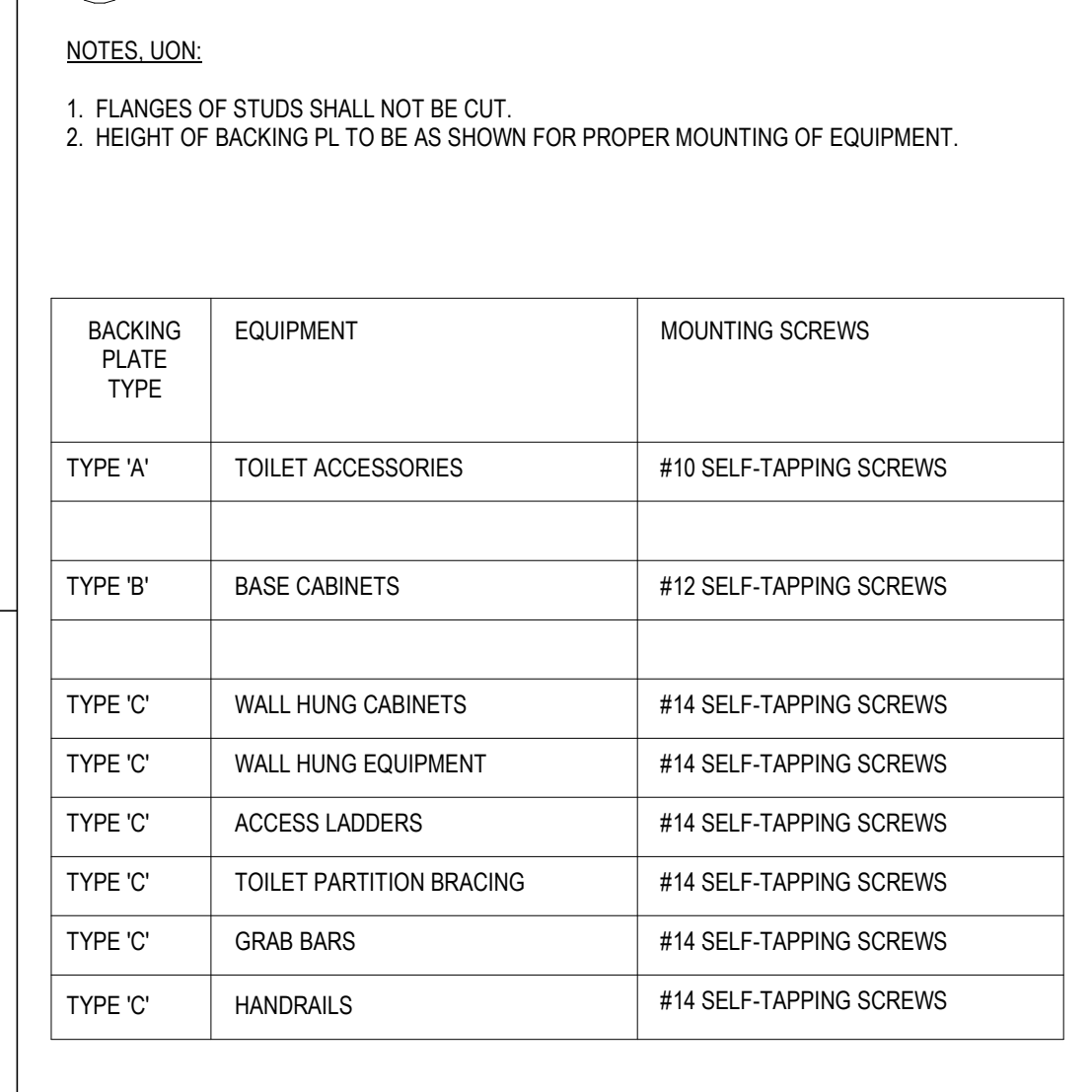
14 EXPOSED PIPE PENETRATION @ FLOOR 3" = 1'-0"



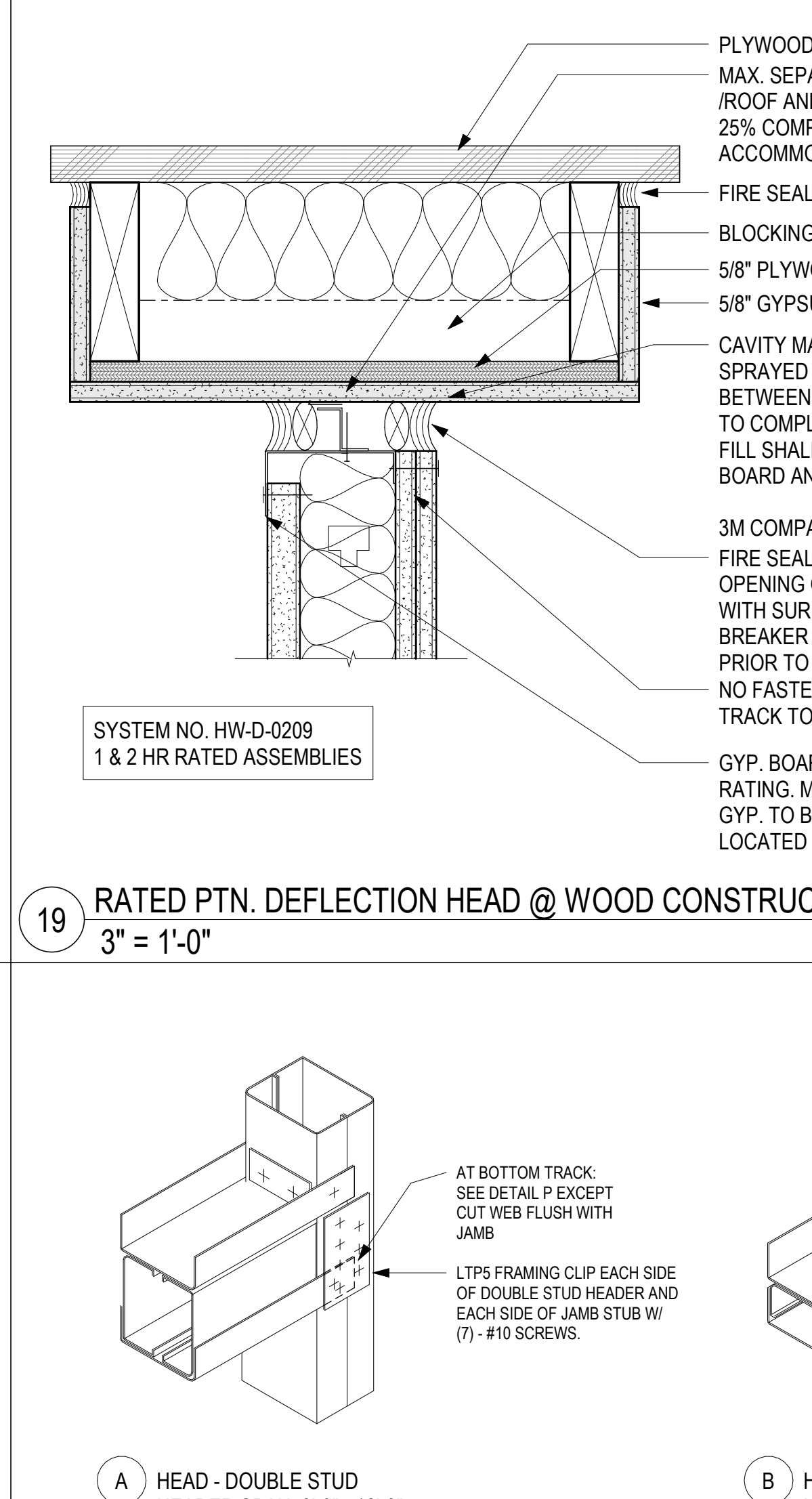
9 PIPE THROUGH-PENETRATION @ RATED PTN. 3" = 1'-0"



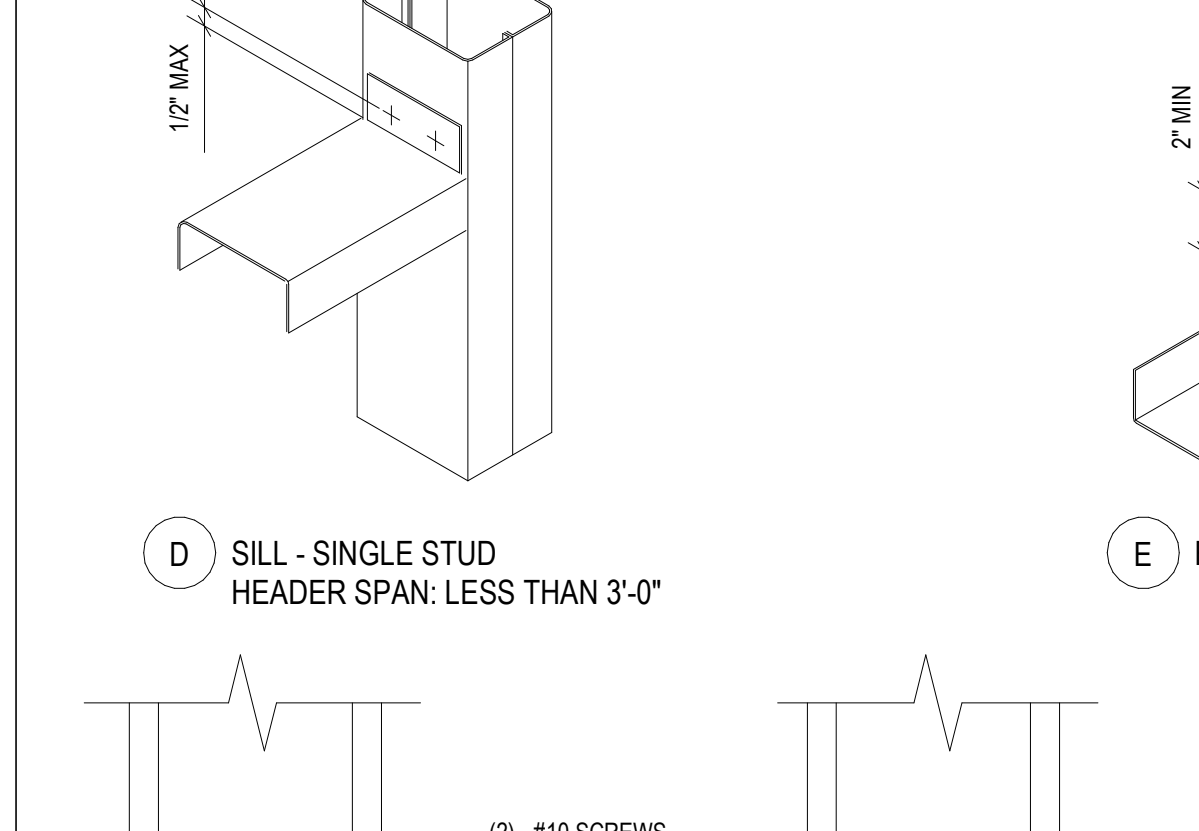
17 INTERIOR FRAMING HEAD SECTIONS 12" = 1'-0"



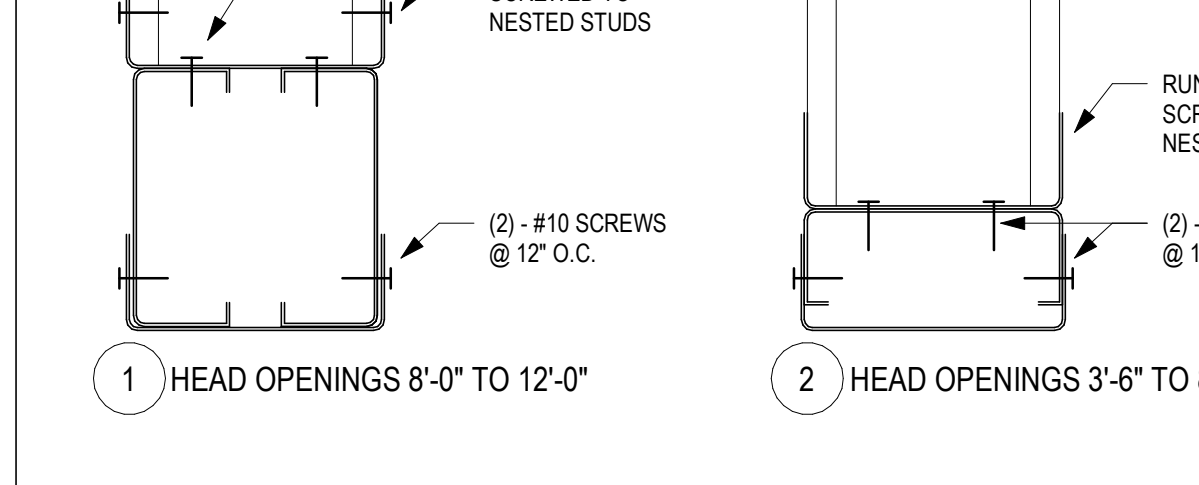
16 PIPE PENETRATION @ FLOOR WITHIN WALL CAVITY 3" = 1'-0"



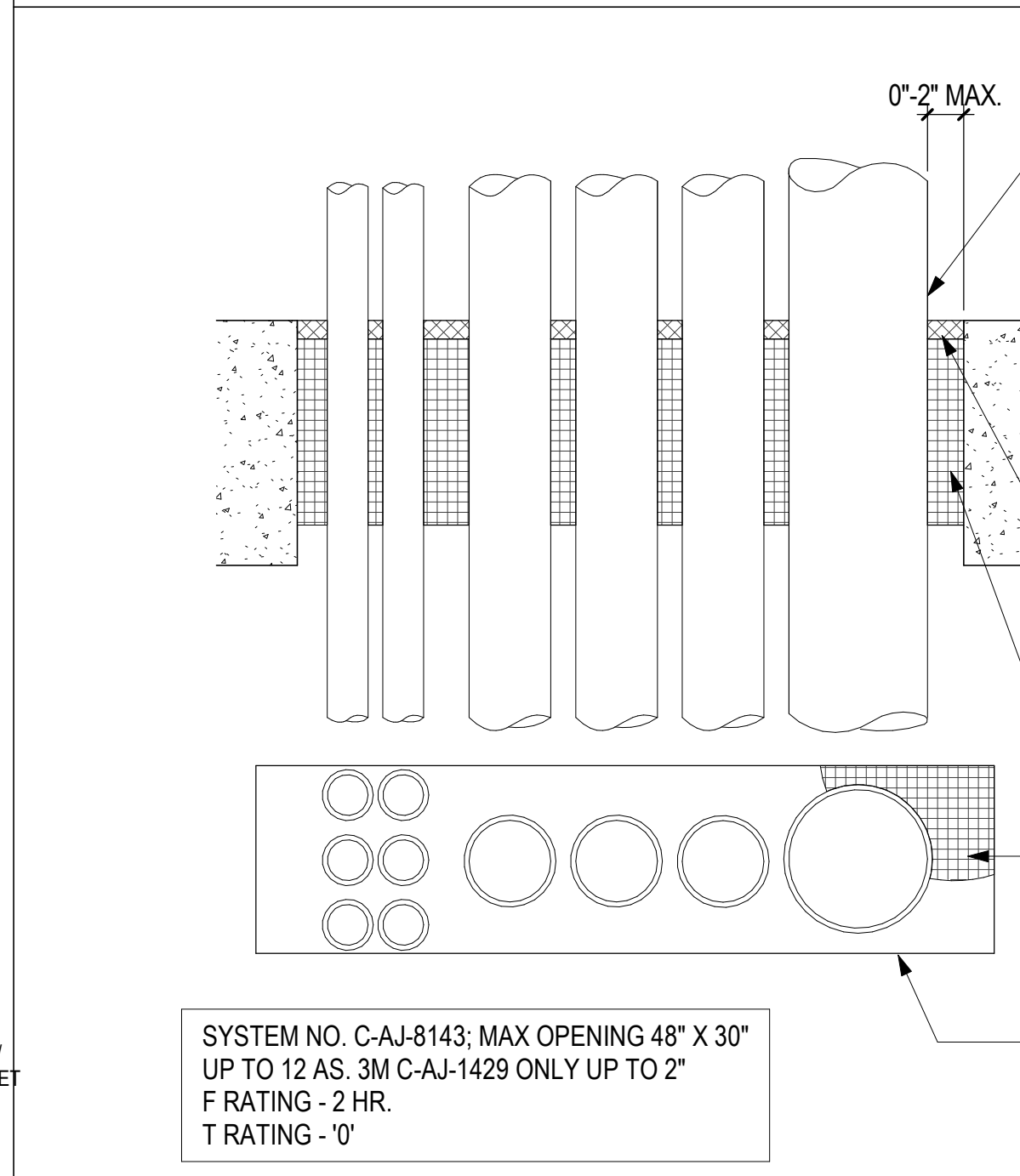
15 RESILIENT FLOOR BASE DETAIL 12" = 1'-0"



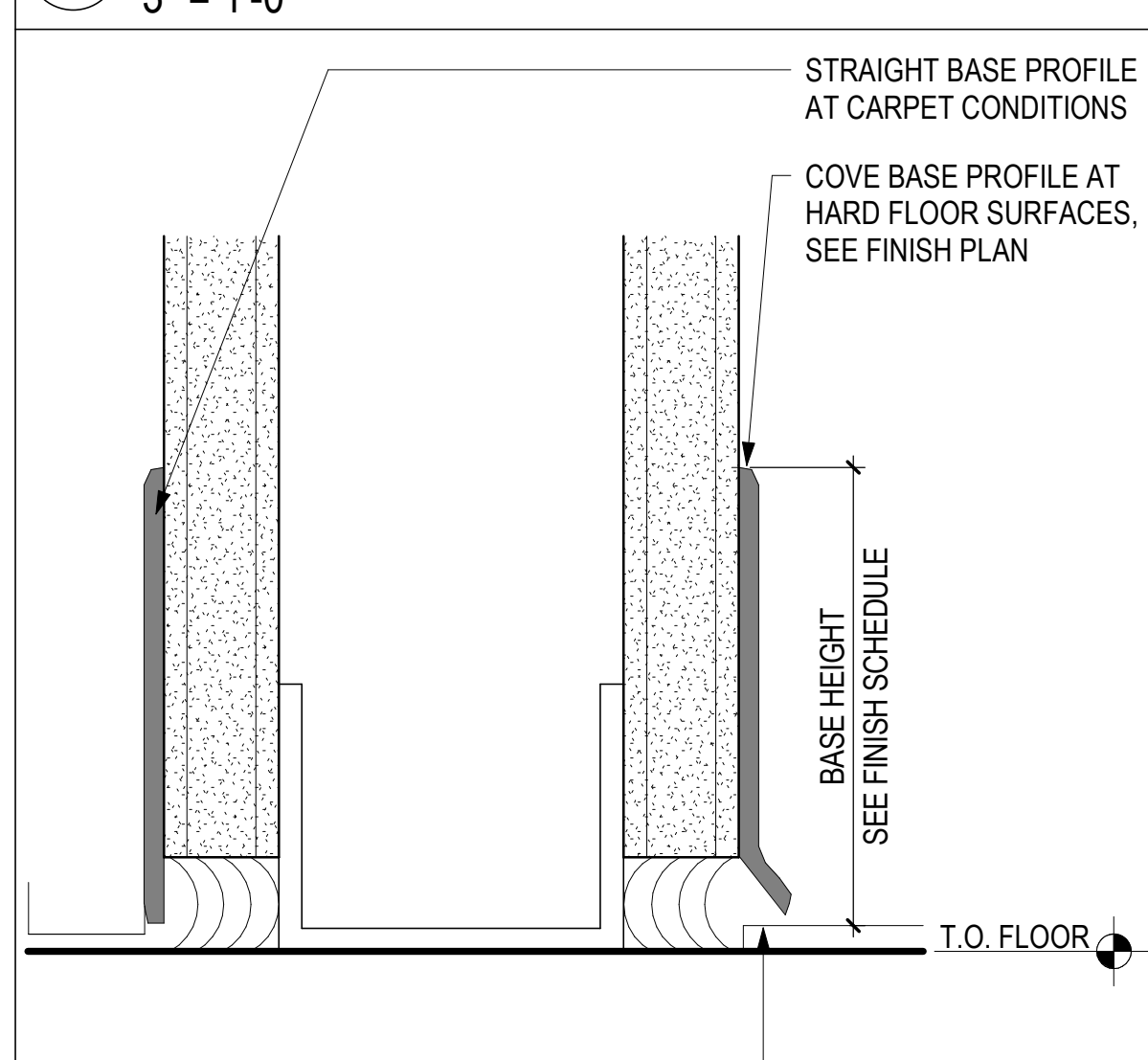
10 MULTIPLE PIPE PENETRATION @ FLOOR WITHIN WALL CAVITY 3" = 1'-0"



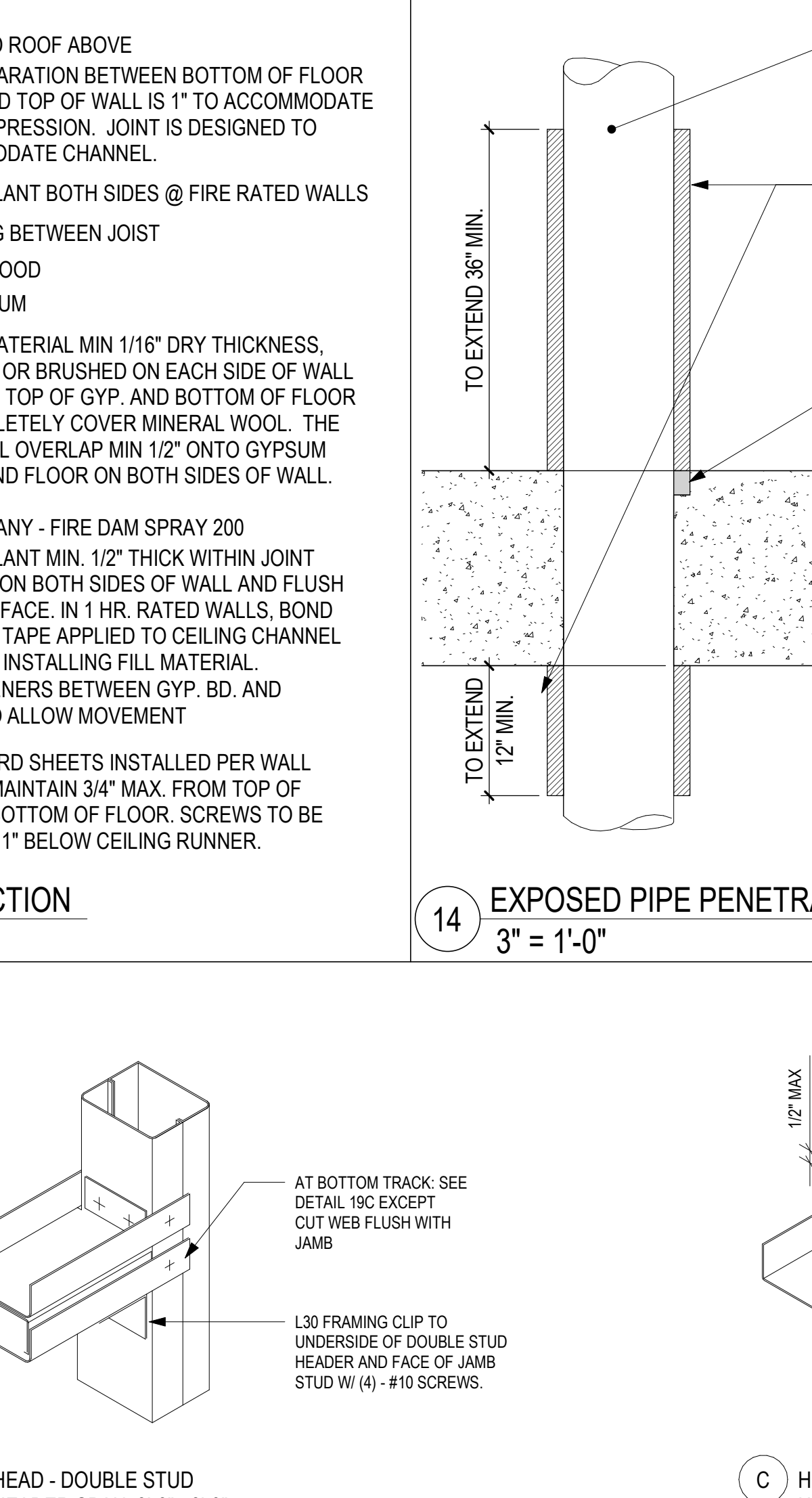
7 RATED PTN. DEFLECTION HEAD @ WOOD CONSTRUCTION 3" = 1'-0"



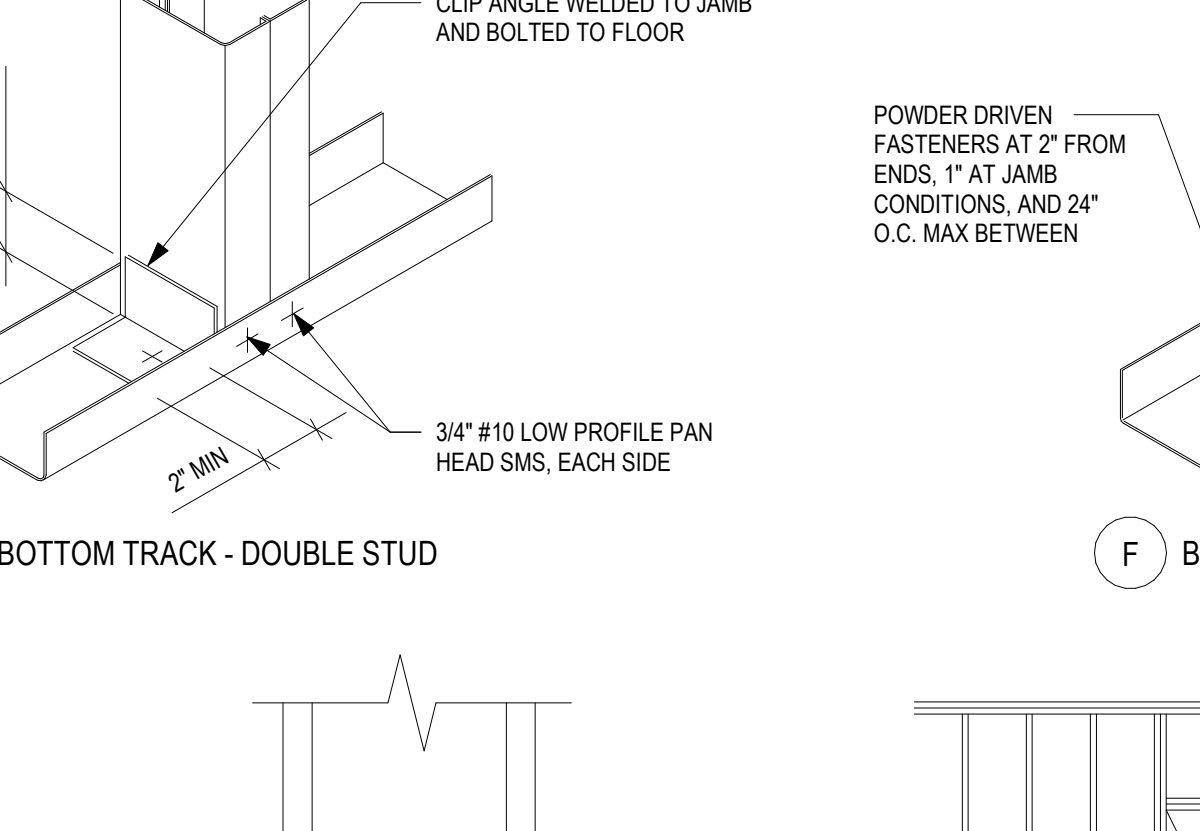
6 TYP. INTERIOR TRACK DETAILS 3" = 1'-0"



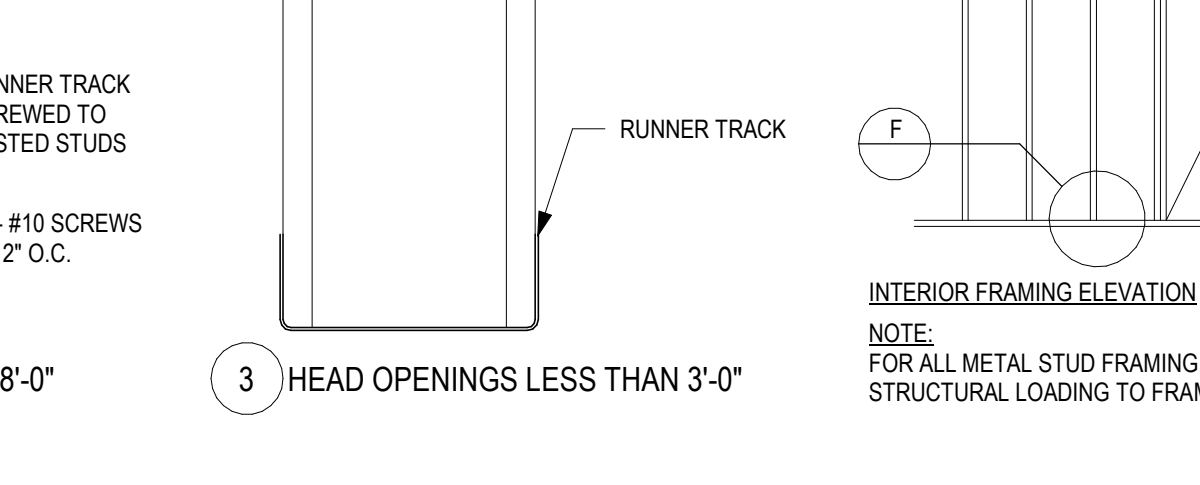
1 PTN. TYPE A - NON-RATED FULL HT. PTN. 1 1/2" = 1'-0"



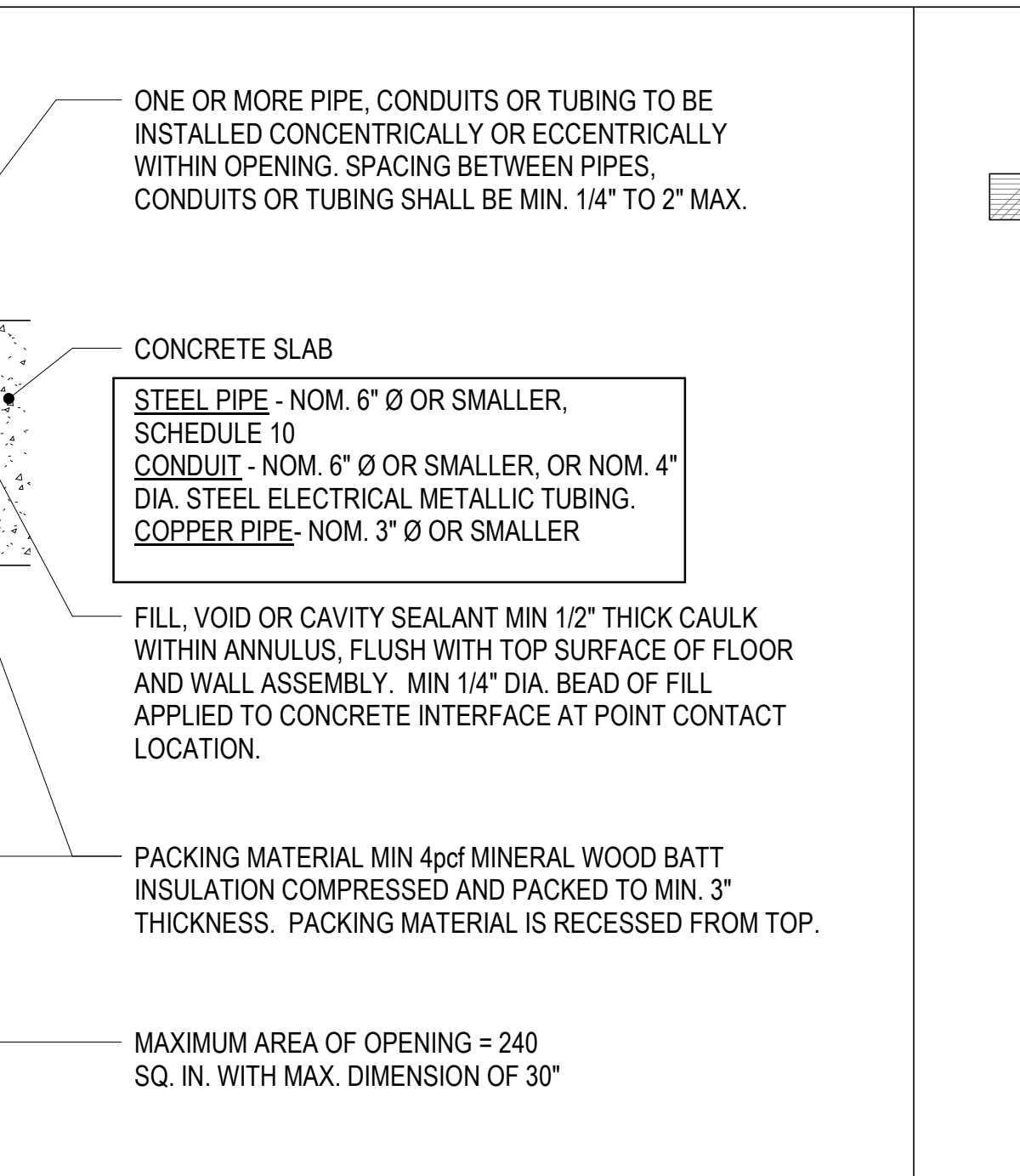
2 PTN. TYPE B - RATED FULL HT. PTN. 1 1/2" = 1'-0"



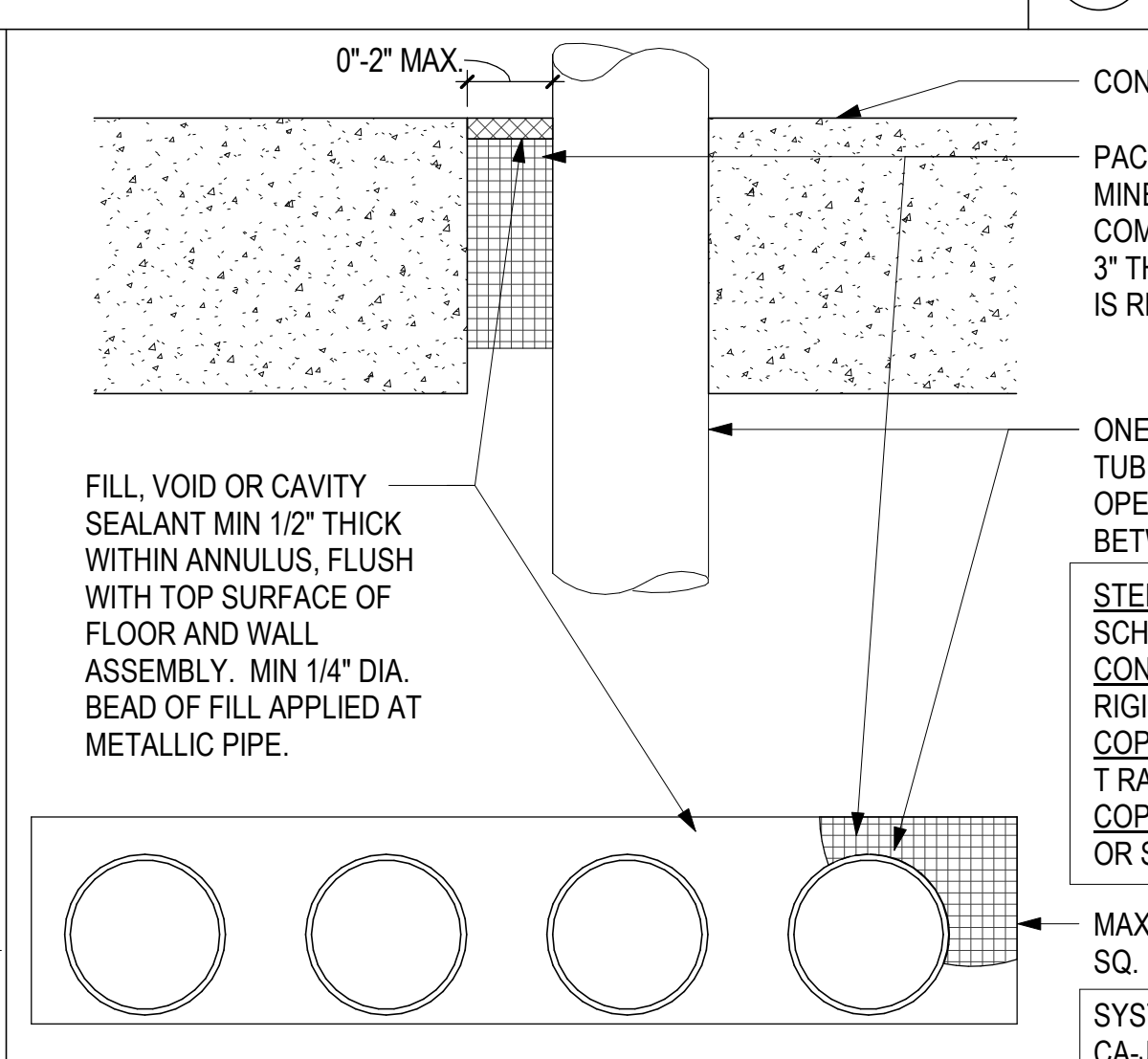
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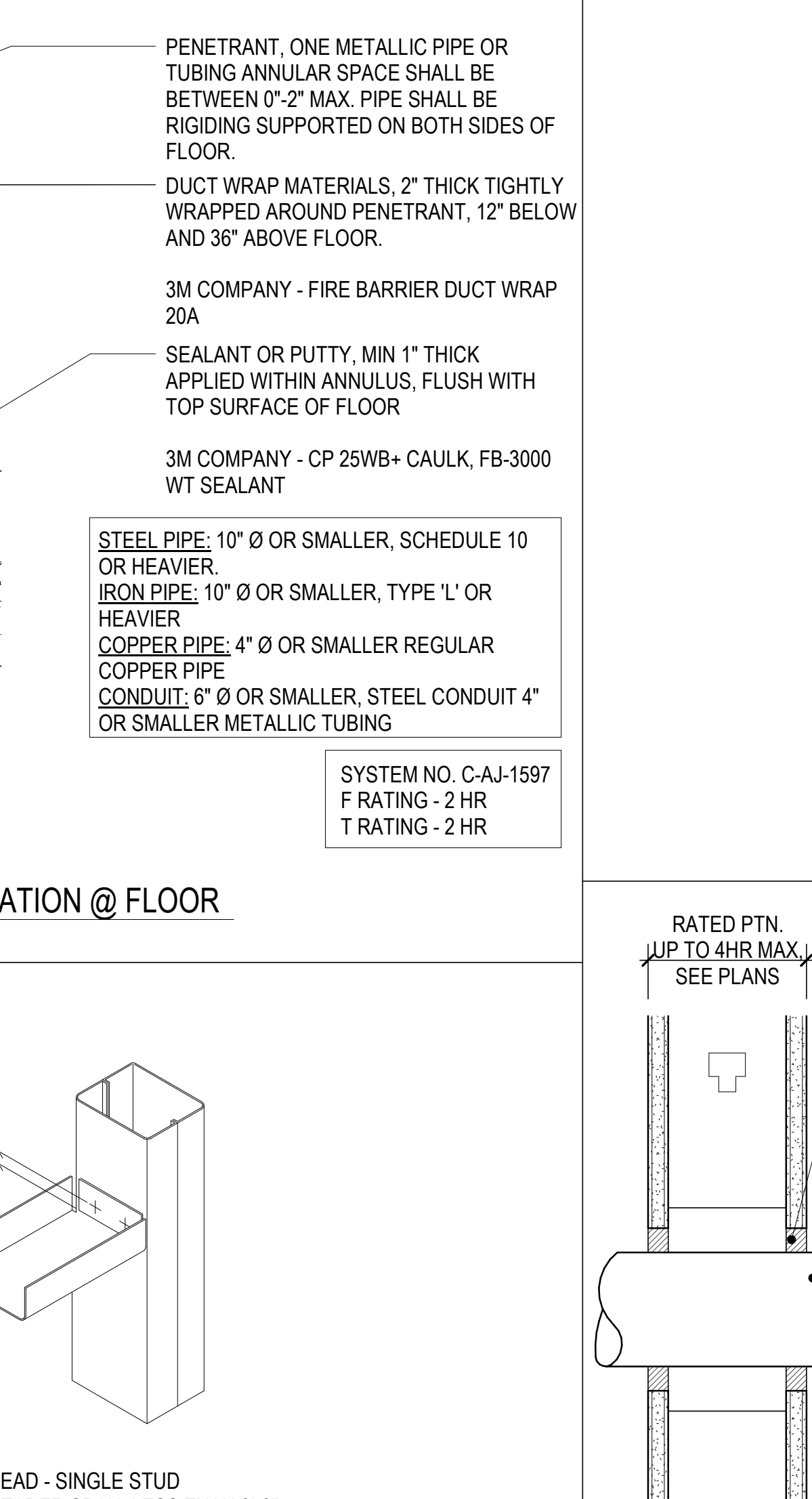
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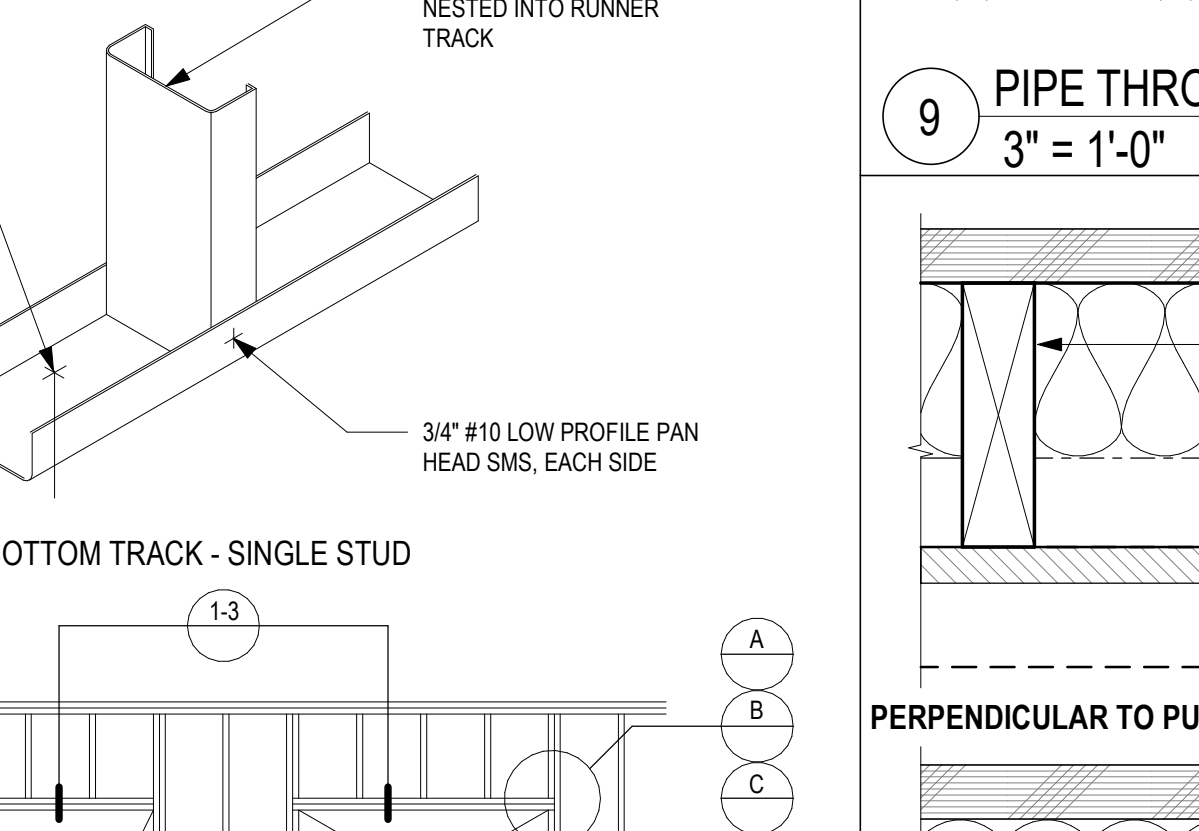
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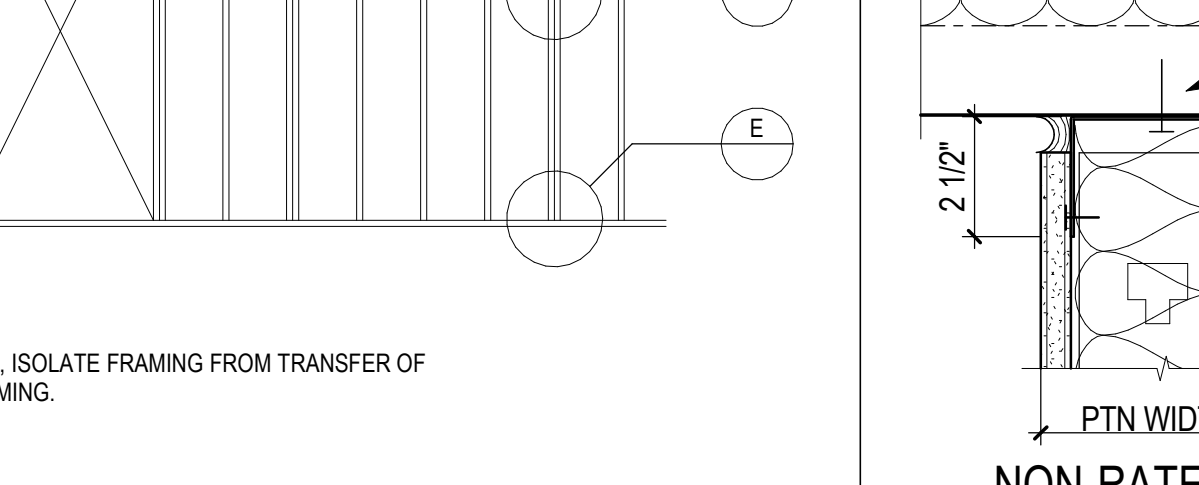
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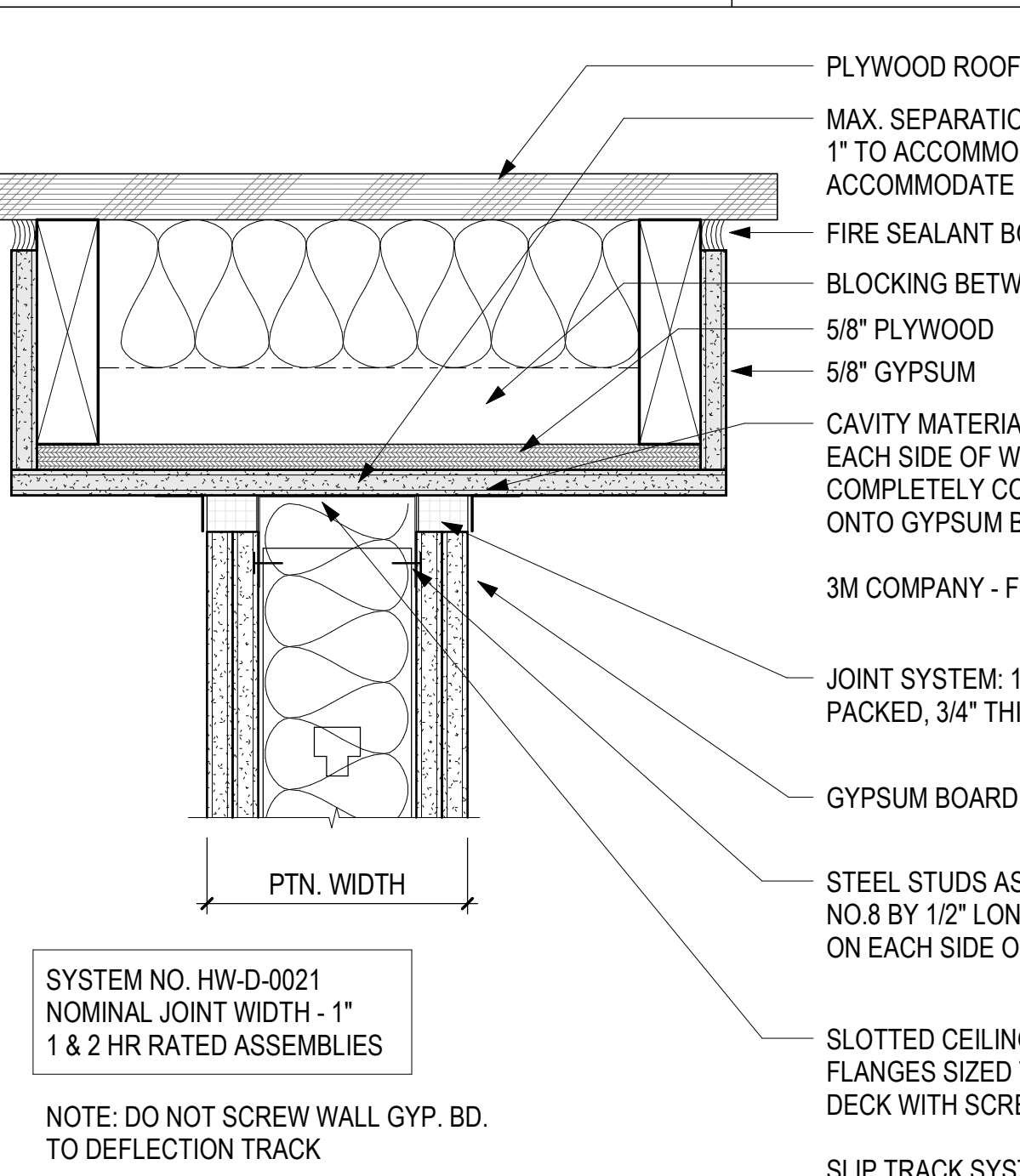
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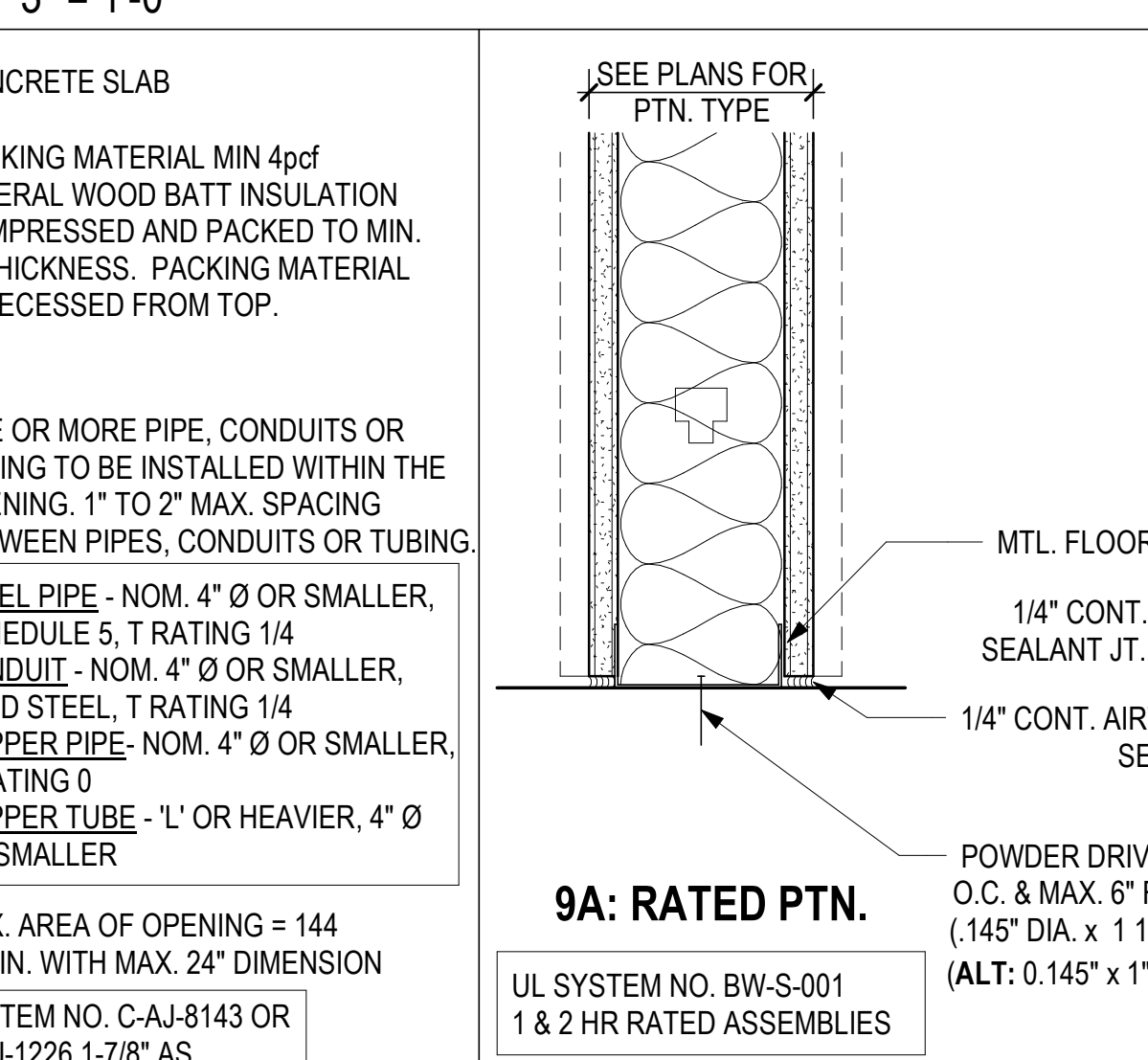
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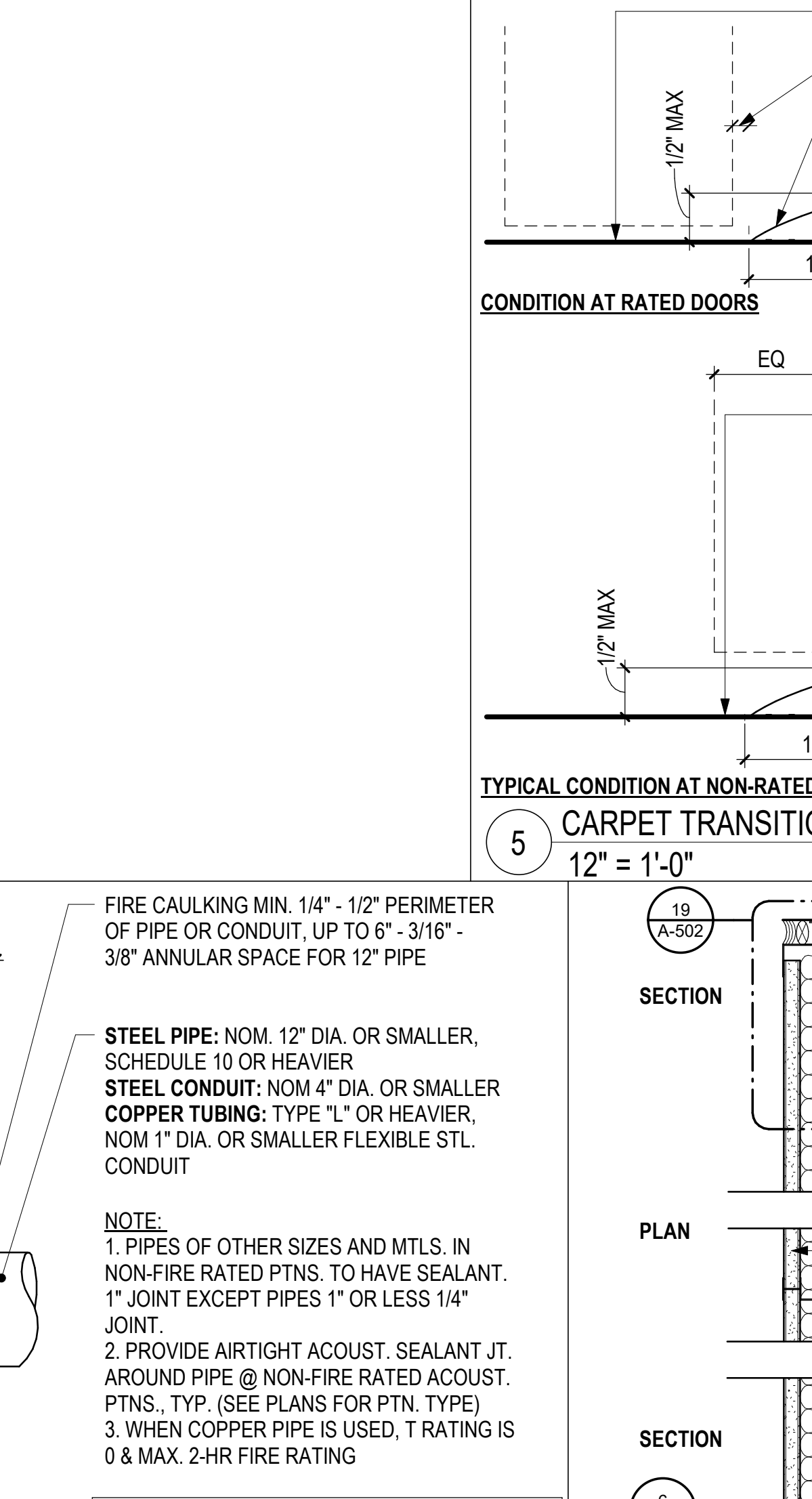
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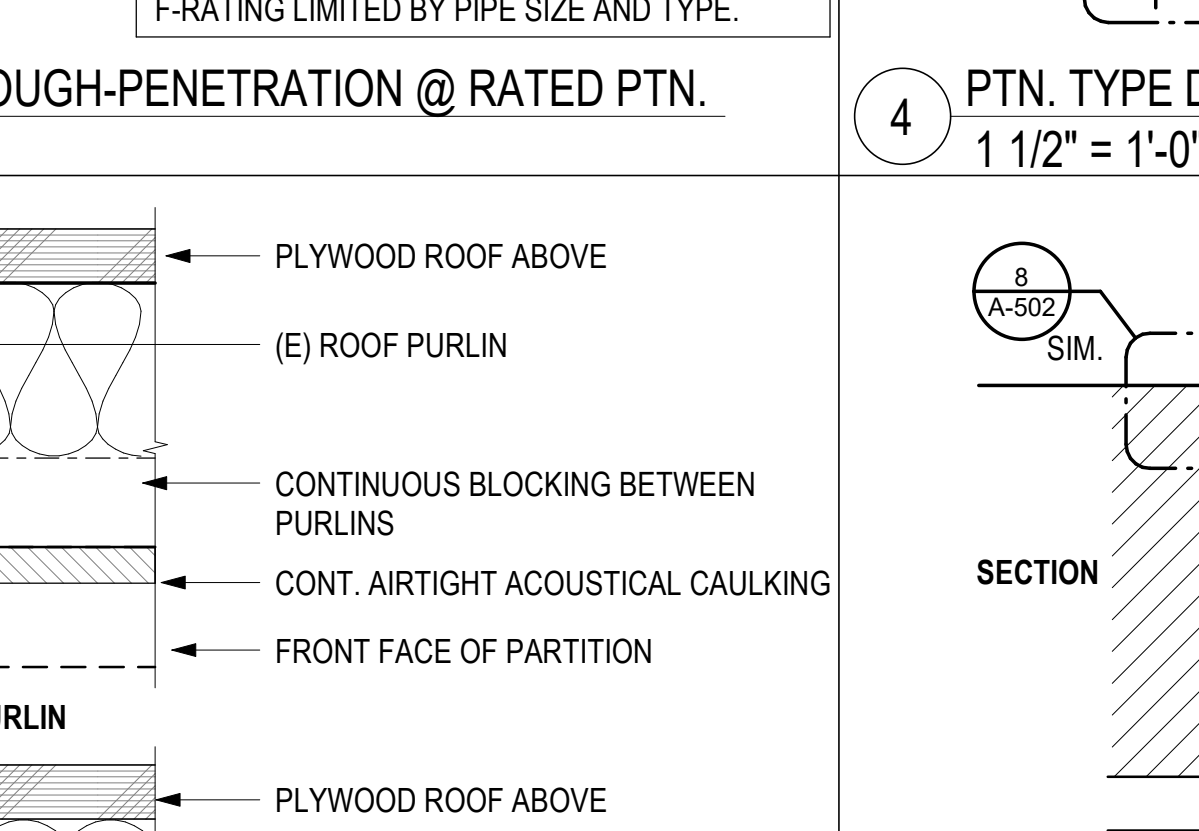
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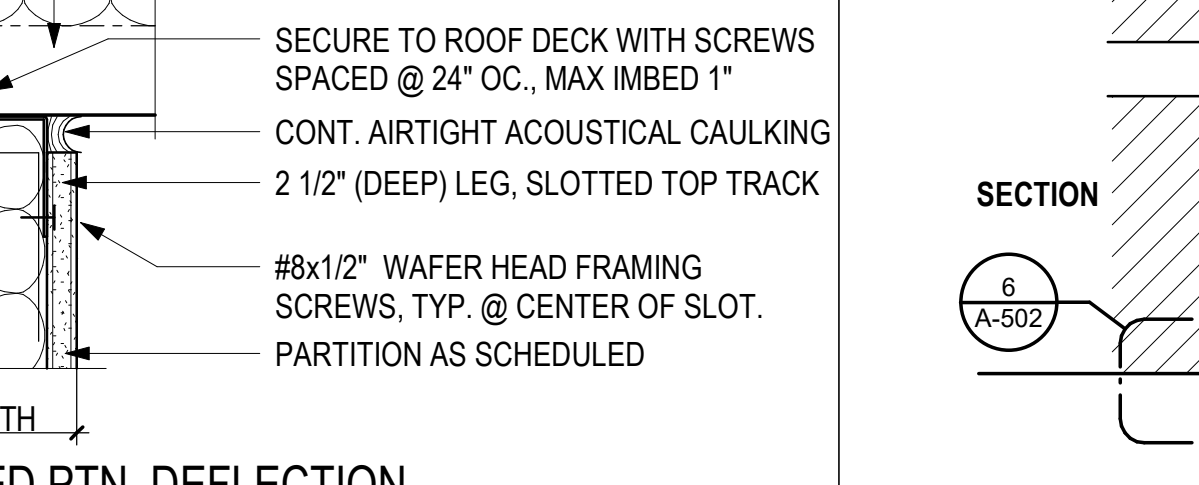
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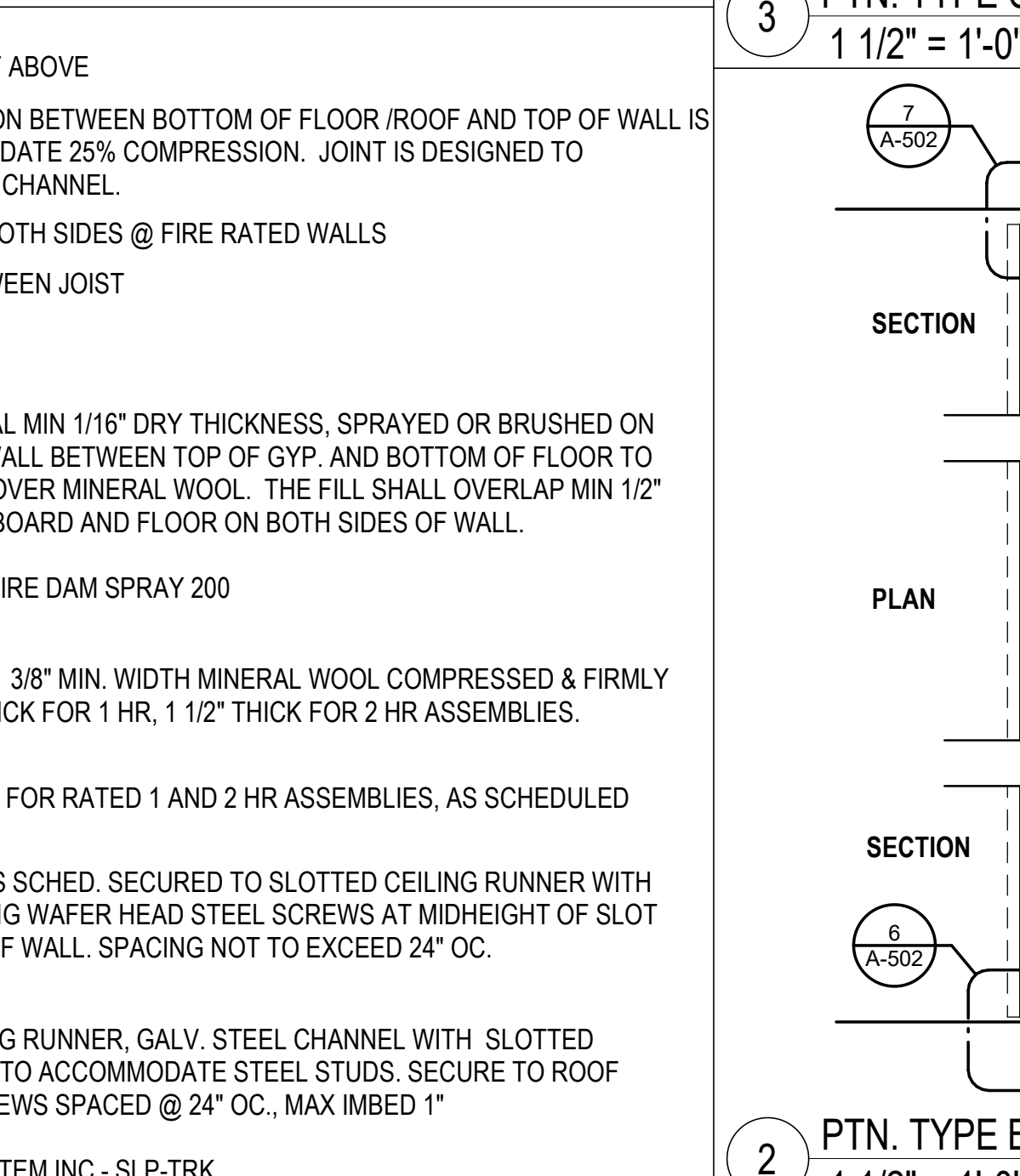
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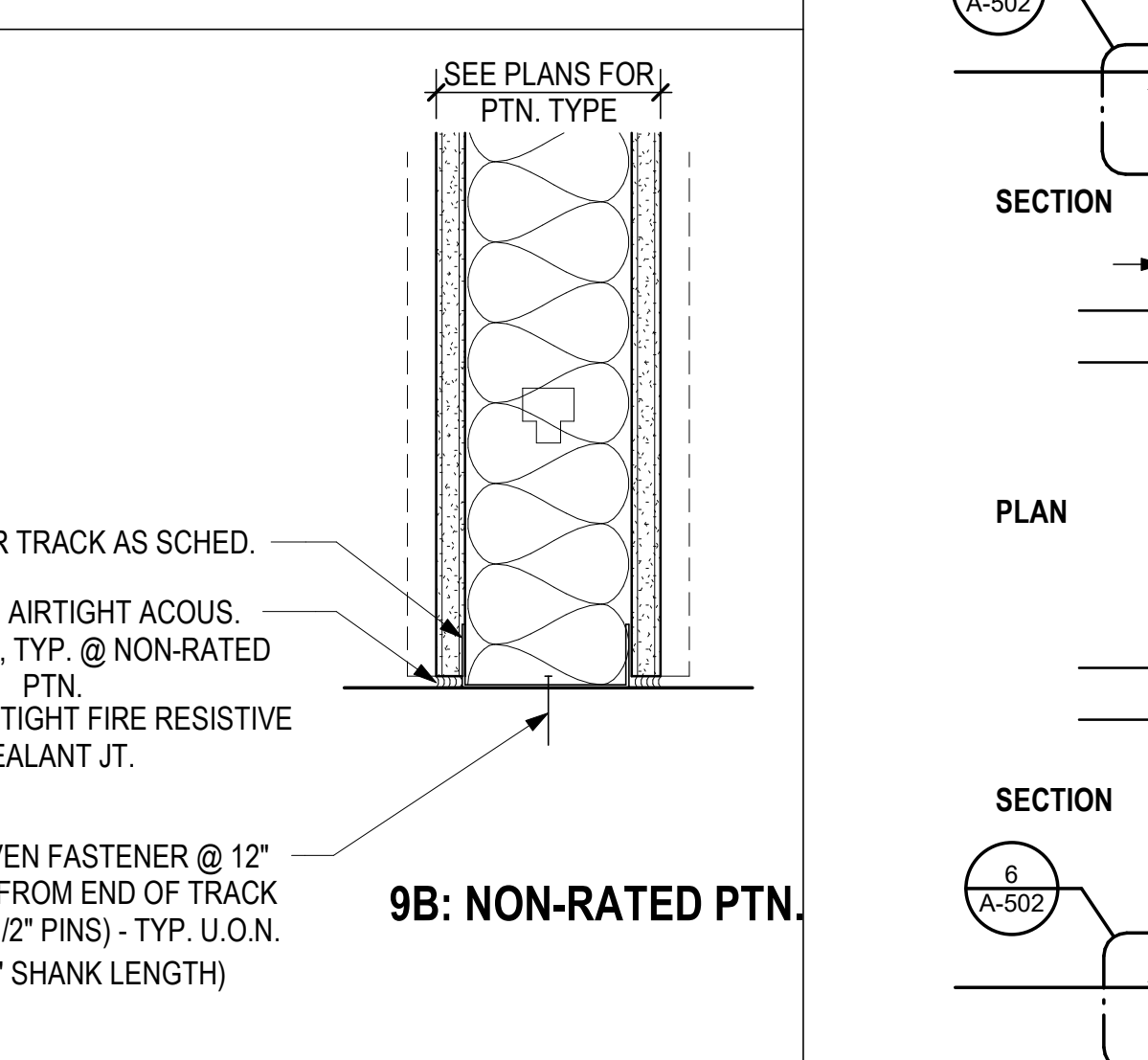
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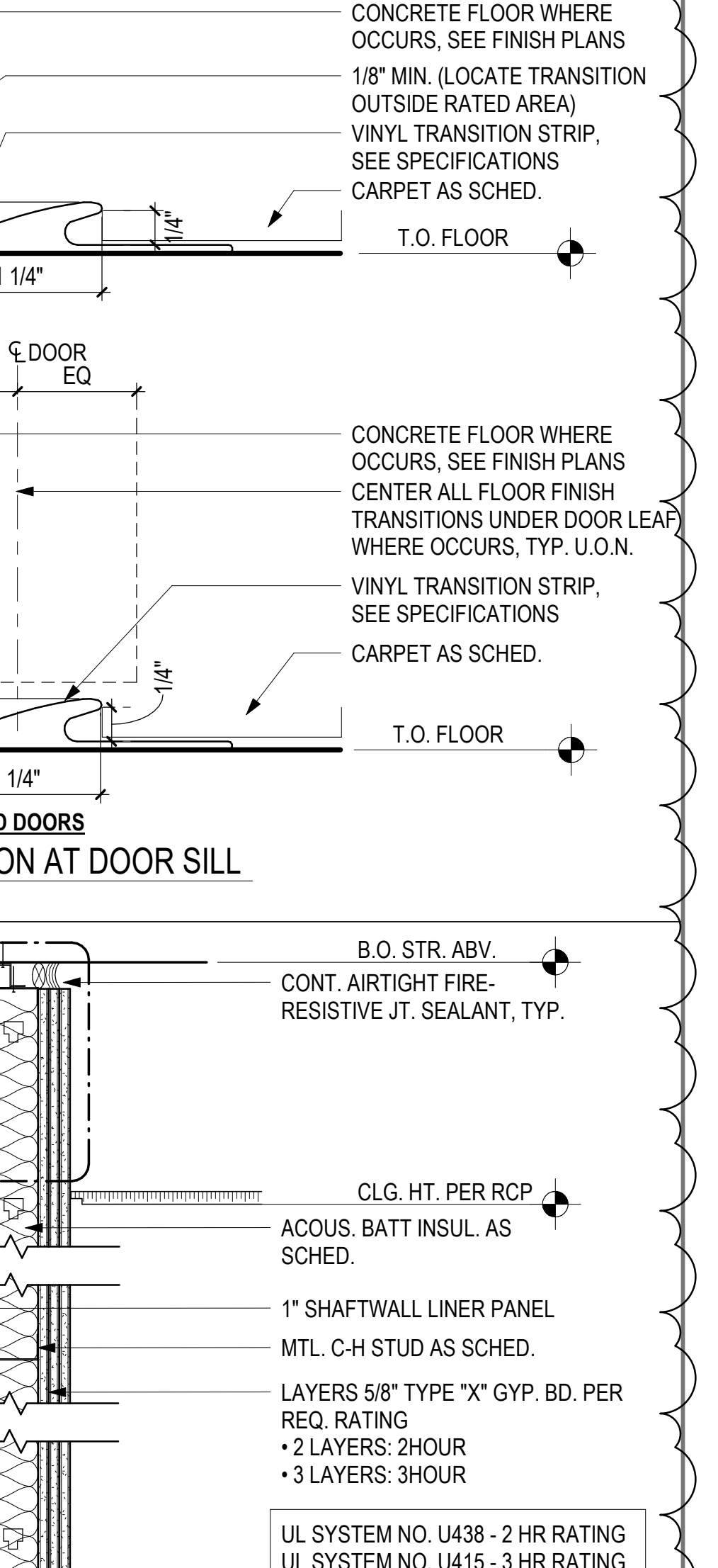
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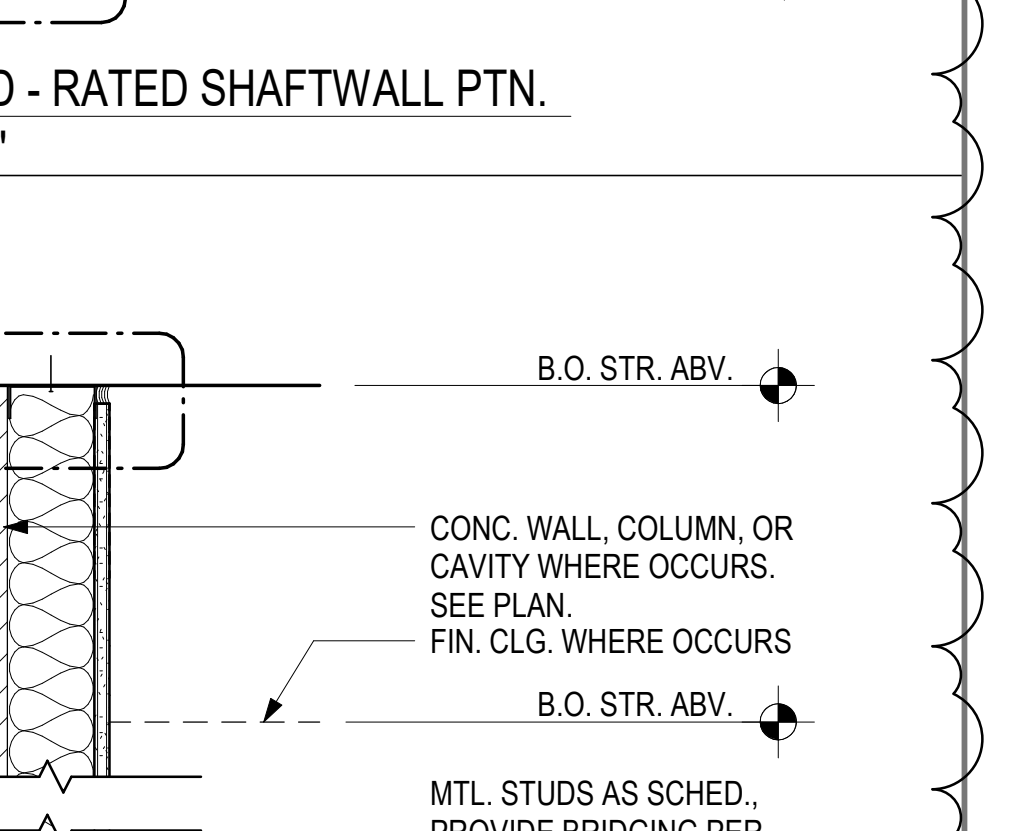
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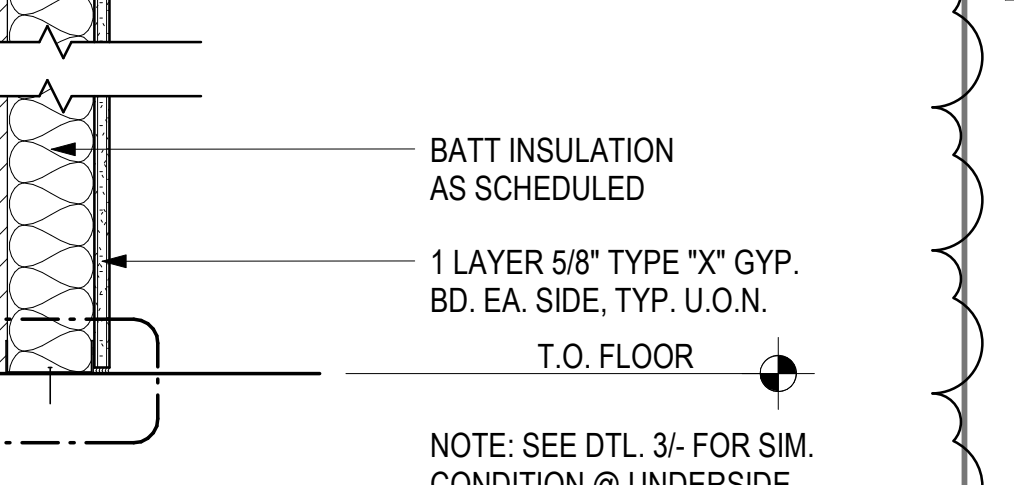
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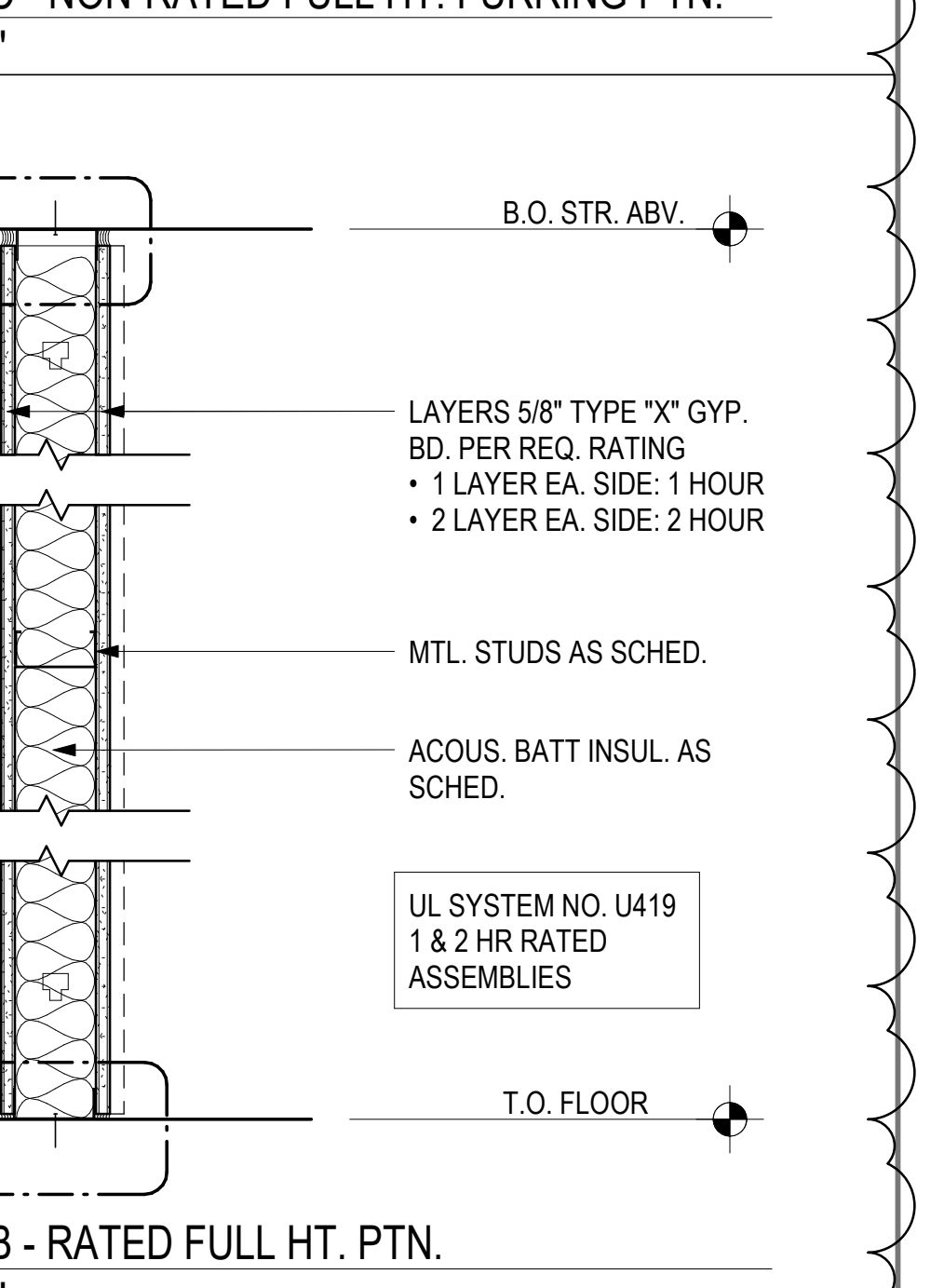
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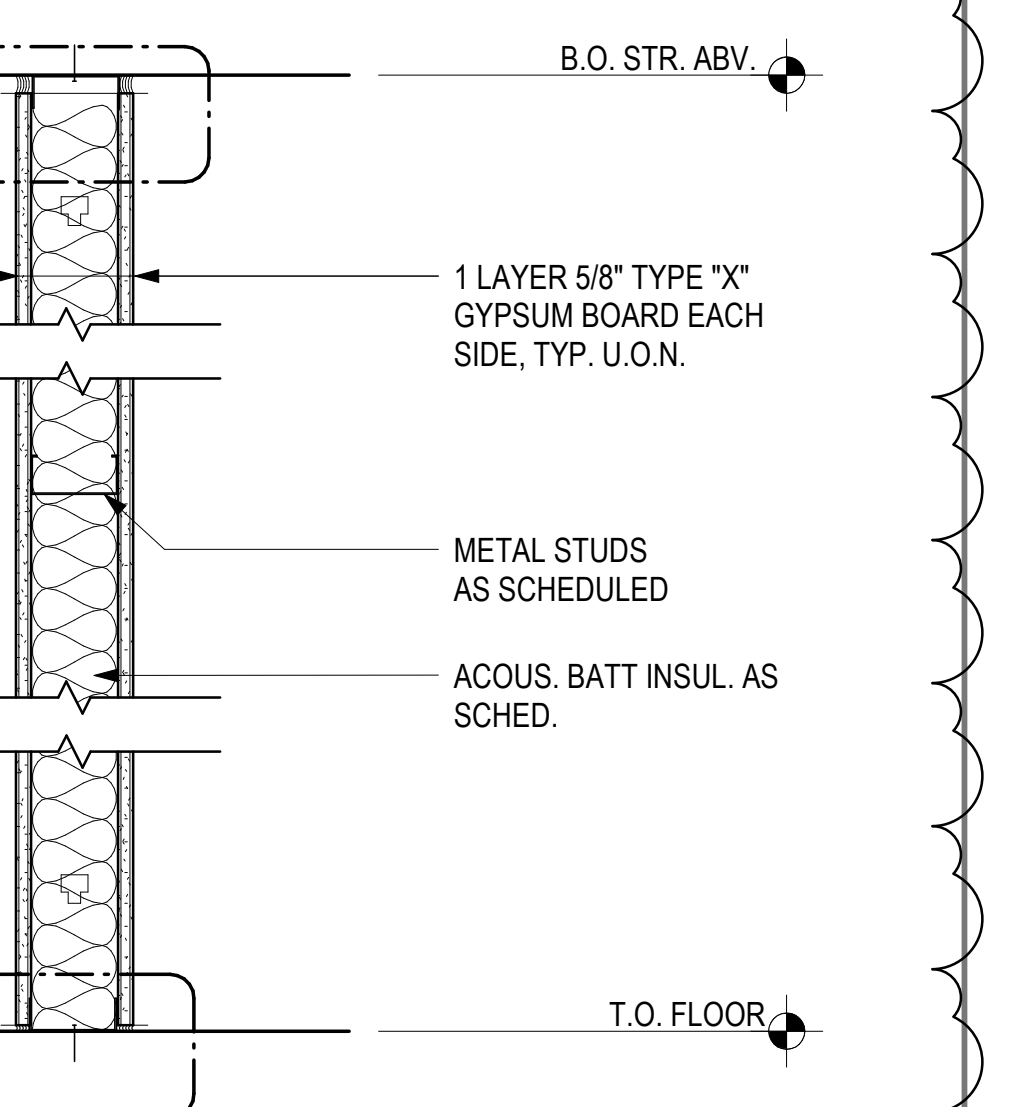
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19 PTN. TYPE S - NON-RATED FULL HT. PTN. 1 1/2" = 1'-0"



20 PTN. TYPE T - RATED FULL HT. PTN. 1 1/2" = 1'-0"



21 PTN. TYPE U - NON-RATED FULL HT. PTN. 1 1/2" = 1'-0"

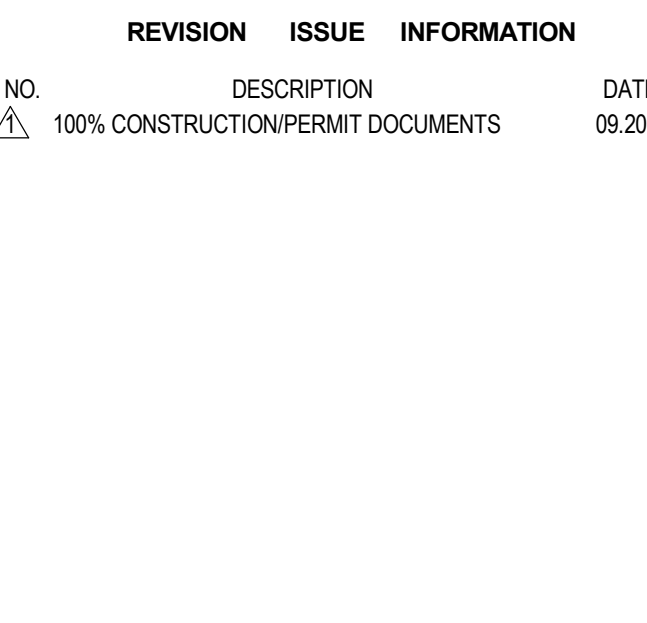
417 montgomery st. 7th floor san francisco california 94104 architecture & design

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ISSUE INFORMATION: 1. PRELIMINARY PRICING 12.04.2019, 2. COORDINATION/CHECK SET 12.18.2019, 3. PRICING REVISIONS 02.19.2019, 4. PERMIT SET 05.01.2019, 5. 20% PROGRESS PRINT 08.08.2019, 6. 75% CONSTRUCTION DOCUMENTS 08.30.2019, 7. 100% CONSTRUCTION PERMIT DOCUMENTS 09.20.2019

REVISION ISSUE INFORMATION: NO. DESCRIPTION DATE, 1. 100% CONSTRUCTION PERMIT DOCUMENTS 09.20.2019

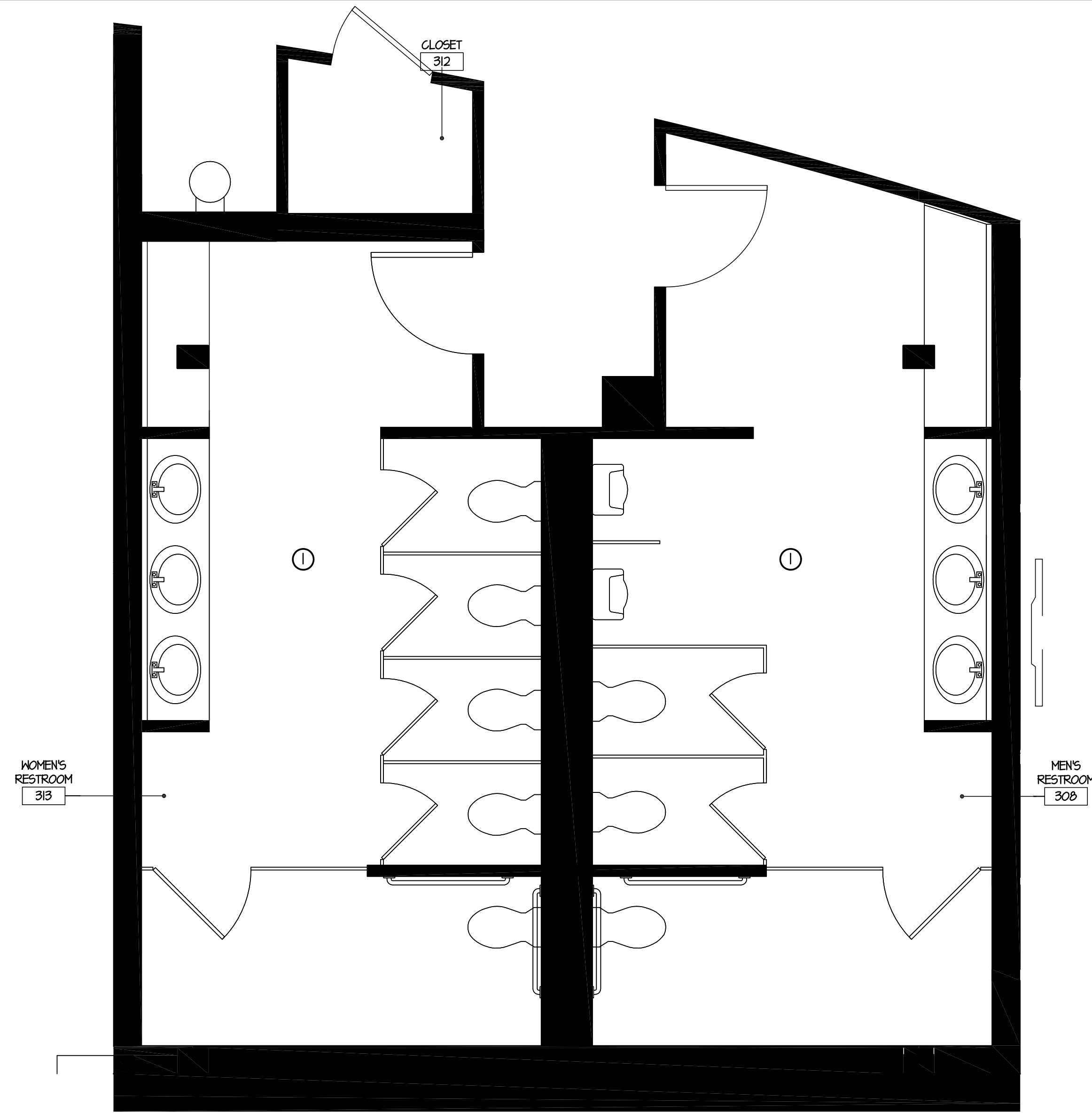


ARCHITECT: [Name], CONSULTANT: [Name]

SPLUNK CONNECTOR 250 BRANNAN STREET SAN FRANCISCO, CA

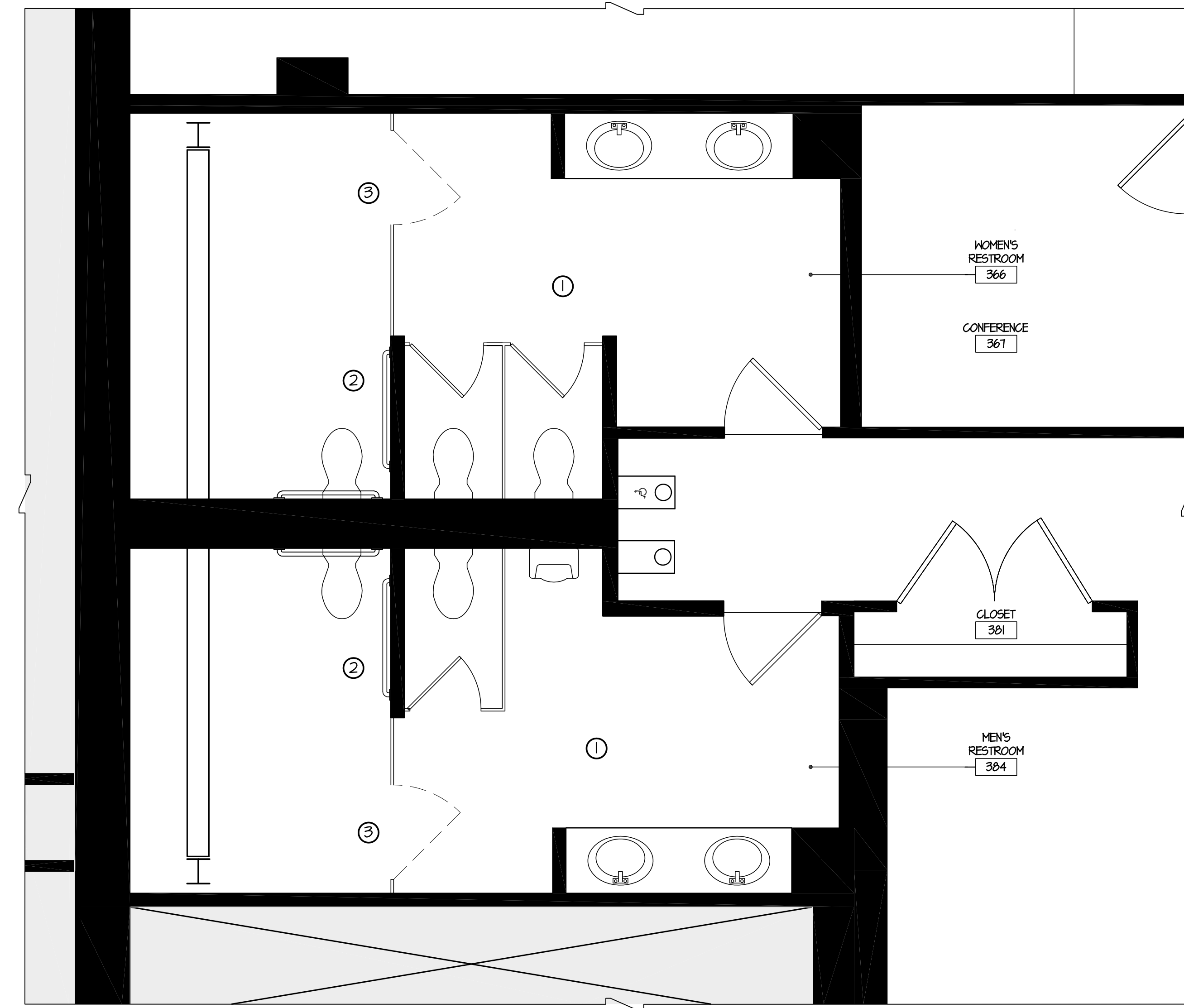
DETAILS: JOB NUMBER, DRAWN BY, SCALE, FILE NAME





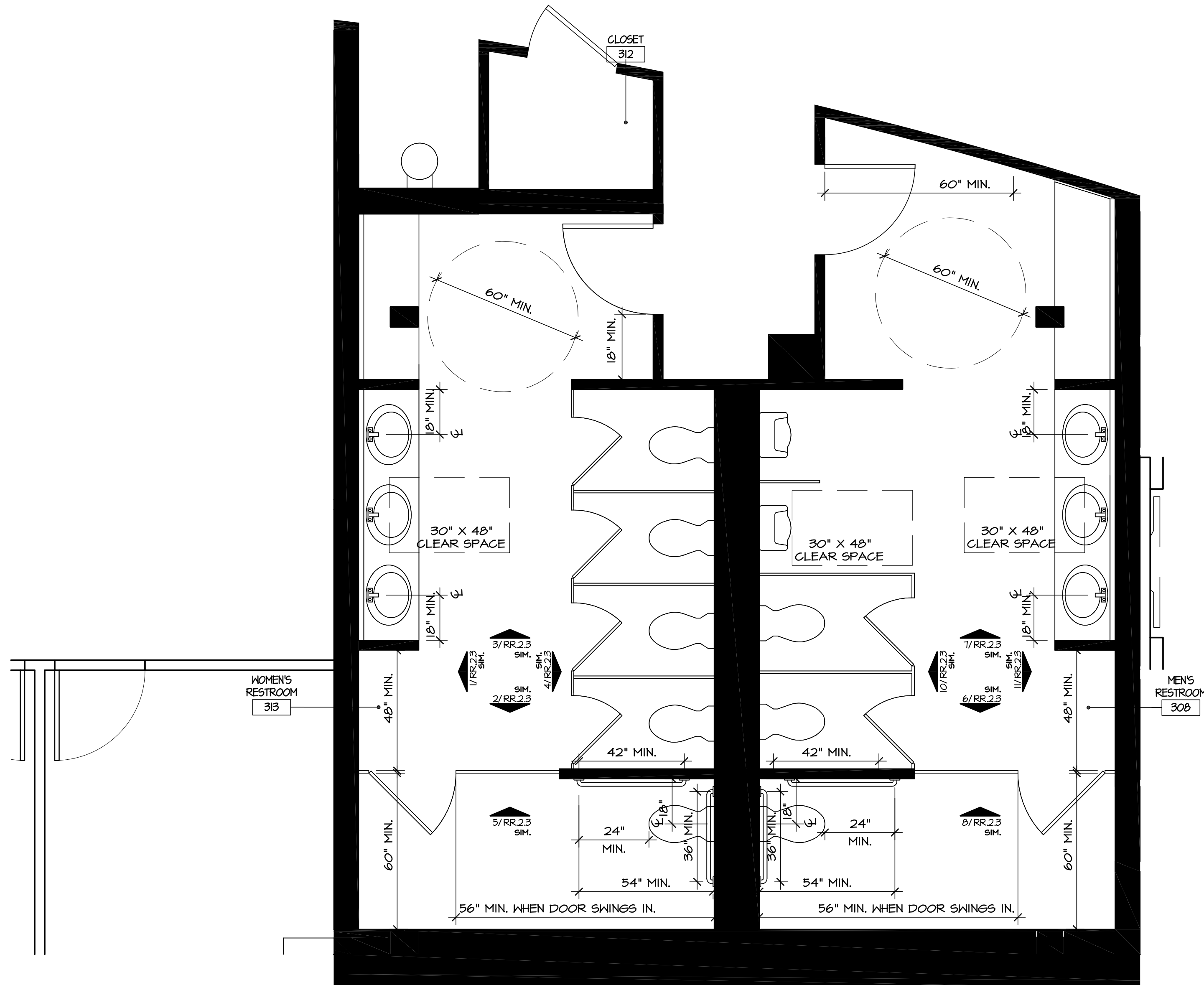
7 EXISTING RESTROOM ENLARGED DEMOLITION PLAN

3/8"=1'-0"



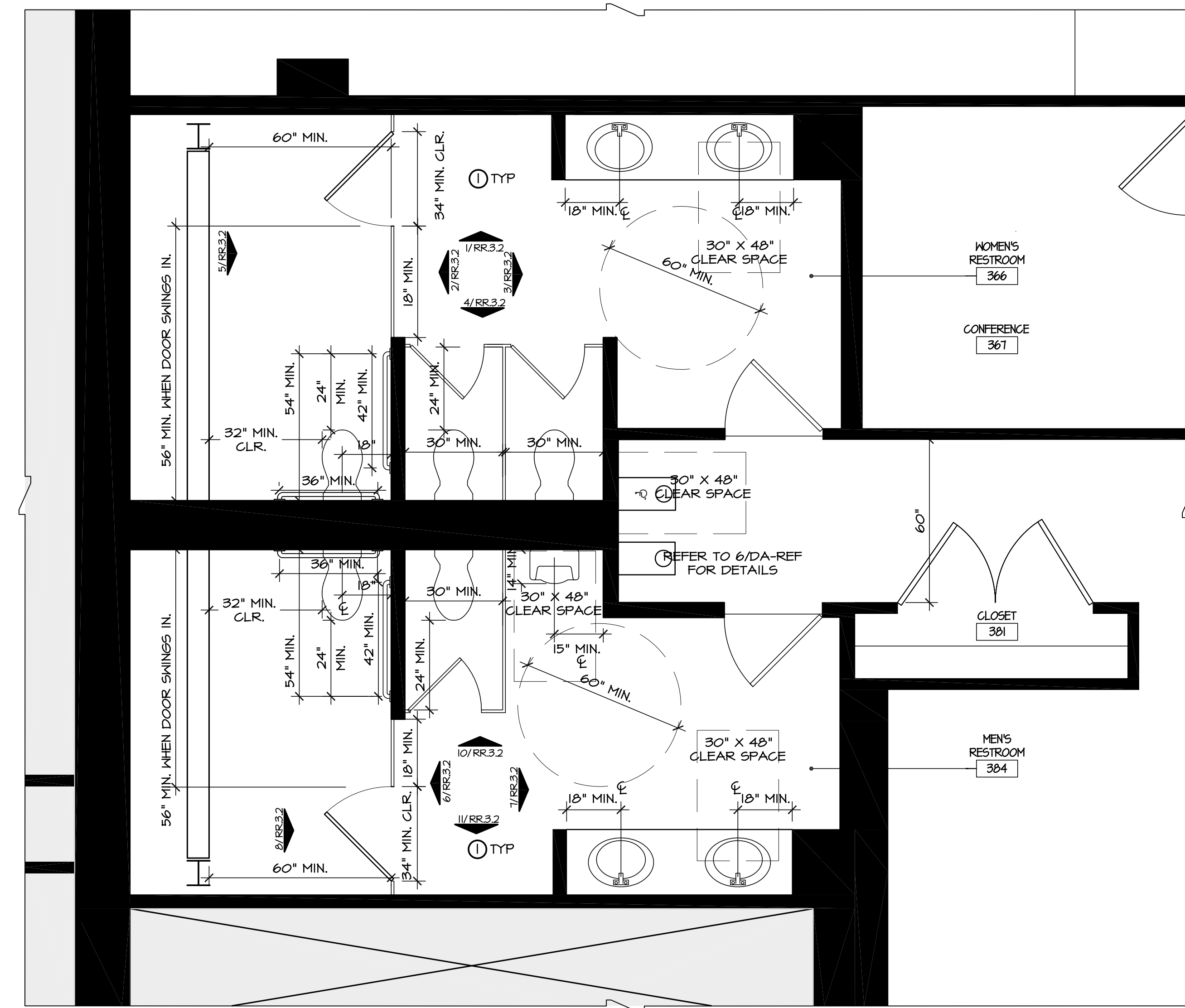
3 EXISTING RESTROOM ENLARGED DEMOLITION PLAN

3/8"=1'-0"



6 EXISTING RESTROOM ENLARGED CONSTRUCTION PLAN

3/8"=1'-0"



2 EXISTING RESTROOM ENLARGED CONSTRUCTION PLAN

3/8"=1'-0"

5 CONSTRUCTION PLAN NOTES

4 DEMOLITION PLAN NOTES

- ① ALL FIXTURES, ACCESSORIES, AND LIGHTING EXISTING TO REMAIN, UNO.
- ② ADJUST OR RELOCATE TOILET PAPER DISPENSER TO CORRECT DISTANCE FROM TOILET AS INDICATED. PATCH AND REPAIR AS REQUIRED
- ③ REVERSE DOOR SWING TO PROVIDE REQUIRED CLEARANCES

SYMBOL	DESCRIPTION	DETAIL NO./REMARKS
---	EXISTING PARTITION TO REMAIN	
---	NEW PARTITION	
---		
---		
---		
---		

1 CONSTRUCTION LEGEND

INTERIORS ARCHITECTURE GRAPHICS

ASD

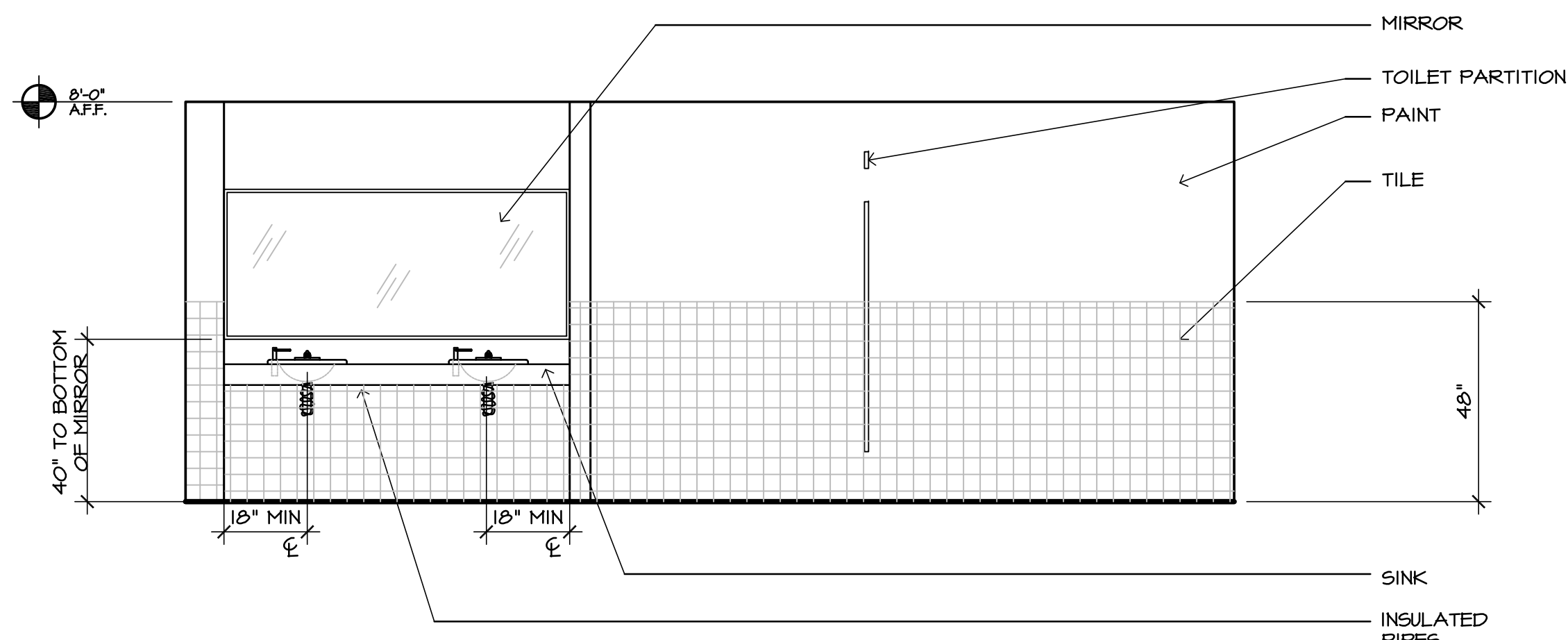
Atlanta, Tampa, San Francisco, Jacksonville, San Francisco, San Francisco  
 Washington, DC, Birmingham, South Florida  
 250 Slater St., Suite 600, San Francisco, CA 94102  
 T 415.251.0010 F 415.251.0010

SPLUNK  
 250 BRANNAN STREET  
 SAN FRANCISCO, CA 94107

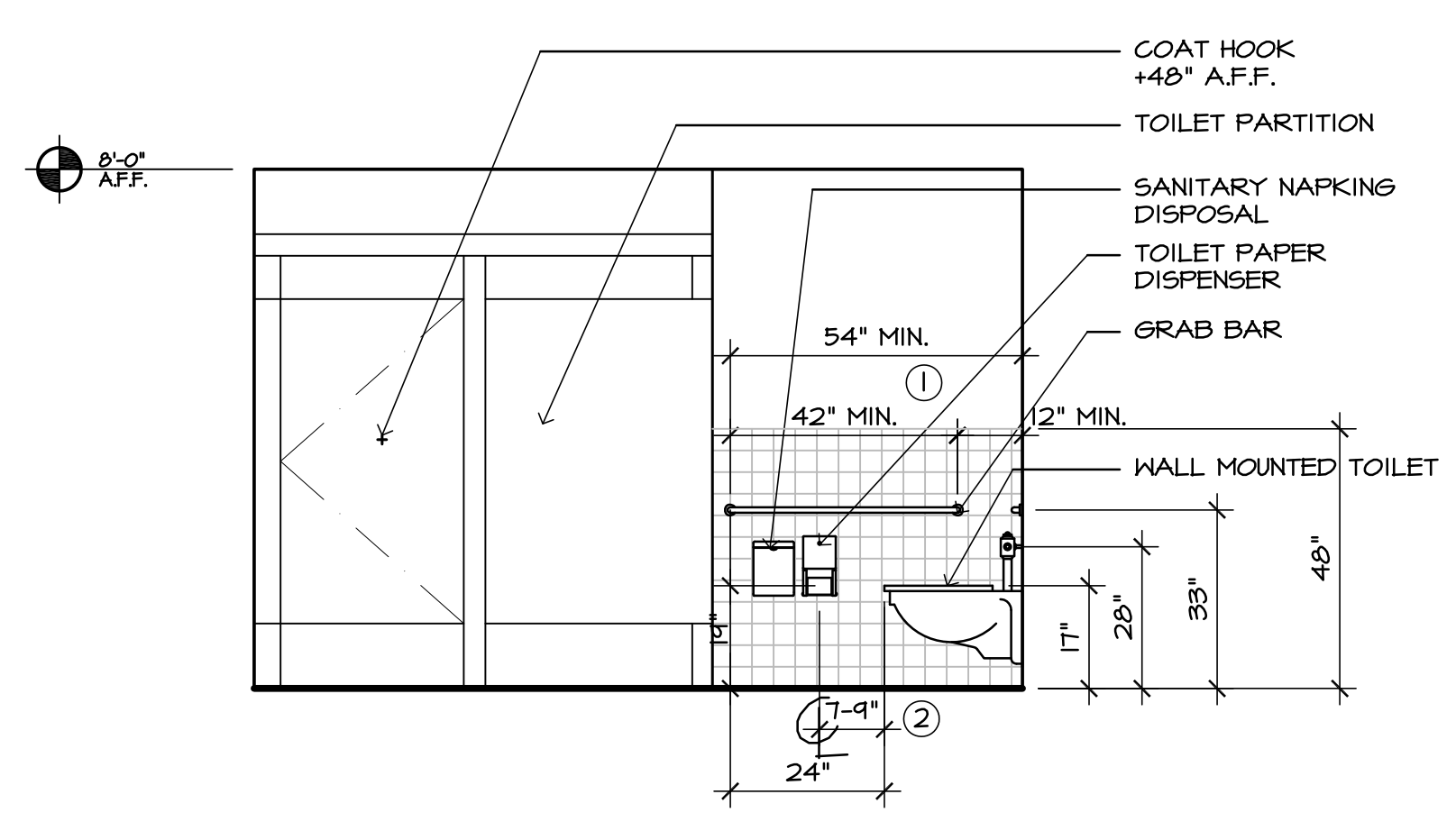
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 Associated Space Design, Inc. 2011

NO.	DATE	REVISIONS/REMARKS

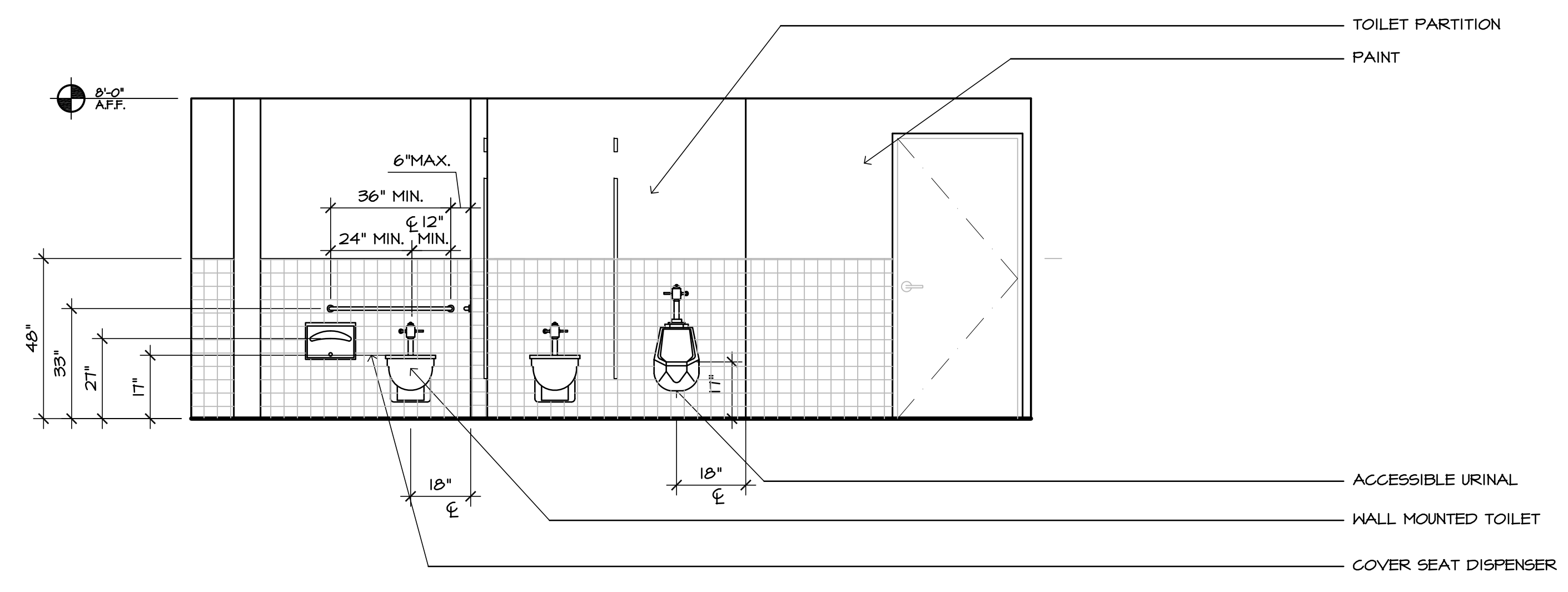
DRAWING TITLE: EXISTING RESTROOM PLANS 3RD FLOOR	
PROJECT NO: 27642.00	ISSUE DATE: 08.12.13
DRAWN BY: DG	CHECKED BY: KK
SHEET NUMBER: <b>RR.3.1</b>	



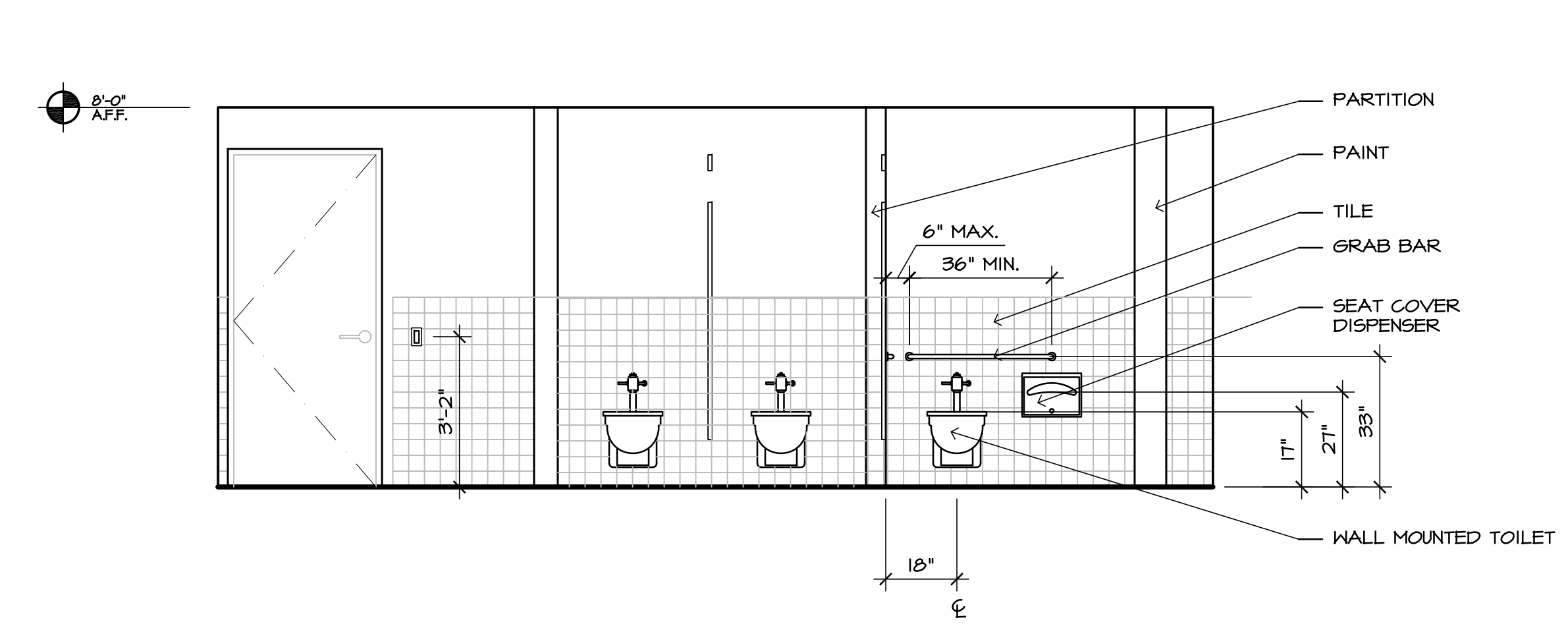
II MEN'S RESTROOM ELEVATION 3/8"=1'-0"



5 WOMEN'S RESTROOM ELEVATION 3/8"=1'-0"

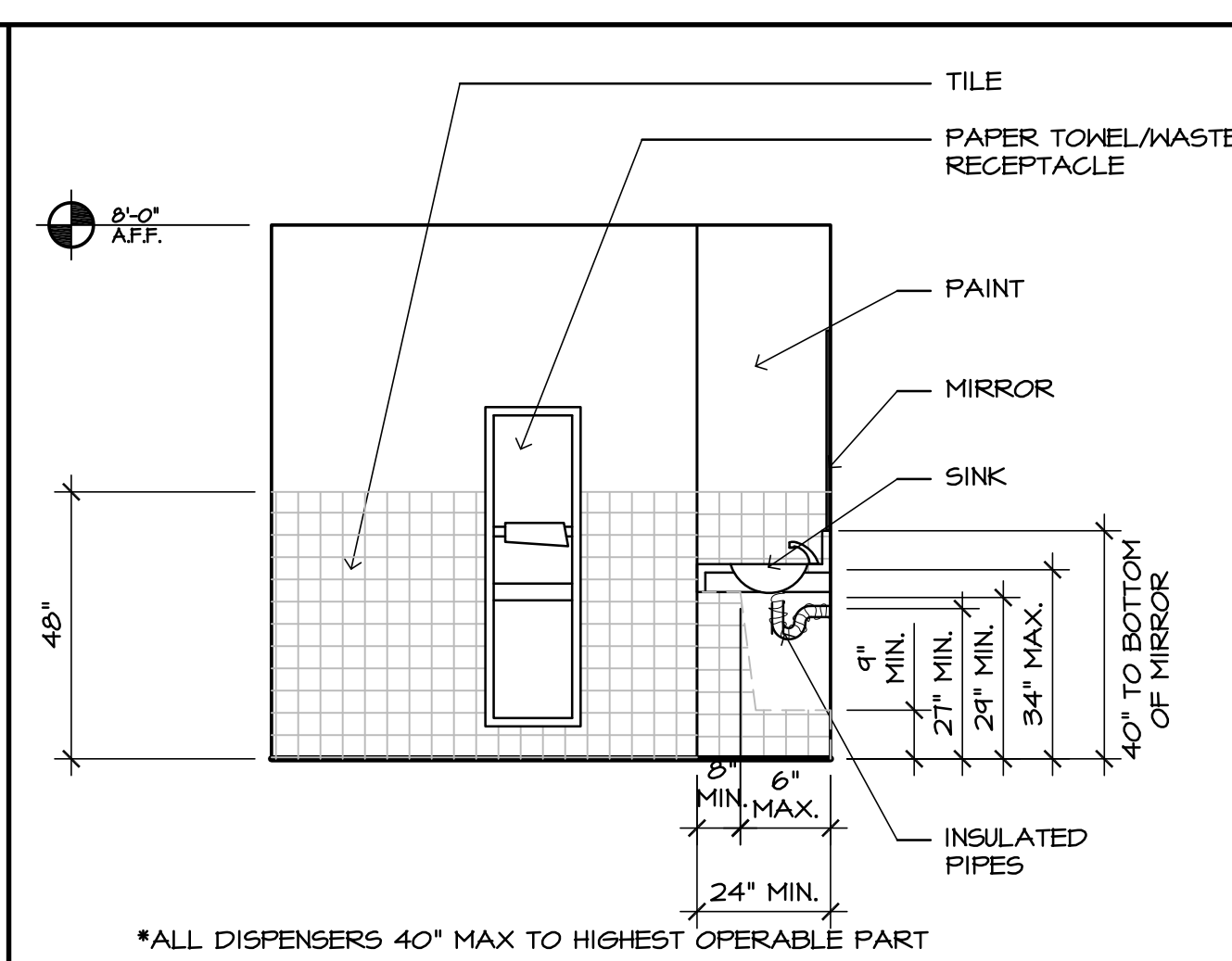


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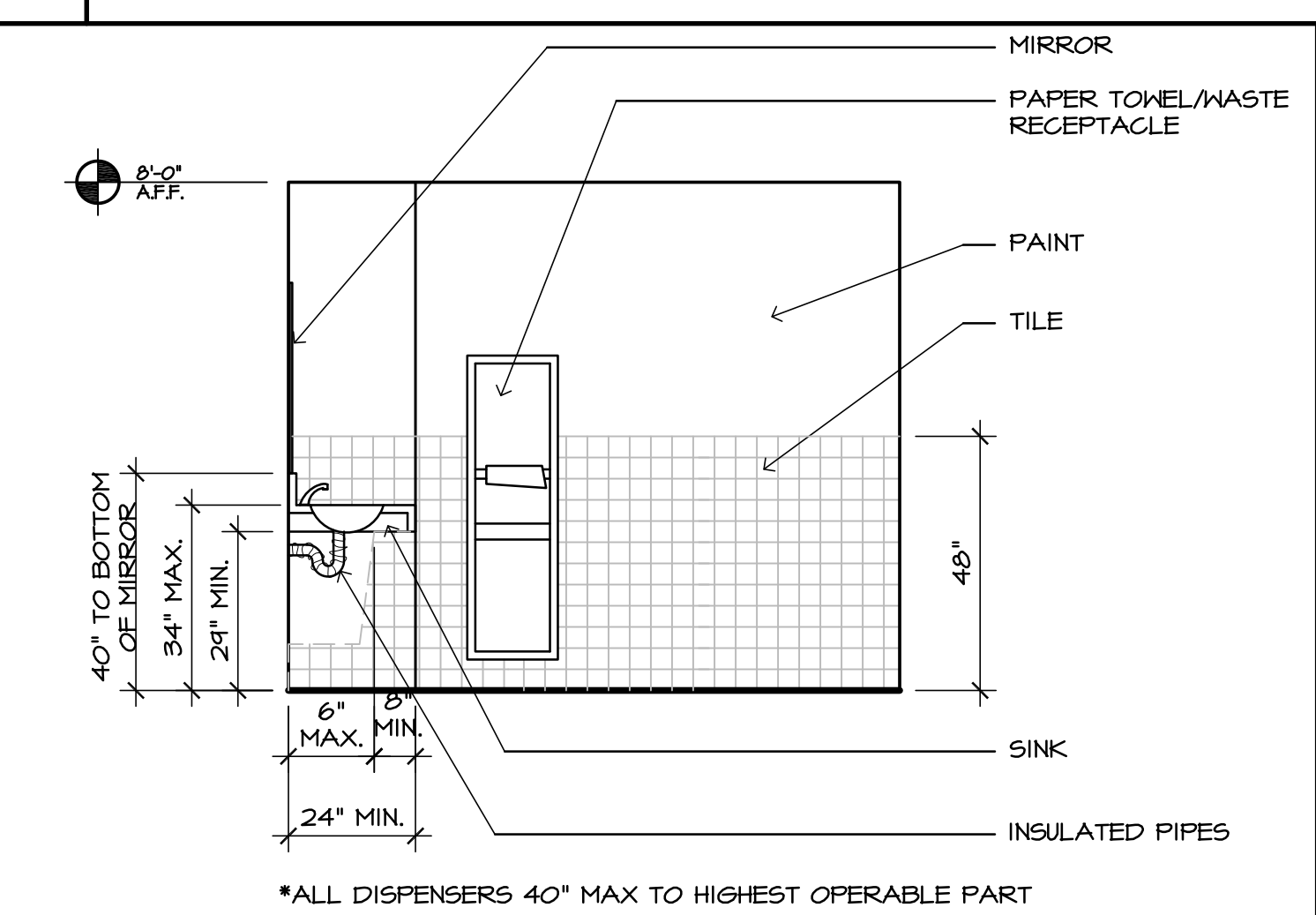


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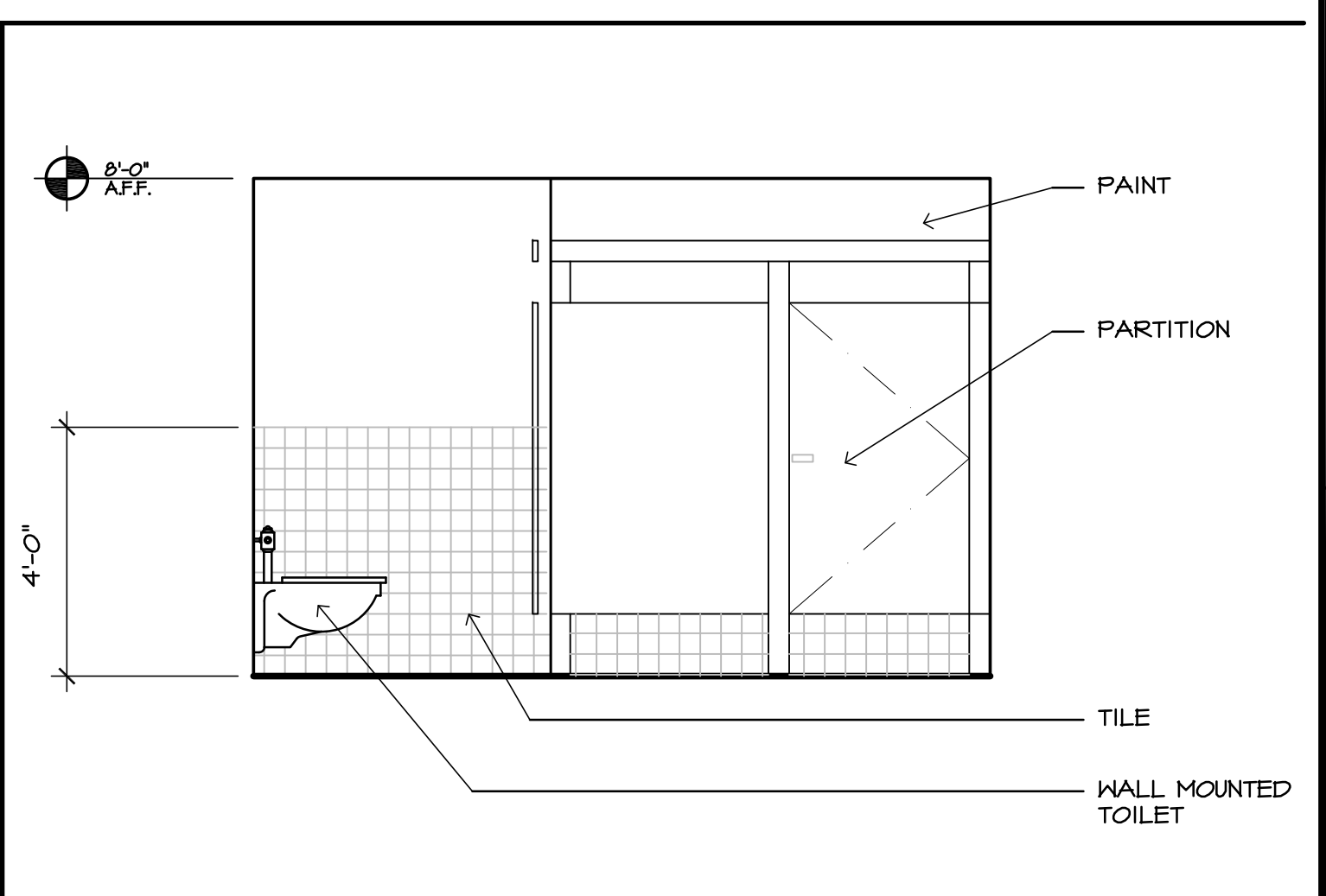
- ① RELOCATE 42" GRAB BAR TO PROVIDE CORRECT DISTANCE FROM BACK WALL AS INDICATED. REPLACE DAMAGED TILES AND GROUT AS REQUIRED.
- ② ADJUST TOILET PAPER DISPENSER TO CORRECT DISTANCE FROM TOILET AS INDICATED.



7 MEN'S RESTROOM ELEVATION 3/8"=1'-0"

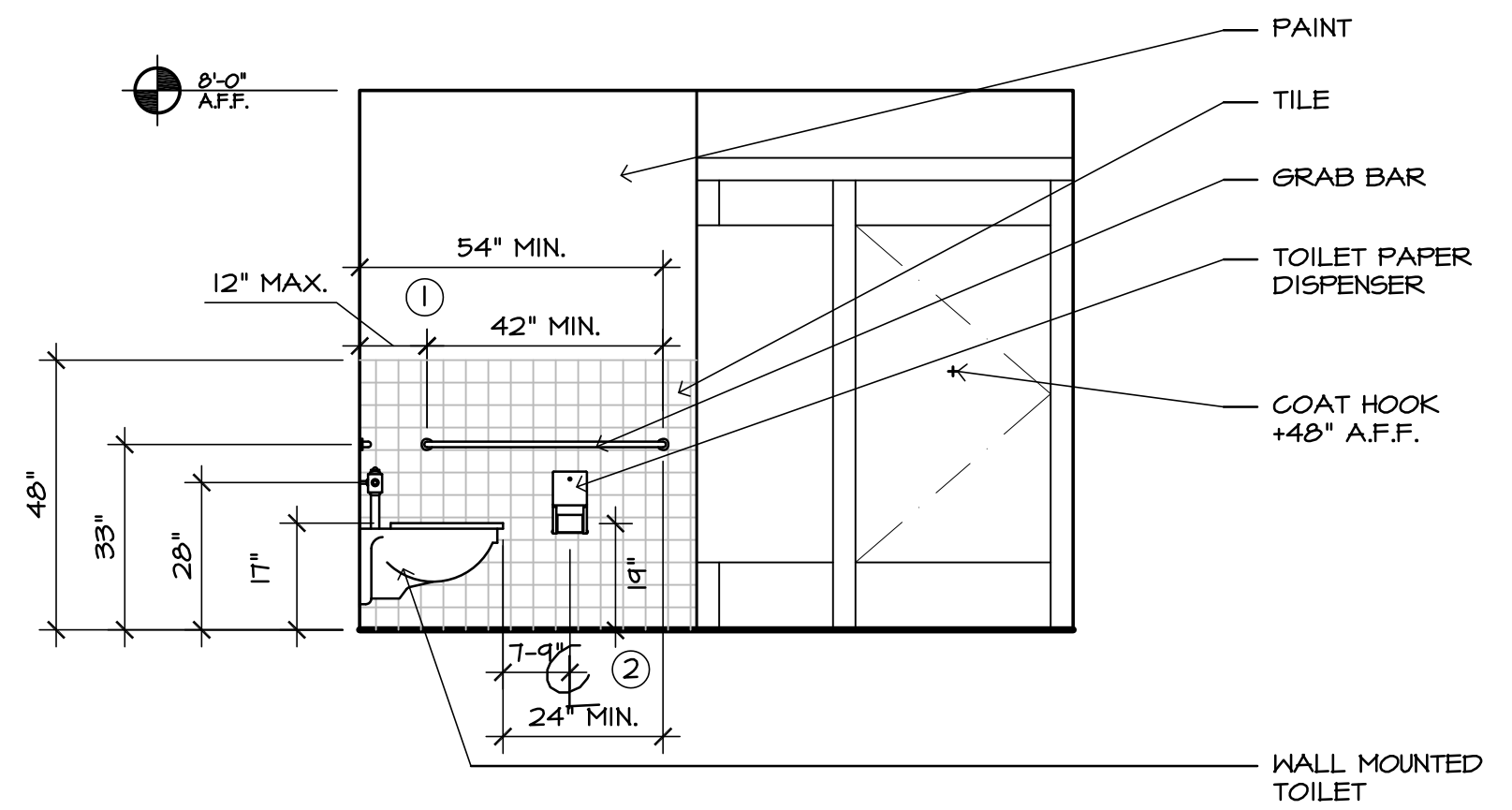


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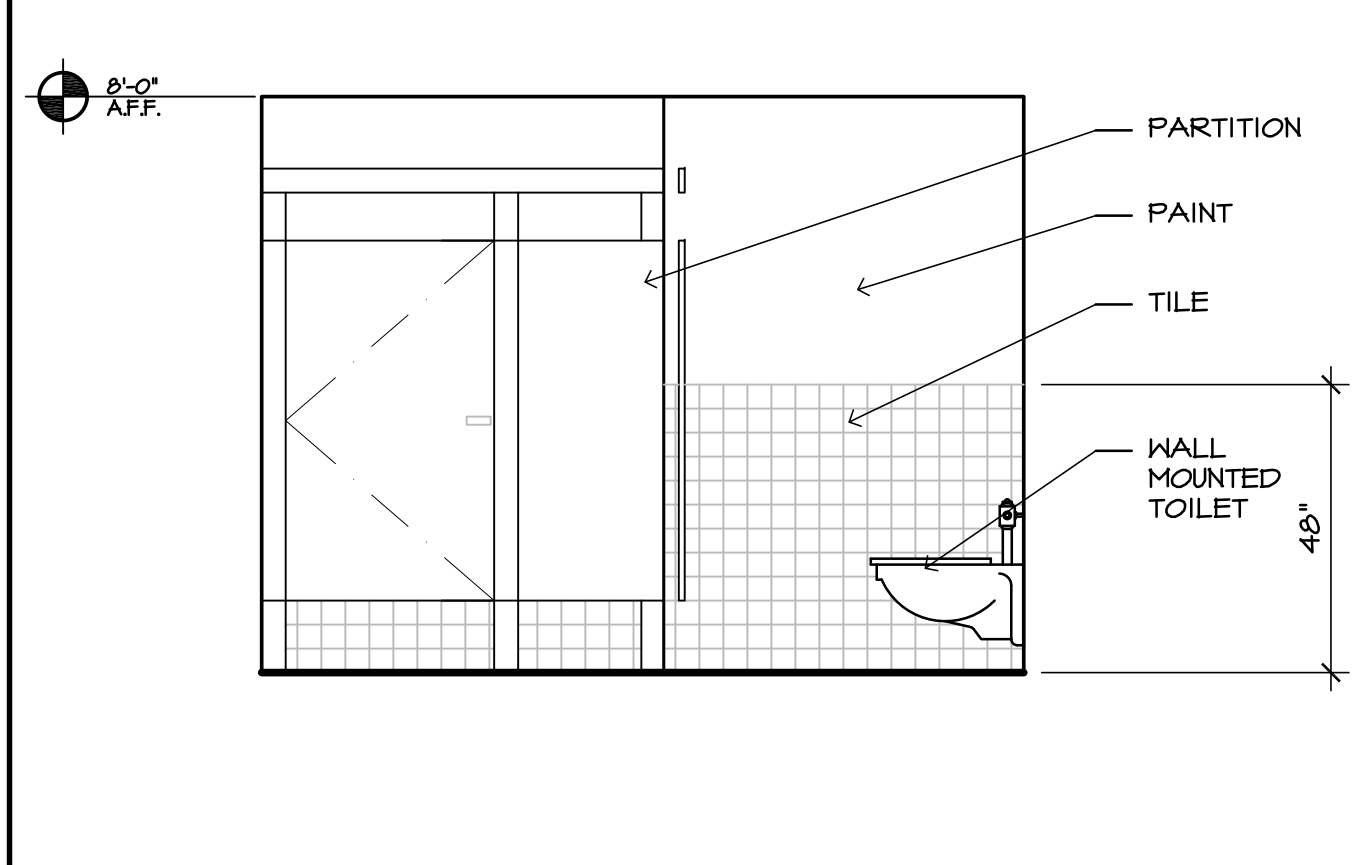


2 WOMEN'S RESTROOM ELEVATION 3/8"=1'-0"

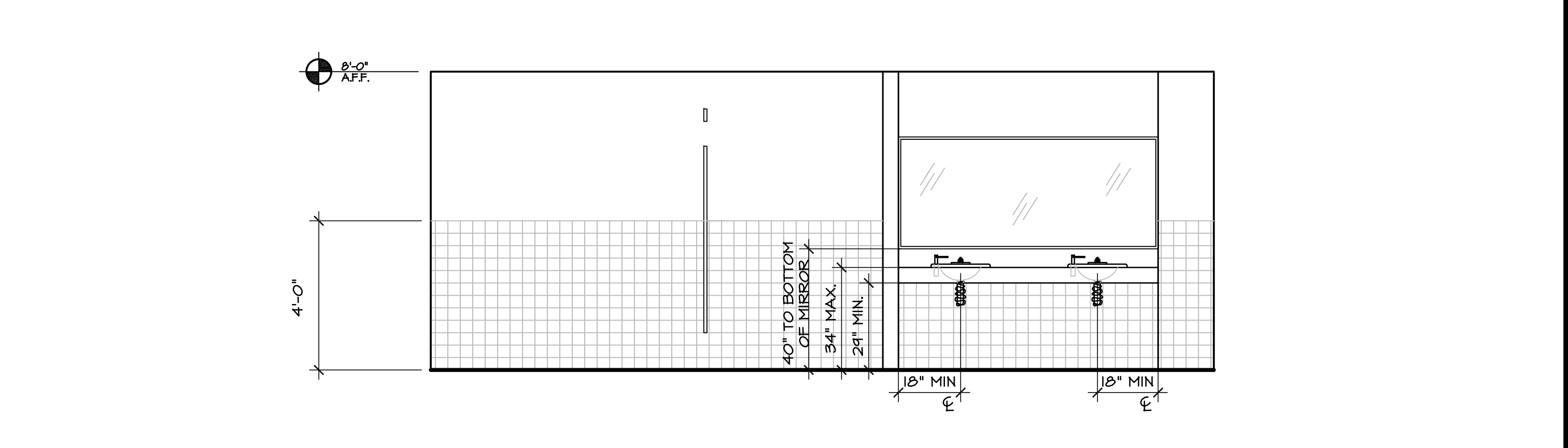
9 SCOPE OF WORK



8 MEN'S RESTROOM ELEVATION 3/8"=1'-0"



6 MEN'S RESTROOM ELEVATION 3/8"=1'-0"



1 WOMEN'S RESTROOM ELEVATION 3/8"=1'-0"

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 Associated Space Design, Inc. 2011

NO.	DATE	REVISIONS
00	08.12.13	PERMIT / BID / LANDLORD REVIEW
A	08.02.13	CLIENT REVIEW
NO.	DATE	REMARKS

DRAWING TITLE: EXISTING RESTROOM ELEVATIONS 3RD FLOOR	
PROJECT NO: 27642.00	ISSUE DATE: 08.12.13
DRAWN BY: DG	CHECKED BY: KK
SHEET NUMBER: RR.3.2	

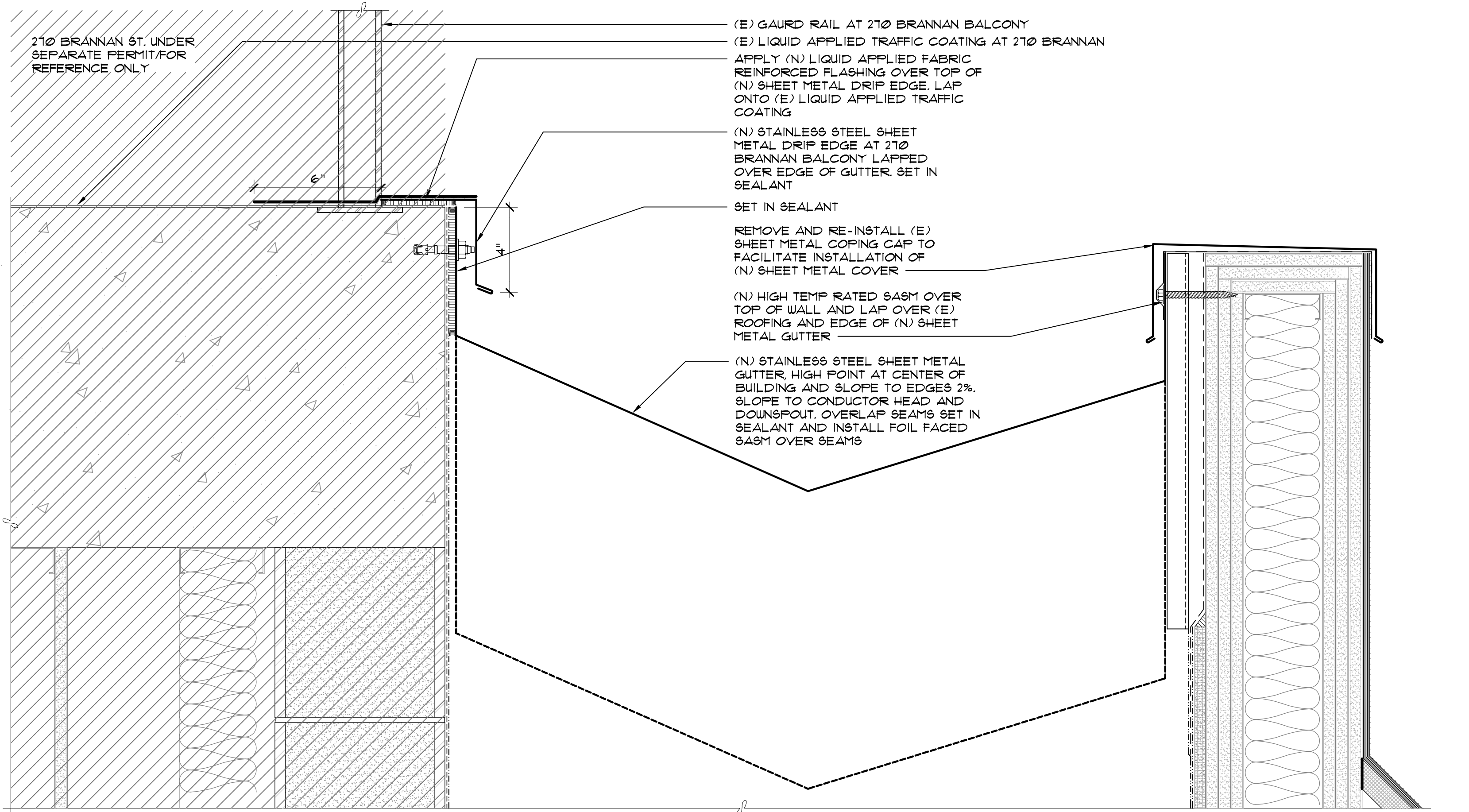


**ISSUE INFORMATION**

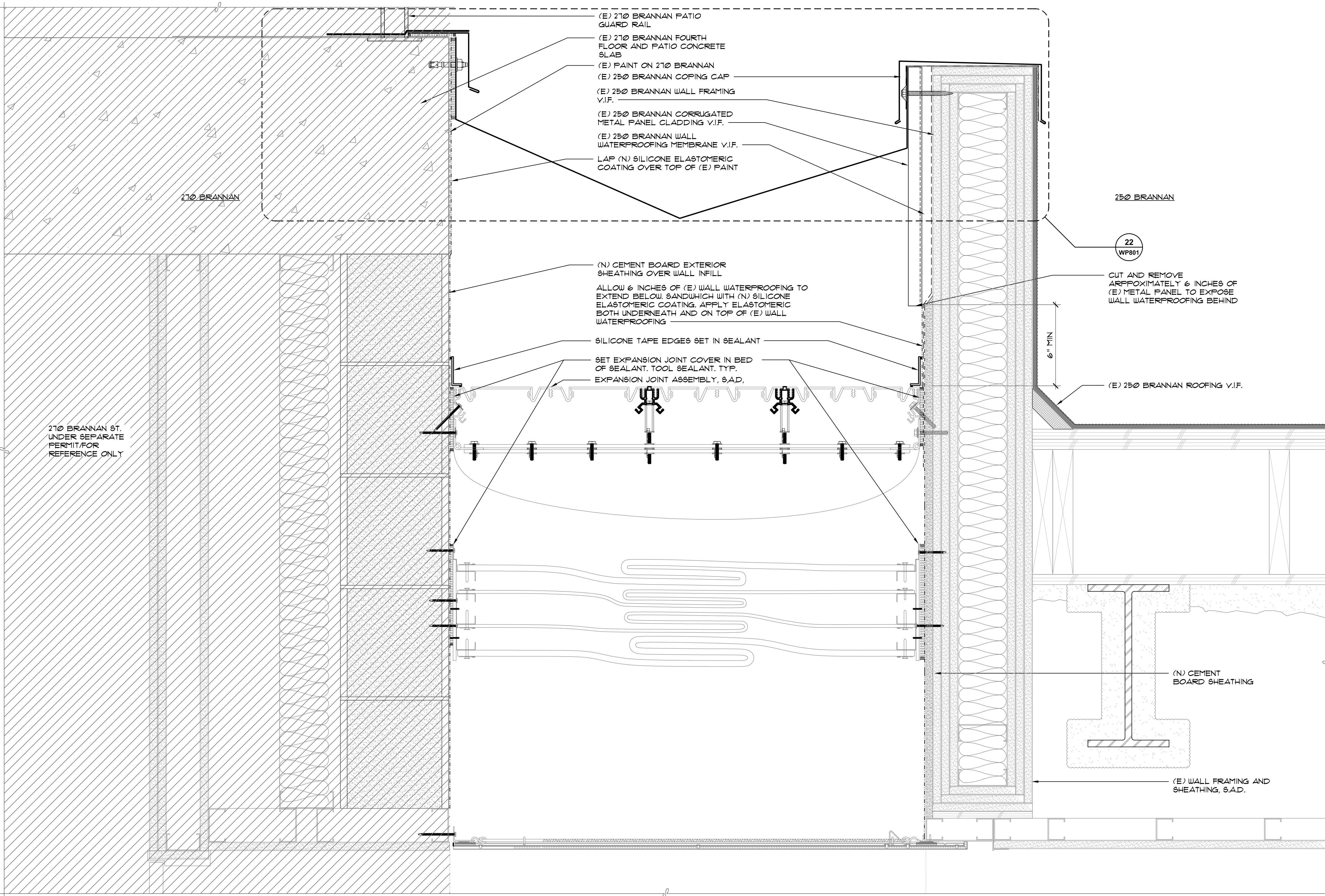
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2. COORDINATION CHECK SET	12.18.15
3. PRICING REVISIONS	02.19.16
4. PERMIT SET	05.01.19
5. PROGRESS PRINT	08.25.19
6. 75% CONSTRUCTION DOCUMENTS	08.30.19
7. 100% CONSTRUCTION DOCUMENTS	09.20.19

**Revision Issue Information**

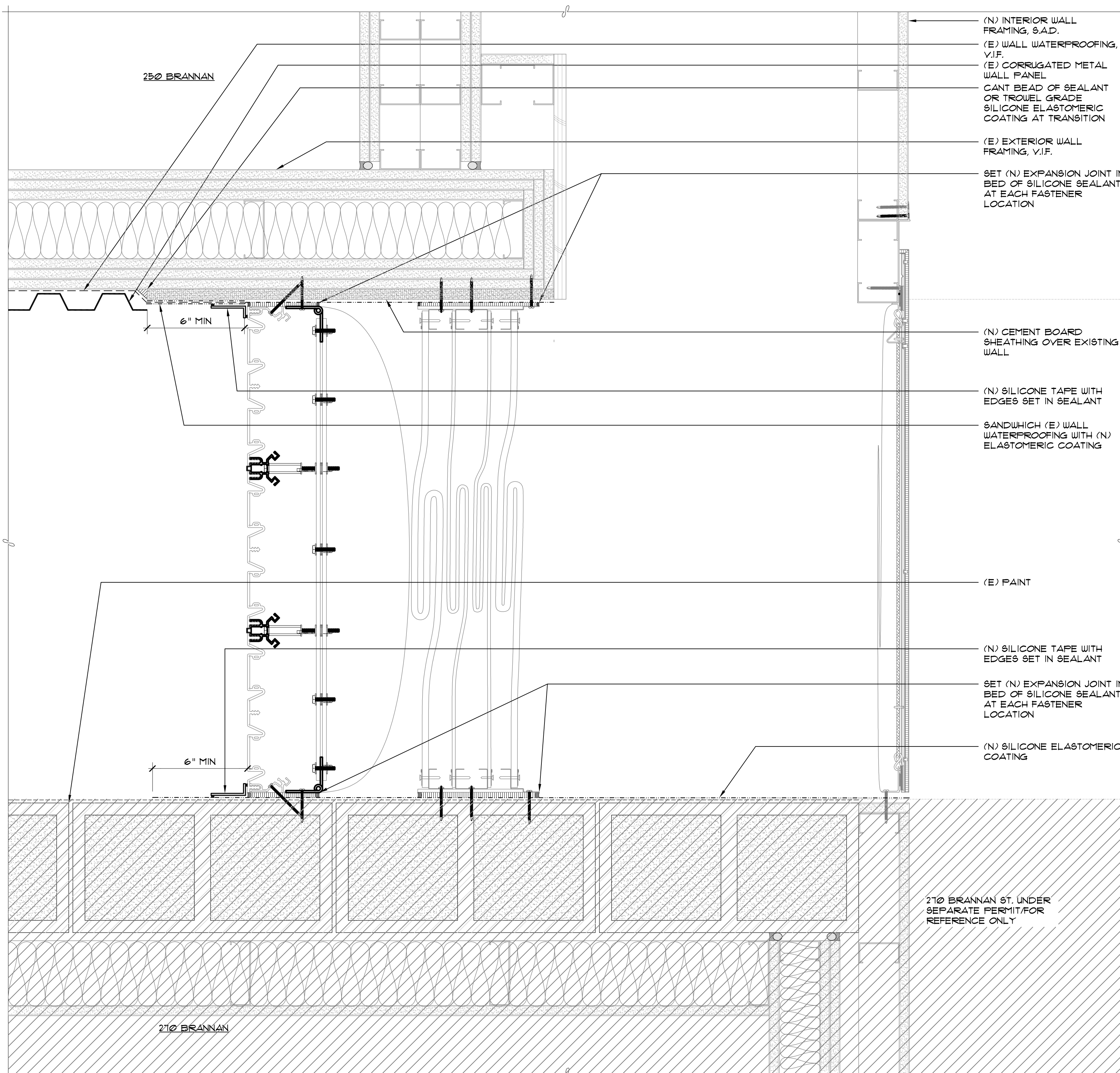
No.	Description	Date
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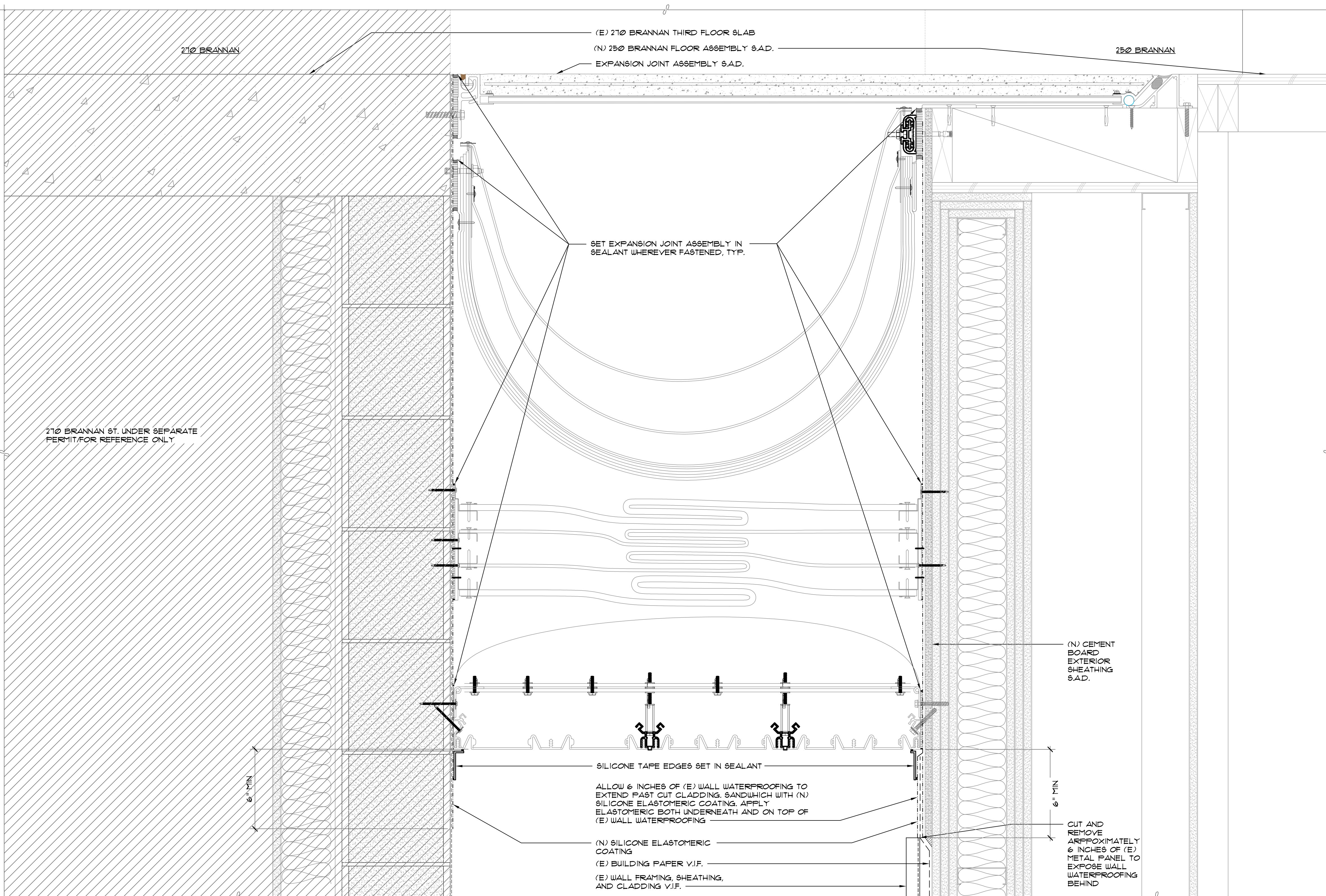
**22 ROOF GAP EXPANSION JOINT COVER SECTION**  
3" = 1'-0"



**12 EXPANSION JOINT AT ROOF (NORTH) SECTION REFERENCE DETAIL C1/A401**  
3" = 1'-0"



**25 EXPANSION JOINT AT JAMB (NORTH) SECTION REFERENCE DETAIL B1/A401**  
3" = 1'-0"



**15 EXPANSION JOINT AT FLOOR (NORTH) SECTION REFERENCE DETAIL A1/A401**  
3" = 1'-0"

ARCHITECT

CONSULTANT

**SPLUNK CONNECTOR**  
250 BRANNAN STREET  
SAN FRANCISCO, CA

**WATERPROOFING DETAILS**

JOB NUMBER

PMS25019100

DRAWN BY

ER

SCALE

AS SHOWN

FILE NAME

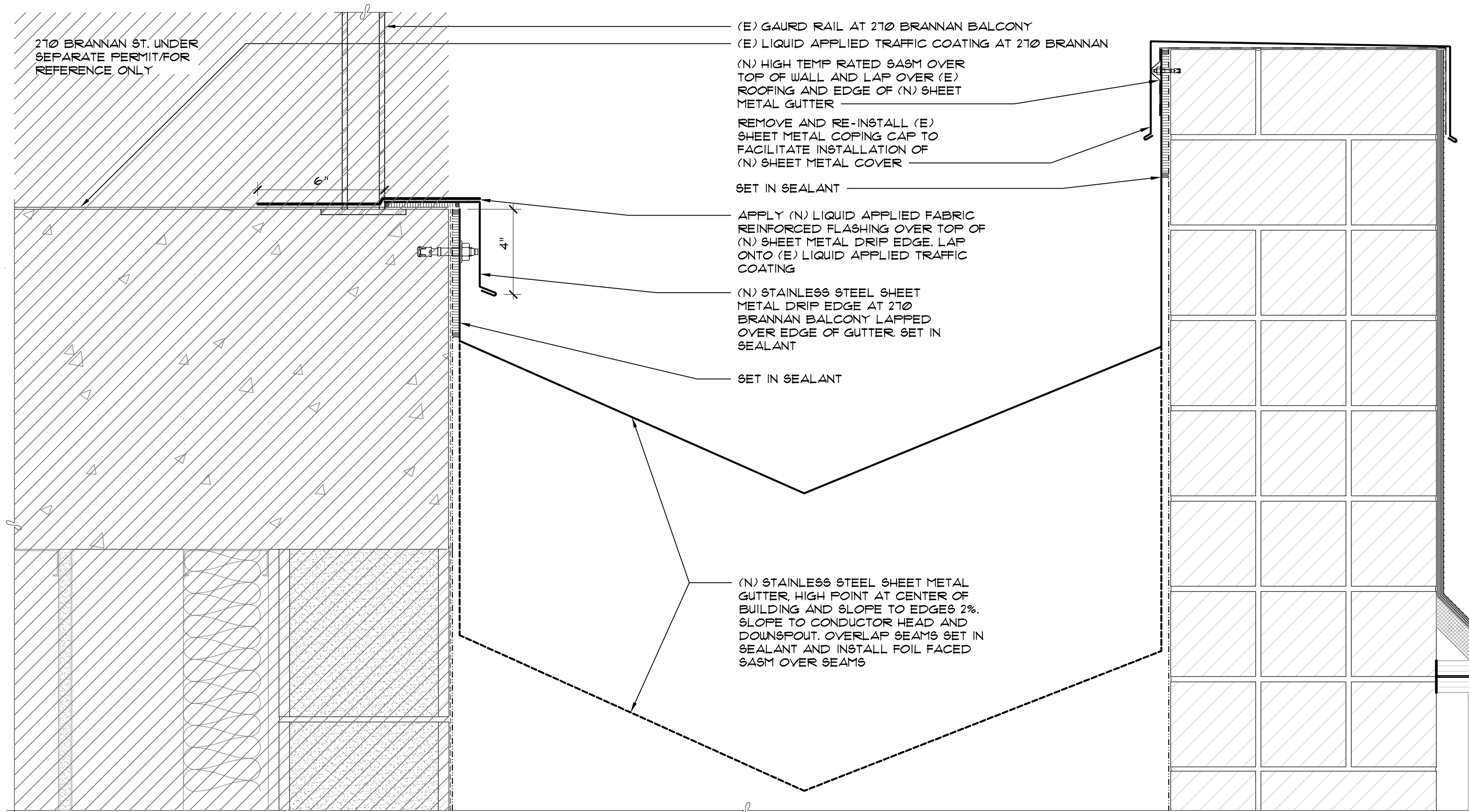
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**WP801**

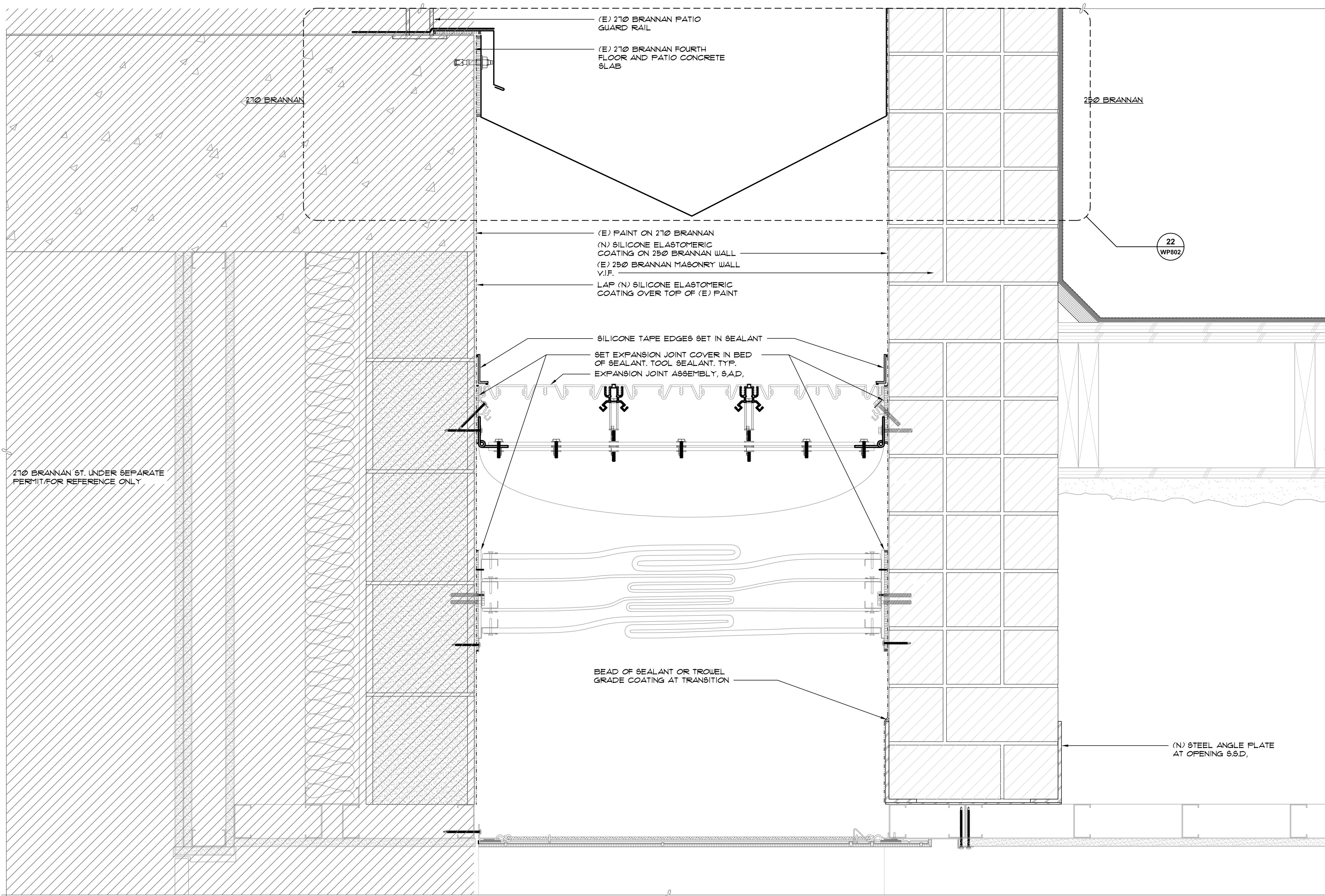


ISSUE INFORMATION	
No.	Description
1.	PRELIMINARY PRICING 12.04.15
2.	COORDINATION CHECK SET 12.18.15
3.	PRICING REVISIONS 02.19.16
4.	PERMIT SET 05.01.19
5.	PROGRESS PRINT 08.25.19
6.	75% CONSTRUCTION DOCUMENTS 08.30.19
7.	100% CONSTRUCTION DOCUMENTS 09.20.19

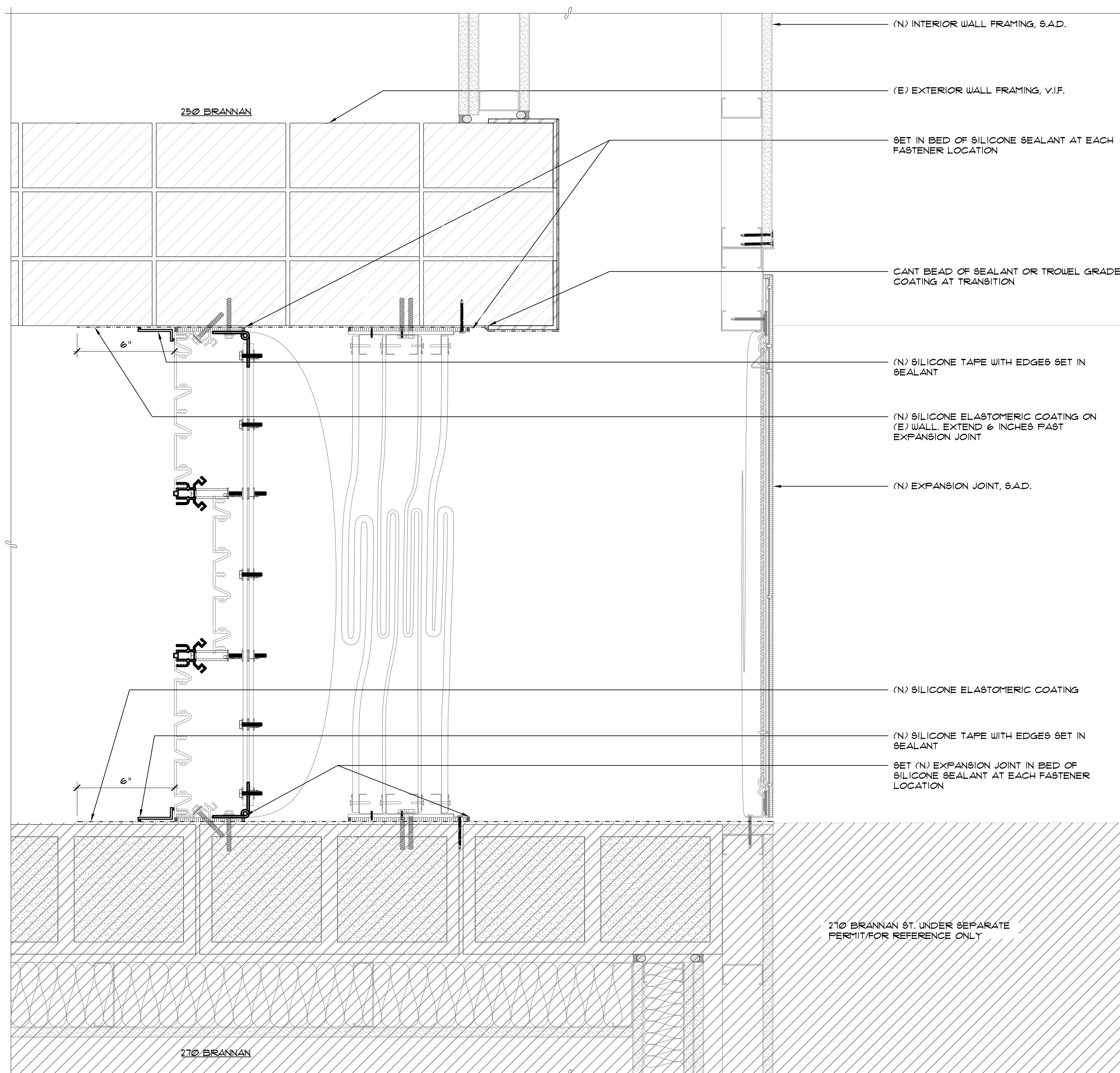
Revision Issue Information		
No.	Description	Date



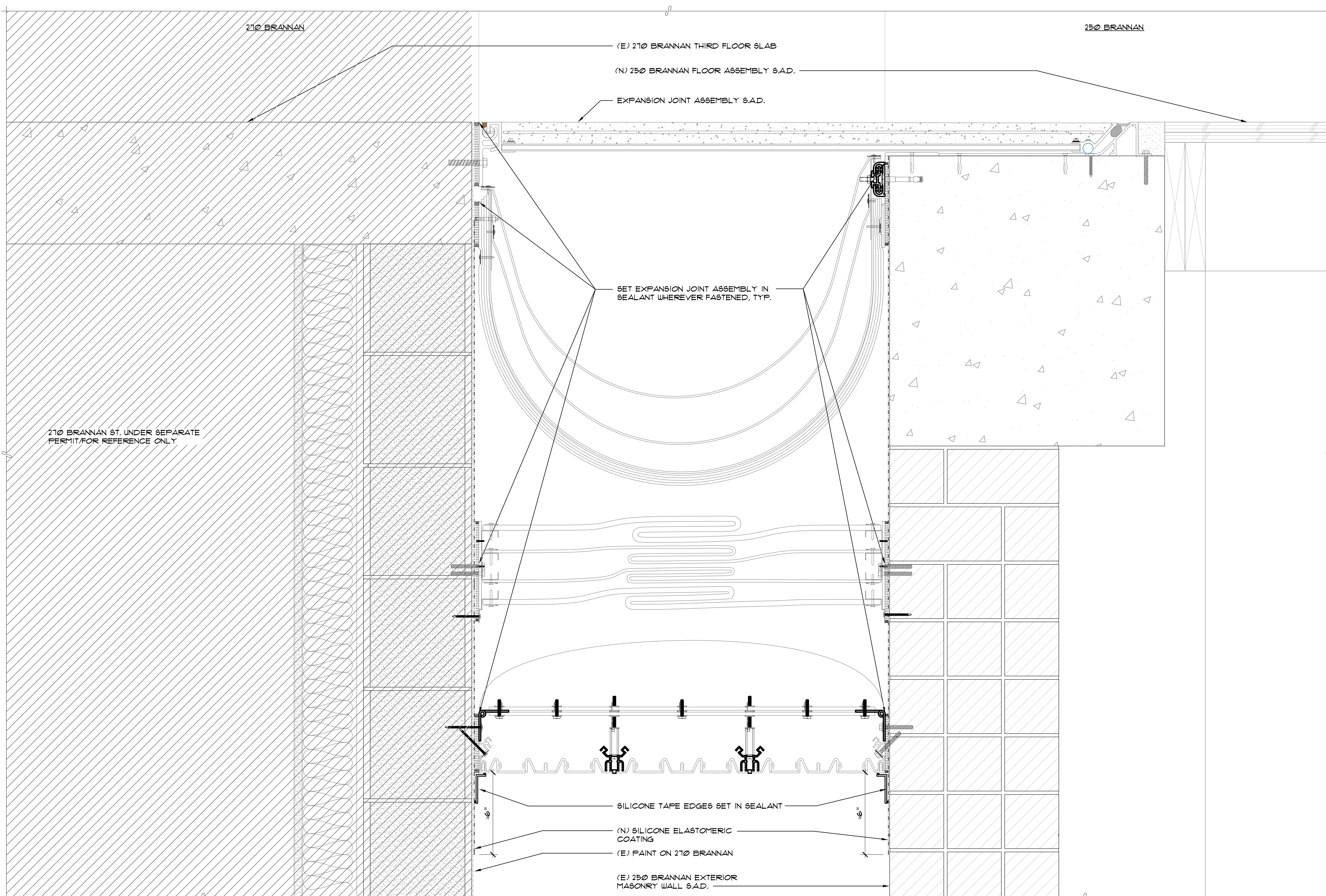
**22** ROOF GAP EXPANSION JOINT COVER SECTION  
3" = 1'-0"



**12** EXPANSION JOINT AT ROOF (SOUTH) SECTION REFERENCE DETAIL D1/A401  
3" = 1'-0"



**25** EXPANSION JOINT AT JAMB (SOUTH) SECTION REFERENCE DETAIL B2/A401  
3" = 1'-0"



**15** EXPANSION JOINT AT FLOOR (SOUTH) SECTION REFERENCE DETAIL A2/A401  
3" = 1'-0"

ARCHITECT

CONSULTANT

**SPLUNK CONNECTOR**  
250 BRANNAN STREET  
SAN FRANCISCO, CA

**WATERPROOFING DETAILS**

JOB NUMBER

PMS250190100

DRAWN BY

ER

SCALE

AS SHOWN

FILE NAME

F:\Splunk\250 Brannan\250 Connector\A2/A401\A2/A401.DWG

PRODUCTION DRAWING/ISSUED DRAWING

**WP802**



# SAN FRANCISCO PLANNING DEPARTMENT

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<b>Project Address</b>		<b>Block/Lot(s)</b>
250 Brannan Street		3774025
<b>Case No.</b>		<b>Permit No.</b>
2016-000845ENV		201905291878
<input checked="" type="checkbox"/> <b>Addition/ Alteration</b>	<input type="checkbox"/> <b>Demolition (requires HRE for Category B Building)</b>	<input type="checkbox"/> <b>New Construction</b>
<p><b>Project description for Planning Department approval.</b></p> <p>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 façade of the building. The connectors, each approx. 8 ft. wide by 9 ft. 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 Street. The existing Gallo signage on the property line wall will not be disturbed.</p>		

### STEP 1: EXEMPTION CLASS

<b>The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA).</b>	
<input checked="" type="checkbox"/>	<b>Class 1 - Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	<b>Class 3 - New Construction.</b> Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	<p><b>Class 32 - In-Fill Development.</b> New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:</p> <p>(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p> <p><b>FOR ENVIRONMENTAL PLANNING USE ONLY</b></p>
<input type="checkbox"/>	<b>Class ____</b>

## STEP 2: CEQA IMPACTS

### TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	<p><b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Air Pollution Exposure Zone)</p>
<input type="checkbox"/>	<p><b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential?</p> <p><i>if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</i></p>
<input type="checkbox"/>	<p><b>Transportation:</b> Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?</p>
<input type="checkbox"/>	<p><b>Archeological Resources:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? If yes, archeo review is required (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Archeological Sensitive Area)</p>
<input type="checkbox"/>	<p><b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography). If yes, Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p><b>Slope = or &gt; 25%:</b> Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography) <b>If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</b></p>
<input type="checkbox"/>	<p><b>Seismic: Landslide Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones) <b>If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</b></p>
<input type="checkbox"/>	<p><b>Seismic: Liquefaction Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones) <b>If box is checked, a geotechnical report will likely be required and Environmental Planning must issue the exemption.</b></p>
<p><b>Comments and Planner Signature (optional):</b> Don Lewis</p>	

**STEP 3: PROPERTY STATUS - HISTORIC RESOURCE  
TO BE COMPLETED BY PROJECT PLANNER**

<b>PROPERTY IS ONE OF THE FOLLOWING:</b> (refer to <i>Property Information Map</i> )	
<input checked="" type="checkbox"/>	<b>Category A:</b> Known Historical Resource. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	<b>Category B:</b> Potential Historical Resource (over 45 years of age). <b>GO TO STEP 4.</b>
<input type="checkbox"/>	<b>Category C:</b> Not a Historical Resource or Not Age Eligible (under 45 years of age). <b>GO TO STEP 6.</b>

**STEP 4: PROPOSED WORK CHECKLIST  
TO BE COMPLETED BY PROJECT PLANNER**

<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	1. <b>Change of use and new construction.</b> Tenant improvements not included.
<input type="checkbox"/>	2. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. <b>Garage work.</b> A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	5. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. <b>Addition(s)</b> that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
<b>Note: Project Planner must check box below before proceeding.</b>	
<input type="checkbox"/>	Project is not listed. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>

**STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW  
TO BE COMPLETED BY PROJECT PLANNER**

<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	1. Project involves a <b>known historical resource (CEQA Category A)</b> as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. <b>Interior alterations to publicly accessible spaces.</b>
<input type="checkbox"/>	3. <b>Window replacement</b> of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	4. <b>Façade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

<input checked="" type="checkbox"/>	7. <b>Addition(s)</b> , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. <b>Other work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. <b>Other work</b> that would not materially impair a historic district (specify or add comments):  (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. <b>Reclassification of property status.</b> (Requires approval by Senior Preservation Planner/Preservation <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A  a. Per HRER or PTR dated  b. Other (specify): </div> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category C  (attach HRER or PTR) </div> </div>
<b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.</b>	
<input checked="" type="checkbox"/>	<b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b>
<b>Comments (optional):</b>	
<b>Preservation Planner Signature:</b> Alex Westhoff	

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION  
TO BE COMPLETED BY PROJECT PLANNER**

<input checked="" type="checkbox"/>	<b>No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.</b>	
	<b>Project Approval Action:</b> Historic Preservation Commission Hearing	<b>Signature:</b> Alex Westhoff
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	10/10/2019
<p>Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.</p> <p>In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the approval action.</p> <p>Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.</p>		



## STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

### TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

### PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
250 Brannan Street		3774/025
Case No.	Previous Building Permit No.	New Building Permit No.
2016-000845PRJ	201905291878	201905291880
Plans Dated	Previous Approval Action	New Approval Action
09/20/2016	Other (please specify)	Historic Preservation Commissic
Modified Project Description: 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 faade of the building. The connectors, each approx. 8 ft.		

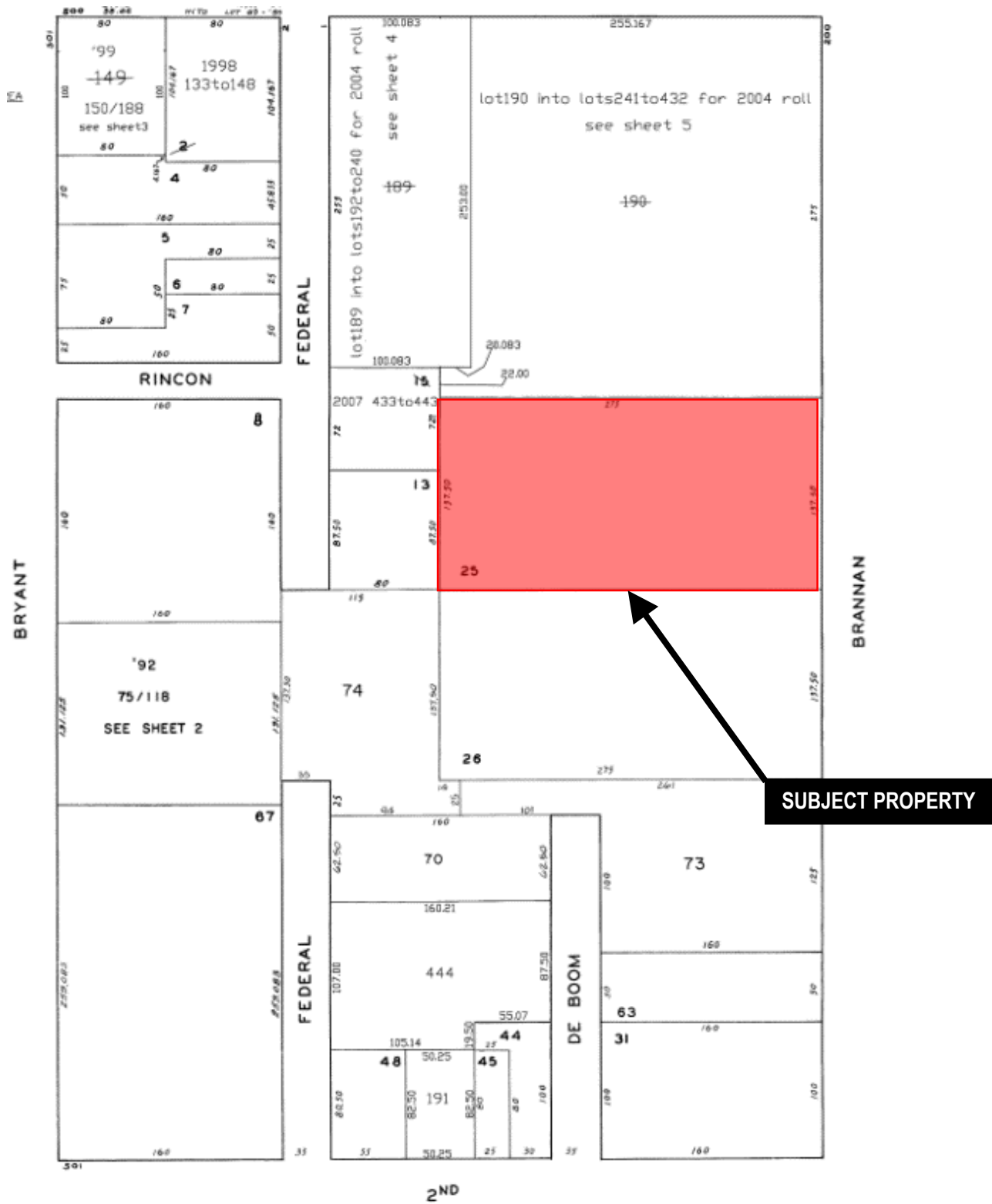
### DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
<input type="checkbox"/>	Result in expansion of the building envelope, as defined in the Planning Code;
<input type="checkbox"/>	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
<input type="checkbox"/>	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
<input type="checkbox"/>	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
<b>If at least one of the above boxes is checked, further environmental review is required.</b>	

### DETERMINATION OF NO SUBSTANTIAL MODIFICATION

<input checked="" type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can be filed within 10 days of posting of this determination.	
<b>Planner Name:</b>	<b>Date:</b>
Alex Westhoff	10/21/2019

# Parcel Map



Historic Preservation Commission  
 Case Number 2016-000845COA-02  
 250 Brannan Street



# Sanborn Map\*

THESE SANBORN MAPS ARE DATED TO THE MID 1990'S  
USE ONLY FOR HISTORICAL CONTEXT

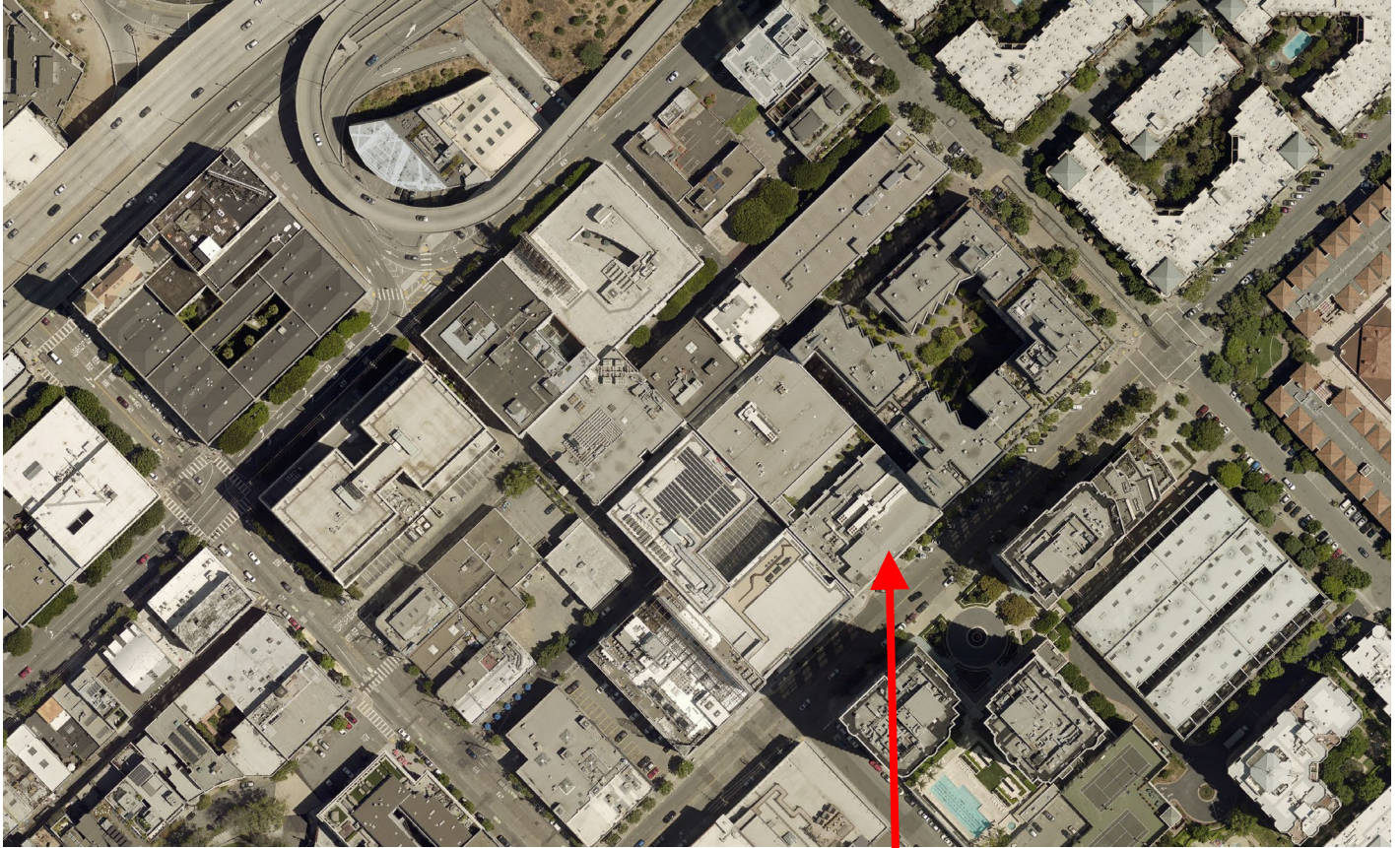


\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Historic Preservation Commission  
Case Number 2016-000845COA-02  
250 Brannan Street

# Aerial Photo – View 1

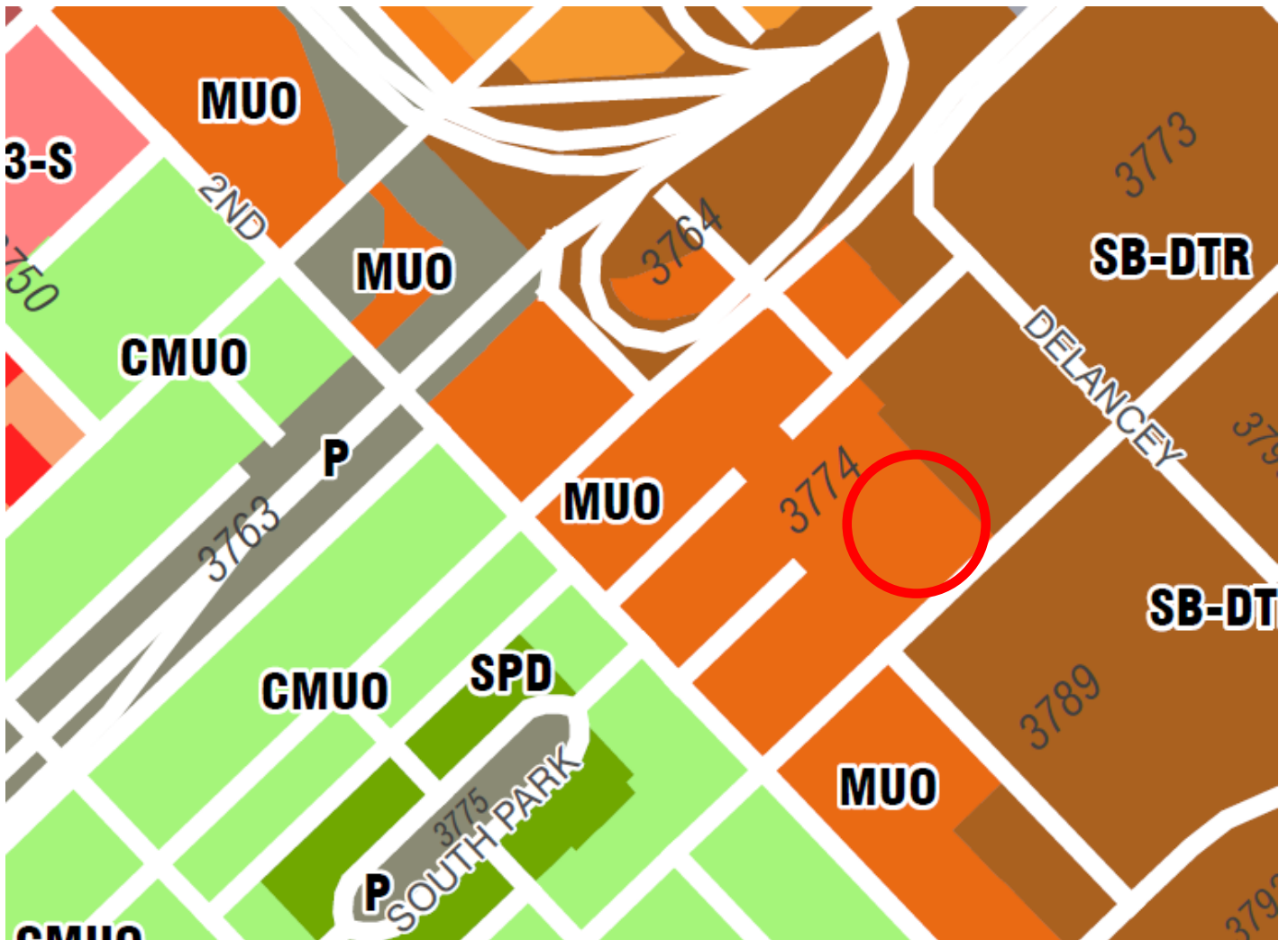


**SUBJECT PROPERTY**



Historic Preservation Commission  
Case Number 2016-000845COA-02  
250 Brannan Street

# Zoning Map



Historic Preservation Commission  
Case Number 2016-000845COA-02  
250 Brannan Street

# Site Photo



Historic Preservation Commission  
Case Number 2016-000845COA-02  
250 Brannan Street