



# SAN FRANCISCO PLANNING DEPARTMENT

---

## Permit to Alter Case Report

*Hearing Date:* September 7, 2011  
*Filing Date:* July 26, 2011  
*Case No.:* **2011.0809H**  
*Project Address:* **1095 Market Street**  
*Category:* Category I – Joseph D. Grant Building  
*Zoning:* C-3-G (Downtown General)  
90-X Height and Bulk District  
*Block/Lot:* 3703/ 059  
*Applicant:* Carolyn Kiernat  
Page & Turnbull  
1000 Sansome Street, Suite 200  
San Francisco, CA 94111  
*Staff Contact* Pilar LaValley - (415) 575-9084  
[pilar.lavalley@sfgov.org](mailto:pilar.lavalley@sfgov.org)  
*Reviewed By* Tim Frye - (415) 558-6625  
[tim.frye@sfgov.org](mailto:tim.frye@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

Historically known as the Joseph D. Grant Building, the subject building is located at 1095 Market Street (Assessor's Block 3703; Lot 059) at the southwest corner of Market & 7<sup>th</sup> Streets. It is a Category I (Significant) Building. The building is located within a C-3-G (Downtown General) Zoning District with a 90-X Height and Bulk limit.

1095 Market Street is an American Commercial Block building designed by noted Bay Area architect Newton Tharp in 1905. It is an eight-story steel frame structure that is clad in pressed brick and brownstone terra cotta. The base of the building was modernized sometime in the recent past and prior to its designation under Article 11; however, the upper-floors retain a high level of historic integrity. The building exhibits a typical tripartite arrangement of base, shaft, and capital and its overall design exhibits a variety of Revival-style architectural motifs.

### PROJECT DESCRIPTION

The proposed project includes the addition of two enclosed egress stairs in the building light well as part of the rehabilitation and reuse of the 9-story building as a hotel/hostel.

### PROJECT BACKGROUND

The Historic Preservation Commission granted, with conditions, at its July 7, 2010 hearing a Permit to Alter for exterior rehabilitation of the subject building (Case No. 2009.1100H, Motion No. 0080). The scope of work included the following:

1. Rehabilitation and reconstruction of the ground-floor of the building based on physical and photographic evidence
2. Survey and repair of the existing historic windows
3. Reconstruction of the missing historic cornice feature
4. Installation of new canopies, awnings, and signage
5. Installation of new storefront and entry systems
6. Construction of new rooftop enclosures for mechanical equipment
7. Construction of several rooftop additions related to the proposed rooftop terrace as well as mechanical rooms, elevator shaft and override.

Since the previous approval, the Project Sponsor has reconfigured the interior floor plans such that new exterior egress stairs to meet fire and life safety requirements of the San Francisco Building Code are required. The proposed project has subsequently been revised and is seeking a new Permit to Alter for the new exterior egress stairs.

All conditions of approval for the previous Permit to Alter remain active and shall be addressed as specified in Motion No. 0080.

## **OTHER ACTIONS REQUIRED**

Conditional Use Authorization pursuant to Section 216(b) of the Planning Code to convert the subject building from office to a hotel/hostel with up to 94 rooms with associated restaurant, bar, and nightclub uses was approved with conditions at the regularly scheduled Planning Commission hearing on October 14, 2010 (Case No. 2009.1100C, Motion No. 18199).

## **COMPLIANCE WITH THE PLANNING CODE PROVISIONS**

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

## **APPLICABLE PRESERVATION STANDARDS**

### **ARTICLE 11**

City Charter Section 4.135 gives the Historic Preservation Commission (HPC) authority to approve, disapprove, or modify Permit to Alter applications for designated Significant or Contributory buildings. In appraising a proposal for a Permit to Alter, the Historic Preservation Commission should consider the factors of architectural style, design, arrangement, texture, materials, color, and other pertinent issues. Section 1111.6 of the Planning Code outlines standards and requirements for the HPC to consider when reviewing a Permit to Alter.

### **SECTION 1111.6 OF THE PLANNING CODE**

Section 1111.6 of the Planning Code outlines the specific standards and requirements the Historic Preservation Commission shall use when evaluating permits to alter. These standards, in relevant part(s), are listed below:

(a) The proposed alteration shall be consistent with and appropriate for the effectuation of the purposes of this Article 11.

(b) For Significant Buildings - Categories I and II, and for Contributory Buildings - Categories III and IV, proposed alterations of structural elements and exterior features shall be consistent with the architectural character of the building, and shall comply with the following specific requirements:

(1) The distinguishing original qualities or character of the building may not be damaged or destroyed. Any distinctive architectural feature which affects the overall appearance of the building shall not be removed or altered unless it is the only feasible means to protect the public safety.

(2) The integrity of distinctive stylistic features or examples of skilled craftsmanship that characterize a building shall be preserved.

(3) Distinctive architectural features which are to be retained pursuant to Paragraph (1) but which are deteriorated shall be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new material shall match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features shall be based on accurate duplication of features, substantiated by historic, physical or photographic evidence, if available, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures. Replacement of non-visible structural elements need not match or duplicate the material being replaced.

(6) In the case of Significant Buildings - Category I, any additions to height of the building (including addition of mechanical equipment) shall be limited to one story above the height of the existing roof, shall be compatible with the scale and character of the building, and shall in no event cover more than 75 percent of the roof area.

## PUBLIC/NEIGHBORHOOD INPUT

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

## ISSUES & OTHER CONSIDERATIONS

None.

## STAFF ANALYSIS

Based on the requirements of Article 11 and the *Secretary of Interior's Standards for Rehabilitation (Secretary's Standards)*, staff has determined that the proposed work will not adversely affect the Category I (Significant) Building.

The revised proposal consists of the addition of two stair enclosures in the existing light well at the east elevation. The east elevation is a painted brick wall with punched window openings; within the light well there are angled, projecting bay windows. Proposed stair enclosures will require removal of a portion of the bay windows at each end of light well to accommodate door swing and provide an area of refuge for the new exit stairs. Several existing windows in light well at each floor will also be obscured by the new stair enclosures. Proposed stair enclosures will be set back a minimum of 18 inches from the east face of building (main building wall) to provide a shadow line and allow the corner return of existing building wall to remain. The new stair enclosures will extend above the parapet by approximately 7.5 feet but will be kept lower than the height of new elevator penthouse; the total area of roof coverage approved in the previous Permit to Alter has not changed. The new enclosures are proposed to have a smooth cement plaster finish.

The proposed stair enclosures will occur in the light well on the east (side) elevation, which is a secondary elevation with no distinctive, or character-defining, features or finishes. As they are located on a secondary elevation and are utilitarian, the bay windows in the light well are not prominent elements of the building's overall character. The light well, which is located at the side property line, is only visible because of the diminutive height of the existing adjacent building (Merrell's), which is not historic. The height of this neighboring building is not consistent with the surrounding character of building heights along Market Street and may be replaced with a taller structure in the future. At such time, the light well of the subject building would no longer be visible from the street. In conformance with the *Secretary's Standards*, proposed stair enclosures will be constructed at a secondary elevation within the volume of the original light well and in a manner that will not impact the overall form or massing of the building. Further, alteration of the light well, and of the bay windows in the light well, will not impact distinctive architectural materials, features, finishes, or spatial relationships that characterize the property.

In conformance with the *Secretary's Standards*, the proposed stair enclosures will be clearly differentiated but compatible with the scale and character of the building as they will be differentiated from the original building wall through a change in building plane at east elevation and use of contemporary but compatible cladding materials (smooth cement plaster). To further break up massing of new volumes, the project sponsor proposes two options (shown on Sheet H3.2): Option A would articulate the stair enclosures by having new exterior walls perpendicular to the east elevation project several inches at each alternating floor level; Option B would provide blank window recesses in east wall of new stair enclosures to reference existing punched openings. Staff recommends Option B, as it will break up massing of new features in a manner that directly references the size and character of the original punched windows in the existing east elevation. The Department believes that the proposed stair enclosures are clearly differentiated but compatible with the scale and character of the building and recommends the following conditions of approval:

1. Elevation drawings, including sections that indicate all exterior profiles and dimensions, incorporating the blank window recesses at east wall of new stair enclosures shall be provided, and are subject to review and approval prior to the approval of the architectural addendum by Planning Department.

2. Material and finish samples for cladding of new stair enclosures shall be reviewed and approved by Preservation Planning Staff prior to the approval of the architectural addendum and/or building permit by Planning Department.

In order to ensure consistency between the two HPC actions for the subject property, staff recommends the following condition of approval:

3. That all conditions of approval related to Case No. 2009.1100H (Motion No. 0080) shall remain active and shall be addressed as previously specified.

## ENVIRONMENTAL REVIEW STATUS

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

## PLANNING DEPARTMENT RECOMMENDATION

Planning Department staff recommends APPROVAL WITH CONDITIONS of the proposed project as it appears to meet the provisions of Article 11 of the Planning Code regarding Major Alteration to a Category I (Significant) Building and the *Secretary of the Interior Standards for Rehabilitation*.

## ATTACHMENTS

Draft Motion  
Plans  
Photographs

*PL: G:\DOCUMENTS\1095 Market Street\2011.0809H case rpt.doc*



# SAN FRANCISCO PLANNING DEPARTMENT

## Historic Preservation Commission Draft Motion Permit to Alter MAJOR ALTERATION

HEARING DATE: SEPTEMBER 7, 2011

*Hearing Date:* September 7, 2011  
*Filing Date:* July 26, 2011  
*Case No.:* **2011.0809H**  
*Project Address:* **1095 Market Street**  
*Category:* Category I – Joseph D. Grant Building  
*Zoning:* C-3-G (Downtown General)  
90-X Height and Bulk District  
*Block/Lot:* 3703/ 059  
*Applicant:* Carolyn Kiernat  
Page & Turnbull  
1000 Sansome Street, Suite 200  
San Francisco, CA 94111  
*Staff Contact* Pilar LaValley - (415) 575-9084  
[pilar.lavalley@sfgov.org](mailto:pilar.lavalley@sfgov.org)  
*Reviewed By* Tim Frye - (415) 558-6625  
[tim.frye@sfgov.org](mailto:tim.frye@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**

**ADOPTING FINDINGS FOR A PERMIT TO ALTER FOR MAJOR ALTERATIONS TO A CATEGORY I (SIGNIFICANT) BUILDING, INCLUDING ADDITION OF STAIR ENCLOSURES IN LIGHT WELL AT EAST ELEVATION, FOR THE PROPERTY LOCATED ON LOT 059 IN ASSESSOR'S BLOCK 3703. THE SUBJECT BUILDING IS WITHIN A C-3-G (DOWNTOWN GENERAL) ZONING DISTRICT AND A 90-X HEIGHT AND BULK DISTRICT.**

### PREAMBLE

WHEREAS, on September 22, 2010, Jim Abrams ("Applicant") filed an application with the San Francisco Planning Department ("Department") for a Permit to Alter for exterior rehabilitation, including reconstruction of the historic cornice based on pictorial evidence and the installation of canopies, signage, and awnings at the subject building located on Lot 059 in Assessor's Block 3703, a Category I (Significant) Building, historically known as the Joseph D. Grant Building.

WHEREAS, on October 6, 2010, the Historic Preservation Commission ("Commission") conducted a duly noticed public hearing and approved with conditions the project proposed in Permit to Alter Application No. 2009.1100H through Motion No. 0080.

WHEREAS, on July 26, 2011, Carolyn Kiernat on behalf of property owner ("Applicant") filed an application with the San Francisco Planning Department ("Department") for a Permit to Alter for

construction of two stair enclosures in light well at east elevation at the subject building located on Lot 059 in Assessor's Block 3703, a Category I (Significant) Building, historically known as the Joseph D. Grant Building.

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 September 7, 2011, the Commission conducted a duly noticed public hearing on the current project, Case No. 2011.0809H ("Project"), for the Permit to Alter.

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, and has reviewed and heard testimony and received materials from interested parties during the public hearing on the Project.

**MOVED**, that the Commission hereby grants the Permit to Alter, **WITH CONDITIONS**, and in conformance with the architectural submittal dated August 18, 2011 and labeled Exhibit A on file in the docket for Case No. 2011.0809H based on the following condition(s):

#### **CONDITIONS OF APPROVAL**

- Elevation drawings, including sections that indicate all exterior profiles and dimensions, incorporating the blank window recesses at east wall of new stair enclosure shall be provided, and are subject to review and approval prior to the approval of the architectural addendum by Planning Department.
- Material and finish samples for cladding of new stair enclosures shall be reviewed and approved by Preservation Planning Staff prior to the approval of the architectural addendum and/or building permit by Planning Department.
- That all conditions of approval related to Case No. 2009.1100H, Motion No. 0080, shall remain active, and shall be addressed as previously specified.

#### **FINDINGS**

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

1. The above recitals are accurate and also constitute findings of the Commission.
2. Findings pursuant to Article 11:

The Historical Preservation Commission has determined that the proposed work is compatible with the exterior character-defining features of the subject building and meets the requirements of Article 11 of the Planning Code:

- That the proposal respects the character-defining features of the subject building;
- That the architectural character of the subject building will be maintained and those features that affect the building's overall appearance that are removed or repaired shall be done so in-kind;
- All architectural elements and cladding repaired where possible in order to retain as much historic fabric as possible;
- That the integrity of distinctive stylistic features and examples of skilled craftsmanship that characterize the building shall be preserved; and,
- That all new materials shall match the historic material in composition, design, color, texture and other visual qualities and shall be based on accurate duplication of features.

For these reasons, the proposal overall, is appropriate for and consistent with the purposes of Article 11, meets the standards of Article 1111.6 of the Planning Code and complies with the *Secretary of the Interior's Standards for Rehabilitation*..

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

I. URBAN DESIGN ELEMENT

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

GOALS

*The Urban Design Element is concerned both with development and with preservation. It is a concerted effort to recognize the positive attributes of the city, to enhance and conserve those attributes, and to improve the living environment where it is less than satisfactory. The Plan is a definition of quality, a definition based upon human needs.*

OBJECTIVE 1

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

POLICY 1.3

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

OBJECTIVE 2

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

POLICY 2.4

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



*POLICY 2.5*

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

*POLICY 2.7*

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

*The goal of a Permit to Alter 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 Permit to Alter and therefore furthers these policies and objectives by maintaining and preserving the character-defining features of the subject building 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 is for the restoration of a residential property and will not have any 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 landmark 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 reduce the affordable housing supply as the existing ten units at the property are uninhabitable.*

- 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:

*The proposal has obtained Conditional Use Authorization from the Planning Commission to convert the building into a hostel/hotel, which will provide opportunities for employment.*

- 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. The work will eliminate unsafe conditions at the site and 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 11 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.*

5. For these reasons, the proposal overall, appears to meet the *Secretary of the Interior's Standards* and the provisions of Article 11 of the Planning Code regarding Major Alterations to Category I (Significant) buildings.

**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 WITH CONDITIONS a Permit to Alter** for the property located at Lot 059 in Assessor's Block 3703 for proposed work in conformance with the architectural submittal dated August 18, 2011 and labeled Exhibit A on file in the docket for Case No. 2011.0809H.

**APPEAL AND EFFECTIVE DATE OF MOTION: APPEAL: Any aggrieved person may appeal this Motion to the Board of Appeals within thirty (30) days after the date of this Motion No. XXXX. The effective date of this Motion shall be the date of this Motion. For further information, please contact the Board of Appeals in person at 1650 Mission Street, (Room 304) or call (415) 575-6880.**

**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 September 7, 2011.

Linda D. Avery  
Commission Secretary

AYES:

NAYS:

ABSENT:

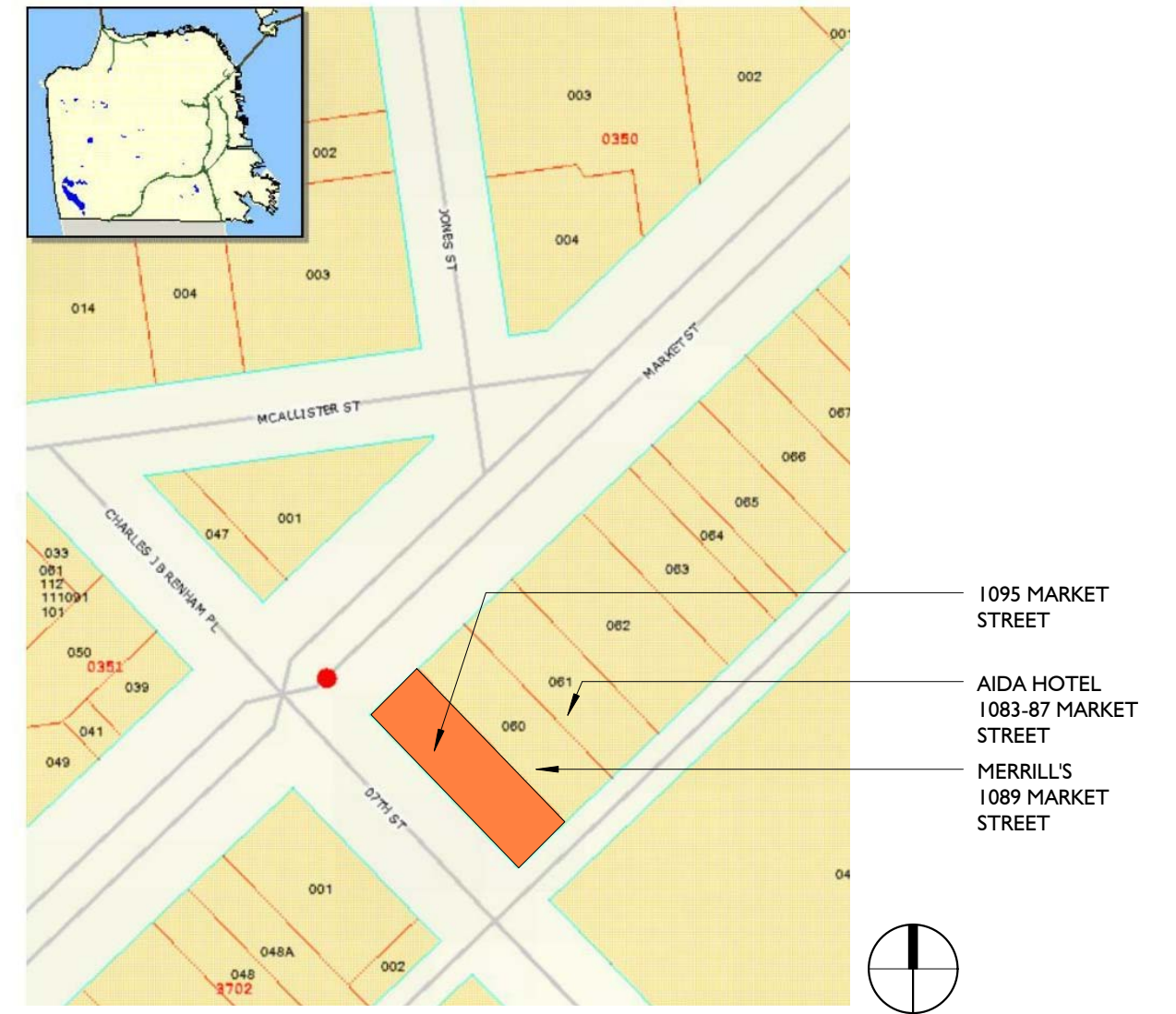
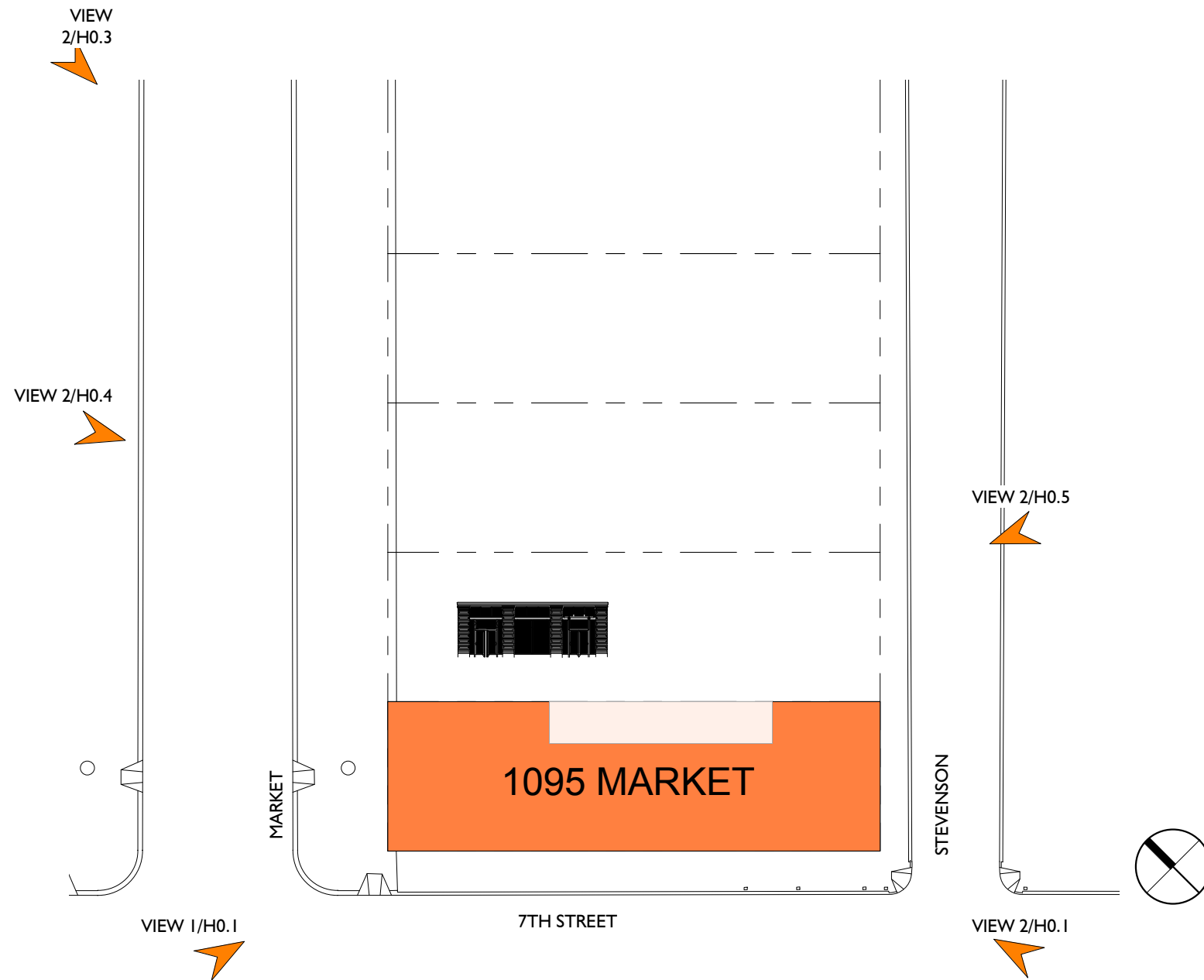
ADOPTED: September 7, 2011

1095 MARKET STREET  
MAJOR PERMIT TO ALTER

PREPARED FOR 1095 MARKET STREET HOLDING, L.L.C.  
[11052]



# SITE PLAN



1 SITE PLAN  
1" = 50'-0"

2 PARCEL MAP

H0.0



# PRIMARY STREET VIEWS

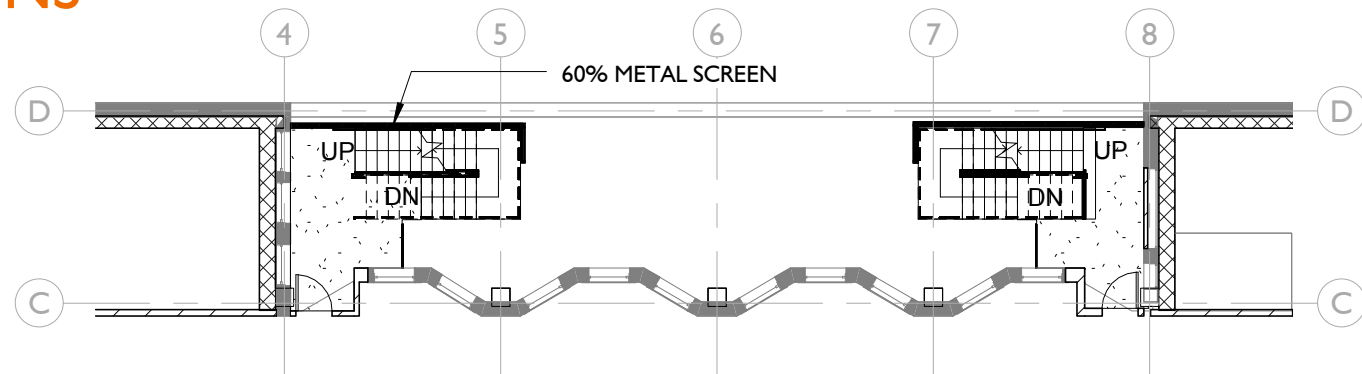


① 7TH AND MARKET STREET VIEW

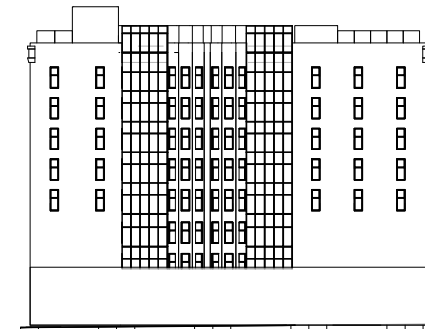


② 7TH & STEVENSON STREET VIEW

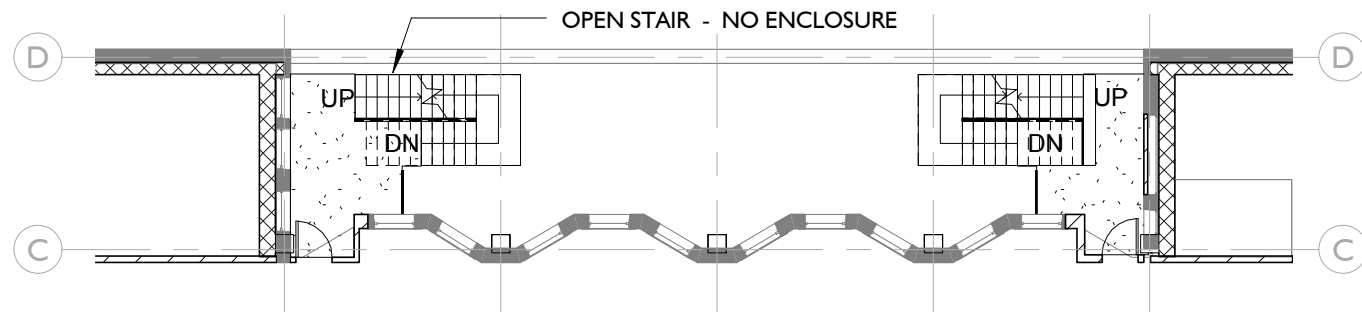
# STAIR OPTIONS



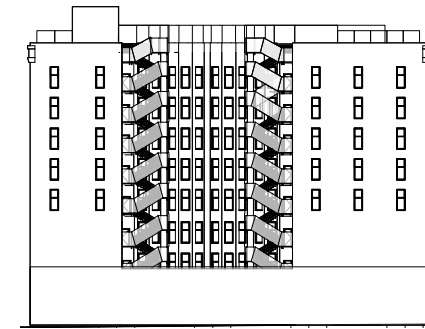
1 OPTION 1 - 60% METAL SCREEN WALL



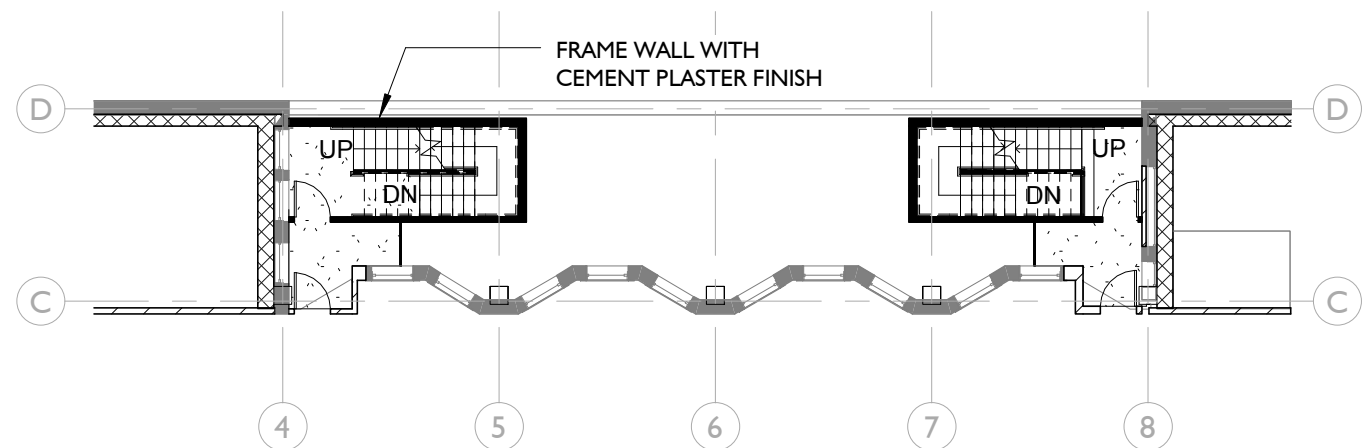
EAST ELEVATION



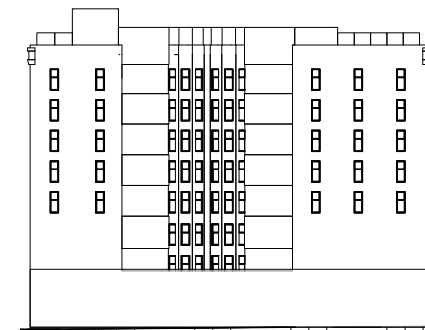
2 OPTION 2 (PREFERRED) - OPEN STAIR



EAST ELEVATION



3 OPTION 3 (PROPOSED) - FULLY ENCLOSED



EAST ELEVATION

## NARRATIVE OF DESIGN PROGRESS

The existing stairs at 1095 Market Street do not satisfy current life safety requirements. In the approved conditional use permit package dated April 2, 2010 the stairs were rebuilt within the existing building envelope. Rebuilding the stairs to meet code requirements will result in a significant loss of useable building area. It is therefore proposed to use the exterior space along the property line for a new vertical circulation scheme.

The California Building Code would require an enclosed stair for a building such as 1095 Market Street. An open stair would be more desirable because it would be both more transparent and less costly than an exterior enclosed stair.

The project team attempted to find alternative performance-based designs for an open stair with the help of fire protection engineers.

After completing the fire performance analysis, two main options were developed.

- Option 1 would provide a continuous 60% metal open screen built around the 2 sides of the stair that would be set back slightly from the property line.
- In Option 2, the preferred scheme, the screen would only extend to a height of 6 feet above the stairs and landings.

In a pre-application meeting with the Building and Fire Department, the officials were unable to approve a performance-based design for either of the options.

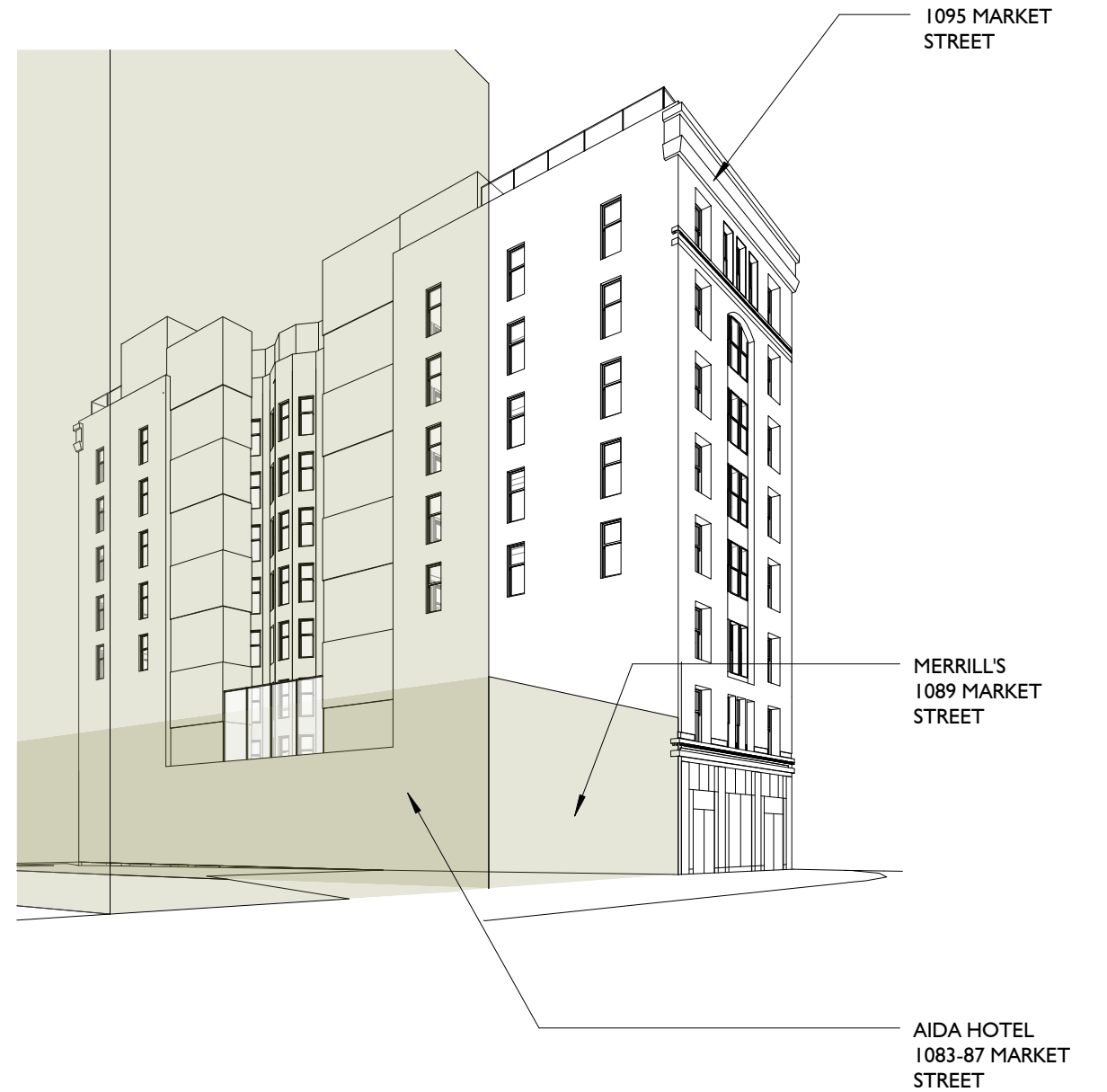
Based on that, as the only allowable option, a fully enclosed stair was designed as Option 3, the proposed scheme.



# BEFORE AND AFTER



1 MARKET STREET VIEW TODAY



2 MARKET STREET VIEW PROPOSED

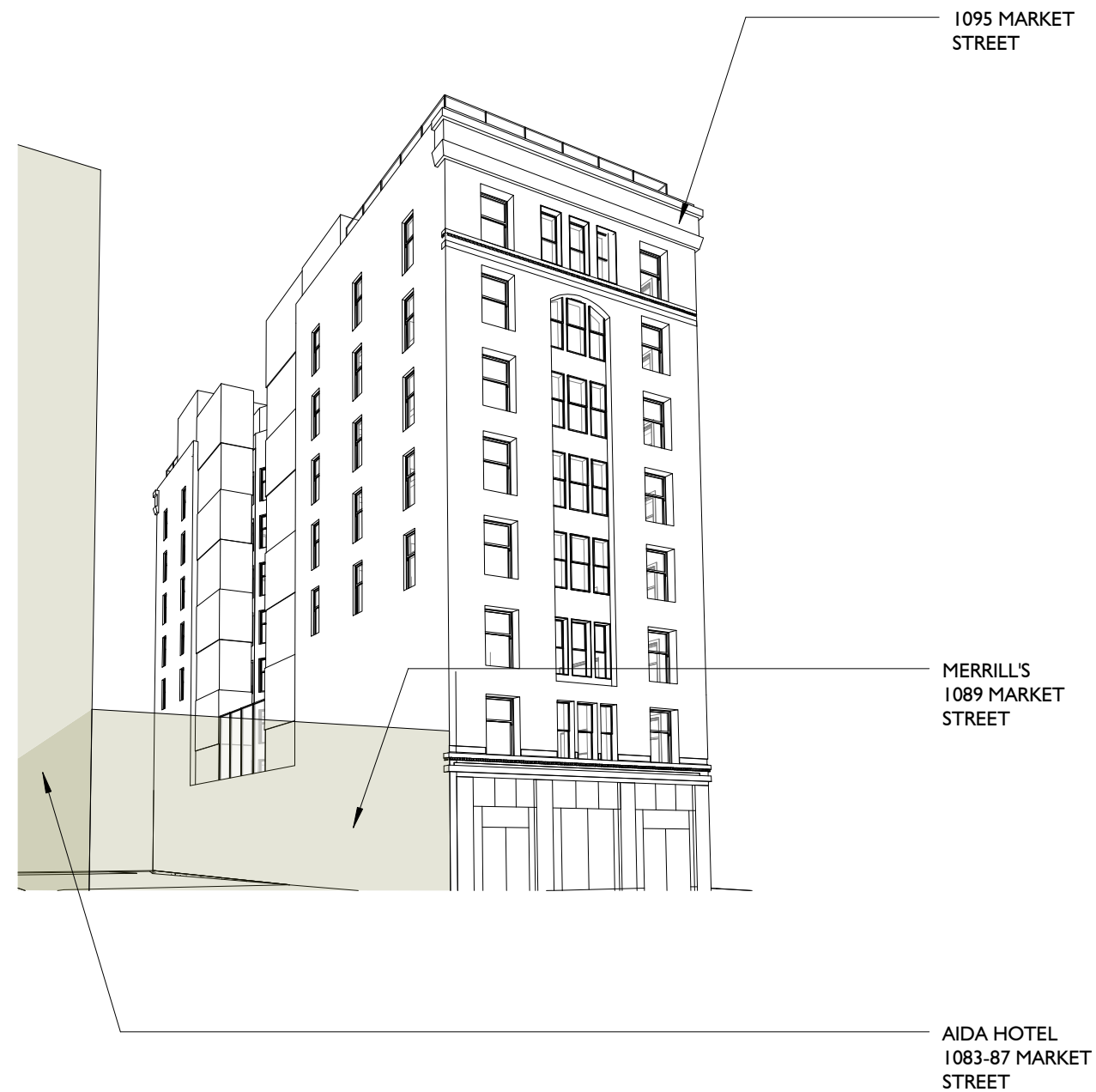
H0.3



# BEFORE AND AFTER



① MARKET STREET VIEW TODAY

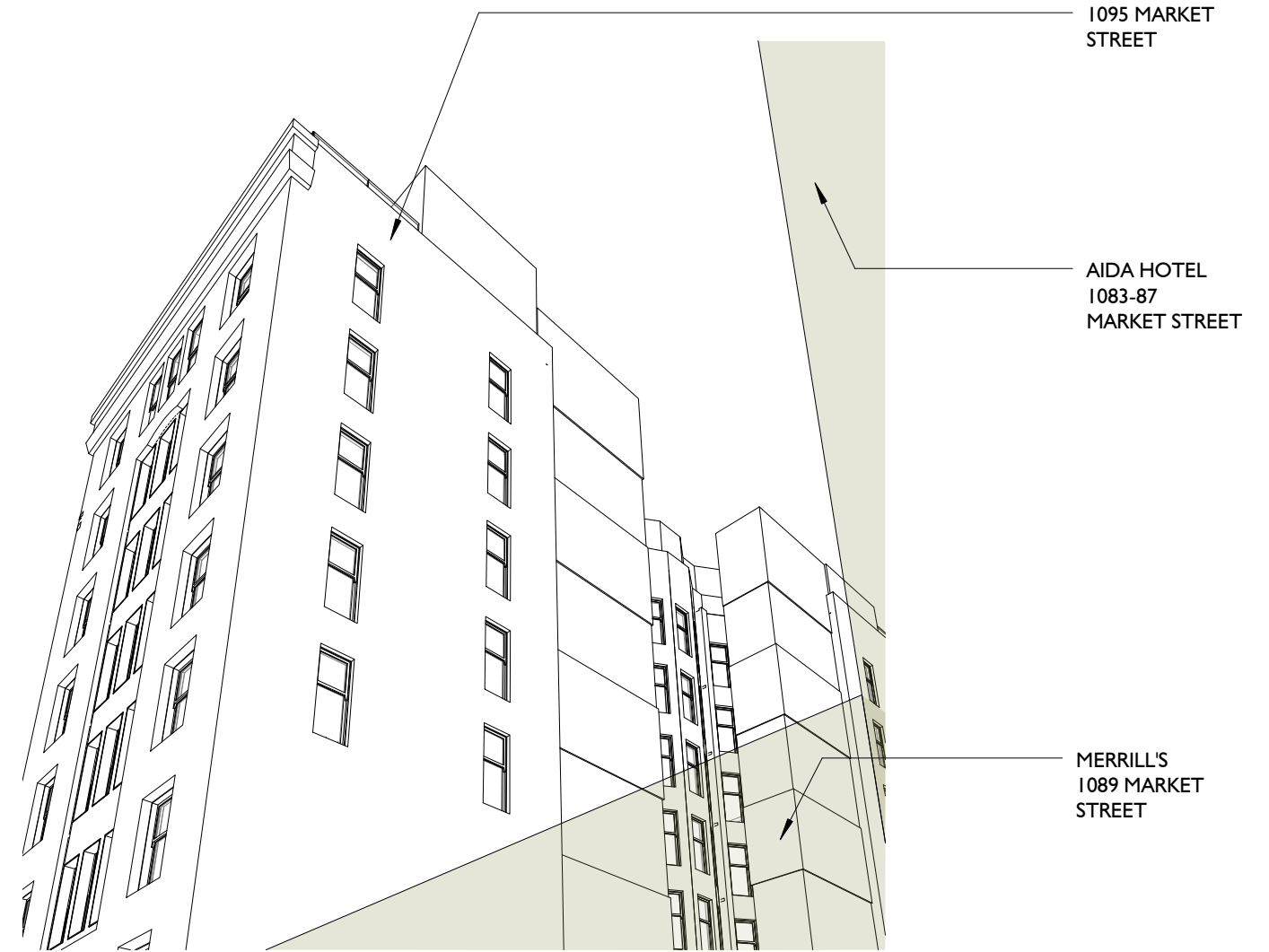


② MARKET STREET VIEW PROPOSED

# BEFORE AND AFTER



1 STEVENSON STREET VIEW TODAY



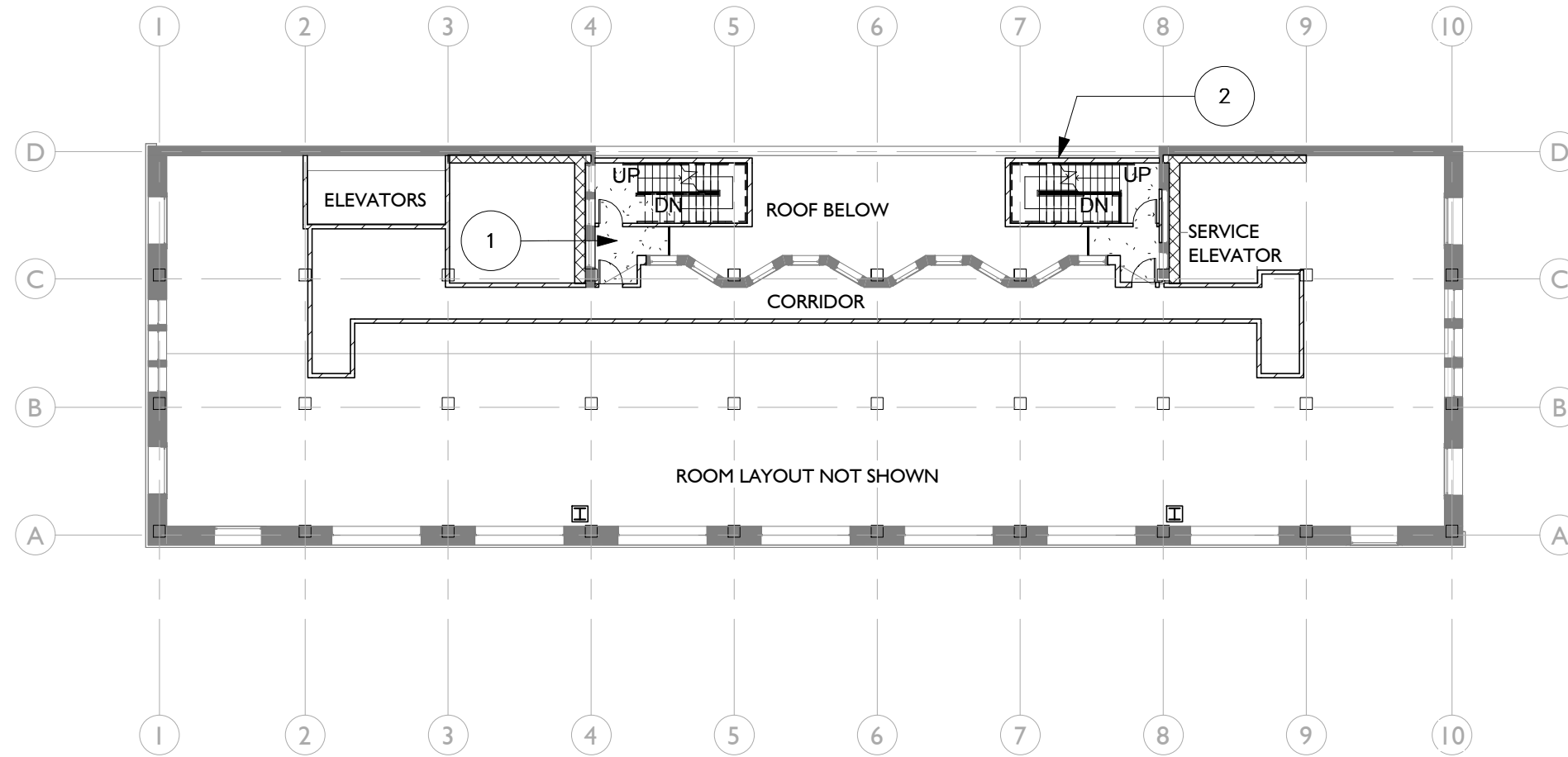
2 STEVENSON STREET VIEW PROPOSED

H0.5

# TYPICAL FLOOR PLAN

## KEYNOTES

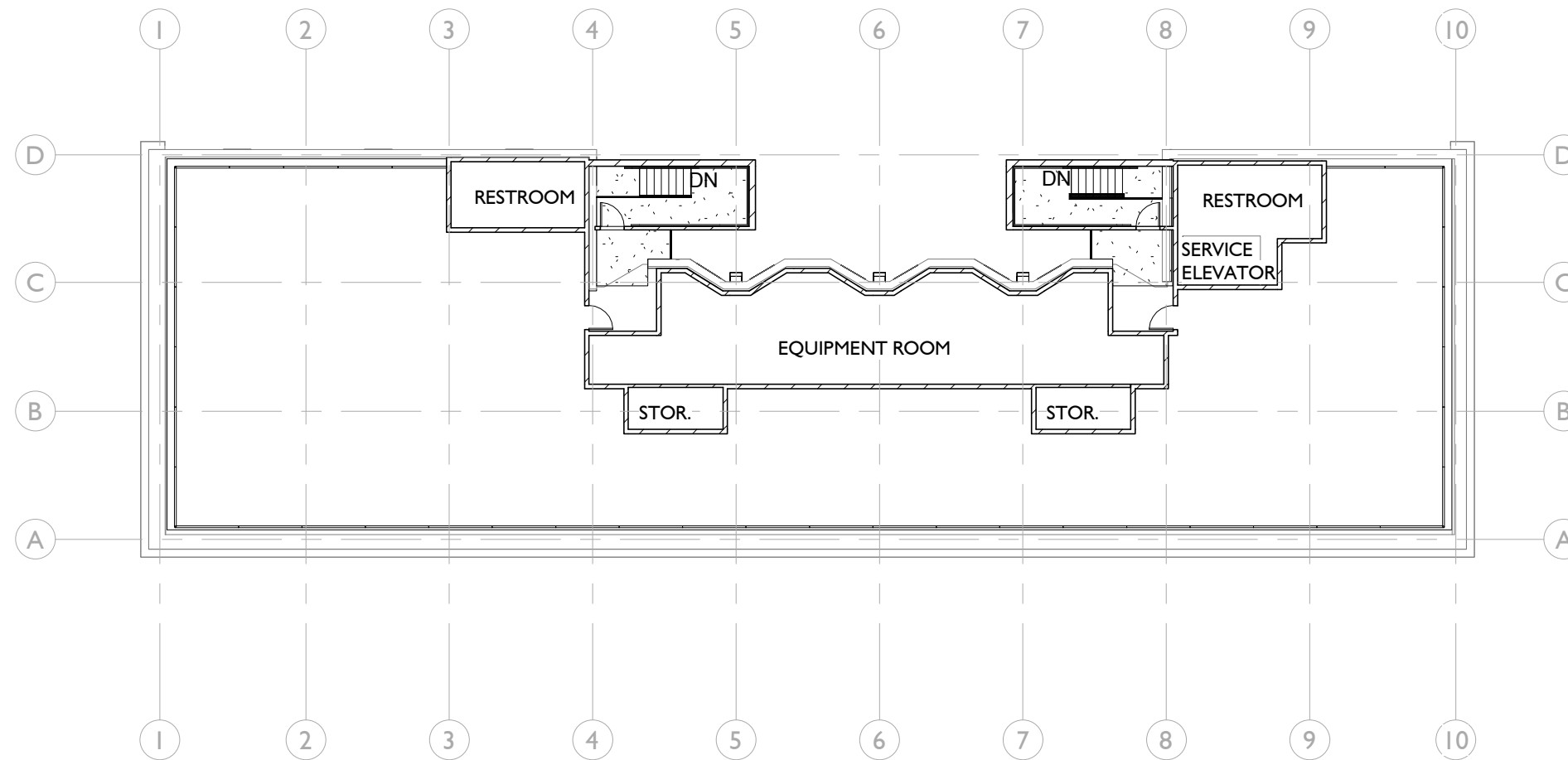
- 1 OPEN STAIR LANDING
- 2 CEMENT PLASTER EXIT ENCLOSURE, PAINTED



1 TYPICAL FLOOR PLAN  
1" = 20'-0"

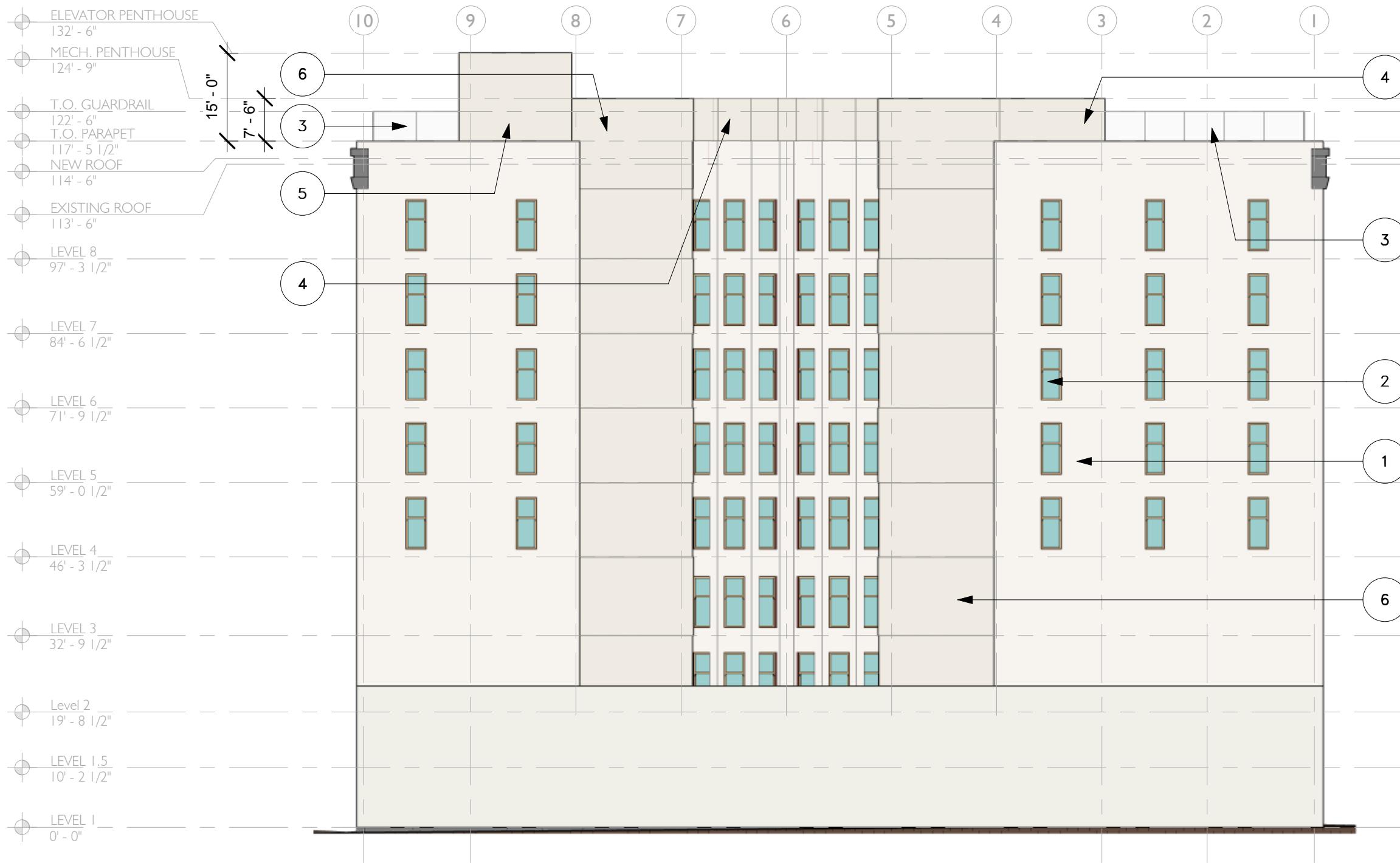
H2.1

# ROOF PLAN



1 ROOF PLAN  
1" = 20'-0"

# ELEVATION



## KEYNOTES

- 1 EXISTING MASONRY WALL, PAINTED
- 2 EXISTING WINDOW, TYPICAL
- 3 GUARDRAIL
- 4 CEMENT PLASTER MECHANICAL PENTHOUSE, PAINTED
- 5 CEMENT PLASTER ELEVATOR PENTHOUSE, PAINTED
- 6 CEMENT PLASTER EXIT ENCLOSURE, PAINTED

## NOTE

PAINT COLOR OF EXISTING AND NEW ELEMENTS TO BE DETERMINED

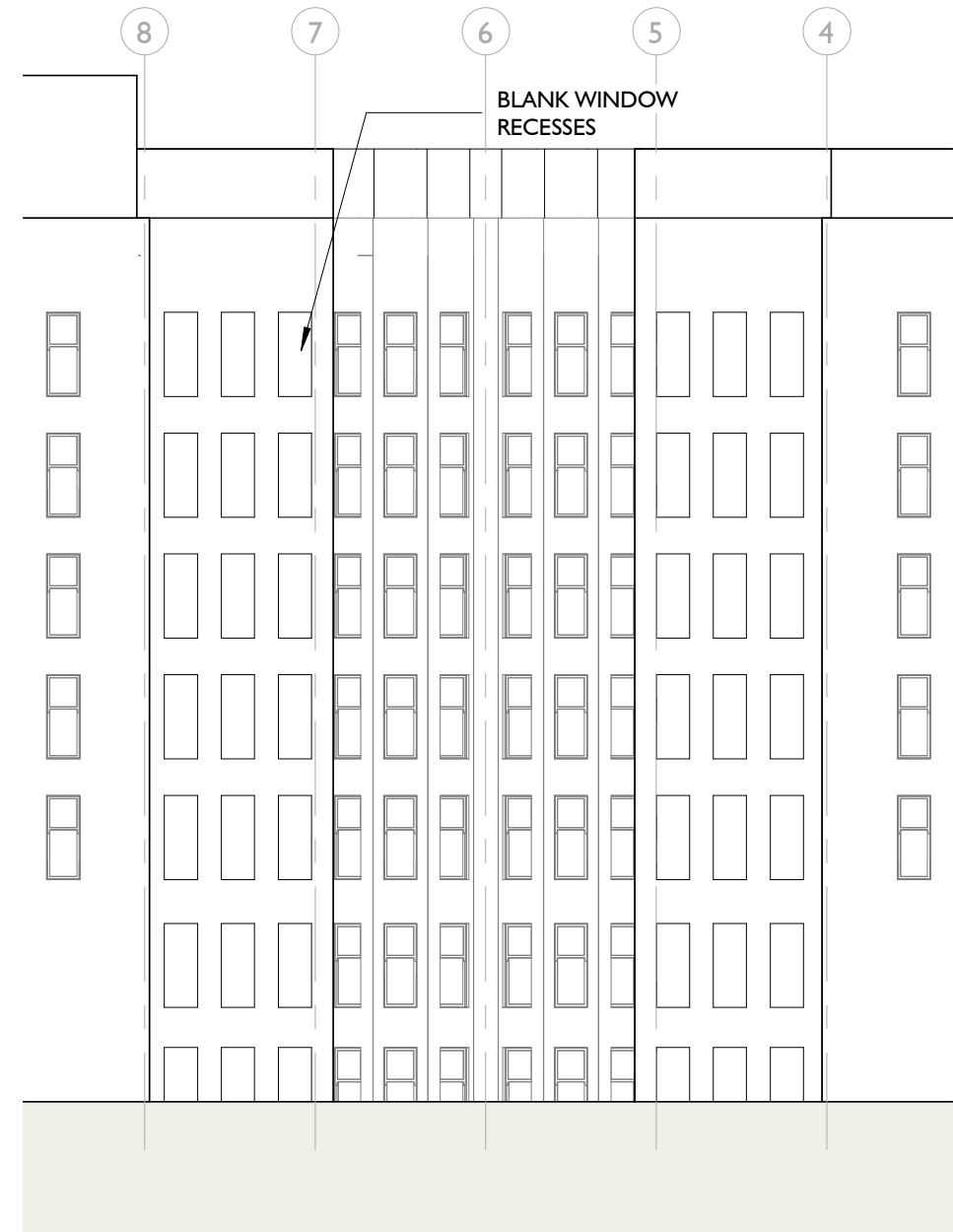
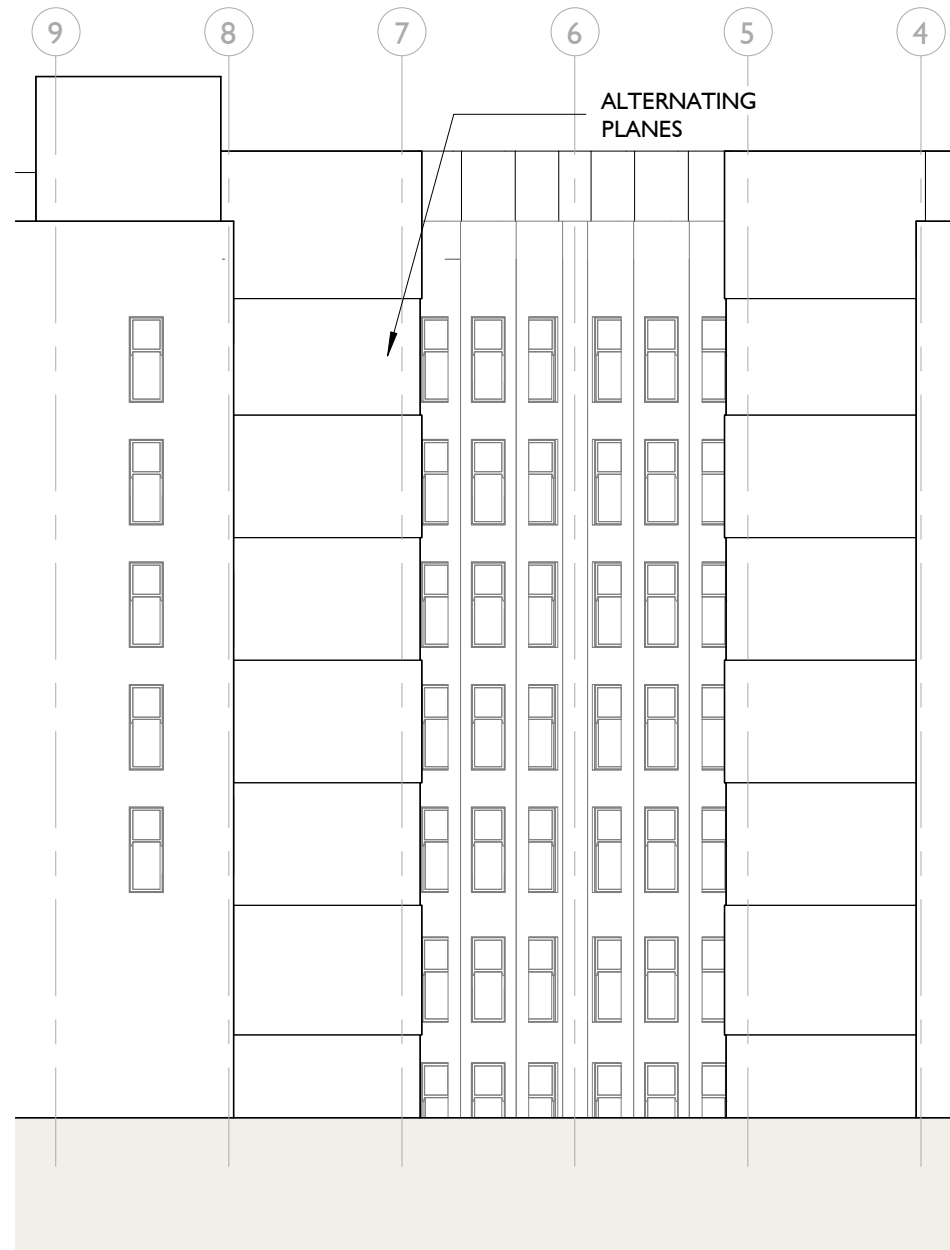
## LEGEND

- MERRILL'S (ADJACENT BUILDING)
- EXISTING BUILDING
- NEW CONSTRUCTION

1 PROPOSED EXTERIOR ENCLOSED STAIR AT EAST ELEVATION  
1" = 20'-0"

H3.1

# PROPOSED OPTIONS



① OPTION A - PROPOSED EXTERIOR ENCLOSED STAIR  
1" = 20'-0"

② OPTION B - PROPOSED EXTERIOR ENCLOSED STAIR  
1" = 20'-0"

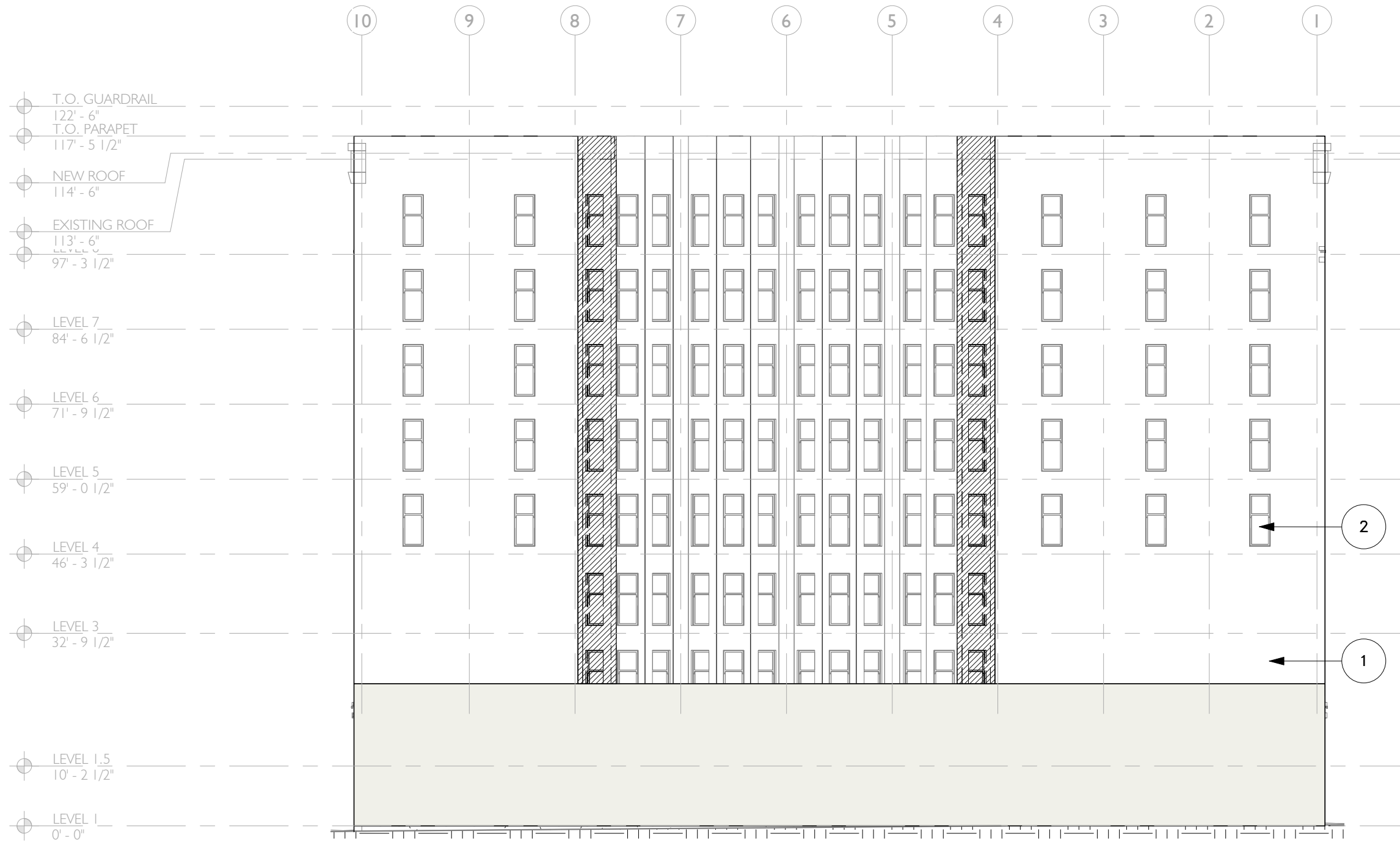
H3.2



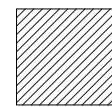

# DEMOLITION ELEVATION

## KEYNOTES

- 1 EXISTING MASONRY WALL, PAINTED
- 2 EXISTING WINDOW, TYPICAL



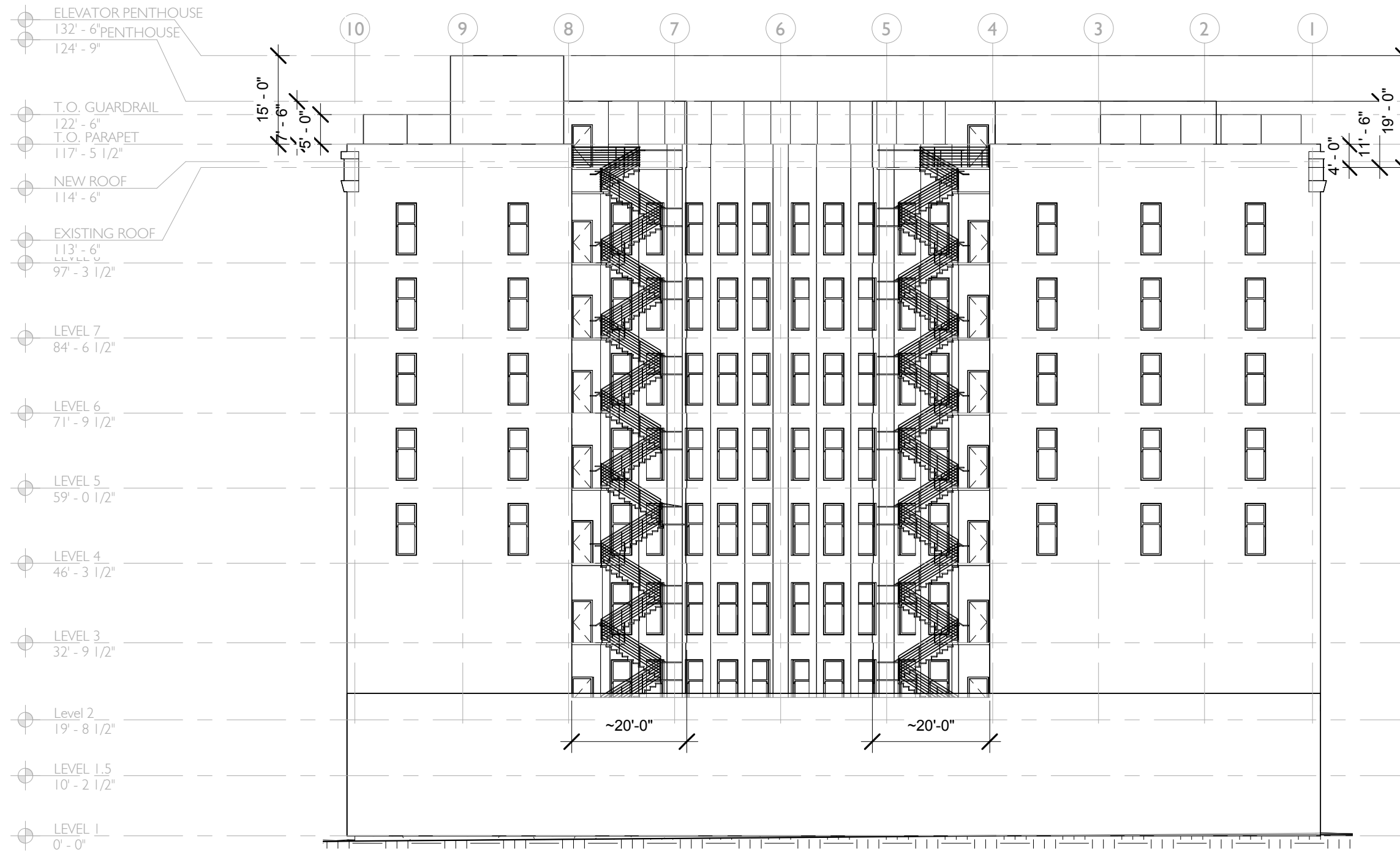
## LEGEND

-  EXTENT OF DEMOLITION
-  MERRILL'S (ADJACENT BUILDING)

1 DEMOLITION AT EAST ELEVATION  
1" = 20'-0"

H3.3

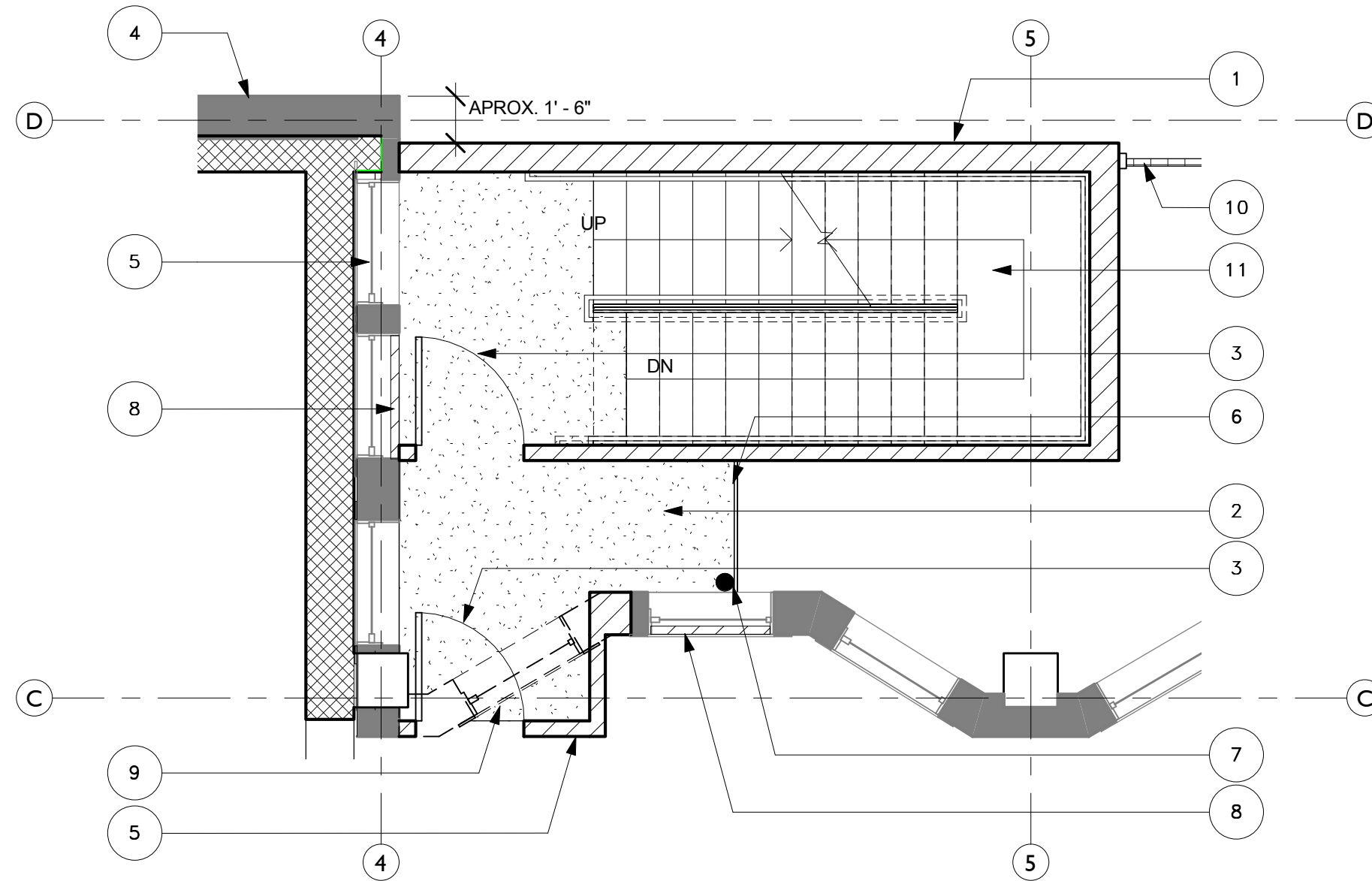
# DIMENSIONED STAIR



1 STAIR (SHOWN WITHOUT ENCLOSURE)  
1" = 20'-0"



# ENLARGED TYPICAL PLAN



## KEYNOTES

- 1 CEMENT PLASTER EXIT ENCLOSURE, PAINTED
- 2 OPEN STAIR LANDING
- 3 FIRE RATED METAL DOORS AND FRAMES
- 4 EXISTING MASONRY WALL, PAINTED
- 5 EXISTING WINDOW, TYPICAL
- 6 METAL GUARDRAILS AT LANDING, PAINTED
- 7 SPRINKLER AND STAND PIPE ASSEMBLY
- 8 WALL INFILL AT EXISTING WINDOW OPENING
- 9 EXTENT OF DEMOLITION
- 10 PERFORATED METAL SECURITY SCREEN, FLOORS 2 & 3
- 11 EXIT STAIR
- 12 NEW CONCRETE SHEAR WALL

1 ENLARGED TYPICAL EXTERIOR STAIR PLAN  
1/4" = 1'-0"