



SAN FRANCISCO PLANNING DEPARTMENT

Permit to Alter Case Report

HEARING DATE: JUNE 5, 2013

Filing Date: February 6, 2013
Case No.: **2013.0140H**
Project Address: **731 Market Street (725 Market Street)**
Category: Category II (Significant)
Conservation District: Kearny-Market-Mason-Sutter
Zoning: C-3-R (Downtown-Retail)
120-X Height and Bulk District
Block/Lot: 3706/062
Applicant: Kathryn Collins
Harvest Properties
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Emeryville, CA 94608
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PROPERTY DESCRIPTION

731 MARKET STREET is located on the south side of Market Street between Third Street and Fourth Street (Assessor's Block 3706; Lot 062). The subject building is a Category II (Significant) building within the Kearny-Market-Mason-Sutter Conservation District, which is locally designated under Article 11, Appendix B of the Planning Code. It is located within a C-3-R (Downtown-Retail) Zoning District with a 120-X Height and Bulk limit.

731 Market Street was originally constructed in 1908 by Architects Cunningham & Politeo. Historically known as the Bancroft Building, the building is a six-story brick with stucco finished Renaissance/Baroque styled building. 731 Market Street features a tripartite composition with end bay articulation, classical detailed cornice, and a brick faced base with arched window bays.

PROJECT DESCRIPTION

The proposed project is to create a pedestrian entrance on the Stevenson Street elevation for tenants at the basement level. Specifically, the proposal includes:

- Removal of a portion of the rear façade on Stevenson Street, measuring 11'-2" x 21'-2" to insert a double height storefront assembly and canopy.
- Insertion of a new painted aluminum two-story storefront assembly with new painted aluminum canopy. The canopy is supported by three stainless steel cables, of which two are attached to the storefront system and one to the existing stucco finished brick wall. The canopy spans the entire

width of the storefront opening and extends over the existing elevator entry. Non-illuminated individual brushed stainless steel text above the canopy will enumerate the Stevenson address. The upper lights of the storefront assembly will reference the mullion pattern of the existing adjacent windows and all glazing will be clear. The storefront assembly and canopy will have the same non-reflective painted finish.

- Installation of three new exterior light fixtures (wall sconces) with a non-reflective finish.
- Replacement of existing basement louvers and openings with seven new aluminum framed fixed windows with clear glazing within existing openings. The finish will match the storefront assembly.
- Patch repair existing cement plaster to match existing adjacent plaster in composition and color.

Please see photographs and plans for details.

OTHER ACTIONS REQUIRED

The proposed project will require a Building Permit.

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

Pursuant to Section 1110 of the Planning Code, unless delegated to the Planning Department Preservation Staff through the Minor Permit to Alter process pursuant to Section 1111.1 of the Planning Code, the Historic Preservation Commission is required to review any applications for the construction, alteration, removal, or demolition for Significant buildings, Contributory buildings, or any building within a Conservation District. In evaluating a request for a Permit to Alter, the Historic Preservation Commission must find that the proposed work is in compliance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, Section 1111.6 of the Planning Code, as well as the designating Ordinance and any applicable guidelines, local interpretations, bulletins, related appendices, or other policies.

SECTION 1111.6 OF THE PLANNING CODE

Section 1111.6 and Section 1111.2, as it relates to signage, of the Planning Code outline 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.

The proposed project is consistent with Article 11.

- (b) For Significant Buildings/Properties - 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.

The proposed project involves the insertion of a pedestrian entrance on a secondary elevation of the building. The new opening aligns with the existing fenestration pattern on the Stevenson Street elevation and the upper lights will reference the mullion pattern of existing adjacent windows at that level. This project will require disturbance of existing historic fabric with the removal of a portion of the secondary elevation wall on Stevenson Street, however the distinguishing qualities of the subject building and the Kearny-Market-Mason-Sutter Conservation District will be retained.

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

As described above, the proposed project will not result in the loss of distinctive stylistic features or examples of skilled craftsmanship that characterize the building.

- (3) Distinctive architectural features which are to be retained pursuant 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 pictorial 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.

There are no distinctive architectural features within the scope of work and thus, all existing features will be retained. Upper lights of the new storefront assembly will reference the mullion pattern of existing adjacent windows. New basement windows will replace existing mechanical louvers and non-historic metal grilles.

- (4) Contemporary design of alterations is permitted, provided that such alterations do not destroy significant exterior architectural material and that such design is compatible with the size, scale, color, material and character of the building and its surroundings.

The new storefront, canopy, light fixtures, and basement windows will not destroy existing window openings along the Stevenson Street elevation. The new storefront system, canopy, light fixtures and basement windows will be compatible with the overall design of the building and surrounding Kearny-Market-Mason-Sutter Conservation District.

THE SECRETARY OF THE INTERIOR'S STANDARDS

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

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

The proposed project will retain the existing commercial use of the building.

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

The proposal is to create a new opening and insert a new storefront system with canopy on the Stevenson Street elevation, as well as install new light fixtures and insert new basement windows at existing openings. The new storefront system, canopy, light fixtures, and basement windows will be compatible with the size, scale, color, material, finish and character of the building. The proposed project will not remove distinctive materials, nor irreversibly alter features, spaces, or spatial relationships that characterize the property or the district.

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.

The proposed project does not include the addition of conjectural elements or architectural features from other buildings. New work does not create a false sense of historical development and would be contemporary in character. The proposal involves the creation of a new opening for a new painted aluminum storefront system with canopy, as well as new light fixtures and installation of new basement windows. The design of the new storefront system draws upon the patterns and materials of the building but will be constructed using modern materials and recognized as a physical record of its time, place, and use.

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

The proposed project does not alter any existing distinctive features of the building.

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

The distinctive features and finishes of the building will be retained and preserved. The new storefront assembly will be introduced in a new opening that fits within the existing fenestration pattern of the building. The new basement windows will be installed in existing opening where obsolete mechanical louvers and grilles were once installed. No distinctive features or finishes will be removed.

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.

The proposed work is not anticipated to destroy historic materials, features, or spatial relationships that characterize the property. The alterations are clearly differentiated from the existing building. The storefront will be inserted within the existing fenestration pattern of the Stevenson Street elevation and the upper glazed portion will be compatible with materials and dimensions of existing windows. All finishes will be a non-reflective painted finish on aluminum for the storefront system, canopy, light fixtures and basement windows. Therefore, the proposed project will be compatible with the historic materials, features, size, scale and proportion of the existing building and surrounding Kearny-Market-Mason-Sutter district.

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.

The essential form and integrity of the building would be unimpaired if the proposed alterations at the subject property were removed at a future date.

PUBLIC/NEIGHBORHOOD INPUT

The Department has received two public inquiries for general information about the proposed project.

ISSUES & OTHER CONSIDERATIONS

None.

STAFF ANALYSIS

Staff has determined that the proposed work will be in conformance with the requirements of Article 11 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 overall proposal includes introduction of a new storefront system with canopy, exterior light fixtures, and basement windows. The proposal includes creating a new opening on a secondary elevation that follows the existing fenestration pattern of the building on Stevenson Street side for the new storefront assembly. Since the upper window assembly is integrated into the new storefront system, a more modern design which references the existing mullion pattern rather than the exact duplication of existing profiles and dimensions will be used to differentiate between old and new.

The new storefront assembly, canopy, light fixtures, and basement windows will be differentiated from the existing building in design and will be compatible in material, features, size, scale and finish. Staff finds that the historic character of the building will be retained and preserved and will not result in the removal of any significant historic fabric. This project will require removal of existing historic fabric at a secondary elevation, limited to the creation of one new opening at the existing brick wall on the

Stevenson Street elevation for the insertion of the new storefront assembly. All new basement windows will be installed at existing openings along the base of the building.

Although there are two light fixture options presented in the Project Sponsor submittal, Staff recommends Option 2, the Vega Outdoor fixture, an up and down light fixture that is simple in design with a non-reflected painted finish and more compatible with the landmark building and surrounding district.

In order to ensure that details of the new storefront assembly, canopy, light fixtures, and basement windows are consistent with the character of the existing building, the Department recommends the following conditions of approval:

- Prior to issuance of the Architectural Addendum, final light fixture selection shall require review and approval by Planning Department Preservation Staff.
- Prior to issuance of the Architectural Addendum, final basement window details shall require review and approval by Planning Department Preservation Staff.
- Prior to issuance of the Architectural Addendum, cement plaster repair specifications shall require review and approval by Planning Department Preservation Staff.
- Prior to issuance of the Architectural Addendum, color and finish of the storefront system, canopy, light fixtures and basement windows shall require review and approval by Planning Department Preservation Staff.

ENVIRONMENTAL REVIEW STATUS

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

PLANNING DEPARTMENT RECOMMENDATION

Planning Department staff recommends APPROVAL 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) Property and the *Secretary of the Interior Standards for Rehabilitation*. Staff recommends the following conditions of approval:

1. Prior to issuance of the Architectural Addendum, final light fixture selection shall require review and approval by Planning Department Preservation Staff.
2. Prior to issuance of the Architectural Addendum, final basement window details shall require review and approval by Planning Department Preservation Staff.

3. Prior to issuance of the Architectural Addendum, cement plaster repair specifications shall require review and approval by Planning Department Preservation Staff.
4. Prior to issuance of the Architectural Addendum, color and finish of the storefront system, canopy, light fixtures and basement windows shall require review and approval by Planning Department Preservation Staff.

ATTACHMENTS

Draft Motion
Parcel Map
Sanborn Map
Aerial Photo
Zoning Map
Site Photos
Project Sponsor submittal
Plans

KW: G:\Kelly\02_Projects\Major PTA\731 Market\01_731 Market_Case Report.doc



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Motion No. XXXX Permit to Alter MAJOR ALTERATION

HEARING DATE: JUNE 5, 2013

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ADOPTING FINDINGS FOR A PERMIT TO ALTER FOR MAJOR ALTERATIONS DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 11, TO MEET THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION, FOR THE CATEGORY II (SIGNIFICANT) PROPERTY LOCATED ON LOT 062 IN ASSESSOR'S BLOCK 3706. THE SUBJECT PROPERTY IS WITHIN A C-3-R (COMMERCIAL-RETAIL) ZONING DISTRICT AND A 120-X HEIGHT AND BULK DISTRICT.

PREAMBLE

WHEREAS, on February 6, 2013, Kathryn Collins of Harvest Properties ("Applicant") filed an application with the San Francisco Planning Department ("Department") for a Permit to Alter for an exterior restoration. The subject building is located on Lot 062 in Assessor's block 3706, a Category II (Significant) building historically known as the Bancroft Building and locally designated under Article 11, Appendix A of the Planning Code. Specifically, the proposal includes:

- Removal of a portion of the rear façade on Stevenson Street, measuring 11'-2" x 21'-2" to insert a double height storefront assembly and canopy.

- Insertion of a new painted aluminum two-story storefront assembly with new painted aluminum canopy. The canopy is supported by three stainless steel cables, of which two are attached to the storefront system and one to the existing brick wall. The canopy spans the entire width of the storefront opening and extends over the existing elevator entry. Non-illuminated individual stainless steel brushed finished text above the canopy will enumerate the Stevenson address. The upper lights of the storefront assembly will match the mullion pattern of the existing adjacent windows and all glazing will be clear. The storefront assembly and canopy will have the same non-reflective painted finish color.
- Installation of three new exterior light fixtures (wall sconces) with a non-reflective finish.
- Replacement of existing basement louvers and openings with seven new aluminum framed fixed windows with clear glazing within existing openings. The finish will match the storefront assembly.
- Patch repair existing cement plaster to match existing adjacent plaster in composition and color.

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

WHEREAS, on June 5, 2013, the Commission conducted a duly noticed public hearing on Permit to Alter application No. 2013.0140H ("Project").

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 **APPROVES WITH CONDITIONS** the Permit to Alter, in conformance with the architectural plans dated May 29, 2012 and labeled Exhibit A on file in the docket for Case No. 2013.0140H based on the following findings:

CONDITIONS OF APPROVAL

- Prior to issuance of the Architectural Addendum, final light fixture selection shall require review and approval by Planning Department Preservation Staff.
- Prior to issuance of the Architectural Addendum, final basement window details shall require review and approval by Planning Department Preservation Staff.
- Prior to issuance of the Architectural Addendum, cement plaster repair specifications shall require review and approval by Planning Department Preservation Staff.
- Prior to issuance of the Architectural Addendum, color and finish of the storefront system, canopy, light fixtures and basement windows shall require review and approval by Planning Department Preservation Staff.

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 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 11 of the Planning Code:

- The proposed project will be compatible with the historic materials, features, size, scale and proportion of the existing building and surrounding Kearny-Market-Mason-Sutter district.
- The new storefront assembly, canopy, light fixtures, and basement windows will be differentiated in design and will be compatible with the character of the existing building and surrounding Conservation District.
- The design of the new storefront system draws upon the patterns and materials of the building but will be constructed using modern materials and recognized as a physical record of its time, place, and use.
- The proposed project will not remove distinctive materials, nor irreversibly alter features, spaces, or spatial relationships that characterize the property or the district.

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 Permit to Alter 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 property 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 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:

The proposed project is located on Market Street and will not have a direct impact on the displacement of industrial and 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 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 II (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 a Permit to Alter** for the property located at Lot 062 in Assessor's Block 3706 for proposed work in conformance with the architectural submittal dated May 29, 2013 and labeled Exhibit A on file in the docket for Case No. 2013.0140H.

APPEAL AND EFFECTIVE DATE OF MOTION: The Commission's decision on a Permit to Alter shall be final unless appealed within thirty (30) days after the date of this Motion No. XXXX. 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.

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

I hereby certify that the Historical Preservation Commission ADOPTED the foregoing Motion on June 5, 2013.

Jonas P. Ionin
Acting Commission Secretary

AYES:

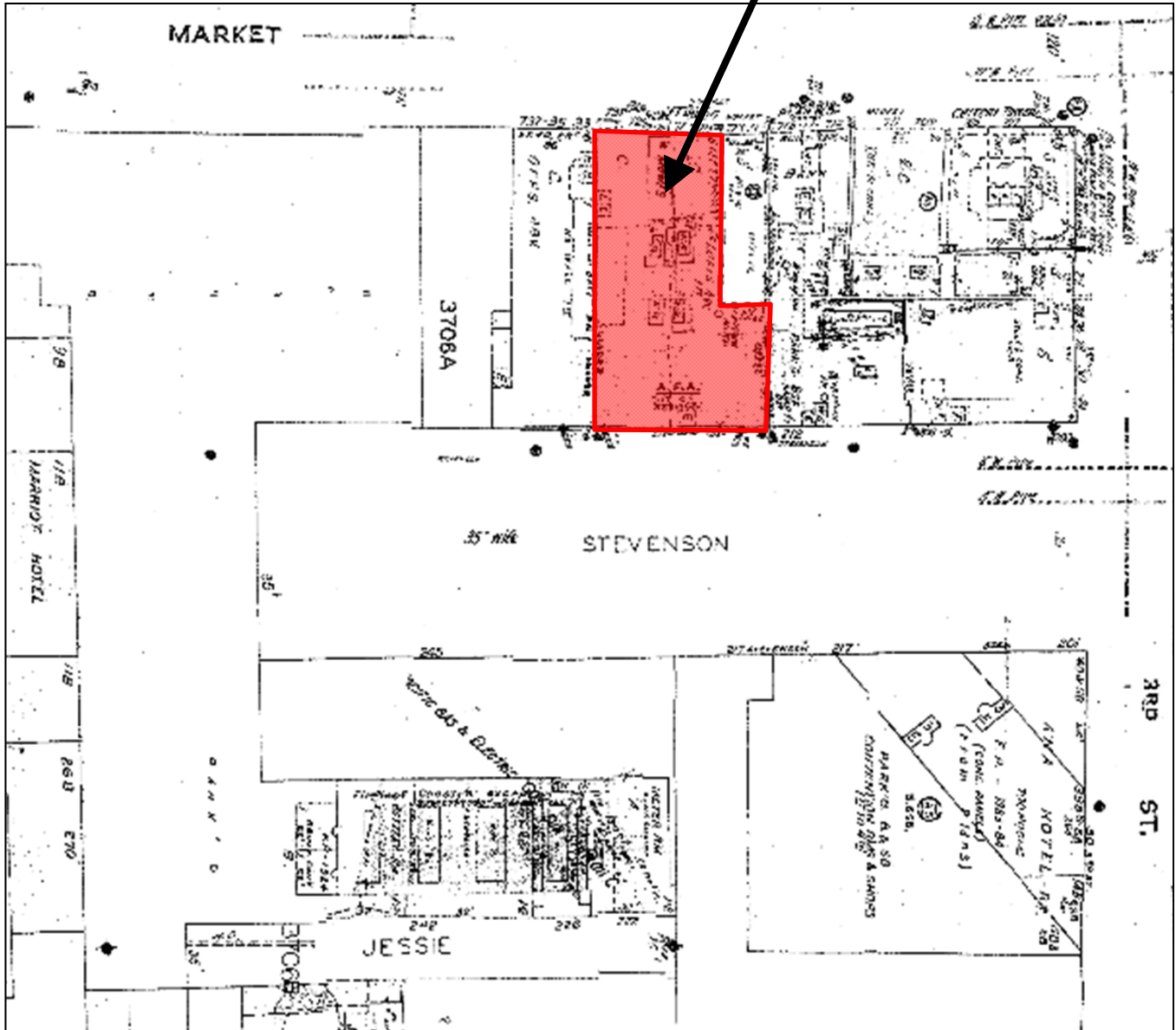
NAYS:

ABSENT:

ADOPTED: June 5, 2013

Sanborn Map*

SUBJECT PROPERTY



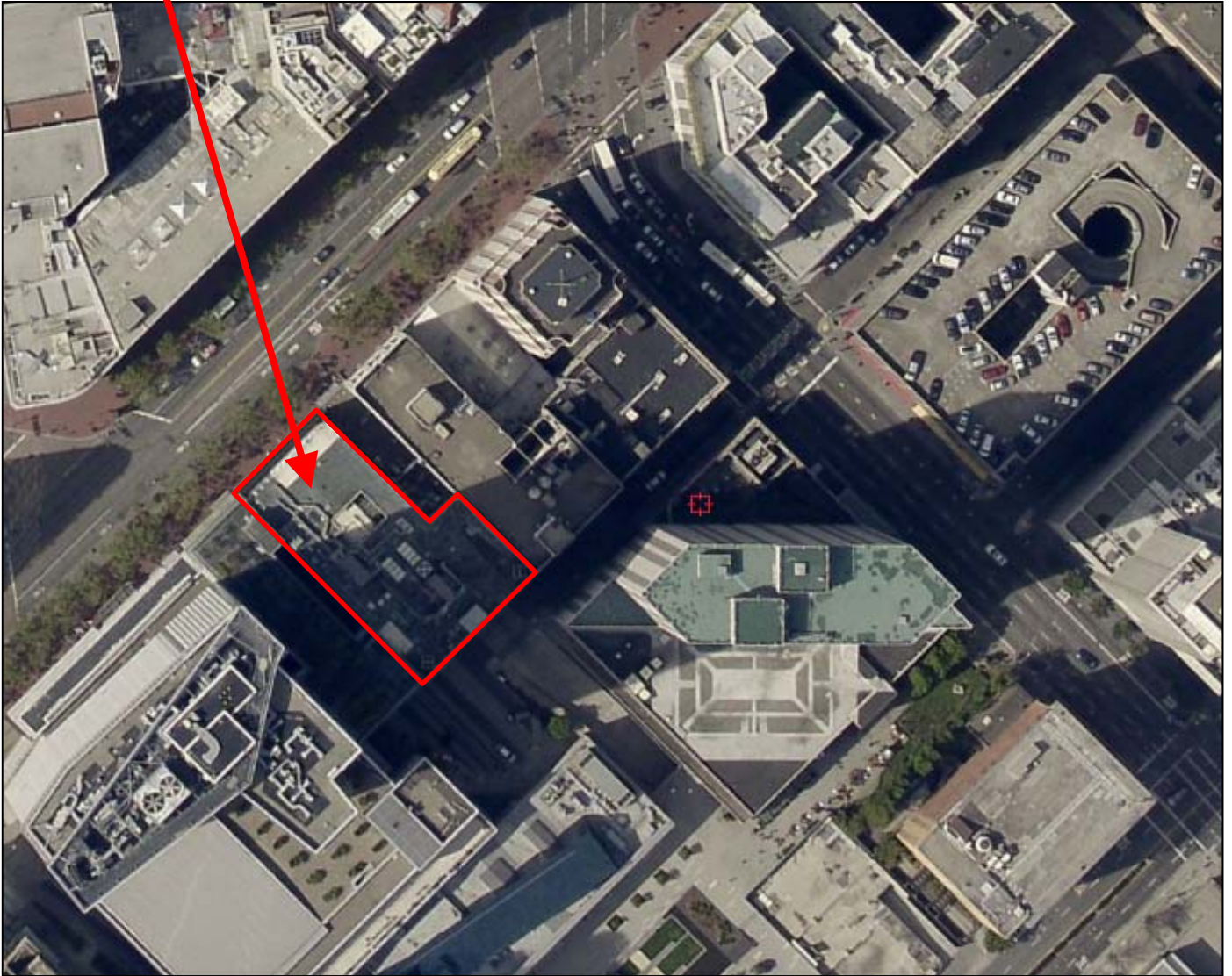
*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Major Permit to Alter Hearing
Case Number 2013.0140H
731 Market Street

Aerial Photo

SUBJECT PROPERTY



Major Permit to Alter Hearing
Case Number 2013.0140H
731 Market Street



Aerial Photo

SUBJECT PROPERTY



Major Permit to Alter Hearing
Case Number 2013.0140H
731 Market Street

Zoning Map



Major Permit to Alter Hearing
Case Number 2013.0140H
731 Market Street

Site Photo



Major Permit to Alter Hearing
Case Number 2013.0140H
731 Market Street

Site Photo



Major Permit to Alter Hearing
Case Number 2013.0140H
731 Market Street

Site Photo



Major Permit to Alter Hearing
Case Number 2013.0140H
731 Market Street

731 MARKET STEVENSON STREET ENTRY

MAJOR PERMIT TO ALTER
APPLICATION MAY 28, 2013

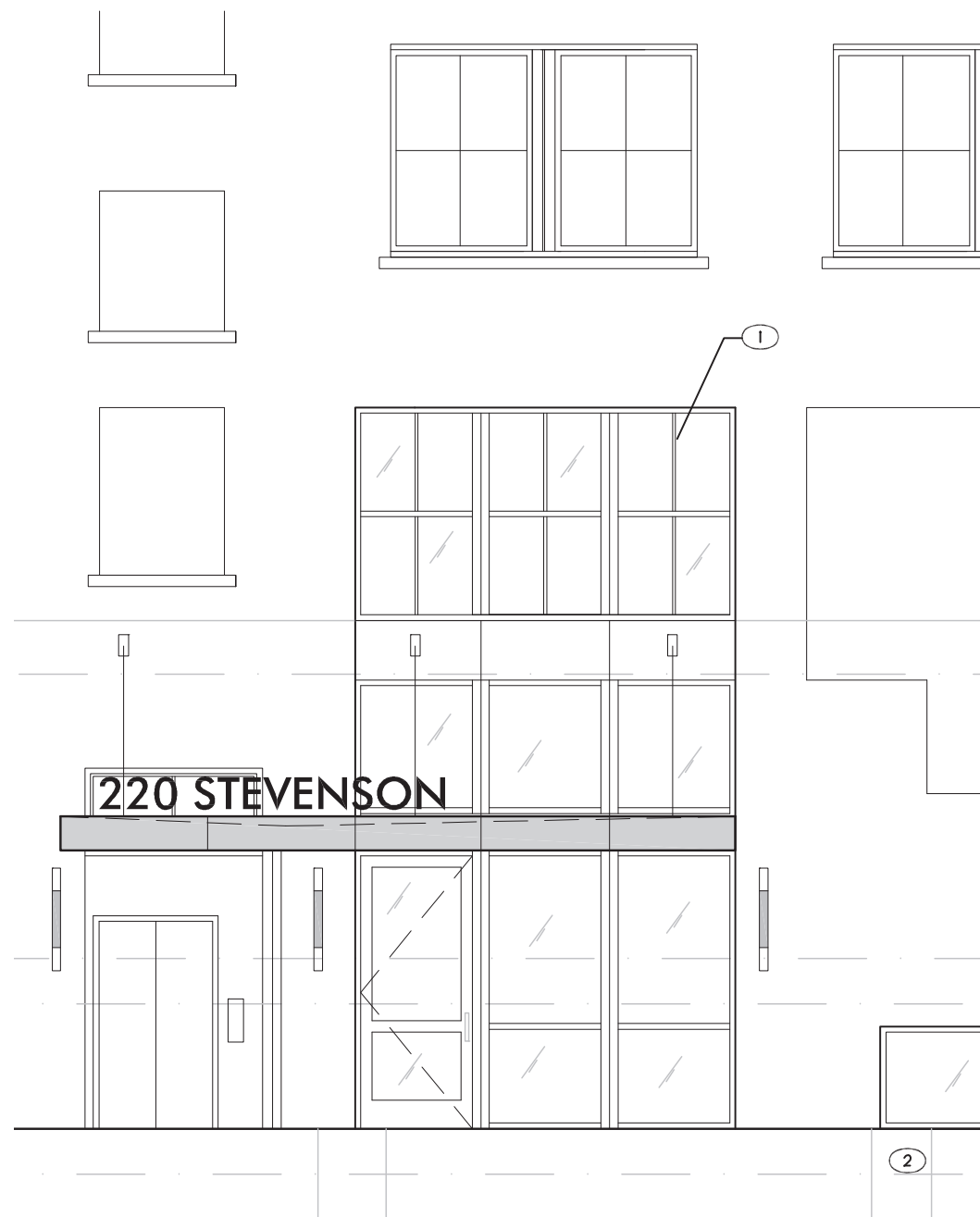


731 MARKET STEVENSON STREET ENTRY

3	PROJECT OVERVIEW
4	STEVENSON STREET ELEVATION - PHOTOS
5	STEVEN STREET ENTRY BAY - PHOTOS
6	CLERESTORY WINDOWS - PHOTOS
7	EXTERIOR WINDOWS - PHOTOS
10	SITE PLAN
11	ENLARGED FLOOR PLAN
12	STEVENSON STREET ENTRY - SECTION
13	STEVENSON STREET ENTRY - ELEVATION
14	ENTRY CANOPY - SECTION
15	WINDOWS WALL - DETAILS
16	ENTRY LOBBY + STAIRS
17	LIGHT FIXTURES - OPTION 1
18	LIGHT FIXTURES - OPTION 2
19	EXISTING WINDOW DETAILS
20	BASEMENT WINDOW DETAIL
21	LIGHT FIXTURE - FINISH DETAIL

731 MARKET

STEVENSON STREET ENTRY



731 Market Street is a six-story office building located in the Financial District of downtown San Francisco. Also known as the Bancroft Building it was constructed in 1908 and is listed with the City of San Francisco Planning Department as a Category 'A' – "Known Historic Resource".

Parcels: 3706/062

Occupancy: B – Business

Construction Type: Type III-A

Areas: Building= 92,951 GSF; Floor= 12,495 GSF

Sprinklers: Basement, First Floor, and Third Floor are fully-sprinklered.

The proposed scope of work provides a new Stevenson Street entry to the basement level at 731 Market Street with a new 1 ½ - story entry lobby and open stair. The design of the façade modifies one bay of the elevation, introducing a glazed opening at the new entry lobby. The new window wall respects the alignments and lines of the existing elevation and incorporates three upper (3) window bays that are subdivided to complement the existing adjacent windows at the same level. A new metal clad canopy extends across the entire width of the window wall and over an existing multi-purpose elevator, which will provide van accessible entry for the basement tenant. The canopy will incorporate three stainless steel cables and the "address signage". The signage over the canopy is comprised of individual pin-mounted stainless steel letters, and its location is centered over the two entries to the basement level. In addition, the existing basement clerestory openings, which are currently abandoned mechanical vents, will be converted to glazed clerestory windows and will introduce the same glazing and 2 coats duranar painted finish as the new aluminum+glass window wall. Three new cylindrical surface-mounted wall sconces would provide exterior lighting at the new entry.



SOUTH ELEVATION - 731 MARKET



SOUTH FACADE - S-W CORNER



SOUTH FACADE - S-E CORNER



SOUTH FACADE VIEW OVER ENTRY BAY



SOUTH FACADE - DETAIL VIEW 01



SOUTH FACADE - DETAIL VIEW 02



BASEMENT CLERESTORY - LOOKING WEST



BASEMENT CLERESTORY - DETAIL 01



BASEMENT CLERESTORY - DETAIL 02



LEVEL 1 WINDOWS - WEST END



LEVEL 1 WINDOWS - DETAIL



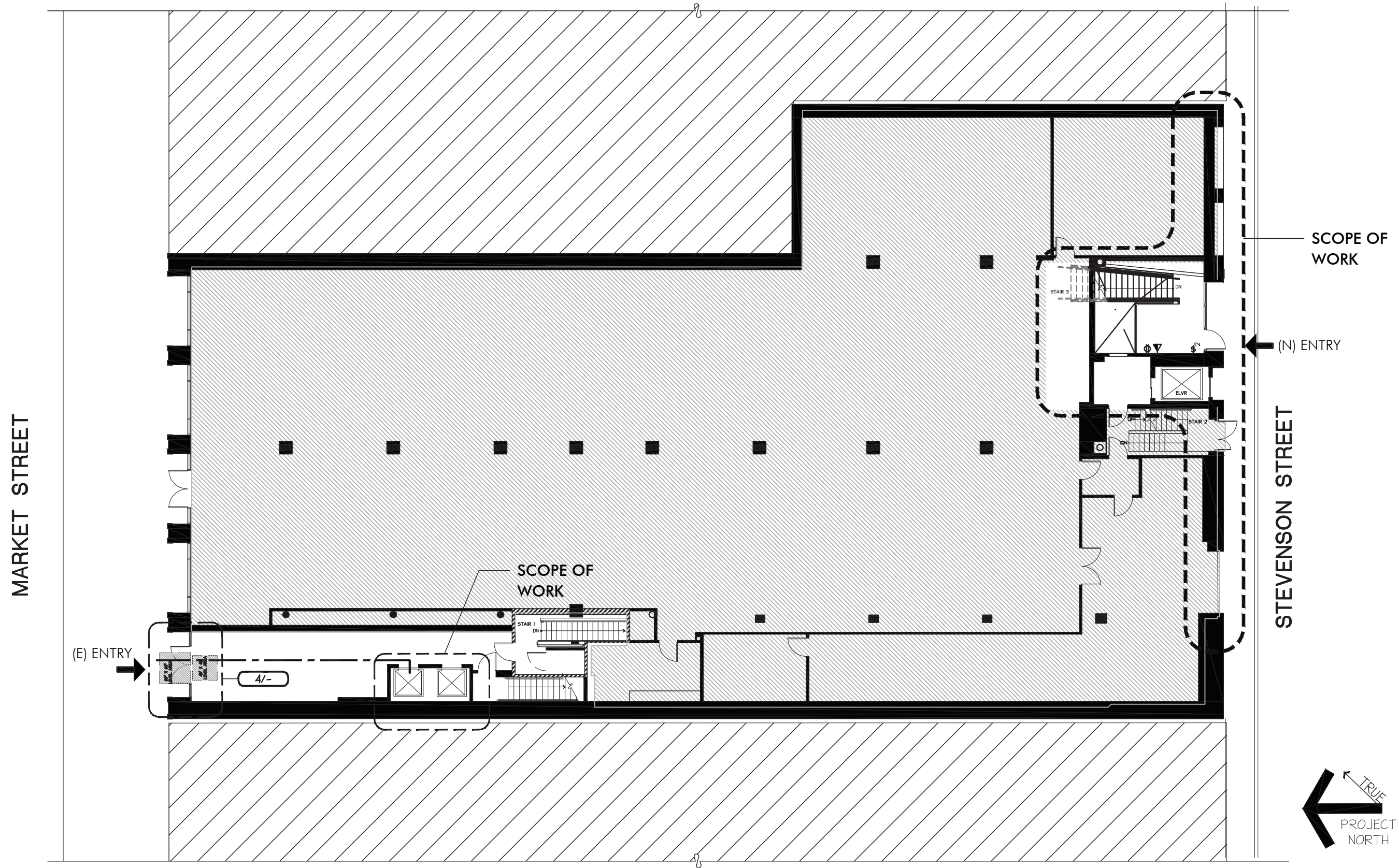
LEVEL 1 WINDOWS - EAST END

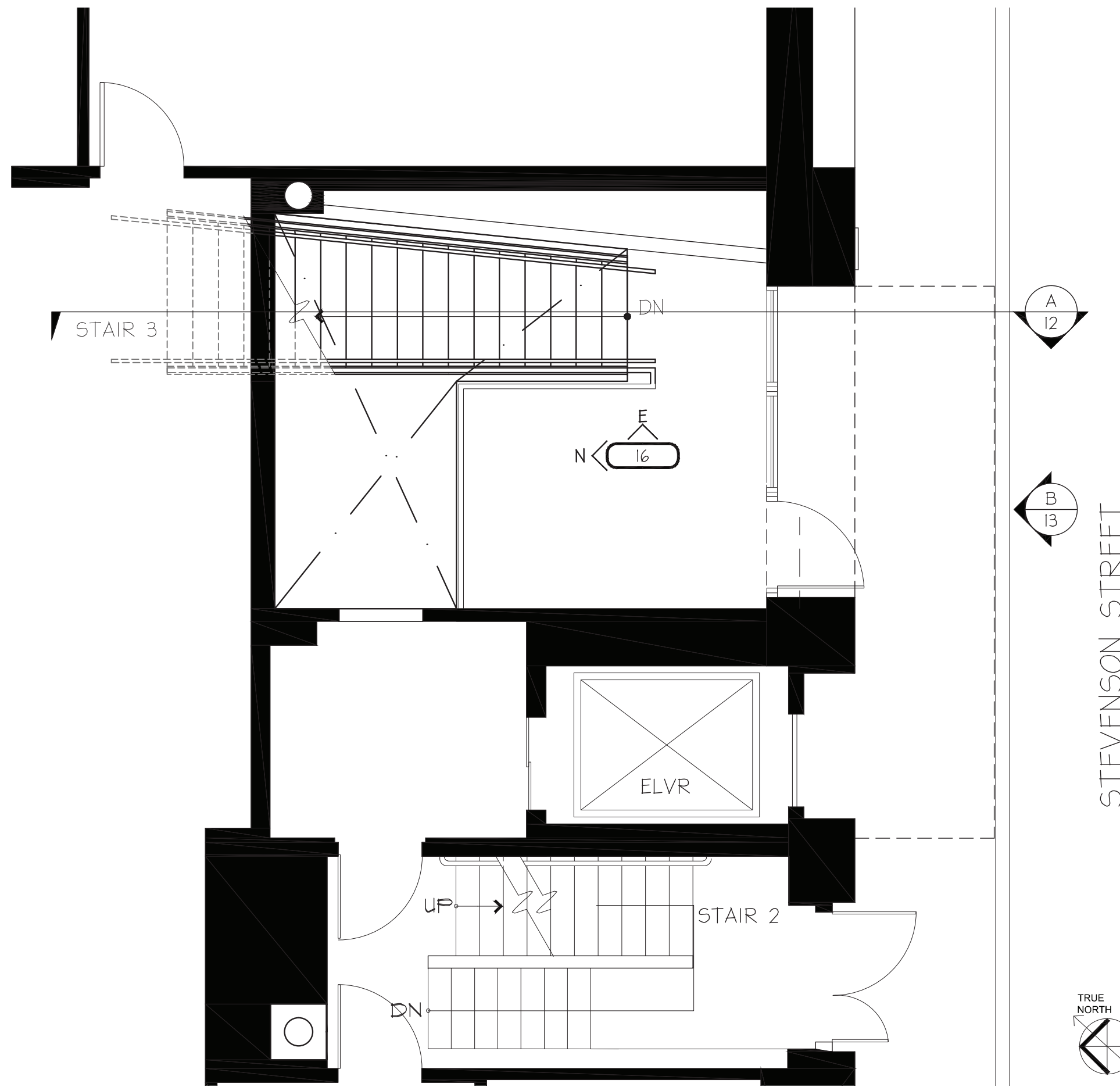


LEVEL 1 WINDOWS - DETAIL

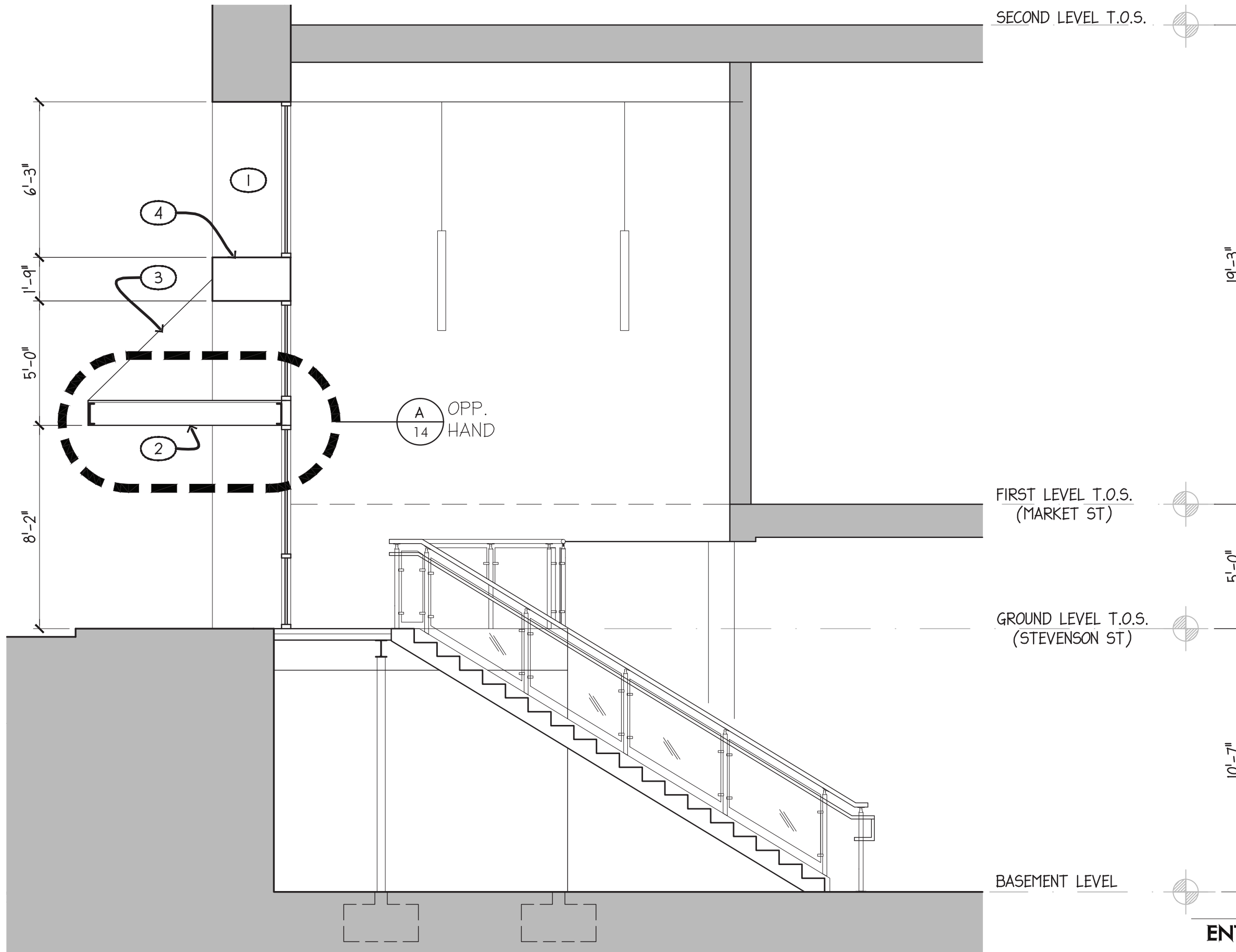


TYPICAL WINDOW PAIR - UPPER LEVEL





ENLARGED PLAN @ ENTRY - GROUND LEVEL PLAN | A

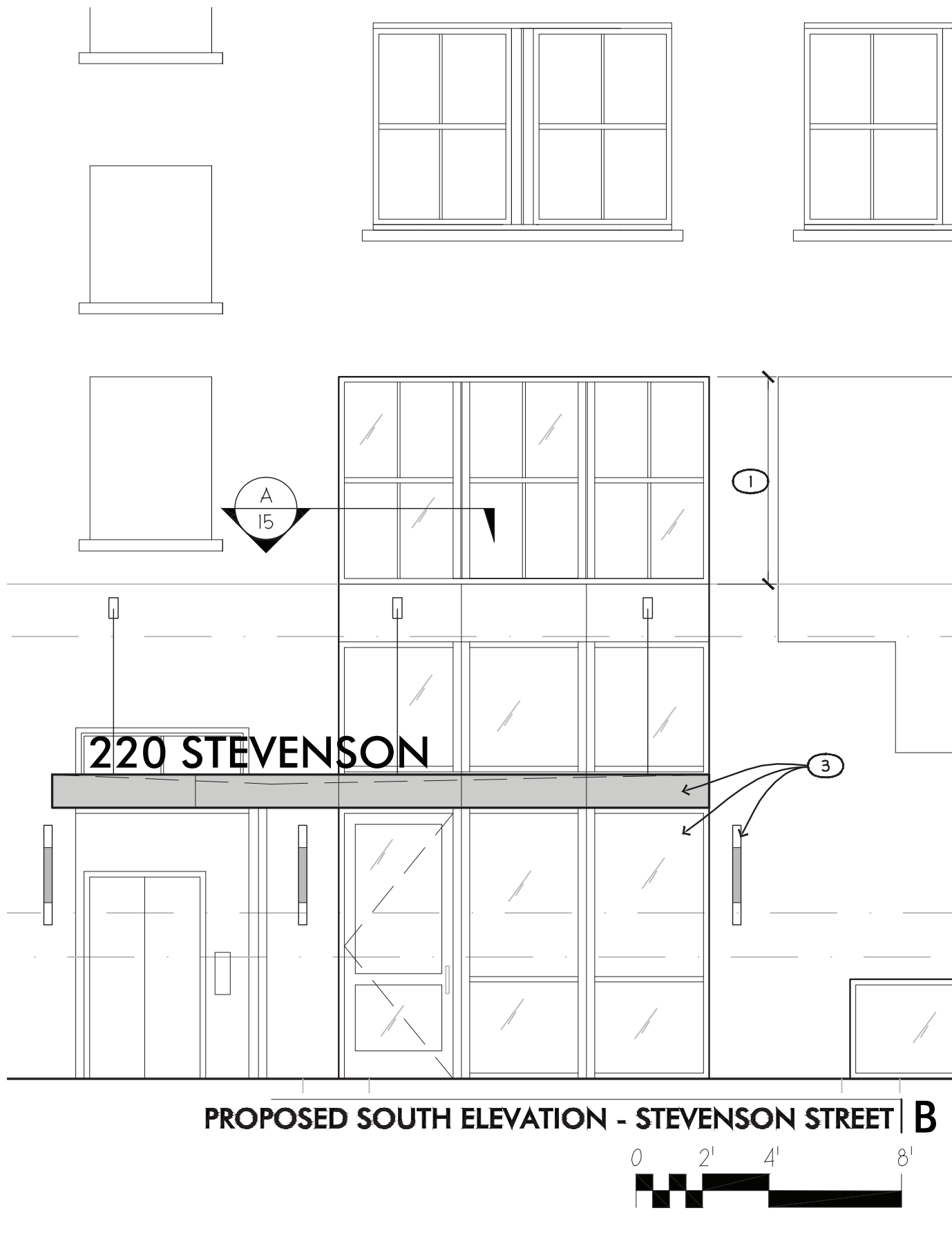


SHEET NOTES

- ① (N) CEMENT PLASTER FINISH & COLOR TO MATCH FACADE FINISH & COLOR RETURN TO (N) GLAZING.
- ② (N) ENTRY CANOPY W/ PTD. ALUM. FASCIA COLOR TO MATCH STOREFRONT. SEE SHEET A8.1 FOR DETAILS AND ADDITIONAL INFORMATION.
- ③ STAINLESS STEEL CABLE. SEE S.S.D.
- ④ (N) PTD. ALUM. SPANDREL BEAM FINISH TO MATCH ALUM. STOREFRONT
- ⑤ TERMINATION OF GYP. BD. WALL TO ALIGN WITH TOP OF RAILING.

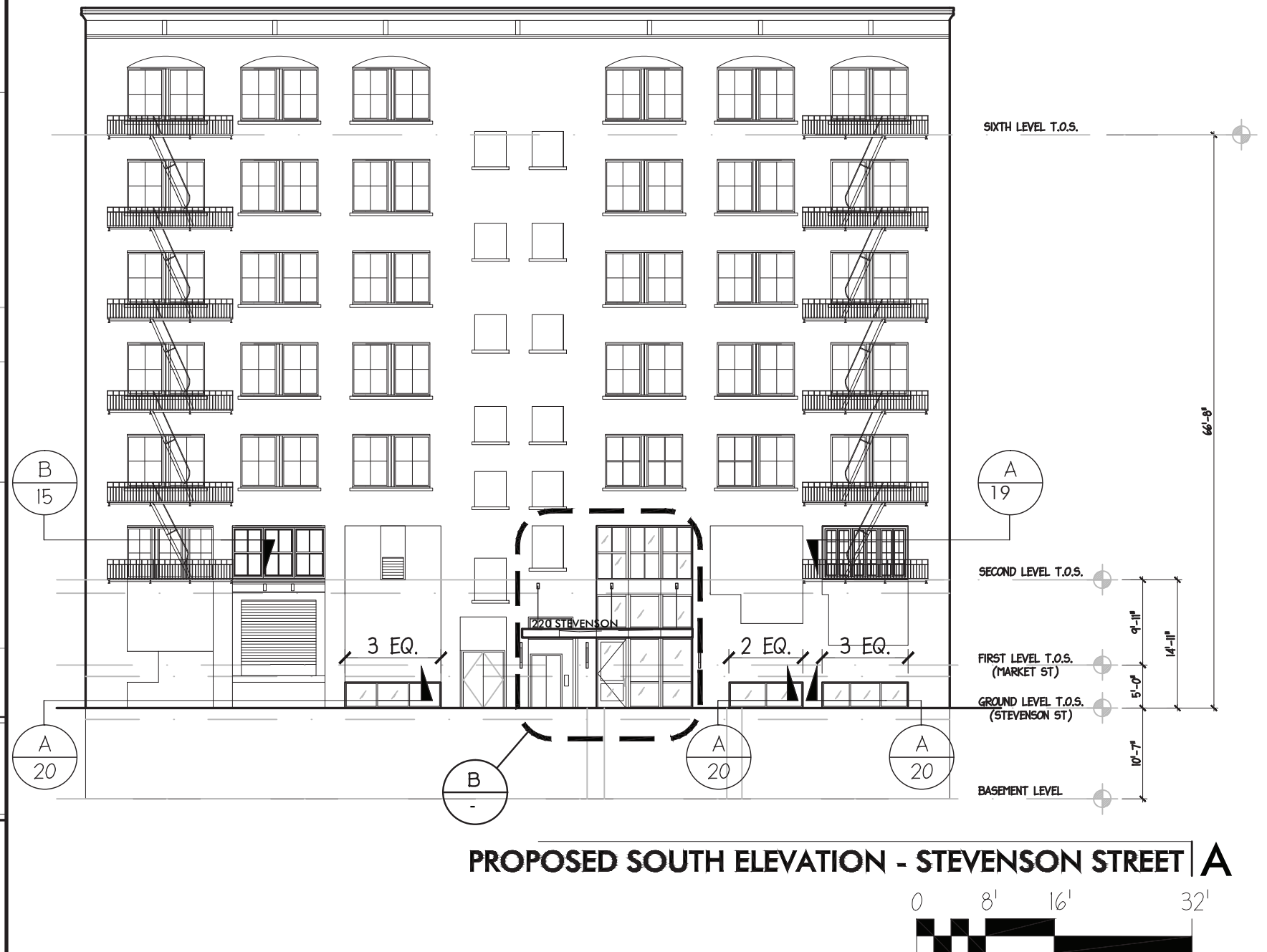


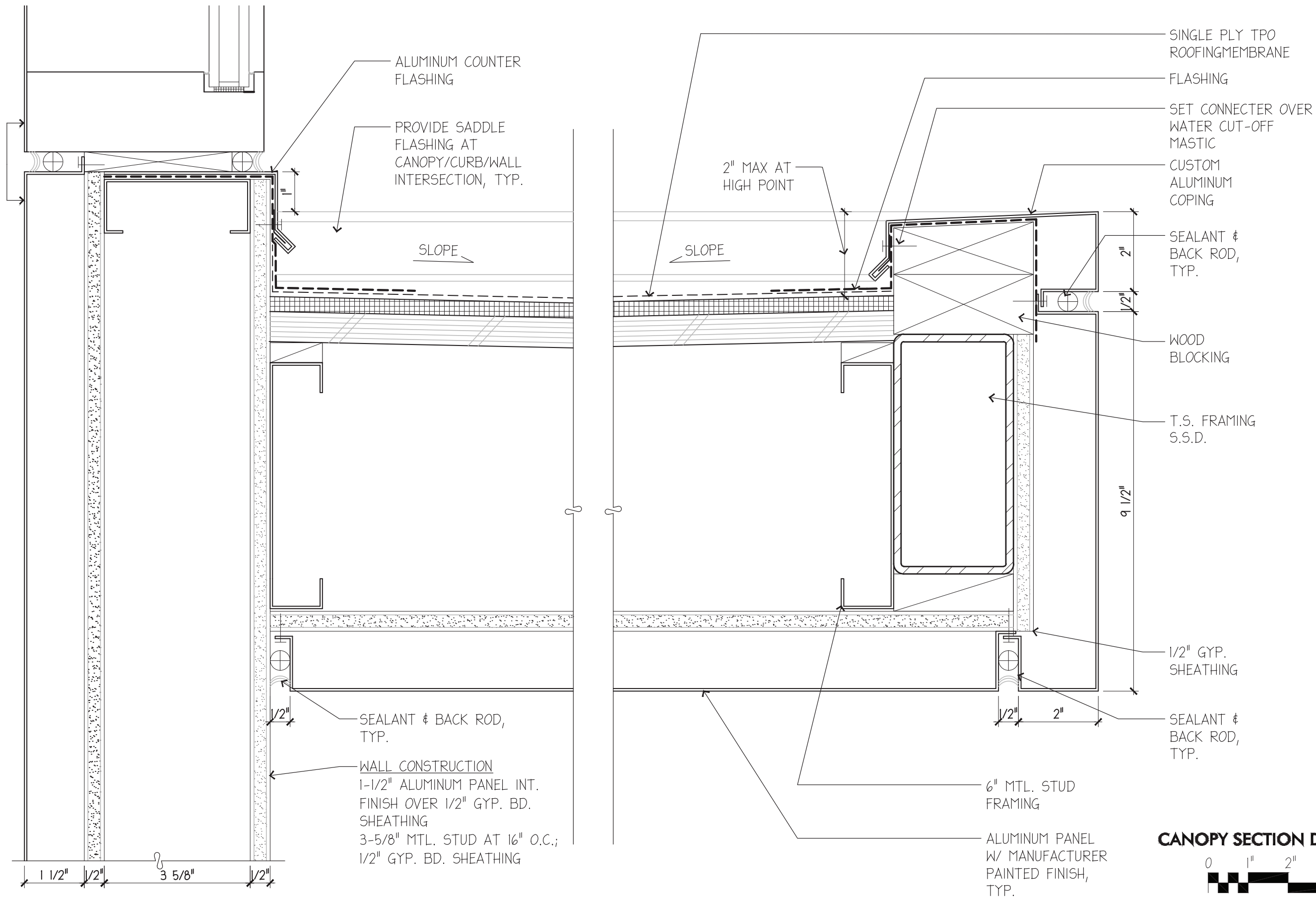
ENTRY - NEW INTERIOR STAIR SECTION | A



- ① SIMULATED DIVIDED LIGHTS WITH SPACERS IN UPPER (3) GLAZED STOREFRONT PANELS. PROVIDE SURFACE APPLIED MUNTINS TO EA. SIDE OF INSUL. GLAZING WITH SPACERS BETWEEN GLAZING.
- ② NEW CLERESTORY BASEMENT WINDOWS WITH INSULATED GLAZING TO REPLACE MECHANICAL LOUVERS AT EXISTING WALL OPENINGS. TYPICAL AT THREE (3) LOCATIONS.

- ③ NEW PAINT FINISH WITH 2 COATS DURANAR FINISH WITH THE FOLLOWING OPTIONS:
 OPTION 1: MEDIUM-DARK GREY STOREFRONT, CANOPY FASCIA, AND LIGHT FIXTURE TRIM.
 OPTION 2: LIGHT STOREFRONT W/ MEDIUM-DARK GREY CANOPY FASCIA AND LIGHT FIXTURE TRIM

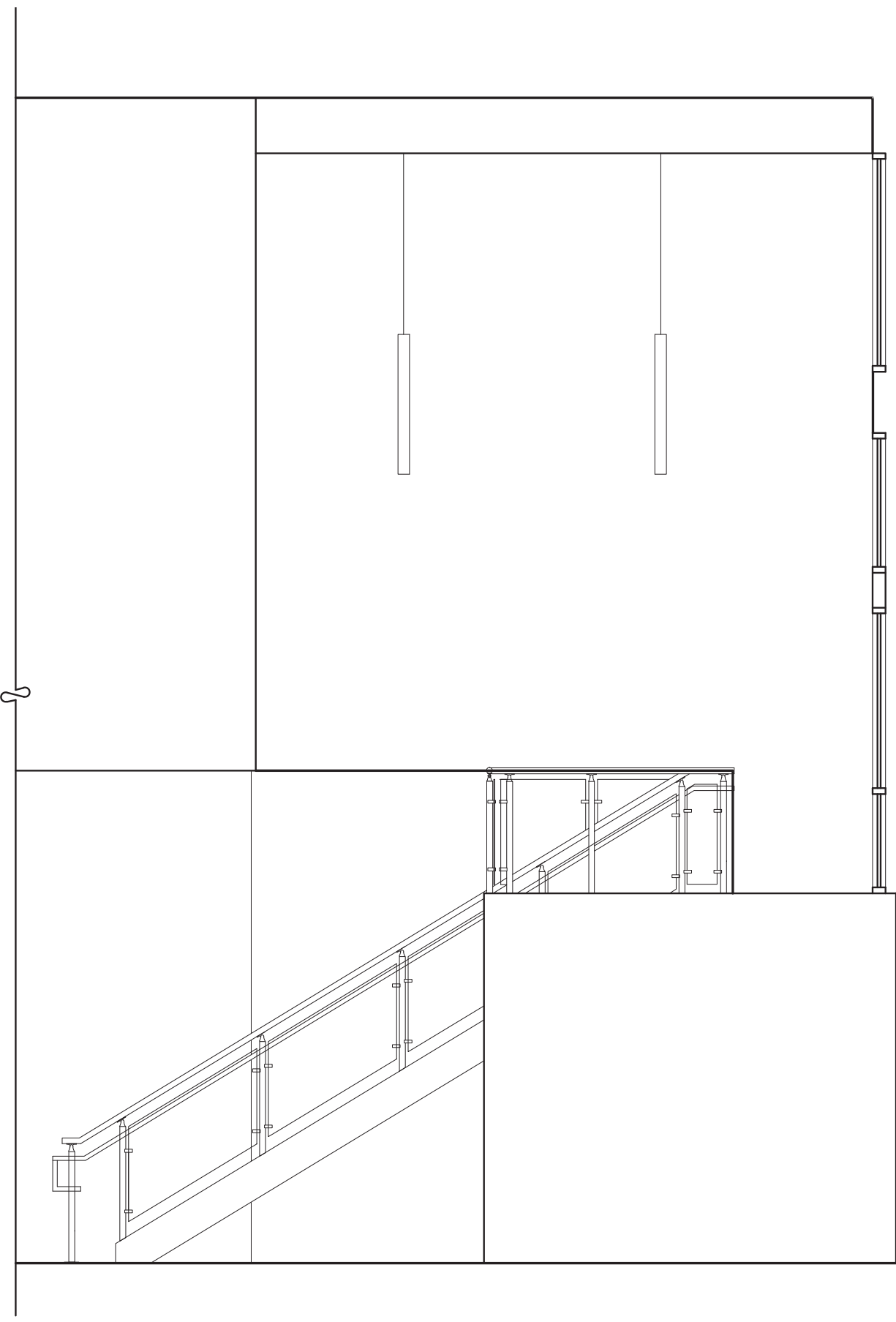




CANOPY SECTION DETAIL | A

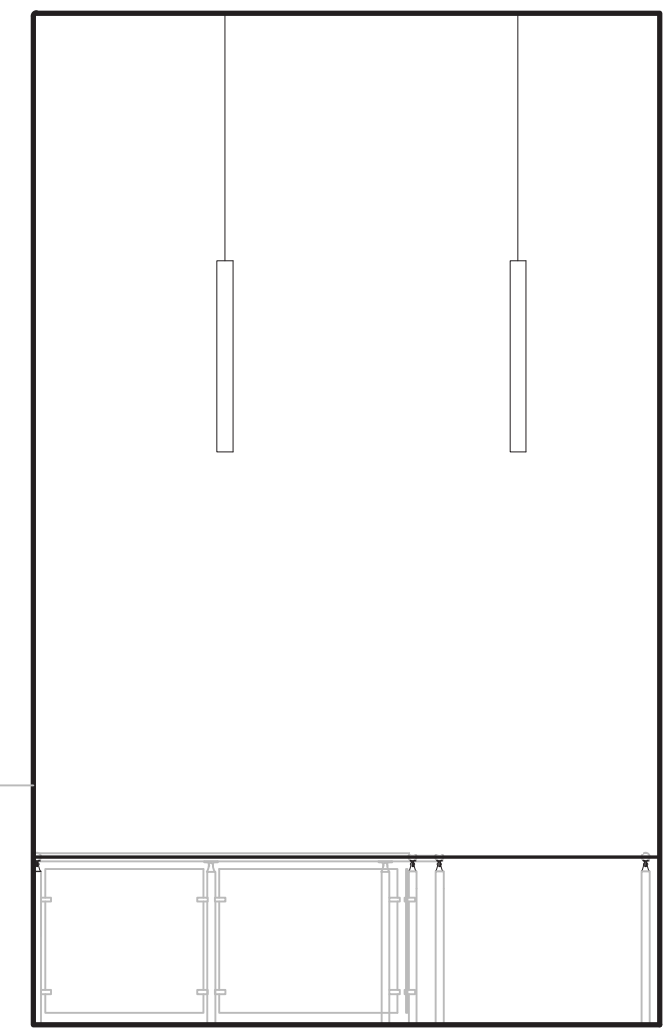


SECOND LEVEL T.O.S.
FIRST LEVEL T.O.S.
(MARKET ST)
GROUND LEVEL T.O.S.
(STEVENSON ST)
BASEMENT LEVEL



EAST ELEVATION

SECOND LEVEL T.O.S.
19'-3"
FIRST LEVEL T.O.S.
(MARKET ST)
5'-0"
GROUND LEVEL T.O.S.
(STEVENSON ST)
10'-7"
BASEMENT LEVEL



ENTRY - INTERIOR ELEVATIONS



NORTH ELEVATION

STAINLESS STEEL · Ceiling and wall luminaires

The linear shape of these luminaires makes them particularly suitable for installation on columns, walls, pillars and wall faces. Designed to illuminate prestigious entrances or colonnades, halls and large wall surfaces.

The luminaires are distinguished by a design tailored to the material, a high quality surface finish and clean shapes.

Stainless steel and handblown, three-ply opal glass, a combination of materials whose aesthetic quality is impressive.

The handblown three-ply opal glass is an excellent lighting material which reduces the luminance of the lamp to a harmonious level without appreciable loss, and distributes the light softly and uniformly over the glass surface.

Stainless steel requires regular cleaning and maintenance, much like household appliances, to maintain its luster and to prevent tarnishing or the appearance of rust like stains.



Linear ceiling and wall luminaires · STAINLESS STEEL

Housing: Fabricated from stainless steel with stainless steel fasteners. Provided with a stainless steel plate for attachment over a single gang vertical switch box.

Enclosure: Hand blown three-ply opal glass diffuser with screw neck. Fully gasketed for weather tight operation with a molded silicone rubber O-ring gasket. Allow enough vertical space to slip diffuser up and out for relamping.

Electrical: Lampholders: Fluorescent are type 2G11 (39W) rated 75W, 250V. Ballasts are electronic universal voltage 120V through 277V.

Finish: #4 brushed stainless steel. Stainless steel requires regular cleaning and maintenance, much like household appliances, to maintain its luster and to prevent tarnishing or the appearance of rust like stains.

UL listed, suitable for wet locations.
Protection class: IP65.

Type:
BEGA Product:
Project:
Voltage:
Color:
Options:
Modified:



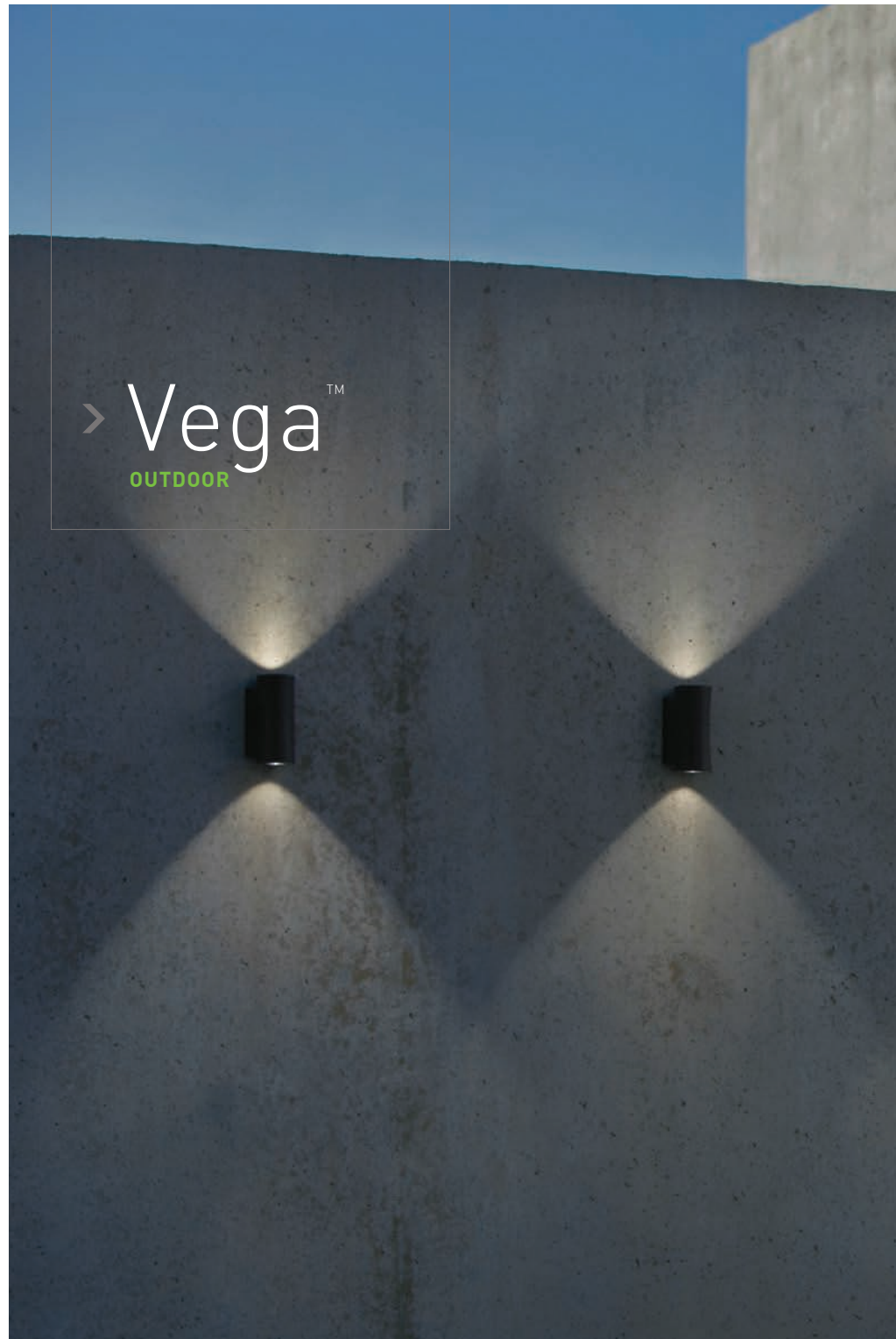
These luminaires mount to a vertical single-gang wiring box (by others).



	Lamp	Lumen	A	B	C
4095P	1 39W CF twin-4p	2900	2 3/4	35 1/2	4 1/8

BEGA-US 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 FAX (805) 566-9474 www.bega-us.com
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LIGHT FIXTURE - OPTION 1



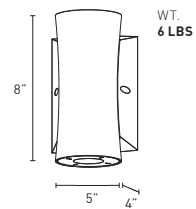
Vega™

OUTDOOR

> FEATURES

- IP66 protection rating and ETL listed for wet location.
- Field replacement for LED array and driver is simple and requires minimal effort.
- Excellent thermal management is achieved through a precision-engineered die-cast aluminum fixture body.
- LED luminaire reliability, L70 >50,000 hours at 70% lumen maintenance.
- LED light source exceeds 94.1% 6000 hour lumen maintenance, as required for commercial fixtures per LM-80 testing methodology.
- Fixture and LED light source are tested to LM-79 standards.
- Varying beam spread options are available: Narrow Flood [24 degree] or Wide Flood [50 degree].
- 3 step MacAdam ellipse color binning and 90+ CRI are available [contact factory for details].
- Injection molded diffuser seamlessly threads into fixture body; acrylic is UV stable, F1 rated and UL-94 HB flame rated.
- Quality construction includes heavy gauge sheet metal, die-cast aluminum, and injection molded acrylic.
- 24 standard powder coat paints offered, however all RAL colors available.
- Contact factory for additional modifications or options.

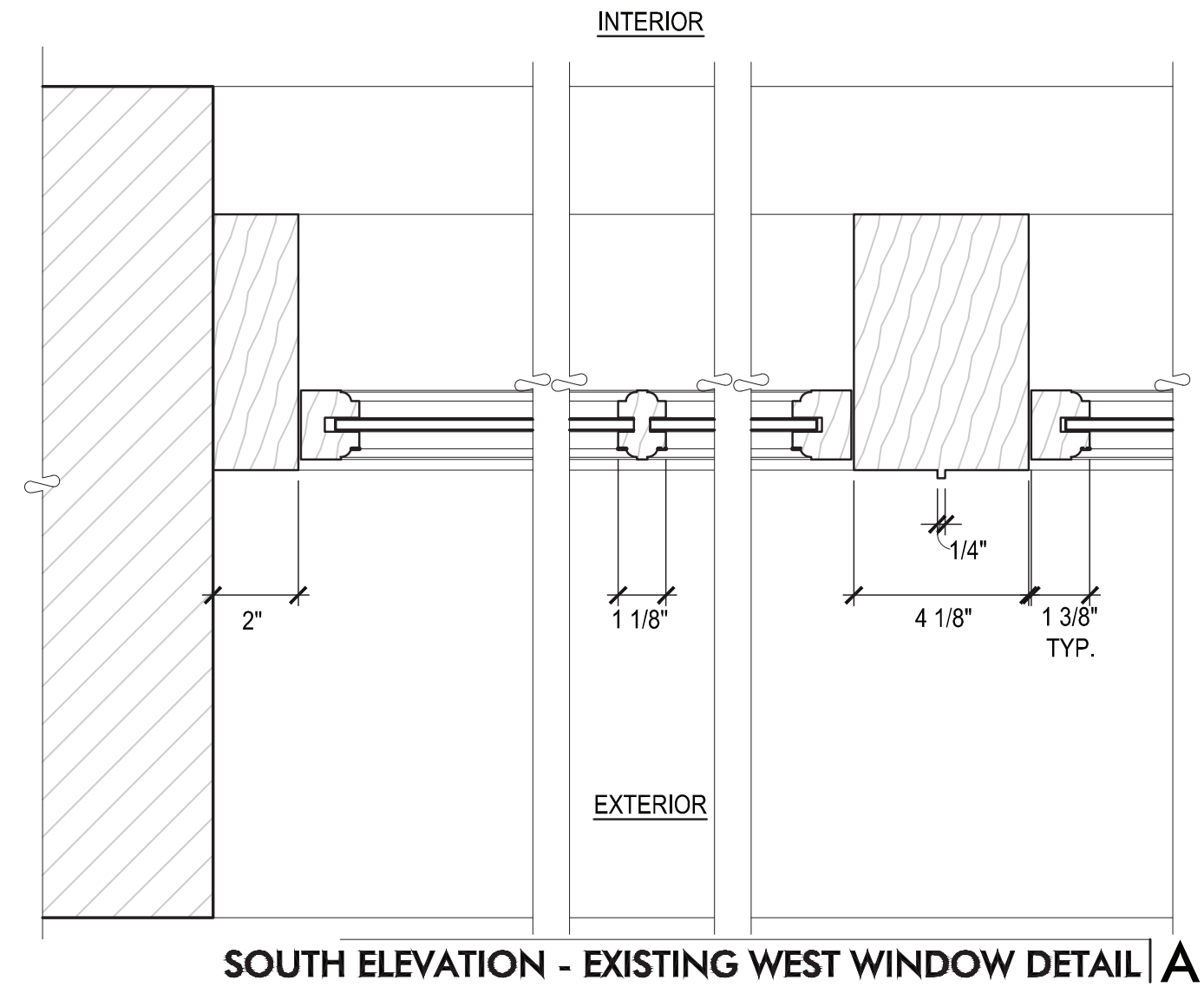
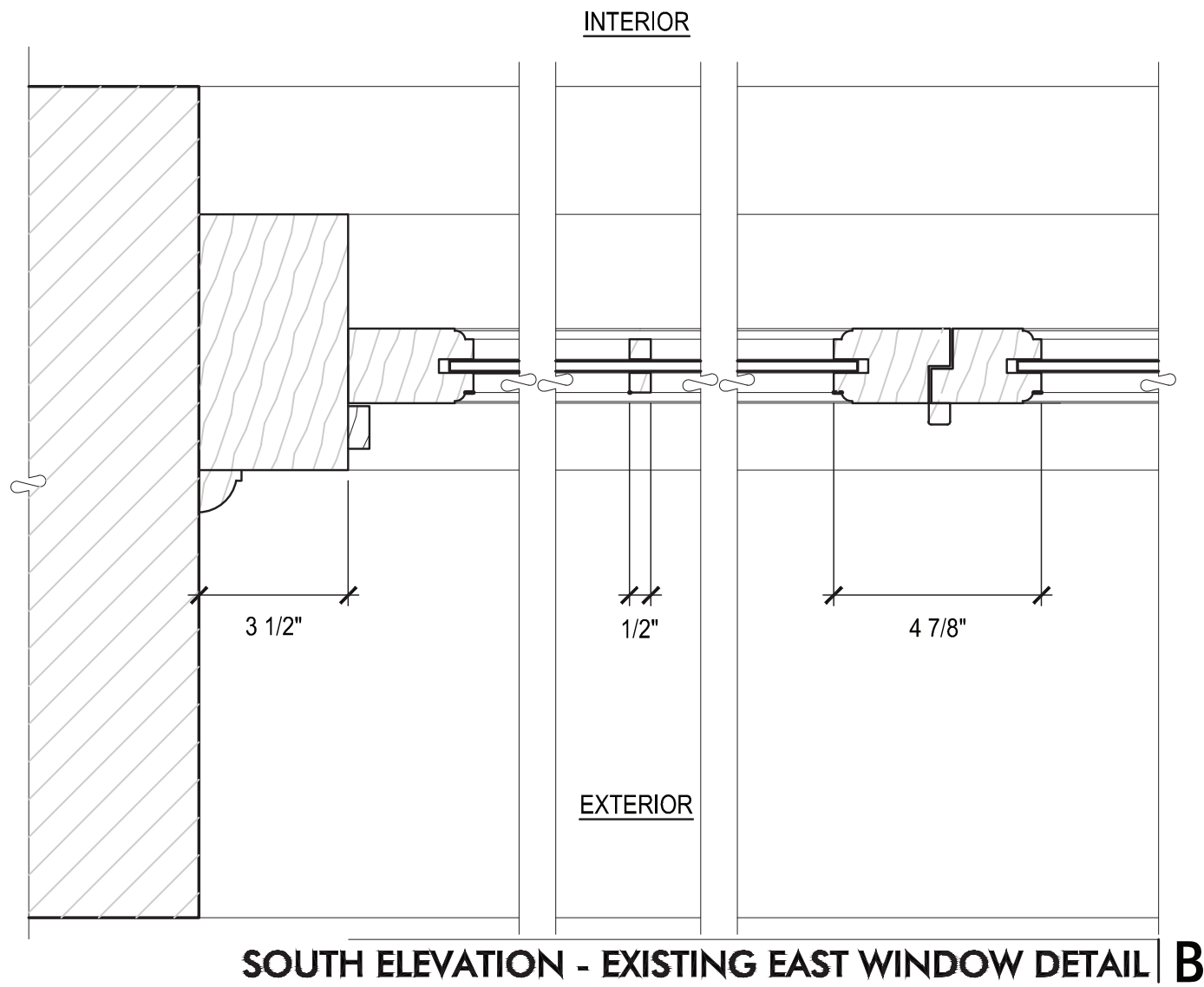
> MEASUREMENTS



> MATCHING FIXTURES

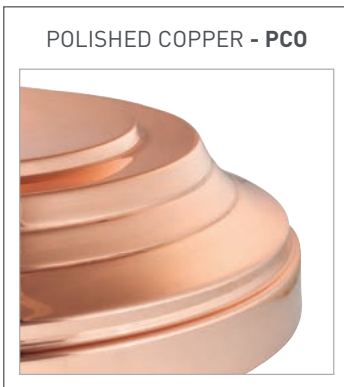
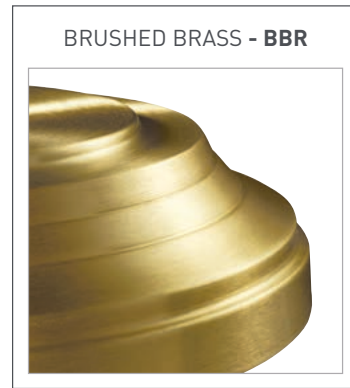
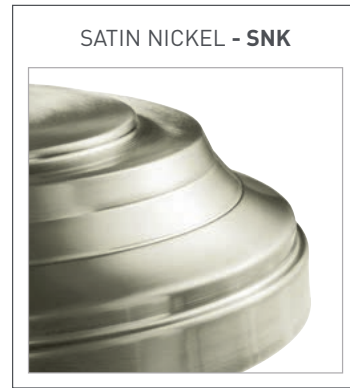
- Sconce p.68





FINISHES

▼ METAL FINISHES



▼ SOLID COLOR POWDER COAT PAINTS



FINISH DETAIL

Stevenson Street Entry

731 Market Street
San Francisco, CA 94103

Stevenson Street
Entry

731 Market Street
San Francisco, CA 94108



bretonArchitects

909 Montgomery St. Suite 260
San Francisco, CA 94133
tel: 415-546-1212
fax: 415-546-3932

Stamp



Consultant

ABBREVIATIONS	
ANGLE	KIT. KITCHEN
ACOUS. ACUSTICAL	LAB. LABORATORY
AD. AREA DRAIN	LAM. LAMINATE
ADJ. ADJACENT	LAV. LAVATORY
A.F.F. ABOVE FINISH FLOOR	LTG. LIGHT
ALUM. ALUMINUM	MAX. MAXIMUM
APPROX. APPROXIMATE	MECH. MECHANICAL
ARCH. ARCHITECTURAL	MEMB. MEMBRANE
ASB. ASBESTOS	MFR. MANUFACTURER
BD. BOARD	MH. MANHOLE
BET. BETWEEN	MIN. MINIMUM
BITUM. BITUMINOUS	MISC. MISCELLANEOUS
BLDG. BUILDING	M.O. MASONRY OPENING
BLK. BLOCK	MTD. MOUNTED
BLKG. BLOCKING	MTL. METAL
BM. BEAM	MULL. MULLION
B.O. BOTTOM OF	(N) NEB
B.O.C. BOTTOM OF CONCRETE	N NORTH
CAB. CABINET	N/A NOT APPLICABLE
C.B. CATCH BASIN	N.I.C. NOT IN CONTRACT
CEM. CEMENT	NO. NUMBER
CER. CERAMIC	NOM. NOMINAL
C.G. CORNER GUARD	N.T.S. NOT TO SCALE
C.I. CAST IRON	O/ OVER
CTRL. JT. CONTROL JOINT	O.A. OVERALL
CLG. CEILING	OBSC. OBSCURE
CLKG. CAULKING	O.C. ON CENTER
CLNG. CEILING	O.D. OUTSIDE DIAMETER
CLO. CLOSET	OFF. OFFICE
CLR. CLEAR	OPNG. OPENING
C.O. CASED OPENING	OPP. OPPOSITE
COL. COLUMN	P.G. PAINT GRADE
CONT. CONTINUOUS	PL. PLATE
CONST. CONSTRUCTION	PLAM. PLASTIC LAMINATE
CORR. CORRIDOR	PLAS. PLASTER
	PLUMB. PLUMBING
	PLYND. PLYWOOD
	PR. PAIR
	PRCST. PRE-CAST
	PT. POINT
	PTD. PAINTED
	PTN. PARTITION
	Q.T. QUARRY TILE
	(R) RELOCATED
	R. RISER
	RAD. RADIUS
	R.D. ROOF DRAIN
	REF. REFERENCE
	REFR. REFRIGERATOR
	REINFR. REINFORCED
	REQD. REQUIRED
	RESIL. RESILIENT
	RFL. ROOM
	R.O. ROUGH OPENING
	R.O.W. RIGHT OF WAY
	RSF. RENTABLE SQUARE FEET
	R.L.L. RAIN WATER LEADER
	S. SOUTH
	S.A.D. SEE ARCHITECTURAL DRAWING
	S.C. SOLID CORE
	S.C.D. SEE CIVIL DRAWING
	SCHED. SCHEDULED
	SECT. SECTION
	SF. SQUARE FOOT
	SH. SHELF
	SHWR. SHOWER
	SHT. SHEET
	SIM. SIMILAR
	S.L.D. SEE LANDSCAPE DRAWING
	S.M.D. SEE MECHANICAL DRAWING
	S.P.D. SEE PLUMBING DRAWING
	SPEC. SPECIFICATION
	SQ. SQUARE
	S.S. STAINLESS STEEL
	S.S.D. SEE STRUCTURAL DRAWINGS
	S.K. SERVICE SINK
	STA. STATION
	STD. STANDARD
	STL. STEEL
	STOR. STORAGE
	STRUCT. STRUCTURAL
	SUSP. SUSPENDED
	SVIC. SERVICE
	SYM. SYMMETRICAL
	T. TREAD
	TBD. TO BE DETERMINED
	T.C. TOP OF CURB
	TEL. TELEPHONE
	TER. TERRAZZO
	TKG. TONGUE & GROOVE
	THK. THICK
	T.O.C. TOP OF CONCRETE
	T.O.H. TOP OF MULLION
	T.O.S. TOP OF SLAB
	T.P. TOP OF PAVEMENT
	T.S. TUBE STEEL
	TYP. TYPICAL
	U.O.N. UNLESS OTHERWISE NOTED
	USF. USABLE SQUARE FEET
	VCT. VINYL COMPOSITE TILE
	VERT. VERTICAL
	VEST. VESTIBULE
	V.I.F. VERIFY IN FIELD
	W. WEST
	W/ WITH
	W/O WITHOUT
	W.C. WATER CLOSET
	WD. WOOD
	WDW. WINDOW
	WH. WATER HEATER
	W.P. WATERPROOF
	WNSCT. WAINSCOT
	WT. WEIGHT

SYMBOLS	
	COLUMN CENTERLINES
	DETAIL NUMBER
	DETAIL REFERENCE
	SHEET NUMBER
	INTERIOR ELEVATION
	DIRECTIONAL ORIENTATION
	KEY NOTE REFERENCE
	ISSUE NUMBER
	REVISION
	N.I.C. (BUILDING SHELL)
	N.I.C. (UNIMPROVED TENANT SPACE)

NOTES TO PLAN CHECKER

A. SCOPE OF WORK:
THIS PROJECT INTRODUCES A NEW TENANT ENTRY AT STEVENSON STREET WHICH INCLUDES (N) ENTRY STOREFRONT & DOORS, ENTRY LOBBY AND STAIRS INTO (E) BASEMENT. THE SCOPE OF WORK INCLUDES SELECTIVE DEMOLITION AT GROUND LEVEL ON THE STEVENSON STREET ELEVATION AND FIRST FLOOR SLAB TO ACCOMMODATE (N) ENTRY & STAIR. SCOPE INCLUDES ENTRY CANOPY OVER PUBLIC SIDEWALK AND ENCLOSURE OF (E) OPEN EXIT STAIR.

ALL WORK SHALL COMPLY WITH FEDERAL, STATE & LOCAL CODES INCLUDING SF BUILDING CODE, CAC TITLE 24 AND FEDERAL ADA REGULATIONS, INCLUDING CAC TITLE 24 ENERGY REGULATIONS FOR NON-RESIDENTIAL BUILDINGS; SEE LIST OF APPLICABLE CODES ON THIS SHEET.

B. OCCUPANCY:
THIS PROJECT DOES NOT CHANGE THE EXISTING OCCUPANCY, B-OFFICE. SEE ALSO PRE-APPLICATION MEETING MINUTES, SHT. A0.2

C. NON-INFRINGEMENT STATEMENTS:
1. THIS IMPROVEMENT DOES NOT ALTER THE BUILDING'S PRIMARY VERTICAL OR LATERAL LOAD CARRYING STRUCTURAL ELEMENTS.
2. THE PROPOSED CONSTRUCTION DOES NOT INFRINGE UPON THE EXISTING LIFE SAFETY SYSTEM FOR THIS BUILDING.

PROJECT DIRECTORY	
BUILDING MANAGEMENT:	HARVEST PROPERTIES, INC. (415) 642-2200 6425 CHRISTIE AVENUE SUITE 220 EMERYVILLE, CA 94608 FAX: (415) 808-5216
PROJECT ARCHITECT:	KATHRYN COLLINS (510) 808-5216 PROPERTY DIRECTOR KASSANDRA AKPELOS (510) 808-5215 PROJECT ADMINISTRATOR BRETERON ARCHITECTS (415) 546-1212 909 MONTGOMERY STREET SUITE 260 SAN FRANCISCO, CA 94133 FAX: 546-3932
PROJECT MANAGER:	MICHAEL J. CASTRO, AIA, LEED AP
STRUCTURAL ENGINEER:	HOLMES CULLEY (415) 397-5213 130 SUTTER ST. SUITE 400 SAN FRANCISCO, CA 94104 BEN ALL (415) 796-7106 ENERGYSOFT (415) 847-6400 1025 9TH ST SUITE A NOVATO, CA 94945 LORI CHAPPLE CEPE (415) 847-6400 X304

BUILDING INFORMATION	
LOCATION:	731 MARKET STREET SAN FRANCISCO, CA 94103
BLOCK / LOT:	3706 / 062
CONSTRUCTION TYPE:	TYPE IIIA
NO. OF STORIES:	6 STORY BUILDING
OCCUPANCY:	B-OFFICE
INTERIOR CONSTRUCTION:	NON-COMBUSTIBLE
RETURN AIR PLENUM:	FIRE-RATED NON-COMBUSTIBLE

APPLICABLE CODES	
A.	2010 SAN FRANCISCO BUILDING CODE; WHICH CONSISTS OF THE 2010 CALIFORNIA BUILDING CODE WITH SAN FRANCISCO AMENDMENT
B.	THE 2010 SAN FRANCISCO ELECTRICAL CODE; WHICH CONSISTS OF THE 2010 CALIFORNIA ELECTRICAL CODE WITH SAN FRANCISCO AMENDMENT
C.	THE 2010 SAN FRANCISCO MECHANICAL CODE; WHICH CONSISTS OF THE 2010 CALIFORNIA MECHANICAL CODE WITH SAN FRANCISCO AMENDMENT
D.	THE 2010 SAN FRANCISCO PLUMBING CODE; WHICH CONSISTS OF THE 2010 CALIFORNIA PLUMBING CODE WITH SAN FRANCISCO AMENDMENT
E.	THE 2010 SAN FRANCISCO ENERGY CODE; WHICH CONSISTS OF THE 2010 CALIFORNIA ENERGY CODE
F.	THE SAN FRANCISCO BUILDING CODE INTERPRETATIONS, ADMINISTRATIVE BULLETINS AND GUIDELINES
G.	THE 2010 CALIFORNIA FIRE CODE WITH CITY & COUNTY OF SAN FRANCISCO FIRE DEPARTMENT ORDINANCES
H.	THE CALIFORNIA CODE OF REGULATIONS, TITLE 24, REFERRED TO AS THE CALIFORNIA BUILDING STANDARDS CODE
I.	NFPA 13 SPRINKLER SYSTEMS
J.	NFPA 72 NATIONAL FIRE ALARM CODE
K.	CITY & COUNTY OF SAN FRANCISCO MUNICIPAL CODE

DISABLED ACCESSIBILITY COMPLIANCE CHECKLIST

For ALL tenant improvement projects in commercial use spaces, this checklist is required to be reproduced on the plan and signed.

1. The proposed use of the project is B-Office.

2. Describe the area of remodel, including which floor: 731 Market Street, San Francisco, CA

3. The construction cost of this project excluding disabled access upgrades is \$ _____, which is (check one):
 more than the Disabled Access Valuation Threshold amount of \$ 139,934.00, based on the "2013 ENR Construction Cost Index" (The cost index & threshold are updated annually).
 less than

4. Is this a City project and/or does it receive public funding? Check one:
 Yes No Note: If yes, then see Step 3 on the Instructions Page for additional forms required.

Conditions below must be fully documented by accompanying drawings

5. Read A through G below carefully and check the most applicable box (one box only):

A: All existing conditions serving the area of remodel fully comply with access requirements. No further upgrades are required.

B: All existing conditions serving the area of remodel that do not fully comply with access requirements will be fully upgraded with this project.

C: Proposed project (check one):
 is less than the threshold / is over the threshold & falls under CBC 1134B.2.1 Ex. 2.
 Partial upgrades, including Equivalent Facilitation will be provided up to 20% of the project value as itemized on Form C. Priority of upgrades are to be considered in the order listed on p. 2 of the D.A. Checklist. Fill out Hardship request form(s) for non-complying items, including for Equivalent Facilitation items. Checking box C means there are still non-complying items serving the area of remodel.

D: Access features will either fully comply or be provided with Code defined Equivalent Facilitation. Submit an Unreasonable Hardship Request (UHR) for the Equivalent Facilitation items.

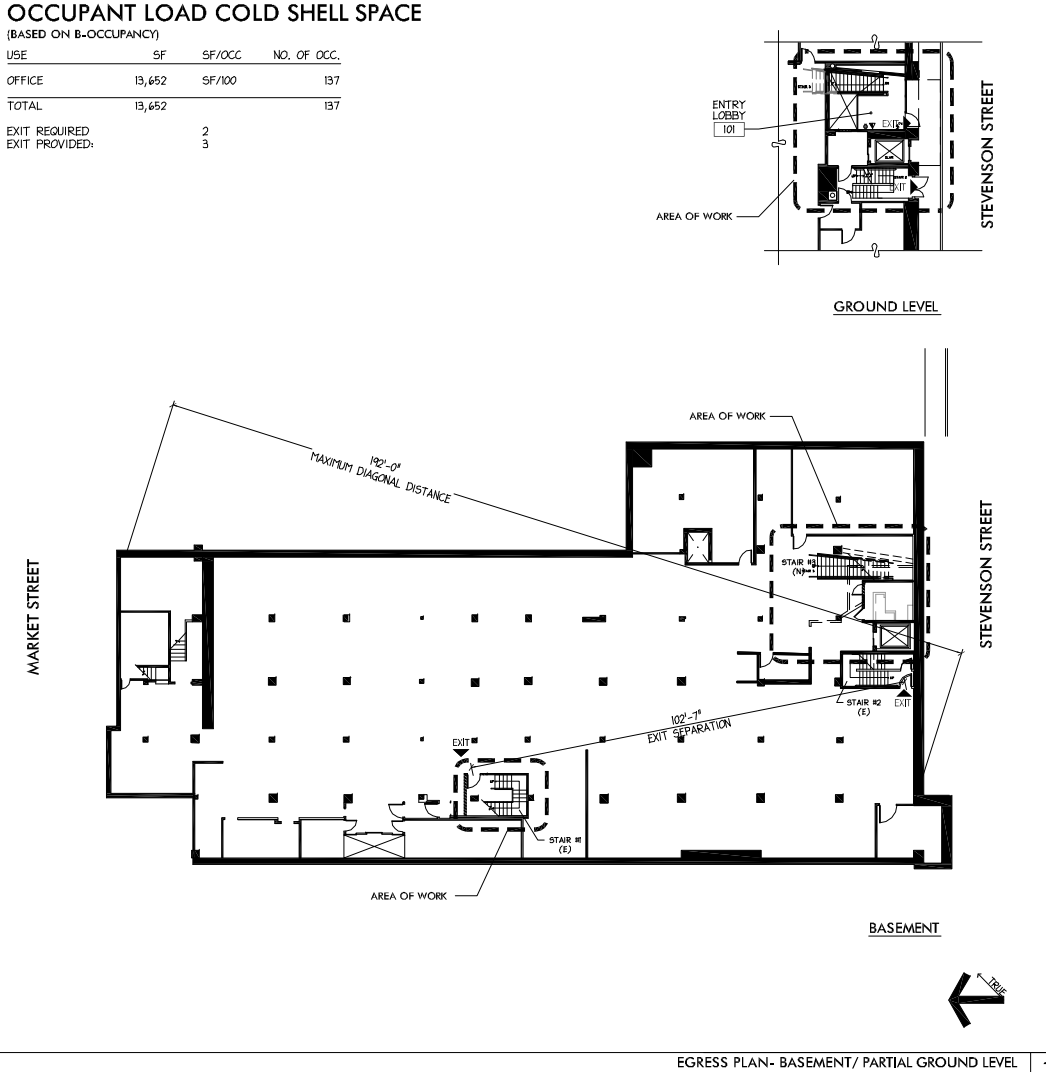
E: Hardship appeal to be filed with Access Appeals Commission (AAC). Note: Plan check of items not under AAC consideration will continue while resolution of AAC decision is sought.

F: Consisting only of Barrier Removal or Notice of Accessibility Violation (NOV) Compliance or Exempted Work; Fill out Form F.

G: Minor revision to previously approved permit drawings only. (Note: This shall NOT be used for new or additional work). Provide previous approved permit application here:
 Description of revision:

Check all applicable boxes and specify the drawing sheets where the details are shown:

Note: Upgrades below are listed in priority based on CBC 1134B.2.1 Ex 1	Existing Fully Compliant	Upgrade to Full Compliance	Partial Upgrade/Handicap	Equivalent Facilitation/Handicap	Handicap	None Existing/Not Rated by Code	Access Appeals Commission	Barrier Removal/NOV	Location of detail(s) include detail no. & drawing sheet(s) do not leave this part blank. Also classification comments can be written here.
1. One accessible entrance serving the area of remodel. Note: This shall be a primary entrance. Additional entrances may be required if this not.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SHEET XXA0.1, XXA0.2
2. An accessible route to area of remodel	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SHEET XXA0.1, XXA0.2
2a. path of travel	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A
2b. ramps	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SHEET XXA0.1, XXA0.2
2c. elevator	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A
2d. stairs (if no elevator)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A
2e. other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A
3. At least one accessible restroom for each sex serving the area of remodel.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SHEET XXA0.5
4. Accessible public pay phone.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A
5. Accessible drinking fountain (if Nov).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SHEET XXA0.5
6. Signage.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SEE SHEET XXA2.1
7. Visual Alarm.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	DESIGN/BUILD WORK UNDER SEPARATE PERMIT
8. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SHEET XXA0.1, XXA0.2
Parking	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SHEET XXA0.1, XXA0.2
Path from parking area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SHEET XXA0.1, XXA0.2
Shower	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A



INDEX OF DRAWINGS

ARCHITECTURAL	
A0.0	COVER SHEET
A0.1	PATH OF TRAVEL
A0.2	PRE-APPLICATION MEETING MINUTES
A0.6	GENERAL NOTES
AD2.0	BASEMENT LEVEL DEMOLITION PLAN & ELEVATION
AD2.1	GROUND LEVEL DEMOLITION PLAN
A2.0	BASEMENT LEVEL CONSTRUCTION PLAN
A2.1	GROUND LEVEL CONSTRUCTION PLAN
A3.1	BUILDING ELEVATIONS & SECTIONS - STEVENSON STREET
A7.1	STAIR PLANS, SECTIONS & DETAILS
A8.1	DOORS AND WINDOW SCHEDULES, CANOPY PLAN, SECTION, AND DETAIL
A9.1	FRAMING DETAILS



Issue/Revision	Proj. No.	Description
1	30238.01	85% CD'S
2	30238.01	85% CD'S PLANNING

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Col/Title Date

Cover Sheet

Scale: 1/16" = 1'-0"
Date: 11/12

A0.0

bretonArchitects

28 February 2013

Mr. John Dornbach
San Francisco Fire Department
1000 Market Street
San Francisco, CA 94102-4011

Re: Fire Department Station 1000 - 28 February 2013 Pre-Application Meeting
Building Inspection and San Francisco Fire Department
701 Market - Stevenson Street Entry, San Francisco, CA

Attendees:
John Dornbach, P.E. (City)
John Dornbach (City)
Michael J. Gault, AIA, LEED AP (Breton Architects)

Project Summary:
701 Market Street is a six-story office building located in the Financial District of downtown San Francisco. The building is a Class B office building. It was constructed in 1988 and is listed with the City of San Francisco Planning Department as a Category 2A - Historic Resource Building.

Project ID: 120402
Occupancy: Office
Construction Type: Type III
Address: 701 Market Street, San Francisco, CA 94102
Site: 701 Market Street, San Francisco, CA 94102

Scope of Work: Provide fire safety and life safety code compliance for the building. The scope of work includes reviewing the building's fire safety and life safety systems and providing recommendations for code compliance.

Meeting Summary: An OIG observation was made during the meeting regarding the fire safety and life safety systems. The OIG observation was made regarding the fire safety and life safety systems. The OIG observation was made regarding the fire safety and life safety systems.

1. Architecture

1.1. Existing Building - 701 Market Street - 1988 - 6 Stories
The building is a six-story office building located in the Financial District of downtown San Francisco. The building is a Class B office building. It was constructed in 1988 and is listed with the City of San Francisco Planning Department as a Category 2A - Historic Resource Building.

1.2. Existing Building - 701 Market Street - 1988 - 6 Stories
The building is a six-story office building located in the Financial District of downtown San Francisco. The building is a Class B office building. It was constructed in 1988 and is listed with the City of San Francisco Planning Department as a Category 2A - Historic Resource Building.

1.3. Existing Building - 701 Market Street - 1988 - 6 Stories
The building is a six-story office building located in the Financial District of downtown San Francisco. The building is a Class B office building. It was constructed in 1988 and is listed with the City of San Francisco Planning Department as a Category 2A - Historic Resource Building.

bretonArchitects

28 February 2013

Mr. John Dornbach
San Francisco Fire Department
1000 Market Street
San Francisco, CA 94102-4011

Re: Fire Department Station 1000 - 28 February 2013 Pre-Application Meeting
Building Inspection and San Francisco Fire Department
701 Market - Stevenson Street Entry, San Francisco, CA

Attendees:
John Dornbach, P.E. (City)
John Dornbach (City)
Michael J. Gault, AIA, LEED AP (Breton Architects)

Project Summary:
701 Market Street is a six-story office building located in the Financial District of downtown San Francisco. The building is a Class B office building. It was constructed in 1988 and is listed with the City of San Francisco Planning Department as a Category 2A - Historic Resource Building.

Project ID: 120402
Occupancy: Office
Construction Type: Type III
Address: 701 Market Street, San Francisco, CA 94102
Site: 701 Market Street, San Francisco, CA 94102

Scope of Work: Provide fire safety and life safety code compliance for the building. The scope of work includes reviewing the building's fire safety and life safety systems and providing recommendations for code compliance.

Meeting Summary: An OIG observation was made during the meeting regarding the fire safety and life safety systems. The OIG observation was made regarding the fire safety and life safety systems. The OIG observation was made regarding the fire safety and life safety systems.

1. Architecture

1.1. Existing Building - 701 Market Street - 1988 - 6 Stories
The building is a six-story office building located in the Financial District of downtown San Francisco. The building is a Class B office building. It was constructed in 1988 and is listed with the City of San Francisco Planning Department as a Category 2A - Historic Resource Building.

1.2. Existing Building - 701 Market Street - 1988 - 6 Stories
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1.3. Existing Building - 701 Market Street - 1988 - 6 Stories
The building is a six-story office building located in the Financial District of downtown San Francisco. The building is a Class B office building. It was constructed in 1988 and is listed with the City of San Francisco Planning Department as a Category 2A - Historic Resource Building.

bretonArchitects

28 February 2013

Mr. John Dornbach
San Francisco Fire Department
1000 Market Street
San Francisco, CA 94102-4011

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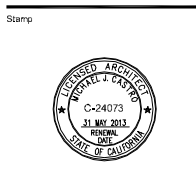
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Stevenson Street
Entry

731 Market Street
San Francisco, CA 94108



bretonArchitects
909 Montgomery St. Suite 260
San Francisco, CA 94133
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Consultant

Issue/Revision:

No.	Date	Description
1	3/22/13	01 - 85% CD's
2	3/22/13	01 - 85% CD's PLANNING

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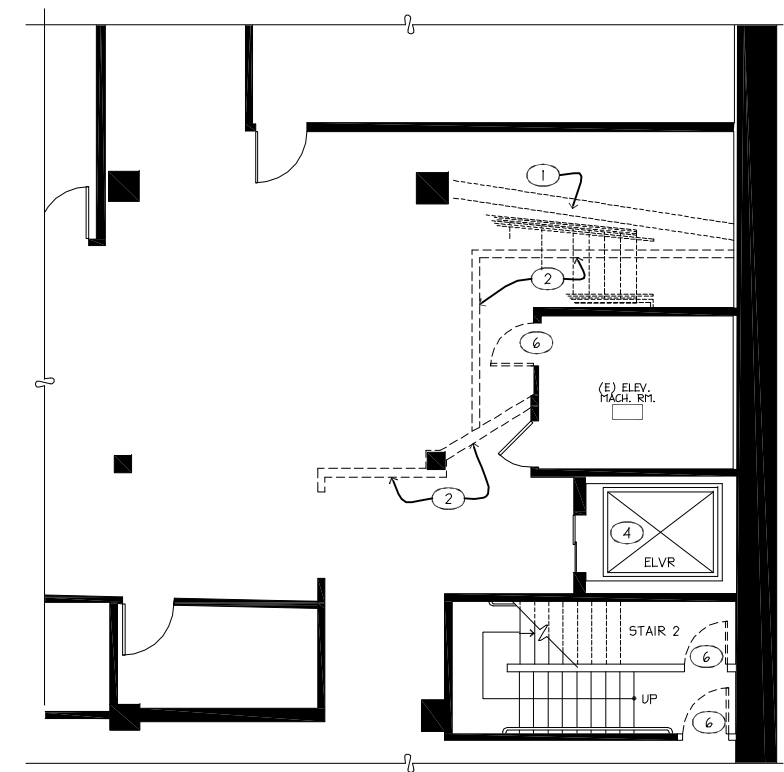
Col/Title: _____ Date: _____
**PRE-APPLICATION
MEETING MINUTES**

Scale: N/A
Drawn By: _____
Date: 13 MAR 2013

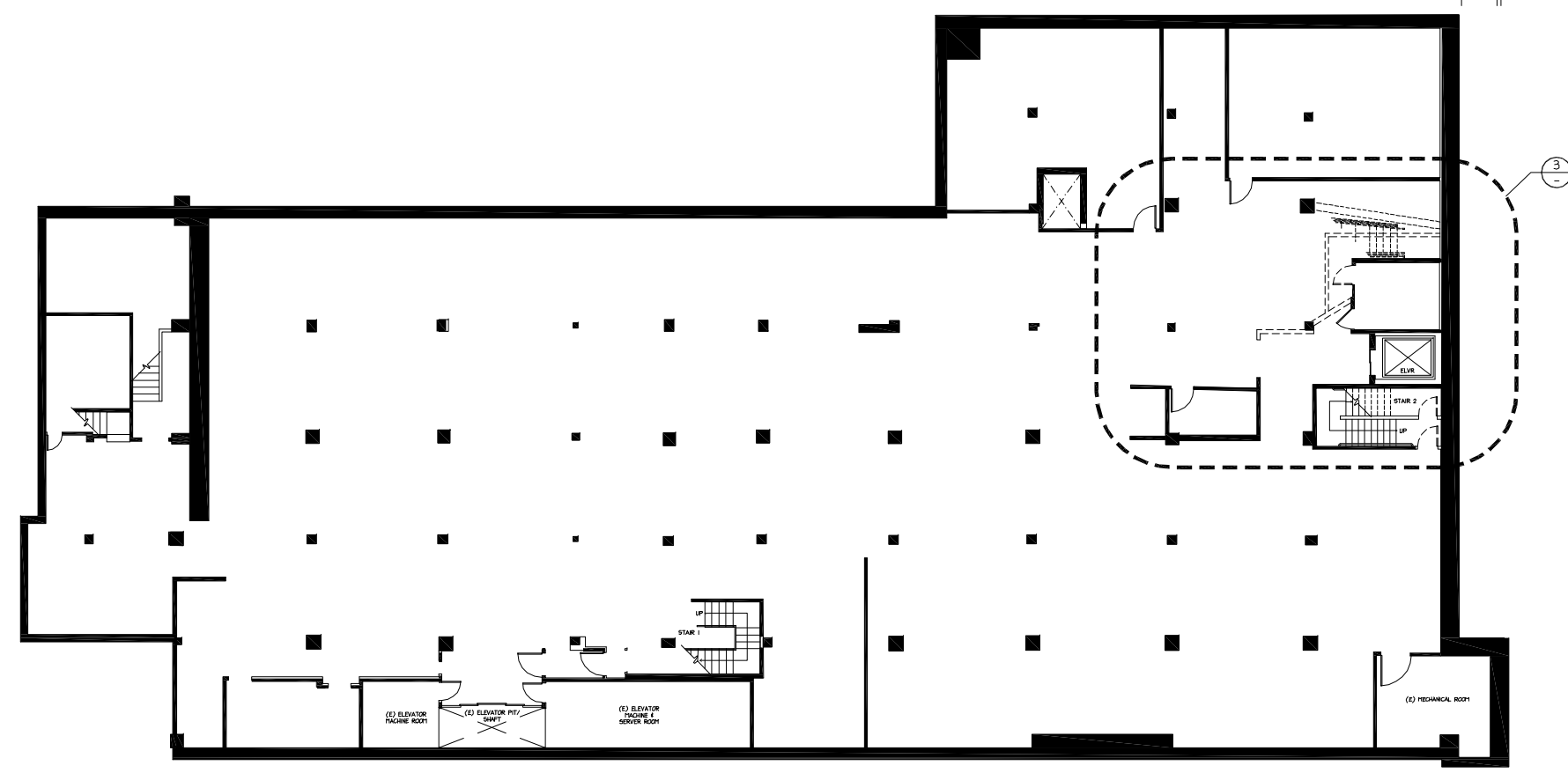
A0.2



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



ENLARGED BASEMENT DEMOLITION PLAN
1/4" = 1'-0" 3



BASEMENT DEMOLITION PLAN
1/8" = 1'-0" 1

GENERAL NOTES

1. FOR PARTITION SCHEDULE, SEE A9.1.

SHEET NOTES

- ① (E) BEAM ABOVE.
- ② DEMOLISH WALLS AS INDICATED.
- ③ EXTENT OF (N) HALL OPENING, CENTER ON WINDOWS ABOVE, AND ALIGN HEAD W/ (E) WINDOW HEAD. REFER TO 3/A2.1 FOR ADDL. INFO.
- ④ (E) MULTI-PURPOSE ELEVATOR.
- ⑤ DEMO (E) CLERESTORY LOUVERS & FRAME, PREP FOR INSTALLATION OF (N) WINDOW WALL/WINDOWS.
- ⑥ REMOVE (E) DOOR & FRAME.

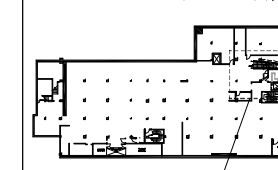
SYMBOL LEGEND

- X^R ROOM NAME
X_R ROOM NUMBER
- (X) KEYED SHEET NOTE
- N
E
S
E ELEVATION TAGS
- (E) WALL OR COMPONENT TO BE REMOVED, PATCH AND REPAIR ADJACENT SURFACES AS NEEDED, (TYP.)
- - - - - (E) DOOR TO BE REMOVED, PATCH & REPAIR ADJACENT SURFACES AS NEEDED, (TYP.)

PARTITION LEGEND

- EXISTING CONSTRUCTION TO REMAIN

KEY PLAN



Stevenson Street Entry

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Tel: 415-546-1212
Fax: 415-546-3932

Stamp

 Consultant

Issue/Revisor

No.	Proj. No.	Date	Description
1	30238.01	01-25-13	CD's
2	30238.01	01-25-13	PLANNING

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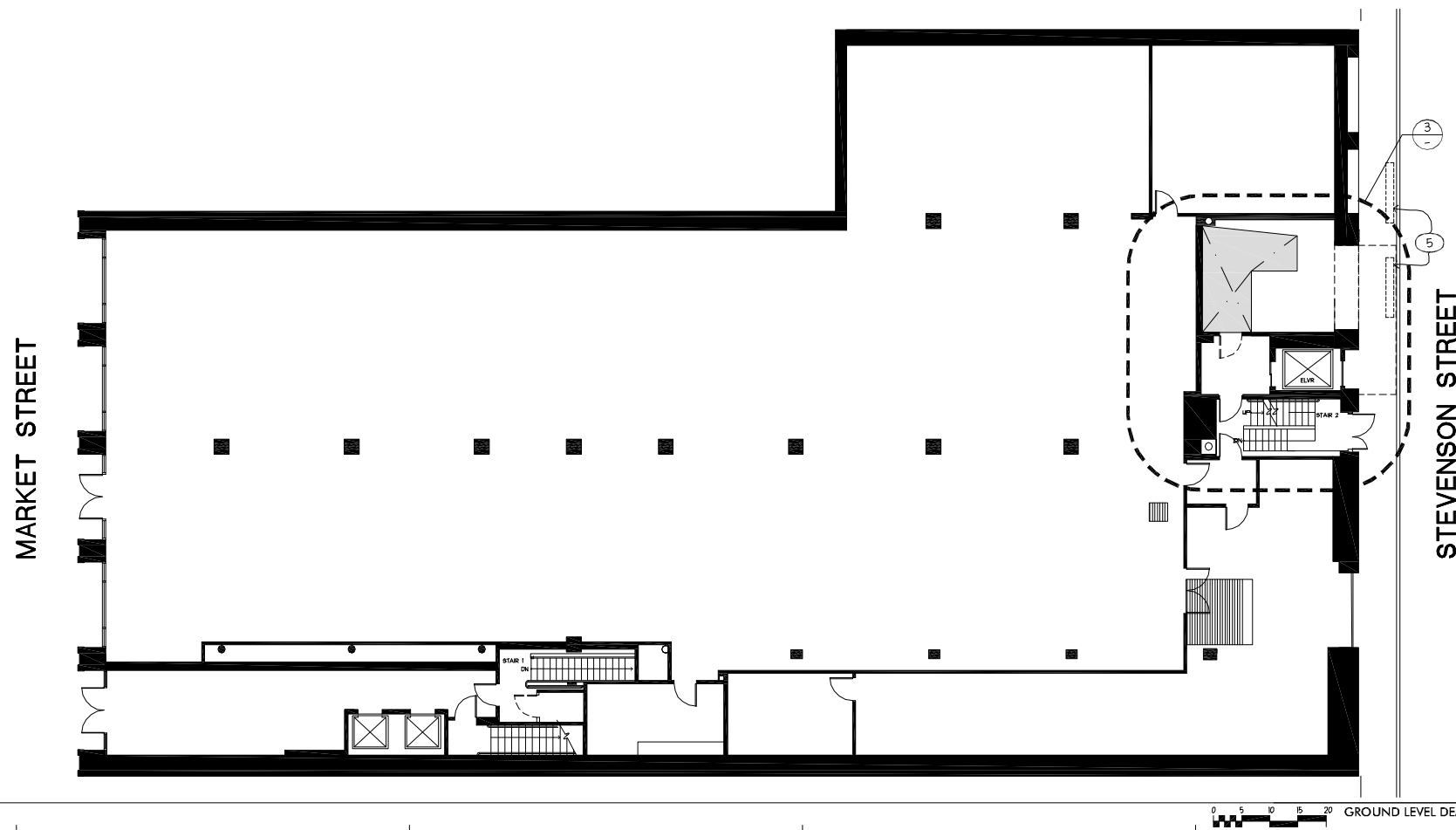
Col/ Title: _____ Date: _____

Basement Level Demolition Plan & Elevation

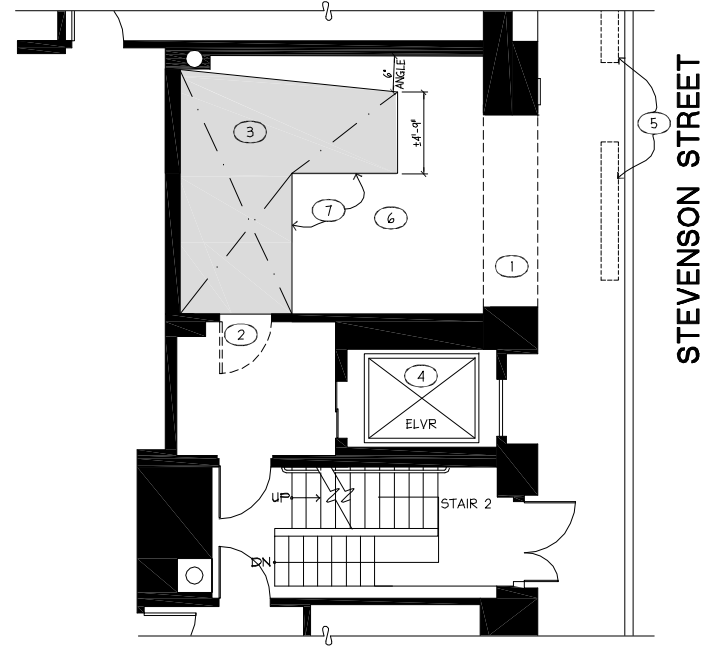
Scale: AS NOTED
Drawn By: X of XX
Sheet: X of XX

Issue Date: _____
Reviewed By: TJC

AD2.0



GROUND LEVEL DEMOLITION PLAN
1/8" = 1'-0" 1



ENLARGED GROUND LEVEL DEMOLITION PLAN
1/4" = 1'-0" 3

GENERAL NOTES

I.

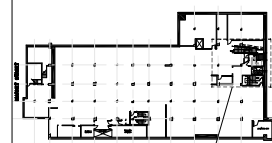
SHEET NOTES

- ① (N) WALL OPENING. REF. 3/A2.1 FOR EXTENT.
- ② REMOVE DOOR & FRAME.
- ③ DEMO OPENING IN CONC. SLAB, REF. SHEET A2.1 AND A7.1; S.S.D.
- ④ (E) MULTI-PURPOSE ELEVATOR.
- ⑤ DEMO (E) SIDEWALK PLANTERS, PATCH & REPAIR SIDEWALK AS NEEDED FOR SMOOTH LEVEL FINISH TO MATCH (E) ADJACENT. COORD. DISPOSAL OR SALVAGE W/ BUILDING NIGHT.
- ⑥ DEMO (E) LIGHTING.
- ⑦ COORDINATE SLAB OPENING TO PROVIDE CONTINUOUS FINISH FROM FACE OF EXISTING WALL TO TOP OF SLAB.

SYMBOL LEGEND

- ROOM NAME
ROOM NUMBER
- KEYED SHEET NOTE
- E ELEVATION TAGS
- (E) WALL OR COMPONENT TO BE REMOVED, PATCH AND REPAIR ADJACENT SURFACES AS NEEDED, (TYP.)
- (E) DOOR TO BE REMOVED, PATCH & REPAIR ADJACENT SURFACES AS NEEDED, (TYP.)

KEY PLAN



AREA OF WORK

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Entry

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San Francisco, CA 94108



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Consultant

Issue/Revisor

No.	Proj. No.	Date	Description
1	30238.01	85%	CD's
1	11AFR13		
2	30238.01	85%	CD's PLANNING
2	29MAY13		

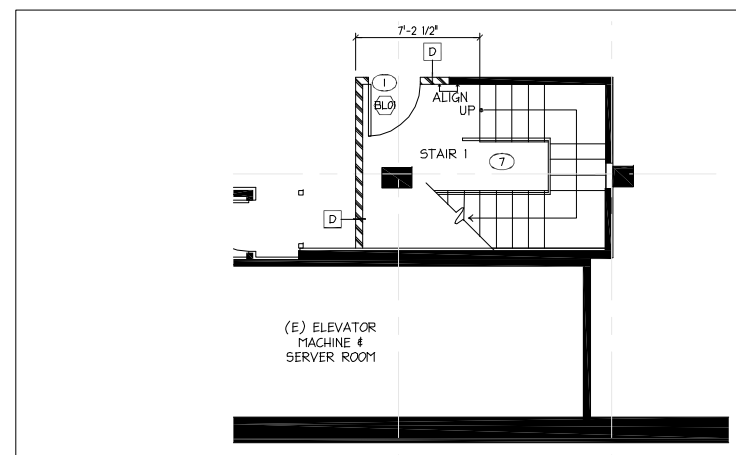
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Approval Signature:

Col/ Title: Date:

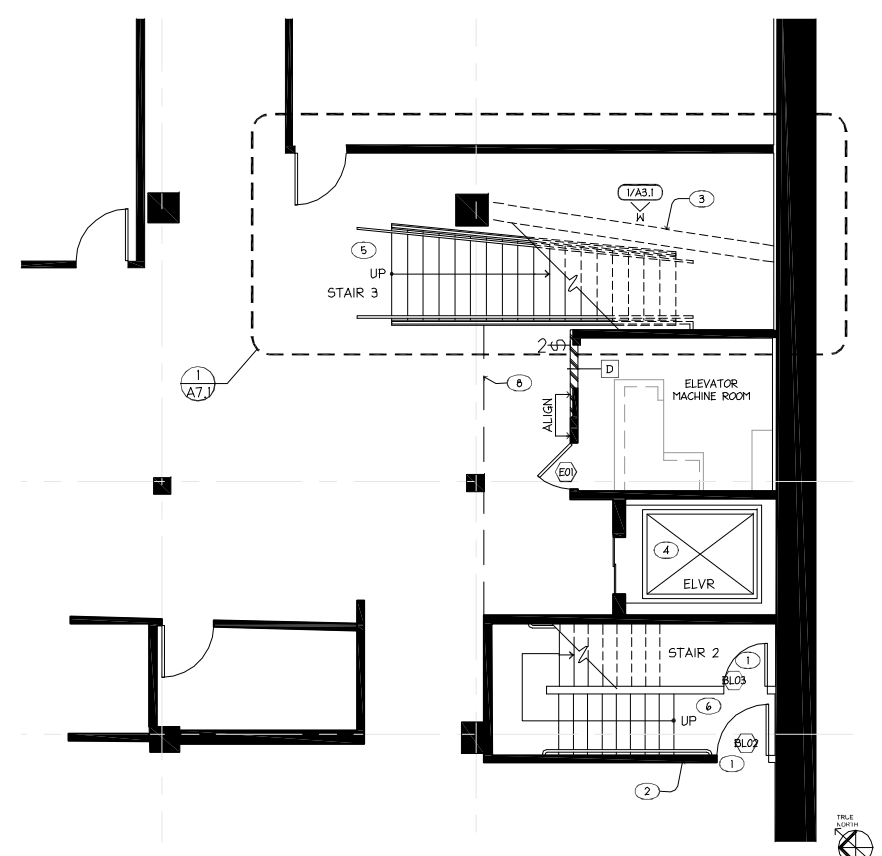
**Ground Level
Demolition Plan**

Scale: 1/8" = 1'-0" Issue Date: 18 JAN 2013
Drawn By: P11 File Revised By: PIC
Sheet: X of XX

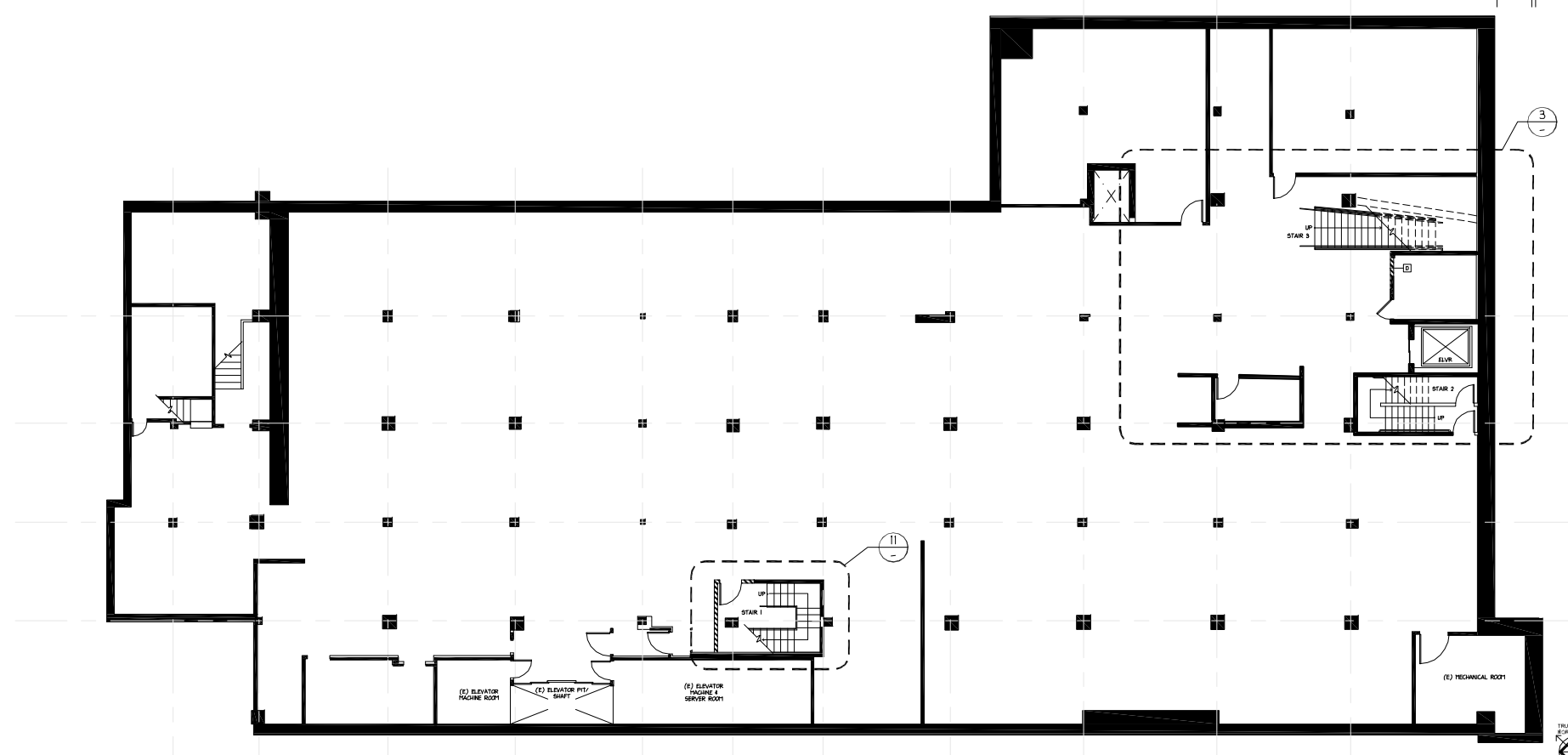
AD2.1



ENLARGED PLAN @ STAIRS - BASEMENT LEVEL
1/4" = 1'-0" 11



ENLARGED PLAN @ ENTRY - BASEMENT LEVEL
1/4" = 1'-0" 3



BASEMENT LEVEL PLAN
1/8" = 1'-0" 1

GENERAL NOTES

- FOR PARTITION SCHEDULE, SEE A9.1.

SHEET NOTES

- (N) FIRE-RATED DOOR & FRAME, SEE 6.1 FOR DOOR & HDWR. SPECS.
- PATCH & REPAIR (E) STAIR ENCLOSURE WALL AS NEEDED TO MAINTAIN (E) FIRE-RATING
- (E) BEAM ABOVE.
- (E) MULTI-PURPOSE ELEVATOR.
- (N) CONC. PAN MTL. STAIR W/ S.S. & GLASS RAILS, SEE A7.1 FOR ADDITIONAL INFORMATION.
- (E) EXIT STAIR AND ENCLOSURE.
- (E) EXIT STAIR. PROVIDE (N) 1-HR F.R. ENCLOSURE.
- LINE OF LOBBY WALL ABOVE.

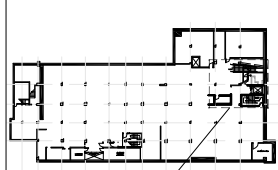
SYMBOL LEGEND

- ROOM NAME
ROOM NUMBER
- DOOR SYMBOL- SEE SHEET A8.1 FOR DOOR AND HARDWARE SPECIFICATIONS.
- KEYED SHEET NOTE
- WALL TYPE
- E ELEVATION TAGS
- 2 WAY SWITCH

PARTITION LEGEND

- TYPE D: ONE-HOUR FIRE RATED PARTITION. SEE DETAIL D/A9.1
- EXISTING PARTITION

KEY PLAN

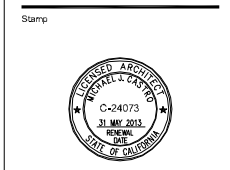


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Issue/Revisor

No.	Date	Description
1	30238.01	85% CD's
2	11APR13	
3	30238.01	85% CD's PLANNING
4	29MAY13	
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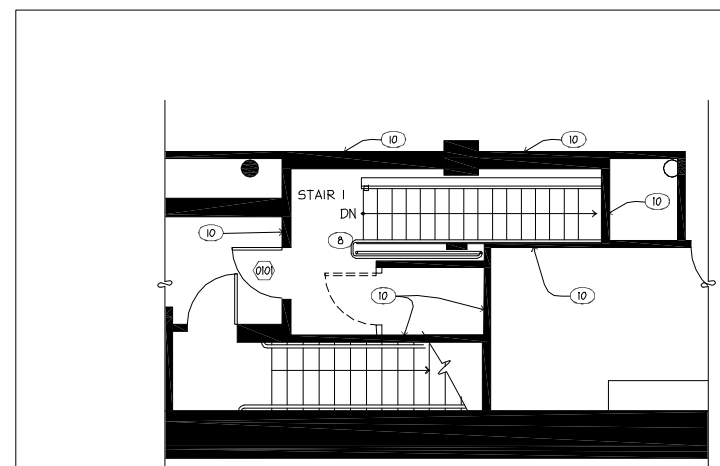
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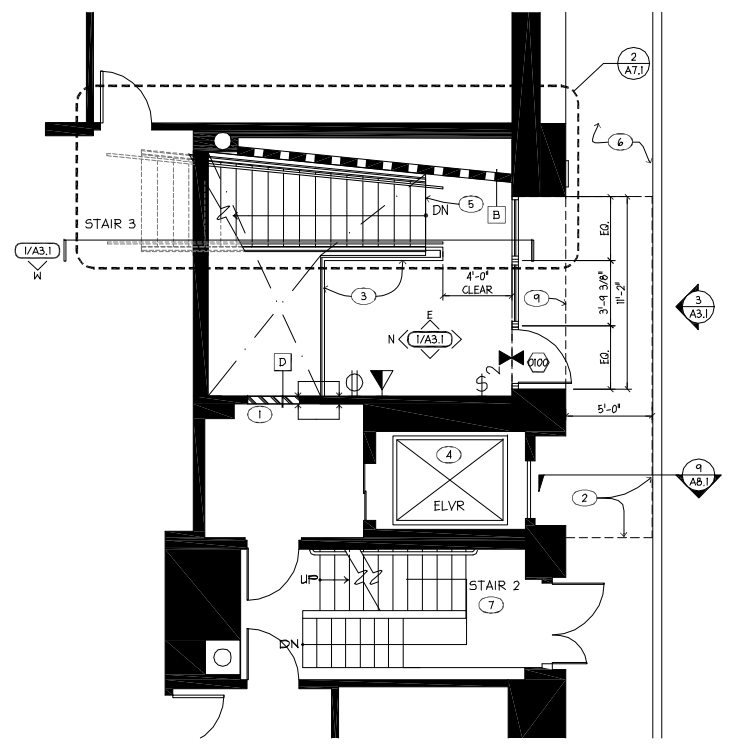
**Basement Level
Construction Plan**

Scale: 1/8" = 1'-0" Issue Date: 18 JAN 2013
Drawn By: PPI File Saved By: PPI
Sheet: X of XX

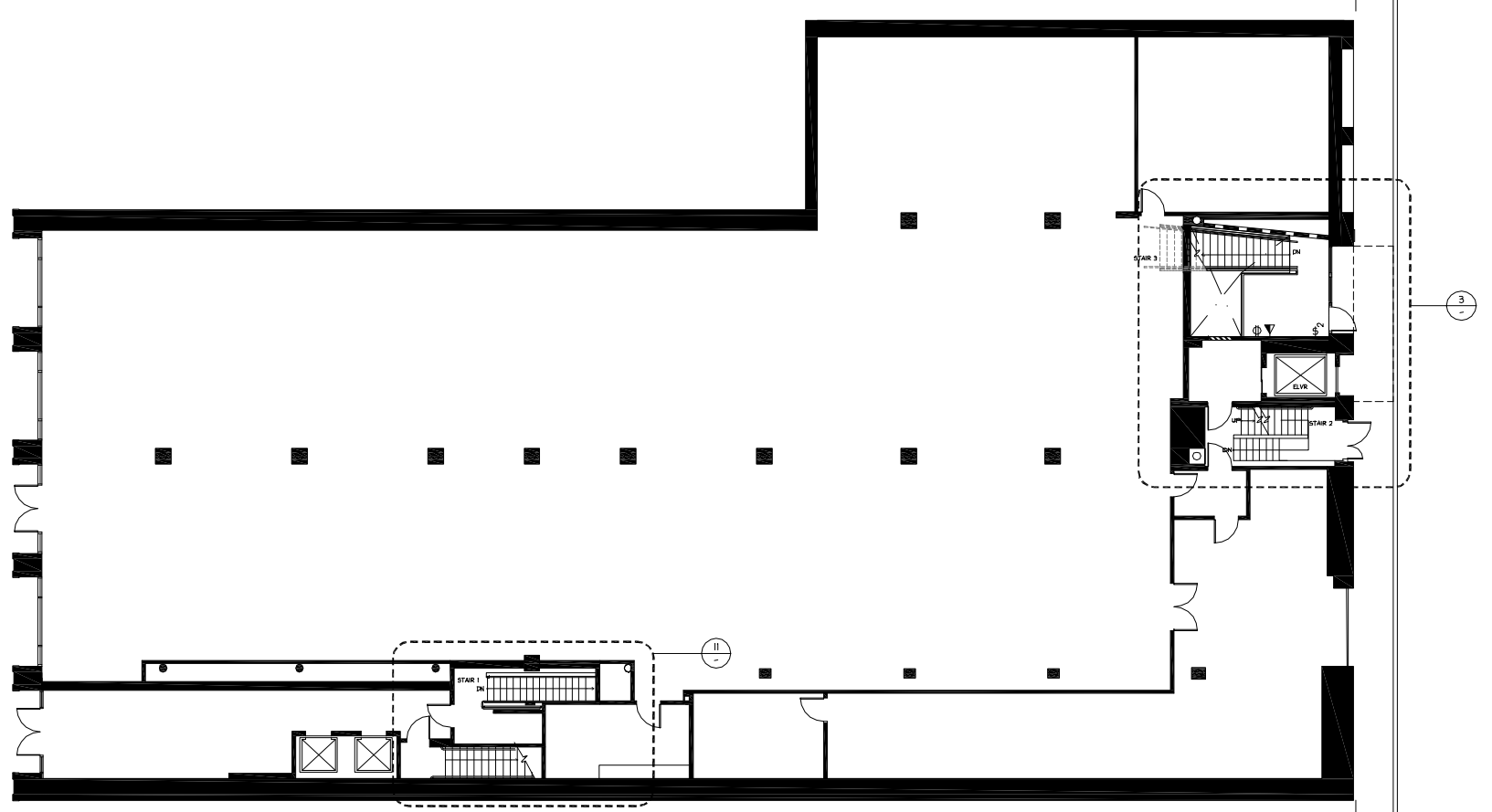
A2.0



ENLARGED PLAN @ STAIRS - GROUND LEVEL
1/4" = 1'-0" 11



ENLARGED PLAN @ ENTRY - GROUND LEVEL PLAN
1/4" = 1'-0" 3



GROUND LEVEL PLAN
1/8" = 1'-0" 1

GENERAL NOTES

1. FOR PARTITION SCHEDULE, SEE A/1.

SHEET NOTES

- 1 (N) INFILL WALL, ALIGN W/ (E) ADJACENT FINISHES.
- 2 LINE OF CANOPY ABOVE, SEE A3.1 FOR ADD'L. INFO.
- 3 (N) 3'-6" H. S.S. & GLASS GUARDRAIL BY STAIR RAIL MFR.
- 4 (E) MULTI-PURPOSE ELEVATOR.
- 5 NEW CONC. PAN MTL. STAIR, SEE S/4T A7.1.
- 6 (E) 45'-6" HIDE WALK. PATCH LEVEL SIDEWALK AS NEEDED AND AT AREAS OF PLANTER REMOVAL.
- 7 (E) EXIT STAIR & ENCLOSURE.
- 8 (E) EXIT STAIR. PROVIDE (N) 1-HR F.R. ENCLOSURE.
- 9 LINE OF SPANDREL BEAM ABOVE.
- 10 (E) 1 HOUR RATED WALL CONSTRUCTION, V.I.F.

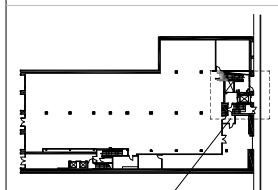
SYMBOL LEGEND

- X ROOM NAME ROOM NUMBER
- X DOOR SYMBOL- SEE SHEET A8.1 FOR DOOR AND HARDWARE SPECIFICATIONS.
- X KEYED SHEET NOTE
- X WALL TYPE
- X E ELEVATION TAGS
- DEDICATED DUPLEX OUTLET
- TEL+DATA
- 2 WAY SWITCH

PARTITION LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- TYPE B: NON-COMBUSTIBLE FULL HT ACOUSTICAL OR DEMISING PARTITION. SEE DETAIL B/A/1.
- TYPE D: ONE-HOUR FIRE RATED PARTITION. SEE DETAIL D/A/1.

KEY PLAN

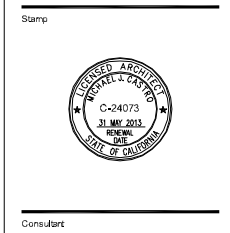


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Issue/Revisior

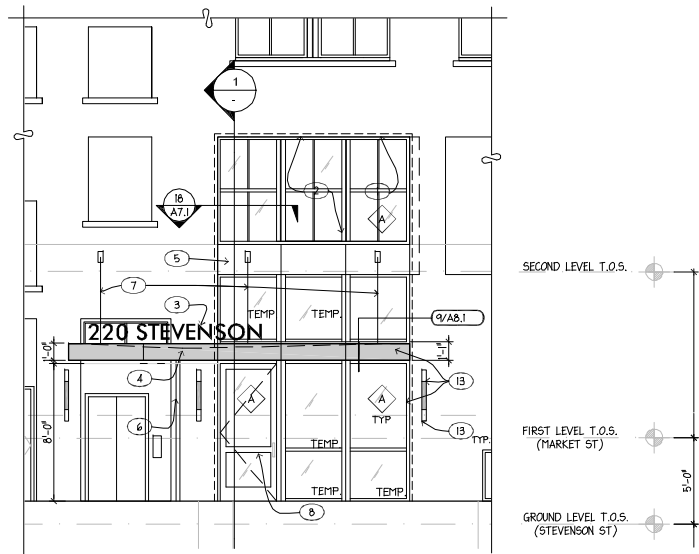
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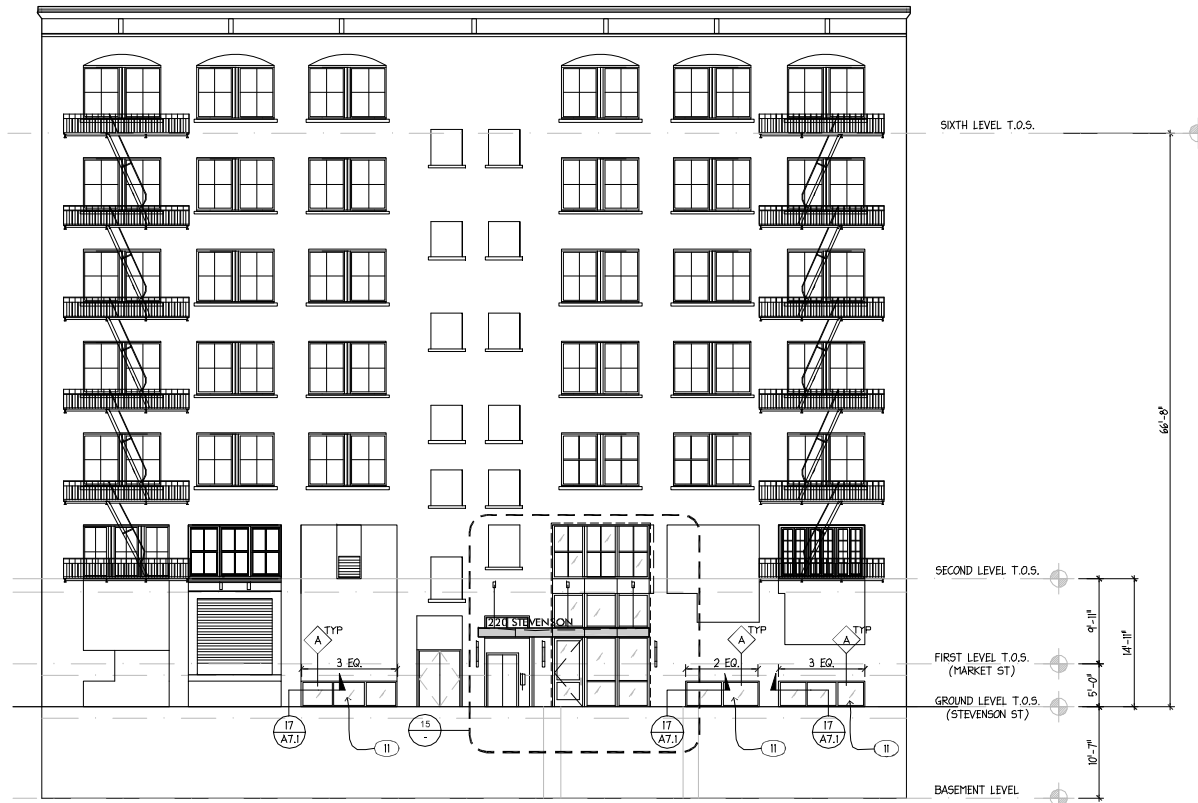
Ground Level Construction Plan

Scale: 1/8" = 1'-0" Date: 18 JAN 2013
Drawn By: PPI
Sheet: X of XX

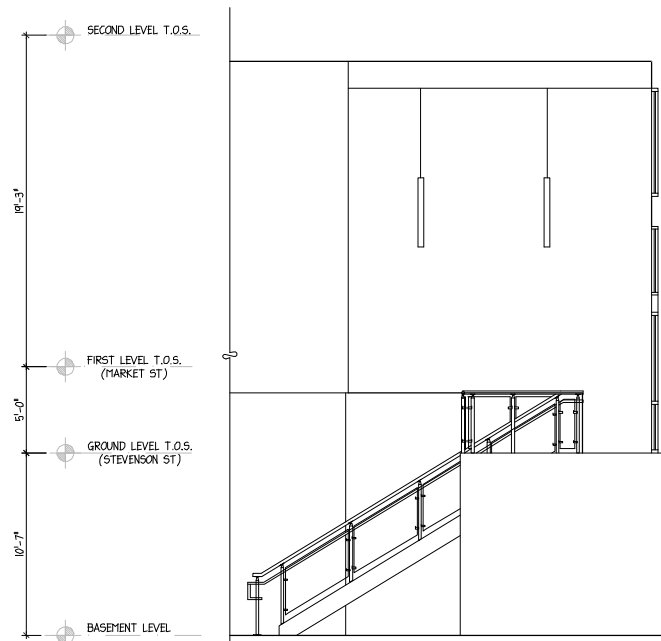
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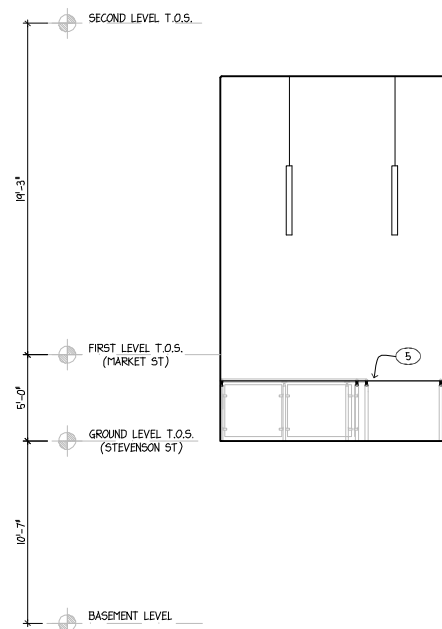
ELEVATION AT PROPOSED ENTRY AND STAIR
1/4" = 1'-0" 15



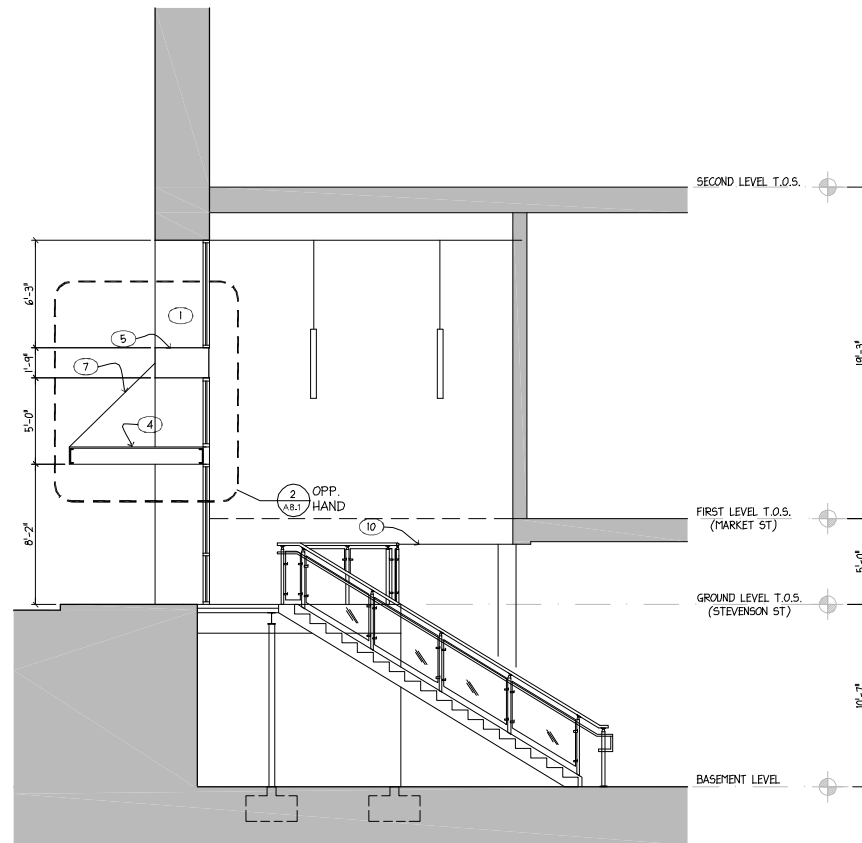
PROPOSED SOUTH ELEVATION - STEVENSON STREET
1/8" = 1'-0" 3



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION/SECTION

GENERAL NOTES

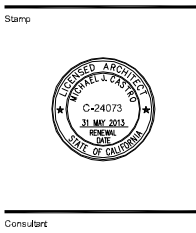
1. (N) CEMENT PLASTER FINISH & COLOR TO MATCH FACADE FINISH & COLOR RETURN TO (N) GLAZING.
2. (N) ALUM. & GLASS STOREFRONT, KANNEER 1600 SYSTEM-1, 6" CUSTOM MULLION CAP AT INTERMEDIATE VERT. MULLIONS. SIMULATED DIVIDED LIGHTS WITH SPACERS IN UPPER (3) GLAZED STOREFRONT PANELS. PROVIDE SURFACE APPLIED MUNTINGS TO EA. SIDE OF INSUL. GLAZING WITH SPACERS BETWEEN GLAZING.
3. BRUSHED STAINLESS BUILDING SIGNAGE, PIN TO CANOPY.
4. (N) ENTRY CANOPY W/ PTD. ALUM. FASCIA, COLOR TO MATCH STOREFRONT. SEE SHEET AB.1 FOR DETAILS AND ADDITIONAL INFORMATION.
5. (N) PTD. ALUM. SPANDREL BEAM FINISH TO MATCH ALUM. STOREFRONT
6. (N) ROOF DRAIN AND OVER FLOW DRAIN TO PIPE DOWN SPOUT AND CONNECT TO STORM DRAINAGE.
7. S.S. CABLE. SEE S.S.D.
8. (N) ALUM. & GLASS DOOR W/ PTD. FINISH TO MATCH STOREFRONT
9. (N) SINGLE-PLY CANOPY ROOFING 28 MIN. SLOPE TO DRAIN.
10. T.O. WALL OPENING AT +3'-6" A.F.F. FROM GROUND LEVEL ENTRY. T.O. OPENING TO ALIGN ON (3) WALLS.
11. NEW CLERESTORY BASEMENT WINDOWS WITH INSULATED GLAZING TO REPLACE MECHANICAL LOUVERS AT EXISTING WALL OPENINGS. TYPICAL AT THREE (3) LOCATIONS.
12. TERMINATION OF GYP. BD. WALL TO ALIGN WITH TOP OF RAILING.
13. NEW PAINT FINISH WITH 2 COATS DURANAR FINISH WITH THE FOLLOWING OPTIONS:
OPTION 1: MEDIUM-DARK GREY STOREFRONT, CANOPY FASCIA, AND LIGHT FIXTURE TRIM.
OPTION 2: LIGHT STOREFRONT W/ MEDIUM-DARK GREY CANOPY FASCIA AND LIGHT FIXTURE TRIM
14. NEW WALL SCANCES. UL LISTED FOR WET LOCATIONS.

SYMBOL LEGEND

- (X) KEYED SHEET NOTE
- (A) WINDOW TYPE, SEE SHEET AB.1

Stevenson Street
Entry

731 Market Street
San Francisco, CA 94108

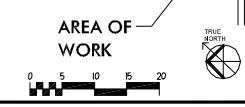
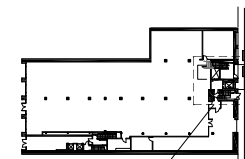


Issue/Revised	No.	Date	Description
	1	30238.01	85% CD's
	2	29MAY13	85% CD's PLANNING

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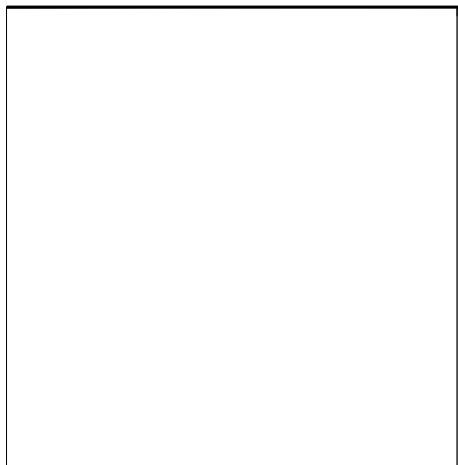
Col/ Title: Draft

Building Elevations
& Sections -
Stevenson Street

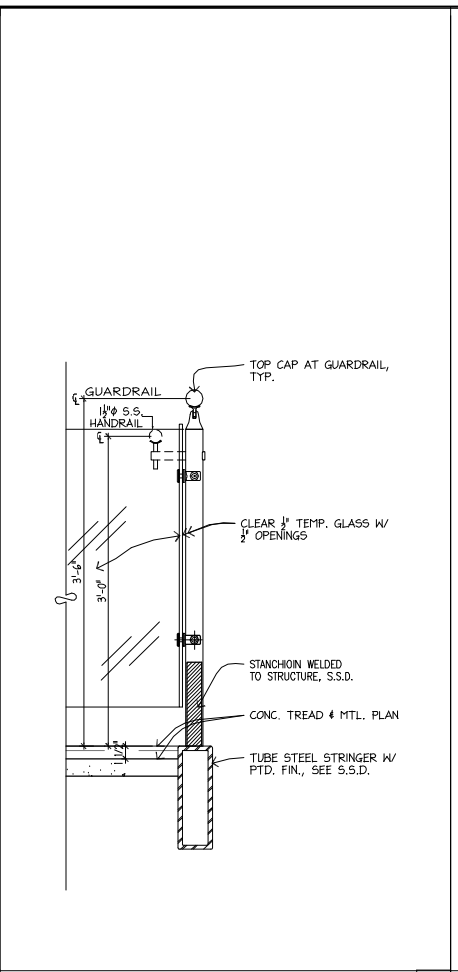


Scale: 1/8" = 1'-0" Issue Date: 18 JAN 2013
Drawn By: PPI For: Revoked By: PIC
Sheet: X of XX

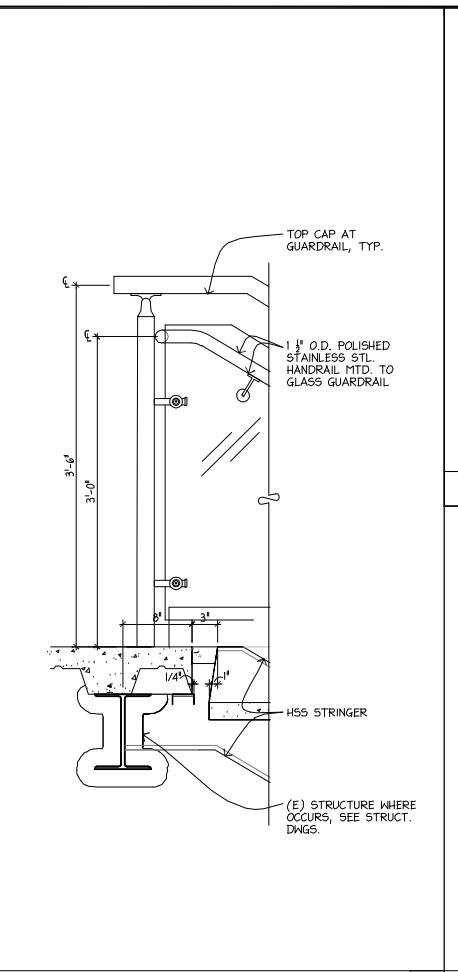
A3.1



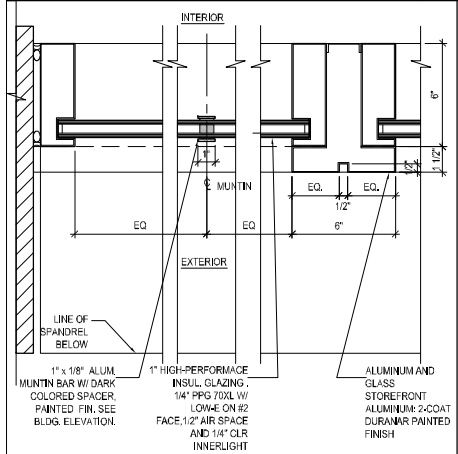
STRINGER AT COLUMN
3/4"x1'-0"



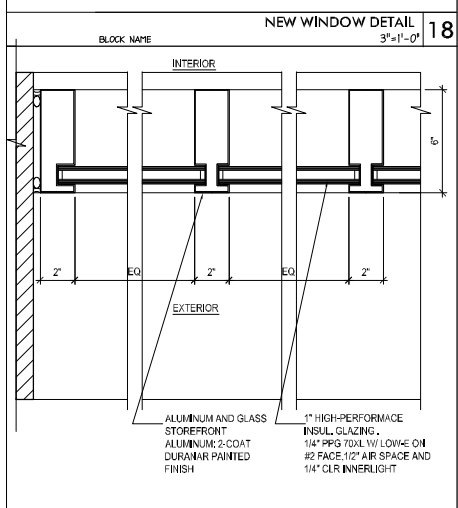
GUARDRAIL AT EDGE OF SLAB OPENING, TYP.
1 1/2"x1'-0"



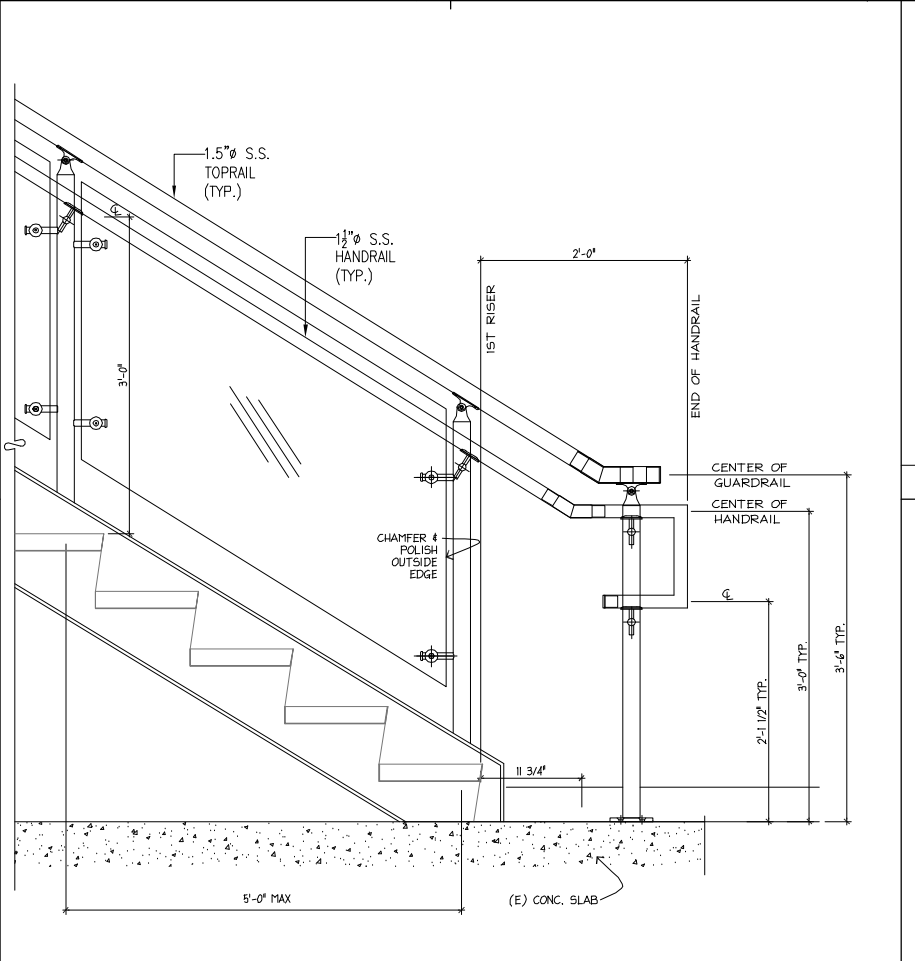
STRINGER AT FIRST LEVEL/HANDRAIL/PLENUM ENCL.
1 1/2"x1'-0"



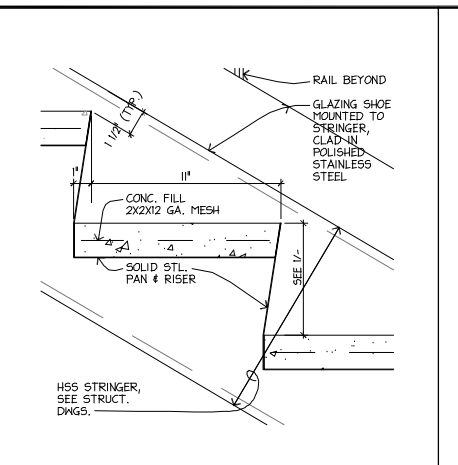
NEW WINDOW DETAIL
3/4"x1'-0"



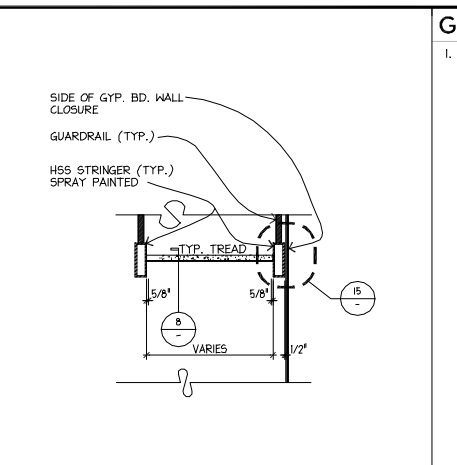
BASEMENT NEW WINDOW DETAIL
3/4"x1'-0"



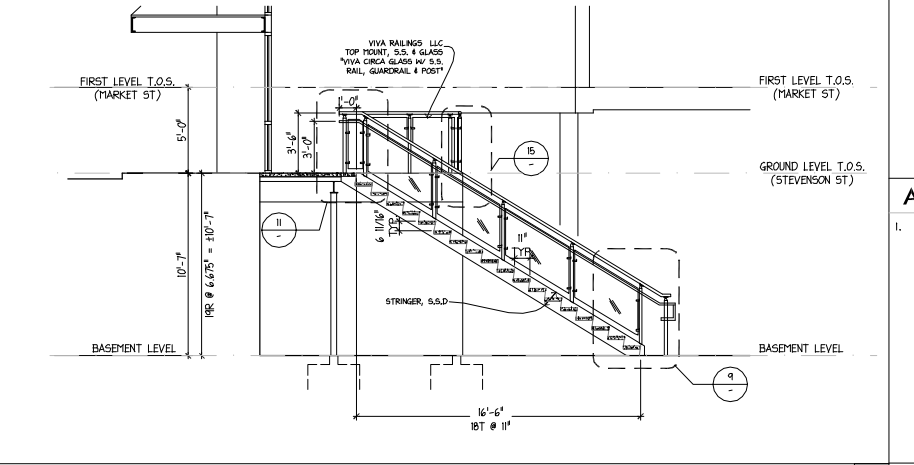
STRINGER AT GROUND LEVEL
1 1/2"x1'-0"



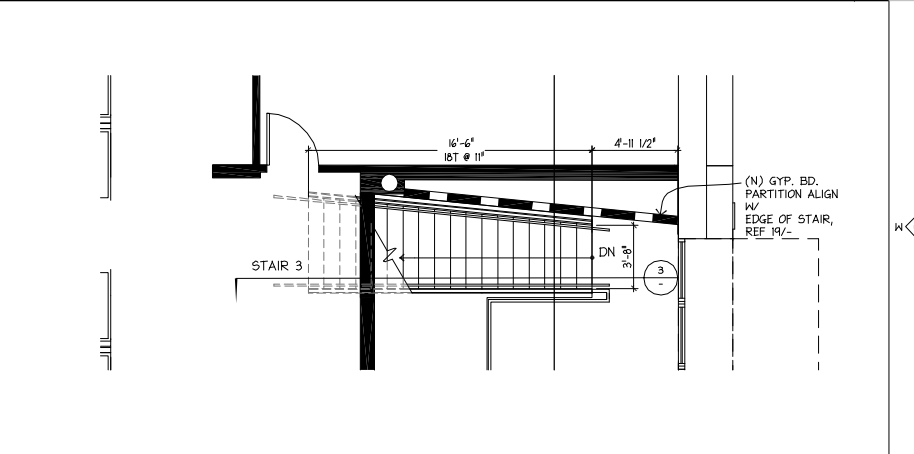
TREAD & RISER (TYPICAL)
3/4"x1'-0"



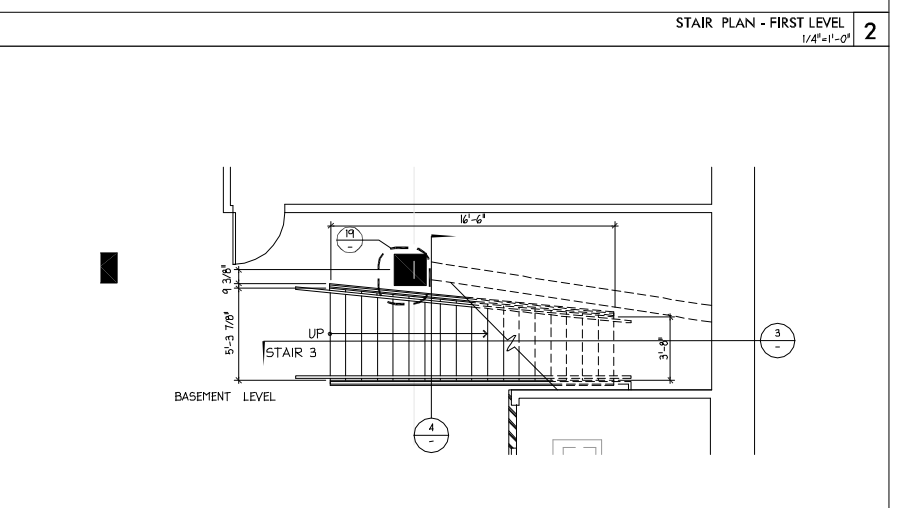
STRINGER/TREAD LAYOUT (TYPICAL)
1/2"x1'-0"



STAIR SECTION
1/4"x1'-0"



STAIR PLAN - FIRST LEVEL
1/4"x1'-0"



STAIR PLAN - BASEMENT
1/4"x1'-0"

GENERAL NOTES

1.

ALTERNATE:

1. PRECAST CONCRETE STAIR TREADS AND RISERS BY XXX...

SYMBOL LEGEND

ROOM NAME ROOM NUMBER

DOOR SYMBOL: SEE SHEET AX.X FOR DOOR AND HARDWARE SPECIFICATIONS.

KEYED SHEET NOTE

HALL TYPE

E ELEVATION TAGS

No.	Date	Description
1	11APR13	30238.01 85% CD's
2	29MAY13	30238.01 85% CD's PLANNING

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Approval Signature:

Col/Title: Date:

Stair Plans, Sections & Details

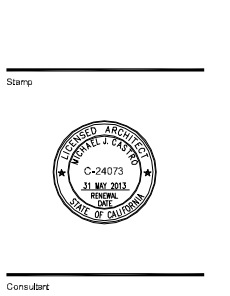
Scale: 0 5 10 20

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Stamp

Consultant

Scale: 0 5 10 20

A7.1

