



# SAN FRANCISCO PLANNING DEPARTMENT

**MEMO**

**DATE:** October 11, 2012  
**TO:** **Historic Preservation Commission**  
**FROM:** Pilar LaValley, Preservation Planner, (415) 575-9084  
**REVIEWED BY:** Tim Frye, Preservation Coordinator, (415) 575-6822  
**RE:** Informational Presentation for 1 Telegraph Hill Boulevard (Lillie Hitchcock Coit Tower) – Landmark #165  
Case No. 2012.0882E

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

Reception:  
**415.558.6378**

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**415.558.6409**

Planning  
Information:  
**415.558.6377**

The Planning Department (Department) and the Project Sponsor (Recreation & Parks Department) would like to make the Commission aware of, and familiar with, a proposed rehabilitation and repair project for Coit Tower. The subject building is designated as City Landmark #165.

## BACKGROUND

The Planning Department recently approved a Building Permit Application (No. 2012.09.17.9962) to replace the non-historic, rolled asphalt roofing at the flat roof of the second floor. This scope of work was not subject to a Certificate of Appropriateness and was separated out from the rest of the proposed rehabilitation project due to the extremely deteriorated condition of the existing roof, the need to ensure a watertight roof for the upcoming rainy season, and desire to halt further damage to the building and interior murals from water penetration and leaks.

The larger project is currently undergoing environmental review per the California Environmental Quality Act (CEQA) by the Department (Case No. 2012.0882E). Some aspects of the project will likely require a Certificate of Appropriateness, which would be brought back before this Commission for review and approval.

Architectural Resources Group, Inc. (ARG) has prepared a Conditions Assessment of the subject property for the Recreation and Parks Department. Proposed rehabilitation and repair work is meant to address deficiencies identified in the Conditions Assessment.

## PROPERTY DESCRIPTION

The subject building is located at the apex of Telegraph Hill Boulevard within Pioneer Park. The Art Deco structure consists of a 180-foot tall fluted, reinforced concrete tower on a polygonal base. Near the top of the tower, a series of arches provide an open-air observation deck. The exterior is clad with dash coat stucco and there are narrow steel casement windows at lower levels as well as several bronze plaques and signs at the building base. On the interior are 25 fresco murals depicting scenes of California life that were funded by the Federal Depression era Public Works of Art project.

## **PROJECT DESCRIPTION**

Proposed work includes cleaning and repair of exterior walls, door and window rehabilitation, interior painting and tile repair, upgrades to mechanical, plumbing, and building systems, upgrades to exterior lighting, modification of guardrails and handrails, new accessibility and directional signage, accessibility upgrades, and new mural barrier in elevator lobby. The project scope also includes conservation of the murals in cooperation with the Arts Commission, however, this work will not commence until after the rehabilitation and repair scopes have been completed. Alterations of the gift shop and observation levels, associated with a new concessionaire, are not part of the current project.

## **OTHER ACTIONS REQUIRED**

There is no required action at this time. The presentation is to allow the HPC an opportunity to review the proposed project prior to the request for a Certificate of Appropriateness for any exterior work that exceeds the provisions for an Administrative Certificate of Appropriateness. The Planning Department is in the process of reviewing the proposed project's Environmental Evaluation application.

## **ATTACHMENTS**

Project Sponsor Presentation, Plans, and Exhibits



# Lillie Hitchcock Coit Tower Renovation Project

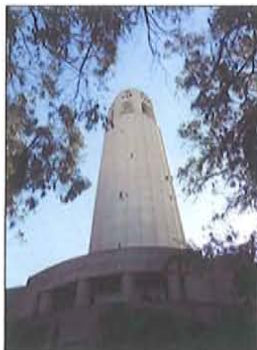
Presentation to the  
Historic Preservation Commission

October 17, 2012



## Overview

- History and Historic Status of Coit Tower
- Project Background
- Condition Assessment
- Roof Replacement Scope & Schedule
- Historic Renovation Scope & Schedule
- Public Outreach Process



Above: Coit Tower, west elevation  
Top Right: Coit Tower and Telegraph Hill as seen from Washington Square  
Bottom Right: Detail of fresco mural inside Coit Tower



## History of Coit Tower

- Built in 1933, with funds from a bequest of Lillie Hitchcock Coit
- Designed by Arthur Brown, Jr. and Henry Howard
- Original and Current Use: Observation Tower and Monument
- Murals inside the tower were the first project funded under the federal Depression-era Public Works of Art Project.



Lillie Hitchcock Coit

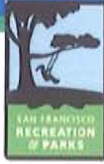


## Historic Status and Designations

- City Landmark #165  
Designated in 1984
- California Register of Historical Resources – Listed in 2008
- National Register of Historic Places – Listed in 2008



"The tower is significant as a powerful visual landmark, as a reminder of the role Telegraph Hill played in San Francisco's maritime history, as an example of early support for civic improvement and beautification, and as the site of an important series of murals by a number of noted twentieth century artists."



## Historic Status and Designations

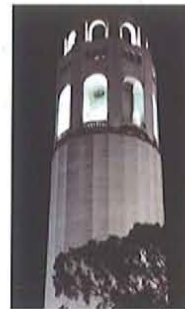


Boundary of Landmark designation and National Register listing is Block 86, Lot 12 (the parcel on which Coit Tower is located).



## Character-Defining Features

- Art Deco Style
- Simple fluted tower of reinforced concrete, rising 180 feet from polygonal base
- Exterior of tower features 24 vertical flutings in the manner of a classical Greek column
- Observation deck 32 feet below top, consisting of a series of arches
- Interior is adorned with 25 fresco murals, painted by various artists, depicting scenes from contemporary California life





## Past Work and Improvements

Pioneer Park – ADA Accessibility Upgrades (1996-1997)

- Exterior stairways, ramp, handrails, and lighting

Mural Restoration Work (1987-1990)

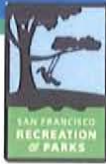


## Condition Assessment

- ARG completed condition assessment this past spring
- Identified needed repairs and improvements related to:
  - Waterproofing / Roof repair
  - Concrete spalling
  - Mural conservation
  - Improved maintenance program for murals
  - Providing ventilation at restrooms
  - Code compliance
  - Accessibility / Signage upgrades



Coit Tower Condition Assessment



## Emergency Roof Repair (in progress)

### Issues:

- Existing is rolled asphalt roofing well beyond its serviceable life
- Poor roof condition is causing leaking and water damage to existing murals

### Scope of Work:

- Replacement of existing non-original leaking roof to provide waterproof condition
- Install bituminous sheet roofing for final layer and seal all copper flashing
- Roof repair scheduled for completion by November 8, prior to rainy season



Second floor roof membrane

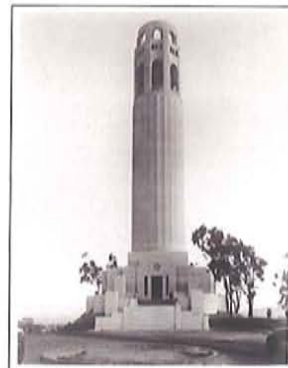
*Note: Second floor roof is not accessible to the public and is not visible from any public access areas.*

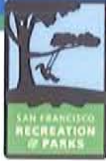


## Historic Renovation

### Scope of Work for Renovation:

- Patch and Repair Exterior Concrete and Stucco
- Repair Windows and Doors
- Interior Painting and Tile Repair
- New Signage and Barriers
- Mechanical and Electrical Upgrades
- Accessibility Upgrades
- Mural Restoration (in conjunction with Arts Commission)





## Exterior Walls

- Exterior cleaning
- Repair spalling concrete at tower and tower base
- Balustrade bases at the Belvedere Level may require pinning or reinforcement to prevent future cracking
- Inject cracks with sealant or epoxy material to stabilize where necessary



Concrete spalling at the northwest tower base



Detail of cracking at Belvedere Level balustrade



## Window & Door Rehabilitation

### Windows:

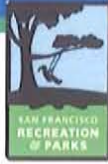
- Rehabilitation of existing windows
- Hardware adjustment & replacement in-kind
- Sanding & painting

### Doors:

- Rehabilitation of existing doors
- Hardware adjustment and replacement in-kind
- Sanding, painting, and hinge replacement
- Installation of weather stripping and replacement of existing accessible automatic operator







## Interior Finishes

- Paint ceilings at first and second floor.
- Restroom improvements including new appropriate accessories and fixtures to improve water efficiency. New finishes throughout.
- Replacement in-kind of damaged tile at the ground floor gallery entrance.



Top left: Flaking paint and blisters on ceiling; Bottom left: Restrooms; Right: Floor tiles at the first floor gallery



## Signage and Barriers

- New signs to meet accessibility guidelines
- Existing free-standing barriers to be replaced with new fixed mural barriers to match existing, to protect murals at elevator lobby and east and west niches of second floor



Existing mural barrier system

Freestanding sign



## Building Systems

- Inspect water tanks, install protective coating to extend life of tank
- Install fire hose at Keeper's Quarters
- Install new exhaust fans for ventilation in restrooms
- Remove abandoned electrical equipment
- Improve emergency lighting and exit signs
- Replace interior overhead lighting fixtures
- Replacement of existing exterior lighting



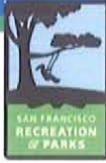
Interior of tank, showing low water level and corrosion



## Building Code / Accessibility Upgrades

- Install illuminated exit signs
- Post signs with occupancy loads at public spaces
- Establish clear passageways at Gift Shop
- Add striping at exterior and interior stair treads
- Accessibility upgrades required by the Building Code





## Mural Restoration

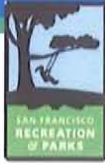
- RPD has recently allocated \$250,000 to the Arts Commission for the purpose of restoring the murals at Coit Tower.
- The Arts Commission will contract with a certified and professional organization to perform the restorative work and repair damage to the murals.
- Preliminary cleaning work has already been completed.
- Additional mural restoration work will commence after roof replacement and historic renovation has been completed.



## Tentative Schedule

- 100% Construction Drawings – Late October
- Planning Department Review – In Progress
- Construction Start – Mid January
- Construction Finish – by 1<sup>st</sup> week in May
- Mural Restoration to Begin after Renovation is Complete – estimated duration 1½ to 3 months





## Public Outreach

RPD Hosted Three Community Meetings:

- August 16, 2012
- August 21, 2012
- September 13, 2012



The purpose of these meetings was to inform the public about RPD's plans for the renovation of Coit Tower, and to provide an update on the process for selecting a new vendor for concessions at Coit Tower.



Thank you!  
Gracias!  
谢谢!

## Project Introduction

### Executive Summary

Architectural Resources Group, Inc. (ARG) was retained by The City and County of San Francisco Recreation and Parks Department (SFRP) to conduct a condition assessment of Coit Memorial Tower on Telegraph Hill in San Francisco. Although SFRP manages Coit Tower, the historic murals on the interior walls are managed by the San Francisco Arts Commission. SFRP requested a holistic approach to evaluating Coit Tower, not just as a building and monument, but as a repository of significant works of art that is visited by over 150,000 people each year. The condition of the Coit Tower murals is directly affected both by the condition of the building and by the presence and activities of visitors and building users; at the request of SFRP, the undertakings of this project were informed by the dynamic existing between the building, its artwork, and its users.

The purpose of this condition assessment is to support the conservation of Coit Tower and the murals within it by identifying needed repairs and improvements related to waterproofing, mural conservation and maintenance, climate control, fire protection, code compliance, and universal accessibility. The scope of work is limited to the tower structure, historic murals, and selected interior details, and does not include site landscaping, access trails, or parking areas.

Coit Memorial Tower is a City of San Francisco Landmark and is listed on the National Register of Historic Places. Recommendations in this report are made in accordance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, and with the *Code of Ethics and Guidelines for Practice* of the American Institute for the Conservation of Historic and Artistic Works (AIC).

Following are high priority recommendations developed by the project team:

1. Install new roofing at the second floor level
2. Repair severe concrete spalling at the top of the tower
3. Improve signage and mural barriers on the first floor
4. Install environmental monitoring in galleries
5. Stabilize frescoes at areas of severe water damage
6. Implement an inspection and maintenance program for the murals
7. Mitigate asbestos insulation at hot water pipes
8. Inspect historic water tanks and provide protective coating
9. Provide additional ventilation at the restrooms
10. Improve building circulation to protect the murals and enhance visitor experience

Recommendations for repair, maintenance and upgrades are outlined in this document and integrated into a prioritized treatment matrix at the end of the report narrative.

The following report includes a brief description of Coit Tower and the murals within, with a summary of previous repairs, conservation and alterations; describes the condition of historic murals and existing architectural, mechanical, electrical and plumbing systems; and provides recommendations for repairs and improvements to increase building code compliance and universal accessibility.



September 28, 2012

### Coit Memorial Tower Rehabilitation Project

In a recent conditions assessment of Coit Memorial Tower, needed repairs and improvements were identified which related to waterproofing, conservation, and building systems. These proposed upgrades will reduce the risk of damage to the murals, improve building safety and accessibility, and improve the overall visitor experience. All improvements are in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

The exterior of the building will be cleaned and the façade will be surveyed from close range to identify cracks and spalls for repair. The existing windows and doors will be rehabilitated to ensure smooth operability and weathertightness. The non-historic privacy screens near the second floor innkeeper's room will be removed. The panels, constructed of plexiglass and metal, were subsequently coated with stucco to camouflage them. Removing the panels will restore the historic parapet line.

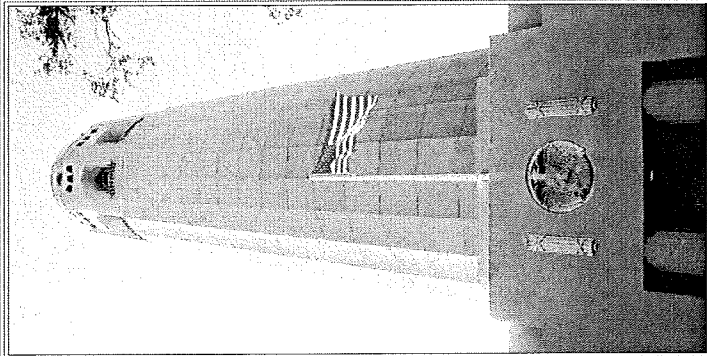
Coit Tower is a city icon and often specially illuminated during special events. Although general building uplighting exists, it is outdated, inefficient, and its function is limited. Special temporary lights are often brought in, transported through the building, and set up on the second floor roof deck. Proposed improvements include upgrades to the exterior lighting. This will eliminate the need for temporary lights; thereby reducing risk of damage to the murals and building.

Additional upgrades include the following: repair of the water storage tanks to protect against leaks; select interior repainting; replacement of select plumbing fixtures to increase water efficiency; the addition of exhaust fans in the restrooms to improve air quality; new mural barrier in the elevator lobby to match existing; new accessibility and directional signage; new handrails in the tower circular stair to improve safety; new hardware at select doors to improve emergency exiting; modification of guardrails and handrails at the ground level walkways and Lantern Level to improve safety; and new stair striping.

During construction, protection of the murals is the highest priority. Requirements for mural protection are specified and activities will be monitored during construction. Mural conservation work will not commence until after rehabilitation is complete to ensure the building is watertight. Additional work, including improvements to the gift shop and observation levels, is anticipated in the future by the new concessionaire. Improvements to the access trails, site, and parking lot are beyond the scope of this project.

# COIT MEMORIAL TOWER REHABILITATION PROJECT

## 1 TELEGRAPH HILL BOULEVARD SAN FRANCISCO, CALIFORNIA



### PROJECT TEAM

**CLIENT**  
CITY AND COUNTY OF SAN FRANCISCO  
REGISTRATION AND PARKS DEPARTMENT  
SAN FRANCISCO, CA

**ARCHITECT**  
ARCHITECTURAL RESOURCES GROUP, INC.  
PIER 4, THE EMPEROR/ACERDO  
SAN FRANCISCO, CA 94111

**MECHANICAL, ELECTRICAL, AND PLUMBING ENGINEERS**  
THE HARRIS GROUP  
111 MARKET STREET, SUITE 300  
SAN FRANCISCO, CA 94102

**EXTERIOR LIGHTING**  
HORTON LEE BROGDEN  
300 BRANNAN ST., STEE 212  
SAN FRANCISCO, CA 94107

### PROJECT DATA

LOT / LOCATION: 1 TELEGRAPH HILL BOULEVARD  
OCCUPANCY: A-3 (ASSEMBLY)  
CONSTRUCTION TYPE: TYPE I-A  
FIRE PROTECTION: NON-SPRINKLERED  
BUILDING AREAS: NO. OF OCC.  
FIRST FLOOR: 14  
SECOND FLOOR: 34  
BELVEDERE LEVEL: 8  
LANTERN LEVEL: 35  
TOTAL: 90

COIT MEMORIAL TOWER IS LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES AND IS A SAN FRANCISCO LANDMARK.  
APPLICABLE BUILDING CODES

THE SECRETARY OF THE INTERIOR STANDARD AND ILLUSTRATED GUIDELINES FOR REHABILITATING HISTORIC BUILDINGS, REVISED (42 USC 9601-9607), PL. 84-665.  
CALIFORNIA CODE OF REGULATIONS TITLE 24, 200 CALIFORNIA BUILDING CODE INCLUDING:  
PART 2 CALIFORNIA BUILDING CODE, VOLUMES 1 & 2  
PART 3 CALIFORNIA MECHANICAL CODE  
PART 4 CALIFORNIA ELECTRICAL CODE  
PART 5 CALIFORNIA PLUMBING CODE  
PART 6 CALIFORNIA HEIGHT CODE  
PART 7 CALIFORNIA FIRE CODE  
PART 8 CALIFORNIA HISTORIC BUILDING CODE  
PART 9 CALIFORNIA FIRE CODE  
PART 10 CALIFORNIA EXISTING BUILDING CODE

ACCESSIBILITY REQUIREMENTS ARE GOVERNED BY:  
CALIFORNIA BUILDING CODE CHAPTER 11  
FEDERAL ARCHITECTURAL AND BARRIER ACT ACCESSIBILITY GUIDELINES, JULY 23, 2004  
ELEVATORS ARE GOVERNED BY CALIFORNIA CODE OF REGULATIONS, TITLE 8, INDUSTRIAL DESIGN STANDARDS FOR ELEVATORS REFERRED TO IN THE AMERICAN SOCIETY OF MECHANICAL ENGINEERS' SAFETY CODE FOR ELEVATORS AND ESCALATORS, ASME A17.1-1996.  
NATIONAL FIRE PROTECTION ASSOCIATION, NFPA 13, AUTOMATIC SPRINKLER SYSTEMS HANDBOOK, 2001 EDITION.

### TOTAL PROJECT SCOPE OF WORK

WORK INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING:  
EXTERIOR RESTORATION, WORK INCLUDES BUILDING CLEANING, EXTERIOR STUCCO AND CONCRETE REPAIR, STRIPPING OF PAINT AT BASE OF BUILDING AND REPAIR OF CONCRETE BALUSTERS, AS REQUIRED.  
DOOR REHABILITATION: WORK INCLUDES REHABILITATION OF ALL EXISTING WOOD, STEEL, AND ALUMINUM DOORS TO SMOOTH WORKING ORDER, INCLUDING HARDWARE REPAIR AND/OR REPLACEMENT.  
WINDOW REHABILITATION: WORK INCLUDES REHABILITATION OF ALL EXISTING METAL WINDOWS TO SMOOTH WORKING ORDER, INCLUDING HARDWARE REPAIR AND/OR REPLACEMENT. PROVIDE PAINT ANALYSIS PRIOR TO WORK TO DETERMINE HISTORIC PAINT COLORS.  
METAL SIGNAGE: WORK INCLUDES CONSERVATION OF HISTORIC METAL PLAQUES.  
ROOF WORK: WORK INCLUDES REMOVAL OF PRIVACY/AND SCREEN FROM SECOND FLOOR ROOF PARAPET.  
INTERIOR PAINTING: WORK INCLUDES REPAINTING OF THE FIRST AND SECOND FLOOR CEILING AND SERVICE SPACES.  
INTERIOR FLOORING: WORK INCLUDES REPAIR OF (E) FIRST FLOOR FLOORING AS REQUIRED AND REMOVAL OF CARPET AT SECOND FLOOR KEEPERS' QUARTERS.  
EXTERIOR FLOORING: WORK INCLUDES APPLICATION OF NEW TRAFFIC COATING AT LANTERN LEVEL FLOOR.

### INDEX OF DRAWINGS

**TITLE SHEETS**  
T1.0 TITLE SHEET  
T2.0 NOTES, ABBREVIATIONS, LEGEND  
T3.0 SITE PLAN - PATH OF TRAVEL DOCUMENTATION  
T4.0 PATH OF TRAVEL DETAILS AND NARRATIVE

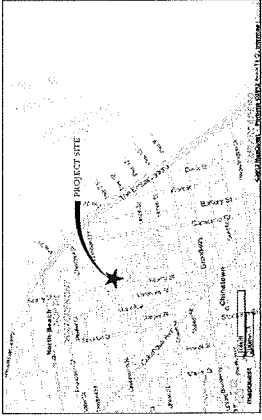
**ARCHITECTURAL**  
A2.0 FIRST FLOOR PLAN  
A2.1 SECOND FLOOR PLAN  
A2.2 TYP. STAIR LEVEL PLANS  
A2.3 BELVEDERE AND LANTERN LEVEL FLOOR PLANS  
A3.0 EXTERIOR ELEVATIONS  
A4.0 DETAILS  
A4.1 DETAILS AND DOOR SCHEDULE  
A4.2 SIGNAGE DETAILS

**MECHANICAL AND PLUMBING**  
M1.0 MECHANICAL AND PLUMBING SYMBOL LIST, AND GENERAL NOTES  
M2.0 FIRST FLOOR PLAN - MECHANICAL AND PLUMBING  
M2.1 SECOND FLOOR PLAN - MECHANICAL AND PLUMBING  
M2.2 TYPICAL FLOOR PLANS - MECHANICAL AND PLUMBING  
M2.3 TYPICAL FLOOR PLANS - MECHANICAL AND PLUMBING  
M2.4 FIRST FLOOR DEVOLITION PLAN - MECHANICAL AND PLUMBING  
M2.5 SECOND FLOOR DEVOLITION PLAN - MECHANICAL AND PLUMBING  
M4.1 SCHEDULES MECHANICAL AND PLUMBING  
M4.2 DETAILS MECHANICAL AND PLUMBING  
M4.3 SPECIFICATION - MECHANICAL AND PLUMBING

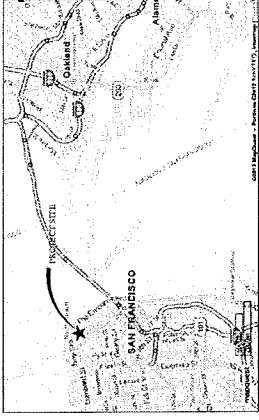
**ELECTRICAL**  
E01 ELECTRICAL SYMBOL LIST, GENERAL NOTES, LUMINAIRE SCHEDULE AND SCHEDULES  
E02 FIRST FLOOR FLOOR PLAN - ELECTRICAL  
E03 SECOND FLOOR FLOOR PLAN - ELECTRICAL  
E04 TYPICAL DEVOLITION FLOOR PLANS - ELECTRICAL  
E1.0 FIRST FLOOR PLAN - LIGHTING  
E2.0 SECOND FLOOR PLAN - LIGHTING  
E2.5 TYPICAL FLOOR PLANS - LIGHTING

**RESTROOM LEGIBLES:** WORK INCLUDES REPAIR OF (E) RESTROOM PARTITIONS AND INSTALLATION OF RESTROOM ACCESSORIES.  
**MIRAL PROTECTION:** WORK INCLUDES PROTECTION OF (E) MIRALS DURING CONSTRUCTION. THIS IS A PRIMARY PRIORITY.  
**MIRAL BARRIERS:** WORK INCLUDES INSTALLATION OF NEW METAL MIRAL BARRIERS IN ELEVATOR LOBBY. ( TO MATCH (E) ).  
**ACCESSIBLE ENTRY:** WORK INCLUDES REPAIR OF (E) DOOR OPERATOR AND ACCESSIBLE PUSH BUTTONS AT SOUTH ENTRY DOOR. (N) LEVER HARDWARE REQUIRED AT TOWER STAIRWELL DOORS.  
**ELEVATOR:** WORK INCLUDES LOWERING OF ELEVATOR CALL BUTTONS AT FIRST AND SECOND FLOOR HALLS AND BELVEDERE LEVEL.  
**SIGNAGE:** WORK INCLUDES INSTALLATION OF ACCESSIBLE SIGNAGE AT BELVEDERE AND LANTERN LEVELS. CONTRACTOR TO COORDINATE DESIGN STANDARDS WITH CITY.  
**EXTERIOR AND INTERIOR STAIRS:** WORK INCLUDES INSTALLATION OF STRIPS, TREAD BUSHES AT LANTERN LEVEL STAIRS.  
**HANDRAILS AND GRABBARS:** WORK INCLUDES ALTERING HANDRAIL AND GRABBAR INSTALLATION AT LANTERN LEVEL. HANDRAILS AND GRABBARS INSIDE WALL OF TOWER STAIRS. GRABBAR TO BE INSTALLED AT (E) LOBBY SITE.

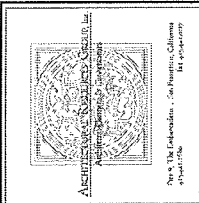
### PROJECT LOCATION



### VICINITY MAP



MALL AT BUILDING PERIMETER.  
ACCESSIBLE DOORWAYS: WORK INCLUDES INSTALLATION OF OFFSET HINGES AT GIFTSHOP DOORS.  
ELECTRICAL WORK INCLUDES REMOVAL OF ABANDONED ELECTRICAL EQUIPMENT, INSTALLATION OF NEW LIGHTING CONTROL PANEL AND INSTALLATION OF OCCUPANCY SENSORS.  
INTERIOR LIGHTING: WORK INCLUDES REPLACEMENT OF OVERHEAD LIGHTING AT FIRST AND SECOND FLOORS SERVICE AREAS, OCCUPANCY SENSORS TO BE INSTALLED IN STORAGE AND ELECTRICAL ROOMS.  
EXIT LIGHTING: WORK INCLUDES REPLACEMENT OF EMERGENCY LIGHTING.  
EXTERIOR LIGHTING: WORK INCLUDES INSTALLATION OF EXTERIOR EVENT LIGHTING.  
PLUMBING: WORK INCLUDES REPLACEMENT OF RESTROOM FIXTURES AND INSTALLATION OF FIRE HOSE AT THE APARTMENT.  
MECHANICAL: WORK INCLUDES INSTALLATION OF RESTROOM EXHAUST WATER TANKS. WORK INCLUDES REPAIR OF (E) WATER TANKS.  
DRAINAGE: WORK INCLUDES REPAIR OF BELVEDERE LEVEL FLOOD-LIGHT SLEEVES AND EXTENSION OF (E) SCUPPERS AT LANTERN LEVEL.



NO.	DESCRIPTION	DATE
	REVISIONS	

**COIT MEMORIAL TOWER**  
REHABILITATION PROJECT

THE HARRIS GROUP  
111 MARKET STREET, SUITE 300  
SAN FRANCISCO, CA 94102

SHEET TITLE  
**TITLE SHEET**

ISSUANCE  
50% CONSTRUCTION DOCUMENTS

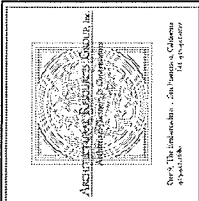
DATE  
**SEPTEMBER 28, 2012**

PROJ. NO.	0274
DRAWN	LT
CHECKED	LC

DRAWING NO.  
**T1.0**

SHEET OF 02





NO.	DESCRIPTION	DATE

**COIT MEMORIAL TOWER**  
REHABILITATION PROJECT  
1 TELEGRAPH HILL, BOSTON, MASSACHUSETTS  
SHEET TITLE  
ABBREVIATIONS, NOTES AND LEGEND

ISSUANCE  
50% CONSTRUCTION DOCUMENTS  
DATE  
SEPTEMBER 28, 2012  
PROJ. NO.  
10214  
DRAWN  
LH  
CHECKED  
LK

DRAWING NO.  
**T2.0**  
SHEET  
OF 02

**GENERAL NOTES**

1. CONTRACTOR SHALL VERIFY THAT (B) CONDITIONS ARE AS INDICATED IN THE DRAWINGS. NOTIFY THE ARCHITECT IMMEDIATELY OF ANY VARIATIONS OR DISCREPANCIES THAT DO NOT PROCEED WITH AFFECTED WORK UNTIL THE VARIATIONS OR DISCREPANCIES ARE RESOLVED BY THE ARCHITECT.
2. ALL CONSTRUCTION AND INSTALLATION WORK SHOWN ON DRAWINGS SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES. USE METHODS AS REQUIRED TO COMPLETE WORK WITHIN LIMITATIONS OF ALL PREVIOUS LAWS AND CODES.
3. DO NOT SCALE DRAWINGS. USE DIMENSIONS SHOWN. ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. DIMENSIONS SHOWN AT (B) CONDITIONS ARE TO FACE OF (B) UNLESS OTHERWISE NOTED. DIMENSIONS OF (B) CONDITIONS ARE FOR REFERENCE ONLY AND SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD. WHERE NO DIMENSION IS PROVIDED CONSULT WITH THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH AFFECTED WORK.
4. SAFETY MEASURES AT ALL TIMES THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE CONDITIONS AT THE JOB SITE INCLUDING SAFETY OF PEOPLE AND PROPERTY. THE CONTRACTOR SHALL NOT BE HELD RESPONSIBLE FOR THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES.
5. INSTALL MANUFACTURED MATERIALS AND EQUIPMENT PER MANUFACTURER'S REPRESENTATIONS AND INSTRUCTIONS, UNLESS OTHERWISE INDICATED.
6. ALL WASTE AND DEBRIS CAUSED IN CONNECTION WITH THE WORK SHALL BE REMOVED FROM THE PREMISES AND DISPOSED OF BY THE CONTRACTOR. THE PREMISES SHALL BE LEFT CLEAN AND CLEAR TO THE SATISFACTION OF THE ARCHITECT.
7. APPLICATION OF FINISH SURFACES PREVIOUSLY PREPARED OR INSTALLED BY OTHERS SHALL BE VERIFIED BY THE CONTRACTOR BEFORE ANY NEW FINISHES ARE APPLIED. AS APPLICABLE, SUBSEQUENT HAZARDOUS MATERIALS OR FINISHES SHALL BE REMOVED BEFORE ANY NEW FINISHES ARE APPLIED. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY IN ORDER THAT CORRECTIONS MAY BE MADE. APPLICATIONS OF FINISHES SHALL BE CONSIDERED AS ACCEPTABLE UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE BASE UPON WHICH IT IS APPLIED.
8. INSTALL ALL WORK FLAME, LEVEL, AND STRAIGHT, OR AS REQUIRED TO ALIGN WITH (B) ADJACENT SURFACES.
9. CONTRACTOR SHALL DESIGN AND INSTALL SHORINGS AS REQUIRED TO PERFORM WORK. RESPONSIBILITY FOR ENGINEERING, CONSTRUCTION, AND SAFETY OF THE SHORING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

10. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION. THE FINISHES AND SPECIFICATIONS ARE INTENDED TO BE COMPLEMENTARY. CONFLICTS BETWEEN VARIOUS ELEMENTS OF THE DRAWINGS, SPECIFICATIONS, NOTES AND DETAILS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND RESOLVED BEFORE PROCEEDING WITH WORK.
  11. DETAILS SHOWN SHALL BE INCORPORATED INTO THE PROJECT AT ALL APPROPRIATE LOCATIONS UNLESS SPECIFICALLY CALLED OUT OR NOT.
  12. THE CONTRACTOR MUST SUBMIT IN WRITING ANY REQUESTS FOR MODIFICATIONS TO THE PLANS AND SPECIFICATIONS. SHOP DRAWINGS SUBMITTED TO THE ARCHITECT FOR REVIEW DO NOT CONSTITUTE "IN WRITING" UNLESS IT IS CLEARLY NOTED ON THE DRAWING THAT CHANGES ARE BEING REQUESTED WITH THE PHRASE "REQUESTED CHANGE".
  13. FINAL AS-BUILT RECORD DOCUMENTS, SHOWING ALL REVISIONS INCORPORATED DURING CONSTRUCTION SHALL BE SUBMITTED TO THE ARCHITECT PRIOR TO PROJECT CLOSE-OUT.
  14. THROUGHOUT THE CONSTRUCTION DOCUMENTS, ITEMS THAT ARE EXISTING ARE INDICATED AS "EXISTING" OR "RETI" UNLESS OTHERWISE NOTED. ITEMS TO BE DEMOLISHED OR REMOVED ARE INDICATED AS "DEMOLISH" OR "R".
- HAZARDOUS MATERIALS**
- A. ARCHITECTURAL RESOURCES GROUP ASSUMES NO RESPONSIBILITY FOR THE MANAGEMENT OF HAZARDOUS MATERIALS THAT MAY BE ON THIS SITE.
  - B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSURING THAT PERSONNEL EMPLOYED BY THE CONTRACTOR ARE TRAINED AND CERTIFIED TO HANDLE HAZARDOUS MATERIALS ENCOUNTERED. IF MATERIALS ARE DISCOVERED THAT MAY BE HAZARDOUS, THE CONTRACTOR SHALL BE NOTIFIED IMMEDIATELY. NOTIFY THE OWNER AND CEASE WORK UNTIL CONDITIONS CAN BE MAINTAINED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.

**ABBREVIATIONS**

1	AND	EL	ELEVATION	MB	MACHINE BOLT	LEADER	SOUTH
2	ANGLE	ELC	ELECTRICAL	MC	CABINET	5	SALVAGE
3	CENTELINE	ERK	ENERGY	MDF	MEDIUM DENSITY FIBERBOARD	5A	DIFFUSER
4	ROUND	ERK	ELECTRICAL	MDO	MEDIUM DENSITY OVERLAY	5B	SEAL CORE
5	PERPENDICULAR	EP	ELECTRICAL PANEL	MEM	MEMBRANE	5C	SOAP DISPENSER
6	ACROSS	EQT	EQUIPMENT	MET	METAL	SECT	SECTION
7	ACROSS	EXC	EXISTING	MH	MANKO	SHR	SHOWER
8	CEILING TILE	EXT	EXTENSION	MH	MINK	SHR	SHOWER
9	ADJACENT	EXP	EXPANSION	MIC	MISCELLANEOUS	SIT	SHEET
10	ADJUSTABLE	EXT	EXTENSION	MISC	MISCELLANEOUS	SIT	SHEET
11	ADJUSTABLE	EXT	EXTENSION	MO	MOUNTED	SIL	SEALANT
12	ADJUSTABLE	EXT	EXTENSION	MTD	MOUNTED	SIL	SEALANT
13	ADJUSTABLE	EXT	EXTENSION	MIL	MILLION	5D	MET MECHANICAL
14	ADJUSTABLE	EXT	EXTENSION	N	NORTH	5D	MET MECHANICAL
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100	ADJUSTABLE	EXT	EXTENSION	N	NORTH	5D	MET MECHANICAL

**SYMBOL LEGEND**

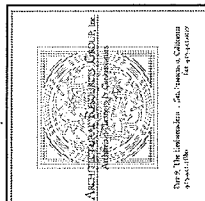
SHEET NOTE SYMBOL  
 SHEET NOTE NUMBER

DETAIL SYMBOL  
 DETAIL NUMBER  
 DETAIL OCCURS  
 DETAIL OCCURS

SECTION SYMBOL  
 SECTION NUMBER  
 SHEET WHERE SECTION OCCURS

DOOR SYMBOL  
 DOOR NUMBER

ELEVATION SYMBOL  
 ELEVATION



NO.	DESCRIPTION	DATE
	REVISIONS	

**COIT  
MEMORIAL  
TOWER**  
REHABILITATION  
PROJECT

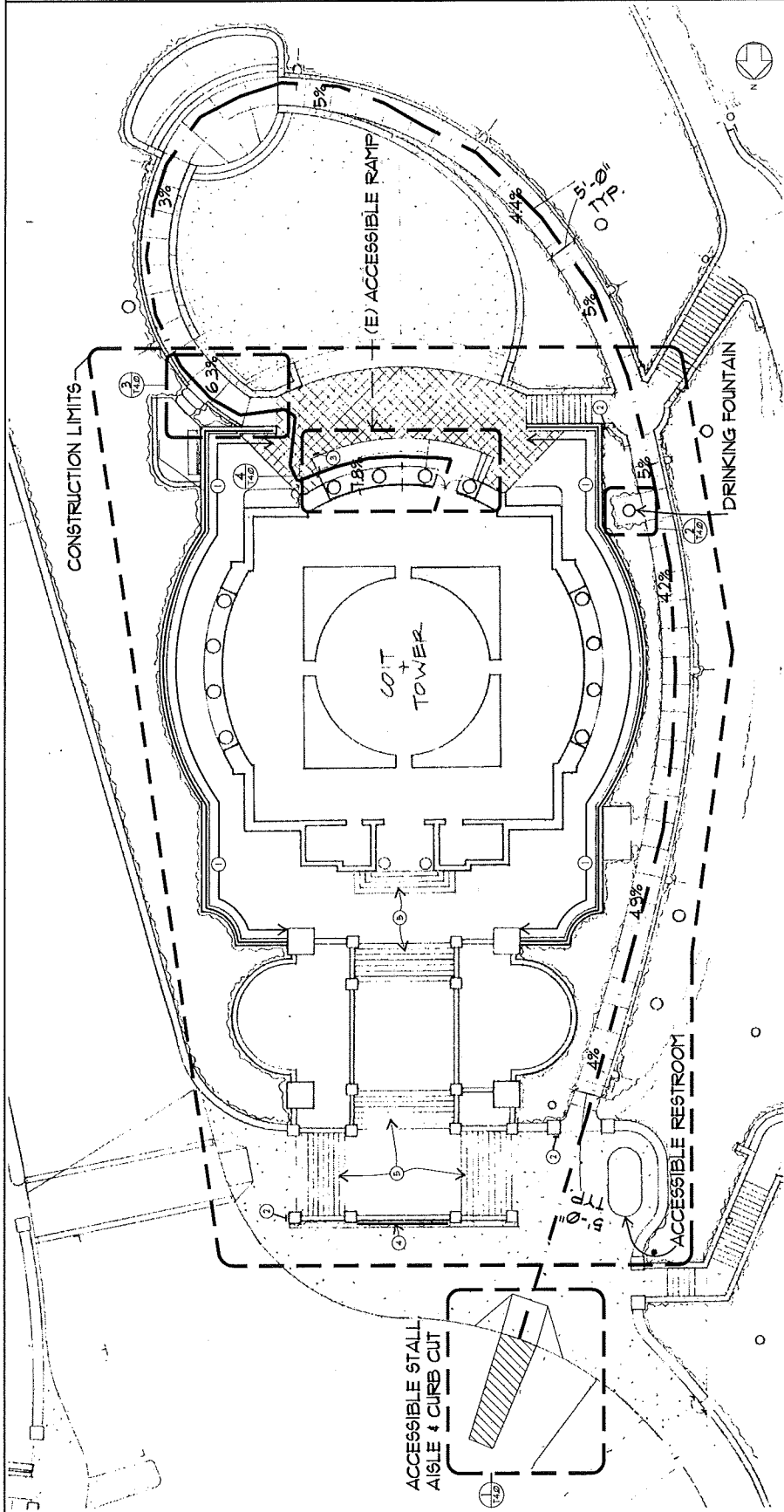
1. THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF THE ARCHITECT AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN.

SHEET TITLE  
**SITE PLAN**

ISSUANCE  
50% CONSTRUCTION DOCUMENTS  
DATE  
**SEPTEMBER 28, 2012**

PROJ. NO. 2074	DRAWN LH	CHECKED LK
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DRAWING NO.  
**T3.0**  
SHEET OF 02



**1 SITE PLAN - PATH OF TRAVEL DOCUMENTATION**  
APPROX. 1/8" = 1'-0"

- SITE KEYNOTES**
- (1) GUARDRAIL REQUIRED AT THIS LOCATION. SEE DETAIL XXX
  - (2) ACCESSIBLE ENTRANCE DIRECTIONAL SIGNAGE
  - (3) ACCESSIBLE ENTRANCE DIRECTIONAL SIGNAGE REQUIRED. SEE DETAIL XXX
  - (4) LOCATION OF HISTORIC PLAQUE. SEE SPECS FOR CONSERVATION REQUIREMENTS.
  - (5) PROVIDE EDGE STRIPING AT (E) CONC. STAIR HEADS.

- SITE KEYNOTES**
- PATH OF TRAVEL

- SITE PLAN GENERAL NOTES**
- COORDINATE STAGING, STORAGE AREAS AND BUILDING ACCESS WITH CITY.
  - CLEAN UP AND REPAIR. THE CONSTRUCTION SITE SHALL BE MAINTAINED IN AN ORDERLY MANNER AT ALL TIMES WITH ALL CONSTRUCTION DEBRIS REMOVED AT THE END OF EACH DAY. LEAVE ALL SURFACES WITHIN CONSTRUCTION SITE FREE FROM DIRT, GRASS AND STAINS.



AMERICAN SOCIETY OF CIVIL ENGINEERS

For Further Information, See Training Catalogue  
 at [www.asce.org](http://www.asce.org)



NO. DESCRIPTION DATE  
 REVISIONS

COIT  
 MEMORIAL  
 TOWER

REHABILITATION  
 PROJECT

THE UNIVERSITY OF TEXAS AT AUSTIN  
 ARCHITECTURAL SERVICES

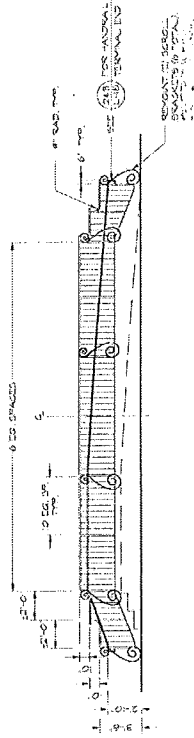
SHEET TITLE  
 PATH OF TRAVEL  
 DETAILS  
 &  
 NARRATIVE

INSURANCE  
 50% CONSTRUCTION DOCUMENTS  
 DATE  
 SEPTEMBER 28, 2012

PROJ. NO.  
 10274  
 DRAWN  
 LT  
 CHECKED  
 JK

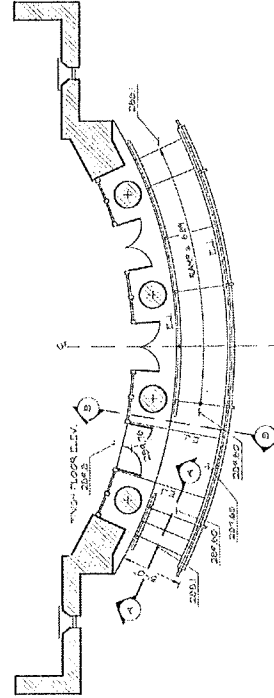
DRAWING NO.  
 T4.0  
 SHEET  
 OF 00

NEW RAMP HANDRAIL  
 SCALE: 1/8" = 1'-0"



BALCONY RAMP AND RAILING - ELEVATION

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



BALCONY RAMP AND STAIR - PLAN

ACCESSIBLE STALL, AISLE AND CURB CUT  
 SCALE: 1/8" = 1'-0"

ACCESSIBLE ENTRY AND RAMP  
 N.T.S.

### FLOOR PLAN GENERAL NOTES

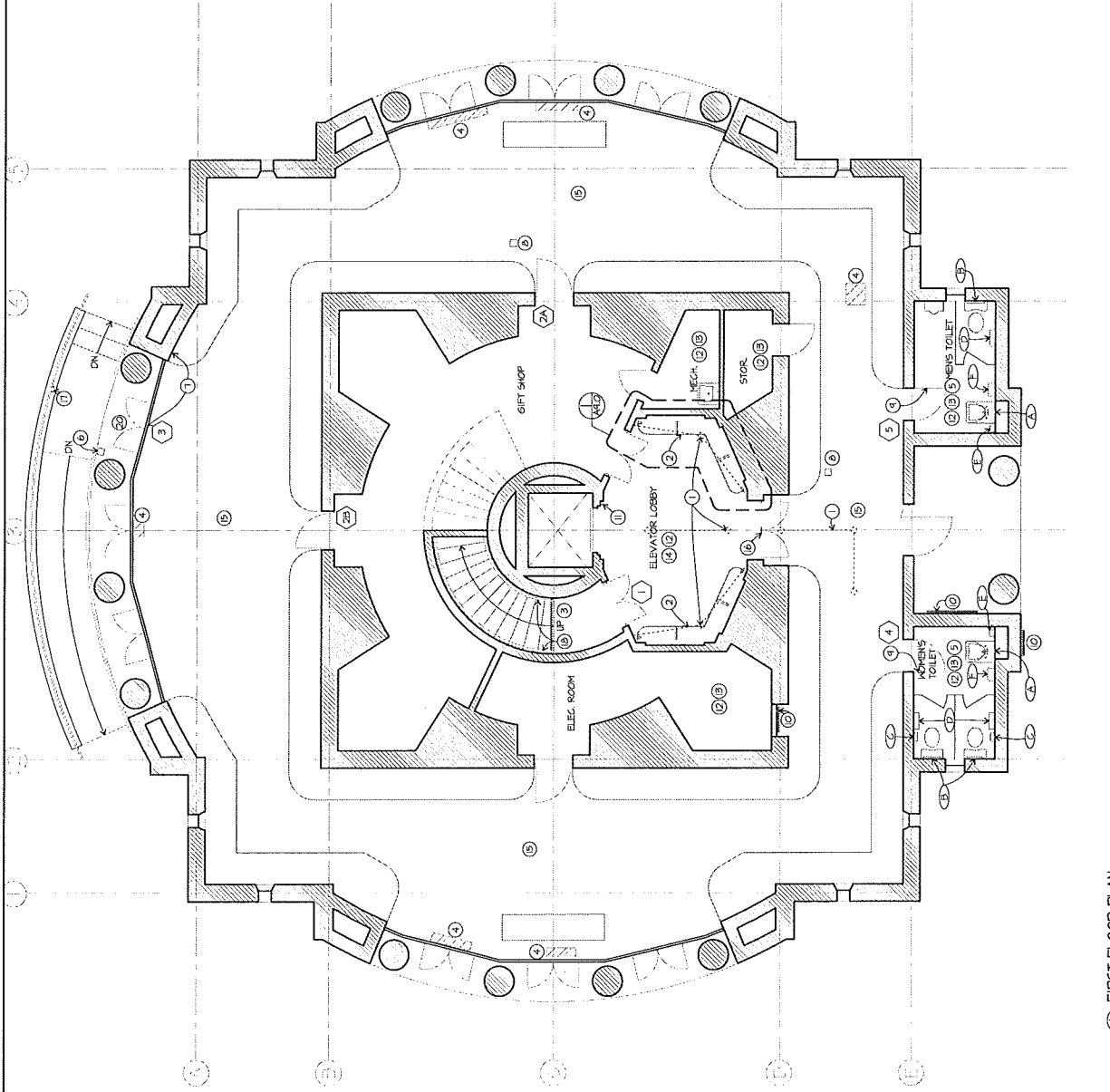
1. PROTECTION OF INTERIOR SURFACES DURING REHABILITATION IS PRIMARY PRIORITY. SEE SPECIFICATIONS FOR MURAL PROTECTION REQUIREMENTS.
2. CONTRACTOR TO PROVIDE PAINT ANALYSIS ON HISTORIC WOODS AND DOORS PRIOR TO WORK. COORDINATE PAINT COLOR WITH ARCHITECT.
3. REPAIR WINDOVS TO SMOOTH WORKING ORDER. TYPICAL REPAIRS INCLUDE: STEEL WINDOVS; REHABILITATE HARDWARE AND PAINT.
4. REPAIR DOORS TO SMOOTH WORKING ORDER. TYPICAL REPAIRS INCLUDE: WOOD DOORS; REHABILITATE HARDWARE AND PAINT; STEEL DOORS; REHABILITATE HARDWARE AND PAINT; KALAMINE DOORS. SEE SPECS FOR CONSERVATION REQUIREMENTS.
5. REPLACE ALL EXISTING RESTROOM FIXTURES (SEE RESTROOM FIXTURE SCHEDULE). URINAL TO REMAIN. INSTALL (N) FIXTURES AT (E) FIXTURE LOCATIONS. EXPOSED PIPING TO REMAIN. PATCH FLOOR AND WALL TILES TO MATCH (E) AS REQUIRED.
6. REPAIR RESTROOM MARBLE PARTITIONS. PIN CRACKS, REMOVE ANCHORS, AND FILL HOLES, AND REFINISH MARBLE. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION.
7. REPAIR RESTROOM STALL DOORS (D). PATCH AS NECESSARY. SAND AND REPAINT TO MATCH (E). (E) HISTORIC HARDWARE TO REMAIN IN PLACE. REPLACE LATCH HARDWARE.

### FLOOR PLAN KEYNOTES

- (1) REMOVE (E) BARRIERS.
- (2) MURAL BARRIERS TO MATCH (E) GALLERY BARRIERS. SEE DETAILS XXXX.
- (3) PROVIDE WOOD STRIPING AT UPPER APPROACH AND LOWER TREAD. SEE DETAIL 2445.
- (4) AREA OF CRACKED/ MISMATCHED FLOOR TILE. REPLACE TO MATCH (E).
- (5) REPLACE CRACKED/DAMAGED WALL TILE TO MATCH (E).
- (6) 6"x6" FTD. STD. POST AND CAP WITH ADA PUSH BAR. SEE DETAIL XXX.
- (7) REPLACE WALL-MOUNTED ADA PUSH BUTTON WITH ADA PUSH BAR. SEE DETAIL XXX. REPLACE DOOR OPENER.
- (8) POST-MOUNTED DIRECTIONAL SIGNAGE. CONTRACTOR TO COORDINATE WITH CITY FOR DESIGN STANDARDS.
- (9) ACCESSIBLE RESTROOM SIGNAGE. SEE DETAIL XXX.
- (10) LOCATION OF HISTORIC FLAG. SEE SPECS FOR CONSERVATION REQUIREMENTS.
- (11) LOWER ELEVATOR HALL CALL BUTTON TO 3'-6" AFF. REUSE EXISTING BOX.
- (12) PAINT (E) CEILING.
- (13) PAINT (E) WALLS.
- (14) REMOVE (E) ACOUSTICAL CEILING TILE.
- (15) STRIP AND PAINT (E) CEILING. COORDINATE PAINT COLOR W/ ARCHITECT.
- (16) MAXIMUM OCCUPANCY SIGN MOUNT ON TRANSOM ABOVE DOOR. SEE DETAIL XXX.
- (17) REMOVE (E) DOOR PUSH BUTTON.
- (18) (E) HANDRAIL TO REMAIN.

### RESTROOM FIXTURE SCHEDULE

- (1) MIRROR
- (2) TOILET SEAT COVER DISPENSER
- (3) SANITARY NAPKIN DISPENSER
- (4) TOILET TISSUE DISPENSER
- (5) SOAP DISPENSER
- (6) AUTOMATIC HAND DRYER



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



Don't Let the Past Go. Let the Future Begin.



NO.	DESCRIPTION	DATE
	REVISIONS	

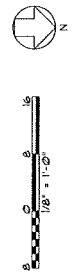
**COIT MEMORIAL TOWER**  
REHABILITATION PROJECT  
1700 CALIFORNIA STREET, SUITE 100  
SAN FRANCISCO, CALIFORNIA

SHEET TITLE  
**FIRST FLOOR PLAN**

ISSUANCE  
50% CONSTRUCTION DOCUMENTS  
DATE  
**SEPTEMBER 28, 2012**

PROJ. NO.  
10274  
DRAWN  
LM  
CHECKED  
LK

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**A2.0**  
SHEET OF 00



### FLOOR PLAN GENERAL NOTES

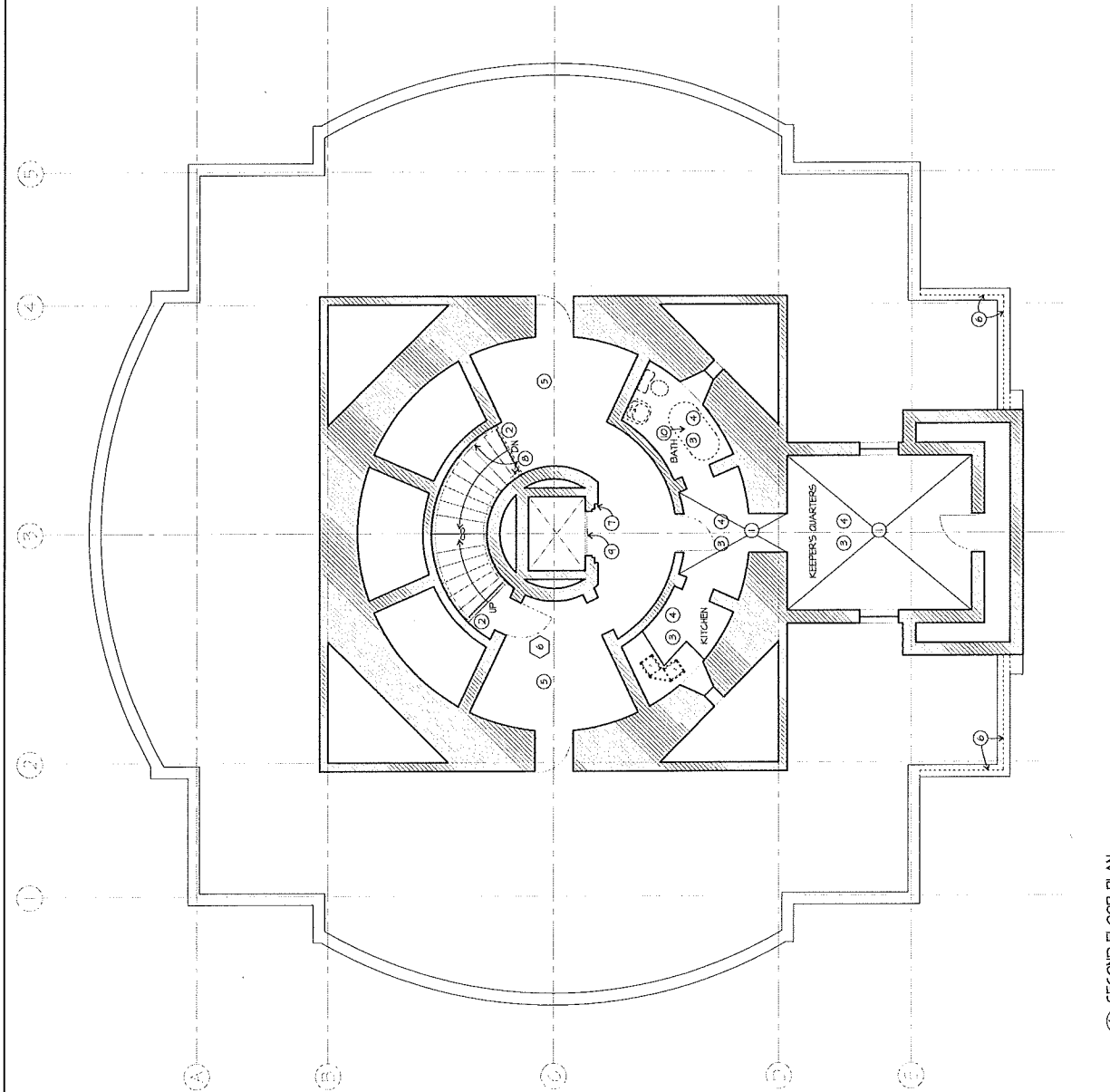
1. PROTECTION OF INTERIOR MURALS DURING REHABILITATION IS PRIMARY PRIORITY. SEE SPECIFICATIONS FOR MURAL PROTECTION REQUIREMENTS
2. CONTRACTOR TO PROVIDE PAINT ANALYSIS ON HISTORIC WINDOWS PRIOR TO WORK.
3. REPAIR WINDOWS TO SMOOTH WORKING ORDER. TYPICAL REPAIRS INCLUDE: STEEL WINDOWS; REHABILITATE HARDWARE AND PAINT
4. REPAIR DOORS TO SMOOTH WORKING ORDER. TYPICAL REPAIRS INCLUDE: WOOD DOORS; REHABILITATE HARDWARE AND PAINT; STEEL DOORS; REHABILITATE HARDWARE AND PAINT; KALAYEN DOORS. SEE SPECS FOR CONSERVATION REQUIREMENTS
5. REMOVE ALL PLUMBING FIXTURES FROM KEEPER'S QUARTER. CAP AT WALL/FLOOR.
6. PAINT WALLS AND CEILING OF KEEPER'S. COLOR TBD BY RFD.

### FLOOR PLAN KEYNOTES

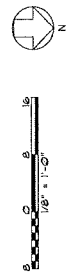
1. AREA OF CARPET TO BE REMOVED AT KEEPER'S QUARTERS.
2. PROVIDE NOSING STRIPING AT STAIR UPPER APPROACH AND LOWER TREAD. SEE DETAIL XXX
3. PAINT CEILING
4. PAINT WALLS
5. STRIP AND PAINT CEILING
6. REMOVE WOOD AND FLEXI BIND SCREENS AT ROOF PARAPET. PATCH DASH COAT TO MATCH (E) AT PARAPET AS REQUIRED.
7. LOWER ELEVATOR HALL CALL BUTTON TO 3'-6" AFF. REUSE (E) BOX.
8. (E) HANDRAIL TO REMAIN.
9. MAX. OCCUPANCY SIGN. POINT AT RECESSED WALL ABOVE ELEVATOR. NOT ON MURAL.
10. REPAIR WATER DAMAGE AT CEILING ABOVE.

### FLOOR PLAN LEGEND

SPECIAL EVENT LIGHTING (TO BE COORDINATED)



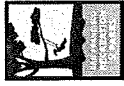
NO.	DESCRIPTION	DATE
REVISIONS		
<b>COIT MEMORIAL TOWER</b> REHABILITATION PROJECT <small>1. THE UNIVERSITY OF TEXAS AT AUSTIN ARCHITECTURAL SERVICES</small>		
SHEET TITLE <b>SECOND FLOOR PLAN</b>		
ISSUANCE	50% CONSTRUCTION DOCUMENTS	
DATE	SEPTEMBER 28, 2012	
PROJ. NO.	10024	
DRAWN	LT	
CHECKED	LK	
DRAWING NO. <b>A2.1</b> SHEET OF 00		



SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"



The University of California  
Architectural Services Center  
1950 Center Street, Suite 100  
Berkeley, CA 94704



NO.	DESCRIPTION	DATE

**COIT  
MEMORIAL  
TOWER**  
REHABILITATION  
PROJECT

1 TELEGRAPH HILL OVERLOOK, 500 HORTON STREET, BERKELEY, CA 94704

SHEET TITLE

**TYP. STAIR LEVEL  
FLOOR PLANS**

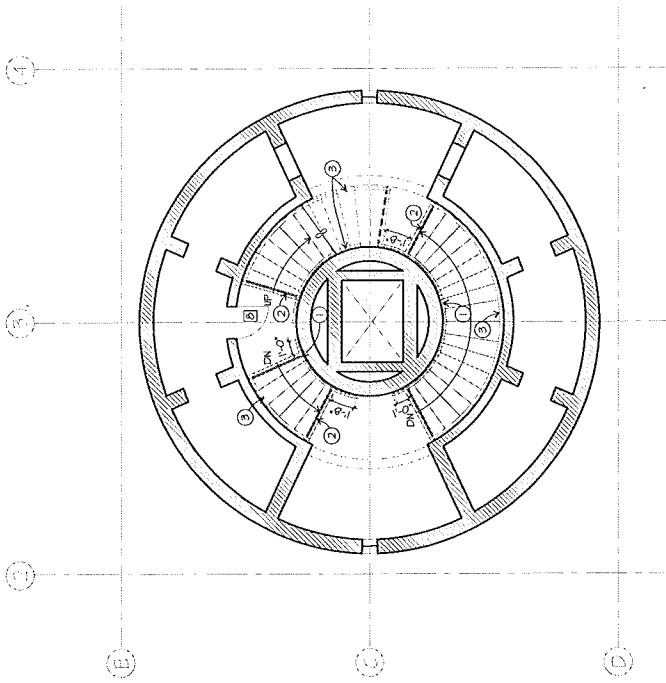
ISSUANCE	50% CONSTRUCTION DOCUMENTS
DATE	SEPTEMBER 28, 2012

PROJ. NO.	10074
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CHECKED	LK

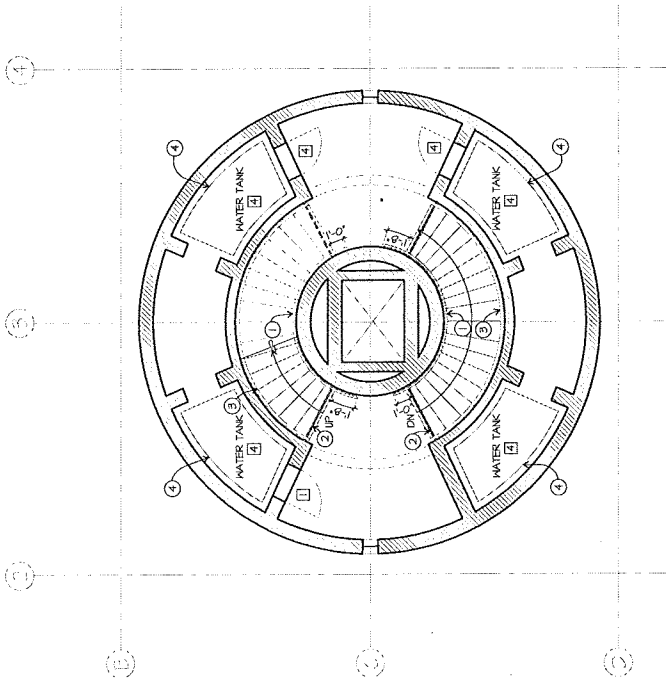
DRAWING NO.

**A2.2**

SHEET OF 808



9 TYP. FLOOR PLAN LEVEL 9  
SCALE: 1/4" = 1'-0"



1-7 TYP. FLOOR PLAN (LEVELS 1-7)  
SCALE: 1/4" = 1'-0"

**FLOOR PLAN GENERAL NOTES**

□ INDICATES LEVEL THAT FEATURE OCCURS ON

NOTE: UNDOUS OCCUR AT ALL LEVELS

**PLAN KEYNOTES**

- 1 (N) COMPLIANT STEEL TUBE HANDRAIL 36" ABOVE STAIR NOSING, SEE DETAIL 80/82D
- 2 PROVIDE NOSING STRIPING AT UPPER APPROACH AND LOWER TREAD, SEE DETAIL 800X
- 3 (E) HANDRAILS TO REMAIN
- 4 REPAIR WATER TANK





ASCE  
 American Society of Civil Engineers  
 1801 Alexander Bell Drive, Reston, VA 20191  
 www.asce.org



NO. DESCRIPTION DATE REVISIONS

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 MEMORIAL  
 TOWER

REHABILITATION  
 PROJECT

1. TELEVISION HALL & OBSERVATION  
 DECK REPAIRS

SHEET TITLE

BELVEDERE AND  
 LANTERN LEVEL  
 FLOOR PLANS

ISSUANCE

50% CONSTRUCTION DOCUMENTS

DATE

SEPTEMBER 28, 2012

PROJ. NO.

10274

DRAWN

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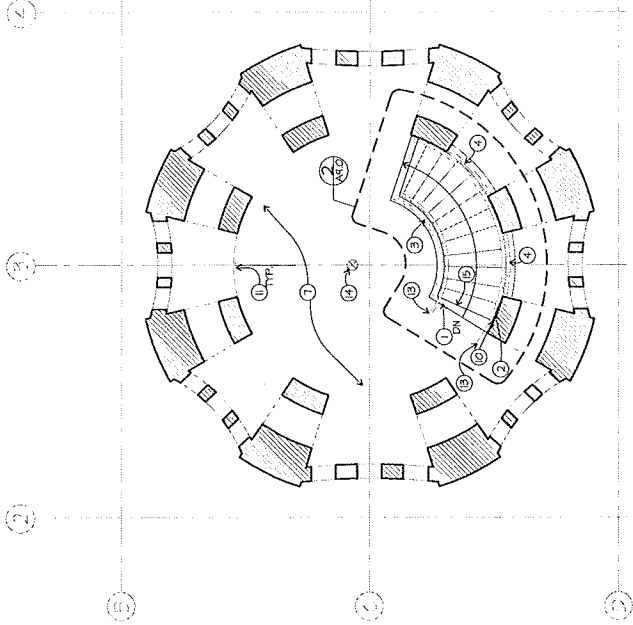
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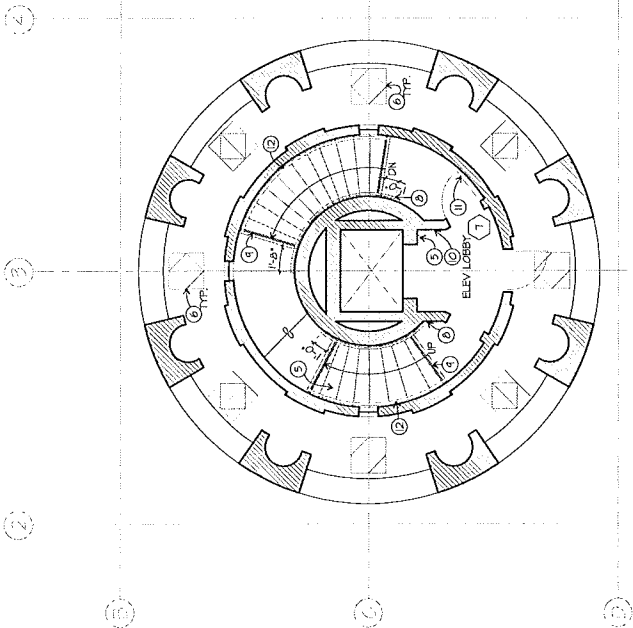
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OF 02



4.3 LANTERN LEVEL FLOOR PLAN  
 SCALE: 1/8" = 1'-0"



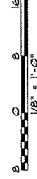
4.3 BELVEDERE LEVEL FLOOR PLAN  
 SCALE: 1/8" = 1'-0"

FLOOR PLAN GENERAL NOTES

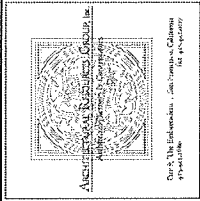
1. POLISH EXISTING BRONZE NOSING AT LANTERN LEVEL STAIRS.
2. REPAIR DOORS TO SMOOTH WORKING ORDER. TYP. REPAIRS INCLUDE WOOD DOORS, REHABILITATE HARDWARE AND PAINT.
3. REPAIR WINDOWS TO SMOOTH WORKING ORDER. TYP. REPAIRS INCLUDE: STEEL WINDOWS; REHABILITATE HARDWARE AND PAINT.
4. REPLACE TREAD GRIP ON BELVEDERE STAIRS TO MATCH (E). NEW STRIPING AT STAIR EDGE AS SHOWN ON PLAN.
5. REPAIR AND PAINT CORRODED BELVEDERE FLOODLIGHT SLEEVES. NOTE: SLEEVES ARE ACCESSED FROM LEVEL BELOW BELVEDERE. SHOWN ON PLAN FOR CLARITY.
6. REPAIR CRACKS AND SPALLS AT BALUSTERS ON BELVEDERE LEVEL. SEE SPECS FOR ADDITIONAL REQUIREMENTS.
7. REPLACE TERRAZZO COTTA SCUFFERS AT UPPER WALLS OF LANTERN LEVEL TO MATCH (E). NEW SCUFFERS TO PROTECT 25" FRONT EDGE OF WALL.

FLOOR PLAN KEYNOTES

- NOTE: NOT ALL KEYNOTES ARE USED ON ALL PLANS.
1. PAINT CURB YELLOW
  2. PROVIDE WARNING SIGN AT LAST STAIR RISER
  3. MODIFY STAIR GUARDRAIL AT LANTERN LEVEL. SEE DETAIL XXX
  4. MODIFY GUARDRAILS AT WALL, LANTERN LEVEL. SEE DETAIL XXX
  5. LOWER ELEVATOR HALL CALL BUTTON TO 3'-6" AFF. REUSE EXISTING BOX
  6. TREAT CORRODED REBAR BELOW PATCH CONCRETE SPALL
  7. PROVIDE (N) TRAFFIC COATING AT LANTERN LEVEL
  8. (N) COMPLIANT STEEL TUBE HANDRAIL 36" ABOVE STAIR NOSING. SEE DETAIL 04A.00
  9. PROVIDE NOSING STRIPING AT UPPER APPROACH AND LOWER TREAD. SEE DETAIL XXX
  10. MAX. OCCUPANCY SIGN. SEE DETAIL XXX
  11. (E) SCUFFERS LOCATIONS ABOVE
  12. (E) HANDRAIL TO REMAIN
  13. (E) HANDRAIL TO PROVIDE IF EXTENSION
  14. (E) FLOOR DRAIN
  15. PROVIDE WARNING SIGN AT LAST STAIR RISER



1/8" = 1'-0"



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REVISIONS		

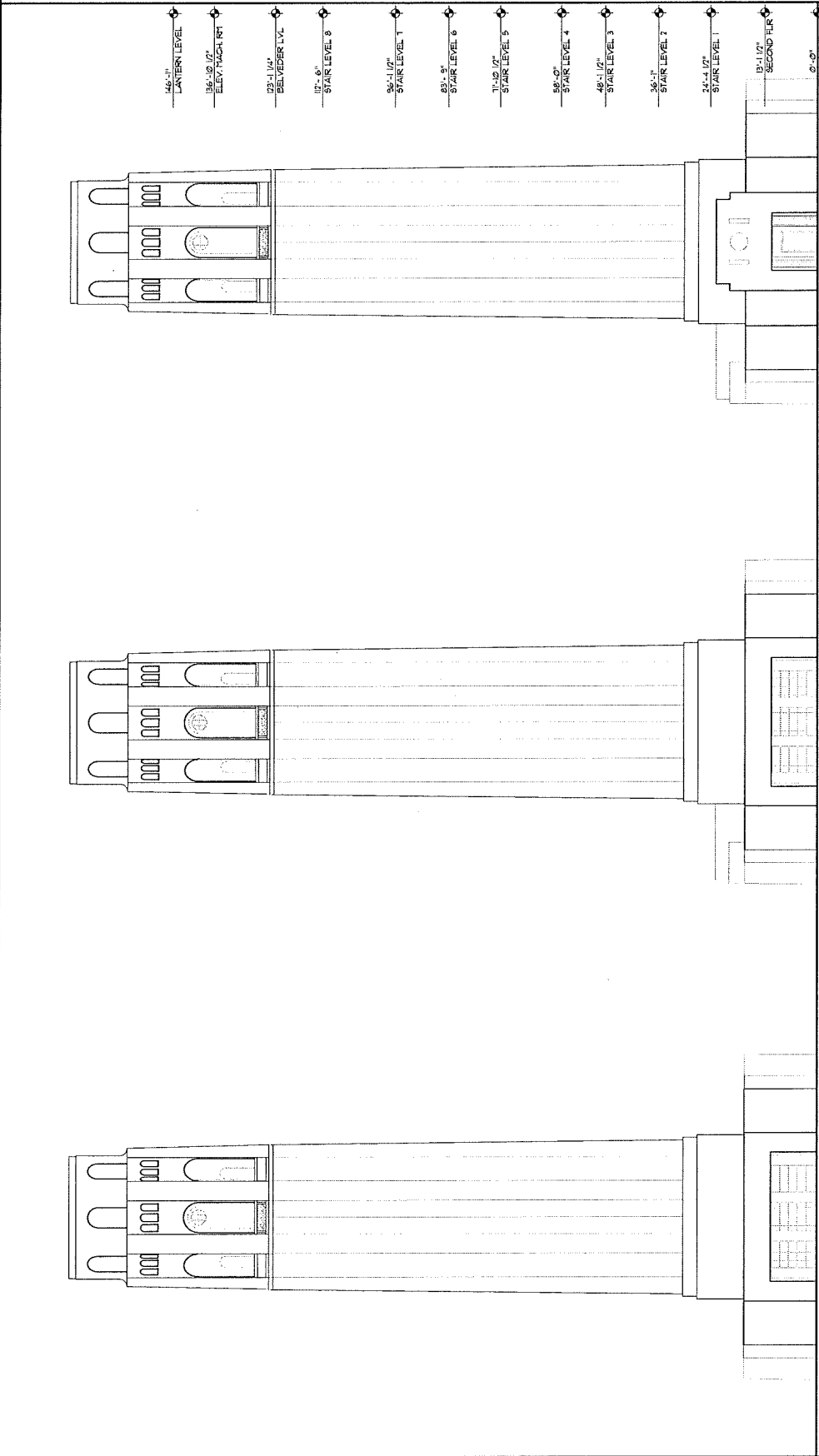
**COIT  
MEMORIAL  
TOWER**

REHABILITATION  
PROJECT  
1 TELEGRAPH HILL BOULEVARD,  
SAN FRANCISCO, CALIFORNIA

SHEET TITLE  
**BUILDING  
ELEVATIONS**

ISSUANCE  
50% CONSTRUCTION DOCUMENTS  
DATE  
**SEPTEMBER 28, 2012**

PROJ. NO.  
E294  
DRAWN  
LT  
CHECKED  
LK  
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**A3.0**  
SHEET OF 00



**SOUTH ELEVATION**  
SCALE: 3/32" = 1'-0"

**EAST/WEST ELEVATION**  
SCALE: 3/32" = 1'-0"

**NORTH ELEVATION**  
SCALE: 3/32" = 1'-0"

- ELEVATION GENERAL NOTES**
- BUILDING TO BE CLEANED WITH WARM WATER AT MEDIUM PRESSURE.
  - STRIP CEILING PAINT AT BASE OF BUILDING AS REQUIRED. REPAINT TO MATCH BUILDING COLOR.
  - DASH COAR REPAIR. CONFIRM EXTENT OF REPAIR OF DASH COAT AT CRACKS AND SPALLS.
  - CONCRETE REPAIR. CONFIRM EXTENT OF CONCRETE REPAIR, INCLUDING CRACKS AND SPALLS EXPOSING REINFORCING METAL.





Design: The Differentiator.™ City of Houston, Texas  
 Architects as Business Creators, Inc.  
 10000 Katy Road, Suite 1000  
 Houston, Texas 77054

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1. PRELIMINARY INCLUDING  
 2. FOR PRELIMINARY CONSTRUCTION

SHEET TITLE

DETAILS

ISSUANCE  
 50% CONSTRUCTION DOCUMENTS

DATE  
 SEPTEMBER 28, 2012

PROJ. NO.

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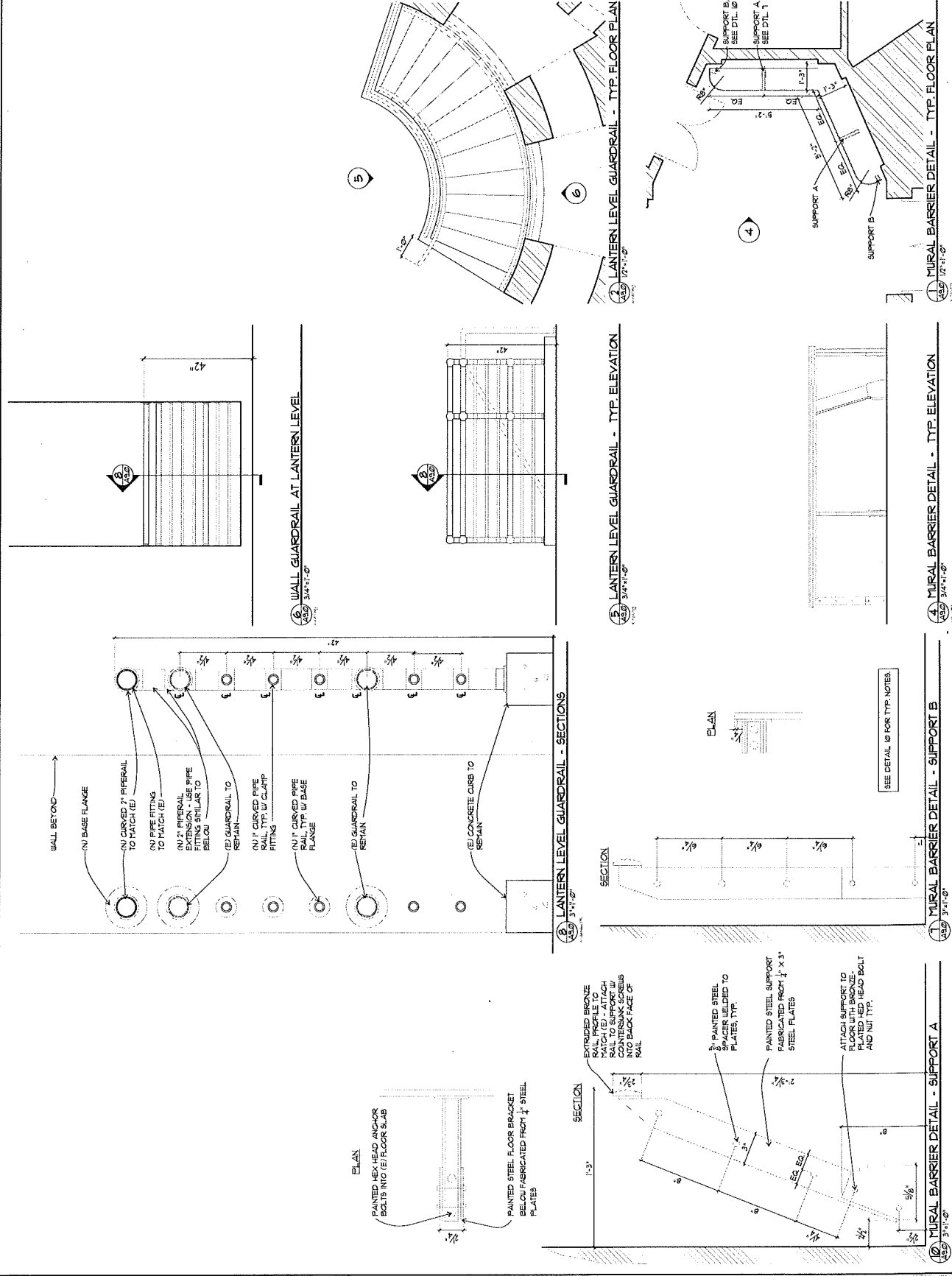
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**DOOR SCHEDULE**

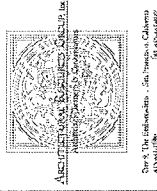
DOOR NO.	ROOM NAME	(E)/(N)/(R)	DOOR SIZE	MAT.	FINISH	FRAME	GLAZING	HARDWARE GROUP	REMARK
1	ELEVATOR LOBBY	(E)	36" X 84"	WD	PT	WD	-	1	
2A	OFF. SUITE	(E)	27" X 84"	WD	PT	WD	-	2	
2B	OFF. SUITE	(E)	27" X 84"	WD	PT	WD	-	2	
3	ACCESSIBLE ENTRY	(E)	27" X 84"	WD	PT	WD	SG	3	
4	WOMEN'S RESTROOM	(E)	28 1/2" X 84"	WD	PT	WD	-	5	
5	MEN'S RESTROOM	(E)	28 1/2" X 84"	WD	PT	WD	-	5	
6	SECOND FLOOR TOWER	(E)	29" X 84"	WD	PT	WD	-	1	(E) CLOSER TO REMAIN, SERVICE TO PROPER WORKING ORDER, REPLACE PANEL AND TRIM.
7	BEVERAGE EXIT	(E)	36" X 84"	WD	PT	WD	-	4	

**ABBREVIATIONS**

- (E) EXISTING
- (N) NEW
- (R) RELOCATED
- WG WOOD
- MT. METAL
- PT PAINT
- SG SAFETY GLASS

**HARDWARE GROUPS**

- HARDWARE GROUP 1: NEW LEVER HARDWARE NEW KICKPLATE
- HARDWARE GROUP 2: NEW LEVER HARDWARE NEW OFFSET HINGES
- HARDWARE GROUP 3: NEW ADA PUSH BUTTON BAR NEW AUTOMATIC DOOR OPENER NEW ACCESSIBLE LEVER HARDWARE
- HARDWARE GROUP 4: NEW PANIC HARDWARE
- HARDWARE GROUP 5: NEW KICKPLATE



Don't let the professionals... let them take care of you.



NO.	DESCRIPTION	DATE

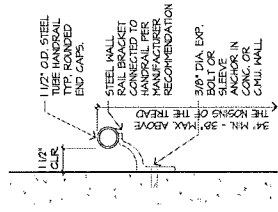
**COIT MEMORIAL TOWER**  
 REHABILITATION PROJECT  
 1 TRIGGASHILL SQUARE, SAN FRANCISCO, CALIFORNIA

SHEET TITLE  
**DETAILS AND DOOR SCHEDULE**

ISSUANCE  
 50% CONSTRUCTION DOCUMENTS  
 DATE  
**SEPTEMBER 28, 2012**

PROJ. NO.  
 12024  
 DRAWN  
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DRAWING NO.  
**A9.1**  
 SHEET OF 02



CONCRETE MALL

**HANDRAIL BRACKET SUPPORT DETAILS**  
 SCALE: 3/4" = 1'-0"

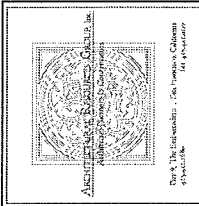
**DOOR 3 - ACCESSIBLY ENTRY ELEVATION**  
 SCALE: 3/4" = 1'-0"

**STAIR NOSE STRIPING DETAIL**  
 SCALE: 3/4" = 1'-0"

**LOW SITE WALL - GUARDRAIL SECTION**  
 SCALE: 3/4" = 1'-0"

**LOW SITE WALL GUARDRAIL ELEVATION**  
 SCALE: 3/4" = 1'-0"

12/20/09 09:27:07 3442.PCL: R:\SHEETS\2012\COIT MEMORIAL TOWER\DWG\A9.1.DWG



Architectural & Planning Center, Inc.  
1700 Broadway, Suite 100  
San Francisco, CA 94109



NO.	DESCRIPTION	DATE

**COIT MEMORIAL TOWER**  
REHABILITATION PROJECT  
1700 BROADWAY, SUITE 100  
SAN FRANCISCO, CALIFORNIA

SHEET TITLE  
**DETAILS**

ISSUANCE  
**80% CONSTRUCTION DOCUMENTS**

DATE  
**SEPTEMBER 26, 2012**

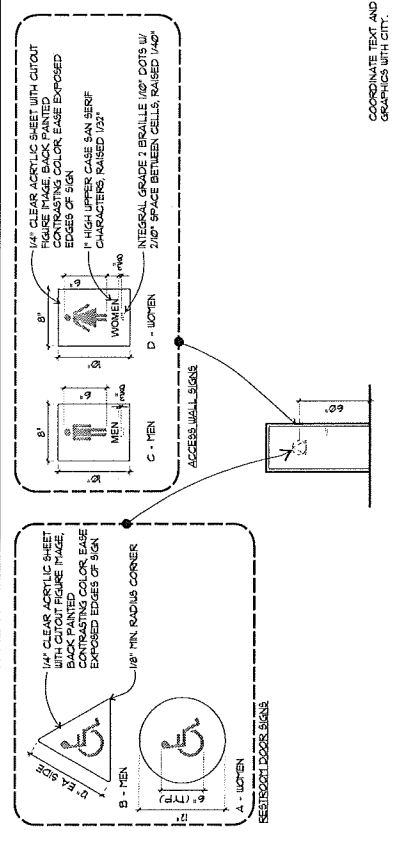
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12024

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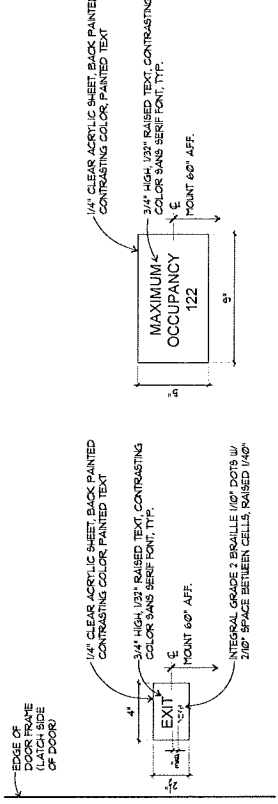
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OF 00



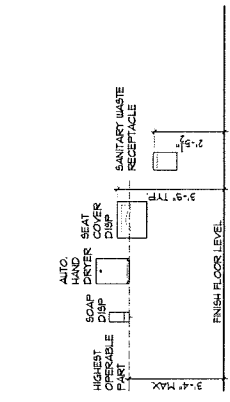
**(6) TOILET ROOM ACCESS SIGNS**  
SCALE: 1/2" = 1'-0"

COORDINATE TEXT AND GRAPHICS WITH CITY.

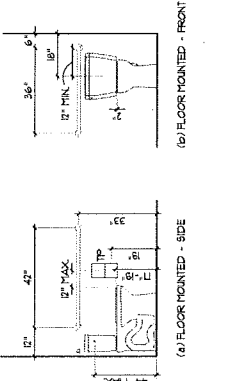


**(5) TACTILE EXIT SIGNS**  
SCALE: 3/4" = 1'-0"

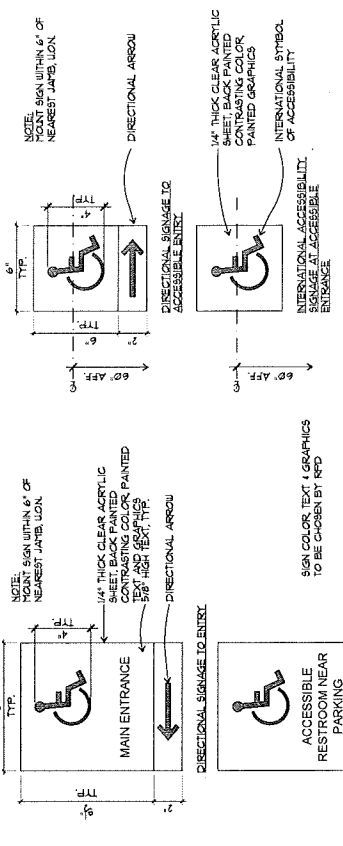
**(8) MAX OCCUP SIGNAGE AT EXHIBITS/GALLERIES**  
SCALE: 3/4" = 1'-0"



**TOILET ROOM ACCESSORIES MOUNTING HEIGHTS**  
SCALE: 1/2" = 1'-0"



**ACCESSIBLE TOILET ELEVATIONS**  
SCALE: 1/2" = 1'-0"



**(9) MAIN ENTRANCE**  
SCALE: 3/4" = 1'-0"

**(10) DIRECTIONAL SIGNAGE TO ACCESSIBLE RESTROOM**  
SCALE: 3/4" = 1'-0"

**ADA PUSH-BAR DETAIL**  
SCALE: 3/4" = 1'-0"

**(11) DIRECTIONAL SIGNAGE AT RESTROOM NEAR PARKING**  
SCALE: 3/4" = 1'-0"

**(12) DIRECTIONAL & INTERNATIONAL ACCESSIBILITY SIGNAGE**  
SCALE: 3/4" = 1'-0"

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