



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: APRIL 24, 2014

CONSENT CALENDAR

Date: April 17, 2014
Case No.: **2013.1654C**
Project Address: **3201 California Street (at Presidio Avenue)**
Zoning: NC-2 (Small-Scale Neighborhood Commercial District)
40-X Height and Bulk District
Block/Lot: 1032/002
Project Sponsor: Daniel Robinson
MacCracken Architects
479 – 9th Street
San Francisco, CA 94103
Staff Contact: Sara Vellve – (415) 558-6263
sara.vellve@sfgov.org
Recommendation: **Approval with Conditions**

1650 Mission St.
Suite 400
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Reception:
415.558.6378

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415.558.6377

PROJECT DESCRIPTION

The project sponsor proposes to increase the interior floor area of the existing financial services office (San Francisco Fire Credit Union, Main Branch) by infilling a second-floor atrium. The floor area would be increased by approximately 2,300 square feet for an overall use size of approximately 24,700 square feet. The proposal would not result in changes to the building footprint or envelope. The proposal would create workspace for approximately 35 new employees.

As constructed in approximately 1997, the building façade consists of a curtain wall fronting the southwest corner of the intersection of California Street and Presidio Avenue. The proposed interior modification has been designed, and will be conditioned, to decrease visibility of the new floorplate and railing from the street through the curtain wall.

SITE DESCRIPTION AND PRESENT USE

The triangular-shaped lot is located on the southwest corner of the intersection of California Street and Presidio Avenue, Block 1032, Lot 002. The subject property is located within the NC-2 (Small-Scale) Neighborhood Commercial District ("NCD") and the 40-X Height and Bulk District. The site, consisting of approximately 16,100 square feet, is developed with an approximately 35-foot tall, two-story financial services office and a below-grade, 40-car parking garage. The existing building and use were approved pursuant to Case No. 1995.472C!E on October 10, 1996.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The area surrounding the project site is mixed-use in character. A variety of commercial and institutional establishments are located in the immediate area, including restaurants, a hotel, the Jewish Community Center, and UCSF's Laurel Heights Campus. Buildings containing residential dwellings are generally located east of the site across Presidio Avenue. Buildings in the vicinity are typically three to four stories.

ENVIRONMENTAL REVIEW

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

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	April 2, 2014	April 2, 2014	20 days
Posted Notice	20 days	April 2, 2014	April 2, 2014	20 days
Mailed Notice	10 days	April 15, 2014	April 15, 2014	10 days

The proposal does not require Section 312 notice as it does not represent a building expansion or change of use.

PUBLIC COMMENT

- As of April 11, 2014 the Department has not received public comment on the proposal.

ISSUES AND OTHER CONSIDERATIONS

- The proposal constitutes intensification of an existing Conditional Use as the floor area would be increased by approximately 10%.
- The proposal would provide workspace for approximately 35 new employees.
- On April 10, 2014 a Parking Reduction Approval was granted to relieve the proposal of 9 off-street parking spaces required as a result of the proposed expansion.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant Conditional Use authorization to allow the intensification of an existing Conditional Use pursuant to Planning Code Sections 303, to allow a financial services use on the second floor in the NC-2 (Small-Scale) Neighborhood Commercial District pursuant to Planning Code Section 711.49, to allow development on a lot in excess of 10,000 square feet in the NC-2 (Small-Scale) Neighborhood Commercial District pursuant to Planning Code Section 711.11, and to allow a non-residential use size in excess of 4,000 square feet the NC-2 (Small-Scale) Neighborhood Commercial District pursuant to Planning Code Section 711.21.

BASIS FOR RECOMMENDATION

- The project promotes the continued operation of an established financial institution in an appropriate location that was previously reviewed and approved, pursuant to Conditional Use authorization.
- The project would not displace an existing retail tenant providing convenience goods and services to the neighborhood.
- The proposal does not include expansion of the existing building envelope.
- The project meets all applicable requirements of the Planning Code.
- The project is desirable for, and compatible with the surrounding neighborhood.
- The business is not a Formula Retail use and serves employees of the City and County of San Francisco.

RECOMMENDATION: Approval with Conditions
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Attachments:

- Block Book Map
- Sanborn Map
- Aerial Photographs
- Site Photos
- Context Photos
- Zoning Administrator Action Memo, Administrative Review of Off-Street Parking Reduction Plans

Attachment Checklist

- | | |
|---|--|
| <input checked="" type="checkbox"/> Executive Summary | <input checked="" type="checkbox"/> Project sponsor submittal |
| <input checked="" type="checkbox"/> Draft Motion | Drawings: <u>Existing Conditions</u> |
| <input type="checkbox"/> Environmental Determination | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Zoning District Map | Drawings: <u>Proposed Project</u> |
| <input checked="" type="checkbox"/> Height & Bulk Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Parcel Map | 3-D Renderings (new construction or significant addition) |
| <input checked="" type="checkbox"/> Sanborn Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Aerial Photo | <input type="checkbox"/> Wireless Telecommunications Materials |
| <input checked="" type="checkbox"/> Context Photos | <input type="checkbox"/> Health Dept. review of RF levels |
| <input checked="" type="checkbox"/> Site Photos | <input type="checkbox"/> RF Report |
| | <input type="checkbox"/> Community Meeting Notice |
| | <input type="checkbox"/> Housing Documents |
| | <input type="checkbox"/> Inclusionary Affordable Housing Program: Affidavit for Compliance |
| | <input type="checkbox"/> Residential Pipeline |

Exhibits above marked with an "X" are included in this packet

Planner's Initials

KG: G:\Documents\Projects\1423 Polk\2011.0097C - 1423 Polk Street - Exec Sum.doc



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- | | |
|--|--|
| <input type="checkbox"/> Affordable Housing (Sec. 415) | <input type="checkbox"/> First Source Hiring (Admin. Code) |
| <input type="checkbox"/> Jobs Housing Linkage Program (Sec. 413) | <input type="checkbox"/> Child Care Requirement (Sec. 414) |
| <input type="checkbox"/> Downtown Park Fee (Sec. 412) | <input type="checkbox"/> Other |

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Planning Commission Draft Motion

HEARING DATE: APRIL 24, 2014

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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 303, 711.11, 711.21, and 711.49 OF THE PLANNING CODE TO ALLOW THE INFILL OF AN INTERIOR ATRIUM AT THE SECOND FLOOR OF THE EXISTING FINANCIAL SERVICE (SF FIRE CREDIT UNION) BY APPROXIMATELY 2,300 SQUARE FEET AND TO ALLOW A USE SIZE IN EXCESS OF 4,000 SQUARE FEET ON A LOT IN EXCESS OF 10,000 SQUARE FEET WITHIN THE NC-2 (SMALL-SCALE NEIGHBORHOOD COMMERCIAL DISTRICT) AND 40-X HEIGHT AND BULK DISTRICT. A PHYSICAL EXPANSION OF THE BUILDING IS NOT PROPOSED.

PREAMBLE

On November 13, 2013 Daniel Robinson (hereinafter “Project Sponsor”) filed an application with the Planning Department (hereinafter “Department”) for Conditional Use Authorization under Planning Code Section(s) 303, 711.11, 711.21, and 711.49 to infill an interior atrium at the second floor of the existing financial service (SF Fire Credit Union) by approximately 2,300 square feet and to allow a use size in excess of 4,000 square feet on a lot in excess of 10,000 square feet within the NC-2 (Small-Scale Neighborhood Commercial District) and 40-X Height and Bulk District. A physical expansion of the existing building is not proposed.

On April 24, 2014, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2013.1654C.

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

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

MOVED, that the Commission hereby authorizes the Conditional Use requested in Application No. 2013.1654C, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The triangular-shaped lot is located on the southwest corner of the intersection of California Street and Presidio Avenue, Block 1032, Lot 002. The subject property is located within the NC-2 (Small-Scale) Neighborhood Commercial District ("NCD") and the 40-X Height and Bulk District. The site, consisting of approximately 16,100 square feet, is developed with an approximately 35-foot tall, two-story financial services office and a below-grade, 40-car parking garage. The existing building and use were approved pursuant to Case No. 1995.472C/E approved on October 10, 1996.
3. **Surrounding Properties and Neighborhood.** The area surrounding the project site is mixed-use in character. A variety of commercial and institutional establishments are located in the immediate area, including restaurants, a hotel, the Jewish Community Center, and UCSF's Laurel Heights Campus. Buildings containing residential dwellings are generally located east of the site across Presidio Avenue. Buildings in the vicinity are typically three to four stories.
4. **Project Description.** The project sponsor proposes to increase the interior floor area of the existing financial services office (San Francisco Fire Credit Union, Main Branch) by infilling a second-floor atrium. The floor area would be increased by approximately 2,300 square feet for an overall use size of approximately 24,700 square feet. The proposal would not result in changes to the building footprint or envelope. The proposal would create workspace for approximately 35 new employees.
5. As constructed in approximately 1997, the building façade consists of a curtain wall fronting the southwest corner of the intersection of California Street and Presidio Avenue. The proposed

interior modification has been designed, and will be conditioned, to decrease visibility of the new floorplate and railing from the street through the curtain wall.

6. **Public Comment.** As of April 11, 2014 the Department has not received public comment on the proposal.
7. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Use.** Planning Code Section 711.49 states that Conditional Use Authorization is required for a financial use on the second floor of buildings, as defined by Planning Code Section 790.110.

The subject financial services use currently occupies the second floor of the subject building. The proposal is to expand the second floor by approximately 2,300 square feet through the infill of an existing two-story atrium. The proposal would accommodate additional employees.

- B. **Lot Size.** Planning Code Section 711.11 states that a Conditional Use Authorization is required for a lot size of over 10,000 square feet. The subject lot size is approximately 15,900 square feet.

The site is currently developed with an approximately 35-foot tall, 22,400 square-foot building containing the financial services office proposed to be expanded. The overall building volume and footprint will not be increased. The building was granted Conditional Use authorization in October of 1996.

- C. **Use Size.** Planning Code Section 711.21 states that a Conditional Use Authorization is required for a non-residential use size over 4,000 square feet, as defined by Planning Code Section 790.130.

The proposal would not increase the overall building volume or footprint as it proposes to construct a floorplate in an existing two-story atrium to accommodate additional work space for approximately 35 employees. The overall use size would increase from approximately 22,400 square feet to approximately 24,700 square feet.

- D. **Parking.** Planning Section 151 of the Planning Code requires one off street parking for every 500 square-feet of occupied floor area, where the occupied floor area exceeds 5,000 square-feet.

The building would contain approximately 22,400 square-feet of occupied floor area after the proposed construction is completed. As expansion of the occupied space is approximately 2,000 square feet, four additional off-street parking spaces are required. Currently, the site contains 40 off-street parking spaces in a below-grade garage that is accessed from Presidio Avenue. The proposal does not include expansion of the garage. The sponsor has requested a parking reduction of nine off-street parking

spaces pursuant to Planning Code Section 161(j), which was granted by the Acting Zoning Administrator on April 9, 2014.

- E. **Street Frontage in Neighborhood Commercial Districts.** Section 145.1 of the Planning Code requires that within NC Districts space for active uses shall be provided within the first 25 feet of building depth on the ground floor and 15 feet on floors above from any facade facing a street at least 30 feet in width. In addition, the floors of street-fronting interior spaces housing non-residential active uses and lobbies shall be as close as possible to the level of the adjacent sidewalk at the principal entrance to these spaces. Frontages with active uses that must be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level and allow visibility to the inside of the building. The use of dark or mirrored glass shall not count towards the required transparent area. Any decorative railings or grillwork, other than wire mesh, which is placed in front of or behind ground floor windows, shall be at least 75 percent open to perpendicular view. Rolling or sliding security gates shall consist of open grillwork rather than solid material, so as to provide visual interest to pedestrians when the gates are closed, and to permit light to pass through mostly unobstructed. Gates, when both open and folded or rolled as well as the gate mechanism, shall be recessed within, or laid flush with, the building facade.

The proposal would not alter the existing building, but represents an interior modification to create additional floor space where there is currently a two-story atrium. The new floorplate will be designed, and conditioned, to reduce its visibility from the street through an existing curtain wall of colored glass. The existing building was approved by the Planning Commission in October, 1996 through Case No. 95.472C. Building Permit Application No. 9706323S was reviewed and approved by Planning Department staff in June of 1997.

- F. **Signage.** The proposal does not include alteration of, or change to, any existing signage on the property.
8. **Planning Code Section 303** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the project does comply with said criteria in that:
- A. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

The creation of approximately 2,400 square feet of new occupied space through an internal modification to an existing use approved through Conditional Use Authorization will not alter the overall size of the existing building and there will be no discernable change to how the financial service operates. Therefore, the use will continue to be desirable and compatible with the neighborhood and community.

B. The proposed project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:

- i. Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The proposal is to modify the internal space of the existing building. The size or external appearance of the building would not be altered.

- ii. The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;

Alterations that would change the existing parking and parking garage access are not proposed. The existing building contains 40 off-street, below-grade parking spaces. The site is located at the corner of California Street and Presidio Avenue with access MUNI lines 1, 2, 3, 28, 38 and 43. A parking reduction was granted on April 9, 2014 to reduce the off-street parking requirement by nine spaces.

- iii. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

The proposal constitutes interior modifications that would not create the above-referenced nuisances.

- iv. Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs;

The proposal constitutes interior modifications that would not trigger the above-referenced considerations. The above-referenced considerations were addressed through Case No. 95.472C approved in October, 1996.

C. That the use as proposed will comply with the applicable provisions of the Planning Code and will not adversely affect the General Plan.

The Project complies with all relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan as detailed below.

D. That the use as proposed would provide development that is in conformity with the purpose of the applicable Neighborhood Commercial District.

The proposed project is consistent with the stated purposes of NC-2 Districts in that the internal modification will represent a modest increase of occupied floor space at the second floor of an existing

financial service that was approved by the Planning Commission in October, 1996. Exterior alterations or a change in the building's volume and footprint are not proposed.

9. **Planning Code Section 121.2** establishes additional criteria for nonresidential projects that exceed the use size limitation in the NC-2 (Small-Scale) Neighborhood Commercial District where the threshold is 4,000 square feet. The proposal would increase the gross square footage to approximately 39,500 square feet, and the occupied floor area to approximately 22,000 square feet.

- (1) The intensity of activity in the district is not such that allowing the larger use will be likely to foreclose the location of other needed neighborhood-serving uses in the area.

The proposed internal modification of the existing financial service will not result in the displacement of another needed neighborhood-serving use in the area.

- (2) The proposed use will serve the neighborhood, in whole or in significant part, and the nature of the use requires a larger size in order to function.

The existing financial service use meets the needs of active and retired San Francisco firefighters and their families. The proposal will improve services for the bank's clientele.

- (3) The building in which the use is to be located is designed in discrete elements which respect the scale of development in the district.

The proposed interior modification does not represent an exterior alteration or addition to a building that was approved by the Planning Commission in October, 1996.

10. **General Plan Compliance.** The Project is, on balance, consistent with the following Objectives and Policies of the General Plan:

NEIGHBORHOOD COMMERCE

Objectives and Policies

OBJECTIVE 1:

MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

Policy 1.1:

Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development that has substantial undesirable consequences that cannot be mitigated.

Policy 1.2:

Assure that all commercial and industrial uses meet minimum, reasonable performance standards.

Policy 1.3:

Locate commercial and industrial activities according to a generalized commercial and industrial land use plan.

The proposed increase in occupied floor area will augment an existing financial service that provides services to San Francisco employees. The expanded floor area of the existing financial service through internal modifications will not result in undesirable consequences. Further, the Project Site is located within a Neighborhood Commercial District and is thus consistent with activities in the commercial land use plan.

OBJECTIVE 2:

MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.

Policy 2.1:

Seek to retain existing commercial and industrial activity and to attract new such activity to the City.

The Project will retain an existing financial service and will enhance the diverse economic base of the City.

11. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project does comply with said policies in that:

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

The proposal would enhance an existing financial services use that was approved through Conditional Use Authorization in October, 1996. The use provides services to employees of the City and County of San Francisco. A retail tenant will not be displaced as a result of the proposal.

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

The existing dwelling units in the surrounding neighborhood would not be adversely affected. The proposal includes an internal modification to an existing financial services use.

C. That the City's supply of affordable housing be preserved and enhanced,

No housing would be removed as a result of this Project.

- D. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

The site is located at the southwest corner of California Street and Presidio Avenue and is well served by MUNI lines 1, 2, 3, 28, 38 and 43. It is presumable that the employees would commute by transit thereby mitigating possible effects on street parking.

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

The Project will enhance the service sector by creating approximately 2,400 square feet of occupied floor space in the San Francisco Fire Credit Union.

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

The Project is designed and will be constructed to conform to the structural and seismic safety requirements of the City Building Code. This proposal will not impact the property's ability to withstand an earthquake.

- G. That landmarks and historic buildings be preserved.

A landmark or historic building does not occupy the Project site. The existing building was constructed in 1997.

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

The proposal does not involve a vertical addition to the existing building that is subject to Planning Code Section 295.

12. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.

13. The Commission hereby finds that approval of the Conditional Use authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2013.1654CC** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated February 21, 2014, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. XXXXX. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

Protest of Fee or Exaction: You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on April 24, 2013.

Jonas P. Ionin
Acting Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: April 24, 2014

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow a Financial Service use (d.b.a. San Francisco Fire Credit Union) located at 3201 California Street; Block 1032, Lot 002 pursuant to Planning Code Section(s) 303, 711.11, 711.21, and 711.49 within the NC-2 (Small-Scale Neighborhood Commercial District) District and a 40-X Height and Bulk District; in general conformance with plans, dated February 21, 2014 and stamped "EXHIBIT B" included in the docket for Case No. 2013.1654C and subject to conditions of approval, reviewed and approved by the Commission on April 24, 2014 under Motion No XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **April 24, 2014** under Motion No XXXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. XXXXXX shall be reproduced on the Index Sheet of construction plans submitted with the Site or Building permit application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use authorization and any subsequent amendments or modifications.

SEVERABILITY

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

CHANGES AND MODIFICATIONS

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Conditional Use authorization.

Conditions of Approval, Compliance, Monitoring, and Reporting PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
3. **Diligent pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

DESIGN

6. **Visibility of Floorplate.** The sponsor will continue to work with Department staff to ensure that the proposed interior floorplate and railing is not visible from the street through the curtain wall fronting the intersection of California Street and Presidio Avenue.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org.

7. **Garbage, composting and recycling storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the architectural addenda. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org.

MONITORING

8. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

9. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

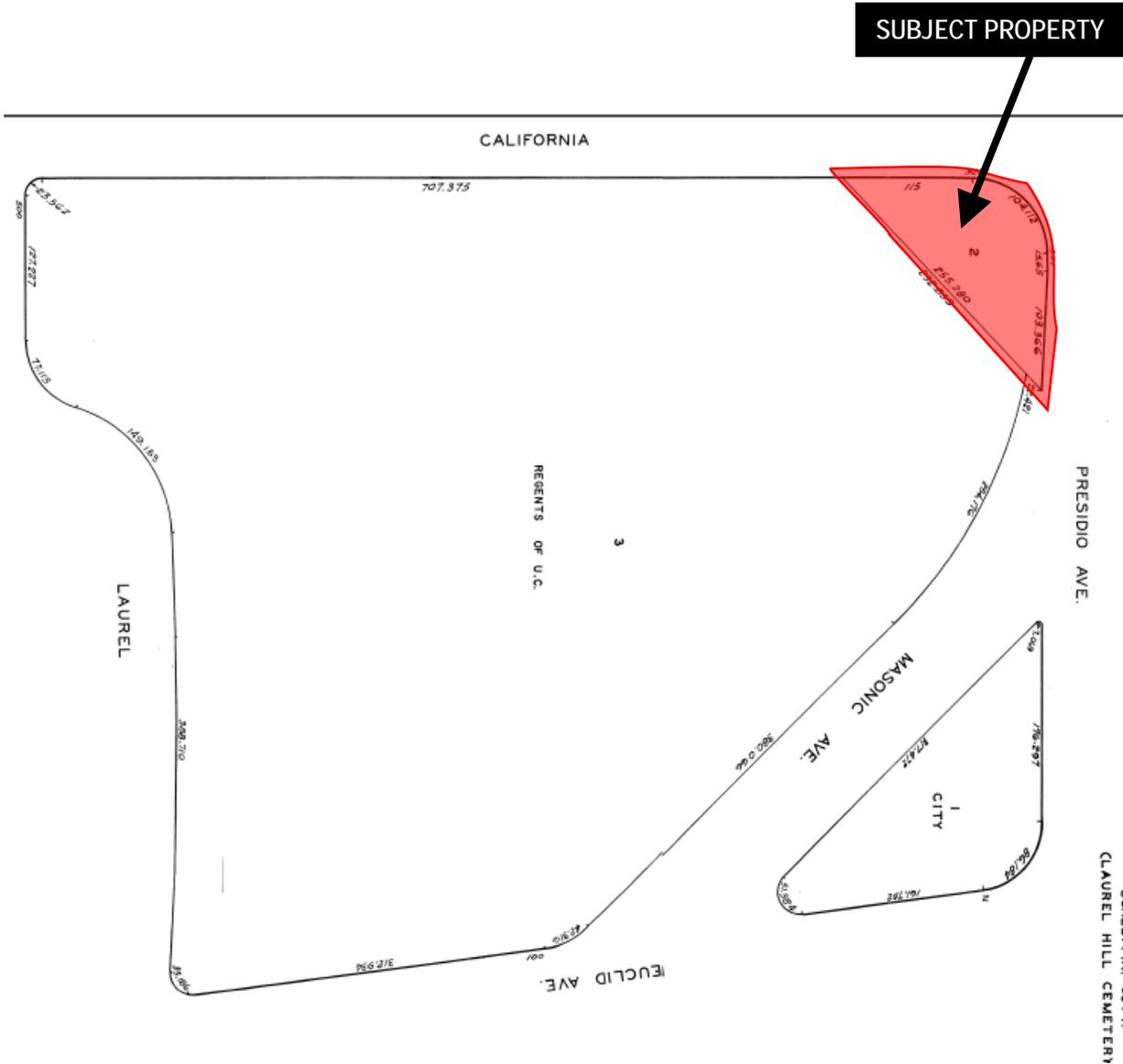
OPERATION

10. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards. *For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org/>*

11. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

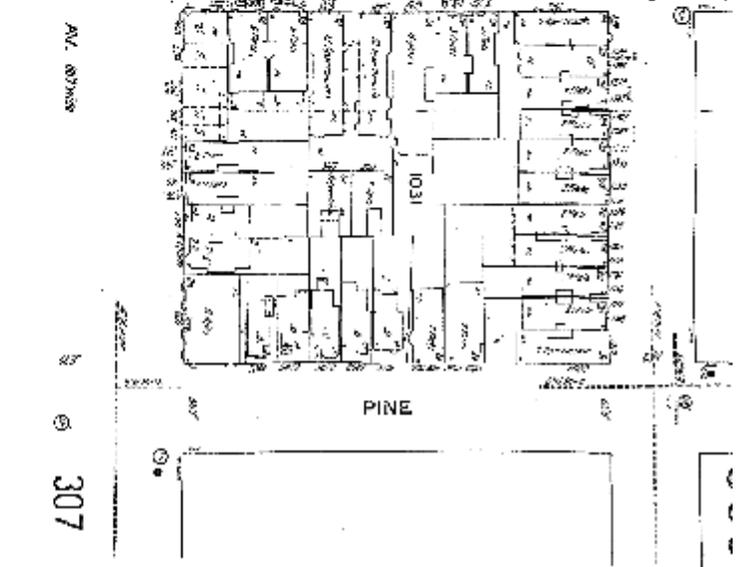
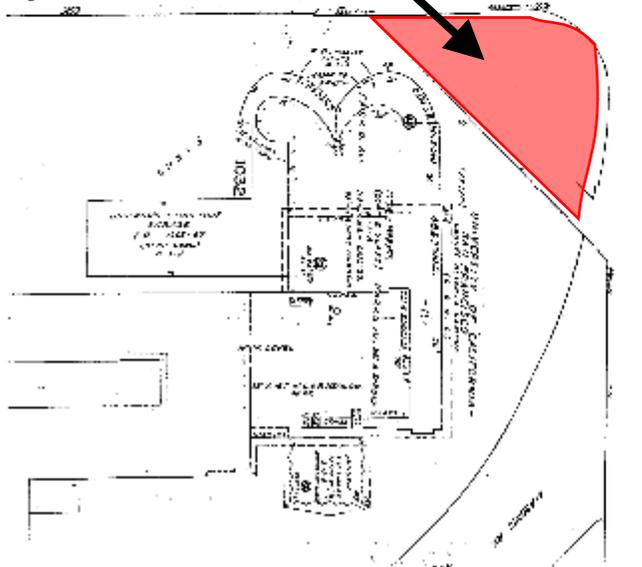
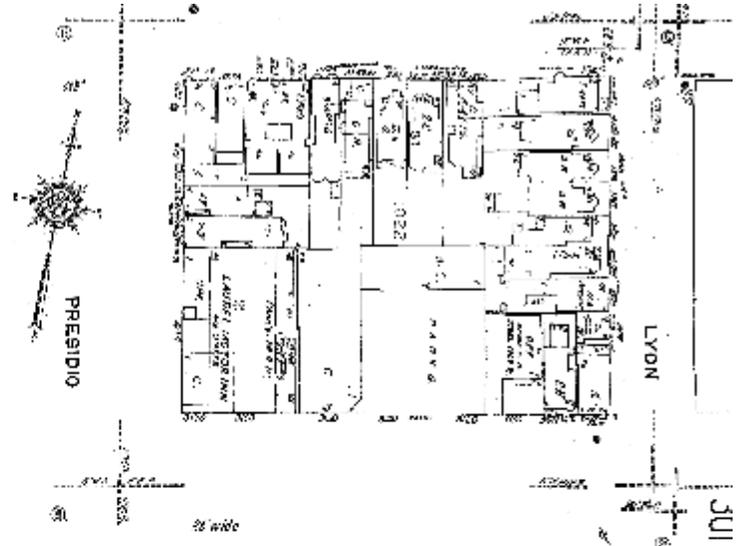
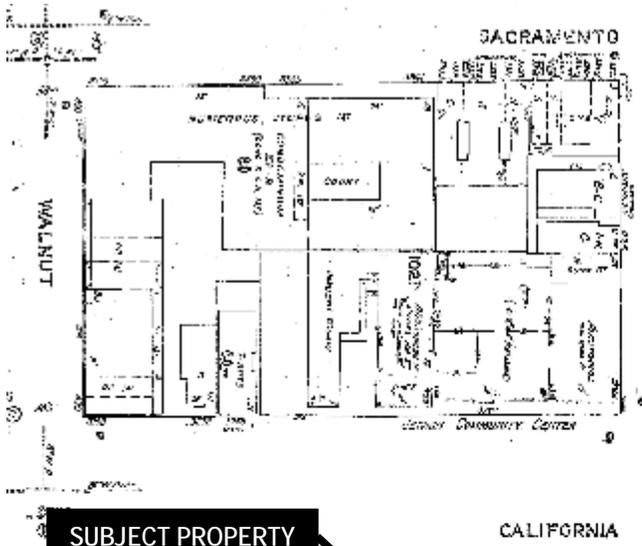
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

Parcel Map



Conditional Use Authorization Hearing
Case Number 2013.1654C
San Francisco Fire Credit Union
3201 California Street

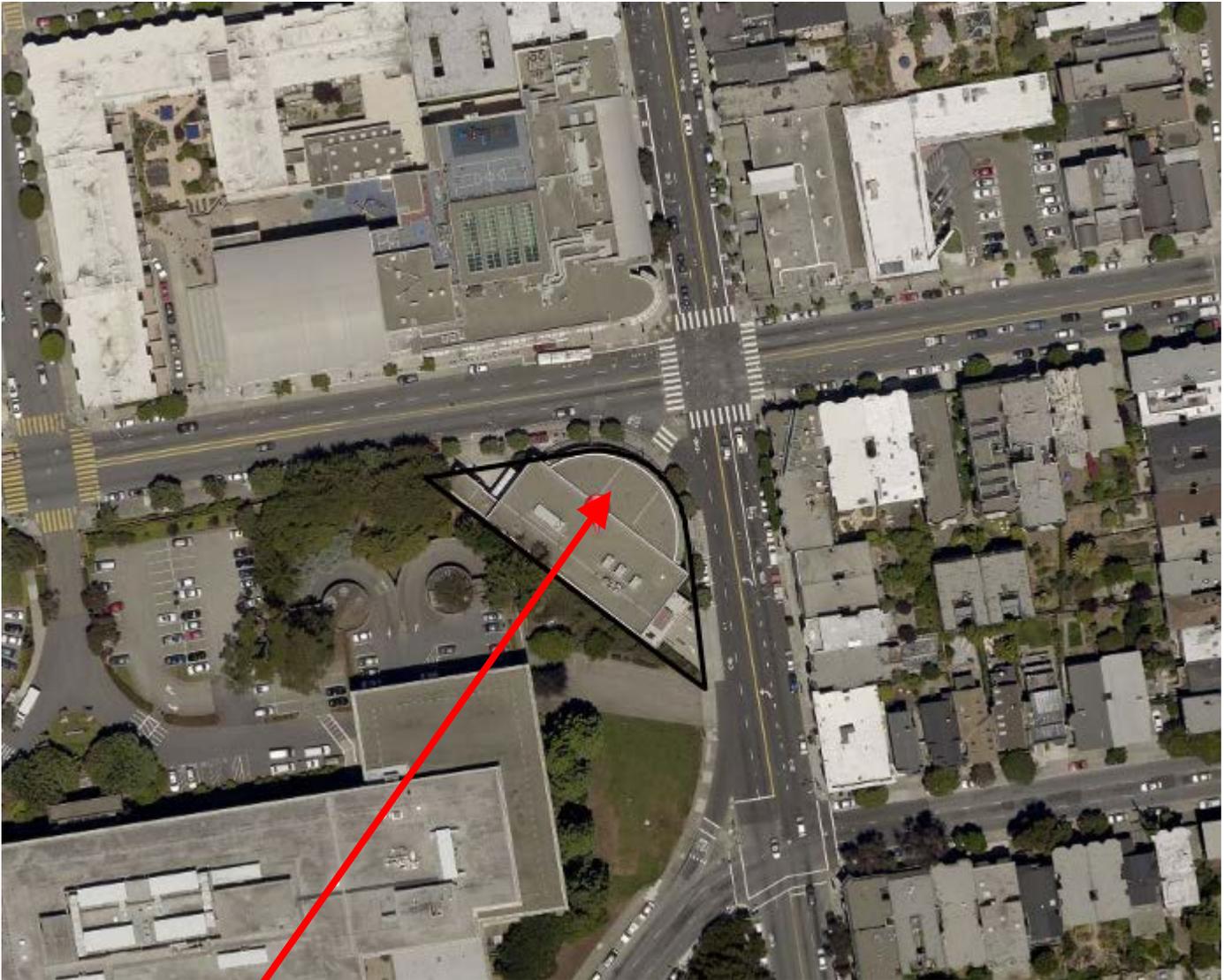
Sanborn Map*



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



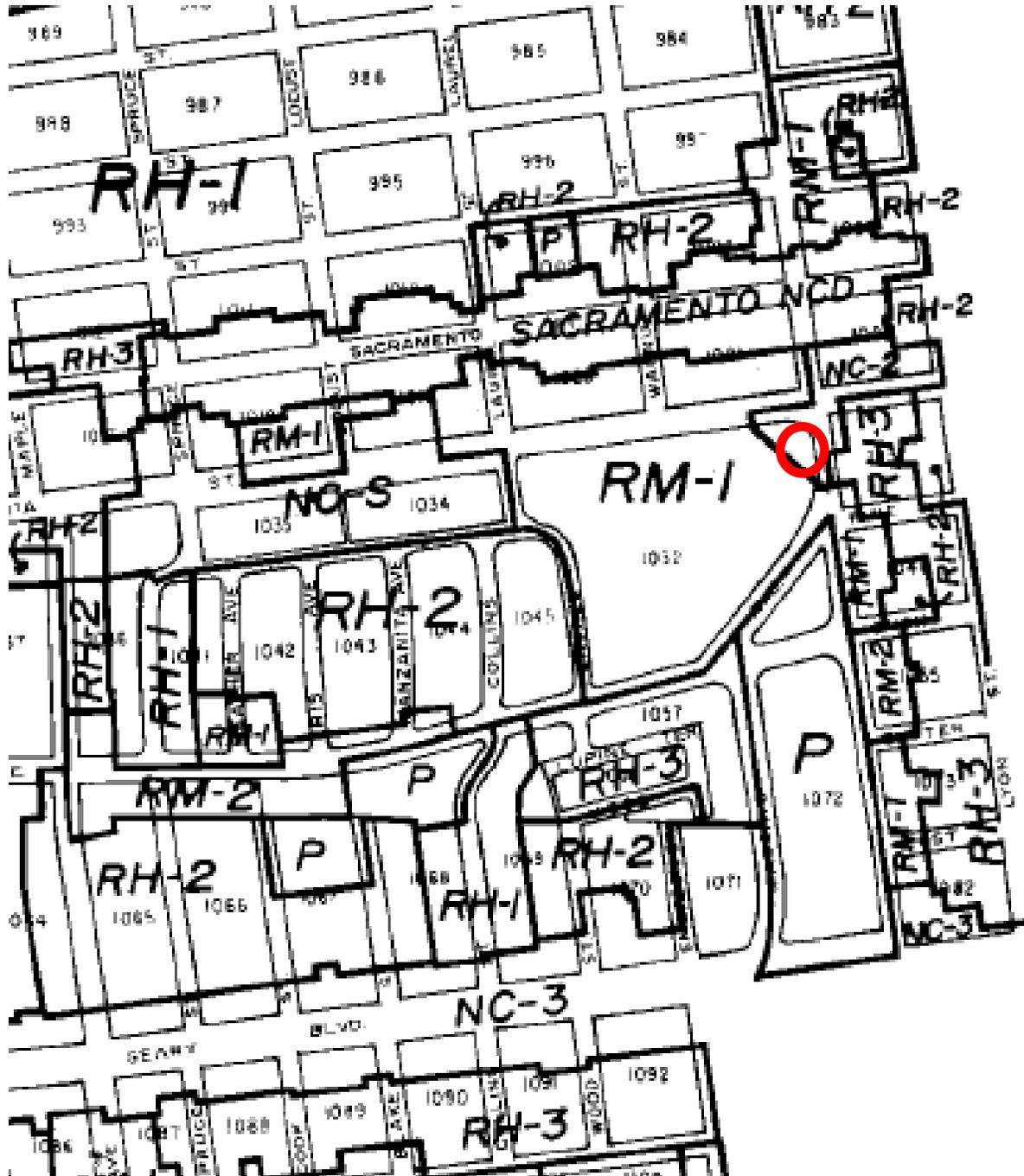
Aerial Photo



SUBJECT PROPERTY

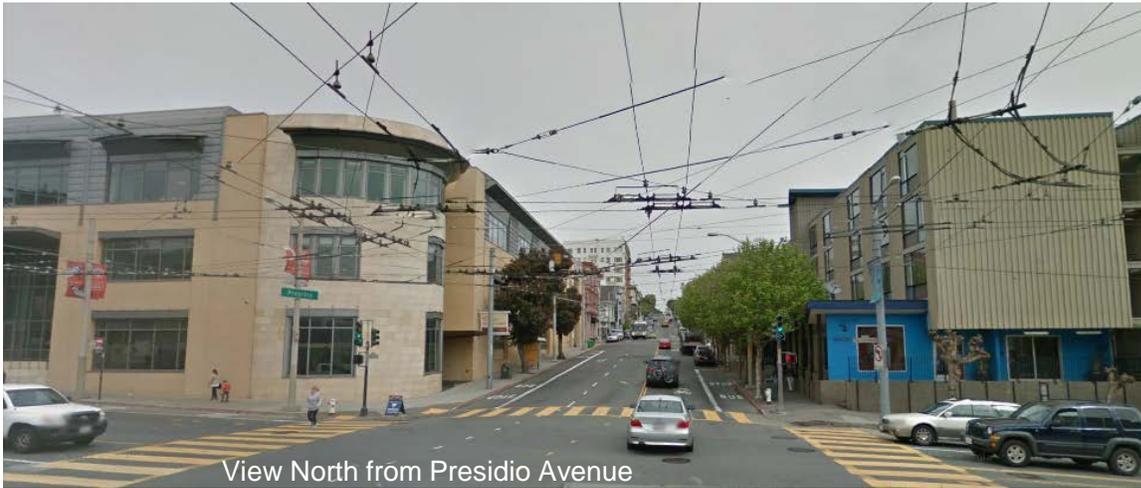


Zoning Map



Conditional Use Authorization Hearing
Case Number 2013.1654C
San Francisco Fire Credit Union
3201 California Street

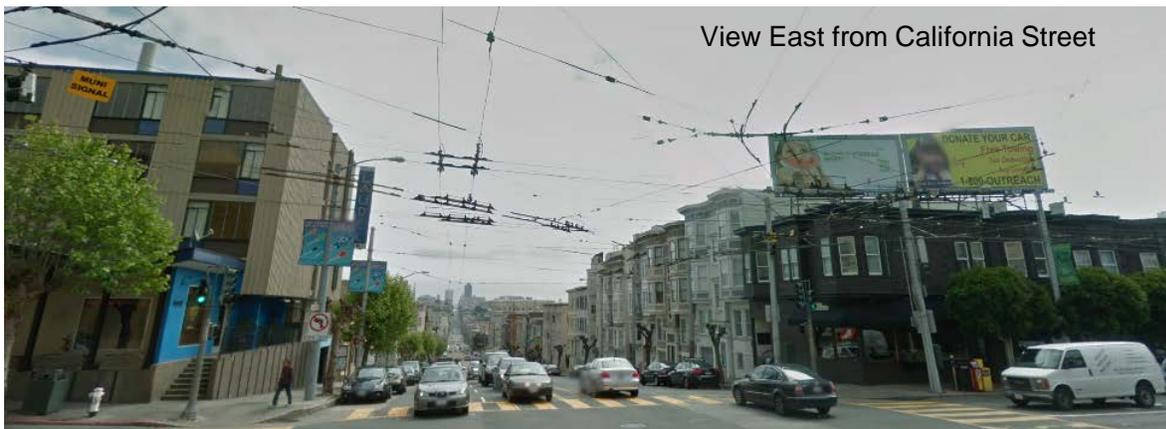
Context Photos



View North from Presidio Avenue



View East from Presidio Avenue



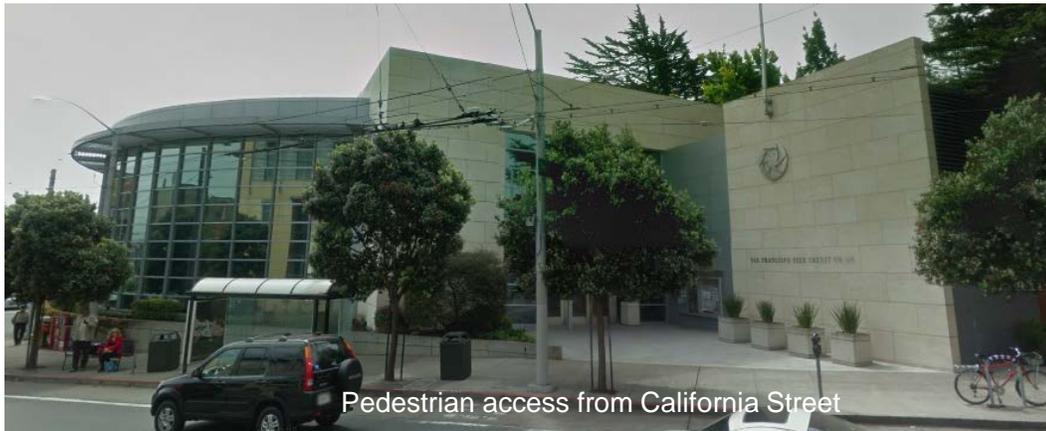
View East from California Street

Conditional Use Authorization Hearing
Case Number 2013.1654C
San Francisco Fire Credit Union
3201 California Street

Site Photo



Façade as seen from California Street and Presidio Avenue



Pedestrian access from California Street



Vehicular access from Presidio Avenue

Conditional Use Authorization Hearing
Case Number 2013.1654C
San Francisco Fire Credit Union
3201 California Street



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Zoning Administrator Action Memo Administrative Review of Off-Street Parking Reduction

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: April 9, 2014
Case No.: **2013.1654C**
Project Address: **3201 California Street (at Presidio Avenue)**
Zoning: NC-2 (Small-Scale Neighborhood Commercial District)
40-X Height and Bulk District
Block/Lot: 1032/002
Project Sponsor: Daniel Robinson
MacCracken Architects
479 – 9th Street
San Francisco, CA 94103
Staff Contact: Sara Vellve – (415) 558-6263
sara.vellve@sfgov.org

PROJECT DESCRIPTION

The project proposes to increase the interior floor area of the existing financial services office (San Francisco Fire Credit Union) by infilling the second-floor of the existing atrium. The floor area would be increased by approximately 2,300 square feet for an overall use size of approximately 22,000 square feet. The proposal would create workspace for approximately 35 new employees, but would not result in changes to the building footprint or envelope. The existing building was approved in October, 1996, constructed in 1997.

Planning Code Section 790.110 classifies a Financial Service as a retail use. For retail uses, Planning Code Section 151(b) requires an off-street parking space for each 500 square feet of occupied floor area up to 20,000 where the occupied floor area exceeds 5,000 square feet, plus one for each 250 square feet of occupied floor area in excess of 20,000. The existing building contains approximately 20,000 square feet of occupied space and provides 40 off-street, below-grade parking spaces. The proposed interior modification would add approximately 2,300 square feet of occupied space and thus requires nine additional off-street parking spaces.

ACTION

Planning Code Sections 161(j) and 307(i) allow the Zoning Administrator to reduce off-street parking requirements in NC and RC Districts. The Zoning Administrator reviewed the criteria set forth under Planning Code Section 307(i) and **AUTHORIZED ADMINISTRATIVE APPROVAL** that the proposed project meets the criteria for the elimination of four commercial off-street parking spaces on the Project Site.

FINDINGS

The Zoning Administrator took the action described above because the proposal meets the six off-street parking criteria outlined in Planning Code Section 307(i) as follows:

1. The reduction in the parking requirement is justified by the reasonable anticipated auto usage by residents of and visitors to the Project.

The proposal is to remove the requirement for nine required off-street parking spaces for the property's proposed additional financial service use. The existing building contains 40 off-street below-grade parking spaces that are available to staff and credit union members. The sponsor reports that the existing parking facility is rarely at capacity, indicating that most employees and members use alternate means of transportation, or use on-street parking. The proposal would add approximately 2,300 square feet of occupied area to increase workspace for employees, and does not represent a significant expansion of services that would increase anticipated auto usage.

2. The reduction in the parking requirement will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity.

The reduction of the parking requirement would not be detrimental to the neighborhood because there is metered and non-metered on-street parking on the subject and surrounding blocks. In addition, the reduction of the parking requirement will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity since the area is well served by public transit.

3. The minimization of conflict of vehicular and pedestrian movements.

Pedestrian safety will be enhanced to the extent that fewer vehicles will transverse the sidewalk on Presidio Avenue to access the garage on the property, and traffic flow will not be impeded by additional vehicles entering the roadway from the property.

4. The availability of transportation modes other than the automobile.

There is public transit (Muni Bus Lines 1, 2, 3, 28, 38 and 43) that is in close proximity to the Project Site. In addition, the Project Site is accessible by walking and biking. Presidio Avenue is also identified by the San Francisco Municipal Transportation Agency (SFMTA) as a bicycle route.

5. The pattern of land use and character of development in the vicinity.

The neighborhood features a mix of residential and commercial uses, many of which include little or no off-street parking. The additional required off-street parking spaces would result in building modifications and garage excavation for little public or private benefit. Reducing the parking requirement by nine off-street parking spaces where 40 are already provided would not alter the overall pattern of land uses or character of development in the vicinity. The proposal is an interior modification of an existing building to add approximately 2,300 square feet of occupied floor area where approximately 20,000 is already developed.

6. Such other criteria as the Zoning Administrator deems appropriate in the circumstances of the particular case.

The Zoning Administrator determined that no additional criteria are required for consideration in the circumstances of the particular case.

The review of an off-street parking reduction requested under Sections 161(j) and 307(i) shall be conducted as part of, and incorporated into, a related building permit application or other required project authorizations. The Zoning Administrator's action is not appealable separately from the related Building Permit Application or other required project authorizations associated with the subject project. For more information on those appeal processes, please contact the staff planner listed above.

cc: Zoning Administrator Files

April 8, 2014

SF Fire Credit Union



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

RE: 3201 California Street (at Presidio Avenue)

Dear Members of the Planning Commission,

Since 1951, San Francisco Fire Credit Union has served the banking needs of our community. The first credit union in San Francisco, we were founded by firefighters themselves as an alternative to high interest lenders when buying their turnout equipment.

In 1997 SF Fire Credit Union constructed our headquarters building at California Street and Presidio Avenue. At the time, the credit union served fewer than 20,000 members with approximately 40 full-time employees. Today, SF Fire Credit Union's 125 employees serve more than 50,000 members consisting of firefighters, their family members, and the San Francisco community.

While our headquarters space at California and Presidio was built with our future growth in mind, the rapid increase in our membership over recent years has caused a need for more back-office personnel than our headquarters can now accommodate.

This need for more space was a driver in the acquisition of an additional branch and back office space at 12 Mint Plaza at the start of 2013. While the additional location has alleviated our immediate need for more workspace, at our current growth rate, we expect to find ourselves in need of additional space by the start of 2015 that our current properties cannot support.

We ask for your consideration in allowing SF Fire Credit Union to add the floorspace required to support an additional 35 back-office employees in our existing footprint at 3201 California Street. If afforded this opportunity, it will greatly aid in providing the capacity to support our members and our community both now and in the future.

Respectfully submitted,

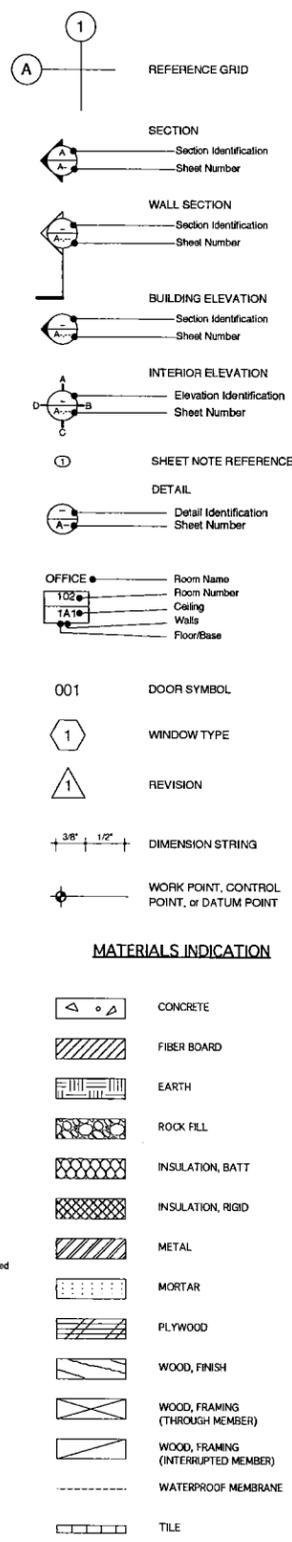
A handwritten signature in black ink, appearing to read "Darren Herrmann".

Darren Herrmann
President & CEO

ABBREVIATIONS

⊥	Perpendicular	INTM	Intermediate
□	penry	ID.	Inside Diameter
▭	Channel	INSUL	Insulation
▭	Plate / prop. line	INT.	Interior
∠	Angle	JT.	Joint
⊙	At	LAM.	Laminate
○	Centerline	LAV.	Lavatory
⊙	Diameter or Round	LT.	Light
#	Pound or Number	M.B.	Machine Bolt
(E)	Existing	MAX.	Maximum
ABV.	Above	MECH.	Mechanical
A.F.F.	Above Finish Floor	MEMB.	Membrane
AC.	Air Conditioning	MET.	Metal
ADD.	Addendum	MFR.	Manufacturer
ALT.	Alternate	MIN.	Minimum
A.B.	Anchor Bolt	MISC.	Miscellaneous
ACOUST.	Acoustical	MTD.	Mounted
ADJ.	Adjustable/Adjacent	N.	North
APPROX.	Approximate	N.I.C.	Not In Contract
ARCH.	Architectural	NO. or #	Number
BSMT.	Basement	NOM.	Nominal
BET.	Between	N.T.S.	Not To Scale
BD.	Board	O.A.	Overall
BITUM.	Bituminous	O.C.	On Center
BLDG.	Building	O.D.	Outside Diameter
BLK.	Block	OPNG.	Opening
BLKG.	Blocking	OPP.	Opposite
BM.	Beam	FL.	Plate
CAB.	Cabinet	F. LAM.	Plastic Laminate
C.G.	Ceiling	PLAS.	Plaster
CLG.	Caulking	PLYWD.	Plywood
CLR.	Clear	FR.	Fair
COL.	Column	PT.	Point
CONC.	Concrete	Q.T.	Quarry Tile
CONN.	Connection	R.D.	Roof Drain
CONSTR.	Construction	REFR.	Refrigerator
CONT.	Continuous	RGTR.	Register
CTSK.	Courtesy/sunk	REINF.	Reinforced
CNTR.	Counter	REQ.	Required
CTR.	Center	RESIL.	Resilient
DBL.	Double	RM.	Room
DEPT.	Department	R.O.	Rough Opening
DET.	Detail	RWD.	Redwood
DIA.	Diameter	R.W.L.	Rain Water Leader
DIM.	Dimension	S.	South
DN.	Down	S.C.	Solid Core
DR.	Door	SHT.	Sheet
DWR.	Drawer	SIM.	Similar
DS.	Downspout	SPEC.	Specification
DWG.	Drawing	SQ.	Square
E.	East	S.S.T.	Stainless Steel
FA.	Each	STD.	Standard
FL.	Elevation	STL.	Steel
ELEC.	Electrical	STOR.	Storage
ENCL.	Enclosure	STRL.	Structural
E.P.	Electrical Panel	SYM.	Symmetrical
EQ.	Equal	SHTH.	Sheathing
EXST.	Existing	SSD.	See Struct. Drawgs
EXT.	Exterior	T.C.	Top of Curb
EXH.	Exhaust	TEL.	Telephone
F.B.	Flat Bar	T&G.	Tongue & Groove
FDN.	Foundation	THK.	Thick
F.E.	Fire Extinguisher	T.V.	Television
FIN.	Finish	T.W.	Top of Wall
FL.	Floor	TYP.	Typical
FLASHG.	Flashing	T.S.	Top of Slab
FLUOR.	Fluorescent	UNF.	Unfinished
F.O.C.	Face of Concrete	U.O.N.	Unless Otherwise Noted
F.O.F.	Face of Finish	VERT.	Vertical
F.O.S.	Face of Slab	VEST.	Vestibule
F.S.	Full Size	V.G.	Vertical Grain
FT.	Foot or Feet	W.	West
FIG.	Footing	W.	Win
FURR.	Furring	W.C.	Water Closet
G.C.	General Contractor	WD.	Wood
GA.	Gauge	W/O.	Without
GA.L.V.	Galvanized	WP.	Waterproof
GL.	Glass		
GND.	Ground		
GR.	Grade		
GYP.	Gypsum		
H.B.	Hose Bibb		
H.C.	Hollow Core		
HDWD.	Hardwood		
HORIZ.	Horizontal		
HR.	Hour		
HGT.	Height		

SYMBOLS



GENERAL NOTES

- GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VISIT THE SITE AND SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO STARTING WORK. NOTIFY ARCHITECT AT ONCE OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND ACTUAL CONDITIONS.
- ALL DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE. ALL DIMENSIONS ARE TO GRID LINE, OR TO FACE OF FRAMING UNLESS OTHERWISE NOTED. DO NOT SCALE DRAWINGS.
- ARCHITECTURAL DIMENSIONS TAKE PRECEDENCE. CONTRACTOR TO NOTIFY ARCHITECT WHEN DISCREPANCIES BETWEEN THE DRAWINGS ARE FOUND, PRIOR TO STARTING WORK.
- ALL WORK TO BE PERFORMED IN COMPLETE ACCORDANCE TO STATE AND LOCAL CODES AND REGULATIONS. CONTRACTOR SHALL PAY FOR ALL PERMITS NECESSARY FOR COMPLETION OF WORK AND SHALL NOTIFY ALL AUTHORITIES IN ADVANCE OF ALL CONSTRUCTION PROCESSES INVOLVING UTILITY SHUTDOWN OR WORK AT PUBLIC STREETS AND SIDEWALKS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF PUBLIC SAFETY AT ALL TIMES AND SHALL BE SOLELY RESPONSIBLE FOR PROTECTION AGAINST VANDALISM AND THEFT DURING CONSTRUCTION.
- EACH SUBCONTRACTOR IS CONSIDERED A SPECIALIST IN HIS RESPECTIVE FIELD AND SHALL, PRIOR TO THE SUBMISSION OF BID OR PERFORMANCE OF WORK, NOTIFY THE CONTRACTOR OF ANY WORK CALLED OUT IN THE DRAWINGS OR SPECIFICATIONS IN HIS TRADE THAT CANNOT BE FULLY GUARANTEED OR CONSTRUCTED ACCORDING TO THE ARCHITECT'S DESIGN INTENT.
- CONTRACTOR SHALL COORDINATE WITH OTHER CONTRACTORS FOR TIMELY STORAGE AND INSTALLATION OF THEIR PRODUCT.
- CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING, BACKING, FRAMING, HANGERS OR OTHER SUPPORT FOR ALL FIXTURES, EQUIPMENT, CABINETRY, FURNISHINGS, AND ALL OTHER ITEMS REQUIRING SAME.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTION OF WORK AT HIS OWN EXPENSE FOR WORK INSTALLED IN CONFLICT WITH THE CONTRACT DOCUMENTS.
- ALL CONSTRUCTION SHALL COMPLY WITH THE 2010 CBC, CMC, CPC, CFC AND CEC, AS AMENDED BY LOCAL JURISDICTION REQUIREMENTS.
- FIREBLOCKING IS REQUIRED IN THE FOLLOWING LOCATIONS (12 - 17):
- IN CONCEALED SPACES OF STUD WALLS & PARTITIONS, INCLUDING FURRED SPACES @ THE CEILING & FLOOR LEVELS.
- IN CONCEALED SPACES OF STUD WALLS & PARTITIONS, INCLUDING FURRED SPACES @ 10 FT. INTERVALS ALONG THE LENGTH OF THE WALL.
- ALL INTERCONNECTIONS BTWN. CONCEALED VERT. & HORIZ. SPACES SUCH AS OCCUR @ SOFFITS, DROP CEILING & COVER CEILING.
- IN CONCEALED SPACES BTWN. STAIR STRINGERS @ THE TOP & BOTTOM OF THE RUN & BTWN. STUDS ALONG & IN LINE W/ THE RUN OF THE STAIRS IF UNDER THE STAIRS UNFINISHED.
- IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE @ CEILING & FLOOR LEVELS, W/ NONCOMBUSTIBLE MATERIALS.
- OPENINGS BTWN. ATTIC SPACES & CHIMNEY CHASES FOR FACTORY BUILT CHIMNEYS.
- A WRITTEN SPECIFICATION MANUAL IS PART OF THIS CONSTRUCTION SET.
- INTERIOR WALL OR CEILING FINISHES, OTHER THAN TEXTILES, SHALL BE PERMITTED TO BE TESTED IN ACCORDANCE WITH NFPA 286. FINISHES TESTED IN ACCORDANCE WITH NFPA 286 SHALL COMPLY WITH CBC SECTION 903.2.1.
- TEXTILE WALL AND CEILING COVERINGS SHALL HAVE A CLASS A FLAME SPREAD INDEX IN ACCORDANCE WITH ASTM E 84 AND BE PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH CBC SECTION 903.3.1.1 OR 903.3.1.2.

CODE DATA

- CODES ENFORCED:
 - The 2010 Edition of the California Building Code (CBC), Part 2 of Title 24.
 - The 2010 Edition of the California Mechanical Code (CMC), Part 3 of Title 24.
 - The 2010 Edition of the California Plumbing Code (CPC), Part 4 of Title 24.
 - The 2010 Edition of the California Electrical Code (CEC), Part 5 of Title 24.
 - The 2010 Edition of the California Energy Code
 - The 2010 Edition of the California Fire Code (CFC).

DEFERRED SUBMITTALS

- DESIGN/BUILD MEP
- SPRINKLER SUBMITTAL

DRAWING INDEX

ARCHITECTURAL

- A.0.0 INDEX SHEET
- A.0.1 DA CHECKLIST AND EXISTING PLAN
- A.0.2 TYPICAL ADA DETAILS
- A.0.3 EXISTING PATH OF TRAVEL INFO
- A.0.4 EXISTING PATH OF TRAVEL INFO
- A.0.5 EXISTING 2ND FLOOR BATHROOMS
- A.1.0 1ST FLOOR EXISTING PLAN - NO WORK THIS LEVEL
- A.1.1 2ND FLOOR EXISTING PLAN
- A.1.2 2ND FLOOR PROPOSED PLAN
- A.1.3 1ST FLOOR REFLECTED CEILING PLAN
- A.2.0 PROPOSED BUILDING ELEVATION
- A.5.0 DETAILS, SECTIONS AND PHOTOS
- A.5.1 DETAILS

CONTACT INFORMATION

ARCHITECT: STEPHEN MACCRACKEN
 MACCRACKEN ARCHITECTS
 479 NINTH STREET
 SAN FRANCISCO, CA 94103
 (415) 487-2050

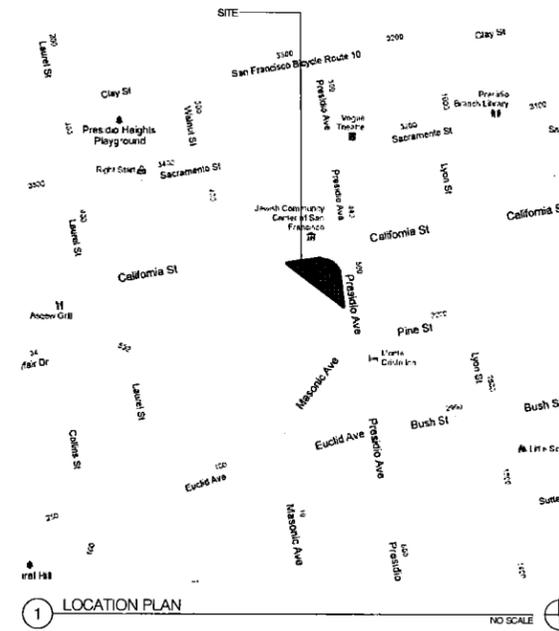
OWNER: TREY REEME
 SAN FRANCISCO FIRE CREDIT UNION
 3201 CALIFORNIA STREET
 SAN FRANCISCO, CA 94118
 (415) 674-4688

FLOOR AREA

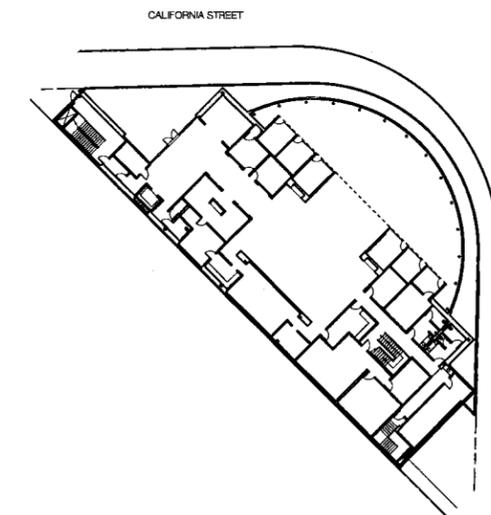
	OCCUPIED FLOOR AREA			GROSS FLOOR AREA		
	EXIST'G.	CHANGE	PROPOSED	EXIST'G.	CHANGE	PROPOSED
BASEMENT	N/A	0	N/A	N/A	0	N/A
GROUND FLOOR	11,286 SF	0	11,286 SF	12,815 SF	+ 2,265 SF	12,815 SF
2ND FLOOR	8,554 SF	+ 2,265 SF	10,819 SF	9,547 SF	+ 2,265 SF	11,812 SF
TOTAL	19,840 SF	+ 2,265 SF	22,105 SF	22,362 SF	+ 2,265 SF	24,627 SF
F.A.R.	N/A	N/A	N/A	1.33	+ 0.14	1.47

SCOPE OF WORK

- ADDITION OF APPROXIMATELY 2,265 SQFT OF FLOOR SPACE IN EXISTING 2 STORY OPEN SPACE - NO CHANGE TO BUILDING EXTERIOR



1 LOCATION PLAN



2 SITE PLAN

PROJECT DATA

PROJECT ADDRESS: 3201 CALIFORNIA STREET
BLOCK & LOT: 1032 002
PROJECT USE: OFFICE SPACE IN AN EXISTING BUILDING
CURRENT OCCUPANCY: B (OFFICE)
PROPOSED OCCUPANCY: B (OFFICE)
BUILDING SQUARE FOOTAGE: EXISTING: 22,362 GROSS SF
 PROPOSED: 24,627 GROSS SF
STORIES: 2 OVER GARAGE
AREA OF WORK SQFT: ADDITIONAL 2,265 SQUARE FEET
SITE SQUARE FOOTAGE: 16,805 SQUARE FEET
F.A.R.: EXISTING: 1.33
 PROPOSED: 1.47
BUILDING TYPE: TYPE V-B FULLY SPRINKLERED
ZONING: NC-2

SHEET NOTES:



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SF FIRE CREDIT UNION
 3201 CALIFORNIA ST.
 SAN FRANCISCO, CA
 9 4 1 1 8

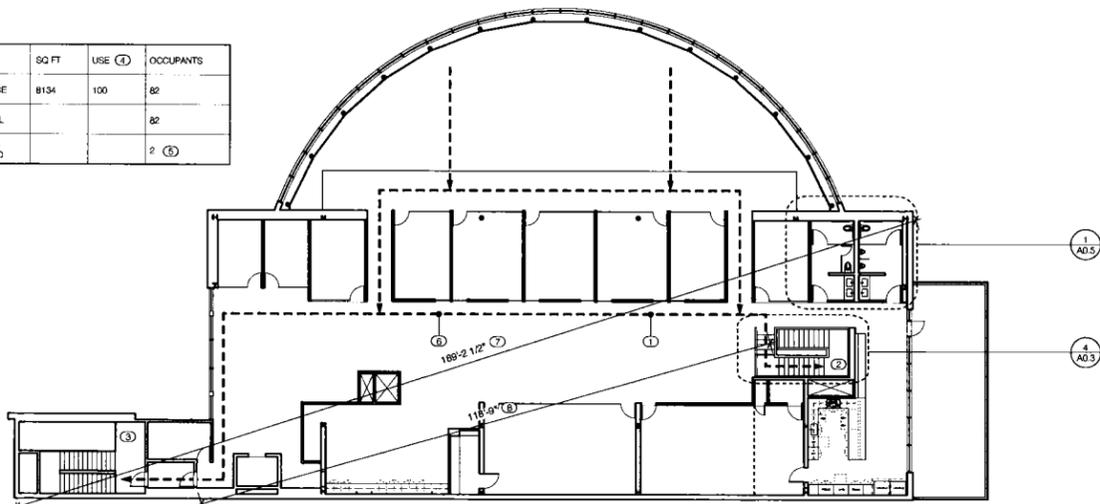
MACCRACKEN ARCHITECTS
 479 NINTH STREET, 2ND FLOOR
 SAN FRANCISCO, CA 94103
 TEL: 415.487.2050 FAX: 415.487.2051
 WEB: WWW.MACCARCHTS.COM

DATE: 11-13-13
CONDITIONAL USE APPLICATION SET
REV: 02-07-14
REV: 04-08-14
SCALE: 1/8" = 1'-0"

INDEX SHEET

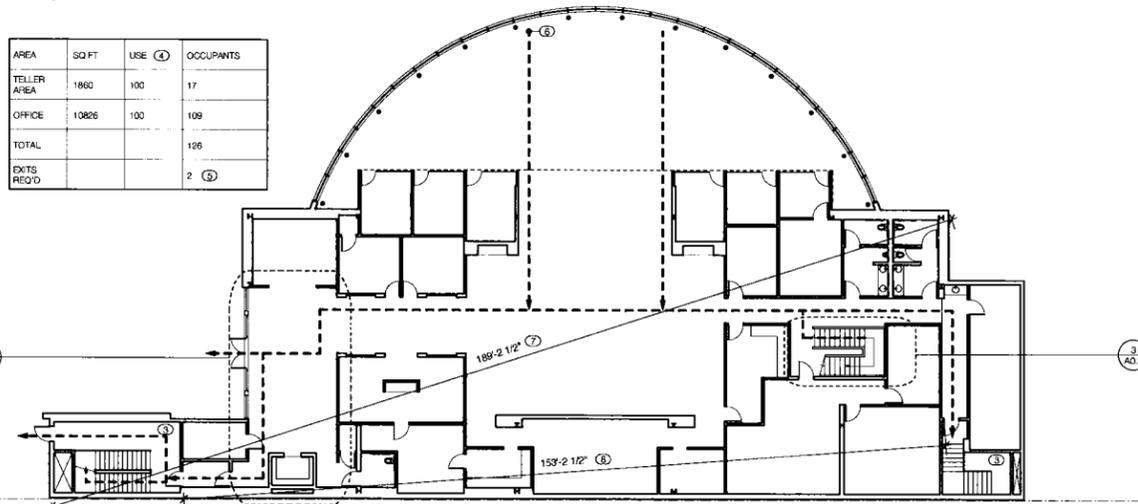
A.0.0

AREA	SQ FT	USE (C)	OCCUPANTS
OFFICE	8134	100	82
TOTAL			82
EXITS REQ'D		2 (3)	



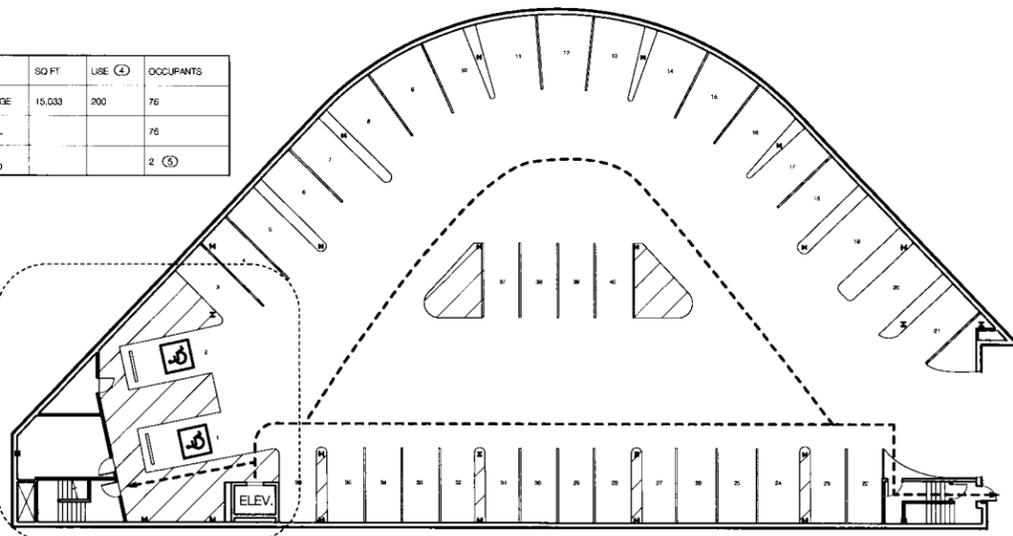
4 2ND FLOOR EXITING & OCCUPANCY PLAN

AREA	SQ FT	USE (C)	OCCUPANTS
TELLER AREA	1860	100	17
OFFICE	10826	100	109
TOTAL			126
EXITS REQ'D		2 (3)	



3 1ST FLOOR EXITING & OCCUPANCY PLAN - NO WORK ON THIS LEVEL

AREA	SQ FT	USE (C)	OCCUPANTS
GARAGE	15,033	200	76
TOTAL			76
EXITS REQ'D		2 (3)	



2 BASEMENT EXITING PLAN

D.A. CHECKLIST (p. 1 of 2):

The address of the project is 3201 CALIFORNIA STREET

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

- The proposed use of the project is OFFICE (e.g. Retail, Office, Restaurant, etc.)
- Describe the area of remodel, including which floor: 2ND FLOOR OFFICE ADDITION
- The construction cost of this project *excluding* disabled access upgrades is \$ \$500,000, which is (check one) more than / less than the Accessibility Threshold amount of \$ 139,934.96 based on the "2013 ENR Construction Cost Index" (The cost index & threshold are updated annually).
- 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, 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: _____

D.A. CHECKLIST (p. 2 of 2):

Check all applicable boxes and specify where on the drawings the details are shown:

Note: upgrades below are listed in priority based on CBC 1134B.2.1 Ex.1	Existing Fully Complying	Upgrade to Full Compliance	Partial Upgrade / Hardship	Equivalent Facilitation / Hardship	Hardship	None existing & not req'd by Code	Access Appeals Commission	Barrier Removal / NOV	Location of detail(s)-include detail no. & drawing sheet (do not leave this part blank!) Also clarification comments can be written here.
1. One accessible entrance serving the area of remodel. Note: This should be a primary entrance. Add'l upgrade may be required if it is not.	<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"/>	1/A0.3
2. An accessible route to the area of remodel	<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"/>	1/A0.3
2a. path of travel	<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"/>	1/A0.3
2b. ramps	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A
2c. elevator	<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"/>	1/A0.3
2d. stairs (if no elevator)	<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"/>	3-6/A0.3
2f. other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
3. At least one accessible restroom for each sex serving the area of remodel.	<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"/>	1/A0.5
4. Accessible public pay phone.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
5. Accessible drinking fountains (hi-low).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
6. Signage.	<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"/>	6/A0.2 & 9/A0.2
7. Visual Alarm.	<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"/>	UNDER SEPARATE DESIGN/BUILD ELECTRICAL PERMIT
8. Parking	<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"/>	2/A0.3
Others:									
path from parking area	<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"/>	2/A0.3
Shower	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

If details are provided from a set of City approved reference drawings, provide its permit application number here: _____

1 DA CHECKLIST

- SHEET NOTES:
- 1 PATH OF EGRESS
 - 2 OPEN EXIT STAIR
 - 3 EXIT ENCLOSURE
 - 4 PER CBC TABLE 1004.1.1
 - 5 2 EXITS REQ'D PER CBC TABLE 1021.1
 - 6 MAX. TRAVEL DISTANCE = 300' IN FULLY SPRINKLERED B OCCUPANCY BUILDING PER CBC 1016.1
 - 7 MAX. DIAGONAL PER CBC 1015.2.1
 - 8 MORE THAN 1/3 THE MAX. DIAGONAL PER CBC 1015.2.1 EXCEPTION #2



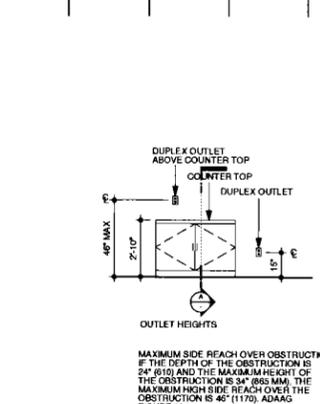
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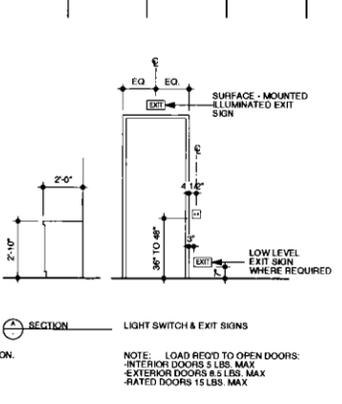
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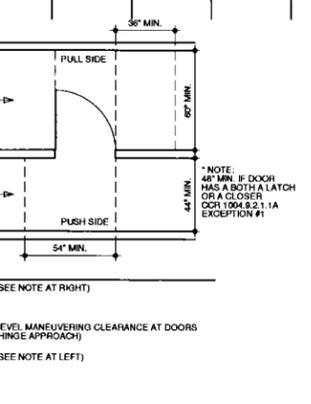
DA CHECKLIST & EXITING PLANS
A 0.1



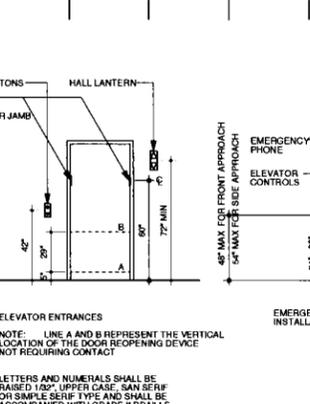
15 COUNTER DETAILS



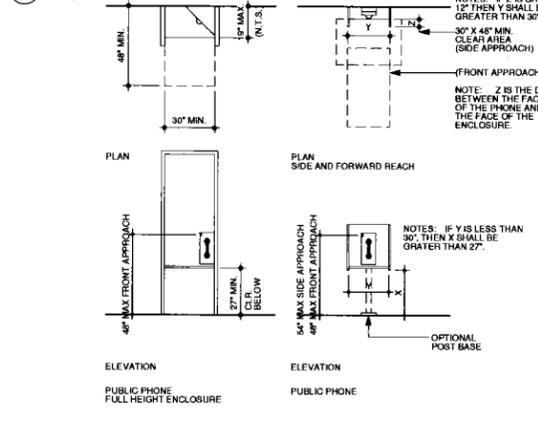
14 DOOR DETAILS



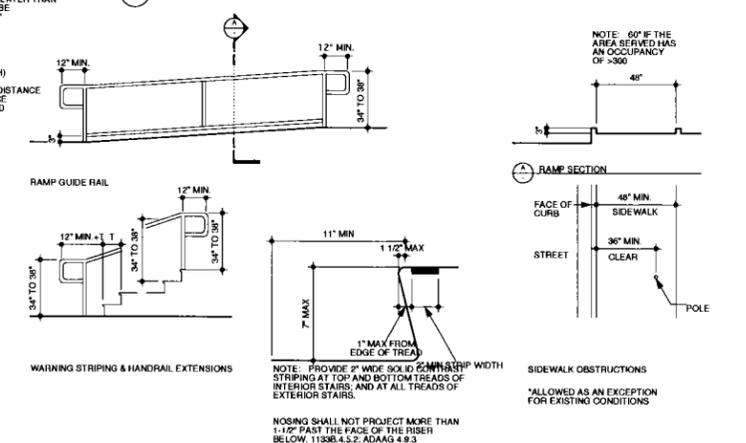
13 ELEVATOR DETAILS



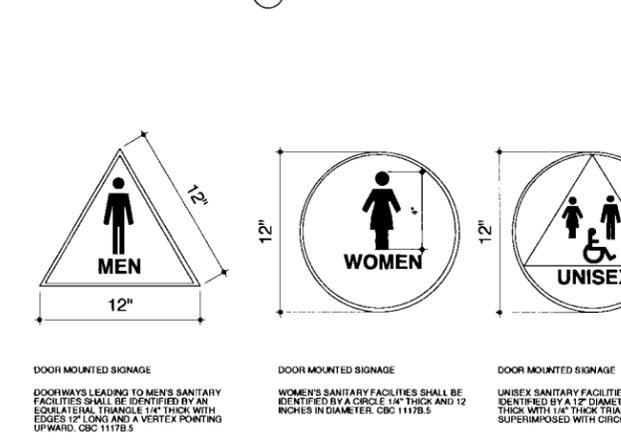
12 DRINKING FOUNTAIN DETAILS



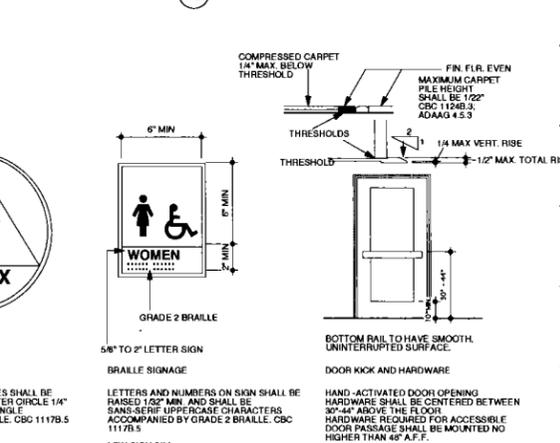
11 TYP. PHONE DETAILS



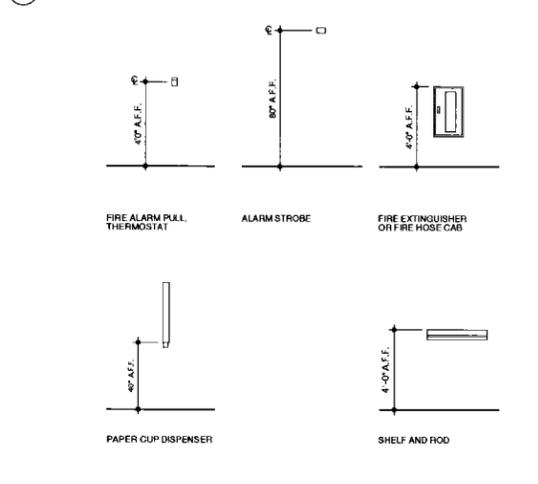
10 TYP. STAIR / RAMP DETAILS



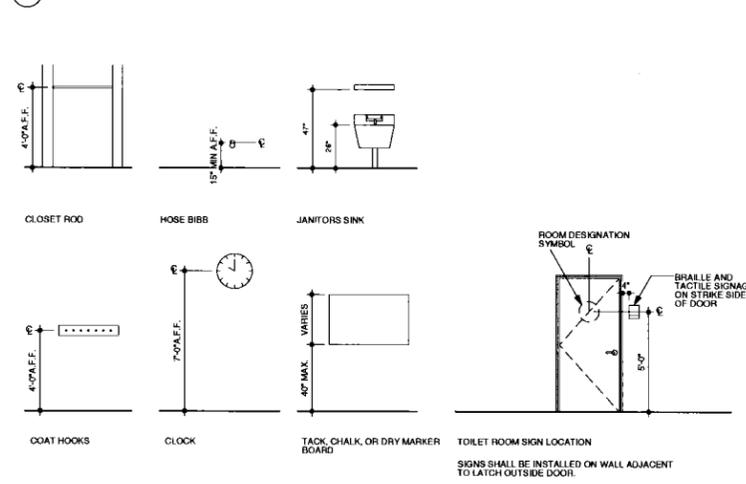
9 TYP. ADA SIGNAGE



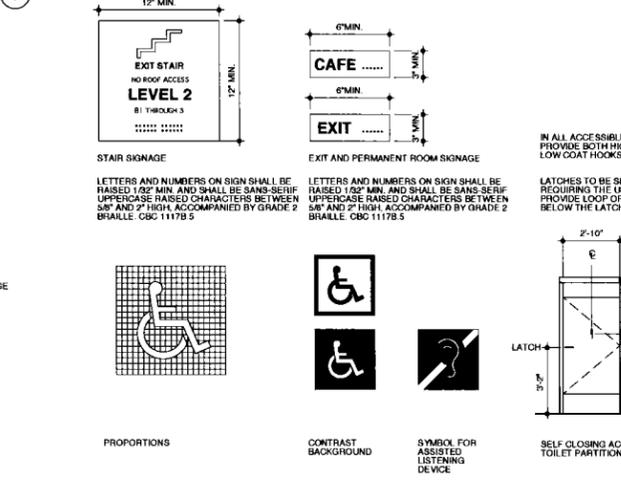
8 EXT. DOOR HARDWARE & THRESHOLD



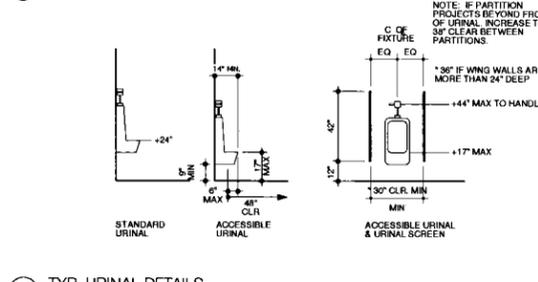
7 TYP. ACCESSORY DETAILS



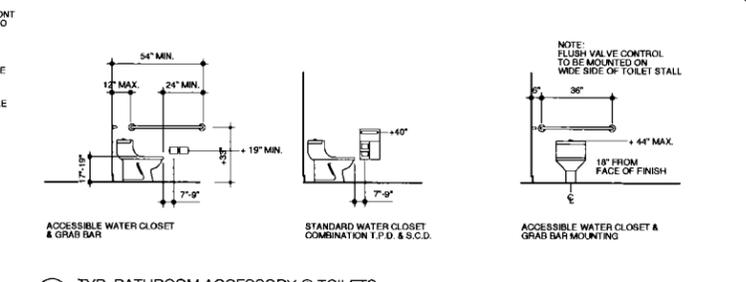
6 TYP. ADA SIGNAGE



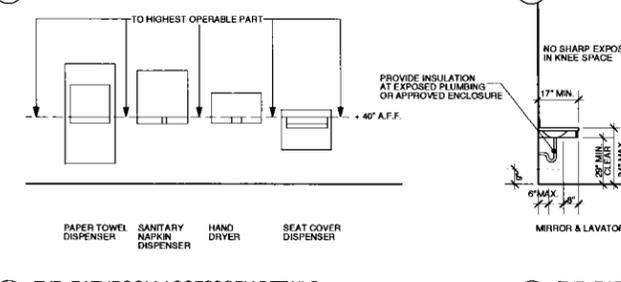
5 TYP. TOILET PARTITION DETAILS



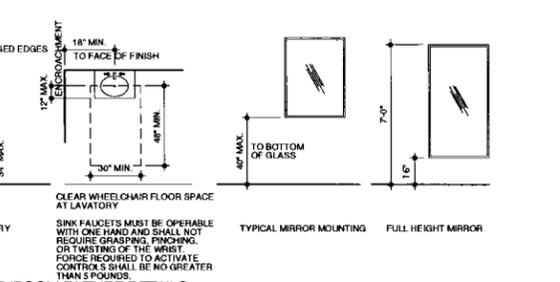
4 TYP. URINAL DETAILS



3 TYP. BATHROOM ACCESSORY @ TOILETS



2 TYP. BATHROOM ACCESSORY DETAILS



1 TYP. BATHROOM FIXTURE DETAILS

- SHEET NOTES
- PROVIDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AT ALL ENTRANCES OF THE BUILDING.
 - PROVIDE RAISED LETTER AND BRAILLE SIGNS AT ALL PERMANENTLY SIGNED ROOMS + SPACES
 - TACTILE SIGNAGE IS REQUIRED AT:
 - GROUND FLOOR EXIT DOORS.
 - AT STAIRS, EACH FLOOR SHALL RECEIVE TACTILE EXIT SIGNAGE.
 - EACH EXIT DOOR THAT LEADS TO A GRADE LEVEL EXIT BY MEANS OF A STAIRWAY.
 - EACH EXIT ACCESS DOOR TO A CORRIDOR OR HALLWAY THAT IS REQUIRED TO HAVE A VISUAL EXIT SIGN.

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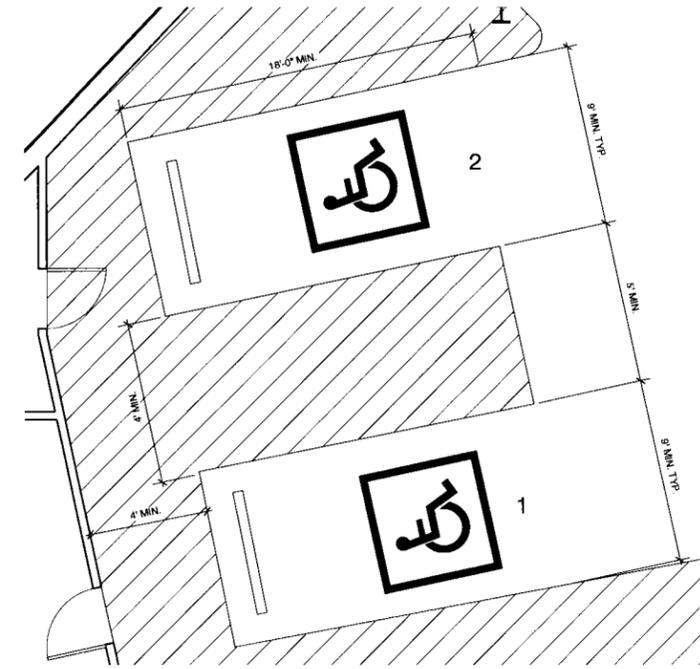
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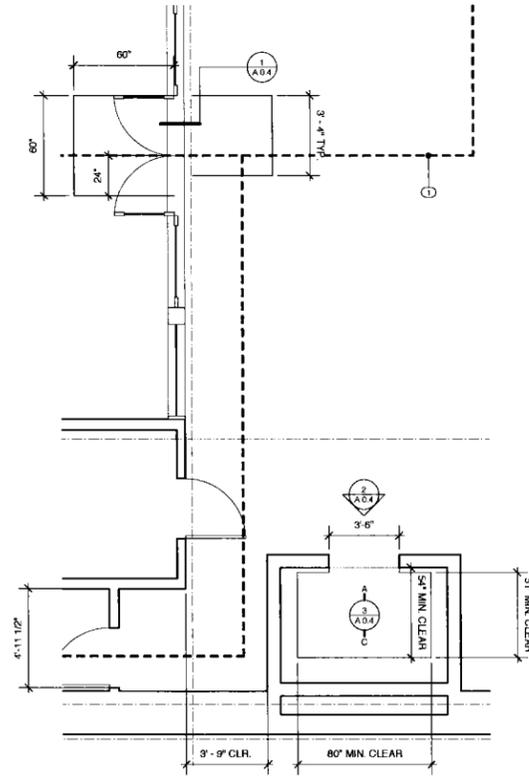
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ADA COMPLIANCE DETAILS
A0.2



2 GARAGE - ACCESSIBLE PARKING



1 ELEVATOR & ENTRY DOOR PLAN

SCALE: 1/4" = 1'-0"

SHEET NOTES

1 PATH OF EGRESS



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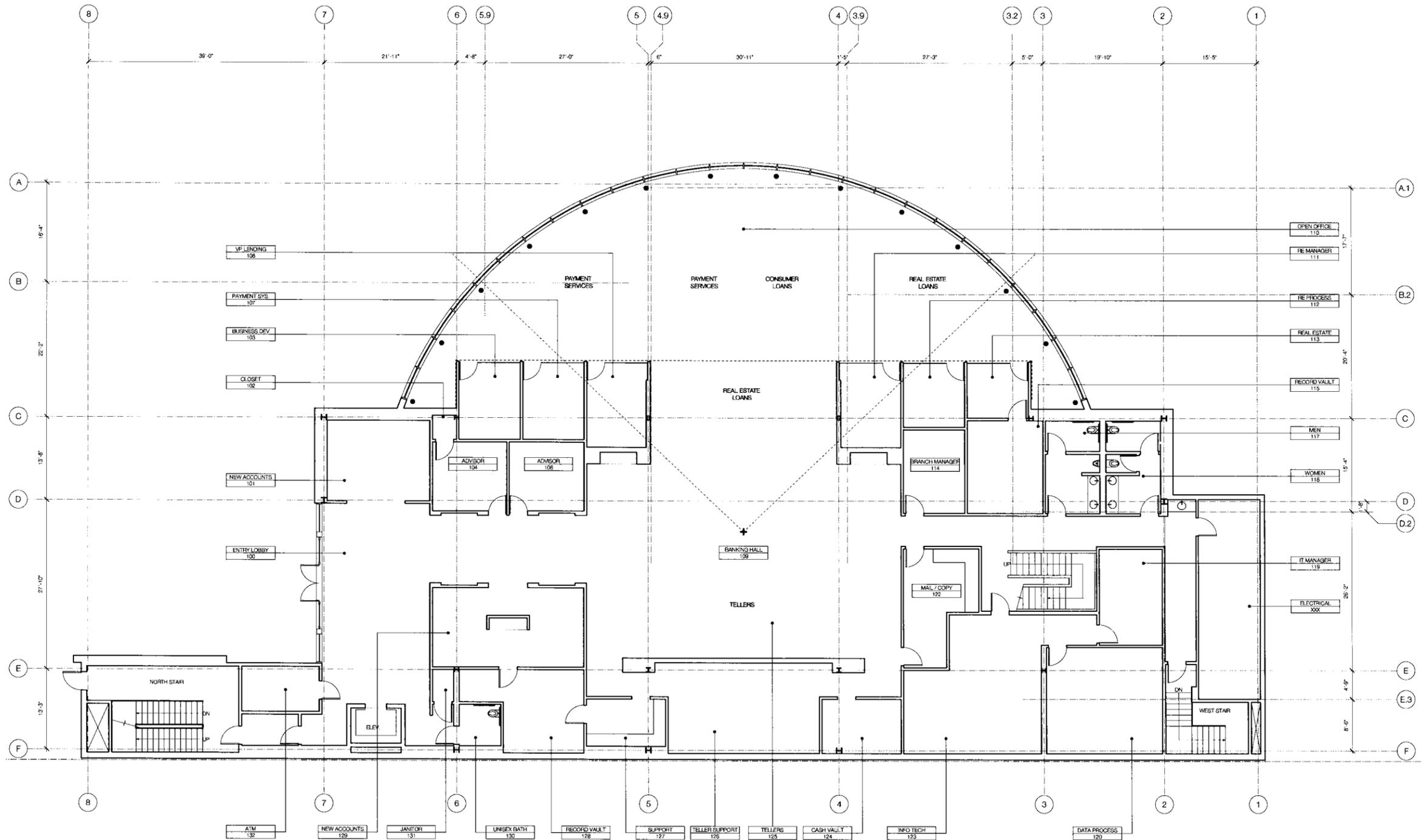
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EXISTING INFO: PATH OF TRAVEL
A 0.3



SHEET NOTES

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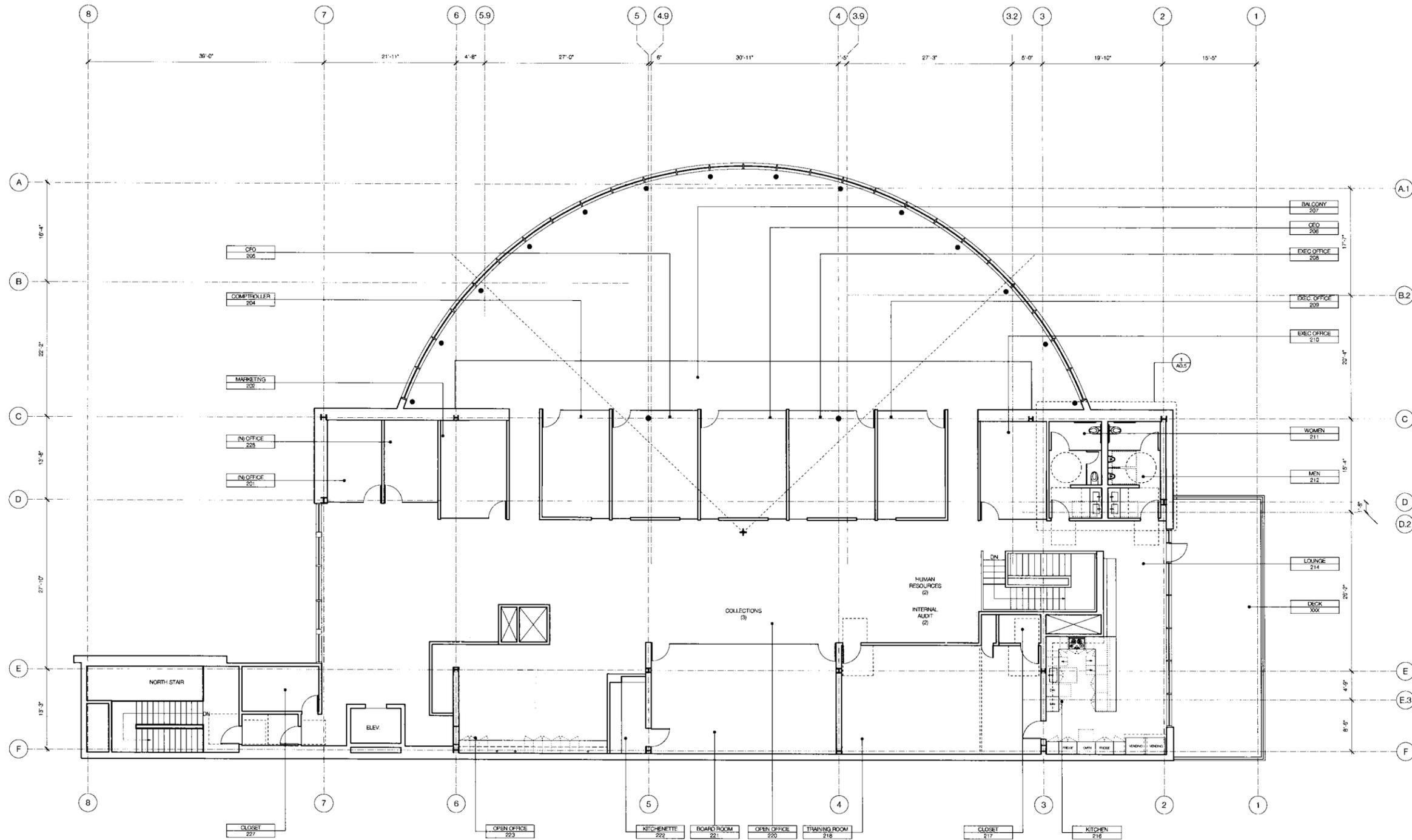
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1 EXISTING FIRST FLOOR PLAN - NO WORK ON THIS LEVEL - REFERENCE ONLY

EXISTING 1ST FLOOR PLAN
A 1.0



- SHEET NOTES:
- ① (E) DOOR TO BE RE-USE
 - ② (E) WALLS W/O FLUSH BASE, REMOVE BOTTOM PORTION & ADD FLUSH BASE
 - ③ RELOCATE & RE-USE (E) DOOR
 - ④ WALL INFILL @ (E) DOOR
 - ⑤ ADA DOOR CLEARANCE PER 14/02
 - ⑥ (E) RATED SHAFT - NO CHANGE TO ENCLOSURE
 - ⑦ SEE SPEC SECTION 01230 FOR ALTERNATE HARDWARE & DOOR REPLACEMENT @ (E) OFFICES
 - ⑧ PROVIDE (N) BORED LOCK @ CONFERENCE ROOM KITCHEN TO REPLACE HASP - SEE HARDWARE GROUP 2.4/06.0
 - ⑨ FURNITURE, N.I.C.



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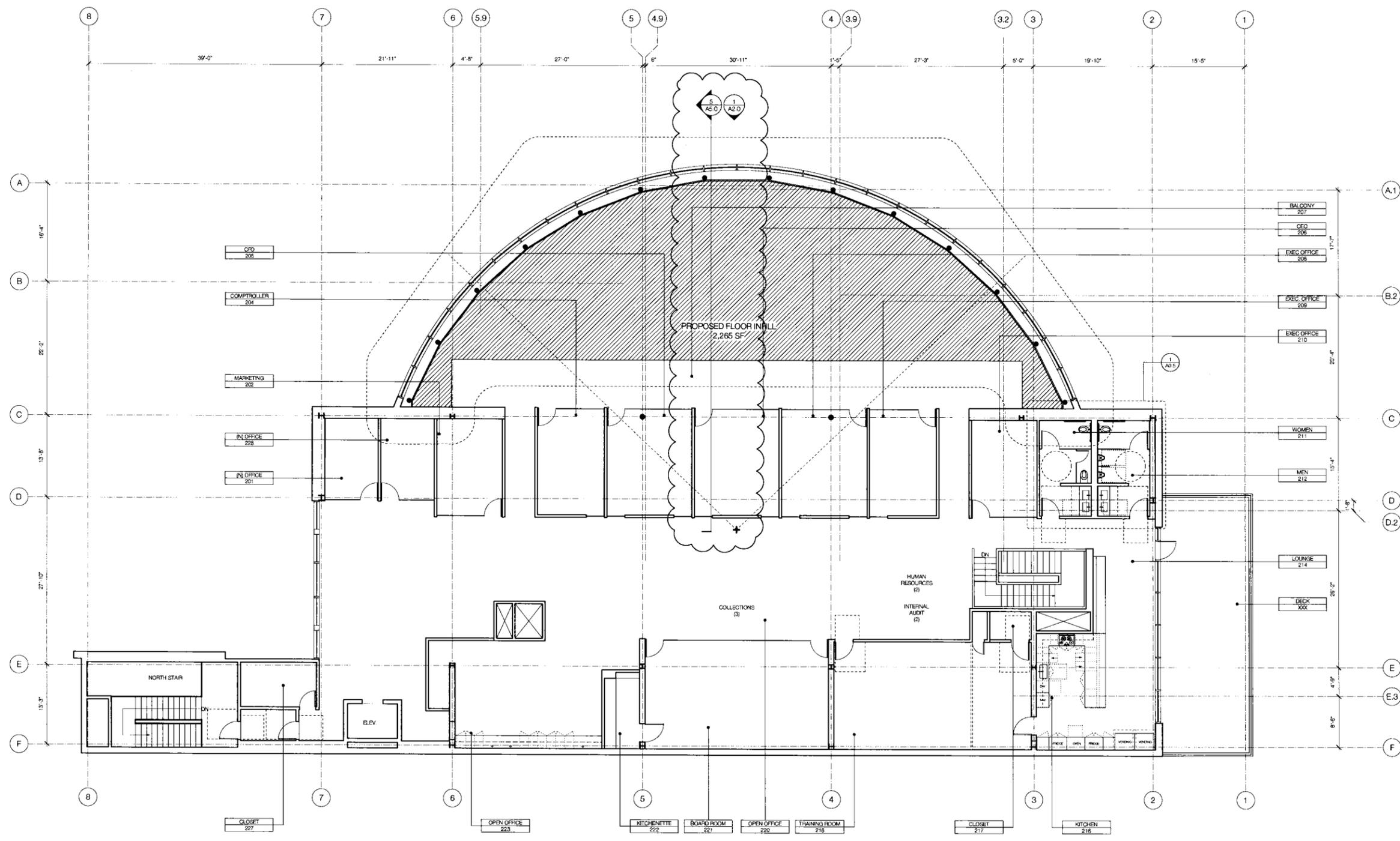
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1 EXISTING SECOND FLOOR PLAN

FLOOR INFILL - SEE STRUCT DWGS
 EXISTING PARTITION

EXISTING 2ND FLOOR PLAN
A 1.1



- SHEET NOTES
- ① (E) DOOR TO BE RE-USED
 - ② (E) WALLS W/O FLUSH BASE. REMOVE BOTTOM PORTION & ADD FLUSH BASE
 - ③ RELOCATE & RE-USE (E) DOOR
 - ④ WALL INFILL @ (E) DOOR
 - ⑤ ADA DOOR CLEARANCE PER 14/AG.2
 - ⑥ (E) RATED SHWIT - NO CHANGE TO ENCLOSURE
 - ⑦ SEE SPEC SECTION 01230 FOR ALTERNATE HARDWARE & DOOR REPLACEMENT @ (E) OFFICES
 - ⑧ PROVIDE (N) BORED LOCK @ CONFERENCE ROOM KITCHEN TO REPLACE HASP - SEE HARDWARE GROUP 2, 4/AG.0
 - ⑨ FURNITURE, N.I.C.



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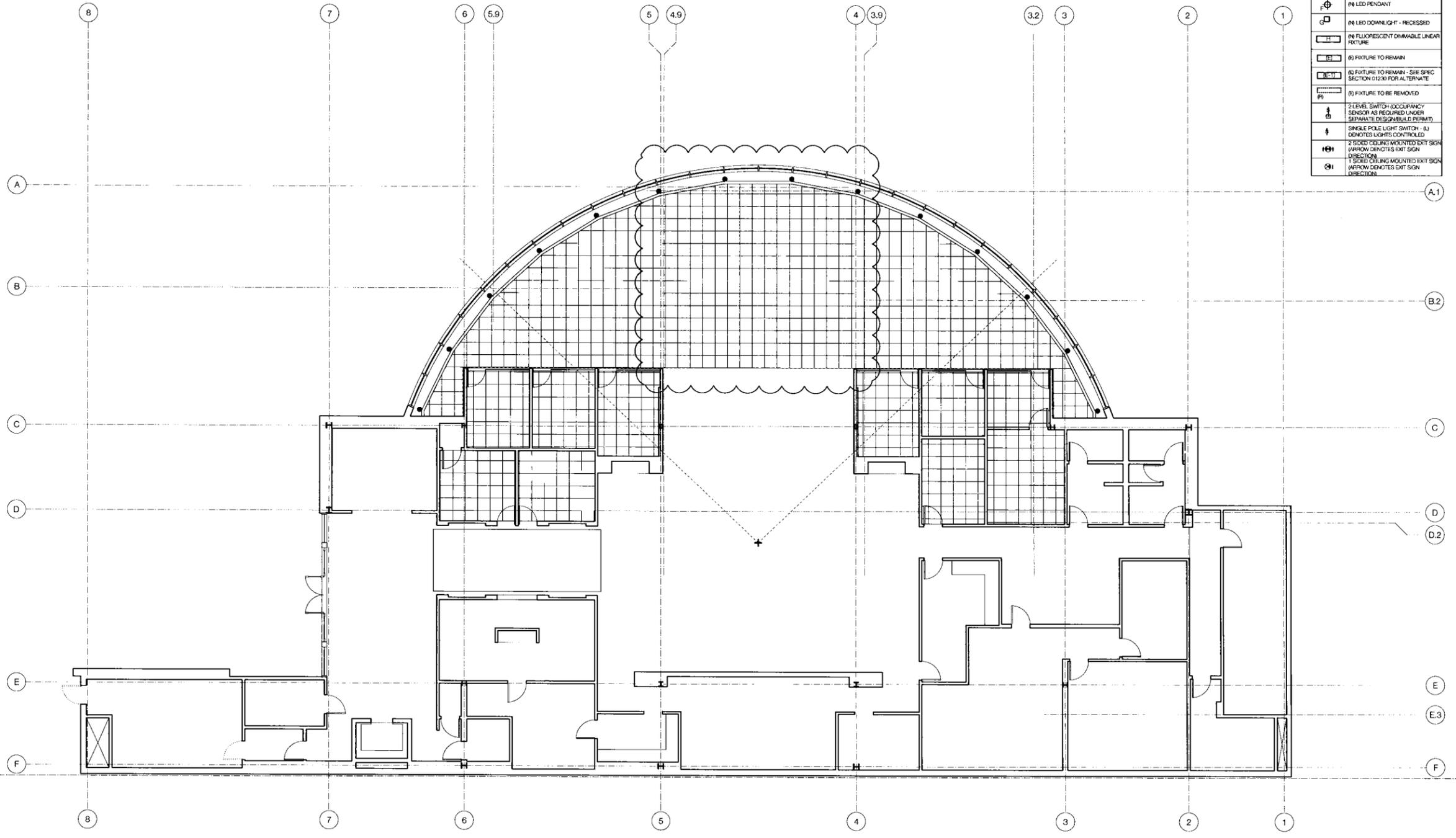
1 PROPOSED SECOND FLOOR PLAN

FLOOR INFILL - SEE STRUCT DWGS
 EXISTING PARTITION

PROPOSED 2ND FLOOR PLAN
A 1.2

RCP LEGEND	
	EXISTING 2x2 HEAVY TYPE CEILING GRID @ 9'-0"
	NEW 2x2 HEAVY TYPE CEILING GRID
	(N) FLUORESCENT COVE FIXTURE - SEE SPECS
	(N) FLUORESCENT UNDER COUNTER FIXTURE AT BATH SINKS
	(N) LAY-IN 2x4 FLUORESCENT FIXTURE - SEE SPECS
	(N) UNDER CABINET FLUORESCENT FIXTURE - SEE SPECS
	(N) LED PENDANT
	(N) LED DOWNLIGHT - RECESSED
	(N) FLUORESCENT DIMMABLE LINEAR FIXTURE
	(R) FIXTURE TO REMAIN
	(R) FIXTURE TO BE REMOVED
	2 LEVEL SWITCH (OCCUPANCY SENSOR AS REQUIRED UNDER SEPARATE DESIGN/INSTALL PERMIT)
	SINGLE POLE LIGHT SWITCH - (U) DENOTES LIGHTS CONTROLLED
	2 SIZED CEILING MOUNTED EXIT SIGN (ARROW) DENOTES EXIT SIGN DIRECTION
	1 SIZED CEILING MOUNTED EXIT SIGN (ARROW) DENOTES EXIT SIGN DIRECTION

- SHEET NOTES:
- (1) IN CEILING TO MATCH (E) CEILING APPROX 10'-0" A.F.F.
 - (2) GYPSUM BOARD CEILING
 - (3) TRANSITION BETWEEN 9'-0" AND 10'-0" CEILING
 - (4) REMOVE (E) 8'-0" REMAINING LENGTHS OF LINEAR FIXTURE AND RE-USE IN ADJACENT ROOM
 - (5) CENTER CEILING GRID IN EACH OFFICE ROOM
 - (6) GYPSUM BOARD SOFFIT @ 6'-0" ABOVE CASEWORK TYPICAL
 - (7) IN SOFFIT AT TRANSITION BETWEEN 10'-0" CEILING AND 9'-0" CEILING
 - (8) IN CEILING PROJECTOR MOUNT
 - (9) UNDERCOUNTER LIGHT FIXTURE
 - (10) PROVIDE DUCTWORK TO REVISE (E) SLOT SUPPLY DIFFUSER TO 2x2 DIFFUSERS IN NEW CEILING



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1 REFLECTED CEILING PLAN - 1ST FLOOR

SHEET NOTES:



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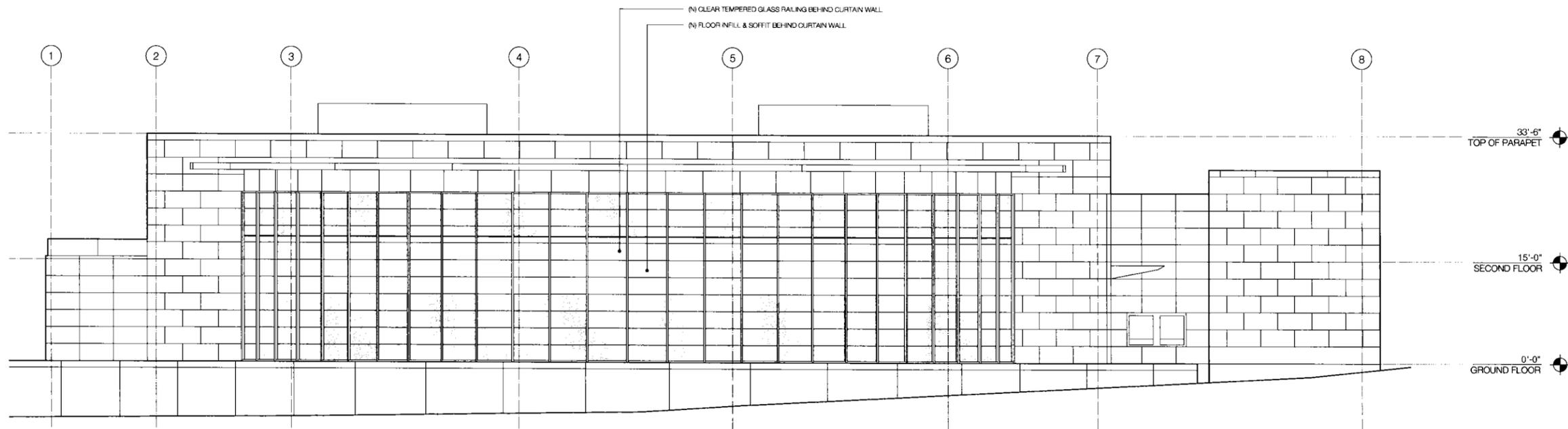
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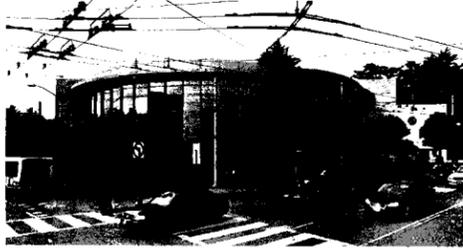
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 ADDENDUM TO C.U. APPLICATION SET

SCALE: 1/8" = 1'-0"

BUILDING ELEVATIONS
A2.0



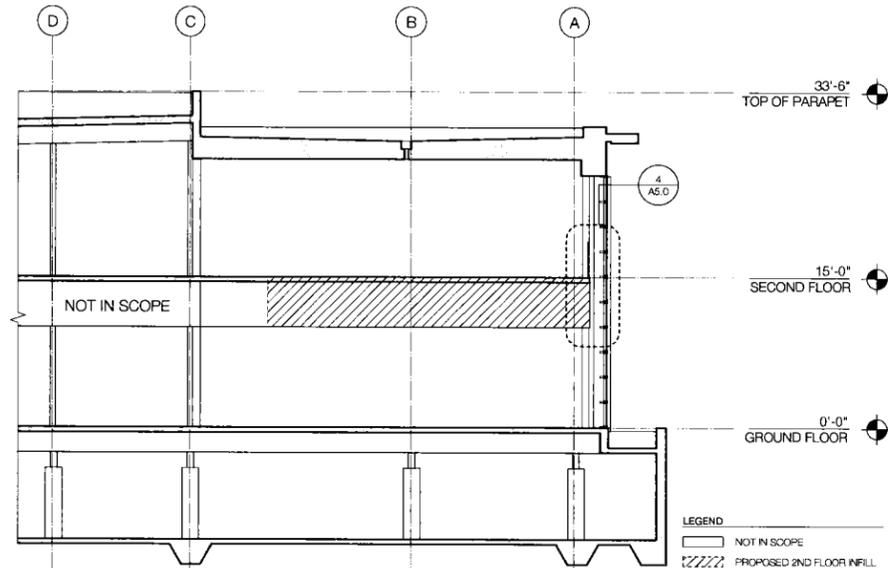
1 PROPOSED FRONT ELEVATION



7 EXISTING EXTERIOR PHOTO

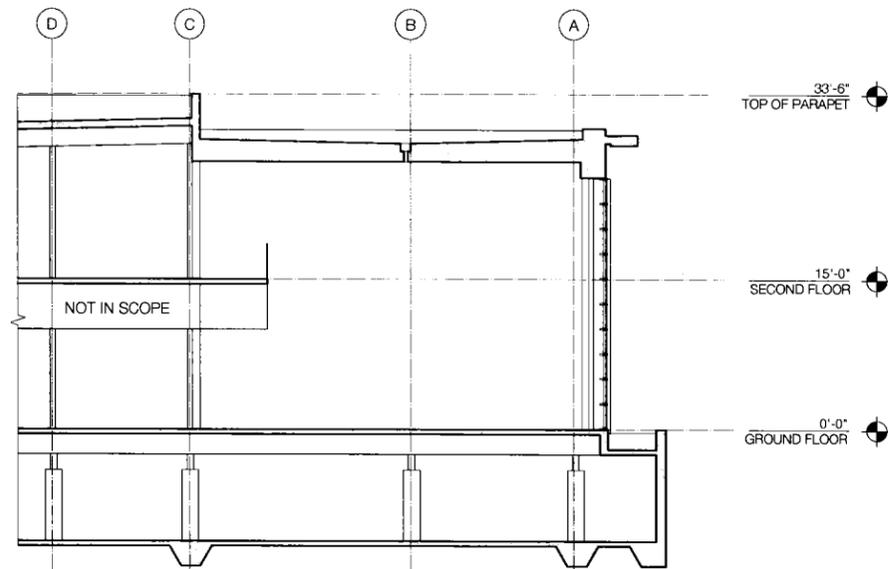


6 EXISTING INTERIOR PANORAMA



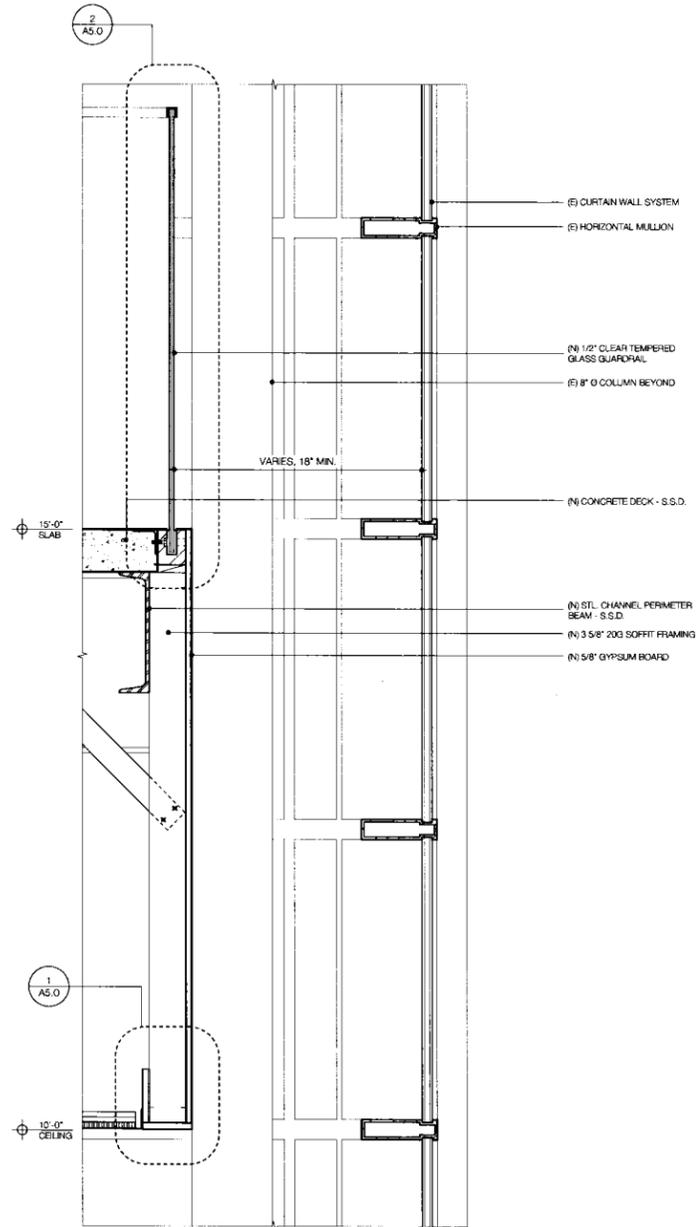
5 PROPOSED PARTIAL BUILDING SECTION

1/8" = 1'-0"



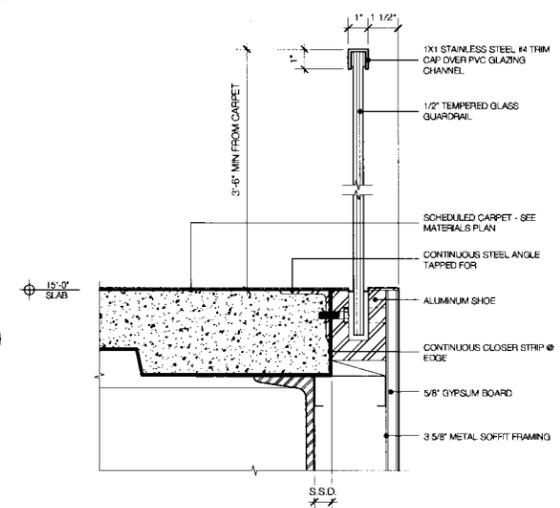
4 EXISTING PARTIAL BUILDING SECTION

1/8" = 1'-0"



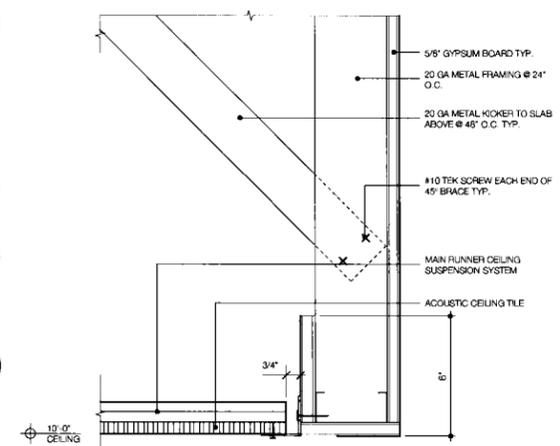
3 PARTIAL CURTAIN WALL SECTION @ 2ND FLOOR

1-1/2" = 1'-0"



2 (N) GLASS GUARDRAIL @ (N) 2ND FLOOR

3" = 1'-0"



1 (N) SOFFIT @ UNDERSIDE OF (N) INFILL

3" = 1'-0"

SHEET NOTES

① WHERE EXISTING SPRAY ON-FIRE RATED MATERIAL IS DISTURBED BY WALL FRAMING, REPLACE WITH NEW MATERIAL TO PROVIDE A 2HR FLOOR RATING

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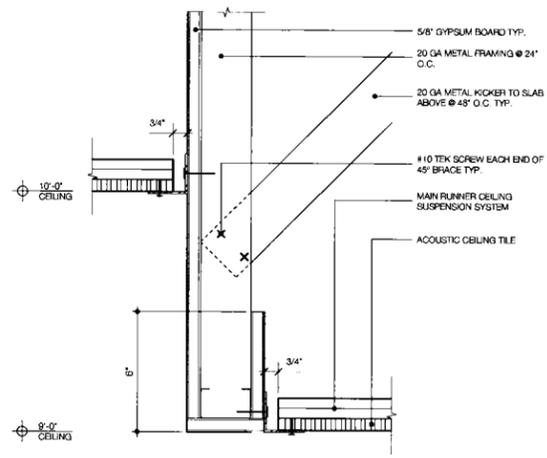
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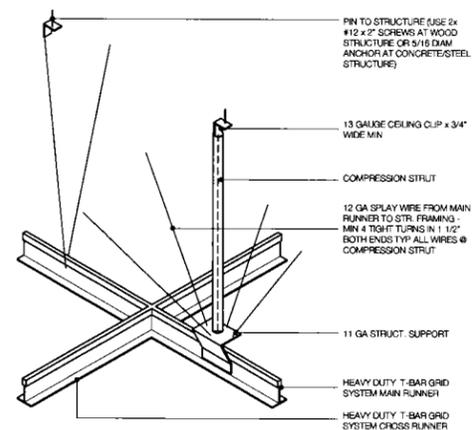
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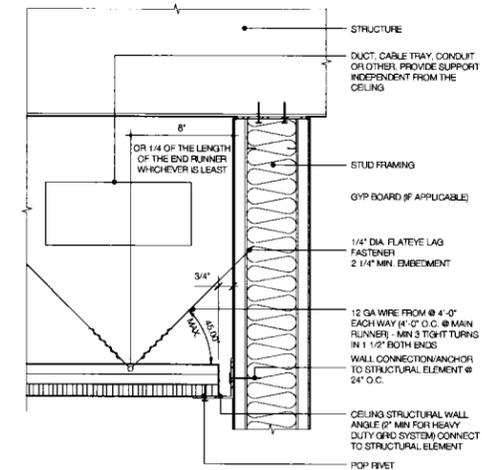
WALL DETAILS
A5.0



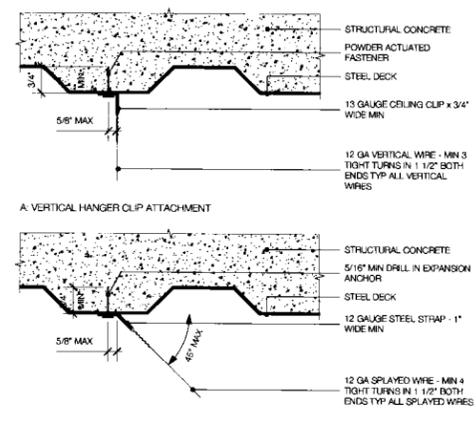
9 SOFFIT @ 9'-0" TO 10'-0" CEILING TYP.



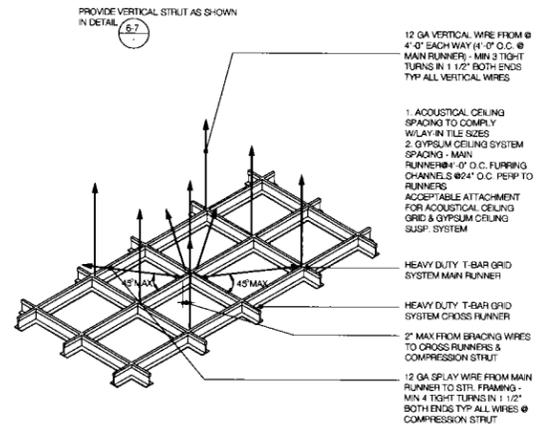
6 COMPRESSION STRUT DETAIL
NO SCALE



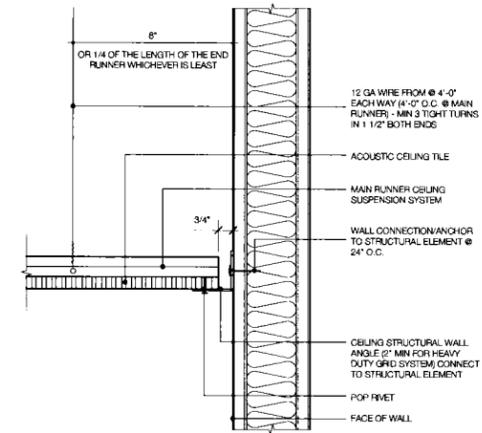
3 SUSPENDED CEILING GRID @ WALL WITH OBSTRUCTION ABOVE



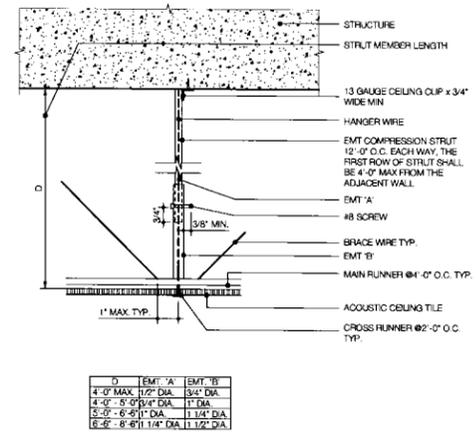
8 SUSPENDED CEILING WIRE CONNECTION DETAILS @ STEEL DECK



5 SUSPENDED CEILING GRID DETAIL
NO SCALE



2 SUSPENDED CEILING GRID @ WALL NO OBSTRUCTION ABOVE

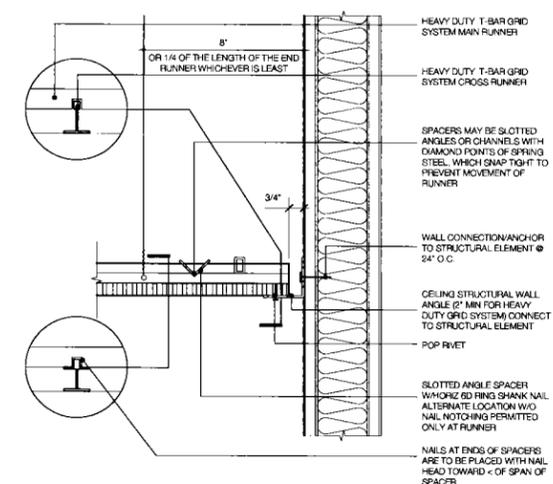


7 SUSPENDED CEILING STRUT DETAIL

SUSPENDED CEILING GENERAL NOTES:

- HEAVY DUTY T-BAR GRID SYSTEM.
- MINIMUM 2" WIDE PERIMETER SUPPORTING CLOSURE ANGLE (ALL SIDES).
- ATTACH CEILING GRID AT ONE END OF EACH ORTHOGONAL HORIZONTAL DIRECTION TO CLOSURE ANGLE.
- OTHER ENDS IN EACH ORTHOGONAL HORIZONTAL DIRECTION ARE FREE TO SLIDE RESTING ON THE CLOSURE ANGLE AND WITH A 3/4" CLEARANCE FROM THE WALL.
- FOR CEILINGS EXCEEDING 1,000 SQ FT PROVIDE HORIZONTAL RESTRAINT OF THE CEILING SYSTEM TO THE STRUCTURAL SYSTEM HORIZONTAL RESTRAINT TRIBUTARY AREAS APPROXIMATELY EQUAL RIGID BRACES PERMITTED IN LIEU OF DIAGONAL SPLAY WIRES. (SEE ACE 7 SECTION 13.5.6.2c FOR ADDITIONAL BRACING REQUIREMENTS).
- FOR CEILINGS EXCEEDING 2,500 SQ FT PROVIDE SEISMIC SEPARATION JOINT OR FULL HEIGHT PARTITIONS TO REDUCE AREAS TO LESS THAN 2,500 SQ FT. (SEE ACE 7 SECTION 13.5.6.2c FOR STRUCTURAL ANALYSES ALTERNATIVE IN LIEU OF THIS REQUIREMENT).
- FOR CEILINGS WITHOUT RIGID BRACING PROVIDE 2" OVERSIZED TRIM RINGS FOR SPRINKLERS AND OTHER PENETRATIONS TO ACCOMMODATE 1" FREE MOVEMENT IN ALL HORIZONTAL DIRECTIONS. (SEE ACE 7 SECTION 13.5.6.2c AND 13.5.6.3 FOR ALTERNATIVE DESIGNS).
- CHANGES IN CEILING PLANE SHALL BE PROVIDED WITH POSITIVE BRACING.
- CABLE TRAYS AND ELECTRICAL CONDUITS SHALL BE INDEPENDENTLY SUPPORTED AND BRACED.

4 SUSPENDED CEILING NOTES
NO SCALE



1 SUSPENDED CEILING GRID DETAIL

SHEET NOTES

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DATE: 11-13-13
CONDITIONAL USE APPLICATION SET
SCALE: 3/8" = 1'-0" U.O.N.

SUSPENDED CEILING DETAILS
A5.1