SAN FRANCISCO
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DATE:	June 18, 2014
TO:	Historic Preservation Commission
FROM:	Kelly Wong, Preservation Planner, (415) 575-9108
REVIEWED BY:	Tim Frye, Preservation Coordinator, (415) 575-6822
RE:	**Review and Comment** **350 Bush Street** **Case No. 2000.541A**

BACKGROUND

The Planning Department seeks the advice of the Historic Preservation Commission (HPC) on the proposed project at 350 Bush Street. The proposed project associated with Certificate of Appropriateness (COA) application Case No. 2000.541A consists of the construction of a new tower addition and the exterior and interior restoration of the landmark building, the Mining Exchange Building. In accordance with the Conditions of Approval associated with Planning Commission Motion No. 16277, the review and comment by the Historic Preservation Commission is requested for the proposed restoration of the landmark building.

The project specifically includes the restoration of significant interior and exterior architectural features including repair of glazed terra cotta and granite cladding, steel windows, installation of new compatible entrance doors, replacement of standing seam metal roof and skylights, and recreation of missing acroteria and cresting at the roof, restoration of decorative plaster ceilings and walls, recreation of missing wood wainscot and balcony, and installation of new compatibly finished columns, and the installation of flooring throughout the building. The landmark building will serve primarily as the front public lobby area of the new tower addition, with two retail spaces in the two smaller rooms flanking the Entry Hall and a larger double height lobby in the Exchange Hall space.

PROPERTY DESCRIPTION

Constructed by Architects James R. Miller and Timothy Pflueger in 1923, 350 Bush Street is a two-story, steel frame building with brick and concrete walls, terra cotta clad exterior and wood-framed gabled and hipped roofs in standing seam metal finish. The exterior is designed in the Beaux Arts style with Greek and Roman Classical elements and clad primarily in glazed terra cotta and a granite base. Exterior character-defining features include a pediment with sculpted tympanum, frieze with signage, Corinthian fluted columns and pilasters, large multi-lite steel windows, and existing non-historic entrance doors. Existing acroteria at ridge and gable ends and stylized cresting at raking cornice are missing. No historic fabric is extant on the rear and side elevations, except three existing steel windows on the east elevation and utilitarian guardrails on

both side elevations. Interior character-defining features include a monochrome decorative plaster ceiling and cornice in the Entry Hall, an elaborately multi-colored painted decorative plaster coffered ceiling with wood laylights illuminated by light fixtures above and decorative plaster walls in the Exchange Hall. All existing flooring and wood wainscot in the Exchange Hall are no longer extant.

ENTITLEMENT DESCRIPTION

On April 18, 2001, Russ Building Partnership, the previous Project Sponsor filed applications for a Permit to Alter (Case No. 2000.0514H) and a Certificate of Appropriateness (Case No. 2000.0514A) for the restoration of the historic Mining Exchange Building and the construction of a tower addition.

On October 3, 2001, the Landmarks Preservation Advisory Board (LPAB) held a hearing and found that the proposed project including design of the new addition and the restoration of the landmark building complies with the applicable standards of Article 10 and Article 11 of the Planning Code.

On November 8, 2001, the San Francisco Planning Commission conducted a hearing for the Certificate of Appropriateness application (Case No. 2000.0514A) for the proposed restoration of the landmark building exterior and interior and the construction of a tower addition. The Final Environmental Impact Report (Case No. 2000.541E) outlines Mitigation Measures to be included as part of the project including: rehabilitation and restoration of the historic Mining Exchange Building, documentation by Historic American Buildings Survey (HABS) report and photographs, a public display area visually representing the transition from the mining economy to modern, high rise building activities, and restoration of the historic roofline through recreation of the missing acroteria and cresting. The Planning Commission approved the project with the condition that the proposed project returns to the LPAB for review and recommendation to the Director of the Planning Department of the final details for the restoration of the San Francisco Mining Exchange building.

In 2007, Lincoln ASB Bush LLC, acquired the property and returned to the LPAB on June 18, 2008 for review and comment of the proposed restoration of the landmark building. The site permit for the proposed project was approved in 2008, however construction did not commence.

In May 2013 and January 2014, Daniel Frattin, the current Project Sponsor, submitted revised designs including a new tower addition design for review and comment. The scope of work for the restoration of the landmark exterior and interior remains the same. In April 2014, the property was purchased by a new owner, a partnership between Lincoln Property Company and Gemdale USA. A site permit application (Building Permit No. 2007.0807.8938) was submitted in 2014 and is currently under review.

In January 2009, the Historic Preservation Commission (HPC) was conveyed as per Charter Section 4.135, and has jurisdiction over the duties and responsibilities of the LPAB. As such, the proposed project detailed below for the restoration of the landmark exterior and interior requests the review and comment by the HPC, in accordance with the Conditions of Approval associated with Planning Commission Motion No. 16277.

PROPOSED PROJECT DESCRIPTION

The proposed project consists of the rehabilitation of the landmark building to meet current seismic codes and the restoration of the exterior and interior finishes of the building. Specifically, the project includes:

Exterior

- Cleaning and repair of the existing exterior glazed terra cotta cladding and granite base;
- Cleaning and repair of the existing exterior steel multi-lite windows;
- Installation of new compatible bronze entrance doors;
- Removal of the existing non-historic sign at the frieze;
- Reconstruction of the missing acroteria at the gable roof ends and ridge and cresting at raking cornice;
- In-kind replacement of the existing standing seam metal roof and skylights;
- Enlargement of one existing window into a new door on the secondary (east) elevation; and
- Installation of temporary shoring to protect the landmark building exterior during construction.

Interior

- Replacement of the existing monochrome decorative plaster ceiling and cornice in the Entry Hall;
- Restoration of the existing multi-colored painted decorative plaster coffered ceiling with wood laylights in the Exchange Hall by removal, salvage and reinstallation;
- Replacement of the existing monochrome decorative plaster walls in the Exchange Hall;
- Installation of a new balcony and wood wainscot in the Exchange Hall to match the original design;
- Installation of new compatibly finished columns – (4) in the Exchange Hall, (2) in the Entry Hall, (2) in the News Stand room, and (2) in the Open Space Indoor Park room;
- Installation of new compatible ceramic tile flooring throughout the building;
- Installation of a public exhibit display representing the history of the mining economy to modern, high rise business activities in the room south of the Entry Hall, the new Open Space Indoor Park; and
- Installation of temporary shoring to protect the landmark building interior during construction.

STANDARDS ANALYSIS

ARTICLE 10

Pursuant to Section 1006.2 of the Planning Code, unless exempt from the Certificate of Appropriateness requirements or delegated to Planning Department Preservation staff through the Administrative Certificate Appropriateness process, the Historic Preservation Commission is required to review any applications for the construction, alteration, removal, or demolition of any designated Landmark for which a City permit is required. Section 1006.6 states that in evaluating a request for a Certificate of Appropriateness for an individual landmark or a contributing building within a landmark district, 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*, as well as the designating Ordinance and any applicable guidelines, local interpretations, bulletins, related appendices, or other policies.

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 work includes a change of use from office and financial institutional use to office lobby and retail use. The subject building was originally constructed as a stock trading hall use, and will remain publicly accessible as the new front lobby of the new tower addition. The new use will require minimal change to the distinctive materials, features, spaces, and spatial relationships that characterize the landmark property. Only four new columns will be required in the Exchange Hall to support the tower addition above, as well as additional columns in the Entry Hall and adjacent rooms located in obscure locations that do not obscure historic elements. New columns will have a compatible finish. Existing historic finishes will be restored including decorative plaster ceilings and walls.

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 project proposes to restore the existing landmark building including retaining all existing exterior historic features including glazed terra cotta cladding, granite base, and steel multi-lite windows. The exterior restoration scope of work will mainly be cleaning and repair where required. Missing exterior elements such as the acroteria and cresting at

the roof will be accurately replicated based on documentary evidence. The existing standing seam metal roof and skylights will be replaced in-kind to match existing design and dimensions of metal roofing and the low-profile nature of existing skylights with wired glass. An existing non-historic wall sign installed at the frieze will be removed and may possibly expose any extant original building sign or lettering. The project proposes to enlarge one existing window to become a new door on a secondary elevation wall (east elevation) without any historic finishes, however the historic character of the property will be retained. Existing interior historic elements including the multi-colored painted decorative plaster coffered ceiling with wood laylights in the Exchange Hall will also be restored. The coffered ceiling and laylights will be documented, salvaged, protected, and reinstalled in its original location. Any removal of historic materials will be replaced in-kind including the existing interior monochrome decorative plaster ceiling and cornice in the Entry Hall and the monochrome decorative plaster walls in the Exchange Hall, which will be documented, reproduced accurately, and installed in their original locations. Missing wood wainscot paneling and balcony in the Exchange Hall will also recreated to bring the room back to its original historic character. The restoration of the building exterior and interior will minimize the removal of historic materials and will return the landmark property to its original historic character through restoration of existing historic materials and the recreation of missing elements based on documentary evidence.

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 project does not propose to add any conjectural elements and instead will replicate missing historic elements including the acroteria and cresting at the roof and wood wainscot paneling and balcony based on documentary evidence. New entrance doors will be referential to the scale and proportion of the original doors but contemporary in design to differentiate them from the historic exterior.

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

The distinctive finishes and features of the landmark structure will be retained and preserved. The project proposes to restore the existing landmark building including retaining all existing exterior historic features including glazed terra cotta cladding, granite base, and steel multi-lite windows. Missing exterior elements such as the acroteria and cresting at the roof will be accurately replicated based on documentary evidence. The existing standing seam metal roof and skylights will be replaced in-kind. Existing interior historic elements including the multi-colored painted decorative plaster coffered ceiling with wood laylights in the Exchange Hall will also be retained and restored through documentation, salvage, protection, and reinstallation in its original location. The existing monochrome decorative plaster ceiling and cornice in the Entry Hall and the monochrome decorative plaster walls in the Exchange Hall will be documented and

reproduced accurately, removed to allow for installation of the new seismic strengthening system, and newly replicated ceiling installed in their original locations to preserve the craftsmanship that characterize the property. New features introduced including the new columns and flooring, will be located in sensitive locations and finished that is compatible to the landmark building and will also be differentiated from the existing in order to maintain clarity between what was original and what was added during this project. Staff has reviewed the proposed preliminary drawings of proposed replacement elements and confirmed that as outlined in the scope of work, distinctive exterior features including glazed terra cotta, granite, steel windows, building sign at the frieze, and interior features including decorative plaster ceilings and walls will be preserved.

Standard 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary physical evidence.

When possible, deteriorated features will be preserved through repair techniques such as cleaning, re-finishing, and Dutchman repair. Only where necessary will materials be replaced in like materials or with appropriate substitute materials, and refinished to match existing adjacent elements. Cracks and spalls at existing glazed terra cotta cladding and granite will be patched with a materially compatible mortar and coating. Missing acroteria and stylized cresting at the roof will be accurately replicated in glazed terra cotta based on documentary evidence. The existing monochrome painted decorative plaster ceiling and cornice in the Entry Hall will be documented and removed to accommodate the installation of seismic elements and accurately reproduced to match existing in material, design, color, texture, and finish, and installed in its original location. The existing multi-colored painted decorative plaster coffered ceiling with wood laylights in the Exchange Hall will be documented, carefully removed, salvage and protected, and reinstalled in their original locations. The coffered ceiling and laylights will be conserved in-situ after reinstallation, where required. The existing decorative plaster walls in the Exchange Hall are deteriorated beyond repair and will be documented, accurately reproduced to match existing in material, design, color, texture, and finish, removed and installed in their original locations. The existing balcony and wood wainscot will also be reproduced to match existing in material, design, color, texture, and finish where possible in the Exchange Hall based on documentary evidence.

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

Existing glazed terra cotta cladding, granite, and steel windows will be cleaned with water and if required a cleaner that will not damage the surface of the substrate. Existing interior multi-colored decorative plaster coffered ceiling and wood laylights in the Exchange Hall will be removed carefully, protected and salvage, reinstalled in their original locations, and conserved in-situ where required.

Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The proposed new entrance doors will be referential to the design, scale and proportion of the original wood doors and finished with the same bronze material as the existing steel windows. The enlargement of one window to become a new door on a secondary elevation (east elevation) will not destroy historic features or spatial relationships that characterize the property. The new door on the secondary elevation will maintain the width of the existing window. New columns to be installed at the building interior to support the new tower addition above and walls within the Entry Hall and flanking rooms will be finished to be compatible with the character of the landmark building. New ceramic tile flooring will be reminiscent of the original wood flooring in size, scale, color and texture and in a material that is clearly contemporary. All new work will be differentiated from the old and will be compatible with the historic materials, features, features, size, scale and proportion, and massing of the landmark property.

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 new entrance doors will be compatible and differentiated in material and design to differentiate them from the original wood doors and finished in bronze to match the existing finish of the steel windows. The new door on the secondary elevation will maintain the width of the existing window and can easily be infilled to return to its original opening size. New columns will be finished in a contemporary finish and compatible with the historic landmark interior. New doors and columns will be installed in a location that do not obscure the historic interior features and in a manner that if removed in the future, the original form and integrity of the landmark property would not be damaged.

STAFF ANALYSIS

Staff has determined that the proposed work will be in conformance with the requirements of Article 10 and the *Secretary of Interior's Standards for Rehabilitation*. Proposed work in conjunction with further finalized details to be submitted to the Planning Department will not adversely affect the landmark structure.

Exterior Restoration. Staff finds that the historic character of the property will be retained and preserved by the gentle cleaning and careful repair of the historic glazed terra cotta and granite. Elements missing or beyond repair will be replaced in-kind to match existing material, design, profile, color, texture, and finish. Existing multi-lite steel windows will be cleaned and repaired where required. Missing and/or broken glazing units will be replaced in-kind to match existing in thickness, transparency, color, and texture. Staff finds that the proposed new bronze entrance doors will preserve the character of the landmark exterior as they are referential to the original wood framed doors. The existing metal steel roof and skylights will be replaced in-kind to match existing materials, design, profiles, color, and finish. Staff finds the removal of the non-historic sign at the frieze is appropriate and reconstruction of the missing glazed terra cotta acroteria and cresting along the roof edge will restore the landmark exterior to its original historic character. Removal of the existing sign may reveal extant original building sign or lettering.

Interior Restoration. Staff finds that the historic character of the landmark property will be retained and preserved by restoring the existing the existing multi-colored painted decorative plaster coffered ceiling with wood laylights and decorative plaster walls in the Exchange Hall and replicating the existing monochrome decorative plaster ceiling and cornice in the Entry Hall. The existing coffered ceiling and laylights will be documented, carefully removed, salvage and protected, and reinstalled in their original locations. Staff finds that the reproduction of the existing monochrome decorative plaster ceiling and cornice in the Entry Hall in order to install new seismic elements and reproduction of the monochrome decorative plaster walls in the Exchange Hall that are beyond repair will preserve the craftsmanship that characterize the property. The existing ceiling, cornice, and walls will be documented, carefully removed, salvage and protected, and reinstalled in their original locations. Staff finds that installation of missing wood wainscot paneling and balcony to match the original design based on documentary evidence will return the Exchange Hall to its original character. Staff finds that the newly proposed columns to be installed at the building interior to support the new tower addition above and new flooring will have finishes that are compatible with the character of the landmark building. The flooring will be reminiscent of the original wood flooring in size, scale, color and texture and in a ceramic material that is clearly contemporary. All new work will be differentiated from the old and will be compatible with the historic materials, features, features, size, scale and proportion, and massing of the landmark property. Additionally, staff finds that the exhibit display representing the history of the mining economy to modern, high rise business activities in the room south of the Entry Hall, the new Open Space Indoor Park is an appropriate location that is publicly accessible and close to the entrance of the landmark building. Temporary shoring will be installed to protect existing interior walls during construction in a manner that will not damage existing historic materials and wall finishes.

RECOMMENDATIONS

The Department finds the proposed project to be in compliance with the Secretary of the Interior's Standards for Rehabilitation, since the proposed project would restore deteriorated character-defining exterior and interior features and would reinforce the property's historic character by removing non-historic alterations and installing new features, which are compatible with the property's historic character. Further, the new use of the landmark building would maintain and not impact the building's historic integrity and historic status. Additionally, a public exhibit display installed in the room south of the Entry Hall will further highlight the landmark building's history and significance by showcasing the history of the mining economy to modern, high rise business activities.

To address outstanding issues, the Project Sponsor will continue to work with the Planning Department Preservation Staff and provide final drawings, details, and specifications pertaining to the restoration of the landmark exterior and interior.

REQUESTED ACTION

The Department requests the Historic Preservation Commission provide comments pertaining to the conformance of the proposed project with the Secretary of the Interior's Standards, and the requirements for interior and exterior restoration of the landmark building per Motion No. 16277.

ATTACHMENTS

- Exhibits, including Parcel Map, 1998 Sanborn Fire Insurance Map, Zoning Map, Aerial Photograph, and Site Photos.
- Draft Resolution.
- Project Sponsor Packet with proposed drawings.
- Planning Commission Motion No. 16277.
- Painted Decorative Plaster Exhibit Hall Ceiling Memo by Page & Turnbull (dated April 8, 2008).
- Project Sponsor Letter (dated June 11, 2014).

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Historic Preservation Commission
Resolution No. XXXX

HEARING DATE: June 18, 2014

Date:	June 18, 2014
Case No.:	**2000.541A**
Project Address:	**350 Bush Street**
Zoning:	C-3-O (Downtown Office) Zoning District
Block/Lot:	0269/028
Project Sponsor:	Daniel Frattin, Reuben, Junius & Rose LLP
Staff Contact:	Kelly Wong – (415) 575-9100 kelly.wong@sfgov.org
Reviewed By:	Tim Frye, Preservation Coordinator tim.frye@sfgov.org

ADOPTING FINDINGS RECOMMENDING TO THE DIRECTOR OF THE PLANNING DEPARTMENT THAT 350 BUSH STREET (ASSESSOR'S BLOCK 0269, LOT 028) BE RESTORED AT ITS EXTERIOR AND INTERIOR.

PREAMBLE

1. WHEREAS, on April 18, 2001, the previous Project Sponsor (Russ Building Partnership) submitted a Permit to Alter (Case No. 2000.0514H) and a Certificate of Appropriateness (Case No. 2000.0514A) applications with the San Francisco Planning Department for the restoration of the landmark building at 350 Bush Street, the Mining Exchange Building and the construction of a tower addition (Block 0269, Lot 0269).

2. WHEREAS, on June 20, 2001, the Landmarks Preservation Advisory Board (LPAB) heard an informational presentation on the project, reviewed the draft Environmental Impact Report (EIR), and made comments including reducing the setback of the proposed addition to 30'-0" and finding that the scale of the proposed addition would have an adverse impact on the landmark building.

3. WHEREAS, on November 8, 2001, the San Francisco Planning Commission conducted a hearing for the Certificate of Appropriateness application (Case No. 2000.0514A) for the proposed restoration of the landmark building exterior and interior and the construction of a tower addition. The Final Environmental Impact Report (Case No. 2000.541E) outlines Mitigation Measures to be included as part of the project including: rehabilitation and restoration of the historic Mining Exchange Building, documentation by Historic American Buildings Survey (HABS) report and photographs, a public display area visually representing the transition from the mining economy to modern, high rise building activities, and restoration of the historic roofline through recreation of the missing acroteria and

cresting. The Planning Commission approved the project with the condition that the proposed project returns to the LPAB for review and recommendation to the Director of the Planning Department of the final details for the restoration of the San Francisco Mining Exchange building.

4. WHEREAS, in 2007, Lincoln ASB Bush LLC, acquired the property and returned to the LPAB on June 18, 2008 for review and comment of the proposed restoration of the landmark building. The site permit for the proposed project was approved in 2008, however construction did not commence.

5. WHEREAS, in 2009 the Historic Preservation Commission (HPC) was conveyed as per Charter Section 4.135, and has jurisdiction over the duties and responsibilities of the LPAB.

6. WHEREAS, in May 2013 and January 2014, Daniel Frattin, the current Project Sponsor, submitted revised designs including a new tower addition design for review and comment. The scope of work for the restoration of the landmark exterior and interior remains the same. In April 2014, the property was purchased by a new owner, a partnership between Lincoln Property Company and Gemdale USA. A site permit application (Building Permit No. 2007.0807.8938) was submitted in 2014 and is currently under review.

7. WHEREAS, on June 18, 2014, the Department presented the proposed project for the restoration of the historic San Francisco Mining Exchange building to the Historic Preservation Commission. The Commission's comments on the proposed restoration project would be forwarded to the Director of the Planning Department.

THEREFORE BE IT RESOLVED that the Historic Preservation Commission has reviewed the proposed restoration for the historic San Francisco Mining Exchange building at 350 Bush Street, on Lot 028 in Assessor's Block 0269, and this Commission has provided the following comments:

- To address outstanding issues, the Project Sponsor will continue to work with the Planning Department Preservation Staff and provide final drawings, details, and specifications pertaining to the restoration of the landmark exterior and interior.
-

BE IT FURTHER RESOLVED that the Historic Preservation Commission hereby directs its Recording Secretary to transmit this Resolution, and other pertinent materials in the Case File No. 2000.541A to the Director of the Planning Department recommending approval of the proposed exterior and interior restoration of the landmark building at 350 Bush Street.

I hereby certify that the foregoing Resolution was ADOPTED by the Historic Preservation Commission at its regularly scheduled meeting on June 18, 2014.

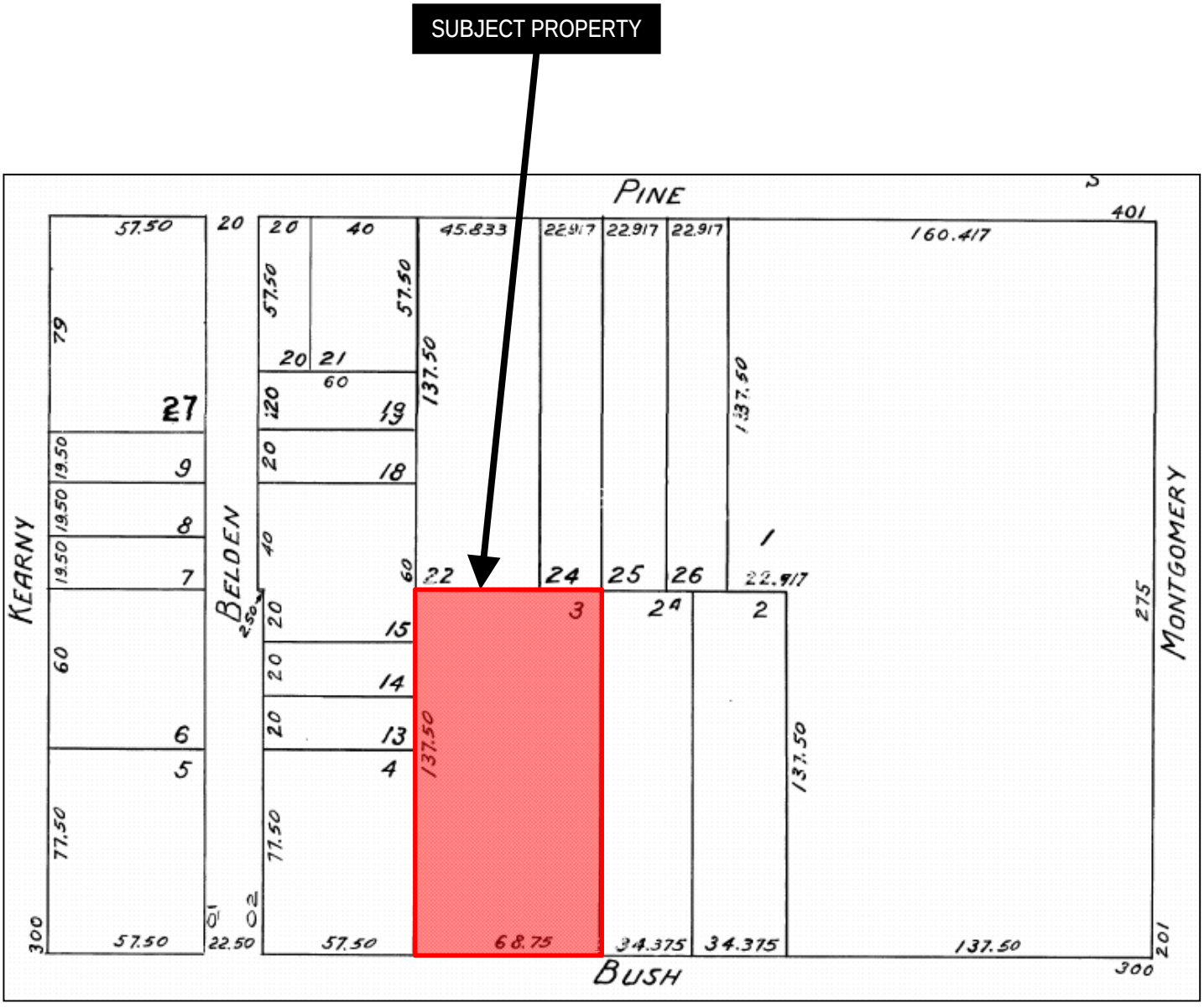
Jonas P. Ionin
Commission Secretary

PRESENT:

ABSENT:

ADOPTED: June 18, 2014

Parcel Map



Review & Comment
Case Number 2000.541A
350 Bush Street

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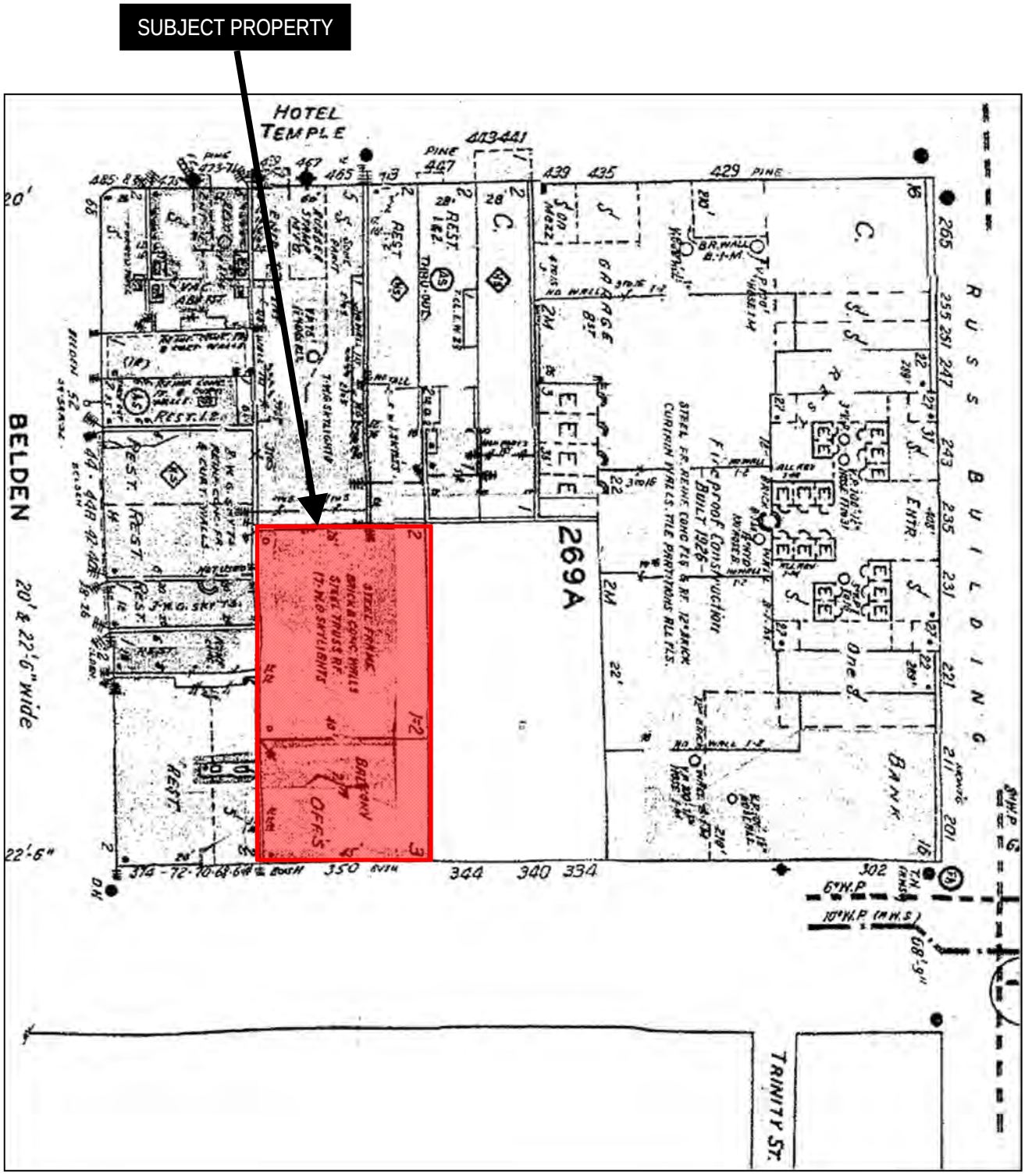
Sanborn Map*



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

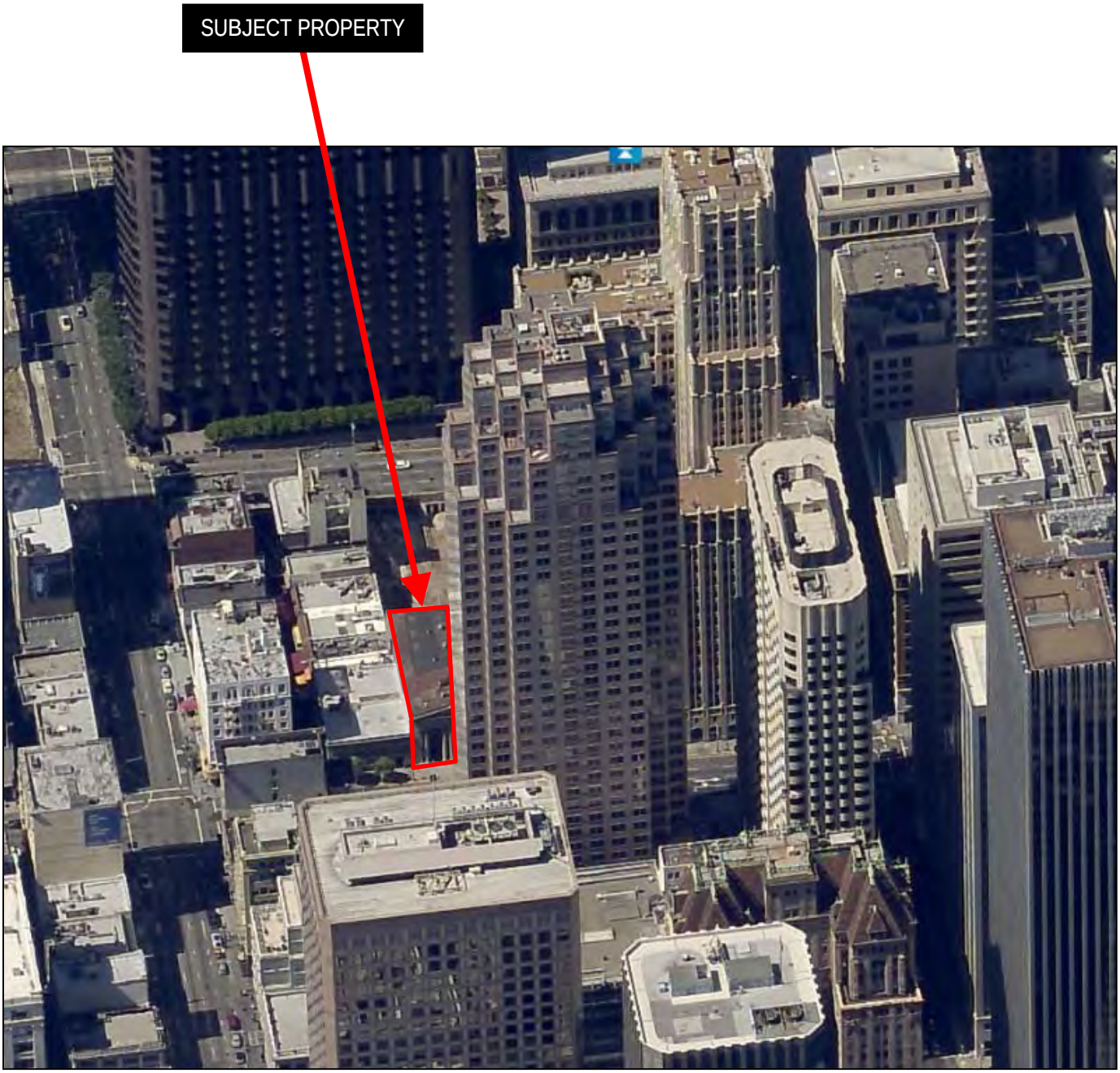
Review & Comment
Case Number 2000.541A
350 Bush Street

SAN FRANCISCO
PLANNING DEPARTMENT

Aerial Photo

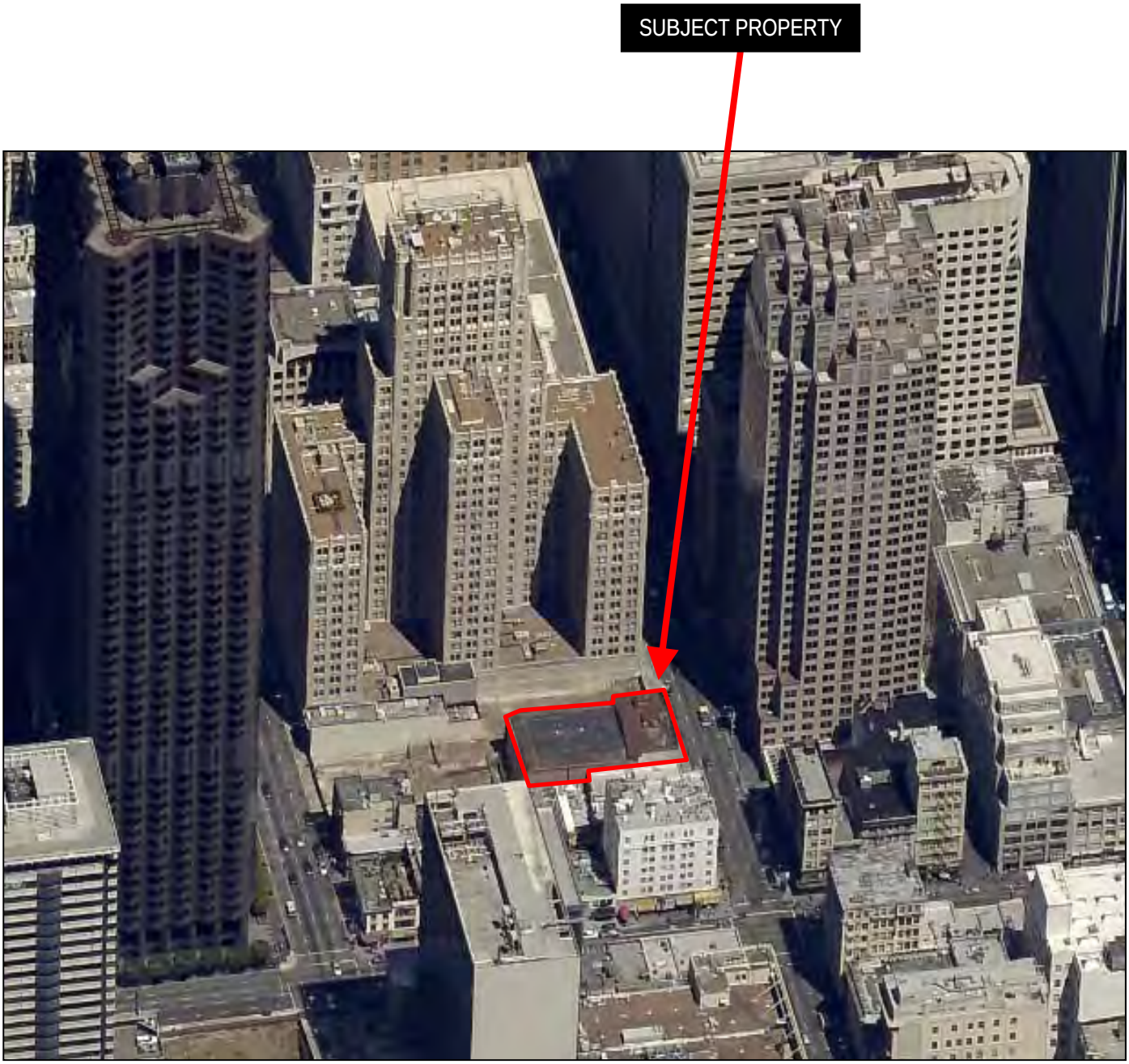
Review & Comment
Case Number 2000.541A
350 Bush Street

Aerial Photo



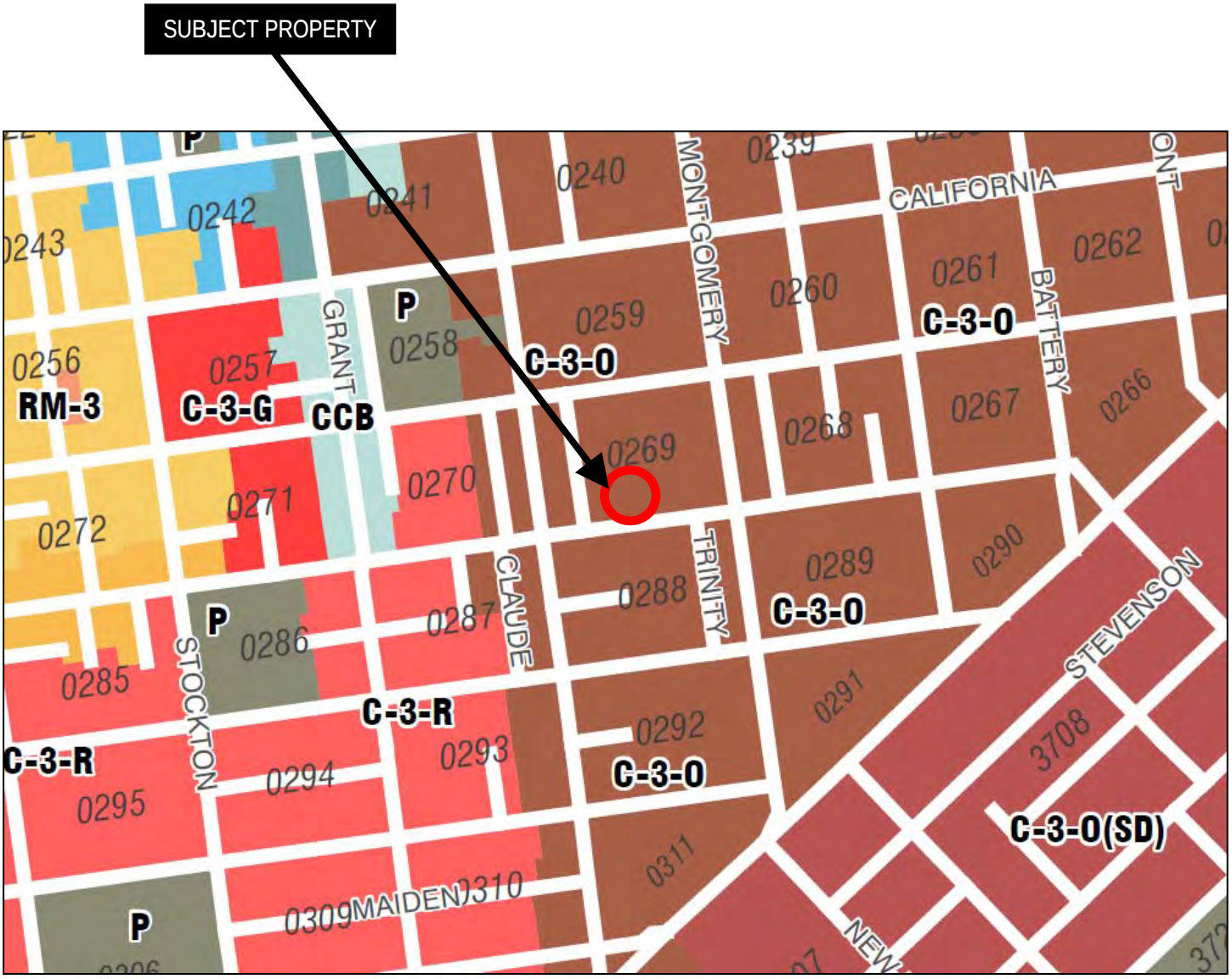
Review & Comment
Case Number 2000.541A
350 Bush Street

Aerial Photo



Review & Comment
Case Number 2000.541A
350 Bush Street

Zoning Map



Review & Comment
Case Number 2000.541A
350 Bush Street

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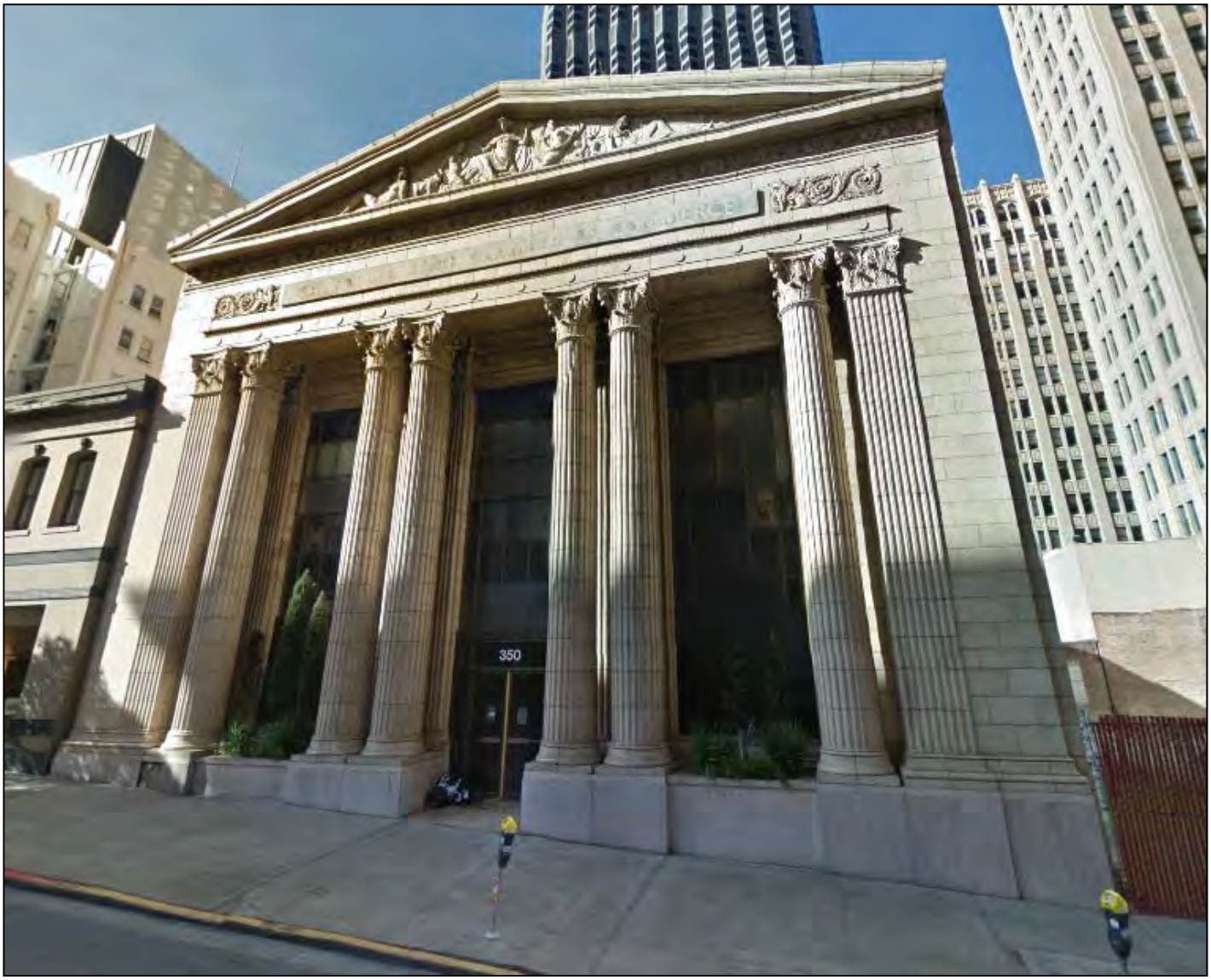
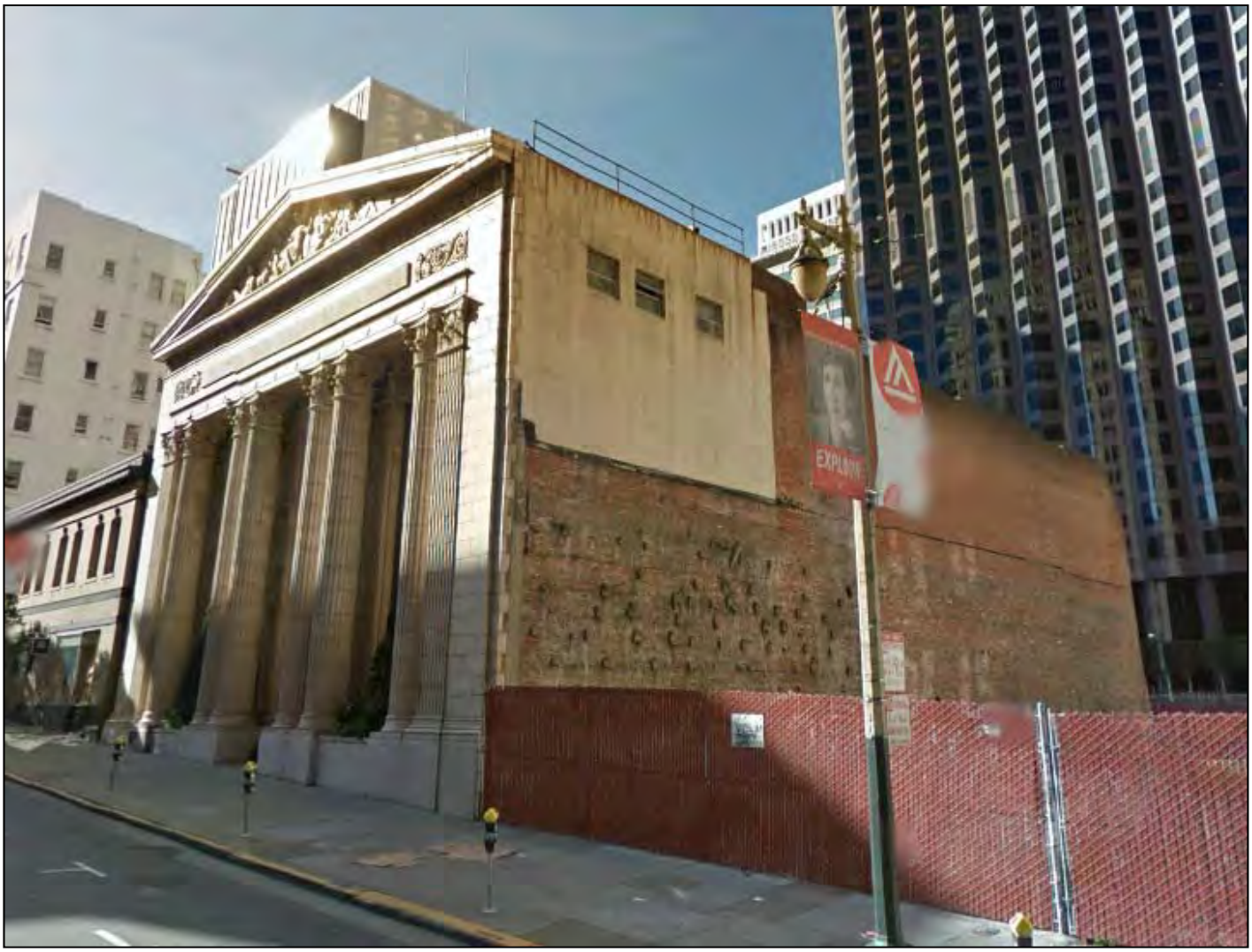
Site Photo



View of 350 Bush Street along Bush Street

Review & Comment
Case Number 2000.541A
350 Bush Street

Site Photo



View of east elevation of 350 Bush Street from Bush Street

Review & Comment
Case Number 2000.541A
350 Bush Street

Site Photo

View of west elevation of 350 Bush Street from Bush Street

Review & Comment
Case Number 2000.541A
350 Bush Street

Site Photo

View of 350 Bush Street along Pine Street

Site Photo

Interior, Entry Hall, 350 Bush Street

Review & Comment
Case Number 2000.541A
350 Bush Street

Site Photo

Interior, Exchange Hall, 350 Bush Street

Review & Comment
Case Number 2000.541A
350 Bush Street

Site Photo

Interior, Exchange Hall, 350 Bush Street

Review & Comment
Case Number 2000.541A
350 Bush Street

SAN FRANCISCO MINING EXCHANGE

350 Bush Street
San Francisco, CA

REQUEST FOR REVIEW AND COMMENT
CERTIFICATE OF APPROPRIATENESS
CASE NUMBER 2000.5418

Prepared for the
Historic Preservation Commission

HELLER MANUS ARCHITECTS

PAGE & TURNBULL
imagining change in historic environments through design, research, and technology

TABLE OF CONTENTS

BUILDING OVERVIEW AND PROJECT SUMMARY

BUILDING HISTORY

The San Francisco Mining Exchange Building, located at 350 Bush Street, was designed by architects Miller and Pflueger and constructed in 1923. Designed in the Beaux Arts style, the building is a two-story steel frame structure with concrete and brick walls. The Bush Street façade features buff-colored terra cotta cladding.

Although the interior has undergone several alterations, the façade along Bush Street is largely unaltered. The two windows that flank the central entrance have been modified over time and the entrance doors are not original. The acroteria and ornamentation at the gable have been removed. The sculpture in the tympanum is the work of sculptor Jo Mora. The interior of the Mining Exchange Building was remodeled in 1938 and in 1967. The original hornamental plaster ceiling and configuration of the Mining Exchange Hall remain, albeit in poor condition. The front facade is in fair to poor condition; however the roof and interior are in poor condition due to deferred maintenance.

HISTORIC STATUS

The San Francisco Mining Exchange Building is City of San Francisco Landmark #113. The building is also listed as a Category II building - Significant Building, designated under Article 11 of the San Francisco Planning Code. The building is significant as a remnant of the San Francisco Stock and Exchange Board and is also recognized as a symbol of the stock market crash of 1929, since it was the location of frenzied mining stock speculation in the years leading up to the crash.

Character-defining features of the Beaux Arts – style Bush Street façade include:

Terra cotta cladding, pairs of fluted columns, composite pilasters, entablature and pediment with sculpted tympanum, multi-lite windows.

Character-defining features of the interior include:

Decorative plaster ceiling at the entry hall, decorative coffered ceiling at the Mining Exchange Hall that features elaborate painted plaster ornamentation and wood laylights, wood and plaster walls.

PROJECT SUMMARY

The proposed project at 350 Bush includes the rehabilitation of the Mining Exchange Hall for reuse as the main lobby of a larger office tower addition. The tower portion of the project was previously and approved by the Planning Commission in 2001. The rehabilitation of the Mining Exchange Hall was also approved in 2001 and included both a Major Permit to Alter and a Certificate of Appropriateness.

Exterior improvements to the Mining Exchange Hall include repairs to the terra cotta and existing steel windows, a new metal roof and skylights to match existing, new compatible entry doors, and reconstruction of the missing acroterion.

Interior improvements include removal of the entry hall ceiling and its reconstruction, removal of the Exchange Hall ceiling and its repair and reinstallation, insertion of four columns in the Mining Exchange Hall, to support the new tower and removal of the wall finishes of the Exchange Hall to support the new tower and its reconstruction.

San Francisco Mining Exchange, 1936

San Francisco Mining Exchange, William Porter, 2008


Rendering of proposed project, San Francisco Mining Exchange at forefront, Heller Manus, 2014

PERMIT HISTORY

1923 The San Francisco Stock Exchange Board hired architects Miller & Pflueger to design, and contractors Monson Bros. to construct,h the San Francisco Mining Exchange.

1928 In 1928, the San Francisco Curb Exchange filed an application for a permit to install two new stairs and doors in the front of the building at an estimated cost of $300. The application names Miller & Pflueger as the architects, and Lindgren and Swinerton as the builders.

1966 The Western Title Insurance Company filed a permit application to install an elevator, install a new ventilation system on the mezzanine only, and to rearrange non-bearing office partitions and lighting in offices. The application names Harold C. Dow as the architect and Cahill Construction Company as the general contractor.

1967 In 1967, the Western Title Insurance Company filed an application for a permit to erect sign on the exterior façade of the building at an estimated cost of $150.

1968 In 1968, the Western Title Insurance Company filed an application for a permit to divide an open area on the second mezzanine into office, install sub-skylights in the existing skylight wells, reroute existing ventilation, and install additional lighting fixtures at an estimated cost of $7,500. It names Harold C. Dow as the architect and Cahill Construction Company as the general contractor.

1968 The Western Title Insurance Company filed another permit application in 1968 for additional alterations to the building beyond those already planned earlier that year. At an estimated cost of $2,000, they planned to make an opening between the basement walls of the buildings at 350 Bush Street and 346 Bush Street, both buildings being owned by the Western Title Insurance Company. Also 1 ½ - hour rated fire doors were to be installed on each side of this new opening. The application names Harold C. Dow as the architect and Cahill Construction Company as the general contractor.

1975 The Western Title Insurance Company filed another permit application in 1975 to install a pair of six-foot-wide aluminum doors and side lites. No architect is listed, but the work was to be performed by Star Glass Design.

1991 In 1991, an application for a permit to strengthen the parapet of the building at an estimated cost of $13,750 was filed. The architect/ contractor is listed as Pat Buscovich.

2002 In 2002, an application for a permit to remove the rear brick bearing wall and roof/mezzanine at the rear of the building at an estimated cost of $20,000 was filed.

2004 An application for a permit to make unspecified changes to the streetscape was filed.

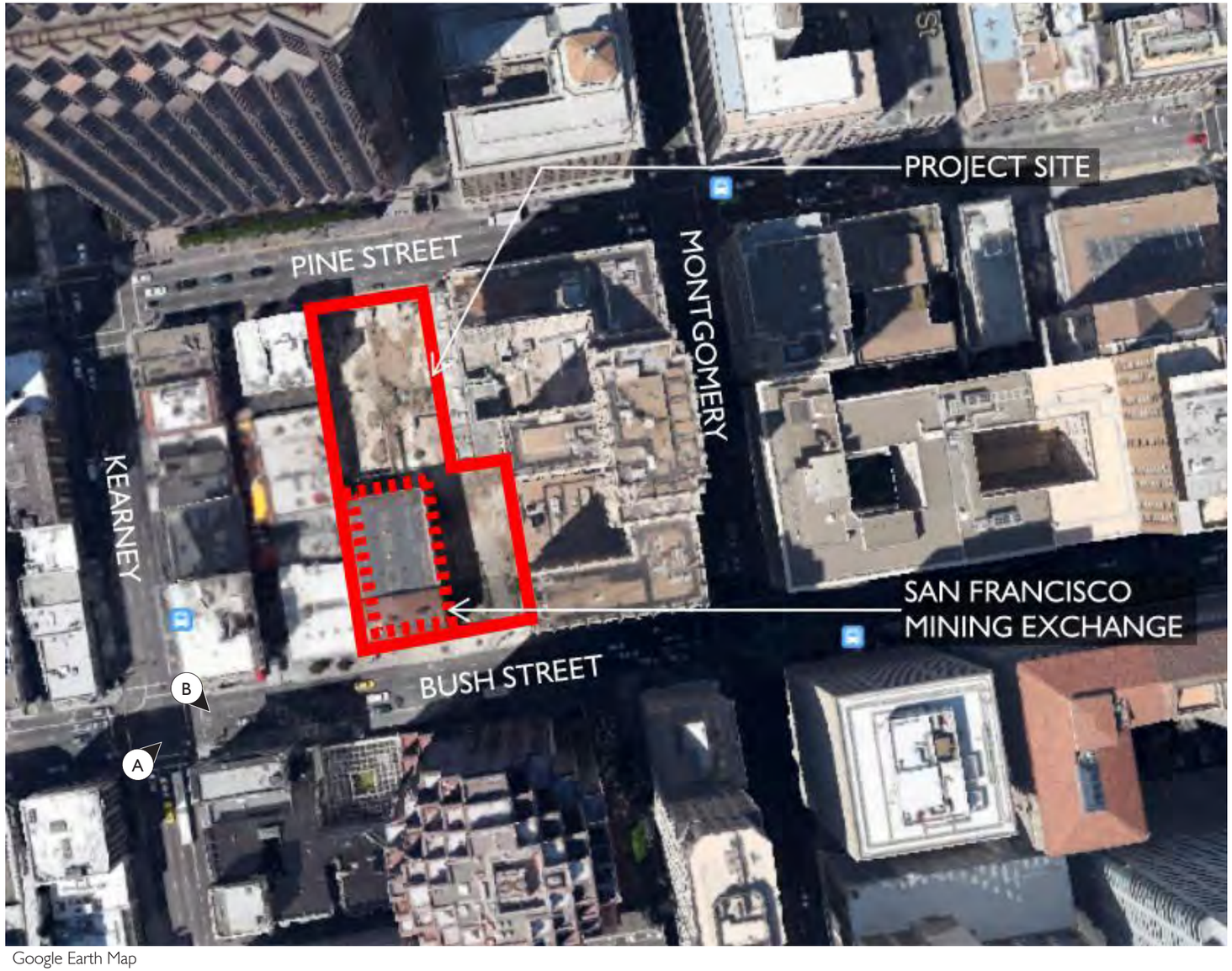
2007 An application for a permit to erect an office building with 20 stories and 3 basements was filed.

2014 Revision of 2007 permit to current proposal.

Bush Street entry, 1928-1936
(San Francisco Public Library)

SITE CONTEXT

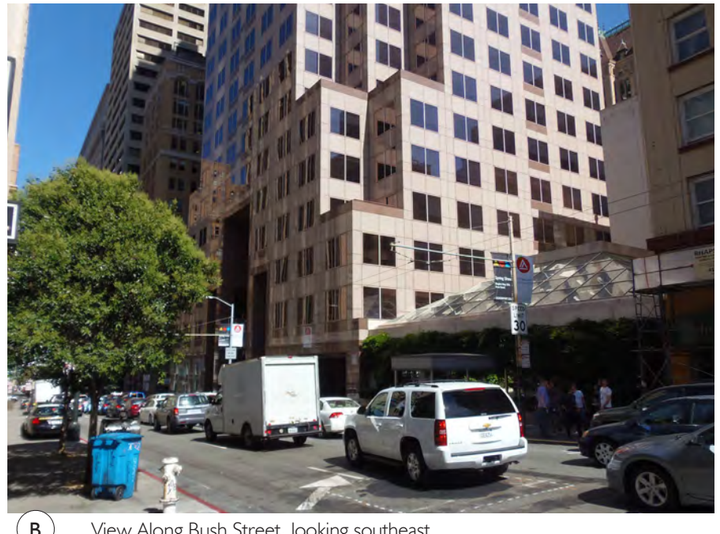
VICINITY MAP



Google Earth Map

BUSH STREET

A View Along Bush Street, looking northeast



B View Along Bush Street, looking southeast

HISTORIC IMAGES

EXTERIOR

Bush Street façade, circa 1920s
(San Francisco Public Library)

Bush Street façade, 1936
(San Francisco Public Library)

View along Bush Street, looking northwest, 1937
(San Francisco Public Library)

Close-up view of pediment and acroteria, 1936-1965 (unknown source)

HISTORIC IMAGES

INTERIOR

Interior view of Mining Exchange Hall, 1928
(San Francisco Public Library)

Mining Exchange Board, 1928
(San Francisco Public Library)

Interior view of Mining Exchange Hall, 1931
(San Francisco Public Library)

PROJECT HISTORY

The proposed improvements for the San Francisco Mining Exchange Building were reviewed and approved by the San Francisco Planning Commission and Landmarks Preservation Advisory Board in 2001. Below is a summary of previous approvals:

June 20, 2001: Landmarks Preservation Advisory Board heard an informational presentation on the Project and reviewed the Draft EIR. The Board issued a letter that included the following comments:

- "...the proposed reduction in the required 60'-0" setback for any vertical addition to the landmark structure to 30'-0" was acceptable."
- Recommendation for a display within the new project to commemorate the history of the San Francisco Mining Exchange.

September 13, 2001 EIR Certified:

Mitigation Measures:

1. The terra cotta façade, street fenestration, gabled roof, main entry and exchange hall will be retained and rehabilitated.
2. A qualified preservation consultant to prepare a Historic American Buildings Survey.
3. The project sponsor shall include a public display area in the Mining Exchange Building to visually represent the transition of the mining economy to modern, high-rise business activities.
4. The acroteria will be restored if suitable documentation can be found that allows accurate replication.

November 8, 2001: Approval of Major Permit to Alter and Certificate of Appropriateness applications.

Upon recommendation of the Landmarks Preservation Advisory Board the Planning Commision found that the proposed alterations were consistent with Articles 10 and 11.

Conditions of Approval:

- The setback of the new tower reduced from 60 feet to 30 feet.
- The project sponsor shall return to the Landmarks Preservation Advisory Board for review of the final details for all exterior architectural modifications to the San Francisco Mining Exchange.

Double columns at Bush Street facade
(William Porter)

Interior showing plaster ceiling and wood laylight detail in Mining Exchange Hall
(William Porter)

PROJECT DESCRIPTION

PROPOSED PROJECT

Rendering of proposed project, San Francisco Mining Exchange at forefront, Heller Manus, 2014

The proposed project will include:

- The front façade along Bush Street will be rehabilitated. The terra cotta and stone base at the Bush Street will be cleaned and repaired. The existing aluminum entry doors will be replaced with new architectural bronze doors. The existing steel multi-lite windows will be retained and repaired. The missing acroteria at the gable of the front façade will be reconstructed.
- The existing cement plaster at the east and west façades will be repaired. The non-historic aluminum windows will be replaced with new windows.
- The metal gable roof and the steel skylights will be replaced with a new roof and skylights to match existing.
- The building will be seismically upgraded through the insertion of shear walls at discrete locations. Shear walls will not damage or obscure character defining features of the building.
- The new tower will be set back 30 feet from the property lineh. Where the tower is over the Exchange Building, it will be supported by eight columns that penetrate the roof and Exchange Hall. The columns will be located away from the decorative coffered ceiling and will be finished so that they are compatible but distinguished from the historic fabric of the hall.
- The ceiling at the entry hall will be documented and removed. The ceiling will be reconstructed to match the original.
- The ceiling at the Exchange Hall will be documented, removed, and cataloged. All salvaged historic material will be handled as per the Historic Treatment Procedures Specifications. The ceiling will be reinstalled and repaired as needed.
- The Exchange Hall will be seismically upgraded through the installation of shear walls at the perimeter. Therefore, the wall finishes will be documented and removed. The lower portion will be new paneled wood.

BUSH STREET FAÇADE

DESCRIPTION AND CONDITION

The Bush Street facade is the primary façade of the building and remains largely intact. The front wall is constructed mainly of glazed terra cotta with a stone clad base Fluted pilasters flank the main entrance and frame the two-story, multi-light, steel windows located to either side of the entry (See Doors and Windows). The recessed entrance is covered by a pedimented portico supported by four sets of paired Corinthian columns which stand on continuous, raised, granite plinths to either side of the main entrance bay.

The frieze has historically been the location of signage that identifies the building. According to historic photographs, the building has had the following names: "San Francisco Stock Exchange," "San Francisco Curb Exchange," "Western Title Insurance Company," and currently "California State Chamber of Commerce." The current sign is made of sheet metal.

A band of anthemion moldings, a common Greek artistic motif based on the shape of a palm frond, is located above the frieze. The triangular pediment above the columns includes sculpture by the local sculptor Jo Mora.

Original drawings show railings that spanned between the columns where the planters are now located; however, there are no photographs that substantiate that they were ever built. The existing planters were built when the doors added in the 1920s were removed. Other alterations include the removal of the acroteria.

IMAGES OF EXISTING CONDITIONS

Holes in terra cotta will be repaired

The sculpture at the pediment will be cleaned

Missing stone panel will be replaced in kind

Existing signage will be removed

BUSH STREET FAÇADE

FAÇADE REPAIRS

Facade Repairs, For Key Notes Refer to Preservation Architecture Construction Drawings in Appendix

PROPOSED SCOPE

The terra cotta will be retained and repaired. Repair scope includes cleaning and repair:

- Cleaning of tar, mastic and graffiti on terra cotta and stone.
- Replacement of deteriorated mortar. Repointing with mortar to match existing in material composition, color, texture, and profile.
- Failed patches will be removed and replaced with new patches that are compatible with existing terra cotta.
- Holes in terra cotta will be patched and glazed spalls will be repaired.
- Removal of Sheet metal Signage

Missing stone cladding will be replaced to match existing adjacent stone panels.

The non-original sheet metal sign will be removed. Any signage or letters that may exist under the sign will be recorded. A new sign with the tenant's name will be installed. The sign will be of a similar size as previous signs. The new sign will be installed so that it is slightly proud of the face of the building. The design of the proposed sign will be submitted to the Planning Department for review and comments.

BUSH STREET FAÇADE

ACRTOTERIA AND RAKING CORNICE

A full entablature and corniced pediment terminate the primary facade. Originally the pedimented roof featured acroteria of stylized palmettes. The acroterion at the apex and a pair of corner acroteria were removed sometime between 1936 and 1978. The raking cornice was left in place.

HISTORIC PHOTOS AND IMAGES OF EXISTING CONDITIONS

Historic photograph showing acroterion and raking pediment detail at west end of pediment. ca.1936-1964

Historic photo of acroterion. ca.1936-1964

Existing photograph showing the top of the terra cotta raking cornice. The acroteria would have attached to the cornice.

Existing photograph showing the top of the terra cotta raking cornice. The acroteria would have attached to the cornice.

BUSH STREET FAÇADE

ACRTOTERIA AND RAKING CORNICE

PROPOSED SCOPE

Three acroteria will be replicated: one each at the southeast and southwest ends of the pediment and one at the apex of the pediment. The decorative features above the raking cornice that spanned between the acroterion will also be replicated. The acroterion and decorative elements in between will be replicated in glazed terra cotta using existing historic photographs, drawings, and physical evidence left behind when they were removed. The project team will work with a terra cotta manufacturer to accurately replicate these features.

Facade Repairs

BUSH STREET FAÇADE

DOORS AND WINDOWS

Original door configuration: The primary facade has three bays separated by paired Corinthian pilasters. Each bay has multi-lite steel windows that span two stories in height. Originally the windows at the east and west bays extended to the base of the pilasters, similar to the current configuration. The center bay had a pair of wood entry doors with a transom above.

1928 Alterations: The east and west openings were altered with the addition of new doors similar to the center door.

1966 Alterations: The central doors were replaced with aluminum and glass doors. The east and west doors were removed and replaced with windows to match the original.

Original condition.
Note: Single pair of doors between columns at center of building.

Altered condition 1928-1966
Note: Three pairs of doors and steps at center and east entry.

BUSH STREET FAÇADE

IMAGES OF EXISTING CONDITIONS

Post 1966 and current condition today.
Note: Side doors removed, planters added and windows enlarged.

Post 1966 and current condition today.
Note: Replacement aluminum storefront with sidelight jalousie windows.

Post 1966 and current condition today.
Note: Side doors removed, planters added and windows enlarged.

BUSH STREET FAÇADE

DOORS AND WINDOWS

PROPOSED SCOPE

Doors:

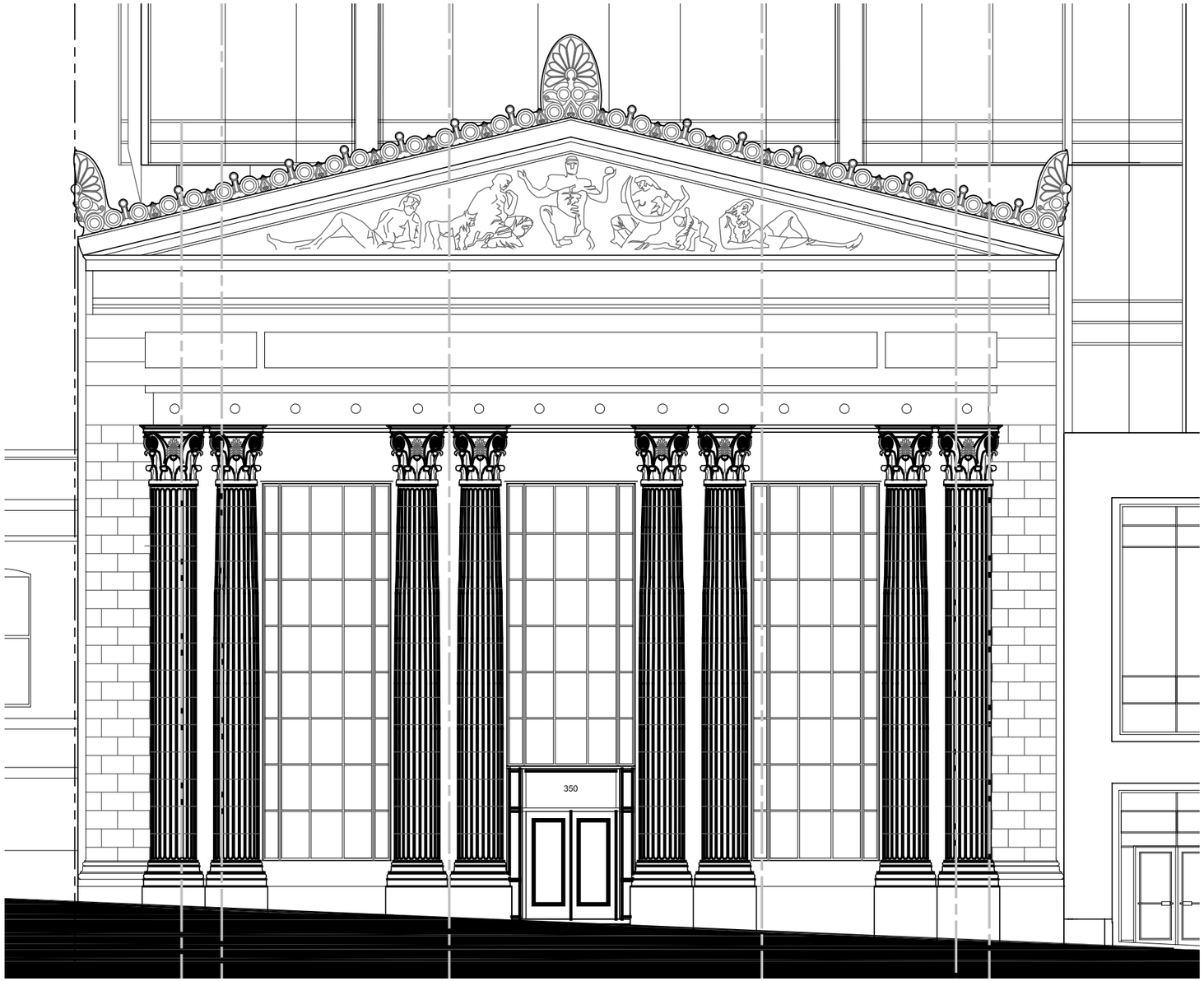
As previously noted, the existing doors are not original and will be replaced with a new pair of doors that fit within the existing opening. The new doors will not have a transom window above them; but instead extend to the steel muti-lite window above. The original doors were wood, not steel. The new doors will be steel with a bronze finish.

The proposed doors will have an architectural bronze finish. The installation of the doors will not result in the removal of any historic fabric. They will address compatibility through their design, color, and texture. The proportion of the stiles and rail will reference the original doors. Details of the door profiles and material samples for both the doors and hardware will be submitted to the Planning Department for review and comment as the project develops.

Windows:

The windows will be prepared for paint, primed and painted. Missing broken glass will be replaced with new glass that matches existing.

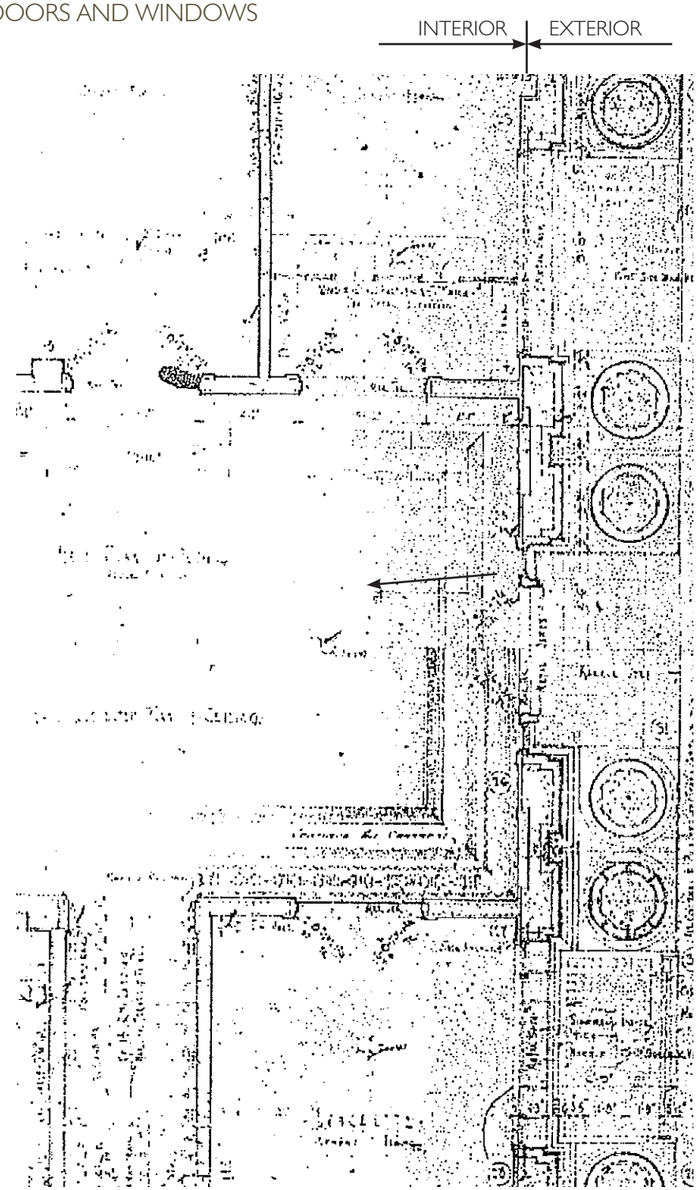
Doors will be finished with architectural bronze.



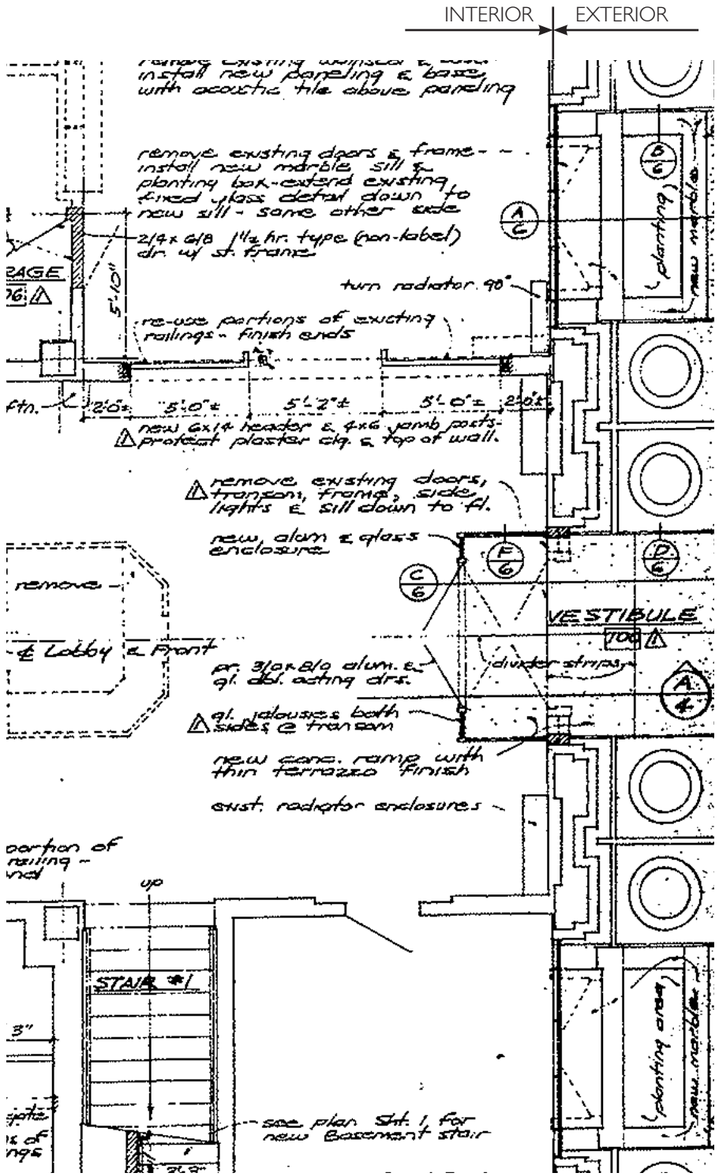
Proposed exterior.

BUSH STREET FAÇADE

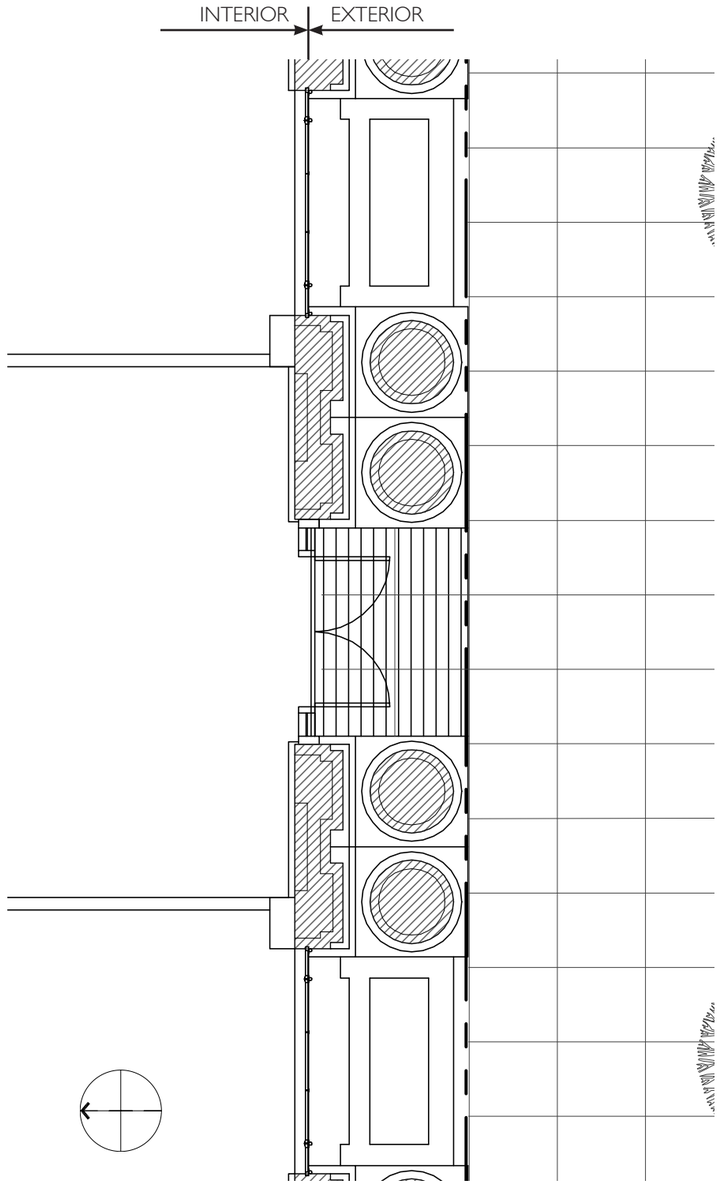
DOORS AND WINDOWS



Original entry door plan.



Existing entry door plan

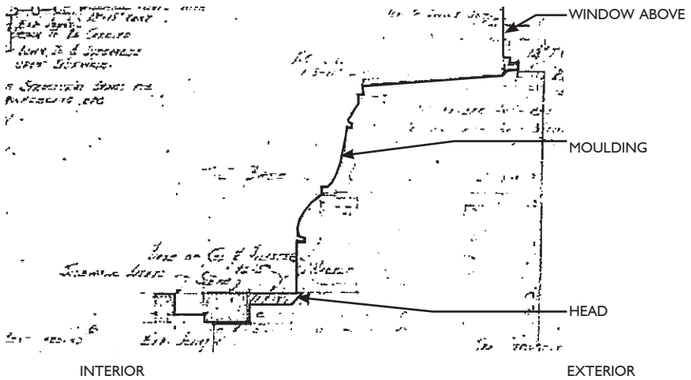


Proposed entry door plan

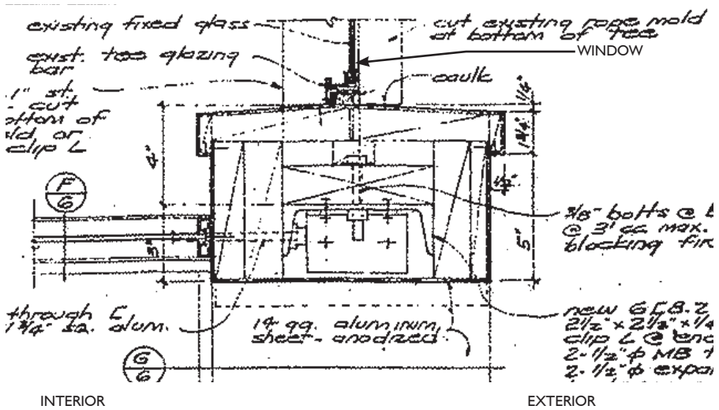
BUSH STREET FAÇADE

DOORS AND WINDOWS

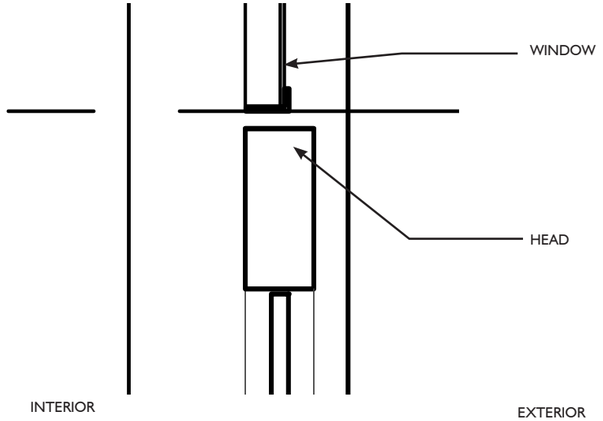
PROPOSED SCOPE



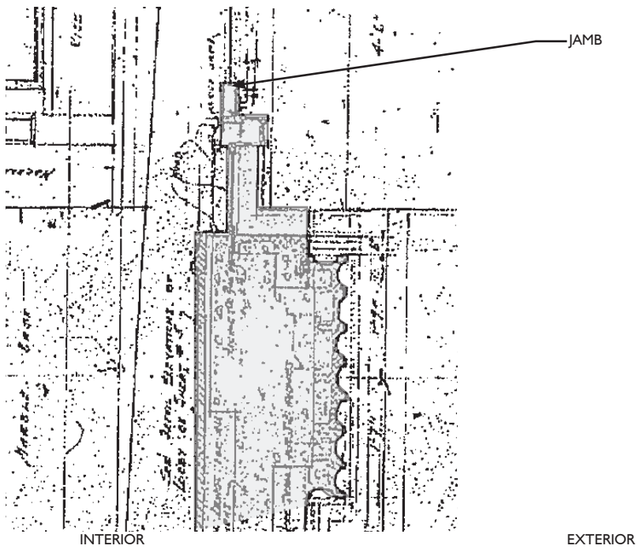
Enlarged section of head at entry door from original drawings.
Note: No details have been found.



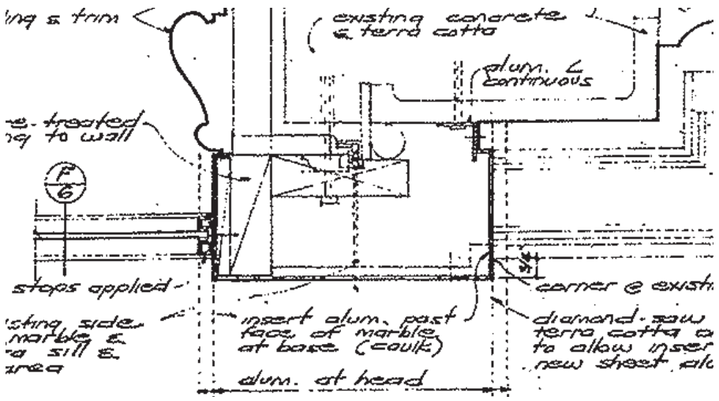
Existing head detail at entry door from 1966 drawings.



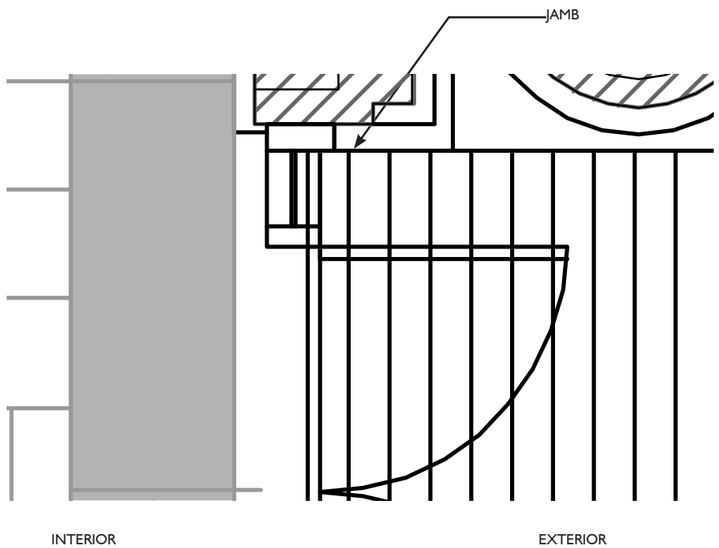
Proposed head detail at entry door.
Note: Door is set back from the face of the terra cotta, in a similar position as the existing.



Enlarged plan of jamb at entry door from original drawings.
Note: No details have been found.



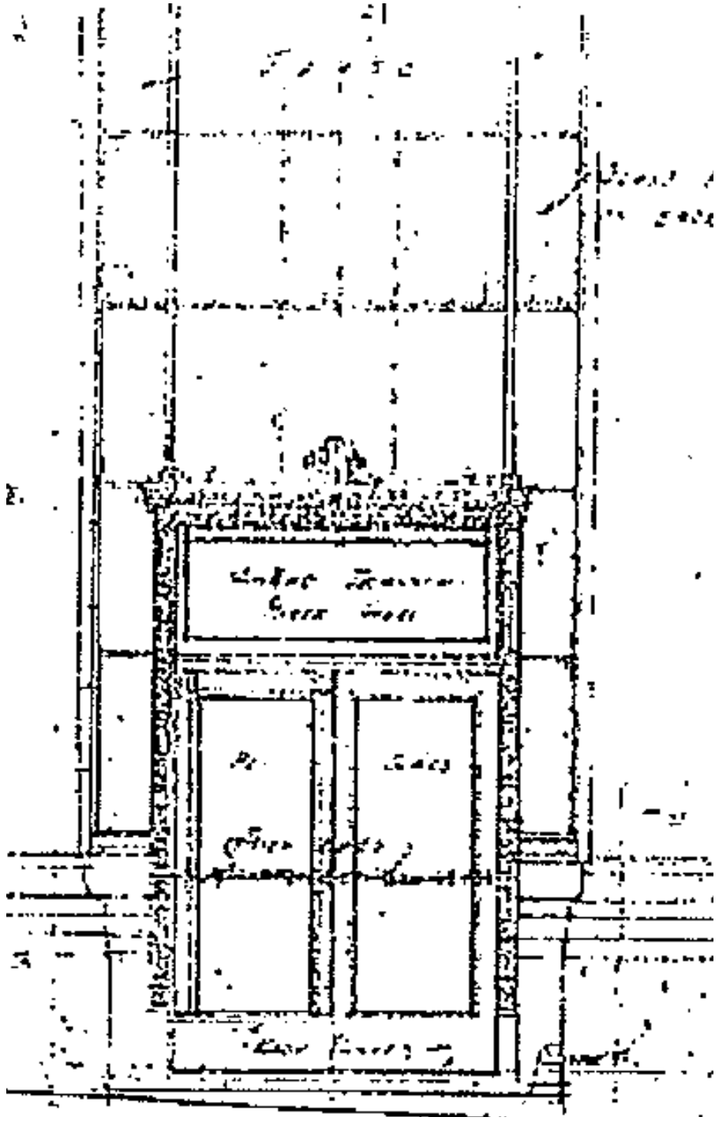
Existing jamb detail at entry door from 1966 drawings.



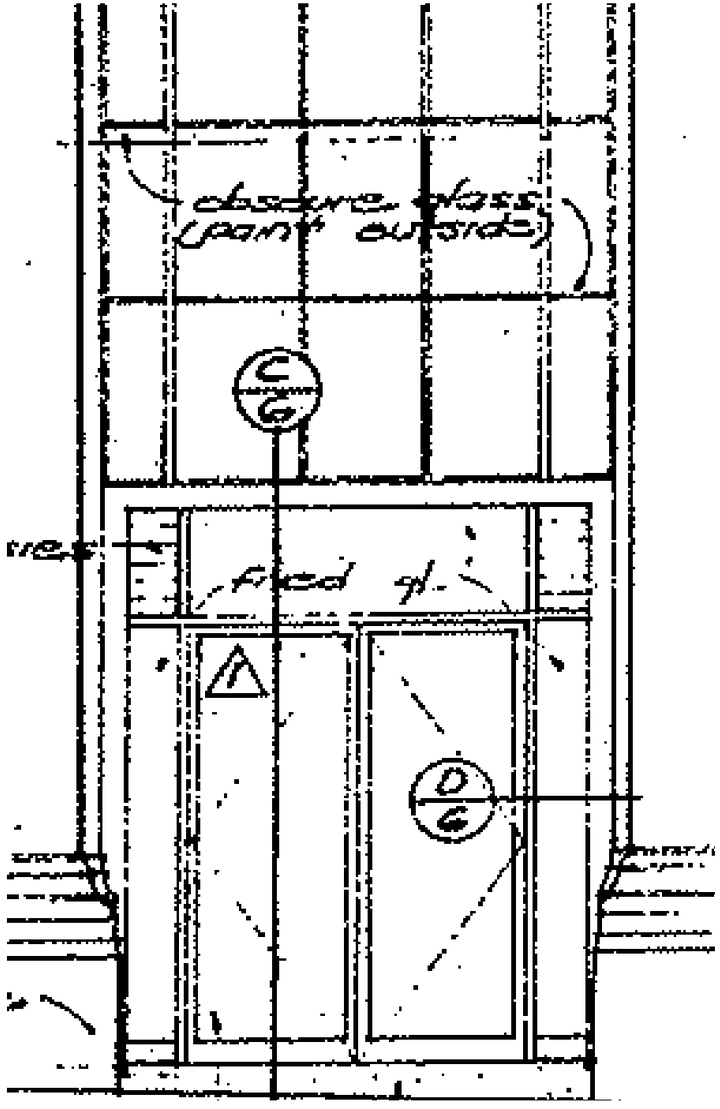
Proposed jamb detail at entry door

BUSH STREET FAÇADE

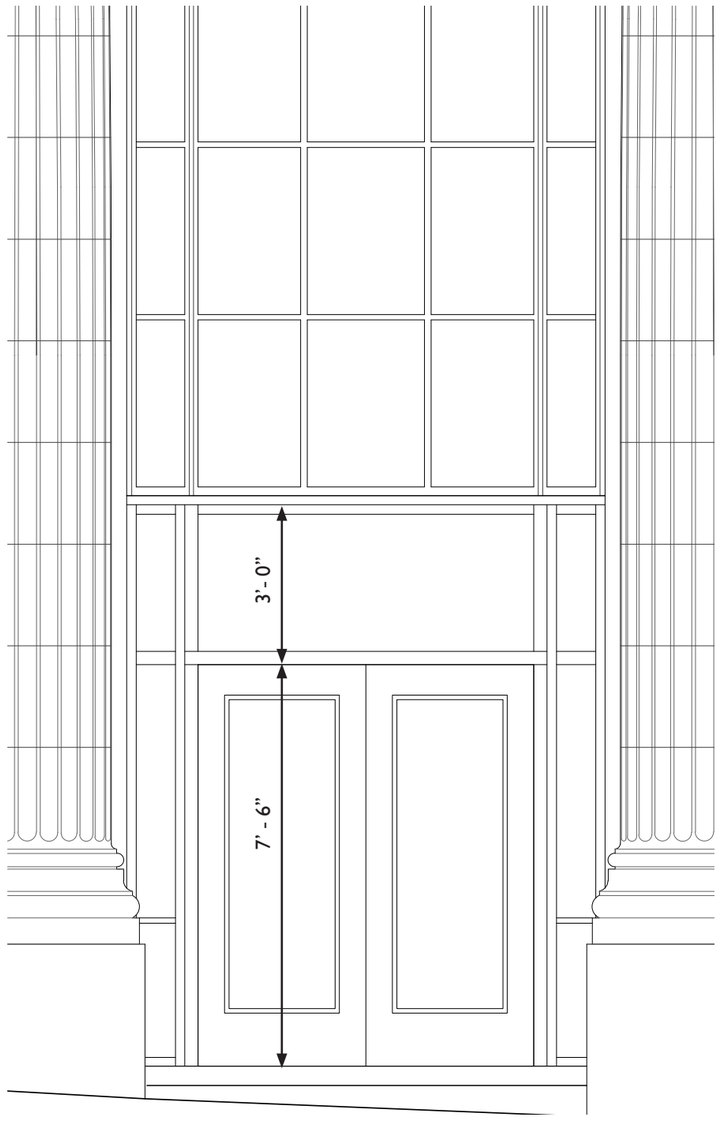
DOORS AND WINDOWS



Original entry door elevations.



Existing entry door elevation



Proposed entry door will have similar proportions as the original entry doors
Note: Door dimensison: 7'-6", Transom 3'-0"

EAST & WEST FAÇADES

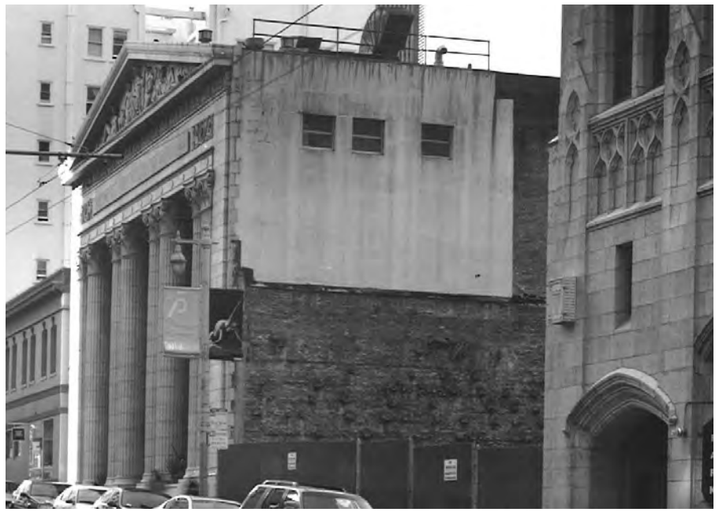
DESCRIPTION AND EXISTING CONDITION

The east and west facades of the San Francisco Mining Exchange Building are secondary facades. These facades are brick with a cement plaster finish that has been scored with an ashlar masonry pattern. Originally there was an adjacent building on the east side and there were no windows on this façade.

During the 1928 alterations, three new steel windows were added. The windows are utilitarian and are not a character-defining feature for the building. The windows are in fair condition.

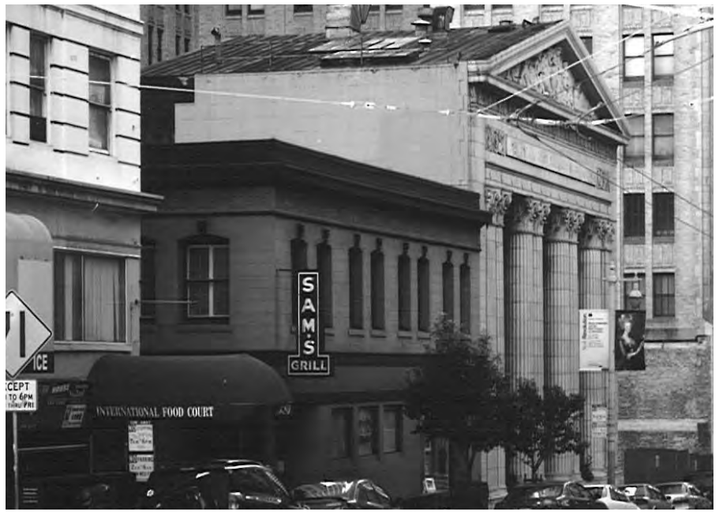
The east and west facades are in fair to poor condition and exhibit loss of the cement plaster finish, cracking, and staining.

IMAGES OF EXISTING CONDITIONS



East facade

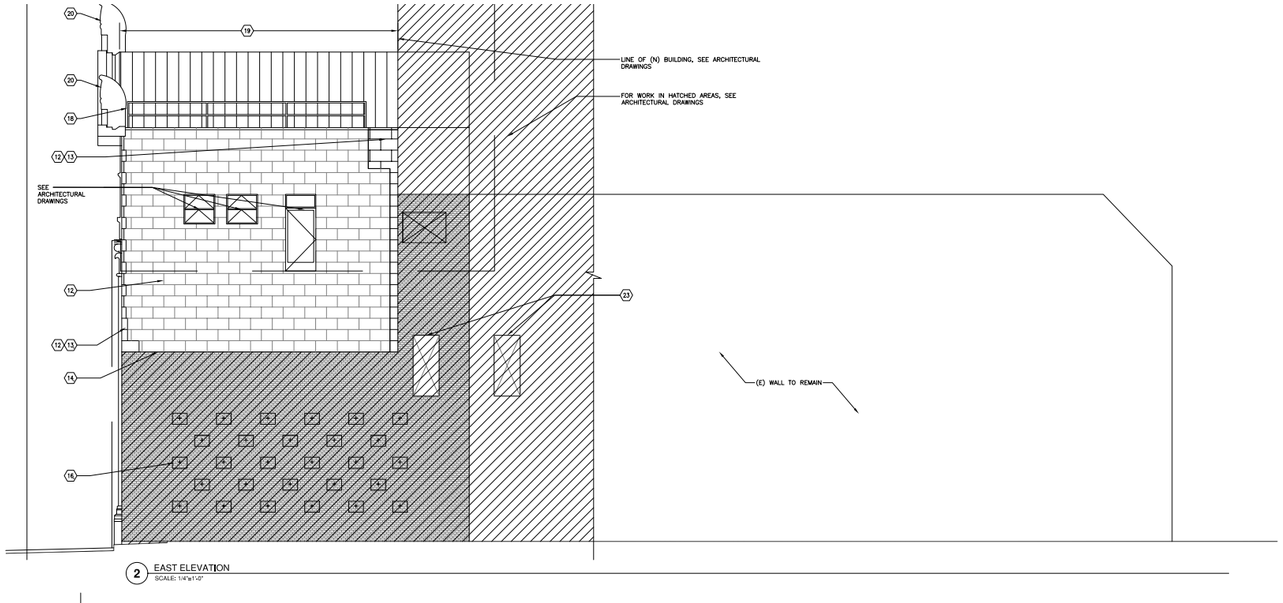
Non-historic windows at the east facade



West facade

EAST & WEST FAÇADE

CEMENT PLASTER WALLS HAND STEEL WINDOWS



Lateral façades

PROPOSED REPAIR SCOPE

The cement plaster finish will be repaired and repainted. Where cement plaster is missing or deteriorated beyond repair, the walls will be patched with new cement plaster to match the existing in texture and pattern.
For window scope on east facade see page 18.
Repair scope includes:

- •Cleaning;
- •Removal of tar and mastic on the cement plaster;
- •Replacement of deteriorated, detatched and missing cement plaster with new to match existing;
- •Patching of holes as needed.
- •Painting of entire wall.

New cement plaster will match existing texture and pattern.

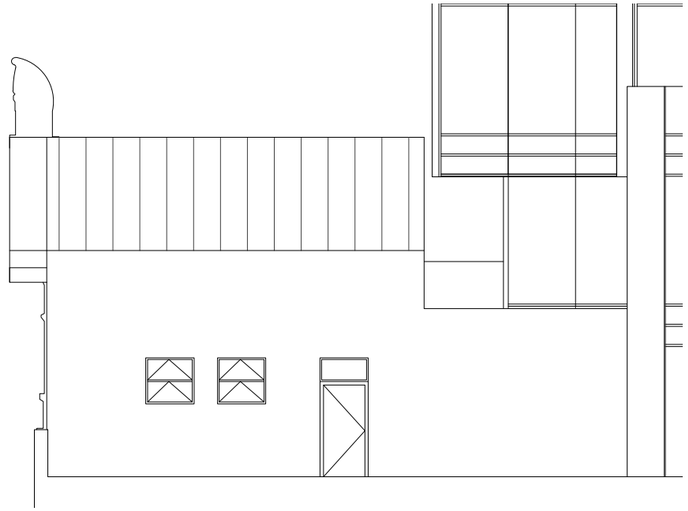
EAST & WEST FAÇADES

PROPOSED SCOPE

The existing windows on the east façade will be replaced. These windows are neither historic nor character-defining. Two of the windows will be replaced with new aluminum windows that fit within the existing opening. One of the windows will be replaced with a new door resulting in the removal of 19 square feet of the existing wall. The proposed door will fit within the existing width of the window and will allow passage from the San Francisco Mining Exchange Building to the roof terrace of the new building. Since part of the new building will be built adjacent to the east façade of the Mining Exchange Building, it will largely obscure the windows and they will be only minimally visible. The proposed door will not be visible from the public right of way.

IMAGES OF EXISTING CONDITIONS

Existing windows.



Proposed elevation

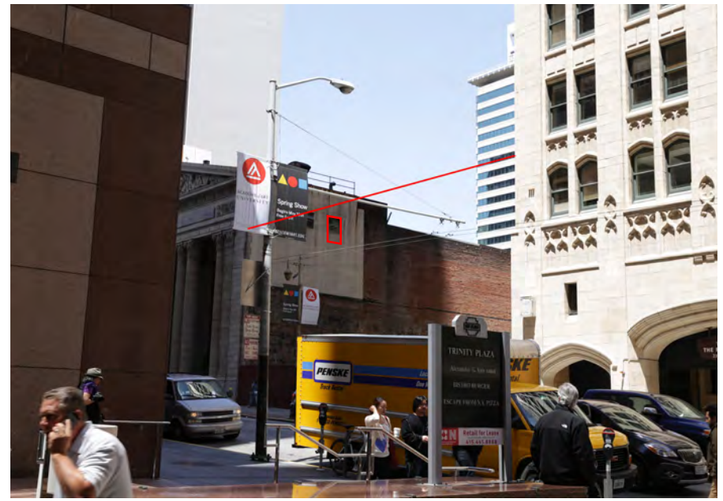
New operable windows and door to match new storefront system, an aluminum, with light silver finish.

EAST & WEST FAÇADE

CEMENT PLASTER WALLS AND STEEL WINDOWS

Rendering showing east façade. Proposed new door is not visible

1 View Along Bush Street, looking northwest. Red line shows line of new parapet and rectangle shows window that will be replaced with a new door.



2 View Along Bush Street, looking northwest. Red line shows line of new parapet and rectangle shows window that will be replaced with a new door.

Google Earth Map

3 View Along Bush Street, looking northwest. Red line shows line of new parapet and rectangle shows window that will be replaced with a new door.

ROOF AND SKYLIGHTS

HISTORY AND EXISTING CONDITION

The roof behind the pediment is a simple gable form clad with a galvanized standing seam metal roof and features three single slope steel skylights with wire glass.

The lower roof behind the gable and over the Exchange Hall is a hipped roof with a flat top. The flat portion is a built-up roof and the hipped portion is clad with a galvanized standing seam metal. Originally, there were skylights in the float portion of the roof above the Exchange Hall. The skylights brought natural light to the laylights in that space. However the skylights in that space have since been removed and the openings framed and roofed over.

The standing seam roof is in poor condition and exhibits damaged, flattened seams and rusting. The skylights also exhibit rust, cracked glass and deteriorated glazing putty.

IMAGES OF EXISTING CONDITIONS

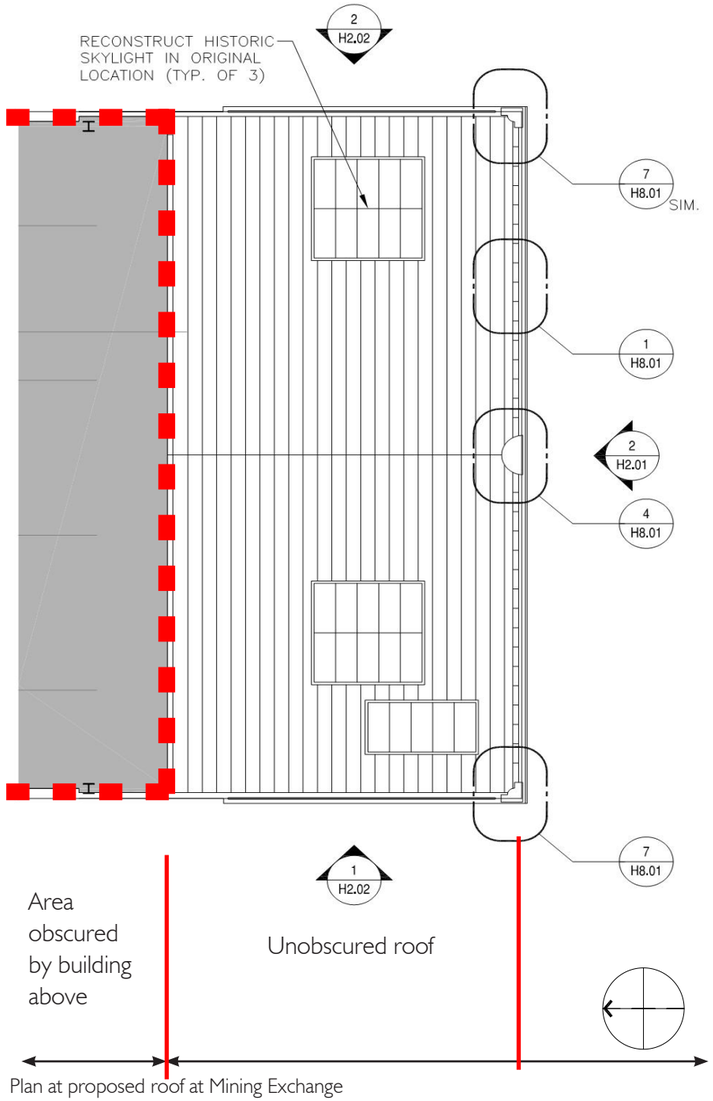
Photo showing existing roof condition

Galvanized steel skylight with wire glass exhibiting deterioration

Image of Roof (Google Maps, 2014)

ROOF AND SKYLIGHTS

ROOF PLAN



Plan at proposed roof at Mining Exchange

PROPOSED SCOPE

The existing roof will be removed. The southernmost 30 feet of the gable roof will be reconstructed and will receive a new metal roof to match the existing seam spacing and height. The pitch of the roof will match the existing.

The skylights will be also be replaced with new steel skylights that match the lite design and configuration. The glass will be replaced with new wire glass to match the existing

Example of wire glass.

The roof will be clad with a standing seam metal roof. The seam spacing and height will be similar to the existing

ENTRY HALL

HISTORY AND CONDITION

The entry hall has been modified more than any other part of the building. It was flanked by offices on its east and west sides and though its walls originally contained mining murals they now have wood paneling. The building's main staircase was centrally located on the west side of the lobby. From hjust a few years after the building was constructed partitions were added and removed to meet changing owner requirements. In the 1960s an elevator changed the arrangement of spaces. Also in the 1960s, a composite tile floor was installed throughout the first floor.

Entry Hall Condition and Alterations: The Entry Hall is in poor to fair condition. The main entry ceiling is largely intact. The alterations to the entry door in the 1960s resulted in the removal of a portion of the ceiling on the south side. Installation of fluorescent lights further altered the ceiling.

The wall finishes have a non-historic wood paneling finish which is in fair condition. Floor finishes have been removed.

IMAGES OF EXISTING CONDITIONS

Existing condition photo of Entry Hall, looking south toward entry doors

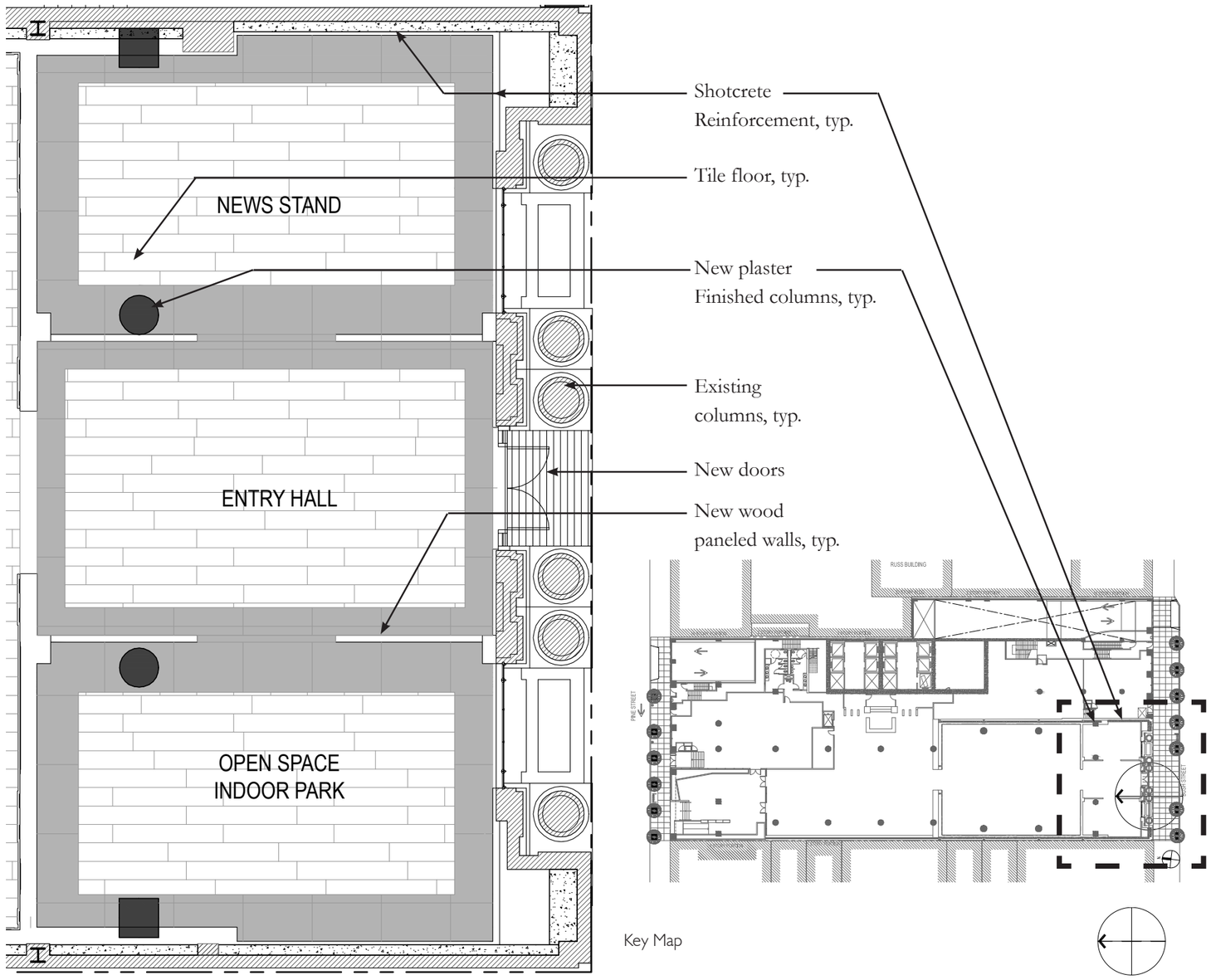
Existing condition photo of Entry Hall, looking north

Existing condition photo of room on east side of entry hall.

Existing condition photo of room on west side of entry hall.

ENTRY HALL

ENLARGED PLAN



PROPOSED SCOPE

The proposed project will retain the general configuration of the original Entry Hall.

Seismic Upgrade:
As part of the seismic upgrade of the building, the perimeter walls will receive shotcrete. The shotcrete will be installed between the existing columns and will not impact the historic finishes.

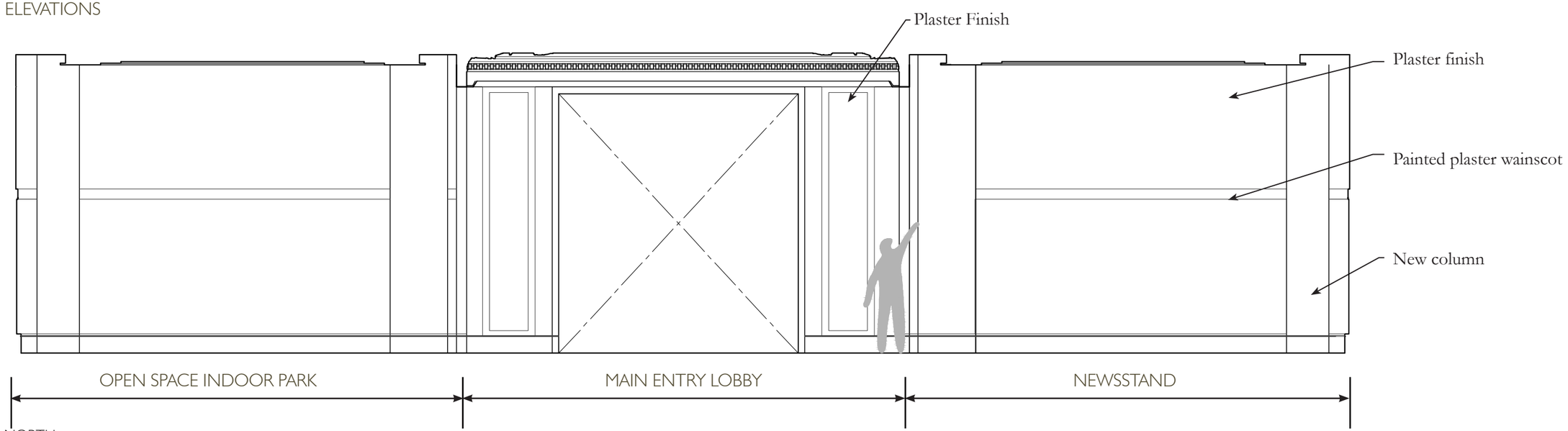
New Columns:
New columns that support the office tower will penetrate the Mining Exchange Building. The tower will be set back 30'-0" from the property line The columns that support the southwest corner of the tower will be located on either side of the entry hall. The columns will have a plaster skim coat finish. Finishes for the columns will be submitted to the Planning Department for review and comment as the project develops.

Walls:
The new walls will have a paneled wood finish. Samples of the proposed wall finish will be submitted to the Planning Department as the project develops. Finishes for the walls will be submitted to the Planning Department for review and comment as the project develops.

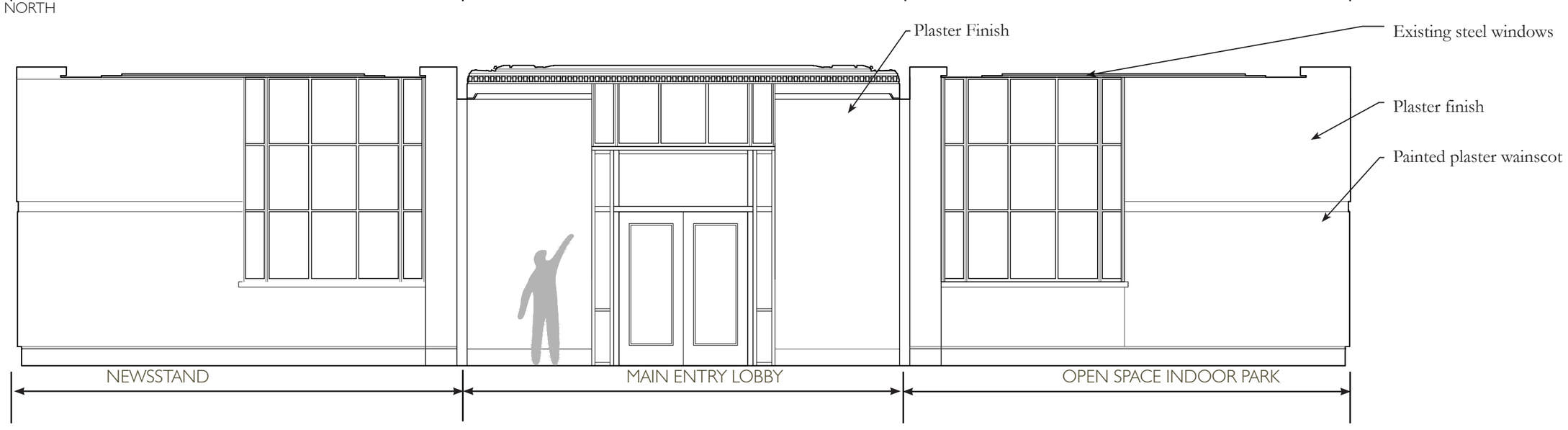
Floor:
The proposed floor will be stone or porcelain tile. Samples of the proposed floor finish will be submitted to the Planning Department as the project develops. Final finishes for the floorswill be submitted to the Planning Department for review and comment as the project develops.

ENTRY HALL

ELEVATIONS



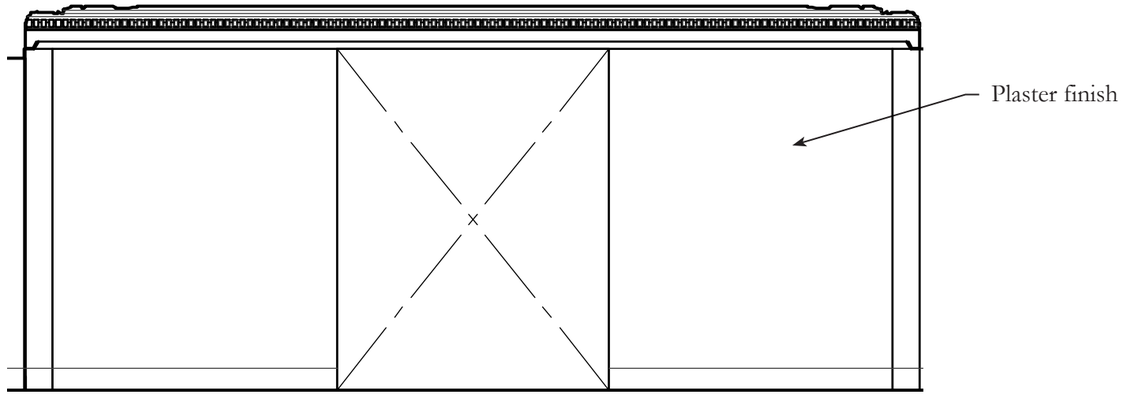
NORTH



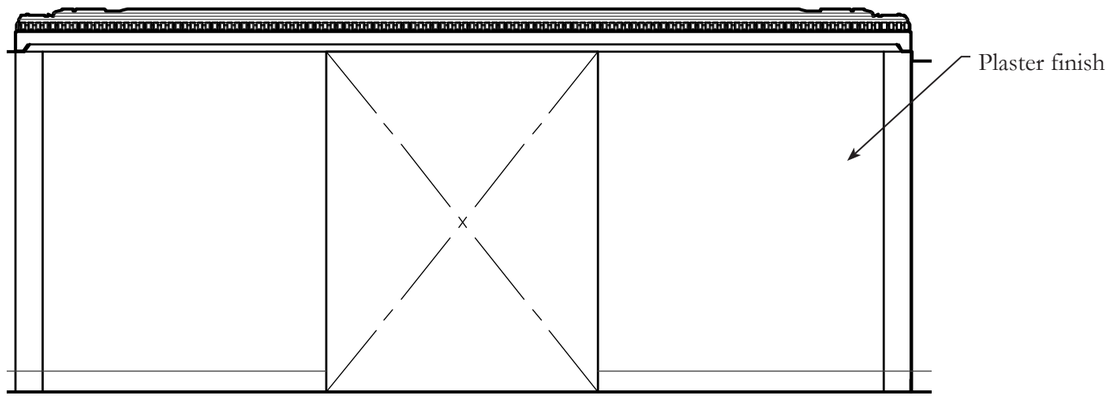
SOUTH

ENTRY HALL

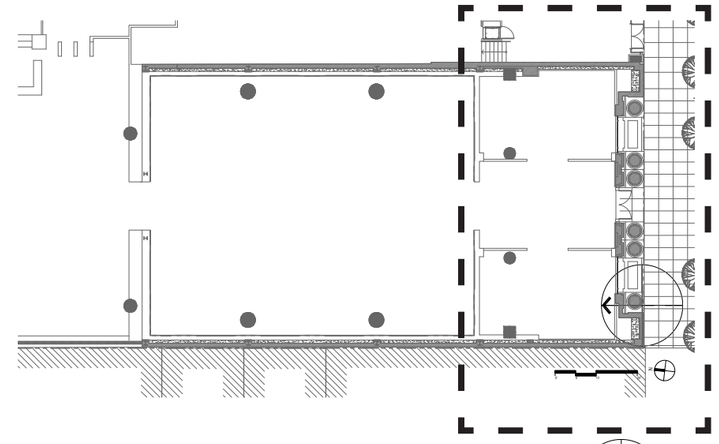
ELEVATIONS



EAST



WEST



Key Map

ENTRY HALL

PLASTER CEILING

The main entry features an ornate plaster ceiling. The ceiling is composed of several (thirteen) courses of ornamentation that range from floral ornament to Greek key patterns. The ceiling is in fair condition though a portion above the main entrance doors that was removed to accommodate the aluminum and glass interior door assembly and lighting was installed during the 1966 renovation. There are some portions of the ceiling that exhibit deterioration.

IMAGES OF EXISTING CONDITIONS: CEILING

Entry Hall looking south. Note that a portion of the ceiling was removed when the aluminum doors were installed

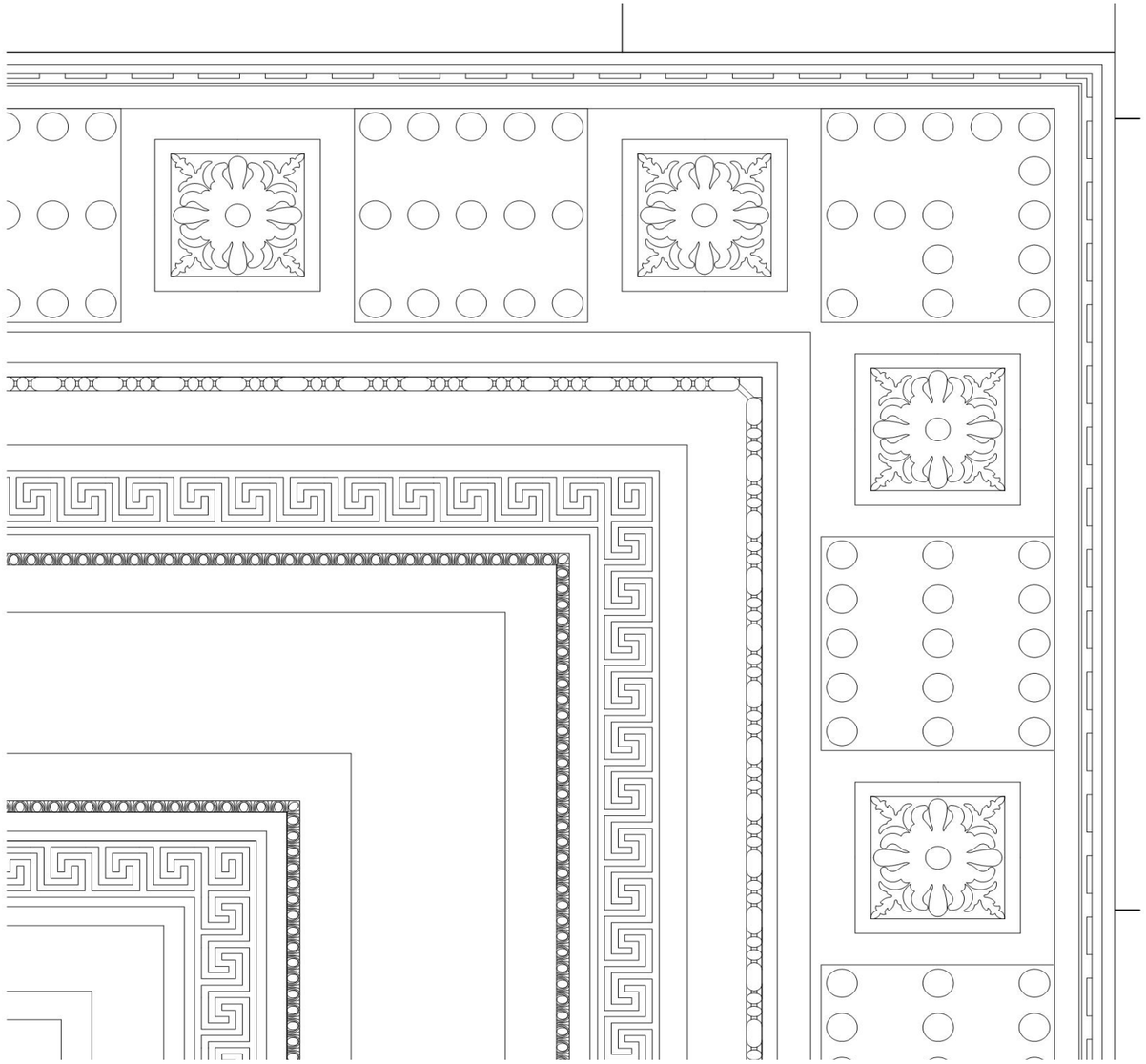
Deteriorated Plaster Ceiling and Cornice

Deteriorated Plaster Ceiling and Cornice detail

Deteriorated Plaster Ceiling and Cornice detail

ENTRY HALL

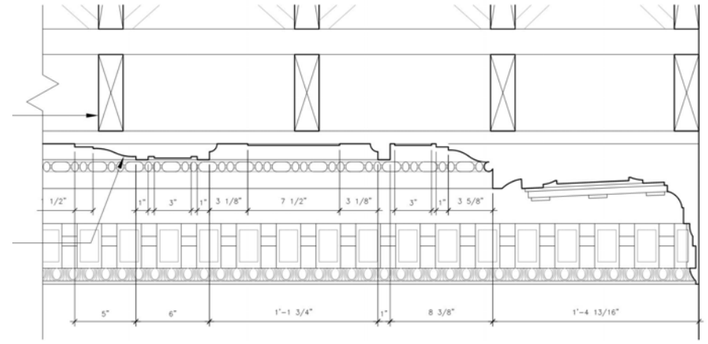
PLASTER CEILING



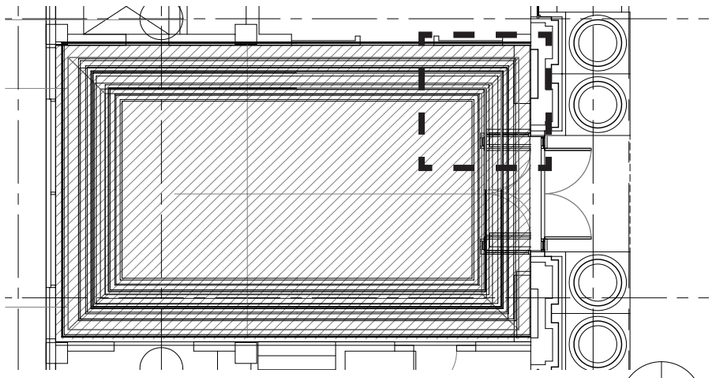
Enlarged plan of ceiling to be replaced in kind.

PROPOSED SCOPE

Ceiling:
The existing floor above the Entry Hall is wood and will be removed and replaced to achieve the fire rating and structural stability required. Therefore, the ceiling will also require removal. The ceiling will be documented and molds will be taken in situ in order to accurately replicate the ceiling. The reproduction will include exact details of the existing ceiling.



Section detail of the plaster ceiling profile and crown elevation



Key Plan of Entry Hall Ceiling

EXCHANGE HALL CEILING

HISTORY AND CONDITION

The Exchange Hall features a coffered ceiling that includes twelve large square laylights within a grid of decorative plaster with plaster rosettes at the corners of each laylight. The grid is elaborately painted and is surrounded by a plaster cornice. Originally each wood laylight had 28 separate panels of glass and the skylights above allowed natural light to filter into the Exchange Hall. The skylights have been removed and the openings closed and covered by the existing built-up roof. The laylights were most recently lit by incandescent and fluorescent lights that are mounted in the attic space between the finish ceiling and the roof structure.

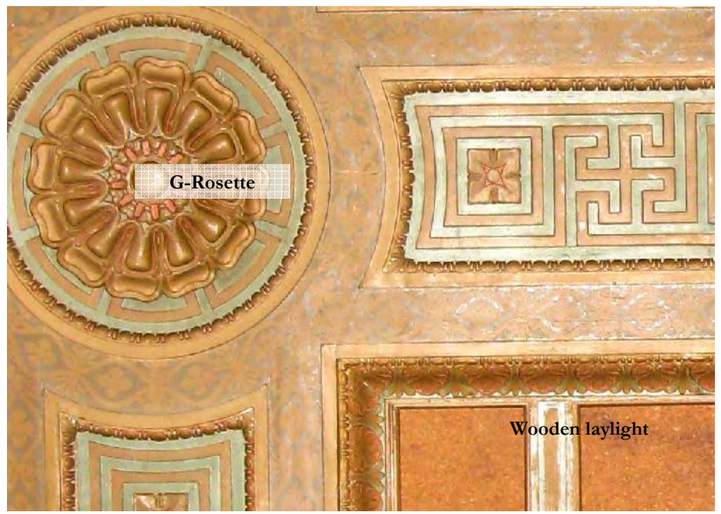
The ceiling and laylight framing area is finished with a four-color decorative painting scheme and has a warm gold/beige base coat. The flat sections of the coffer beams feature a flower and vine stencil that is executed with brown paint over the gold/beige background. The plaster details are highlighted with red and green paint that is applied to the borders and the backgrounds. Although not conclusively the design of Timothy Pflueger, similarly ornate polychrome ceilings can be seen in his other projects including San Francisco's Pacific Telephone & Telegraph Building.

The wood laylights retain a few panes of glass, (typically 2-3 panes), but the majority of the glass has been replaced with masonite boards painted an orange color. The Exchange Hall ceiling is supported by two integrated systems: a riveted steel truss frame and a horizontal wood armature.

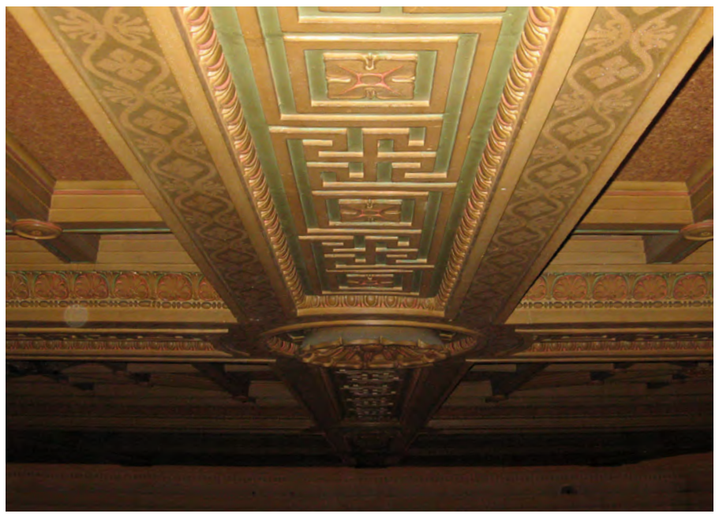
The majority of the ceiling is in fair condition; however, the southern end of the Exchange Hall exhibits water damage caused by a leaking roof. Portions of the ceiling in the southwest corner of the hall have collapsed. One of the twenty plaster rosettes has been seriously damaged by the leaking roof and is beyond repair.

IMAGES OF EXISTING CONDITIONS

Existing coffered ceiling features decorative plaster and wood laylights



Polychromatic plaster and wood ceiling components



Close up view of plaster detail at ceiling

Existing plaster crown molding

EXCHANGE HALL CEILING

IMAGES OF INTERSTITIAL SPACE ABOVE CEILING

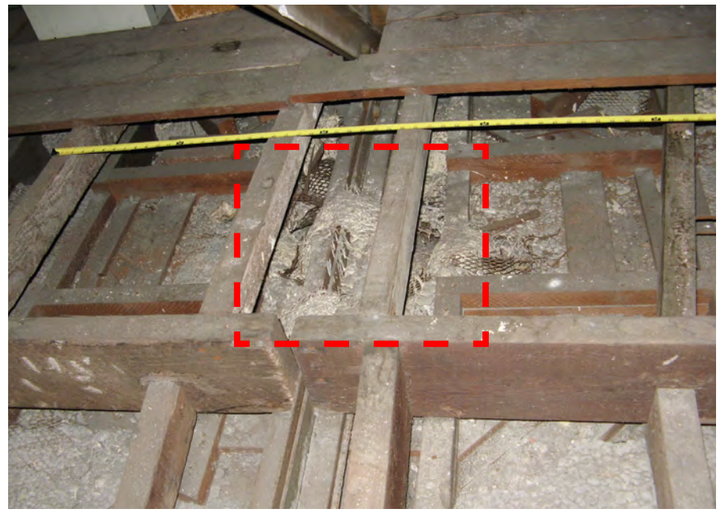
Existing riveted steel truss supporting ornamental ceiling

View of wood laylight from interstitial ceiling above

Close up view of wood laylight showing area where glass panels are missing

Above perimeter plaster molding where ceiling slopes down to crown
Note: laylight and non-historic masonite on right side

Wood walkway above flat molding of plaster grid



Area above plaster rosette (rosette shown within dashed red square)

EXCHANGE HALL CEILING

PROPOSED SCOPE

The ceiling condition varies from fair to poor condition. The proposed project includes:

1. Rehabilitation of the historic resource;
2. Full seismic upgrade of the historic resource;
3. Addition of a the new tower. A portion of the tower will be over the Mining Exchange Building. See section diagram on opposite page.

Project Means and Methods include the following:

1. Removal of the wood floor in the entry area and the roof over the Exchange Hall in order to achieve the fire rating and structural stability required.
2. Four new columns within the Exchange Hall space to support the new tower. The columns will penetrate the existing ceiling at the perimeter crown molding.
3. Seismic upgrade will be achieved through strengthening the brick walls with shotcrete. The shotcrete will be installed between the existing columns and will not impact the spacial quality of the Hall.
4. Since the floors and roof will be removed, the building will require extensive shoring. (See Protection and shoring diagram)

Although vibration monitoring was not included in the mitigation measures, the Preservation Architect will visually monitor the building for cracks and other damage that may occur during construction. The building will be visually monitored throughout the rehabilitation of the Mining Exchange Building and the tower construction.

It is unlikely that the Exchange Hall ceiling will survive the project means and methods. For this reason, the coffered ceiling will need to be documented, disassembled, cataloged, and salvaged. The project scope calls for the ceiling to be reinstalled and repaired as needed.

The plaster portion of the Exchange Hall coffered ceiling will be removed in pieces for restoration and eventual reinstallation. The contractor will be required to follow the Preservation Architect's specification *Historic Treatment Procedures,* which will include protection, storage location, and salvage log requirements. Preservation Specifications will be submitted to Planning Department Staff as requested and as the project develops.

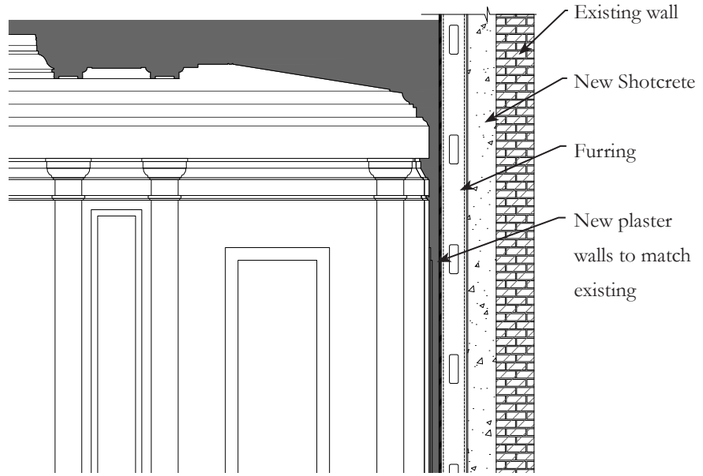
The project team anticipates that some portions of the ceiling will need to be replaced. Molds will be taken of salvaged material and the molds will be used to accurately replicate damaged areas. The laylights will be removed as whole units.

The seismic improvements and the installation of the new columns for the tower necessitate the removal and replication of the perimeter plaster cornice. The perimeter plaster cornice will be removed and a sampling will be salvaged and used to make molds. The cornice will be recreated using the molds. This approach would ensure that an exact reproduction can be made and that all details of the ceiling of this decorative ceiling are retained.

The laylights were originally naturally lit by skylights above. The original skylights were removed and are no longer extant. When the skylights were removed, incandescent lights were installed above the laylights. The project scope does not include recreating the skylight since a portion of the tower will be above the Exchange Hall (see section on opposite page). Therefore, the laylights will continue to be lit artificially. The laylights will contribute to the ambience of the space through the installation of lighting installed above them. The existing masonite panels and missing glass will be replaced with new glass to match the historic.

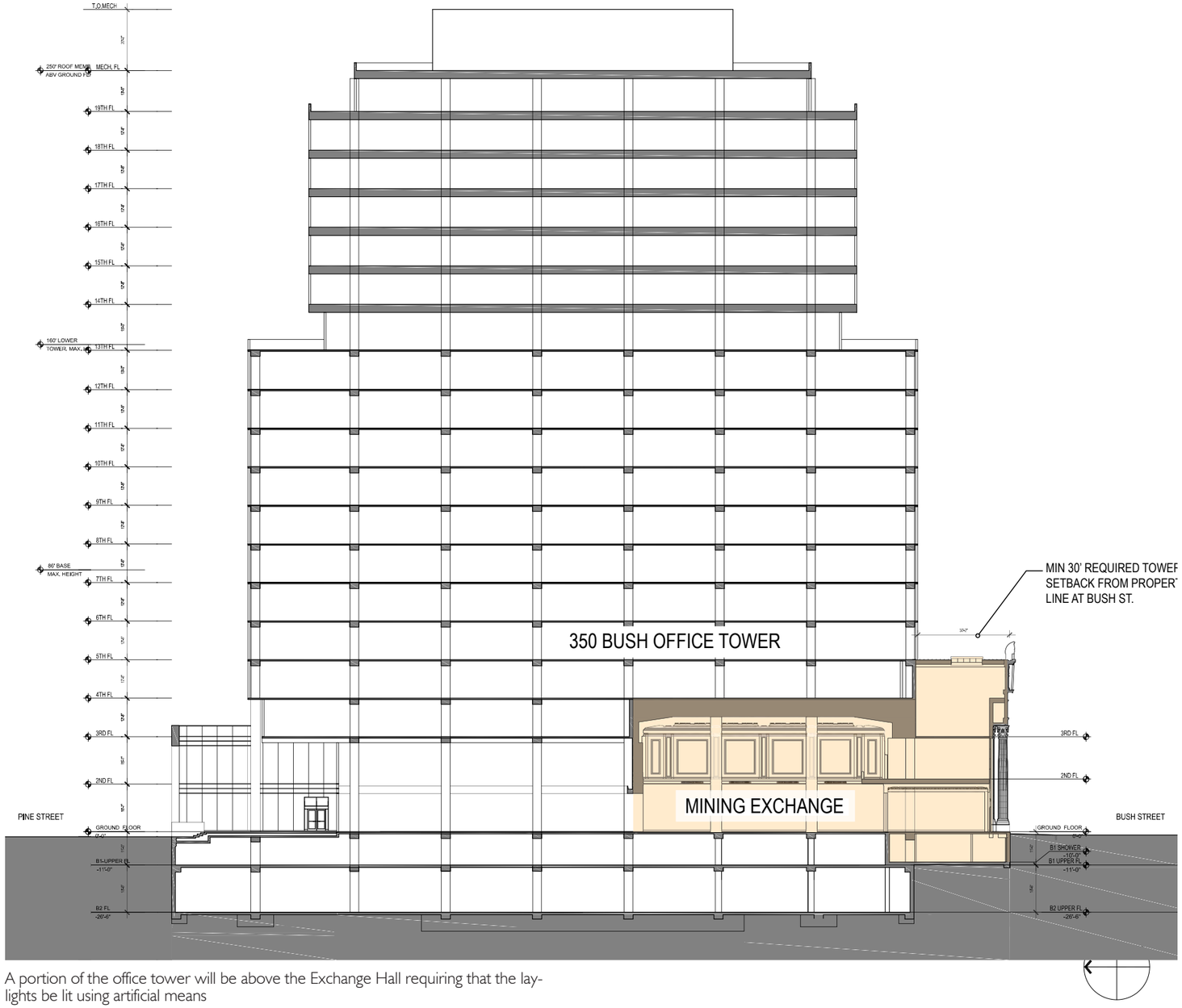
Paint Color Analysis: The existing paint is believed to original. However, when the ceiling is removed and prior to storage, a paint color analysis will be conducted by the Preservation Architect. The ceiling will be restored using the original color scheme. The results of the paint color analysis as well as proposed color swatches will be submitted to Planning Department Staff for review and comment.

Ceiling Conservation: The scope includes the retention of a conservator for the rehabilitation of the ceiling. Qualifications for the conservator will be included in the preservation specifications.



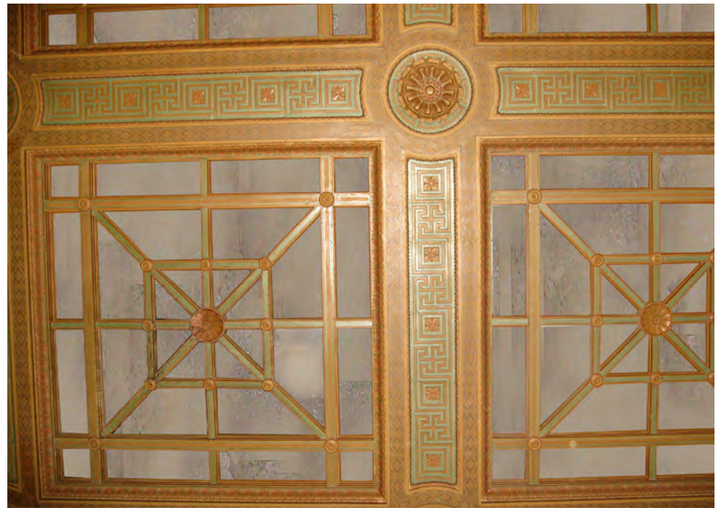
Drawing showing shotcrete reinforcement of walls

EXCHANGE HALL CEILING



A portion of the office tower will be above the Exchange Hall requiring that the laylights be lit using artificial means

Existing laylights have masonite panels and missing glass



Photoshopped photograph showing proposed glazing of the laylights, which will be backlit

EXCHANGE HALL CEILING

PROPOSED CEILING REMOVAL CONCEPT

The following steps are required to remove individual components in sections:

1. Install scaffold to access ceiling
2. Conduct investigation to determine best means and methods approach for the removal and salvage of the ceiling
3. Document, take molds, catalog, and salvage log

The removal of the laylight may include the following steps:

1. Block and tackle pulley system may be used to secure the laylight and allow for stability during the removal of ceiling components.
2. Remove lighting fixtures attached to the laylights and discard
3. Remove and salvage remaining original glass (Masonite panels will be discarded)
4. Secure laylight by attaching multiple canvas straps to edges and cross members
5. From scaffolding below the finish ceiling, use a fine reciprocating saw blade to separate the laylight from the plaster at the joint between the wood laylight frame and the plaster palmette coursing inside the coffer
6. Mechanically remove connection between the laylight section and supporting frame, removing wood shims and cutting any other form of attachment using a fine reciprocating saw blade
7. Remove laylight to ground level, document, catalog, protect, and store according to the *Historic Treatment Procedures* specification.

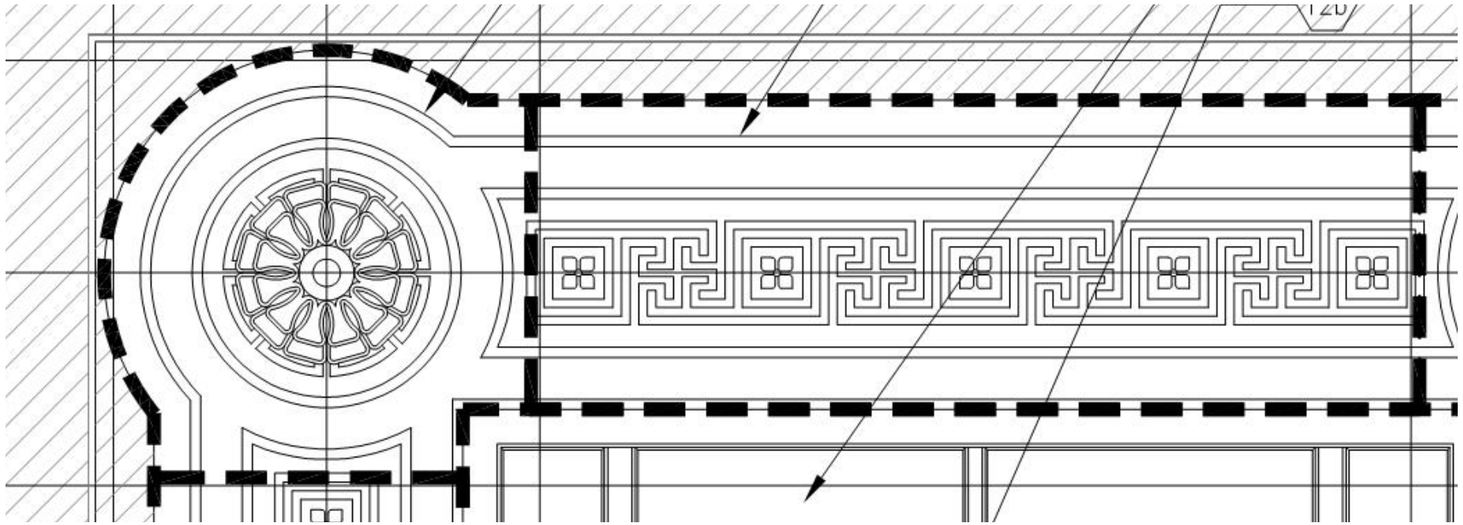
The plaster rosette is a highly decorative plaster feature. Therefore this feature is proposed to be removed as a single peice as described below:

1. Cut plaster, lath, and wood members around the entire wooden framework of the rosette. Cut location proposed to be between the rosette armature and the flat plaster molding at area that has the least amount of detail.
2. Detach rosette and lower to ground level.
3. Document, catalog, and store according to the *Historic Treatment Procedures* specification.

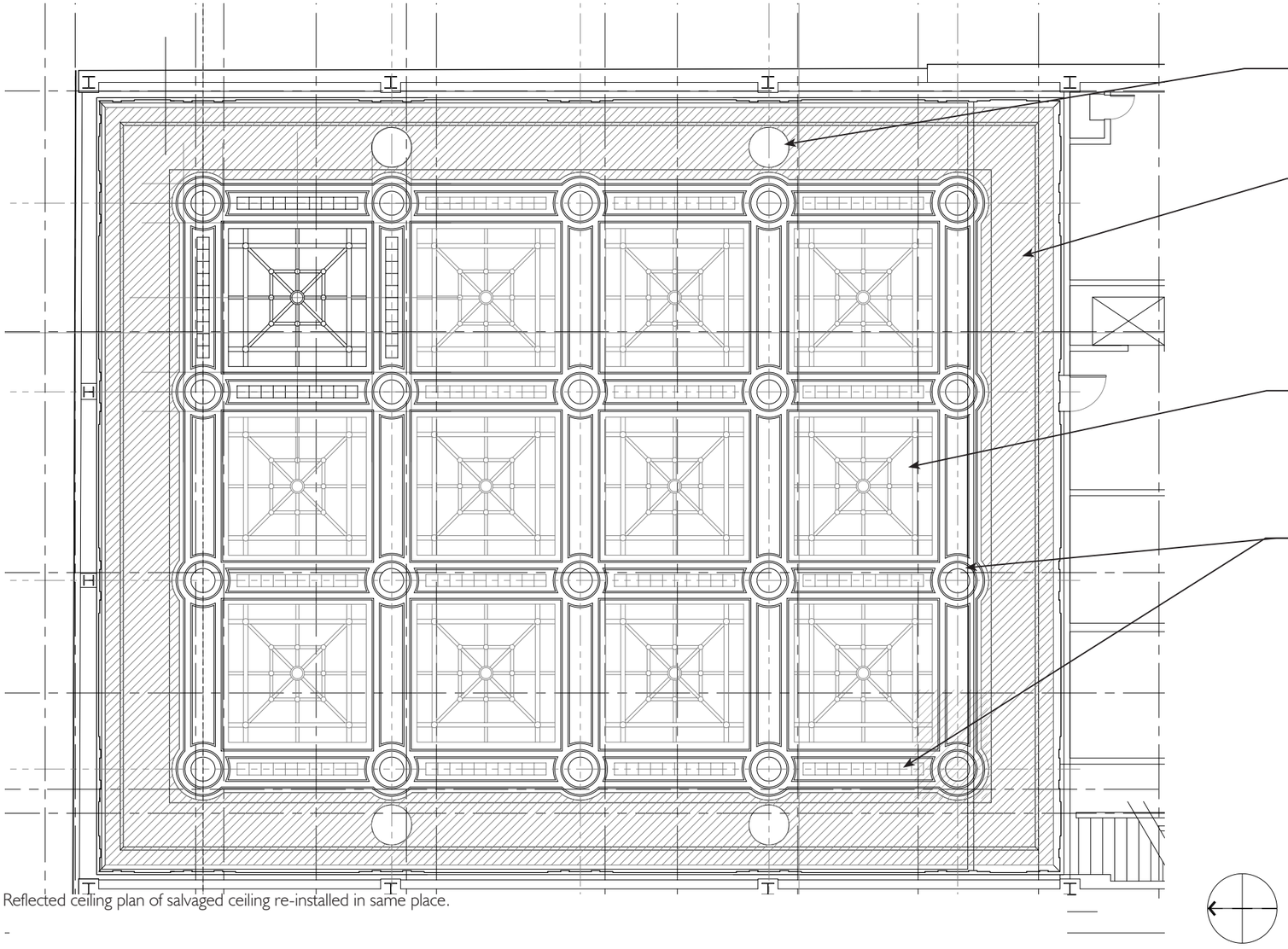
Flat plaster molding:

1. Cut, plaster and lath away from rosette, laylight coffer and adjacent plaster ceiling at area that has the least ammount of detail.
2. Document, catalog, protect and store according to the *Historic Treatment Procedures* specification.

Wood Laylight Assembly to be salvaged for replacement
Note: Dashed line indicates proposed area for removing laylight and plaster.



Enlarge partial plan of Reflected Ceiling Plan. Dashed line represents where the plaster will cut for in order to remove and store the ceiling.



(1) of four new columns to support new tower

The portion of the ceiling shown hatched will be demolished. Prior to demolition, the ceiling will be documented and molds will be taken in situ in order accurately replicate.

Wood laylights will be documented, removed, cataloged, stored, and reinstalled.

Decorative plaster will be documented, removed, cataloged, stored, and reinstalled.

Note: Paint analysis will be submitted to the Planning Department for review and comment

Reflected ceiling plan of salvaged ceiling re-installed in same place.

-

EXCHANGE HALL WALLS

HISTORY AND CONDITION

Originally, the Exchange Hall featured a mezzanine-level catwalk around its perimeter. Below the mezzanine, the walls were clad with wood paneling. The paneling and the catwalk have both been removed, but the original plaster walls above the line of the old mezzanine remain. The walls feature shallow recessed panels that are separated by paired pilasters. In total, there are twenty-two panels (six on the east and west walls and five on the south and north walls).
The pilasters align with the coffer grid of the ceiling so that each pilaster flanks the plaster ceiling rosettes. The original finish of the walls appears to have been a monochrome beige. All of the plaster decoration has been scored to imitate ashlar block. In the recessed panels, the incised mortar joints between the blocks have been painted a white as a subtle contrast.

The walls are in fair to poor condition. The inset panels between the pilasters have been altered with the addition of a wood frame that supports a layer of canvas. Between the painted canvas and the original wall finish is a layer of carpet, meant as a sound-dampening layer. The north wall of the building, above the existing mezzanine balcony has been altered since construction. New windows and doors have been cut into the wall. New doors and windows typically hcut through the pilaster ornamentation.

The south end of the Exchange Hall has been damaged by a leaking roof. Water intrusion has destroyed the plaster at the southeast and southwest corners of the hall. Five of the forty-six pilasters, as well as two and a half panels of wall, have been damaged beyond repair.

Exchange Hall looking north

EXCHANGE HALL WALLS

IMAGES OF EXISTING CONDITIONS: WALLS

Exchange Hall looking southwest

Interior view of Mining Exchange Hall . 1931
(San Francisco Public Library)

Interior view of Mining Exchange Hall. 1931
(San Francisco Public Library)

EXCHANGE HALL WALLS

IMAGES OF EXISTING CONDITIONS: WALLS

Exchange Hall Looking South

EXCHANGE HALL WALLS

IMAGES OF EXISTING CONDITIONS: WALLS

Deteriorated Plaster Ceiling and Cornice and wall detail

Deteriorated plaster where wall meets ceiling

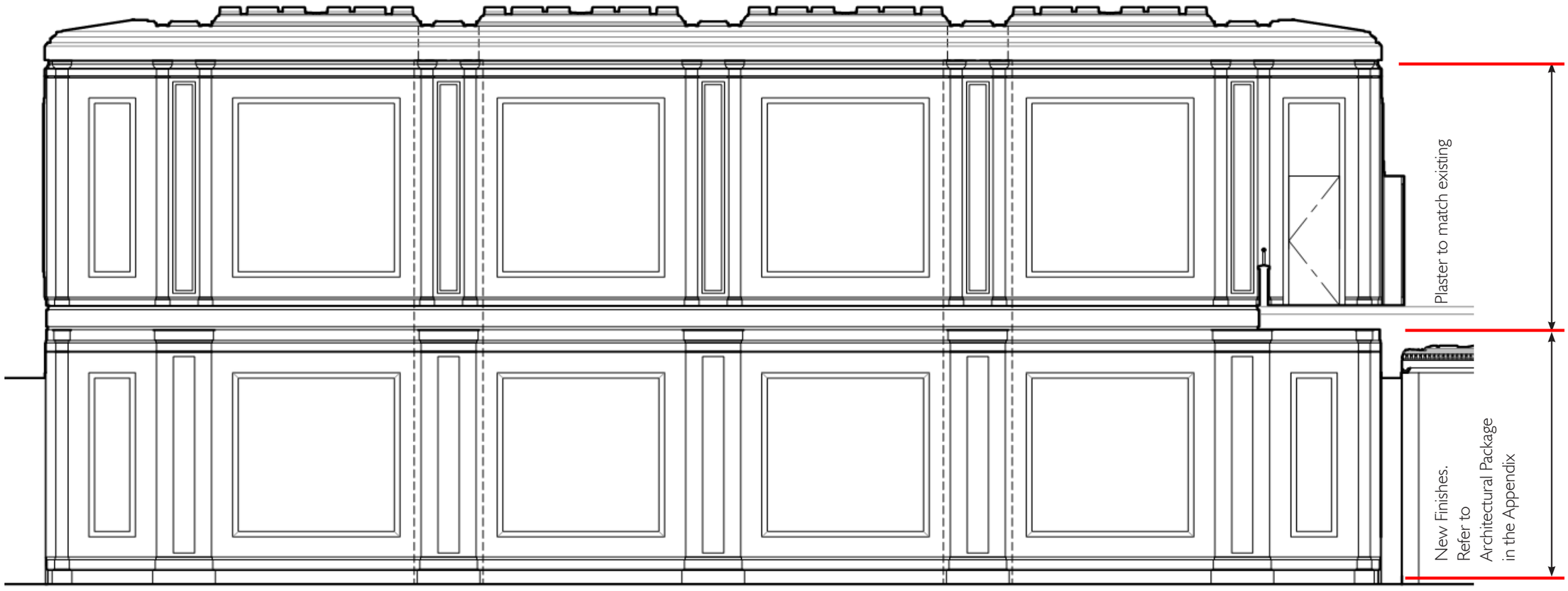
Typical Plaster Wall (Looking up at wall)

Wall furring and non historic materials.

Typical Plaster Wall (Looking up at the middle of the wall)

EXCHANGE HALL WALLS

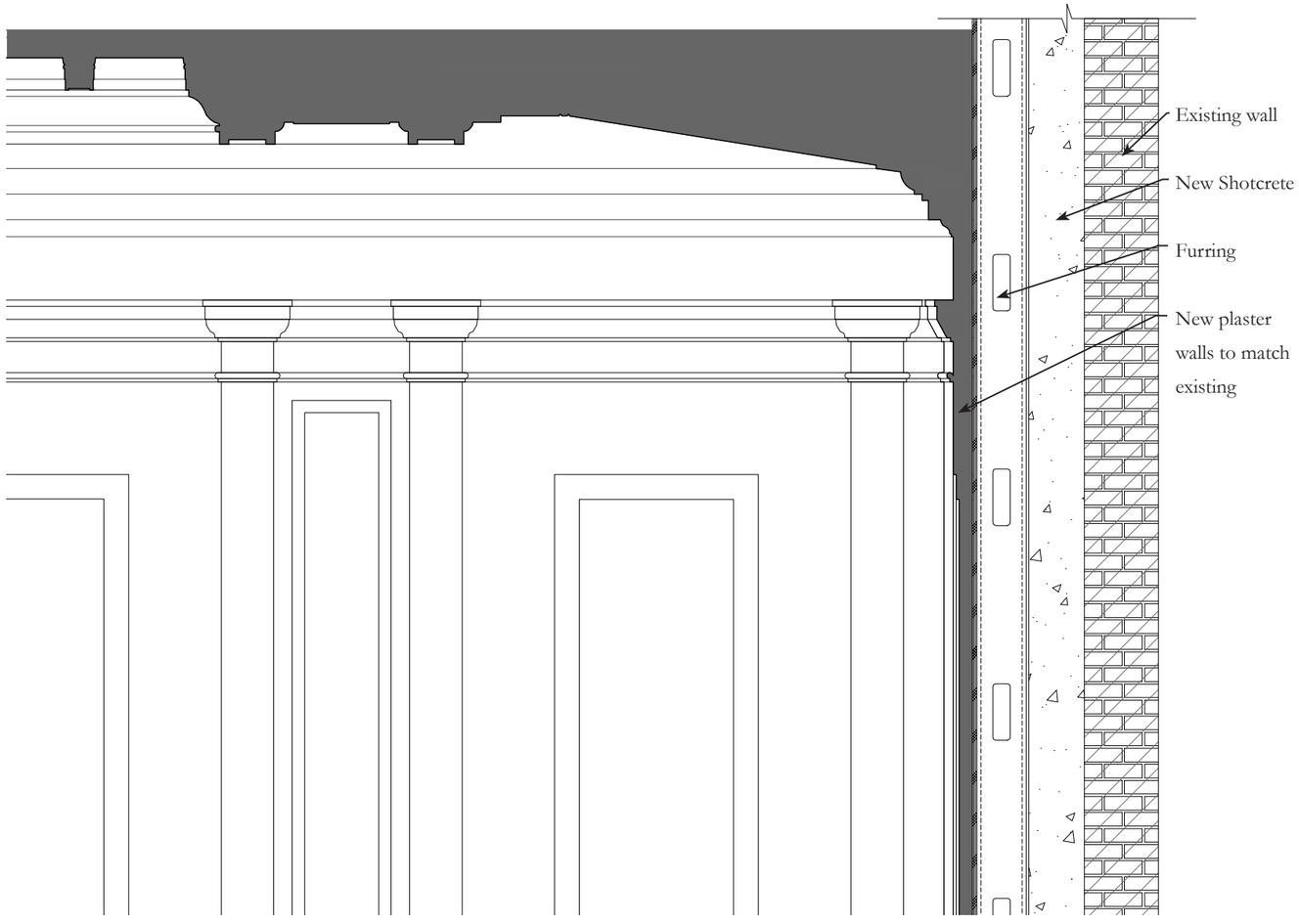
PROPOSED SCOPE



Plaster and wood paneling

EXCHANGE HALL WALLS

PROPOSED SCOPE



Drawing showing shotcrete reinforcement of walls

PROPOSED SCOPE

Walls:

The exterior brick masonry walls of the Banking Hall are unreinforced masonry and will be seismically strengthened with shotcrete. This will necessitate the removal of all the finishes including the original plaster portion of the walls. The plaster will be surveyed and documented. Documentation will include molds of the more decorative portion. The survey information will be used to recreate the walls after the seismic reinforcement has been completed.

Features to be removed and salvaged for molds include:

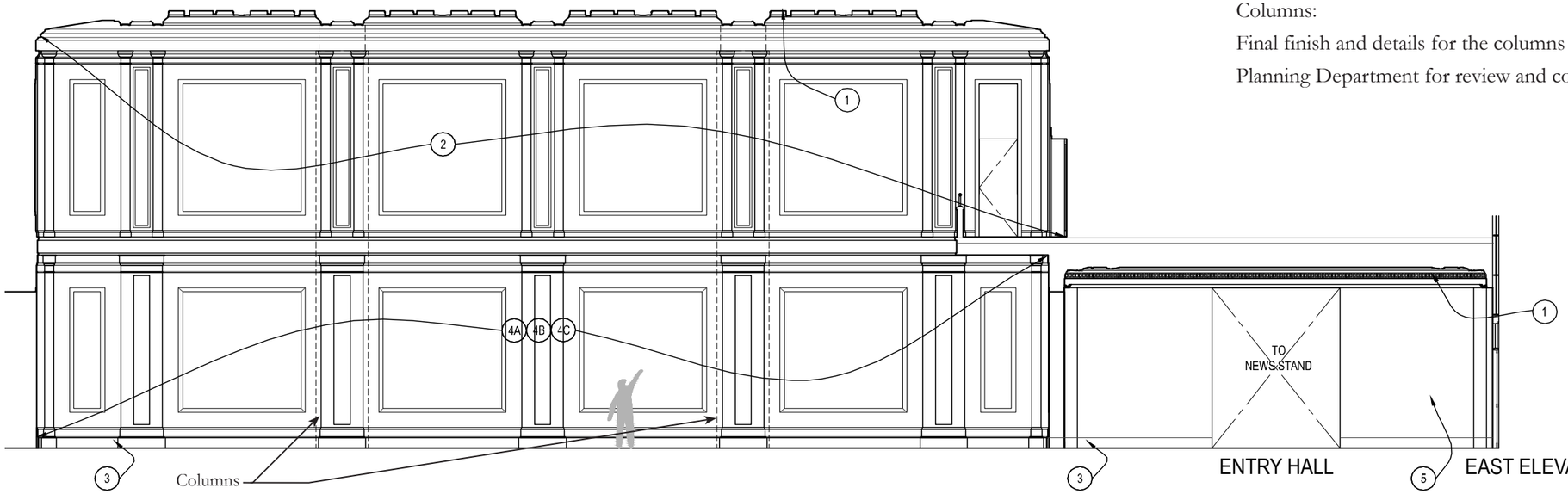
a. acanthus course at top of capitals
b. pilaster capital
c. a representative section of bead and reel coursing
d. a representative section of dentil molding at cornice
e. a representative section of egg & dart molding at cornice

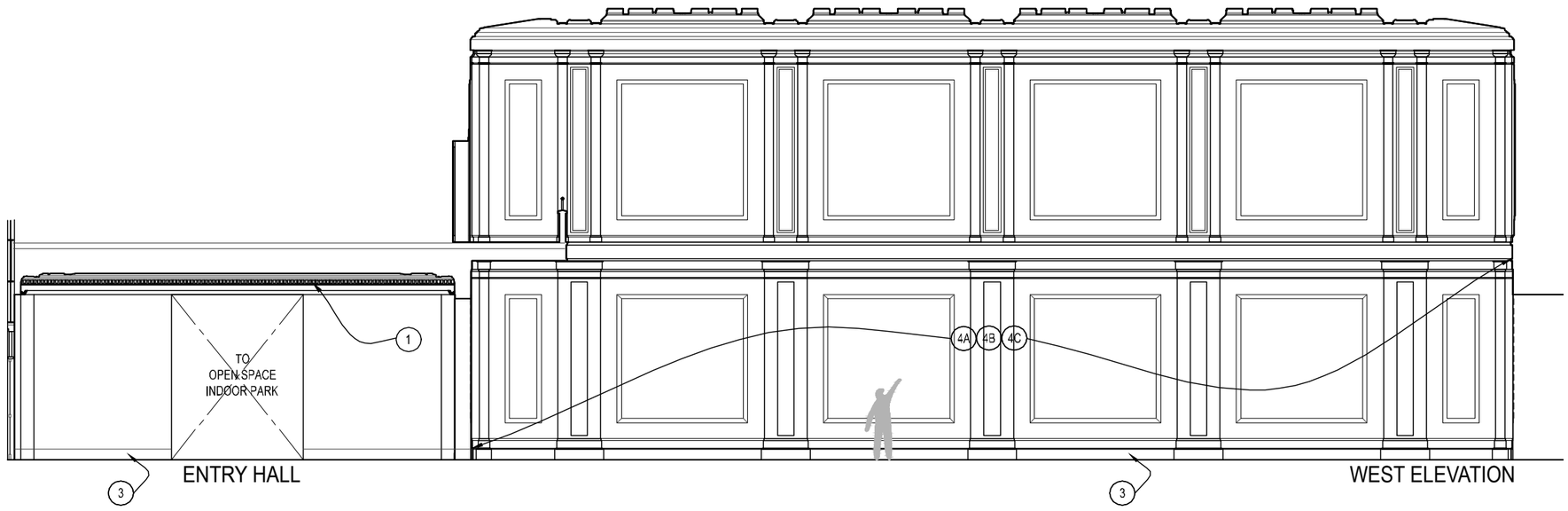
The lower portion of the walls will be finished with new wood paneling.

Final finish and for the walls will be submitted to the Planning Department for review and comment.

EXCHANGE HALL WALLS

PROPOSED ELEVATIONS





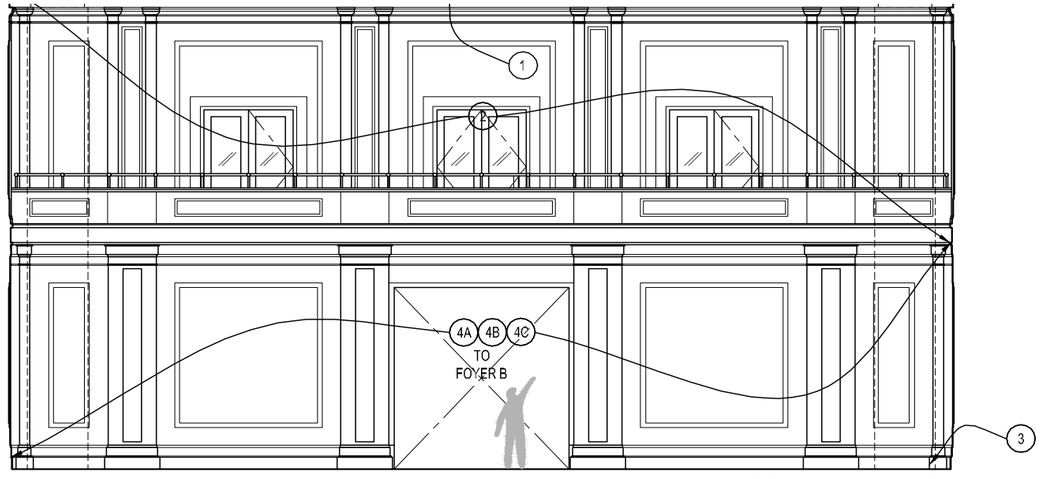
PROPOSED SCOPE

Columns:

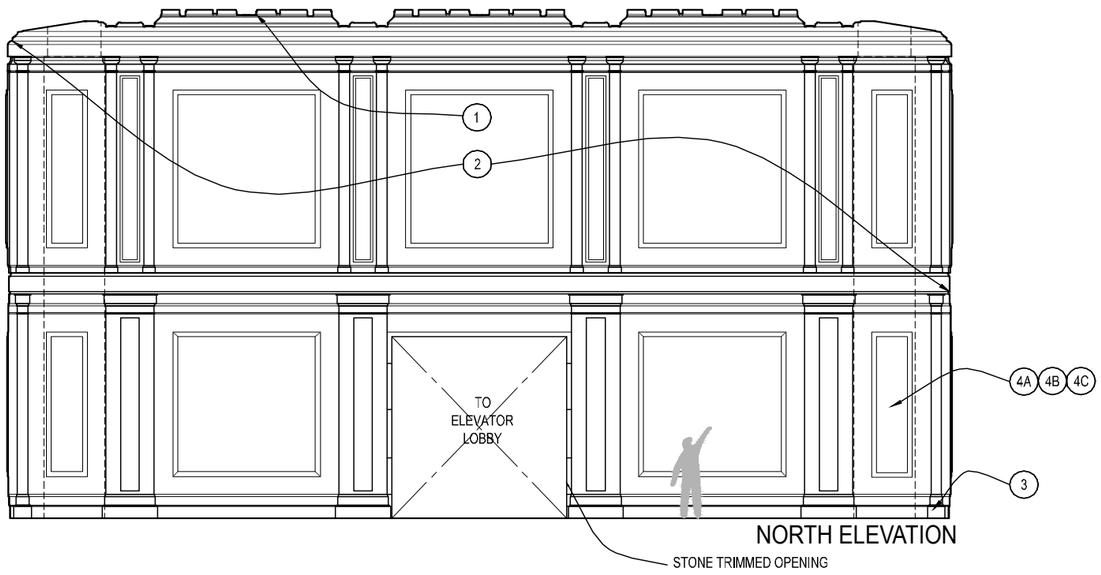
Final finish and details for the columns will be submitted to the Planning Department for review and comment.

EXCHANGE HALL WALLS

PROPOSED ELEVATIONS

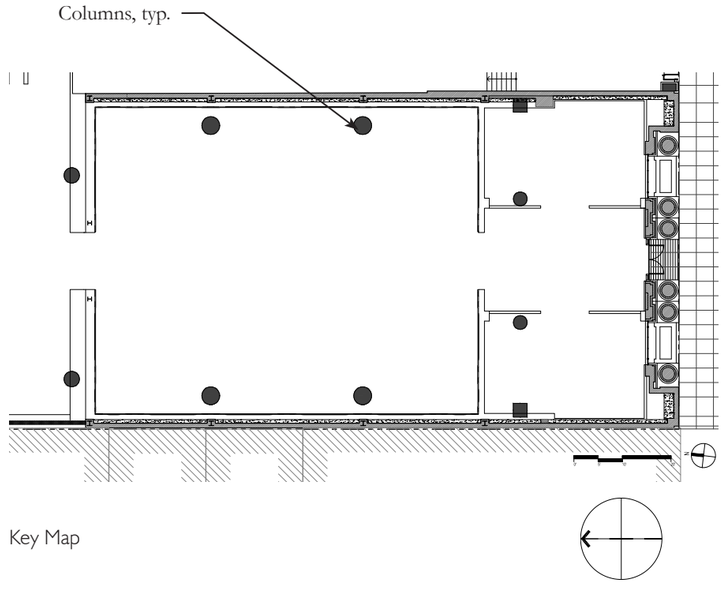


SOUTH ELEVATION



NORTH ELEVATION

1. EXISTING HISTORIC CEILING TO BE RESTORED, SEE HISTORICAL SCOPE
2. EXISTING PLASTER WALLS TO BE RESTORED, SEE HISTORICAL SCOPE
3. STONE / PORCELAIN BASE /FLOOR, COLORS / FINISHES TO BE DETERMINED
4A. NEW HIGH GLOSS PLASTER WITH MOULDINGS
4B. NEW WOOD PANEL
4C. NEW SEMI-GLOSS GLASS PANEL
5. NEW PLASTER WITH MOULDINGS
6. NEW LIGHTING TO BE DETEMINED
7. EXISTING STEEL WINDOW AT BUSH STREET
8. EXISTING STEEL WINDOW TO BE RESTORED
9. NEW DOUBLE ENTRY DOORS WITH NEW DOOR HARDWARE
10. NEW COVE WITH LED LIGHT
11. NEW PLASTER SKIM COAT FINISH



Key Map

EXCHANGE HALL

EXCHANGE HALL FLOORS

PROPOSED SCOPE

Floor:
The existing floor is in poor to fair condition. As part of the proposed project, the floor will be removed and replaced. The proposed finish for the floor will be submitted to the Planning Department for review and comment as the project develops.

Final Finishes will be submitted to the Planning Department for review and comment.

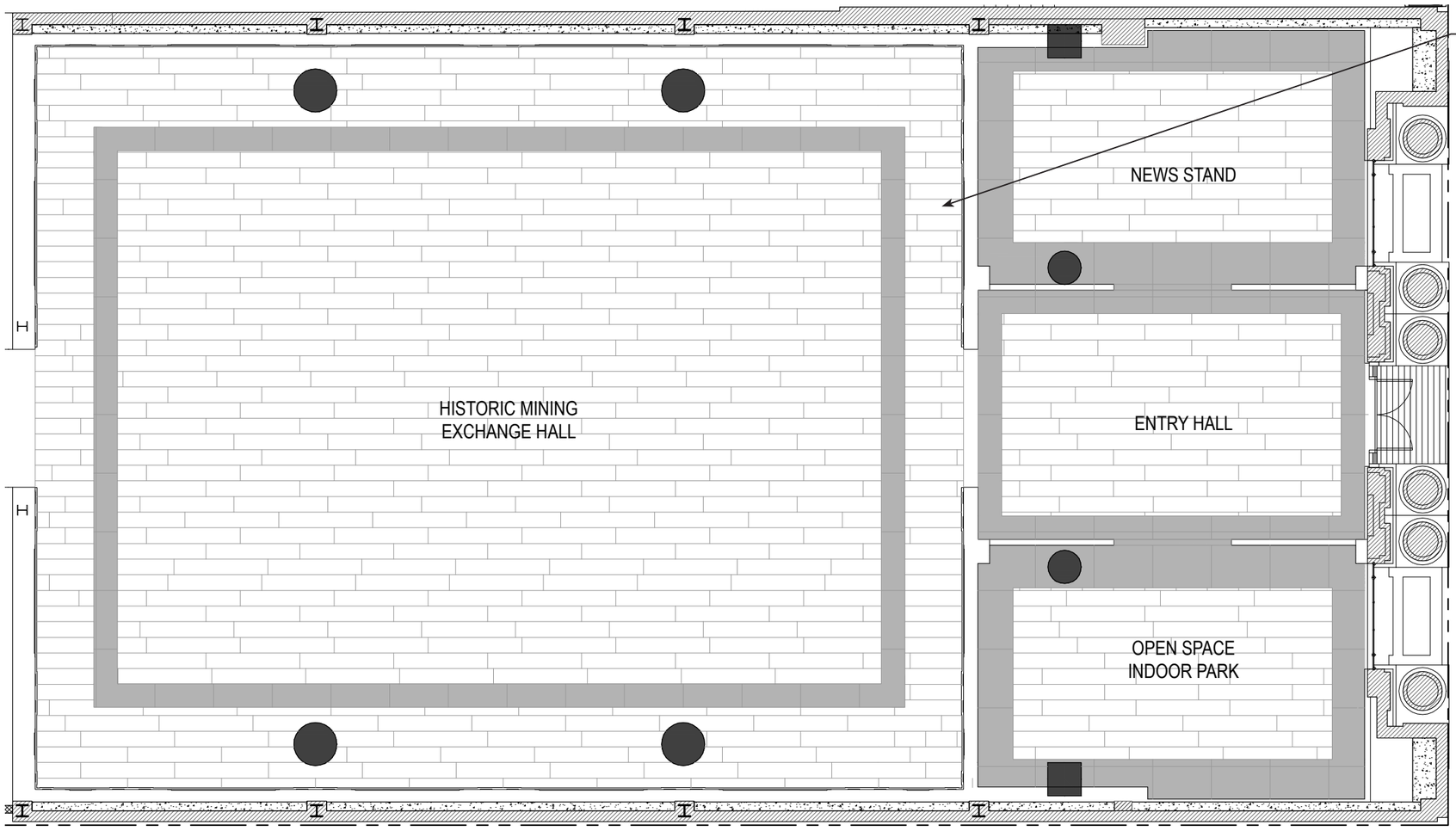
Interpretive Display:
The interpretive display will be submitted to the Planning Department for review and comment.

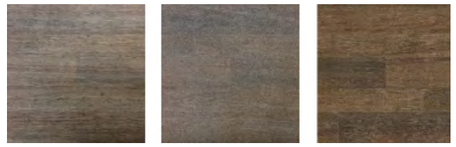
Interior view of Mining Exchange Hall showing original floor, 1931
(San Francisco Public Library)

The existing condition of the Exchange Hall floor.

EXCHANGE HALL WALLS

PROPOSED FLOOR FINISHES





FLOOR FINISH:
STONE OR PORCELAIN TILE WITH WOOD-LIKE LINEAR GRAIN IN WARM EARTHY TONES

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APPENDIX

SAN FRANCISCO MINING EXCHANGE
DEFERRED SUBMITTALS

DEFERRED SUBMITTALS

Mining Exchange Deferred Items	**Time of Review**
Exterior sign at pediment	Post Architectural Addendum
New column details in exchange hall	Architectural Addendum
Balcony details	Architectural Addendum
Preservation specifications	Architectural Addendum
Skylight details	Architectural Addendum
Entry door details	Architectural Addendum
Anthemion/Acroteria details	Post Architectural Addendum
Treatment of cracks at exterior	Arch Architectural Addendum
Detail for plaster infill between historic bldg. and new addition	Arch Architectural Addendum
Salvage unit details (H9.01)	Arch Architectural Addendum
Details of reconstruction/reinstallation	Post Architectural Addendum
New wall finishes (samples)	Arch Architectural Addendum
New column finishes (samples)	Arch Architectural Addendum
New floor finishes (samples/final review)	Arch Architectural Addendum
Public Interpretive Display	Post Architectural Addendum
Paint Analysis Door and Window Schedule	Post Architectural Addendum Architectural Addendum

APPENDIX

SAN FRANCISCO MINING EXCHANGE
BUILDING PRESERVATION AND SHORING PLAN

Hathaway Dinwiddie

350 Bush
Lincoln Property Company
May 16, 2014

Mining Exchange Building Preservation and Shoring Plan

General Mission Statement:

Hathaway Dinwiddie has a broad history of renovating historic structures throughout California. We have successfully collaborated with Historic Preservationists to ensure these projects are accomplished with the utmost care and responsibility. Our team will utilize these collaborations and lessons learned to protect the historic integrity of this unique project.

In the process of conservation, we will catalogue, preserve, protect and restore the unique historic features of the Mining Exchange Building to enhance its original historic significance. These processes for preservation and restoration are outlined in the 2008 Project Drawings and specifications (to be updated by Page & Turnbull.) Some of these key historical elements are noted below but are not limited to:

1. Main Hall Ceiling- catalogue, create molds (as required) remove, restore and reinstall
2. Main Entrance and Lobby Ceiling - catalogue, create molds (as required) remove, restore and reinstall
3. Bush Street Façade – protect, shore, reinforce and restore in place
4. East and West Exterior Walls- protect, shore, reinforce and restore in place

Specific Requirements

Interior Main Hall and Main Entrance Ceiling Elements, as described in project documents, will be catalogued and removed systematically and preserved. Molds of existing historical details and unique conditions will be made to ensure accuracy of restoration. A detailed removal, preservation and storage procedure will be developed by Hathaway Dinwiddie and Page & Turnbull including contingencies for restoring existing elements. An interior scaffold and support system will be installed from the main floor taking special consideration for the ceiling support structure to allow the ceiling elements to be carefully separated, catalogued and preserved for removal. These crates will be stored off-site and restored as necessary.

Protection of the Bush Street Façade will consist of covered wood pedestrian barricades supported by access scaffolds in place. Protection along the interior of the existing structural facade will also serve as an access platform to perform required structural strengthening per contract documents. This area will NOT be an entrance for deliveries or jobsite personnel at any time during the renovation process. Access to the Historic Mining Exchange structure will be controlled by Hathaway Dinwiddie.

The existing East and West Exterior Walls are to remain in place and will be supported by a series of shoring towers and structural bracing. The East wall will be suspended using a drilled pier support system. The West wall will be supported by underpinning the adjacent Belden Alley buildings. Please refer to attached diagram for reference.

At the appropriate time, historic elements will be returned to site, and reinstalled. Final restoration procedures will be performed to ensure completed product meets the historic integrity and permitted standards.

Attachments

Please reference the following attachments for reference:

1. 2014-05-21– Mining Exchange Shoring and Logistics Plan, distributed by Hathaway Dinwiddie

MONITORING

Hathaway Dinwiddie and an independent certified professional surveyor will provide continuous settlement monitoring of existing structures during shoring and excavation. A Preconstruction Photo survey will be taken before any Construction activities are commenced, this will provide a baseline of existing conditions. Settlement monitoring will be completed by a certified professional surveyor periodically Throughout the demolition, shoring, underpinning and excavation phases of work to assure that no adverse settlement of the Mining Exchange Building exists throughout these activities.

Delivery and site access will be on Bush and Pine Streets, not at the historic Bush Street facade. Tower crane and personnel lift will be off of Pine Street. No construction access will happen at the Mining Exchange façade. The Bush street access will be restricted to the area east of the Mining exchange building, to assure that no Construction personnel can access the site at the Mining Exchange façade.

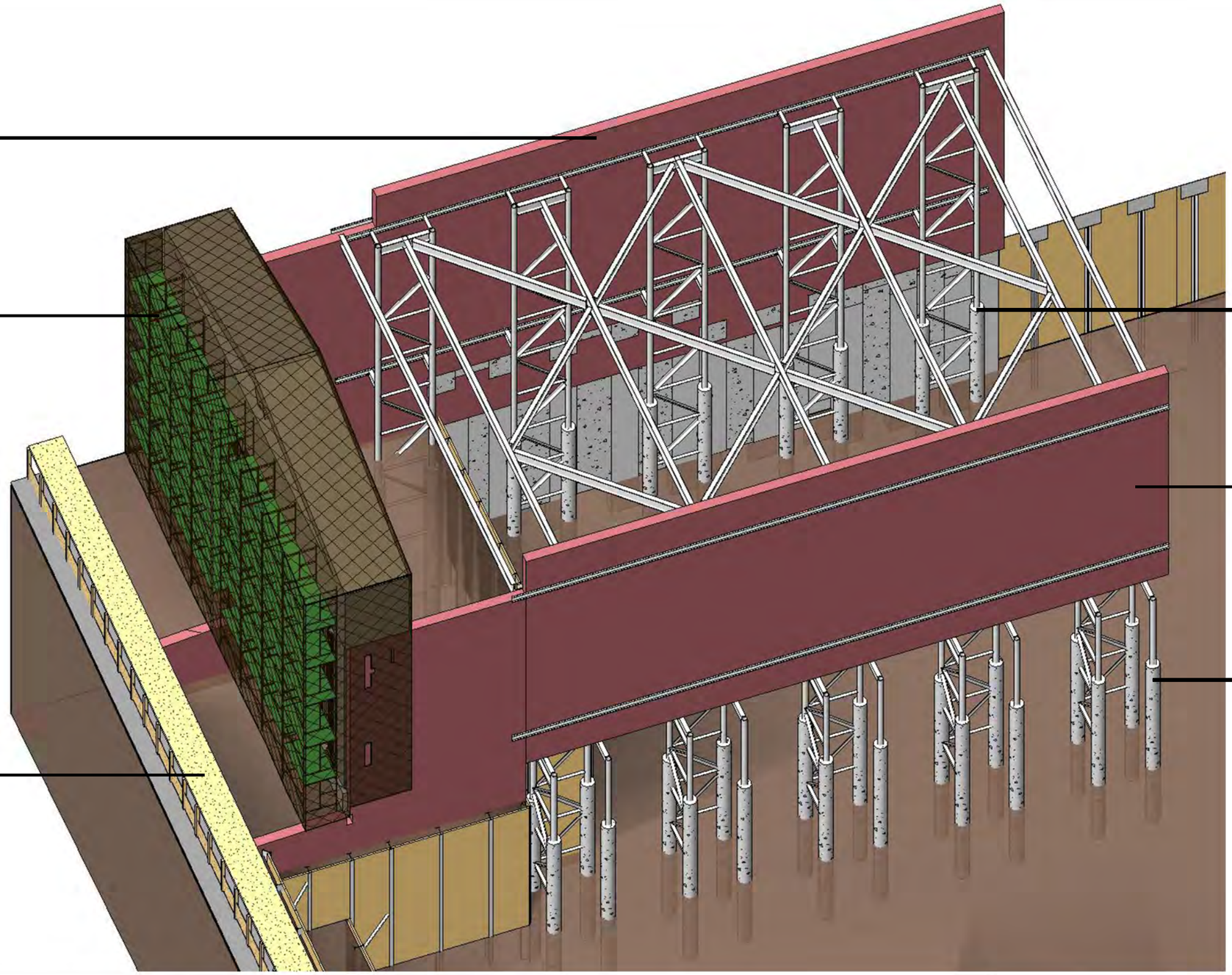
Any temporary shoring systems will not be attached directly to the historic facades. Temporary shoring systems will support the exterior walls and will be engineered to assure that these elements are protected in place during Construction.

APPENDIX

SAN FRANCISCO MINING EXCHANGE
PROTECTION AND SHORING DIAGRAM

existing historical west wall to remain intact

protection for existing historical facade at Bush Street to remain intact during construction



double under pinning for adjacent Belden Alley buildings

existing historical east wall to remain inact

temporary drilled piers designed to suspend existing historic east wall during excavation for builidng foundations

temporary pedestrian barricade

Hathaway Dinwiddie

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San Francisco, CA 94111

tel: 415.986.2718
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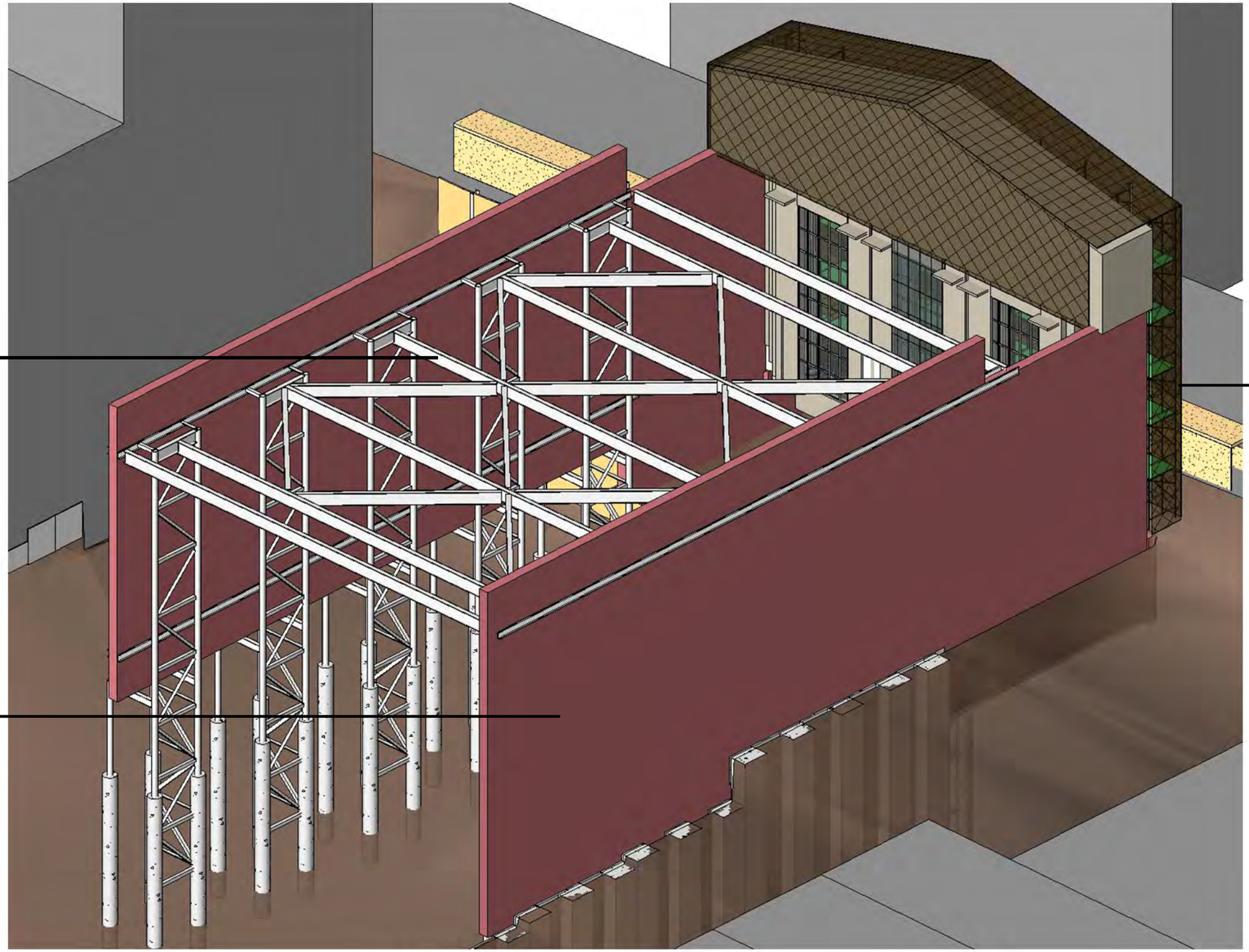
350 Bush
San Francisco,CA

Lincon Property Company

Mining Exchange Protection and Shoring Diagram

NTS

Project number	Date	Other
	May 21, 2014	1 of 3



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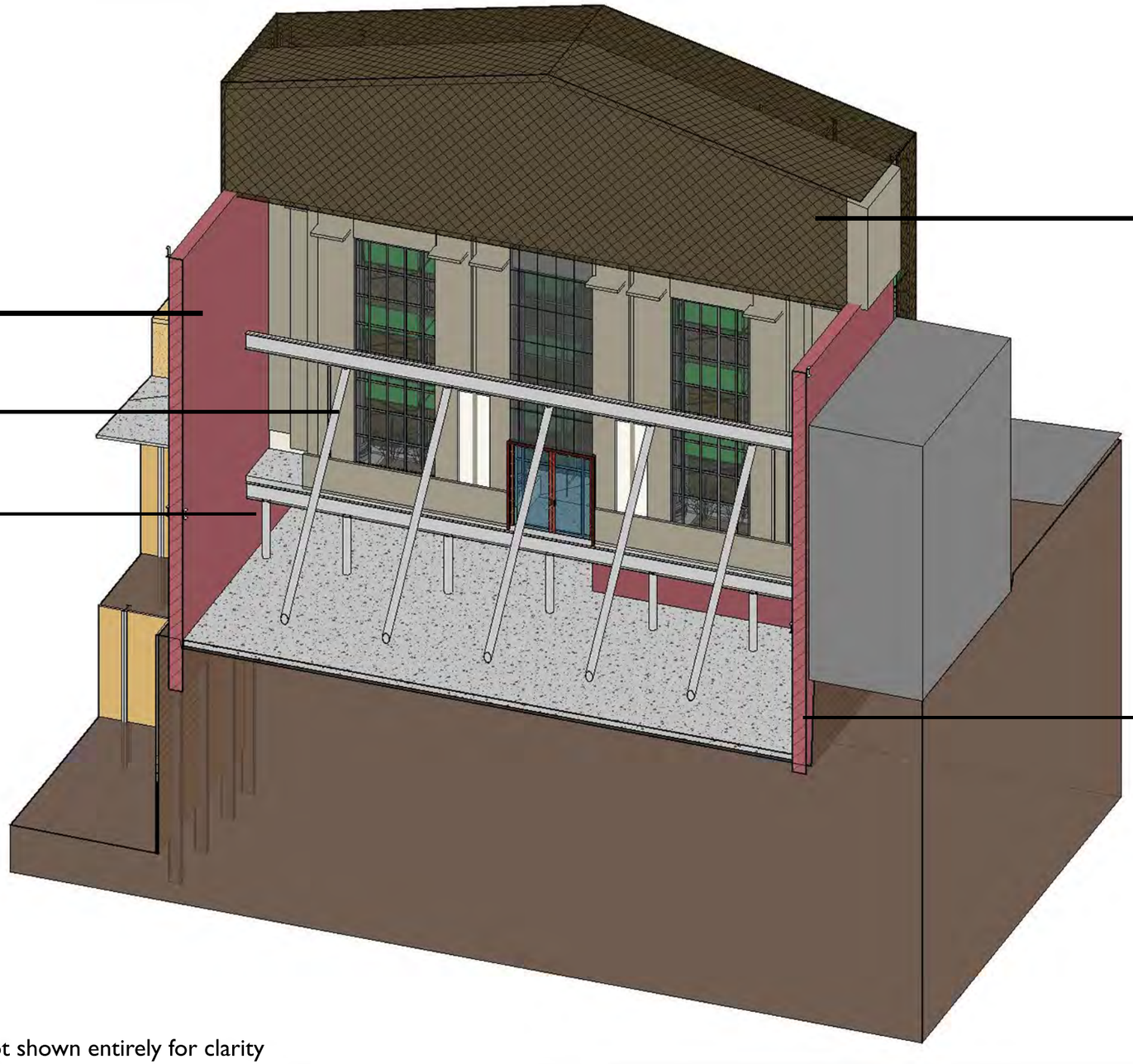
NTS

Project number	Date	Other
	May 21, 2014	2 of 3



* existing east historical brick wall to remain

lateral bracing system to support existing Bush Street facade as designed by shoring engineer

protection for existing historical facade to remain during construction

* existing west historical brick wall to remain

* full extents of existing East and West walls not shown entirely for clarity

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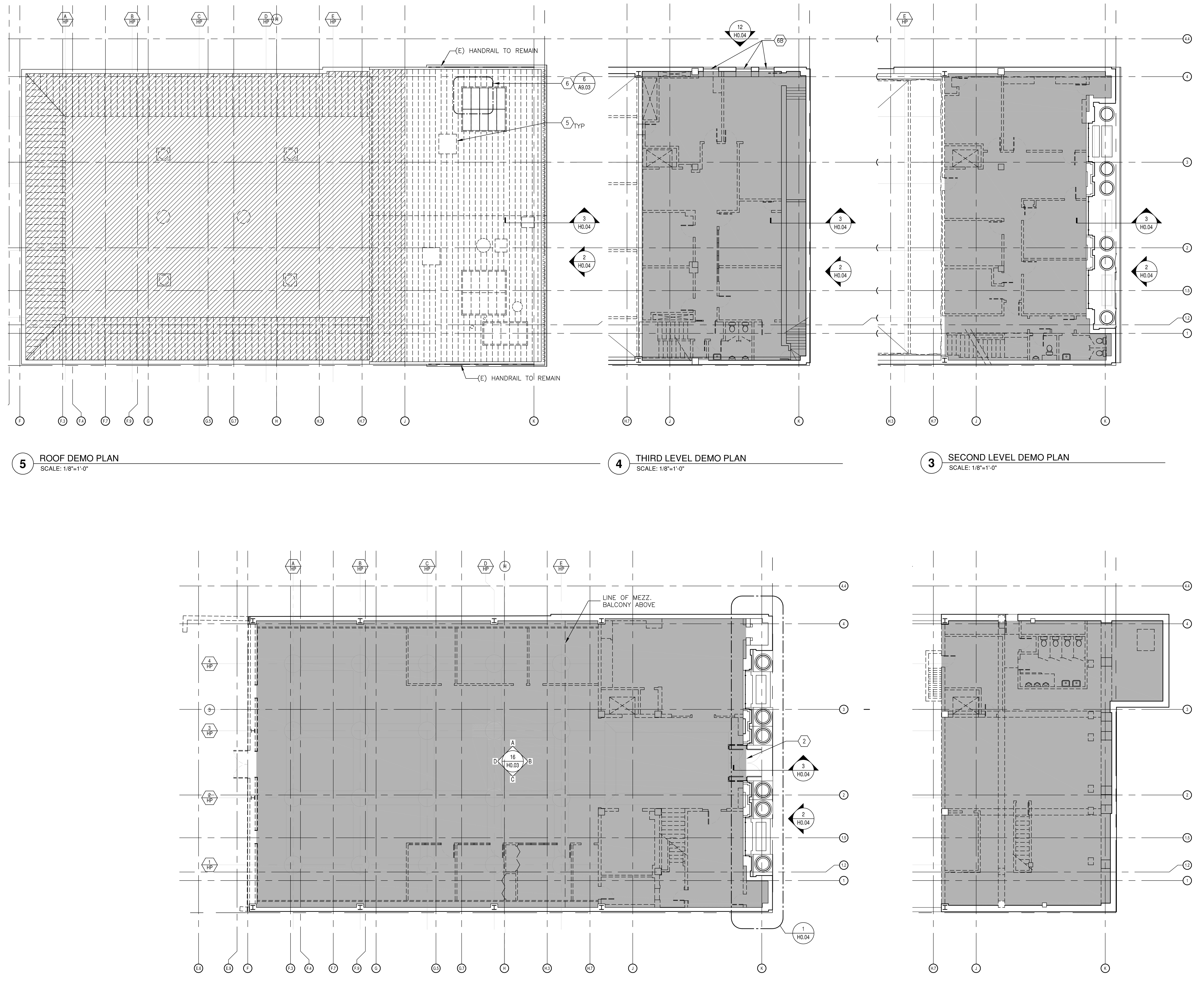
NTS

Project number	Date	Other
	May 21, 2014	3 of 3

APPENDIX

SAN FRANCISCO MINING EXCHANGE
PRESERVATION ARCHITECTURE CONSTRUCTION DRAWINGS



5 ROOF DEMO PLAN
SCALE: 1/8"=1'-0"

4 THIRD LEVEL DEMO PLAN
SCALE: 1/8"=1'-0"

3 SECOND LEVEL DEMO PLAN
SCALE: 1/8"=1'-0"

2 FIRST LEVEL DEMO PLAN
SCALE: 1/8"=1'-0"

1 BASEMENT DEMO PLAN
SCALE: 1/8"=1'-0"

SHEET NOTES

1. FOR SCOPE OF DEMOLITION THIS AREA, SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL NOTES AND INFORMATION.
2. PRIOR TO START OF WORK, CONTRACTOR TO V.I.F. EXTENT OF (E) DEFECTS. HISTORIC PRESERVATION ARCHITECT TO REVIEW & APPROVE EXTENT OF REPAIR WORK. SEE SPECIFICATIONS.
3. EXISTING BUILDING MATERIALS, SUCH AS MASTIC, MAY CONTAIN ASBESTOS. EXISTING PAINT COATINGS MAY CONTAIN LEAD. A QUALIFIED HAZARDOUS MATERIALS ABATEMENT CONTRACTOR TO IDENTIFY AND REMOVE (E) HAZARDOUS MATERIALS PRIOR TO COMMENCEMENT OF WORK. (N.I.C.)
4. CLEAN (E) EXTERIOR FAÇADE SURFACES PRIOR TO RESTORATION WORK USING THE GENTLEST MEANS POSSIBLE. REMOVE BIOLOGICAL GROWTH, DIRT, GRAFFITI, BIRD DROPPINGS AND LOOSE PAINT FROM FAÇADE SURFACES. REFER TO SECTION 04 0120.52.
5. PROTECT (E) HISTORIC MATERIALS TO BE RETAINED IN PLACE DURING DEMOLITION INCLUDING BUT NOT LIMITED TO TERRA COTTA, STEEL WINDOWS, GLASS AND MARBLE PLANTERS. SEE SECTION 02 4291.

LEGEND

EXTENT OF (N) ALTERATION. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL NOTES AND INFORMATION.

EXTENT OF DEMOLITION AT HISTORIC CONSTRUCTION. SEE HISTORIC DRAWINGS FOR ADDITIONAL NOTES AND INFORMATION.

EXISTING TO REMAIN

OBJECTS TO BE REMOVED

LOCATIONS WHERE CEILING IS TO BE CUT FOR DISMANTLING

3 HP — GRID LINE – PRESERVATION WORK

3 — GRID LINE – ARCHITECTURAL WORK

DEMO KEY NOTES

EXTERIOR

1. REMOVE AND DISPOSE OF (E) SHEET METAL ROOFING.
2. REMOVE (E) GLASS & ALUMINUM STOREFRONT DOOR AND FRAME. SEE ARCHITECTURAL DRAWINGS FOR DETAILS OF (N) DOOR.
3. REMOVE AND DISPOSE OF (E) SHEET METAL SIGN.
4. NOT USED.
5. REMOVE & DISPOSE OF (E) VENTS AND FLAGPOLE PER SECTION 02 4291.
6. SALVAGE REPRESENTATIVE PORTION OF WALL AND/OR CEILING FOR RECONSTRUCTION. SEE SECTION 02 4291 AND SALVAGE SCHEDULE DWG./DTL.

6A. DEMO (E) STEEL HEADER. VERIFY EXTENT OF HEADER PRIOR TO COMMENCEMENT OF DEMO.

6B. DEMO (E) WINDOW ASSEMBLY. REMOVE PLASTER TO CLEAN MASONRY SURFACE.

INTERIOR

7. PRIOR TO DEMOLITION OF INTERIOR SPACES, REMOVE, SALVAGE, AND STORE ELEMENTS IDENTIFIED FOR RECREATION. DO NOT PROCEED WITH FULL DEMOLITION UNTIL PRESERVATION ARCHITECT APPROVES OF SALVAGE.

EXCHANGE HALL WALLS

8. REMOVE REPRESENTATIVE (E) CAPTIAL COLUMN, 24" X 24", FOR SALVAGE AND RECONSTRUCTION.
9. REMOVE REPRESENTATIVE RUN OF (E) CORNICE, INCLUDING DENTILS AND EGG-AND-DART DECORATION, FOR SALVAGE AND RECONSTRUCTION. MIN. 12" X 18" RUN.
10. REMOVE REPRESENTATIVE (E) PILASTER BASE AND PANEL MOLDINGS, MIN. 24" X 24", FOR SALVAGE AND RECONSTRUCTION.
11. REMOVE REPRESENTATIVE (E) WALL PANEL, INCLDING FINISHES AND SCORED ASHLAR BLOCK LINES, MIN. 24" X 24", FOR SALVAGE AND RECONSTRUCTION.

EXCHANGE HALL CEILING

12. REMOVE AND SALVAGE ELEMENTS OF THE CEILING IN THE FOLLOWING SEQUENCE, PER SECTION 02 4291:
    a. REMOVE AND DISPOSE OF EQUIPMENT AND MASONITE BOARD IN WOOD LAYLIGHTS.
    b. REMOVE THE ENTIRE WOOD LAYLIGHT ASSEMBLY AND STORE OFFSITE.
    c. SUPPORT PLASTER ROSETTES FROM BELOW AND THEN CAREFULLY CUT SURROUND PLASTER.
    d. FROM THE ATTIC, CUT THE PLASTER ROPES AND REMOVE THE PLASTER ROSETTES, AS A WHOLE UNIT, FOR SALVAGE AND STORAGE.
    e. CUT REMAINING RUN PLASTER ELEMENTS INTO SECTIONS FOR SALVAGE AND REINSTALLATION.
13. DO NOT PROCEED WITH FULL DEMOLITION OF INTERIOR SPACES UNTIL SELECTIVE DEMOLITION AND SALVAGE WORK IS COMPLETED AND APPROVED BY THE PRESERVATION ARCHITECT.
14. ALLOW MIN. 12" MARGIN FOR INSTALLATION OF CEILING ALIGNED WITH PANELS OF WALL AND STRUCTURAL COLUMNS. SEE ALSO ARCHITECTURAL DRAWINGS.

FOYER CEILING

15. REMOVE REPRESENTATIVE CORNER OF (E) CEILING, MIN. 24" X 24", FOR SALVAGE AND RECONSTRUCTION.

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350 BUSH STREET

SAN FRANCISCO CALIFORNIA

KEY PLAN

REVISION	DATE
75% CDs	11.05.08
75% CDs PLANNING REVISIONS.	14.05.14
PLANNING DEPT. REVISIONS	14.06.11

DATE

SHEET TITLE
DEMO PLANS

SHEET NO.
H0.02

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FILE NAME: P:\130XX\13224 350 BUSH NEW DESIGN\CAD\SHEETS\H0.02 DEMO PLANS.DWG
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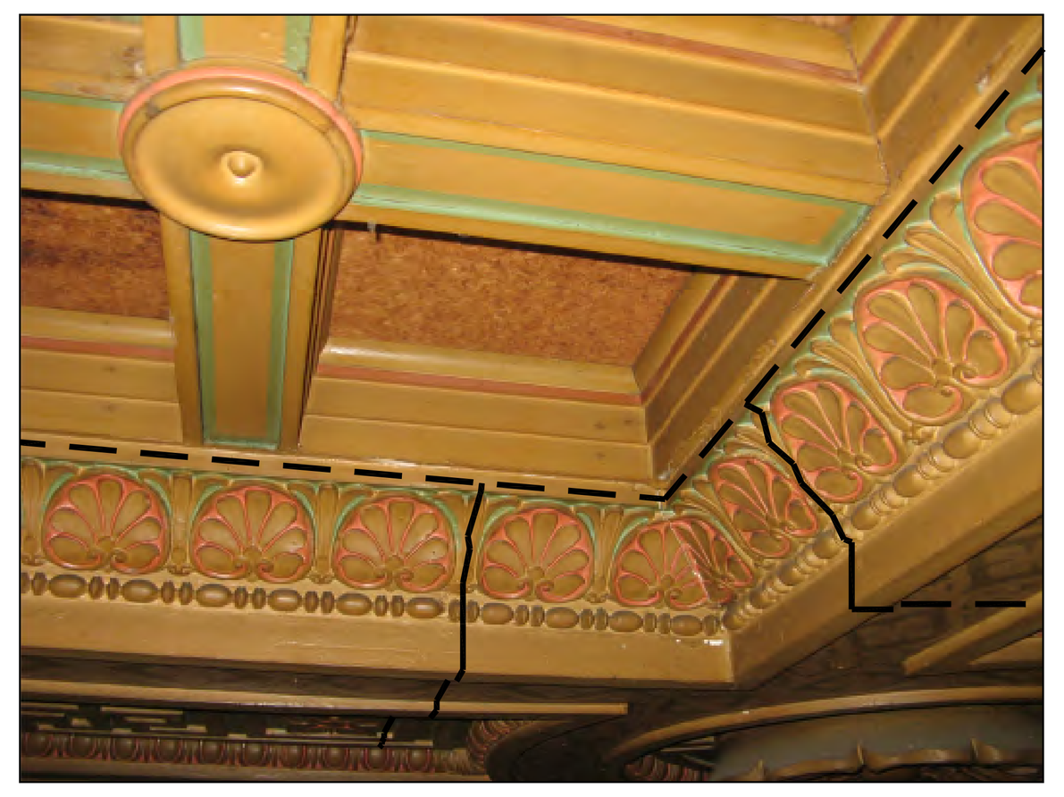
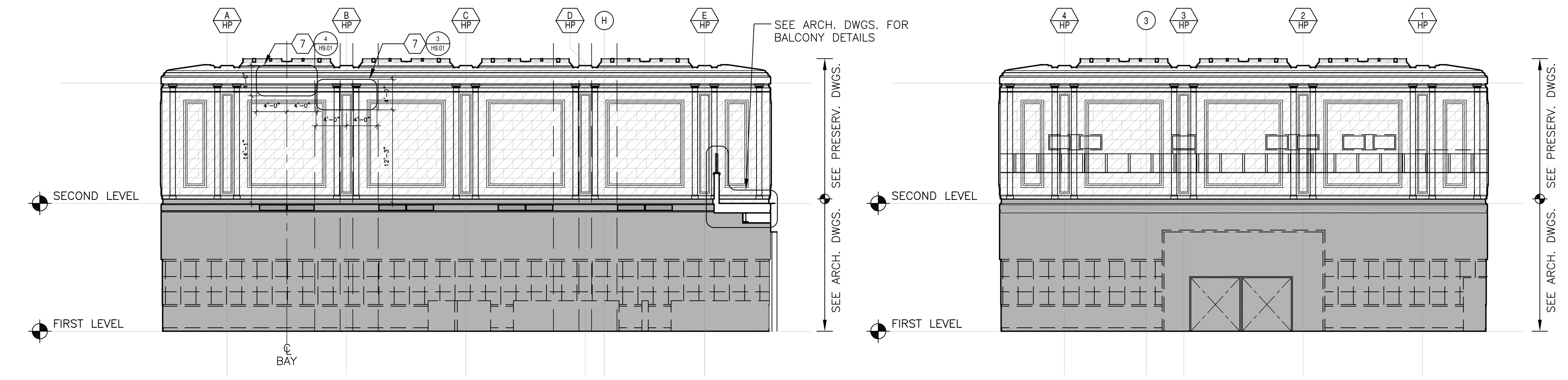


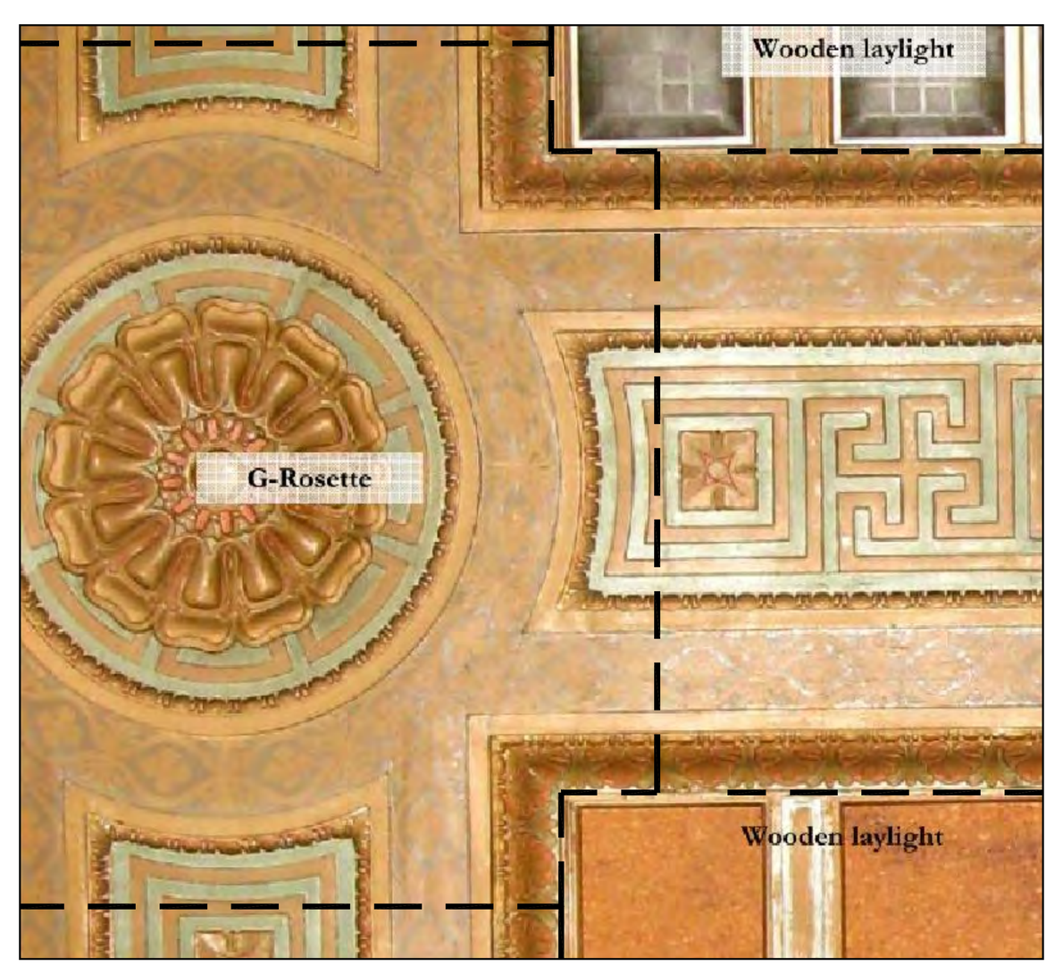
6 (E) WOOD LAYLIGHT ASSEMBLY
SCALE: N.T.S.



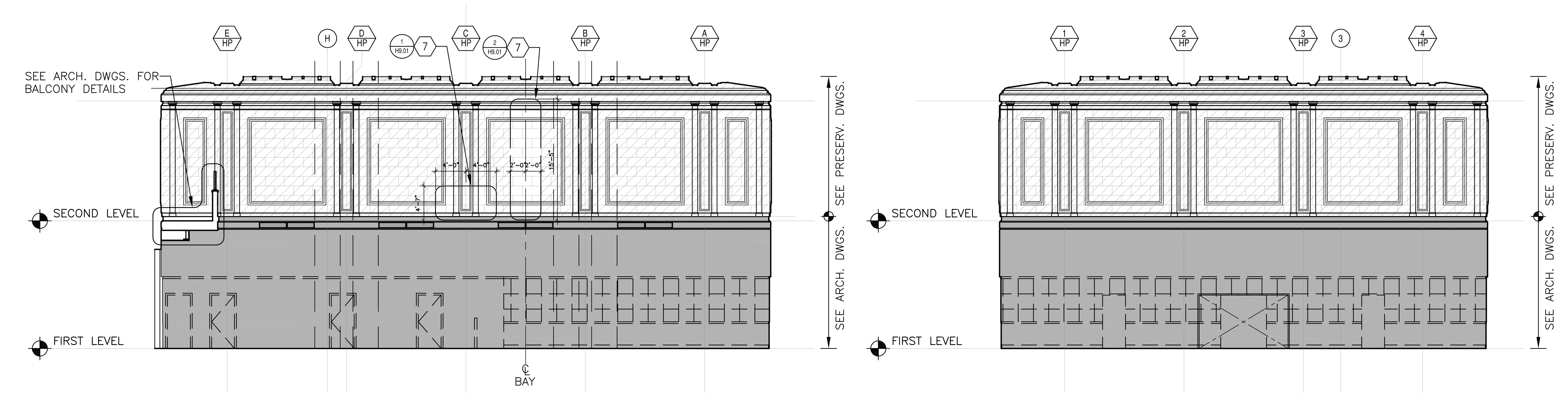
A. EAST ELEVATION

B. SOUTH ELEVATION

5 BANKING HALL DEMO ELEVATION
SCALE: 1/8"=1'-0"



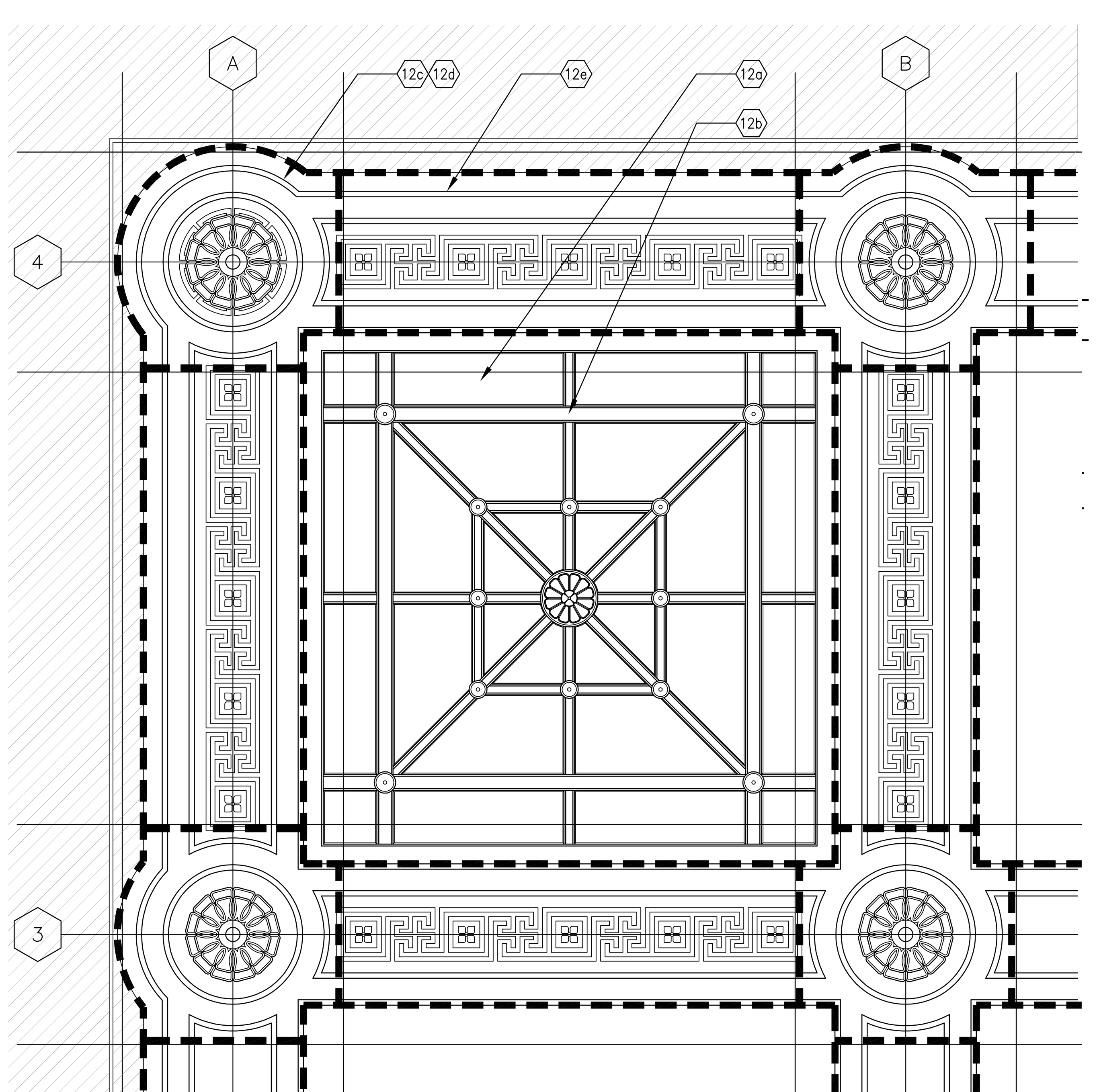
4 (E) PLASTER ROSETTE & MOLDING & WOOD LAYLIGHT ASSEMBLY
SCALE: N.T.S.



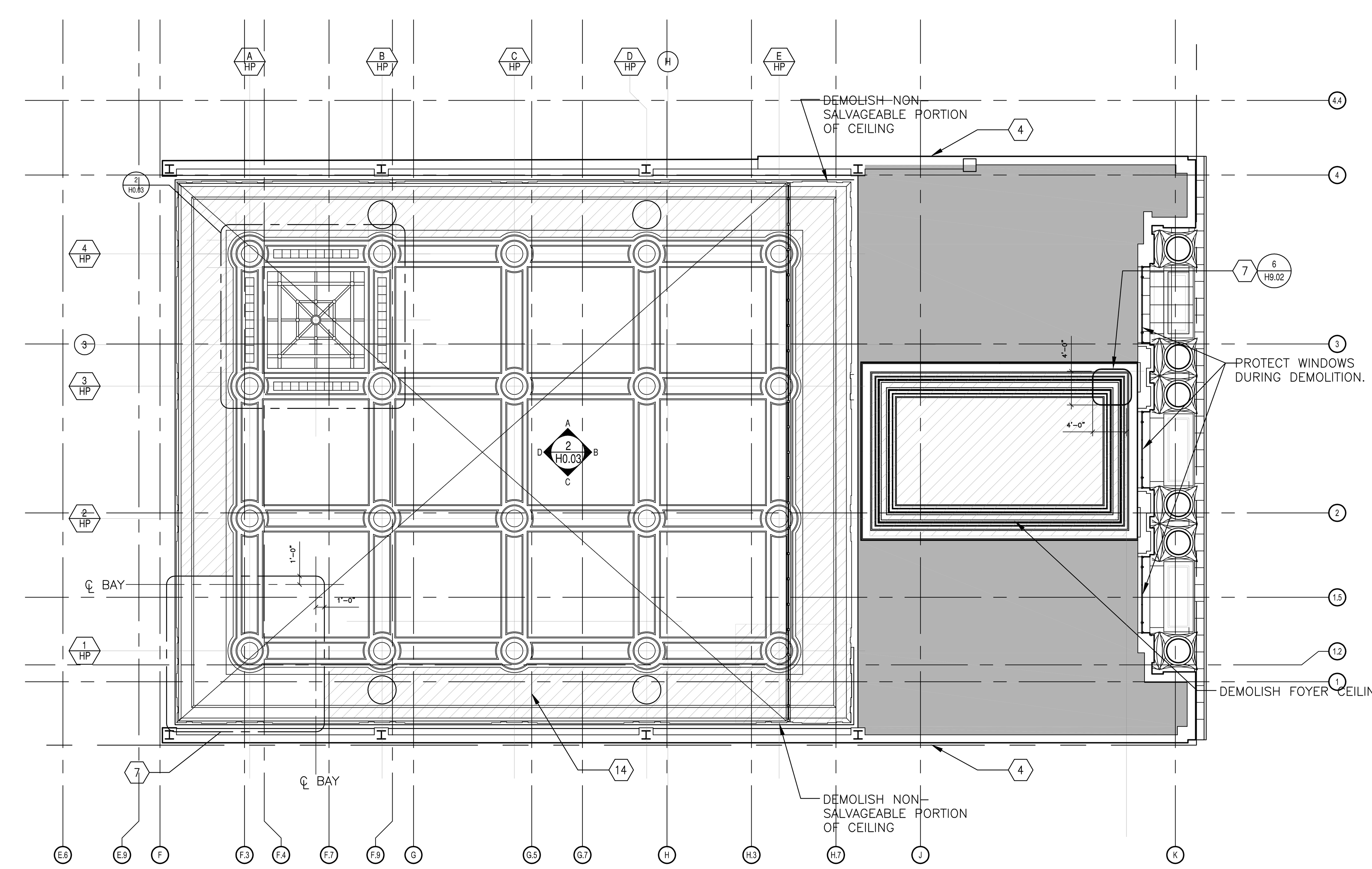
C. WEST ELEVATION

D. NORTH ELEVATION

3 BANKING HALL DEMO ELEVATION (CONT.)
SCALE: 1/8"=1'-0"



2 BANKING HALL DEMO ENLARGED RCP
SCALE: 1/8"=1'-0"



1 BANKING HALL DEMO REFLECTED CEILING PLAN
SCALE: 1/8"=1'-0"

SHEET NOTES

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LEGEND

- EXTENT OF (N) ALTERATION. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL NOTES AND INFORMATION.
- EXTENT OF DEMOLITION AT HISTORIC CONSTRUCTION. SEE HISTORIC DRAWINGS FOR ADDITIONAL NOTES AND INFORMATION.
- EXISTING TO REMAIN
- OBJECTS TO BE REMOVED
- LOCATIONS WHERE CEILING IS TO BE CUT FOR DISMANTLING
- 3/HP GRID LINE – PRESERVATION WORK
- 3 GRID LINE – ARCHITECTURAL WORK

DEMO KEY NOTES

EXTERIOR

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2. REMOVE (E) GLASS & ALUMINUM STOREFRONT DOOR AND FRAME. SEE ARCHITECTURAL DRAWINGS FOR DETAILS OF (N) DOOR.
3. REMOVE AND DISPOSE OF (E) SHEET METAL SIGN.
4. NOT USED.
5. REMOVE & DISPOSE OF (E) VENTS AND FLAGPOLE PER SECTION 02 4291.
6. SALVAGE REPRESENTATIVE PORTION OF WALL AND/OR CEILING FOR RECONSTRUCTION. SEE SECTION 02 4291 AND SALVAGE SCHEDULE DWG./DTL.

6A. DEMO (E) STEEL HEADER. VERIFY EXTENT OF HEADER PRIOR TO COMMENCEMENT OF DEMO.

6B. DEMO (E) WINDOW ASSEMBLY. REMOVE PLASTER TO CLEAN MASONRY SURFACE.

INTERIOR

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EXCHANGE HALL WALLS

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9. REMOVE REPRESENTATIVE RUN OF (E) CORNICE, INCLUDING DENTILS AND EGG-AND-DART DECORATION, FOR SALVAGE AND RECONSTRUCTION. MIN. 12" X 18" RUN.
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11. REMOVE REPRESENTATIVE (E) WALL PANEL, INCLDING FINISHES AND SCORED ASHLAR BLOCK LINES, MIN. 24" X 24", FOR SALVAGE AND RECONSTRUCTION.

EXCHANGE HALL CEILING

12. REMOVE AND SALVAGE ELEMENTS OF THE CEILING IN THE FOLLOWING SEQUENCE, PER SECTION 02 4291:
    a. REMOVE AND DISPOSE OF EQUIPMENT AND MASONITE BOARD IN WOOD LAYLIGHTS.
    b. REMOVE THE ENTIRE WOOD LAYLIGHT ASSEMBLY AND STORE OFFSITE.
    c. SUPPORT PLASTER ROSETTES FROM BELOW AND THEN CAREFULLY CUT SURROUND PLASTER.
    d. FROM THE ATTIC, CUT THE PLASTER ROPES AND REMOVE THE PLASTER ROSETTES, AS A WHOLE UNIT, FOR SALVAGE AND STORAGE.
    e. CUT REMAINING RUN PLASTER ELEMENTS INTO SECTIONS FOR SALVAGE AND REINSTALLATION.
13. DO NOT PROCEED WITH FULL DEMOLITION OF INTERIOR SPACES UNTIL SELECTIVE DEMOLITION AND SALVAGE WORK IS COMPLETED AND APPROVED BY THE PRESERVATION ARCHITECT.
14. ALLOW MIN. 12" MARGIN FOR INSTALLATION OF CEILING ALIGNED WITH PANELS OF WALL AND STRUCTURAL COLUMNS. SEE ALSO ARCHITECTURAL DRAWINGS.

FOYER CEILING

15. REMOVE REPRESENTATIVE CORNER OF (E) CEILING, MIN. 24" X 24", FOR SALVAGE AND RECONSTRUCTION.

CEILING REMOVAL CONCEPT

THE FOLLOWING STEPS MAY BE REQUIRED TO REMOVE INDIVIDUAL COMPONENTS IN SECTIONS:
1. INSTALL SCAFFOLD TO ACCESS CEILING
2. CONDUCT INVESTIGATION TO DETERMINE BEST MEANS AND METHODS APPROACH FOR THE REMOVAL AND SALVAGE OF THE CEILING

THE REMOVAL OF THE LAYLIGHT MAY INCLUDE THE FOLLOWING STEPS:
1. BLOCK AND TACKLE PULLEY SYSTEM MAY BE USED TO SECURE THE LAYLIGHT
2. REMOVE LIGHTING FIXTURES ATTACHED TO THE LAYLIGHTS AND DISCARD
3. REMOVE AND SALVAGE REMAINING ORIGINAL GLASS (MASONITE PANELS WILL BE DISCARDED)
4. SECURE LAYLIGHT BY ATTACHING MULTIPLE CANVAS STRAPS TO EDGES AND CROSS MEMBERS
5. FROM SCAFFOLDING BELOW THE FINISH CEILING, USE A FINE RECIPROCATING SAW BLADE TO SEPARATE THE LAYLIGHT FROM THE PLASTER AT THE JOINT BETWEEN THE WOOD LAYLIGHT FRAME AND THE PLASTER PALMETTE COURSING INSIDE THE COFFER
6. MECHANICALLY REMOVE CONNECTION BETWEEN THE LAYLIGHT SECTION AND SUPPORTING FRAME, REMOVING WOOD SHIMS AND CUTTING ANY OTHER FORM OF ATTACHMENT USING A FINE RECIPROCATING SAW BLADE
7. LOWER LAYLIGHT TO GROUND LEVEL, DOCUMENT, CATALOG, AND STORE.

THE REMOVAL OF THE PLASTER ROSETTE MAY INCLUDE THE FOLLOWING STEPS:

1. CUT PLASTER, LATH, AND WOOD MEMBERS AROUND THE ENTIRE WOODEN FRAMEWORK OF THE ROSETTE. CUT LOCATION PROPOSED TO BE BETWEEN THE ROSETTE ARMATURE AND THE FLAT PLASTER MOLDING AT AREA THAT HAS THE LEAST AMOUNT OF DETAIL.
2. DETACH ROSETTE AND LOWER TO GROUND LEVEL.
3. DOCUMENT, CATALOG, AND STORE.

THE REMOVAL OF THE FLAT PLASTER MOLDING MAY INCLUDE THE FOLLOWING STEPS:

1. CUT, PLASTER AND LATH AWAY FROM ROSETTE, LAYLIGHT COFFER AND ADJACENT PLASTER CEILING AT AREA THAT HAS THE LEAST AMMOUNT OF DETAIL.
2. DOCUMENT, CATALOG, AND STORE.

E / N REF. / S / W

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350 BUSH STREET

SAN FRANCISCO CALIFORNIA

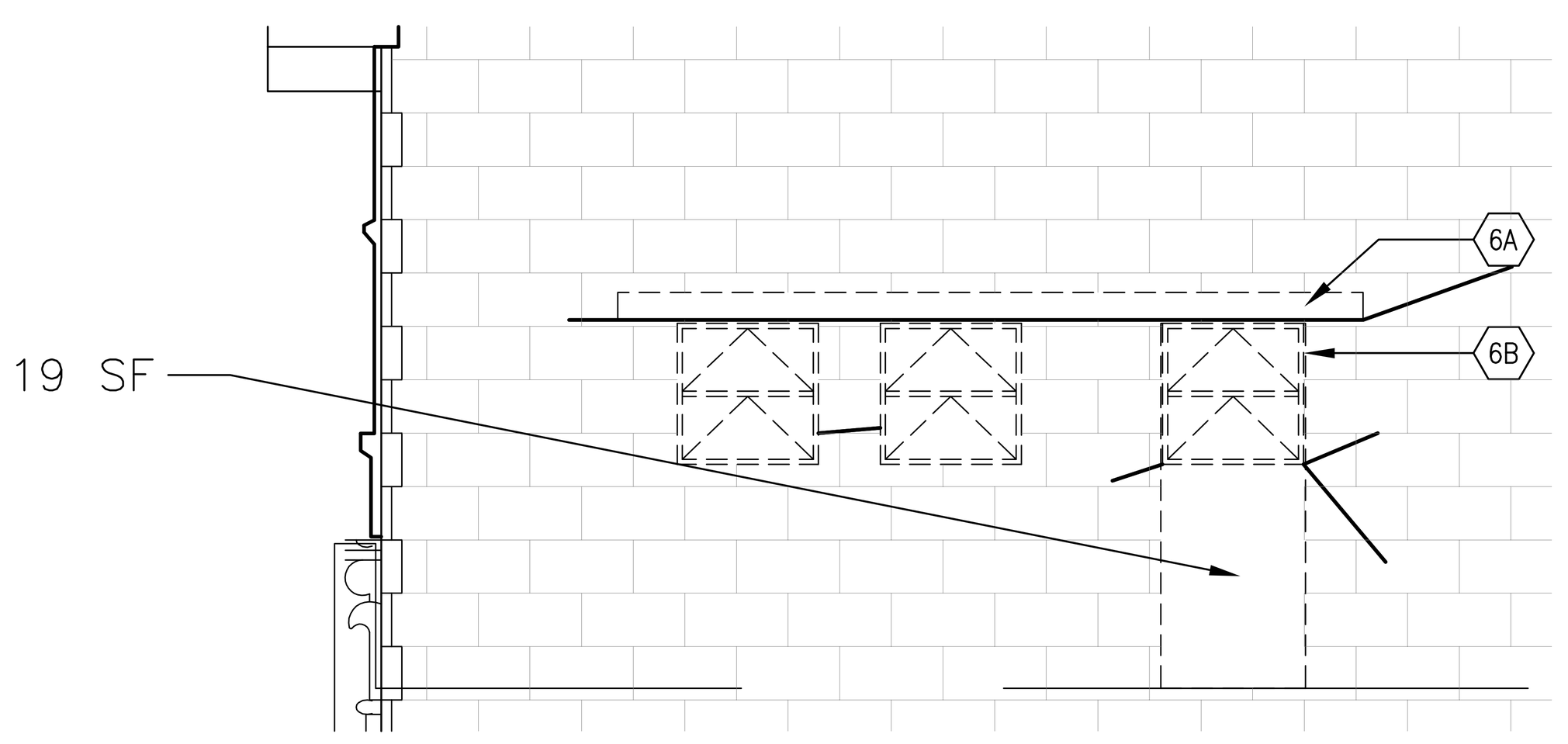
KEY PLAN

REVISION	DATE
75% CDs	11.05.08
75% CDs PLANNING REVISIONS.	14.05.14
PLANNING DEPT. REVISIONS	14.06.11

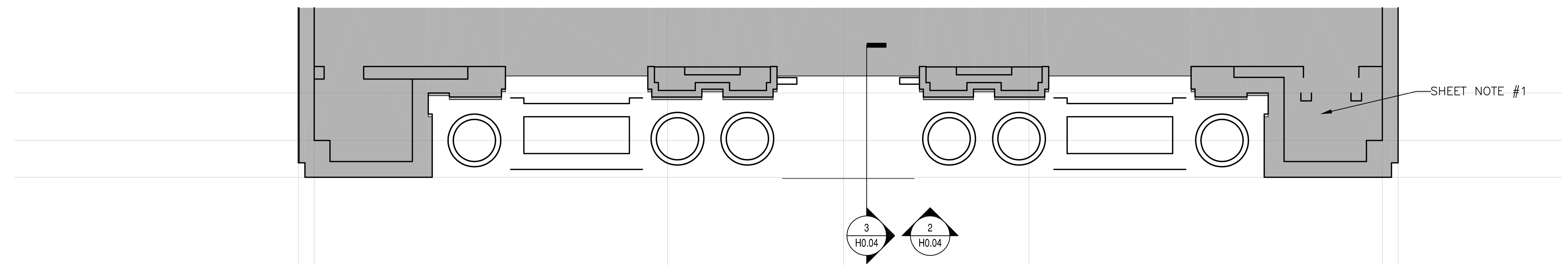
DATE

SHEET TITLE
DEMO PLANS

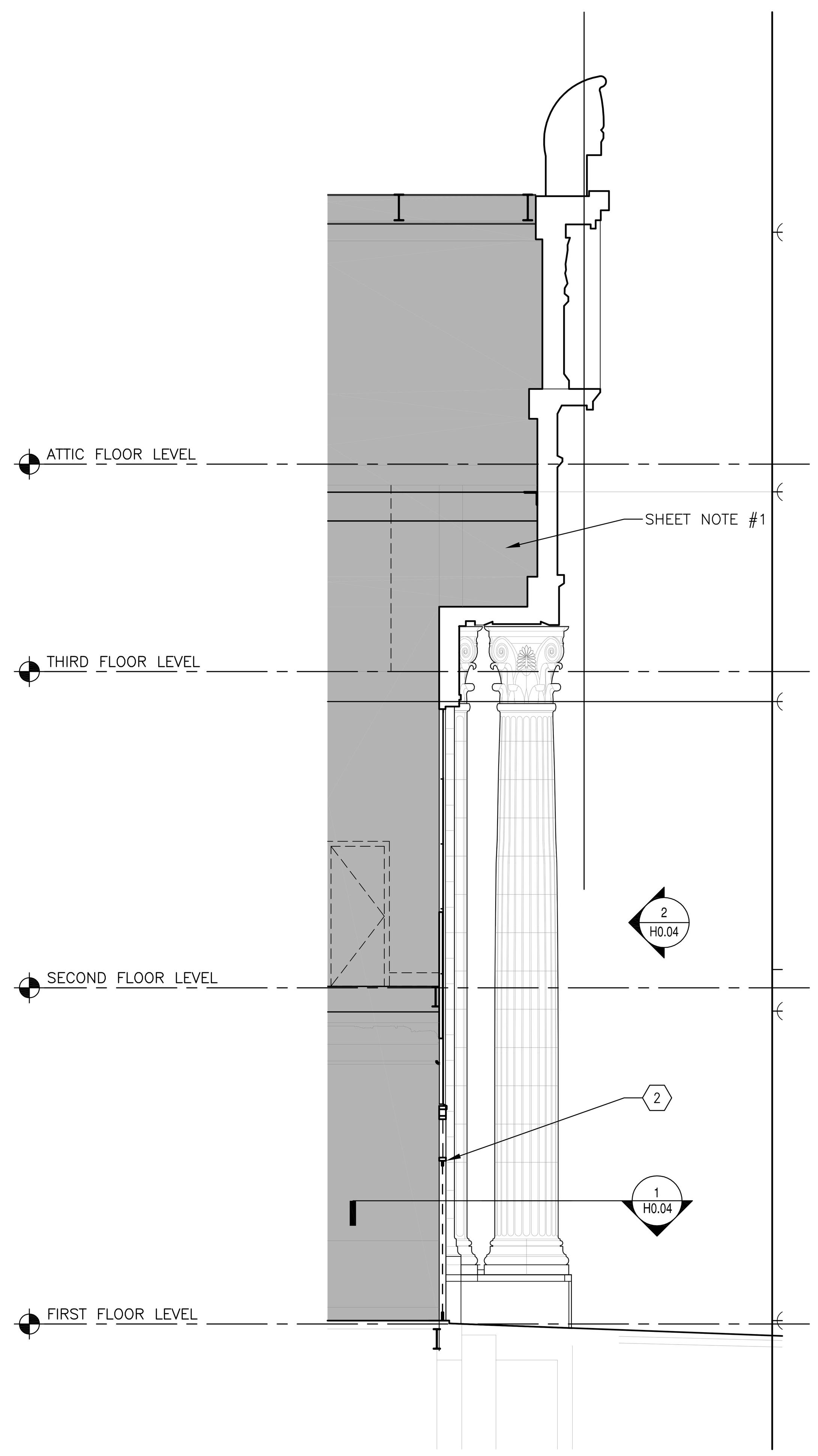
SHEET NO.
H0.03



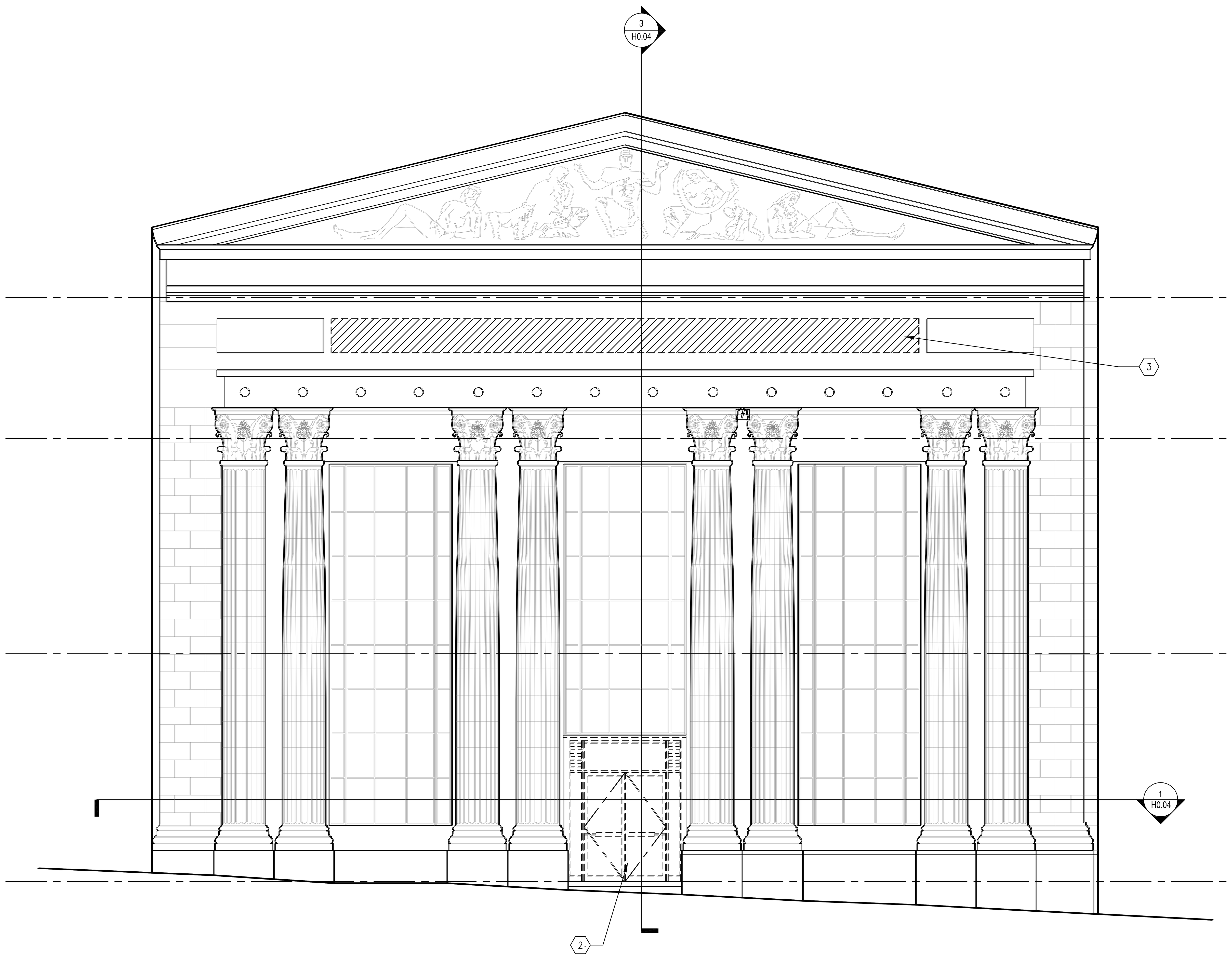
12 EXTERIOR DEMO - THIRD LEVEL EAST FACADE
SCALE: 1/4"=1'-0"



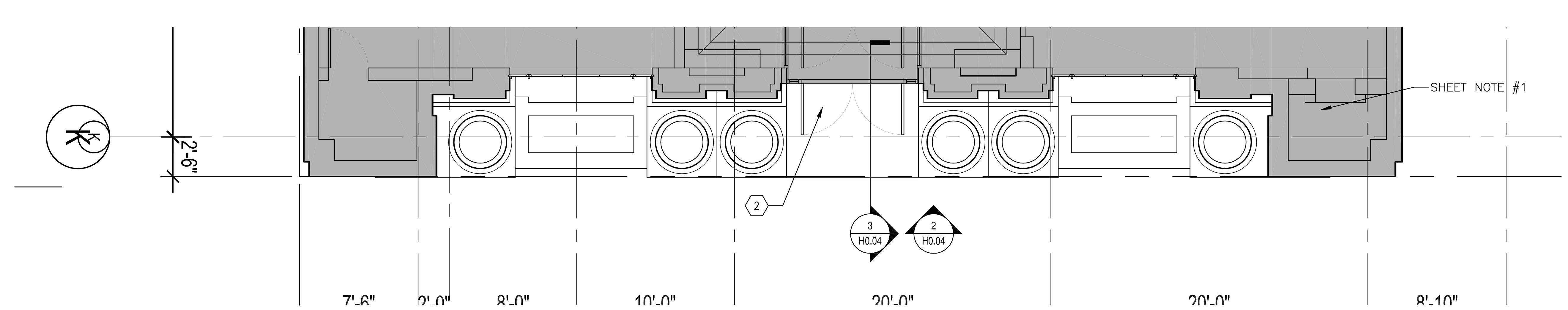
4 DEMO REFLECTED CEILING PLAN - SOUTH FACADE
SCALE: 1/4"=1'-0"



3 DEMO SECTION - SOUTH FACADE
SCALE: 1/4"=1'-0"



2 EXTERIOR DEMO ELEVATION - SOUTH FACADE
SCALE: 1/4"=1'-0"



1 DEMO PLAN - SOUTH FACADE
SCALE: 1/4"=1'-0"

SHEET NOTES

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3. REMOVE AND DISPOSE OF (E) SHEET METAL SIGN.
4. NOT USED.
5. REMOVE & DISPOSE OF (E) VENTS AND FLAGPOLE PER SECTION 02 4291.
6. SALVAGE REPRESENTATIVE PORTION OF WALL AND/OR CEILING FOR RECONSTRUCTION. SEE SECTION 02 4291 AND SALVAGE SCHEDULE DWG./DTL.

6A. DEMO (E) STEEL HEADER. VERIFY EXTENT OF HEADER PRIOR TO COMMENCEMENT OF DEMO.

6B. DEMO (E) WINDOW ASSEMBLY. REMOVE PLASTER TO CLEAN MASONRY SURFACE.

INTERIOR

7. PRIOR TO DEMOLITION OF INTERIOR SPACES, REMOVE, SALVAGE, AND STORE ELEMENTS IDENTIFIED FOR RECREATION. DO NOT PROCEED WITH FULL DEMOLITION UNTIL PRESERVATION ARCHITECT APPROVES OF SALVAGE.

EXCHANGE HALL WALLS

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    d. FROM THE ATTIC, CUT THE PLASTER ROPES AND REMOVE THE PLASTER ROSETTES, AS A WHOLE UNIT, FOR SALVAGE AND STORAGE.
    e. CUT REMAINING RUN PLASTER ELEMENTS INTO SECTIONS FOR SALVAGE AND REINSTALLATION.
13. DO NOT PROCEED WITH FULL DEMOLITION OF INTERIOR SPACES UNTIL SELECTIVE DEMOLITION AND SALVAGE WORK IS COMPLETED AND APPROVED BY THE PRESERVATION ARCHITECT.
14. ALLOW MIN. 12" MARGIN FOR INSTALLATION OF CEILING ALIGNED WITH PANELS OF WALL AND STRUCTURAL COLUMNS. SEE ALSO ARCHITECTURAL DRAWINGS.

FOYER CEILING

15. REMOVE REPRESENTATIVE CORNER OF (E) CEILING, MIN. 24" X 24", FOR SALVAGE AND RECONSTRUCTION.

HM
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350 BUSH STREET

SAN FRANCISCO CALIFORNIA

KEY PLAN

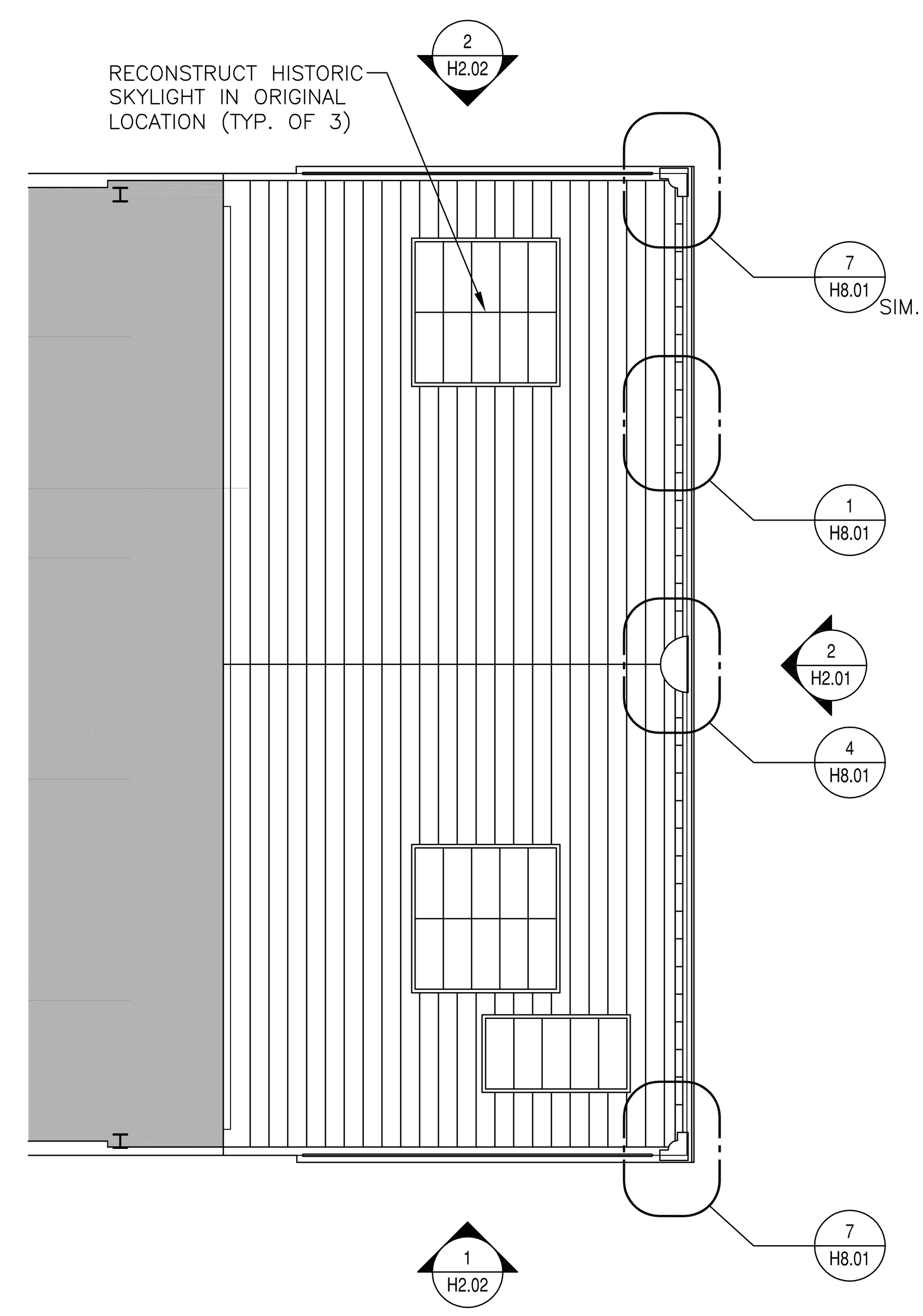
REVISION	DATE
75% CDs	11.05.08
75% CDs PLANNING REVISIONS.	14.05.14
PLANNING DEPT. REVISIONS	14.06.11

DATE

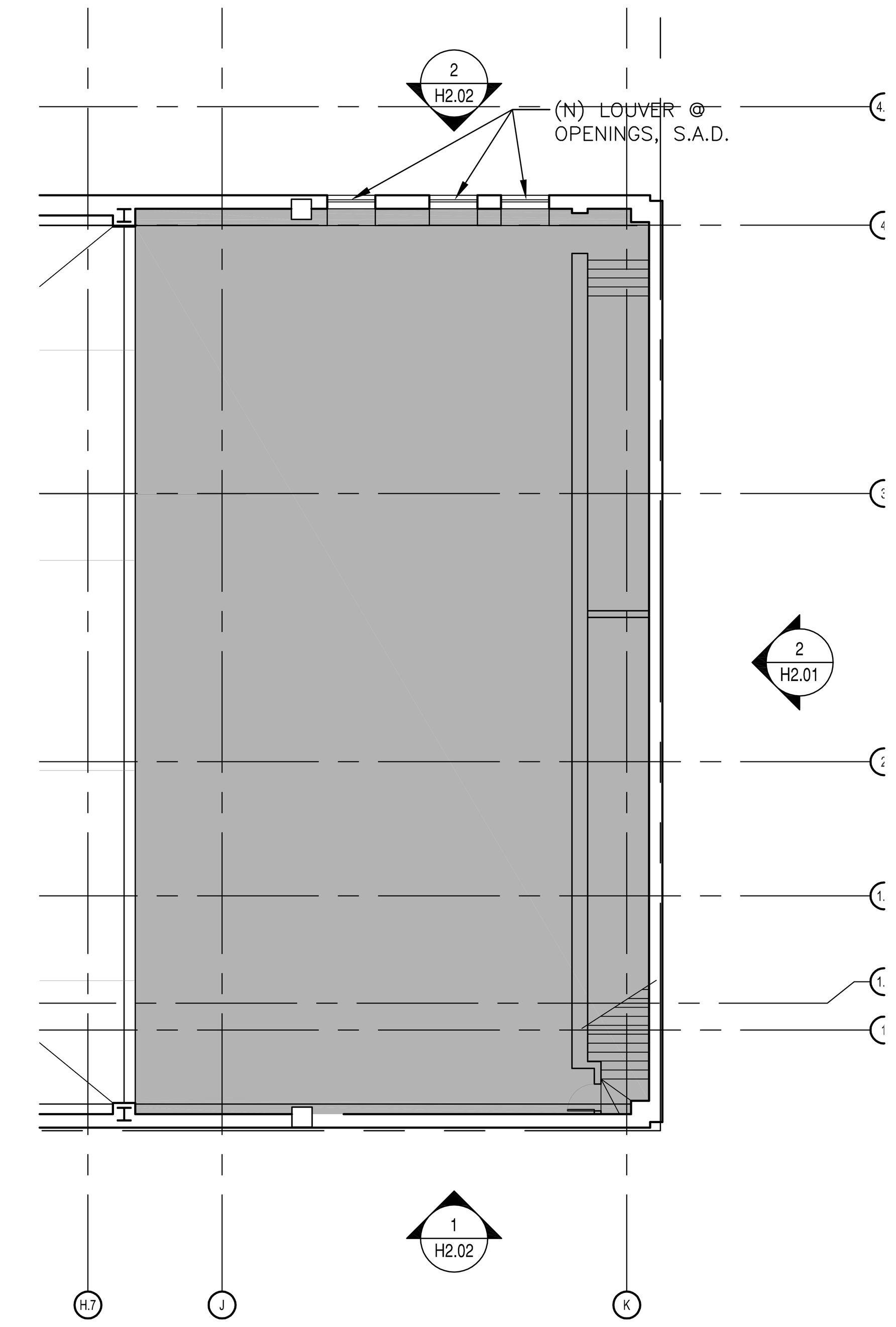
SHEET TITLE
EXTERIOR DEMO SOUTH FACADE

SHEET NO.
H0.04

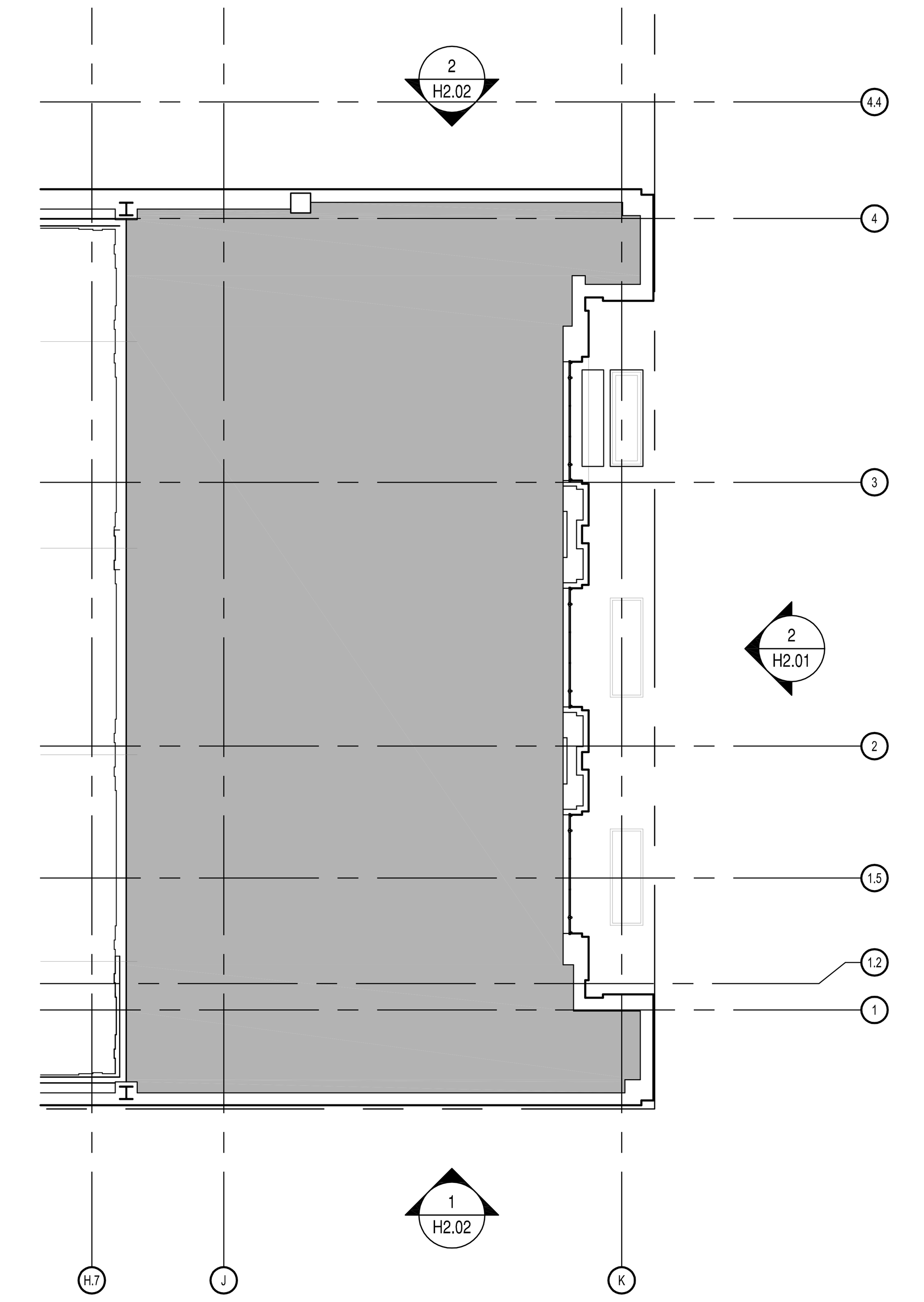
USER\PW: SMITH\MOUNTAINVIEW
FILE NAME: P:\130XX\13224 350 BUSH NEW DESIGN\CAD\SHEETS\H0.04 EXTERIOR DEMO SOUTH FACADE.DWG
TIME: 10 JUN 2014 - 10:36AM
LAST SAVED: 10 Jun 14



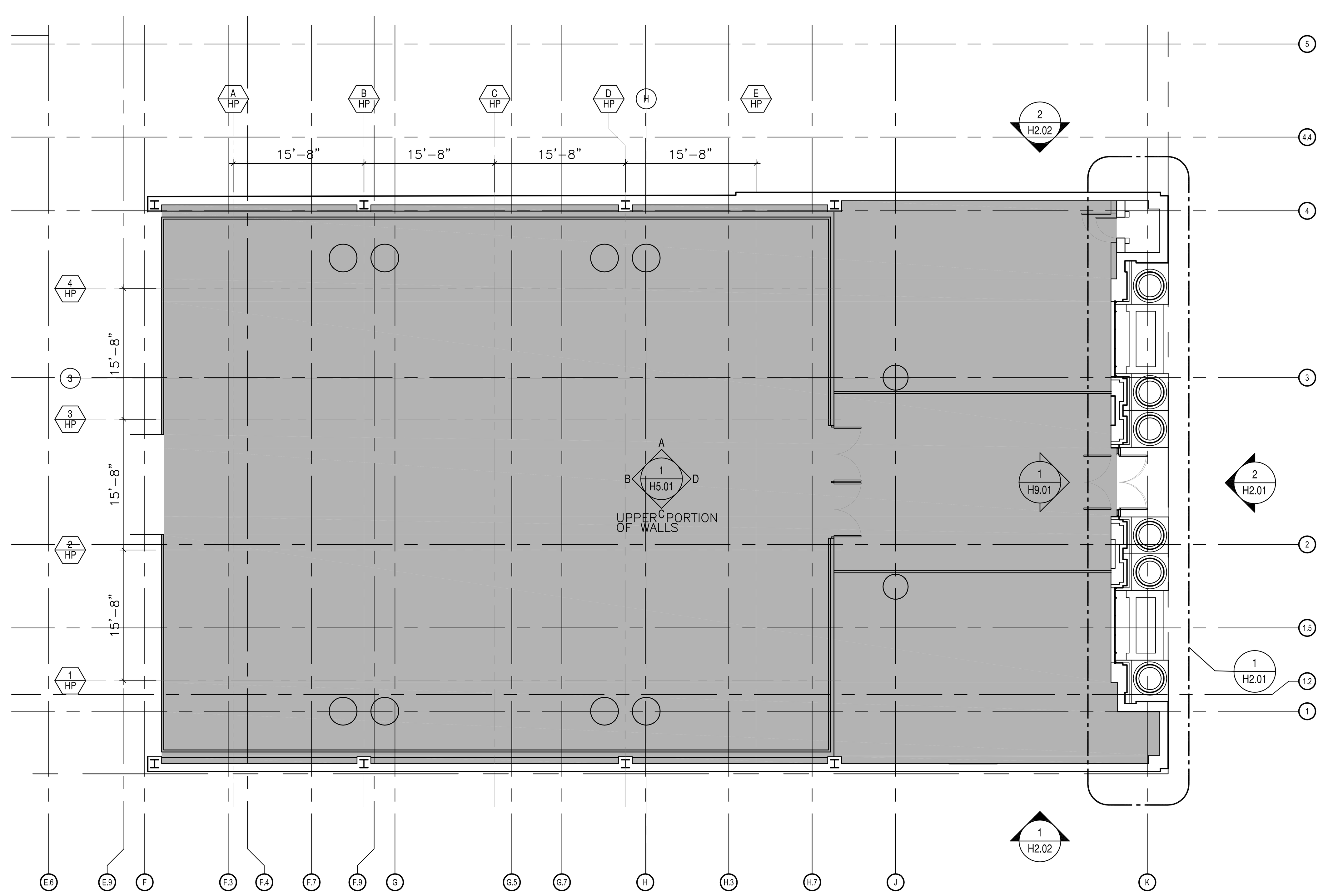
5 ROOF PLAN
SCALE: 1/8"=1'-0"



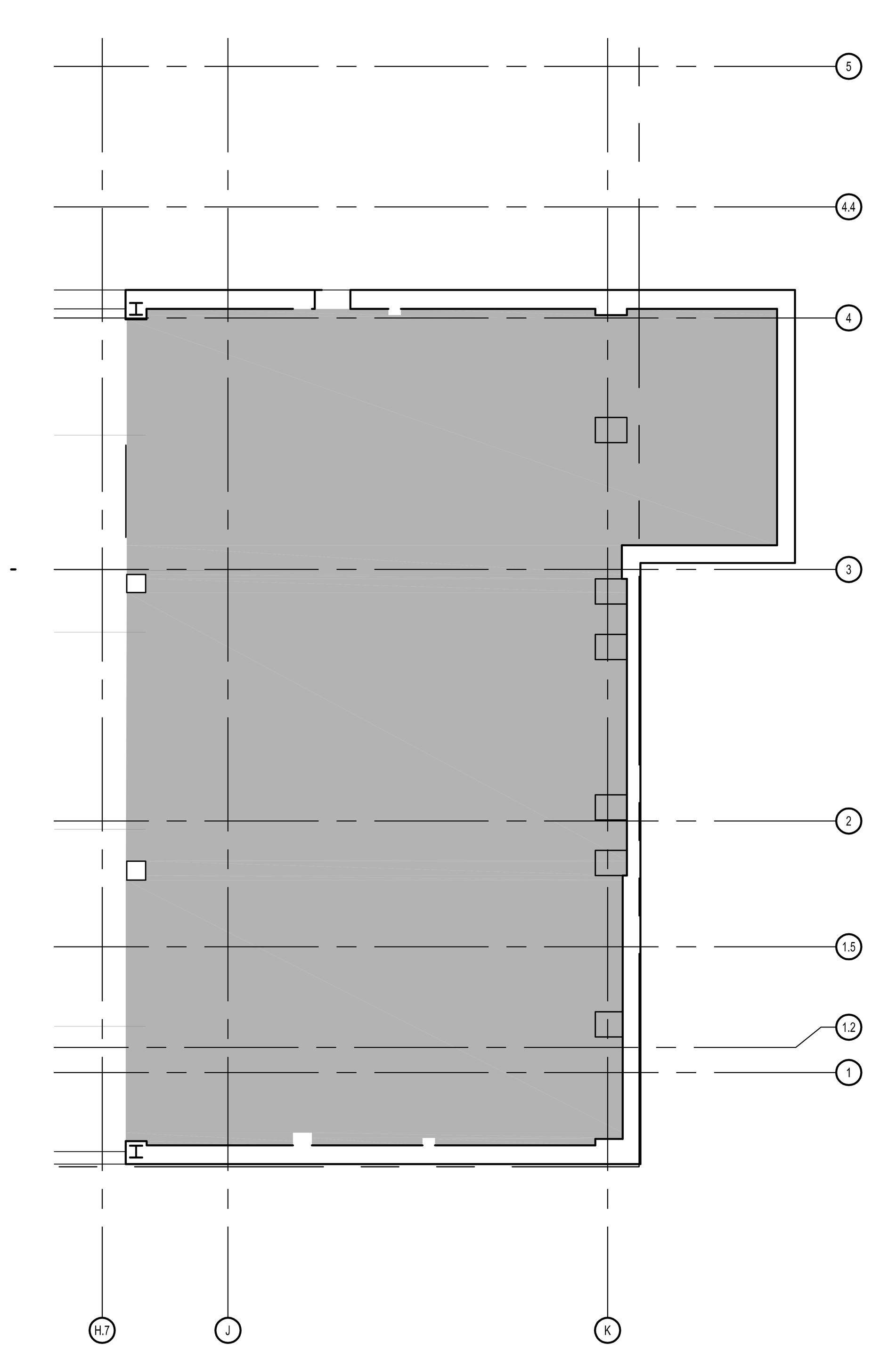
4 THIRD LEVEL PLAN
SCALE: 1/8"=1'-0"



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



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



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

SHEET NOTES

1. PROTECT HISTORIC MATERIALS TO BE RETAINED IN PLACE DURING DEMOLITION INCLUDING BUT NOT LIMITED TO TERRA COTTA, STEEL WINDOWS AND GLASS AND MARBLE PLANTER CLADDING.
2. REFER TO SECTION 02070 FOR PROTECTION, DEMOLITION AND SALVAGE.
3. LOCATION & EXTENT OF DEFECTS SHOWN IS BASED ON A VISUAL SURVEY FROM THE GROUND. PROVIDE CONTINGENCY IN BID TO REPAIR SIMILAR DEFECTS IN THEIR ENTIRETY WHETHER SHOWN OR NOT.
4. PRIOR TO START OF WORK, CONTRACTOR TO V.I.F. EXTENT OF (E) DEFECTS. HISTORIC PRESERVATION ARCHITECT TO REVIEW & APPROVE EXTENT OF REPAIR WORK. SEE SPECIFICATIONS.
5. A QUALIFIED HAZARDOUS MATERIALS ABATEMENT CONTRACTOR TO IDENTIFY AND REMOVE (E) HAZARDOUS MATERIALS PRIOR TO COMMENCEMENT OF WORK. (N.I.C.)
6. CLEAN (E) EXTERIOR FACADE SURFACES PRIOR TO RESTORATION WORK USING THE GENTLEST MEANS POSSIBLE. REMOVE ALL BIOLOGICAL GROWTH, DIRT, GRAFFITTI, BIRD DROPPINGS & LOOSE PAINT FROM FACADE SURFACES. REFER TO SECTION 04461.

LEGEND

(grey fill)	EXTENT OF (N) ALTERATION, SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL NOTES AND INFORMATION
(hatch)	(N) CONSTRUCTION TO MATCH (E) SALVAGED REPRESENTATIVE COMPONENTS.
3 HP	GRID LINE – PRESERVATION WORK
3	GRID LINE – ARCHITECTURAL WORK

KEY NOTES – EXTERIOR RESTORATION

CLEANING

1. TAR & MASTIC. NOTE: TAR & MASTIC MAY CONTAIN HAZARDOUS MATERIALS. QUALIFIED HAZARDOUS MATERIALS CONTRACTOR TO REMOVE/REMEDIATE HAZARDOUS MATERIALS PRIOR TO CLEANING AND RESTORATION WORK.
2. GRAFITTI. CLEAN PER SPECIFICATION SECTION 04-0120.52.

TERRA COTTA REPAIR

3. FAULTY OR DISCOLORED TERRA COTTA PATCH. REMOVE PATCH, PREPARE SUBTRATE & REPAIR PER SECTION 04 2129.
4. REMOVE DETERIORATED MORTAR & REPOINT PER SECTION 04 0513.91. (N) REPOINTING MORTAR TO MATCH (E) IN COMPOSITION, COLOR, TEXTURE AND PROFILE. ESTIMATED 950 LINEAR FEET REPOINTING.
5. GLAZE SPALL. PATCH FAILED GLAZE PER SPECIFICATION SECTION 04 2129.
6. EFFLORESCENCE/MINERAL DEPOSITS. CLEAN (E) DEPOSITS PER SPECIFICATION SECTION 04 0120.52.
7. (E) HOLES IN TERRA COTTA. REMOVE ABANDONED MATERIALS (ANCHORS, ETC), FILL HOLES AND PATCH GLAZE PER SPECIFICATION SECTION 04 2129.
8. SHALLOW (< ⅛" DEPTH) SPALLING OF TERRA COTTA GLAZING &/OR BISQUE. REMOVE LOOSE GLAZE. PREPARE (SAND) SURFACE & INSTALL (N) TERRA COTTA COATING. SEE SECTION 04 2129.
9. DEEP (> ⅛" DEPTH) SPALLING OF TERRA COTTA GLAZING &/OR BISQUE. PREPARE SUBSTRATE, INSTALL (N) STAINLESS STEEL ANCHORS & MORTAR PATCH. INSTALL (N) TERRA COTTA COATING. SEE SECTION 04 2129.

CEMENT PLASTER REPAIR

10. V.I.F. ATTACHMENT OF CEMENT PLASTER TO SUBSTRATE BY SOUNDING WITH WOODEN OR ACRYLIC MALLET. IDENTIFY AREA OF DELAMINATED PLASTER, REMOVE AND PATCH WITH (N) PLASTER TO MATCH (E). SEE SECTION 09 2423.
11. (E) PLASTER REPAIR & PATCH DEFICIENCIES INCLUDING CRACKS, HOLES & SPALLS. REMOVE (E) DETERIORATED PLASTER & REPAIR PER SECTION 09-2423.
12. INSTALL (N) LOUVER, S.A.D.
13. INSCRIBE PLASTER WITH MORTAR JOINTS TO SIMULATE AN ASHLAR BLOCK PATTERN. ALIGN HORIZONTAL JOINTS WITH TERRA COTTA MORTAR JOINTS AT SOUTH FACADE RETURN.

BRICK MASONRY REPAIR

14. (E) SHEET METAL FLASHING AND TAR WATERPROOFING. REMOVE SHEET METAL & RE-POINT MORTAR JOINTS. REMOVE TAR PER SECTION 04 0120.52.
15. DETERIORATED MORTAR. REPOINT MORTAR JOINTS PER SECTION 04 0513.91.
16. (E) BRICK PROJECTIONS FROM EXTERIOR WALL PLANE. REMOVE & DISPOSE OF EXTRANEOUS WOOD, BRICK, AND ABANDONED SHEET METAL FLASHING TO PROVIDE A LEVEL WALL PLANE FOR PLASTERING.

METAL ROOF REPAIR

17. REMOVE & DISPOSE OF (E) VENTS AND FLAGPOLE PER SECTION 02 4291.
18. REMOVE RUST & DETERIORATED PAINT FROM STEEL RAIL. PREPARE SURFACE & REPAINT.
19. REPLACE (N) GALVANIZED SHEET METAL ROOFING TO MATCH ORIGINAL STANDING SEAM ROOF. SEE SECTION 07 6113.
20. INSTALL (N) ANTHEMION CRESTING. SEE PRESERVATION DRAWINGS FOR DETAIL.

WINDOWS / DOORS

21. PREPARE, PRIME & PAINT EXTERIOR SIDE OF WINDOW SASH & FRAME.
22. SEE ARCHITECTURAL DRAWINGS FOR DETAILS OF (N) DOOR.
23. (N) OPENING IN (E) WALL SHOWN HATCHED. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL NOTES AND INFORMATION.

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KEY PLAN

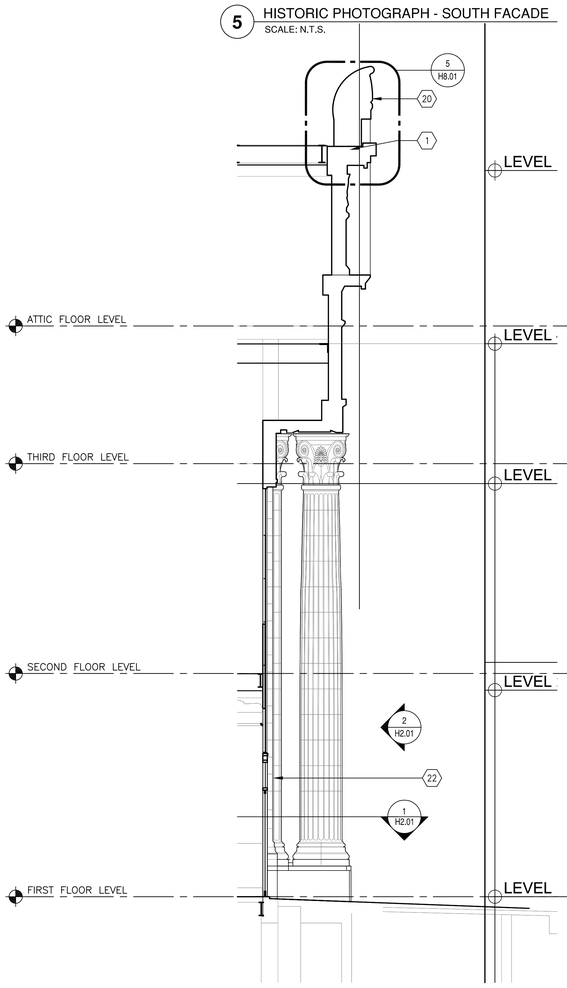
REVISION	DATE
75% CDs	11.05.08
75% CDs PLANNING REVISIONS.	14.05.14
PLANNING DEPT. REVISIONS	14.06.11

DATE

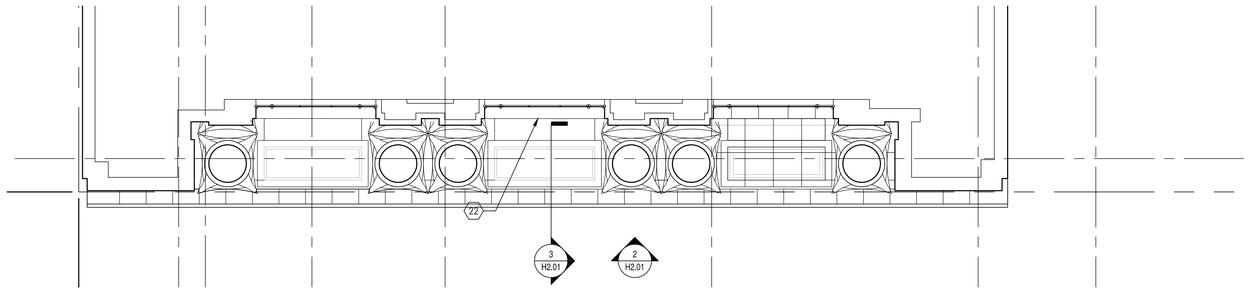
SHEET TITLE
FLOOR PLANS

SHEET NO.
H1.01

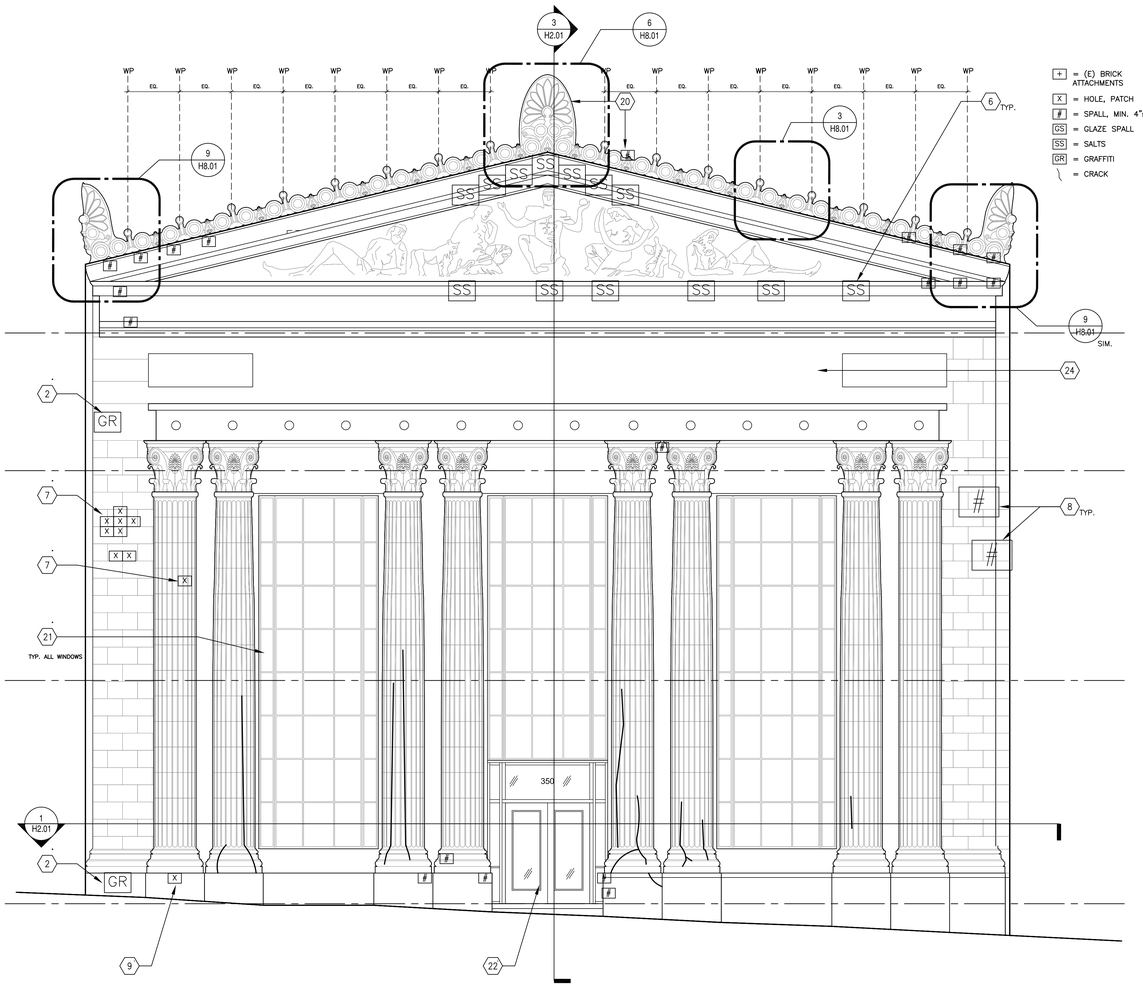
5 HISTORIC PHOTOGRAPH - SOUTH FACADE
SCALE: N.T.S.



3 SECTION - SOUTH FACADE
SCALE: 1/4"=1'-0"

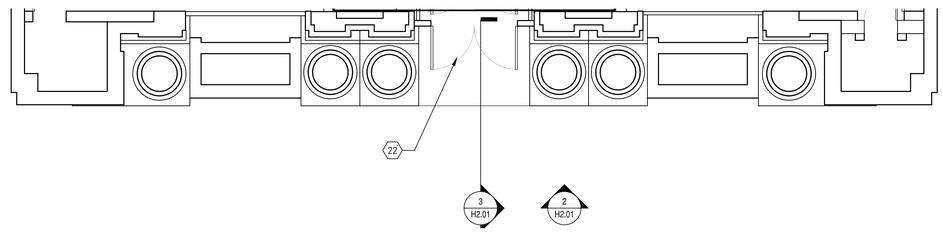


4 PARTIAL REFLECTED CEILING PLAN - SOUTH FACADE
SCALE: 1/4"=1'-0"



2 EXTERIOR ELEVATION - SOUTH FACADE
SCALE: 1/4"=1'-0"

+ = (E) BRICK ATTACHMENTS
X = HOLE, PATCH
# = SPALL, MIN. 4"sq.
GS = GLAZE SPALL
SS = SALTS
GR = GRAFFITI
= CRACK



1 PARTIAL PLAN - SOUTH FACADE
SCALE: 1/4"=1'-0"

SHEET NOTES

1. PROTECT HISTORIC MATERIALS TO BE RETAINED IN PLACE DURING DEMOLITION INCLUDING BUT NOT LIMITED TO TERRA COTTA, STEEL WINDOWS AND GLASS AND MARBLE PLANTER CLADDING.
2. REFER TO SECTION 02070 FOR PROTECTION, DEMOLITION AND SALVAGE.
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4. PRIOR TO START OF WORK, CONTRACTOR TO V.I.F. EXTENT OF (E) DEFECTS. HISTORIC PRESERVATION ARCHITECT TO REVIEW & APPROVE EXTENT OF REPAIR WORK. SEE SPECIFICATIONS.
5. A QUALIFIED HAZARDOUS MATERIALS ABATEMENT CONTRACTOR TO IDENTIFY AND REMOVE (E) HAZARDOUS MATERIALS PRIOR TO COMMENCEMENT OF WORK. (N.I.C.)
6. CLEAN (E) EXTERIOR FACADE SURFACES PRIOR TO RESTORATION WORK USING THE GENTLEST MEANS POSSIBLE. REMOVE ALL BIOLOGICAL GROWTH, DIRT, GRAFFITTI, BIRD DROPPINGS & LOOSE PAINT FROM FACADE SURFACES. REFER TO SECTION 04461.

LEGEND

EXTENT OF (N) ALTERATION, SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL NOTES AND INFORMATION

(N) CONSTRUCTION TO MATCH (E) SALVAGED REPRESENTATIVE COMPONENTS.

3 HP — GRID LINE – PRESERVATION WORK

3 — GRID LINE – ARCHITECTURAL WORK

KEY NOTES – EXTERIOR RESTORATION

CLEANING

1. TAR & MASTIC NOTE: TAR & MASTIC MAY CONTAIN HAZARDOUS MATERIALS. QUALIFIED HAZARDOUS MATERIALS CONTRACTOR TO REMOVE/REMEDIATE HAZARDOUS MATERIALS PRIOR TO CLEANING AND RESTORATION WORK.
2. GRAFITTI: CLEAN PER SPECIFICATION SECTION 04–0120.52.

TERRA COTTA REPAIR

3. FAULTY OR DISCOLORED TERRA COTTA PATCH. REMOVE PATCH, PREPARE SUBTRATE & REPAIR PER SECTION 04 2129.
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CEMENT PLASTER REPAIR

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BRICK MASONRY REPAIR

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METAL ROOF REPAIR

17. REMOVE & DISPOSE OF (E) VENTS AND FLAGPOLE PER SECTION 02 4291.
18. REMOVE RUST & DETERIORATED PAINT FROM STEEL RAIL. PREPARE SURFACE & REPAINT.
19. REPLACE (N) GALVANIZED SHEET METAL ROOFING TO MATCH ORIGINAL STANDING SEAM ROOF. SEE SECTION 07 6113.
20. INSTALL (N) ANTHEMION CRESTING. SEE PRESERVATION DRAWINGS FOR DETAIL.

WINDOWS / DOORS

21. PREPARE, PRIME & PAINT EXTERIOR SIDE OF WINDOW SASH & FRAME.
22. SEE ARCHITECTURAL DRAWINGS FOR DETAILS OF (N) DOOR.
23. (N) OPENING IN (E) WALL SHOWN HATCHED. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL NOTES AND INFORMATION.

SIGNAGE

24. REPAIR ORIGINAL TERRA COTTA.

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KEY PLAN

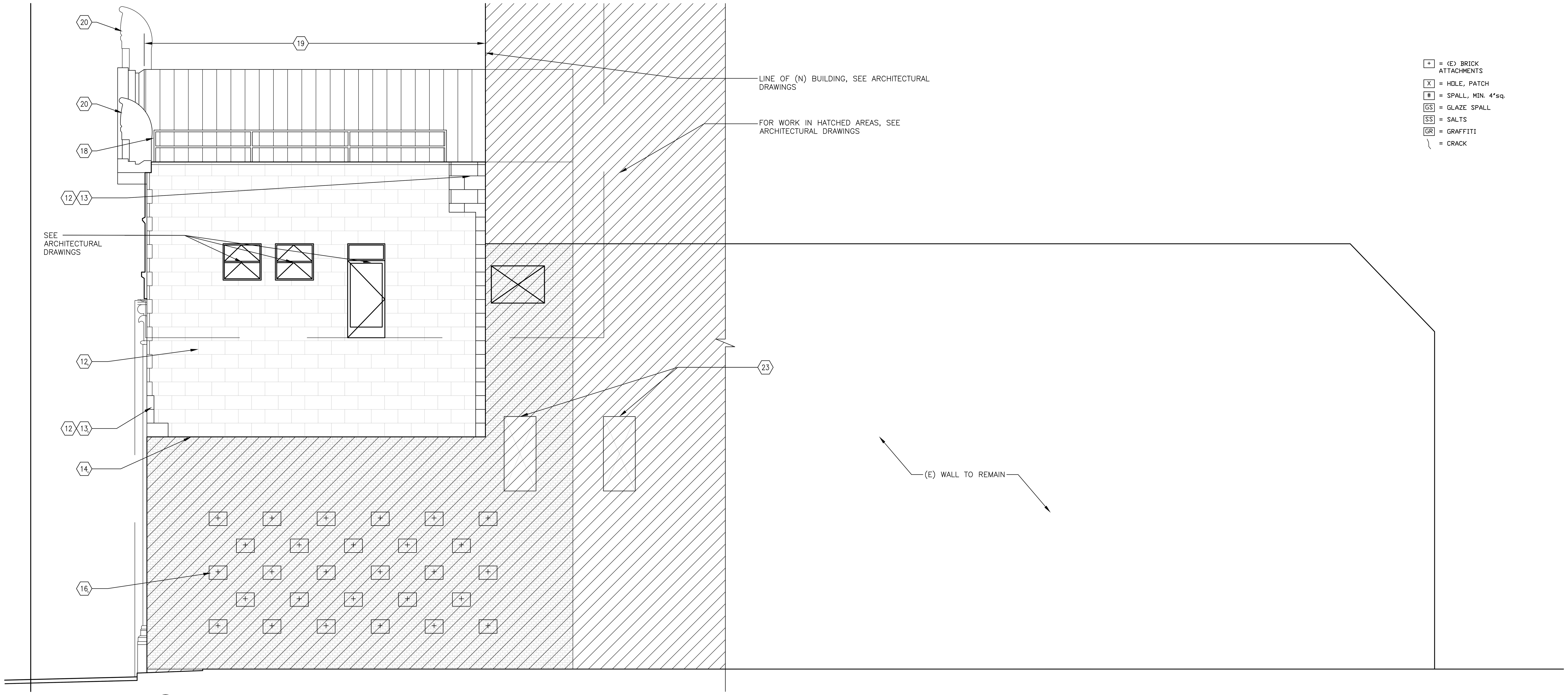
REVISION	DATE
75% CDs	11.05.08
75% CDs PLANNING REVISIONS	14.05.14
PLANNING DEPT. REVISIONS	14.06.11

DATE

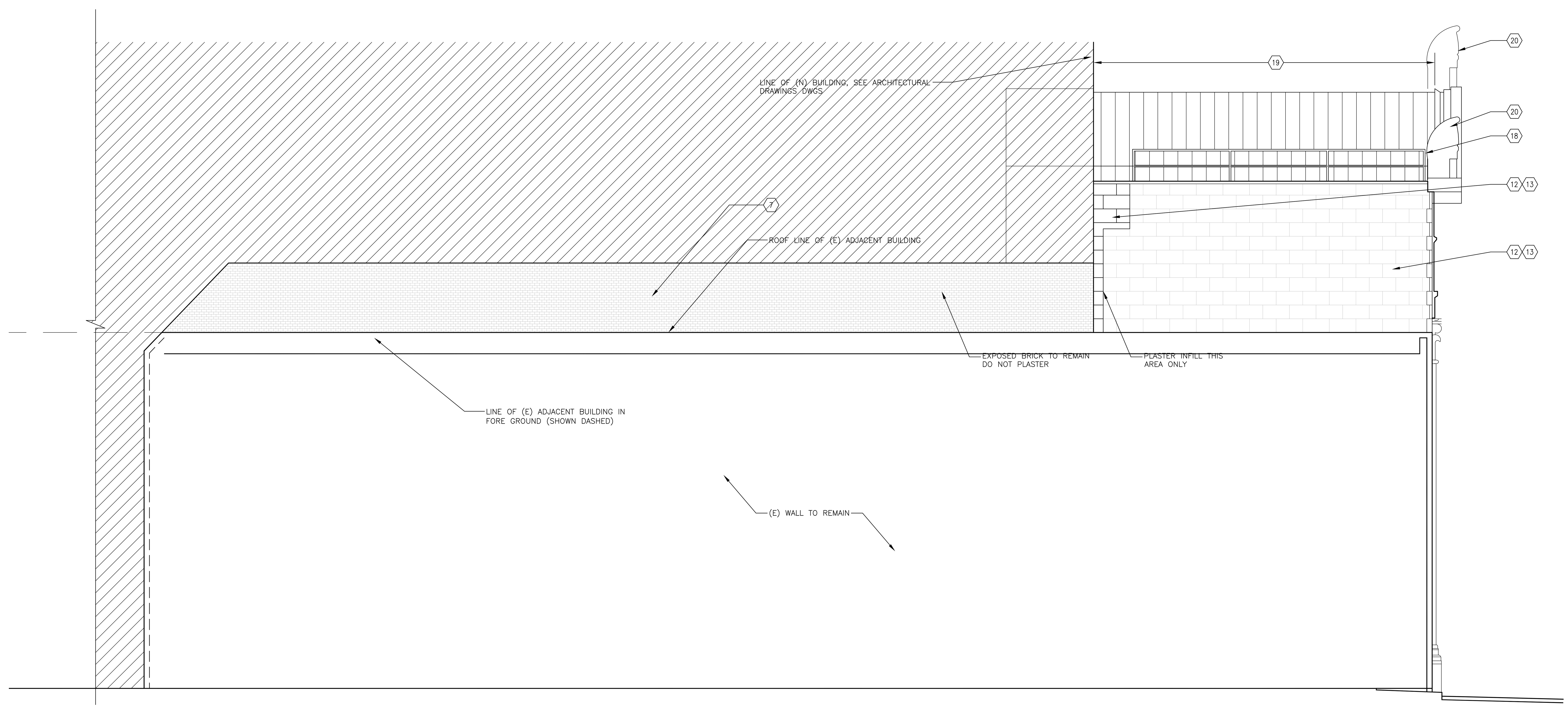
SHEET TITLE
EXTERIOR NEW SOUTH FACADE

SHEET NO.
H2.01

USERNAME: SMITHMOUNTAINVIEW
FILE NAME: C:\DOCUMENTS AND SETTINGS\SMITHMOUNTAINVIEW\MY DOCUMENTS\REVIT\350 BUSH NEW DESIGN\CAD\SHEETS\H2.01 EXTERIOR NEW SOUTH FACADE.DWG
TIME: 10 JAN 2014 - 10:39AM
LAST SAVED: 10 Jan 14



2 EAST ELEVATION
SCALE: 1/4"=1'-0"



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

[+] = (E) BRICK ATTACHMENTS
[X] = HOLE, PATCH
[#] = SPALL, MIN. 4"sq.
[GS] = GLAZE SPALL
[SS] = SALTS
[GR] = GRAFFITI
= CRACK

SHEET NOTES

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LEGEND

EXTENT OF (N) ALTERATION, SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL NOTES AND INFORMATION

(N) CONSTRUCTION TO MATCH (E) SALVAGED REPRESENTATIVE COMPONENTS.

3/HP GRID LINE – PRESERVATION WORK

3 GRID LINE – ARCHITECTURAL WORK

KEY NOTES – EXTERIOR RESTORATION

CLEANING

1 TAR & MASTIC. NOTE: TAR & MASTIC MAY CONTAIN HAZARDOUS MATERIALS. QUALIFIED HAZARDOUS MATERIALS CONTRACTOR TO REMOVE/REMEDIATE HAZARDOUS MATERIALS PRIOR TO CLEANING AND RESTORATION WORK.

2 GRAFITTI. CLEAN PER SPECIFICATION SECTION 04-0120.52.

TERRA COTTA REPAIR

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5 GLAZE SPALL. PATCH FAILED GLAZE PER SPECIFICATION SECTION 04 2129.

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7 (E) HOLES IN TERRA COTTA. REMOVE ABANDONED MATERIALS (ANCHORS, ETC), FILL HOLES AND PATCH GLAZE PER SPECIFICATION SECTION 04 2129.

8 SHALLOW (< 1/8" DEPTH) SPALLING OF TERRA COTTA GLAZING &/OR BISQUE. REMOVE LOOSE GLAZE. PREPARE (SAND) SURFACE & INSTALL (N) TERRA COTTA COATING. SEE SECTION 04 2129.

9 DEEP (> 1/8" DEPTH) SPALLING OF TERRA COTTA GLAZING &/OR BISQUE. PREPARE SUBSTRATE, INSTALL (N) STAINLESS STEEL ANCHORS & MORTAR PATCH. INSTALL (N) TERRA COTTA COATING. SEE SECTION 04 2129.

CEMENT PLASTER REPAIR

10 V.I.F. ATTACHMENT OF CEMENT PLASTER TO SUBSTRATE BY SOUNDING WITH WOODEN OR ACRYLIC MALLET. IDENTIFY AREA OF DELAMINATED PLASTER, REMOVE AND PATCH WITH (N) PLASTER TO MATCH (E). SEE SECTION 09 2423.

11 (E) PLASTER REPAIR & PATCH DEFICIENCIES INCLUDING CRACKS, HOLES & SPALLS. REMOVE (E) DETERIORATED PLASTER & REPAIR PER SECTION 09-2423.

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13 INSCRIBE PLASTER WITH MORTAR JOINTS TO SIMULATE AN ASHLAR BLOCK PATTERN. ALIGN HORIZONTAL JOINTS WITH TERRA COTTA MORTAR JOINTS AT SOUTH FACADE RETURN.

BRICK MASONRY REPAIR

14 (E) SHEET METAL FLASHING AND TAR WATERPROOFING. REMOVE SHEET METAL & RE-POINT MORTAR JOINTS. REMOVE TAR PER SECTION 04 0120.52.

15 DETERIORATED MORTAR. REPOINT MORTAR JOINTS PER SECTION 04 0513.91.

16 (E) BRICK PROJECTIONS FROM EXTERIOR WALL PLANE. REMOVE & DISPOSE OF EXTRANEOUS WOOD, BRICK, AND ABANDONED SHEET METAL FLASHING TO PROVIDE A LEVEL WALL PLANE FOR PLASTERING.

METAL ROOF REPAIR

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18 REMOVE RUST & DETERIORATED PAINT FROM STEEL RAIL. PREPARE SURFACE & REPAINT.

19 REPLACE (N) GALVANIZED SHEET METAL ROOFING TO MATCH ORIGINAL STANDING SEAM ROOF. SEE SECTION 07 6113.

20 INSTALL (N) ANTHEMION CRESTING. SEE PRESERVATION DRAWINGS FOR DETAIL.

WINDOWS / DOORS

21 PREPARE, PRIME & PAINT EXTERIOR SIDE OF WINDOW SASH & FRAME.

22 SEE ARCHITECTURAL DRAWINGS FOR DETAILS OF (N) DOOR.

23 (N) OPENING IN (E) WALL SHOWN HATCHED. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL NOTES AND INFORMATION.

SIGNAGE

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PLANNING DEPT. REVISIONS	14.06.11

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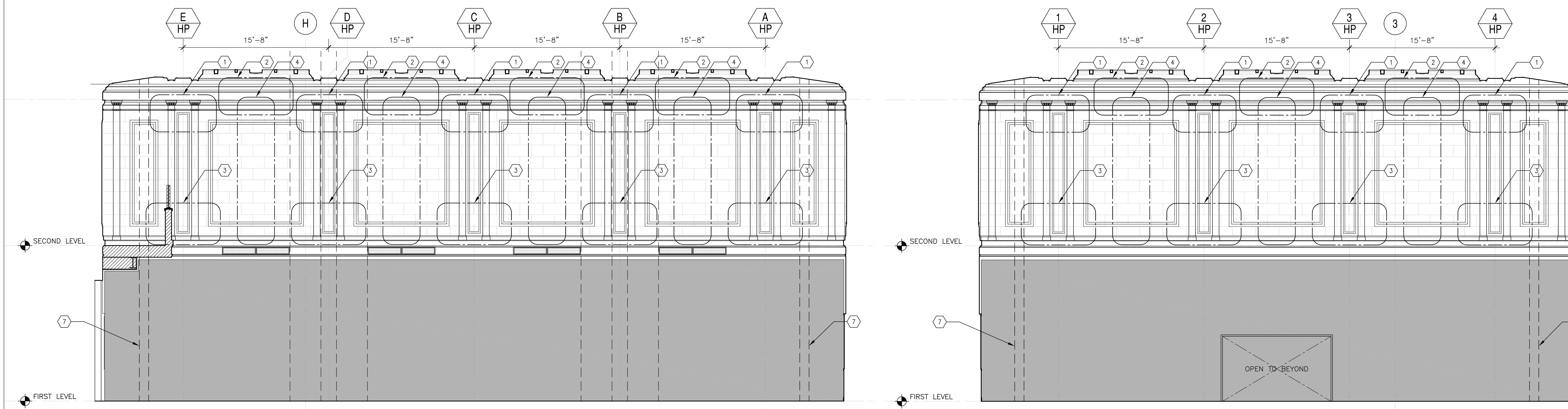
SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NO.
H2.02

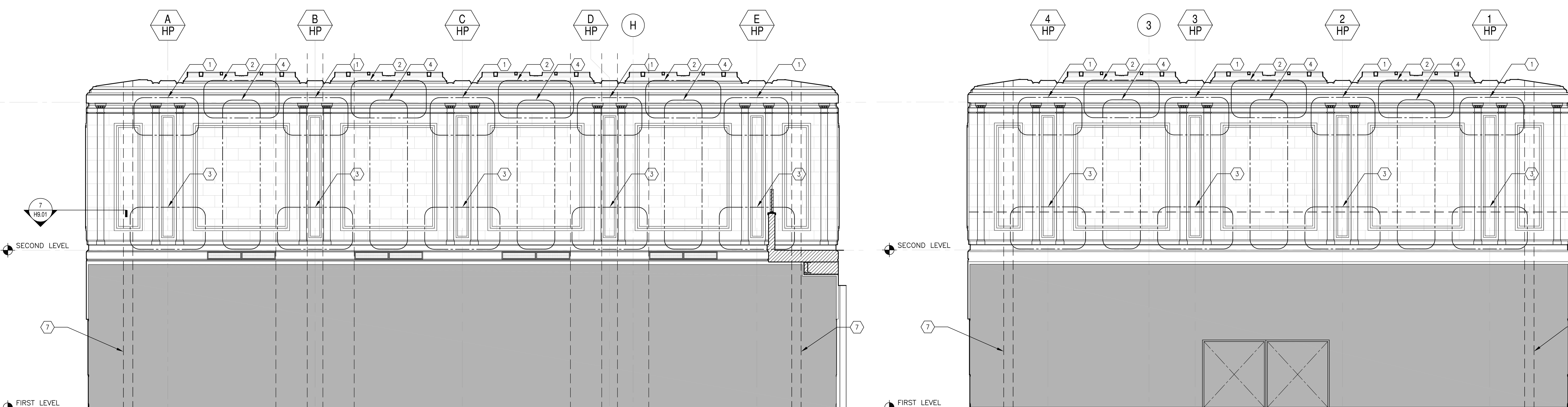


A. EAST ELEVATION

B. NORTH ELEVATION

1 EXCHANGE HALL INTERIOR ELEVATION

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



C. WEST ELEVATION

D. SOUTH ELEVATION

1 EXCHANGE HALL INTERIOR ELEVATION (CONT.)

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

(1) CAPITAL DETAIL TO BE SALVAGED

(2) CORNICE TO BE SALVAGED

(3) (NOT PICTURED) PILASTER BASE, MOLDING TO BE SALVAGED

(4) (NOT PICTURED) SECTION OF WALL TO BE SALVAGED

KEY NOTES – INTERIOR RESTORATION

1. (N) COMPONENT TO MATCH WALL SALVAGE UNIT 1, SEE 3/H9.01
2. (N) COMPONENT TO MATCH WALL SALVAGE UNIT 2, SEE 4/H9.01
3. (N) COMPONENT TO MATCH WALL SALVAGE UNIT 3, SEE 1/H9.01
4. (N) COMPONENT TO MATCH WALL SALVAGE UNIT 4, SEE 2/H9.01
5. CEILING SALVAGE UNIT 1, SEE 3/H9.02
6. (N) COMPONENT TO MATCH CEILING SALVAGE UNIT 2, SEE 6/H9.02
7. ALLOW MIN. 12" MARGIN FOR INSTALLATION OF CEILING ALIGNED WITH PANELS OF WALL AND STRUCTURAL COLUMNS. SEE ALSO ARCHITECTURAL DRAWINGS.

LEGEND

(shaded) EXTENT OF (N) ALTERATION, N.I.C. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL NOTES AND INFORMATION.

SHEET NOTES

1. PROTECT HISTORIC MATERIALS TO BE RETAINED IN PLACE DURING DEMOLITION INCLUDING BUT NOT LIMITED TO TERRA COTTA, STEEL WINDOWS AND GLASS AND MARBLE PLANTER CLADDING.
2. REFER TO SECTION 02070 FOR PROTECTION, DEMOLITION AND SALVAGE.
3. LOCATION & EXTENT OF DEFECTS SHOWN IS BASED ON A VISUAL SURVEY FROM THE GROUND. PROVIDE CONTINGENCY IN BID TO REPAIR SIMILAR DEFECTS IN THEIR ENTIRETY WHETHER SHOWN OR NOT.
4. PRIOR TO START OF WORK, CONTRACTOR TO V.I.F. EXTENT OF (E) DEFECTS. HISTORIC PRESERVATION ARCHITECT TO REVIEW & APPROVE EXTENT OF REPAIR WORK. SEE SPECIFICATIONS.
5. A QUALIFIED HAZARDOUS MATERIALS ABATEMENT CONTRACTOR TO IDENTIFY AND REMOVE (E) HAZARDOUS MATERIALS PRIOR TO COMMENCEMENT OF WORK. (N.I.C.)
6. CLEAN (E) EXTERIOR FACADE SURFACES PRIOR TO RESTORATION WORK USING THE GENTLEST MEANS POSSIBLE. REMOVE ALL BIOLOGICAL GROWTH, DIRT, GRAFFITTI, BIRD DROPPINGS & LOOSE PAINT FROM FACADE SURFACES. REFER TO SECTION 04461.

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SAN FRANCISCO CALIFORNIA

KEY PLAN

REVISION	DATE
75% CDs	11.05.08
75% CDs PLANNING REVISIONS.	14.05.14
PLANNING DEPT. REVISIONS	14.06.11

DATE

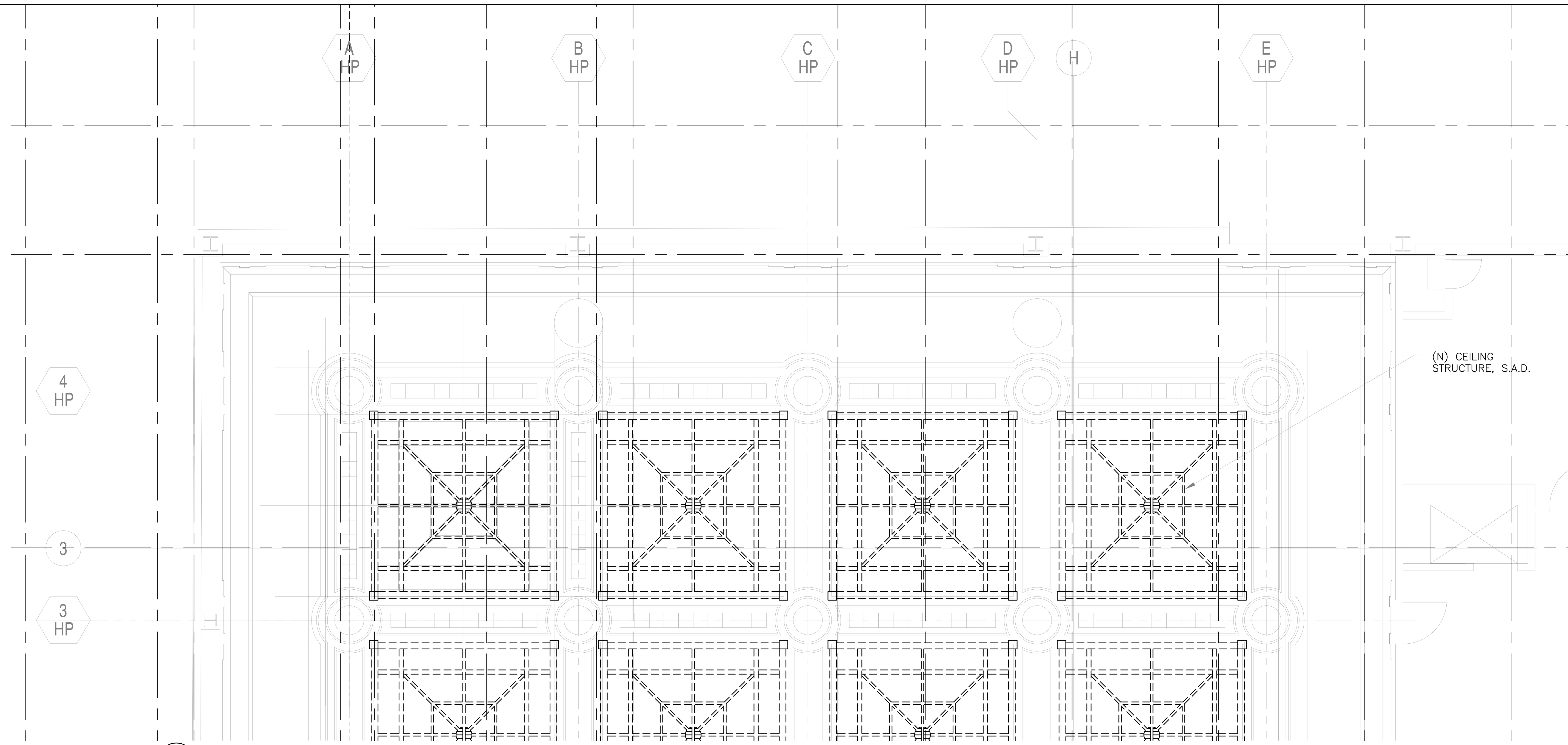
SHEET TITLE

INTERIOR ELEVS EXCHANGE HALL

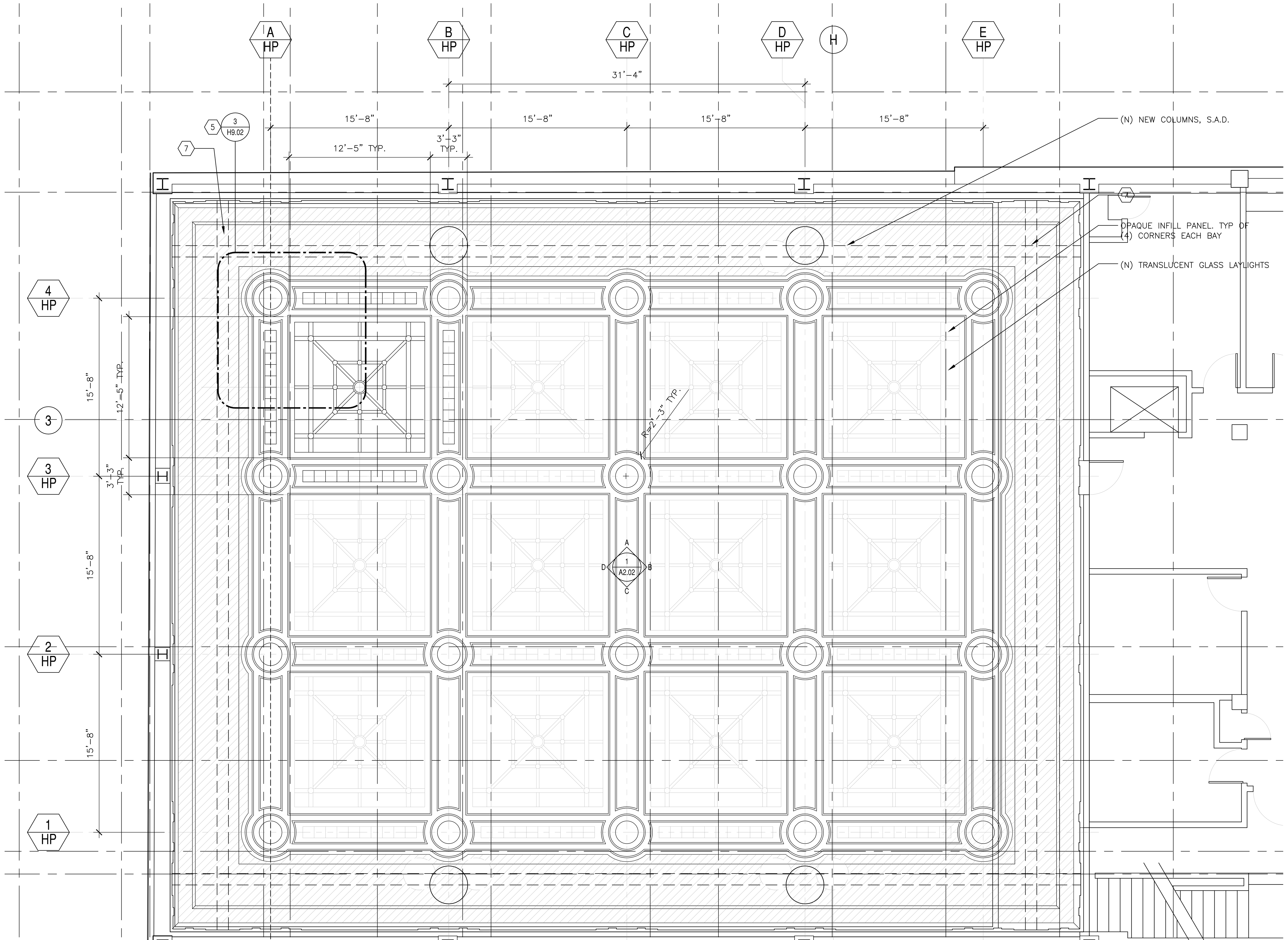
SHEET NO.

H5.01

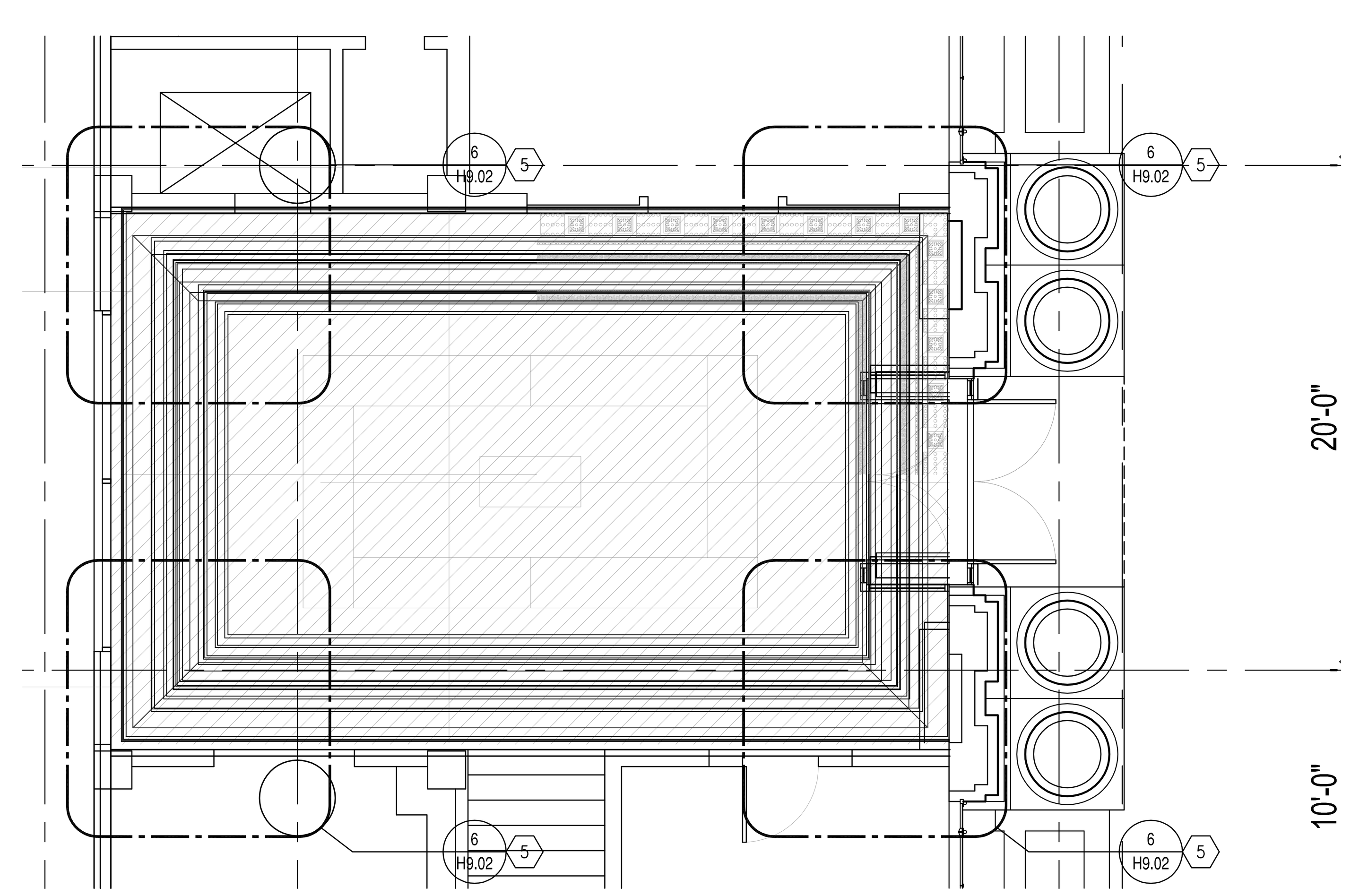
USER\PW: SMITH\MOUNTAINVIEW
FILE NAME: P:\130XX\13224 350 BUSH NEW DESIGN\CAD\SHEETS\H5.01 INTERIOR ELEVS EXCHANGE HALL.DWG
TIME: 10 JUN 2014 - 10:36AM
LAST SAVED: 10 Jun 14



3 BANKING HALL CEILING - STRUCTURE
SCALE: 1/4"=1'-0"



1 BANKING HALL REFLECTED CEILING PLAN
SCALE: 1/4"=1'-0"



2 ENTRY REFLECTED CEILING PLAN
SCALE: 1/4"=1'-0"

SHEET NOTES

1. PROTECT HISTORIC MATERIALS TO BE RETAINED IN PLACE DURING DEMOLITION INCLUDING BUT NOT LIMITED TO TERRA COTTA, STEEL WINDOWS AND GLASS AND MARBLE PLANTER CLADDING.
2. REFER TO SECTION 02070 FOR PROTECTION, DEMOLITION AND SALVAGE.
3. LOCATION & EXTENT OF DEFECTS SHOWN IS BASED ON A VISUAL SURVEY FROM THE GROUND. PROVIDE CONTINGENCY IN BID TO REPAIR SIMILAR DEFECTS IN THEIR ENTIRETY WHETHER SHOWN OR NOT.
4. PRIOR TO START OF WORK, CONTRACTOR TO V.I.F. EXTENT OF (E) DEFECTS. HISTORIC PRESERVATION ARCHITECT TO REVIEW & APPROVE EXTENT OF REPAIR WORK. SEE SPECIFICATIONS.
5. A QUALIFIED HAZARDOUS MATERIALS ABATEMENT CONTRACTOR TO IDENTIFY AND REMOVE (E) HAZARDOUS MATERIALS PRIOR TO COMMENCEMENT OF WORK. (N.I.C.)
6. CLEAN (E) EXTERIOR FACADE SURFACES PRIOR TO RESTORATION WORK USING THE GENTLEST MEANS POSSIBLE. REMOVE ALL BIOLOGICAL GROWTH, DIRT, GRAFFITTI, BIRD DROPPINGS & LOOSE PAINT FROM FACADE SURFACES. REFER TO SECTION 04461.

LEGEND

- EXTENT OF (N) ALTERATION, SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL NOTES AND INFORMATION
- (N) CONSTRUCTION TO MATCH (E) SALVAGED REPRESENTATIVE COMPONENTS.
- 3 HP — GRID LINE – PRESERVATION WORK
- 3 — GRID LINE – ARCHITECTURAL WORK

KEY NOTES – INTERIOR RESTORATION

1. (N) COMPONENT TO MATCH WALL SALVAGE UNIT 1, SEE 3/H9.01
2. (N) COMPONENT TO MATCH WALL SALVAGE UNIT 2, SEE 4/H9.01
3. (N) COMPONENT TO MATCH WALL SALVAGE UNIT 3, SEE 1/H9.01
4. (N) COMPONENT TO MATCH WALL SALVAGE UNIT 4, SEE 2/H9.01
5. CEILING SALVAGE UNIT 1, SEE 3/H9.02
6. (N) COMPONENT TO MATCH CEILING SALVAGE UNIT 2, SEE 6/H9.02
7. ALLOW MIN. 12" MARGIN FOR INSTALLATION OF CEILING ALIGNED WITH PANELS OF WALL AND STRUCTURAL COLUMNS. SEE ALSO ARCHITECTURAL DRAWINGS.

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KEY PLAN

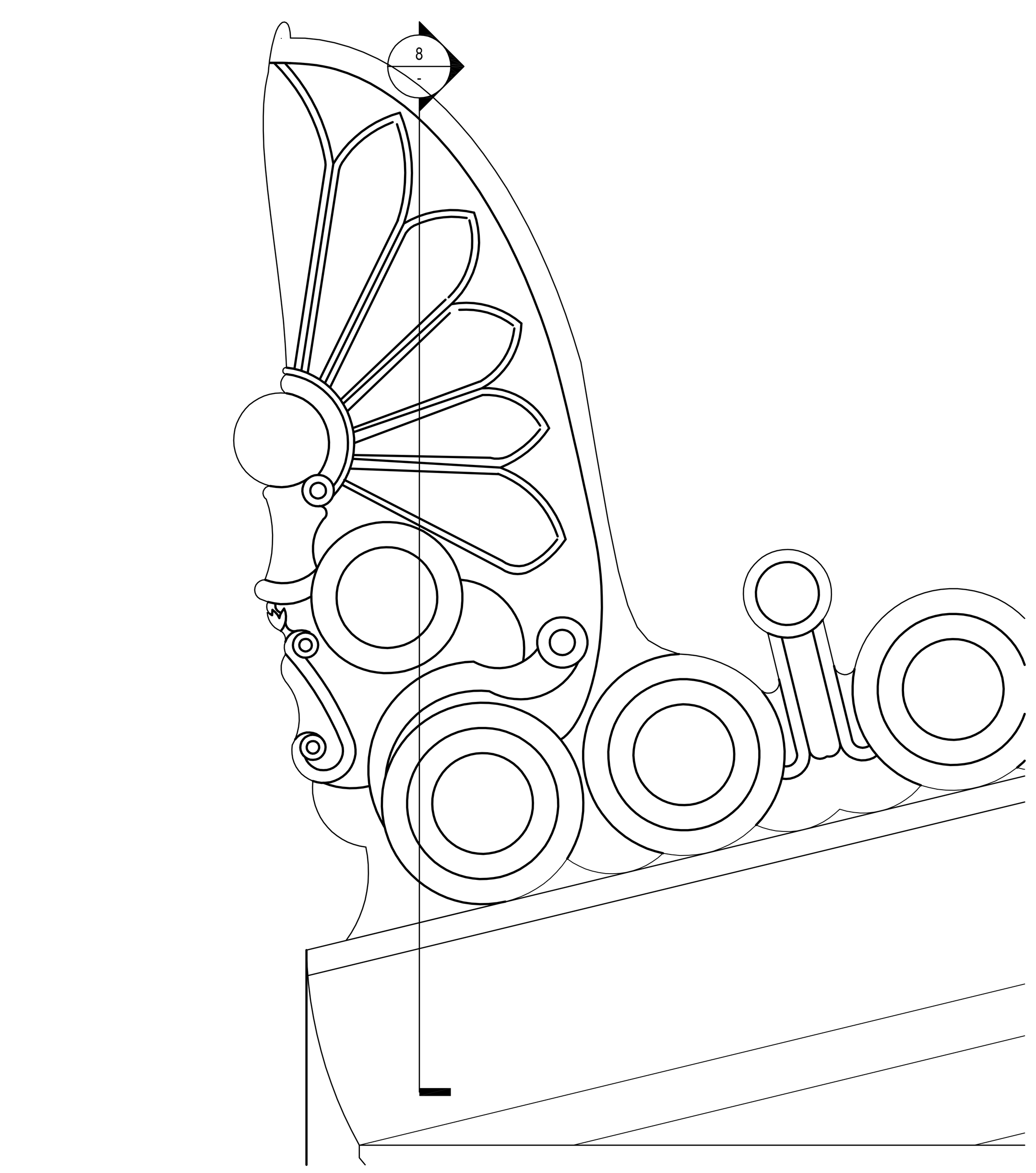
REVISION	DATE
75% CDs	11.05.08
75% CDs PLANNING REVISIONS.	14.05.14
PLANNING DEPT. REVISIONS	14.06.11

DATE

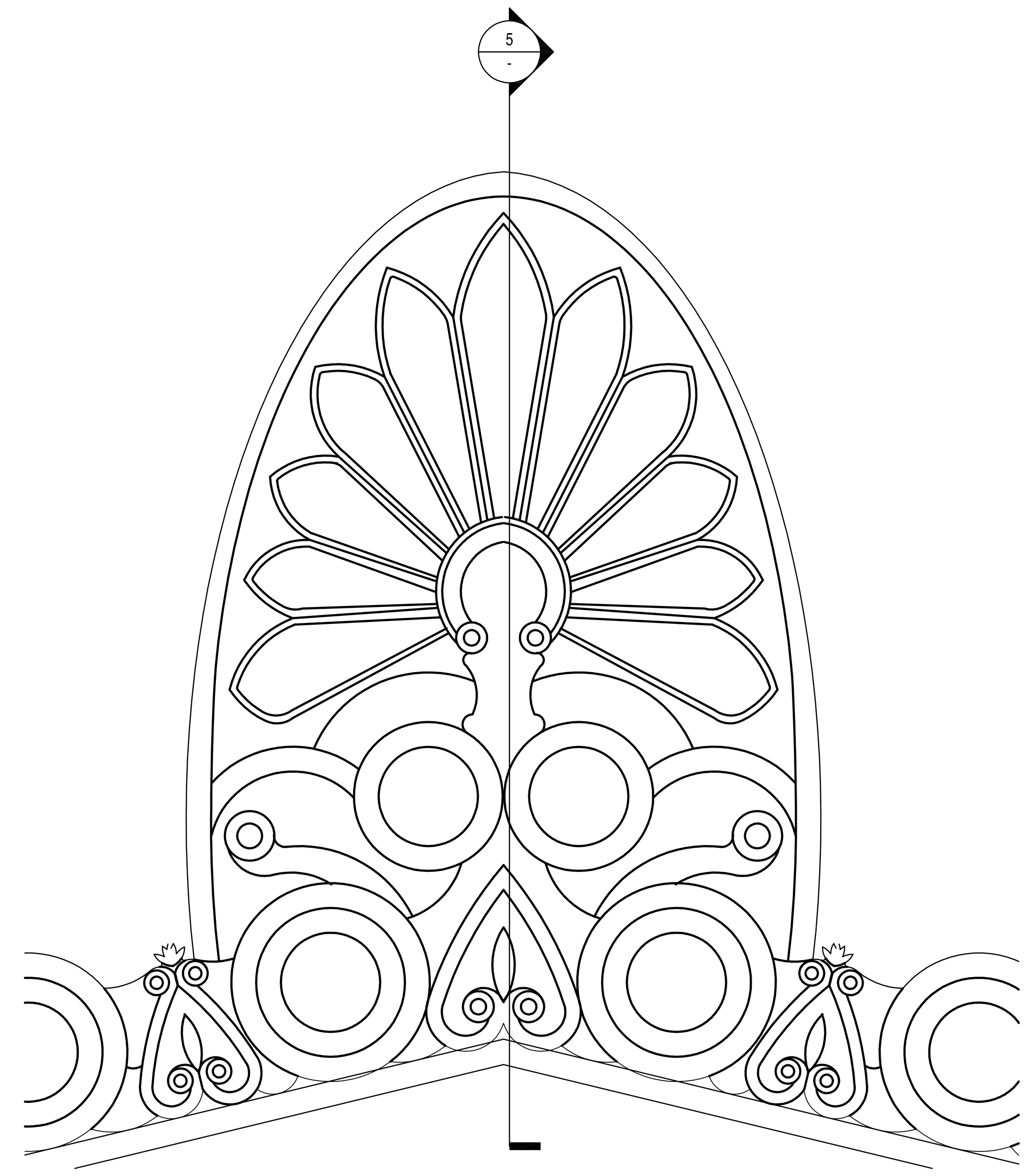
SHEET TITLE
RCP EXCHANGE HALL

SHEET NO.
H6.01

USER\PW: SMITH\MOUNTAINVIEW
FILE NAME: P:\130XX\13224 350 BUSH NEW DESIGN\CAD\SHEETS\H6.01 RCP EXCHANGE HALL.DWG
TIME: 10 JUN 2014 - 10:36AM
LAST SAVED: 03 Jun 14
PLOT DATE: 6/10/2014 PLOT SCALE: 0.97628



9 ROOF SIDE ACROTERION DETAIL - ELEVATION
SCALE: 1 1/2"=1'-0"



6 ROOF CENTER ACROTERION DETAIL - ELEVATION
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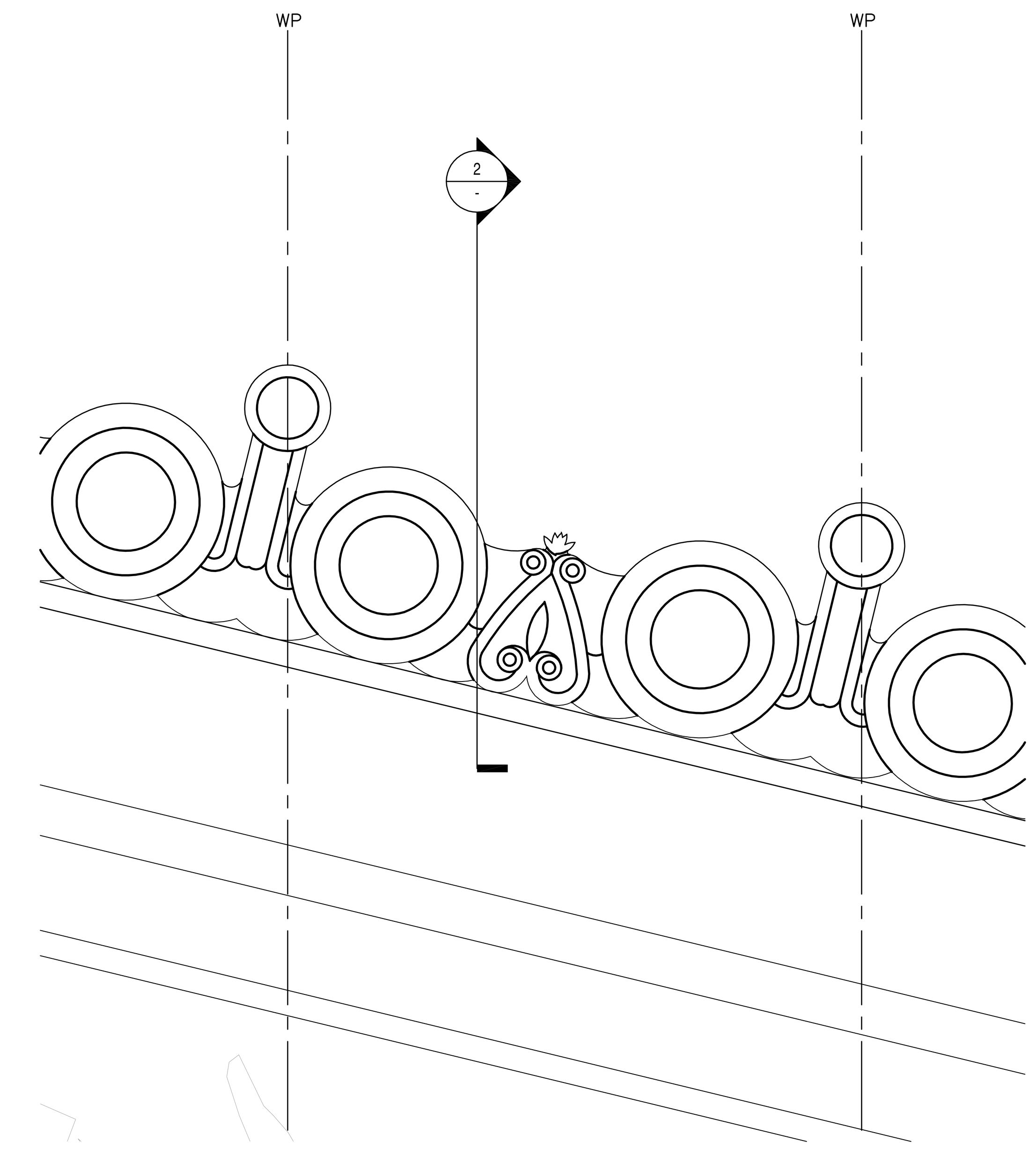

3 ROOF ANTHEMION DETAIL - ELEVATION
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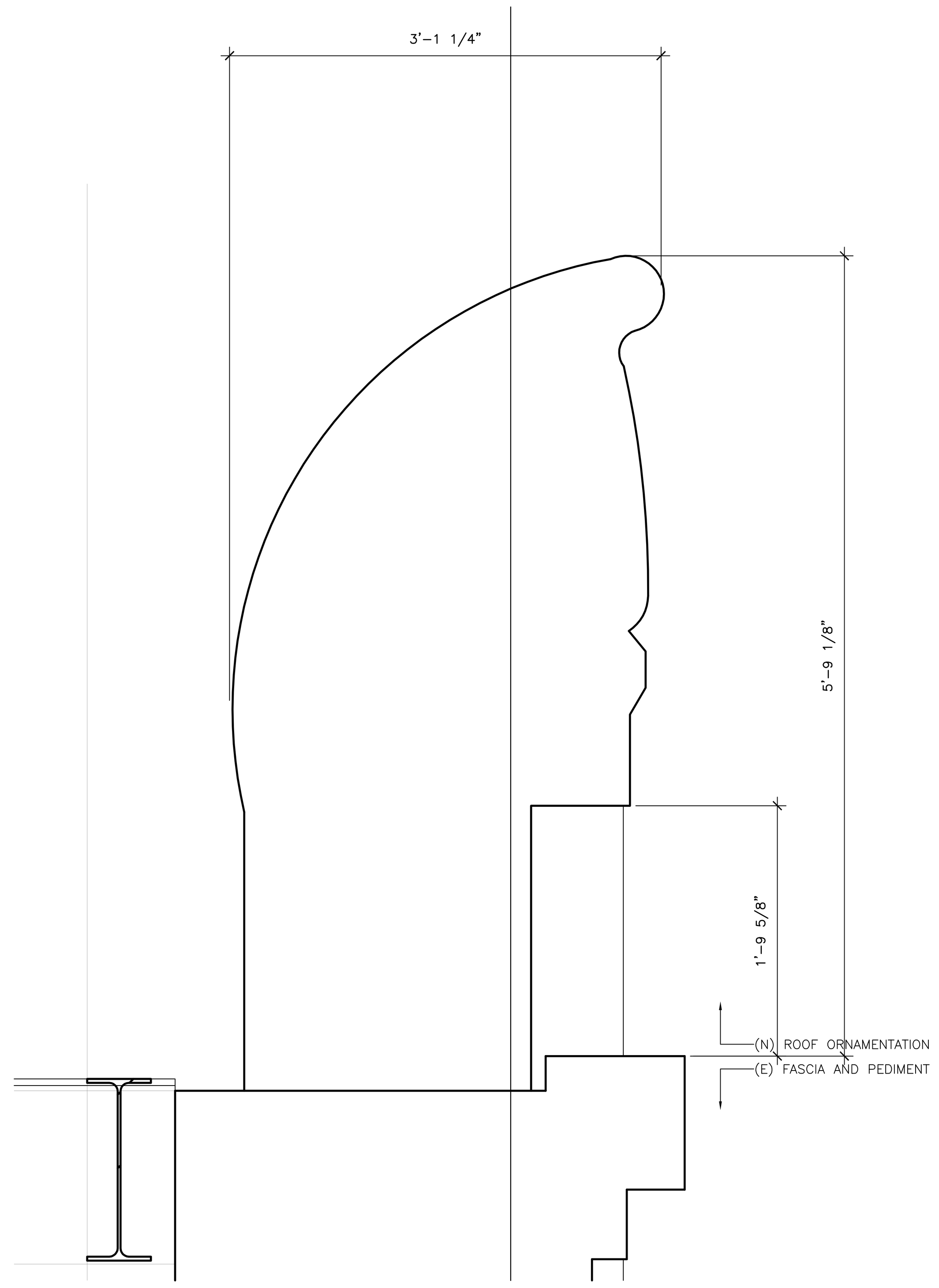
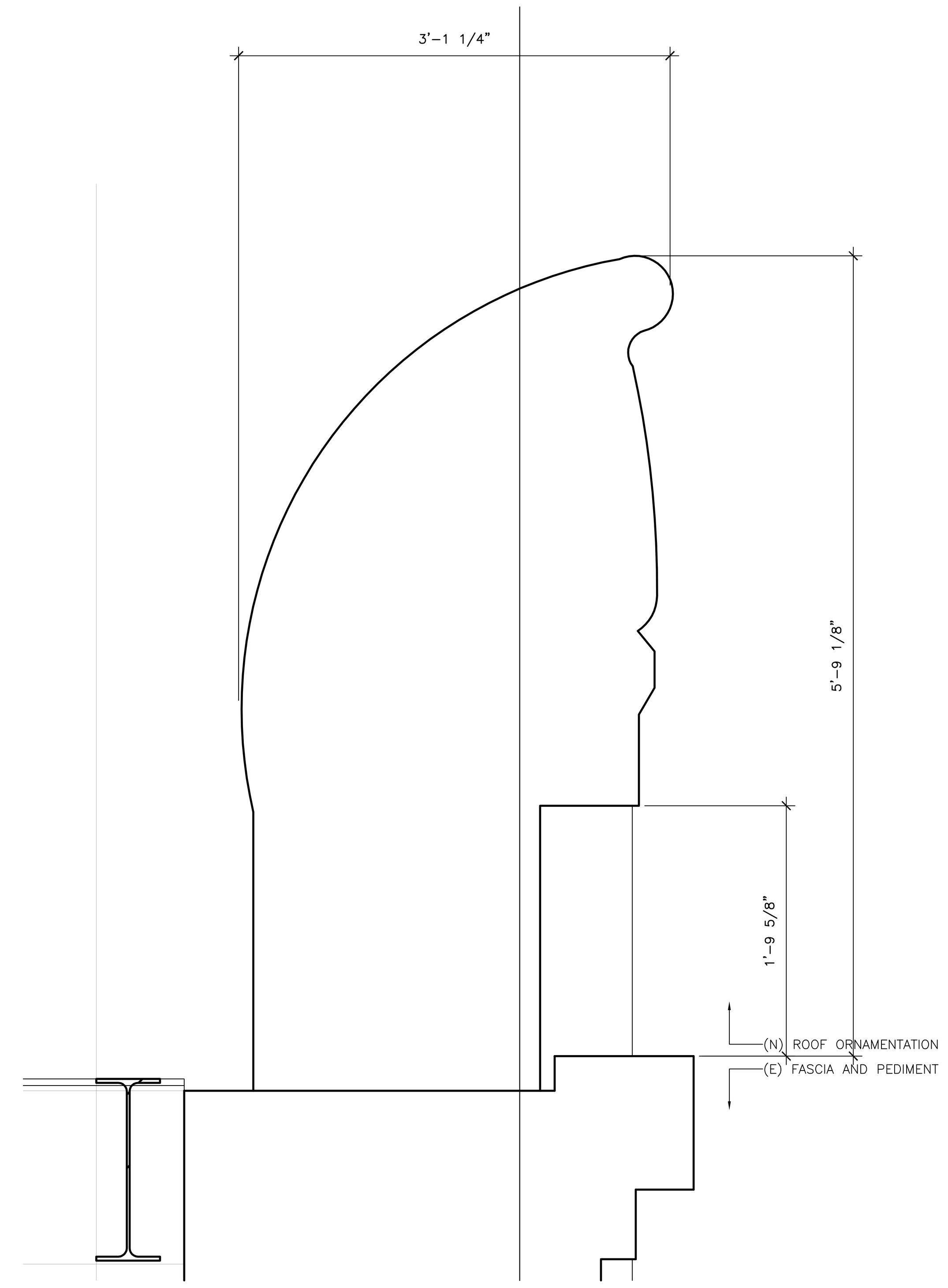


8 ROOF SIDE ACROTERION DETAIL - SECTION
SCALE: 1 1/2"=1'-0"



5 ROOF CENTER ACROTERION DETAIL - SECTION
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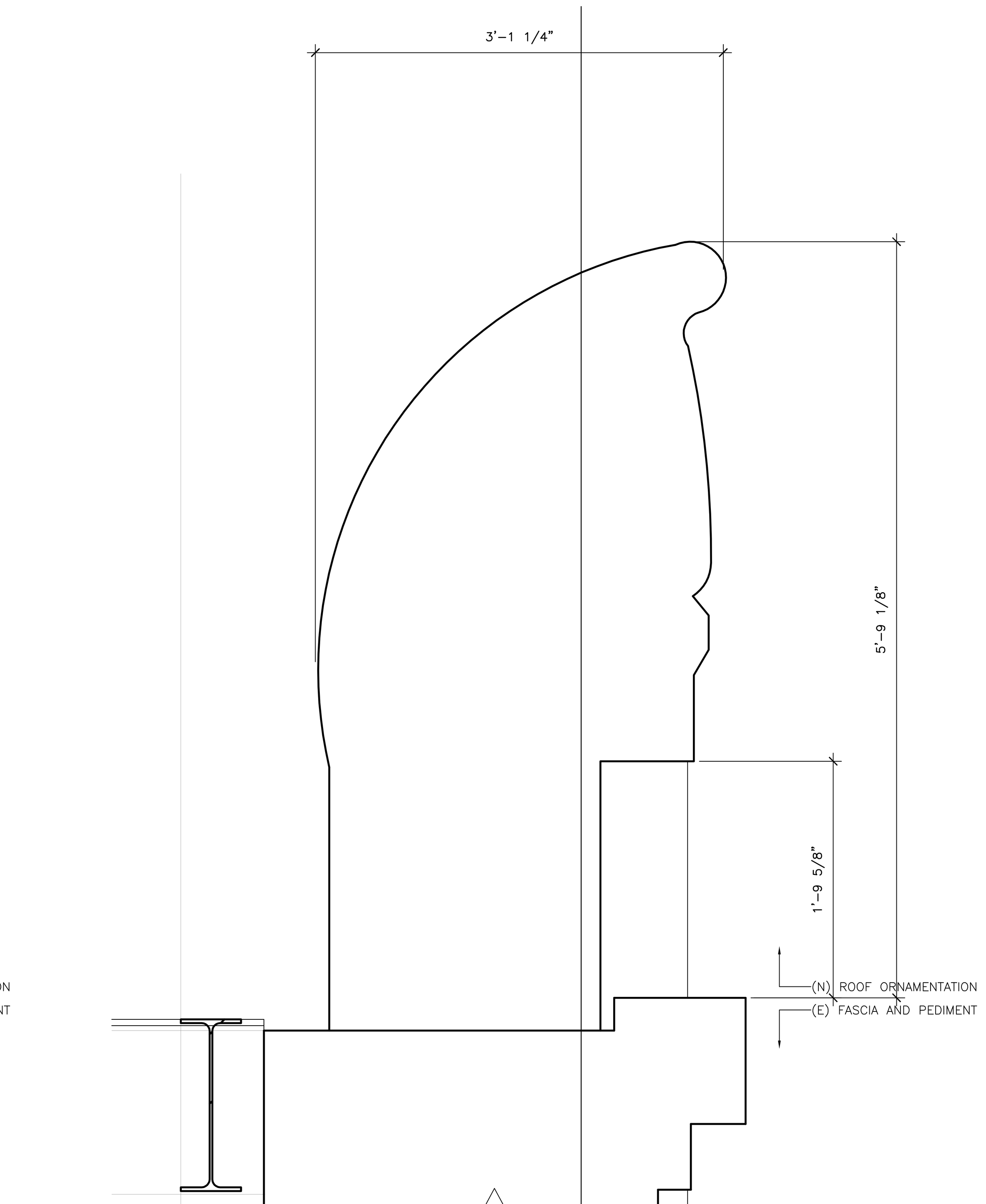
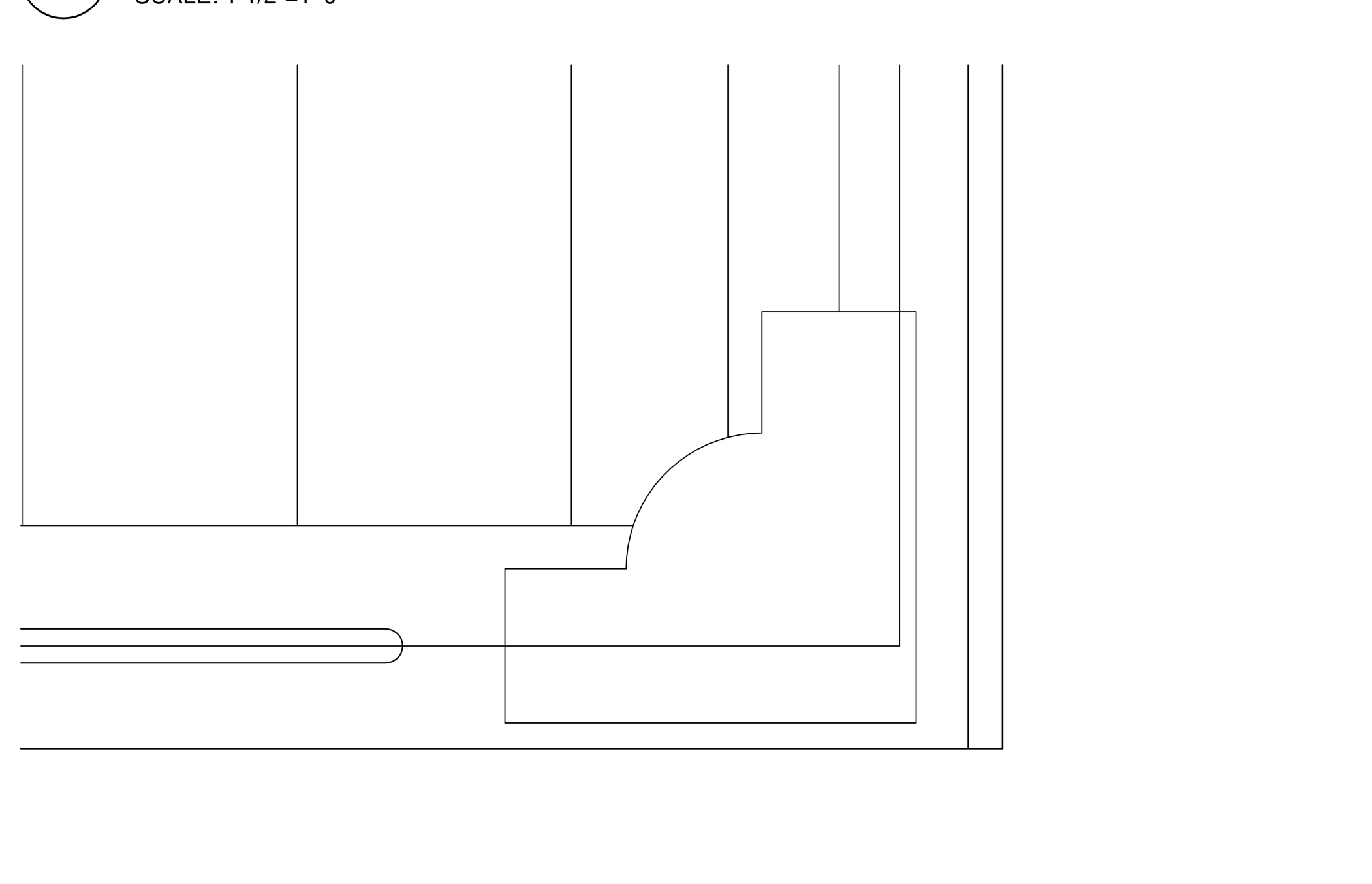
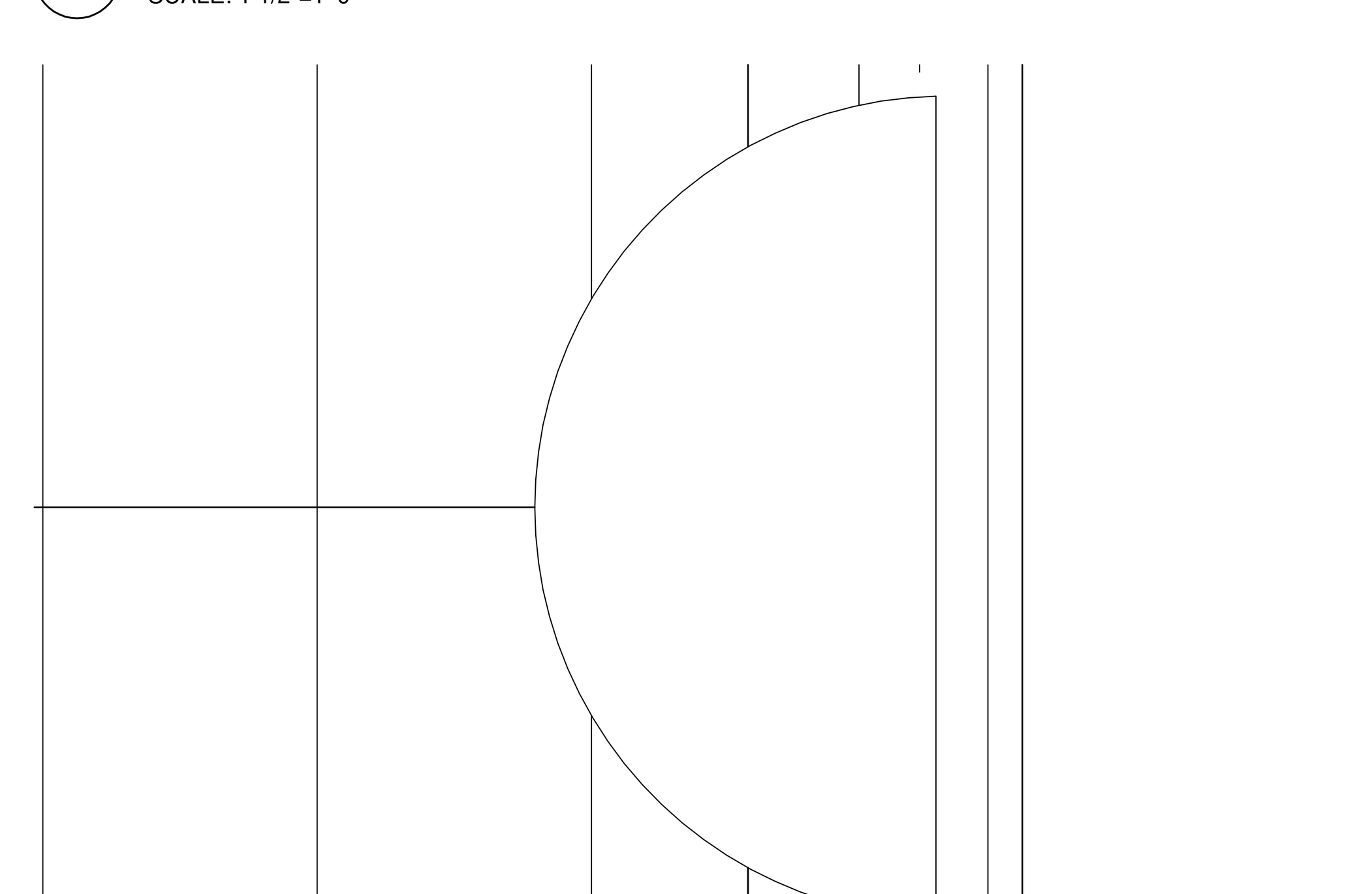


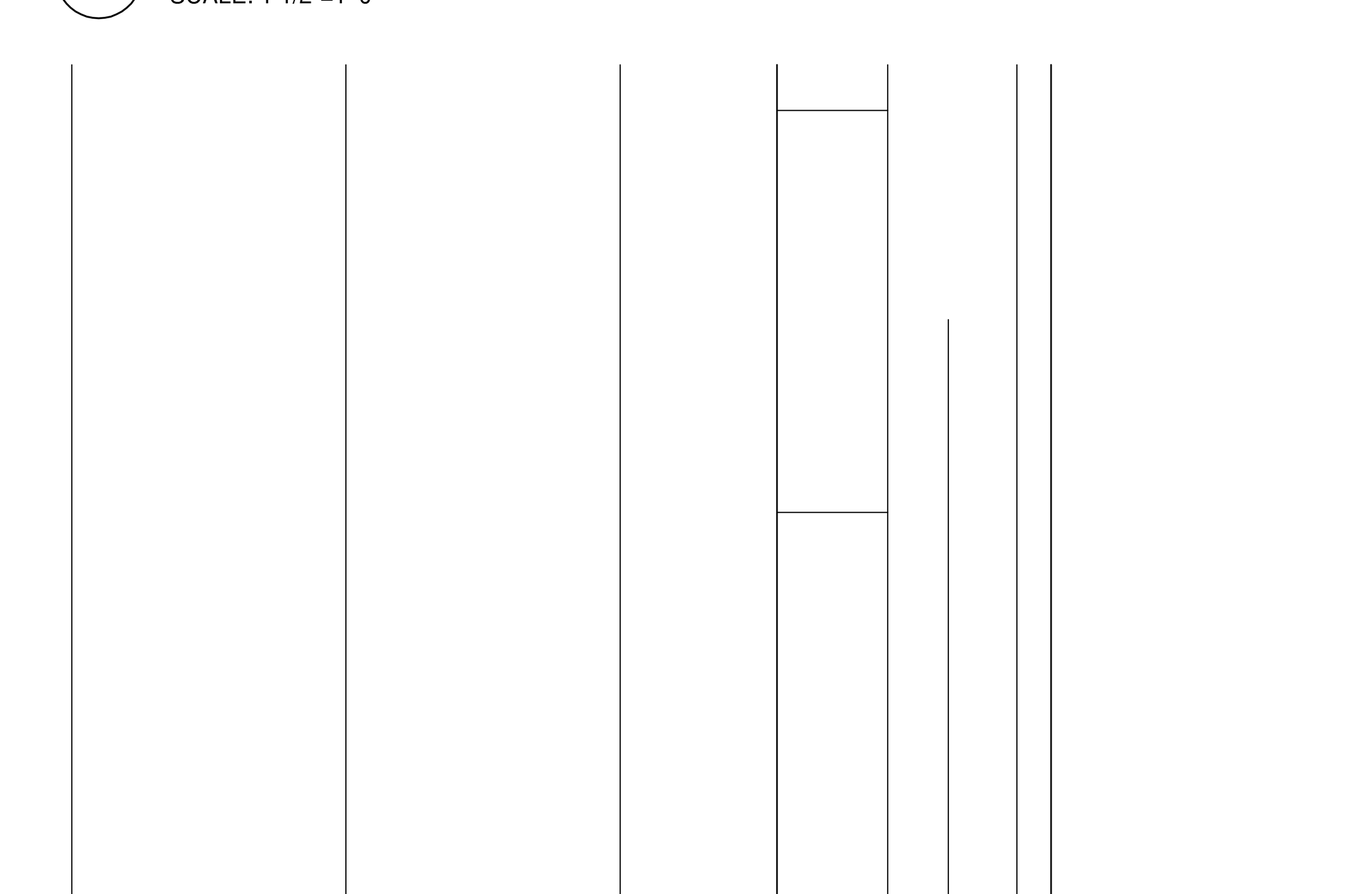
2 ROOF ANTHEMION DETAIL - SECTION
SCALE: 1 1/2"=1'-0"



7 ROOF SIDE ACROTERION DETAIL - PLAN
SCALE: 1/4"=1'-0"



4 ROOF CENTER ACROTERION DETAIL - PLAN
SCALE: 1/4"=1'-0"



1 ROOF ANTHEMION DETAIL - PLAN
SCALE: 1/4"=1'-0"

SHEET NOTES

1. PROTECT HISTORIC MATERIALS TO BE RETAINED IN PLACE DURING DEMOLITION INCLUDING BUT NOT LIMITED TO TERRA COTTA, STEEL WINDOWS AND GLASS AND MARBLE PLANTER CLADDING.
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5. A QUALIFIED HAZARDOUS MATERIALS ABATEMENT CONTRACTOR TO IDENTIFY AND REMOVE (E) HAZARDOUS MATERIALS PRIOR TO COMMENCEMENT OF WORK. (N.I.C.)
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LEGEND

- EXTENT OF (N) ALTERATION, SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL NOTES AND INFORMATION
- (N) CONSTRUCTION TO MATCH (E) SALVAGED REPRESENTATIVE COMPONENTS.
- 3 HP GRID LINE – PRESERVATION WORK
- 3 GRID LINE – ARCHITECTURAL WORK

KEY NOTES – EXTERIOR RESTORATION

CLEANING

1. TAR & MASTIC. NOTE: TAR & MASTIC MAY CONTAIN HAZARDOUS MATERIALS. QUALIFIED HAZARDOUS MATERIALS CONTRACTOR TO REMOVE/REMEDIATE HAZARDOUS MATERIALS PRIOR TO CLEANING AND RESTORATION WORK.
2. GRAFITTI. CLEAN PER SPECIFICATION SECTION 04–0120.52.

TERRA COTTA REPAIR

3. FAULTY OR DISCOLORED TERRA COTTA PATCH. REMOVE PATCH, PREPARE SUBTRATE & REPAIR PER SECTION 04 2129.
4. REMOVE DETERIORATED MORTAR & REPOINT PER SECTION 04 0513.91. (N) REPOINTING MORTAR TO MATCH (E) IN COMPOSITION, COLOR, TEXTURE AND PROFILE. ESTIMATED 950 LINEAR FEET REPOINTING.
5. GLAZE SPALL. PATCH FAILED GLAZE PER SPECIFICATION SECTION 04 2129.
6. EFFLORESCENCE/MINERAL DEPOSITS. CLEAN (E) DEPOSITS PER SPECIFICATION SECTION 04 0120.52.
7. (E) HOLES IN TERRA COTTA. REMOVE ABANDONED MATERIALS (ANCHORS, ETC), FILL HOLES AND PATCH GLAZE PER SPECIFICATION SECTION 04 2129.
8. SHALLOW (< 1/8" DEPTH) SPALLING OF TERRA COTTA GLAZING &/OR BISQUE. REMOVE LOOSE GLAZE. PREPARE (SAND) SURFACE & INSTALL (N) TERRA COTTA COATING. SEE SECTION 04 2129.
9. DEEP (> 1/8" DEPTH) SPALLING OF TERRA COTTA GLAZING &/OR BISQUE. PREPARE SUBSTRATE, INSTALL (N) STAINLESS STEEL ANCHORS & MORTAR PATCH. INSTALL (N) TERRA COTTA COATING. SEE SECTION 04 2129.

CEMENT PLASTER REPAIR

10. V.I.F. ATTACHMENT OF CEMENT PLASTER TO SUBSTRATE BY SOUNDING WITH WOODEN OR ACRYLIC MALLET. IDENTIFY AREA OF DELAMINATED PLASTER, REMOVE AND PATCH WITH (N) PLASTER TO MATCH (E). SEE SECTION 09 2423.
11. (E) PLASTER REPAIR & PATCH DEFICIENCIES INCLUDING CRACKS, HOLES & SPALLS. REMOVE (E) DETERIORATED PLASTER & REPAIR PER SECTION 09–2423.
12. INSTALL (N) LOUVER, S.A.D.
13. INSCRIBE PLASTER WITH MORTAR JOINTS TO SIMULATE AN ASHLAR BLOCK PATTERN. ALIGN HORIZONTAL JOINTS WITH TERRA COTTA MORTAR JOINTS AT SOUTH FACADE RETURN.

BRICK MASONRY REPAIR

14. (E) SHEET METAL FLASHING AND TAR WATERPROOFING. REMOVE SHEET METAL & RE–POINT MORTAR JOINTS. REMOVE TAR PER SECTION 04 0120.52.
15. DETERIORATED MORTAR. REPOINT MORTAR JOINTS PER SECTION 04 0513.91.
16. (E) BRICK PROJECTIONS FROM EXTERIOR WALL PLANE. REMOVE & DISPOSE OF EXTRANEOUS WOOD, BRICK, AND ABANDONED SHEET METAL FLASHING TO PROVIDE A LEVEL WALL PLANE FOR PLASTERING.

METAL ROOF REPAIR

17. REMOVE & DISPOSE OF (E) VENTS AND FLAGPOLE PER SECTION 02 4291.
18. REMOVE RUST & DETERIORATED PAINT FROM STEEL RAIL. PREPARE SURFACE & REPAINT.
19. REPLACE (N) GALVANIZED SHEET METAL ROOFING TO MATCH ORIGINAL STANDING SEAM ROOF. SEE SECTION 07 6113.
20. INSTALL (N) ANTHEMION CRESTING. SEE PRESERVATION DRAWINGS FOR DETAIL.

WINDOWS / DOORS

21. PREPARE, PRIME & PAINT EXTERIOR SIDE OF WINDOW SASH & FRAME.
22. SEE ARCHITECTURAL DRAWINGS FOR DETAILS OF (N) DOOR.
23. (N) OPENING IN (E) WALL SHOWN HATCHED. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL NOTES AND INFORMATION.

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KEY PLAN

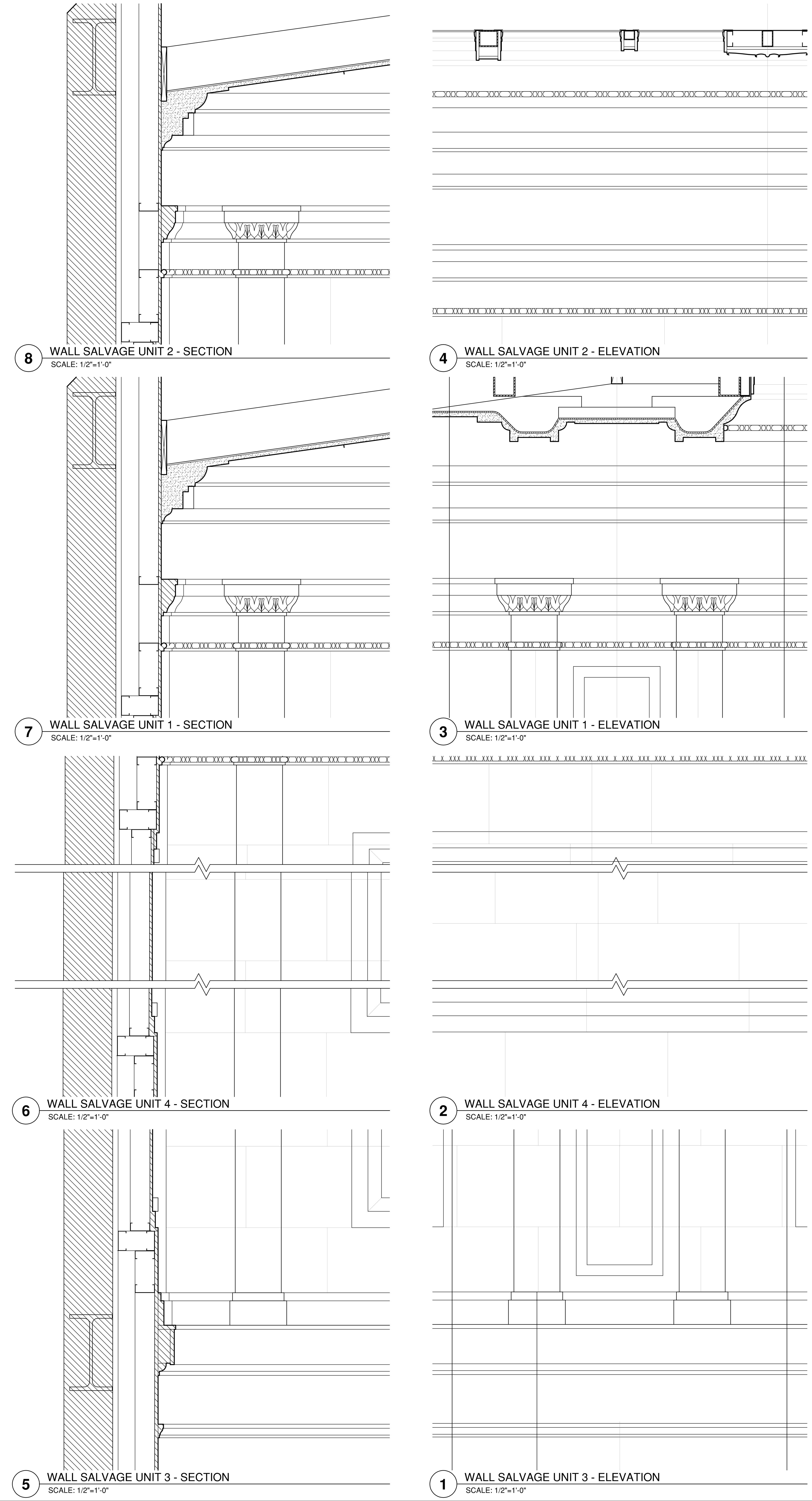
REVISION	DATE
75% CDs	11.05.08
75% CDs PLANNING REVISIONS.	14.05.14
PLANNING DEPT. REVISIONS	14.06.11

DATE

SHEET TITLE
EXTERIOR DETAILS FACADE

SHEET NO.
H8.01

USER\PW: SMITH\MOUNTAINVIEW
FILE NAME: P:\130XX\13224 350 BUSH NEW DESIGN\CAD\SHEETS\H8.01 EXTERIOR DETAILS FACADE.DWG
TIME: 10 JUN 2014 - 10:36AM
LAST SAVED: 10 Jun 14



SHEET NOTES

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LEGEND

- EXTENT OF (N) ALTERATION, SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL NOTES AND INFORMATION
- (N) CONSTRUCTION TO MATCH (E) SALVAGED REPRESENTATIVE COMPONENTS.
- 3 HP — GRID LINE – PRESERVATION WORK
- 3 — GRID LINE – ARCHITECTURAL WORK

KEY NOTES – EXTERIOR RESTORATION

CLEANING

1. TAR & MASTIC. NOTE: TAR & MASTIC MAY CONTAIN HAZARDOUS MATERIALS. QUALIFIED HAZARDOUS MATERIALS CONTRACTOR TO REMOVE/REMEDIATE HAZARDOUS MATERIALS PRIOR TO CLEANING AND RESTORATION WORK.
2. GRAFITTI. CLEAN PER SPECIFICATION SECTION 04–0120.52.

TERRA COTTA REPAIR

3. FAULTY OR DISCOLORED TERRA COTTA PATCH. REMOVE PATCH, PREPARE SUBTRATE & REPAIR PER SECTION 04 2129.
4. REMOVE DETERIORATED MORTAR & REPOINT PER SECTION 04 0513.91. (N) REPOINTING MORTAR TO MATCH (E) IN COMPOSITION, COLOR, TEXTURE AND PROFILE. ESTIMATED 950 LINEAR FEET REPOINTING.
5. GLAZE SPALL. PATCH FAILED GLAZE PER SPECIFICATION SECTION 04 2129.
6. EFFLORESCENCE/MINERAL DEPOSITS. CLEAN (E) DEPOSITS PER SPECIFICATION SECTION 04 0120.52.
7. (E) HOLES IN TERRA COTTA. REMOVE ABANDONED MATERIALS (ANCHORS, ETC), FILL HOLES AND PATCH GLAZE PER SPECIFICATION SECTION 04 2129.
8. SHALLOW (< 1/8" DEPTH) SPALLING OF TERRA COTTA GLAZING &/OR BISQUE. REMOVE LOOSE GLAZE. PREPARE (SAND) SURFACE & INSTALL (N) TERRA COTTA COATING. SEE SECTION 04 2129.
9. DEEP (> 1/8" DEPTH) SPALLING OF TERRA COTTA GLAZING &/OR BISQUE. PREPARE SUBSTRATE, INSTALL (N) STAINLESS STEEL ANCHORS & MORTAR PATCH. INSTALL (N) TERRA COTTA COATING. SEE SECTION 04 2129.

CEMENT PLASTER REPAIR

10. V.I.F. ATTACHMENT OF CEMENT PLASTER TO SUBSTRATE BY SOUNDING WITH WOODEN OR ACRYLIC MALLET. IDENTIFY AREA OF DELAMINATED PLASTER, REMOVE AND PATCH WITH (N) PLASTER TO MATCH (E). SEE SECTION 09 2423.
11. (E) PLASTER REPAIR & PATCH DEFICIENCIES INCLUDING CRACKS, HOLES & SPALLS. REMOVE (E) DETERIORATED PLASTER & REPAIR PER SECTION 09–2423.
12. INSTALL (N) LOUVER, S.A.D.
13. INSCRIBE PLASTER WITH MORTAR JOINTS TO SIMULATE AN ASHLAR BLOCK PATTERN. ALIGN HORIZONTAL JOINTS WITH TERRA COTTA MORTAR JOINTS AT SOUTH FACADE RETURN.

BRICK MASONRY REPAIR

14. (E) SHEET METAL FLASHING AND TAR WATERPROOFING. REMOVE SHEET METAL & RE–POINT MORTAR JOINTS. REMOVE TAR PER SECTION 04 0120.52.
15. DETERIORATED MORTAR. REPOINT MORTAR JOINTS PER SECTION 04 0513.91.
16. (E) BRICK PROJECTIONS FROM EXTERIOR WALL PLANE. REMOVE & DISPOSE OF EXTRANEOUS WOOD, BRICK, AND ABANDONED SHEET METAL FLASHING TO PROVIDE A LEVEL WALL PLANE FOR PLASTERING.

METAL ROOF REPAIR

17. REMOVE & DISPOSE OF (E) VENTS AND FLAGPOLE PER SECTION 02 4291.
18. REMOVE RUST & DETERIORATED PAINT FROM STEEL RAIL. PREPARE SURFACE & REPAINT.
19. REPLACE (N) GALVANIZED SHEET METAL ROOFING TO MATCH ORIGINAL STANDING SEAM ROOF. SEE SECTION 07 6113.
20. INSTALL (N) ANTHEMION CRESTING. SEE PRESERVATION DRAWINGS FOR DETAIL.

WINDOWS / DOORS

21. PREPARE, PRIME & PAINT EXTERIOR SIDE OF WINDOW SASH & FRAME.
22. SEE ARCHITECTURAL DRAWINGS FOR DETAILS OF (N) DOOR.
23. (N) OPENING IN (E) WALL SHOWN HATCHED. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL NOTES AND INFORMATION.

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SAN FRANCISCO CALIFORNIA

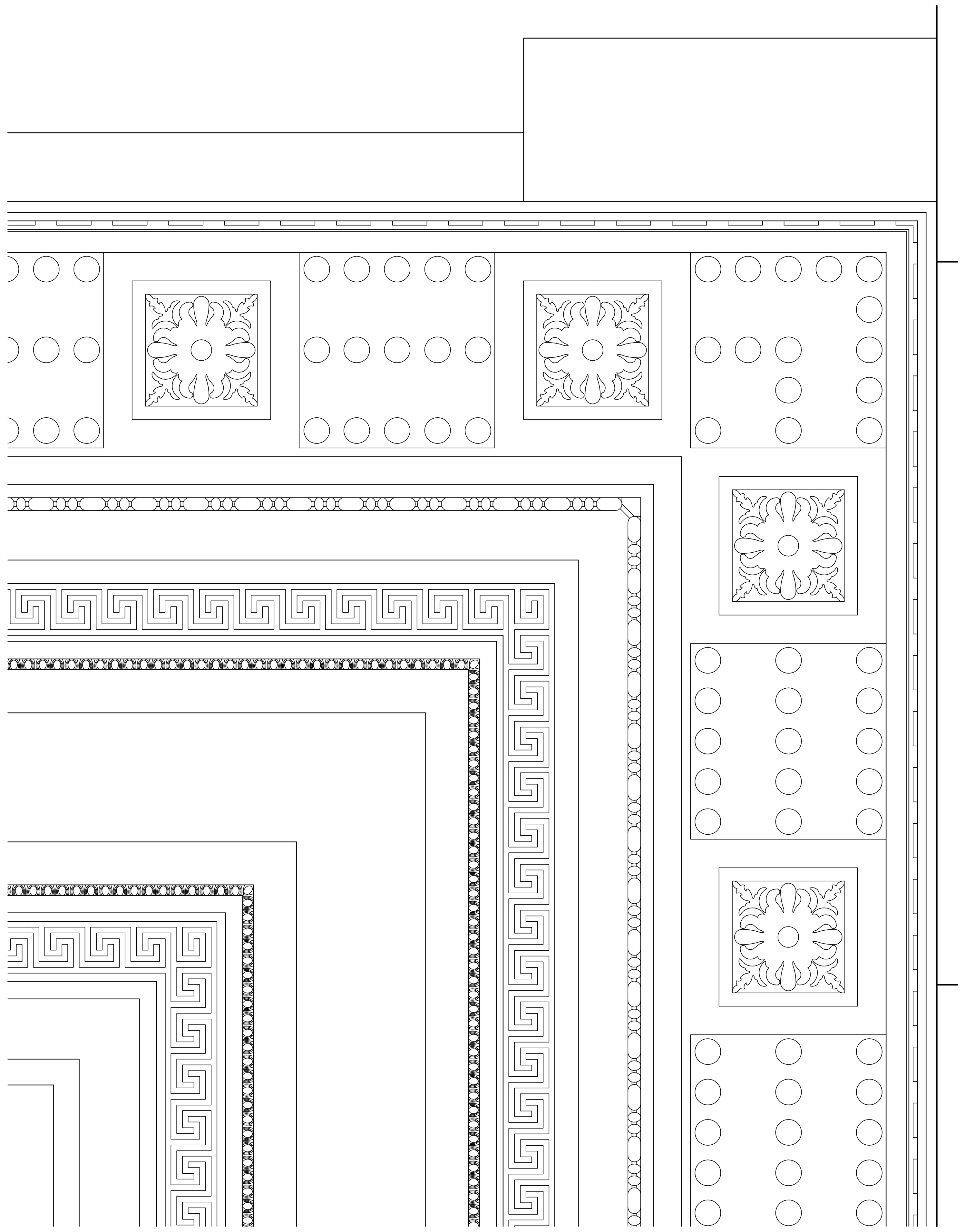
KEY PLAN

REVISION	DATE
75% CDs	11.05.08
75% CDs PLANNING REVISIONS.	14.05.14
PLANNING DEPT. REVISIONS	14.06.11

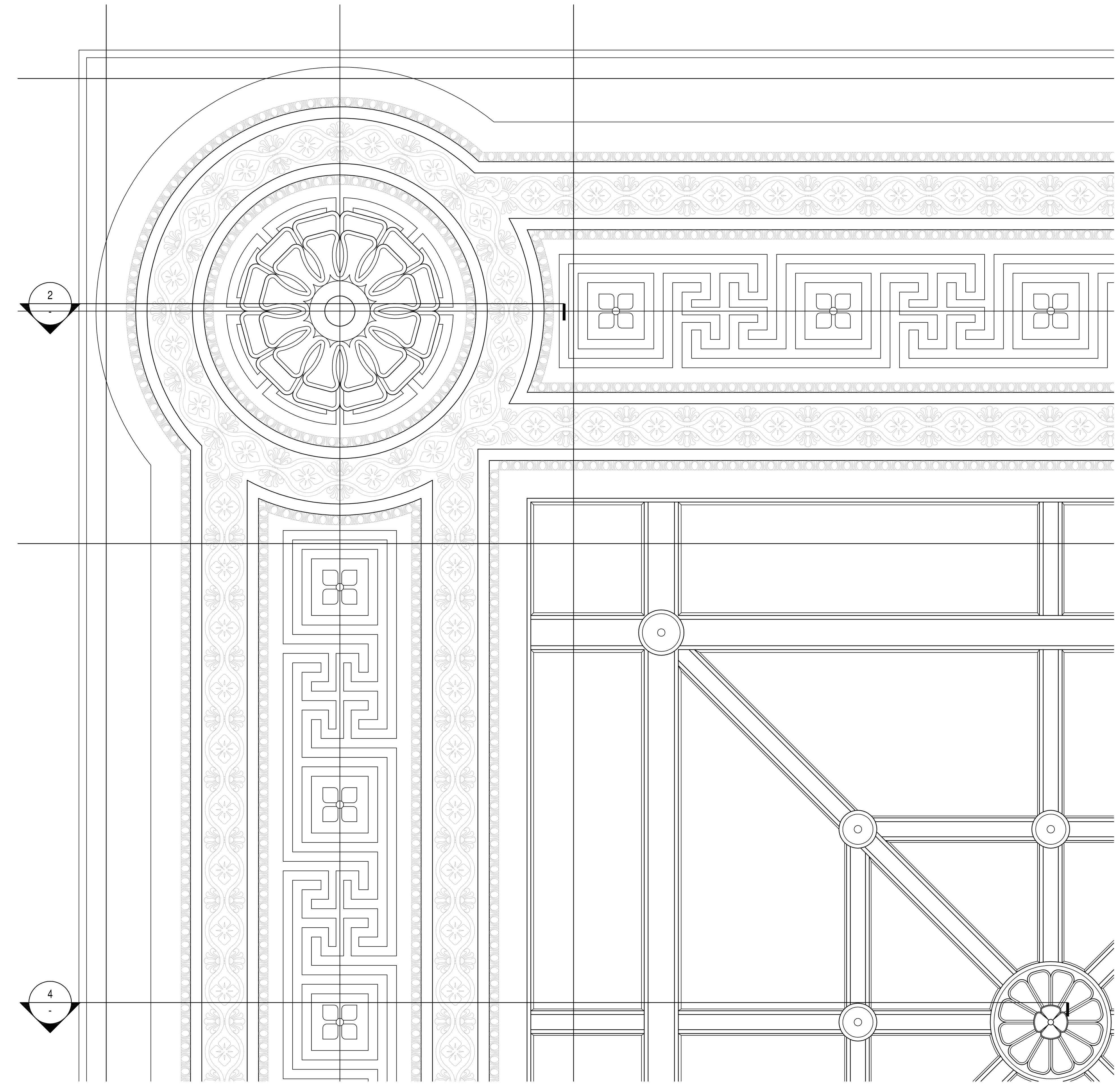
DATE

SHEET TITLE
INTERIOR DETAILS
WALL DETAILS

SHEET NO.
H9.01



6 ENTRY CEILING SALVAGE UNIT 2 - RCP
SCALE: 1-1/2"=1'-0"



3 BANKING HALL CEILING SALVAGE UNIT 1 - RCP
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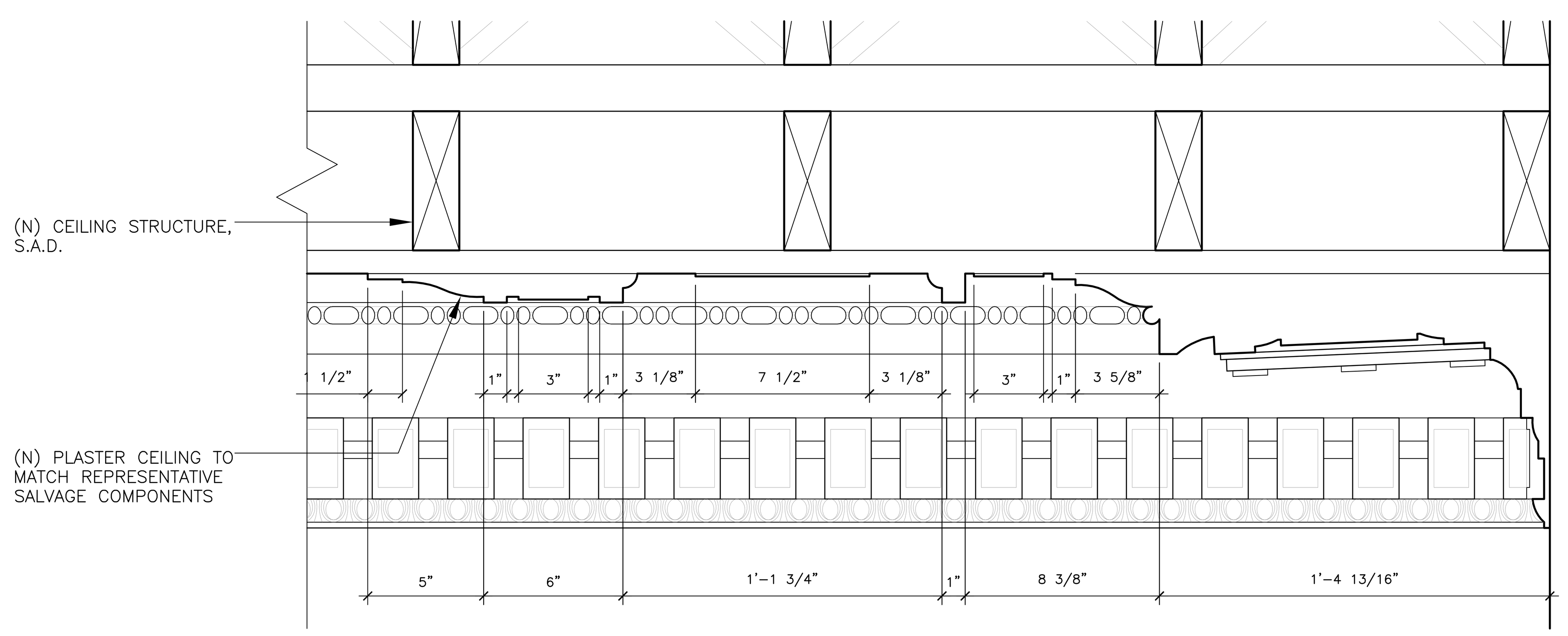
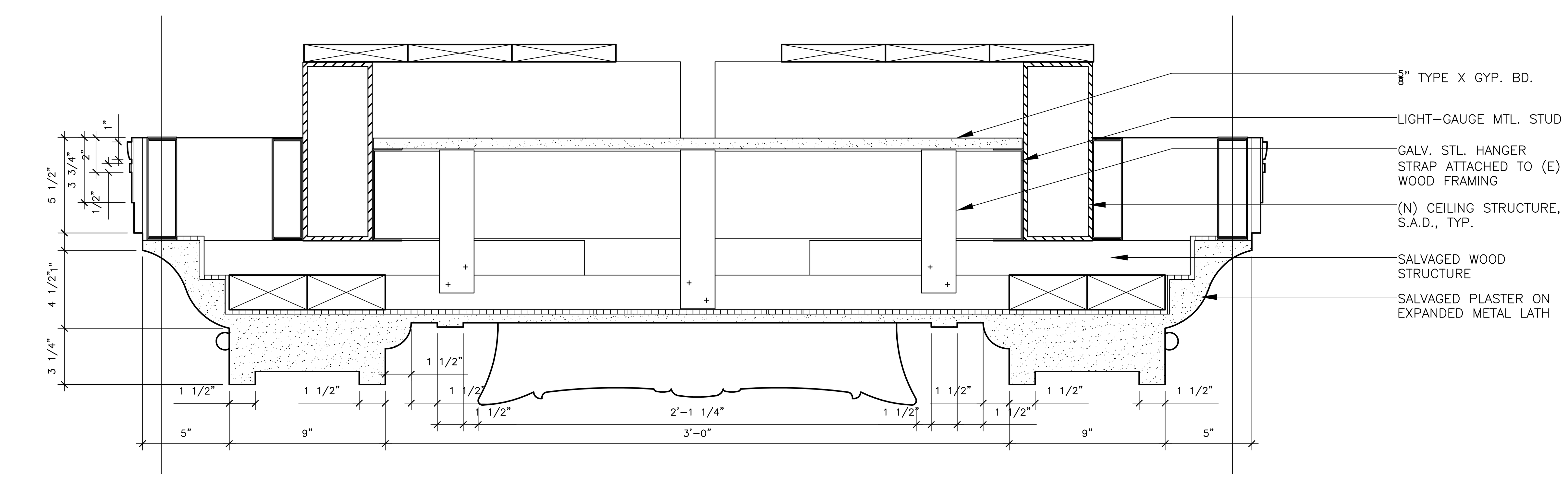
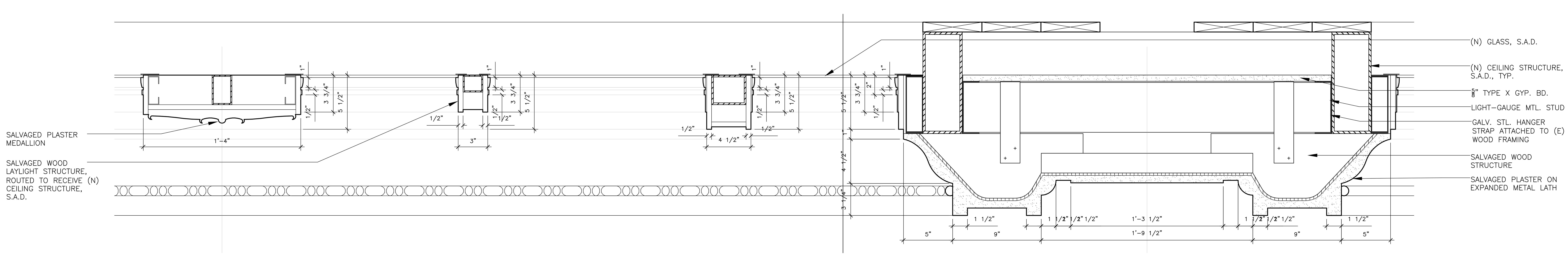


5 ENTRY CEILING SALVAGE UNIT 2 - SECTION
SCALE: 3"=1'-0"



2 BANKING HALL CELING SALVAGE UNIT 1 - SECTION
SCALE: 3"=1'-0"



4 BANKING HALL CELING SALVAGE UNIT 1 - SECTION
SCALE: 3"=1'-0"

SHEET NOTES

1. PROTECT HISTORIC MATERIALS TO BE RETAINED IN PLACE DURING DEMOLITION INCLUDING BUT NOT LIMITED TO TERRA COTTA, STEEL WINDOWS AND GLASS AND MARBLE PLANTER CLADDING.
2. REFER TO SECTION 02070 FOR PROTECTION, DEMOLITION AND SALVAGE.
3. LOCATION & EXTENT OF DEFECTS SHOWN IS BASED ON A VISUAL SURVEY FROM THE GROUND. PROVIDE CONTINGENCY IN BID TO REPAIR SIMILAR DEFECTS IN THEIR ENTIRETY WHETHER SHOWN OR NOT.
4. PRIOR TO START OF WORK, CONTRACTOR TO V.I.F. EXTENT OF (E) DEFECTS. HISTORIC PRESERVATION ARCHITECT TO REVIEW & APPROVE EXTENT OF REPAIR WORK. SEE SPECIFICATIONS.
5. A QUALIFIED HAZARDOUS MATERIALS ABATEMENT CONTRACTOR TO IDENTIFY AND REMOVE (E) HAZARDOUS MATERIALS PRIOR TO COMMENCEMENT OF WORK. (N.I.C.)
6. CLEAN (E) EXTERIOR FACADE SURFACES PRIOR TO RESTORATION WORK USING THE GENTLEST MEANS POSSIBLE. REMOVE ALL BIOLOGICAL GROWTH, DIRT, GRAFFITTI, BIRD DROPPINGS & LOOSE PAINT FROM FACADE SURFACES. REFER TO SECTION 04461.

LEGEND

- EXTENT OF (N) ALTERATION, SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL NOTES AND INFORMATION
- (N) CONSTRUCTION TO MATCH (E) SALVAGED REPRESENTATIVE COMPONENTS.
- 3/HP GRID LINE – PRESERVATION WORK
- 3 GRID LINE – ARCHITECTURAL WORK

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350 BUSH STREET

SAN FRANCISCO CALIFORNIA

KEY PLAN

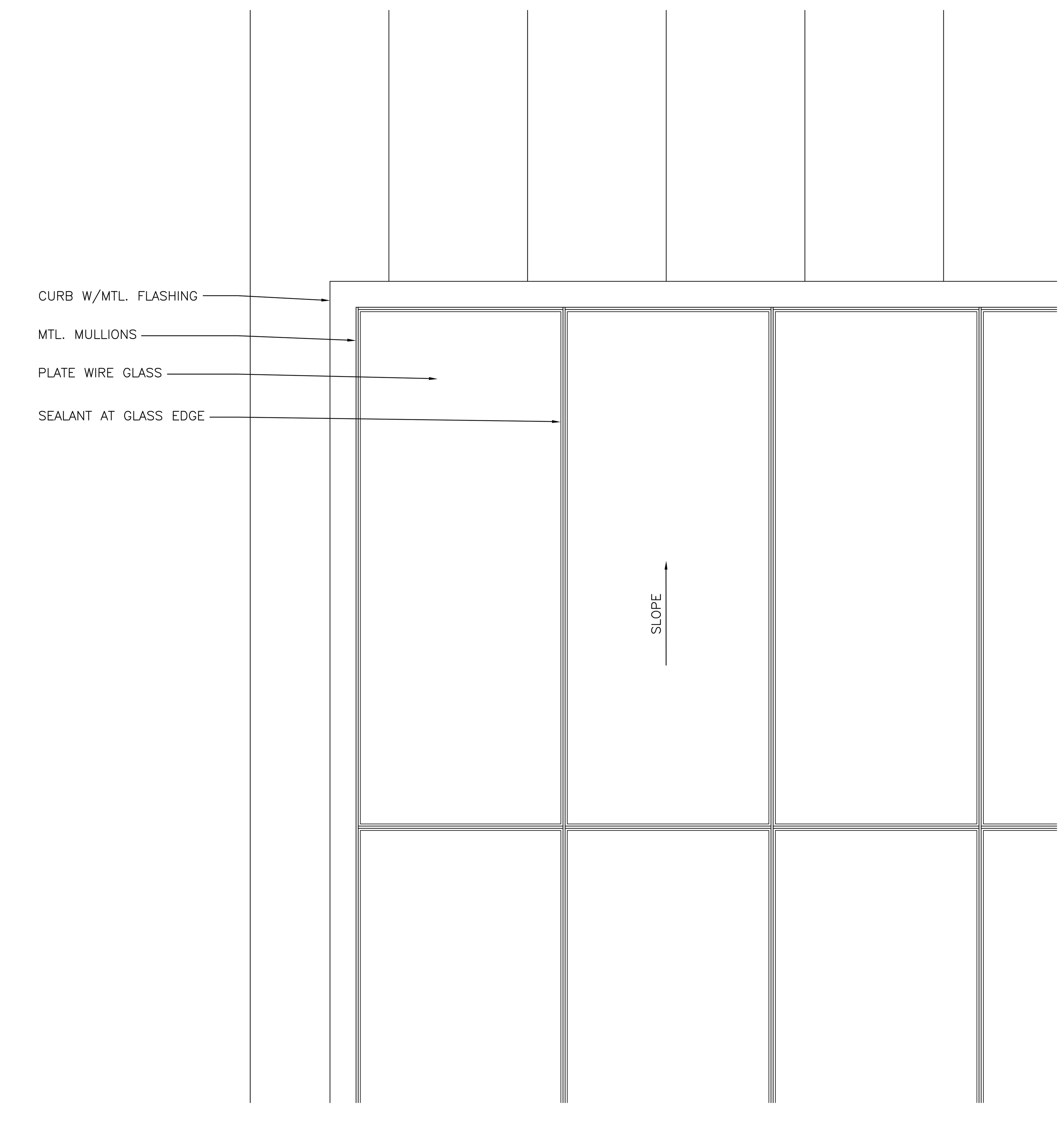
REVISION	DATE
75% CDs	11.05.08
75% CDs PLANNING REVISIONS.	14.05.14
PLANNING DEPT. REVISIONS	14.06.11

DATE

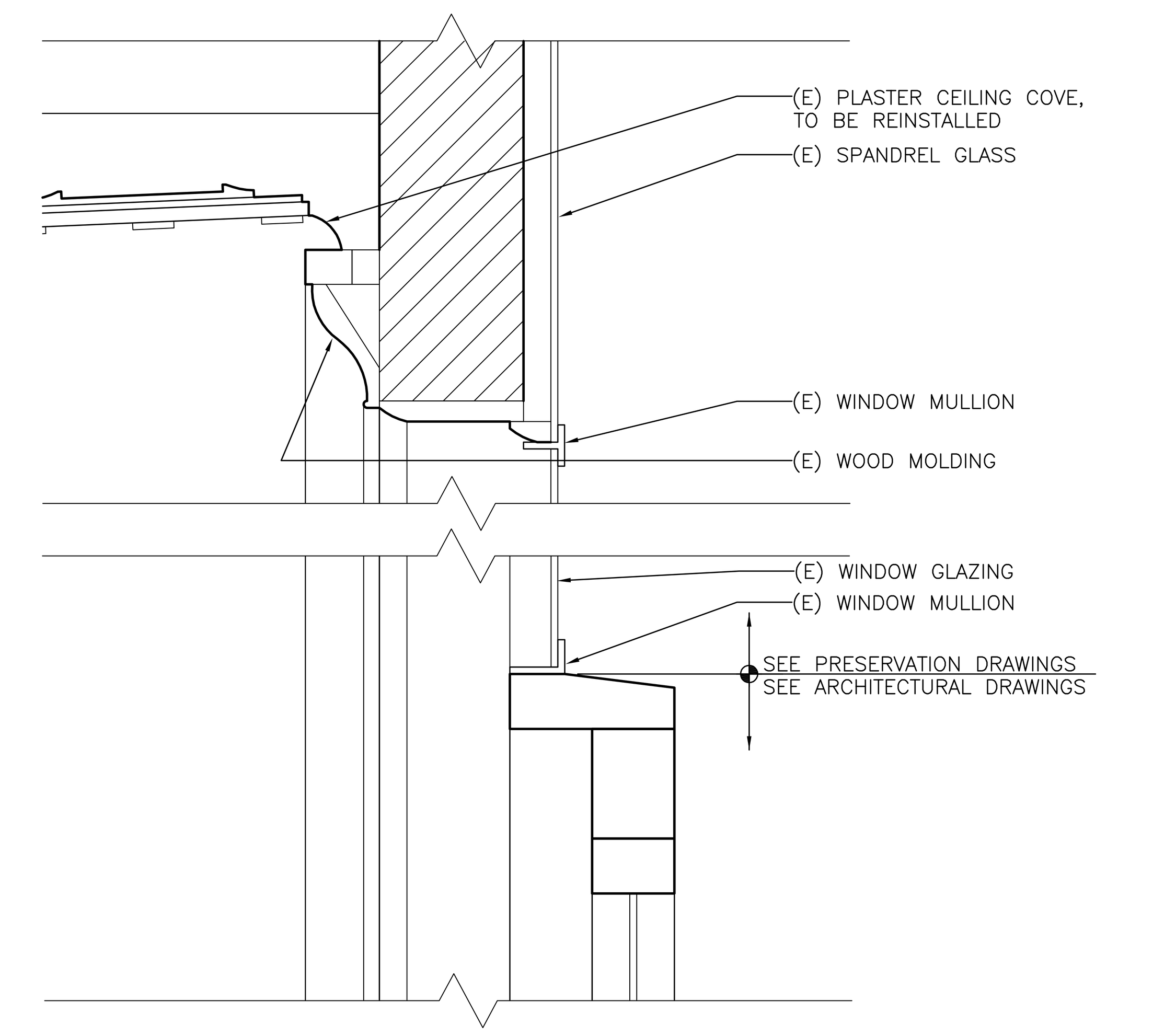
SHEET TITLE
INTERIOR DETAILS CEILING SALVAGE UNITS

SHEET NO.
H9.02

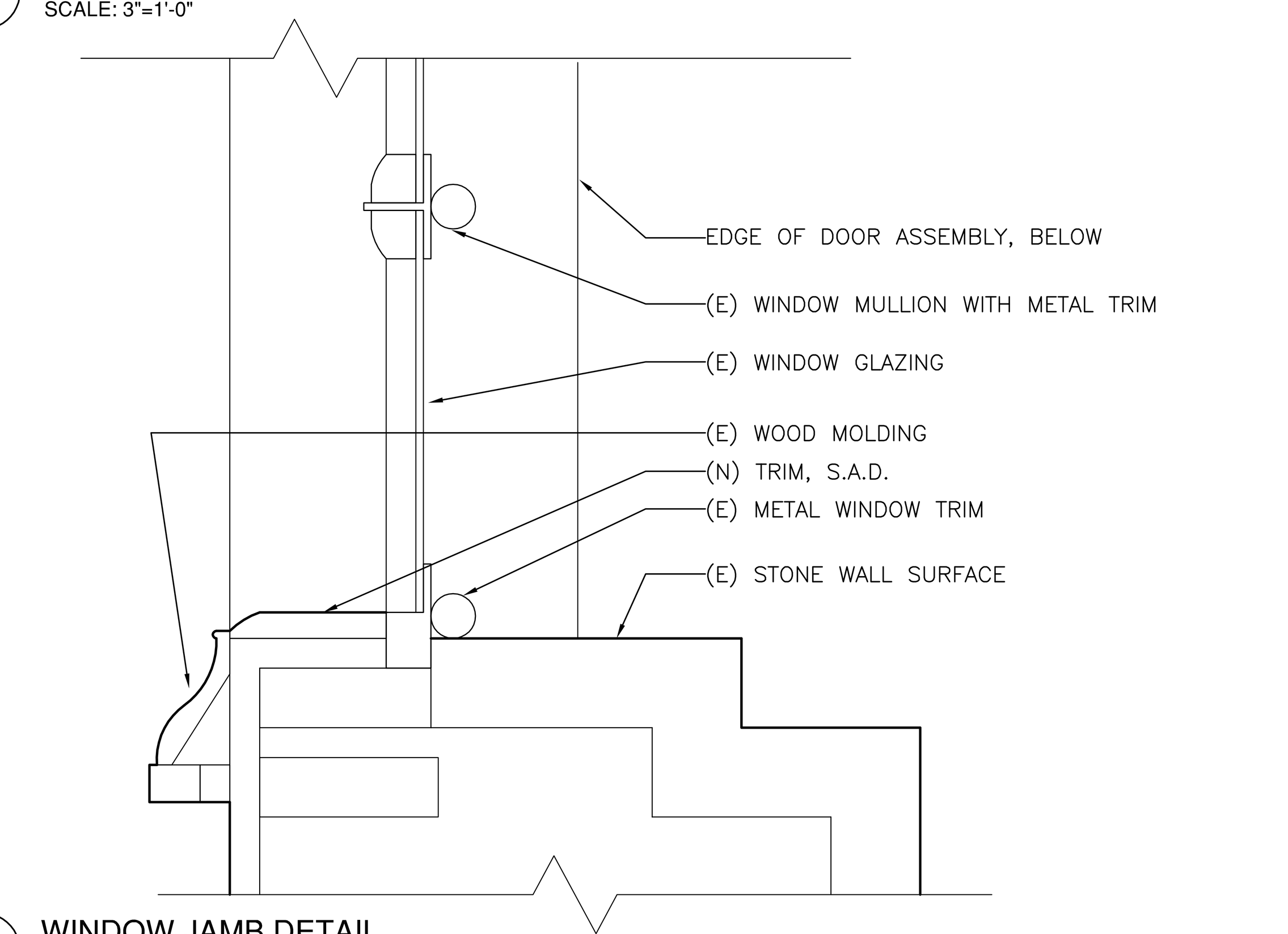
USER\PW: SMITHMOUNTAINVIEW
FILE NAME: P:\130XX\13224 350 BUSH NEW DESIGN\CAD\SHEETS\H9.02 INTERIOR DETAILS CEILING.DWG
TIME: 10 JUN 2014 - 10:37AM
LAST SAVED: 30 May 14



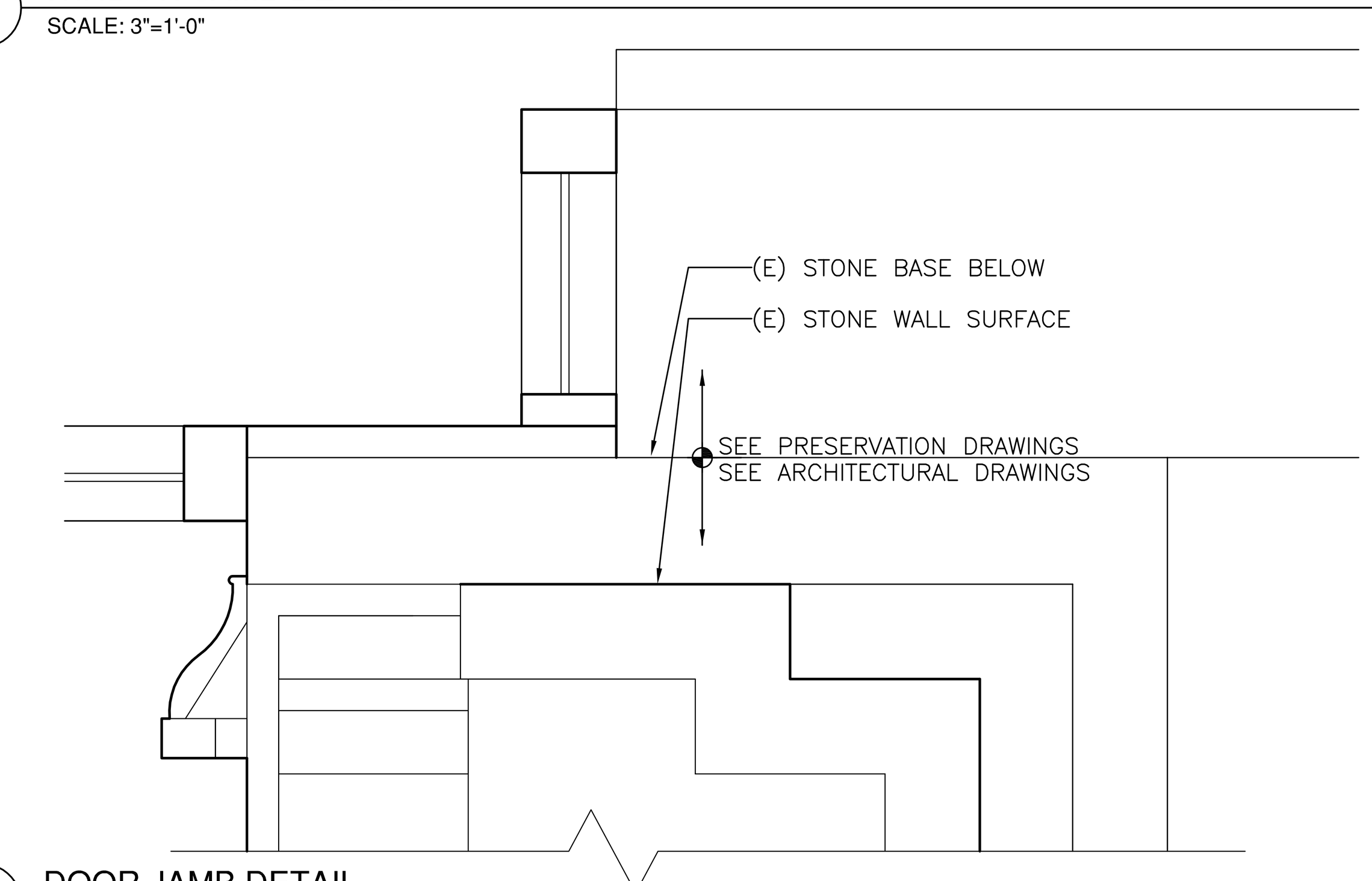
6 ROOF LEVEL SKYLIGHT SALVAGE DETAIL
SCALE: 1 1/2"=1'-0"



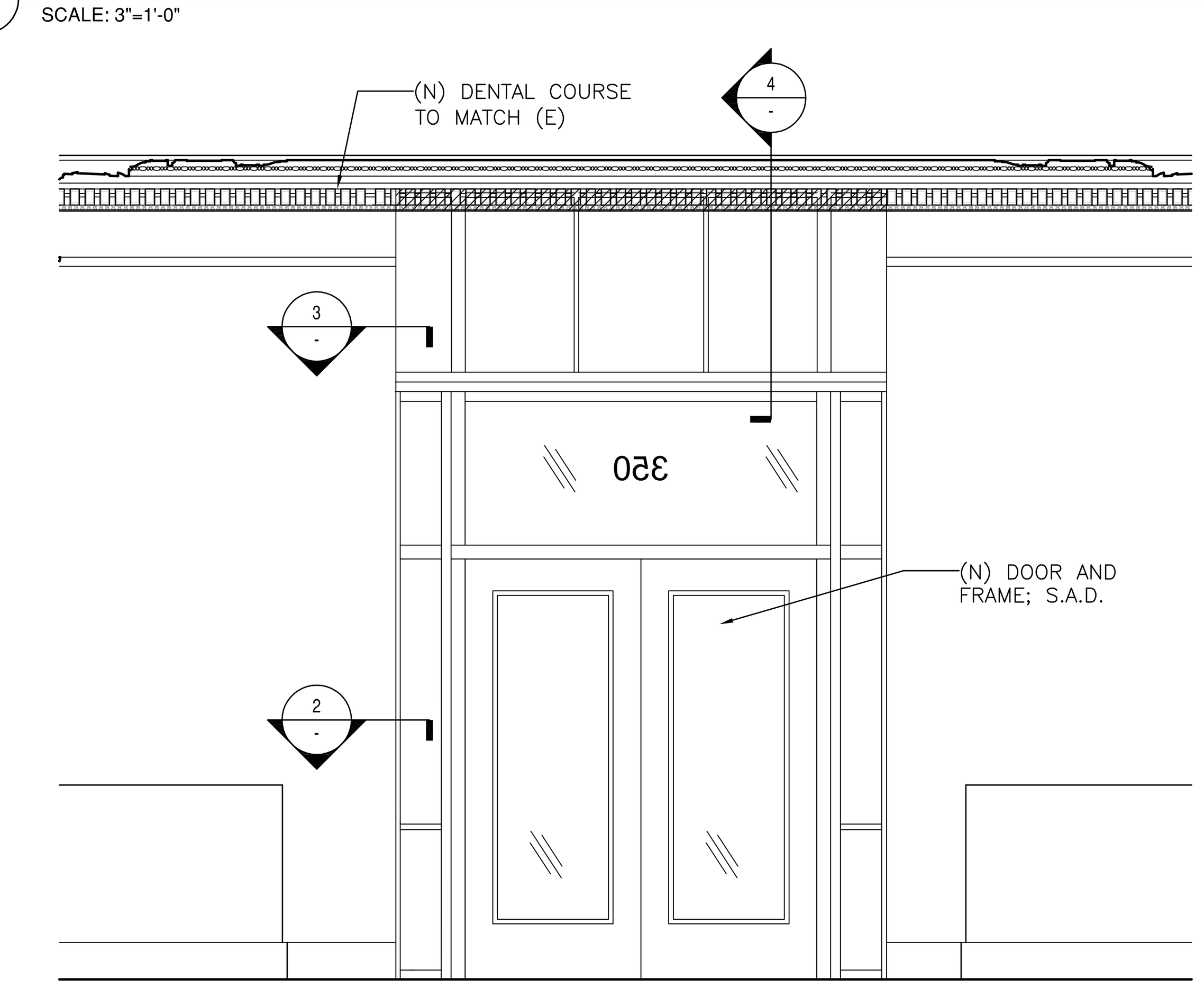
4 WINDOW HEAD AND SILL DETAIL
SCALE: 3"=1'-0"



3 WINDOW JAMB DETAIL
SCALE: 3"=1'-0"



2 DOOR JAMB DETAIL
SCALE: 3"=1'-0"



1 DOOR ELEVATION
SCALE: 1/2"=1'-0"

SHEET NOTES

1. PROTECT HISTORIC MATERIALS TO BE RETAINED IN PLACE DURING DEMOLITION INCLUDING BUT NOT LIMITED TO TERRA COTTA, STEEL WINDOWS AND GLASS AND MARBLE PLANTER CLADDING.
2. REFER TO SECTION 02070 FOR PROTECTION, DEMOLITION AND SALVAGE.
3. LOCATION & EXTENT OF DEFECTS SHOWN IS BASED ON A VISUAL SURVEY FROM THE GROUND. PROVIDE CONTINGENCY IN BID TO REPAIR SIMILAR DEFECTS IN THEIR ENTIRETY WHETHER SHOWN OR NOT.
4. PRIOR TO START OF WORK, CONTRACTOR TO V.I.F. EXTENT OF (E) DEFECTS. HISTORIC PRESERVATION ARCHITECT TO REVIEW & APPROVE EXTENT OF REPAIR WORK. SEE SPECIFICATIONS.
5. A QUALIFIED HAZARDOUS MATERIALS ABATEMENT CONTRACTOR TO IDENTIFY AND REMOVE (E) HAZARDOUS MATERIALS PRIOR TO COMMENCEMENT OF WORK. (N.I.C.)
6. CLEAN (E) EXTERIOR FACADE SURFACES PRIOR TO RESTORATION WORK USING THE GENTLEST MEANS POSSIBLE. REMOVE ALL BIOLOGICAL GROWTH, DIRT, GRAFFITTI, BIRD DROPPINGS & LOOSE PAINT FROM FACADE SURFACES. REFER TO SECTION 04461.

LEGEND

- EXTENT OF (N) ALTERATION, SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL NOTES AND INFORMATION
- (N) CONSTRUCTION TO MATCH (E) SALVAGED REPRESENTATIVE COMPONENTS.
- 3 HP — GRID LINE – PRESERVATION WORK
- 3 — GRID LINE – ARCHITECTURAL WORK

KEY NOTES – EXTERIOR RESTORATION

CLEANING

1. TAR & MASTIC. NOTE: TAR & MASTIC MAY CONTAIN HAZARDOUS MATERIALS. QUALIFIED HAZARDOUS MATERIALS CONTRACTOR TO REMOVE/REMEDIATE HAZARDOUS MATERIALS PRIOR TO CLEANING AND RESTORATION WORK.
2. GRAFITTI. CLEAN PER SPECIFICATION SECTION 04–0120.52.

TERRA COTTA REPAIR

3. FAULTY OR DISCOLORED TERRA COTTA PATCH. REMOVE PATCH, PREPARE SUBTRATE & REPAIR PER SECTION 04 2129.
4. REMOVE DETERIORATED MORTAR & REPOINT PER SECTION 04 0513.91. (N) REPOINTING MORTAR TO MATCH (E) IN COMPOSITION, COLOR, TEXTURE AND PROFILE. ESTIMATED 950 LINEAR FEET REPOINTING.
5. GLAZE SPALL. PATCH FAILED GLAZE PER SPECIFICATION SECTION 04 2129.
6. EFFLORESCENCE/MINERAL DEPOSITS. CLEAN (E) DEPOSITS PER SPECIFICATION SECTION 04 0120.52.
7. (E) HOLES IN TERRA COTTA. REMOVE ABANDONED MATERIALS (ANCHORS, ETC), FILL HOLES AND PATCH GLAZE PER SPECIFICATION SECTION 04 2129.
8. SHALLOW (< 1/8" DEPTH) SPALLING OF TERRA COTTA GLAZING &/OR BISQUE. REMOVE LOOSE GLAZE. PREPARE (SAND) SURFACE & INSTALL (N) TERRA COTTA COATING. SEE SECTION 04 2129.
9. DEEP (> 1/8" DEPTH) SPALLING OF TERRA COTTA GLAZING &/OR BISQUE. PREPARE SUBSTRATE, INSTALL (N) STAINLESS STEEL ANCHORS & MORTAR PATCH. INSTALL (N) TERRA COTTA COATING. SEE SECTION 04 2129.

CEMENT PLASTER REPAIR

10. V.I.F. ATTACHMENT OF CEMENT PLASTER TO SUBSTRATE BY SOUNDING WITH WOODEN OR ACRYLIC MALLET. IDENTIFY AREA OF DELAMINATED PLASTER, REMOVE AND PATCH WITH (N) PLASTER TO MATCH (E). SEE SECTION 09 2423.
11. (E) PLASTER REPAIR & PATCH DEFICIENCIES INCLUDING CRACKS, HOLES & SPALLS. REMOVE (E) DETERIORATED PLASTER & REPAIR PER SECTION 09–2423.
12. INSTALL (N) LOUVER, S.A.D.
13. INSCRIBE PLASTER WITH MORTAR JOINTS TO SIMULATE AN ASHLAR BLOCK PATTERN. ALIGN HORIZONTAL JOINTS WITH TERRA COTTA MORTAR JOINTS AT SOUTH FACADE RETURN.

BRICK MASONRY REPAIR

14. (E) SHEET METAL FLASHING AND TAR WATERPROOFING. REMOVE SHEET METAL & RE–POINT MORTAR JOINTS. REMOVE TAR PER SECTION 04 0120.52.
15. DETERIORATED MORTAR. REPOINT MORTAR JOINTS PER SECTION 04 0513.91.
16. (E) BRICK PROJECTIONS FROM EXTERIOR WALL PLANE. REMOVE & DISPOSE OF EXTRANEOUS WOOD, BRICK, AND ABANDONED SHEET METAL FLASHING TO PROVIDE A LEVEL WALL PLANE FOR PLASTERING.

METAL ROOF REPAIR

17. REMOVE & DISPOSE OF (E) VENTS AND FLAGPOLE PER SECTION 02 4291.
18. REMOVE RUST & DETERIORATED PAINT FROM STEEL RAIL. PREPARE SURFACE & REPAINT.
19. REPLACE (N) GALVANIZED SHEET METAL ROOFING TO MATCH ORIGINAL STANDING SEAM ROOF. SEE SECTION 07 6113.
20. INSTALL (N) ANTHEMION CRESTING. SEE PRESERVATION DRAWINGS FOR DETAIL.

WINDOWS / DOORS

21. PREPARE, PRIME & PAINT EXTERIOR SIDE OF WINDOW SASH & FRAME.
22. SEE ARCHITECTURAL DRAWINGS FOR DETAILS OF (N) DOOR.
23. (N) OPENING IN (E) WALL SHOWN HATCHED. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL NOTES AND INFORMATION.

SIGNAGE

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PLANNING DEPT. REVISIONS	14.06.11

DATE

SHEET TITLE
EXTERIOR SKIN DETAILS

SHEET NO.
H9.03

APPENDIX

SAN FRANCISCO MINING EXCHANGE
ARCHITECTURAL PACKAGE

350 BUSH STREET

SAN FRANCISCO, CALIFORNIA

VIEW FROM SOUTHWEST

350 BUSH STREET OWNER, LLC

June 18, 2014

HELLER MANUS ARCHITECTS

350 BUSH STREET

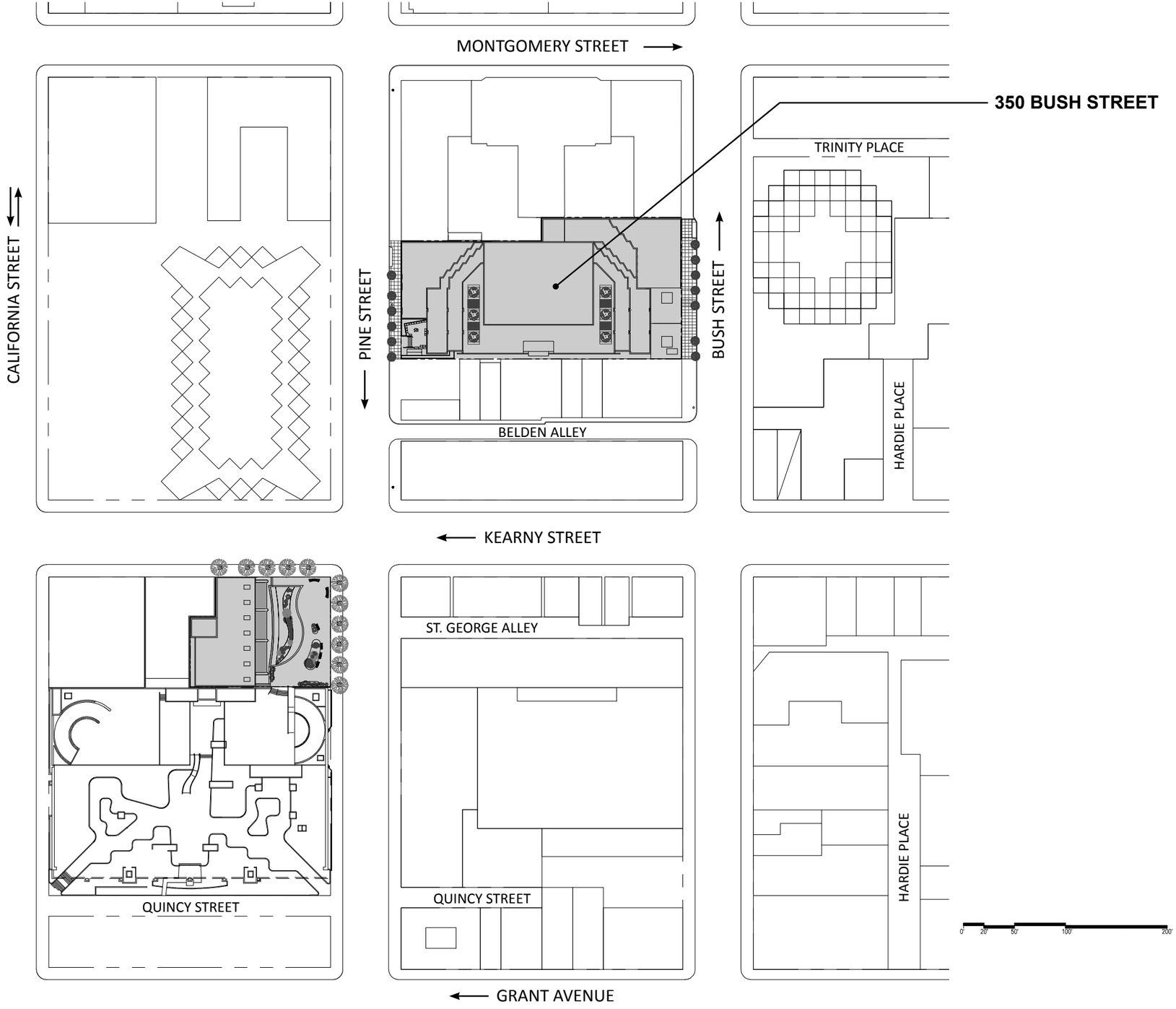
SAN FRANCISCO, CALIFORNIA

VIEW FROM SOUTHEAST

350 BUSH STREET OWNER, LLC

June 18, 2014

HELLER MANUS ARCHITECTS



350 BUSH STREET

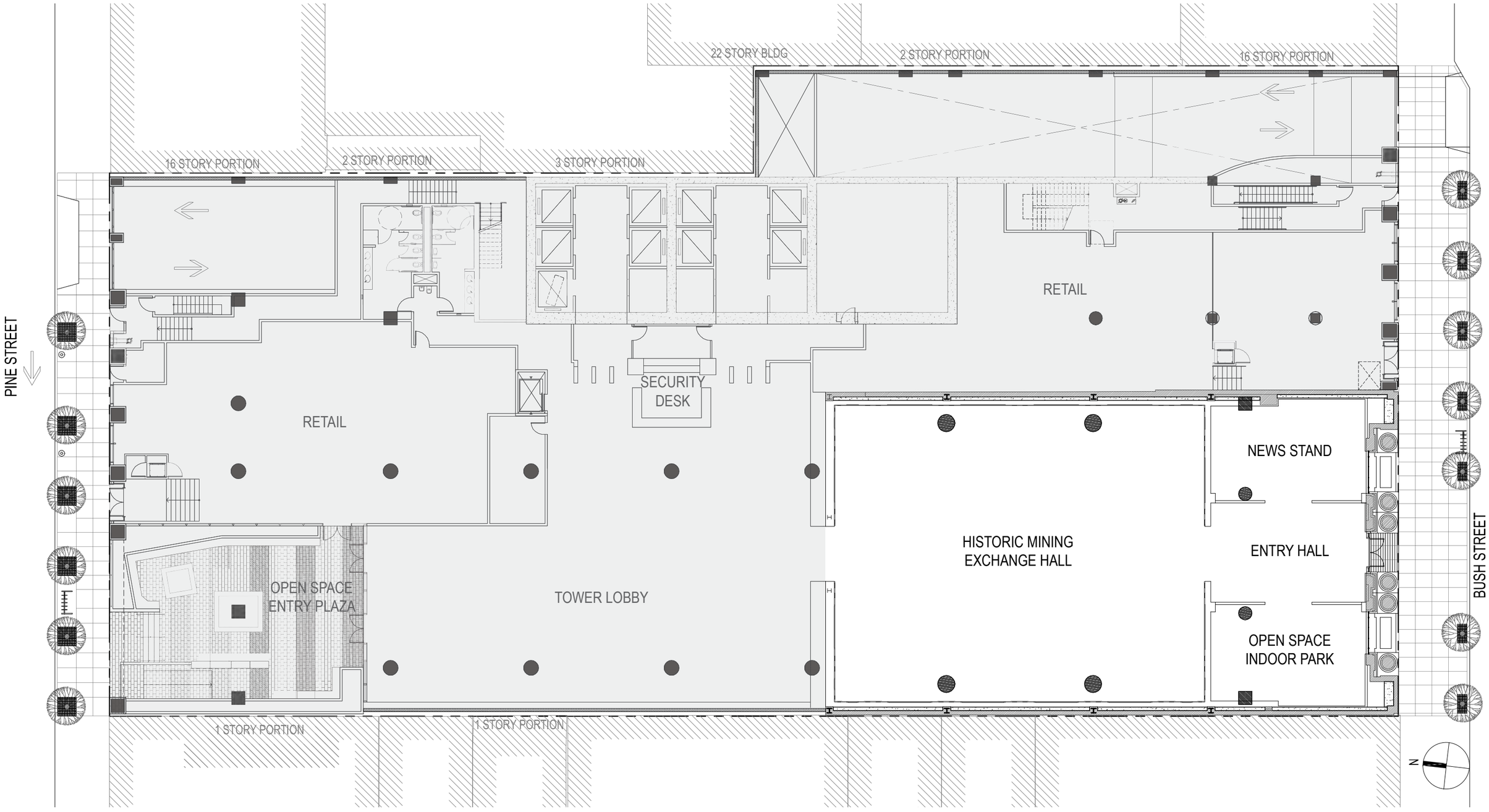
SAN FRANCISCO, CALIFORNIA

350 BUSH STREET OWNER, LLC

June 18, 2014

SITE PLAN

HELLER MANUS ARCHITECTS



350 BUSH STREET

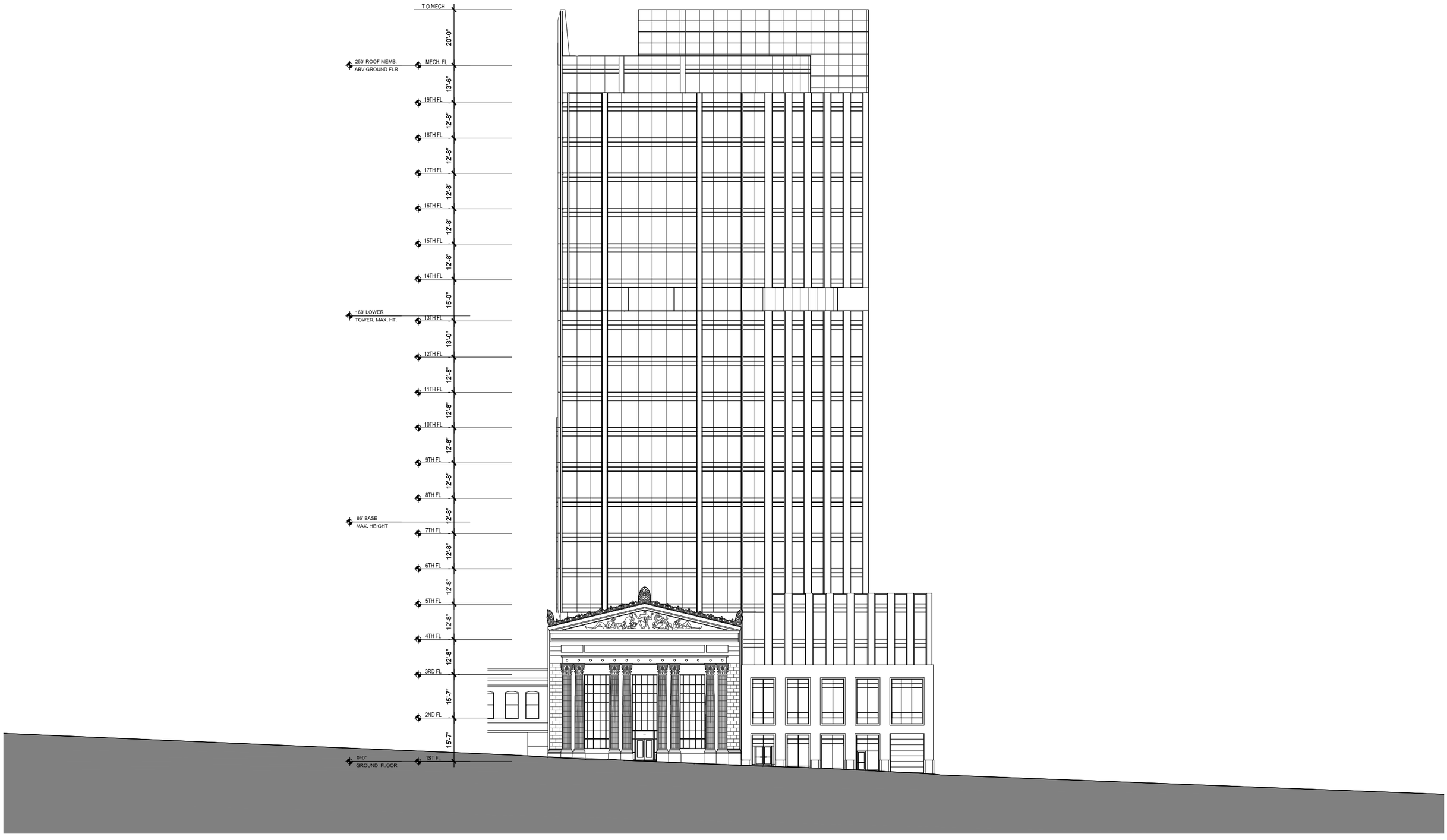
SAN FRANCISCO, CALIFORNIA

350 BUSH STREET OWNER, LLC

June 18, 2014

GROUND LEVEL FLOOR PLAN

HELLER MANUS ARCHITECTS



350 BUSH STREET

SAN FRANCISCO, CALIFORNIA

350 BUSH STREET OWNER, LLC

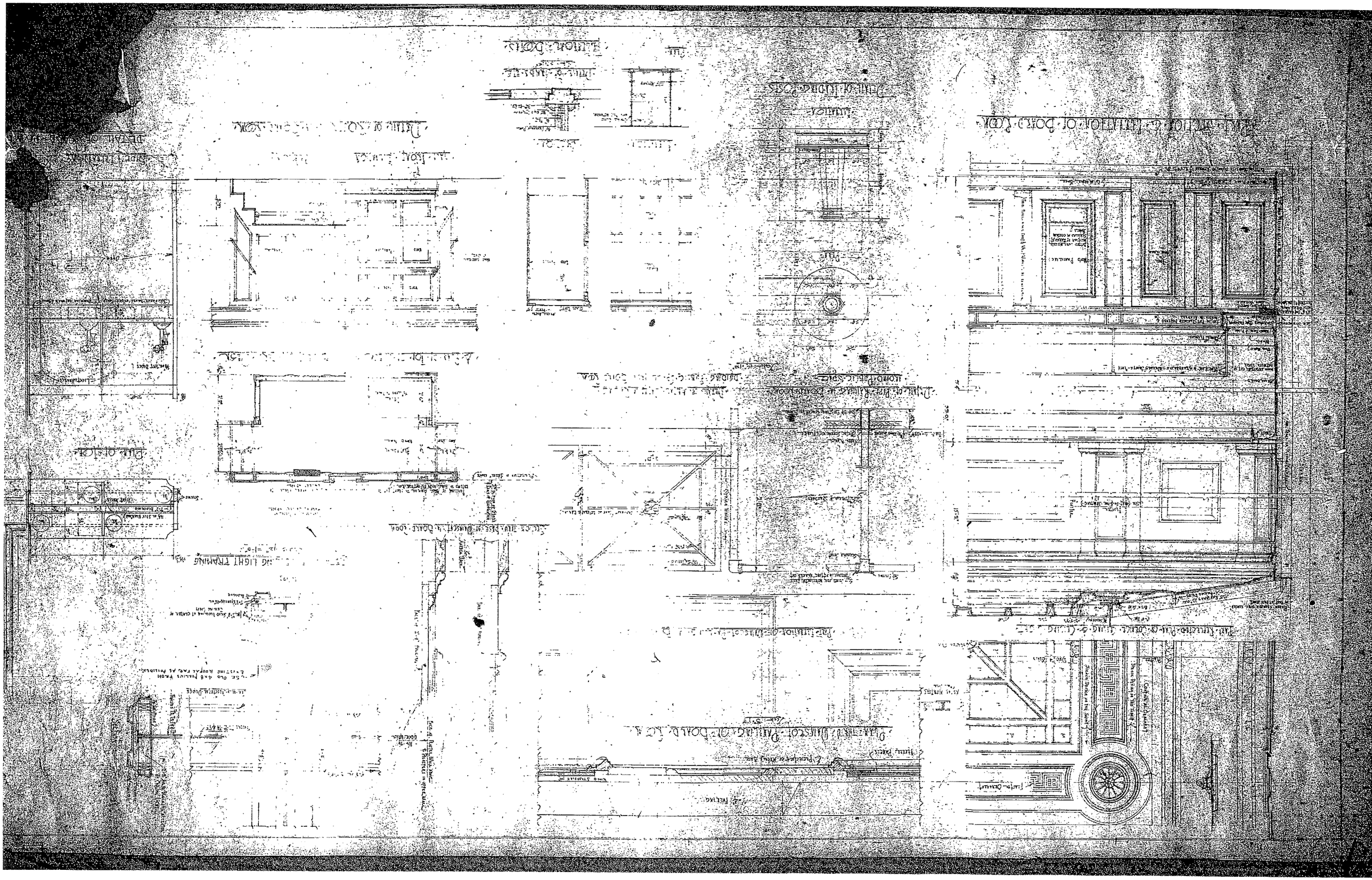
June 18, 2014

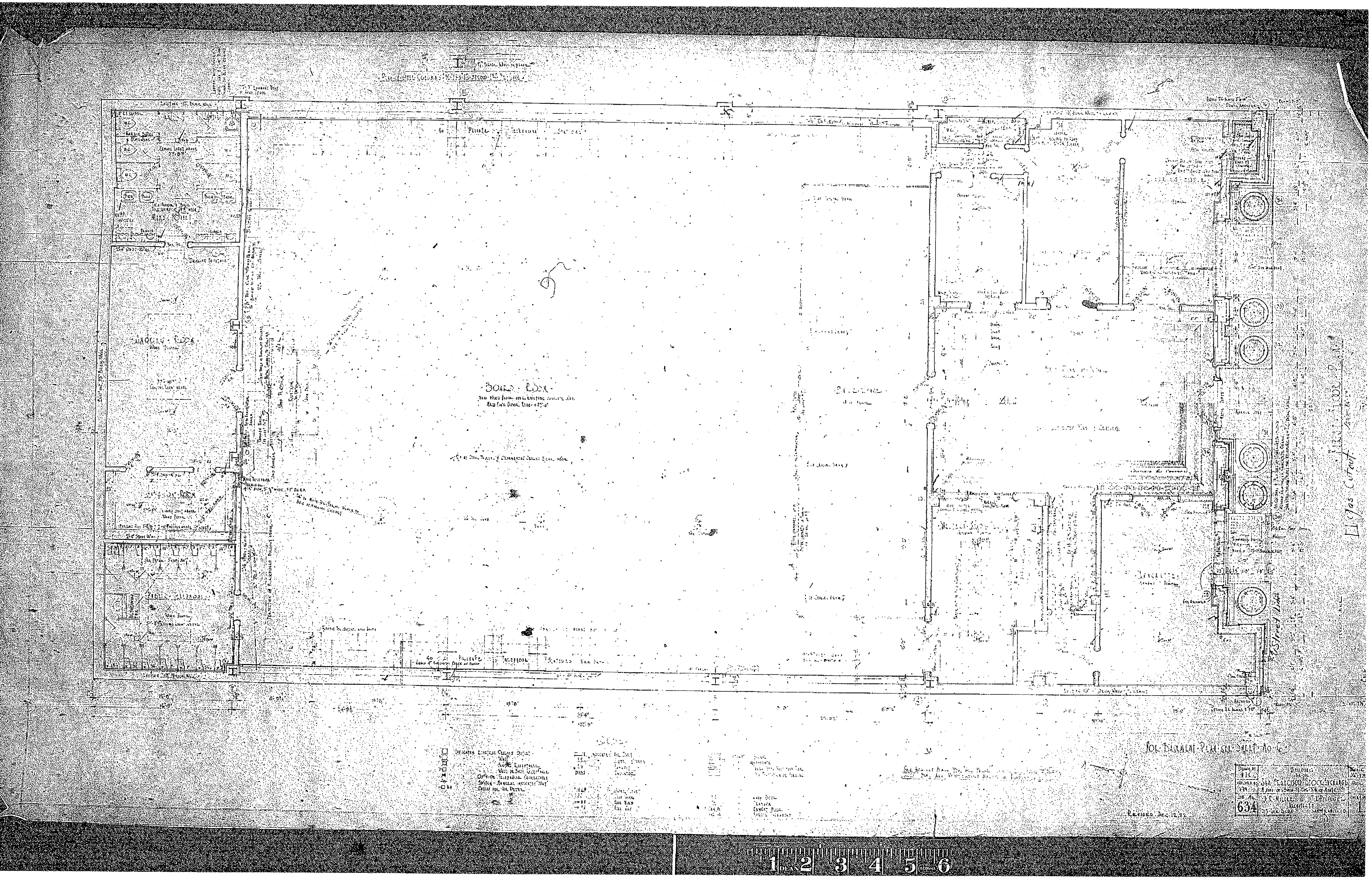
SOUTH ELEVATION

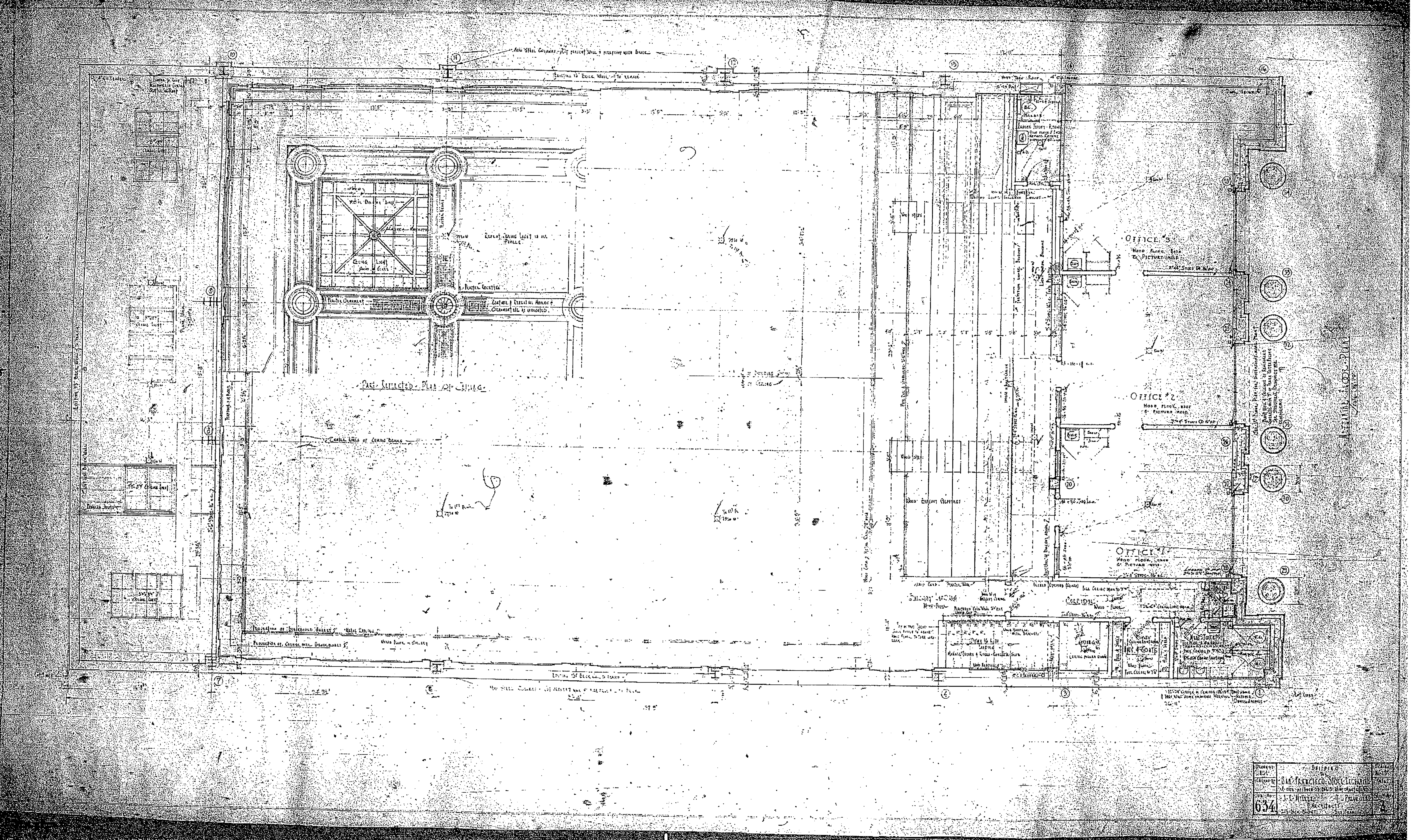
HELLER MANUS ARCHITECTS

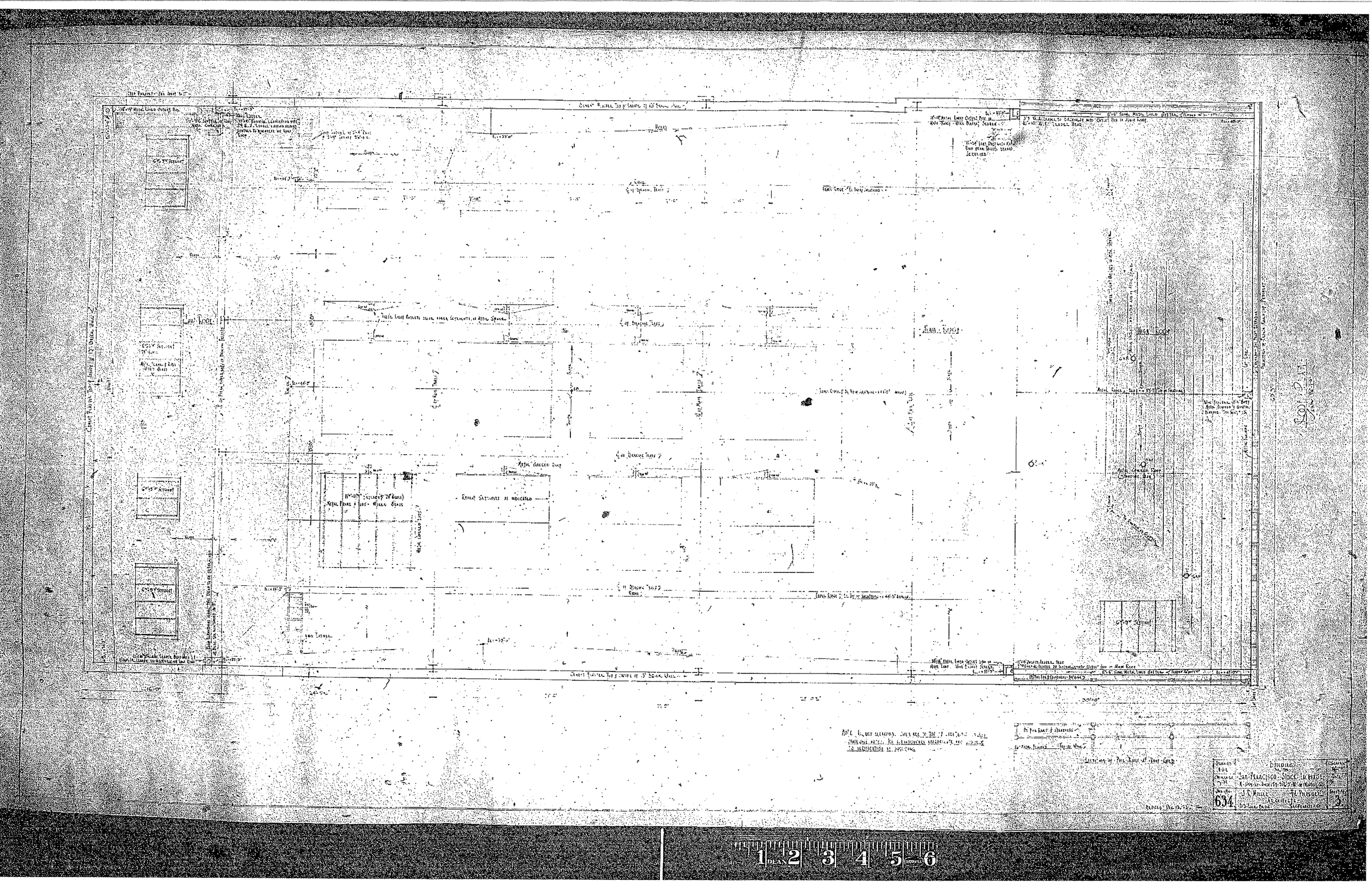
APPENDIX

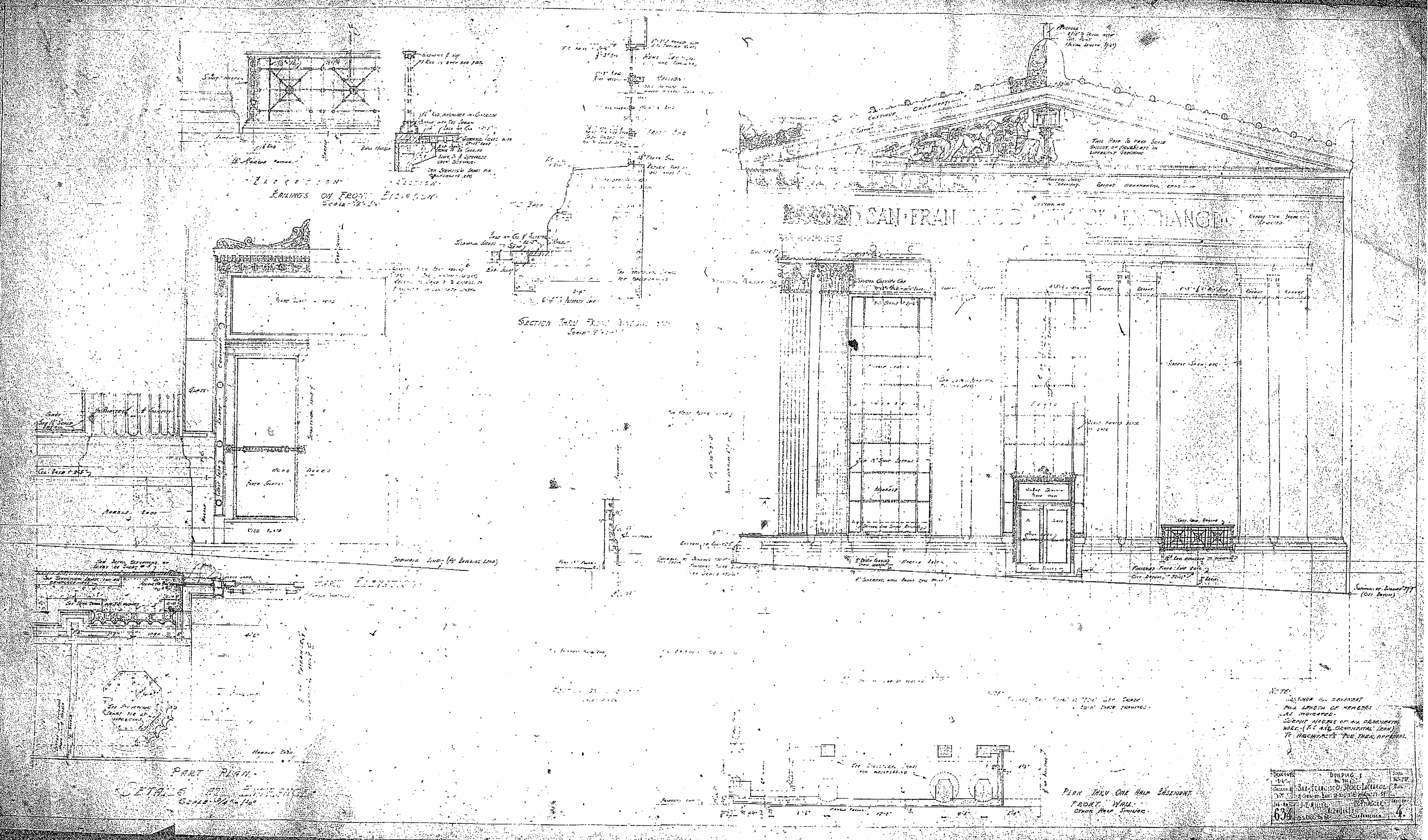
SAN FRANCISCO MINING EXCHANGE
1923 MILLER PFLUEGER DRAWINGS



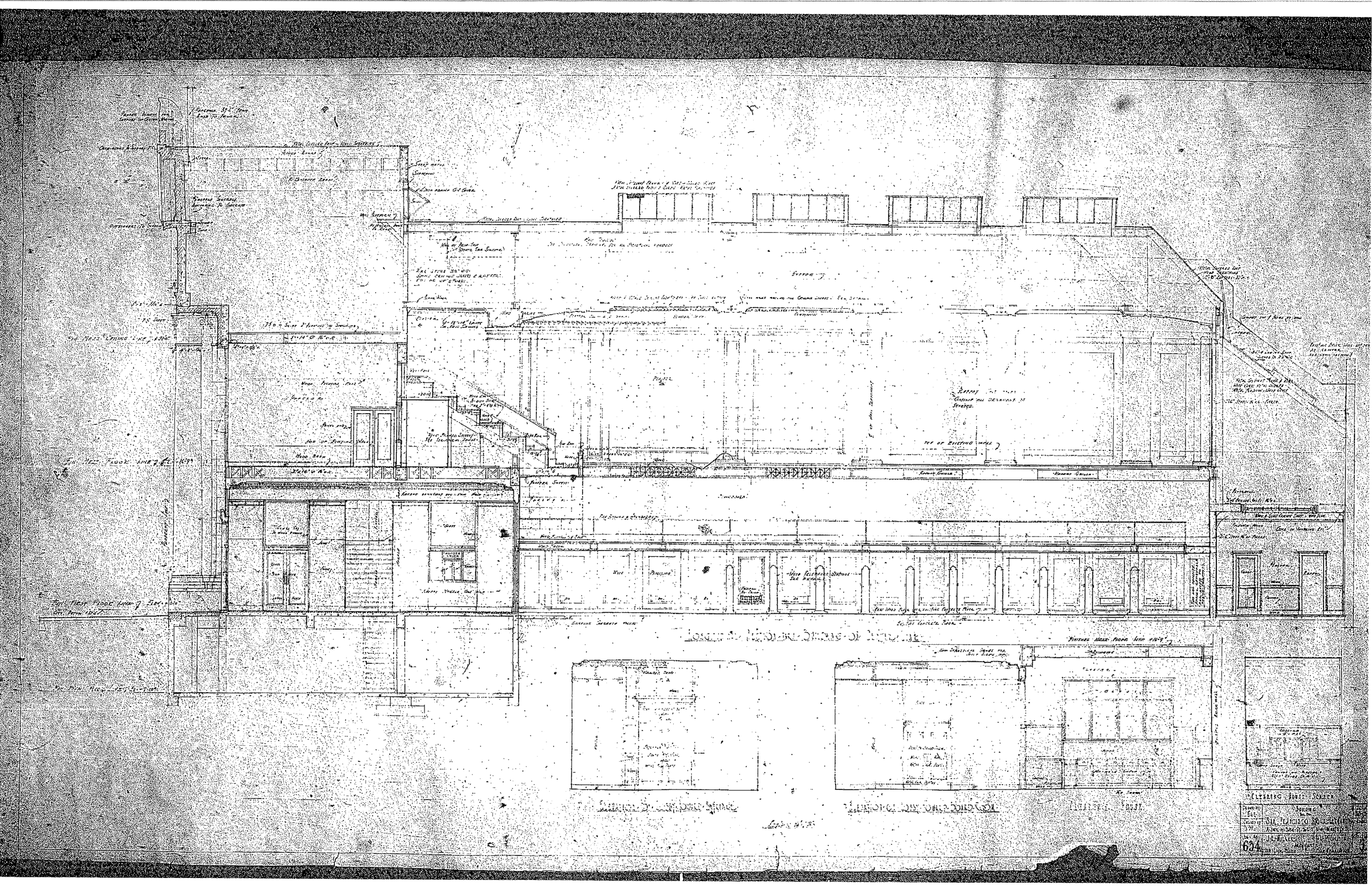

Board Room
Entrance
For Basement Plan see Sheet No. 6
San Francisco Stock Exchange
634
Architects
Revised Dec. 12, '22
1
2
3
4
5
6


Part Reflected Plan of Ceiling
Office #3
Office #2
Office #1
Corridor
San Francisco Stock Exchange
634





SAN FRAN ... EXCHANGE
Railings on Front Elevation
Section
Section Thru Front Wall
Part Elevation
Part Plan
Details at Entrance
Plan Thru One Half Basement
Front Wall
Other Half Similar
Note:
as indicated
Submit models of all ornamental work (T.C. and ornamental iron) to architects for their approval
Building for the
San Francisco Stock Exchange
J. R. Miller
Architects
San Francisco
Job No.
634
4.



634

CROSS SECTION LOOKING TOWARD REAR WALL

SCALE 1/4"=1'-0"

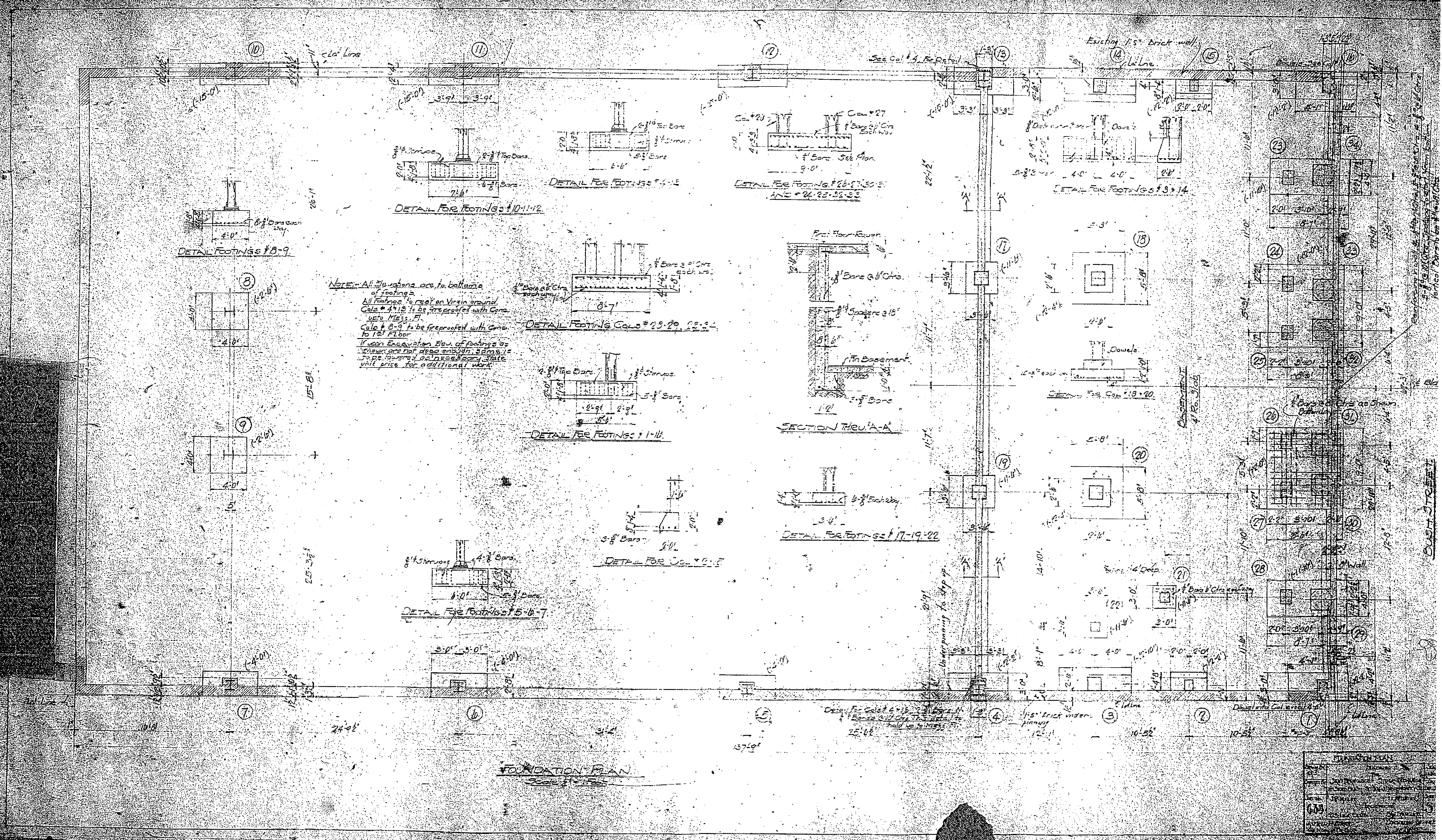
BASEMENT PLAN

SCALE 1/8"=1'-0"

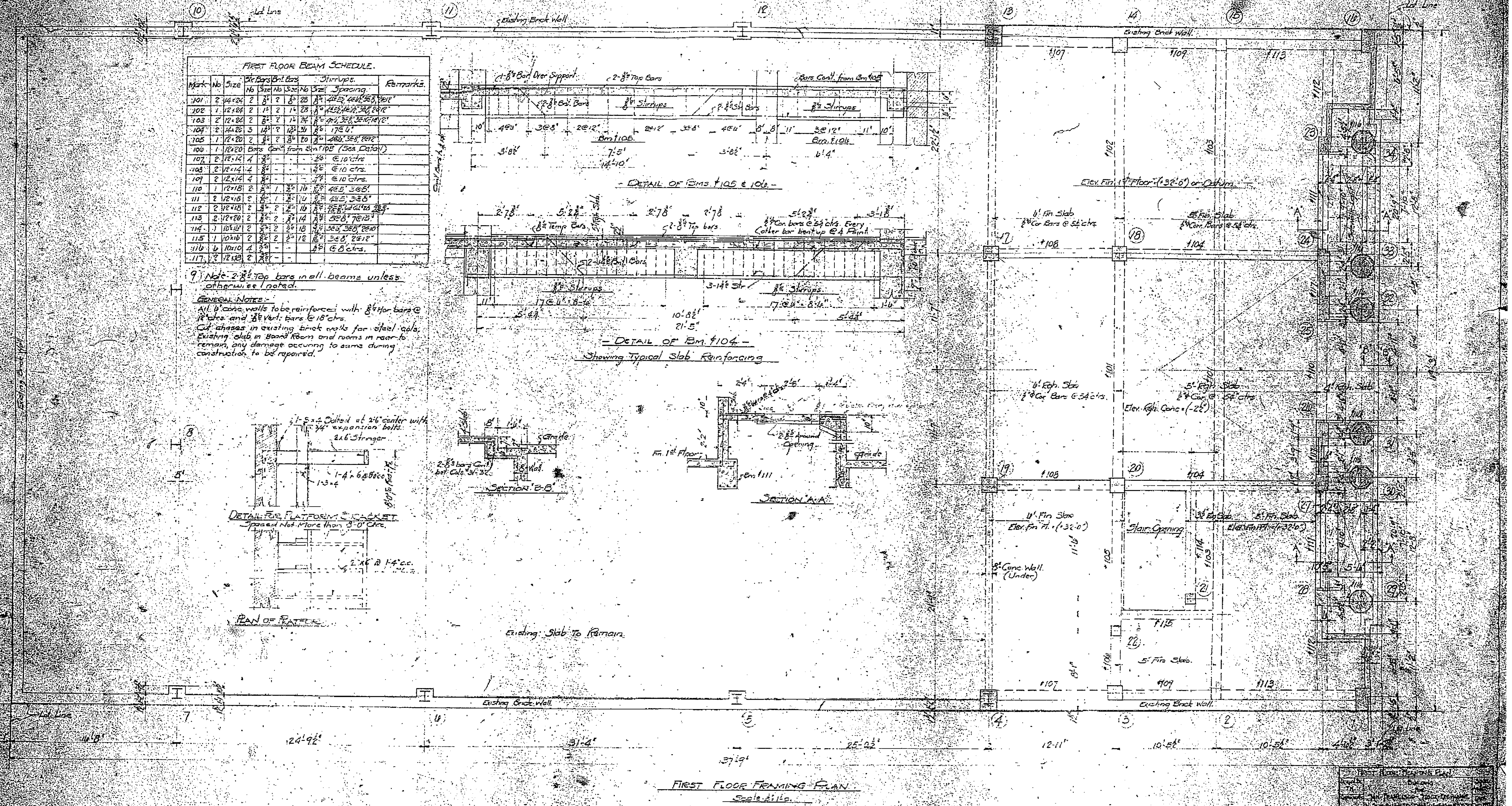
SCALE 1/4"=1'-0"

63¼

6



FOUNDATION PLAN
DETAIL FOR FOOTINGS #10-11-12.
DETAIL FOR FOOTINGS #4-12
DETAIL FOOTINGS #8-9.
8-5/8" Bars each way.
DETAIL FOOTING COLS #25-29, 28-24
DETAIL FOR FOOTINGS # 1-16.
DETAIL FOR FOOTINGS #5-6-7
DETAIL FOR COL #2-5
SECTION THRU 'A-A'
First Floor Rough
Fin. Basement
DETAIL FOR FOOTINGS # 17-19-22
DETAIL FOR FOOTINGS #3 & 14
DETAIL FOR COL #18 & 20
Dowels
NOTE:- All Elevations are to bottoms of footings.
All Footings to rest on Virgin ground.
Cols # 4 & 13 to be fireproofed with Conc. up to Mezz. Fl.
Cols # 8-9 to be fireproofed with Conc. to 1st Floor
If upon Excavation Elev. of footings as shown are not deep enough, same is to be lowered as necessary. State unit price for additional work.
Existing 1'5" Brick wall
Lot Line
See Col. # 4. For Detail
1'5" Brick under-pinning
Underpinning to step up.
BASEMENT 4" Ro. Slab
BUSH STREET
8" Wall
Dowel into Col. every 4'
FOUNDATION PLAN



First Floor Beam Schedule.

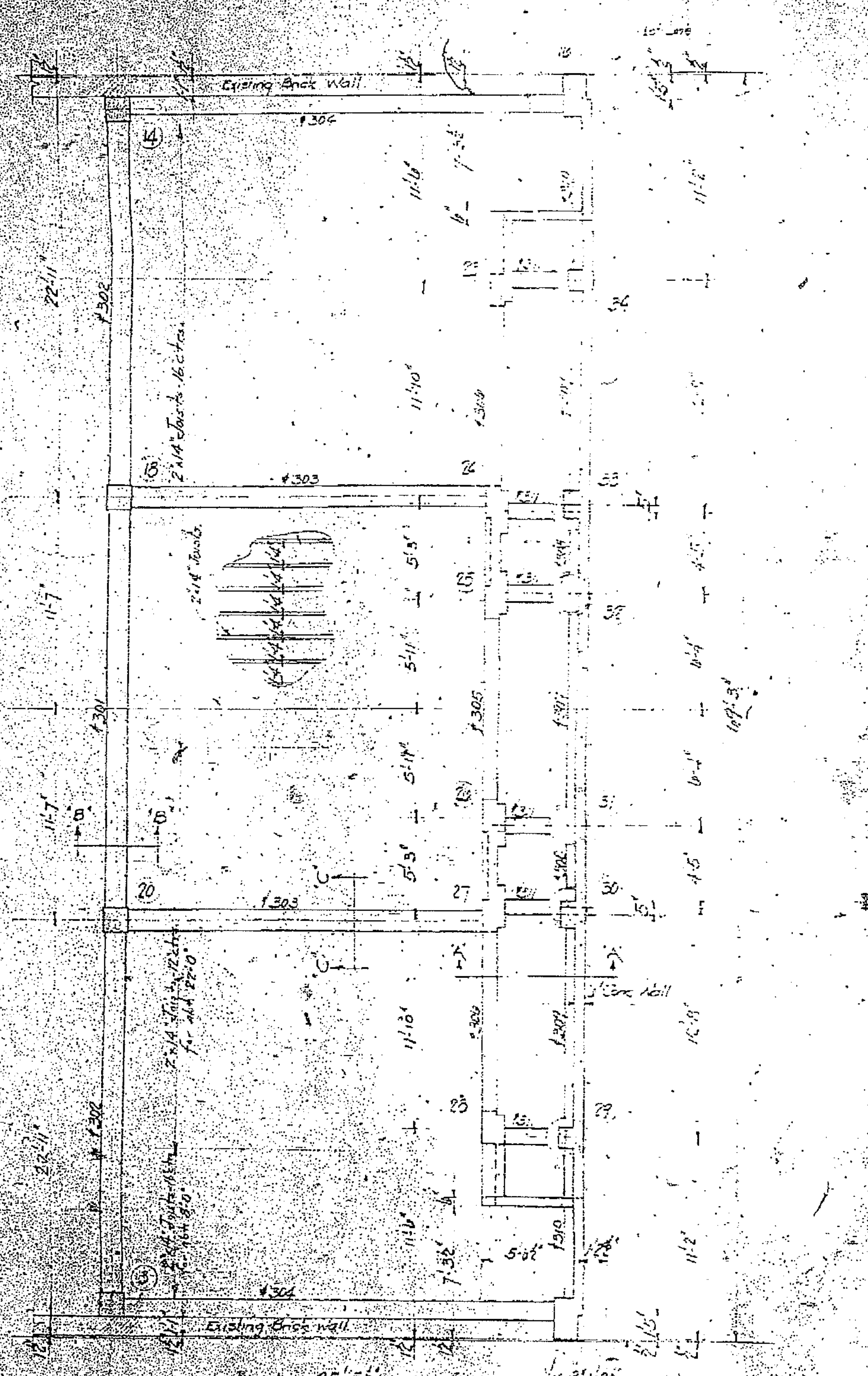
Mark	No	Size	Str. Bars No	Str. Bars Size	Bnt. Bars No	Bnt. Bars Size	Stirrups No	Stirrups Size	Stirrups Spacing	Remarks
101	2	14×24	2	7/8"	2	7/8"	28	3/8"	4@2, 4@4, 5@6, 2@12"	
102	1	12×24	2	1"	2	1"	28	3/8"	4@2, 4@4, 5@6, 2@12"	
103	2	12×24	2	7/8"	2	1"	24	3/8"	4@4, 3@6, 3@10, 1@12"	
104	2	14×26	3	1¼"	2	1¼"	34	3/8"	17@4"	
105	1	12×20	2	3/4"	2	7/8"	20	3/8"	4@6, 3@8, 2@12"	
106	1	12×20	Bars Cont. from Bm. #105 (See Detail)							
107	2	12×14	4	7/8"	-	-	-	1/4"	@ 10" ctrs.	
108	2	12×14	4	7/8"	-	-	-	1/4"	@ 10 ctrs.	
109	2	12×14	4	7/8"	-	-	-	1/4"	@ 10 ctrs.	
110	1	12×18	2	7/8"	1	3/4"	16	5/16"	4@5, 3@8.	
111	2	12×18	2	5/8"	1	3/4"	16	5/16"	4@5, 3@8"	
112	2	12×18	2	3/4"	2	3/4"	16	3/8"	5@5 [illegible]	
113	2	12×28	2	3/4"	2	7/8"	14	3/8"	5@8, 7@15"	
114	1	10×16"	2	5/8"	2	1/2"	18	5/16"	3@6, 3@8, 2@10"	
115	1	10×16"	2	5/8"	2	1/2"	12	5/16"	3@8, 2@12"	
116	6	10×10	4	3/4"	-	-		1/4"	@ 8" ctrs.	
117	2	12×18	2	7/8"	-	-				

9) Note - 2-7/8" Top bars in all beams unless otherwise noted.

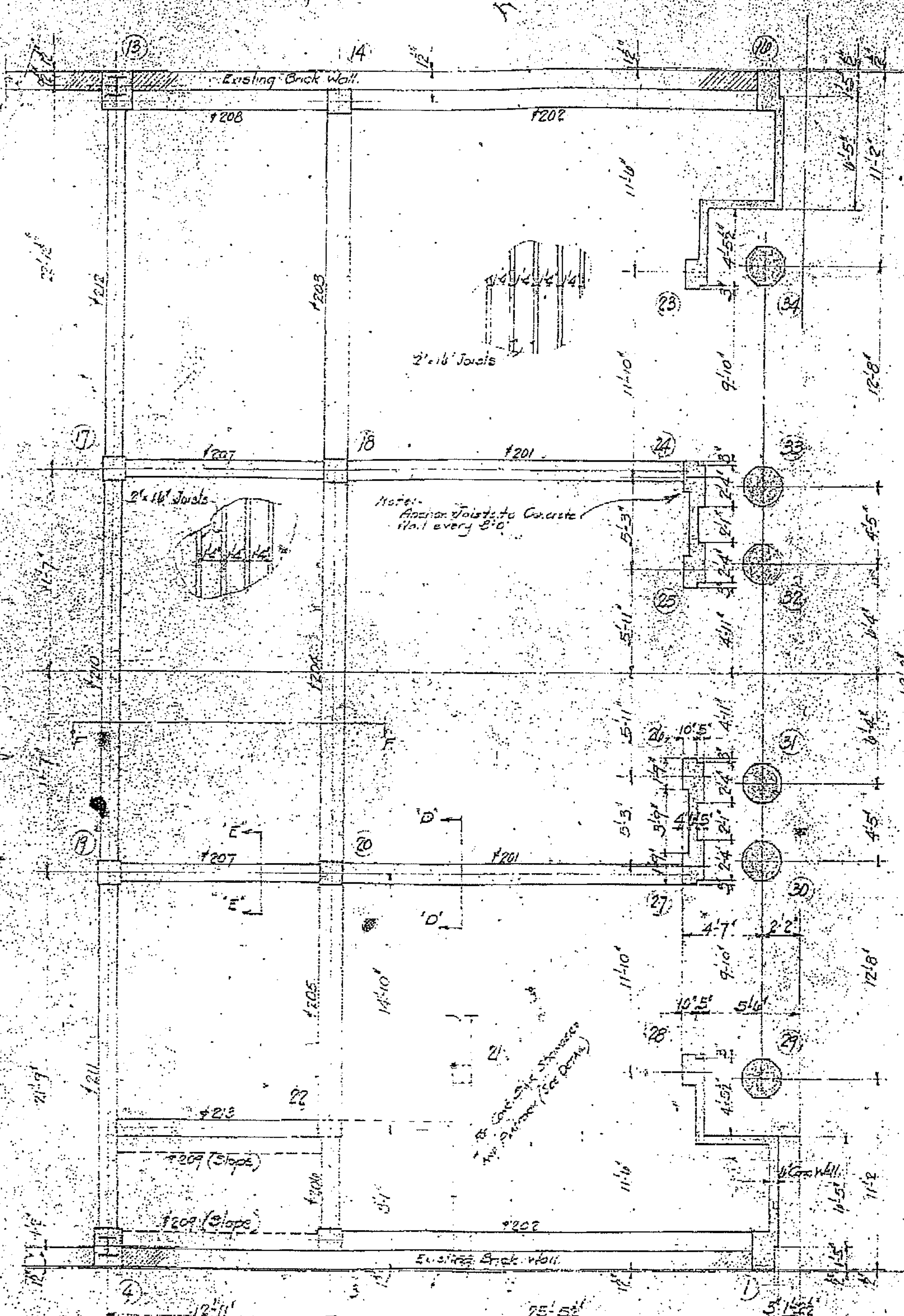
General Notes:-
All 6" conc. walls to be reinforced with 3/8" Hor. bars @ 12" ctrs. and 3/8" Vert. bars @ 18" ctrs.
Cut chases in existing brick walls for steel cols.
Existing slab in Board Room and rooms in rear to remain, any damage occurring to same during construction to be repaired.

First Floor Framing Plan

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



ATTIC FLOOR FRAMING PLAN
Scale ¼"=1'-0"



MEZZANINE FLOOR FRAMING PLAN
Scale ¼"=1'-0"

ATTIC FLOOR BEAM SCHEDULE

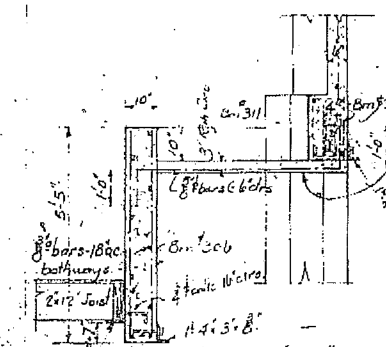
Mark	No	Size	Str. Bars No.	Str. Bars Size	Bnt. Bars No	Bnt. Bars Size	Stirrups No	Stirrups Size	Stirrups Spacing	Remarks
301	1	14x26	2	7/8"	2	7/8"	22	3/8"	3@8, 4@9, 5@14"	2-7/8" Comp.
302	2	14x26	2	1"	2	7/8"	30	3/8"	3@8, 4@9, 6@9"	2-7/8" Comp.
303	2	12x12	2	3/4"	2	3/4"		1/4"	@10" ctrs.	*
304	2	12x20	2	3/4"	2	7/8"	22	3/8"	4@8, 3@12, 5@18	
305	1	(See Detail)								
306	2	(See Detail)								
307	1	12x20	2	3/4"	2	7/8"	16	3/8"	3@8, 4@9	
308	2	12x20	2	3/4"	2	7/8"				
309	2	12x20	2	3/4"	2	7/8"	16	3/8"	3@8, 4@9	
310	2	12x20	2	3/4"	2	3/4"	12	3/8"	3@8, 2@9	
311	4	10x10	4	3/4"				1/4"	@10" ctrs	

Note:- 2-3/4" Top bars in all beams.

MEZZANINE FLOOR BEAM SCHEDULE

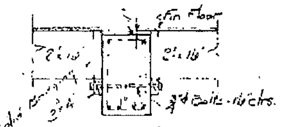
Mark	No	Size	Str. Bars No	Str. Bars Size	Bnt. Bars No	Bnt. Bars Size	Stirrups No	Stirrups Size	Stirrups Spacing	Remarks
201	2	14x24	2	[illegible]	2	[illegible]	30	[illegible]	[illegible]	[illegible]
202	2	14x24	2	[illegible]	2	[illegible]	20	[illegible]	[illegible]	[illegible]
203	1	16x18	2	[illegible]	2	[illegible]		[illegible]	@12" ctrs	
204	1	16x18	2	[illegible]	2	[illegible]		[illegible]	@12" ctrs	
205	1	16x16	2	[illegible]	2	[illegible]	15	[illegible]	[illegible] 2@12"	
206	1	12x16	[illegible]	[illegible]	[illegible]	[illegible]		[illegible]	@8" ctrs	See Detail [illegible]
207	2	12x20	2	[illegible]	2	[illegible]	20	[illegible]	[illegible]	
208	1	12x20	2	[illegible]	1	[illegible]	10	[illegible]	[illegible]	
209	2	10x10	2	[illegible]	1	[illegible]		[illegible]	@10" ctrs	
210	1	14x20	2	[illegible]	2	[illegible]	30	[illegible]	[illegible]	4-1" Comp.
211	1	14x20	2	[illegible]	2	[illegible]	30	[illegible]	[illegible]	[illegible]
212	1	14x20	2	[illegible]	2	[illegible]	30	[illegible]	[illegible]	4-1" Comp.
213	1	12x16	2	[illegible]	1	[illegible]	12	[illegible]	5@10"	

Note:- 2-3/4" Top bars in all beams

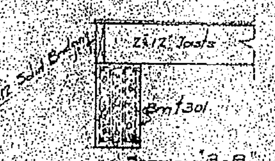


Note:- Slab to be poured after Terra Cotta is in place. Place slab steel before walls and beams are poured.

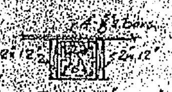
SECTION "A-A"
Scale ¾"=1'-0"



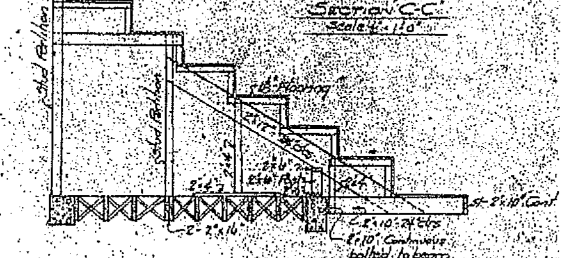
SECTION "D-D"
SECTION "E-E" SIMILAR



SECTION "B-B"
Scale ¾"=1'-0"

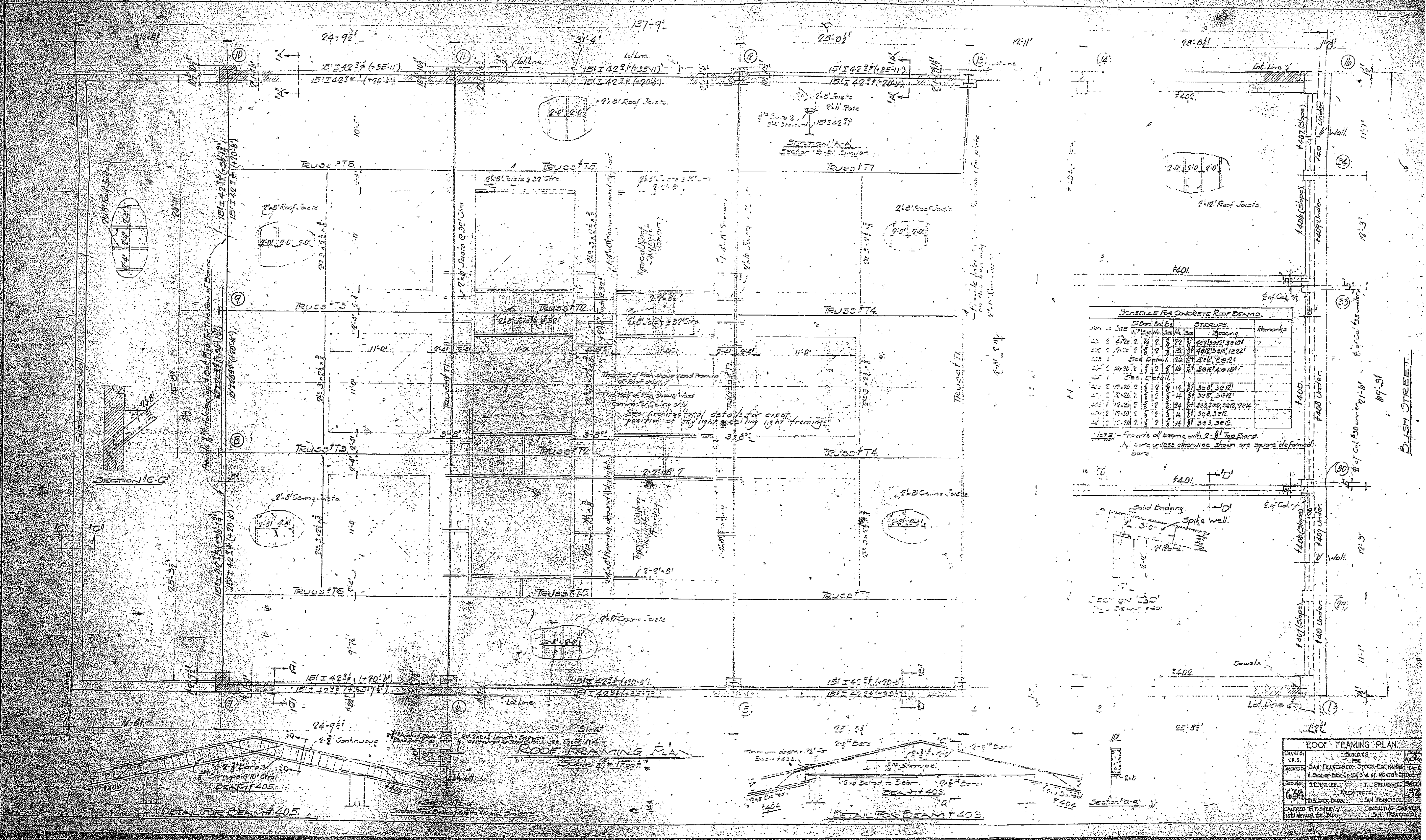


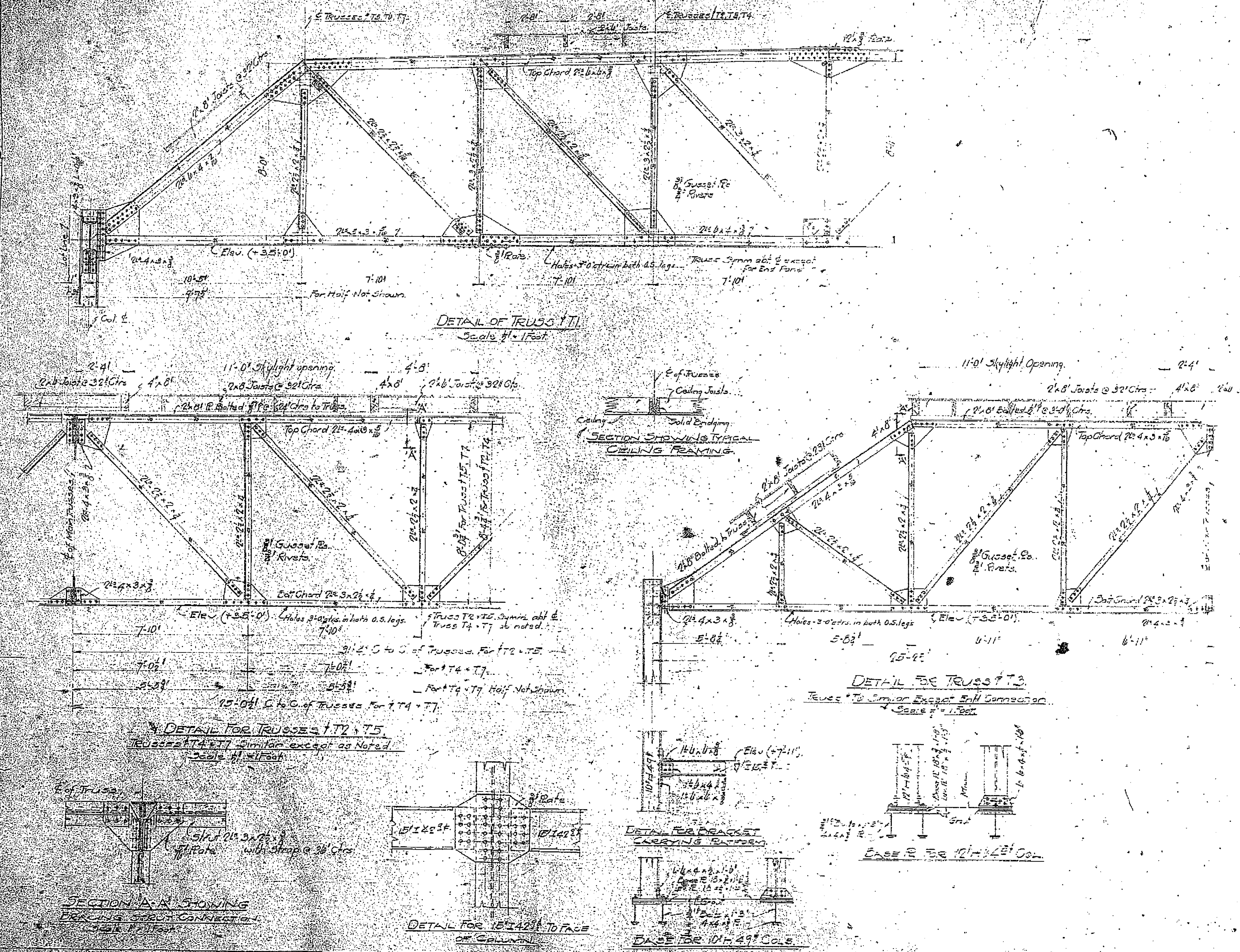
SECTION "C-C"
Scale ¾"=1'-0"

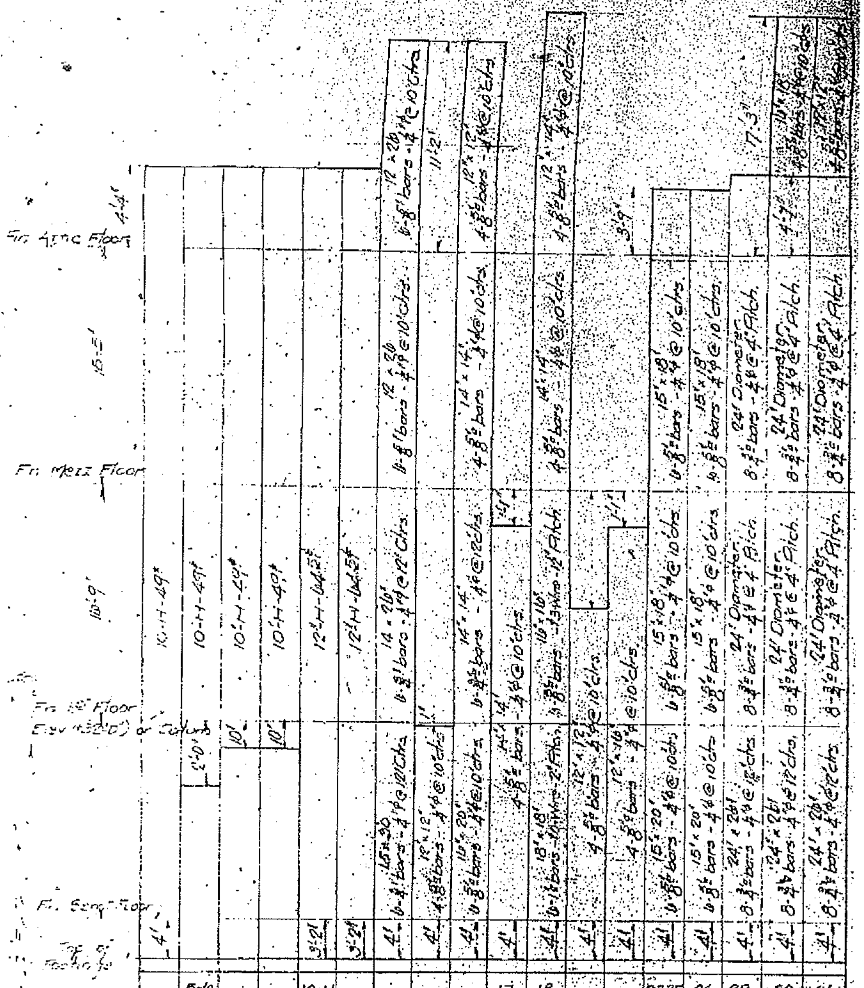


SECTION "F-F"
Showing Balcony Framing.
Scale ¾"=1'-0"

ATTIC AND MEZZANINE FLOOR FRAMING PLANS		
Drawn by T.H.	Building for SAN FRANCISCO STOCK EXCHANGE. N. Side of Bush St. [illegible]	
Job No. 654	J.E. Miller / T.L. Pflueger, Architects, 525 Lick Bldg., San Francisco	52
Alfred P. Fisher, [illegible]	Consulting Engineer, San Francisco	


ROOF FRAMING PLAN
Scale 1/4" = 1 Foot
SECTION 'A-A'
SECTION 'C-C'
SECTION 'D-D'
DETAIL FOR BEAM #405
DETAIL FOR BEAM #403
SCHEDULE FOR CONCRETE ROOF BEAMS
Truss #T3
Truss #T4
Truss #T5
Truss #T6
Truss #T7
BUSH STREET
Lot Line
Solid Bridging
Spike Well
Dowels
#400
#401
#402
Remarks
San Francisco Stock Exchange
J.L. Pflueger
Architects
San Francisco





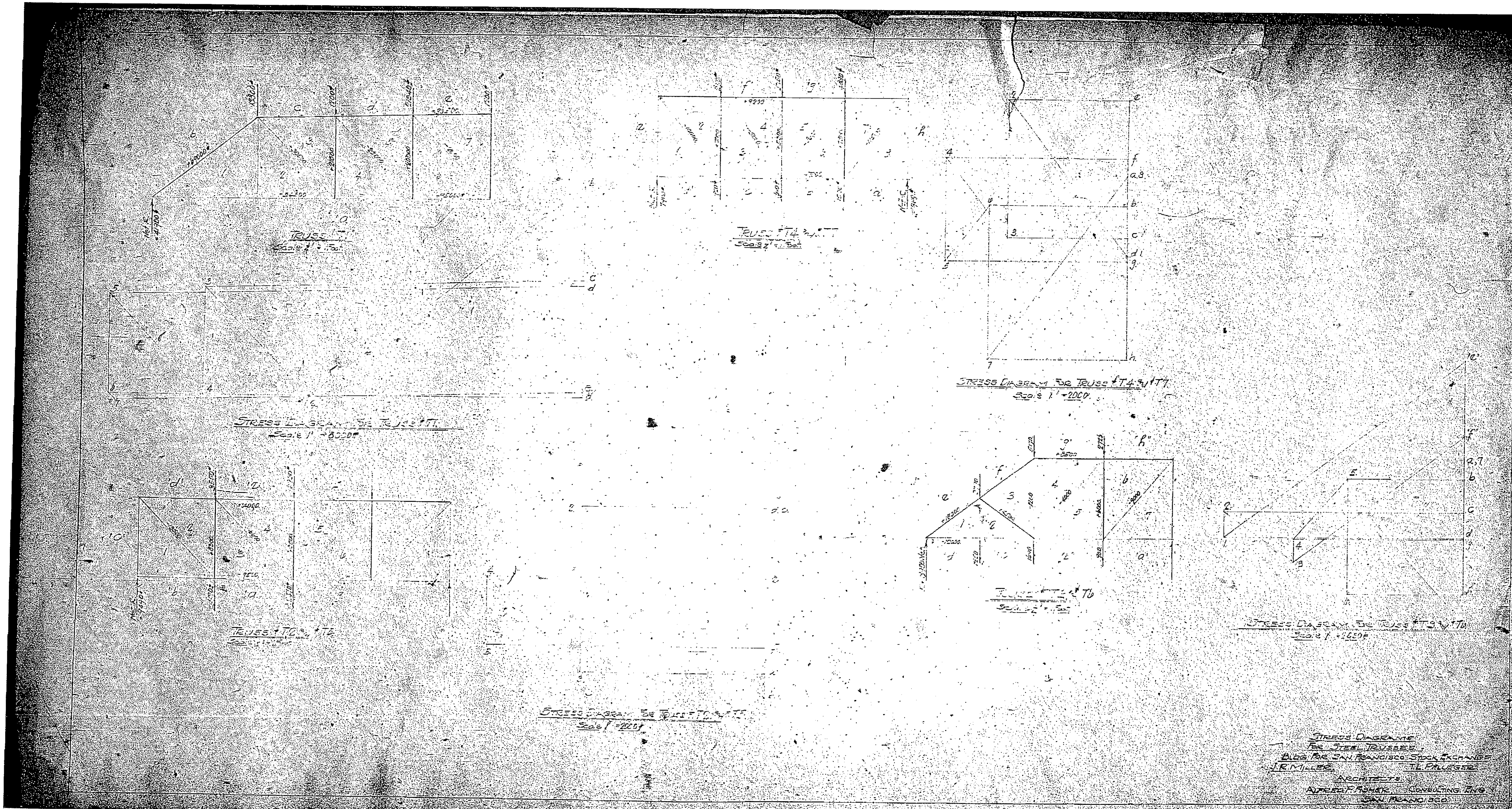
4	5-6-7	8	9	10-11-12	13	1-16	2-15	3-14	17-19	18-20	21	22	23-25 26-28	26-27	29-34	30-33	31-32

COLUMN SCHEDULE.

Note:– Steel Contractor to cut present I Beams along East Wall to allow the erection of Cols. Beams to be cut so that ends will bear on fireproofing of Finished Col.
Steel Columns # 4-8-9 and 13 to be wrapped with 2x9/10x12 for fireproofing.
Columns 29 to 34 inclusive may be octagonal inscribed in 2'4" circle with corners chamfered down 12'-0" below neck of column, or as specified.

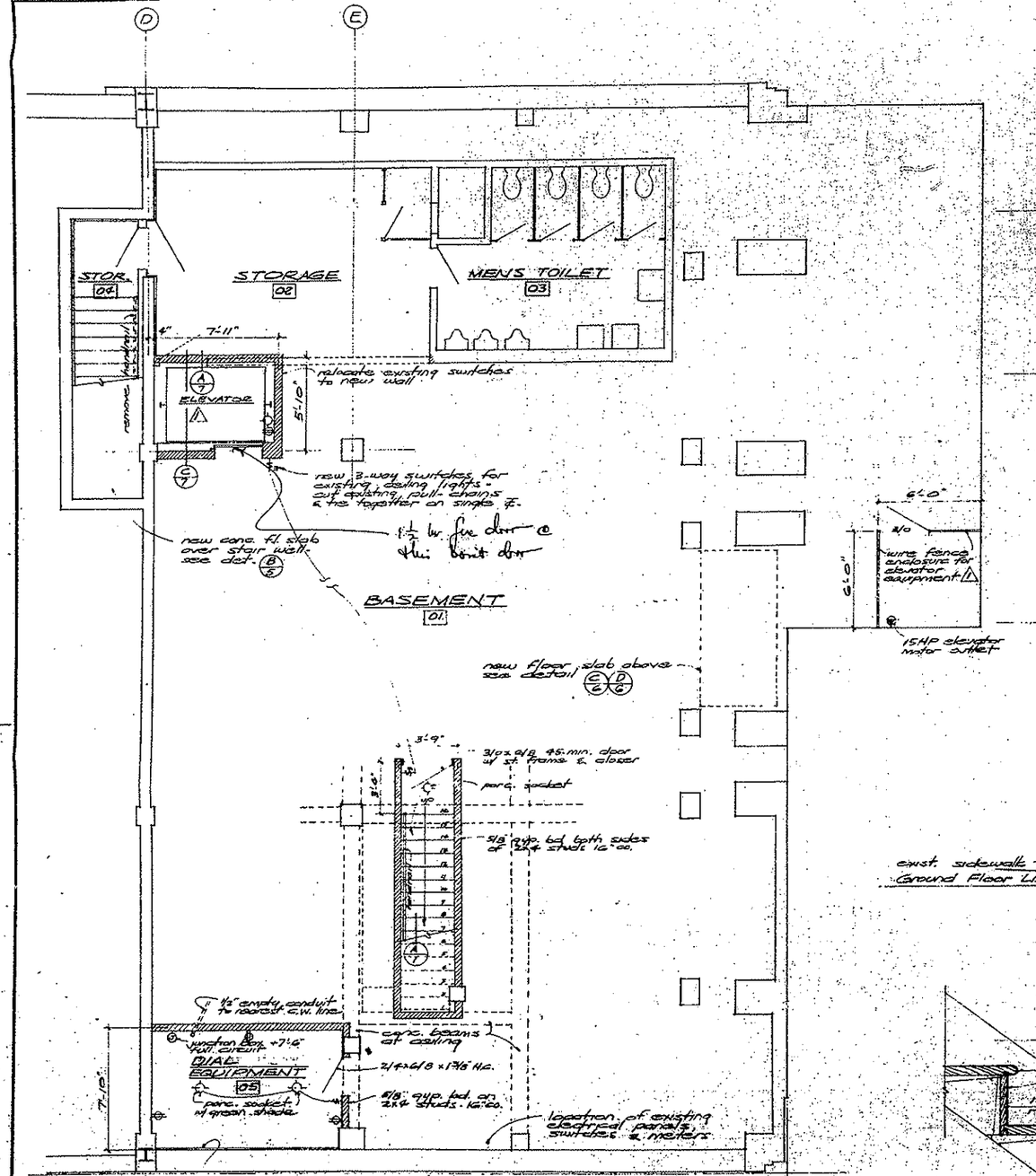
STEEL DETAILS AND COLUMN SCHEDULE

Drawn by	Building for SAN FRANCISCO STOCK EXCHANGE, N. Side of Bush St. 20'3" W. of Montg'y St.	Scale As Noted
Checked by		Date Dec. 1922
Job No. 634	J. R. Miller, T. L. Pflueger, Architects, 625 Lick Bldg., San Francisco	Sheet No. 35
Alfred P. Staber, 1011 Monad. Ex. Bldg.	Consulting Engineer, San Francisco	


Truss #T1
Stress Diagram for Truss #T1
Truss #T4 & #T7
Stress Diagram for Truss #T4 & #T7
Scale 1" = 2000#
Truss #T2 & #T8
Stress Diagram for Truss #T2 & #T8
Scale 1" = 2000#
Truss #T3 & T6
Stress Diagram for Truss #T3 & #T6
Stress Diagrams
For Steel Trusses
Bldg. for San Francisco Stock Exchange
J.R. Miller
T.L. Pflueger
Architects
Alfred P. Fisher Consulting Eng.
San Francisco

APPENDIX

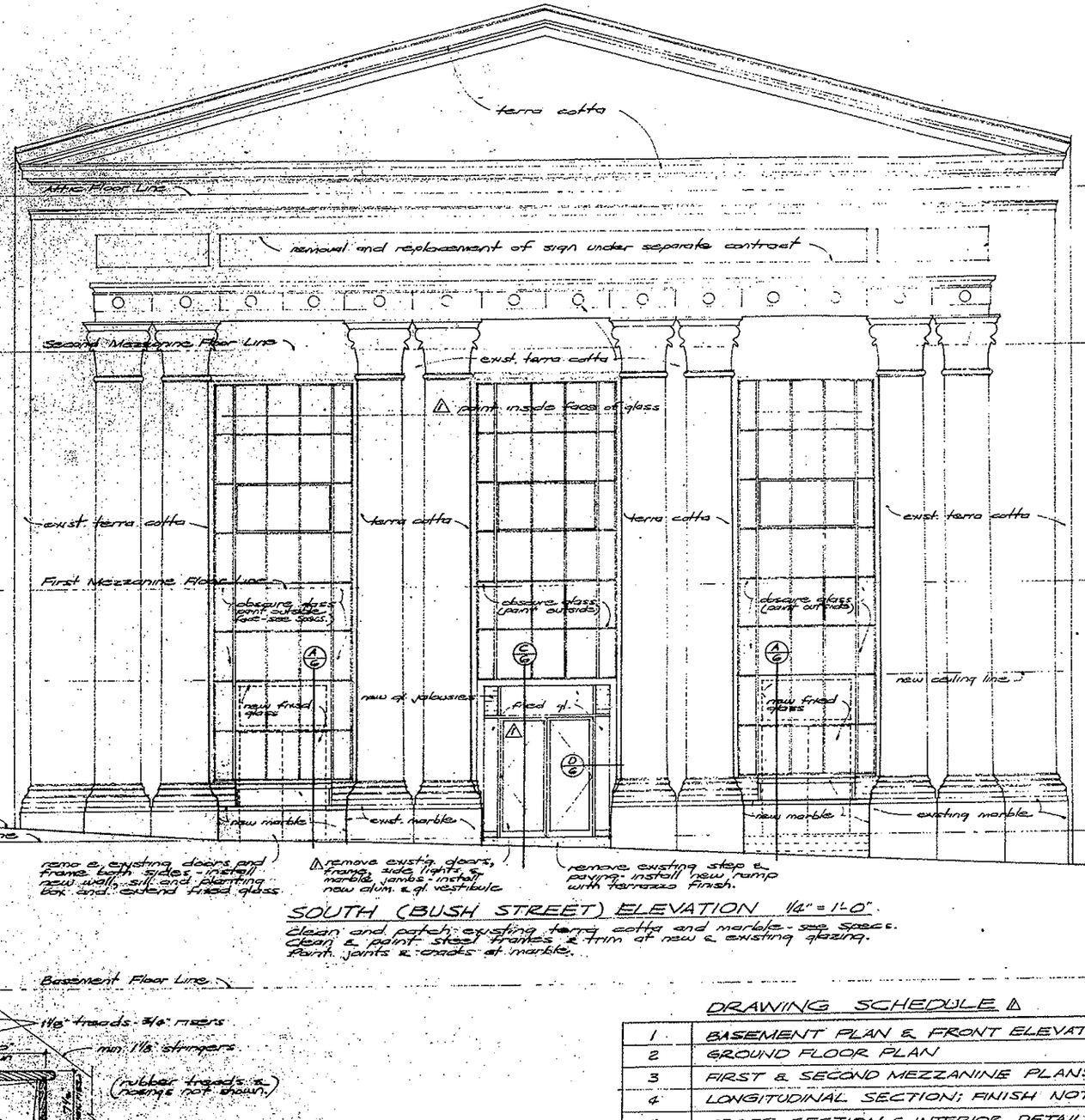
SAN FRANCISCO MINING EXCHANGE
1966 HAROLD DOW DRAWINGS



⚠ BASEMENT FLOOR PLAN 1/4"=1'-0"

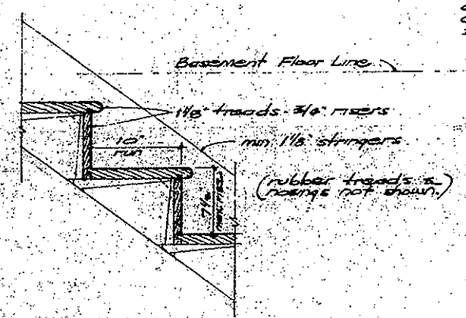
NOTE: New electrical work in Bsmt shown above.

NORTH



SOUTH (BUSH STREET) ELEVATION 1/4"=1'-0"

Clean and patch existing terra cotta and marble - see specs. Clean & paint steel frames & trim at new & existing glazing. Point joints & cracks at marble.



(A) NEW BASEMENT STAIR 1½"=1'-0"

DRAWING SCHEDULE ⚠

1	BASEMENT PLAN & FRONT ELEVATION
2	GROUND FLOOR PLAN
3	FIRST & SECOND MEZZANINE PLANS
4	LONGITUDINAL SECTION; FINISH NOTES
5	CROSS-SECTION & INTERIOR DETAILS
6	INTERIOR ELEVATIONS & EXTERIOR DETAILS
7	INTERIOR ELEVATIONS & INTERIOR DETAILS
E-1	GROUND FLOOR PLAN - ELECT. & VENTILATING
E-2	FIRST MEZZANINE PLAN - ELECT.
M-1	AIR CONDITIONING PLAN & DETAILS

33812/1/13

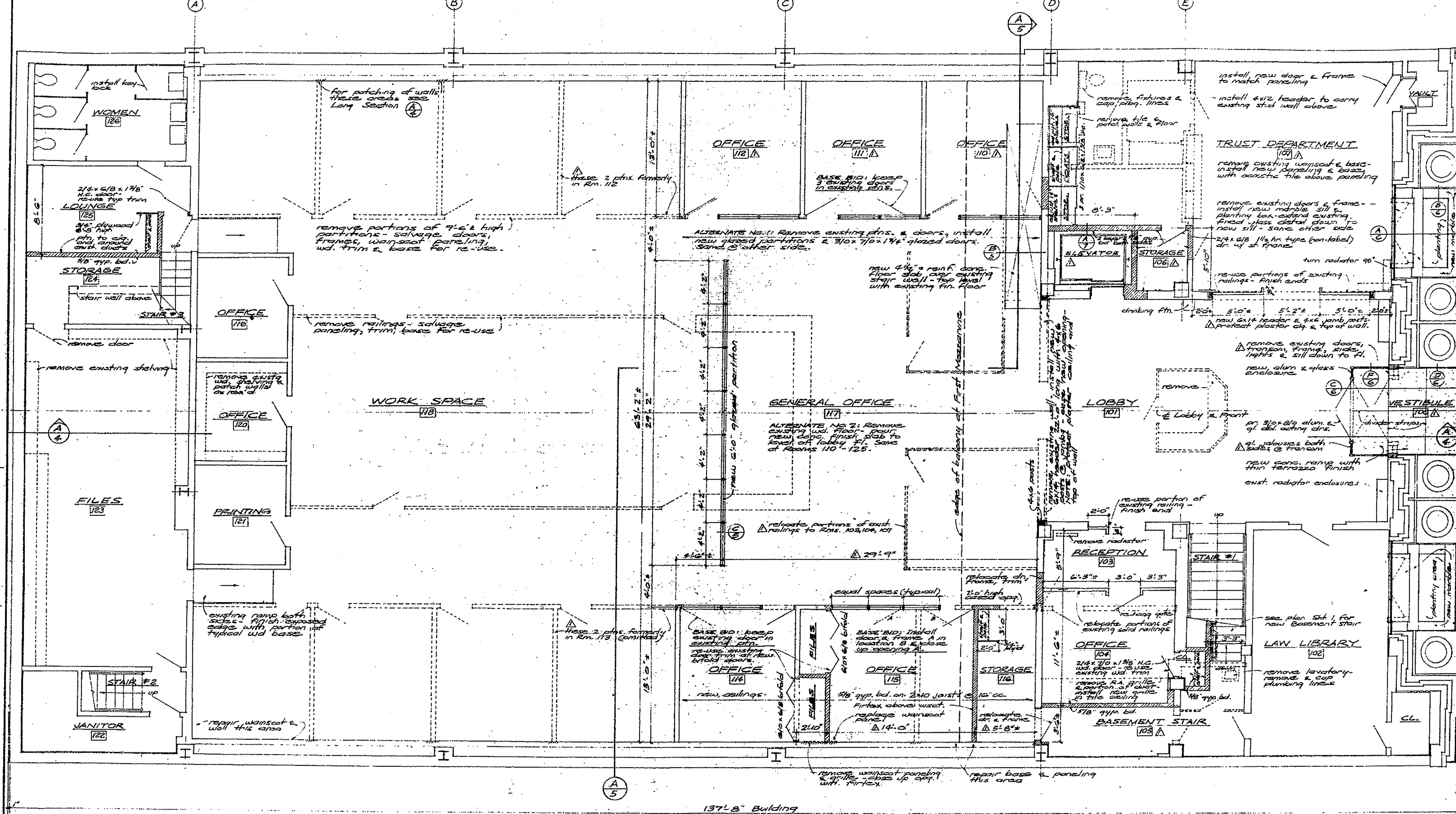
NO.	DATE	REVISION	BY
⚠	19 Dec. 66	Add. elevs; revise entrance; endose Bsmt stair	W.H.

ALTERATIONS TO OFFICE BUILDING
for WESTERN TITLE INSURANCE COMPANY
350 BUSH STREET SAN FRANCISCO

DATE 21 Nov. 66
DWN. BY WH
JOB NO. 6515-R2

HAROLD C. DOW · ARCHITECT. A.I.A.
884 FOERSTER STREET · SAN FRANCISCO 27, CAL.
Harold C. Dow

DWG. NO. 1


WOMEN 126
install key lock
LOUNGE 125
STORAGE 124
stair well above
STAIR #3
remove door
remove existing shelving
FILES 123
STAIR #2
JANITOR 122
OFFICE 119
OFFICE 120
PRINTING 121
WORK SPACE 118
remove portions of 9'-6"± high partitions - salvage doors, frames, wainscot paneling, wd. trim & base for re-use
remove railings - salvage paneling, trim, base for re-use
for patching of walls these areas see Long Section
these 2 ptns. formerly in Rm. 112
these 2 ptns. formerly in Rm. 113 (omitted)
existing ramp both sides - finish exposed edge with portion of typical wd base
repair wainscot & wall this area
OFFICE 112
OFFICE 111
OFFICE 110
BASE BID: keep 3 existing doors in existing ptns.
ALTERNATE No. 1: Remove existing ptns. & doors, install new glazed partitions & 3'0 x 7'0 x 1 3/4" glazed doors. Same @ other side.
new 4 1/2" reinf. conc. floor slab over existing stair well - top level with existing fin. floor
GENERAL OFFICE 117
ALTERNATE No. 2: Remove existing wd. floor - pour new conc. finish slab to level of lobby fl. Same at Rooms 110 - 125.
new 6'-0" glazed partition
edge of balcony of First Mezzanine
relocate portions of exist. railings to Rms. 103, 104, 101
29'-9"
OFFICE 114
OFFICE 115
STORAGE 116
FILES
BASE BID: keep existing door in existing ptn.
BASE BID: Install door & frame A in location B & close up opening A.
equal spaces (typical)
new ceilings
5/8" gyp. bd. on 2x10 joists @ 16" cc.
Firtex above wscot.
replace wainscot panel
14'-0"
5'-8"±
remove wainscot paneling & grille - close up opg. with Firtex.
repair base & paneling this area
TRUST DEPARTMENT 109
install new door & frame to match paneling
install 4x12 header to carry existing stud wall above
remove fixtures & cap plbg. lines
remove tile & patch walls & floor
remove existing wainscot & base - install new paneling & base with acoustic tile above paneling
remove existing doors & frame - install new marble sill & planting box - extend existing fixed glass detail down to new sill - same other side
2/4 x 6/8 1 1/2 hr. type (non-label) dr. w/ st. frame
turn radiator 90°
re-use portions of existing railings - finish ends
VAULT
ELEVATOR
STORAGE 106
drinking ftn.
new 6x14 header & 4x6 jamb posts - protect plaster clg. & top of wall.
remove existing doors, transom, frame, side lights & sill down to fl.
new alum & glass enclosure
LOBBY 101
remove
℄ Lobby & Front
VESTIBULE 100
pr. 3/0 x 8/0 alum. & gl. dbl. acting drs.
gl. jalousies both sides & transom
new conc. ramp with thin terrazzo finish
exst. radiator enclosures
divider strips
planting
new marble
re-use portion of existing railing - finish end
remove radiator
RECEPTION 103
relocate portions of existing solid railings
OFFICE 104
2/4 x 7/0 x 1 3/8 H.C. wd. door - re-use existing wd. trim
remove R.A. grille & portion of duct - install new grille in this ceiling
5/8" gyp. bd.
BASEMENT STAIR 105
STAIR #1
see plan Sht. 1 for new Basement stair
LAW LIBRARY 102
remove lavatory - remove & cap plumbing lines
CL.
NORTH
137'-8" Building
63'-2"±

GROUND FLOOR PLAN 1/4" = 1'-0"

- Existing work to remain
- Existing work to be removed
- New work
- (A/1) Detail or Section A on Sht. 1

△ NOTE: Rooms 108, 109, 109A, 113 omitted; others revised.

NO.	DATE	REVISION	BY
△	19 Dec '66	Revise offices, vestibule; add elevator.	WH

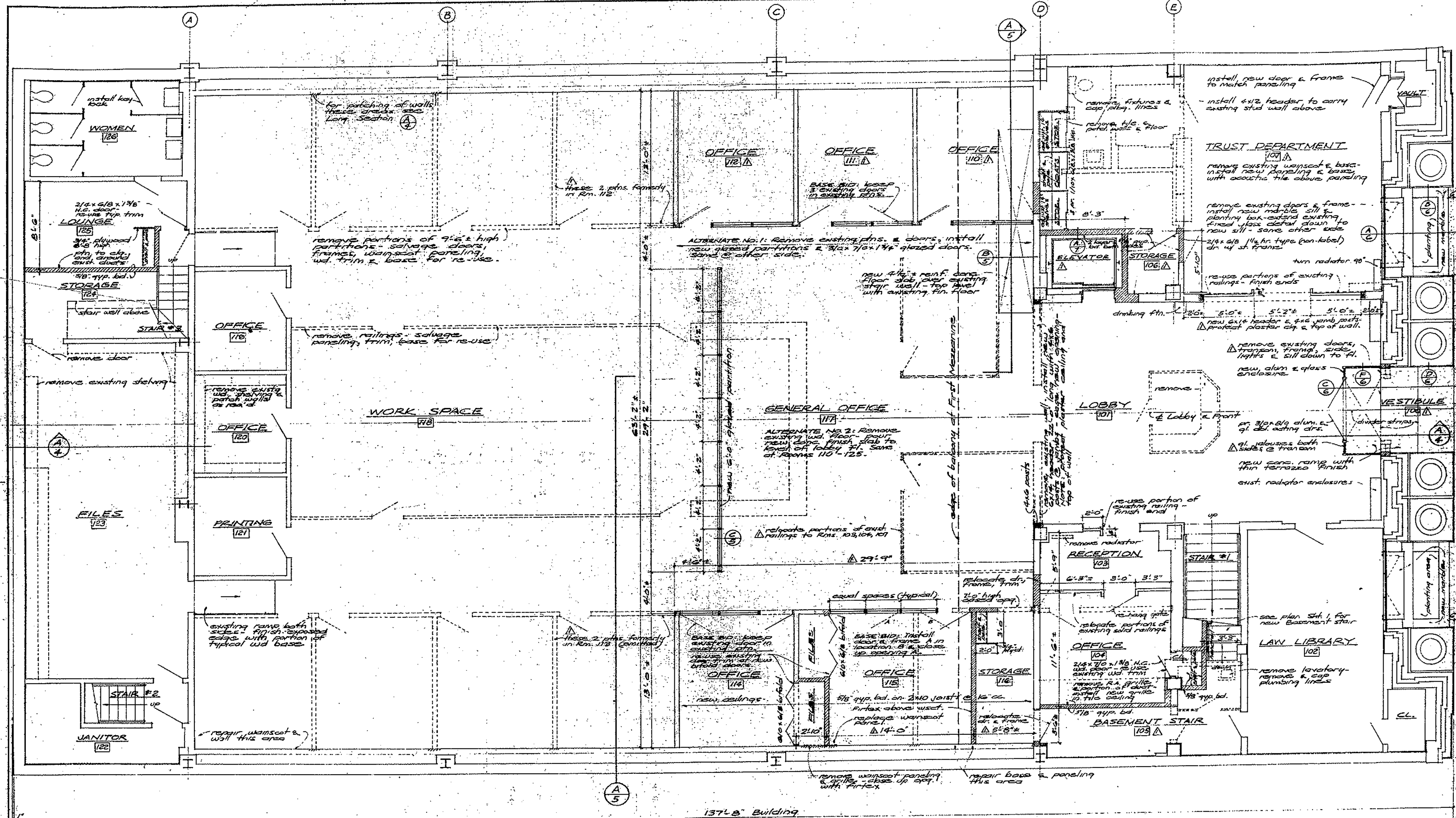
ALTERATIONS TO OFFICE BUILDING
for WESTERN TITLE INSURANCE COMPANY
350 BUSH STREET, SAN FRANCISCO

DATE 21 Nov. 66
DWN. BY WH
JOB NO. 6615-R2

HAROLD C. DOW · ARCHITECT, A.I.A.
884 FOERSTER STREET · SAN FRANCISCO 27, CAL.

Harold C. Dow

DWG. NO. 2



GROUND FLOOR PLAN 1/4" = 1'-0"

NORTH

Existing work to remain
Existing work to be removed
New work
(A/1) Detail or Section A on Sht. 1

△ NOTE: Rooms 108, 109, 109A, 113 omitted; others revised.

NO.	DATE	REVISION	BY
△	19 Dec. '66	Revise offices, vestibule; add elevator.	WH

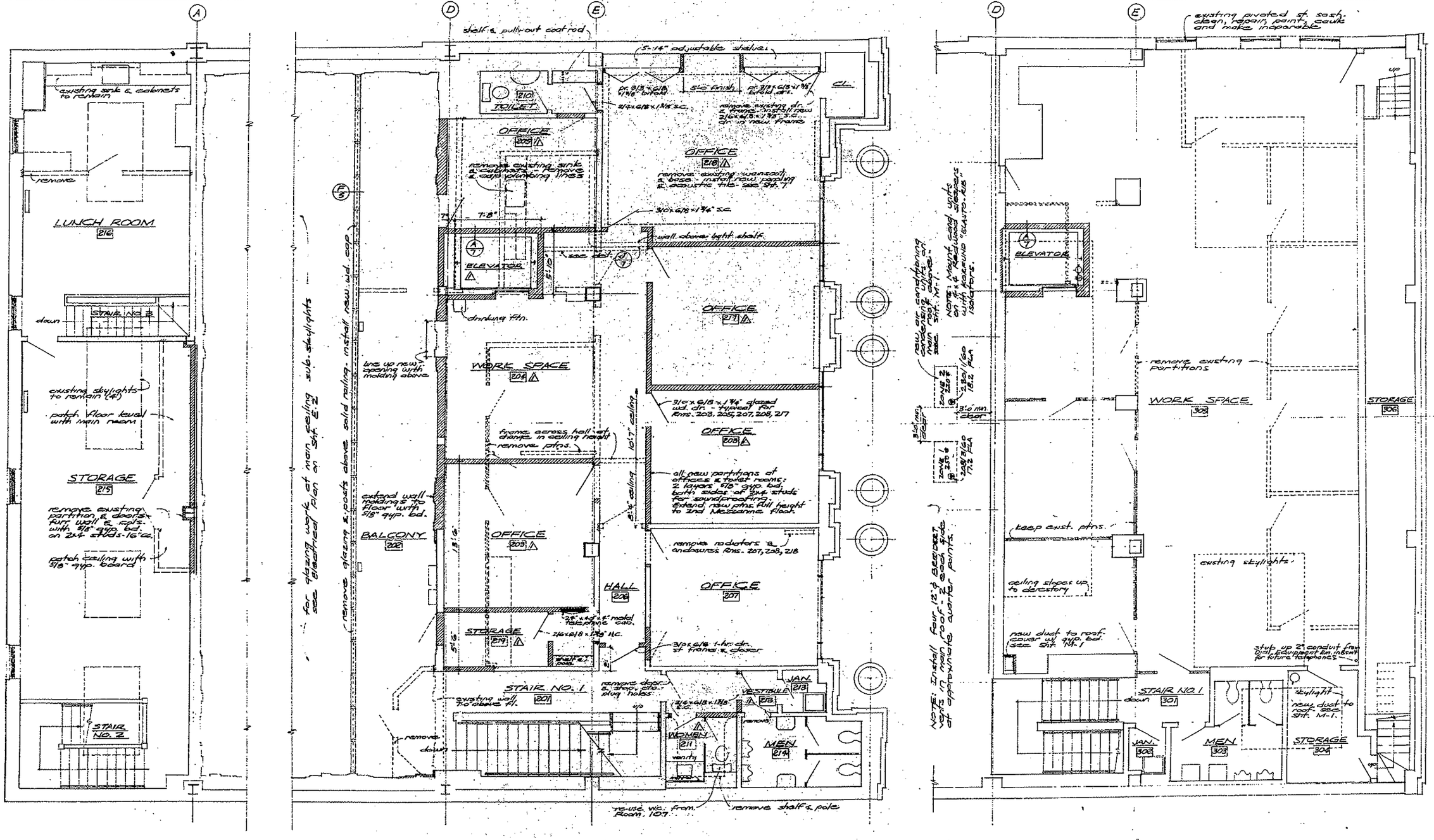
ALTERATIONS TO OFFICE BUILDING
for WESTERN TITLE INSURANCE COMPANY
350 BUSH STREET SAN FRANCISCO

DATE 21 Nov. 66
DWN. BY WH
JOB NO. 6615-R2

HAROLD C. DOW · ARCHITECT, A.I.A.
884 FOERSTER STREET SAN FRANCISCO 27, CAL.

Harold C. Dow

DWG. NO. 2



NORTH

FIRST MEZZANINE FLOOR PLAN 1/4" = 1'-0"

Existing work to remain
Existing work to be removed
New work
A/1 — Detail or Section A on Sht. 1

NOTE: Room 209 omitted; Rms. 217, 218, 219 added; others revised.

SECOND MEZZANINE FLOOR PLAN 1/4" = 1'-0"

Note electrical outlets, also air conditioning equipment locations on main roof. See Sht. M-1 for further details. Note outlets @ elevator shaft.

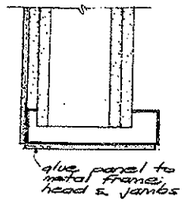
NO.	DATE	REVISION	BY
1	19 Dec 66	Added 2nd Mezzanine plan; revise 1st Mezz.	WH

ALTERATIONS TO OFFICE BUILDING
for WESTERN TITLE INSURANCE COMPANY
350 BUSH STREET SAN FRANCISCO

DATE 21 Nov 66
DWN. BY HCD WH
JOB NO. 6615-R2

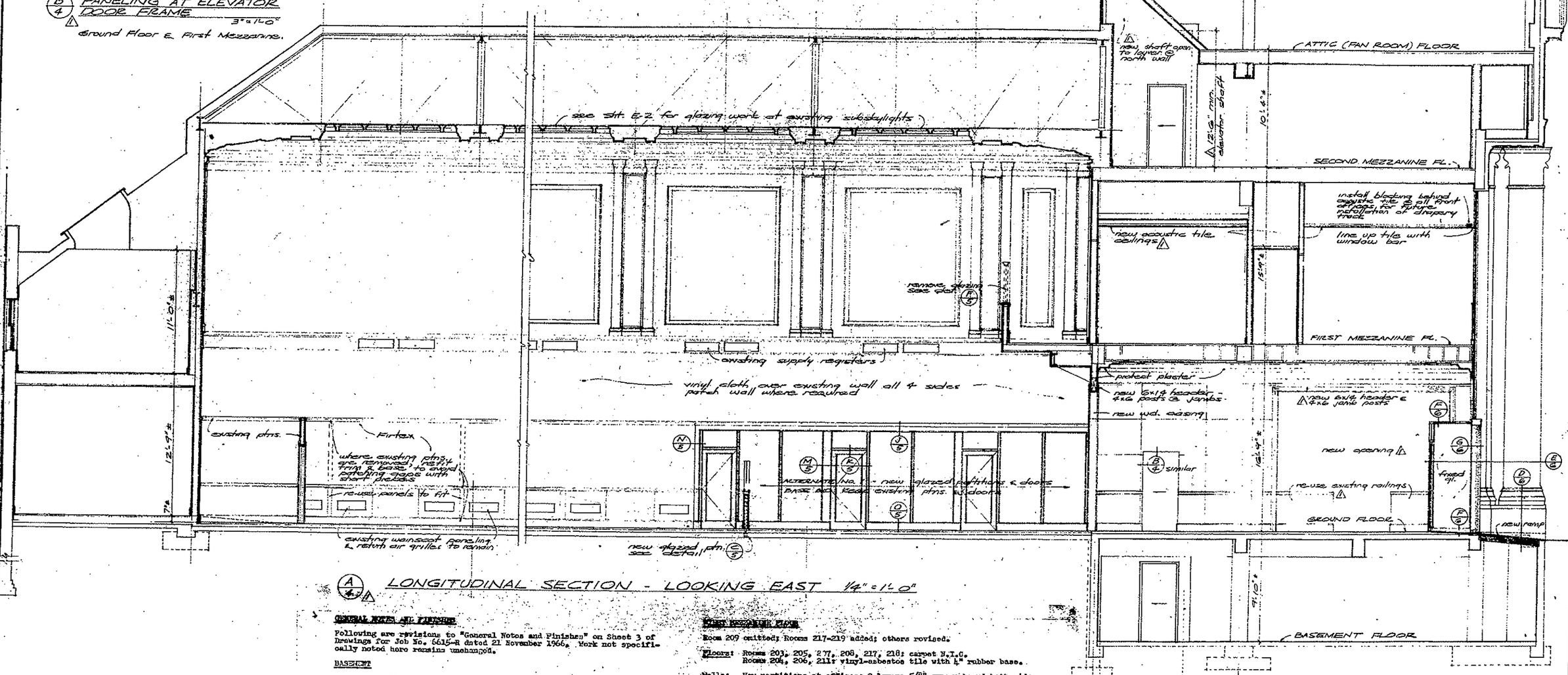
HAROLD C. DOW · ARCHITECT, A.I.A.
884 FOERSTER STREET · SAN FRANCISCO 27, CAL.
Harold C. Dow

DWG. NO. 3



(B/4) PANELING AT ELEVATOR DOOR FRAME 3"=1'-0"

Ground Floor & First Mezzanine.



(A/4) LONGITUDINAL SECTION - LOOKING EAST 1/4"=1'-0"

GENERAL NOTES AND FINISHES

Following are revisions to "General Notes and Finishes" on Sheet 3 of Drawings for Job No. 6615-R dated 21 November 1966. Work not specifically noted here remains unchanged.

BASEMENT

Paint new walls at stair and elevator shaft. 4" rubber base at new walls; asphalt tile floor at stair landing.

GROUND FLOOR

Rooms 108, 109, 109A, 113 omitted. Rooms 106, 107 revised.

Floors: Rooms 102-104, 107, 110-115: carpet W.I.C.
Rooms 101, 105, 116, 117: vinyl asbestos tile; existing wood base to remain.
Room 118: finish by owner.

Walls: Room 107: Remove existing wainscot, apply new hardwood paneling and base. Acoustic tile on walls above paneling.

Ceilings: Room 107: 12"x12" acoustic tile on zee splines and metal furring.
Rooms 116-117: omit new ceilings.

FIRST MEZZANINE FLOOR

Room 209 omitted; Rooms 217-219 added; others revised.

Floors: Rooms 203, 205, 207, 208, 217, 218: carpet W.I.C.
Rooms 204, 206, 211: vinyl-asbestos tile with 4" rubber base.

Walls: New partitions at offices: 2 layers 5/8" gypsum board both sides for soundproofing.
Rooms 204, 206: Paneling glued to wall; acoustic tile above at Room 204.
Room 218: Paneling glued to stripping; acoustic tile above.

Ceilings: Rooms 203-208, 217, 218: 12"x12" acoustic tile on concealed zee splines and metal furring.

SECOND MEZZANINE FLOOR

New partitions at elevator shaft. Install 4" rubber base. Remove existing partitions as indicated.

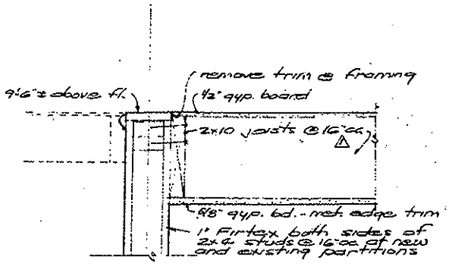
NO.	DATE	REVISION	BY
1	9 Dec '66	See plans for revisions (elev., vestibule, partitions)	WH

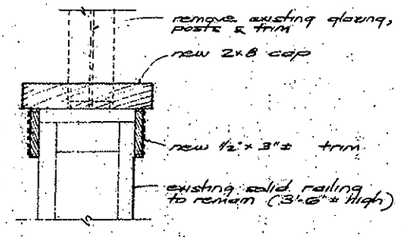
ALTERATIONS TO OFFICE BUILDING
for WESTERN TITLE INSURANCE COMPANY
350 BUSH STREET SAN FRANCISCO

DATE	21 Nov '66
DWN. BY	WH
JOB NO.	6615-R2

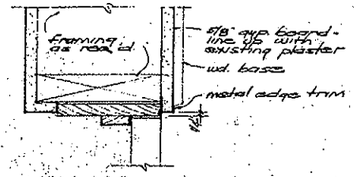
HAROLD C. DOW · ARCHITECT, A.I.A.
884 FOERSTER STREET · SAN FRANCISCO 27, CAL.
Harold C. Dow

DWG. NO. 4

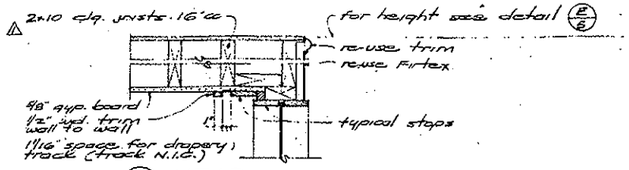




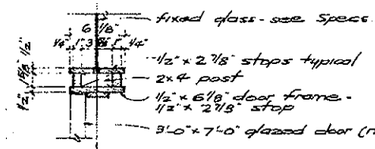
F/5 BALCONY RAILING
3" = 1'-0"



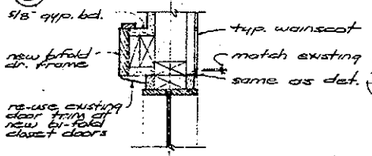
G/5 DOOR FRAME RM. 205
3" = 1'-0"



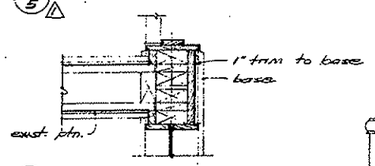
J/5 HEAD



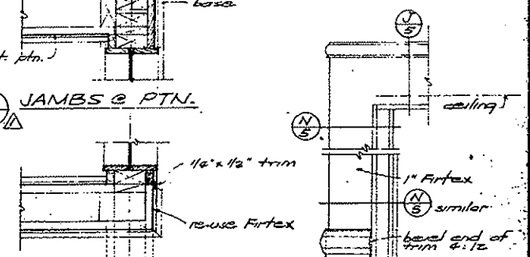
K/5 POST & TRANSOM BAR



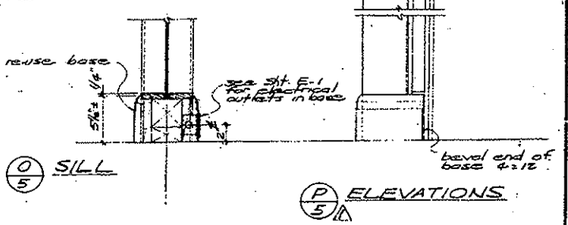
L/5 JAMBS @ RMS. 114 & 115



M/5 JAMBS @ PTN.



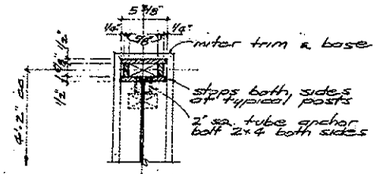
N/5 JAMB @ CORNER



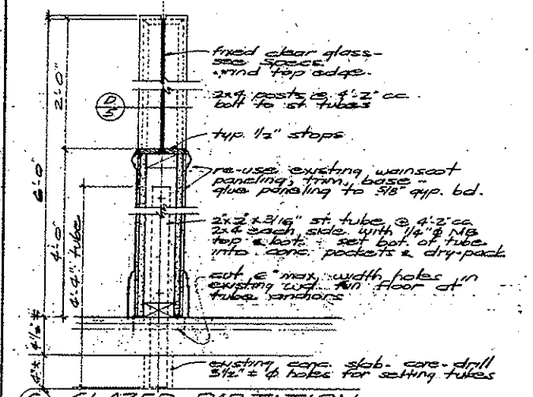
O/5 SILL

P/5 ELEVATIONS

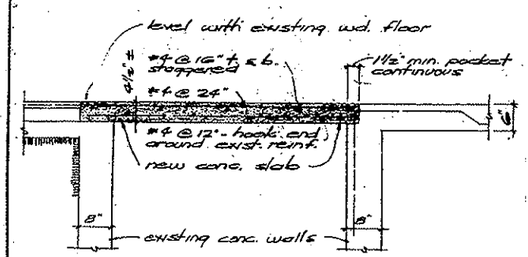
E/5 NEW CEILINGS AT OFFICES
Rooms 114-116. 1½" = 1'-0"



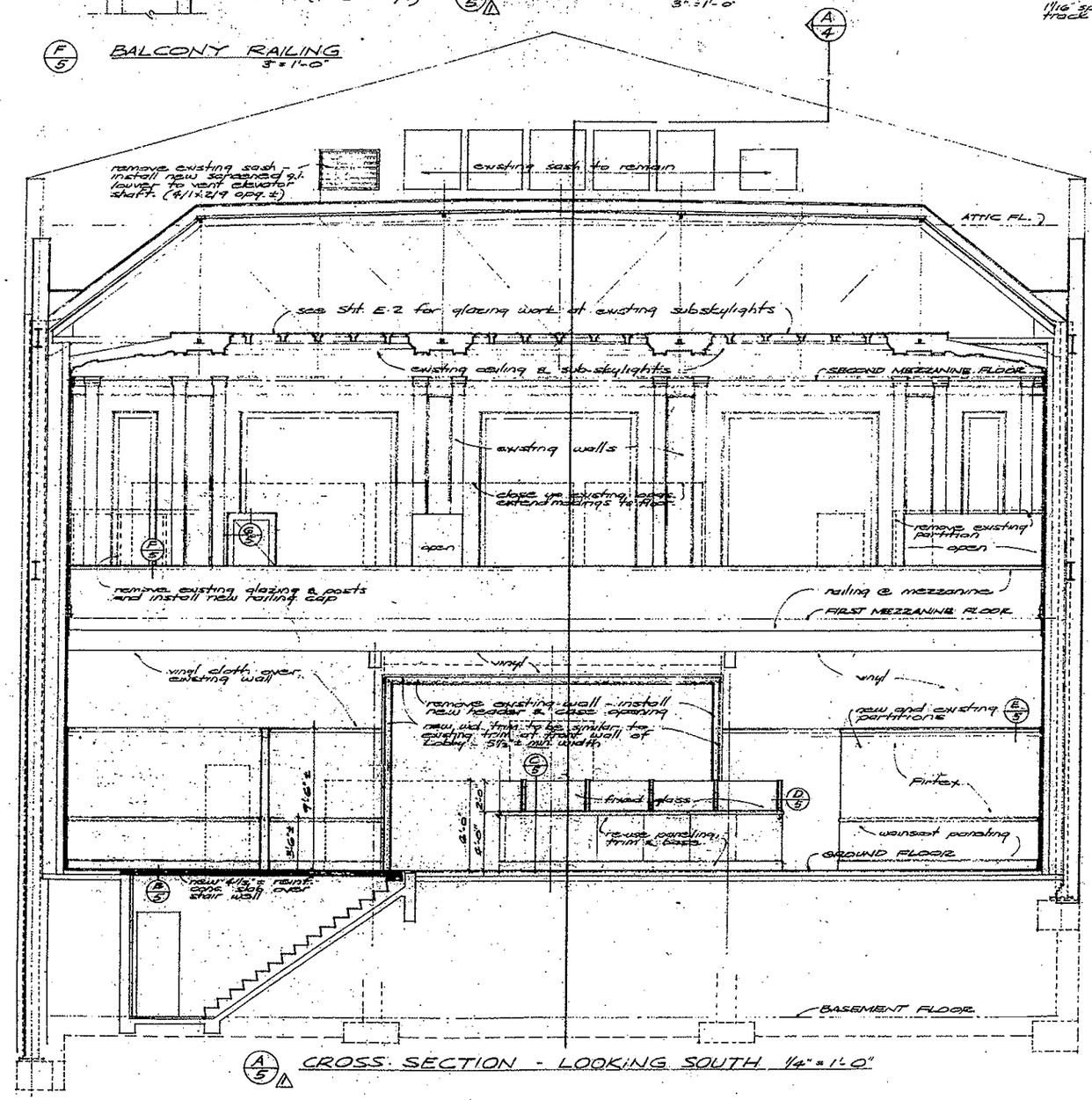
D/5 POST SECTION
1½" = 1'-0"



C/5 GLAZED PARTITION
1½" = 1'-0"



B/5 FLOOR SLAB OVER STAIR WELL
3/4" = 1'-0"



A/5 CROSS SECTION - LOOKING SOUTH 1/4" = 1'-0"

ALTERNATE NO. 1 DETAILS 1½" = 1'-0"
NEW GLAZED PARTITIONS
Rooms 110-115.

All new exposed wood to be Mahogany to match existing.

NO.	DATE	REVISION	BY
1	19 Dec. 66	Add elev. shaft louver; revise certain details	WH

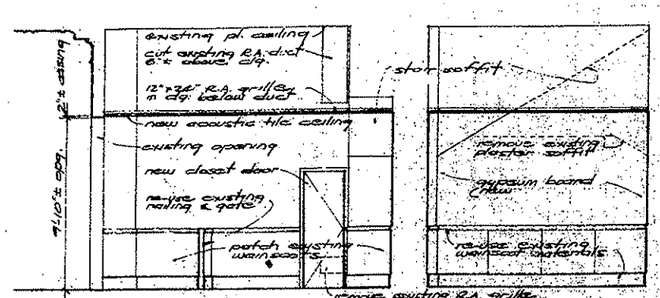
ALTERATIONS TO OFFICE BUILDING
for WESTERN TITLE INSURANCE COMPANY
350 BUSH STREET SAN FRANCISCO

DATE 21 Nov. 66
DWN. BY WH
JOB NO. 6615-R2

HAROLD C. DOW · ARCHITECT, A.I.A.
884 FOERSTER STREET · SAN FRANCISCO 27, CAL.

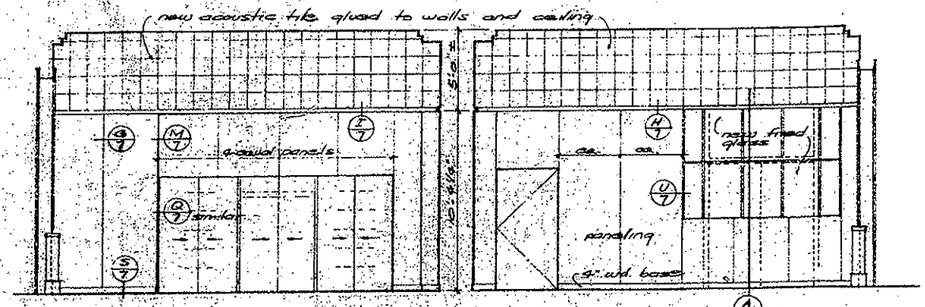
Harold C. Dow

DWG. NO. 5



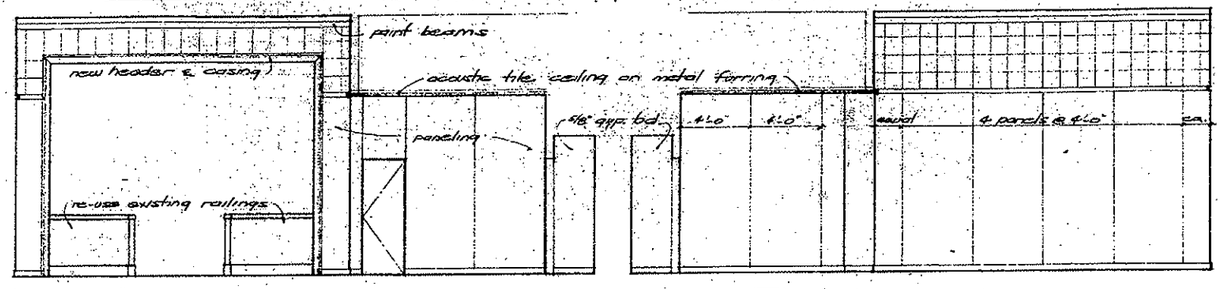
ROOM 103 104 SOUTH

ROOM 104 WEST



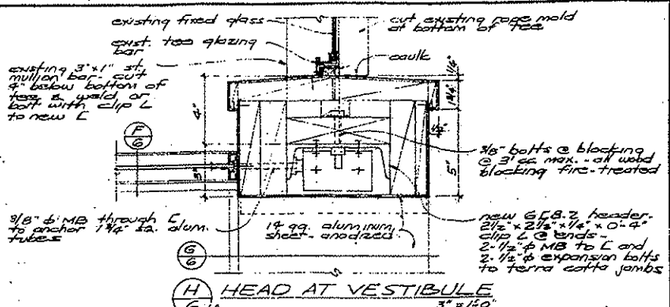
⚠ ROOM 107 NORTH

⚠ ROOM 107 SOUTH

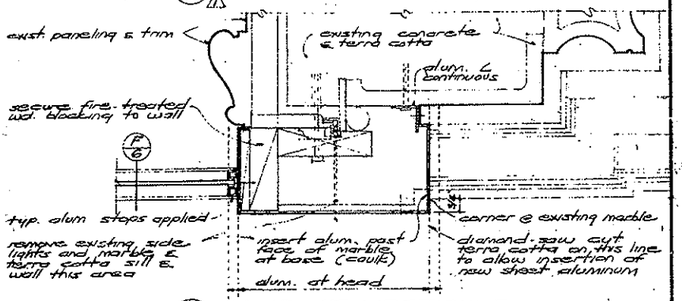


⚠ ROOM 107 WEST

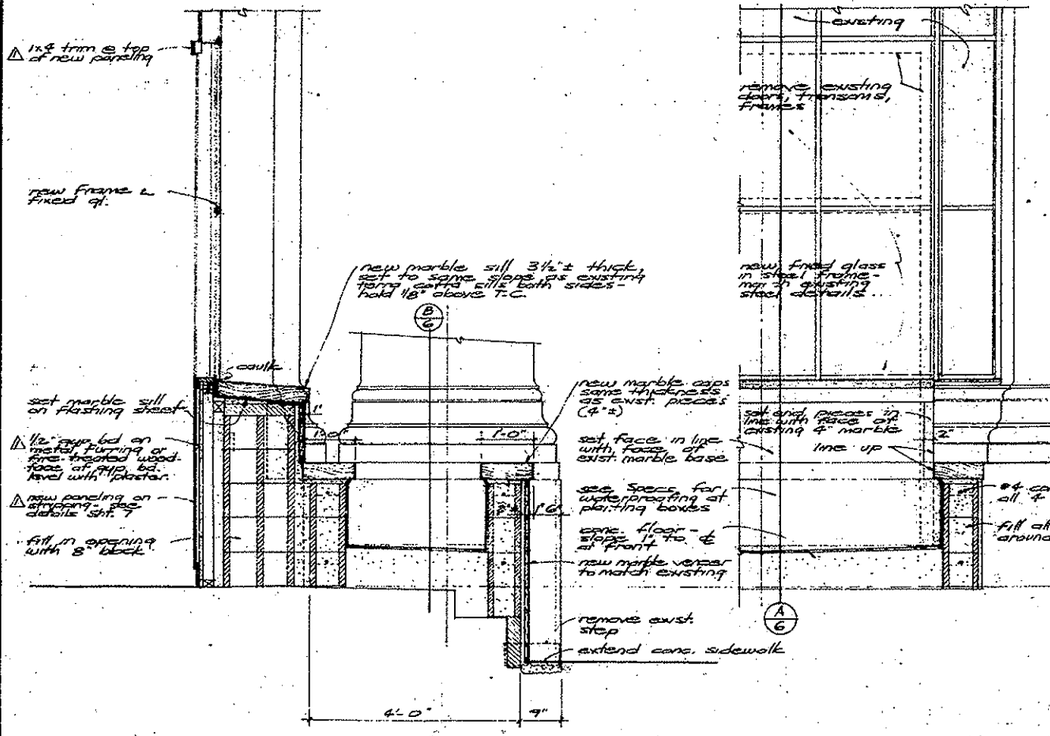
⚠ ROOM 107 EAST



H/6 HEAD AT VESTIBULE
3" = 1'-0"

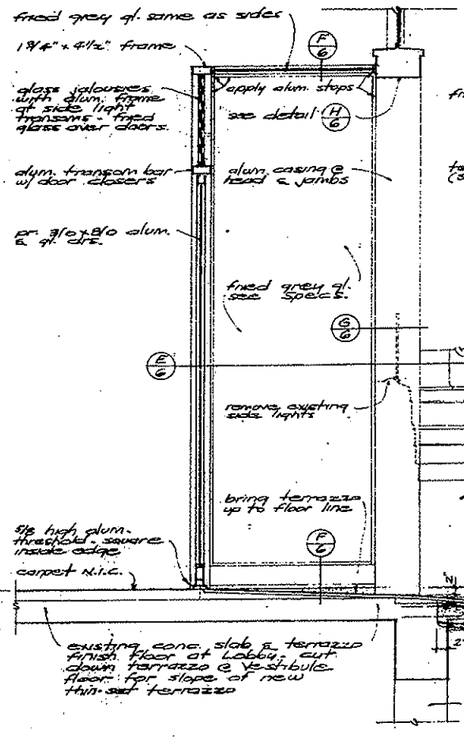


G/6 JAMB AT VESTIBULE
3" = 1'-0"
⚠ NOTE: All wd furring & blocking in front wall to be fire-treated.

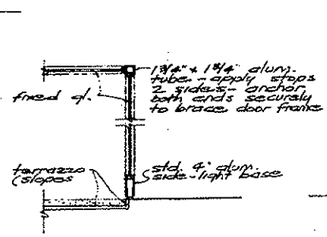


A/6 NEW FIXED GLASS SILL & MARBLE PLANTING BOX
3/4" = 1'-0"
⚠ East side shown - West similar except no steps - sidewalk & floor level.

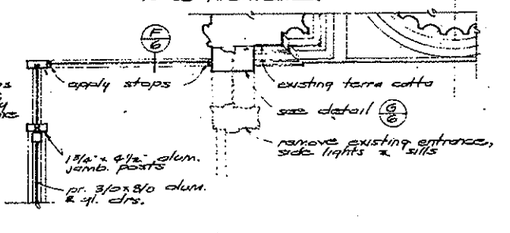
B/6 SIDE OF PLANTING BOX & ELEVATION OF NEW SILL
3/4" = 1'-0"



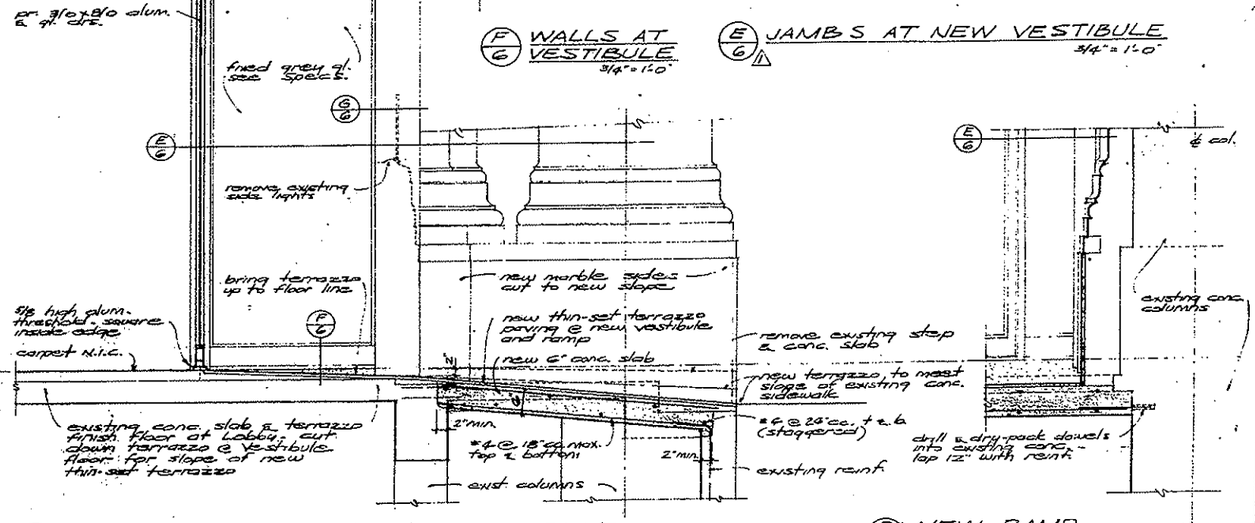
C/6 SECTION THROUGH NEW VESTIBULE
⚠ NOTE: All aluminum to be bronze anodized - see Specifications.
3/4" = 1'-0"



F/6 WALLS AT VESTIBULE
3/4" = 1'-0"



E/6 JAMBS AT NEW VESTIBULE
3/4" = 1'-0"



G/6 NEW RAMP AT SIDES
3/4" = 1'-0"

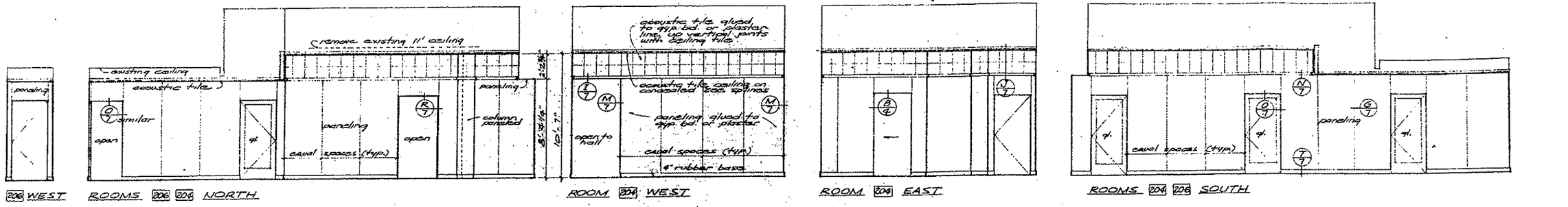
NO.	DATE	REVISION	BY
⚠1	9 Dec 66	Revise vestibule details & interior elevations	WH

ALTERATIONS TO OFFICE BUILDING
for WESTERN TITLE INSURANCE COMPANY
350 BUSH STREET SAN FRANCISCO

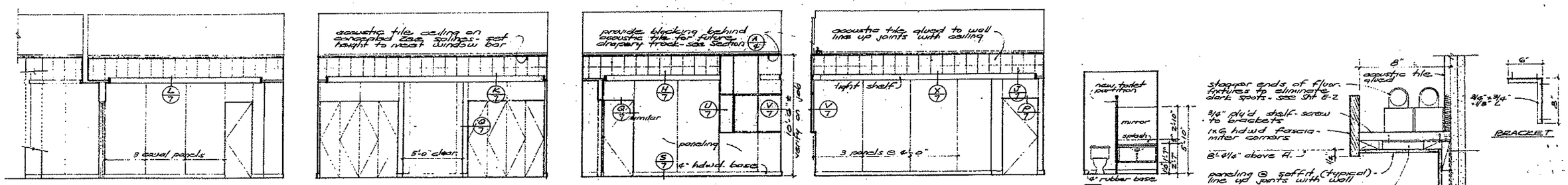
DATE 21 Nov. 66
DWNG. BY WH
JOB NO. 6615-R2

HAROLD C. DOW · ARCHITECT, A.I.A.
884 FOERSTER STREET · SAN FRANCISCO 27, CAL.
Harold C. Dow

DWG. NO. G

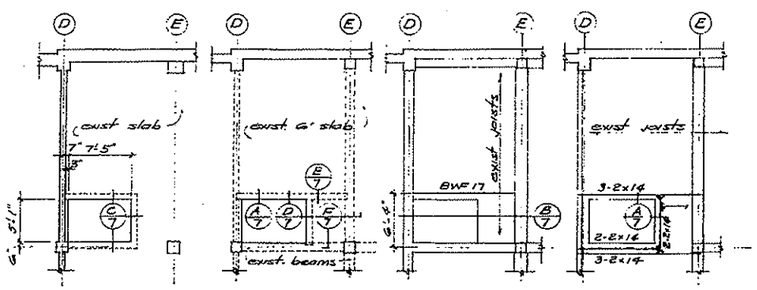


206 WEST ROOMS 206 204 NORTH ROOM 204 WEST ROOM 204 EAST ROOMS 204 206 SOUTH



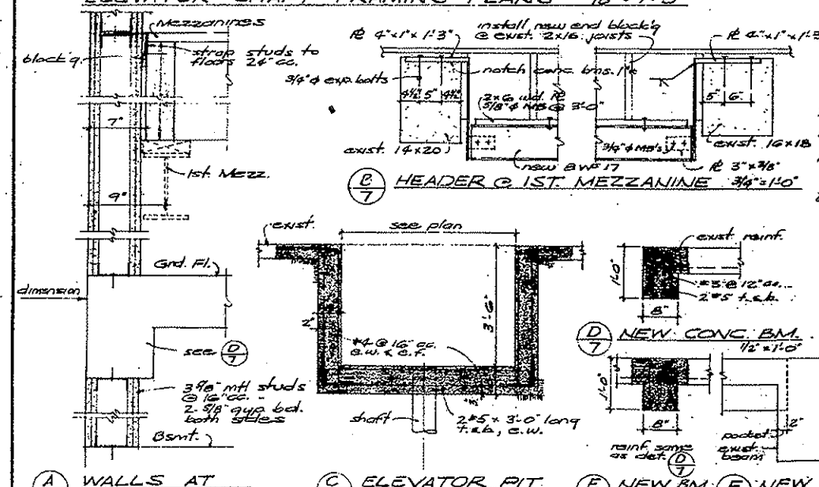
204 NORTH ROOM 218 NORTH ROOM 218 EAST ROOM 218 SOUTH ROOM 218 WEST 211 WEST

L/7 LIGHT SHELF RM. 218 3"=1'-0"

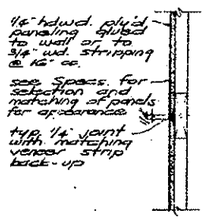


BASEMENT GROUND FL. 1ST. MEZZ. 2ND. MEZZ.

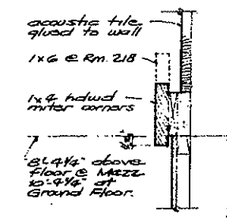
ELEVATOR SHAFT FRAMING PLANS 1/8"=1'-0"



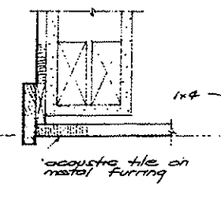
NOTE: Solid stock shall match paneling - see specifications.



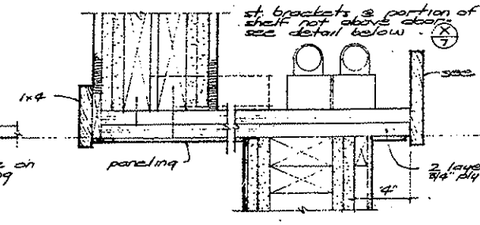
G/7 PANELING AT JOINTS 3"=1'-0"



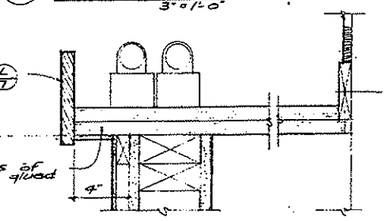
H/7 TRIM @ TOP OF PANELING



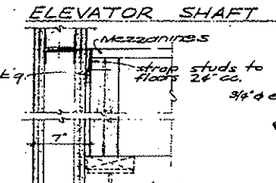
I/7 CEILING AT HALL 206



J/7 LIGHT SHELF AT ENTRANCE TO RM. 218

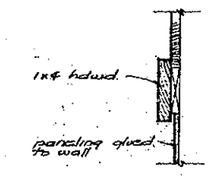


K/7 LIGHT SHELF AT NEW CLOSETS RM. 218

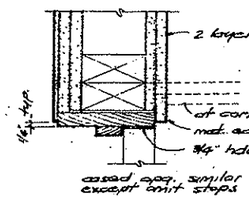


Special inspection per SFBC required for:
1-Concrete, including cutting of existing concrete
2-Welding

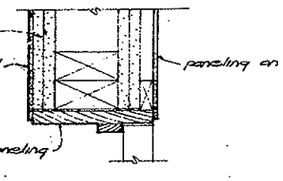
M/7 CORNERS @ PANELING 3"=1'-0"



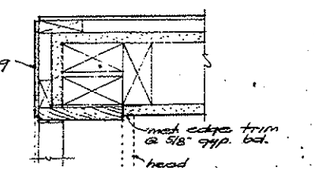
N/7 TRIM @ TOP OF PANELING



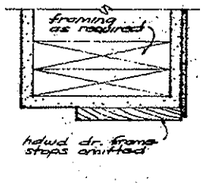
O/7 DOOR FRAME HALL 206



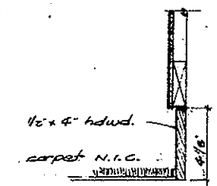
P/7 DOOR FRAME RM. 218



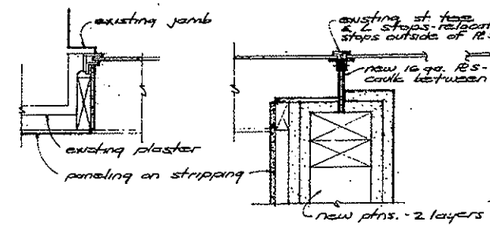
Q/7 CLOSET DR. JAMB RM. 218



R/7 NEW OPG. RM. 204 3"=1'-0"



S/7 BASE AT PANELING T/7 BASE AT PANELING



U/7 PANELING @ WINDOW V/7 NEW PTN. @ WINDOW W/7 NEW PTN. @ WINDOW 3"=1'-0" X/7 BRACKET AT LIGHT SHELF 1 1/2"=1'-0"

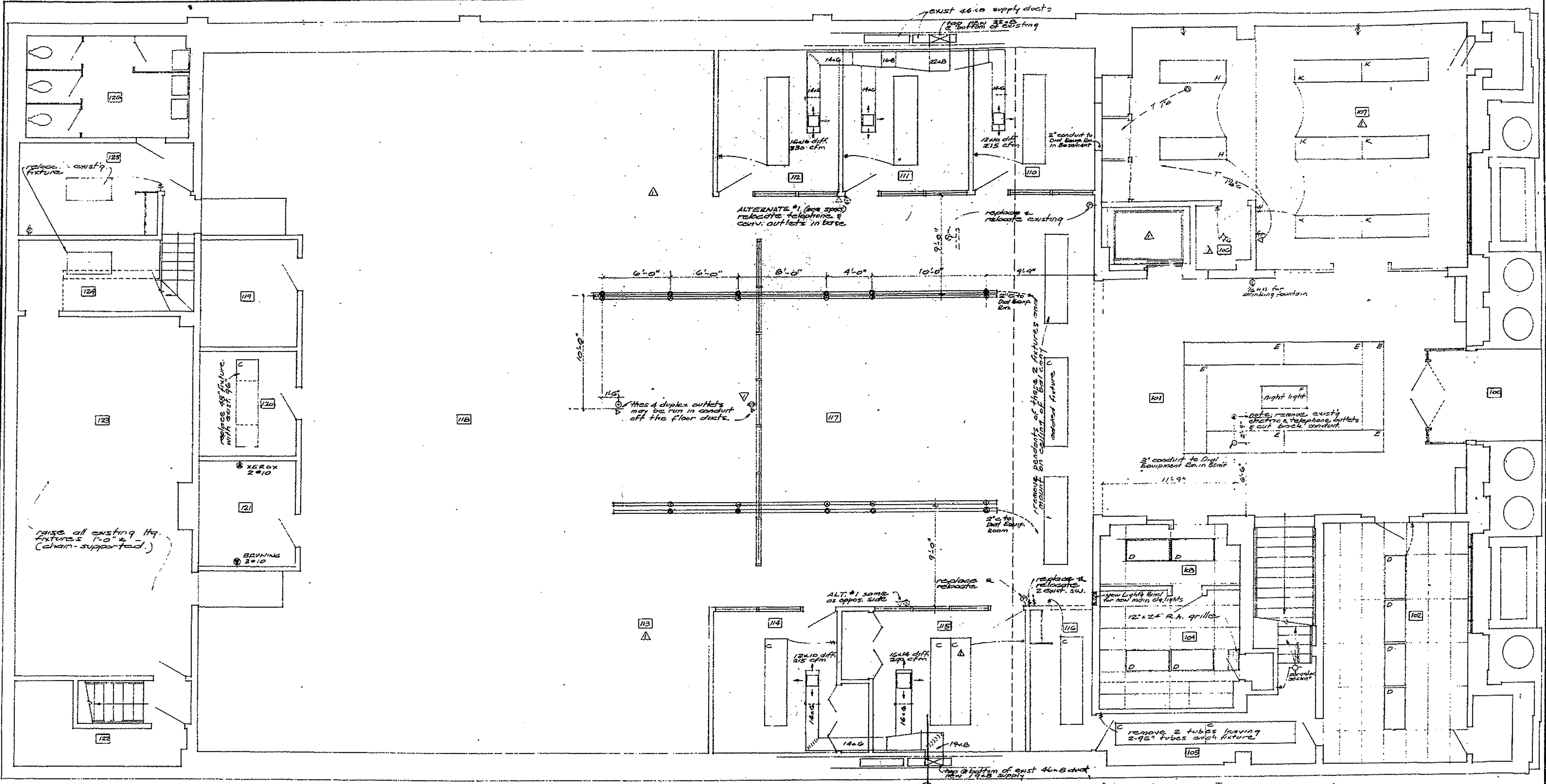
NO.	DATE	REVISION	BY

ALTERATIONS TO OFFICE BUILDING for WESTERN TITLE INSURANCE COMPANY
350 BUSH STREET SAN FRANCISCO

DATE 19 Dec. 66 · DWN. BY WH · JOB NO. 6615-R2

HAROLD C. DOW · ARCHITECT, A.I.A.
884 FOERSTER STREET · SAN FRANCISCO 27, CAL.

DWG. NO. 7



GROUND FLOOR PLAN · ELECTRICAL 1/4" = 1'-0"

SHOWING ALSO VENTILATING ARRANGEMENT FOR NEW OFFICES.

NORTH

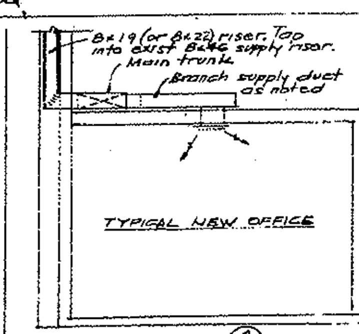
ELECTRICAL SYMBOLS & NOTES

- △ —T— Empty conduit for telephone - size as noted (1" min.) concealed runs to Terminal cabinets (T.T.) or to Dial Equipment Room in Basement.
- new single pole switch
- new duplex convenience wall outlet
- telephone floor outlet - Walker #505 AL.
- telephone wall outlet.
- electrical floor duct with duplex pedestal outlet - Walker #500 AL. Min. 1"C run to panel
- Walker #4 telephone floor duct with duplex pedestal outlet
- special equipment outlet as noted.
- new lighting panel

1. All existing fixtures and outlets to be made operable.
2. install new bulbs & tubes in all existing fixtures that are to remain.
3. Rearrange circuits as required to accomodate new outlets.
4. Furnish & install new Lighting Panel for new main ceiling lights and connect new panel to Main Panel in basement.
5. Only new or relocated fixtures and outlets are shown on Electrical Plans; all other existing fixtures and outlets to remain. (see note 1.)
6. Connect new light fixtures to existing switches where possible.

△7. Furnish & install new Lighting Panel on First Mezzanine & connect to main panel in Basement.

△8. See Basement Plan (Sh. 1) & Second Mezzanine Plan (Sh. 3) for additional outlets for elevator, lights, telephone & air conditioning condensing units on roof.



SECTION A/E1

VENTILATING NOTES

1. All new supply ducts to be 1/2" sound lined.
2. All ceiling diffusers: Titus #S2045, 4 way sizes as noted.
3. Where exist. duct is tapped, blank off supply register by inserting suitably painted sheet metal blank between register & duct connection.

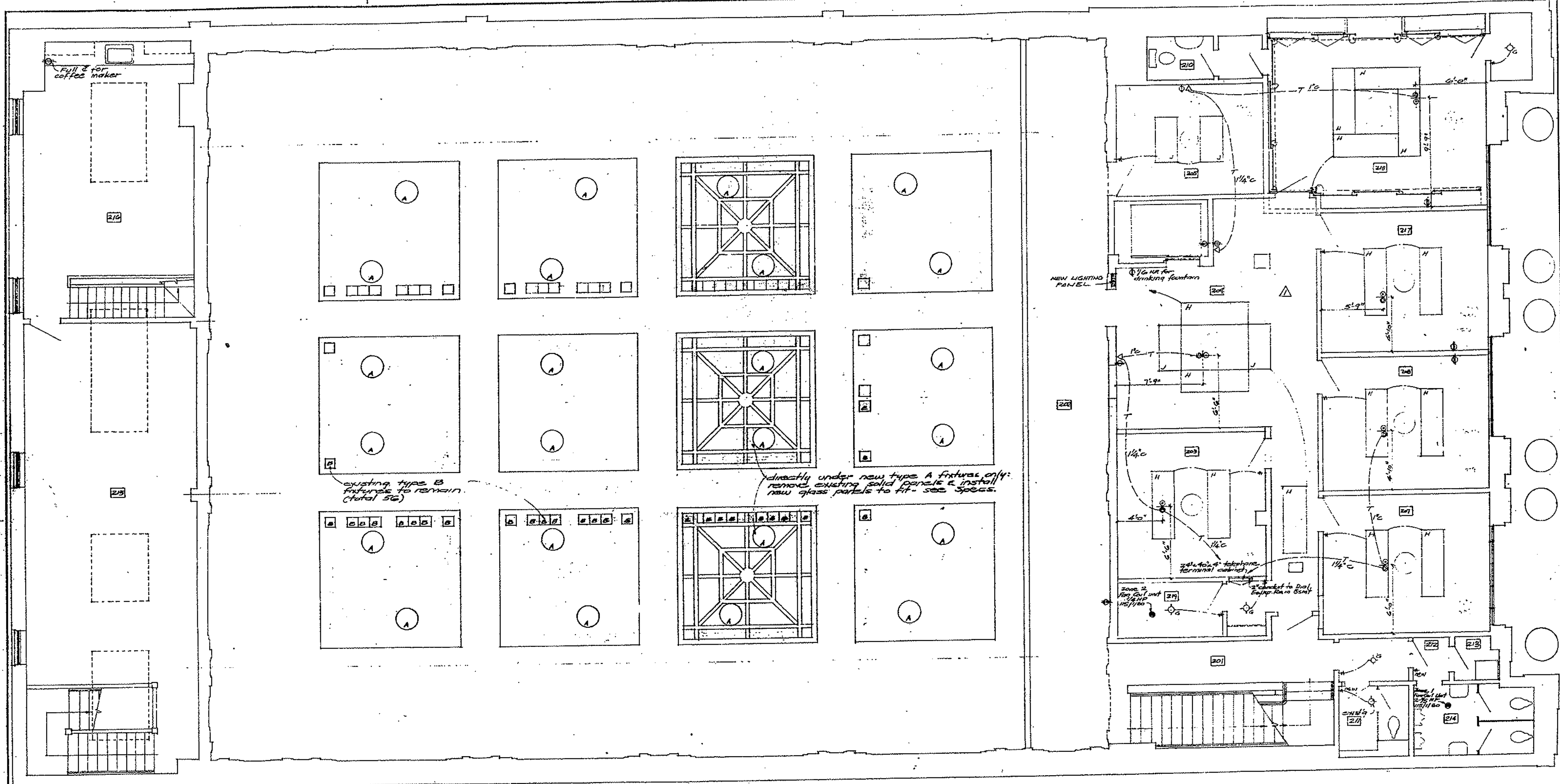
NO.	DATE	REVISION	BY
△	19 DEC. 66	Deleted fixtures for Rms. 112 & 113. Added fixture in Rm. 115. Rearranged & added lights in Rm 107. Added drinkg fountain	HCD

ALTERATIONS TO OFFICE BUILDING
for WESTERN TITLE INSURANCE COMPANY
350 BUSH STREET SAN FRANCISCO

DATE 21 Nov. 66
DWN. BY WH
JOB NO. 6615-R2

HAROLD C. DOW · ARCHITECT, A.I.A.
884 FOERSTER STREET · SAN FRANCISCO 27, CAL.
Harold C. Dow

DWG. NO. E1



FIRST MEZZANINE FLOOR PLAN - ELECTRICAL 1/4" = 1'-0"

SHOWING ALSO MAIN CEILING LIGHTING

LIGHTING FIXTURE SCHEDULE

MARK	DESCRIPTION AND LAMPS
A	24" ϕ wide beam reflector (porcelain enamel or Alzak alum.), lock type, for 1000W. deluxe white mercury vapor lamp: GE #BT-56 H1000 DX 36-15, 208V., with high temperature regulated voltage ballast, 98% ± power factor.
B	existing recessed incandescent fixtures in sub-skylights - 300W. lamps repair fixtures as req'd. & install new lamps
C	existing 4-lamp 96" fluorescent fixture - install 4 new warm white fl. lamps - select best of exist. fixtures, shades. surface-mounted except as noted.
D	new Wellmade #322-K4-448 RS (T-bar troffer) with warm white fluorescent tubes.

K	new Wellmade #120-K4-472 (Area/Lighter surface mount) with warm white tubes	△
J	new Wellmade #320-K4-448 RS (Flanged troffer) with warm white tubes	△
E	new Wellmade #120-K4-496 (Area/Lighter surface mount) with warm white tubes.	
F	new Wellmade #120-K4-448 RS (Area/Lighter surface mount) with warm white tubes	
G	new Prescolite #CF-10 1-150W. lamp	
H	new Wellmade #320-K4-4-72 RS (Flanged troffer) with warm white tubes	△

NO.	DATE	REVISION	BY
△	19 DEC '66	Rearranged offices at front, added new lights	HCD

ALTERATIONS TO OFFICE BUILDING
for WESTERN TITLE INSURANCE COMPANY
350 BUSH STREET SAN FRANCISCO

DATE 21 Nov. 66
DWN. BY WH
JOB NO. 6615-R2

HAROLD C. DOW · ARCHITECT, A.I.A.
884 FOERSTER STREET · SAN FRANCISCO 27, CAL.
Harold C. Dow

DWG. NO. E2

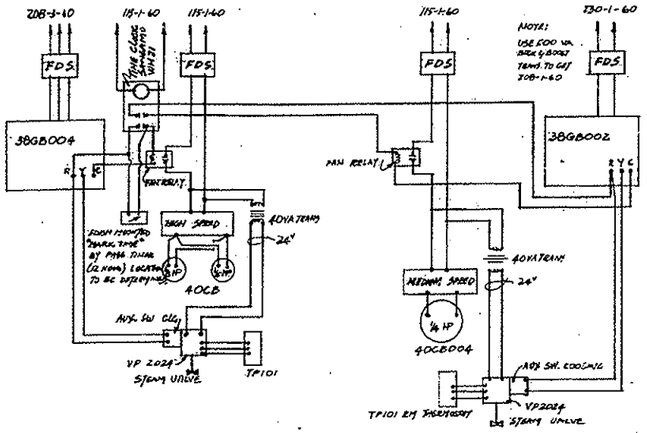
EQUIPMENT SPECIFICATION

Refer to HV&AC SPECIFICATION for REQUIREMENTS & GENERAL CONDITIONS

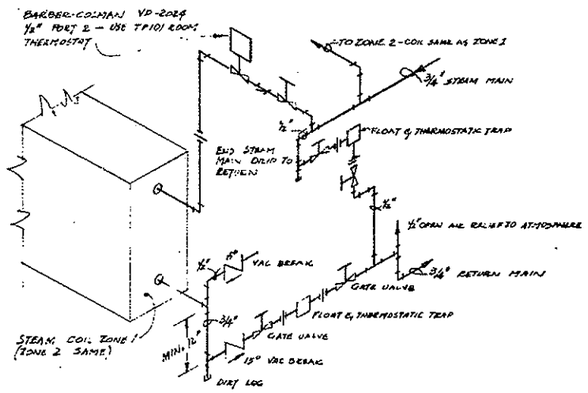
CONDENSING UNIT	Zone 1 : Carrier 38GB004 208v 3ϕ 60cy 17.2 FLA 38000 BTU ARI with time guard & 32EA001301 motor master head pressure controller with quick coupling adaptor to copper pipe. Sporlan SVE expansion valve. Refrigerant piping field furnished & field installed. Zone 2 : Carrier 38GB002 230v 1ϕ 60cy 18.2 FLA 28000 BTU ARI with time guard & 32EA001301 motor master head pressure controller with 38GB900041 precharged tubing assembly with 38GB900021 expansion valve.
FAN COIL AIR-HANDLER	Zone 1 : Carrier40CB005 1400 CFM at 0.27 ESP with 4.05 sq ft FA 3 row 12 f/i cooling coil (DX) EAT 80DB 65WB & LAT 59.8DB 57WB 24.6 MBH. The steam coil -4.04 sq ft FA 1 row 13 f/inc EAT 60° LAT 117° 86 MBH based on 2 psig steam. 2 1/5 HP 115/1/60 motors 4.8 FLA, 2 14x25x1 throwaway filters Zone 2 : Carrier 40CB004 900 CFM at 0.31 ESP with 3.04 sq ft FA 3 row 13 f/inch cooling coil (DX) EAT 80DB 65WB & LAT 58.8DB 56.6WB 23.4 MBH. The steam coil - 3.03 sq. ft FA 1 row 13 f/inch EAT 60° LAT 121° 26.9 MBH based on 2 psig steam. 1 ½ HP 115/1/60 motor 4.2 FLA, 2 14x20x1 throwaway filters
TEMPERATURE CONTROLS	Zones 1 & 2 furnished & installed by automatic temperature control company per schematic control wiring diagram.
INSULATION	1" x 1½lb density vinyl coated fiberglass as noted on drawing
DUCTWORK	Galvanized iron per ASHRAE Guide recommendations. All existing ductwork for the area under consideration shall be cut & capped. All existing grilles & registers in the area being considered shall be removed.
CEILING DIFFUSER	Supply & Return : Anemostat type AC w/ ACED
FIRE DAMPER	Controlaire or equal type FD - provide suitable access doors as needed.

NOTES:

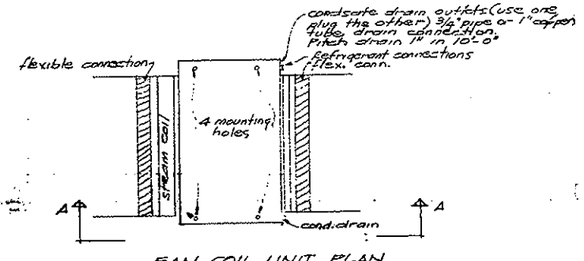
1. This contractor shall visit the job site & satisfy himself as to the existing conditions to obtain such information as may be necessary to properly bid the intent of the specifications & drawing. No allowance will be made in behalf of the contractor for any extra expense due to failure of the jobsite visit.
2. Operational procedures complete with a set of final drawings & wiring diagram, neatly bound, shall be furnished the Owner in duplicate. Final contract payment shall be withheld until the documents are delivered to the Owner.
3. This contractor shall balance the systems & furnish a summary of the results of tests made on air balancing & static pressure & motor amp readings.
4. Drain connections shall be provided for the fan coil units - lines brought to & turned into drains shall be by the Plumbing Contractor. All steam piping shall be by the Plumbing Contractor.
5. The Manufacturers Representative shall be present at the system test, check & start as well as during the final inspection.



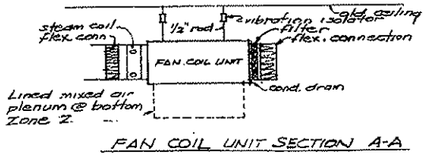
SCHEMATIC COMPOSITE WIRING DIAGRAM



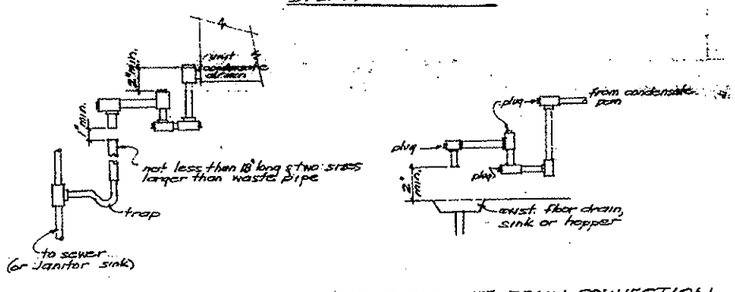
STEAM COIL PIPING



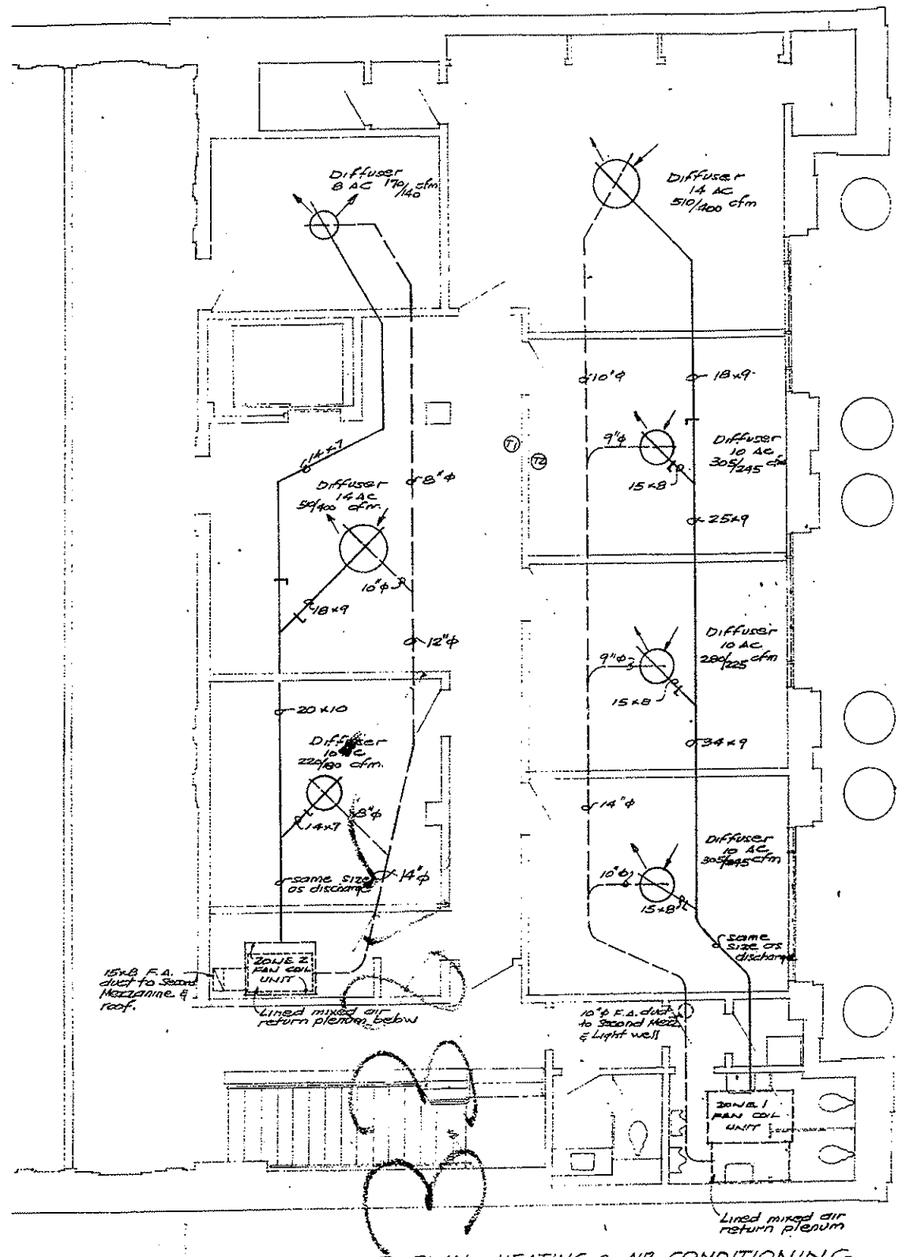
FAN COIL UNIT PLAN
½"=1'-0"



FAN COIL UNIT SECTION A-A



TYPICAL SUGGESTED CONDENSATE DRAIN CONNECTION
no scale



PART FIRST MEZZANINE PLAN - HEATING & AIR CONDITIONING
¼"=1'-0"

NOTES:
1. All supply ducts shall be 1" sound lined.
2. All return round pipe shall be fiber glass.
3. The Heating & Air Conditioning Contractor shall be responsible for the complete installation of the system including all piping, tapping in to existing steam pipe & all that may be necessary to complete the job.

NO.	DATE	REVISION	BY

ALTERATIONS TO OFFICE BUILDING
for WESTERN TITLE INSURANCE COMPANY
350 BUSH STREET SAN FRANCISCO

DATE 19 DEC. 66
DWN. BY MCD, CA
JOB NO. 6615-R2

HAROLD C. DOW · ARCHITECT, A.I.A.
684 FOERSTER STREET · SAN FRANCISCO 27, CAL.

DWG. NO. M1

I N D E X

REVISIONS AND ADDITIONS TO SPECIFICATIONS

NOTE: The General Conditions and workmanship relating to the various trades of the original specifications dated 21 November 1966 shall apply to the work hereinafter specified and are hereby made a part of these specifications.
The Divisions are numbered to correspond to the original numbers.

DIVISION 100 DEMOLITION

101. A. Concrete, Masonry and Metal:
   1. Remove existing metal frame at front center entrance doors.
   2. Cut back marble and terra cotta base in center bay to pilasters as shown.

B. Carpentry:
   1. Remove 2 side offices on first floor (formerly Offices 112 & 113)
   2. Remove walls in area of new Room 107 as shown.
   3. Remove portions of First and Second Mezzanine floors in way of elevator shaft.
   4. Remove low partitions on Second Mezzanine.

C. Plumbing:
   1. Remove water closet and lavatory on first floor in new Room 107.

D. Electrical:
   1. Remove electrical ceiling fixtures on first Mezzanine that were to have been relocated.

DIVISION 200 CONCRETE

201. SCOPE:

A. Elevator pit
B. Beams around elevator pit at ground floor as detailed.

202. MATERIALS:

A. Pit walls and floor: 2500# concrete.
B. Beams: 3000# concrete.

DIVISION 300 CARPENTRY

301. SCOPE:

A. New elevator shaft from basement to attic.
B. New partitions on first floor and first mezzanine as noted.
C. New partitions enclosing basement stairs and relocate door from top to bottom of stairs.
D. Install sheetrock on partitions in Office 115.
E. Box in new ~~supply and return~~ air ducts on Second Mezzanine.
F. ~~Install members in main attic space as shown for carrying new air conditioning equipment.~~
G. Install sleepers on main roof under new condensing unit.
H. Cut main roof as required for new fresh air ducts and patch roof.
J. New paneling in Rooms 107, 204 and 208 over fire treated stripping.
K. New doors with new work as shown; ash where noted.
L. Formica top vanity in Room 211.
M. Wood beams at elevator shaft at Second Mezzanine floor as shown.
N. Metal toilet stall partition in Room 21?.
O. Four 12" Breidert vents in main roof.

302. MATERIALS:

A. Metal non-bearing studs at elevator shaft.
B. All sheetrock 5/8" thick. Double thickness at elevator shaft, Storage Room 106 and offices as shown.
C. Two-hour non-labeled door with steel frame at room 107.
~~D. New paneling [illegible] and grain.~~ See below.
E. Toilet stall partition: Pricemetal Co., or equal, DeLux, floor braced, baked enamel finish, complete with all hardware and coat hook on door.
D. New paneling: Weldwood, gold label, prefinished DeLuxe Birch, not grooved, 4'x10'x¼" and 4'x8'x¼" selected for uniformity in color and grain.

DIVISION 400 MISCELLANEOUS METALS

401. SCOPE:

A. Steel channel at head of Vestibule as shown in detail H6.
B. Metal ladder in main attic to roof.
C. Metal scuttle to main roof in area of new air conditioning equipment.
D. Cyclone fence enclosure with gate at elevator equipment in basement.
E. Steel beam assembly at elevator shaft on First Mezzanine floor.

DIVISION 500 GLASS AND GLAZING

501. SCOPE:

A. Widen vestibule and install new jambs and head as shown.
B. Add sidelights at doors as shown.
C. Rearrange glass jalousies as shown.
D. Glass in doors to offices on First Mezzanine floor.
E. Mirror in Room 211.

502. MATERIALS:

A. All previously specified aluminum and new aluminum herein specified to be anodized as previously specified but finish to be Duranodic 313S (instead of 312S) dark bronze.
B. Additional glass in Vestibule Parallel-O-Bronze as previously specified.
C. Mirror: ¼" plate.

DATE 19 Dec. '66	HAROLD C. DOW · ARCHITECT, A.I.A.	
DWN. BY HCD GG	884 FOERSTER STREET · SAN FRANCISCO 27, CAL.	DWG. NO.
JOB NO. 6615 - R2		

DIVISION 600 PAINTING AND DECORATION

601. SCOPE:

A. Added sheetrock walls to be painted as previously specified.
~~B. New paneling (Japanese Ash) 1 coat shain sealer and two coats non-glare lacquer.~~
C. Hardwood doors same as paneling.

DIVISION 700 PLUMBING

701. SCOPE:

A. Removal of several additional fixtures as noted in 101C.
B. Turn radiator in Room 106.
C. Remove radiators in First Mezzanine along front wall.
D. Installing new lavatory and reused water closet in Room 211 with cold water to both fixtures and hot water to lavatory. Connect to nearest vents, soil and waste.
E. ~~Removing and reinstalling air conditioning equipment~~ and providing condensate drains from heating and air conditioning equipment.
F. Furnishing and installing water coolers on ground floor and First Mezzanine.

702. MATERIALS:

A. Lavatory: American Standard, Merrilyn #2140-40, 20"x18" with #2101-9 fittings.
B. Water coolers: Haws #HF-35.

DIVISION 800 HEATING AND VENTILATING

801. SCOPE:

A. Eliminate ducts and diffusers to Rooms 112 and 113 and reduce size of ducts to remaining offices on First Floor as shown.
B. Change diffusers to 3 way instead of 4 way as noted.
C. See Division 1900 for new air conditioning system for First Mezzanine.

DIVISION 900 ELECTRICAL WORK

901. SCOPE:

A. Furnish and install new and rearranged fixtures in Trust Department Room 107.
B. Furnish and install new fixtures on Second Mezzanine.
C. Install new lighting panel on Second Mezzanine and connect new panel to existing main panel in basement.
D. Provide outlets for and connect new water fountains.
E. Provide outlet for elevator motor in basement and outlets in elevator shaft as shown.
F. Wiring for and connecting air conditioning equipment (See Division 1900)
G. Feeder wires to the terminals of elevator control panel and fused main line switch or circuit breaker.

902. MATERIALS:

A. Fixtures as noted on Schedule.
B. All materials, ballasts, etc. to be of highest quality and to meet all code requirements.

DIVISION 1100 ACOUSTICAL TILE

1101. SCOPE:

A. Delete suspended acoustical tile ceilings in Rooms 106 and 107.
B. Install new acoustical tile on existing plaster ceiling in high portion of Room 107 and suspended concealed Z spline acoustical tile in low ceiling area.
C. New suspended concealed Z spline acoustical ceilings in all offices, work space and Hall 206 on First Mezzanine floor.

1102. MATERIALS AND WORKMANSHIP:

A. Acoustical tile for items 1101B and C: U.S.G. "Acoustone" P, 3/4"x12"x12" square edge with factory applied finish.
B. Concealed Z splines shall be secured to 1½" channels spaces 4'-0" o.c.
C. Provide removable tiles below dampers in heating pipes.

DIVISION 1300 FINISH HARDWARE

1301. SCOPE:

A. All new offices on First Mezzanine (total 6): 1½ pair 4x4 loose pin butts and Schlage A51PD, bronze locksets and door stops.
B. Rooms 211, 212 & 219: pair 3½"x3½" loose pin butts, Schlage A105 lockset and door stops.
C. See original specifications for keying and master keying.

DIVISION 1700 RESILIENT FLOORS

1701. SCOPE:

A. New vinyl-asbestos tile floor in areas 201, 202, 204, 206 and 211.
B. Underlayment for above.
C. Colored rubber top-set base for above.

1702. MATERIALS:

A. Vinyl-asbestos tile: Armstrong, or equal, Excelon, 12"x12"x1/8", color as selected.
B. Rubber base: Armstrong, or equal, color as selected.

DIVISION 1800 SHEET METAL WORK

1801. SCOPE:

A. Louver vent to elevator shaft above main roof as shown on Section A/5.
B. Insect screen behind louvers.

1802. MATERIALS AND WORKMANSHIP:

A. Louvers to be of galvanized steel, 16 gauge, with galvanized frame to suit.
B. Frame to be manufactured to suit existing opening, with proper flashing at top and thoroughly caulked after installation.

DIVISION 1900 HEATING AND AIR CONDITIONING

1901. WORK INCLUDED: All labor, materials, equipment, etc. to complete all heating and air conditioning work shown on the drawings or herein specified. All work performed and all materials furnished shall comply with all building and heating codes prevailing in San Francisco, also the State of California Safety Orders and the National Board of Fire Underwriters. This contract shall include all extra labor and materials that may be required to comply with these rules and regulations, even though the work is not indicated on the drawings or in the specifications.

NOTE: Attention is called to the existing supply and return duct work in furred space above First Mezzanine floor and that ducts supplying to and returning from First Mezzanine will be cut off. Also that the drawings are diagrammatic in indicating the new system. The contractor is requested to thoroughly familiarize himself with all conditions in order to avoid extras after contract is let.

A. Heating and Air conditioning system for First Mezzanine floor front including air handling unit, air conditioning unit, coils, starters, vibration absorbers, flexible connections, ducts, grilles, air diffusers, dampers, thermostats, control apparatus, filters, wall louvers and other apparatus to furnish a complete and operable system. All duct joints to be taped with Duro Dyno No. RP Tape.

1902. WORK NOT INCLUDED:

A. Electrical contractor will provide disconnect fused switches and conduit and wiring to the air handling and condensing unit and hook up same to the units. All wiring within the unit will be the responsibility of the heating and air conditioning contractor.
B. Electrical contractor will provide all low voltage and line voltage wiring in conduit for the control systems as outlined in the schematic wiring diagram. The heating and air conditioning contractor shall furnish the electrical contractor the time clocks, the by-pass timers, and other controllers for installation by electrical contractor.
C. All starters shall be furnished to the electrical contractor for installation by him.
D. The plumbing contractor shall furnish and install the condensate drains for the evaporator coils.

1903. WORKMANSHIP: All work shall be first class in all respects, and carried out in a manner satisfactory to the Architect.

A. Installation: The drawings show the arrangement of the units and ductwork. The contractor shall arrange ductwork to avoid cutting of beams, joists, etc. and not to interfere with lighting fixtures, etc.
B. Sleeves: Provide and install all sleeves through floors, walls, etc.
C. Ductwork: All ducts shall be made of galvanized sheet metal, all rectangular ducts shall have cross breaks on all four sides. The weights of metal shall be as follows:

Rectangular (Largest Side)	Round	U.S.S. Gauge of Sheet
12" and under	12"	26
13" - 30"	13"-29"	24
31"- 60"		22

Changes of direction or elevation of the duct shall be made with the inside radius of the duct equal to the width of the duct in the plane of the turn. Where right angle turns are unavoidable, Tuttle and Bailey "Ducturns" or Semotrol turns shall be substituted.

Where ducts pass through the roof, they shall be flashed and counterflashed to secure watertight connections.

All transverse joints standing lock joints 1" high, 96" apart for ducts less than 12", and 33" apart for ducts 12" or over. All longitudinal joints shall be made with Pittsburgh lock joints which shall have, after making up, not less than 3/8" lap on straight sections and 1/8" lap on curves. All lock joints shall be hammered tight.

D. Supports for Ducts: 1" x 1" x 1/8" galv. angles, not over 60" o/c, in exposed locations. In concealed locations, perforated galvanized straps may be used.

1904. BALANCING: After work has been completed, contractor shall balance the entire system and submit written report to Architect.

1905. GUARANTEE: Contractor shall guarantee the entire installation for a period of one year from the time of acceptance of the building.

1906. MATERIALS:

A. Air Handling Unit: Duct heater, condensing unit, and evaporator coil, as shown on drawing.
B. Flexible Connection: Style 95 Johns Manville neoprene impregnated asbestos cloth.
C. Dampers: Splitter and Butterfly dampers with accessible locking quadrants, Young Damper Regulator. These shall be adjusted to provide uniform velocities and volumes.
D. Ceiling Diffusers: Registers and Grilles, as shown on drawing.
E. Insulation: 1" 1½ lbs. density. Sound line all mix-air discharge plenums and where shown on drawings.
F. Controls: As shown on drawings.

DIVISION 2000 ELEVATOR

2001. WORK INCLUDED: All labor, materials and equipment necessary for the complete installation of the elevator plant as shown on the drawings or herein specified.

A. One plunger electric passenger elevator of 2000 pound capacity exclusive of weight of the car and plunger.
   1. speed: 125 feet per minute with contract load.
   2. operation: selective collective automatic
   3. travel: from Basement to second mezzanine floor, a distance of approximately 42'-6" serving 4 landings and 4 entrances.
   4. platform size 6'-3" x 4'-8".
B. Car Enclosure: Metal car Atlas No. 390L, or equal, finished in plastic laminate, design as selected by Architect. Entrance columns and transom in stainless steel No. 4 finish. Luminous ceiling with closed egg-crate or waffle patterns. Stainless steel or aluminated aluminum handrail across rear of car.
C. Car Doors: Single speed, hollow 16 ga. metal, sound deadened horizontal sliding with flush surfaces, car side finish same as interior of car, 3'-0" x 7'-0", steel reinforced for rigidity. Doors hung on sheave hangers, sheaves not less than 33" diameter, running on a polished steel track, guided at bottom by non-metallic shoes sliding in a smooth threshold groove. Doors shall be power operated; shall open in 3 seconds and close in 4 seconds maximum.
D. Equipment: plunger electric type with direct acting plunger, power unit, storage tank and control valves. The operating fluid shall be compounded with soluble oil.
E. Cylinder Excavation: include the sum of $800.00 for cylinder excavation and casing if required. Architect shall be notified if this cost is exceeded and upon approval of additional work, contractor will be compensated for actual cost plus 10%.
F. There shall be an illuminated position indicator in the car and position indicators with travel direction arrow at Lobby on Ground Floor and on First Mezzanine.

NO.	DATE	REVISION	BY

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2002. MATERIALS:

A. Cylinder and Plunger:
1. cylinder of steel pipe to meet a test pressure of 400 lbs. per square inch. Bottom shall be closed and top to have adjustable packing gland and approved packing to prevent leakage.
2. plunger of selected steel tubing, true, smooth and polished. Joining if required shall be by internal couplings. Secure plunger properly to car frame and provide welded stop to bottom to prevent plunger leaving cylinder.

B. Power unit: centrifugal or turbine multistage pump with direct connection to an induction motor. Pumping unit shall be inherently quiet, smooth and have continuous flow so as not to require hydraulic pulsation and vibration dampeners. Pump shall have inherent protection against damage and not require relief valves or other protective devices.

C. Pump motor: alternating current polyphase induction type, suitable for sever requirements and rated for continuous duty.

D. Storage tank: of sheet steel welded construction, with tight steel cover, protected vent opening and valved drain connection. Provide sufficient fluid for proper operation plus a reserve of 30% of tank capacity.

E. Control valve: hydraulic operation to insure even acceleration and deceleration of car.

F. Controller: electro-magnetic controller including necessary starting switches, all relays and switches for the operation specified. Overload relay shall be of suitable size for the motor furnished and of the manual reset type.

G. Guide rails: planed steel T's not less than 15 lbs. per lineal foot, erected plumb and securely fastened to hoistway with heavy steel brackets. Ends shall be tongued and grooved.

H. Buffers: two, on pit floor or on cylinder head, blocked up to protect cylinder head and packing valve should car pass bottom limit switch setting.

I. Car frame: of structural steel shapes, bolted, welded or riveted. Suitable members shall be provided to transmit load from plunger to platform.

J. Car platform: of structural steel frame covered with 2 layers of wood flooring. Provide proper threshold plate.
Floor covering: 9"x9"x1/8" vinyl tile, color as selected.

K. Painting: all exposed metal shall be prime coated.

L. Automatic terminal stops: the elevator shall be equipped with an automatic stopping device arranged to bring the car to a stop at the terminal landings independent of the regular operating device in the car.

M. Wiring: elevator contractor shall furnish and install all necessary interlocks and insulated wiring. All wire and traveling cable shall have a flame retarding and moisture retarding outer cover and shall be run in metal conduit, metallic tubing wire ducts or raceways. All electrical material and work shall comply with the requirements of the National Electric Code.

N. Electric service: 208 volts, 3 phase, 60 cycles, alternating current.
The lighting supply: 120 volts, 60 cycles.

O. Alarm bell: provide near hoistway and connect to alarm bell button in car.

P. Selective Collective Automatic Operation: shall be provided with "Up" and "Down" buttons at intermediate landings and single buttons at terminal landings connected with controller switches governing floor selection, direction of travel, acceleration and retardation. Car shall stop at all floors for which calls have been made corresponding to the direction in which the car is traveling.
The control shall be arranged so that if several "down" calls have been made the car will travel to the highest "down" call first then reverse and collect the other "down" calls. Up travel shall be similar.

Q. Car panel: shall contain emergency stop switch, a car light switch (fan switch) and air alarm button to operate an emergency alarm bell audible outside the hoistway.
Panel over car door and landing panels shall be provided with lights to indicate when the car is in motion and its direction of travel.

2003. WORKMANSHIP:

A. All work shall be done in accord with the requirements of the National Electrical Code and the American Standard Safety Code for Elevators, and any local codes which may govern.

B. Drawings: Before beginning work, this contractor shall submit drawings for approval of general arrangement of equipment, car and details.

C. The plunger and cylinder shall be installed perfectly plumb and must operate freely with a minimum friction.

D. Muffler: No muffling device shall be added to decrease the pump efficiency. Quietness shall be inherent with the pumping system.

E. Maintenance: The elevator contractor shall furnish maintenance on the entire elevator equipment for a period of three (3) months after completion of his work. This service shall include systematic examinations of the installation during the regular working hours of the trade, by trained employees of this contractor; and shall include all necessary adjustments, greasing, oiling, cleaning, supplies and parts to keep this equipment in operation, except such parts made necessary by misuse, accidents, or negligence not caused by this contractor.
The elevator contractor shall be able to show that he has had successful experience in the complete maintenance of the elevators and employs competent personnel to handle this service.

F. Guarantee: The elevator contractor shall guarantee that the materials and workmanship of the apparatus installed by him under this specification are first-class in every respect and that he will make good any defects not due to ordinary wear and tear or improper use or care, which may develop within one year from date of completion.

MEMORANDUM

DATE	April 8, 2008	PROJECT NO.	07160
TO	PAUL WILLIAMS	PROJECT NAME	350 Bush Street
OF	Lincoln Properties	FROM	Ben Marcus Architectural Conservator Page & Turnbull, Inc.
CC	Doug Shortes, Heller Manus; Mark McMillan, Jack Miller, Page & Turnbull	VIA	email

REGARDING: HISTORIC CEILINGS REHABILITATION

This memo will outline the basic strategies for protecting in place, removing, salvaging and reinstalling the plaster assemblies of the interior spaces of the Mining Exchange Building, located at 350 Bush Street. The building is currently vacant, and undergoing a rehabilitation that would introduce a twenty-story addition above the existing exchange hall.

Background

350 Bush Street is a neo-classical style structure with a terracotta façade and decorative plaster interior. It was constructed in 1923 by the San Francisco architecture firm of Miller and Pflueger. The building is situation in the middle of the block between Bush and California and Montgomery Street and Belden Alley. The site consists largely of an empty lot with the Mining Exchange building only occupying approximately 25% of the space.

The current project will infill this lot with a new building that incorporates the existing Mining Exchange building. A planned 20-story high-rise will be set back from the street front and the double-height Exchange Hall will become the tower's main lobby. In keeping with the conditions of the San Francisco Planning Department's Certificate of Appropriateness approval, the project will "retain and rehabilitate, in accordance with the Secretary of the Interior's Standards for Rehabilitation…[the] main entry and Exchange Hall."[1] In a related memo, provided by Page & Turnbull, the distinct elements of the ceiling and walls are identified, but in form and finish, and documented with digital photographs and measured drawings.

The purpose of this memo is to provide recommendations for rehabilitating the character-defining elements of the Exchange Hall and main entry.

Both of these spaces feature decorative plaster ceilings. The walls of the Exchange Hall are also clad with plaster and feature pilasters and recessed panels that span the double height space from midway up the wall to the ceiling. The original mezzanine-level catwalk and wood paneling of the lower portion of the walls has been removed during alterations to the building.

[1] San Francisco Planning Department, *"Motion 16277", Exhibit C,* (November 8, 2001).

Methodology

Investigation of the historic ceiling was conducted on March 31, 2008 by conservators and architects from Page & Turnbull. Investigation included analysis of the ceilings supporting structure from the attic above the finish ceiling, and from below via scaffolding. As the ceiling of the main entry is only 12 feet above the floor, it was examined, measured and photographed using ladders. Photographs were taken using a Canon PowerShot A710 digital camera, and findings were recorded in measured drawings.

Observations

The San Francisco Planning Department has identified three interior assemblies at 350 Bush as character defining and requiring rehabilitation during the project: the ceiling of the main entrance, the walls of the Exchange Hall and the ceiling of the Exchange Hall. Each of these assemblies will be described in this memo with an assessment of their existing condition and rehabilitation recommendations.

Main Entry Ceiling

Description

The main entry opens into a one-story height space that features wood veneer paneling on the walls and an ornate plaster ceiling **(figure 1)**. The ceiling is composed of several (thirteen) courses of ornamentation that range from dentils to Greek key patterns. The wall paneling is not original to the design of this space nor is it identified as a character-defining feature.

Condition

The ceiling of the main entry is in fair to good condition. It does not display any of the water-related deterioration seen in the Exchange Hall. The only areas that have been compromised are a section of the dentil and egg & dart course above the main entrance doors that was removed to accommodate the aluminum and glass interior door assembly s installed during the 1966 renovation. The flat panel of the ceiling features non-historic fluorescent lighting fixtures.

Rehabilitation Recommendations

1. Ceiling assembly is to remain in place during the course of construction.

2. Following removal of the aluminum and glass door assembly, replace the missing section of egg-and-dart and dentil course decoration over the front door.

3. Remove the non-historic fluorescent lighting fixtures and patch the ceiling.

4. Repair and replace any other decoration that was lost or damaged during the course of construction. For pricing purposes, assume 10% repair of total ceiling (approximately 60

sq. feet of plaster repair). See Appendix A – "350 Bush Ceiling Finishes Schedule" for further information.

Exchange Hall Walls

Description

Originally, the Exchange Hall featured a mezzanine-level catwalk around its perimeter. Below the mezzanine, the walls were clad with wood paneling. The paneling and the catwalk have both been removed, but the original plaster walls above the line of the old mezzanine remain. The walls feature shallow recessed panels that are separated by paired pilasters. In total, there are twenty-two panels (six on the east and west walls and five on the south and north walls). The pilasters align with the coffer grid of the ceiling so that each pilaster flanks the plaster ceiling rosettes. The original finish of the walls appears to have been a monochrome beige. All of the plaster decoration has been scored to imitate ashlar block. In the recessed panels, the incised mortar joints between the blocks has been painted a white to offset it.

Condition

The walls are in fair to poor condition. The inset panels between the pilasters been altered with the addition of a wood frame that supports a layer of canvas. Between the painted canvas and the original wall finish is a layer of shag carpet, apparently meant as a sound-dampening layer **(figure 2)**. The north wall of the building, above the existing mezzanine balcony has been altered since construction. New windows and doors have been cut into the wall. In many cases the new doors and windows cut through the pilaster decorations.

The south end of the Exchange Hall has been damaged by a leaking roof. Water intrusion has destroyed the plaster at the southeast and southwest corners of the hall **(figure 3)**. Five of the forty-six pilasters, as well as two and a half panels of wall, have been lost.

Rehabilitation Recommendations

The exterior brick masonry walls are unreinforced masonry. Because of this, they will be consolidated with shotcrete. This will necessitate the removal of the existing plaster finish walls. The decoration, dimensions, and finishes of the existing walls have been documented as part of this assessment. This will be used to recreate the walls after the seismic reinforcement has been completed.

1. Before demolition of the existing plaster walls, remove and salvage examples of the existing plaster walls decoration. This will serve as a prototype for recreating the walls. Items to be retained include at least one sample of:
    a. acanthus course at top of capitals
    b. pilaster capital
    c. a representative section of bead and reel coursing
    d. a representative section of dentil molding at cornice
    e. a representative section of egg & dart molding at cornice

2. Demolish and dispose of existing walls
3. Rebuilt decorative walls to match originals, including finish colors and incised ashlar block pattern.
4. Finishes:
   a. All walls to be finished with a skim coat of plaster that can be incised to simulate ashlar blocks. Pattern to match the original design.
   b. All walls to receive finish painting of beige (exact hues TBD) – 5,200 sq. ft. Incised mortar joints to be painted white to match original.
5. For pricing purposes:

Dimensions: 80" 5" x 18' 10" (east & west walls)
64" 6" x 18' 10" (north & south walls)
5,200 sq. ft. (total)

Plaster elements to be recreated (refer to drawings for schedule, dimensions, and location)

Capitals:	46 units
Pilasters:	46
Bead & Reel molding:	300 feet
Leaf molding:	300 feet
Dentil molding @ cornice:	290 feet
Egg & Dart molding @ cornice:	290 feet

Exchange Hall Ceiling

Description

The coffered ceiling of 350 Bush's Exchange Hall features twelve large square laylights separated by beams, and cast plaster rosettes at the corners of each laylight **(figure 4)**. The laylights, originally containing 28 separate panels of glass each, had skylights above them that allowed natural light to filter into the Exchange Hall. The skylight opening have been closed and covered by the roof. The laylights were most recently lit by incandescent and fluorescent electric lights that are mounted in the attic space between the finish ceiling and the roof structure. This is the lighting arrangement in existence today. The lay lights retain a few panes of glass, (typically 2-3 panes be assembly), but the majority of glass is gone and the opening are filled by orange masonite.

The Exchange Hall ceiling is supported by two integrated systems: a riveted steel frame and a horizontal wood armature. The steel system combines a horizontal grid that rests on brick party walls and steel columns **(figure 5)** with a modified Warren steel truss system that supports the building's roof. Both the roof deck and the finish ceiling are composed of wood framing systems. The wood framing of the ceiling assembly rests directly on top of the steel grid. Although the wood members are notched to fit onto the flanges of the steel grid, no positive connections (i.e. bolts, straps) were found between the wood and steel systems.

The wood frame supports the wooden laylight assemblies and provides the armature of the lath and plaster finish ceiling of the Exchange Hall. It is composed of 2 by 8-inch joists, spaced 16" on center, and 4 by 8-inch members that frame the laylight assembly **(figure 6)**.

The majority of the ceiling's architectural elements, including flat surfaces, beams and rosettes, are formed of screed plaster over expanded metal lath that was nailed directly to wooden joists and filler pieces. Decorative details such as acanthus leaf and egg-and-dart moldings were prefabricated and applied during construction. The former laylights of each coffer are independent units constructed of tightly joined wooden framing and moldings, and were likely prefabricated and mounted in place. The twenty large plaster rosettes are suspended from a hexagonal wood frame that is nailed directly to the structural wood joists. In addition to nailing the wood framing of the rosettes to the structural wood joists, plaster covered fibers anchor the plaster ceiling directly to the steel frame **(figure 7)**.

The ceiling and laylight framing area finished with a four-color decorative painting scheme. All of the decoration has a warm gold/beige basecoat. The flat sections of the coffer beams feature a flower and vine stencil that is executed with brown paint over the gold/beige background. The plaster details are highlighted with red and green paint that is applied to the borders and the backgrounds. Although note conclusively the design of Timothy Pflueger, similarly ornate polychrome ceilings can be seen in his other projects, such as the Fox Theater in Oakland, San Francisco's Pacific Telephone Building and 450 Sutter Street, also in San Francisco.

Condition

The majority of the ceiling is in fair condition. The southern end of the Exchange Hall is suffering from water damage caused by a leaking roof. Portions of the ceiling in the southwest corner of the hall have collapsed. One of the twenty plaster rosettes has been seriously compromised by the leaking roof and is not salvageable.

Recommendations

It is unlikely that the ceiling will survive the construction of the twenty-story office tower above it if it remains in place. For this reason it should be disassembled and salvaged. Following its removal, the ceiling components' condition will be assessed to determine whether it is feasible to reinstall them. Ideally, the majority of the original fabric will be repaired and reinstalled. If this is not feasible to the salvaged elements will be used as prototypes and references for the recreation of the ceiling and its decorative finishes.

In order to create an exact reproduction of the Exchange Hall ceiling, molds need to be taken from existing elements. Because of the difficulty of creating large scale molds in-situ, Page & Turnbull recommends removing one of the ceiling panels intact before demolition of the existing roof assembly. While the removal of fragile plaster over metal lath without damage is difficult, the following procedures are intended to facilitate removal and reduce potential damage to the historic fabric.

Removal / Salvage Strategy

Option 1: intact removal of north west laylight and surrounding detail

This option would remove the northwest corner laylight intact including the surrounding decorative beams and rosettes. This would preserve intact all the typical details of the ceiling, and the relationship between the architectural elements, ensuring that an exact reproduction can be made. The following procedure must employ a gang lift or other device to support the ceiling section from below, and once detached, facilitate its lowering to ground level. Alternatively, the roof above the laylight can be partially removed, and a crane used to suspend a platform from four straps that would penetrate the surrounding plaster and allow the detached section to be lifted or lowered to ground level.

The following steps are required to remove the northwest laylight and surrounding elements intact:

- Ensure that the ceiling section to be removed is supported from below with a minimum 14 by 14 foot platform covered with 6-8 inch foam padding. The platform should be constructed of plywood and reinforced with steel beams of sufficient strength to support the total weight of the ceiling section.
- Working from above in the attic level, remove walkway boards between laylights on the south and east side of the northwest laylight **(figure 8)**, in order to reveal concealed structural members.
- Using a reciprocating saw, cut through plaster, metal lath and 2 by 8 joists approximately 4 feet from the edge of the laylight along the north and west sides **(figure 9)**.
- Cut plaster, lath and wood members around the north side only of the wooden framework of the rosette. Continue the cut to the corner of the adjacent north laylight.
- Cut the plaster rope between the rosette armature and the steel beam.
- Cut joists, plaster and lath on the south and east sides of the laylight as close to the adjacent laylight as possible, and cut joists resting on steel beams **(figure 10)**.
- Remove any remaining connections between the plaster/lath layer and the steel beam, wooden joists, or surrounding plaster and lath.
- Lower entire panel to ground, place on dunnage to facilitate moving and cover to ensure that panel will not be damaged.

Option 2: removal of laylight, rosettes and beams as individual elements

This option involves removing select decorative elements of the ceiling individually, including the laylight assembly, and surrounding beams and rosettes. This option avoids the difficulty of removing an entire section, but may lead to the loss of some detail elements and impair the legibility of the overall design. While the decorative elements of the ceiling are formed of fragile plaster, integral wooden reinforcements provide some measure of stability and may aid in the removal of individual pieces.

The wooden laylights are structurally the strongest element of the ceiling and may be removed intact. The laylights are secured in place with wood shims and can be removed independently from the surrounding structure. The rosettes are also mounted on round wooden armatures, which provide structural reinforcement, and would allow the rosettes to be removed individually without substantial damage to detail. The large decorative beams surrounding the laylights are the most fragile element, composed of shaped metal lath nailed to wooden filler pieces and joists. These would require the greatest care and support to be removed whole.

This option would also be facilitated by a gang lift or other device that would support the ceiling from below, but could be completed without such equipment, instead using a block and tackle and straps, scaffolding or a boom lift.

The following steps are required to remove individual components in sections:

1. Remove wood laylight frame
    a. Remove lighting fixtures attached to the laylights.
    b. Remove or secure existing glass and masonite panels in the lites.
    c. Secure laylight by attaching multiple canvas straps to edges and cross members. Block and tackle should be anchored to surrounding metal beams or a crane.
    d. From scaffolding below the finish ceiling, use a fine reciprocating saw blade to open the joint between the wood laylight frame and the plaster palmette coursing inside the coffer.
    e. Working from the attic level, remove central wooden laylight section by prying supporting 4 by 8 frame loose, removing wood shims and cutting any other form of attachment using a fine reciprocating saw blade.
    f. Lower laylight to ground level, move and cover to avoid damage.
2. Remove Rosettes
    a. Cut plaster, lath and wood members around the entire wooden framework of the rosette and cut the plaster rope between the rosette armature and the steel beam.
    b. Detach rosette and lower to ground level, move and cover to avoid damage.
3. Remove Plaster Beams
    a. Cut joists, plaster and lath on the north side in a straight line, 4 feet parallel to the wooden framework of the laylight.

b. Remove beam, detaching the element from surrounding plaster and lath. Lower beam to ground, place on dunnage to facilitate moving and cover.

4. For pricing purposes:

Dimensions: 80' 5" x 64" 6"
5,200 sq. ft.
Perimeter: 290'

Details: 12 Laylights (wood frame)
20 Rosettes (19 in good condition)
31 Decorative spans (12'6" x 3'6")

Conclusions

Because of the significant historic nature of the Exchange Hall ceiling, and the fragility of the materials with which it is constructed, Page & Turnbull recommends option two, removing the ceiling in sections. The components of the ceiling can be moved offsite during the course of construction. Offsite, they can be restored and prepared for reinstallation or become a template for the recreation of the Exchange Hall ceiling in plaster, fiberglass, or other lightweight material. This procedure should be completed prior to demolition, or immediately after selective demolition of the roof. This procedure requires stringent safety measures and may involve exposure to hazardous materials such as lead paint or asbestos.

Note: Page & Turnbull has not conducted hazardous materials testing.

The removal and recreation of a part of this historic ceiling will ensure that the character defining features of 350 Bush St. are preserved.

IMAGES

Figure 1: Main Entry of 350 Bush Street, looking south. The aluminum entrance, wood veneer paneling and flourescent lights are non-historic features. The plaster ceiling and cornice molding are character-defining features of the building and will be retained in place.

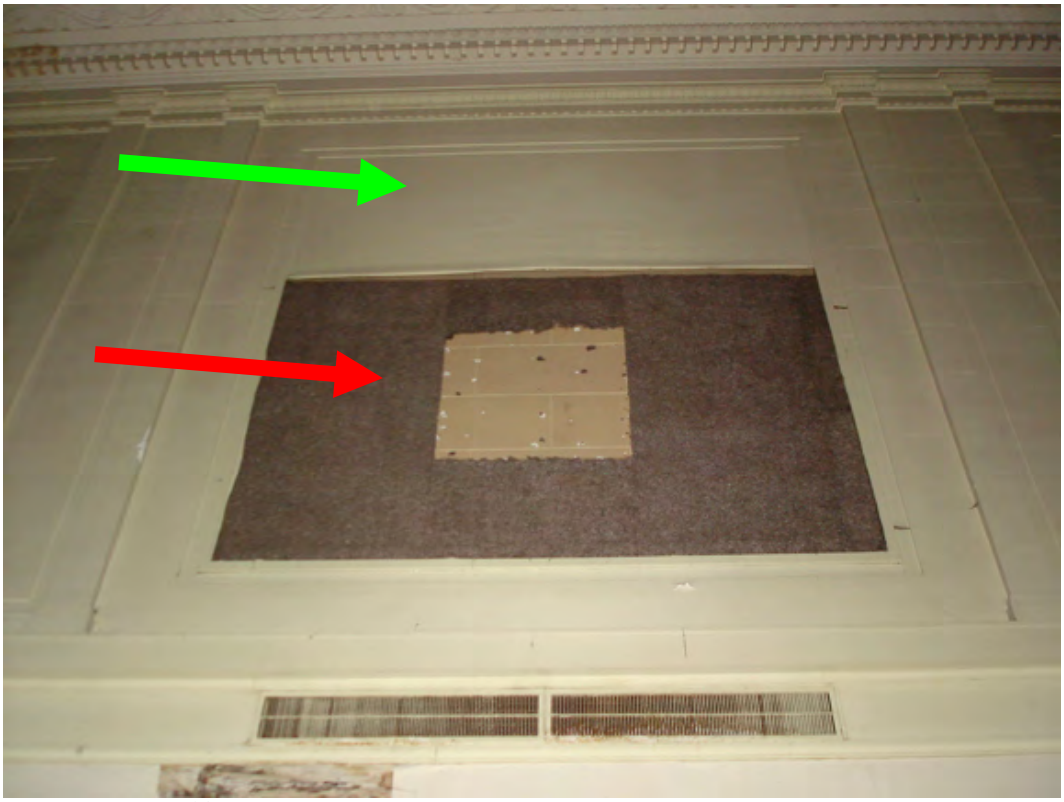

Figure 2: Typical recessed panel of Exchange Hall walls. Note the original ashlar block pattern (center), surrounded by shag carpet (red arrow) and painted canvas (green arrow).

Figure 3: Loss of wall panels and part of the ceiling, southwest corner of Exhange Hall.

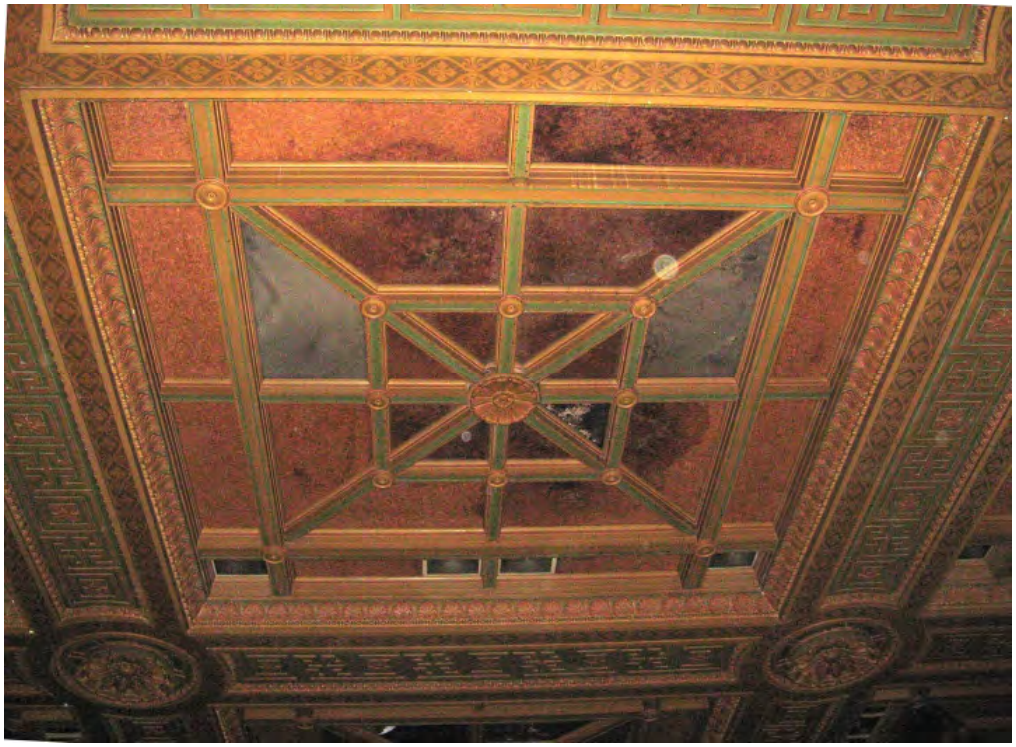

Figure 4: 350 Bush St., Exchange Hall ceiling, showing typical panel of historic laylight and surrounding architectural details, including paneled beams with acanthus leaf molding and rosettes.

Figure 5: Attic above Exchange Hall ceiling, showing riveted steel frame that supports roof and laylights.

Figure 6: Framing above Exchange Hall ceiling, north of the north west corner laylight, showing top of laylight (right), walkway (center), and formed metal lath covered with plaster which forms the panelled beams below (left). The plaster and lath is nailed to wooden joists and filler pieces.

Figure 7: Exchange Hall ceiling framing showing plaster rope attached to joist.

Figure 8: Framing above Exchange Hall ceiling, north of the north west corner laylight, showing cut line (red line)outside of underlying beam, approximately four feet from the laylight. This cut should be continued on the west side of the laylight.

Figure 9: Framing between north west laylight and adjacent laylight, showing walkway planks to be removed prior to cutting of framing and plaster. Also shown are joists to be cut (green arrows) and cut line of plaster and lath near adjacent laylight (red line). This should be repeated on the south side of the laylight.

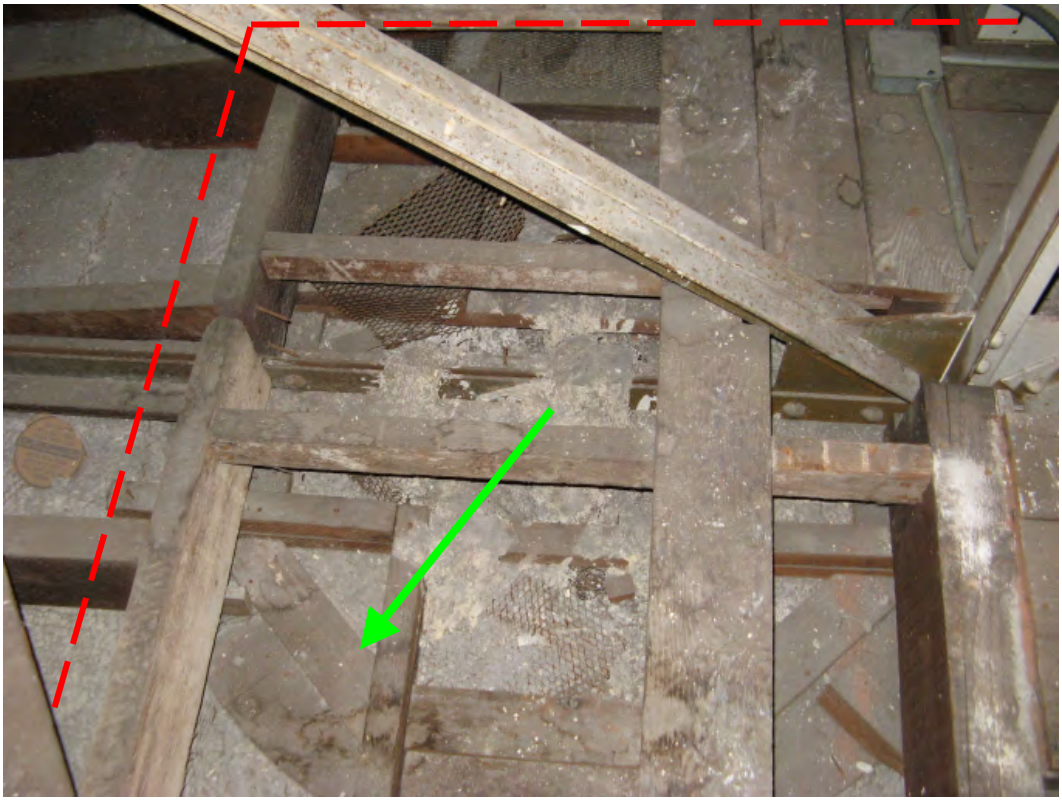

Figure 10: Wooden armature of rosette (green arrow), north east corner of north west laylight. Cut should be made at least 4 inches from the edge of the armature (red line).

REUBEN, JUNIUS & ROSE, LLP

June 11, 2014

Delivered by Hand

Mr. Karl Hasz, President
San Francisco Historic Preservation Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 350 Bush – Treatment of Mining Exchange Building
Planning Department File No. 2000.541
Hearing Date: June 18, 2014

Dear President Hasz:

Our office represents 350 Bush Street Owner LLC ("Sponsor"), sponsor of the approved 19-story office building at 350 Bush Street (Lot 028 in Assessor's Block 0269; the "Property") that will integrate and restore the Mining Exchange (the "Project"). The Mining Exchange is the second oldest exchange building in the United States and is designated City Landmark No. 113.

With the exception of the Mining Exchange and a small commercial building on Pine Street, the 34,650-square-foot Property has been vacant for the past ten years. The Mining Exchange itself has been unoccupied for at least 15 years. It is in a state of disrepair and requires substantial rehabilitation to be fit for occupancy.

The Landmarks Preservation Advisory Board and the Planning Commission previously approved the Permit to Alter and Certificate of Appropriateness for construction of the new tower and restoration of the Exchange. Before the Project's site permit is issued, the Sponsor is required to return to this Commission for review of the "final details for all exterior architectural modifications" to the Mining Exchange.[1]

The Project was entitled under a prior owner, an entity affiliated with Shorenstein Properties, along with a "sister project" about half a block away at 500 Pine Street ("Pine Project"). Because it will result in a very slight increase (0.16%) of shadow on St. Mary's Square Park, the Project was conditioned upon extending the park over about 6,000 square feet of the Pine Project's rooftop ("Park Extension"). (Due to a steep change in grade, the Park Extension will be level with St. Mary's Square.) The Park Extension will be improved, maintained, and

[1] See Planning Commission Motion No. 16277.

James A. Reuben | Andrew J. Junius | Kevin H. Rose | Daniel A. Frattin
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insured at no expense to the City, and will be conveyed to the Recreation & Park Department at completion.

Various aspects of the Project have been approved by the Board of Supervisors, the Planning Commission, the Landmarks Preservation Advisory Board ("LPAB"), and the Recreation and Park Commission. The Permit to Alter and Certificate of Appropriateness approved the Project's treatment of the Mining Exchange Building as follows:

> The Project also includes restoration of significant interior and exterior architectural features including the restoration of the cresting and acroterion that once adorned the roof line of the San Francisco Mining Exchange. The terra cotta exterior of the building would be restored, repaired, or in some cases replaced where necessary. A more architecturally appropriate new front door would replace the existing non-original front doors. . . . The interior spaces will be restored as much as possible. The trading room will be refurbished and what was once a large skylight that was covered by a new roof a number of years ago will be repaired and backlit to resemble its original appearance. However, new columns supporting the new office tower project above will penetrate the old trading room space. These columns will be finished to be compatible with the architecture of the trading room. The landmark building will function as the Bush Street lobby entrance to the new office tower and ground level retail shops. Two retail spaces would be located in the landmark building itself along the Bush Street frontage.[2]

Additionally, the LPAB determined that the demolition of the rear office one-story "wing" and attic above the trading room in order to accommodate the office tower addition was consistent with Planning Code Article 11.[3]

The owner prior to the Sponsor, Lincoln ASB Bush LLC, acquired the Property in 2007 and immediately proceeded with efforts to commence construction. As part of that effort, the LPAB held a hearing and commented on the final architectural details of the Mining Exchange. (See LPAB Letter at **Exhibit A**.) The site permit for the Project was approved in 2008, but construction did not move forward due to economic conditions.

The current Sponsor – a partnership between Lincoln Property Company and Gemdale USA – purchased the Property in April 2014. Since then, it has worked with preservation staff to make minor refinements to the plans for the Mining Exchange. The Sponsor will start construction of the Project next month and has assembled a highly qualified team of San Francisco-based architects, preservationists, and contractors:

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[2] LPAB Resolution No. 543, ¶ 3
[3] Id. at ¶ 4

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- **Heller Manus Architects.** Among other projects, Heller Manus was the architect for the restoration and seismic reinforcement of City Hall, which included installation of a base isolation system, repair of earthquake damage, and comprehensive restoration, repair and refurbishment of its interior and exterior. Heller Manus is also responsible for renovation of several other notable historic buildings, including the Beach Chalet and the Shell Building. Its work on historic buildings has been recognized by San Francisco Architectural Heritage and the American Institute of Architects, and others.

- **Page & Turnbull.** Page & Turnbull has extensive experience restoring several of the Bay Area's most beloved historic buildings, including the San Francisco Ferry Building, the Berkeley Public Library, the Fairmont Hotel and the Hearst Memorial Mining Building. Page & Turnbull's recent work has garnered awards from the National Trust for Historic Preservation, San Francisco Beautiful, and the California Preservation Foundation, among others.

- **Hathaway Dinwiddie.** Hathaway Dinwiddie has been building in San Francisco for more than 100 years and has successfully delivered numerous historic renovation projects. It recently completed a historic renovation, seismic retrofit, and sustainability upgrade of 50 United Nations Plaza. Hathaway Dinwiddie was also responsible for the seismic upgrade and restoration of the Stanford University Memorial Church, a project that involved extensive plaster patching and restoration of mosaic artwork. Its work on historic buildings has received awards from the California Preservation Foundation.

The team is committed to delivering a Project—including the restoration of the Mining Exchange—of the highest quality and to carrying it out with the utmost care. We look forward to presenting the plans for the Mining Exchange's restoration at your hearing on June 18th. If you have any questions in the meantime, please call me at (415) 567-9000 or email me at dfrattin@reubenlaw.com

Very truly yours,

REUBEN, JUNIUS & ROSE, LLP

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cc: Commission Vice President Andrew Wolfram, HPC
Commissioner Aaron Jon Hyland, HPC
Commissioner Ellen Johnck, HPC
Commissioner Richard S.E. Johns, HPC
Commissioner Diane Matsuda, HPC
Commissioner Jonathan Pearlman, HPC
Tim Frye, Preservation Coordinator
Elizabeth Watty, Assistant Director of Current Planning
Kelly Wong, Planning Department
Jeffrey Heller, Heller Manus Architects
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LANDMARKS PRESERVATION ADVISORY BOARD

1650 Mission Street, Suite 400 | San Francisco, CA 94103-2479 TEL: 415.575.6916 | FAX: 415.558.6409

June 27, 2008

Mr. John Rahaim, Director
San Francisco Planning Department
1650 Mission, Suite 400
San Francisco, CA 94103

Re: 350 Bush Street – San Francisco Mining Exchange – Landmark #113

Dear Mr. Rahaim:

The Landmarks Preservation Advisory Board reviewed the final details of the exterior modification to the San Francisco Mining Exchange at their regularly scheduled June 18, 2008, continued from the June 4, 2008, hearing. The hearing was held in accordance with the Conditions of Approval associated with Planning Commission Motion No. 16277. The Landmarks Board approved the Certificate of Appropriateness on November 8, 2001. During the June 18th hearing, members of the Board had the following comments and recommendations for the project:

- The submitted specifications and plans are very helpful and a significant improvement from the previous submittal dated June 4, 2008, and previously reviewed by the Landmarks Board.
- The specifications for the exterior work appear to be appropriate and should be included within the building permit application drawing sets.
- The roof ornamentation (acroteria, palmettes, and band of eave ornament) must be well done in terms of modeling, craftsmanship, and finish to be successful. New materials and modeling should be as close to the originals in appearance as documentation allows. The shop drawings and mock-ups of these elements should be subject to review and approval by Preservation Planning Staff.
- The front door design should be simplified by eliminating the grill pattern.
- The skylights are visible along the roofline and should be reinstalled in their historic locations.
- It should be noted on the permit application drawings that the new roofing material shall be standing-seam galvanized metal, as that was the material that was historically at that location.

- Should the thickness of the new glazing affect the fenestration pattern of the front windows, including dimensions, depth, and profile, the Project Sponsor should bring the revised window details, with dimensions, for Preservation Staff review and approval.

- The replacement main entrance door should be painted a dark color to be in conformance of the characteristics of the wood door that was historically at that location.

- As part of the color investigation for painted materials at the site, the exterior window sash color should be included in this investigation and the exterior window sashes should subsequently be repainted in their historic color.

- A white spandrel panel should be reintroduced at the 2nd - floor level as depicted in historic photos of the subject building. However, if interventions require a deeper floor plate that would significantly increase the amount of spandrel glazing, then recreating this element should not be pursued.

While we realize that there is still much work to be done, we appreciate the opportunity to review and comment on the final details of the proposed project and look forward to the completion of the exterior restoration of the San Francisco Mining Exchange.

Sincerely,

Robert W. Cherny, Vice President
Landmarks Preservation Advisory Board

cc: Tim Frye, Neighborhood Planning
Mark Luellen, Neighborhood Planning
Adam Light, Neighborhood Planning
Tuija Catalano, Reuben & Junius
Jeff Heller, Heller Manus Architects
Mark McMillan, Page & Turnbull

EXHIBIT A