



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Appropriateness Case Report

HEARING DATE: MARCH 20, 2013

Filing Date: January 7, 2013
Case No.: 2013.0009A
Project Address: 130 Sutter Street
Historic Landmark: No. 37 – The Hallidie Building
Zoning: C-3-O (Downtown Office)
80-130F Height and Bulk District
Block/Lot: 0288/027
Applicant: Bruce Albert, The Albert Group
114 Sansome Street, Suite 710
San Francisco, CA 94104
Staff Contact Kelly H. Wong - (415) 575-9100
kelly.wong@sfgov.org
Reviewed By Tim Frye - (415) 558-6822
tim.frye@sfgov.org

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPERTY DESCRIPTION

130 SUTTER STREET is located on the north side between Montgomery and Kearny Streets (Assessor's Block 0288; Lot 027). The eight-story steel-frame and concrete structure that features a glass curtain wall was designed by Willis Polk and completed in 1918. The subject property is recognized as one of the earliest examples of the use of a glass curtain wall, and is notable also for its decorative applied metal work. It is located within the C-3-O (Downtown Office) Zoning District with an 80-130F Height and Bulk District.

The Hallidie Building – the subject property – is an individual landmark designated in Article 10 of the Planning Code, as well as a Category 1 building as described in Article 11 of the Planning Code. The building is listed on both the National and California Registers, and was also included in the Here Today survey as well as the Architectural Heritage survey.

The subject building was originally constructed as an investment property for the University of California at Berkeley, and its decorative metal features were originally painted blue and gold. The Hallidie Building was named for Andrew Hallidie, the inventor of the cable car. The Certificate of Appropriateness Application, Phase 2, Appendix notes that:

Though innovative in its use of a glass curtain wall, the building has a traditional composition. Its decorative metalwork is Victorian in style and its architectural organization has a clear base, shaft, and capital. The

fire escapes are integrated into the ironwork of the building and serve to frame the building on either side.¹

The subject building is located on a downtown commercial street and is surrounded by both mid- and high-rise commercial structures.

While the storefronts at the street level have been altered, most of the façade remains unaltered and has a high level of historic integrity.

PROJECT DESCRIPTION

Restoration of the existing curtain wall system on the south exterior elevation of 130 Sutter Street has been divided into two phases.

Phase I, which was previously reviewed and approved by the Historic Preservation Commission (HPC) at its July 6, 2011 hearing (see attached Certificate of Appropriateness Case No. 2011.0613A and HPC Motion 0131) included the restoration of the decorative frieze panels, sheet metal details, metal railings, structural framework, fire escape ladders and structural steel I-beams. Additionally, an expanded scope of work was administratively reviewed and approved by staff and granted at its January 18, 2012 hearing (see attached Memo to the HPC) which included rehabilitation of a limited number of existing steel windows at the curtain wall assembly.

The proposed project is Phase II and the final phase of construction to complete the restoration of the curtain wall system. The scope of work is limited to the structural strengthening of the curtain wall system through reinforcement of existing anchors and addition of anchors, as well as the rehabilitation of windows on the 4th, 5th and 6th floors and installation of new sheet metal soffit and sheet metal flashing. Specifically, the proposal includes:

- **Repair of Steel Curtain Wall Windows.** A select area on the 4th, 5th, and 6th floors of existing steel windows (153 total) will be removed and repaired as part of the curtain wall system. Repairs include replacement of damaged portions of existing steel windows with new steel to match existing, reinforcement of sash corners by welding new steel to match, replacement of metal bolts, replacement of existing ¼" thick plate glass with ¼" laminated glazing, and installation of new sheet metal flashing. The new sheet metal flashing provides necessary water protection without altering the aesthetic of the existing curtain wall assembly. Existing windows beyond repair will be replaced in kind. Replacement components will match existing in profile, material, and finish. All repaired windows will be repaired, surface prepped, and finish coated in the shop. Glazing will be installed on site. Refer to elevation on Sheet A0.2 for area of work, Sheet A7.1 for window types, and details 1, 2, 3, 4, 5, 7, and 11 on Sheet A8.3 in the attached Phase II Building Permit Application No. 2012.12.05.5537 (Building Repairs – Center Curtain Wall) for more details.

¹ Case No. 2013.0009A, "Hallidie Building, 130 Sutter Street. Certificate of Appropriateness, Phase 2, Appendix, March 2013," Page 3. The case docket is available upon request at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103.

- **Replacement of Vertical Steel Cover Plates.** Vertical steel cover plates installed between window openings were originally designed with splices and are in poor condition. All vertical steel cover plates will be replaced with new to match the original in material, profile and finish but will have splices on the 2nd, 4th, 5th and 6th floors in order to accommodate movement. Existing and new splices will be bridged with silicone sealant, integrally custom colored to match the adjacent windows and with dimensions 1-3/8" height by 1/4" maximum depth. Refer to elevation on Sheet A0.2 and detail 1 on Sheet A7.1, and detail 12 on Sheet A8.3 of the attached Phase II Building Permit Application No. 2012.12.05.5537 (Building Repairs – Center Curtain Wall) for more details.
- **Structural Steel Outriggers (Anchors).** Existing steel outriggers located on the 4th, 5th and 6th floors will receive new bottom plates and angles for structural reinforcement. Two new additional types of anchors (wind and bearing) will be added to structurally strengthen the existing curtain wall system from the 2nd to the 7th floors. Both types of anchors will not be visible from the exterior and will have a design that will be differentiated from the existing. In total, 78 new anchors will be installed. Refer to details on page 11 of the attached Certificate of Appropriateness Phase 2 Appendix and details H (wind anchor) and D & G (bearing anchor) on Sheet CW1 of the attached Phase 1 Building Permit No. 2011.11.04.8269 (Emergency Repairs).
 - **Wind Anchors:** 13 new wind anchors installed per floor on the 2nd, 4th, and 6th floors; and
 - **Bearing Anchors:** 13 new bearing anchors installed per floor on the 3rd, 5th, and 7th floors.
- **Sheet Metal Soffit and Flashing.** A new sheet metal soffit installed below existing outrigger trusses, at the roof level, will provide protection from water intrusion. Installation of sheet metal flashing at window sills and over existing I-beams to provide additional protection from water intrusion at curtain wall window openings. All new sheet metal components will match adjacent profile and finish and will not alter the appearance of the existing curtain wall assembly. Refer to details 8, 10, and 11 on Sheet A8.3 and detail 5 on Sheet A8.4 of the attached Phase II Building Permit Application No. 2012.12.05.5537 (Building Repairs – Center Curtain Wall) for more details.

Please see photographs and plans for details.

OTHER ACTIONS REQUIRED

None.

COMPLIANCE WITH THE PLANNING CODE PROVISIONS

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

APPLICABLE PRESERVATION STANDARDS

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 does not include a change of use. The subject building was constructed as a mixed-use office building, and will remain so. The proposed project is limited to the front curtain wall.

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 proposed scope of work is focused on repair, and calls for replacement only where necessary. As outlined in the scope of work, architectural elements that can be repaired or patched will be repaired, and only those areas that are structurally unsound or in an advanced state of repair will be replaced with substitute materials and/or elements.

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. Every effort has been made to document existing features in their original form and finish. New features introduced are sensitive to the historic 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 material, texture and features of the proposed replacement elements, as well as methods of repair, and has confirmed that as outlined in the scope of work, distinctive features and finishes (such as the detail at existing curtain wall windows, vertical cover plates, and outriggers) 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 patching. Only where necessary will materials be replaced in like materials, or with appropriate substitute materials.

PUBLIC/NEIGHBORHOOD INPUT

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

ISSUES & OTHER CONSIDERATIONS

In Phase I, the Project Sponsor filed a Certificate of Appropriateness (C of A) Application (Case No. 2011.0613A) on June 13, 2011 and received approval by the HPC on July 6, 2011 (Motion No. 0131) to rehabilitate the curtain wall system including repairs to decorative metalwork, sheet metal details, metal railings and structural steel framework, as well as replacement of fire escape ladders and structure steel I-beams and restoration of finishes. Building permits associated with the C of A include Building Permit Applications No. 2010.12.08.6300 for emergency balcony inspection and repair, and 2010.04.20.0675 for exploratory demolition on the second floor.

Additionally, a follow-up informational presentation for Phase I occurred on January 18, 2012 to update the HPC on the results of the exploratory investigation, review of the original scope of work and proposed expanded scope of work to include the rehabilitation of existing curtain wall windows on the 2nd, 3rd, 7th floors and select windows on the 4th, 5th and 6th floors along the building edge where fire escapes are located. The expanded scope of work of Phase I, for rehabilitation of curtain wall window system and installation of sheet metal soffit and flashing, was administratively reviewed and approved. The scope of work is found in the Phase I Building Permit Application No. 2011.11.04.8269 (Emergency Repairs). The resulting Memo to the HPC (Hearing Date: January 18, 2012) stipulated that the second phase of work would require a separate C of A with conditions of approval (refer to attached HPC Motion 0131).

For the current and final Phase II of the project, the Project Sponsor filed a C of A (Case No. 2013.0009A) on January 7, 2013 for the rehabilitation of the remaining curtain wall system including rehabilitation of existing windows on the 4th, 5th and 6th floors and addition of new structural outriggers. The scope of work remains the same as the Phase I expanded scope of work. Details for the work are found in the Phase II Building Permit Application No. 2012.12.05.5537 (Building Repairs – Center Curtain Wall).

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 will not adversely affect the landmark structure.

Staff finds that the historic character of the property will be retained and preserved by the careful repair and limited replacement of historic elements. Staff has reviewed at the site mock-ups of new vertical steel cover plate and splice, as well as rehabilitation of steel curtain wall windows, and has determined that the proposed replacement plates and rehabilitation of existing windows will match the appearance of the historic curtain wall system in size, finished texture, profile and color. Staff has reviewed

installation of the sheet metal soffit and sheet metal flashing at windows and has determined that they match the finish texture and color of existing features and retain the character of the historic curtain wall system.

Staff has reviewed the details for the proposed new steel outriggers (anchors) and determined that the contemporary intervention is compatible with the existing landmark. The new outriggers will not be visible from the building exterior and will be differentiated from the existing in dimension and configuration.

Staff has determined that all conditions from HPC Motion 0131 have already been met including the cataloguing, documentation and salvage of decorative pieces too deteriorated to repair, an informational presentation to the HPC when more than 50% of the total decorative frieze panels required replacement, review and confirmation of the Paint Color Investigation (see attached January 18, 2012 Memo to the HPC for C of A Case No. 2011.0613A), and Staff review and approval of additional work required on the curtain wall and structural steel system as outlined in the expanded scope of work for Phase I including the rehabilitation of a select area of existing windows (see attached January 18, 2012 Memo to the HPC for C of A Case No. 2011.0613A and Phase I Building Permit Application No. 2011.11.04.8269).

Staff has determined that the following condition has not yet been met:

- That when repairs have been completed, the Project Sponsor submits to the Planning Department full documentation (written and graphic) describing where each treatment was performed.

ENVIRONMENTAL REVIEW STATUS

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

PLANNING DEPARTMENT RECOMMENDATION

Planning Department staff recommends APPROVAL WITH CONDITIONS of the proposed project as it appears to meet the *Secretary of the Interior Standards for Rehabilitation*. Staff recommends the following conditions of approval:

- That when repairs have been completed, the Project Sponsor submits to the Planning Department full documentation (written and graphic) describing where each treatment was performed.

ATTACHMENTS

Draft Motion
Parcel Map
Sanborn Map

Aerial Photos

Zoning Map

Site Photo

Certificate of Appropriateness Application (Phase II)

Appendix

Plans–Phase II Building Permit Application No. 2012.12.05.5537 (Building Repairs – Center Curtain Wall)

Memo to the Historic Preservation Commission, Hearing Date: January 18, 2012

Historic Preservation Commission Motion 0131, Hearing Date: July 6, 2011

Plans–Phase I Building Permit Application No. 2011.11.04.8269 (Emergency Repairs)

Paint Color Analysis Memorandum, Dated June 10, 2011

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SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Draft Motion

HEARING DATE: MARCH 20, 2013

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

Reception:
415.558.6378

Fax:
415.558.6409

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kelly.wong@sfgov.org
Reviewed By: Tim Frye - (415) 558-6625
tim.frye@sfgov.org

ADOPTING FINDINGS FOR A CERTIFICATE OF APPROPRIATENESS FOR PROPOSED WORK DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 10, TO MEET THE STANDARDS OF ARTICLE 10 AND TO MEET THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION, FOR THE PROPERTY LOCATED ON LOT 003 IN ASSESSOR'S BLOCK 0175, WITHIN A C-2 (COMMERCIAL BUSINESS) ZONING DISTRICT AND A 65-A HEIGHT AND BULK DISTRICT.

PREAMBLE

WHEREAS, on January 7, 2013, Bruce Albert of The Albert Group (Project Sponsor) filed an application with the San Francisco Planning Department (hereinafter "Department") for a Certificate of Appropriateness to remodel the building located on the subject property located on lot 027 in Assessor's Block 0288 for commercial use. The work involves the final phase of work to restore the existing curtain wall assembly including the continued rehabilitation of existing windows and addition of structural reinforcement. Specifically, the work includes:

- Repair of existing steel curtain wall windows on the 4th, 5th, and 6th floors;
- Replacement of existing vertical steel cover plates with new to match existing and installation of new splices on the 2nd, 4th, 5th and 6th floors;
- Reinforcement of existing steel outriggers and installation of new outriggers (wind and bearing) to reinforce the existing curtain wall assembly; and
- Installation of a new metal soffit at cornice and sheet metal flashing at existing windows.

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

WHEREAS, on July 6, 2011, the Commission approved with conditions the previous phase of the project, Case No. 2011.0613A for its appropriateness at its regularly scheduled hearing.

WHEREAS, on January 18, 2012, the Project Sponsor presented the Commission an update on the project and the Commission directed the Project Sponsor to apply for a separate Certificate of Appropriateness for any additional work as the directive.

WHEREAS, on March 20, 2013, the Commission conducted a duly noticed public hearing on the final phase of the project, Case No. 2013.0009A ("Project") for its appropriateness.

WHEREAS, in reviewing the Application, the Commission has had available for its review and consideration case reports, plans, and other materials pertaining to the Project contained in the Department's case files, has reviewed and heard testimony and received materials from interested parties during the public hearing on the Project.

MOVED, that the Commission hereby **APPROVES WITH CONDITIONS** the Certificate of Appropriateness, in conformance with the architectural plans dated June 14, 2012 and labeled Exhibit A on file in the docket for Case No. 2013.0009A based on the following findings:

CONDITIONS OF APPROVAL

In conformance with HPC Motion 0131, the Commission requires:

- That when repairs have been completed, the Project Sponsor submits to the Planning Department full documentation (written and graphic) describing where each treatment was performed.

FINDINGS

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

1. The above recitals are accurate and also constitute findings of the Commission.
2. All previous conditions have been addressed except for the full documentation (written and graphic) describing where each treatment was performed.
3. Findings pursuant to Article 10:

The Historical Preservation Commission has determined that the proposed work is compatible with the character of the landmark.

- That the proposal is compatible with, and respects, the character-defining features of the landmark designation;
- Proposed work will not damage or destroy distinguishing original qualities or character of the landmark designation;
- The proposed project will not remove distinctive materials, nor irreversibly alter features, spaces, or spatial relationships that characterize the landmark designation;
- The alterations are clearly differentiated as contemporary alterations and minimally visible; and
- The proposed project meets the following *Secretary of the Interior's Standards for Rehabilitation*:

Standard 1.

A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

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.

Standard 5.

Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall 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.

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

I. URBAN DESIGN ELEMENT

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

GOALS

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

OBJECTIVE 1

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

POLICY 1.3

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

OBJECTIVE 2

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

POLICY 2.4

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

POLICY 2.5

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

POLICY 2.7

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

The goal of a Certificate of Appropriateness is to provide additional oversight for buildings and districts that are architecturally or culturally significant to the City in order to protect the qualities that are associated with that significance.

The proposed project qualifies for a Certificate of Appropriateness and therefore furthers these policies and objectives by maintaining and preserving the character-defining features of the landmark for the future enjoyment and education of San Francisco residents and visitors.

5. The proposed project is generally consistent with the eight General Plan priority policies set forth in Section 101.1 in that:

- A) The existing neighborhood-serving retail uses will be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses will be enhanced:

The proposed project will not have any impact on neighborhood serving retail uses.

- B) The existing housing and neighborhood character will be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods:

The proposed project will strengthen neighborhood character by respecting the character-defining features of the landmark in conformance with the Secretary of the Interior's Standards.

- C) The City's supply of affordable housing will be preserved and enhanced:

The project will not have any impact on the City's supply of affordable housing.

- D) The commuter traffic will not impede MUNI transit service or overburden our streets or neighborhood parking:

The proposed project will not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.

- E) A diverse economic base will be maintained by protecting our industrial and service sectors from displacement due to commercial office development. And future opportunities for resident employment and ownership in these sectors will be enhanced:

The proposed will not have any impact on industrial and service sector jobs.

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

Preparedness against injury and loss of life in an earthquake is improved by the proposed work. The work will eliminate unsafe conditions at the site and all construction will be executed in compliance with all applicable construction and safety measures.

- G) That landmark and historic buildings will be preserved:

The proposed project is in conformance with Article 10 of the Planning Code and the Secretary of the Interior's Standards.

- H) Parks and open space and their access to sunlight and vistas will be protected from development:

The proposed project will not impact the access to sunlight or vistas for the parks and open space.

6. For these reasons, the proposal overall, is appropriate for and consistent with the purposes of Article 10, meets the standards of Article 10, and the Secretary of Interior's Standards for Rehabilitation, General Plan and Prop M findings of the Planning Code.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **GRANTS a Certificate of Appropriateness** for the property located at Lot 027 in Assessor's Block 0288 for proposed work in conformance with the renderings and architectural sketches dated March 12, 2013 and labeled Exhibit A on file in the docket for Case No. 2013.0009A.

APPEAL AND EFFECTIVE DATE OF MOTION: The Commission's decision on a Certificate of Appropriateness shall be final unless appealed within thirty (30) days. Any appeal shall be made to the Board of Appeals, unless the proposed project requires Board of Supervisors approval or is appealed to the Board of Supervisors as a conditional use, in which case any appeal shall be made to the Board of Supervisors (see Charter Section 4.135).

Duration of this Certificate of Appropriateness: This Certificate of Appropriateness is issued pursuant to Article 10 of the Planning Code and is valid for a period of three (3) years from the effective date of approval by the Historic Preservation Commission. The authorization and right vested by virtue of this action shall be deemed void and canceled if, within 3 years of the date of this Motion, a site permit or building permit for the Project has not been secured by Project Sponsor.

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

I hereby certify that the Historical Preservation Commission ADOPTED the foregoing Motion on November 21, 2012.

Jonas Ionin
Acting Commission Secretary

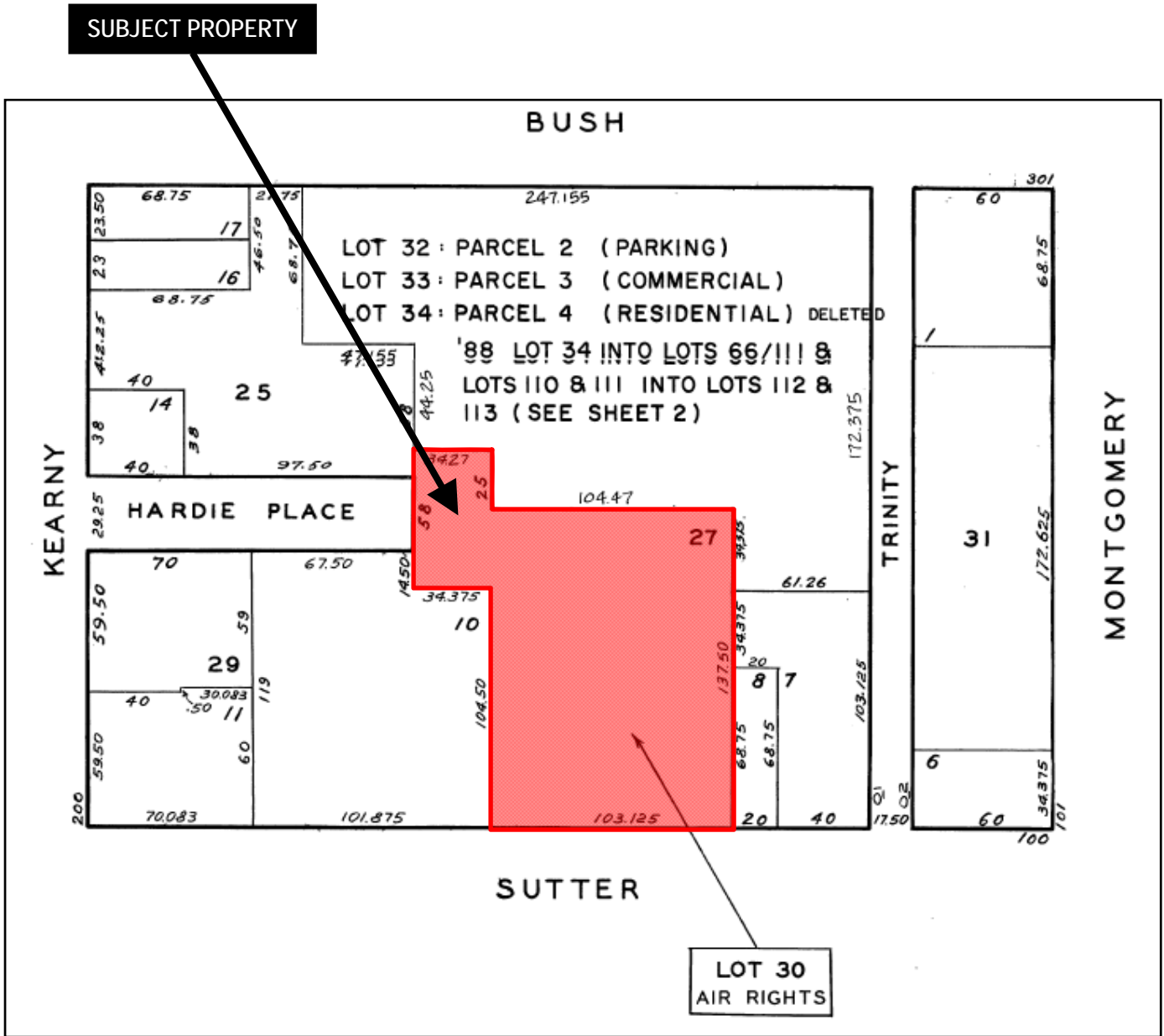
AYES: X

NAYS: X

ABSENT: X

ADOPTED: March 20, 2013

Parcel Map

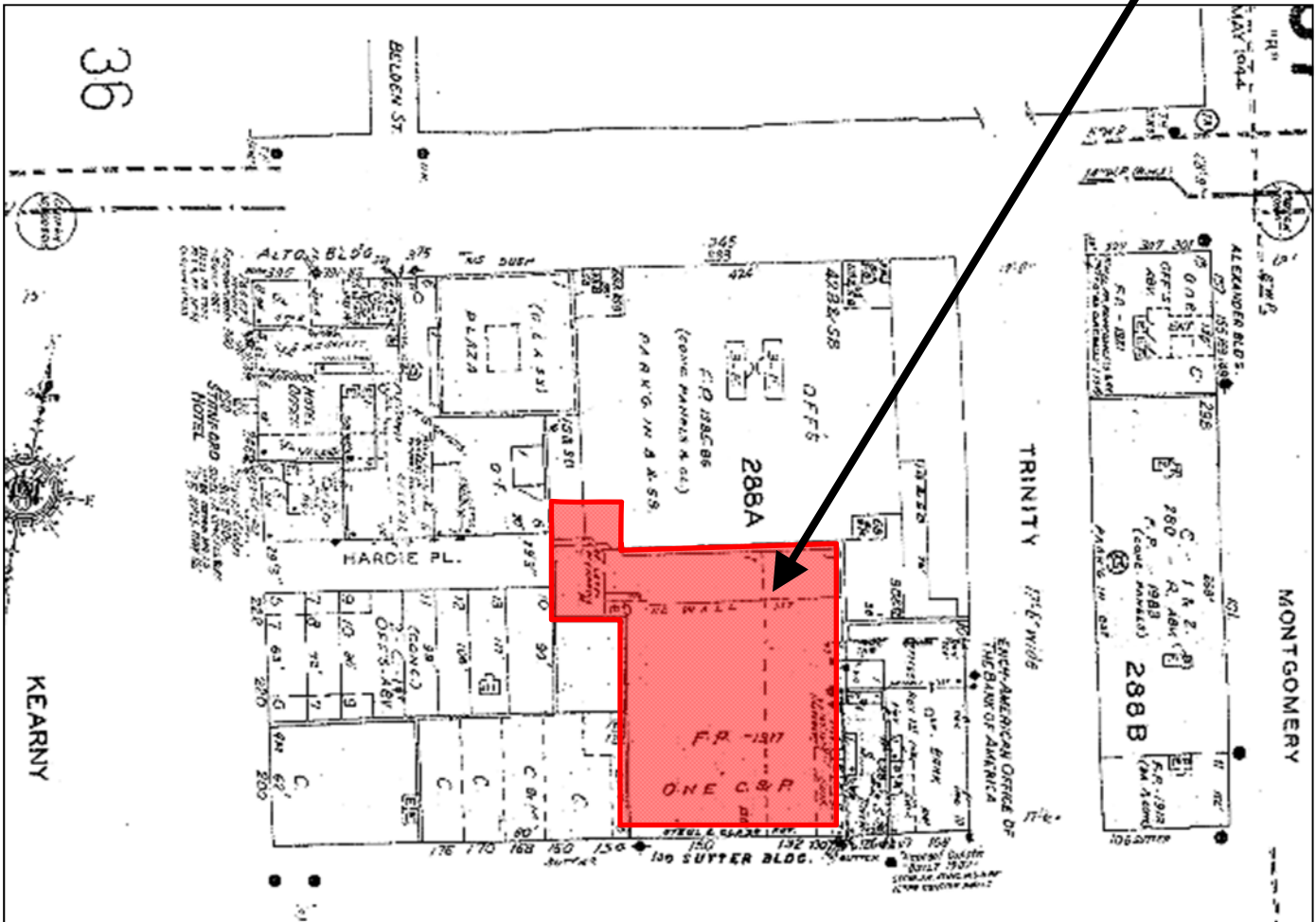


Certificate of Appropriateness Hearing
 Case Number 2013.0009A
 130 Sutter Street



Sanborn Map*

SUBJECT PROPERTY



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



Certificate of Appropriateness Hearing
Case Number 2013.0009A
130 Sutter Street

Aerial Photo

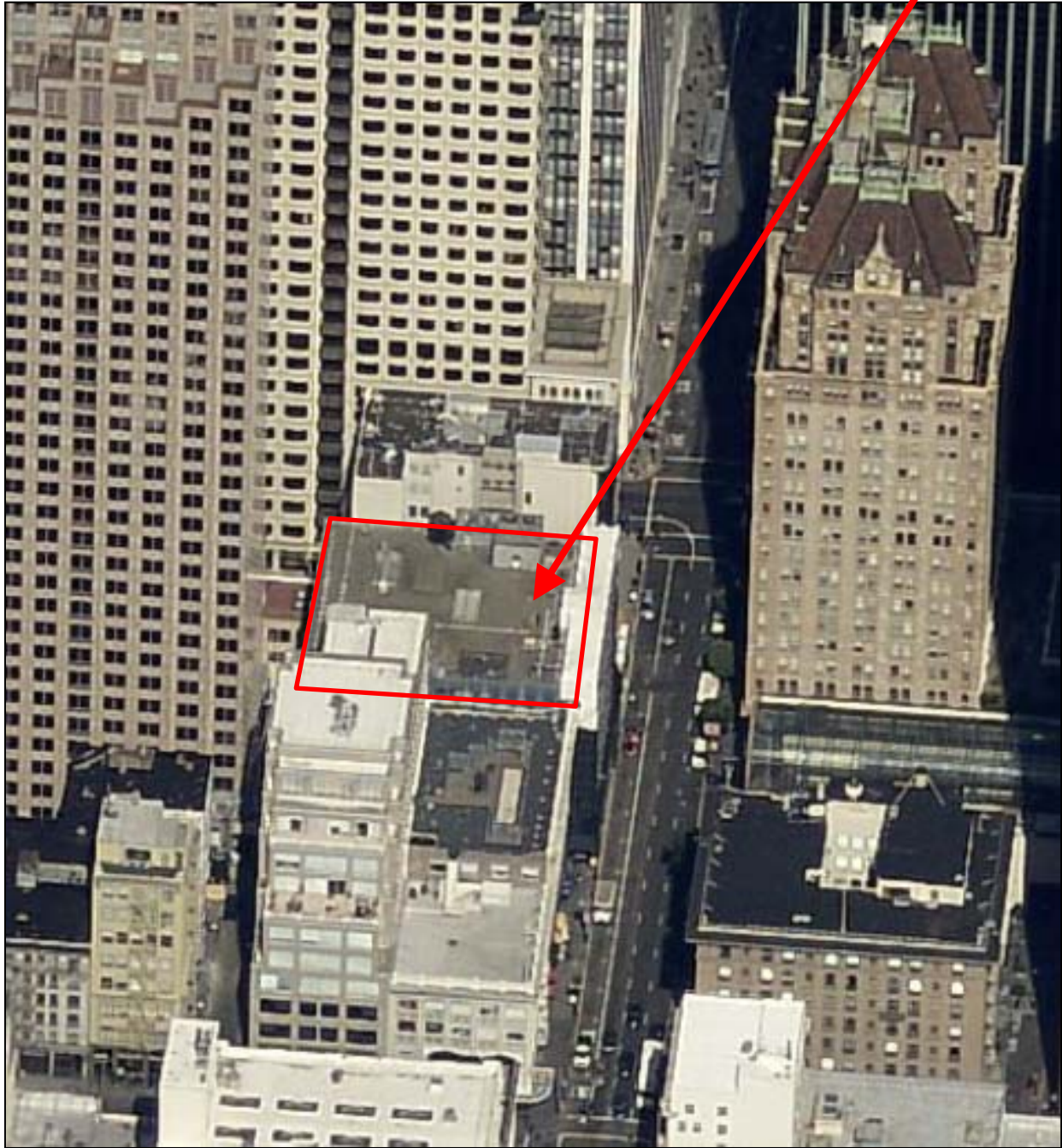
SUBJECT PROPERTY



Certificate of Appropriateness Hearing
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Aerial Photo

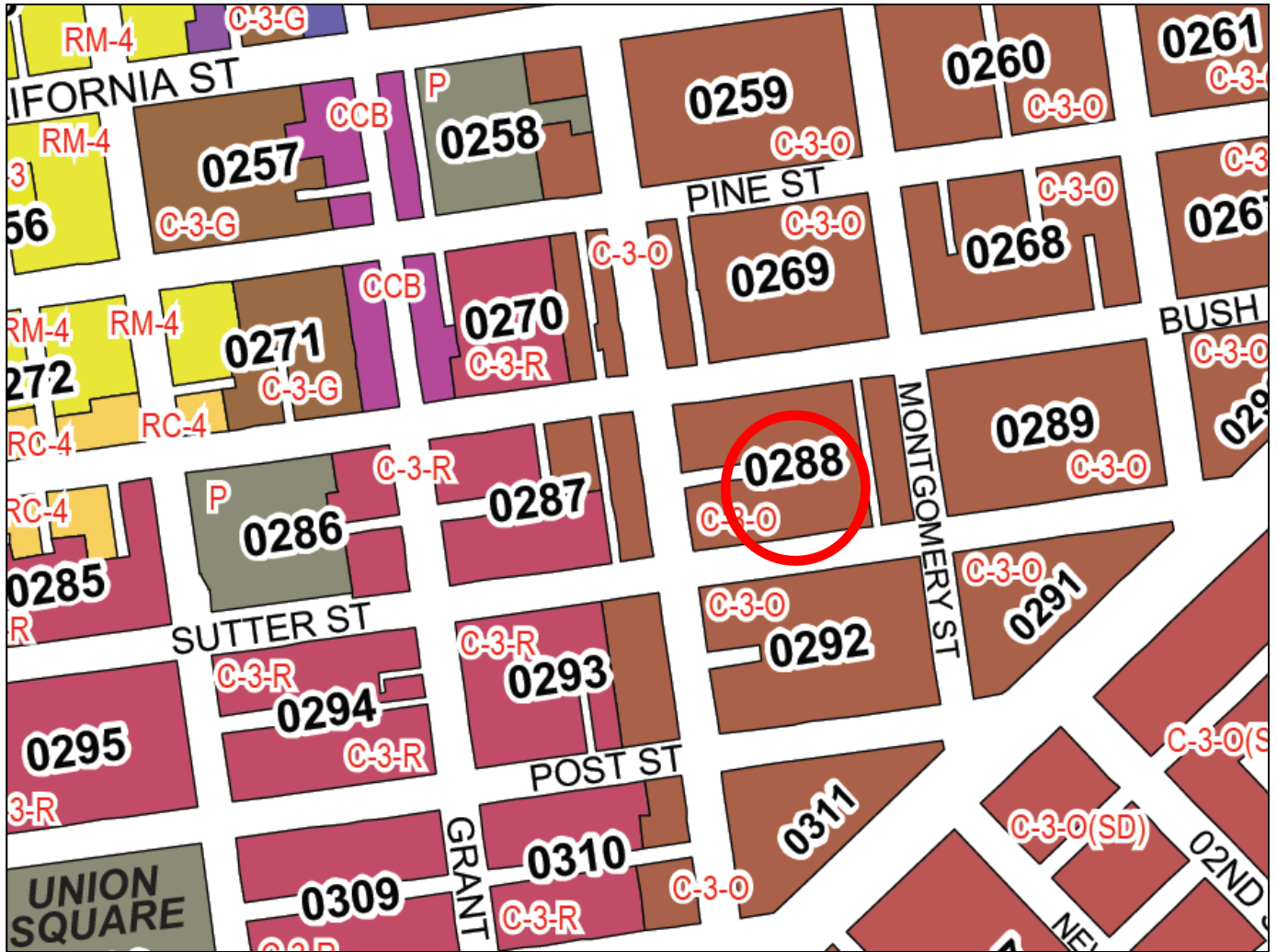
SUBJECT PROPERTY



Certificate of Appropriateness Hearing
Case Number 2013.0009A
130 Sutter Street



Zoning Map



Certificate of Appropriateness Hearing
Case Number 2013.0009A
130 Sutter Street

Site Photo



Certificate of Appropriateness Hearing
Case Number 2013.0009A
130 Sutter Street



SAN FRANCISCO
PLANNING
DEPARTMENT

APPLICATION PACKET FOR Certificate of Appropriateness

Planning Department
1650 Mission Street
Suite 400
San Francisco, CA
94103-9425

T: 415.558.6378
F: 415.558.6409

Section 1002(a)(2) states that the Historic Preservation Commission (“HPC”) shall review and decide on applications for construction, alteration, demolition and other applications pertaining to landmark sites and districts regulated under Article 10 of the Planning Code.

The first pages of this packet consist of instructions which should be read carefully before the application form is completed. Planning Department staff are available to advise you in the preparation of this application. Call (415) 558-6377 for further information.

WHAT IS A CERTIFICATE OF APPROPRIATENESS AND WHEN IS IT NECESSARY?

Incorporated into the Planning Code in 1968, Article 10 outlines the process for the review and entitlement of alterations to properties locally designated as City Landmarks. An individual landmark is a stand-alone building, site, or object that is important for its contributions to San Francisco. A landmark district is a group of properties or a portion of a neighborhood that is architecturally, historically, or culturally important. Designated properties that are recognized for their architectural, historic, and cultural value to the City, are subject to the review and entitlement processes outlined in Article 10 of the Planning Code. The Historic Preservation Commission oversees and regulates these properties.

A Certificate of Appropriateness is the entitlement required to alter an individual landmark and any property within a landmark district. A Certificate of Appropriateness is required for any construction, addition, major alteration, relocation, removal, or demolition of a structure, object or feature, on a designated landmark property, in a landmark district, or a designated landmark interior. Depending on the scope of a project, some require a hearing before the Historic Preservation Commission. For those that don't, they're called Administrative Certificates of Appropriateness and are approved by Planning Department Preservation staff.

HOW DOES THE CERTIFICATE OF APPROPRIATENESS PROCESS WORK?

- File the Certificate of Appropriateness application with the Department. Instructions about this process is below. The application will be assigned to a Preservation Planner, who will review the materials for completeness.
- When the Preservation Planner determines that the application is complete, the project will be scheduled for a hearing at the Historic Preservation Commission.
- All Certificates of Appropriateness require public notification prior to the scheduled hearing. Projects must have a 20-day mailed notice and poster erected on the project site.
 - For individual landmarks, notice must be mailed to all owners and occupants of the property and within 150-feet from the property. Interested parties and neighborhood groups must also receive notice.

- For properties located within historic districts, notice must be mailed to all owners within 300-feet of the property and occupants within 150-feet of the property. The radius includes properties that are located outside of the designated historic district, if applicable. Interested parties and neighborhood groups must also receive notice.
- At the public hearing, the Historic Preservation Commission will make a decision on the proposed project and approve, disapprove, or approve with modifications, the Certificate of Appropriateness.
- After the hearing, the Department issues the Certificate of Appropriateness document.
- Department staff will review the associated building permit to make sure that the work conforms to what the Historic Preservation Commission approved. If the proposed work conforms, the permit will be approved and routed to the Department of Building Inspection for final issuance.

WHO MAY APPLY FOR A CERTIFICATE OF APPROPRIATENESS?

A Certificate of Appropriateness is an entitlement that runs with the property; therefore, the property owner or a party designated as the owner's agent may apply for a Certificate of Appropriateness. [A letter of agent authorization from the owner must be attached.]

INSTRUCTIONS:

Gather the information needed and fill out the attached application, which includes a project description, necessary contact information, and two sets of findings that must be answered. The first set of findings is for compliance with preservation standards. The second set of findings are the General Plan Priority Policy Findings, which determine San Francisco General Plan consistency. Please answer all questions fully. If you need assistance, contact the Planning Information Center, 1660 Mission Street, 1st Floor; Telephone No. (415) 558-6377; open Monday through Friday.

Contact the Department to schedule an Application Intake at (415) 558-6378. At your scheduled appointment with a Preservation Planner, please bring the application and related materials. Note that all plans and materials submitted with this application will be retained as a part of the permanent public record for the case.

Please provide the following materials with this application:

- **Authorization:** If the applicant in this case is the authorized agent of the property owner, rather than the owner, a letter signed by the owner and creating or acknowledging that agency must be attached and is included in the application for a Certificate of Appropriateness.
- **Drawings:** The application must be accompanied by plans sufficient for proper determination of the case. One full set of architectural plans showing existing conditions and proposed scope of work. All plans shall include a site plan with the area of work identified, and existing and proposed floor plans, elevations (including those of adjacent properties), and section(s) at either 1/8" or 1/4" scale dependent on the size of the project, and detail drawings at 1/2" scale.
- **Photographs:** The application must include photographs of the subject property, including the primary facade and where the work is proposed. In addition, photographs must be submitted of the adjacent properties and street frontages that accurately depict the existing context. Please submit historic photos of the project, if applicable. All photographs should be large enough to show the nature of the property but not over 11 x 17 inches.
- **Specifications & Material Samples:** Include product specifications if there is any cleaning and/or repair of historic materials. If there is repointing or material replacement, product samples must be submitted.
- **Cut-Sheets:** For replacement windows and other features, product cut sheets must be submitted.
- **Notification Radius Map, Address List, and Labels:** See instructions on the following pages for more details.

Fees:

Please refer to the Planning Department Fee Schedule available at www.sfplanning.org or at the Planning Information Center (PIC) located at 1660 Mission Street, First Floor, San Francisco for the applicable application fees. For questions related to the Fee Schedule, please call the PIC at (415) 558-6377. Fees will be determined based on the estimated construction costs. Time and materials charges will be added if staff costs exceed the initial fee.

CEQA Review:

The California Environmental Quality Act (CEQA) and Chapter 31 of the San Francisco Administrative Code implementing that act may require an Environmental Evaluation before the application may be considered. Please consult the Planning Department staff to determine if an Environmental Evaluation application must be submitted with this application. A separate fee is required for environmental review.

Historic Preservation Commission Hearing Material:

This time line includes a deadline for project sponsors to submit material to staff to be included in the Commission packet. If the Project Sponsor does not submit the necessary material by the deadline, the project will be continued to a later hearing date.

- Three weeks prior to hearing: Project Sponsor submits draft project graphics (plans, renderings etc) to project planner.
- Two weeks prior to hearing: Project planner submits Draft staff report (must include draft attachments) to Team Leader for review.
- Ten days prior to hearing (5pm on Monday): Deadline for submittal of all sponsor material and public comment to be included in Commission packets.
- One week prior to hearing: Project planner delivers complete Commission packets to the Commission Secretary.

To file your Certificate of Appropriateness application, please call (415) 558-6378 in advance to schedule an intake appointment. At your scheduled appointment with a staff planner, please bring your completed application with all required materials.

What Applicants Should Know About the Public Hearing Process and Community Outreach

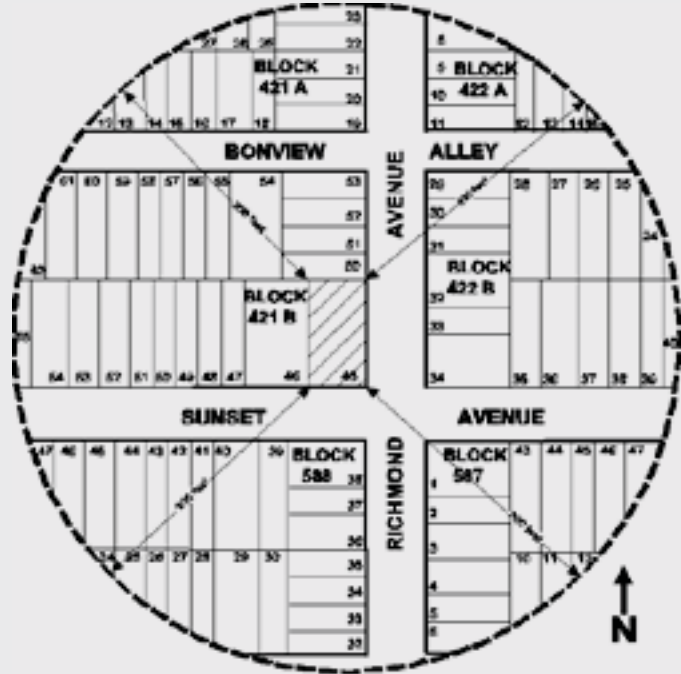
- A. The Historic Preservation Commission encourages applicants to meet with all community groups and parties interested in their application early in the entitlement process. Department staff is available to assist in determining how to contact interested groups. Neighborhood organization lists are available on the Department's website. Notice of the hearing will be sent to groups in or near the neighborhood of the project. The applicant may be contacted by the Planning Department staff with requests for additional information or clarification. An applicant's cooperation will facilitate the timely review of the application.
- B. The Historic Preservation Commission requests that applicants familiarize themselves with the procedure for public hearings, which are excerpted from the Historic Preservation Commission's Rules and Regulations below.
5. In public hearings on Draft Environmental Impact reports, each member of the public may speak for a period not to exceed three (3) minutes.
6. Discussion and vote by the Historic Preservation Commission on the matter before it.
7. The President may impose time limits on appearances by members of the public and may otherwise exercise his or her discretion on procedures for the conduct of public hearings.
- C. **Private Transcription.** The Commission President may authorize any person to transcribe the proceedings of a Regular, Special or Committee Meeting provided that the President may require that a copy of such transcript be provided for the Commission's permanent records.

Hearings. A public hearing may be held on any matter before the Commission at either a Regular or a Special Meeting. The procedure for such public hearings shall be as follows:

1. A description of the project by the Department staff along with the Department's recommendation.
 2. A presentation of the proposal by the project sponsor's team for a period not to exceed 10 minutes.
 3. Public testimony from proponents of the proposal. An individual may speak for a period not to exceed 3 minutes. An organization or group will be given a period not to exceed 5 minutes if the organization or group is represented by one speaker. Members of such groups are not allowed separate three (3) minutes of testimony.
 4. Public testimony from opponents of the proposal would be taken under conditions parallel to those imposed on proposal proponents, 3 minutes for an individual and 5 minutes for a group or organization if the group or organization is represented by one speaker.
- D. **Opportunities for Appeals by Other Bodies:** Historic Preservation Commission actions on Certificates of Appropriateness are final unless appealed to the Board of Appeals, or to the Board of Supervisors when applicable, within **30 days** of Commission action.

Notification Instructions

1. **Radius Map:** The required notification map must show all properties within the 150-foot or 300-foot (whichever is applicable; see page 1-2 for specifics) of the EXTERIOR boundaries of the property; a 150-foot or 300-foot radius map, drawn to a scale of 1 inch to 50 feet, either the original on TRACING paper or a blueprint copy (no photocopy accepted) is required for submittal with Certificate of Appropriateness applications.
2. **Labels:** Submit two lists of the names and addresses, including the block and lot for each one, of all owners of the properties within 150 feet or 300 feet of the subject property and self-adhering labels with the same data. The latest Citywide tax roll is available at the Office of the Treasurer and Tax Collector, City Hall Room 140, 1 Dr. Carlton B. Goodlett Pl., San Francisco, CA 94102, for the preparation of this list. The labels will be used to mail notice of the time and place of the public hearing required.



NOTE: THIS EXAMPLE IS NOT TO REQUIRED SCALE

EXAMPLE OF MAILING LABEL

Block # / Lot #	#9331 / #07
Name	JOHN DOE
Address	123 South Street #2 San Francisco, CA 94100

The following businesses have indicated that they provide professional notification services. This listing does not constitute an endorsement. Other professionals can also perform this work and can be added to this list upon request.

3. If you wish to prepare the materials yourself, block maps may be traced at the office of the Assessor, 81 Dr. Carlton B. Goodlett Place, City Hall, Room 190. The width of the public right-of-way for the streets separating the blocks may be determined at the Department of Public Works, Bureau of Street Use and Mapping, 875 Stevenson Street, Room 460, 554-5810.
4. You may, for a fee that varies by firm, have a private drafting or mailing service prepare these materials.

Build CADD
3515 Santiago Street
San Francisco, CA 94116
(415) 759-8710

Notificationmaps.com
Barry Dunzer
(866) 752-6266
www.notificationmaps.com

Javier Solorzano
3288 - 21st Street #49
San Francisco, CA 94110
(415) 724-5240
Javier131064@yahoo.com

Radius Services
1221 Harrison Street #18
San Francisco, CA 94103
(415) 391-4775
radiuservices@aol.com

Jerry Brown Designs
619 - 27th Street, Apt. A
Oakland, CA 94612
(415) 810-3703
jbdsgn328@gmail.com

Notice This
(650) 814-6750

Ted Madison Drafting
P.O. Box 8102
Santa Rosa, CA 95407
(707) 228-8850
tmadison@pacbell.net

APPLICATION FOR Certificate of Appropriateness

1. Owner/Applicant Information

PROPERTY OWNER'S NAME: Edward J. Conner and Herbert P. McLaughlin, Jr.	
PROPERTY OWNER'S ADDRESS: 27 Maiden Lane San Francisco, CA 94108	TELEPHONE: (415) 392-1072
	EMAIL:

APPLICANT'S NAME: Bruce Albert, The Albert Group, Inc. Same as Above <input type="checkbox"/>	
APPLICANT'S ADDRESS: 220 Montgomery Street, Suite 498 San Francisco, CA 94104	TELEPHONE: (415) 398-1393 x102
	EMAIL: balbert@thealbertgroup.com

CONTACT FOR PROJECT INFORMATION: Elisa Skaggs, Page & Turnbull Same as Above <input type="checkbox"/>	
CONTACT PERSON'S ADDRESS: 1000 Sansome, Ste. 200 San Francisco, CA 94111	TELEPHONE: (415) 593-3224
	EMAIL: skaggs@page-turnbull.com

2. Location and Classification

STREET ADDRESS OF PROJECT: 130 Sutter Street (Hallidie Building), San Francisco, CA	ZIP CODE: 94104
CROSS STREETS: Located between Kearny and Montgomery streets, on north side of Sutter Street	

ASSESSORS BLOCK/LOT: 0288 / 027	LOT DIMENSIONS:	LOT AREA (SQ FT): 16,169	ZONING DISTRICT: C-3-0	HEIGHT/BULK DISTRICT: 250-S
ARTICLE 10 LANDMARK NUMBER: Category 1			HISTORIC DISTRICT: N/A	

3. Project Description

Phase 2 scope will include the removal and repairs to the curtain wall windows at the 4th, 5th, and 6th floors of the building. A Certificate of Appropriateness application was previously approved for Phase 1 work which included repairs to balconies, sheet metal, fire escape ladders and curtain wall at the perimeter of street facade.

Building Permit Application No. N/A

Date Filed: N/A

4. Project Summary Table

If you are not sure of the eventual size of the project, provide the maximum estimates.

GROSS SQUARE FOOTAGE (GSF)	EXISTING USES:	EXISTING USES TO BE RETAINED:	NET NEW CONSTRUCTION AND/OR ADDITION:	PROJECT TOTALS:
Residential	0	0	0	0
Retail	14,000	14,000	0	14,000
Office	94,432	94,432	0	94,432
Industrial / PDR Production, Distribution, & Repair	0	0	0	0
Parking	0	0	0	0
Other (Specify Use)	0	0	0	0
Total GSF	108,432	108,432	0	108,432
PROJECT FEATURES	EXISTING USES:	EXISTING USES TO BE RETAINED:	NET NEW CONSTRUCTION AND/OR ADDITION:	PROJECT TOTALS:
Dwelling Units	0	0	0	0
Hotel Rooms	0	0	0	0
Parking Spaces	0	0	0	0
Loading Spaces	0	0	0	0
Number of Buildings	1	1	0	1
Height of Building(s)	104'-10"	104'-10"	0	104'-10"
Number of Stories	7	7	0	7

Please provide a narrative project description, and describe any additional project features that are not included in this table:

A previous certificate of appropriateness was approved in July 2011 for the Phase 1 partial rehabilitation of the facade. Phase 1 repairs to the Sutter Street elevation included repairs to the decorative frieze panels, the sheet metal details, and the metal railings. Phase 1 also included replacement of the fire escape ladders, repairs to exterior structural steel framework, steel I-beam replacement. A request to add the necessary repairs to the outer perimeter of the curtain wall to Phase 1 was later granted in January 2012.

This certificate of appropriateness application is for Phase 2 work which will include repairs to the remainder of the curtain wall, floors 4, 5, and 6. The repairs will include:

1. Removal of the windows to make appropriated repairs. The windows will be stripped, rust will be removed, and the windows will be repainted using the colors and paint system previously approved.
2. Windows that are deteriorated beyond repair will be replaced in kind.
3. The vertical cover plates between the windows will be replaced with new to match the existing in material, size, and finish.
4. The existing bolts will be replaced with new bolts in order to address structural deficiencies. The new bolt heads will match the existing.
5. Silicone sealant will be applied to the curtain wall to prevent future water intrusion.
6. Laminated safety glass will replace the existing and will match the thickness (1/4") and look of the existing.
7. New structural anchors will be installed at the intermediate mullions of each floor to provide additional support for the curtain wall.

Findings of Compliance with Preservation Standards

FINDINGS OF COMPLIANCE WITH PRESERVATION STANDARDS		YES	NO	N/A
1	Is the property being used as it was historically?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Does the new use have minimal impact on distinctive materials, features, spaces, and spatial relationship?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	Is the historic character of the property being maintained due to minimal changes of the above listed characteristics?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Are the design changes creating a false sense of history of historical development, possible from features or elements taken from other historical properties?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5	Are there elements of the property that were not initially significant but have acquired their own historical significance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6	Have the elements referenced in Finding 5 been retained and preserved?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7	Have distinctive materials, features, finishes, and construction techniques or examples of fine craftsmanship that characterize the property been preserved?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Are all deteriorating historic features being repaired per the Secretary of the Interior Standards?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9	Are there historic features that have deteriorated and need to be replaced?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Do the replacement features match in design, color, texture, and, where possible, materials?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Are any specified chemical or physical treatments being undertaken on historic materials using the gentlest means possible?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Are all archeological resources being protected and preserved in place?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13	Do exterior alterations or related new construction preserve historic materials, features, and spatial relationships that are characteristic to the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
14	Are exterior alterations differentiated from the old, but still compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
15	If any alterations are removed one day in the future, will the forms and integrity of the historic property and environment be preserved?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Please summarize how your project meets the Secretary of the Interior's *Standards for the Treatment of Historic Properties*, in particular the *Guidelines for Rehabilitation* and will retain character-defining features of the building and/or district:

Phase 2 includes curtain wall repairs at the 4th, 5th, and 6th floors. Proposed repairs are consistent with the Secretary of the Interior's Standards in that historic fabric will be retained to the extent possible. Deteriorated features will be repaired rather than replaced. Where the severity of deterioration requires replacement of curtain wall windows, the replacements will match the old in design, color, texture and materials.

Findings of Compliance with General Preservation Standards

In reviewing applications for Certificate of Appropriateness the Historic Preservation Commission, Department staff, Board of Appeals and/or Board of Supervisors, and the Planning Commission shall be governed by *The Secretary of the Interior's Standards for the Treatment of Historic Properties* pursuant to Section 1006.6 of the Planning Code. Please respond to each statement completely (Note: Attach continuation sheets, if necessary). Give reasons as to *how* and *why* the project meets the ten Standards rather than merely concluding that it does so. IF A GIVEN REQUIREMENT DOES NOT APPLY TO YOUR PROJECT, EXPLAIN WHY IT DOES NOT.

1. The property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships;
The proposed project will not involve a change in the use of the historic Hallidie Building, which will continue to be used as an office building. The proposed project will focus on the repair of the curtain wall at the 4th, 5th, and 6th floors. The Hallidie Building will be used as it was historically. Therefore, the proposed project will be in compliance with Standard 1.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize the property will be avoided;
The historic character of the Hallidie Building will be retained and preserved. The proposed project will focus on the repair of the curtain wall at the 4th, 5th, and 6th floors. The removal of distinctive materials will be avoided. Only those features that are deteriorated beyond repair will be removed and replaced in kind. The proposed repairs are in compliance with Standard 2.

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 Hallidie Building will be recognized as a physical record of its time, place, and use; no changes are proposed that would create a false sense of historical development. The proposed project will retain the historic character of the building and therefore will be in compliance with Standard 3.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved;
There are no changes to the property that have acquired historic significance in their own right. The proposed project will be in compliance with Standard 4.

5. Distinctive materials, features, finishes, and construction techniques or examples of fine craftsmanship that characterize a property will be preserved;
The proposed project involves the repair of the a character-defining feature of the Hallidie Building, the curtain wall at the 4th, 5th, and 6th floors. The objective of this work is to preserve this feature of the building by addressing deferred maintenance and making necessary repairs which will preserve this feature of the building. The project complies with Standard 5.

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 and physical evidence;
The Hallidie Building exterior has suffered extensive deterioration. While the repairs to the decorative sheet metal, balconies, and outer perimeter of the curtain are mostly complete, the curtain wall at the 4th, 5th, and 6th floor exhibits deterioration and requires extensive repairs. The curtain wall will be repaired rather than replaced. Where the severity of a feature is beyond repair, the feature will be replaced in kind. Replacement features will match the historic in design, color, texture, and material. The project complies with Standard 6.

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;
If chemical or physical treatments are necessary, the project sponsor will use the gentlest treatment available. Treatments will be limited to the removal of existing paint and rust and will not include treatments that cause damage to historic materials. The proposed project will be in compliance with Standard 7.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken;

There are no known archeological resources on the project site. The proposed project will not require excavation. Therefore, the proposed project will be in compliance with Standard 8.

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 shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment;

The proposed project will be limited to the repair and rehabilitation of the curtain wall at floors 4, 5 and 6. The proposed project does not include an addition or related new construction. Therefore, the proposed project will be in compliance with Standard 9.

10. New additions and adjacent or related new construction will 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 not be impaired;

The proposed project will not include an addition or related new construction. The integrity of the historic property will not be impaired; therefore, the proposed repairs will be in compliance with Standard 10.

PLEASE NOTE: For all applications pertaining to buildings located within Historic Districts, the proposed work must comply with all applicable standards and guidelines set forth in the corresponding Appendix which describes the District, in addition to the applicable standards and requirements set forth in Section 1006.6. In the event of any conflict between the standards of Section 1006.6 and the standards contained within the Appendix which describes the District, the more protective shall prevail.

Priority General Plan Policies Findings

Proposition M was adopted by the voters on November 4, 1986. It requires that the City shall find that proposed projects and demolitions are consistent with eight priority policies set forth in Section 101.1 of the City Planning Code. These eight policies are listed below. Please state how the project is consistent or inconsistent with each policy. Each statement should refer to specific circumstances or conditions applicable to the property. Each policy must have a response. IF A GIVEN POLICY DOES NOT APPLY TO YOUR PROJECT, EXPLAIN WHY IT DOES NOT.

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

The proposed scope of work is limited to repair of the center portion of the curtain wall at the Sutter Street facade. Existing neighborhood-serving retail uses will not be impacted.

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

The proposed scope of work is limited to the repair of the curtain wall at the 4th, 5th, and 6th floors. The existing neighborhood character will not be impacted.

3. That the City's supply of affordable housing be preserved and enhanced;

This policy does not apply. The proposed scope of work is limited to the repair of the curtain wall at the 4th, 5th, and 6th floors.

4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;

This policy does not apply. The proposed scope of work is limited to the repair of the curtain wall at the 4th, 5th, and 6th floors.

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

This policy does not apply. The proposed scope of work is limited to the repair of the curtain wall at the 4th, 5th, and 6th floors.

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

This policy does not apply. The proposed scope of work is limited to the repair of the curtain wall at the 4th, 5th, and 6th floors.

7. That landmarks and historic buildings be preserved; and

The proposed scope of work is consistent with this policy. Proposed repairs to the curtain wall will serve to protect and preserve the Hallidie Building.

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

This policy does not apply. The proposed scope of work is limited to the repair of the curtain wall at the 4th, 5th, and 6th floors.

Estimated Construction Costs

TYPE OF APPLICATION:	
Certificate of Appropriateness	
OCCUPANCY CLASSIFICATION:	
Group B, Business	
BUILDING TYPE:	
Type III-B	
TOTAL GROSS SQUARE FEET OF CONSTRUCTION:	BY PROPOSED USES:
Not Applicable: Scope of work will be limited to exterior facade along Sutter Street.	
ESTIMATED CONSTRUCTION COST:	
ESTIMATE PREPARED BY:	
Canon Constructors	
FEE ESTABLISHED:	

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: Other information or applications may be required.

Signature: _____

Date: _____

Print name, and indicate whether owner, or authorized agent:

Owner / Authorized Agent (circle one)

Certificate of Appropriateness Application Submittal Checklist

The intent of this application is to provide Staff and the Historic Preservation Commission with sufficient information to understand and review the proposal. Receipt of the application and the accompanying materials by the Planning Department shall only serve the purpose of establishing a Planning Department file for the proposed project. After the file is established, the Department will review the application to determine whether the application is complete or whether additional information is required for the Certificate of Appropriateness process. Applications listed below submitted to the Planning Department must be accompanied by this checklist and all required materials. The checklist is to be completed and **signed by the applicant or authorized agent**.

REQUIRED MATERIALS (please check correct column)	CERTIFICATE OF APPROPRIATENESS
Application, with all blanks completed	<input type="checkbox"/>
Site Plan	<input type="checkbox"/>
Floor Plan	<input type="checkbox"/>
Elevations	<input type="checkbox"/>
Prop. M Findings	<input type="checkbox"/>
Historic photographs (if possible), and current photographs	<input type="checkbox"/>
Check payable to Planning Department	<input type="checkbox"/>
Original Application signed by owner or agent	<input type="checkbox"/>
Letter of authorization for agent	<input type="checkbox"/>
Other: Section Plan, Detail drawings (i.e. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or product cut sheets for new elements (i.e. windows, doors)	<input type="checkbox"/>

NOTES:

- Required Material. Write "N/A" if you believe the item is not applicable, (e.g. letter of authorization is not required if application is signed by property owner.)
- Typically would not apply. Nevertheless, in a specific case, staff may require the item.

PLEASE NOTE: *The Historic Preservation Commission will require additional copies each of plans and color photographs in \ reduced sets (11" x 17") for the public hearing packets. If the application is for a demolition, additional materials not listed above may be required. All plans, drawings, photographs, mailing lists, maps and other materials required for the application must be included with the completed application form and cannot be "borrowed" from any related application.*

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____



**SAN FRANCISCO
PLANNING
DEPARTMENT**

**FOR MORE INFORMATION:
Call or visit the San Francisco Planning Department**

Central Reception
1650 Mission Street, Suite 400
San Francisco CA 94103-2479

TEL: **415.558.6378**
FAX: **415 558-6409**
WEB: **<http://www.sfplanning.org>**

Planning Information Center (PIC)
1660 Mission Street, First Floor
San Francisco CA 94103-2479

TEL: **415.558.6377**

*Planning staff are available by phone and at the PIC counter.
No appointment is necessary.*



HALLIDIE BUILDING

130 Sutter Street
San Francisco, CA

**CERTIFICATE OF APPROPRIATENESS
PHASE 2
APPENDIX**

Prepared for
Historic Preservation Commission

TABLE OF CONTENTS

1. PROJECT TEAM.....	1
2. CONTEXT.....	2
A. Site Context	
B. Building Context	
3. HISTORIC PHOTOS.....	4
4. EXISTING CONDITIONS PHOTOS.....	5
5. PROPOSED WORK.....	6
PHASE 1, Including Expanded Scope.....	6
PHASE 2 Curtain Improvements.....	7
6. INFORMATIONAL UPDATE ON REPAIRS	
Roof Cornice.....	12
Dentil Blocks.....	14
Balcony Cornice.....	15
Frieze Panels.....	16
Pendants.....	18
Railings.....	20
Curtain Wall.....	22

PROJECT TEAM

CONTEXT

HISTORIC PHOTOS

EXISTING CONDITIONS
PHOTOS

PROPOSED WORK

INFORMATIONAL
UPDATE ON REPAIRS

I. PROJECT TEAM

THE HALLIDIE BUILDING OWNERS

Ed Conner and Herbert McLaughlin are long-time San Francisco residents and two of the five founding members of San Francisco Architectural Heritage. They share an interest in historic buildings and have owned and rehabilitated buildings in San Francisco, Chicago, Omaha, Dallas and Cleveland. Mr. McLaughlin is the senior partner at KMD Architects. As a University of California at Berkeley alumnus, Mr. Conner has a special interest in the Hallidie Building.

THE ALBERT GROUP

Founded in 1987, The Albert Group is the project manager and owner's representative. The Albert Group has managed the restoration and renovation of numerous San Francisco buildings. They are coordinating the project team's efforts, managing communication, and overseeing project execution.

MCGINNIS CHEN ASSOCIATES

McGinnis Chen Associates, Inc. is the Architect of Record for the remediation work at the Hallidie Building. They are designing rehabilitation methodologies to improve the existing conditions and are watching over the ornamental sheet metal components.

For the last 47 years, McGinnis Chen Associates, Inc. has been providing specialized exterior building envelope consulting services to private, institutional and public sector clients. Their architectural and engineering expertise includes existing building remediation, waterproofing consultation, design peer review, construction monitoring and contract administration, complemented by a working understanding of the legal procedures involved in litigating defective buildings.

MURPHY BURR CURRY

As the project's structural engineer, Murphy Burr Curry's role is to assess the structural integrity of the balconies and fire escapes through evaluating and testing of the existing structural elements. Murphy Burr Curry will develop recommendations for structural improvements that can be implemented without sacrificing the historic character of the building.

PAGE & TURNBULL

As preservation architect for the project, Page & Turnbull works closely with the team to ensure that best preservation practices are in place. Page & Turnbull's role is to advise on historical issues so that the integrity and character-defining features of the building are retained.

Page & Turnbull's team of architects, historians, planners, and conservators use design, research, and technology to accomplish a broad array of work. Architectural services emphasize the re-use of existing buildings and the thoughtful application of new design. They are skilled in the assessment and treatment of the most significant architectural and historical spaces and elements. Page & Turnbull ensures that projects comply with the Secretary of the Interior's Standards for Rehabilitation for local, state and federal agency review and approvals.

VAN-MULDER SHEET METAL

Van-Mulder Sheet Metal has worked in the Bay Area since 1972. They are a veteran architectural sheet metal repair and fabrication company. Van-Mulder provided a survey of the sheet metal work at the Hallidie Building.



Decorative sheet metal is being removed where there are existing seams



Decorative frieze is being assessed after paint removal



Decorative frieze panels after they have been painted

2A. SITE CONTEXT

Completed in 1918, the Hallidie Building is located at 130 Sutter Street in the Financial District of San Francisco. The building is located between Kearny and Montgomery streets in an area that consists of both mid-rise and high-rise commercial buildings.

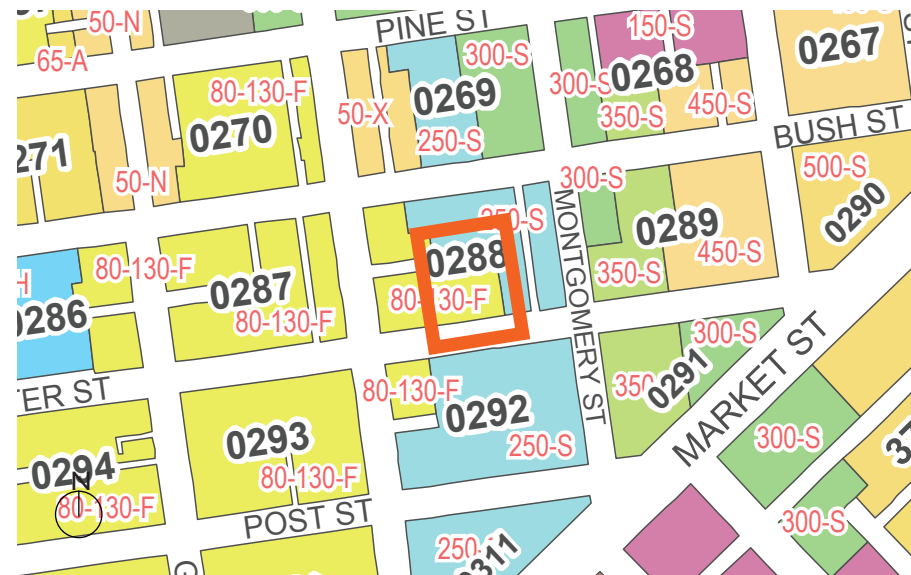
Because of the devastation of the 1906 Earthquake and Fire, the area remained low to mid-rise until the 1950s. The Hallidie Building is on the north side of Sutter Street along side other mid-rise buildings. The buildings immediately west of Kearny Street and across Sutter Street are also mostly mid-rise buildings. However, building heights dramatically increase as one crosses Montgomery Street. The Hallidie Building is in an area zoned C-3-0 (Downtown Office).



View of north side of Sutter Street from Kearny Street looking east.



View of south side of Sutter Street from Kearny Street looking east.



Assessor's Map, 2010

ASSESSOR'S INFORMATION:

Block: 0288
 Lot: 027
 Address: 130 Sutter Street
 San Francisco, CA 94104
 Zoning Code: C-3-0
 Year Built: 1918



Aerial, 2010; source: Google Earth

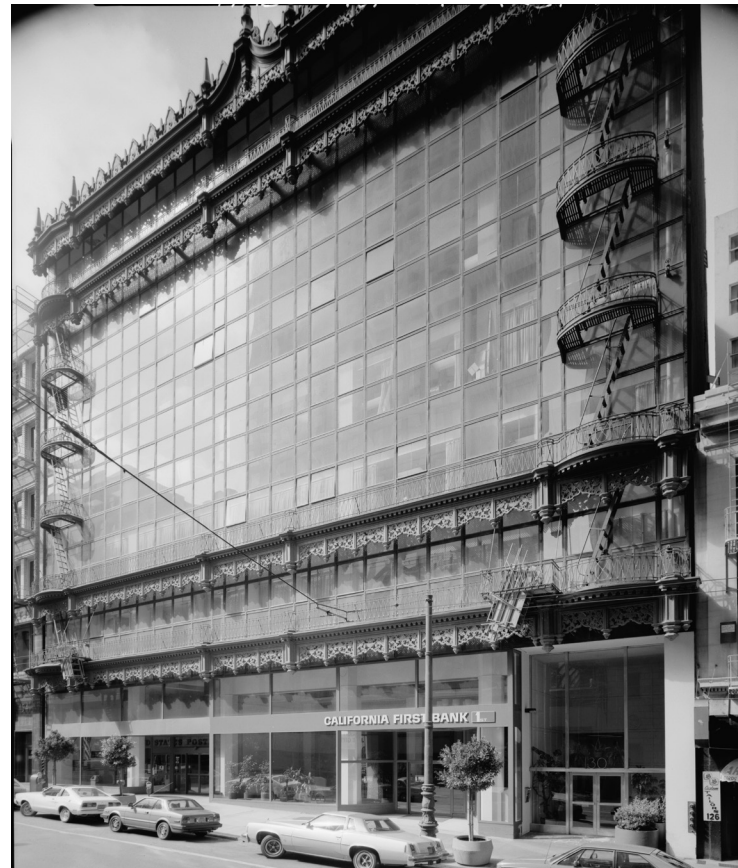
2B. BUILDING CONTEXT

HISTORIC CONTEXT

The Hallidie Building is recognized as one of the first glass curtain-walled structures. Designed by Willis Polk, it was completed in 1918. The building is a steel and concrete structure notable for its glass and decorative metal façade. The building is listed on the National Register of Historic Places as well as on the California Register. The property is City Landmark Number 37, designated in 1971.

The glass curtain wall of the building is generally recognized as the forerunner of contemporary curtain wall buildings. The building was built as an investment for the University of California at Berkeley and its decorative metal was originally painted blue and gold. The building is named after Andrew Hallidie, the inventor of the cable car.

Though innovative in its use of a glass curtain wall, the building has a traditional composition. Its decorative metalwork is Victorian in style and its architectural organization has a clear base, shaft, and capital. The fire escapes are integrated into the ironwork of the building and serve to frame the building on either side. Though the storefronts have been altered, the building's façade remains largely unaltered.



Hallidie Building, 1918, Historic American Buildings Survey photograph; source: Library of Congress

MARCH 2013

EXISTING CONDITIONS

The front (south) façade of the Hallidie Building remains mostly unaltered and its appearance is much the same as when it was first constructed. The original storefronts at the first and mezzanine levels were replaced with a contemporary storefront system. The front façade at the second through seventh floors is original and the Sutter Street façade retains integrity.

Prior to the Phase 1 work approved in July 2011, the Sutter Street facade suffered from extensive deterioration. Deterioration at the balconies and fire escape ladders had progressed so that they posed a life-safety hazard. The structural steel that supports both the decorative sheet metal and the balconies exhibited severe rusting and required immediate attention.

Phase 1 repairs to the Hallidie Building are nearing completion. The work included repairs to the decorative frieze panels, the sheet metal details, and the metal railings. Phase 1 also included replacement of the fire escape ladders, repairs to exterior structural steel framework, steel I-beam replacement. A request to add the necessary repairs to the outer perimeter of the curtain wall to Phase 1 was later granted in January 2012.



Current Repairs: Reinstallation of frieze panels and railings at second floor

PROPOSED PROJECT

Given the success of the Phase 1 work, the project team is ready to proceed with Phase 2. Phase 2 will include repairs to the remainder of the curtain wall, floors 4, 5, and 6.

The curtain wall system exhibits both distortion and rusting cover plates. The corrosion was most severe at the balcony and fire escape locations. This deterioration is currently being addressed as part of the Phase 1 work which included the perimeter of the curtain wall.

Phase 2 will include the center portion of the curtain wall and address corrosion that exists beneath the vertical cover plates where the curtain wall windows meet. The cover plates are severely distorted and will be replaced in kind. Windows will largely be repaired, painted and reinstalled. Where windows have deteriorated beyond repair, they will be replaced in kind. New structural anchors will be installed to address deficiencies in the structural support of the curtain wall. The anchors will be installed on the interior side of the curtain wall and will not be visible. The curtain wall will be painted using the building's historical colors as approved as part of the Historic Preservation Commission Motion 0131.



Photo of curtain wall prior to Phase 1

3. HISTORIC PHOTOS



Hallidie Building, 1981, Historic American Buildings Survey photograph; source: Library of Congress



Hallidie Building, Date unknown; source: San Francisco Public Library



Hallidie Building, Date Unknown; source: San Francisco Public Library



Hallidie Building Plaque, June 6, 1951; source: San Francisco Public Library

4. SOUTH FAÇADE: EXISTING CONDITION PHOTOGRAPHS



South facade; source: <http://www.panoramio.com>



Close-up view of facade showing areas where vertical plate is warped



Close-up view of area where vertical plate has separated from windows

WINDOW INVESTIGATION

Exploratory investigation of the windows has revealed that the most severe deterioration was located at the balcony and fire escape locations. Corrosion is also significant behind the vertical plates (where the vertical stiles of the windows meet). Phase I work included the repair of the windows at the 2nd, 3rd, and 7th floors as well as the windows located along the fire escapes (east and west sides of the facade).

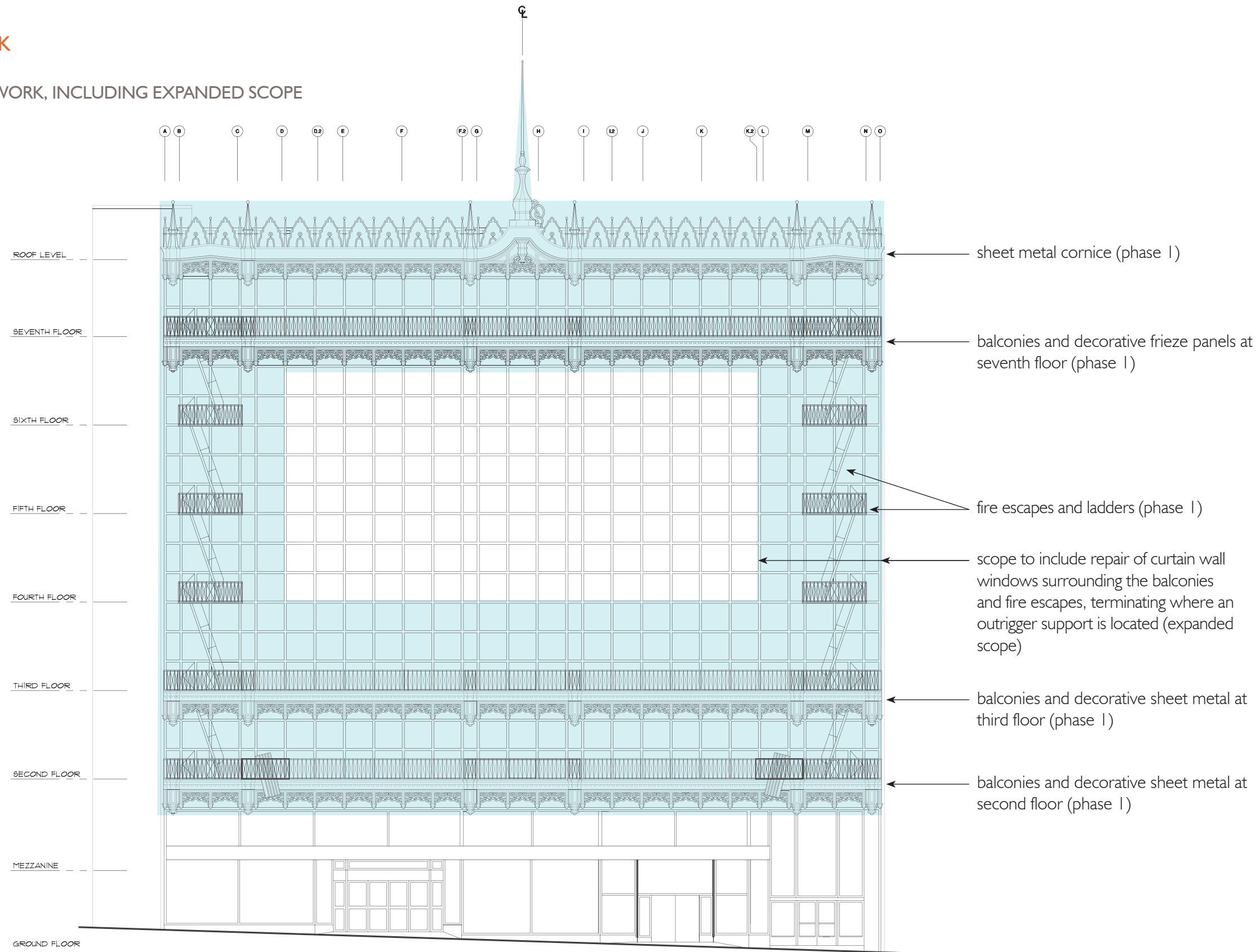
The windows located at the center of the curtain wall on the 4th, 5th, and 6th floors were not part of Phase I work and still require repair. These windows exhibit deterioration primarily along the steel vertical plates. The vertical plates are warped and have created pockets where water can accumulate and result in corrosion.



Rust at windows

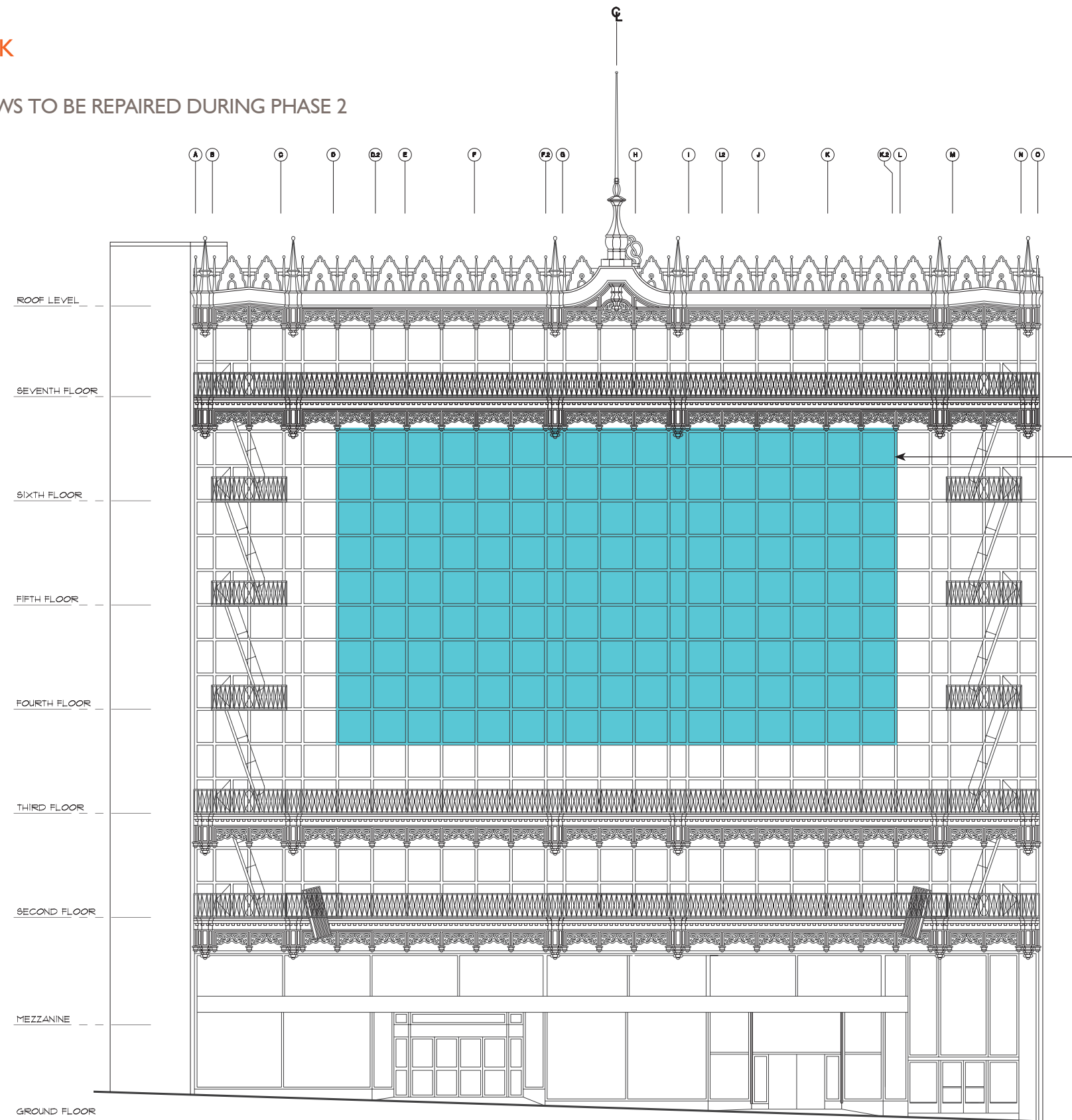
5. PROPOSED WORK

PREVIOUS PHASE I WORK, INCLUDING EXPANDED SCOPE



5. PROPOSED WORK

PROPOSED WINDOWS TO BE REPAIRED DURING PHASE 2



Curtain wall improvements will use the methods reviewed and reviewed by the Planning Department and Historic Preservation Commission in January 2012:

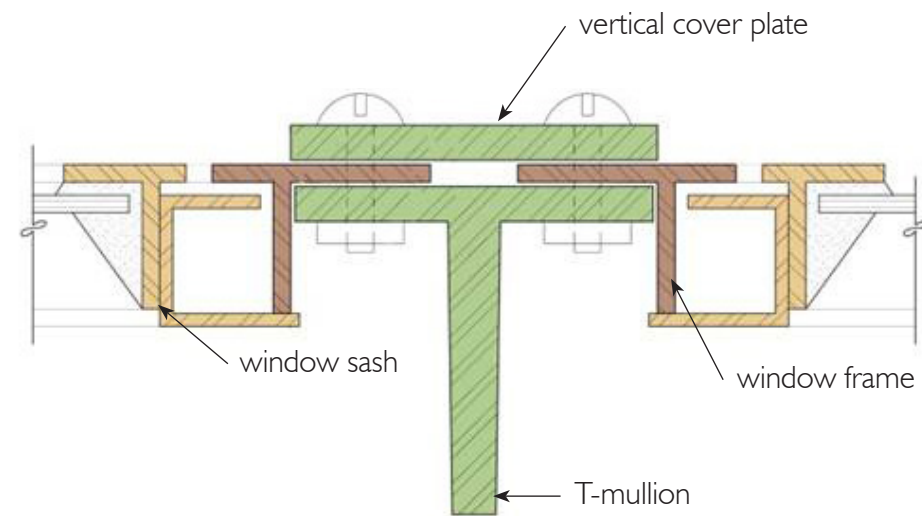
1. Silicone sealant will be applied to the curtain wall components to prevent water intrusion.
2. New structural anchors will be installed at the intermediate mullions of each floor to provide additional support of the curtain wall. The new anchors will be located on the interior side of the curtain and will not be visible.
3. New laminated safety glazing will replace the existing 1/4" plate glass at the windows.
4. The corners of the existing window frames and sashes will be strengthened by welding.
5. Epoxy will be applied to the joints of the new window frames and sashes for additional strength and seal.
6. New and stronger bolts have replaced the existing bolts. New bolts will match the historical bolts in size and appearance.
7. New vertical cover plates will replace the existing warped cover plates. A splice joint detail was designed to allow expansion and contraction of the cover plate.
8. All windows will be stripped, prepared for paint, and painted to match the original paint colors.

5. PROPOSED WORK



existing T-mullion at vertical spans of curtain wall

existing windows on each side



PROPOSED CURTAIN WALL REPAIRS

The proposed repairs for the curtain wall include:

- New vertical cover plate to match the existing;
- Repair or replacement in kind of the window frames and sashes;
- Replacement in kind of bolts
- Additional outriggers will be added for structural reinforcement of the curtain wall. Both outriggers and bolt plates (that connect the T-mullions to the outriggers) will match the existing.

existing outriggers at non-balcony levels on 4th, 5th, and 6th floors; additional outriggers will be added for structural reinforcement of curtain wall



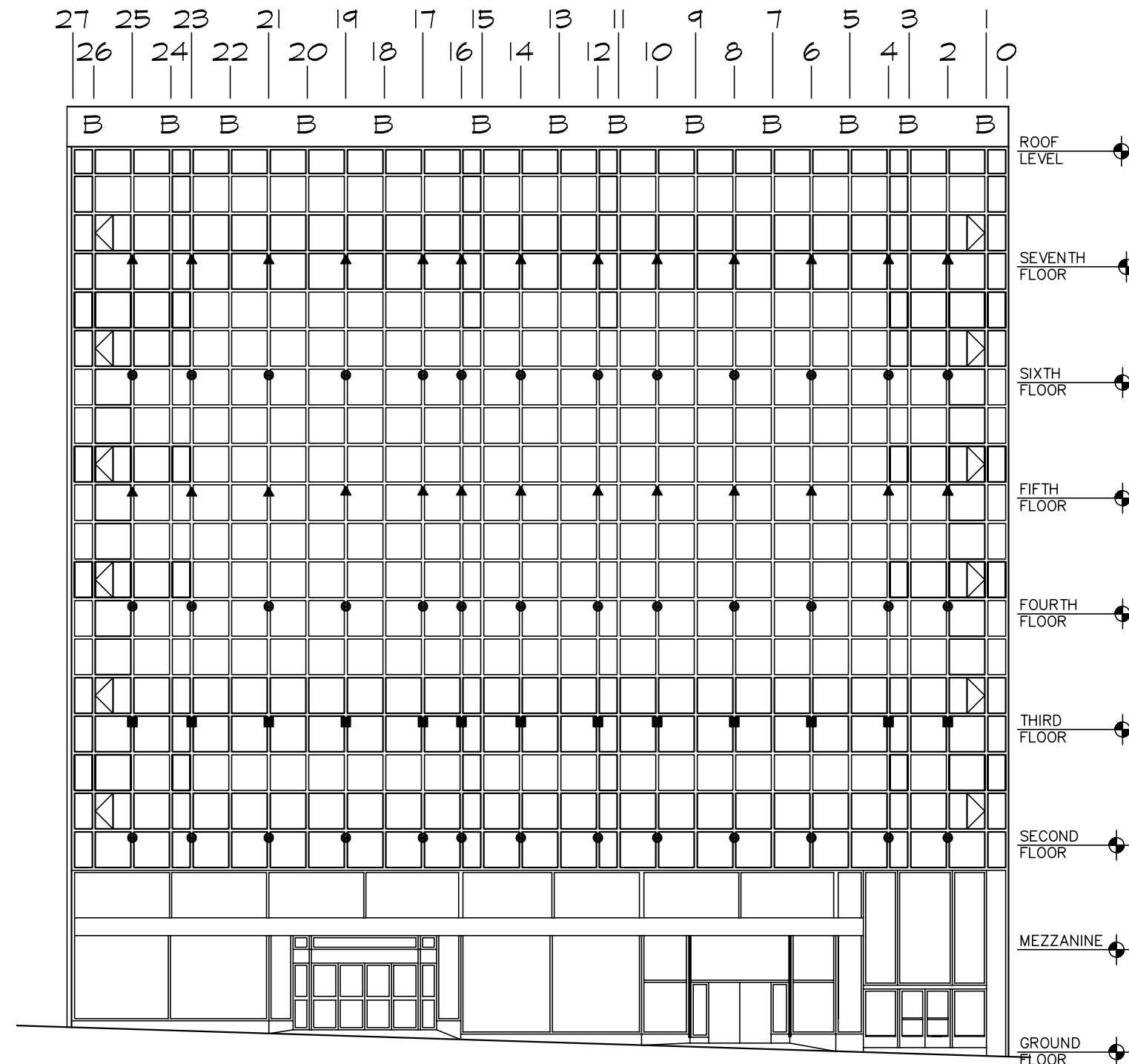
existing bolt plates connect T-mullion to outrigger plates; additional outriggers and bolt plates will match existing design

PROPOSED WORK

5. PROPOSED WORK

ADDITIONAL ANCHORS

NOTE: BALCONIES, FIRE ESCAPE LANDINGS, AND ORNAMENTAL SHEET METAL NOT SHOWN FOR CLARITY



LEGEND	
#	MULLION REFERENCE NUMBER
B	INDICATES MULLION SUPPORTED BY EXISTING BRACKETS
▲	NEW 'HARD' ANCHOR (FIFTH & SEVENTH FLOORS) – SEE DET. D–CW1
■	NEW 'HARD' ANCHOR (THIRD FLOOR) – SEE DET. G–CW1
●	NEW 'WIND' ANCHOR (SECOND, FOURTH & SIXTH FLOORS) – SEE DET. H–CW1

The alignment and existing supports of the curtain wall were evaluated by the team's structural engineer, Toft, de Nevers & Lee, and additional bearing and wind anchors at the interior of each floor were recommended to stabilize the facade. The anchors will be installed on the interior side of the building and will not be visible from the exterior. Two different types of anchors will be installed:

1. Bearing Anchors: these are similar to the original outriggers in design and scale. New bearing anchors will be different from the original in that the two steel plates that connect each bearing anchor to the T-mullion are approximately 2 inches wider than the steel plates located at the original outriggers.
2. Wind Anchors: these anchors are smaller in scale and have a different design than the existing outriggers.



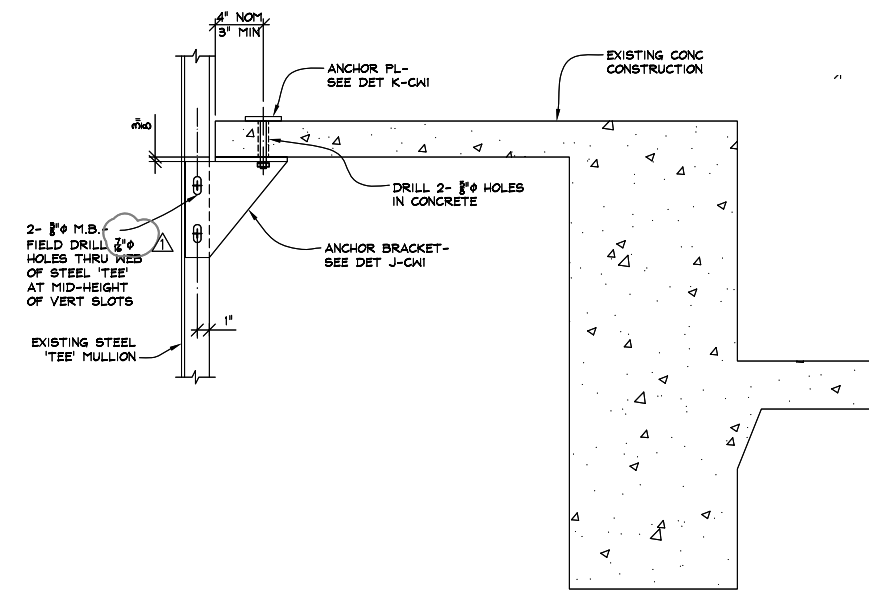
Existing anchor

5. PROPOSED WORK

ADDITIONAL ANCHORS

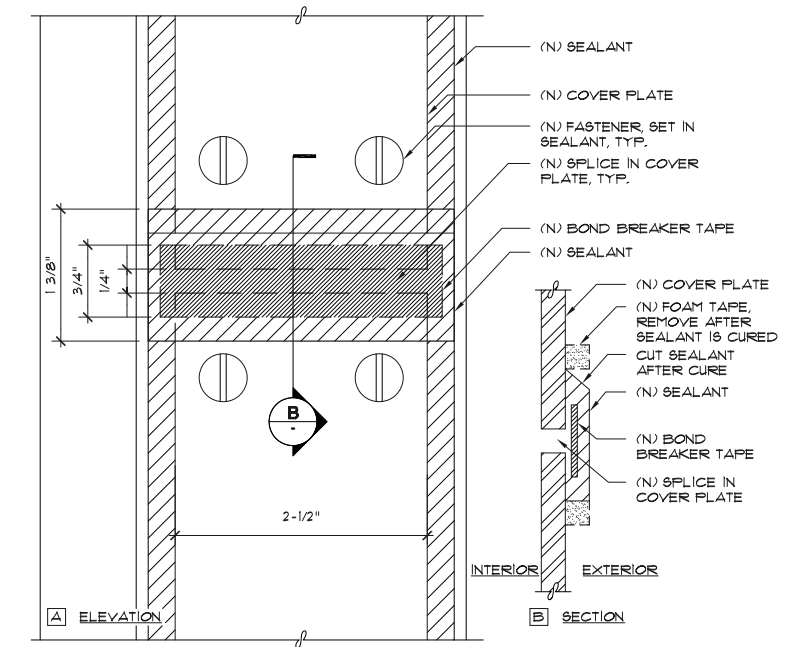


New wind anchor (Photo from Phase 1)



New wind anchor at secondary mullions (2nd, 4th, and 6th floors)

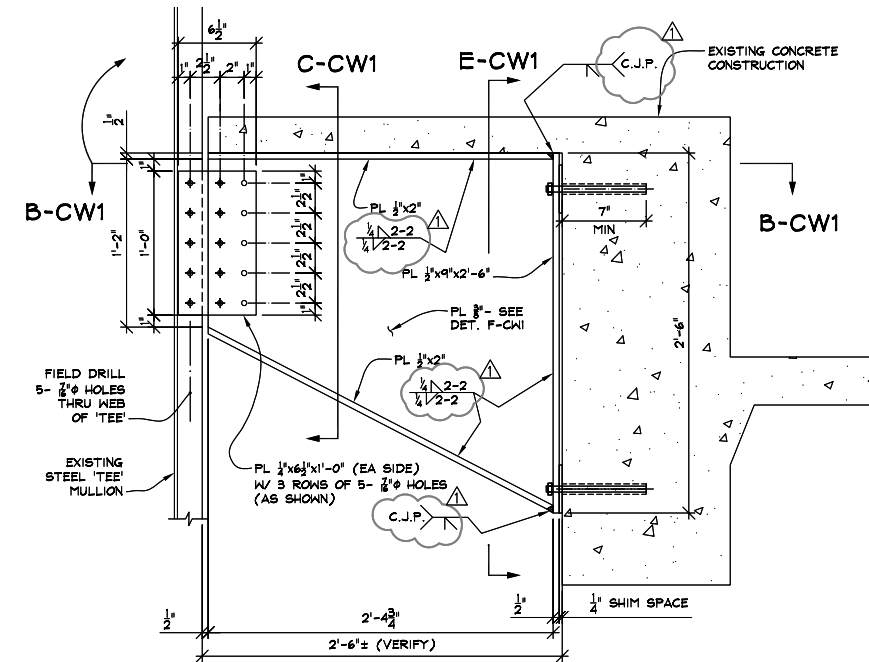
SPLICE DETAIL AT NEW VERTICAL PLATE



Splice at cover plate



New bearing anchor (Photo from Phase 1)



New bearing anchor at secondary mullions (5th and 7th floors, 3rd floor similar)



Splice at cover plate (photo from Phase 1)

6. INFORMATIONAL UPDATE ON REPAIRS

ROOF CORNICE



Roof cornice prior to repairs



Roof cornice after repairs



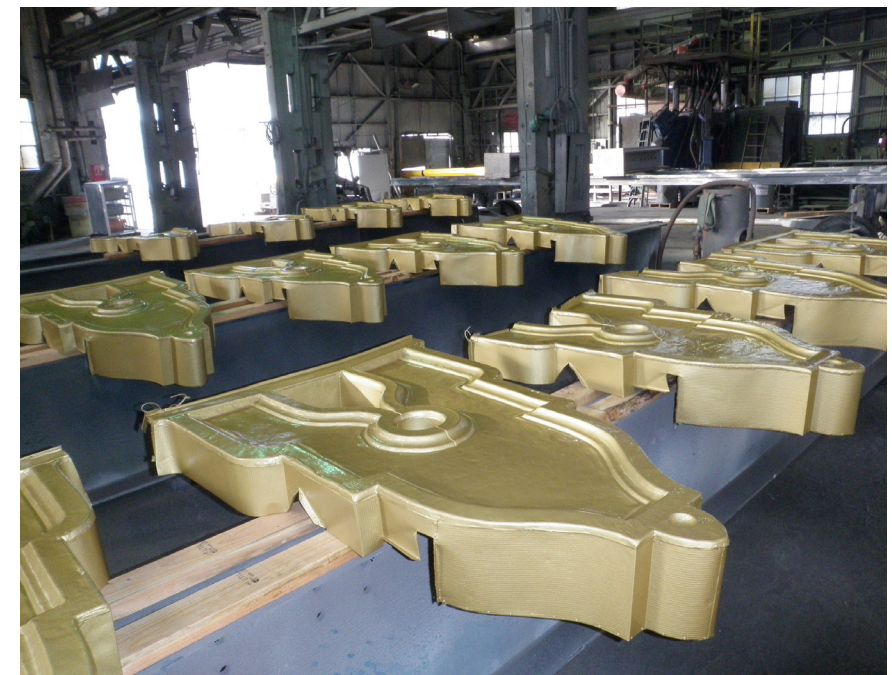
Griffin prior to repairs



Roof cornice elements prior to repairs



Roof cornice elements after repairs



Roof cornice elements during repairs

6. INFORMATIONAL UPDATE ON REPAIRS

SPIRES AT ROOF CORNICE



Griffin in the process of repair



Roof cornice spires prior to repairs



Roof cornice spires after repairs

Finish Process:

- Existing paint and rust on the ornamental sheet metal was removed through garnet blasting.
- The ornamental sheet metal was patched and repaired as required. Elements that were deteriorated beyond repair were replaced in kind. New elements were attached to the original elements using 1/8" diameter rivets. Rivets were used because the old material was too deteriorated to solder.
- Joints used to tie-in new and original materials were sealed using Sikaflex-1a polyurethane sealant.
- The ornamental sheet metal was primed with Tnemec Series 90-97 Tneme-Zinc at 2.5 to 3.5 mils dry film thickness (DFT).
- An intermediate coating was applied prior to finish coat application: Intermediate coat for all surfaces is Tnemec Series 1075 Endura-Shield II at 3.0 to 5.0 mils DFT.
- Ornamental sheet metal that was originally Cal Blue was painted with Tnemec Series 1072V Fluoronar Satin at 2.0 to 3.0 mils DFT.
- Ornamental sheet metal that was originally gold leaf was painted with Tnemec Series 1078 and finished with a clear coat.
- Urethane sealant was applied to the ornamental sheet metal to prevent water intrusion.
- New and additional stainless steel wire supports were added to support each ornamental sheet metal component.

6. INFORMATIONAL UPDATE ON REPAIRS

DENTIL BLOCKS



Dentils prior to repairs



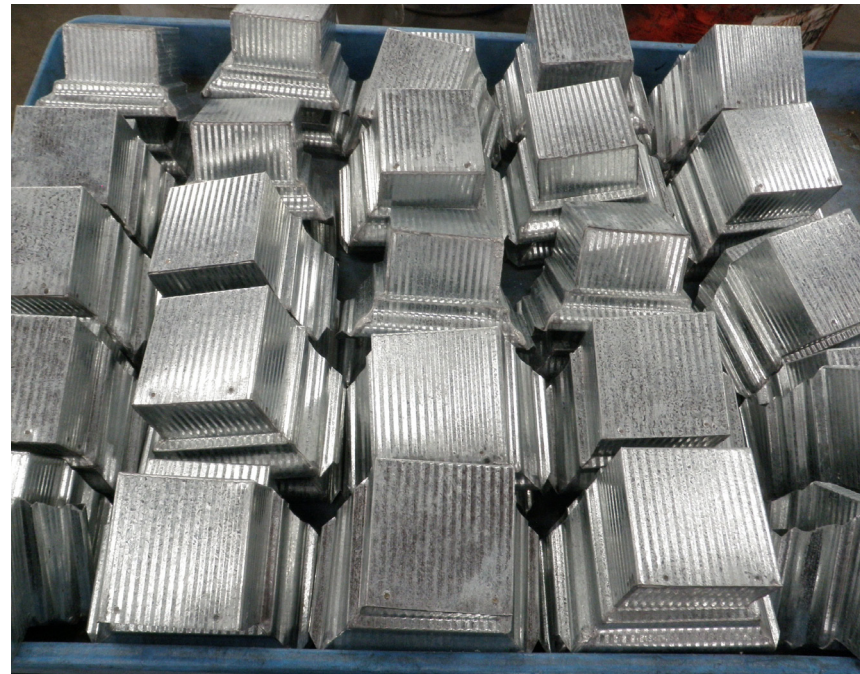
Dentils prior to repairs



Dentil mock up showing the three paint layers



Dentils prior to repairs



New dentils fabricated to replace originals that were deteriorated beyond repair. Note striated surface.



Dentils after repairs

6. INFORMATIONAL UPDATE ON REPAIRS

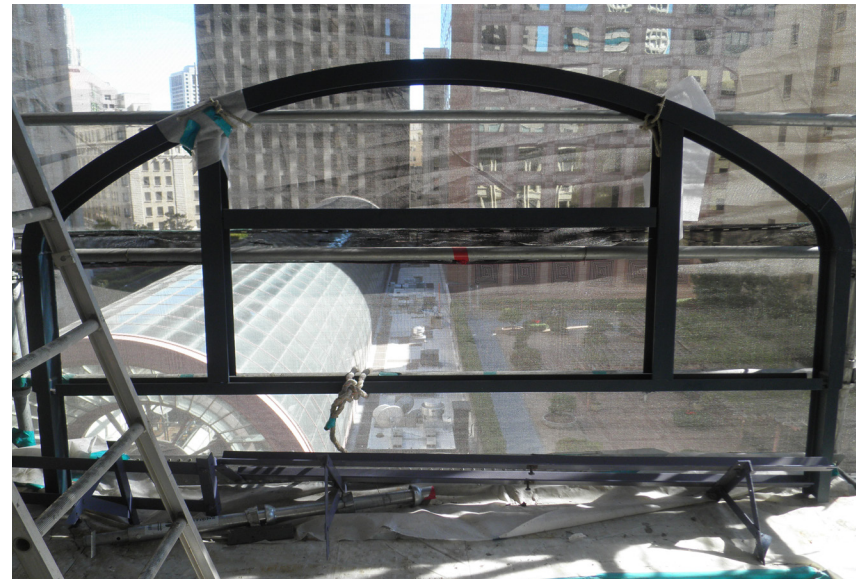
BALCONY CORNICES



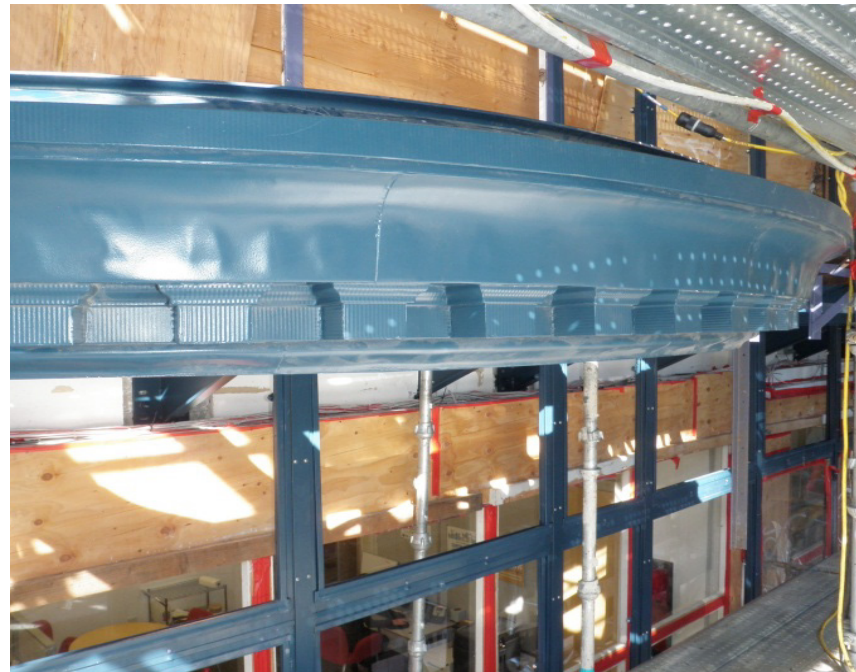
Balcony cornice prior to repairs



Balcony cornice prior to repairs



Balcony frame after repairs



Balcony cornice after repairs

Finish Process:

- Existing paint and rust on the ornamental sheet metal was removed through garnet blasting.
- The ornamental sheet metal was patched and repaired as required. Elements that were deteriorated beyond repair were replaced in kind. New elements were attached to the original elements using 1/8" diameter rivets. Rivets were used because the old material was too deteriorated to solder.
- Joints used to tie-in new and original materials were sealed using Sikaflex-1a polyurethane sealant.
- The ornamental sheet metal was primed with Tnemec Series 90-97 Tneme-Zinc at 2.5 to 3.5 mils dry film thickness (DFT).
- An intermediate coating was applied prior to finish coat application: Intermediate coat for all surfaces is Tnemec Series 1075 Endura-Shield II at 3.0 to 5.0 mils DFT.
- Ornamental sheet metal was painted with Tnemec Series 1072V Fluoronar Satin at 2.0 to 3.0 mils DFT.
- Urethane sealant was applied to the ornamental sheet metal to prevent water intrusion.
- New and additional stainless steel wire supports were added to support each ornamental sheet metal component.

The original fire escape structural design did not meet current code requirements. Because the fire escapes are the principal means of access to the building's dry standpipes, the engineer designed the replacement steel at the fire escapes to meet the current code requirements. New structural steel was installed to strengthen the support of the ornamental sheet metal, particularly at the east and west ends of the balconies.

The original supports for the ornamental sheet metal at the ends of each balcony consisted only of cantilevered redwood 2x4s tied with steel wire to the fire escape steel. As a result of this inadequate support, the sheet metal had sagged over the years. Eventually the joints between sheet metal pieces opened up, allowing water and pigeons to gain entrance to the interior of the assembly. The greatest level of sheet metal damage was at the ends, resulting in replacement of many of these pieces. Prior to reinstallation of the sheet metal, a new cantilevered steel truss to support was installed at the ends of each balcony. The truss is located within the sheet metal assembly and cannot be seen.

6. INFORMATIONAL UPDATE ON REPAIRS

FRIEZE PANELS



Frieze panel prior to repairs



Frieze panel prior to repairs



Frieze panel prior to repairs



Frieze panel prior to repairs



Frieze panel prior to repairs



Frieze panel after fibreglass was applied to the backside

6. INFORMATIONAL UPDATE ON REPAIRS

FRIEZE PANELS



Frieze panel after repairs and painting



Frieze panel, repaired and installed



Frieze panel prior to repairs



Frieze panel, repaired and installed

Finish Process:

- Existing paint and rust on the ornamental sheet metal was removed through garnet blasting.
- Panels were coated with fiberglass on the back sides to add strength to the panel and address the array of pinholes found in the panels.
- Panels were primed with Tnemec135 Chembuild at 3.0 to 4.0 mils DFT.
- An intermediate coating was applied prior to finish coat application: Intermediate coat for all surfaces was Tnemec Series 1075 Endura-Shield II at 3.0 to 5.0 mils DFT.
- Panels were finish painted with Tnemec Series 1078V Fluoronar Satin at 2.0 to 3.0 mils DFT.

6. INFORMATIONAL UPDATE ON REPAIRS

PENDANTS



Florets on pendant prior to repairs



Florets on pendant, stripped, prior to painting



Florets on pendant, installed



Large pendant prior to repairs



Large pendant prior to repairs

6. INFORMATIONAL UPDATE ON REPAIRS

PENDANTS



Large pendant during repairs



Replacement pendant, note striated surface



Large pendant, repaired and installed



Repaired pendant prior to installation

Finish Process:

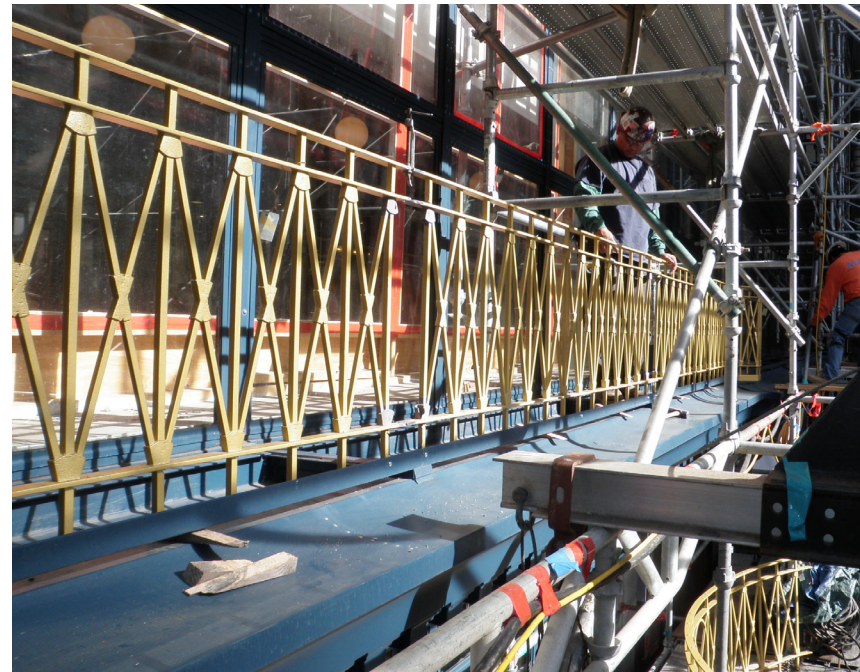
- Existing paint and rust on the ornamental sheet metal was removed through garnet blasting.
- The ornamental sheet metal was patched and repaired as required. Elements that were deteriorated beyond repair were replaced in kind. New elements were attached to the original elements using 1/8" diameter rivets. Rivets were used because the old material was too deteriorated to solder.
- Joints used to tie-in new and original materials were sealed using Sikaflex-1a polyurethane sealant.
- The ornamental sheet metal was primed with Tnemec Series 90-97 Tneme-Zinc at 2.5 to 3.5 mils dry film thickness (DFT).
- An intermediate coating was applied prior to finish coat application: Intermediate coat for all surfaces is Tnemec Series 1075 Endura-Shield II at 3.0 to 5.0 mils DFT.
- Ornamental sheet metal that was originally Cal Blue was painted with Tnemec Series 1072V Fluoronar Satin at 2.0 to 3.0 mils DFT.
- Ornamental sheet metal that was originally gold leaf was painted with Tnemec Series 1078 and finished with a clear coat.
- Urethane sealant was applied to the ornamental sheet metal to prevent water intrusion.
- New and additional stainless steel wire supports were added to support each ornamental sheet metal component.

6. INFORMATIONAL UPDATE ON REPAIRS

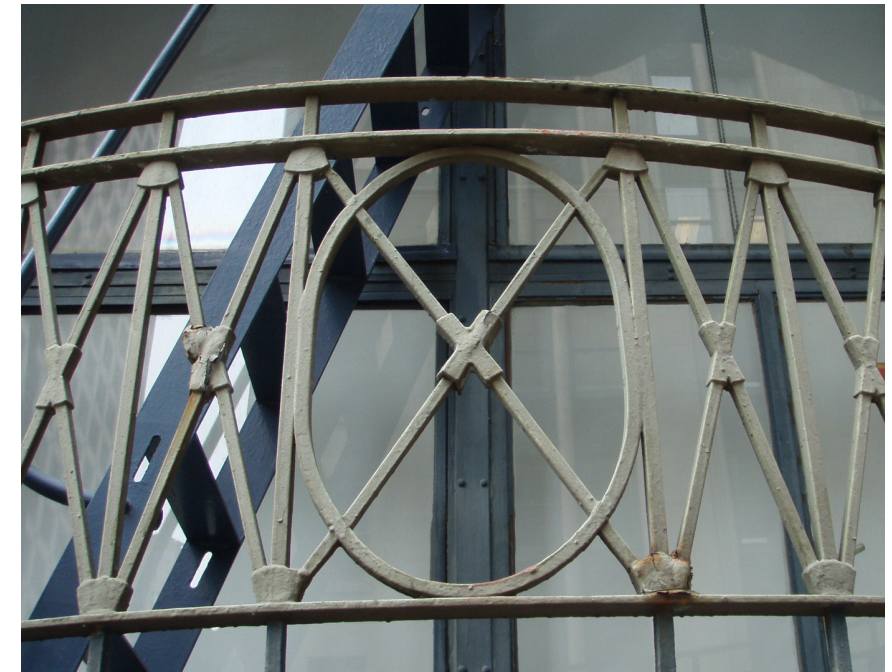
RAILINGS



Railings prior to repairs



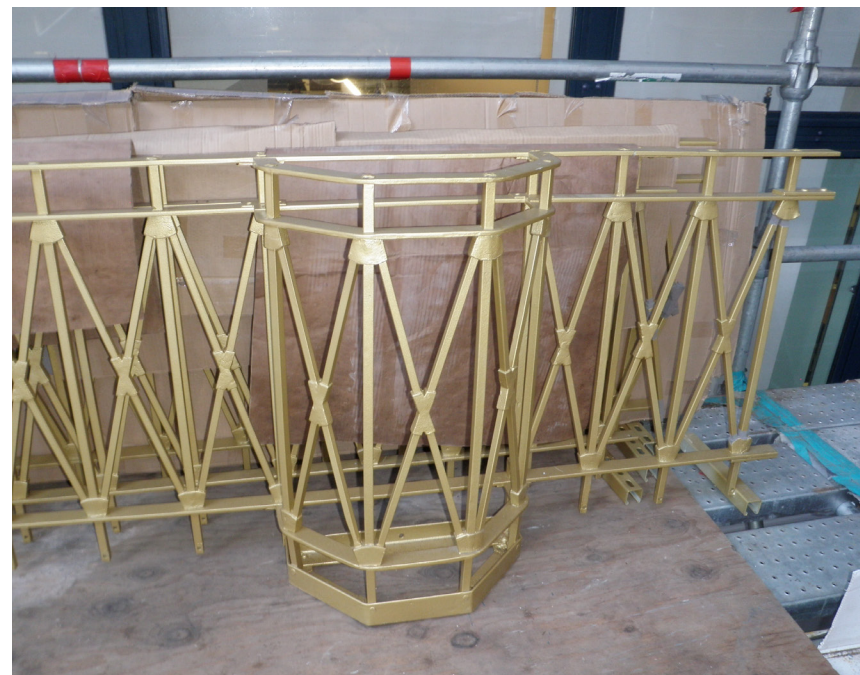
Railings, repaired and installed



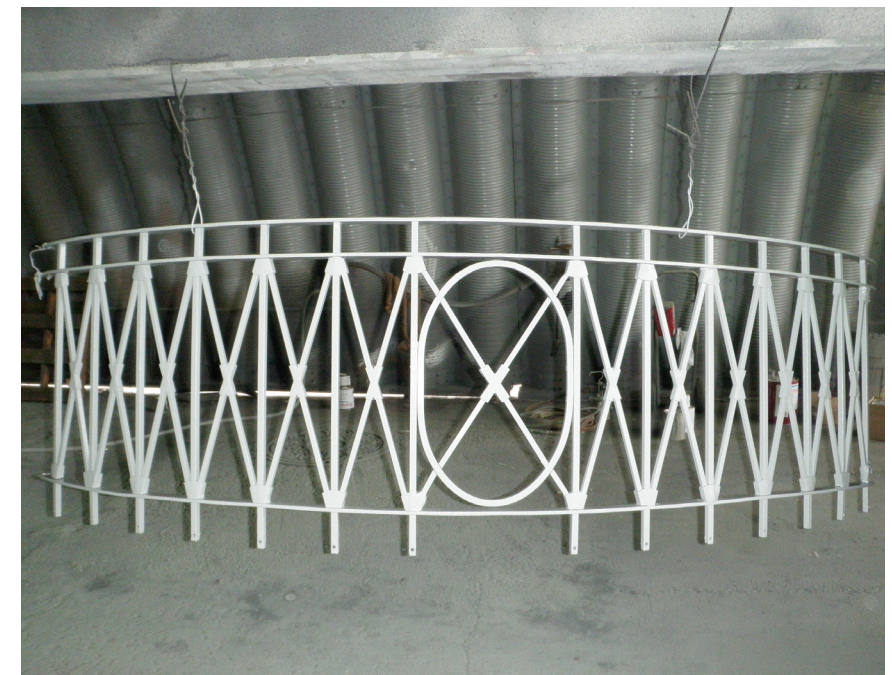
Railings prior to repairs



Railings prior to repairs



Railings during repairs



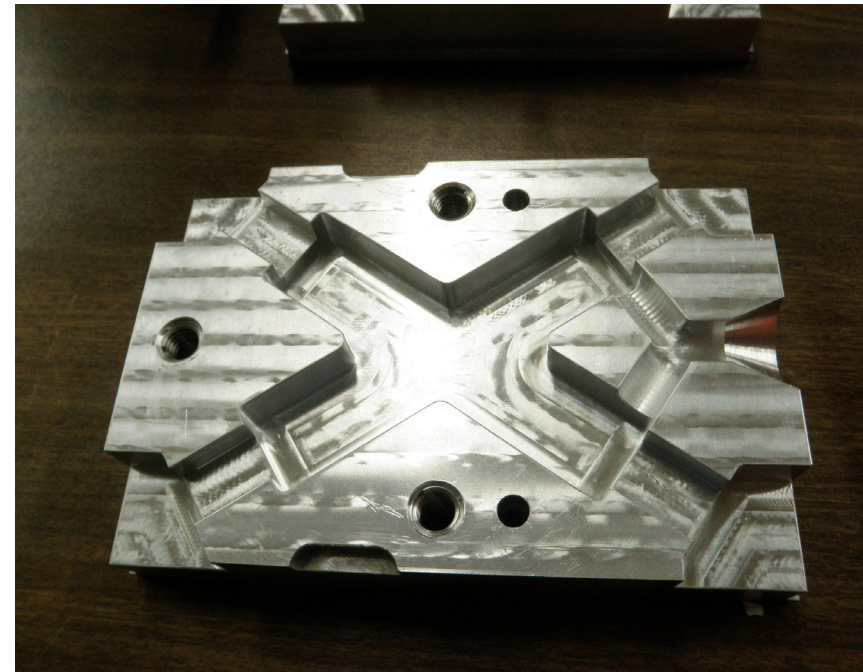
Railings during repairs

6. INFORMATIONAL UPDATE ON REPAIRS

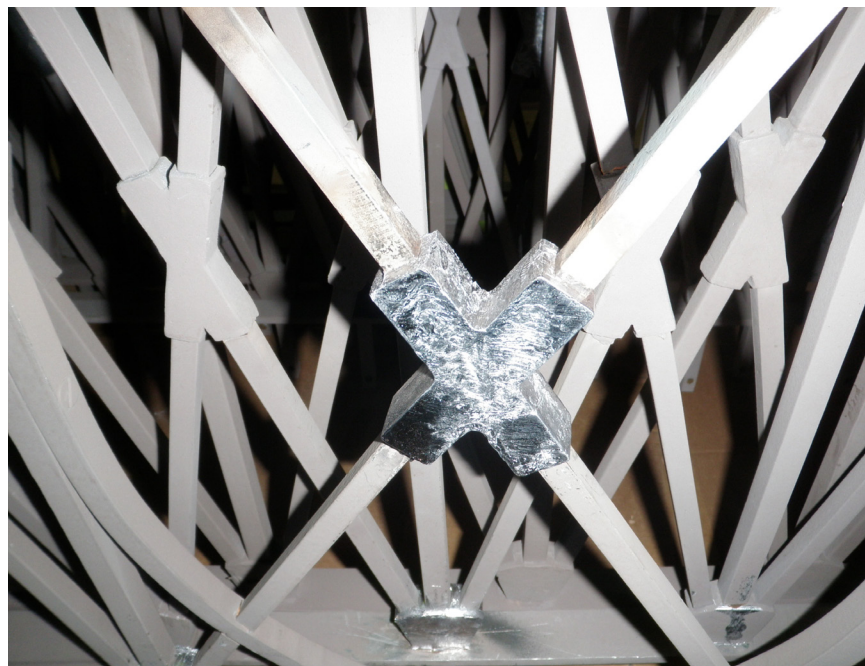
RAILINGS



Deteriorated railing bracket ("bow ties")



Mold for new railing bracket ("bow ties")



Replacement railing bracket ("bow ties")



Replacement railing brackets ("bow ties")

Finish Process:

The railings and balconies consist of simple flat steel bars at the floor of the balconies and square iron pickets.

- Repairs to the steel railings included the removal of rust, in-kind replacement of elements deteriorated beyond repair, and painting.
- The existing lead paint was removed from the components, and a high-performance coating system with a zinc-rich primer was applied to each component.
- Original mechanical connections were rivets. Where flat bars needed to be replaced, they received a bolt connection. The new bolt head is round, similar to the original rivets.
- The railings have brackets ("bow ties") where the pickets cross. The original "bow ties" were made of lead and many were in poor condition. The deteriorated lead "bow ties" were removed and replaced in kind with new lead "bow ties" that were cast.
- The metal railings and balconies were painted using the original color, gold.

6. INFORMATIONAL UPDATE ON REPAIRS

CURTAIN WALL



Windows prior to repairs



Windows during repairs



Windows during repairs



Vertical plate, prior to repairs



Windows during repairs



Flashing at windows aligned with balconies and fire escapes

6. INFORMATIONAL UPDATE ON REPAIRS

CURTAIN WALL



Soffit at 7th floor windows



Saddle flashing at outrigger I-Beam



Windows during installation



Windows, installed

Finish Process:

The repairs for the curtain wall included:

- New vertical cover plates that replaced the existing warped cover plates. A splice joint detail was designed to allow expansion and contraction of the cover plate. The new vertical cover plates match the original;
- Repair or replacement in kind of the window frames and sashes;
- New and stronger bolts that replaced the existing bolts. The new bolts match the appearance of the original;
- Silicone sealant that was applied to the curtain wall components to prevent water intrusion;
- New laminated safety glazing that replaced the existing 1/4" plate glass at the windows.
- The corners of the existing window frames and sashes were strengthened by welding.
- Epoxy was applied to the joints of the new window frames and sashes for additional strength and seal.
- Improved flashing at windows below balconies and soffit at 7th floor.

In the course of our investigation of the damage to the glass curtain wall, balconies and fire escapes, the team found several instances of inadequate structural support. Subsequently, the services of two different structural engineers were enlisted to assist in supplementing the existing structural supports without affecting the appearance of the building from the exterior.

Although steel outriggers were part of the original design to support the vertical (gravity) load of the curtain wall, they were only located at every other vertical mullion. The remaining mullions had no means of support. The unsupported vertical mullions had settled from 3/8" to 3/4" in relation to the supported mullions. The team also discovered that the entire curtain wall had no lateral (wind) support system. As a result, the engineer designed new steel outriggers to support the vertical load of the remaining mullions and lateral supports for the entire curtain wall. All supports are located on the interior of the building and are not visible from the street. Both outriggers and bolt plates (that connect the T-mullions to the outriggers) match the existing.

6. INFORMATIONAL UPDATE ON REPAIRS

CURTAIN WALL

Repair vs Replacement Quantities Matrix:

A record was maintained that documented the number of windows that were repaired and those that were replaced in kind. The matrix below represents the documentation.

**130 SUTTER WINDOW REPLACEMENT AND REPAIRS - MCA #10024.02
PHASE 1**

		NO REPAIR REQUIRED					REPLACED					REPAIRED					SALVAGED*				
		Large Frame	Small Frame	Large Sash	Small Sash	Casement Assembly	Large Frame	Small Frame	Large Sash	Small Sash	Casement Assembly	Large Frame	Small Frame	Large Sash	Small Sash	Casement Assembly	Large Frame	Small Frame	Large Sash	Small Sash	Casement Assembly
TOTAL - 1ST Floor		0	3	20	3	0	21	3	1	1	0	0	0	0	2	0	0	0	0	0	0
TOTAL - 2ND Floor		11	5	31	10	0	36	8	0	0	2	14	5	30	8	0	0	0	0	0	0
TOTAL - 3RD Floor		3	3	9	4	0	24	12	3	1	2	19	1	34	11	0	0	0	0	0	0
TOTAL - 4TH Floor		5	6	4	4	0	6	4	0	2	2	5	2	11	0	0	0	0	1	6	0
TOTAL - 5TH Floor		3	4	6	3	0	10	8	1	2	2	3	0	8	6	0	0	0	1	1	0
TOTAL - 6TH Floor		12	5	0	3	0	2	5	0	0	2	17	4	0	1	0	0	0	31	10	0
TOTAL - 7TH Floor		47	16	41	13	0	0	1	0	0	2	14	1	0	0	0	0	0	20	5	0
TOTAL - ALL FLOORS		81	42	111	40	0	99	41	5	6	12	72	13	83	28	0	0	0	53	22	0
TOTAL WINDOWS IN PHASE 1	360																				
TOTAL LARGE FRAMES IN PHASE 1	252	252					252					252									
TOTAL SMALL FRAMES IN PHASE 1	96		96					96					96								
TOTAL LARGE SASHES IN PHASE 1	252			252					252					252						252	
TOTAL SMALL SASHES IN PHASE 1	96				96					96					96						96
TOTAL CASEMENT WINDOWS IN PHASE 1	12					12					12					12					12
TOTAL PERCENTAGE FOR PHASE 1		32%	44%	44%	42%	0%	39%	43%	2%	6%	100%	29%	13%	33%	29%	0%	0%	0%	21%	23%	0%

* SALVAGED = Salvaged during Phase 1 and will be assessed for possible reuse during Phase 2.

HALLIDIE BUILDING

130 SUTTER STREET, SAN FRANCISCO, CALIFORNIA
 BUILDING REPAIRS - CENTER CURTAIN WALL

HALLIDIE BUILDING

BUILDING REPAIRS

130 SUTTER STREET
 SAN FRANCISCO, CA 94104

Building Owner:
 Edward J. Conner
 Herbert McLaughlin Jr.

27 Maiden Lane
 San Francisco, CA 94108

Owner's Agent:
 The Albert Group, Inc.

220 Montgomery Street, Suite 498
 San Francisco, CA 94104

Architect:
 McGinnis Chen Associates, Inc.
 ARCHITECTS ENGINEERS

1019 Mission Street, San Francisco, CA 94103
 Phone: (415) 986-3873 Fax: (415) 296-0586

Structural Engineer:
 Murphy Burr Curry, Inc.

85 Second Street, Suite 501
 San Francisco, CA 94105

Structural Engineer:
 Toft, de Nevers & Lee

111 Maiden Lane, Suite 500
 San Francisco, CA 94108

Historic Preservation Consultant:
 Page & Turnbull

1000 Sansome Street
 San Francisco, CA 94111

Seal:



NO.	DESCRIPTION	DATE
1	Permit Set	12.04.2012

Sheet Title:
Title Sheet

Scale:	No Scale
Project No.	10024.02
Date:	12.04.2012
Drawn:	AL
Checked:	YJC
Sheet Number:	

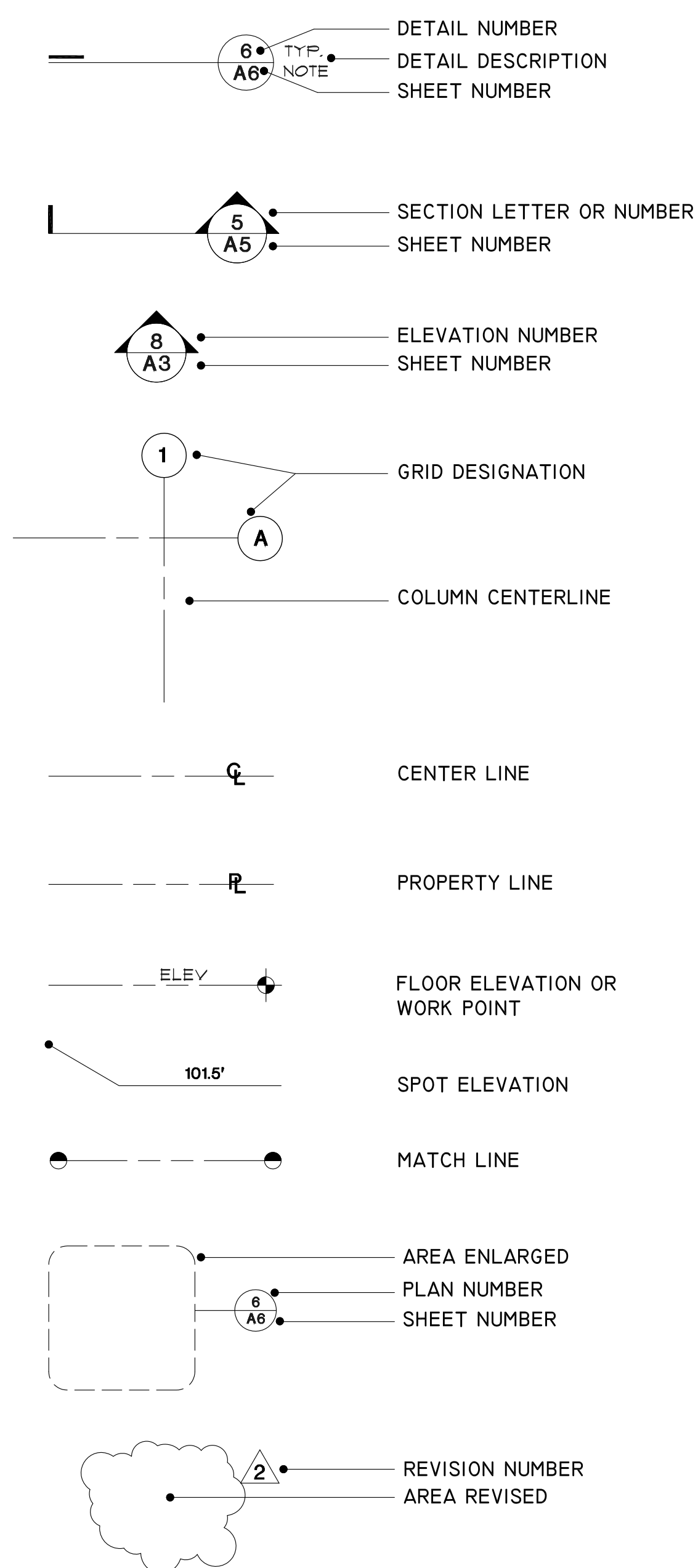
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ABBREVIATIONS

A.B.	ANCHOR BOLT	F.D.	FLOOR DRAIN	(R)	REMOVE
A/C	AIR-CONDITIONING	FDN.	FOUNDATION	R.	RISER
ACOUS.	ACOUSTICAL	FIN.	FINISH	R&S	ROOF & SEALANT
A.D.	AREA DRAIN	FL.	FLOOR	RAD.	RADIUS
ADJ.	ADJUSTABLE	FLASH.	FLASHING	R.D.	ROOF DRAIN
AGGR.	AGGREGATE	F.O.C.	FACE OF CONCRETE	REF.	REFERENCE
AL.	ALUMINUM	F.O.F.	FACE OF FINISH	REINF.	REINFORCED
ALT.	ALTERNATE	F.O.S.	FACE OF STUDS	REQ.	REQUIRED
ANOD.	ANODIZED	F.S.	FULL SIZE	RESIL.	RESILIENT
APPROX.	APPROXIMATE	FT.	FOOT OR FEET	RGTR.	REGISTER
ARCH	ARCHITECTURAL	FTG.	FOOTING	RM.	ROOM
ASPH.	ASPHALT	FURR.	FURRING	R.O.	ROUGH OPENING
				R.W.L.	RAIN WATER LEADER
BD.	BOARD	GA.	GAUGE	S.	SOUTH
BITUM.	BITUMINOUS	GALV.	GALVANIZED	S.A.M.	SELF ADHERED MEMBRANE
B.F.	BASE FLASHING	GL.	GLASS	S.C.	SOLID CORE
BLDG.	BUILDING	GND.	GROUND	SCHED.	SCHEDULE
BLK.	BLOCK	GR.	GRADE	SECT.	SECTION
BLKG.	BLOCKING	G.S.M.	GALVANIZED SHEET METAL	SGD.	SLIDING GLASS DOOR
BLW.	BELOW	GYP.	GYPUM	SH.	SHELF
BM.	BEAM	H.B.	HOSE BIBB	SHT.	SHEET
BOT.	BOTTOM	H.C.	HOLLOW CORE	SHTG.	SHEATHING
BSMT.	BASEMENT	HDG	HOT DIPPED GALVANIZED	SIM.	SIMILAR
BTWN.	BETWEEN	HGT.	HEIGHT	SQ.	SQUARE
B.U.R.	BUILT-UP ROOFING	H.M.	HOLLOW METAL	S.S.T.	STAINLESS STEEL
		HORIZ.	HORIZONTAL	STA.	STATION
C.B.	CATCH BASIN	H.P.	HIGH POINT	STD.	STANDARD
CEM.	CEMENT	HR.	HOUR	STL.	STEEL
CFL.	COUNTERFLASHING	H.W.	HOT WATER	STOR.	STORAGE
C.I.	CAST IRON	I.D.	INSIDE DIAMETER (DIM.)	STRL.	STRUCTURAL
C.I.P.	CAST-IN-PLACE	INT.	INTERIOR	SYM.	SYMMETRICAL
CLG.	CEILING	INV.	INVERT	T.C.	TOP OF CURB
CLKG.	CAULKING	JT.	JOINT	TEL.	TELEPHONE
CLR.	CLEAR	'L'	ANGLE	T. & G.	TONGUE & GROOVE
CMU	CONCRETE MASONRY UNIT	L.B.	LAG BOLT	THK.	THICK
CNTR.	COUNTER	L.P.	LOW POINT	THRESH.	THRESHOLD
COL.	COLUMN	L.T.	LIGHT	T.I.P.	TOP OF PAVEMENT
COMP.	COMPOSITION	L.V.R.	LOUVER	T.S.	TUBE STEEL
CONC.	CONCRETE	L.W.	LIGHTWEIGHT	T.W.	TOP OF WALL
CONT.	CONTINUOUS	MAX.	MAXIMUM	TYP.	TYPICAL
CORR.	CORRIDOR	M.B.	MODIFIED BITUMEN	UNF.	UNFINISHED
CTR.	CENTER	MECH.	MECHANICAL	U.O.N.	UNLESS OTHERWISE NOTED
CTSK.	COUNTERSUNK	MEMB.	MEMBRANE	VERT.	VERTICAL
		MET.	METAL	VEST.	VESTIBULE
		MFR.	MANUFACTURER	V.I.F.	VERIFY IN FIELD
		MIN.	MINIMUM	V.S.	VENT STACK
		MISC.	MISCELLANEOUS	W.	WEST
		MTD.	MOUNTED	W/	WITH
		MTL.	MATERIAL	WD.	WOOD
		MUL.	MULLION	WIN.	WINDOW
		N.	NORTH	W/O	WITHOUT
		(N)	NEW	W.O.	WHERE OCCURS
		N.I.C.	NOT IN CONTRACT	WP.	WATERPROOF
		NO.	NUMBER	WT.	WEIGHT
		NOM.	NOMINAL	W.W.F.	WELDED WIRE FABRIC
		N.T.S.	NOT TO SCALE		
		O/	OVER		
		O.A.	OVERALL		
		O.C.	ON CENTER		
		O.D.	OUTSIDE DIAMETER (DIM.)		
		O.F.	OVERFLOW		
		O.F.D.	OVERFLOW DRAIN		
		OPNG.	OPENING		
		OPP.	OPPOSITE		
		P.C.	PHOTO CELL		
		PL.	PLATE		
		PLAS.	PLASTER		
		PLYWD.	PLYWOOD		
		PRCST.	PRE-CAST		
		PT.	POINT		
		P.T.	PRESSURE TREATED		
		P.T.D.F.	PRESSURE TREATED DOUGLAS FIR		

SYMBOLS

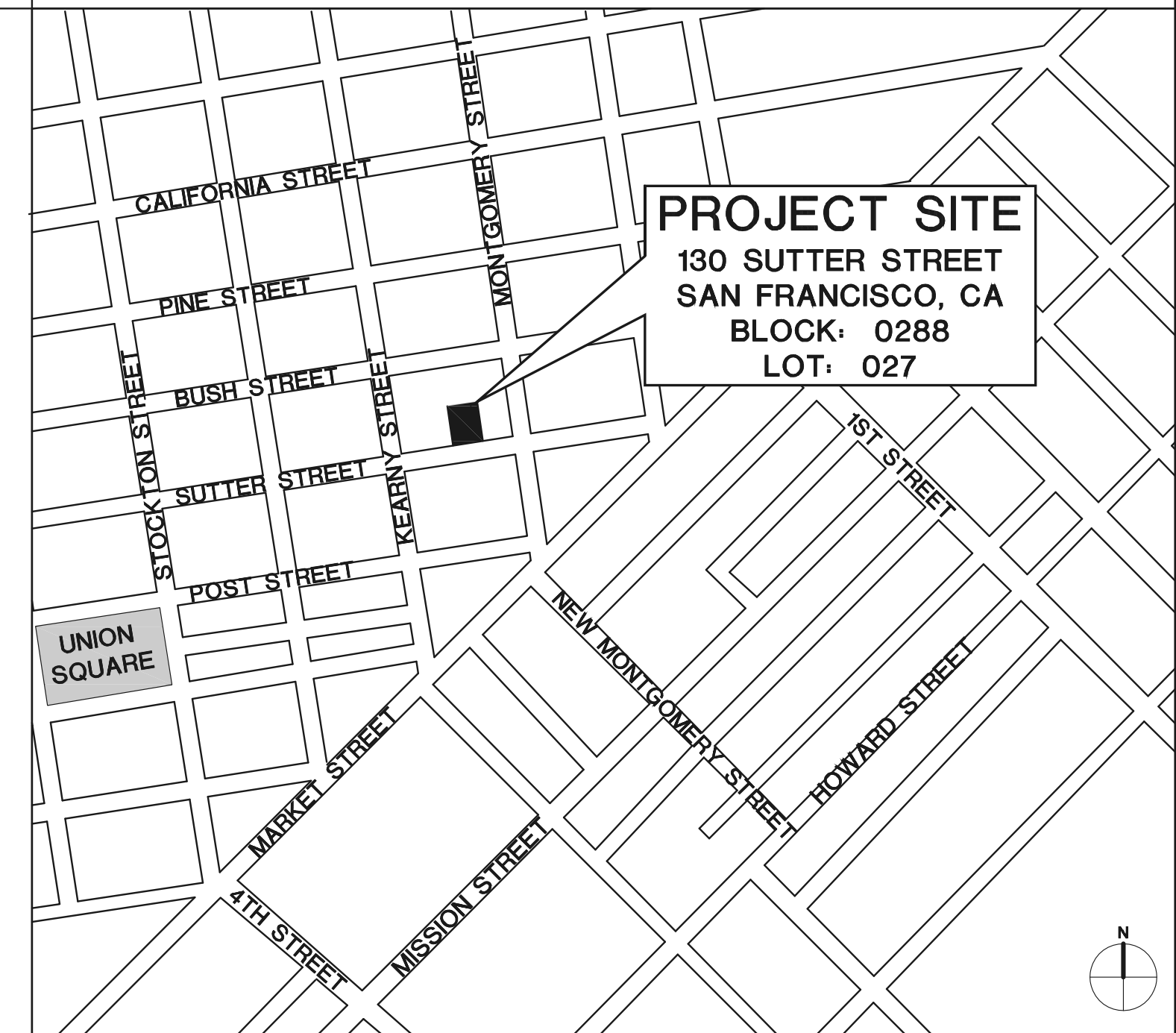


SCOPE OF WORK

THE WORK INCLUDES, BUT IS NOT NECESSARILY LIMITED TO, THE REMOVAL OF THE CURTAIN WALL WINDOWS AT THE 4TH, 5TH, AND 6TH FLOORS OF 130 SUTTER STREET IN SAN FRANCISCO, CALIFORNIA. THE BUILDING IS A HIGH-RISE, AND THE BUILDING IS PARTIALLY SPRINKLERED (IN THE BASEMENT). THE WORK IS LIMITED TO THE AREAS SHOWN ON THE CONSTRUCTION DOCUMENTS. ADDITIONAL WORK MAY BE REQUIRED AS DICTATED BY FIELD CONDITIONS. GENERALLY, THE SCOPE OF WORK INCLUDES THE FOLLOWING:

- SIDEWALK PROTECTION:
 PLYWOOD BARRIERS AS REQUIRED TO ISOLATE WORK AREAS FROM PUBLIC ACCESS AND TO PRESERVE COMMERCIAL ACCESS TO BUILDING ENTRANCES.
- CURTAIN WALL WINDOWS:
 REMOVE EXISTING CURTAIN WALL WINDOWS AS INDICATED BY ARCHITECT AND REVIEW FOR DAMAGE. REPAIR EXISTING WINDOWS OR REPLACE WITH NEW. REINSTALL WINDOWS AND NEW FLASHING. WINDOWS NOT INCLUDED IN THE CURRENT SCOPE OF WORK WERE APPROVED UNDER PERMIT NO.: 20111048269 (DATED 2/07/2012).
- ORNAMENTAL RAILING, SHEET METAL, BALCONIES, AND FIRE ESCAPES:
 WORK RELATED TO THE ORNAMENTAL RAILING, SHEET METAL, BALCONIES, AND FIRE ESCAPES WAS APPROVED UNDER PERMIT NUMBERS: 20111048269 (DATED 2/07/2012) AND 201012086300 (DATED 12/07/2010). THESE ITEMS ARE SHOWN ON THE DRAWINGS FOR REFERENCE ONLY. FIRE ESCAPES ARE FOR EMERGENCY EGRESS ONLY AND ACCESS TO EXTERIOR STANDPIPES.

LOCATION MAP



PROJECT INFORMATION

PROJECT ADDRESS: 130 SUTTER STREET
 SAN FRANCISCO, CALIFORNIA, 94104

OWNER'S AGENT & CONTACT PERSON: THE ALBERT GROUP, INC.
 220 MONTGOMERY STREET, SUITE 498
 SAN FRANCISCO, CALIFORNIA, 94104
 CONTACT: BRUCE ALBERT
 EMAIL: BALBERT@THEALBERTGROUP.COM
 PHONE: (415) 398-1393

BUILDING OWNERS: EDWARD J. CONNER / HERBERT McLAUGHLIN JR.
 27 MAIDEN LANE
 SAN FRANCISCO, CALIFORNIA, 94108

ARCHITECT: MCGINNIS CHEN ASSOCIATES, INC.
 1019 MISSION STREET
 SAN FRANCISCO, CALIFORNIA, 94103

STRUCTURAL ENGINEERS: MURPHY BURR CURRY, INC.
 85 SECOND STREET, SUITE 501
 SAN FRANCISCO, CALIFORNIA, 94105

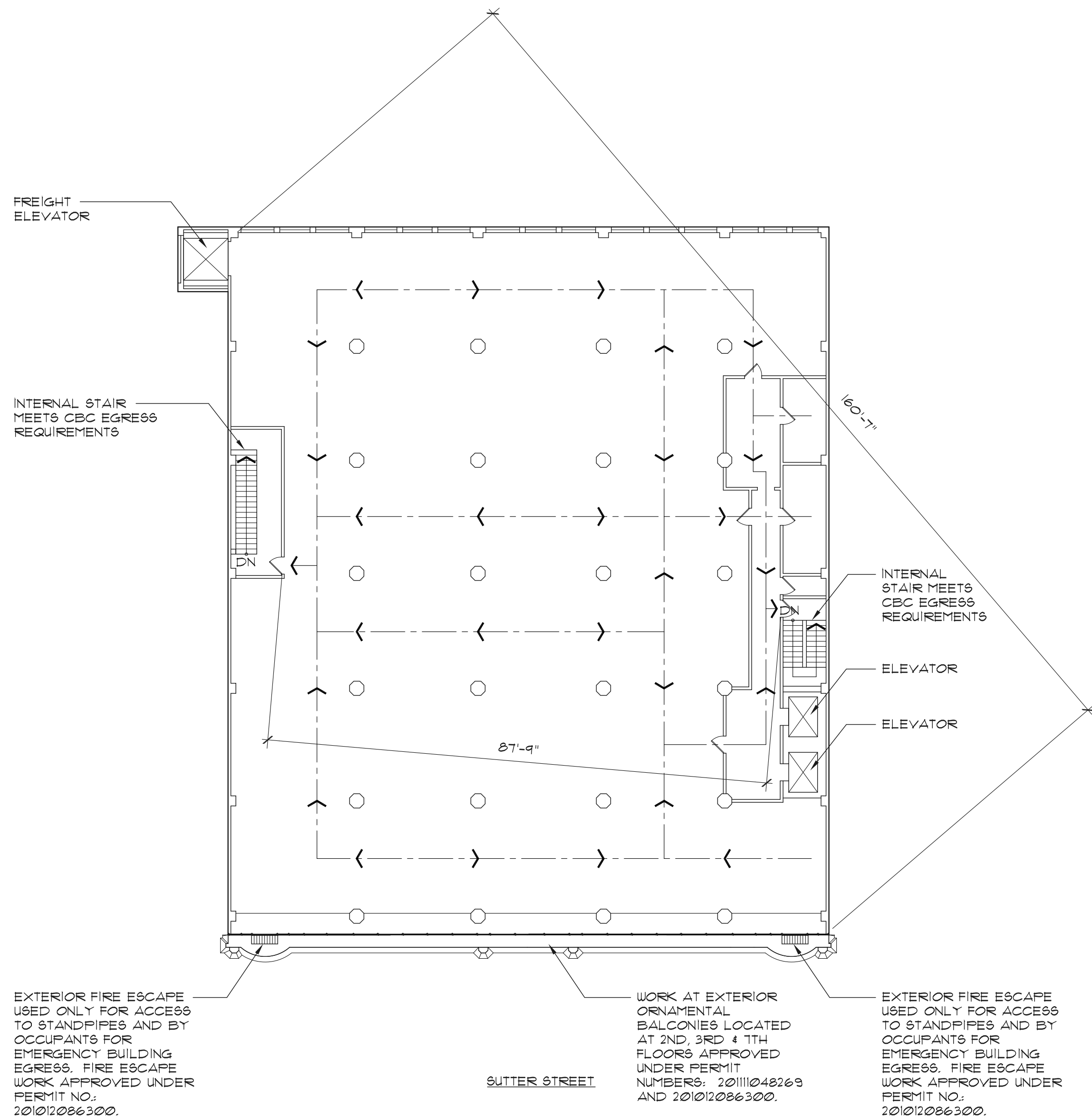
TOFT, DE NEVERS & LEE
 111 MAIDEN LANE, SUITE 500
 SAN FRANCISCO, CALIFORNIA, 94108

HISTORIC PRESERVATION CONSULTANT: PAGE & TURNBULL, INC.
 1000 SANSOME STREET
 SAN FRANCISCO, CALIFORNIA, 94111

DRAWING INDEX

ARCHITECTURAL DRAWINGS
 A0.0 TITLE SHEET
 A0.1 DOCUMENTATION GUIDELINES, EGRESS, CA HISTORICAL BUILDING CODE
 A0.2 SOUTH ELEVATION
 A7.1 WINDOW ELEVATIONS
 A8.3 DETAILS - FLASHING
 A8.4 DETAILS - CURTAIN WALL (FOR REFERENCE ONLY)

EGRESS DIAGRAM



EGRESS DIAGRAM - FLOOR PLAN, TYP.

1 / 16" = 1'-0"

REMOVAL LOG


Reference Number	Date	Description	LOCATION Floor End of Elevation (East/West/Center)	REVIEW Historic Preservation Architect	Owner's Representative	Salvaged or Discarded	Photo Numbers
							Area Before: Component: Area After:
							Area Before: Component: Area After:
							Area Before: Component: Area After:
							Area Before: Component: Area After:
							Area Before: Component: Area After:
							Area Before: Component: Area After:
							Area Before: Component: Area After:
							Area Before: Component: Area After:
							Area Before: Component: Area After:
							Area Before: Component: Area After:
							Area Before: Component: Area After:
							Area Before: Component: Area After:
							Area Before: Component: Area After:
							Area Before: Component: Area After:

REMOVAL GUIDELINES

- GUIDELINES FOR REMOVAL ARE AS FOLLOWS:**
- REMOVE WINDOW COMPONENTS AT 4TH, 5TH, AND 6TH FLOOR AREAS AS INDICATED.
 - PRIOR TO REMOVAL, DOCUMENT THE COMPONENT TO BE REMOVED. THIS INCLUDES THE FOLLOWING:
 - A. ASSIGN THE ITEM A REFERENCE NUMBER AND RECORD GENERAL INFORMATION IN THE ATTACHED REMOVAL LOG.
 - B. RECORD (BY REFERENCE NUMBER) THE COMPONENT'S LOCATION ON THE ATTACHED ELEVATION.
 - C. TAKE COLOR DIGITAL PHOTOS OF THE COMPONENT TO BE REMOVED. USE A MINIMUM "MEDIUM" RESOLUTION SETTING (1024 X 768 PIXELS). WHEN POSSIBLE, PHOTOGRAPH THE ITEM FROM TOP, BOTTOM, FRONT, BACK, RIGHT, AND LEFT. RECORD PHOTO NUMBERS IN THE REMOVAL LOG.
 - CAREFULLY REMOVE THE COMPONENT, TAKING CARE NOT TO FURTHER DAMAGE THE ITEM. IF CUTTING IS REQUIRED, NEATLY CUT COMPONENT PLUMB, SQUARE, AND TRUE. USE HAND TOOLS OR A "SAWS-ALL" TO FACILITATE REMOVAL.
 - FOLLOWING REMOVAL, IMMEDIATELY LABEL COMPONENT WITH REFERENCE NUMBER BY ONE OF THE FOLLOWING MEANS: 1) WRITE ON THE BACKSIDE OF THE ELEMENT WITH INDELIBLE PEN, 2) SCRIBE THE BACKSIDE OF THE ITEM WITH A CARBIDE-TIPPED SCRIBE, OR 3) TAG THE ITEM WITH A SHEET METAL TAG.
 - TAKE COLOR DIGITAL PHOTOS OF THE REMOVED COMPONENT. WHEN POSSIBLE, PHOTOGRAPH THE ITEM FROM TOP, BOTTOM, FRONT, BACK, RIGHT, AND LEFT. RECORD PHOTO NUMBERS IN THE REMOVAL LOG.
 - TAKE COLOR DIGITAL PHOTOS OF THE AREA FROM WHICH THE COMPONENT WAS REMOVED. WHEN POSSIBLE, PHOTOGRAPH THE ITEM FROM TOP, BOTTOM, FRONT, BACK, RIGHT, AND LEFT. RECORD PHOTO NUMBERS IN THE REMOVAL LOG.
 - DO NOT DISCARD/DISPOSE OF THE REMOVED COMPONENT. THE HISTORIC PRESERVATION ARCHITECT AND OWNER'S REPRESENTATIVE WILL IDENTIFY THE HISTORIC IMPORTANCE OF THE MATERIAL OR FEATURE. THE ITEM'S MERIT, IN TERMS OF AGE, UNIQUENESS OF DESIGN, MATERIAL, SIZE, TECHNOLOGICAL DEVELOPMENT, EXCEPTIONAL WORKMANSHIP OR DESIGN QUALITIES, MUST BE UNDERSTOOD BEFORE DECISIONS REGARDING DISPOSAL CAN BE MADE.
 - REVIEW WITH THE ARCHITECT AND CONTRACTOR WHETHER TEMPORARY PROTECTION IS REQUIRED AT THE REMOVAL AREA.
 - PRIOR TO STORAGE, REMOVE DIRT AND DEBRIS WITH A STIFF BRISTLE BRUSH.
 - FOLLOWING HISTORIC PRESERVATION ARCHITECT AND OWNER REVIEW, PACKAGE SALVAGED/REMOVED COMPONENTS FOR STORAGE.
 - A. STORE ITEMS IN WOOD CRATES.
 - B. ISOLATE/PROTECT ITEMS WITH NON-MOISTURE RETENTIVE PADDING (ETHAFOAM OR SIMILAR).
 - C. INCLUDE PRINTED COPY OF DOCUMENTATION IN EACH CRATE (SEE ITEM II).
 - D. LABEL CRATE WITH ITEM DESCRIPTION, REFERENCE NUMBERS, AND DATE.
 - E. AS DIRECTED BY OWNER'S REPRESENTATIVE, STORE CRATES WITHIN 130 SUTTER STREET OR OTHER LOCATION APPROVED BY OWNER. THE STORAGE AREA SHALL BE CLEAN AND DRY, FREE FROM WETTING BY RAIN, GROUND WATER, OR LEAKING PIPES.
 - F. ONE OF EACH SALVAGED COMPONENT MUST BE STORED AT 130 SUTTER STREET AT ALL TIMES.
 - PROVIDE OWNER'S REPRESENTATIVE WITH 2 DIGITAL AND PRINTED COPIES OF REMOVAL DOCUMENTATION. PRINTED MATERIAL TO BE IN A 3 RING BINDER. DIGITAL COPIES TO BE ON COMPACT DISK. DOCUMENTATION INCLUDES:
 - A. COMPLETED REMOVAL LOG.
 - B. ANNOTATED ELEVATIONS SHOWING LOCATIONS OF REMOVED COMPONENTS (BY REFERENCE NUMBER).
 - C. PHOTOGRAPHS - LABEL PHOTOGRAPHS (AND FILE NAMES) WITH REFERENCE NUMBER OF COMPONENT REMOVED.

APPLICATION OF CALIFORNIA HISTORICAL BLDG. CODE

City and County of San Francisco
Department of Building Inspection



Edwin M. Lee, Mayor
Vivian L. Day, C.B.O., Director

November 16, 2011

Yi-Tso J. Chen
Senior Principal
McGinnis Chen Associates Inc.
1019 Mission St.
San Francisco, CA 94103

Re: 130 Sutter St.
APN Block 288 Lot 027-030

Dear Mr. Chen


In response to your request to be authorized to apply the California Historical Building Code to the building at 130 Sutter St., please be advised that the California Historical Building Code, Section 8-101.2 and 8-218, indicates that buildings that are on lists or surveys adopted by a national, state or local agency, or buildings that have been deemed eligible for such lists or surveys, may apply the California Historical Building Code.

The subject building was built in 1917. Also known as the Hallidie Building, it is designated as Landmark No. 37. Based on the historical features of the building and per discussion with San Francisco Planning Department, you are entitled to apply the California Historical Building Code to work that takes place in the building and on the site at 130 Sutter St.

Any specific application to use the California Historical Building Code must detail the specific provisions of that code that you wish to apply along with an explanation of the reasons as to why the regular building code cannot be applied. State Law requires that the Department of Building Inspection, Fire Department and other enforcing agencies in San Francisco accept reasonable equivalent alternatives to the regular code in dealing with qualified historical buildings. You may also wish to review Administrative Bulletin AB-013, Disabled Access Alternatives for Historic Buildings, which is printed in the "Rules and Regulations" section of the San Francisco Building Code.

Very truly yours,
David Leung
David Leung,
Manager, Technical Services Division
for
HANSON TOM
Acting Deputy Director, Permit Services

Technical Services Division
1660 Mission Street - San Francisco CA 94103
Office (415) 558-6205 - FAX (415) 558-6041 - www.sfdbi.org


McGinnis Chen Associates Inc
ARCHITECTS | ENGINEERS

7 November 2011

Timothy Frye
Preservation Coordinator
San Francisco Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 130 Sutter Street Curtain Wall Remediation - McGinnis Chen Associates Project #10024.01
Subj: 130 Sutter Street is Exempt from California Energy Code Based on Historical Building Code

Dear Mr. Frye,

McGinnis Chen Associates (MCA) is the Architect of Record for the Remediation of the Hallidie Building located at 130 Sutter Street (Project). We are in the process of applying for a permit to complete Phase 2 work of the exterior remediation. The scope of the Phase 2 work includes the Third and Seventh Floor exterior balconies, and the roof cornice at the South Façade curtain wall. The permit that was issued for Phase 1 included the Second Floor balcony and the fire escapes at all levels of the South Façade.

In the process of applying for the Phase 2 permit, we were notified by the staff at the Mechanical review station that Title-24 calculations and compliance forms are required since some of the existing windows will be remediated or replaced with new windows. Based on the 2010 California Historical Building Code, however, the Hallidie building is exempt from the California Energy Code and does not require such documentation.

The Hallidie Building is Landmark No. 37 according to Article 10 of the San Francisco Planning Code. It is a Category I "Significant Building" according to Article 11 of the San Francisco Planning Code. In addition to these designations, the Hallidie Building is listed on the National Register of Historic Places under the Reference No. 71000185 and was designated on November 19, 1971.

The staff at the Mechanical review station is requesting your recognition of the Hallidie Building as a landmark building. In order for the 2010 California Historical Building Code to be applied, we will need your signature at the bottom of this letter.

Enclosed is the Phase 2 set of Permit Drawings for your reference. Should you have any questions, please do not hesitate to contact Annie Lo directly at (415) 655-6903 or on her cell at (415) 716-7877.

Sincerely, _____ As read and agreed to by:

[Signature] _____
Signature _____
Print Name _____
Title _____
Date _____

Yi-Tso J. Chen, AIA, LEED AP
Senior Principal
License No. C1797

AL:YJC

Enclosure: Permit Drawings dated November 3, 2011

cc: Bruce Albert, The Albert Group (balbert@thealbertgroup.com)
Jeff Chen, McGinnis Chen Associates (jchen@mcaia.com)
Annie Lo, McGinnis Chen Associates (alo@mcaia.com)

1019 Mission Street PHONE 415.986.3873 2386 Fair Oaks, 200-G PHONE 916.979.1303
San Francisco FAX 415.296.0586 Sacramento FAX 916.244.7348
California 94103 www.mcaia.com California 95825 www.mcaia.com

HALLIDIE BUILDING

BUILDING REPAIRS


130 SUTTER STREET
SAN FRANCISCO, CA 94104

Building Owner:
Edward J. Conner
Herbert McLaughlin Jr.

27 Maiden Lane
San Francisco, CA 94108

Owner's Agent:
The Albert Group, Inc.

220 Montgomery Street, Suite 498
San Francisco, CA 94104

Architect:
 McGinnis Chen Associates, Inc.
ARCHITECTS | ENGINEERS

1019 Mission Street, San Francisco, CA 94103
Phone: (415) 986-3873 Fax: (415) 296-0586

Structural Engineer:
Murphy Burr Curry, Inc.

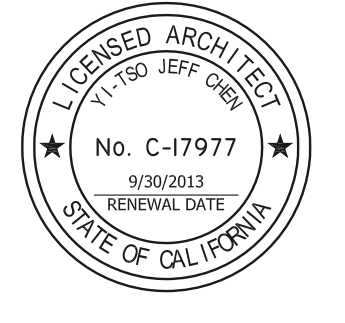
85 Second Street, Suite 501
San Francisco, CA 94105

Structural Engineer:
Toft, de Nevers & Lee

111 Maiden Lane, Suite 500
San Francisco, CA 94108

Historic Preservation Consultant:
Page & Turnbull

1000 Sansome Street
San Francisco, CA 94111

Seal:


NO. DESCRIPTION DATE
1 Permit Set 12.04.2012

Sheet Title:
Documentation Guidelines, Egress, CA Historical Building Code

Scale: As Noted
Project No. 10024.02
Date: 12.04.2012
Drawn: AL
Checked: YJC
Sheet Number:

A0.1

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HALLIDIE BUILDING

BUILDING REPAIRS

130 SUTTER STREET
SAN FRANCISCO, CA 94104

Building Owner:

Edward J. Conner
Herbert McLaughlin Jr.

27 Maiden Lane
San Francisco, CA 94108

Owner's Agent:

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Phone: (415) 986-3873 Fax: (415) 296-0586

Structural Engineer:

Murphy Burr Curry, Inc.

85 Second Street, Suite 501
San Francisco, CA 94105

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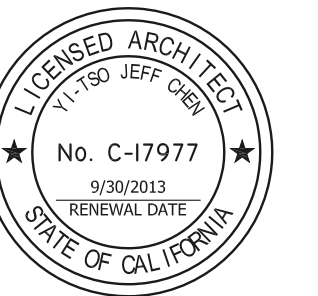
111 Maiden Lane, Suite 500
San Francisco, CA 94108

Historic Preservation Consultant:

Page & Turnbull

1000 Sansome Street
San Francisco, CA 94111

Seal:



NO.	DESCRIPTION	DATE
1	Permit Set	12.04.2012

Sheet Title:

South Elevation

Scale:	As Shown
Project No.	10024.02
Date:	12.04.2012
Drawn:	AL
Checked:	YJC
Sheet Number:	

A0.2

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LEGEND:

- ORNAMENTAL RAILING, SHEET METAL, BALCONIES, AND FIRE ESCAPE WORK APPROVED UNDER PERMIT NUMBERS: 20111048269 AND 201012086300.
- OPERABLE PIVOT WINDOW
- OPERABLE CASEMENT WINDOW
- REMOVE (E) WINDOW FOR REPAIRS. WINDOW TO BE REPAIRED OR REPLACED WITH (N) WINDOW TO MATCH (E) WINDOW. (WINDOWS NOT INCLUDED IN CURRENT SCOPE OF WORK WERE APPROVED UNDER PERMIT NO.: 20111048269.)
- (E) SPLICE IN 'T' MULLION TO REMAIN. SEE 2/A8.4 FOR SPLICE PLATE CONFIGURATION AT INTERIOR ELEVATION.
- SPLICE IN EXTERIOR COVER PLATE. SEE 12/A8.3.

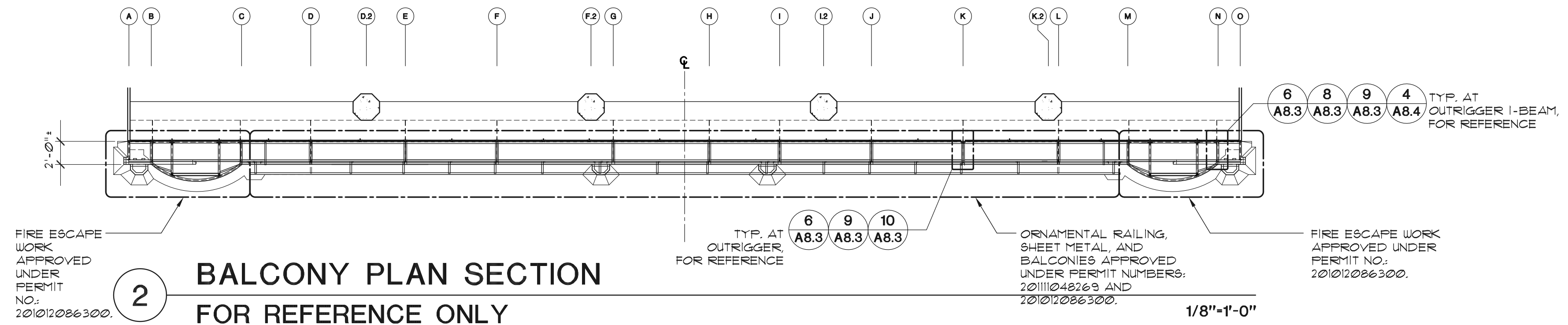
GENERAL NOTES:

WINDOWS

- SEE 1/A02 FOR OPERABLE WINDOWS INDICATED ON SOUTH ELEVATION.
- REMOVE INDICATED WINDOWS FOR REPAIRS.
- PAINTED SURFACES ARE LEAD BEARING. REMOVE AND DISPOSE OF EXISTING PAINT IN ACCORDANCE WITH ALL ORDINANCES THAT SHALL APPLY.
- STORE EXISTING WINDOWS CORRODED BEYOND REPAIR AT 130 SUTTER STREET OR AT LOCATION DETERMINED BY THE OWNER. DO NOT DISCARD ANY ORIGINAL WINDOWS.
- SALVAGE ALL EXISTING SHEET METAL 'Z' FLASHING AT AND BETWEEN WINDOW FRAMES.
- REMOVED WINDOWS ARE TO BE REPAIRED OR REPLACED WITH NEW WINDOWS TO MATCH EXISTING.
- PRIME AND PAINT WINDOWS PER ARCHITECT'S SPECIFICATIONS.
- INSTALL NEW LAMINATED GLASS AND CAULKING.

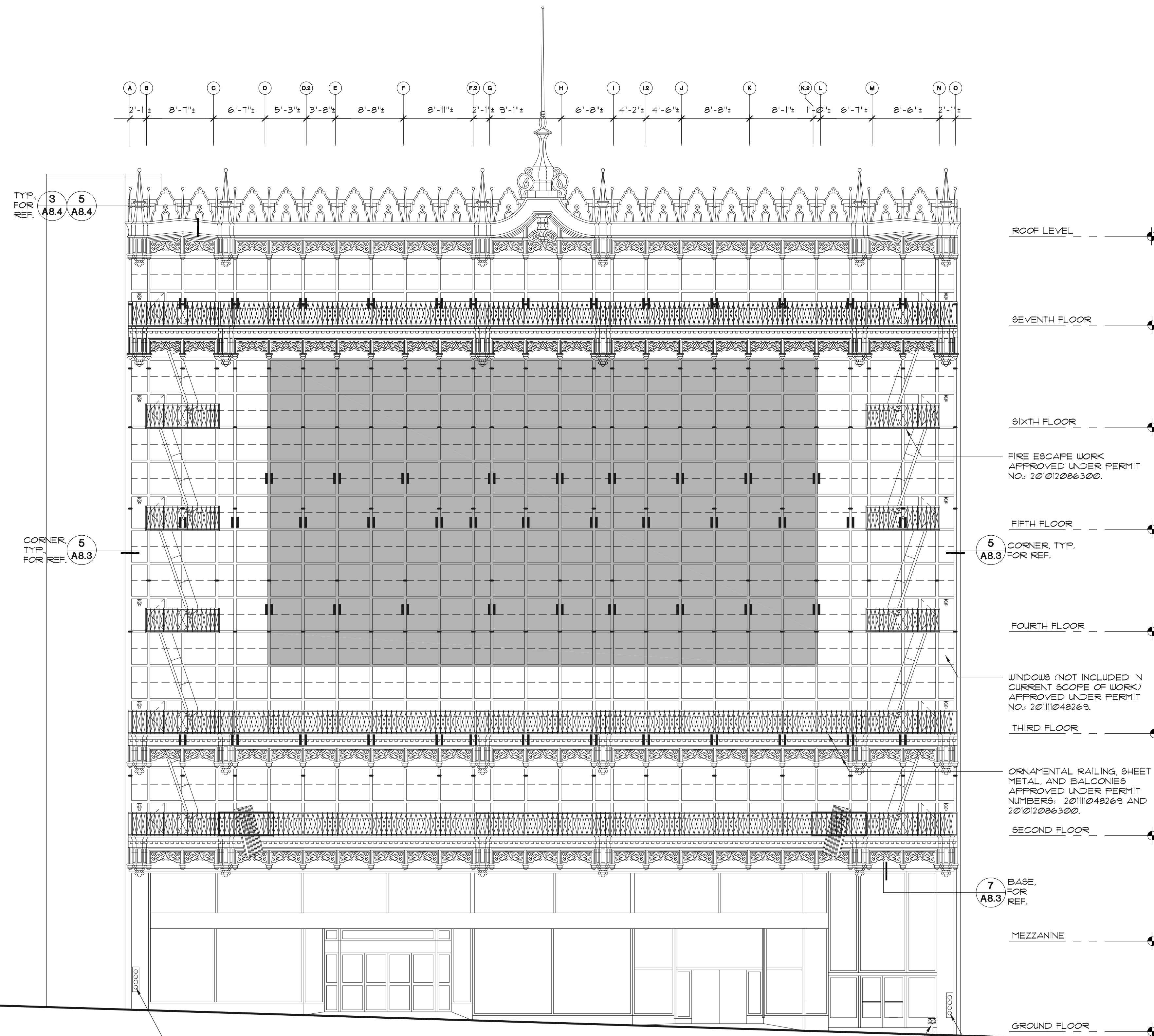
WINDOWS NOT INCLUDED IN CURRENT SCOPE OF WORK WERE APPROVED UNDER PERMIT NO.: 20111048269.

ORNAMENTAL RAILING, SHEET METAL, BALCONIES, AND FIRE ESCAPE WORK APPROVED UNDER PERMIT NUMBERS: 20111048269 AND 201012086300.



2 BALCONY PLAN SECTION FOR REFERENCE ONLY

1/8"=1'-0"



1 SOUTH ELEVATION - CURTAIN WALL

1/8"=1'-0"

HALLIDIE BUILDING

BUILDING REPAIRS

130 SUTTER STREET
SAN FRANCISCO, CA 94104

Building Owner:

Edward J. Conner
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27 Maiden Lane
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San Francisco, CA 94108

Historic Preservation Consultant:

Page & Turnbull

1000 Sansome Street
San Francisco, CA 94111

Seal:



NO.	DESCRIPTION	DATE
1	Permit Set	12.04.2012

Sheet Title:

Window Elevations

Scale:	As Shown
Project No.	10024.02
Date:	12.04.2012
Drawn:	AL
Checked:	YJC
Sheet Number:	

A7.1

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NOTES:

- REFER TO REMOVAL GUIDELINES ON SHEET A0.1.
- REMOVE WINDOWS INDICATED ON A0.2 FOR REPAIRS. WINDOWS TO BE REPAIRED OR REPLACED WITH (N) WINDOWS TO MATCH (E) WINDOWS. WINDOWS NOT INCLUDED IN CURRENT SCOPE OF WORK WERE APPROVED UNDER PERMIT NO. 20111048269.

- (N) COVER PLATE, TYP.
- (N) FASTENERS, SET IN SEALANT, TYP.
- REUSE (E) WINDOW FRAME WHERE POSSIBLE OR REPLACE WITH NEW TO MATCH (E).
- REUSE (E) WINDOW SASH WHERE POSSIBLE OR REPLACE WITH NEW TO MATCH (E).
- (N) LAMINATED GLASS, TYP. CONTRACTOR SHALL SUBMIT GLAZING MATERIALS AND MANUFACTURER'S SPECIFICATIONS FOR ARCHITECT'S REVIEW AND APPROVAL.

2
A8.3

1
A8.3

4
A8.3

3
A8.3
(N) SHEET METAL FLASHING, TYP.

1 PARTIAL ELEVATION, TYP.
CURTAIN WALL - SOUTH FACADE

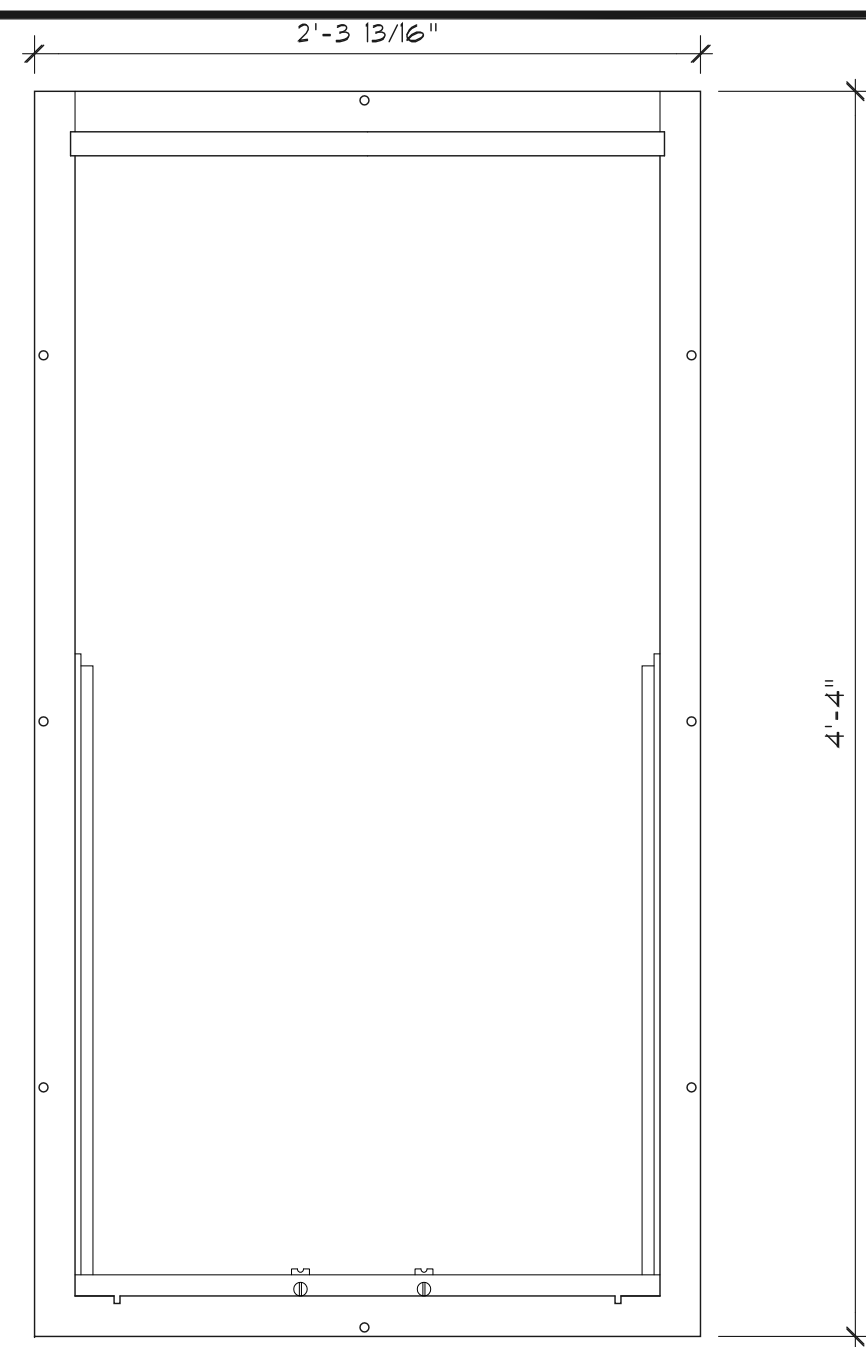
2,3,6,9
-
LARGE WINDOW, TYP.

4,5,7,8
-
SMALL WINDOW, TYP.

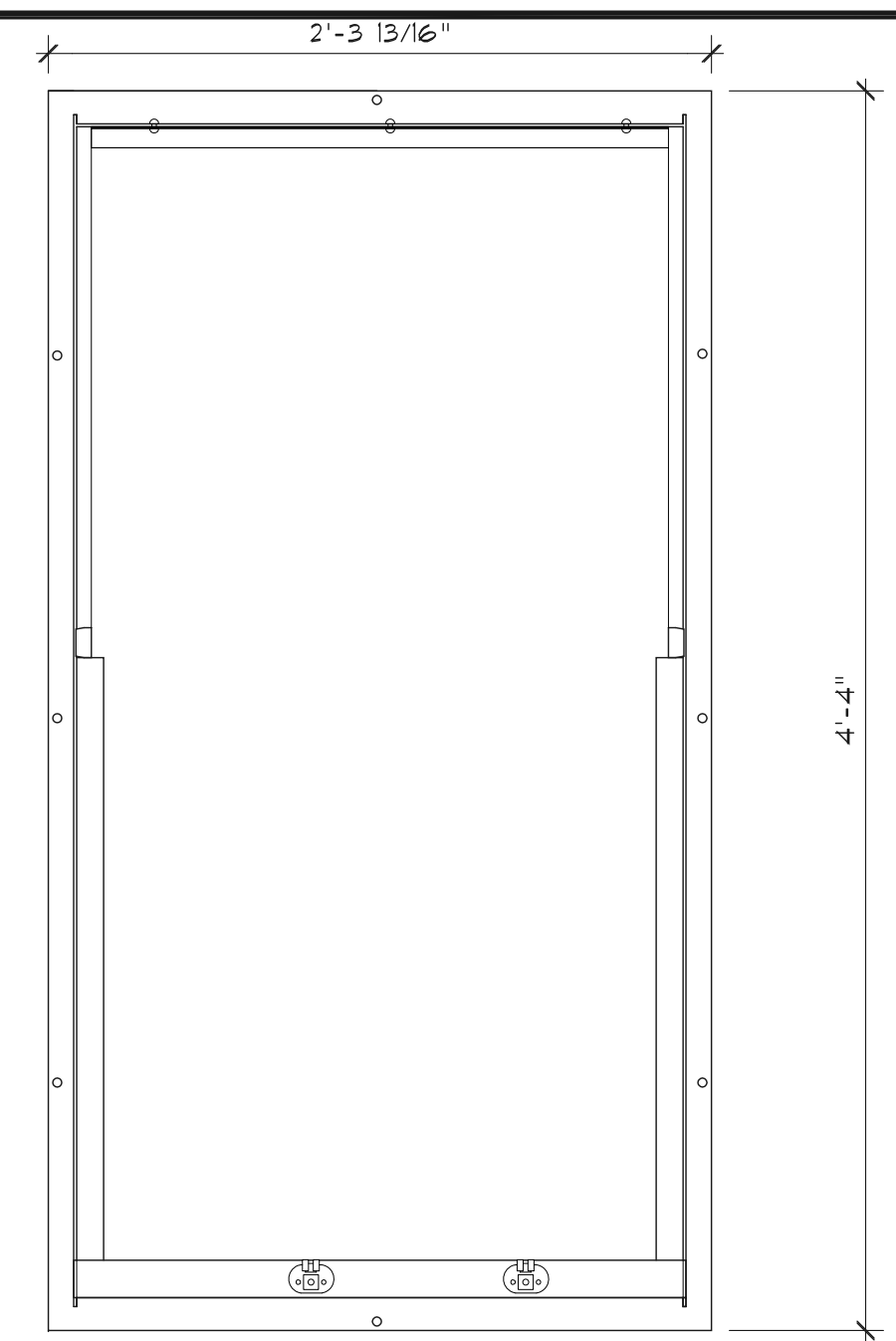
1/16" (E) HOLE DIAMETER FOR FASTENER

(E) WINDOW HARDWARE TO BE SALVAGED AND REUSED, TYP.

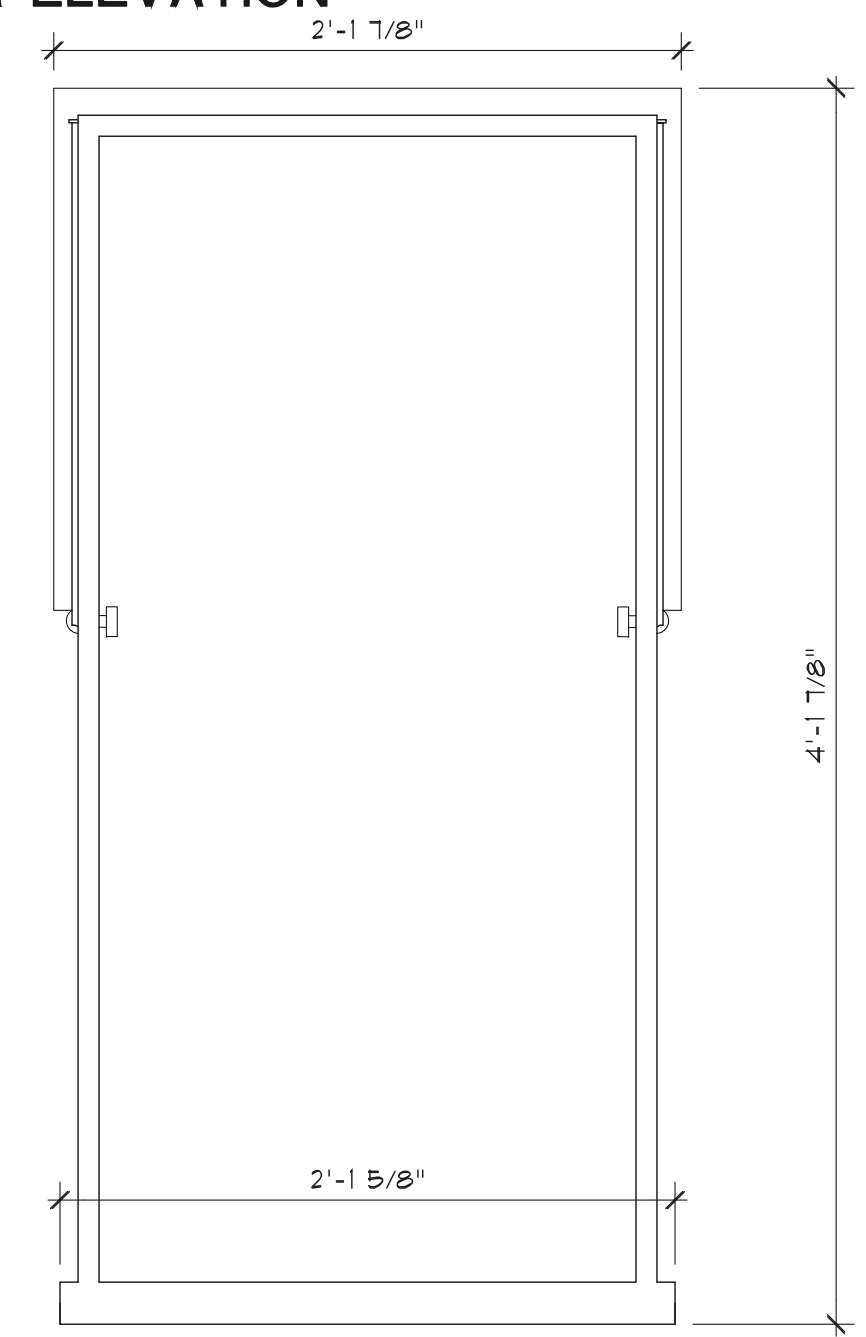
FLOOR LEVEL



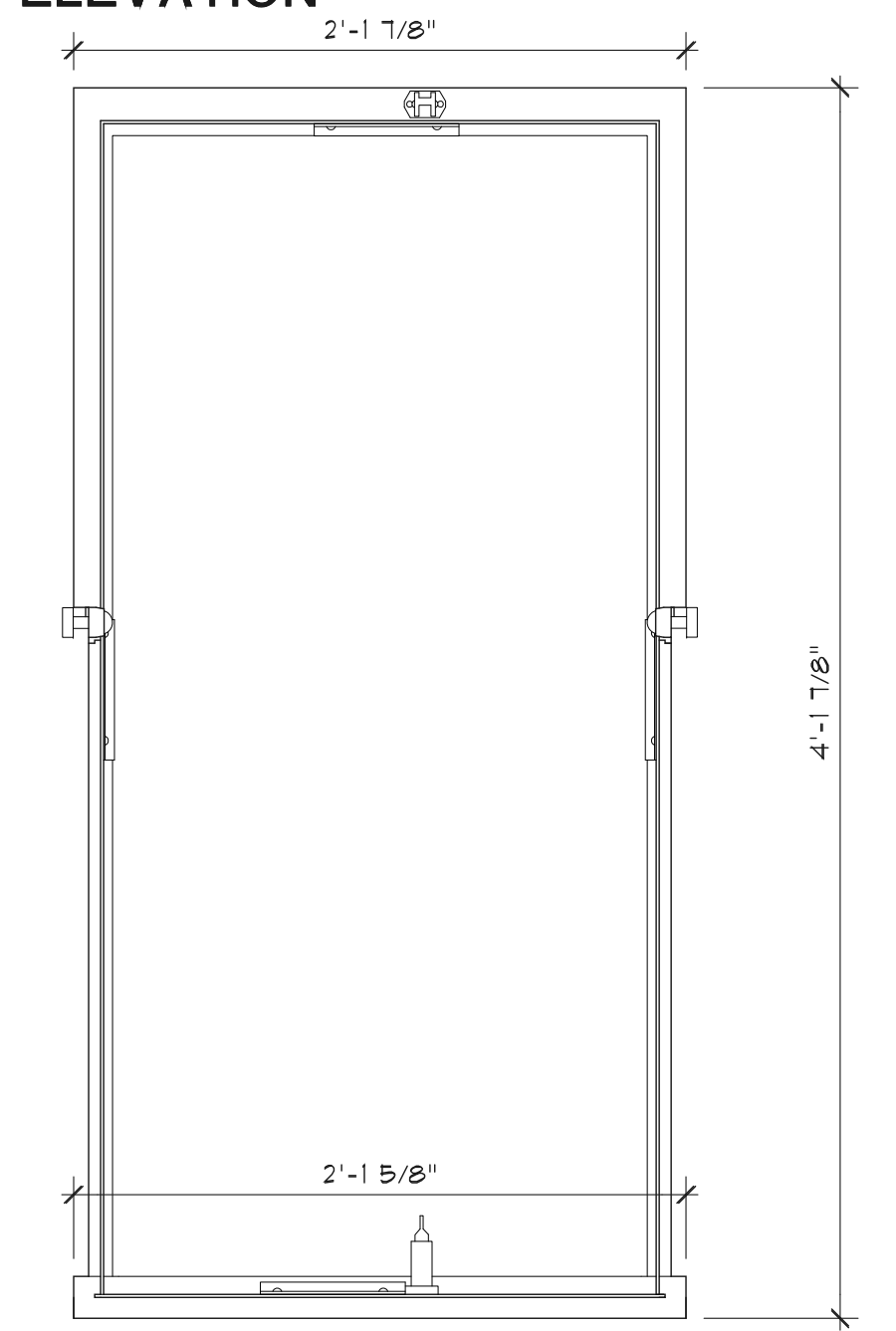
7 SMALL WINDOW FRAME
EXTERIOR ELEVATION



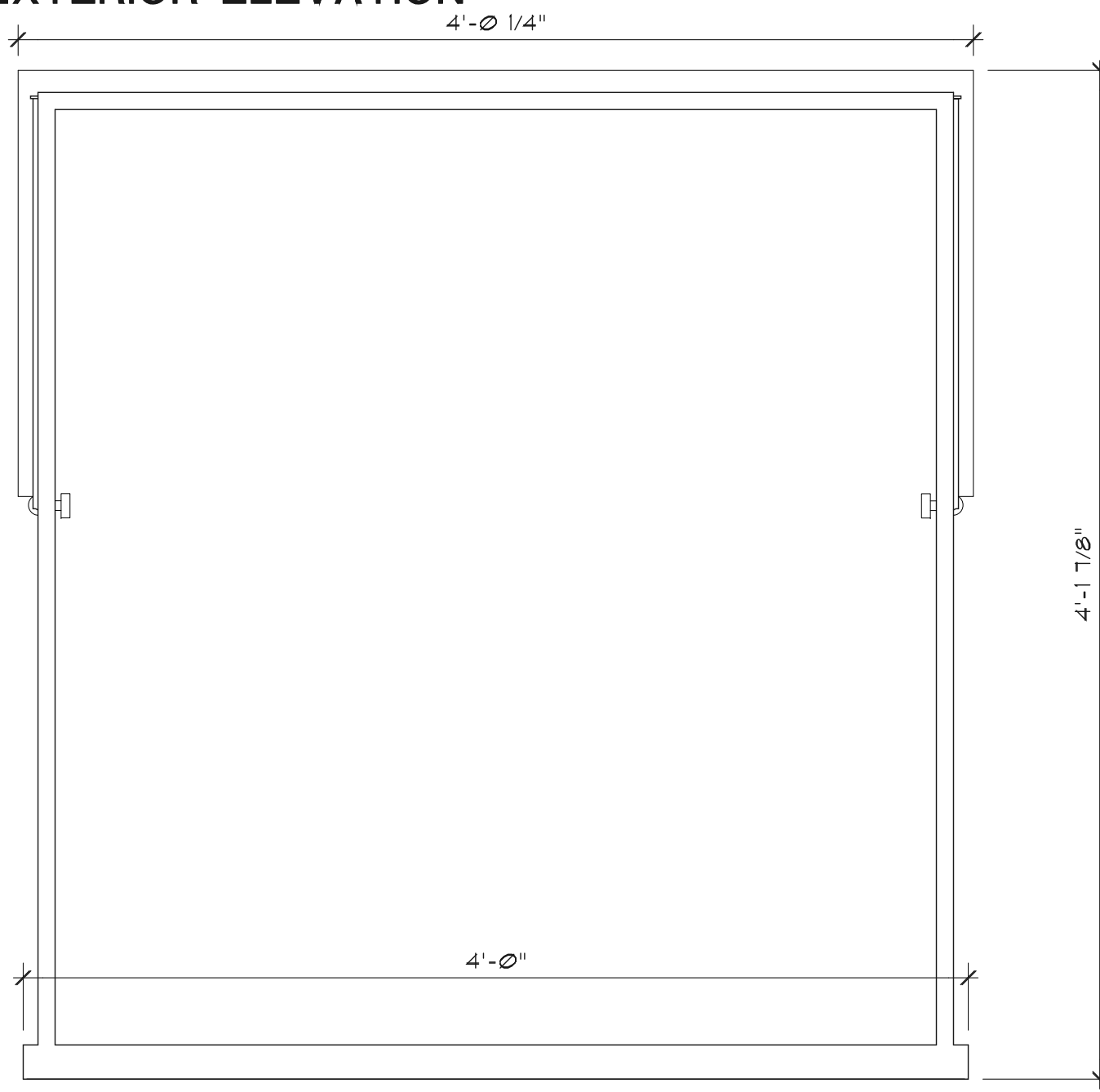
4 SMALL WINDOW FRAME
INTERIOR ELEVATION



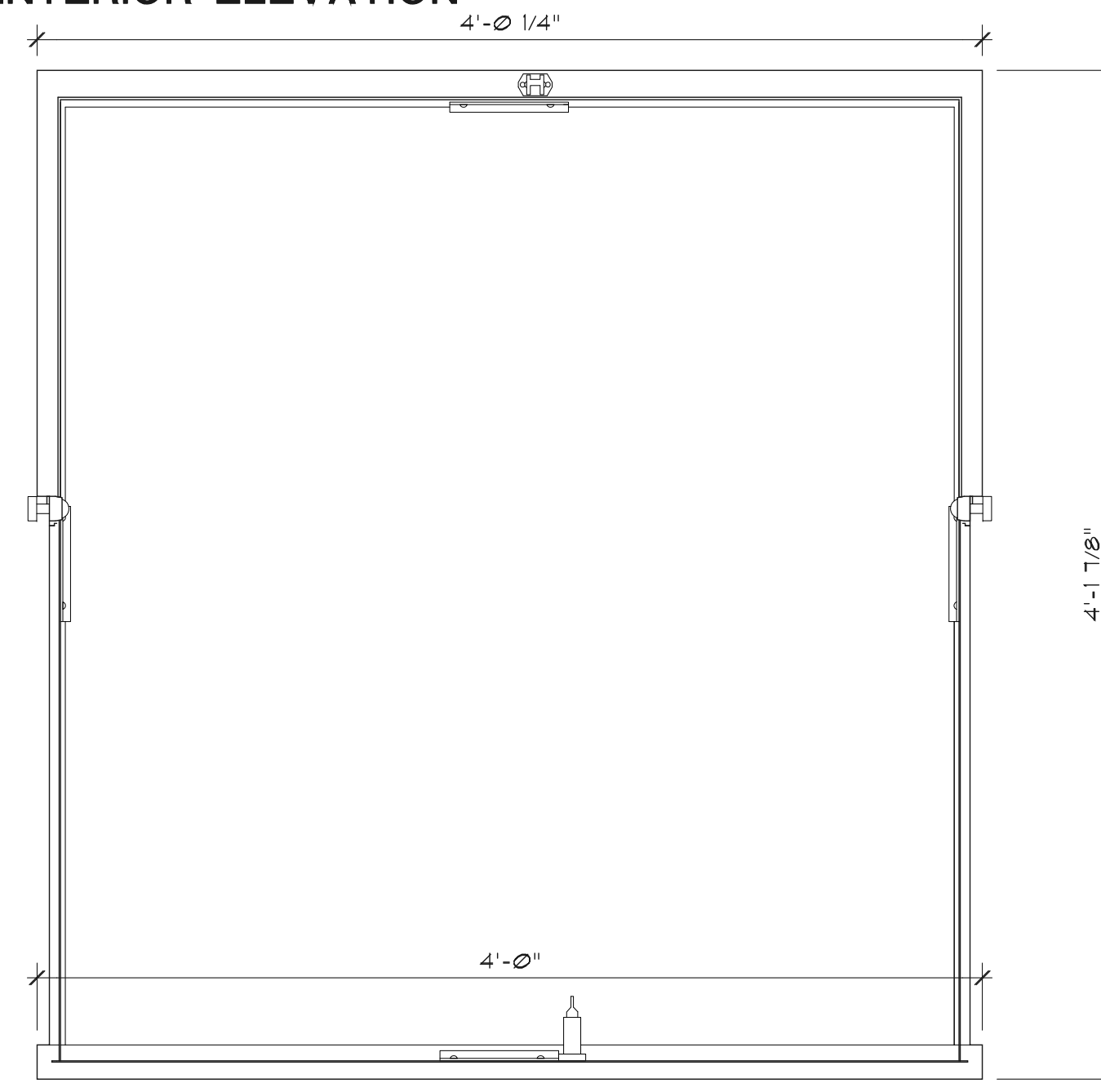
8 SMALL WINDOW SASH
EXTERIOR ELEVATION



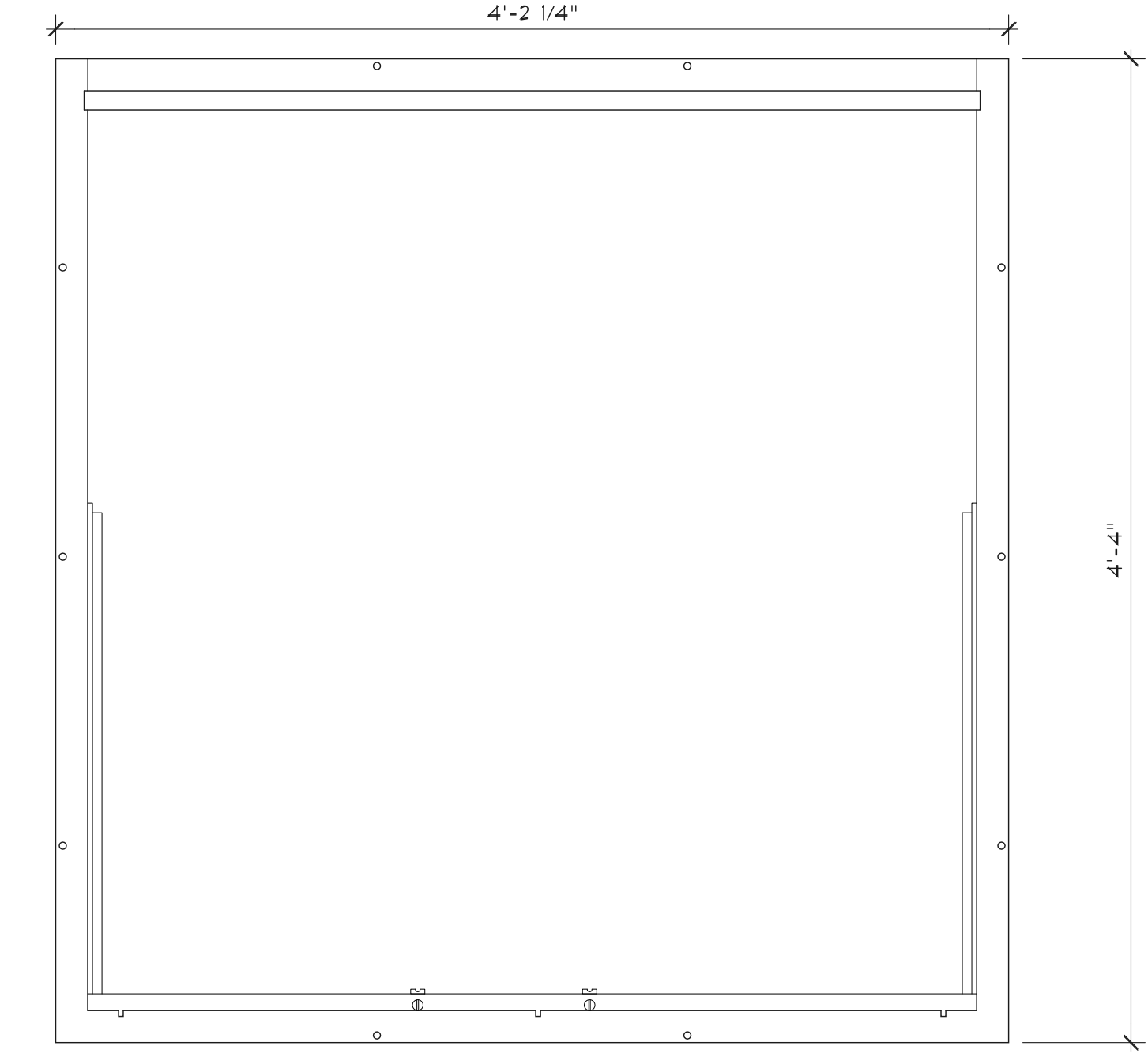
5 SMALL WINDOW SASH
INTERIOR ELEVATION



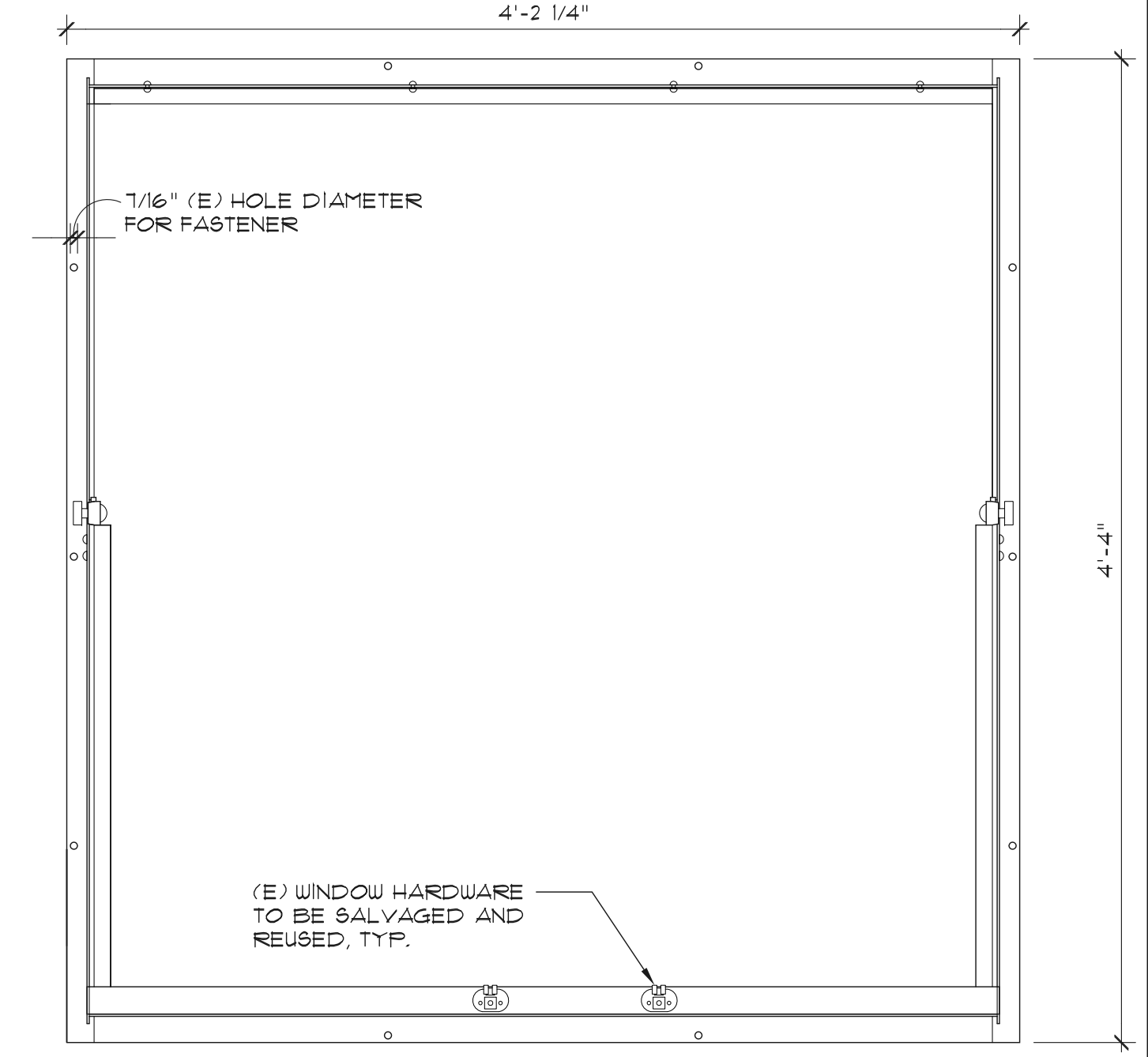
9 LARGE WINDOW SASH
EXTERIOR ELEVATION



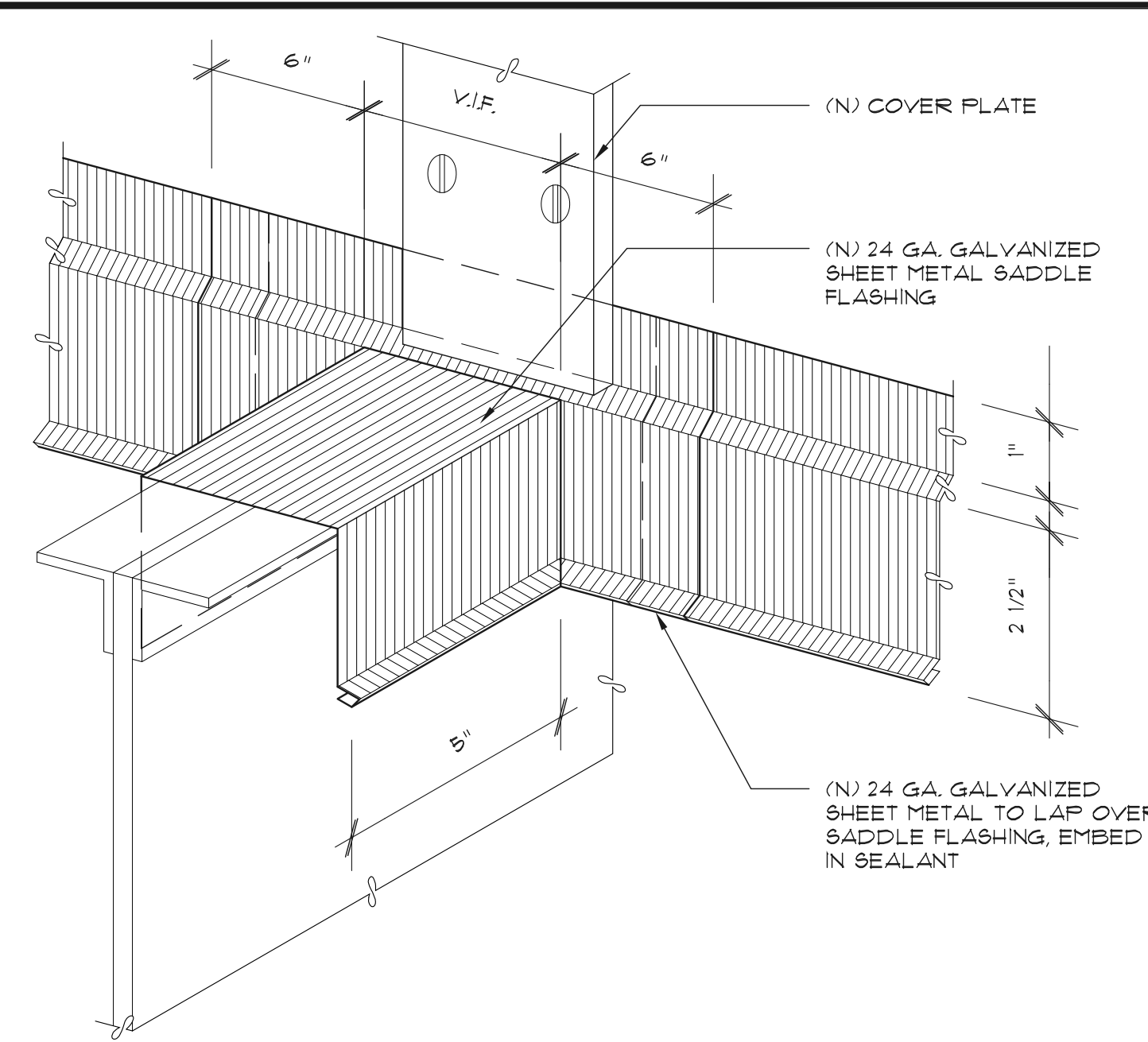
6 LARGE WINDOW SASH
INTERIOR ELEVATION



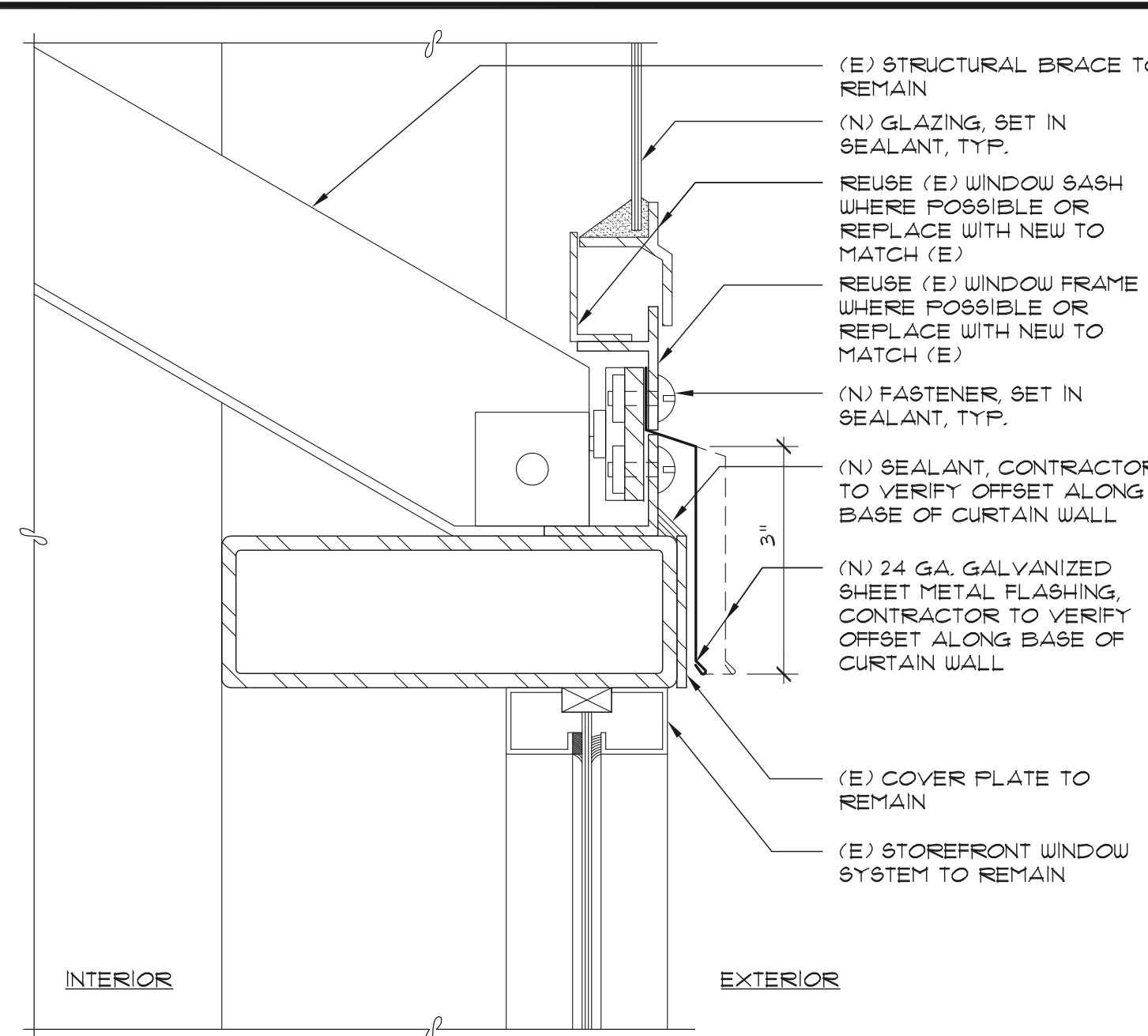
3 LARGE WINDOW FRAME
EXTERIOR ELEVATION



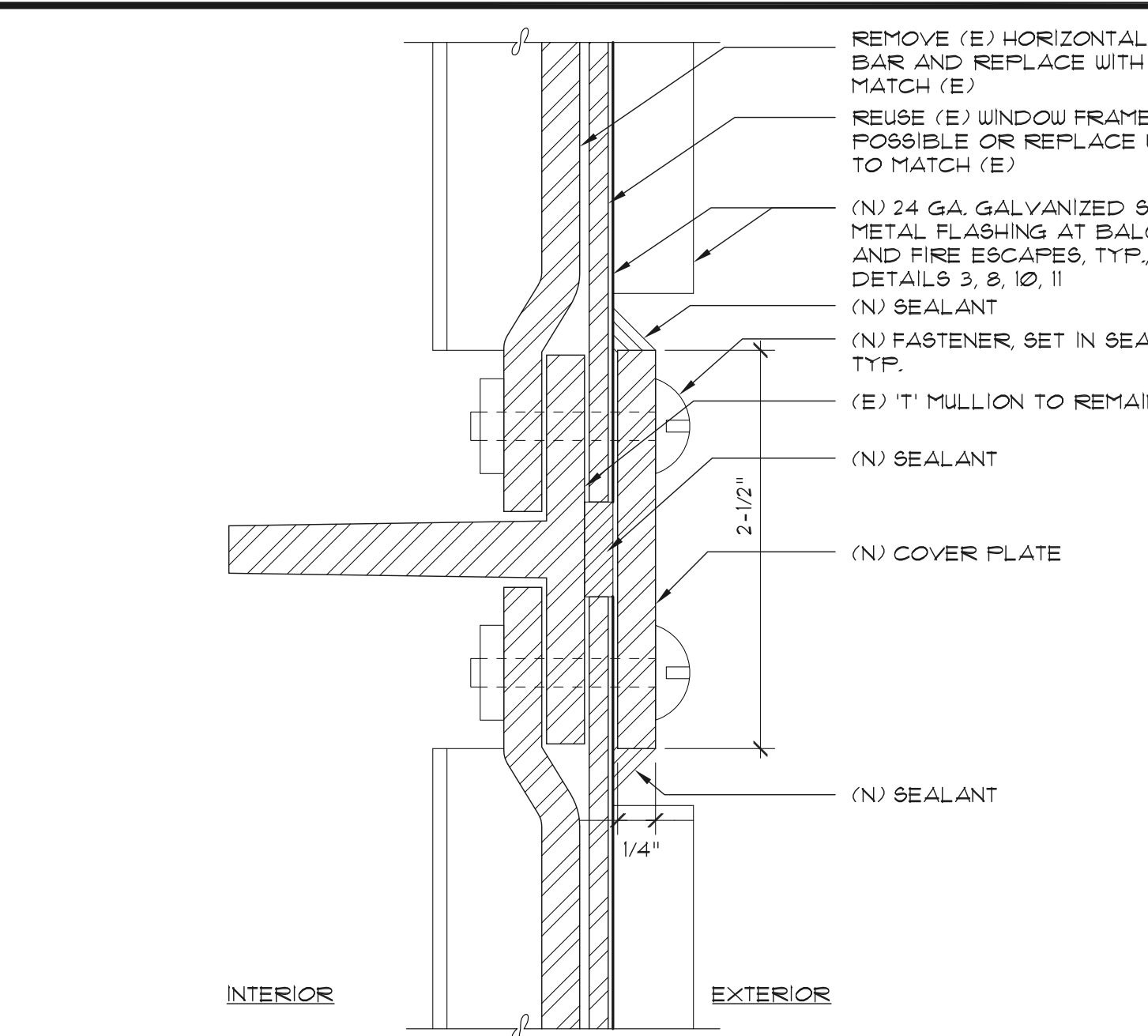
2 LARGE WINDOW FRAME
INTERIOR ELEVATION



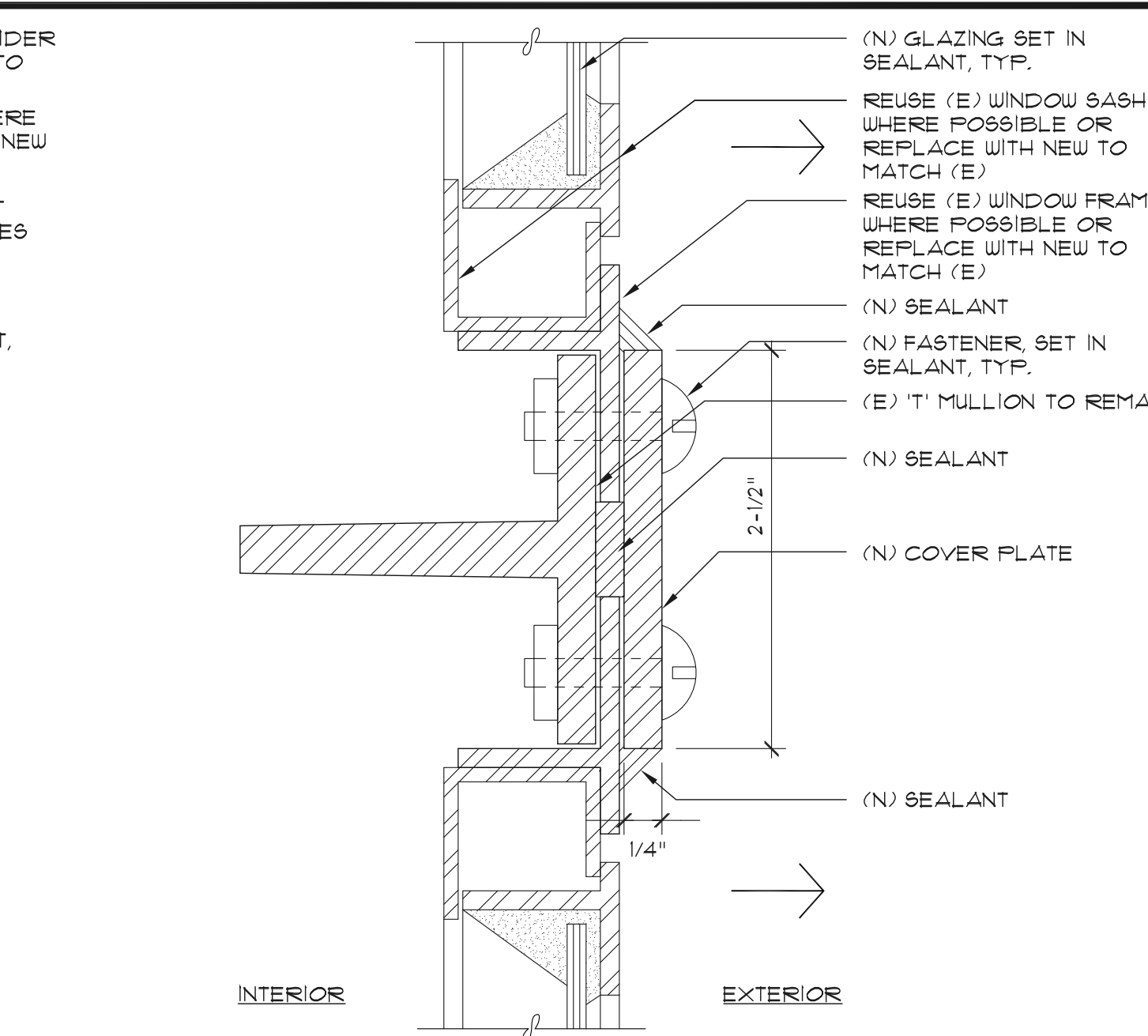
10 SADDLE FLASHING AT OUTRIGGER
NOT TO SCALE



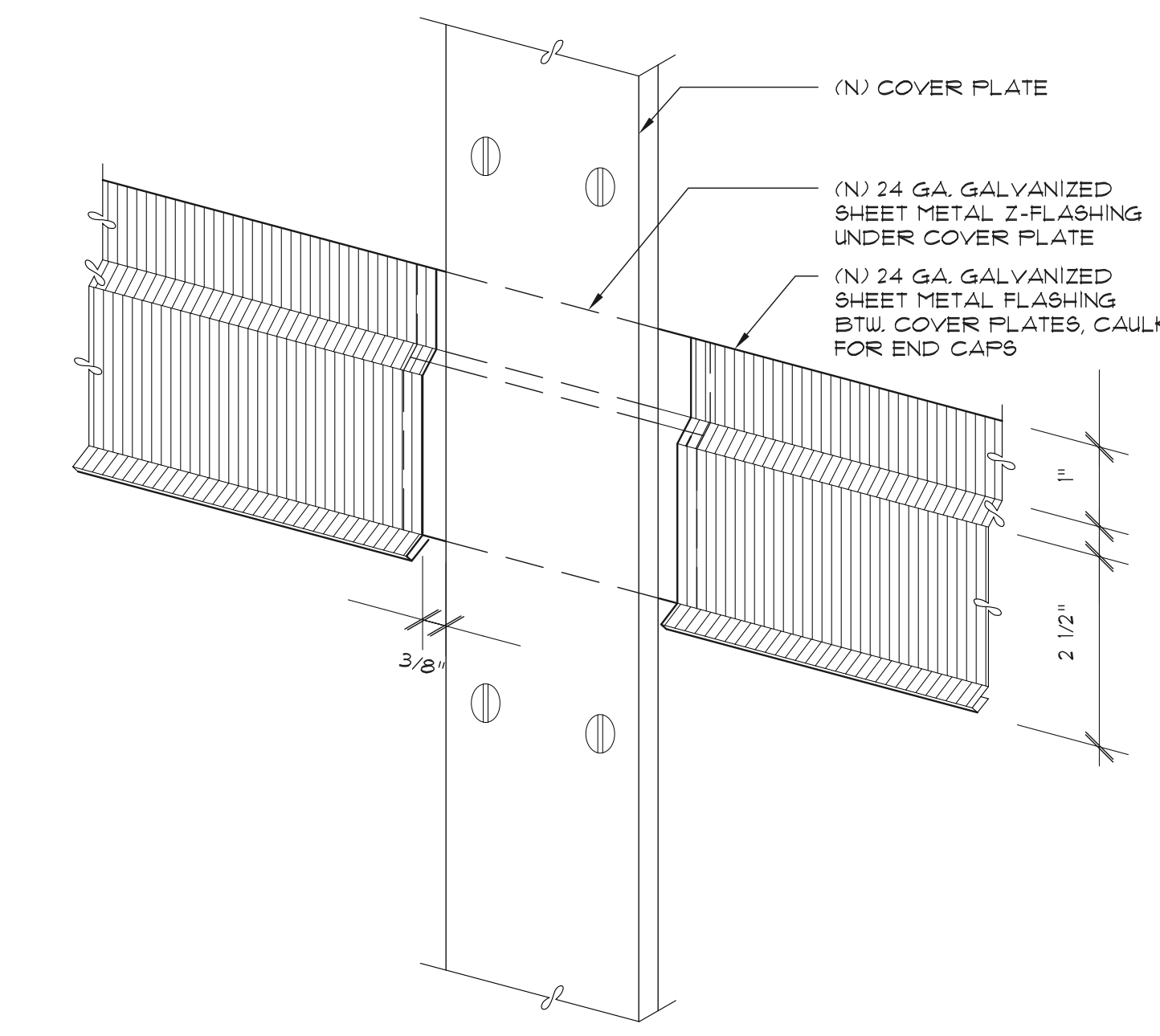
7 WINDOW SECTION AT BASE OF CURTAIN WALL
6" - 1'-0"



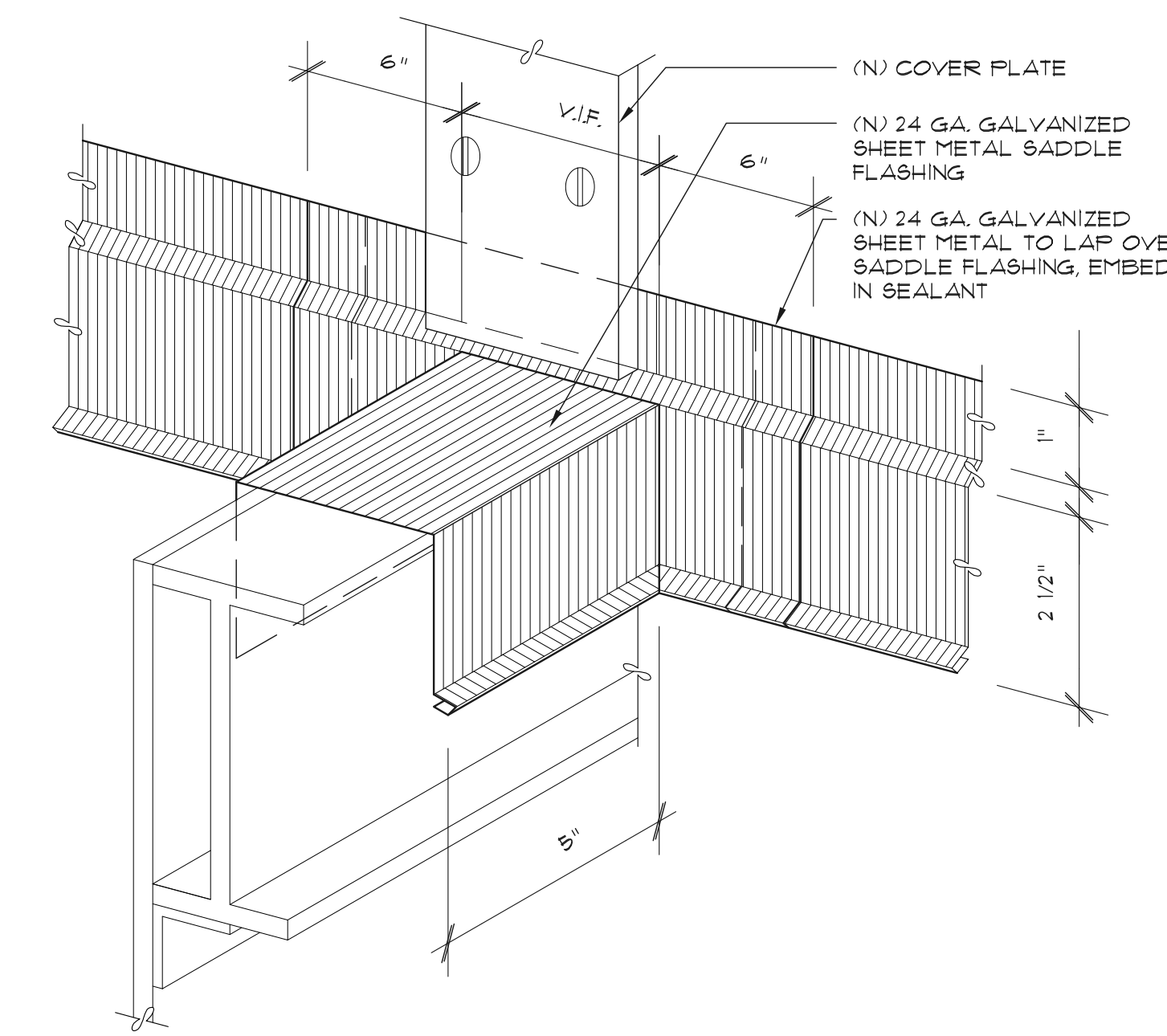
4 WINDOW PLAN SECTION AT HORIZONTAL DIVIDER BAR
1'-0" - 1'-0"



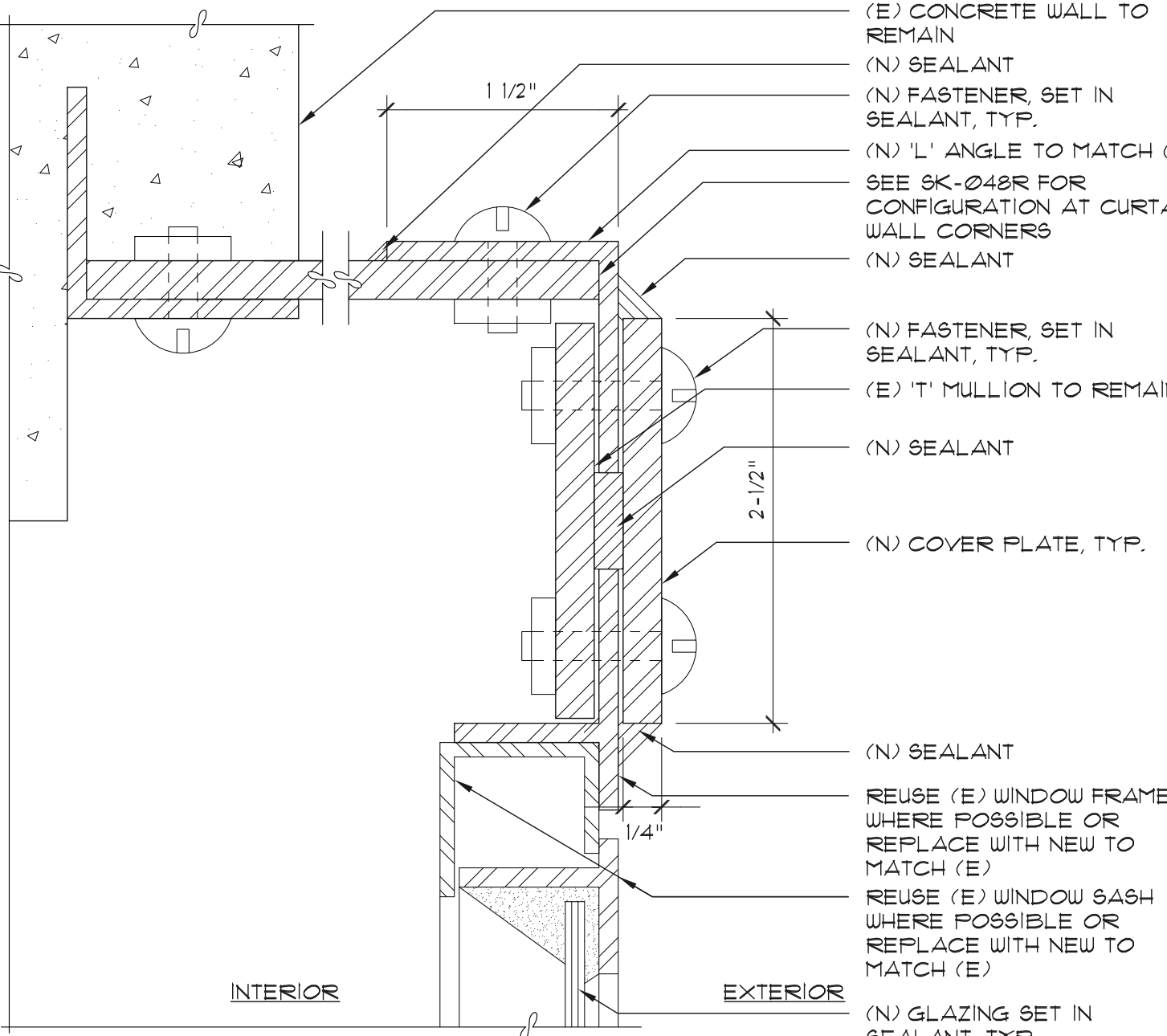
1 WINDOW PLAN SECTION AT BOTTOM OF OPERABLE SASH
1'-0" - 1'-0"



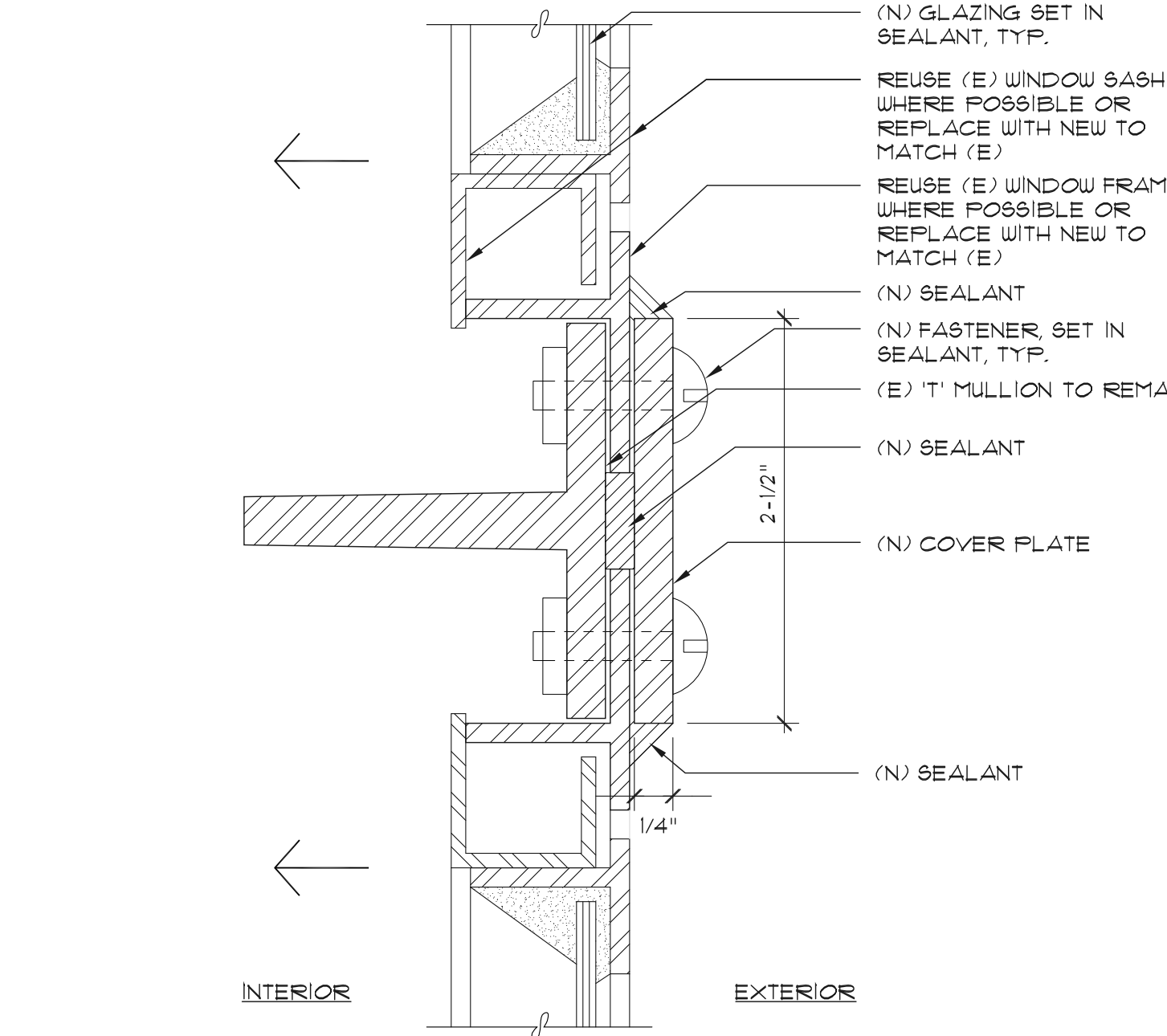
11 SHEET METAL FLASHING AT CONTINUOUS COVER PLATE
NOT TO SCALE



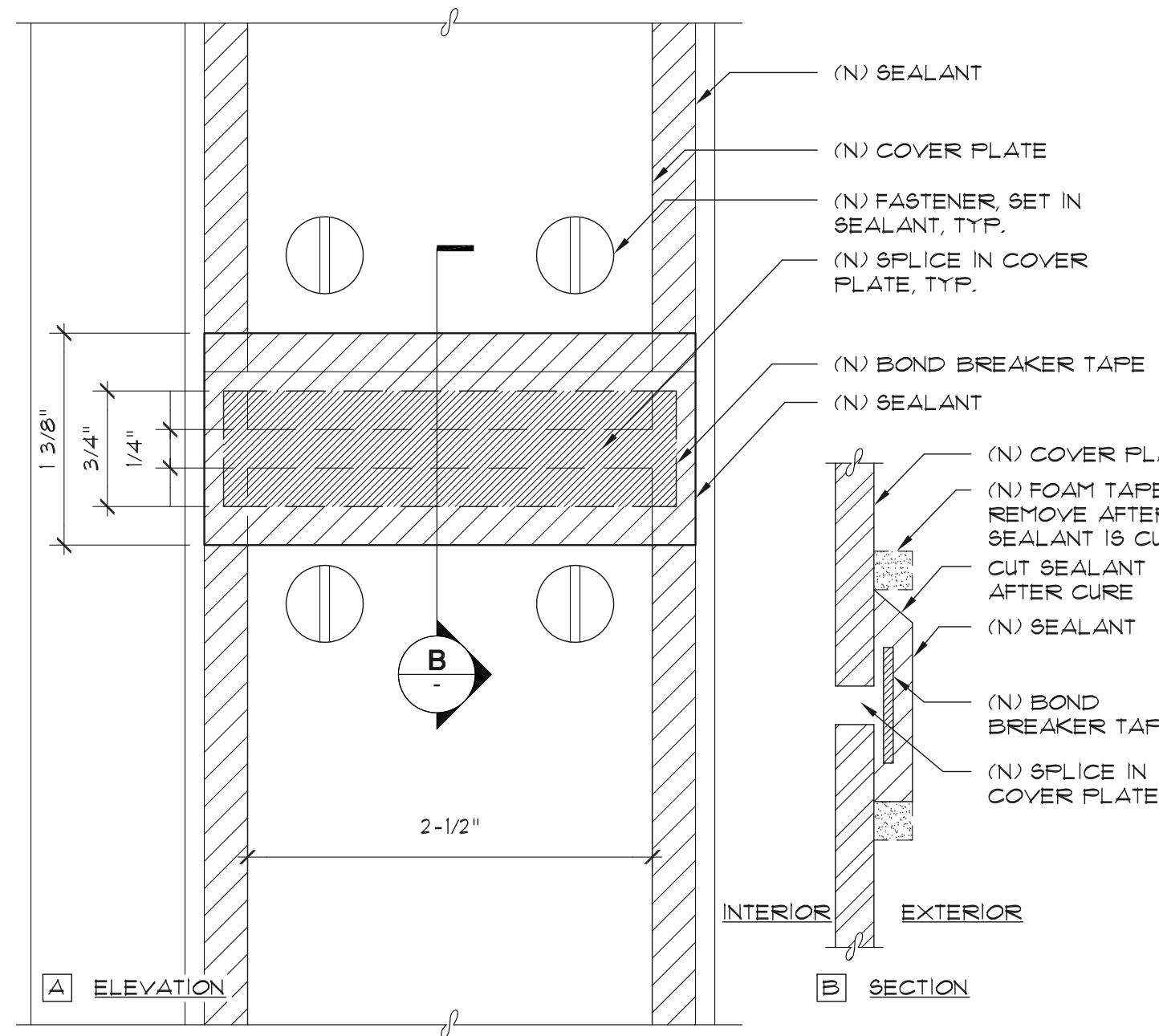
8 SADDLE FLASHING AT OUTRIGGER I-BEAM
NOT TO SCALE



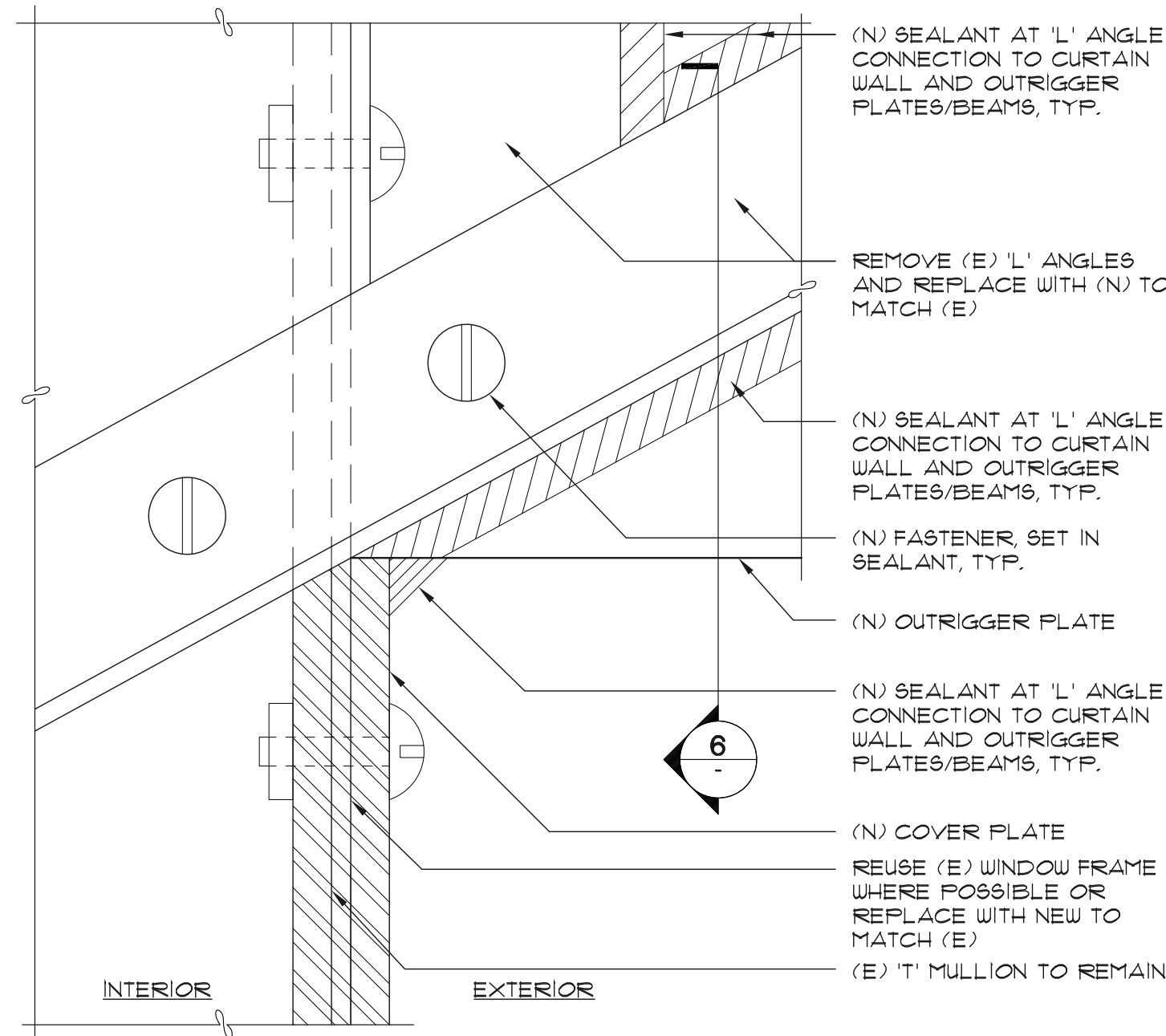
5 WINDOW PLAN SECTION (SEE SK-48R) AT CORNER OF CURTAIN WALL
1'-0" - 1'-0"



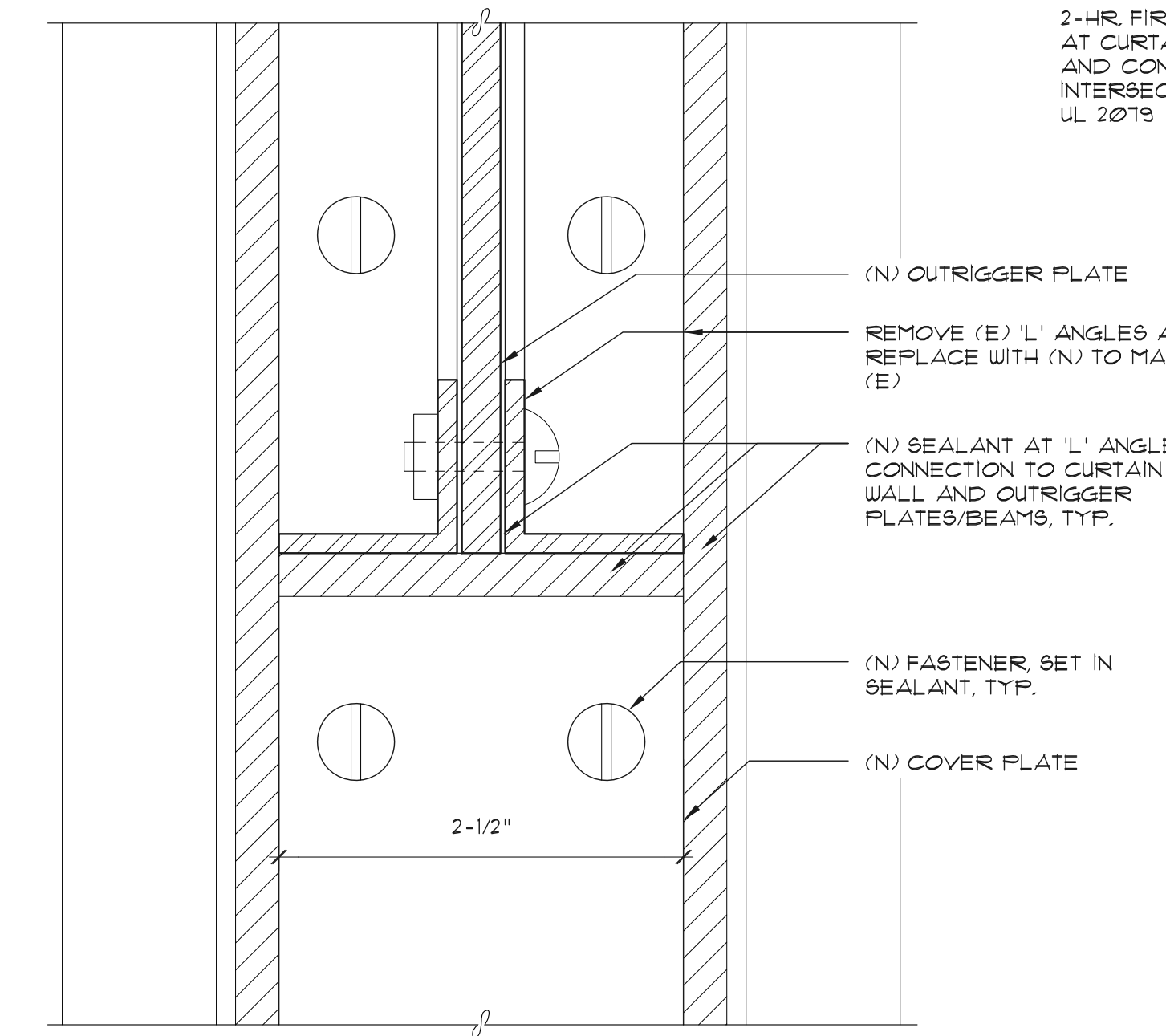
2 WINDOW PLAN SECTION AT TOP OF OPERABLE SASH
1'-0" - 1'-0"



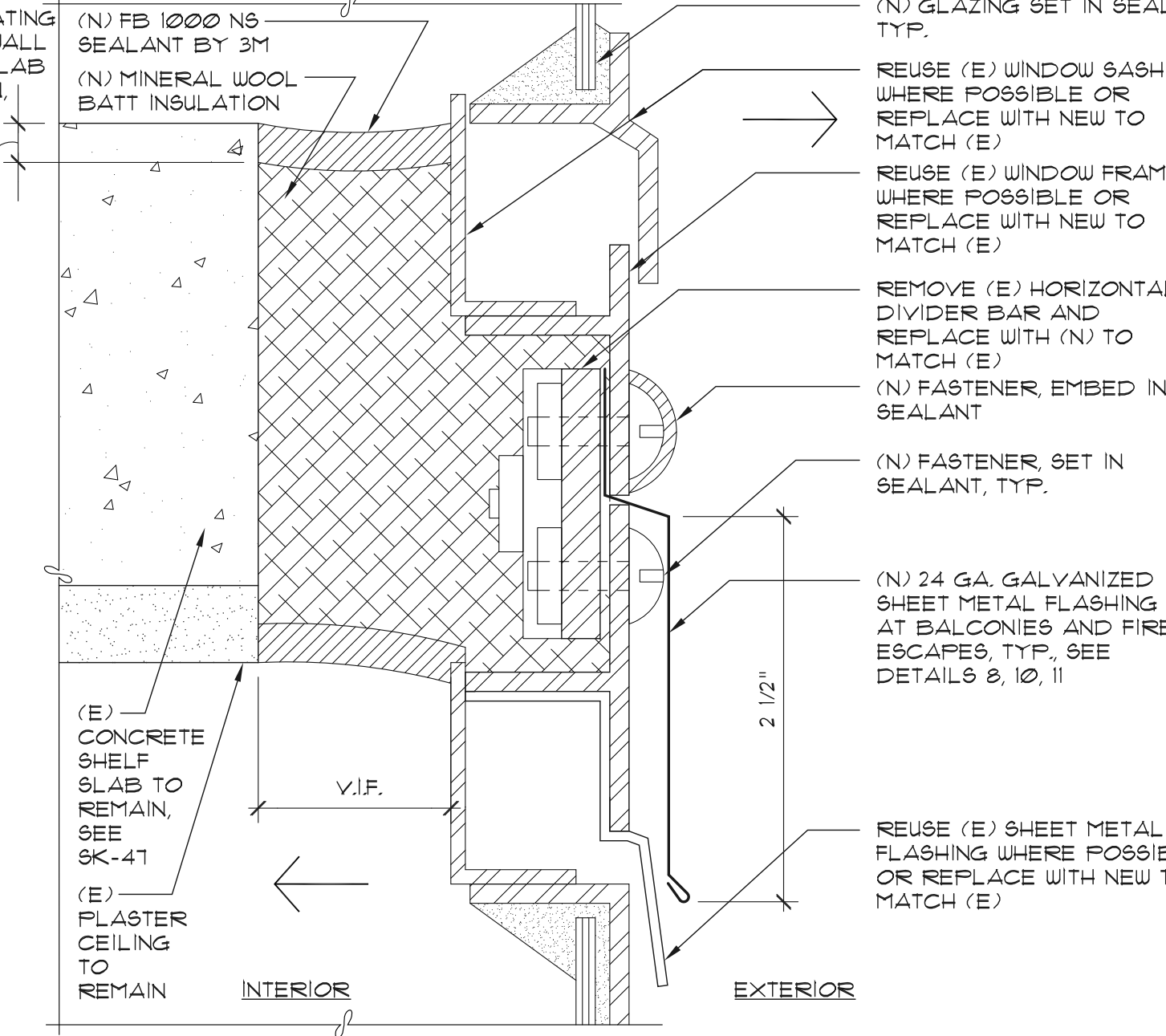
12 SPLICE AT COVER PLATE ELEVATION AND SECTION
1'-0" - 1'-0"



9 OUTRIGGER AT CURTAIN WALL SECTION
1'-0" - 1'-0"



6 OUTRIGGER AT CURTAIN WALL ELEVATION
1'-0" - 1'-0"



3 WINDOW SECTION (SEE SK-47) AT CONCRETE SHELF SLAB
1'-0" - 1'-0"

HALLIDIE BUILDING

BUILDING REPAIRS
130 SUTTER STREET
SAN FRANCISCO, CA 94104

Building Owner:
Edward J. Conner
Herbert McLaughlin Jr.

27 Maiden Lane
San Francisco, CA 94108

Owner's Agent:
The Albert Group, Inc.

220 Montgomery Street, Suite 498
San Francisco, CA 94104

Architect:
McGinnis Chen Associates, Inc.
ARCHITECTS | ENGINEERS

1019 Mission Street, San Francisco, CA 94103
Phone: (415) 986-3873 Fax: (415) 296-0586

Structural Engineer:
Murphy Burr Curry, Inc.

85 Second Street, Suite 501
San Francisco, CA 94105

Structural Engineer:
Toft, de Nevers & Lee

111 Maiden Lane, Suite 500
San Francisco, CA 94108

Historic Preservation Consultant:
Page & Turnbull

1000 Sansome Street
San Francisco, CA 94111

Seal:



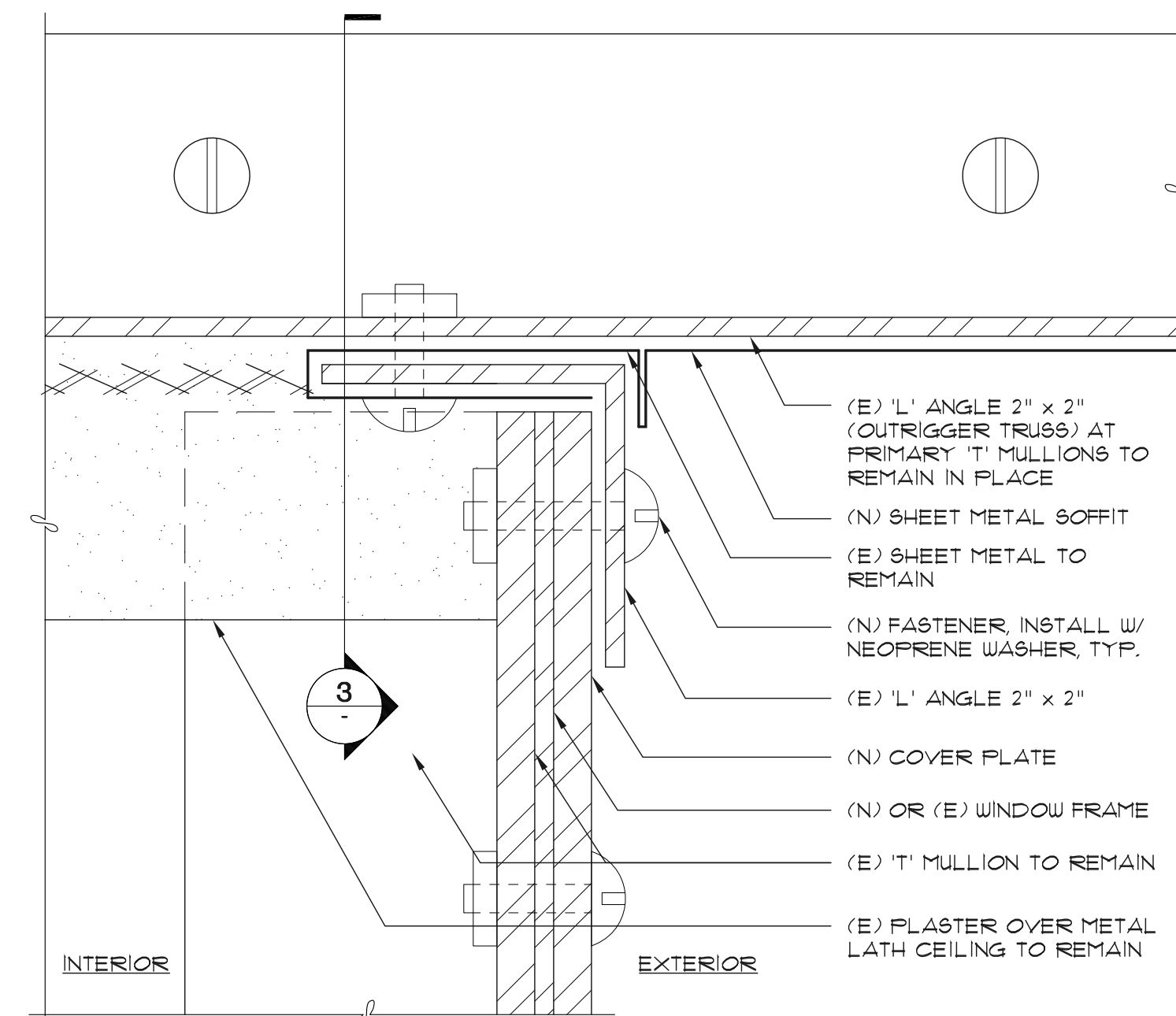
NO.	DESCRIPTION	DATE
1	Permit Set	12.04.2012

Sheet Title:
Details - Flashing

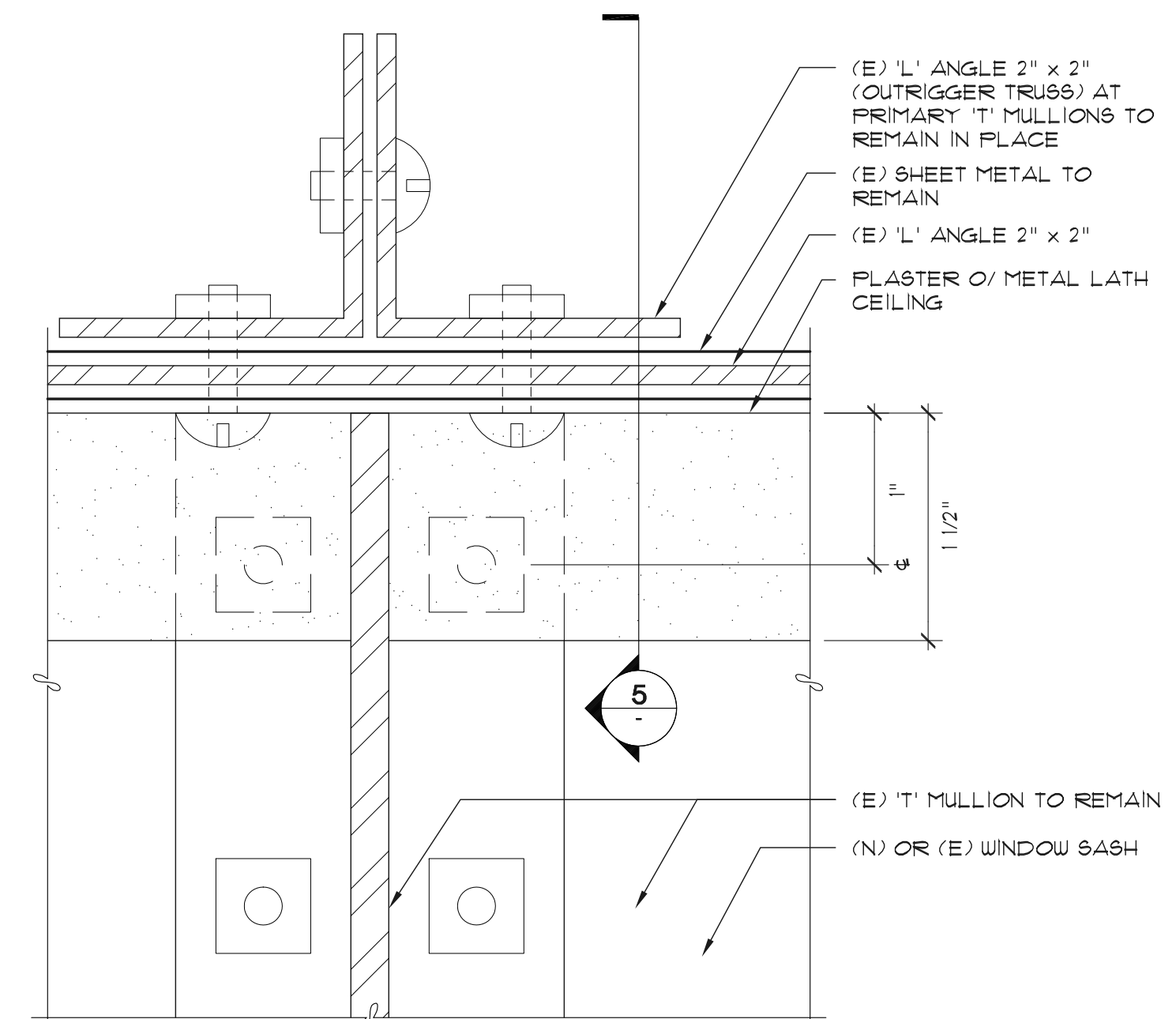
Scale: As Shown
Project No. 10024.02
Date: 12.04.2012
Drawn: AL
Checked: YJC
Sheet Number:

A8.3

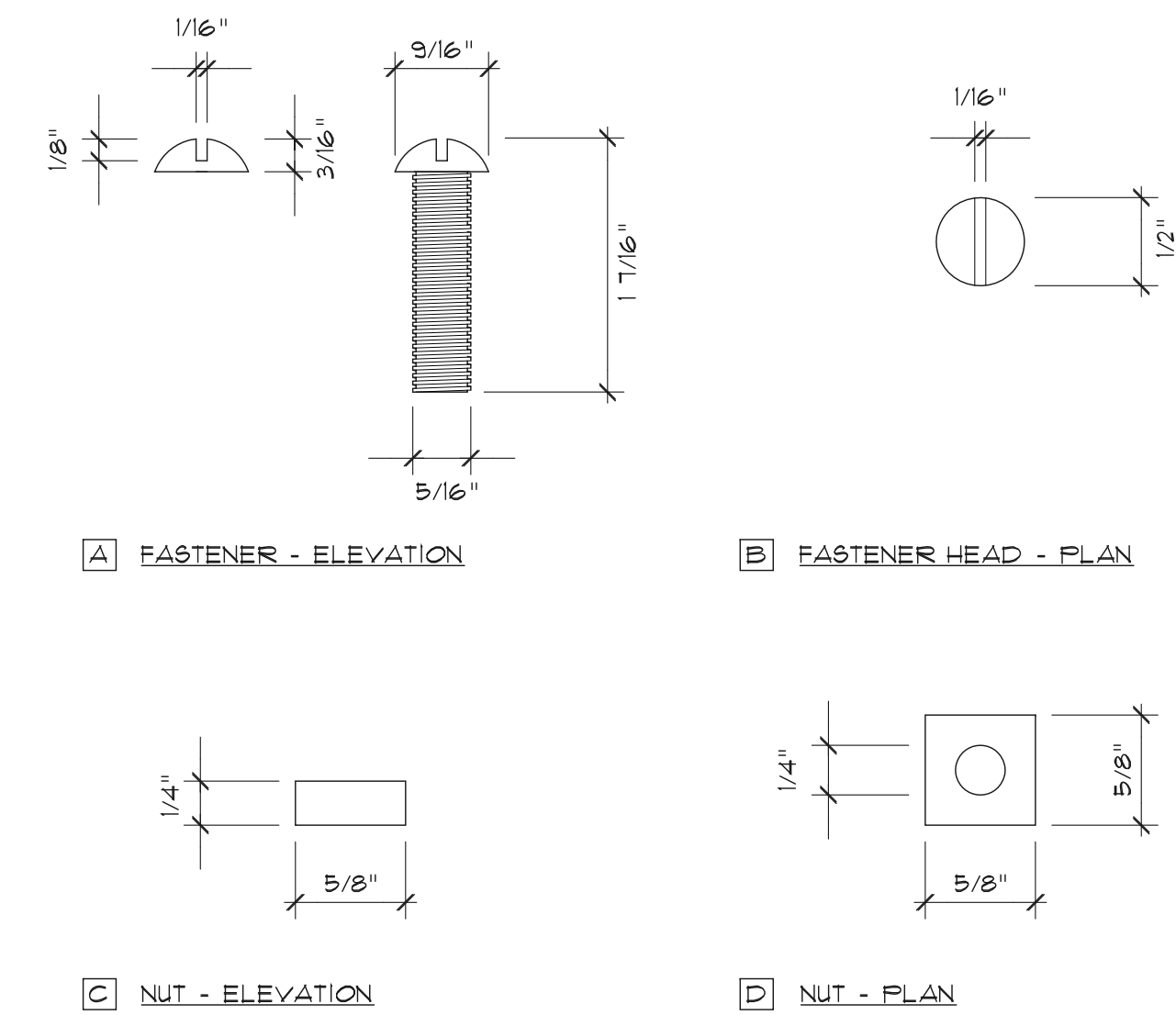
NOTES:
 1. REFER TO REMOVAL GUIDELINES ON SHEET A01.
 2. ORNAMENTAL RAILING, SHEET METAL, BALCONIES, AND FIRE ESCAPE WORK APPROVED UNDER PERMIT NUMBERS: 20111048269 AND 201012086300.



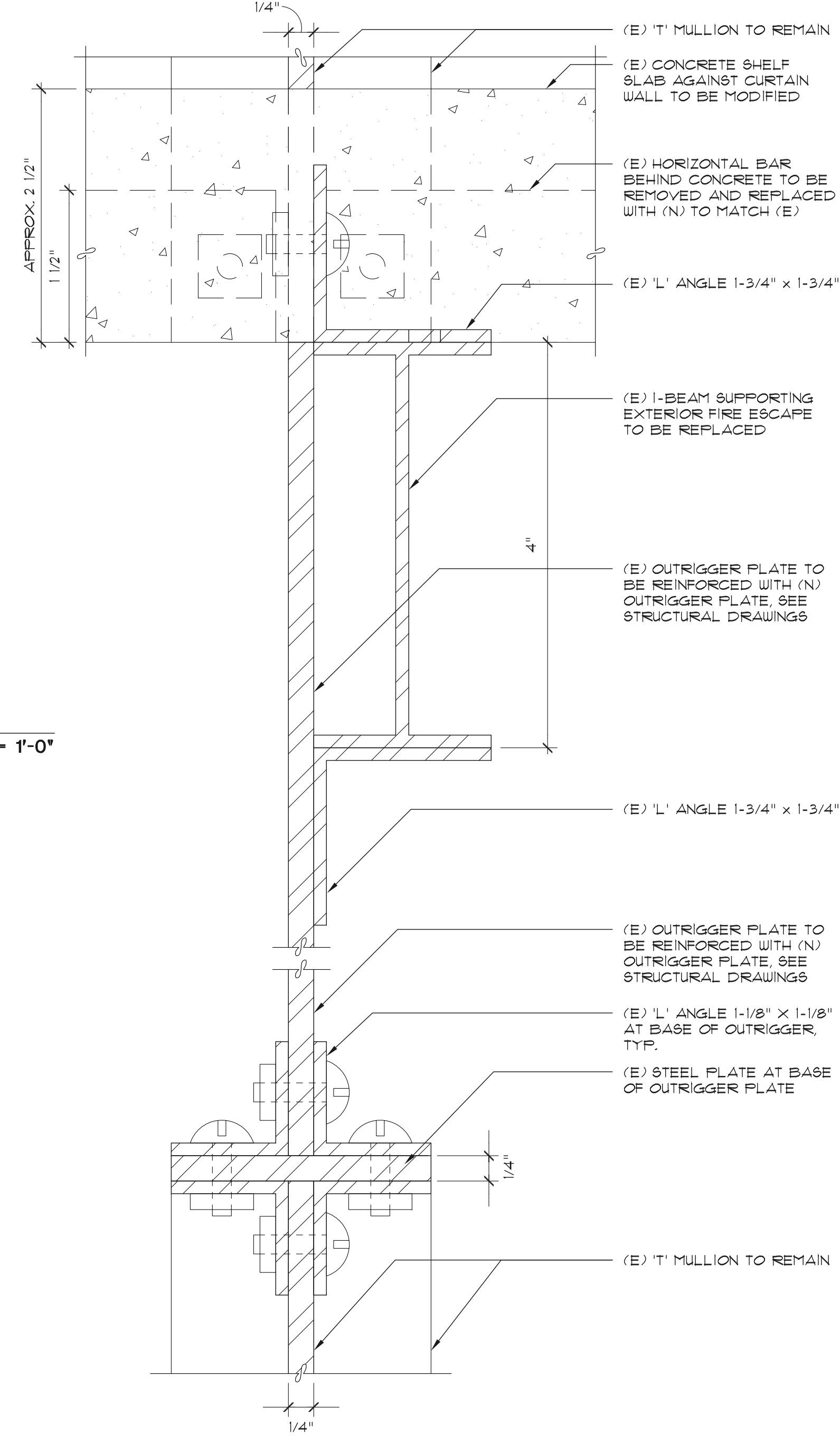
5 (E) OUTRIGGER TRUSS AT ROOF SECTION
 1' - 1'-0"



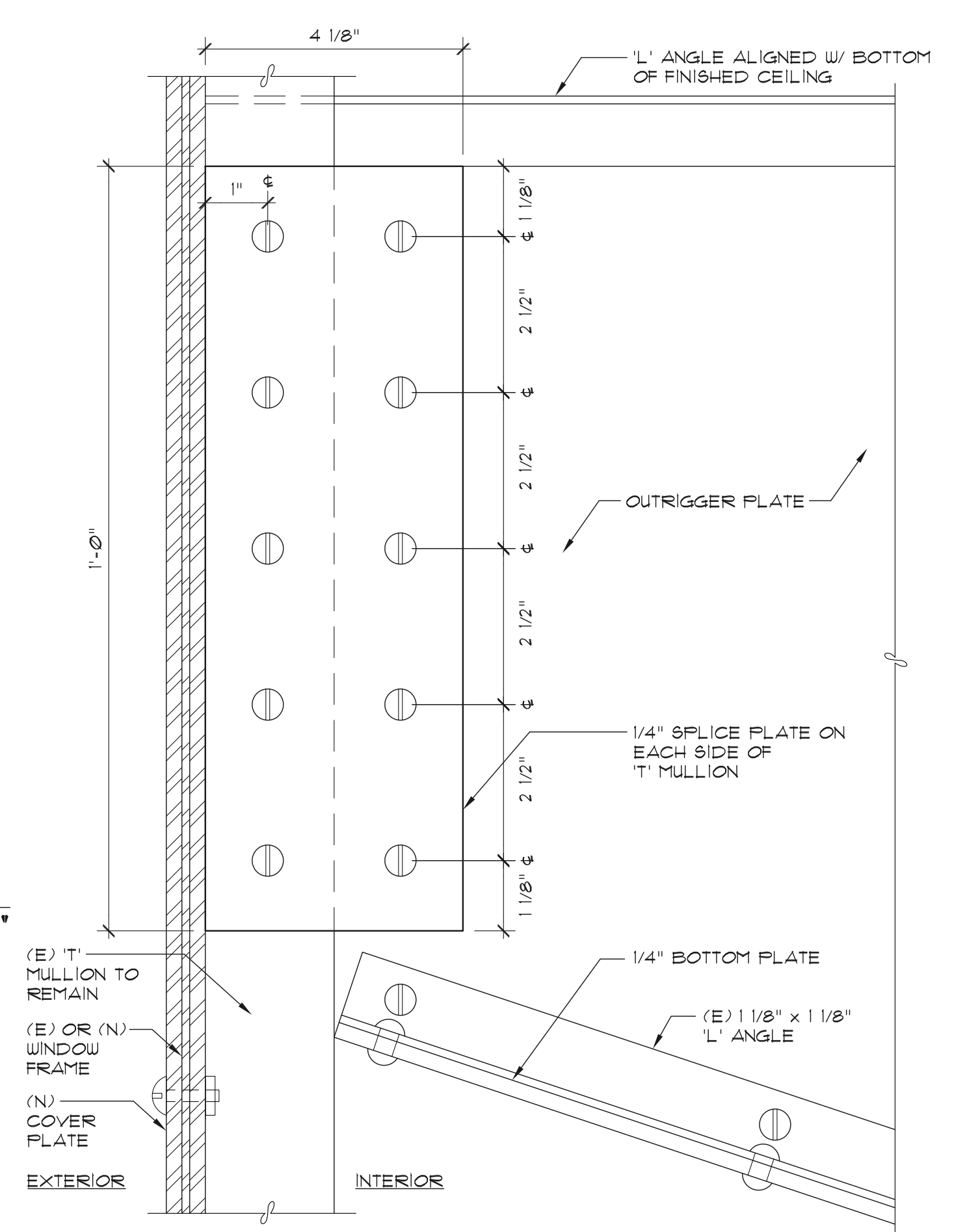
3 (E) OUTRIGGER TRUSS AT ROOF INTERIOR ELEVATION/SECTION
 1' - 1'-0"



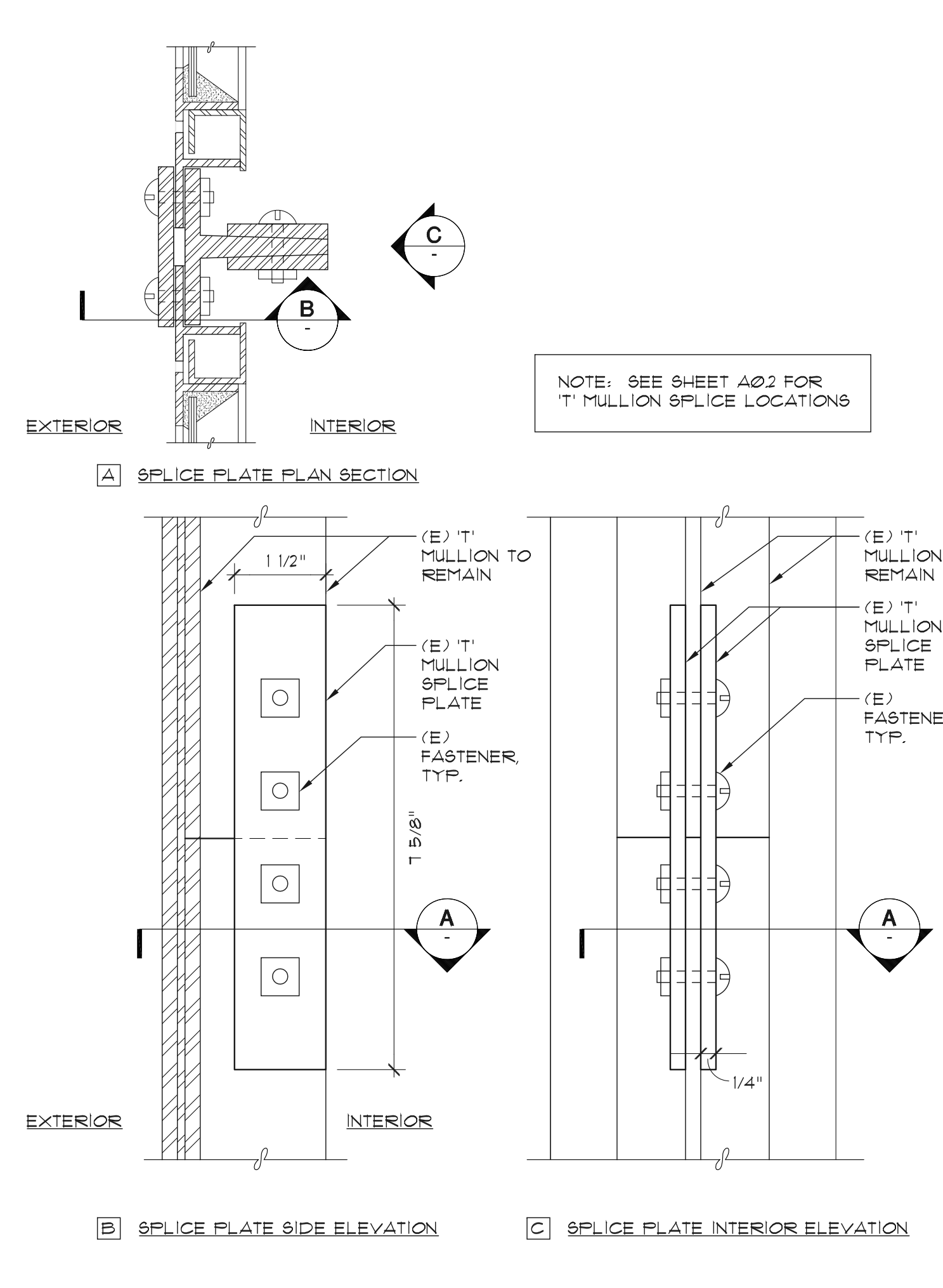
6 (E) FASTENER, TYP.
 1' - 1'-0"



4 (E) BALCONY OUTRIGGER INTERIOR ELEVATION/SECTION
 1' - 1'-0"



1 (E) OUTRIGGER AT NON-BALCONY LEVELS
 6\"/>



2 (E) 'T' MULLION SPLICE PLATE
 6\"/>

HALLIDIE BUILDING

BUILDING REPAIRS
 130 SUTTER STREET
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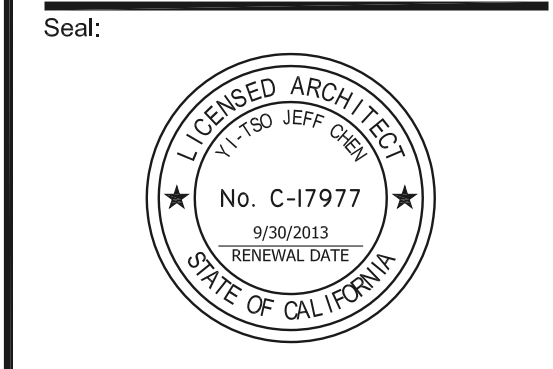
85 Second Street, Suite 501
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Historic Preservation Consultant:
 Page & Turnbull

1000 Sansome Street
 San Francisco, CA 94111



NO.	DESCRIPTION	DATE
1	Permit Set	12.04.2012

Sheet Title:
Details - Curtain Wall (For Reference Only)

Scale: As Shown
 Project No. 10024.02
 Date: 12.04.2012
 Drawn: AL
 Checked: YJC
 Sheet Number:

A8.4



SAN FRANCISCO PLANNING DEPARTMENT

Memo to the Historic Preservation Commission

HEARING DATE: JANUARY 18, 2012

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Filing Date: June 13, 2011
Case No.: **2011.0613A**
Project Address: **130 Sutter Street**
Historic Landmark: No. 37 – The Hallidie Building
Zoning: C-3-O (Downtown Office)
80-130F Height and Bulk District
Block/Lot: 0288 / 027
Applicant: Bruce Albert, The Albert Group
114 Sansome Street, Suite 710
San Francisco, CA 94104
Staff Contact Sophie Hayward - (415) 558-6372
sophie.hayward@sfgov.org
Reviewed By Tim Frye – (415) 575-6822
tim.frye@sfgov.org

BACKGROUND

On July 6, 2011 the Historic Preservation Commission (HPC) passed Motion No. 0131 (attached) approving the Certificate of Appropriateness (C of A) for proposed work on the Hallidie Building that included rehabilitation work to the character-defining curtain wall.

The HPC acknowledged that the full scope of work for the C of A would be articulated when deteriorated elements had been removed and the existing condition of the curtain wall could be accurately assessed. The C of A includes a Condition of Approval that states:

The Commission delegates to Planning Department Staff the review and approval of additional work that may be required on the curtain wall and the structural steel system at the location directly behind the fire escape landings, provided that the expanded scope of work does not significantly alter the approach outlined in the attached application for a Certificate of Appropriateness or the method of construction of the curtain wall, and that the expanded scope will not result in changes to the appearance of the street-facing elevation of the subject building.¹

¹ Historic Preservation Commission Motion No. 0131, approved July 6, 2011. A copy of the approved Motion is available in the case docket for Case No. 2011.0613, as well as online at:

<http://commissions.sfplanning.org/hpcmotions/M0131.pdf> (December 12, 2011)

On November 4, 2011, a Building Permit Application was submitted by the Project Sponsor that reflected a modified scope of work for the curtain wall, including the removal of a number of windows in order to assess their condition and to evaluate the feasibility of replacement in-kind. Based on the existing condition, the scope of work was expanded to include the top five and bottom seven rows of windows, as well as five columns of windows on the east and west ends of the building's façade. Staff has reviewed the plans associated with Building Permit Application 2011.11.04.8269 and met with the Project Architect and the Project Sponsor, and subsequently approved the Building Permit Application.

CURRENT PROPOSAL

This informational presentation will update the HPC on the existing conditions that have been evaluated through the exploratory investigation, a review of the originally proposed scope of work and the expanded scope of work, and the additional paint color investigation requested by the HPC at the July 6, 2011 hearing for the C of A. The Project Sponsor will also outline the differences between the historic color scheme of the Hallidie Building and the proposed color scheme.

REQUIRED COMMISSION ACTION

No action is required. This is an informational presentation intended to update the Commission on the status of the on-going project to stabilize the curtain wall and to make structural upgrades to the fire escapes and balcony.

The Project Sponsor anticipates a second phase of work, which will require a second, separate Certificate of Appropriateness, to address the assessment, restoration, and repair of the center portion of the curtain wall. Any additional work will come before the HPC as a new C of A.

Attachments:

Exhibit A: HPC Motion No. 0131

Exhibit B: Project Sponsor's Submittal



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Motion 0131

HEARING DATE: JULY 6, 2011

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Filing Date: June 13, 2011
Case No.: **2011.0613A**
Project Address: **130 Sutter Street**
Historic Landmark: No. 37 – The Hallidie Building
Zoning: C-3-O (Downtown Office)
80-130F Height and Bulk District
Block/Lot: 0288 / 027
Applicant: Bruce Albert, The Albert Group
114 Sansome Street, Suite 710
San Francisco, CA 94104
Staff Contact Sophie Hayward - (415) 558-6372
sophie.hayward@sfgov.org
Reviewed By Tim Frye – (415) 575-6822
tim.frye@sfgov.org
Hearing Date: February 17, 2010

ADOPTING FINDINGS FOR A CERTIFICATE OF APPROPRIATENESS FOR PROPOSED WORK DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 10, TO MEET THE STANDARDS OF ARTICLE 10 AND TO MEET THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION, FOR THE PROPERTY LOCATED ON LOT 027 IN ASSESSOR'S BLOCK 0288, WITHIN A C-3-O (DOWNTOWN-OFFICE) ZONING DISTRICT AND A 80-130F HEIGHT AND BULK DISTRICT.

PREAMBLE

WHEREAS, on June 13, 2011, Elisa Skaggs on behalf of Bruce Albert of the Albert Group (Project Sponsor) filed an application with the San Francisco Planning Department (hereinafter "Department") for a Certificate of Appropriateness to restore and to repair exterior structural and decorative metal elements on the Sutter Street elevation of the subject building located on the subject property located on lot 027 in Assessor's Block 0288. The work includes repairs to the decorative frieze panels, repairs to sheet metal details, repairs to metal railings, replacement of fire escape ladders, structural steel framework repair, structural steel I-beam replacement, and finish replication. The proposed work is limited to street-facing elevation of the subject building.

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

WHEREAS, on July 6, 2011, the Commission conducted a duly noticed public hearing on the current project, Case No. 2011.0613A ("Project") for its appropriateness.

WHEREAS, in reviewing the Application, the Commission has had available for its review and consideration case reports, plans, and other materials pertaining to the Project contained in the Department's case files, has reviewed and heard testimony and received materials from interested parties during the public hearing on the Project.

MOVED, that the Commission hereby grants the Certificate of Appropriateness, in conformance with the architectural plans dated December 7, 2010 and labeled Exhibit A on file in the docket for Case No. 2011.0613A based on the following conditions of approval and findings:

CONDITIONS OF APPROVAL

- That when repairs have been completed, the Project Sponsor submits to the Planning Department full documentation (written and graphic) describing where each treatment was performed.
- That if more than 50% of the total decorative frieze panels require full replacement rather than repair, the Project Sponsor will return to the HPC for an informational presentation.
- That decorative pieces that are deteriorated and/or damaged and require replacement will be catalogued and documented. Any decorative elements that may be salvaged but that are too deteriorated to preserve in situ will offered to an appropriate architectural repository, or stored on-site if the building owner is amenable.
- That the Paint Color Investigation be reviewed to confirm that multiple paint samples were taken from each decorative element to ensure an appropriate color matching program will be implemented.
- That the Commission delegates to Planning Department Preservation Staff the review and approval of additional work that may be required on the curtain wall and the structural steel system at the location directly behind the fire escape landings, provided that the expanded scope of work does not significantly alter the approach outlined in the attached application for a Certificate of Appropriateness or the method of construction of the curtain wall, and that the expanded scope will not result in changes to the appearance of the street-facing elevation of the subject building.

FINDINGS

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

1. The above recitals are accurate and also constitute findings of the Commission.
2. Findings pursuant to Article 10:

The Historical Preservation Commission has determined that the proposed work is compatible with the character of the landmark as described in the designation report dated July 10, 1968.

- The proposed project would retain the historic commercial and office uses of the mixed-use building. No change in occupancy or in use will occur as a result of the proposed project.
- The historic character of the property will be retained and preserved by the careful repair and limited replacement of historic elements. Staff has reviewed mockups of the fiberglass replacement panels and patches, as well as replacement sheet metal elements and their finishes, and has determined that the proposed finishes, patches and replacement panels will match the appearance of the historic metalwork.
- The proposed lead repairs and the replacement ladder rungs are appropriate methods of rehabilitating the fire escape balconies.
- The deteriorated outriggers require replacement, and the replacement of deteriorated I-beams will not adversely impact the landmark structure. The repairs proposed for the structural steel framework, including the outriggers and I-beams will not be visible from public rights-of-way.
- The project will only remove historic features that are deteriorated beyond repair and the replacement metal and fiberglass work will match the original in design, color, texture, and, where possible, materials.
- The proposed project would not add any conjectural historical features or features that add a false sense of historical development.
- The project would retain wherever possible distinctive materials and finishes from the period of significance, including the glass curtain wall, structural steel, fire escapes including balconies and ladders, metal railings, cornice elements, and metal friezes. Where necessary, historic materials will be replaced in-kind or with compatible materials that match the originals.
- The proposed project meets the following Secretary of the Interior's Standards for Rehabilitation:

Standard 1.

A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

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.

Standard 5.

Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall 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 and physical evidence.

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

I. URBAN DESIGN ELEMENT

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

GOALS

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

OBJECTIVE 1

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

POLICY 1.3

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

OBJECTIVE 2

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

POLICY 2.4

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

POLICY 2.5

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

POLICY 2.7

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

The goal of a Certificate of Appropriateness is to provide additional oversight for buildings and districts that are architecturally or culturally significant to the City in order to protect the qualities that are associated with that significance.

The proposed project qualifies for a Certificate of Appropriateness and therefore furthers these policies and objectives by maintaining and preserving the character-defining features of the Hallidie Building at 130 Sutter Street for the future enjoyment and education of San Francisco residents and visitors.

4. The proposed project is generally consistent with the eight General Plan priority policies set forth in Section 101.1 in that:

- A) The existing neighborhood-serving retail uses will be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses will be enhanced:

The proposed project is for the restoration and repair of a façade and structural framework of a commercial property and will not have any impact on neighborhood serving retail uses.

- B) The existing housing and neighborhood character will be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods:

The proposed project will strengthen neighborhood character by respecting the character-defining features of the landmark in conformance with the Secretary of the Interior's Standards.

- C) The City's supply of affordable housing will be preserved and enhanced:

The project will not reduce the affordable housing supply as the façade and structural repairs will not result in a change in occupancy of the existing structure.

- D) The commuter traffic will not impede MUNI transit service or overburden our streets or neighborhood parking:

The proposed project will not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.

- E) A diverse economic base will be maintained by protecting our industrial and service sectors from displacement due to commercial office development. And future opportunities for resident employment and ownership in these sectors will be enhanced:

The proposed will not have any impact on industrial and service sector jobs.

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

Preparedness against injury and loss of life in an earthquake is improved by the proposed work. The

work will eliminate unsafe conditions at the site and all construction will be executed in compliance with all applicable construction and safety measures.

- G) That landmark and historic buildings will be preserved:

The proposed project is in conformance with Article 10 of the Planning Code and the Secretary of the Interior's Standards for the Treatment of Historic Properties.

- H) Parks and open space and their access to sunlight and vistas will be protected from development:

The proposed project will not impact the access to sunlight or vistas for the parks and open space.

5. For these reasons, the proposal overall, is appropriate for and consistent with the purposes of Article 10, meets the standards of Article 10, and the Secretary of Interior's Standards for Rehabilitation, General Plan and Prop M findings of the Planning Code.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **GRANTS a Certificate of Appropriateness** for the property located at Lot 027 in Assessor's Block 0288 for proposed work in conformance with the renderings and architectural sketches dated December 7, 2010 and labeled Exhibit A on file in the docket for Case No. 2011.0613A.

APPEAL AND EFFECTIVE DATE OF MOTION: The Commission's decision on a Certificate of Appropriateness shall be final unless appealed within thirty (30) days. Any appeal shall be made to the Board of Appeals, unless the proposed project requires Board of Supervisors approval or is appealed to the Board of Supervisors as a conditional use, in which case any appeal shall be made to the Board of Supervisors (see Charter Section 4.135).

Duration of this Certificate of Appropriateness: This Certificate of Appropriateness is issued pursuant to Article 10 of the Planning Code and is valid for a period of three (3) years from the effective date of approval by the Historic Preservation Commission. The authorization and right vested by virtue of this action shall be deemed void and canceled if, within 3 years of the date of this Motion, a site permit or building permit for the Project has not been secured by Project Sponsor.

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

I hereby certify that the Historical Preservation Commission ADOPTED the foregoing Motion on July 6, 2011.

Linda D. Avery
Commission Secretary

AYES: Chase, Hasz, Johns, Martinez, Matsuda, and Wolfram

NAYS: None

ABSENT: Damkroger

ADOPTED: July 6, 2010



SAN FRANCISCO PLANNING DEPARTMENT

Memo to the Historic Preservation Commission

HEARING DATE: JANUARY 18, 2012

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

Reception:
415.558.6378

Fax:
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Filing Date: June 13, 2011
Case No.: **2011.0613A**
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Historic Landmark: No. 37 – The Hallidie Building
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Applicant: Bruce Albert, The Albert Group
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BACKGROUND

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¹ Historic Preservation Commission Motion No. 0131, approved July 6, 2011. A copy of the approved Motion is available in the case docket for Case No. 2011.0613, as well as online at:

<http://commissions.sfplanning.org/hpcmotions/M0131.pdf> (December 12, 2011)

On November 4, 2011, a Building Permit Application was submitted by the Project Sponsor that reflected a modified scope of work for the curtain wall, including the removal of a number of windows in order to assess their condition and to evaluate the feasibility of replacement in-kind. Based on the existing condition, the scope of work was expanded to include the top five and bottom seven rows of windows, as well as five columns of windows on the east and west ends of the building's façade. Staff has reviewed the plans associated with Building Permit Application 2011.11.04.8269 and met with the Project Architect and the Project Sponsor, and subsequently approved the Building Permit Application.

CURRENT PROPOSAL

This informational presentation will update the HPC on the existing conditions that have been evaluated through the exploratory investigation, a review of the originally proposed scope of work and the expanded scope of work, and the additional paint color investigation requested by the HPC at the July 6, 2011 hearing for the C of A. The Project Sponsor will also outline the differences between the historic color scheme of the Hallidie Building and the proposed color scheme.

REQUIRED COMMISSION ACTION

No action is required. This is an informational presentation intended to update the Commission on the status of the on-going project to stabilize the curtain wall and to make structural upgrades to the fire escapes and balcony.

The Project Sponsor anticipates a second phase of work, which will require a second, separate Certificate of Appropriateness, to address the assessment, restoration, and repair of the center portion of the curtain wall. Any additional work will come before the HPC as a new C of A.

Attachments:

Exhibit A: HPC Motion No. 0131

Exhibit B: Project Sponsor's Submittal



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Motion 0131

HEARING DATE: JULY 6, 2011

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Filing Date: June 13, 2011
Case No.: **2011.0613A**
Project Address: **130 Sutter Street**
Historic Landmark: No. 37 – The Hallidie Building
Zoning: C-3-O (Downtown Office)
80-130F Height and Bulk District
Block/Lot: 0288 / 027
Applicant: Bruce Albert, The Albert Group
114 Sansome Street, Suite 710
San Francisco, CA 94104
Staff Contact Sophie Hayward - (415) 558-6372
sophie.hayward@sfgov.org
Reviewed By Tim Frye – (415) 575-6822
tim.frye@sfgov.org
Hearing Date: February 17, 2010

ADOPTING FINDINGS FOR A CERTIFICATE OF APPROPRIATENESS FOR PROPOSED WORK DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 10, TO MEET THE STANDARDS OF ARTICLE 10 AND TO MEET THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION, FOR THE PROPERTY LOCATED ON LOT 027 IN ASSESSOR'S BLOCK 0288, WITHIN A C-3-O (DOWNTOWN-OFFICE) ZONING DISTRICT AND A 80-130F HEIGHT AND BULK DISTRICT.

PREAMBLE

WHEREAS, on June 13, 2011, Elisa Skaggs on behalf of Bruce Albert of the Albert Group (Project Sponsor) filed an application with the San Francisco Planning Department (hereinafter "Department") for a Certificate of Appropriateness to restore and to repair exterior structural and decorative metal elements on the Sutter Street elevation of the subject building located on the subject property located on lot 027 in Assessor's Block 0288. The work includes repairs to the decorative frieze panels, repairs to sheet metal details, repairs to metal railings, replacement of fire escape ladders, structural steel framework repair, structural steel I-beam replacement, and finish replication. The proposed work is limited to street-facing elevation of the subject building.

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

WHEREAS, on July 6, 2011, the Commission conducted a duly noticed public hearing on the current project, Case No. 2011.0613A ("Project") for its appropriateness.

WHEREAS, in reviewing the Application, the Commission has had available for its review and consideration case reports, plans, and other materials pertaining to the Project contained in the Department's case files, has reviewed and heard testimony and received materials from interested parties during the public hearing on the Project.

MOVED, that the Commission hereby grants the Certificate of Appropriateness, in conformance with the architectural plans dated December 7, 2010 and labeled Exhibit A on file in the docket for Case No. 2011.0613A based on the following conditions of approval and findings:

CONDITIONS OF APPROVAL

- That when repairs have been completed, the Project Sponsor submits to the Planning Department full documentation (written and graphic) describing where each treatment was performed.
- That if more than 50% of the total decorative frieze panels require full replacement rather than repair, the Project Sponsor will return to the HPC for an informational presentation.
- That decorative pieces that are deteriorated and/or damaged and require replacement will be catalogued and documented. Any decorative elements that may be salvaged but that are too deteriorated to preserve in situ will offered to an appropriate architectural repository, or stored on-site if the building owner is amenable.
- That the Paint Color Investigation be reviewed to confirm that multiple paint samples were taken from each decorative element to ensure an appropriate color matching program will be implemented.
- That the Commission delegates to Planning Department Preservation Staff the review and approval of additional work that may be required on the curtain wall and the structural steel system at the location directly behind the fire escape landings, provided that the expanded scope of work does not significantly alter the approach outlined in the attached application for a Certificate of Appropriateness or the method of construction of the curtain wall, and that the expanded scope will not result in changes to the appearance of the street-facing elevation of the subject building.

FINDINGS

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

1. The above recitals are accurate and also constitute findings of the Commission.
2. Findings pursuant to Article 10:

The Historical Preservation Commission has determined that the proposed work is compatible with the character of the landmark as described in the designation report dated July 10, 1968.

- The proposed project would retain the historic commercial and office uses of the mixed-use building. No change in occupancy or in use will occur as a result of the proposed project.
- The historic character of the property will be retained and preserved by the careful repair and limited replacement of historic elements. Staff has reviewed mockups of the fiberglass replacement panels and patches, as well as replacement sheet metal elements and their finishes, and has determined that the proposed finishes, patches and replacement panels will match the appearance of the historic metalwork.
- The proposed lead repairs and the replacement ladder rungs are appropriate methods of rehabilitating the fire escape balconies.
- The deteriorated outriggers require replacement, and the replacement of deteriorated I-beams will not adversely impact the landmark structure. The repairs proposed for the structural steel framework, including the outriggers and I-beams will not be visible from public rights-of-way.
- The project will only remove historic features that are deteriorated beyond repair and the replacement metal and fiberglass work will match the original in design, color, texture, and, where possible, materials.
- The proposed project would not add any conjectural historical features or features that add a false sense of historical development.
- The project would retain wherever possible distinctive materials and finishes from the period of significance, including the glass curtain wall, structural steel, fire escapes including balconies and ladders, metal railings, cornice elements, and metal friezes. Where necessary, historic materials will be replaced in-kind or with compatible materials that match the originals.
- The proposed project meets the following Secretary of the Interior's Standards for Rehabilitation:

Standard 1.

A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

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.

Standard 5.

Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall 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 and physical evidence.

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

I. URBAN DESIGN ELEMENT

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

GOALS

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

OBJECTIVE 1

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

POLICY 1.3

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

OBJECTIVE 2

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

POLICY 2.4

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

POLICY 2.5

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

POLICY 2.7

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

The goal of a Certificate of Appropriateness is to provide additional oversight for buildings and districts that are architecturally or culturally significant to the City in order to protect the qualities that are associated with that significance.

The proposed project qualifies for a Certificate of Appropriateness and therefore furthers these policies and objectives by maintaining and preserving the character-defining features of the Hallidie Building at 130 Sutter Street for the future enjoyment and education of San Francisco residents and visitors.

4. The proposed project is generally consistent with the eight General Plan priority policies set forth in Section 101.1 in that:

- A) The existing neighborhood-serving retail uses will be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses will be enhanced:

The proposed project is for the restoration and repair of a façade and structural framework of a commercial property and will not have any impact on neighborhood serving retail uses.

- B) The existing housing and neighborhood character will be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods:

The proposed project will strengthen neighborhood character by respecting the character-defining features of the landmark in conformance with the Secretary of the Interior's Standards.

- C) The City's supply of affordable housing will be preserved and enhanced:

The project will not reduce the affordable housing supply as the façade and structural repairs will not result in a change in occupancy of the existing structure.

- D) The commuter traffic will not impede MUNI transit service or overburden our streets or neighborhood parking:

The proposed project will not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.

- E) A diverse economic base will be maintained by protecting our industrial and service sectors from displacement due to commercial office development. And future opportunities for resident employment and ownership in these sectors will be enhanced:

The proposed will not have any impact on industrial and service sector jobs.

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

Preparedness against injury and loss of life in an earthquake is improved by the proposed work. The

work will eliminate unsafe conditions at the site and all construction will be executed in compliance with all applicable construction and safety measures.

- G) That landmark and historic buildings will be preserved:

The proposed project is in conformance with Article 10 of the Planning Code and the Secretary of the Interior's Standards for the Treatment of Historic Properties.

- H) Parks and open space and their access to sunlight and vistas will be protected from development:

The proposed project will not impact the access to sunlight or vistas for the parks and open space.

5. For these reasons, the proposal overall, is appropriate for and consistent with the purposes of Article 10, meets the standards of Article 10, and the Secretary of Interior's Standards for Rehabilitation, General Plan and Prop M findings of the Planning Code.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **GRANTS a Certificate of Appropriateness** for the property located at Lot 027 in Assessor's Block 0288 for proposed work in conformance with the renderings and architectural sketches dated December 7, 2010 and labeled Exhibit A on file in the docket for Case No. 2011.0613A.

APPEAL AND EFFECTIVE DATE OF MOTION: The Commission's decision on a Certificate of Appropriateness shall be final unless appealed within thirty (30) days. Any appeal shall be made to the Board of Appeals, unless the proposed project requires Board of Supervisors approval or is appealed to the Board of Supervisors as a conditional use, in which case any appeal shall be made to the Board of Supervisors (see Charter Section 4.135).

Duration of this Certificate of Appropriateness: This Certificate of Appropriateness is issued pursuant to Article 10 of the Planning Code and is valid for a period of three (3) years from the effective date of approval by the Historic Preservation Commission. The authorization and right vested by virtue of this action shall be deemed void and canceled if, within 3 years of the date of this Motion, a site permit or building permit for the Project has not been secured by Project Sponsor.

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

I hereby certify that the Historical Preservation Commission ADOPTED the foregoing Motion on July 6, 2011.

Linda D. Avery
Commission Secretary

AYES: Chase, Hasz, Johns, Martinez, Matsuda, and Wolfram

NAYS: None

ABSENT: Damkroger

ADOPTED: July 6, 2010

HALLIDIE BUILDING

EMERGENCY REPAIRS - PERMIT NO.: 201111048269

130 SUTTER STREET, SAN FRANCISCO, CALIFORNIA

3RD AND 7TH FLOOR BALCONIES AND ROOF CORNICE

HALLIDIE BUILDING

EMERGENCY REPAIRS
3RD AND 7TH FLOOR BALCONIES
AND ROOF CORNICE
130 SUTTER STREET
SAN FRANCISCO, CA

Building Owner:

Edward J. Conner
Herbert McLaughlin Jr.

27 Maiden Lane
San Francisco, CA

Owner's Agent:

The Albert Group, Inc.

114 Sansome Street, Suite 710
San Francisco, CA

Architect:

McGinnis Chen Associates, Inc.
ARCHITECTS ENGINEERS

1019 Mission Street, San Francisco, CA 94103
Phone: (415) 986-3973 Fax: (415) 296-0586

Structural Engineer:

Murphy Burr Curry, Inc.

85 Second Street, Suite 501
San Francisco, CA

Structural Engineer:

Toft, de Nevers & Lee

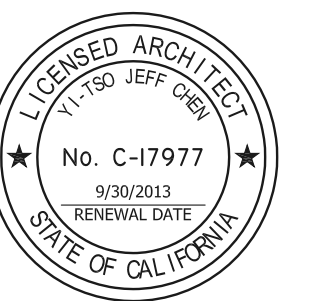
111 Maiden Lane, Suite 500
San Francisco, CA

Historic Preservation Consultant:

Page & Turnbull

1000 Sansome Street
San Francisco, CA

Seal:



NO.	DESCRIPTION	DATE
1	Permit Set	11.03.2011
2	Plan Check Revisions	02.07.2012

Sheet Title:

Title Sheet

Scale: No Scale
Project No. 10024.01
Date: 02.07.2012
Drawn: AL
Checked: YJC
Sheet Number:

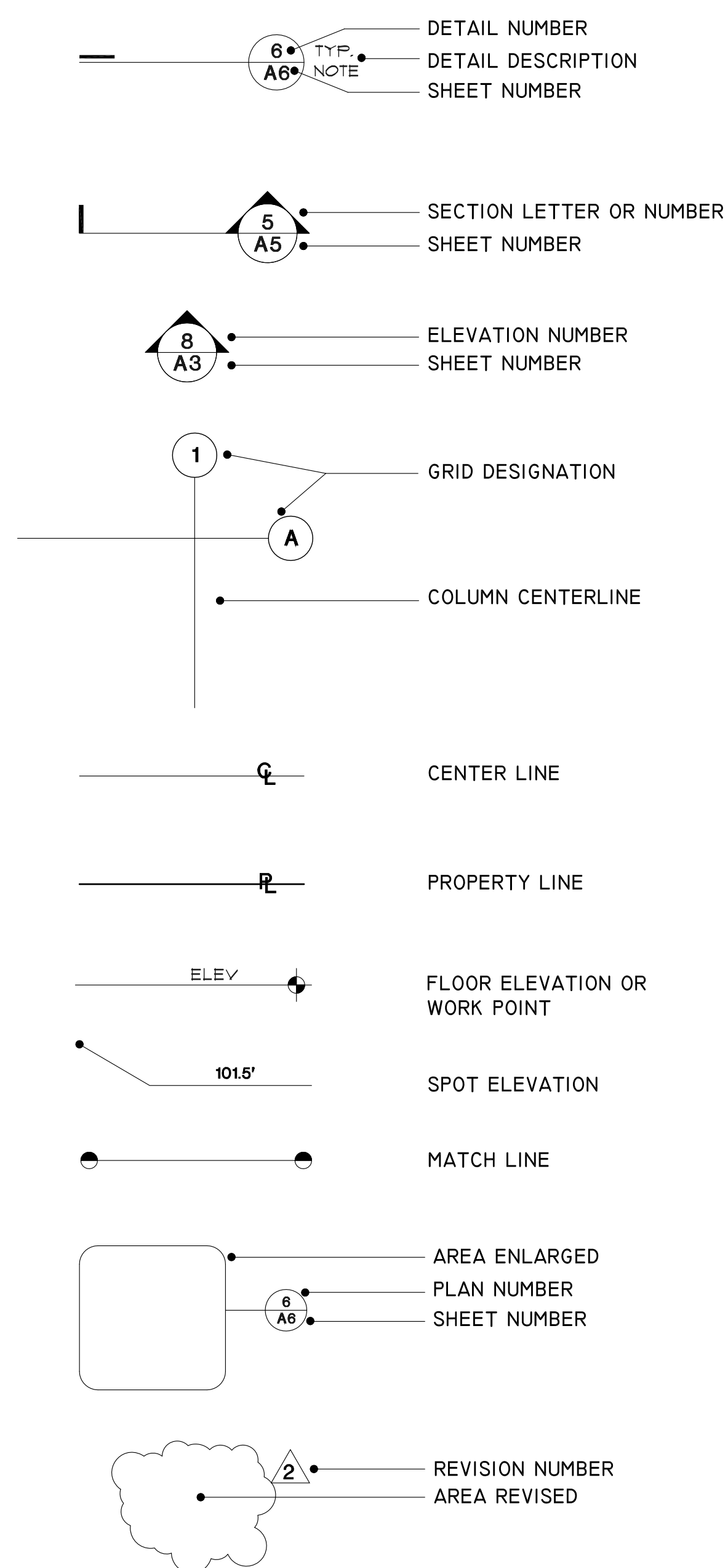
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ABBREVIATIONS

A.B.	ANCHOR BOLT	F.D.	FLOOR DRAIN	(R)	REMOVE
A/C	AIR-CONDITIONING	FDN.	FOUNDATION	R	RISER
ACOUS.	ACOUSTICAL	FIN.	FINISH	R&S	ROOF & SEALANT
A.D.	AREA DRAIN	FL.	FLOOR	RAD.	RADIUS
ADJ.	ADJUSTABLE	FLASH.	FLASHING	R.D.	ROOF DRAIN
AGGR.	AGGREGATE	F.O.C.	FACE OF CONCRETE	REF.	REFERENCE
AL.	ALUMINUM	F.O.F.	FACE OF FINISH	REINF.	REINFORCED
ALT.	ALTERNATE	F.O.S.	FACE OF STUDS	REQ.	REQUIRED
ANOD.	ANODIZED	F.S.	FULL SIZE	RESIL.	RESILIENT
APPROX.	APPROXIMATE	FT.	FOOT OR FEET	R.GTR.	REGISTER
ARCH	ARCHITECTURAL	FTG.	FOOTING	RM.	ROOM
ASPH.	ASPHALT	FURR.	FURRING	R.O.	ROUGH OPENING
				R.W.L.	RAIN WATER LEADER
BD.	BOARD	GA.	GAUGE	S.	SOUTH
BITUM.	BITUMINOUS	GALV.	GALVANIZED	S.A.M.	SELF ADHERED MEMBRANE
B.F.	BASE FLASHING	GL.	GLASS	S.C.	SOLID CORE
BLDG.	BUILDING	GND.	GROUND	SCHED.	SCHEDULE
BLK.	BLOCK	GR.	GRADE	SECT.	SECTION
BLKG.	BLOCKING	G.S.M.	GALVANIZED SHEET METAL	SGD.	SLIDING GLASS DOOR
BLW.	BELOW	GYP.	GYPSON	SH.	SHELF
BM.	BEAM			SHT.	SHEET
BOT.	BOTTOM	H.B.	HOSE BIBB	SHTG.	SHEATHING
BSMT.	BASEMENT	H.C.	HOLLOW CORE	SIM.	SIMILAR
BTWN.	BETWEEN	HDG	HOT DIPPED GALVANIZED	SG.	SQUARE
B.U.R.	BUILT-UP ROOFING	HGT.	HEIGHT	S.S.T.	STAINLESS STEEL
		H.M.	HOLLOW METAL	STA.	STATION
C.B.	CATCH BASIN	HORIZ.	HORIZONTAL	STD.	STANDARD
CEM.	CEMENT	H.P.	HIGH POINT	STL.	STEEL
CFL.	COUNTERFLASHING	HR.	HOUR	STOR.	STORAGE
C.I.	CAST IRON	H.W.	HOT WATER	STR.	STRUCTURAL
C.I.P.	CAST-IN-PLACE			SYM.	SYMMETRICAL
CLG.	CEILING	I.D.	INSIDE DIAMETER (DIM.)	T.C.	TOP OF CURB
CLKG.	CAULKING	INT.	INTERIOR	TEL.	TELEPHONE
CLR.	CLEAR	INV.	INVERT	T. & G.	TONGUE & GROOVE
CMU	CONCRETE MASONRY UNIT	JT.	JOINT	THK.	THICK
CNTR.	COUNTER			THRESH.	THRESHOLD
COL.	COLUMN	'L'	ANGLE	T.I.P.	TOP OF PAVEMENT
COMP.	COMPOSITION	L.B.	LAG BOLT	T.S.	TUBE STEEL
CONC.	CONCRETE	L.P.	LOW POINT	T.W.	TOP OF WALL
CONT.	CONTINUOUS	L.T.	LIGHT	TYP.	TYPICAL
CORR.	CORRIDOR	L.V.R.	LOUVER		
CTR.	CENTER	L.W.	LIGHTWEIGHT	UNF.	UNFINISHED
CTSK.	COUNTERSUNK			U.O.N.	UNLESS OTHERWISE NOTED
DBL.	DOUBLE	MAX.	MAXIMUM		
DEPT.	DEPARTMENT	M.B.	MODIFIED BITUMEN	VERT.	VERTICAL
DET.	DETAIL	MECH.	MECHANICAL	VEST.	VESTIBULE
D.D.	DECK DRAIN	MEMB.	MEMBRANE	V.I.F.	VERIFY IN FIELD
D.F.	DOUGLAS FIR	MET.	METAL	V.S.	VENT STACK
DIA.	DIAMETER	MFR.	MANUFACTURER		
DIAG.	DIAGONAL	MIN.	MINIMUM	W.	WEST
DIM.	DIMENSION	MISC.	MISCELLANEOUS	W/	WITH
DN.	DOWN	MTD.	MOUNTED	WD.	WOOD
D.P.	DAMP-PROOFING	MTL.	MATERIAL	WIN.	WINDOW
DR.	DOOR	MUL.	MULLION	W/O	WITHOUT
DS.	DOWNSPOUT			W.O.	WHERE OCCURS
D.S.P.	DRY STANDPIPE	N.	NORTH	WP.	WATERPROOF
DTL.	DETAIL	(N)	NEW	WT.	WEIGHT
DWG.	DRAWING	N.I.C.	NOT IN CONTRACT	W.W.F.	WELDED WIRE FABRIC
		NO.	NUMBER		
E.	EAST	NOM.	NOMINAL		
(E)	EXISTING	N.T.S.	NOT TO SCALE		
EA.	EACH				
E.B.	EXPANSION BOLT	O/	OVER		
E.J.	EXPANSION JOINT	O.A.	OVERALL		
EL.	ELEVATION	O.C.	ON CENTER		
ELAS.	ELASTOMERIC	O.D.	OUTSIDE DIAMETER (DIM.)		
ELEV.	ELEVATION	O.F.	OVERFLOW		
ENCL.	ENCLOSURE	O.F.D.	OVERFLOW DRAIN		
EQ.	EQUAL	OPNG.	OPENING		
EQPT.	EQUIPMENT	OPP.	OPPOSITE		
EXP.	EXPANSION	P.C.	PHOTO CELL		
EXPO.	EXPOSED	PL.	PLATE		
EXT.	EXTERIOR	PLAS.	PLASTER		
		PLYWD.	PLYWOOD		
		PRCST.	PRE-CAST		
		PT.	POINT		
		P.T.	PRESSURE TREATED		
		P.T.D.F.	PRESSURE TREATED DOUGLAS FIR		

SYMBOLS



SCOPE OF WORK

THE WORK INCLUDES, BUT IS NOT NECESSARILY LIMITED TO SHEET METAL REMOVAL AND STRUCTURAL WORK FOR THE 3RD AND 7TH FLOOR EXTERIOR BALCONIES AND THE ROOF CORNICE AT 130 SUTTER STREET. THE BUILDING IS A HIGH-RISE AND THERE ARE PARTIAL SPRINKLERS (IN THE BASEMENT). THE WORK IS LIMITED TO THE AREAS SHOWN ON THE DOCUMENTS. ADDITIONAL WORK MAY BE REQUIRED AS DICTATED BY FIELD CONDITIONS. GENERALLY, THE WORK INCLUDES THE FOLLOWING:

- SIDEWALK PROTECTION:**
PLYWOOD BARRIERS AS REQUIRED TO ISOLATE WORK AREAS FROM PUBLIC ACCESS AND TO PRESERVE COMMERCIAL ACCESS TO BUILDING ENTRANCES.
- ORNAMENTAL RAILING WORK:**
DOCUMENTATION AND STORAGE. SEE SHEET A0.1 FOR GUIDELINES. REMOVE EXISTING ORNAMENTAL BALCONY RAILINGS AND METAL GRATES AS DIRECTED BY ARCHITECT AND INSPECT FOR DAMAGE.
- ORNAMENTAL SHEET METAL WORK:**
DOCUMENTATION AND STORAGE. SEE SHEET A0.1 FOR GUIDELINES. REMOVE EXISTING ORNAMENTAL SHEET METAL AS DIRECTED BY ARCHITECT AND INSPECT FOR DAMAGE.
- ORNAMENTAL BALCONY STRUCTURAL WORK:**
ORNAMENTAL BALCONIES ARE NOT FOR EGRESS. 3RD AND 7TH FLOOR ORNAMENTAL BALCONIES TO BE REPAIRED. REFER TO STRUCTURAL DRAWINGS FOR REPAIRS.
- FIRE ESCAPES:**
WORK AT FIRE ESCAPES WAS APPROVED UNDER PERMIT NO.: 201012086300. FIRE ESCAPES ARE SHOWN FOR REFERENCE ONLY. FIRE ESCAPES ARE FOR EMERGENCY EGRESS ONLY AND ACCESS TO STANDPIPES.

PROJECT INFORMATION

PROJECT ADDRESS: 130 SUTTER STREET
SAN FRANCISCO, CALIFORNIA

OWNER'S AGENT & CONTACT PERSON: THE ALBERT GROUP, INC.
114 SANSOME STREET, SUITE 710
SAN FRANCISCO, CALIFORNIA
CONTACT: BRUCE ALBERT
EMAIL: BALBERT@THEALBERTGROUP.COM
PHONE: (415) 398-1393

BUILDING OWNERS: EDWARD J. CONNER / HERBERT McLAUGHLIN JR.
27 MAIDEN LANE
SAN FRANCISCO, CALIFORNIA

ARCHITECT: MCGINNIS CHEN ASSOCIATES, INC.
1019 MISSION STREET
SAN FRANCISCO, CALIFORNIA

STRUCTURAL ENGINEERS: MURPHY BURR CURRY, INC.
85 SECOND STREET, SUITE 501
SAN FRANCISCO, CALIFORNIA

HISTORIC PRESERVATION CONSULTANT: PAGE & TURNBULL
1000 SANSOME STREET
SAN FRANCISCO, CALIFORNIA

LOCATION MAP



DRAWING INDEX

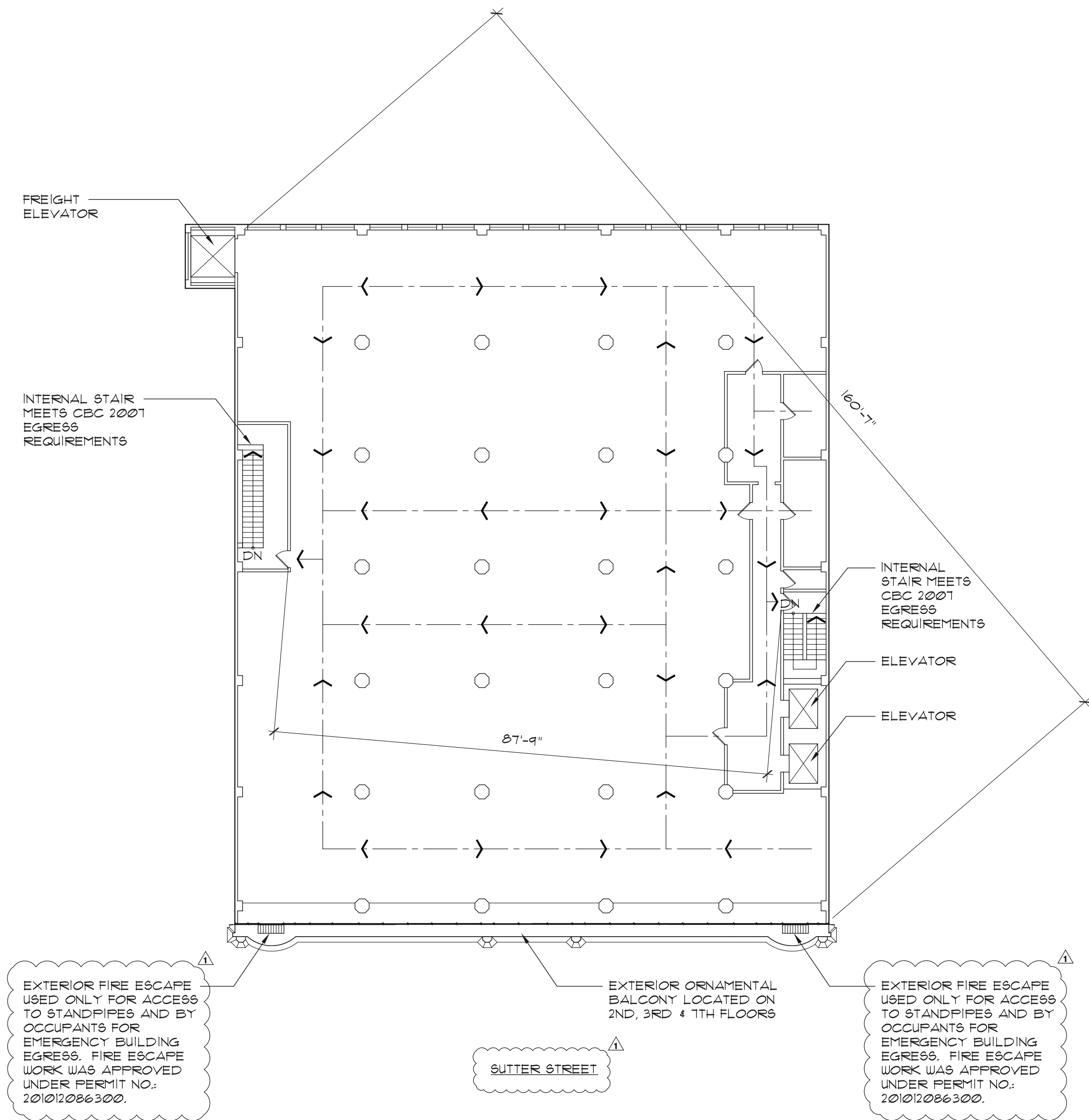
ARCHITECTURAL DRAWINGS

A0.0 TITLE SHEET
A0.1 DOCUMENTATION GUIDELINES AND EGRESS DIAGRAM
A0.2 SOUTH ELEVATION REFERENCE DRAWING
A2.1 PARTIAL PLANS - BALCONY
A2.2 PARTIAL PLANS - BALCONY
A2.3 PARTIAL PLANS - BALCONY
A2.4 PARTIAL PLANS - BALCONY
A3.1 PARTIAL ELEVATIONS - BALCONY AND SHEET METAL
A3.2 PARTIAL ELEVATIONS - BALCONY AND SHEET METAL
A3.3 PARTIAL ELEVATIONS - BALCONY AND SHEET METAL
A3.4 PARTIAL ELEVATIONS - BALCONY AND SHEET METAL
A3.5 PARTIAL ELEVATIONS - ROOF CORNICE SHEET METAL
A3.6 PARTIAL ELEVATIONS - ROOF CORNICE SHEET METAL
A3.7 PARTIAL ELEVATIONS - ROOF CORNICE SHEET METAL
A3.8 PARTIAL ELEVATIONS - ROOF CORNICE SHEET METAL
A7.1 WINDOW ELEVATIONS
A8.1 DETAILS - BALCONY
A8.2 DETAILS - BALCONY
A8.3 DETAILS - FLASHING
A8.4 DETAILS - CURTAIN WALL

STRUCTURAL DRAWINGS

S1.1 STRUCTURAL NOTES
S2.1 REFERENCE ELEVATION
S2.2 FRAMING PLANS
S4.1 STRUCTURAL DETAILS
CW1 CURTAIN WALL ANCHORS

EGRESS DIAGRAM



1 EGRESS DIAGRAM - FLOOR PLAN, TYP. 1/16"=1'-0"

STRUCTURAL OBSERVATION REPORT

MURPHY BURR CURRY, INC.
STRUCTURAL ENGINEERS

March 23, 2010 Project Number M210-023

Bruce Albert
The Albert Group
Albert Group, Inc
114 Sansome Street
Suite 710
San Francisco, CA 94104
email: B.Albert@TheAlbertGroup.com

Dear Mr. Albert:

**Subject: Structural Observation Report
130 Sutter Street, San Francisco**

At your request we have performed a visual inspection of certain exterior facade elements. The purpose of this inspection was to assess the general condition of ornamental metal and their anchorage to the building. We were limited to inspections of the first level of these metal pieces, which are located near the elevation of the second floor. We were assisted in this inspection with the use of a man lift.

Removal of a portion of the metal cladding allowed us to inspect the interior of the metal pieces and thereby we were able to observe the attachment of these pieces to the building structure. The pieces are attached to various steel brackets which are in turn attached to steel out riggers that are an extension of the steel framework of the building. We noted that the steel brackets were not painted with in the concealed space of the metal pieces but were painted where they are exposed to the exterior. We also noted that the roof enclosure over the metal pieces appears to have been leaking for a considerable amount of time.

Of considerable concern is the condition of the steel brackets observed. Pieces of the brackets have deteriorated to the point where they are no longer functional. The steel has completed delaminated and portions of the steel members have disintegrated. It is our opinion that it is just a matter of time before portions of the facade supported by these brackets will fall off of the building.

We strongly recommend that corrective action be taken immediately. Falling protection, some of which we noted has been installed, should be reviewed and complemented if found necessary. Removal of all badly deteriorated elements should begin as soon as possible.

Please contact the undersigned with any questions or clarifications to the above.

Sincerely,
MURPHY BURR CURRY, INC.
David Murphy, SE 2379
President

85 SECOND STREET * SUITE 501 * SAN FRANCISCO, CA 94105 * TEL: 415.546.0431 * FAX: 415.882.7257

REMOVAL LOG

Reference Number	Date	Description	LOCATION		REVIEW Historic Preservation Architect	Owner's Representative	Salvaged or Discarded	Photo Numbers
			Floor	End of Elevation (East/West/Center)				
								Area Before: _____ Component: _____ Area After: _____
								Area Before: _____ Component: _____ Area After: _____
								Area Before: _____ Component: _____ Area After: _____
								Area Before: _____ Component: _____ Area After: _____
								Area Before: _____ Component: _____ Area After: _____
								Area Before: _____ Component: _____ Area After: _____
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								Area Before: _____ Component: _____ Area After: _____
								Area Before: _____ Component: _____ Area After: _____
								Area Before: _____ Component: _____ Area After: _____

REMOVAL GUIDELINES

- GUIDELINES FOR REMOVAL ARE AS FOLLOWS:
- REMOVE ORNAMENTAL SHEET METAL AND OTHER BALCONY COMPONENTS AT 3RD AND 7TH FLOOR BALCONIES AND ROOF CORNICE.
 - PRIOR TO REMOVAL, DOCUMENT THE COMPONENT TO BE REMOVED. THIS INCLUDES THE FOLLOWING:
 - ASSIGN THE ITEM A REFERENCE NUMBER AND RECORD GENERAL INFORMATION IN THE ATTACHED REMOVAL LOG.
 - RECORD (BY REFERENCE NUMBER) THE COMPONENT'S LOCATION ON THE ATTACHED ELEVATION.
 - TAKE COLOR DIGITAL PHOTOS OF THE COMPONENT TO BE REMOVED. USE A MINIMUM "MEDIUM" RESOLUTION SETTING (1024 X 768 PIXELS). WHEN POSSIBLE, PHOTOGRAPH THE ITEM FROM TOP, BOTTOM, FRONT, BACK, RIGHT, AND LEFT. RECORD PHOTO NUMBERS IN THE REMOVAL LOG.
 - CAREFULLY REMOVE THE COMPONENT, TAKING CARE NOT TO FURTHER DAMAGE THE ITEM. IF CUTTING IS REQUIRED, NEATLY CUT COMPONENT PLUMB, SQUARE, AND TRUE. USE HAND TOOLS OR A "SAWS-ALL" TO FACILITATE REMOVAL.
 - FOLLOWING REMOVAL, IMMEDIATELY LABEL COMPONENT WITH REFERENCE NUMBER BY ONE OF THE FOLLOWING MEANS: 1) WRITE ON THE BACKSIDE OF THE ELEMENT WITH INDELIBLE PEN, 2) SCRIBE THE BACKSIDE OF THE ITEM WITH A CARBIDE-TIPPED SCRIBE, OR 3) TAG THE ITEM.
 - TAKE COLOR DIGITAL PHOTOS OF THE REMOVED COMPONENT. WHEN POSSIBLE, PHOTOGRAPH THE ITEM FROM TOP, BOTTOM, FRONT, BACK, RIGHT, AND LEFT. RECORD PHOTO NUMBERS IN THE REMOVAL LOG.
 - TAKE COLOR DIGITAL PHOTOS OF THE AREA FROM WHICH THE COMPONENT WAS REMOVED. WHEN POSSIBLE, PHOTOGRAPH THE ITEM FROM TOP, BOTTOM, FRONT, BACK, RIGHT, AND LEFT. RECORD PHOTO NUMBERS IN THE REMOVAL LOG.
 - DO NOT DISCARD/DISPOSE OF THE REMOVED COMPONENT. THE HISTORIC PRESERVATION ARCHITECT AND OWNER'S REPRESENTATIVE WILL IDENTIFY THE HISTORIC IMPORTANCE OF THE MATERIAL OR FEATURE. THE ITEM'S MERIT, IN TERMS OF AGE, UNIQUENESS OF DESIGN, MATERIAL, SIZE, TECHNOLOGICAL DEVELOPMENT, EXCEPTIONAL WORKMANSHIP OR DESIGN QUALITIES, MUST BE UNDERSTOOD BEFORE DECISIONS REGARDING DISPOSAL CAN BE MADE.
 - REVIEW WITH THE ARCHITECT AND CONTRACTOR WHETHER TEMPORARY PROTECTION IS REQUIRED AT THE REMOVAL AREA.
 - PRIOR TO STORAGE, REMOVE DIRT AND DEBRIS WITH A STIFF BRISTLE BRUSH.
 - FOLLOWING HISTORIC PRESERVATION ARCHITECT AND OWNER REVIEW, PACKAGE SALVAGED/REMOVED COMPONENTS FOR STORAGE.
 - STORE ITEMS IN WOOD CRATES.
 - ISOLATE/PROTECT ITEMS WITH NON-MOISTURE RETENTIVE PADDING (ETHAFOAM OR SIMILAR).
 - INCLUDE PRINTED COPY OF DOCUMENTATION IN EACH CRATE (SEE ITEM II).
 - LABEL CRATE WITH ITEM DESCRIPTION, REFERENCE NUMBERS, AND DATE.
 - AS DIRECTED BY OWNER'S REPRESENTATIVE. STORE CRATES WITHIN 130 SUTTER STREET OR OTHER LOCATION APPROVED BY OWNER. THE STORAGE AREA SHALL BE CLEAN AND DRY, FREE FROM WETTING BY RAIN, GROUND WATER, OR LEAKING PIPES.
 - ONE OF EACH SALVAGED ARCHITECTURAL SHEET METAL AND BALCONY ELEMENT MUST BE STORED AT 130 SUTTER STREET AT ALL TIMES.
 - PROVIDE OWNER'S REPRESENTATIVE WITH 2 DIGITAL AND PRINTED COPIES OF REMOVAL DOCUMENTATION. PRINTED MATERIAL TO BE IN A 3 RING BINDER. DIGITAL COPIES TO BE ON COMPACT DISK. DOCUMENTATION INCLUDES:
 - COMPLETED REMOVAL LOG.
 - ANNOTATED ELEVATIONS SHOWING LOCATIONS OF REMOVED COMPONENTS (BY REFERENCE NUMBER).
 - PHOTOGRAPHS - LABEL PHOTOGRAPHS (AND FILE NAMES) WITH REFERENCE NUMBER OF COMPONENT REMOVED.

HALLIDIE BUILDING

EMERGENCY REPAIRS
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SAN FRANCISCO, CA

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Herbert McLaughlin Jr.

27 Maiden Lane
San Francisco, CA

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114 Sansome Street, Suite 710
San Francisco, CA

Architect:
McGinnis Chen Associates, Inc.
ARCHITECTS ENGINEERS

1019 Mission Street, San Francisco, CA 94103
Phone: (415) 986-3973 Fax: (415) 266-0586

Structural Engineer:
Murphy Burr Curry, Inc.

85 Second Street, Suite 501
San Francisco, CA

Structural Engineer:
Toft, de Nevers & Lee

111 Maiden Lane, Suite 500
San Francisco, CA

Historic Preservation Consultant:
Page & Turnbull

1000 Sansome Street
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Documentation Guidelines and Egress Diagram

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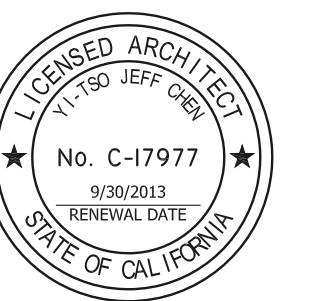
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**South Elevation
Reference Drawing**

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LEGEND:

- BALCONY AND SHEET METAL REMOVAL
- OPERABLE PIVOT WINDOW
- OPERABLE CASEMENT WINDOW
- REMOVE (E) WINDOW FOR BALCONY AND FIRE ESCAPE STRUCTURAL REPAIRS. WINDOW TO BE REPAIRED OR REPLACED W/ (N) WINDOW TO MATCH (E) WINDOW.
- (E) SPLICE IN 'I' MULLION TO REMAIN. SEE 2/A8.4 FOR SPLICE PLATE CONFIGURATION AT INTERIOR ELEVATION.
- SPLICE IN EXTERIOR COVER PLATE. SEE 12/A8.3. CONTRACTOR TO VERIFY SPLICE LOCATIONS ALONG GRID A AND GRID O CORNER COVER PLATES.

GENERAL NOTES:

ORNAMENTAL SHEET METAL

- REMOVE ORNAMENTAL SHEET METAL FROM 3RD AND 7TH FLOOR BALCONIES AND ROOF CORNICE.
- REFER TO REMOVAL GUIDELINES ON SHEET A0.1.
- PAINTED SURFACES ARE LEAD BEARING. REMOVE AND DISPOSE OF EXISTING PAINT IN ACCORDANCE WITH ALL ORDINANCES THAT SHALL APPLY.
- REPAIR ORNAMENTAL SHEET METAL ACCORDING TO APPROVED METHODS BY SAN FRANCISCO HISTORIC PRESERVATION COMMISSION. PRIME AND PAINT ALL EXISTING AND NEW COMPONENTS PER ARCHITECT'S SPECIFICATIONS. REPLICATE ORIGINAL COLORS AND SHEEN.
- STORE EXISTING SHEET METAL CORRODED BEYOND REPAIR AT 130 SUTTER STREET OR AT LOCATION DETERMINED BY THE OWNER. DO NOT DISCARD ANY ORIGINAL SHEET METAL.
- REINSTALL REPAIRED SHEET METAL IN ORIGINAL LOCATION. ARCHITECT OR STRUCTURAL ENGINEER SHALL EVALUATE FASTENING AND REINSTALLATION CONNECTIONS OF SHEET METAL.

ORNAMENTAL BALCONY RAILING AND METAL GRATES

- REMOVE ORNAMENTAL RAILING AND METAL GRATES AT BALCONIES.
- REFER TO REMOVAL GUIDELINES ON SHEET A0.1.
- PAINTED SURFACES ARE LEAD BEARING. REMOVE AND DISPOSE OF EXISTING PAINT IN ACCORDANCE WITH ALL ORDINANCES THAT SHALL APPLY.
- REPAIR METAL. PRIME AND PAINT ALL EXISTING AND NEW COMPONENTS PER ARCHITECT'S SPECIFICATIONS. REPLICATE ORIGINAL COLORS AND SHEEN.
- STORE EXISTING RAILING AND METAL GRATES CORRODED BEYOND REPAIR AT 130 SUTTER STREET OR AT LOCATION DETERMINED BY THE OWNER. DO NOT DISCARD ANY ORIGINAL METAL.
- REINSTALL REPAIRED RAILING AND METAL GRATES IN ORIGINAL LOCATION. ARCHITECT OR STRUCTURAL ENGINEER SHALL EVALUATE FASTENING AND REINSTALLATION CONNECTIONS OF RAILING AND METAL GRATES.

BALCONY STRUCTURAL FRAMING

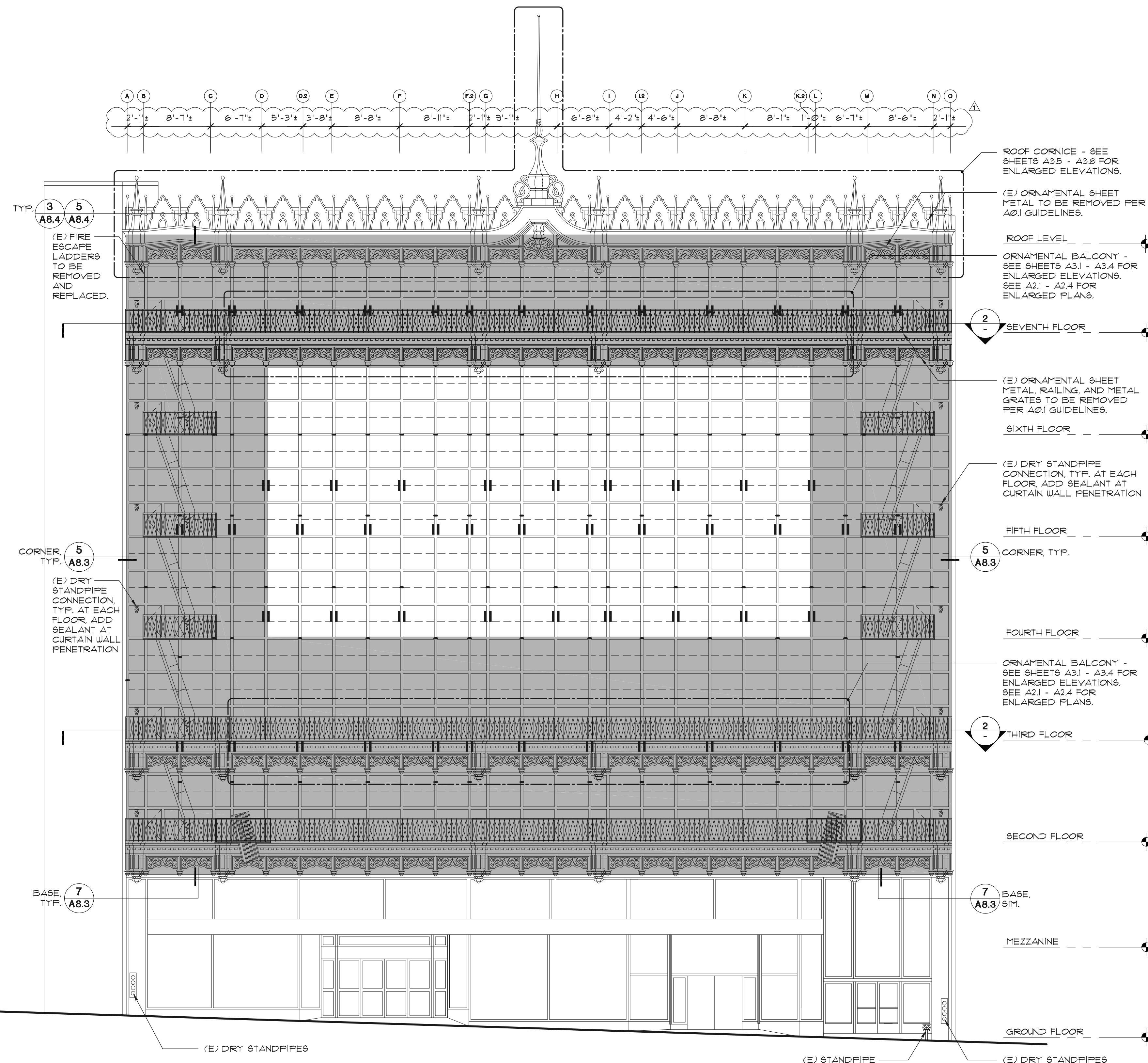
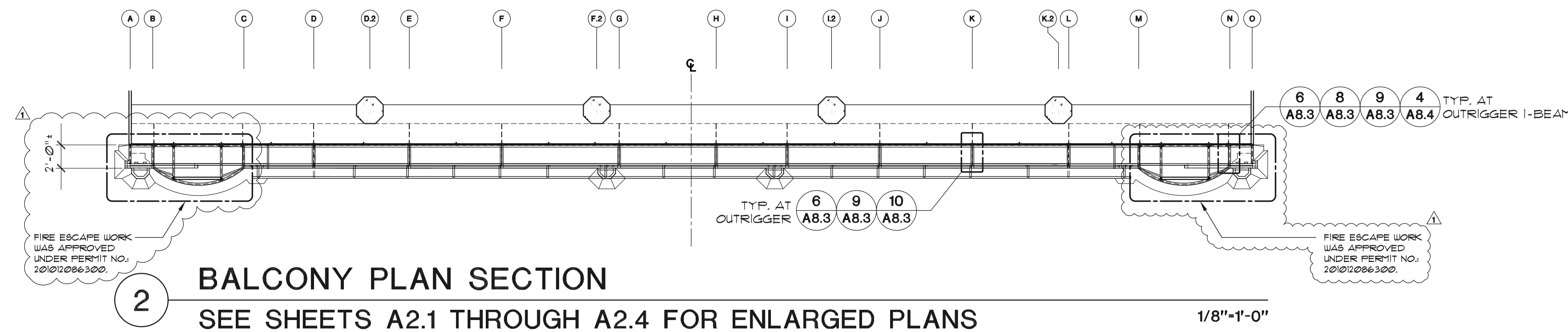
- REMOVE ALL EXISTING FRAMING COMPONENTS.
- SEE STRUCTURAL DRAWINGS FOR NEW COMPONENTS.
- PRIME AND PAINT NEW COMPONENTS PER ARCHITECT'S SPECIFICATIONS.
- INSTALL NEW STRUCTURAL STEEL PER STRUCTURAL DRAWINGS.

FIRE ESCAPE LADDERS - FIRE ESCAPE WORK WAS APPROVED UNDER PERMIT NO. 201012066300

- REMOVE EXISTING FIRE ESCAPE LADDERS.
- REFER TO REMOVAL GUIDELINES ON SHEET A0.1.
- STORE EXISTING FIRE ESCAPE LADDERS AT 130 SUTTER STREET OR AT LOCATION DETERMINED BY THE OWNER. DO NOT DISCARD ANY ORIGINAL MATERIAL.
- INSTALL NEW FIRE ESCAPE LADDERS TO MATCH EXISTING. PRIME AND PAINT NEW COMPONENTS PER ARCHITECT'S SPECIFICATIONS. REPLICATE ORIGINAL COLORS AND SHEEN.

WINDOWS

- SEE 1/A0.2 FOR OPERABLE WINDOWS INDICATED ON SOUTH ELEVATION.
- REMOVE INDICATED WINDOWS FOR BALCONY AND FIRE ESCAPE STRUCTURAL REPAIRS.
- PAINTED SURFACES ARE LEAD BEARING. REMOVE AND DISPOSE OF EXISTING PAINT IN ACCORDANCE WITH ALL ORDINANCES THAT SHALL APPLY.
- STORE EXISTING WINDOWS CORRODED BEYOND REPAIR AT 130 SUTTER STREET OR AT LOCATION DETERMINED BY THE OWNER. DO NOT DISCARD ANY ORIGINAL WINDOWS.
- SALVAGE ALL EXISTING SHEET METAL 'Z' FLASHING AT AND BETWEEN WINDOW FRAMES.
- REMOVED WINDOWS ARE TO BE REPAIRED OR REPLACED WITH NEW WINDOWS TO MATCH EXISTING.
- PRIME AND PAINT WINDOWS PER ARCHITECT'S SPECIFICATIONS.
- INSTALL NEW LAMINATED GLASS.



ROOF CORNICE - SEE SHEETS A3.5 - A3.8 FOR ENLARGED ELEVATIONS.

(E) ORNAMENTAL SHEET METAL TO BE REMOVED PER A0.1 GUIDELINES.

ROOF LEVEL

ORNAMENTAL BALCONY - SEE SHEETS A3.1 - A3.4 FOR ENLARGED ELEVATIONS. SEE A2.1 - A2.4 FOR ENLARGED PLANS.

SEVENTH FLOOR

(E) ORNAMENTAL SHEET METAL RAILING AND METAL GRATES TO BE REMOVED PER A0.1 GUIDELINES.

SIXTH FLOOR

(E) DRY STANDPIPE CONNECTION TYP. AT EACH FLOOR. ADD SEALANT AT CURTAIN WALL PENETRATION

FIFTH FLOOR

CORNER TYP. (E) DRY STANDPIPE CONNECTION TYP. AT EACH FLOOR. ADD SEALANT AT CURTAIN WALL PENETRATION

FOURTH FLOOR

ORNAMENTAL BALCONY - SEE SHEETS A3.1 - A3.4 FOR ENLARGED ELEVATIONS. SEE A2.1 - A2.4 FOR ENLARGED PLANS.

THIRD FLOOR

SECOND FLOOR

MEZZANINE

GROUND FLOOR

(E) DRY STANDPIPES

(E) STANDPIPE

(E) DRY STANDPIPES

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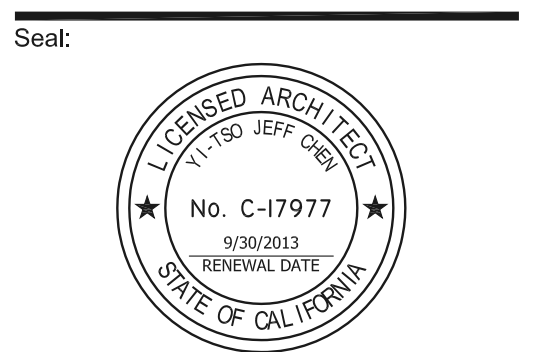
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Structural Engineer:
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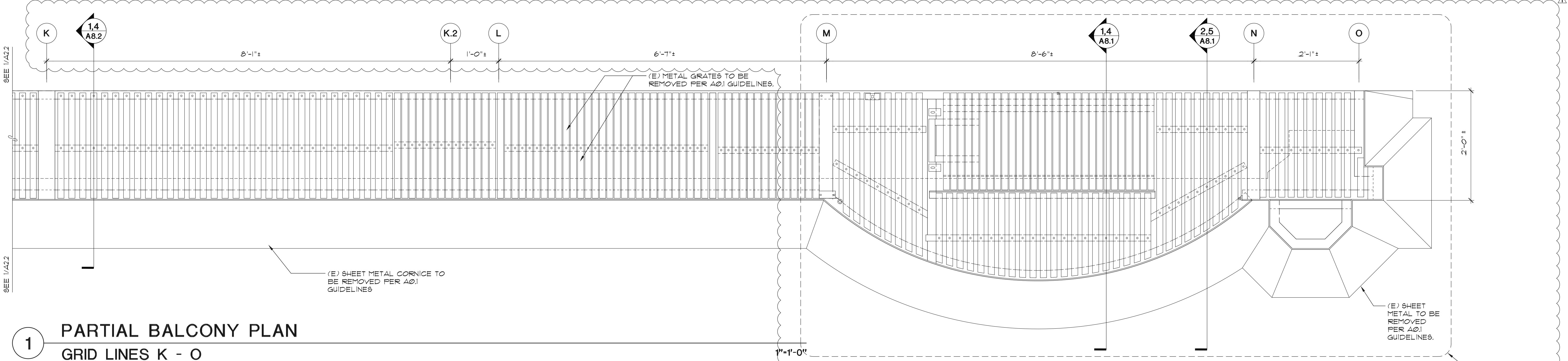


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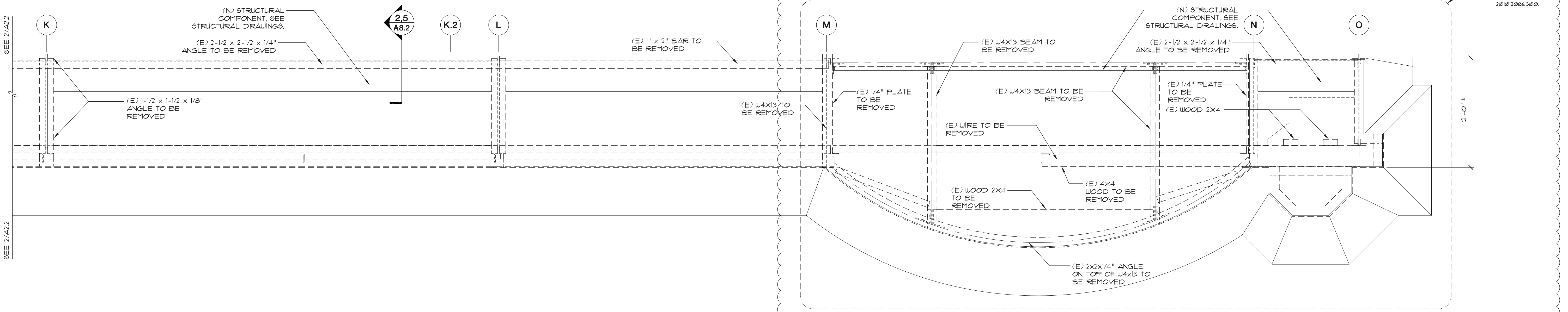
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Balcony, Sheet Metal,
and Framing**

Scale: As Shown
Project No. 10024.01
Date: 02.07.2012
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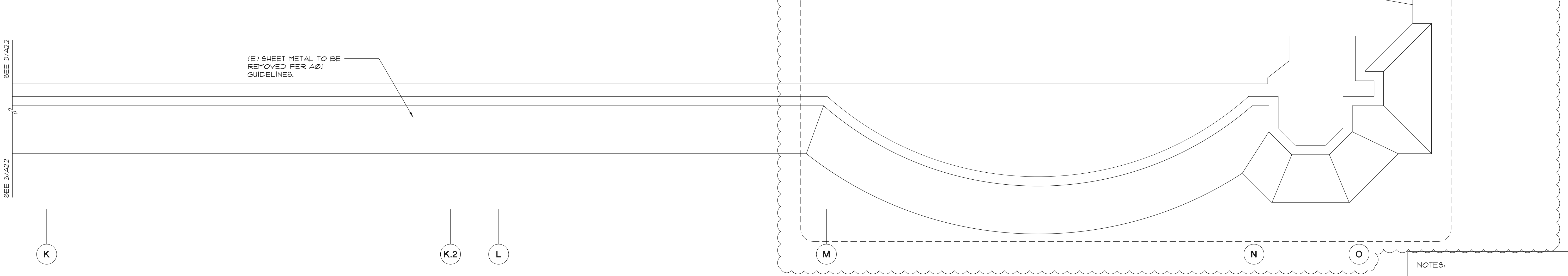
A2.1



1 PARTIAL BALCONY PLAN
GRID LINES K - O



2 PARTIAL FRAMING PLAN
GRID LINES K - O



3 PARTIAL SHEET METAL PLAN
GRID LINES K - O

NOTES:
1. REFER TO REMOVAL GUIDELINES ON SHEET A01.
2. REMOVE ALL FRAMING COMPONENTS FROM BALCONIES AND FIRE ESCAPES. SEE STRUCTURAL DRAWINGS FOR REPAIRS. (E) DIMENSIONS NOTED FOR REFERENCE ONLY.

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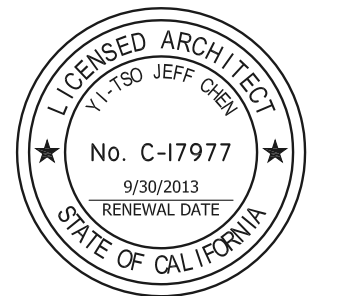
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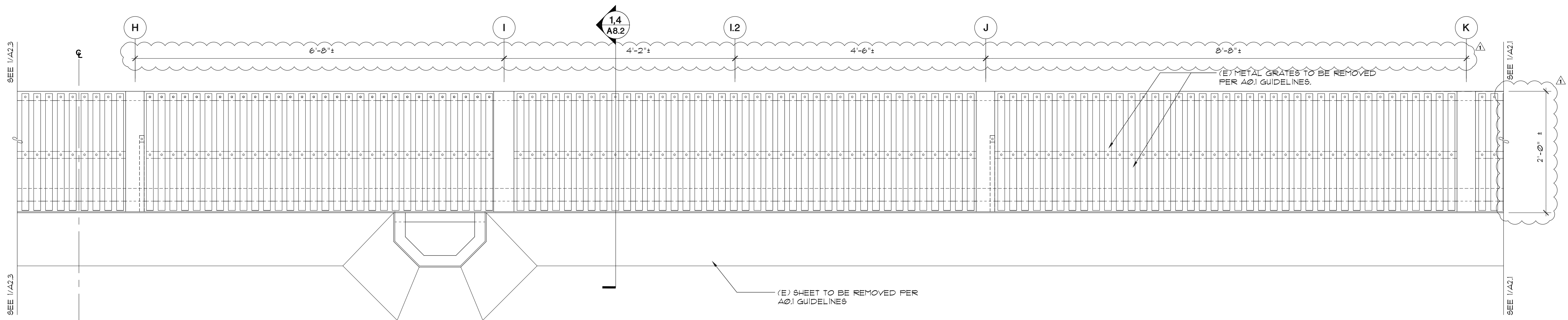


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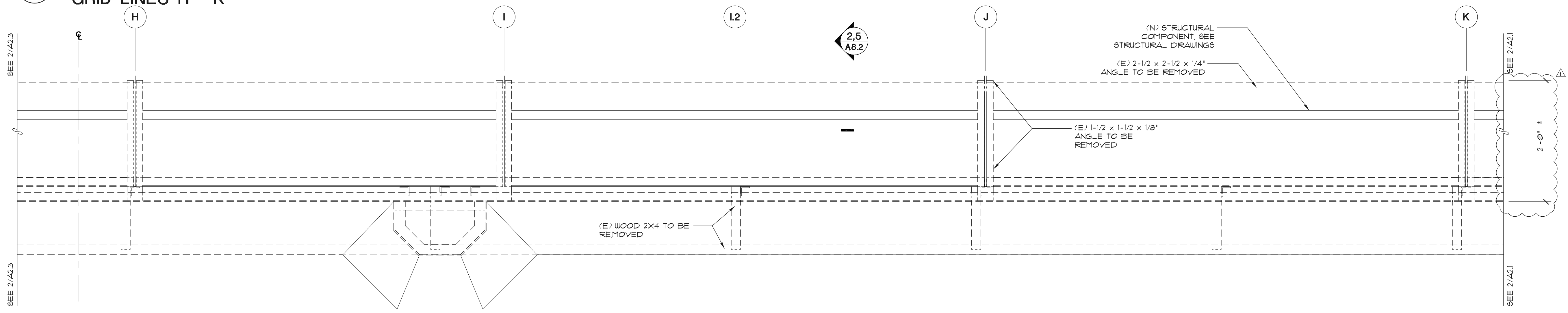
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Scale: As Shown
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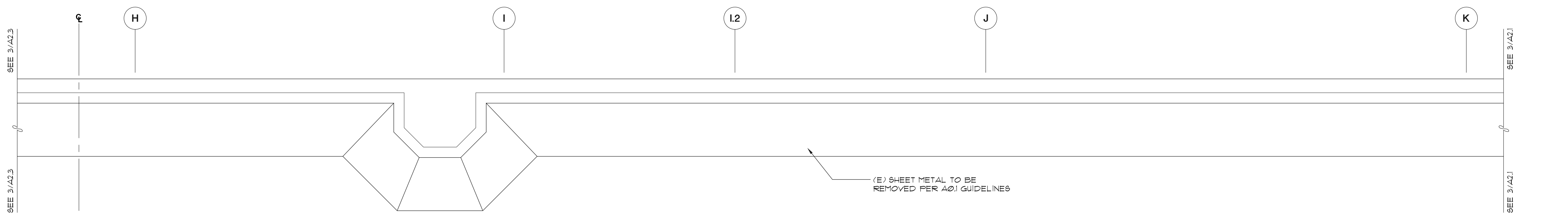
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1 PARTIAL BALCONY PLAN
GRID LINES H - K



2 PARTIAL FRAMING PLAN
GRID LINES H - K



3 PARTIAL SHEET METAL PLAN
GRID LINES H - K

NOTES:
1. REFER TO REMOVAL GUIDELINES ON SHEET A01.
2. REMOVE ALL FRAMING COMPONENTS FROM BALCONIES AND FIRE ESCAPES. SEE STRUCTURAL DRAWINGS FOR REPAIRS. (E) DIMENSIONS NOTED FOR REFERENCE ONLY.

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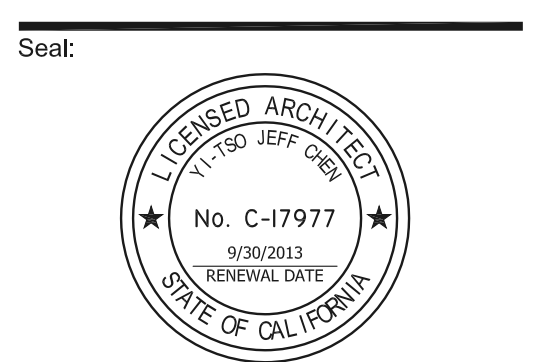
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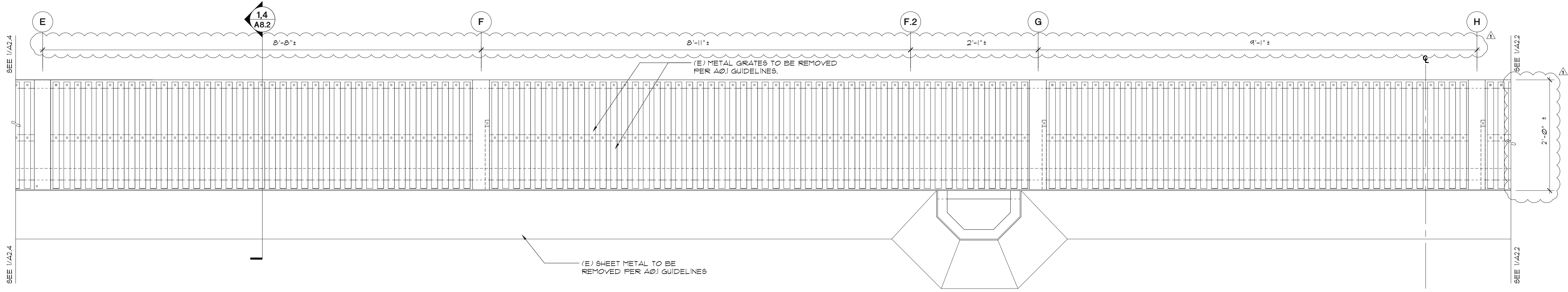


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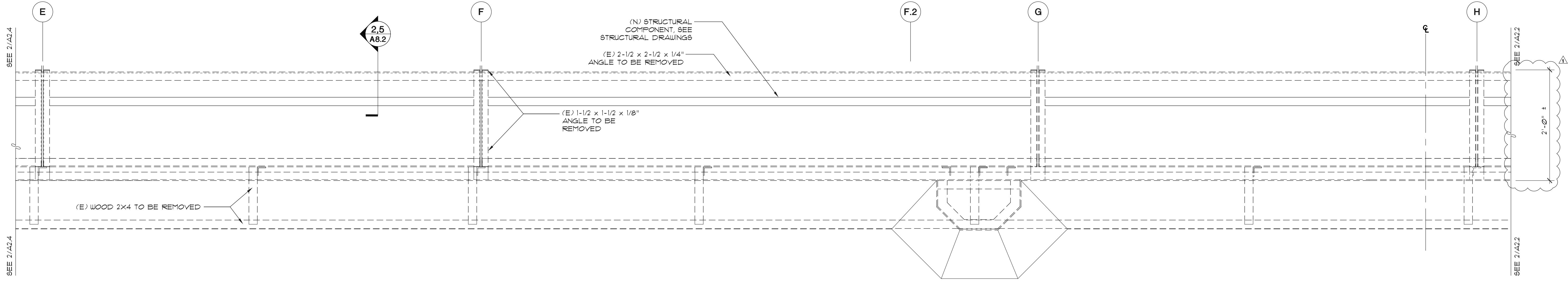
Sheet Title:
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Project No. 10024.01
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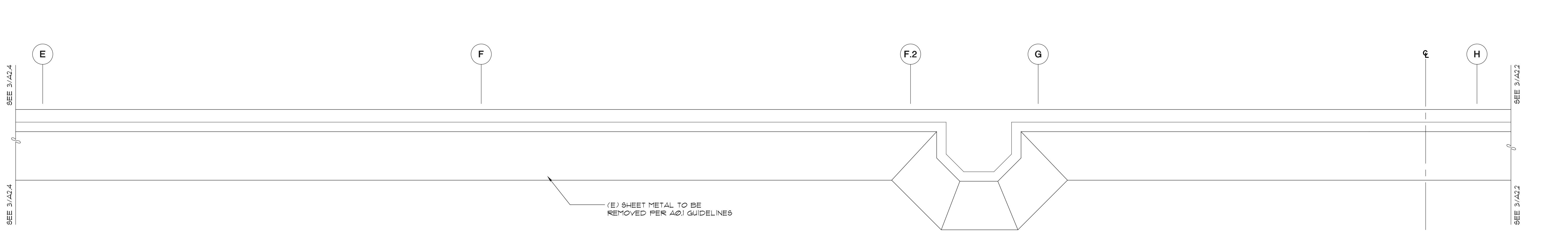
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1 PARTIAL BALCONY PLAN
GRID LINES E - H



2 PARTIAL FRAMING PLAN
GRID LINES E - H



3 PARTIAL SHEET METAL PLAN
GRID LINES E - H

NOTES:
1. REFER TO REMOVAL GUIDELINES ON SHEET A01.
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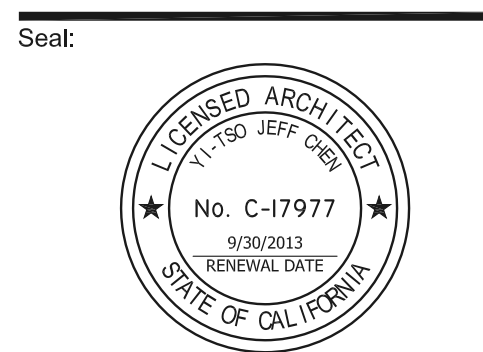
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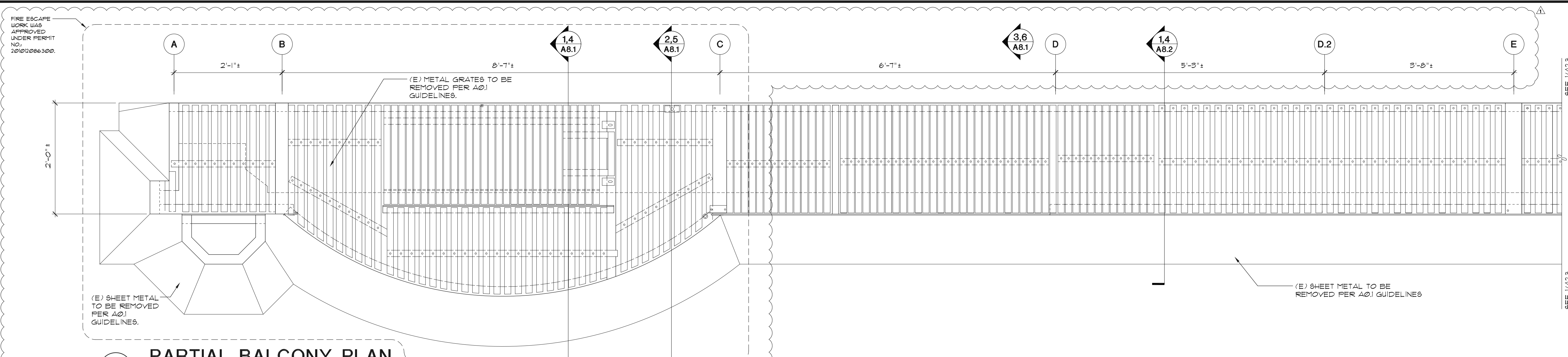


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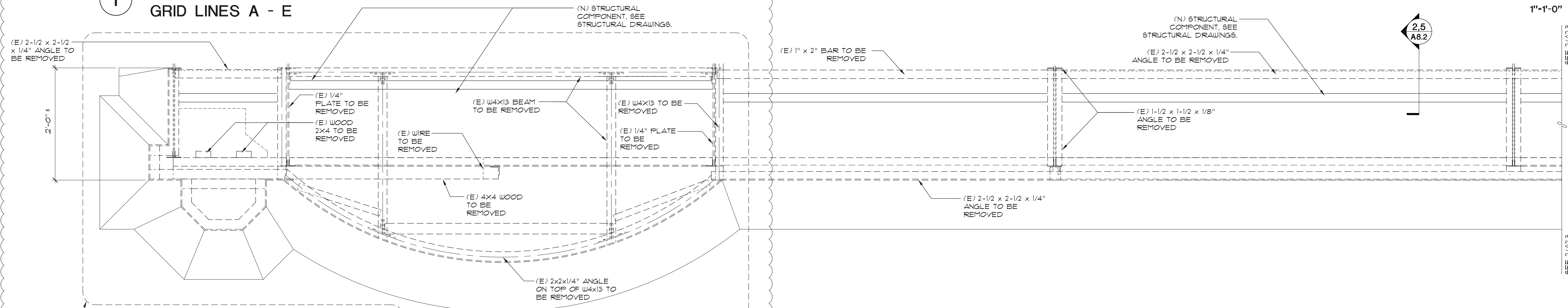
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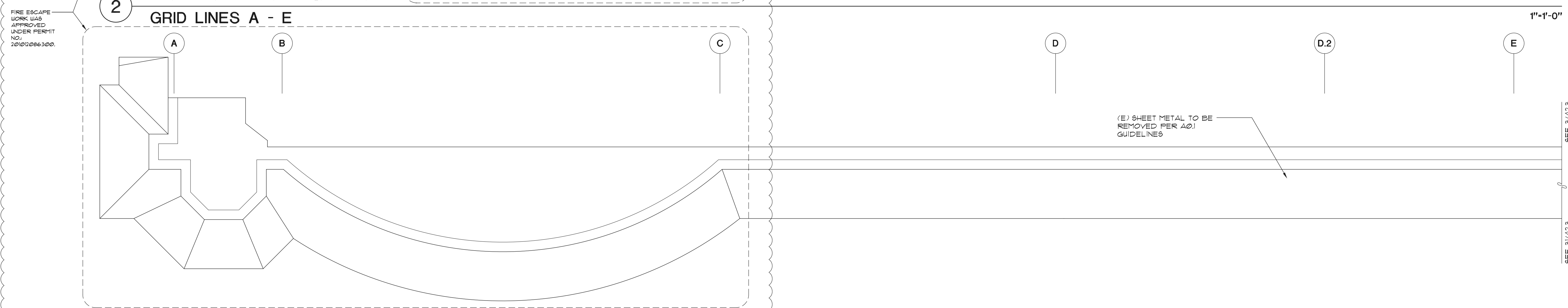
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**1 PARTIAL BALCONY PLAN
GRID LINES A - E**



**2 PARTIAL FRAMING PLAN
GRID LINES A - E**



**3 PARTIAL SHEET METAL PLAN
GRID LINES A - E**

NOTES:
1. REFER TO REMOVAL GUIDELINES ON SHEET A01.
2. REMOVE ALL FRAMING COMPONENTS FROM BALCONIES AND FIRE ESCAPES. SEE STRUCTURAL DRAWINGS FOR REPAIRS. (E) DIMENSIONS NOTED FOR REFERENCE ONLY.

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FIRE ESCAPE WORK WAS APPROVED UNDER PERMIT NO. 2012086300.

SEE 1/A2.3
SEE 1/A2.3
SEE 2/A2.3
SEE 2/A2.3
SEE 3/A2.3
SEE 3/A2.3

HALLIDIE BUILDING

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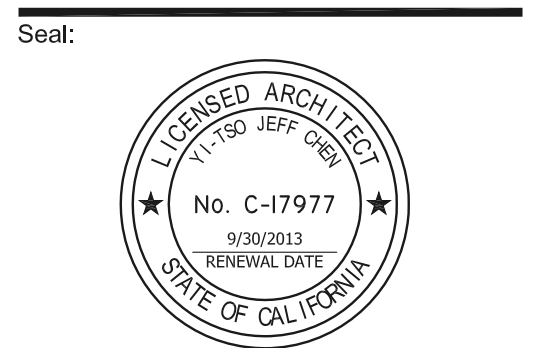
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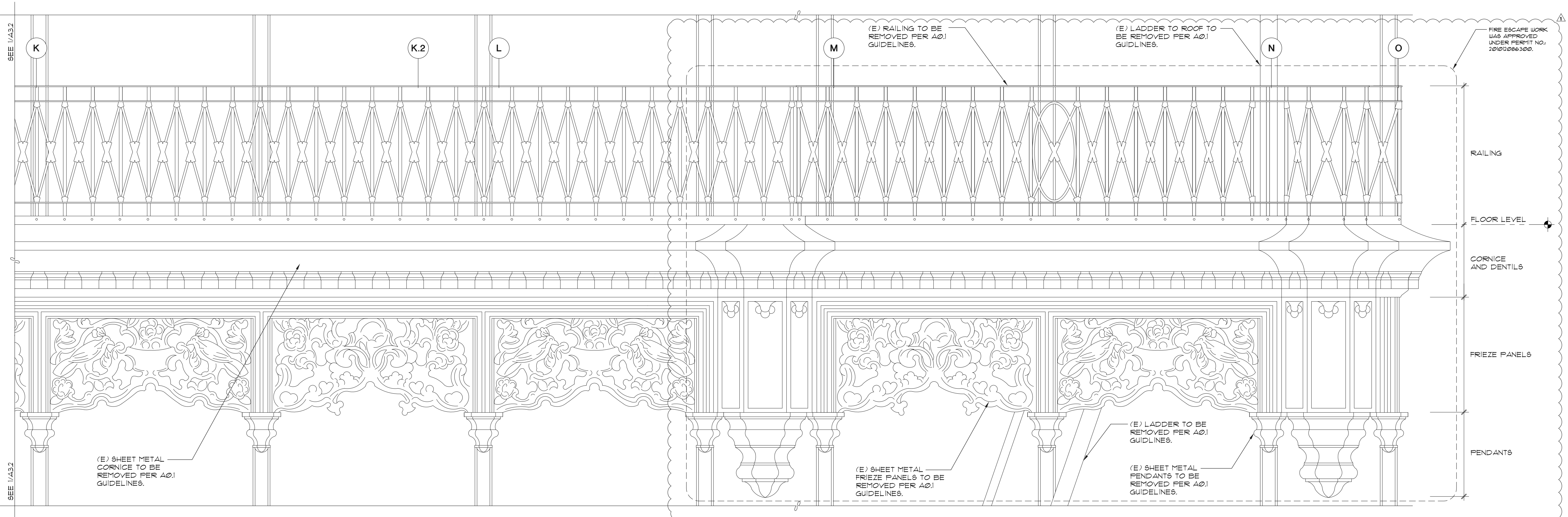


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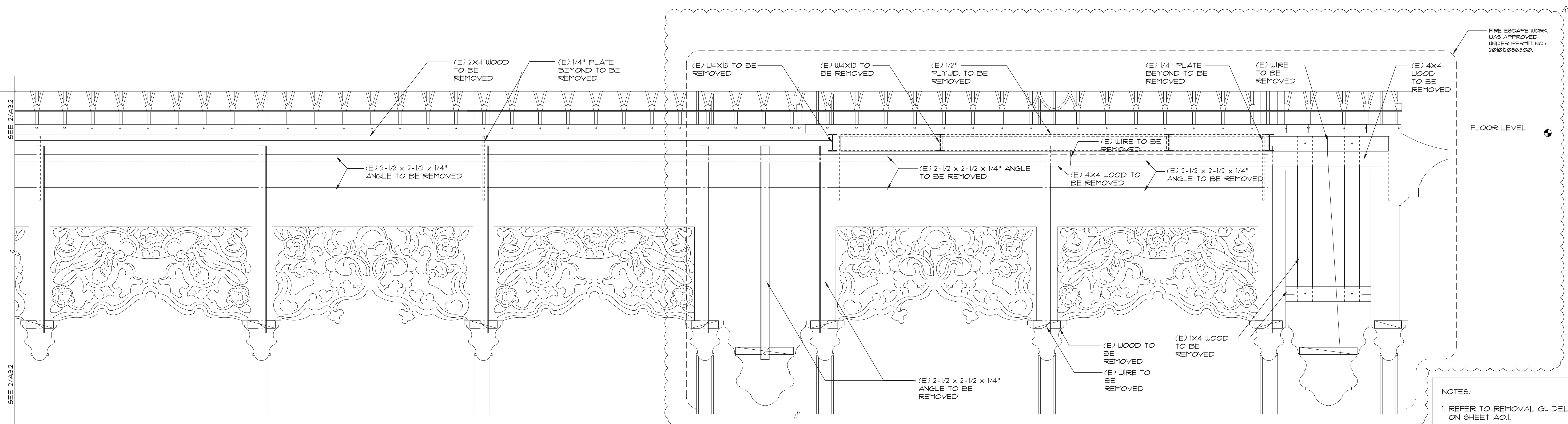
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Project No. 10024.01
Date: 02.07.2012
Drawn: AL
Checked: YJC
Sheet Number:

A3.1



1 PARTIAL ELEVATION - BALCONY AND SHEET METAL
GRID LINES K - O

1"=1'-0"



2 PARTIAL ELEVATION - FRAMING
GRID LINES K - O

1"=1'-0"

NOTES:
1. REFER TO REMOVAL GUIDELINES ON SHEET A01.
2. REMOVE ALL FRAMING COMPONENTS FROM BALCONIES AND FIRE ESCAPES. SEE STRUCTURAL DRAWINGS FOR REPAIRS. (E) DIMENSIONS NOTED FOR REFERENCE ONLY.

HALLIDIE BUILDING

EMERGENCY REPAIRS
3RD AND 7TH FLOOR BALCONIES
AND ROOF CORNICE
130 SUTTER STREET
SAN FRANCISCO, CA

Building Owner:
Edward J. Conner
Herbert McLaughlin Jr.

27 Maiden Lane
San Francisco, CA

Owner's Agent:
The Albert Group, Inc.

114 Sansome Street, Suite 710
San Francisco, CA

Architect:
McGinnis Chen Associates, Inc.
ARCHITECTS | ENGINEERS

1019 Mission Street, San Francisco, CA 94103
Phone: (415) 986-3873 Fax: (415) 296-0586

Structural Engineer:
Murphy Burr Curry, Inc.

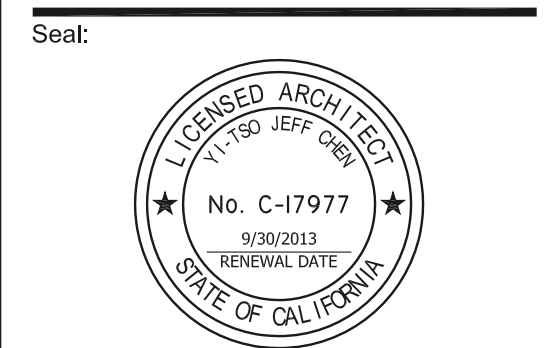
85 Second Street, Suite 501
San Francisco, CA

Structural Engineer:
Toft, de Nevers & Lee

111 Maiden Lane, Suite 500
San Francisco, CA

Historic Preservation Consultant:
Page & Turnbull

1000 Sansome Street
San Francisco, CA

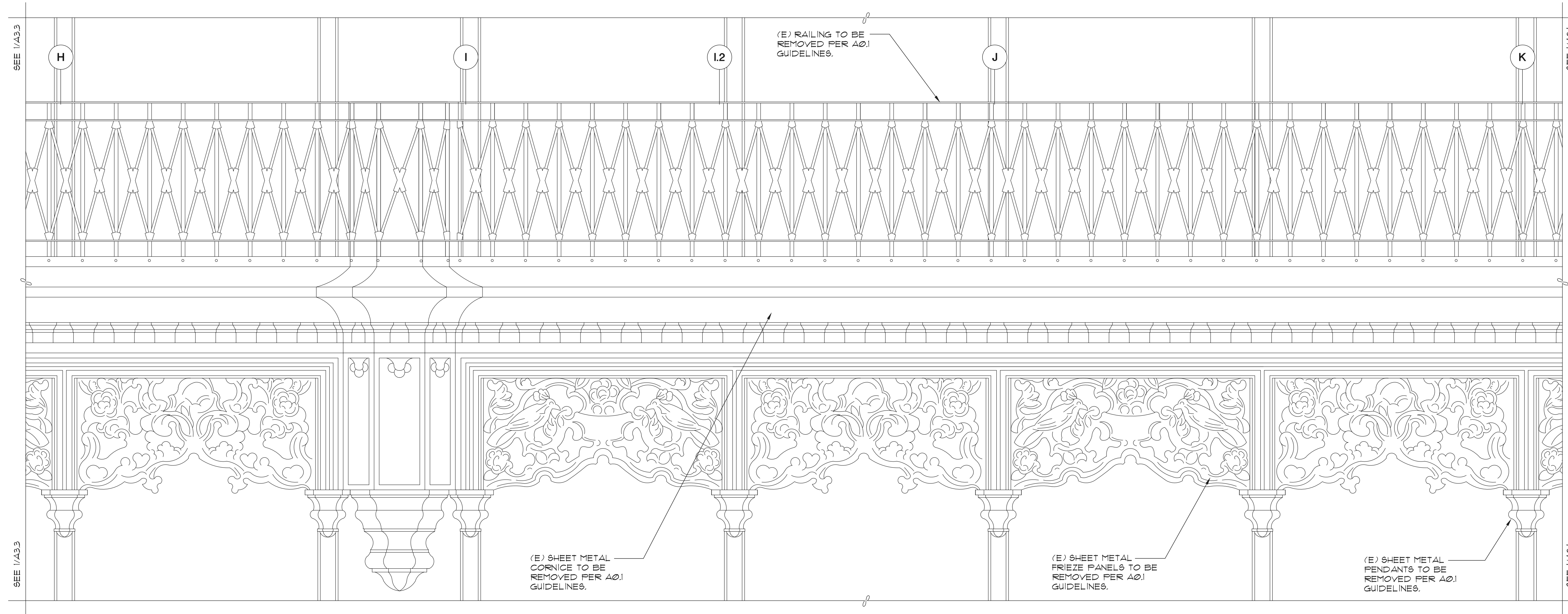


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2	Plan Check Revisions	02.07.2012

Sheet Title:
**Partial Elevations -
Balcony, Sheet Metal,
and Framing**

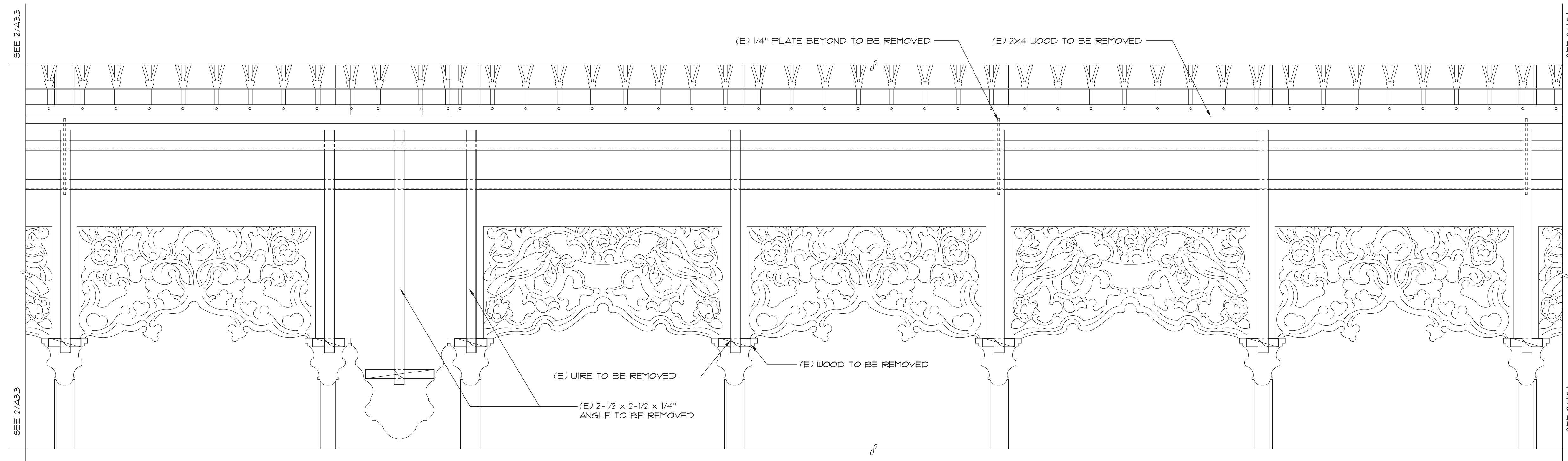
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Project No. 10024.01
Date: 02.07.2012
Drawn: AL
Checked: YJC
Sheet Number:

A3.2



1 PARTIAL ELEVATION - BALCONY AND SHEET METAL
GRID LINES H - K

1"=1'-0"



2 PARTIAL ELEVATION - FRAMING
GRID LINES H - K

1"=1'-0"

NOTES:
1. REFER TO REMOVAL GUIDELINES ON SHEET A0.1.
2. REMOVE ALL FRAMING COMPONENTS FROM BALCONIES AND FIRE ESCAPES. SEE STRUCTURAL DRAWINGS FOR REPAIRS. (E) DIMENSIONS NOTED FOR REFERENCE ONLY.

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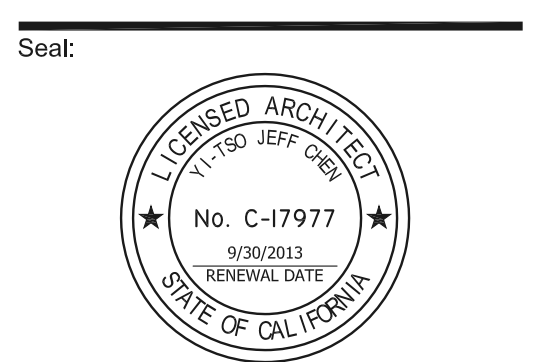
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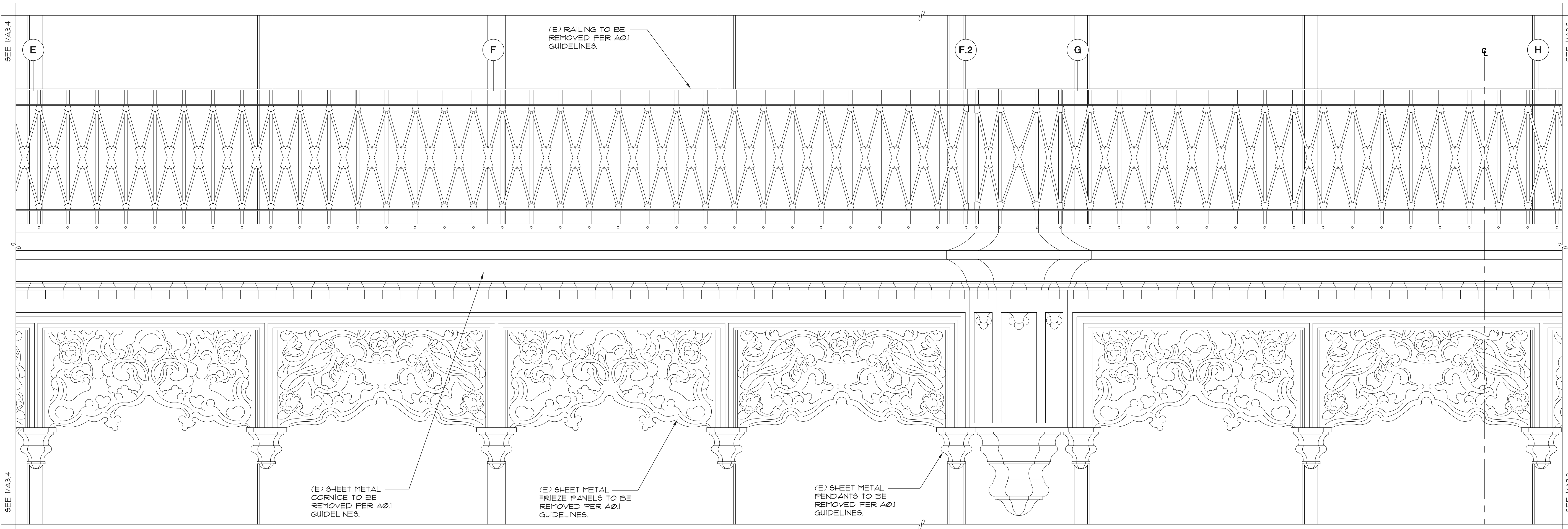


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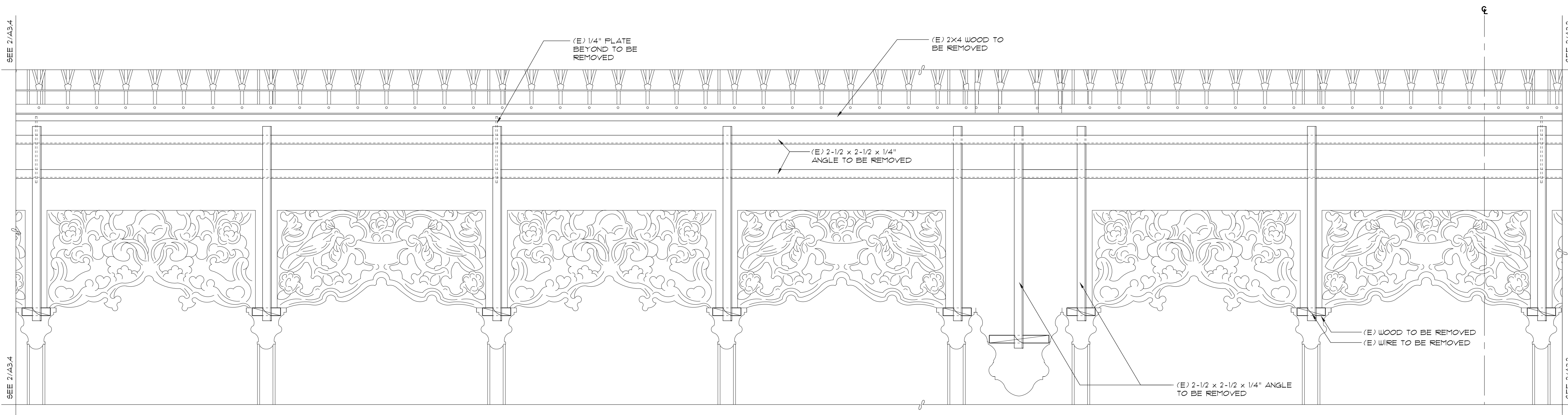
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**Partial Elevations -
Balcony, Sheet Metal,
and Framing**

Scale: As Shown
Project No. 10024.01
Date: 02.07.2012
Drawn: AL
Checked: YJC
Sheet Number:

A3.3



1 PARTIAL ELEVATION - BALCONY AND SHEET METAL
GRID LINES E - H
1"=1'-0"



2 PARTIAL ELEVATION - FRAMING
GRID LINES E - H
1"=1'-0"

NOTES:
1. REFER TO REMOVAL GUIDELINES ON SHEET A0.1.
2. REMOVE ALL FRAMING COMPONENTS FROM BALCONIES AND FIRE ESCAPES. SEE STRUCTURAL DRAWINGS FOR REPAIRS. (E) DIMENSIONS NOTED FOR REFERENCE ONLY.

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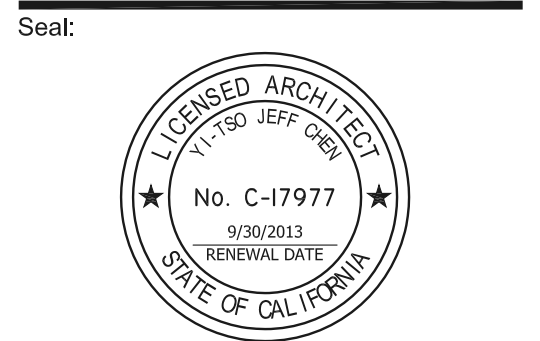
85 Second Street, Suite 501
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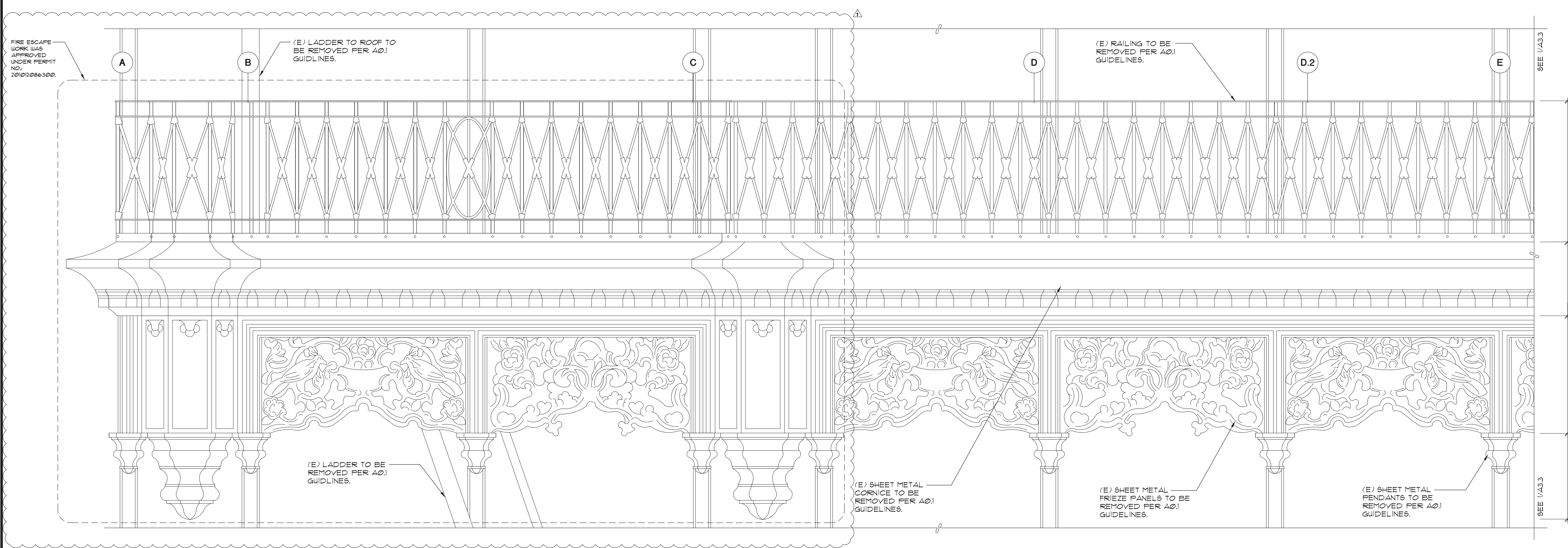


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2	Plan Check Revisions A	02.07.2012

Sheet Title:
**Partial Elevations -
Balcony, Sheet Metal,
and Framing**

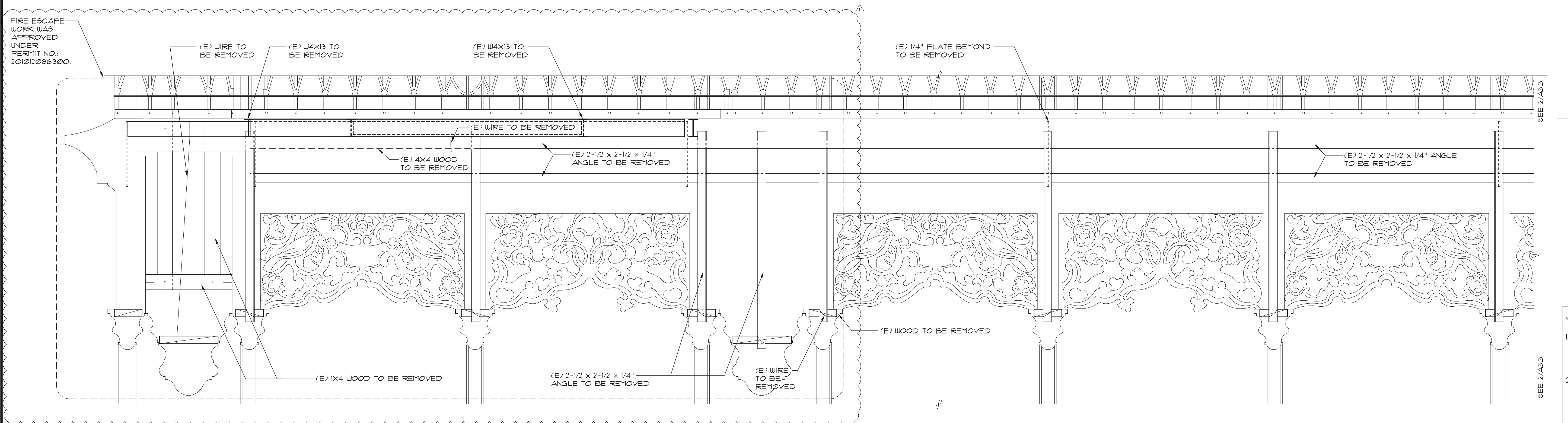
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Project No. 10024.01
Date: 02.07.2012
Drawn: AL
Checked: YJC
Sheet Number:

A3.4



1 PARTIAL ELEVATION - BALCONY AND SHEET METAL
GRID LINES A - E

1"=1'-0"



2 PARTIAL ELEVATION - FRAMING
GRID LINES A - E

1"=1'-0"

NOTES:
1. REFER TO REMOVAL GUIDELINES ON SHEET A01.
2. REMOVE ALL FRAMING COMPONENTS FROM BALCONIES AND FIRE ESCAPES. SEE STRUCTURAL DRAWINGS FOR REPAIRS. (E) DIMENSIONS NOTED FOR REFERENCE ONLY.

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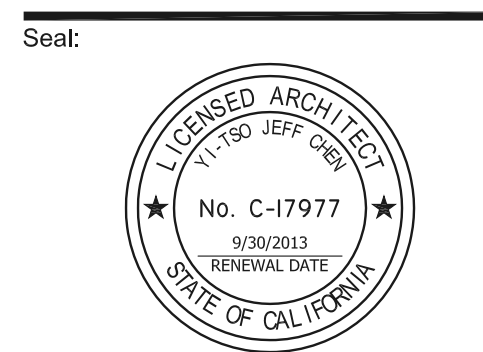
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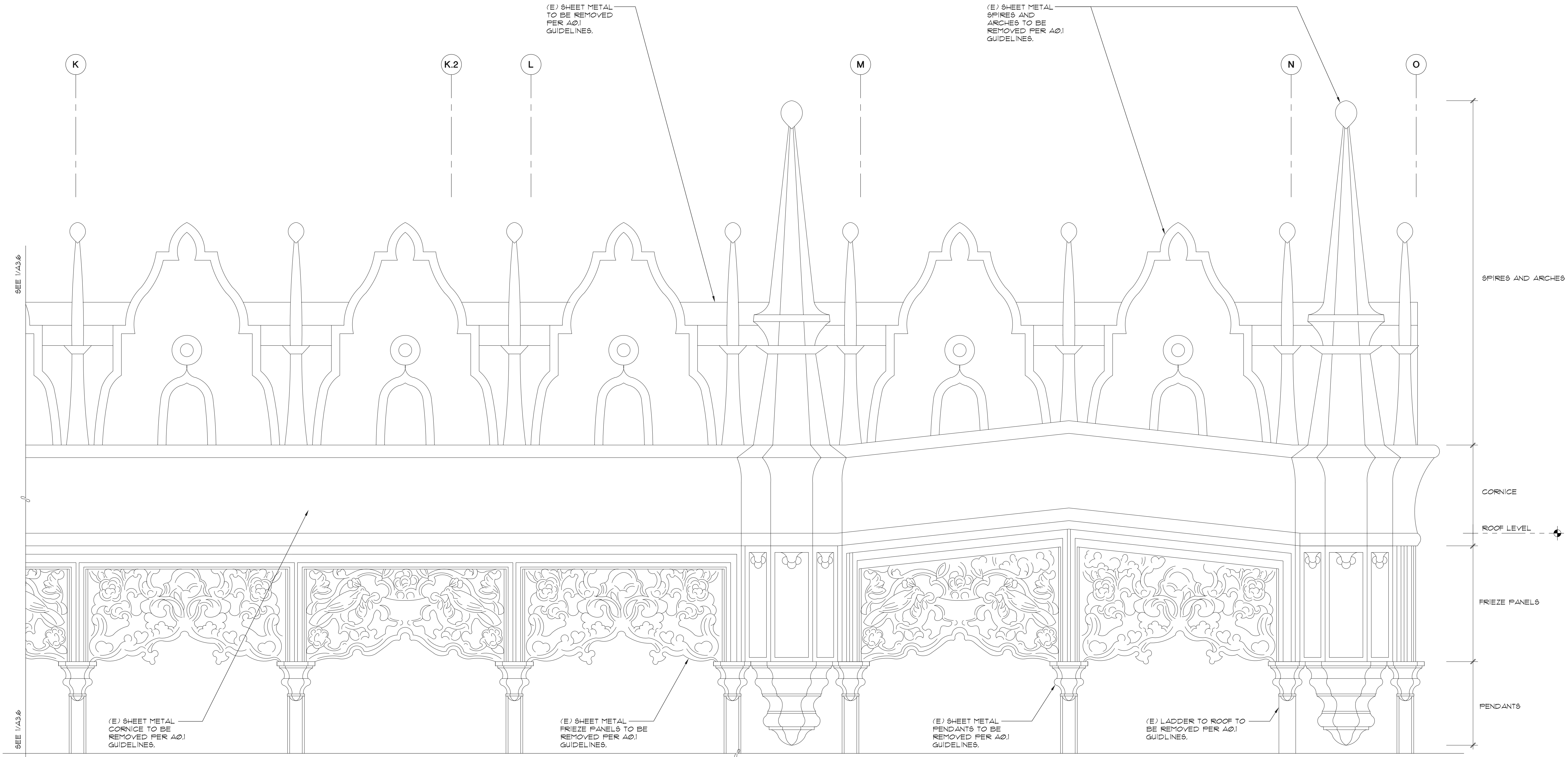
Sheet Title:
**Partial Elevations -
Roof Cornice
Sheet Metal**

Scale: As Shown
Project No. 10024.01
Date: 02.07.2012
Drawn: AL
Checked: YJC
Sheet Number:

A3.5

NOTES:

- REFER TO REMOVAL GUIDELINES ON SHEET A0.1.
- REMOVE SHEET METAL FRAMING COMPONENTS FROM ROOF CORNICE. (E) DIMENSIONS NOTED FOR REFERENCE ONLY.



**1 PARTIAL ELEVATION - SHEET METAL
GRID LINES K - O**

1"=1'-0"

HALLIDIE BUILDING

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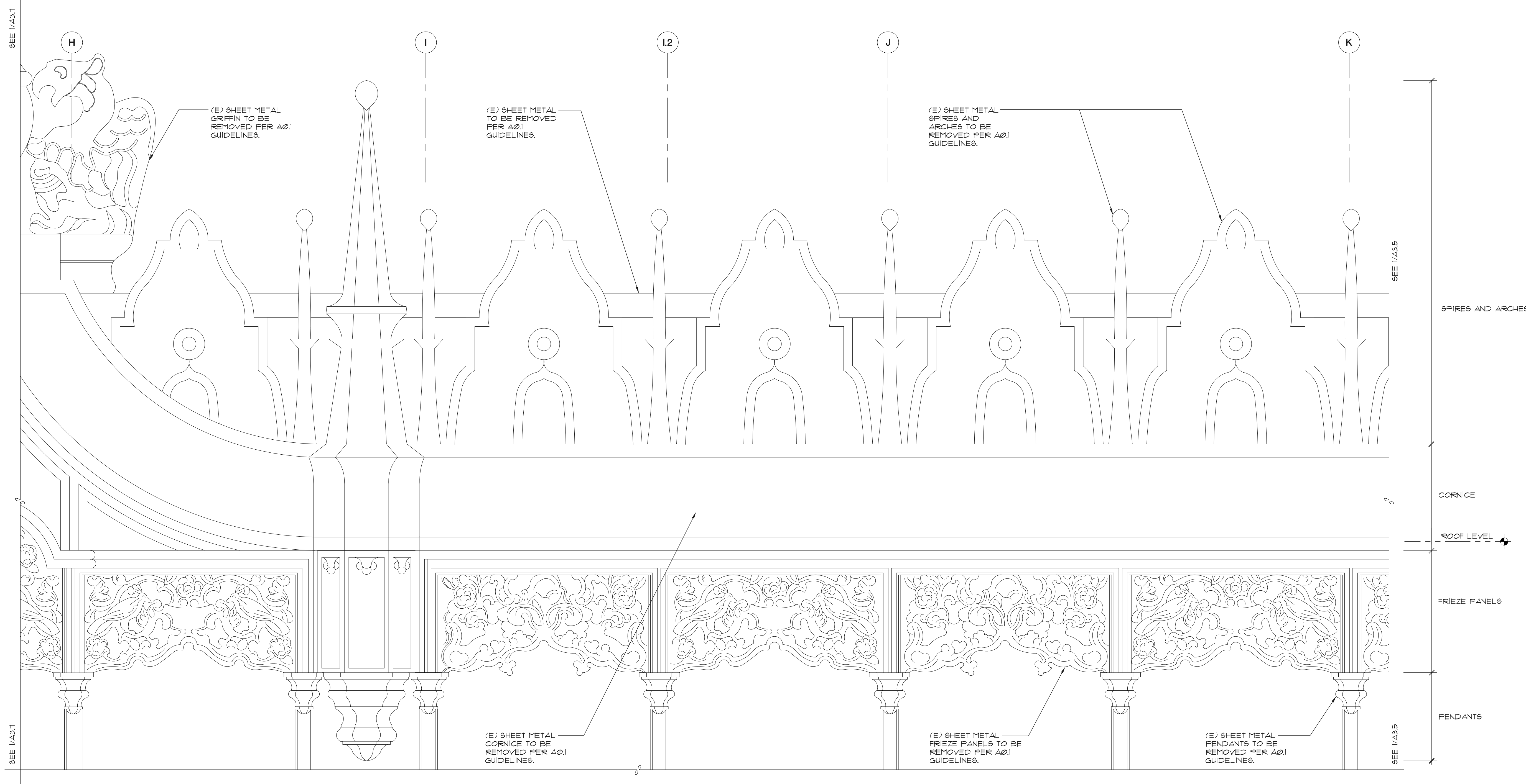
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**Partial Elevations -
Roof Cornice
Sheet Metal**

Scale: As Shown
Project No. 10024.01
Date: 02.07.2012
Drawn: AL
Checked: YJC
Sheet Number:

A3.6

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NOTES:
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2. REMOVE SHEET METAL FRAMING COMPONENTS FROM ROOF CORNICE. (E) DIMENSIONS NOTED FOR REFERENCE ONLY.



**1 PARTIAL ELEVATION - SHEET METAL
GRID LINES H - K**

1"=1'-0"

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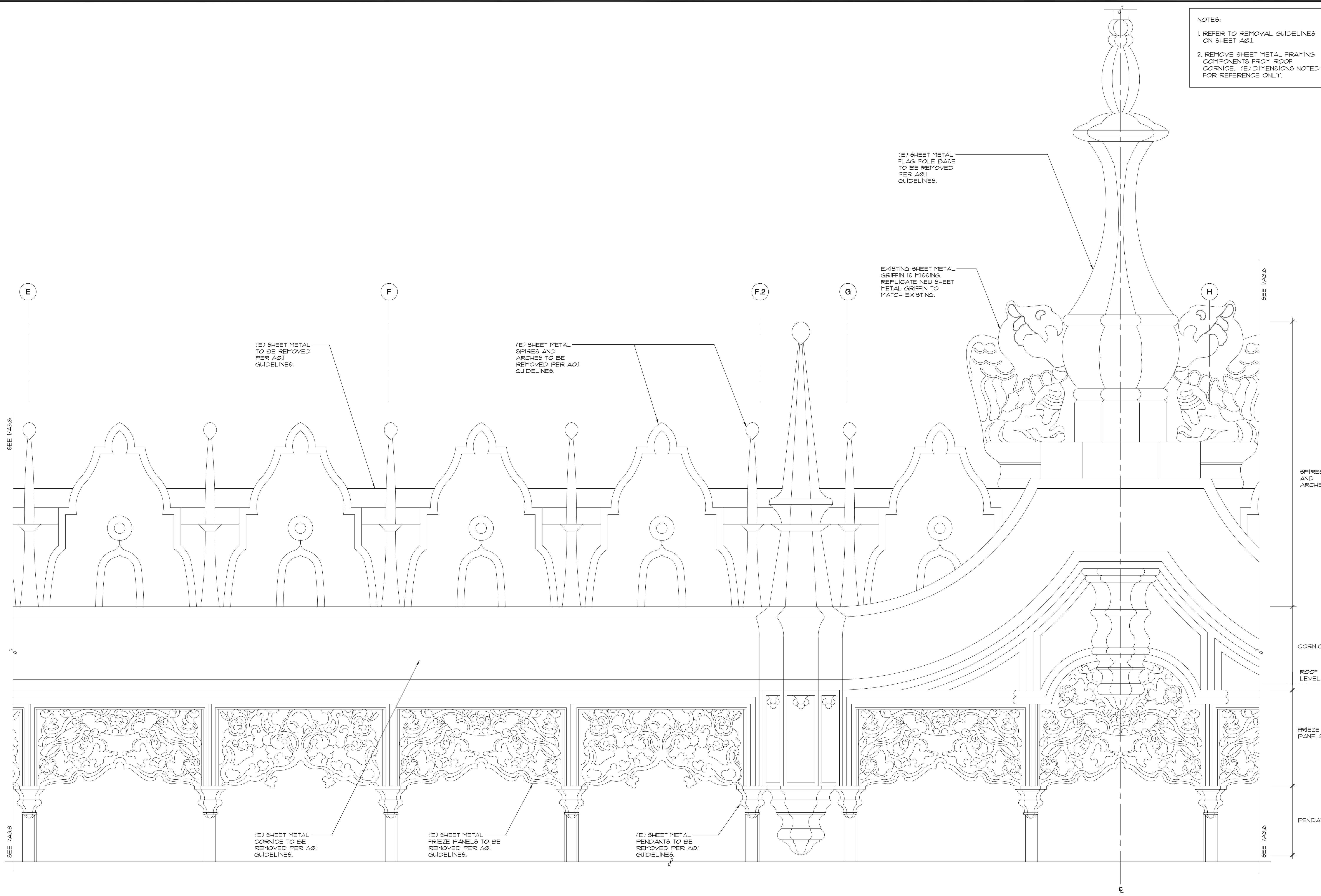
Sheet Title:
**Partial Elevations -
Roof Cornice
Sheet Metal**

Scale: As Shown
Project No. 10024.01
Date: 02.07.2012
Drawn: AL
Checked: YJC
Sheet Number:

A3.7

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NOTES:
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2. REMOVE SHEET METAL FRAMING COMPONENTS FROM ROOF CORNICE. (E) DIMENSIONS NOTED FOR REFERENCE ONLY.



1 PARTIAL ELEVATION - SHEET METAL
GRID LINES H - K

1"=1'-0"

NOTES:

1. REFER TO REMOVAL GUIDELINES ON SHEET A0.1.
2. REMOVE SHEET METAL FRAMING COMPONENTS FROM ROOF CORNICE. (E) DIMENSIONS NOTED FOR REFERENCE ONLY.

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1	Permit Set	11.03.2011
2	Plan Check Revisions	02.07.2012

Sheet Title:

Partial Elevations - Roof Cornice Sheet Metal

Scale: As Shown

Project No. 10024.01

Date: 02.07.2012

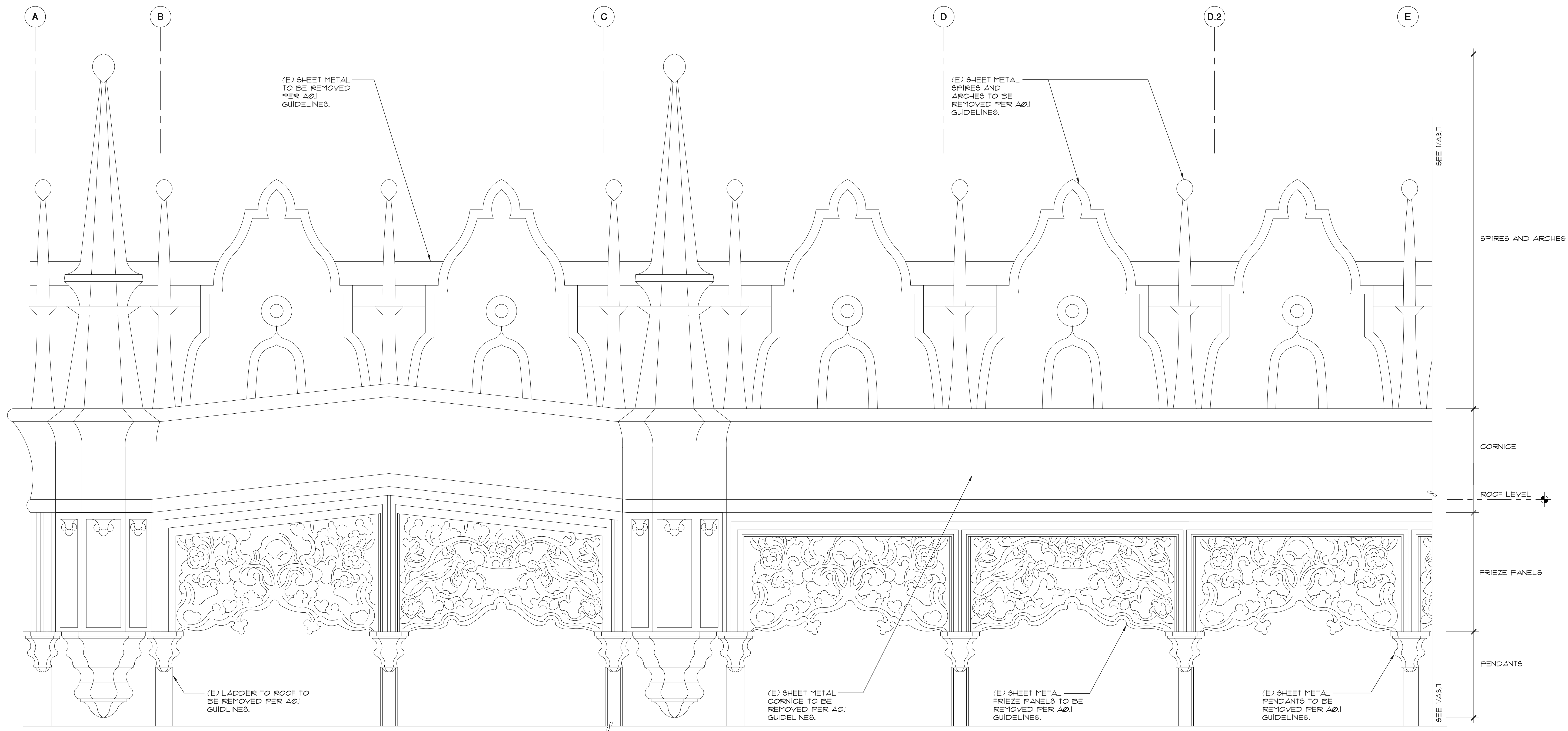
Drawn: AL

Checked: YJC

Sheet Number:

A3.8

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1 PARTIAL ELEVATION - SHEET METAL GRID LINES H - K

1"=1'-0"

HALLIDIE BUILDING

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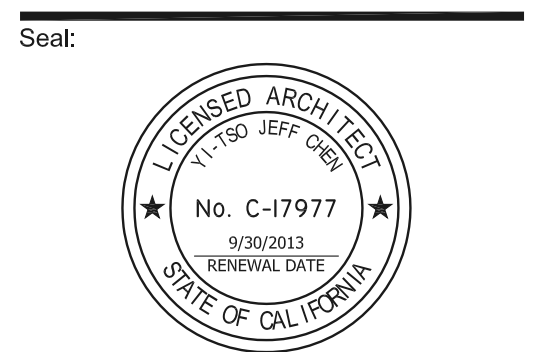
85 Second Street, Suite 501
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San Francisco, CA

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Sheet Title:
Window Elevations

Scale: As Shown
Project No. 10024.01
Date: 02.07.2012
Drawn: AL
Checked: YJC
Sheet Number:

A7.1

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NOTES:
1. REFER TO REMOVAL GUIDELINES ON SHEET A0.1.
2. REMOVE WINDOWS INDICATED ON A0.2 FOR BALCONY AND FIRE ESCAPE STRUCTURAL REPAIRS. WINDOWS TO BE REPAIRED OR REPLACED W/ (N) WINDOWS TO MATCH (E) WINDOWS.

(N) COVER PLATE, TYP.
(N) FASTENERS, TYP.
REUSE (E) WINDOW FRAME WHERE POSSIBLE OR REPLACE WITH NEW TO MATCH (E).
REUSE (E) WINDOW SASH WHERE POSSIBLE OR REPLACE WITH NEW TO MATCH (E).
(N) LAMINATED GLASS, TYP. CONTRACTOR SHALL SUBMIT GLAZING MATERIALS AND MANUFACTURER'S SPECIFICATIONS FOR ARCHITECT'S REVIEW AND APPROVAL.

12 A8.3 COVER PLATE SPlice, CONTRACTOR TO VERIFY SPlice LOCATIONS ALONG GRID A AND GRID O CORNER COVER PLATES.

11 A8.3 (N) SHEET METAL FLASHING AT BALCONIES AND FIRE ESCAPES, TYP.

3 A8.3 (N) SHEET METAL FLASHING AT BALCONIES AND FIRE ESCAPES, TYP.

1 PARTIAL ELEVATION, TYP. CURTAIN WALL - SOUTH FACADE

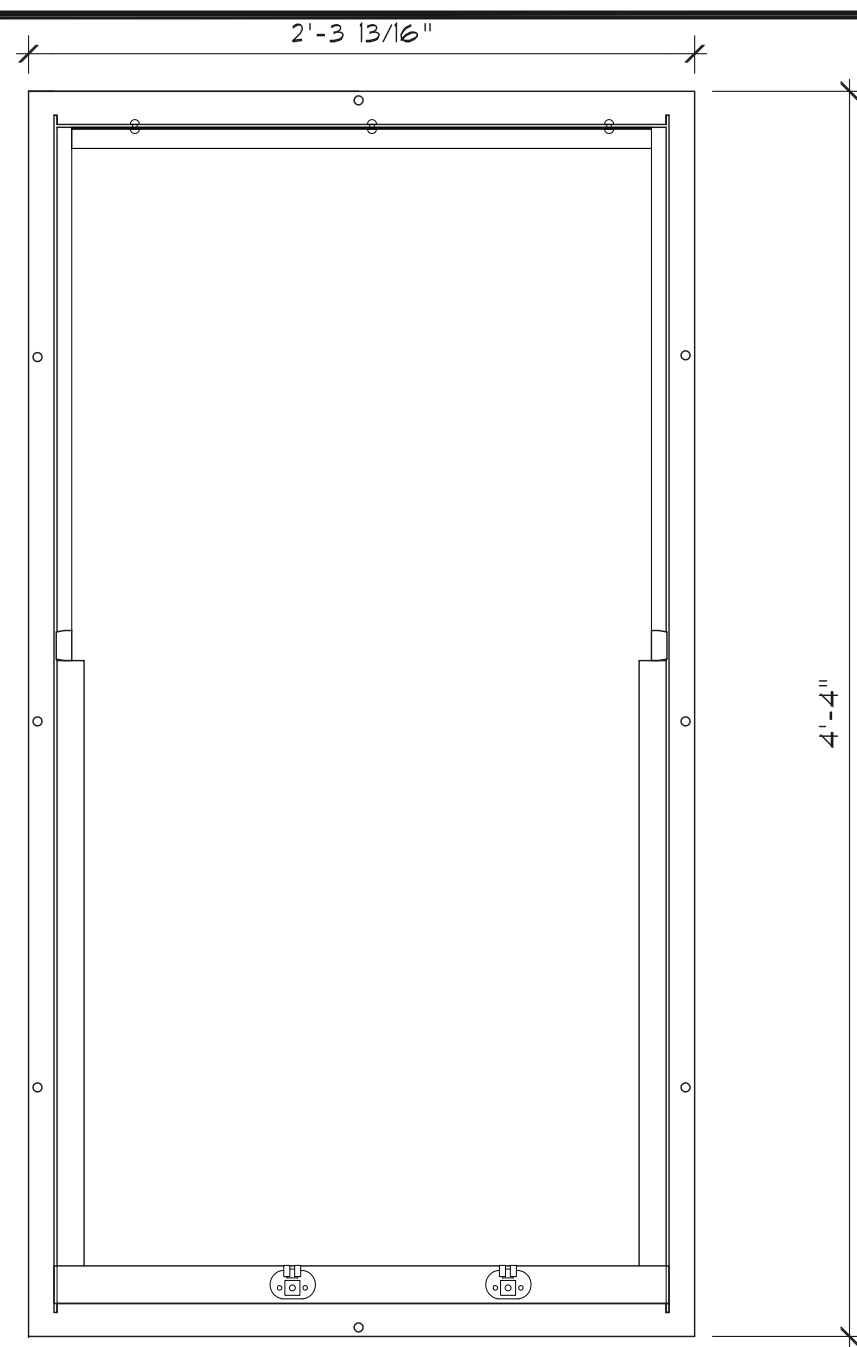
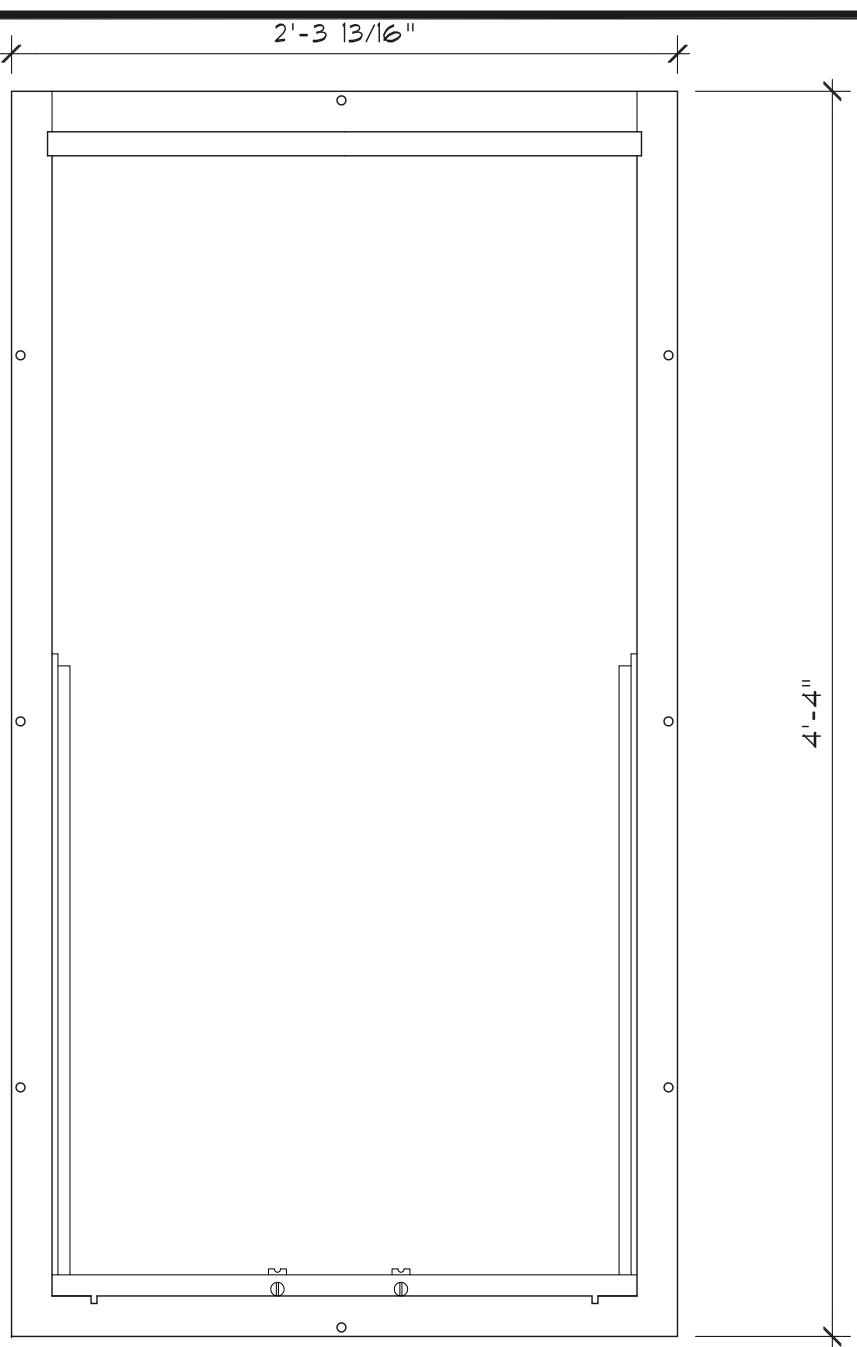
2,3,6,9 LARGE WINDOW, TYP.

4,5,7,8 SMALL WINDOW, TYP.

1/16" (E) HOLE DIAMETER FOR FASTENER

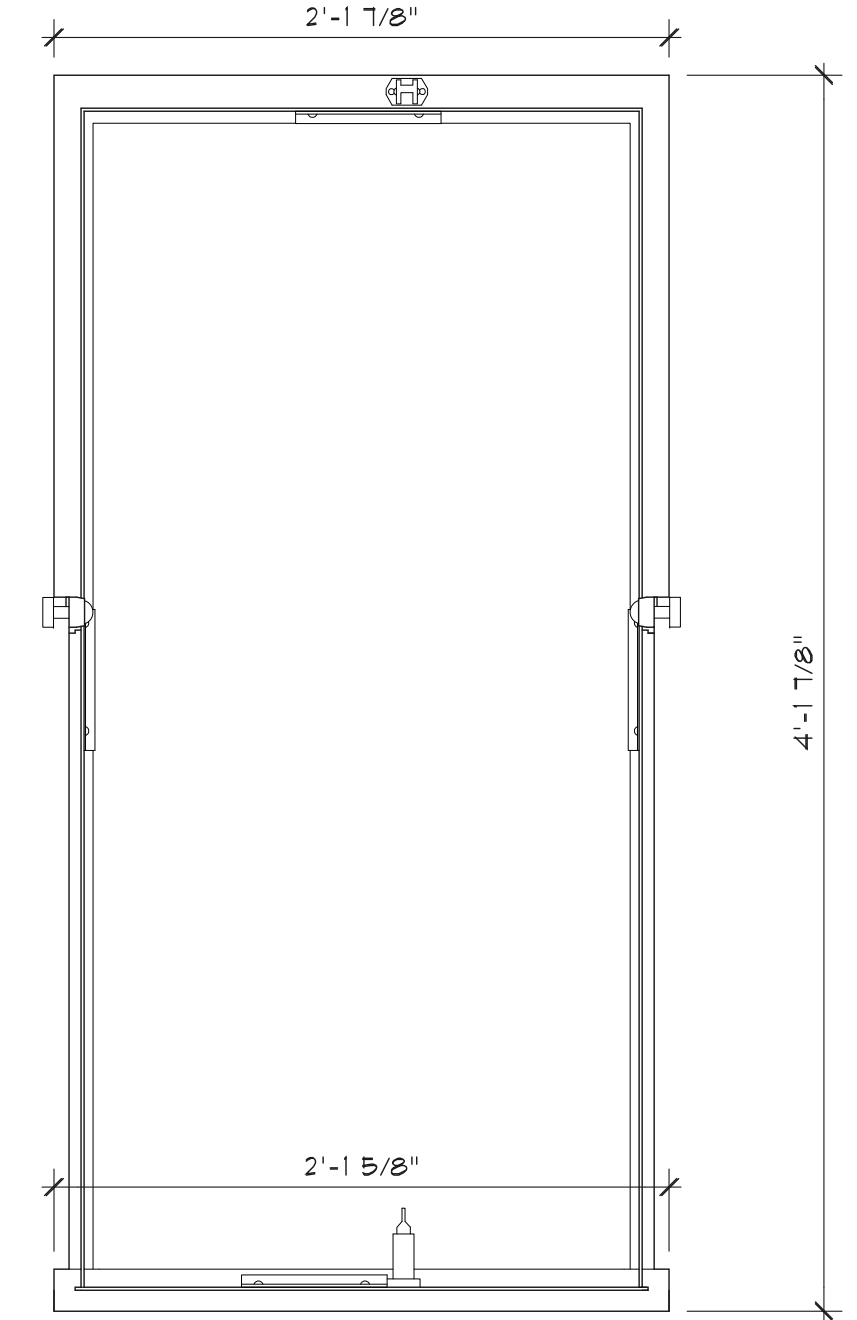
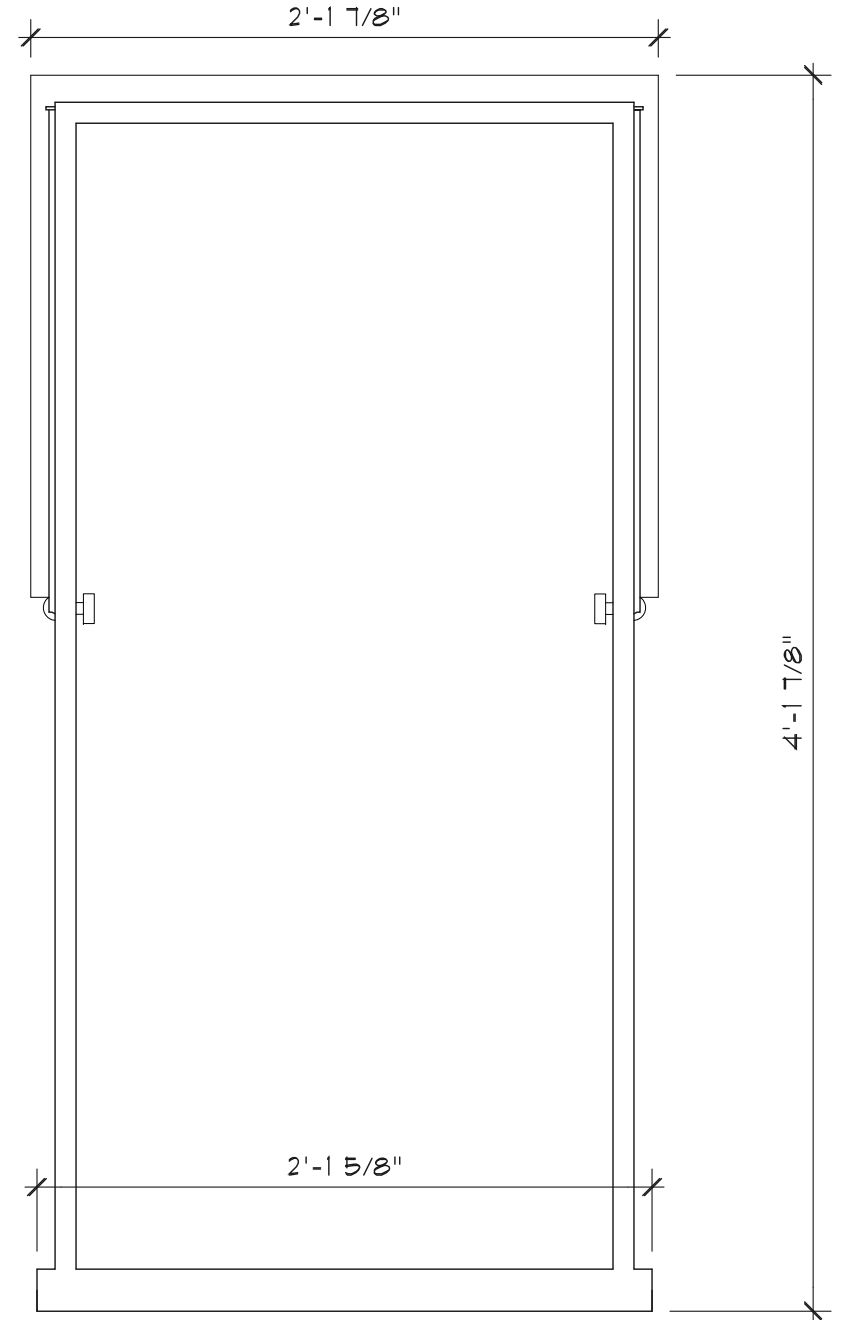
(E) WINDOW HARDWARE TO BE SALVAGED AND REUSED, TYP.

FLOOR LEVEL



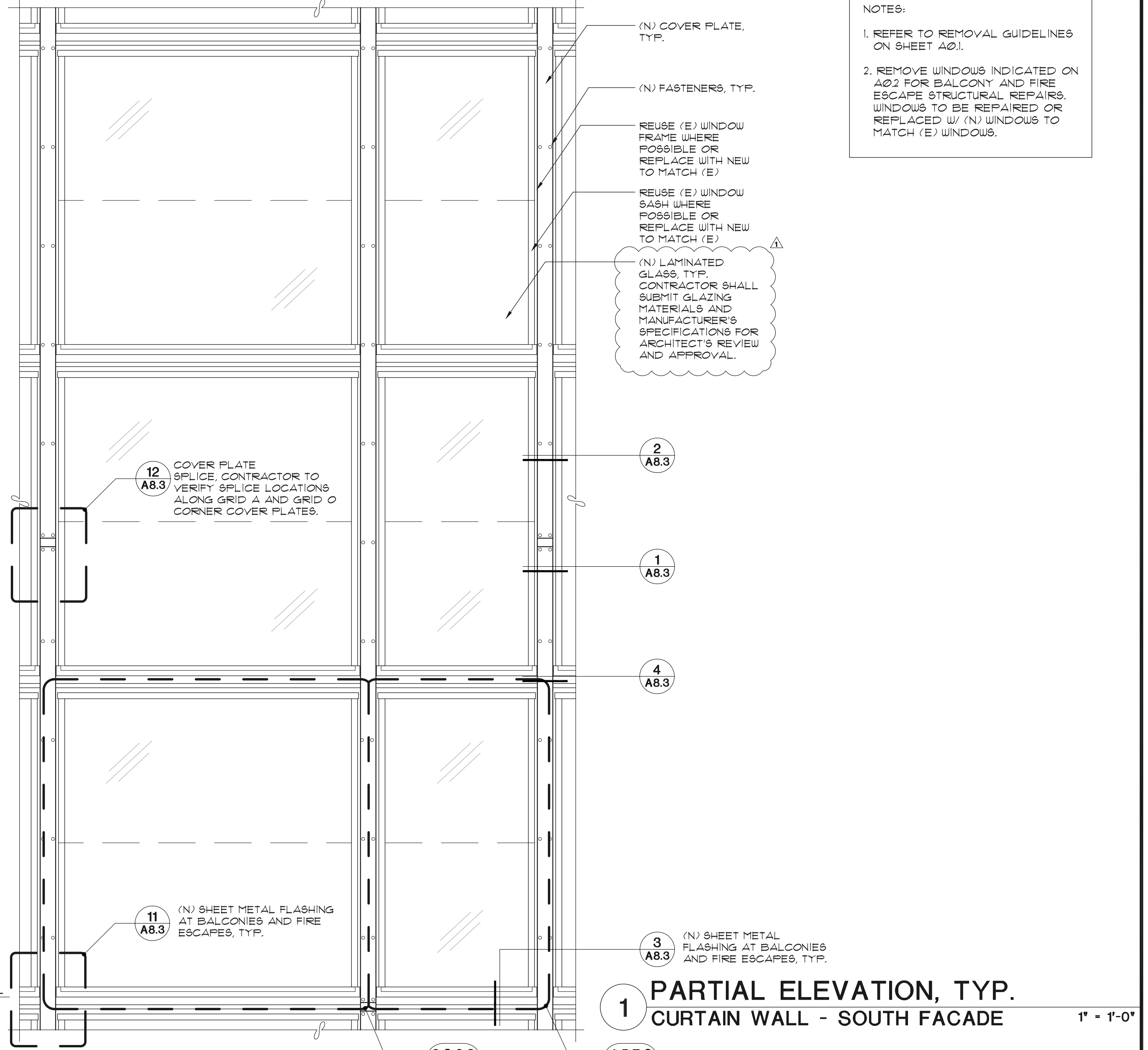
7 SMALL WINDOW FRAME EXTERIOR ELEVATION

4 SMALL WINDOW FRAME INTERIOR ELEVATION



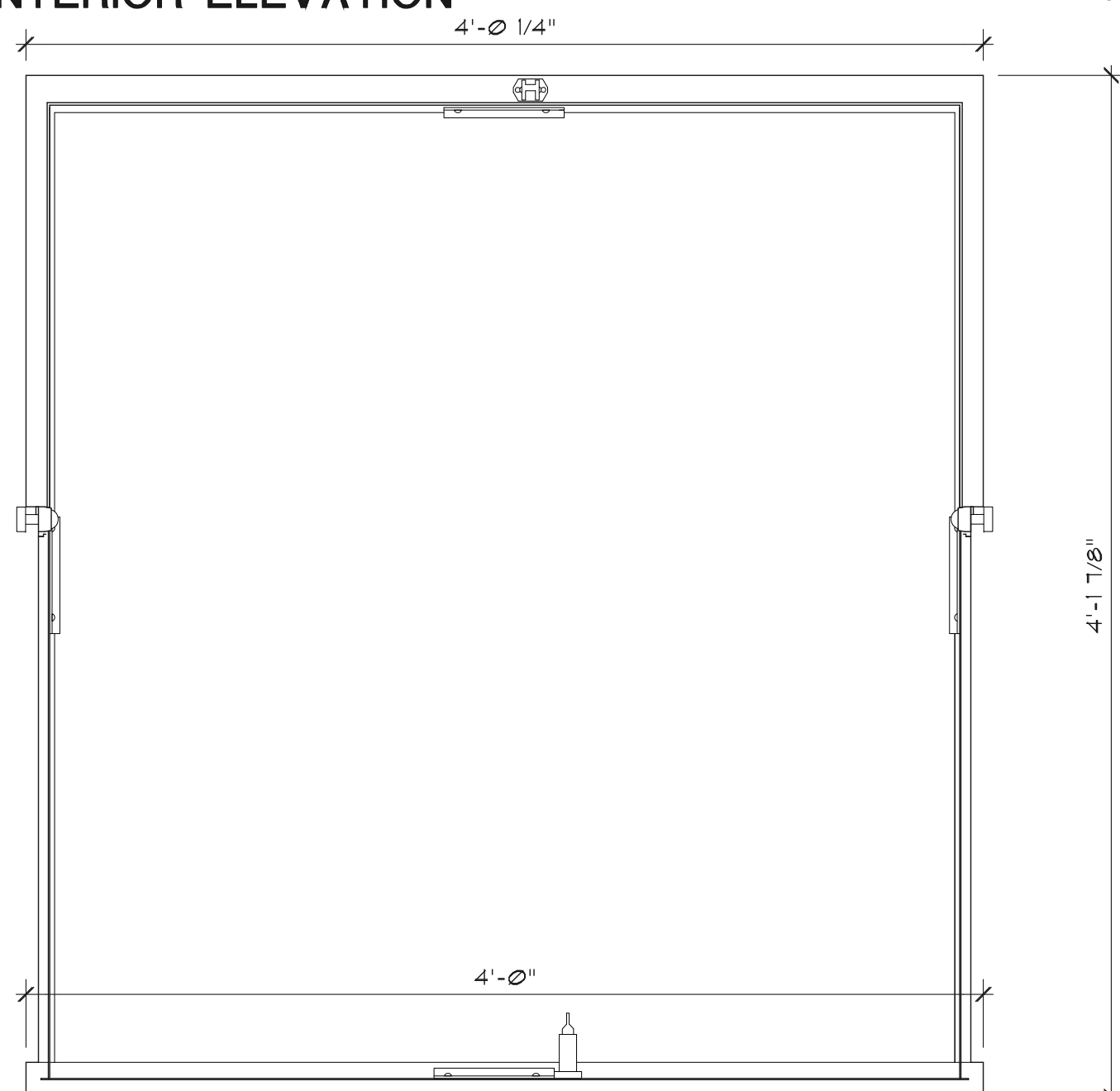
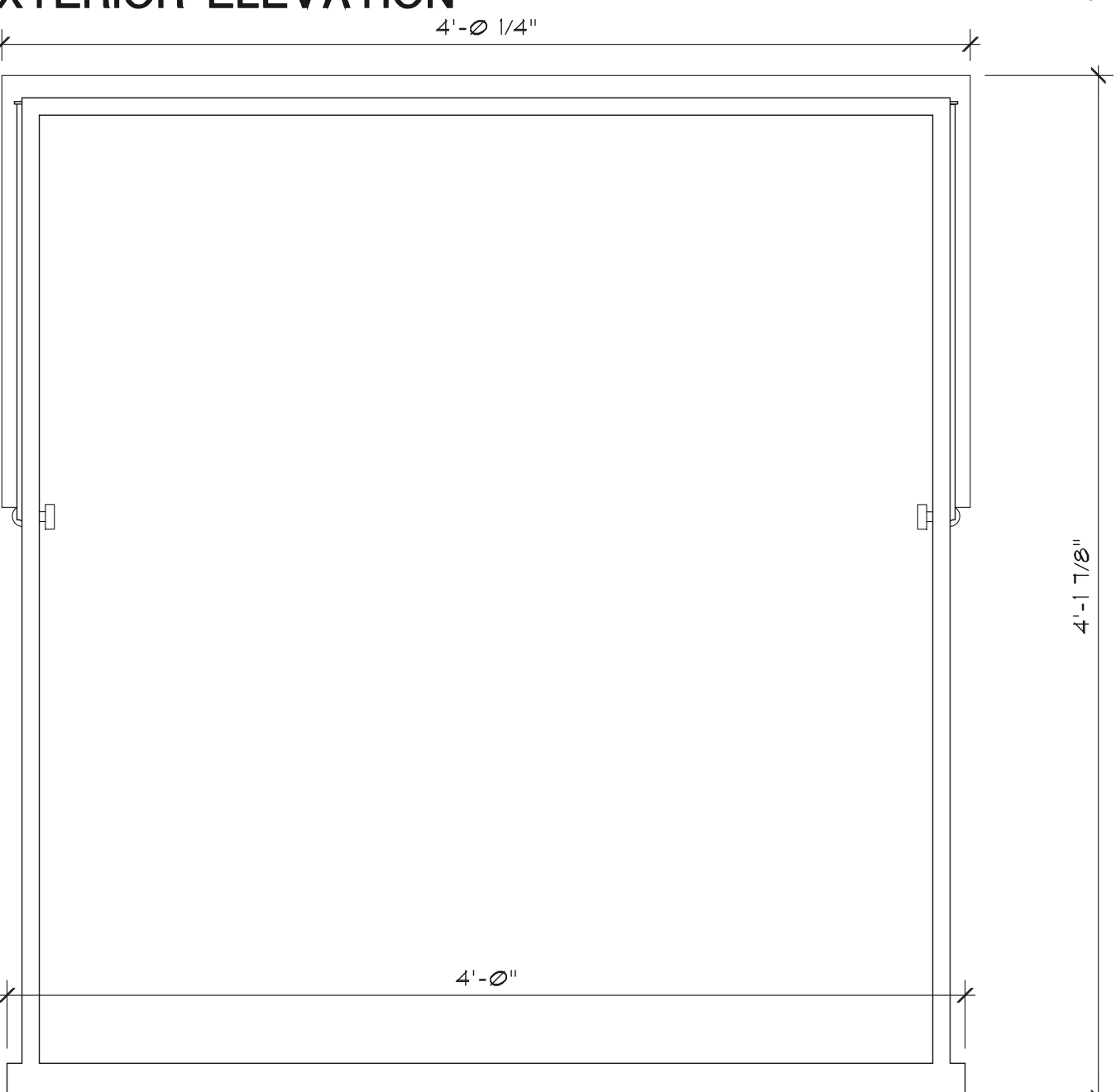
8 SMALL WINDOW SASH EXTERIOR ELEVATION

5 SMALL WINDOW SASH INTERIOR ELEVATION



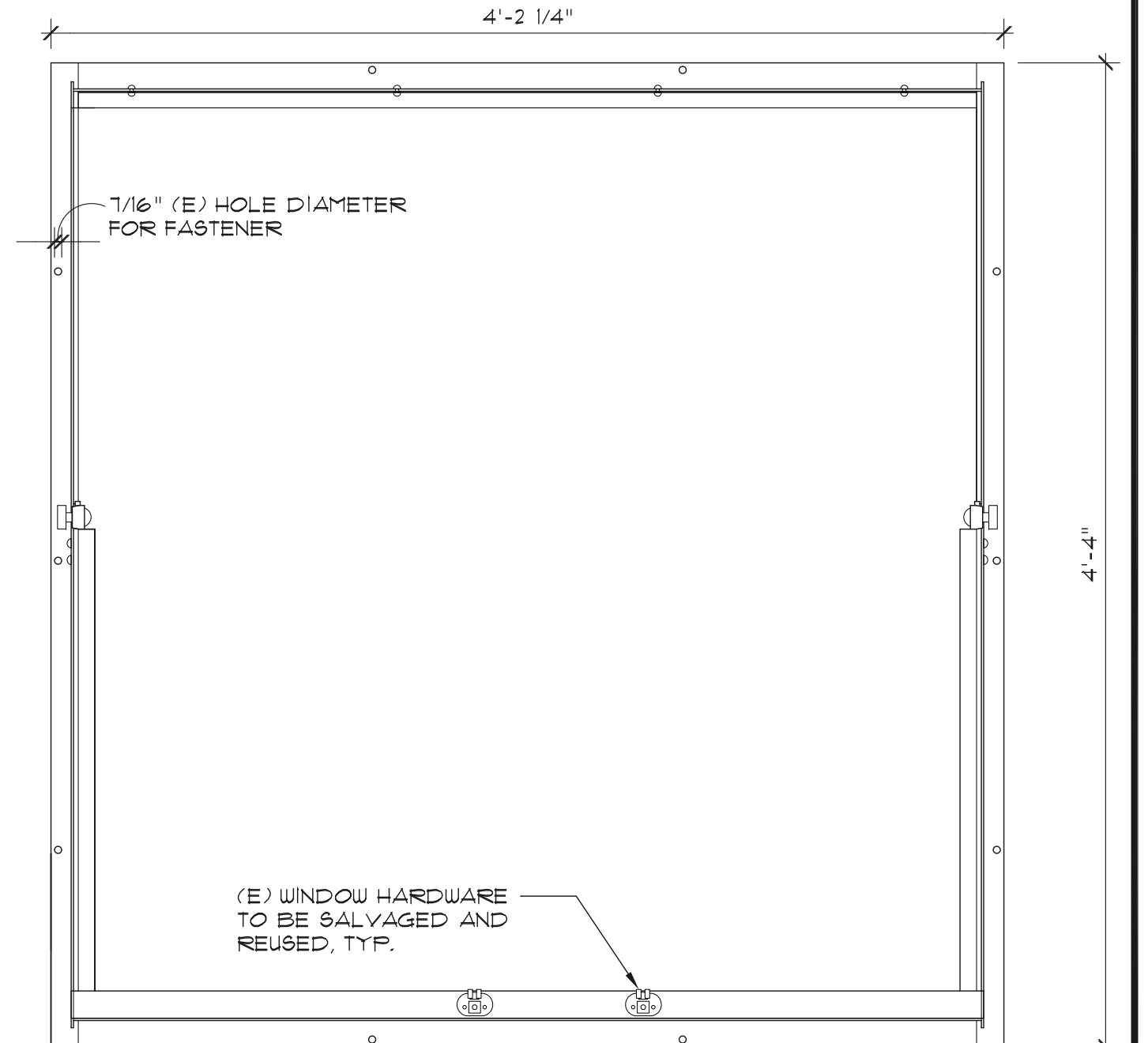
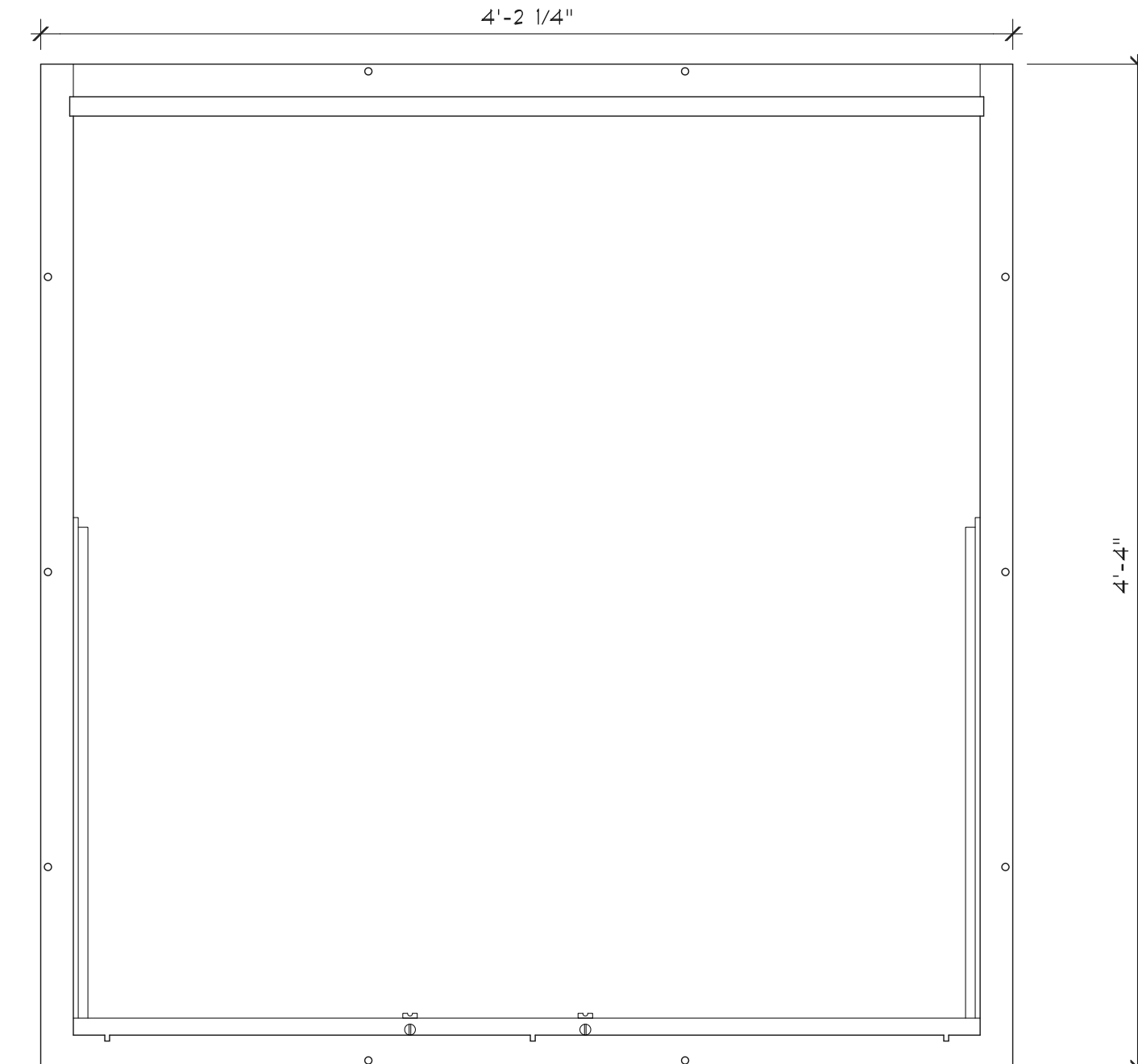
1 PARTIAL ELEVATION, TYP. CURTAIN WALL - SOUTH FACADE

4,5,7,8 SMALL WINDOW, TYP.



9 LARGE WINDOW SASH EXTERIOR ELEVATION

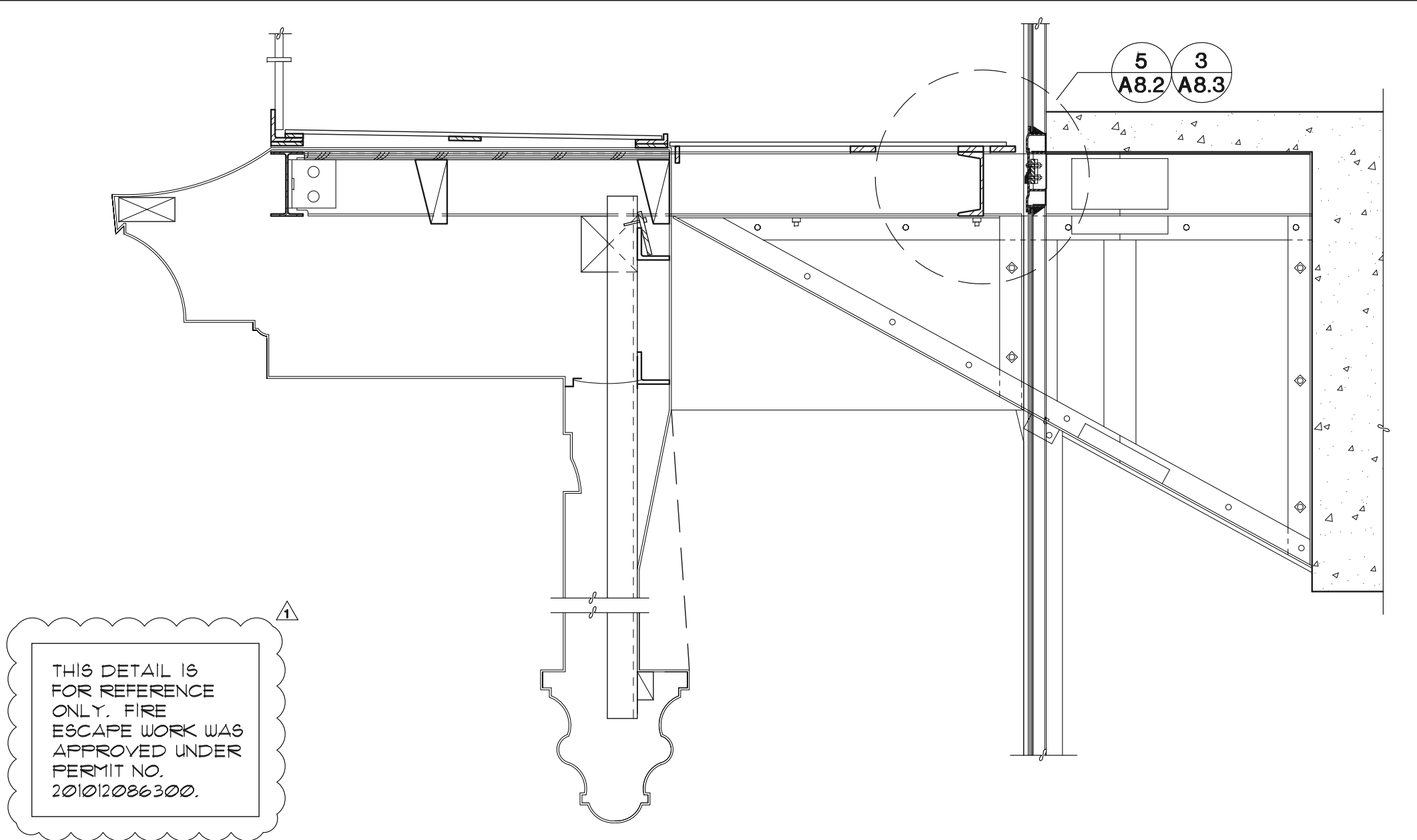
6 LARGE WINDOW SASH INTERIOR ELEVATION



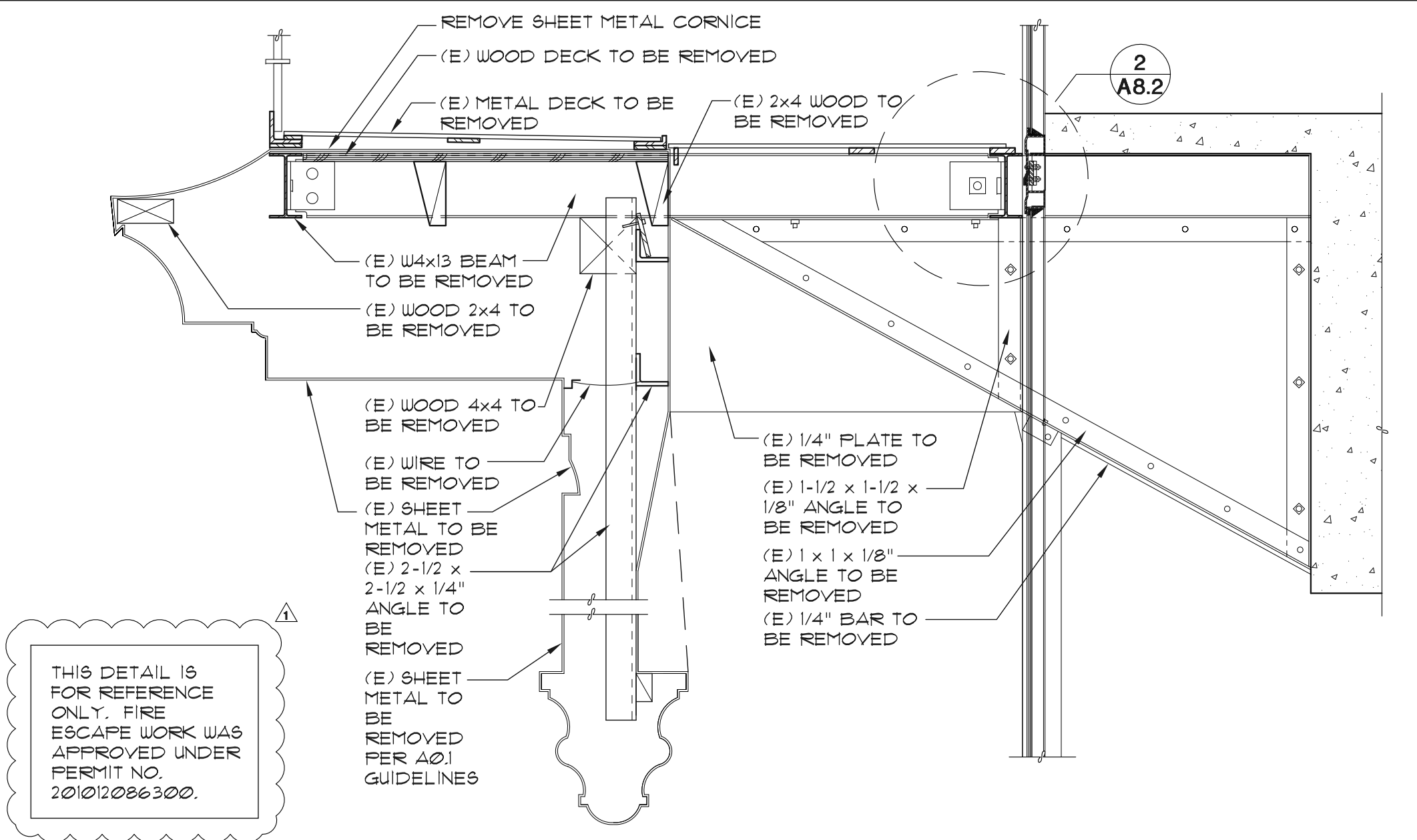
3 LARGE WINDOW FRAME EXTERIOR ELEVATION

2 LARGE WINDOW FRAME INTERIOR ELEVATION

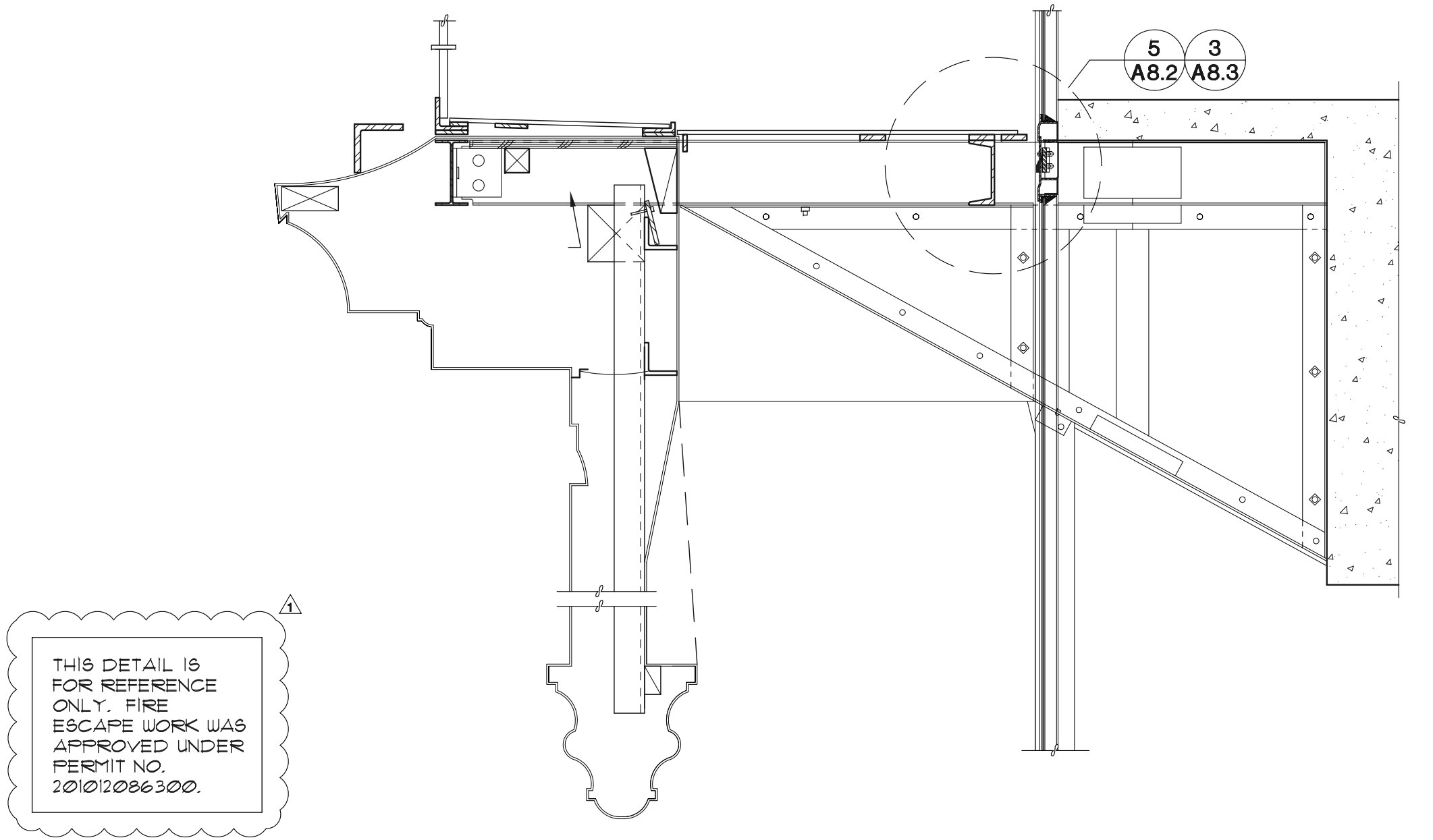
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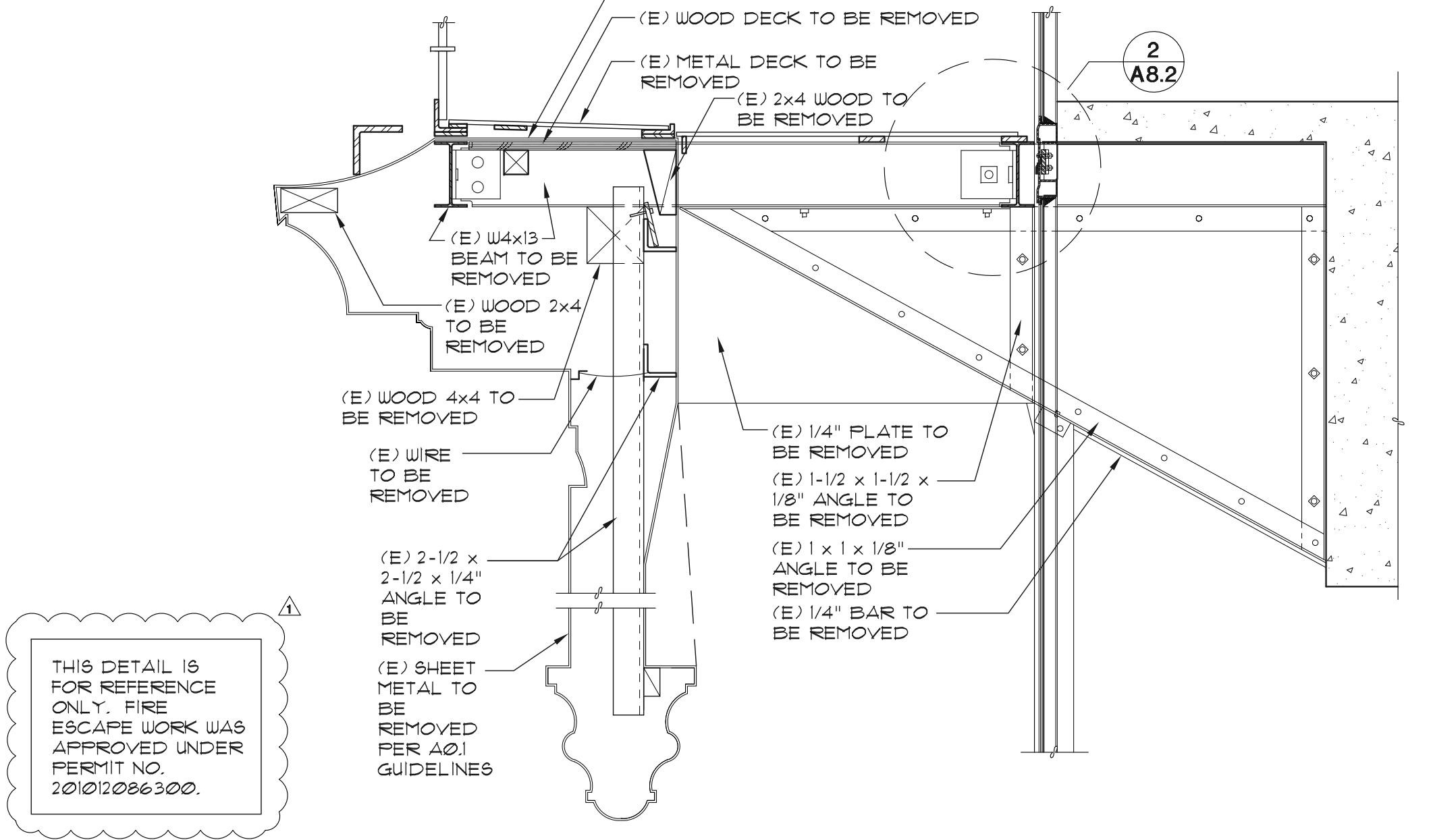
4 NEW DETAIL AT FIRE ESCAPE LANDING
 CENTER OF ROUND BALCONY, SEE DETAIL 1
 1-1/2" - 1'-0"



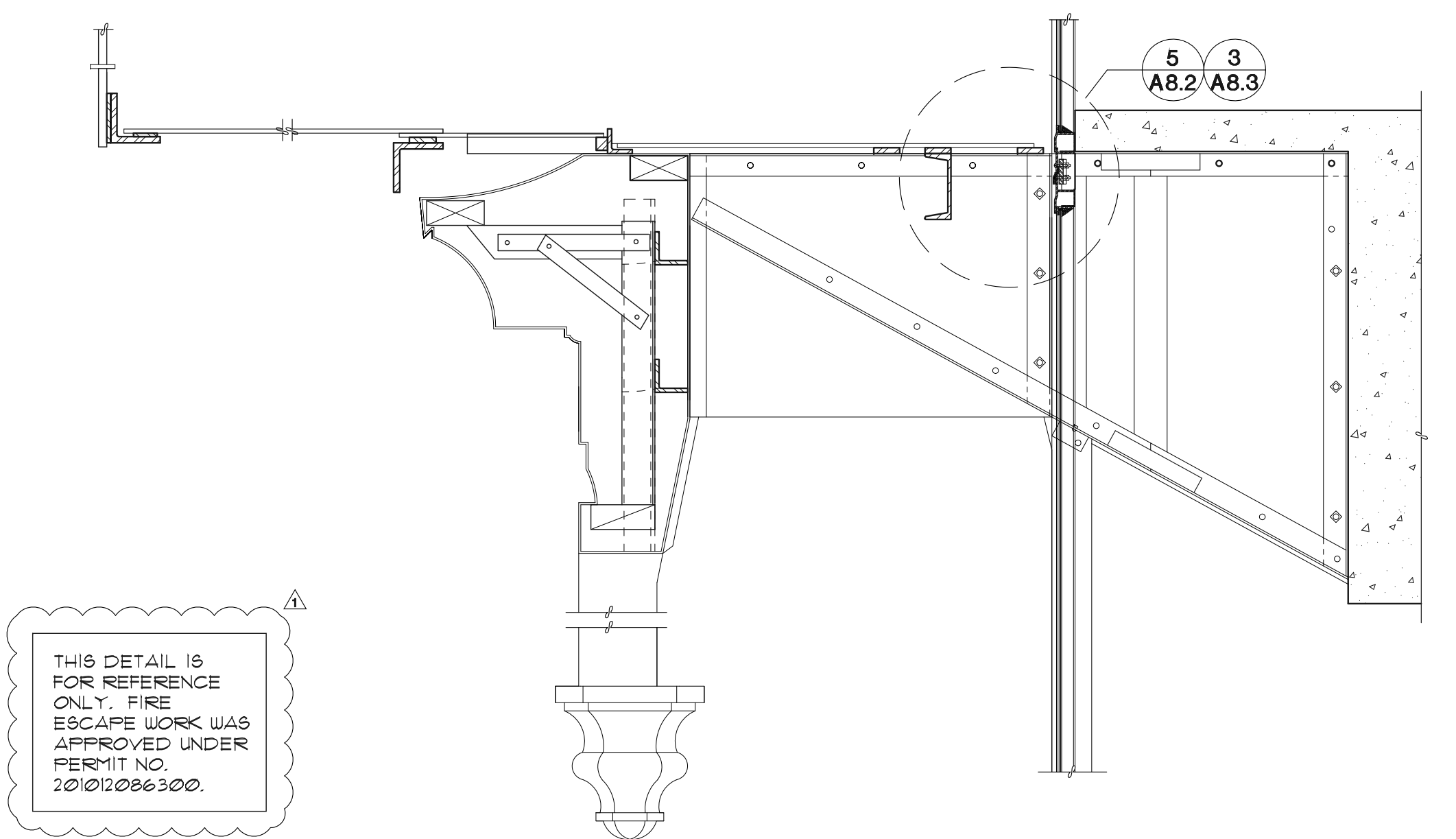
1 EXISTING DETAIL AT FIRE ESCAPE LANDING
 CENTER OF ROUND BALCONY, SEE DETAIL 4
 1-1/2" - 1'-0"



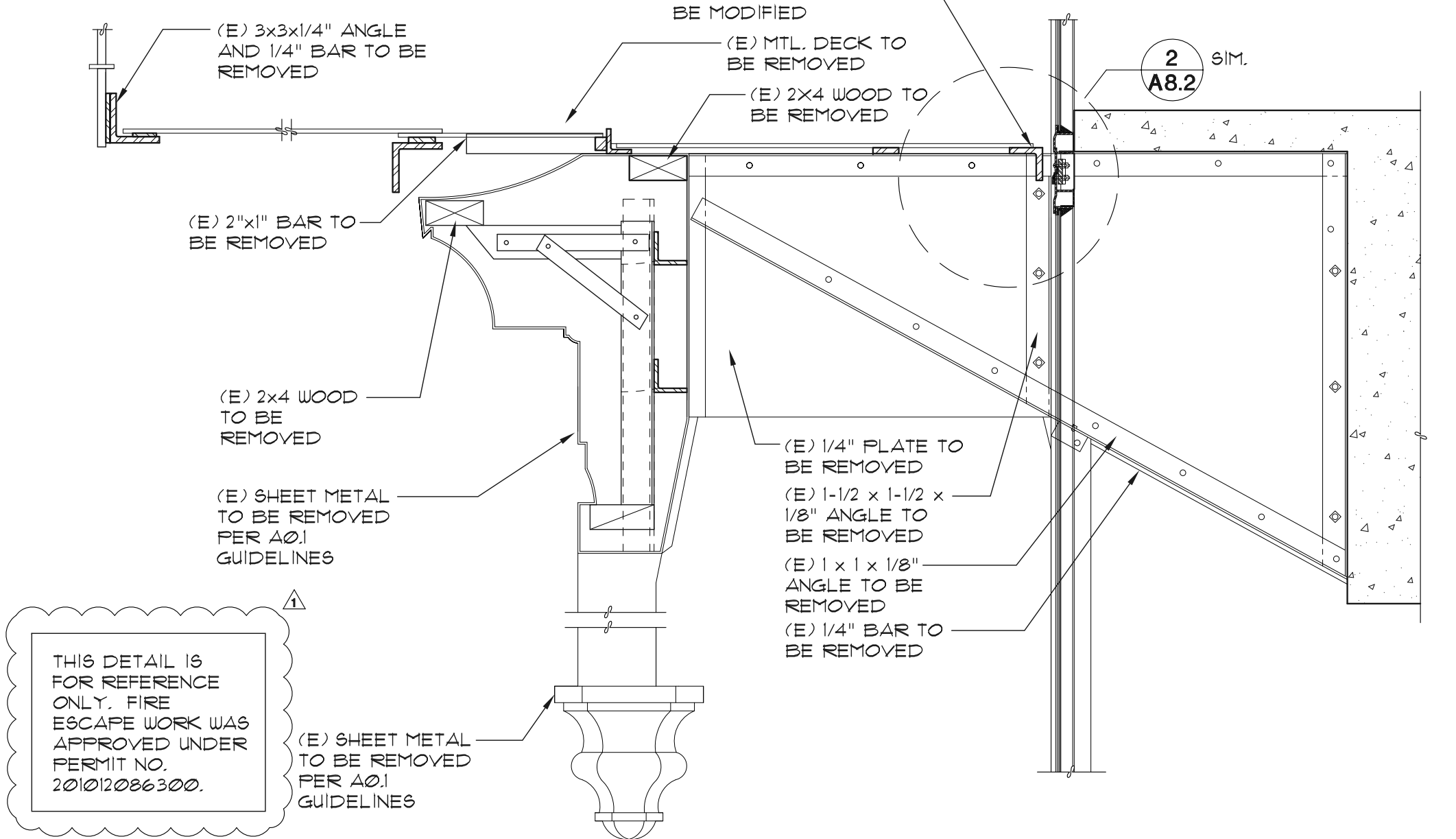
5 NEW DETAIL AT FIRE ESCAPE LANDING
 SIDE OF ROUND BALCONY, SEE DETAIL 2
 1-1/2" - 1'-0"



2 EXISTING DETAIL AT FIRE ESCAPE LANDING
 SIDE OF ROUND BALCONY, SEE DETAIL 5
 1-1/2" - 1'-0"



6 NEW DETAIL AT BALCONY
 AT SECOND LEVEL FIRE ESCAPE, SEE DETAIL 3
 1-1/2" - 1'-0"



3 EXISTING DETAIL AT BALCONY
 AT SECOND LEVEL FIRE ESCAPE, SEE DETAIL 6
 1-1/2" - 1'-0"

HALLIDIE BUILDING

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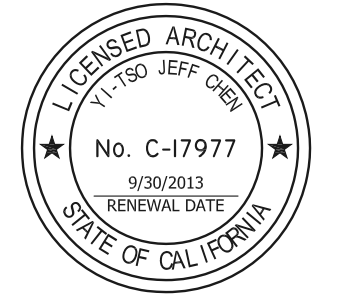
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Seal:



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Sheet Title:
Details - Balcony

Scale: As Shown
 Project No. 10024.01
 Date: 02.07.2012
 Drawn: AL
 Checked: YJC
 Sheet Number:

A8.1

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Building Owner:
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Herbert McLaughlin Jr.

27 Maiden Lane
San Francisco, CA

Owner's Agent:
The Albert Group, Inc.

114 Sansome Street, Suite 710
San Francisco, CA

Architect:
McCinnis Chen Associates, Inc.
ARCHITECTS ENGINEERS

1019 Mission Street, San Francisco, CA 94103
Phone: (415) 986-3873 Fax: (415) 296-0566

Structural Engineer:
Murphy Burr Curry, Inc.

85 Second Street, Suite 501
San Francisco, CA

Structural Engineer:
Toft, de Nevers & Lee

111 Maiden Lane, Suite 500
San Francisco, CA

Historic Preservation Consultant:
Page & Turnbull

1000 Sansome Street
San Francisco, CA



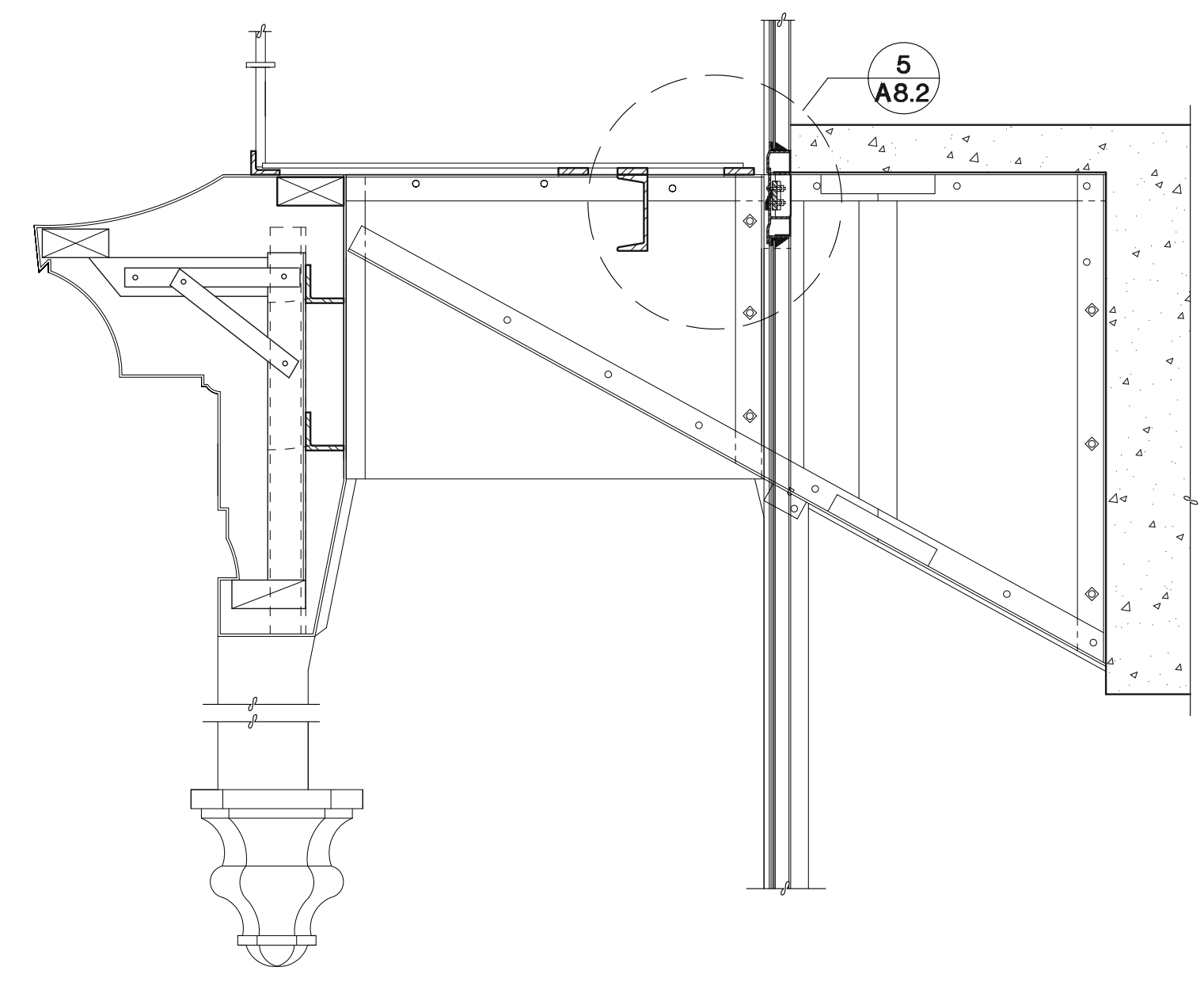
NO.	DESCRIPTION	DATE
1	Permit Set	11.03.2011
2	Plan Check Revisions	02.07.2012

Sheet Title:
Details - Balcony

Scale: As Shown
Project No. 10024.01
Date: 02.07.2012
Drawn: AL
Checked: YJC
Sheet Number:

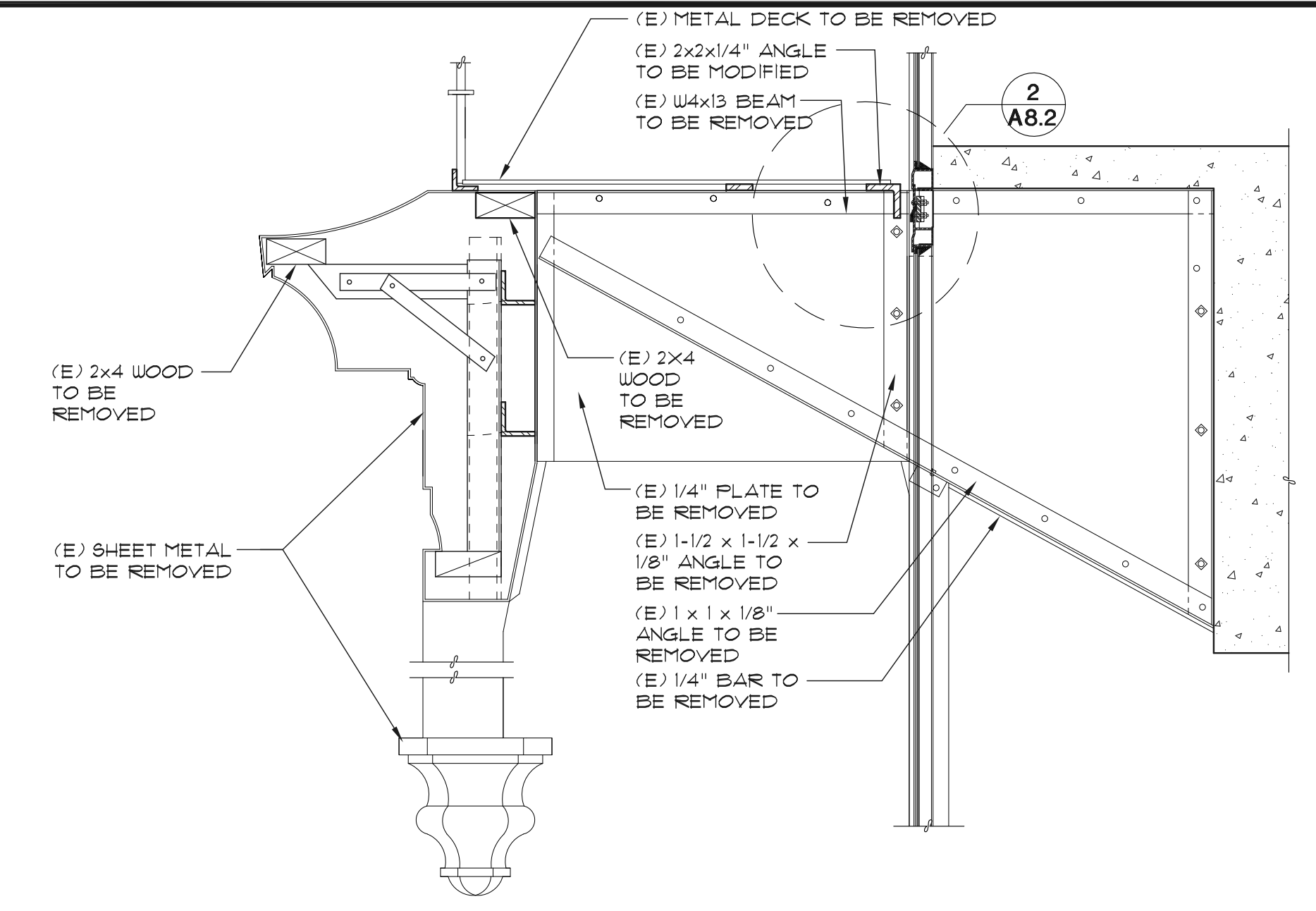
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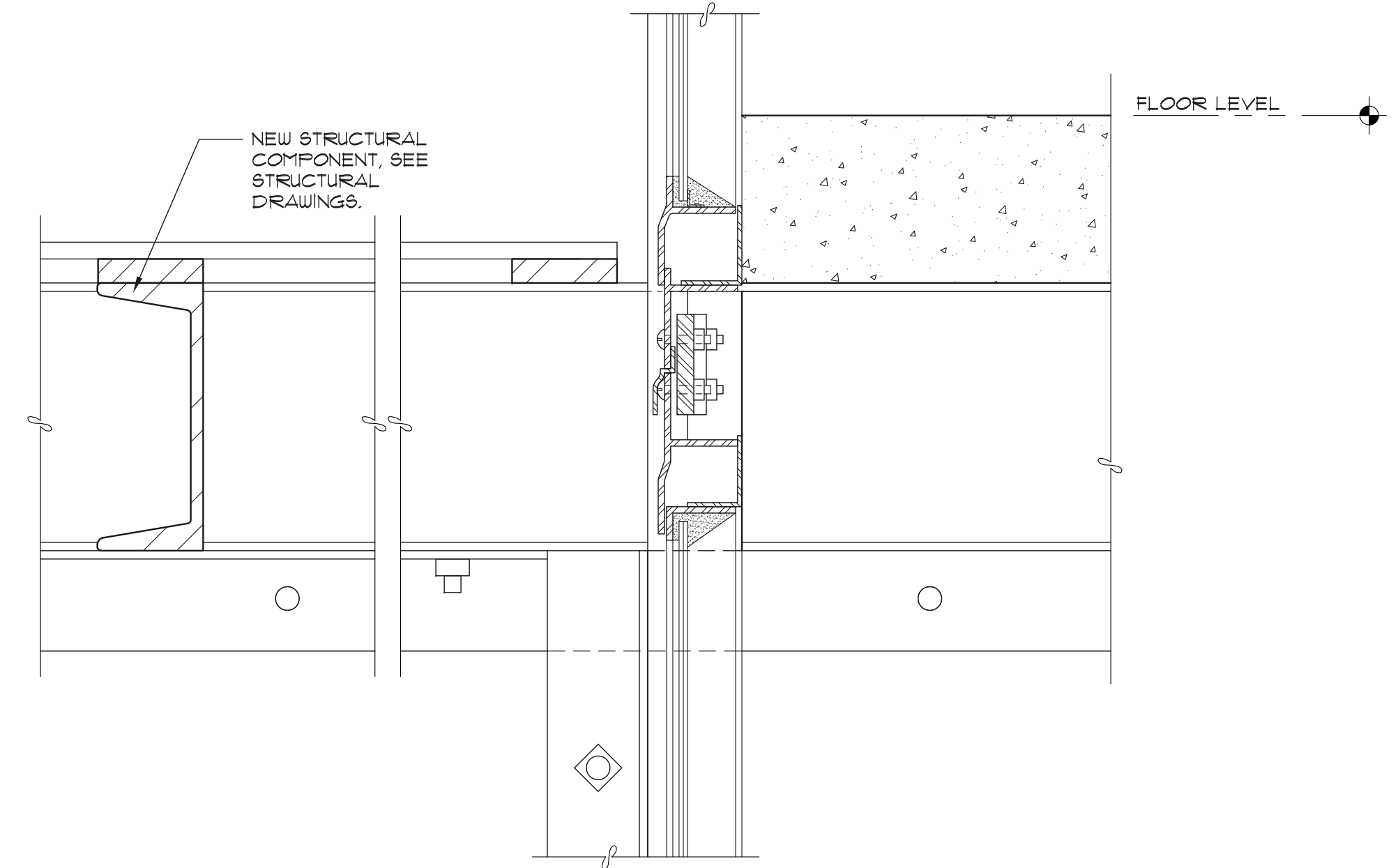
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SEE DETAIL 1

1 1/2" - 1'-0"



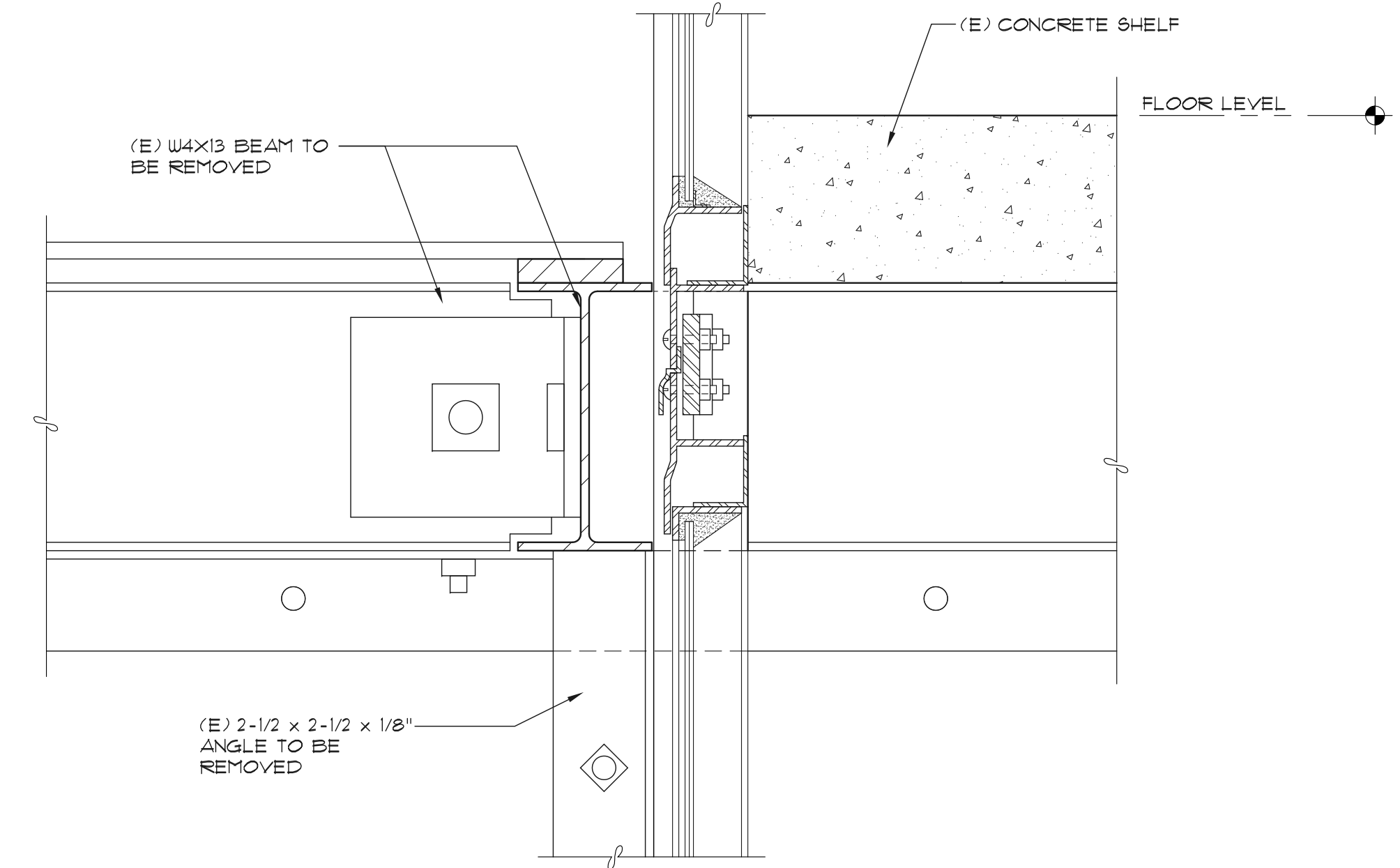
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SEE DETAIL 4

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



5 NEW DETAIL AT BALCONY
SEE DETAIL 2

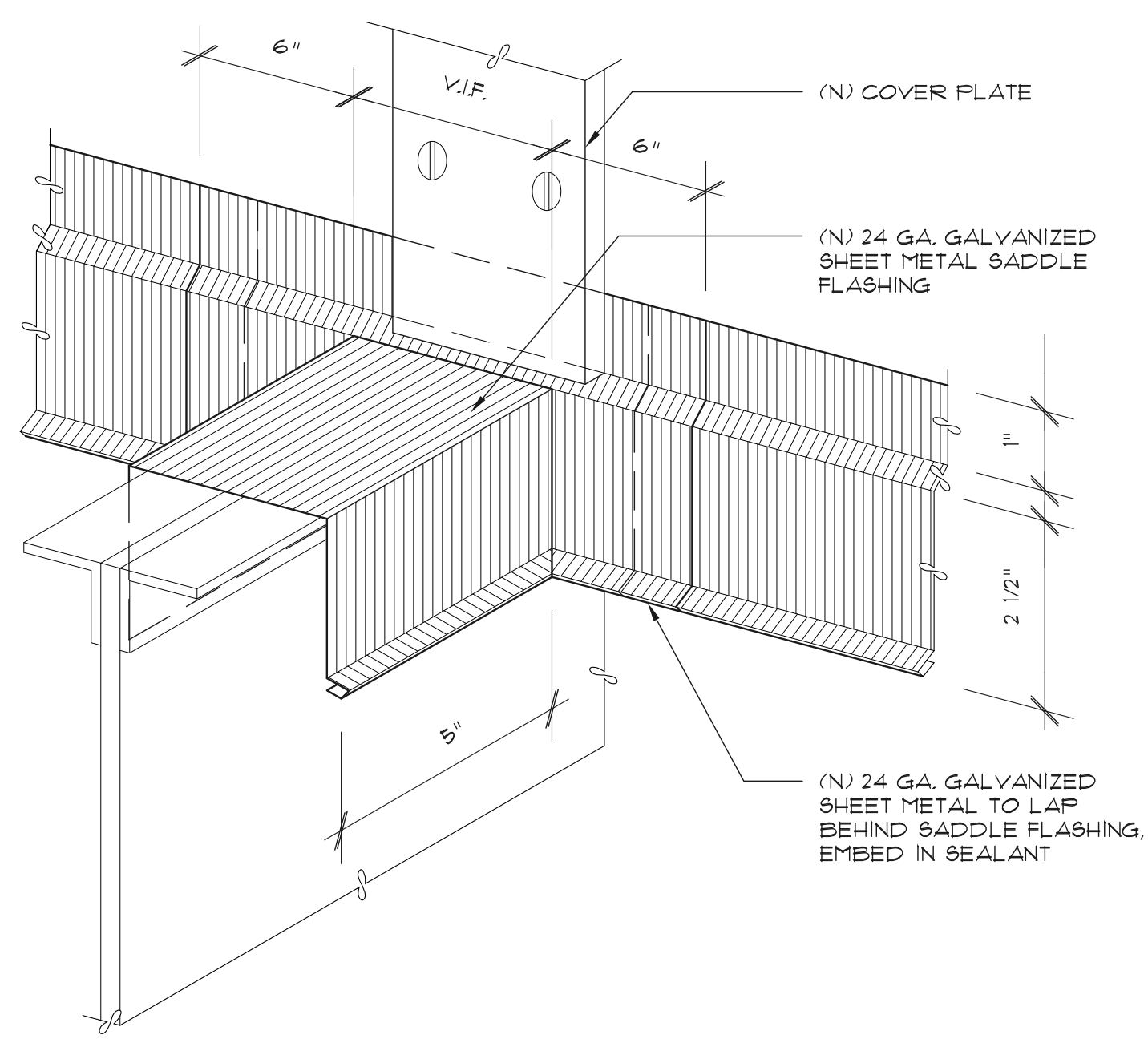
6' - 1'-0"



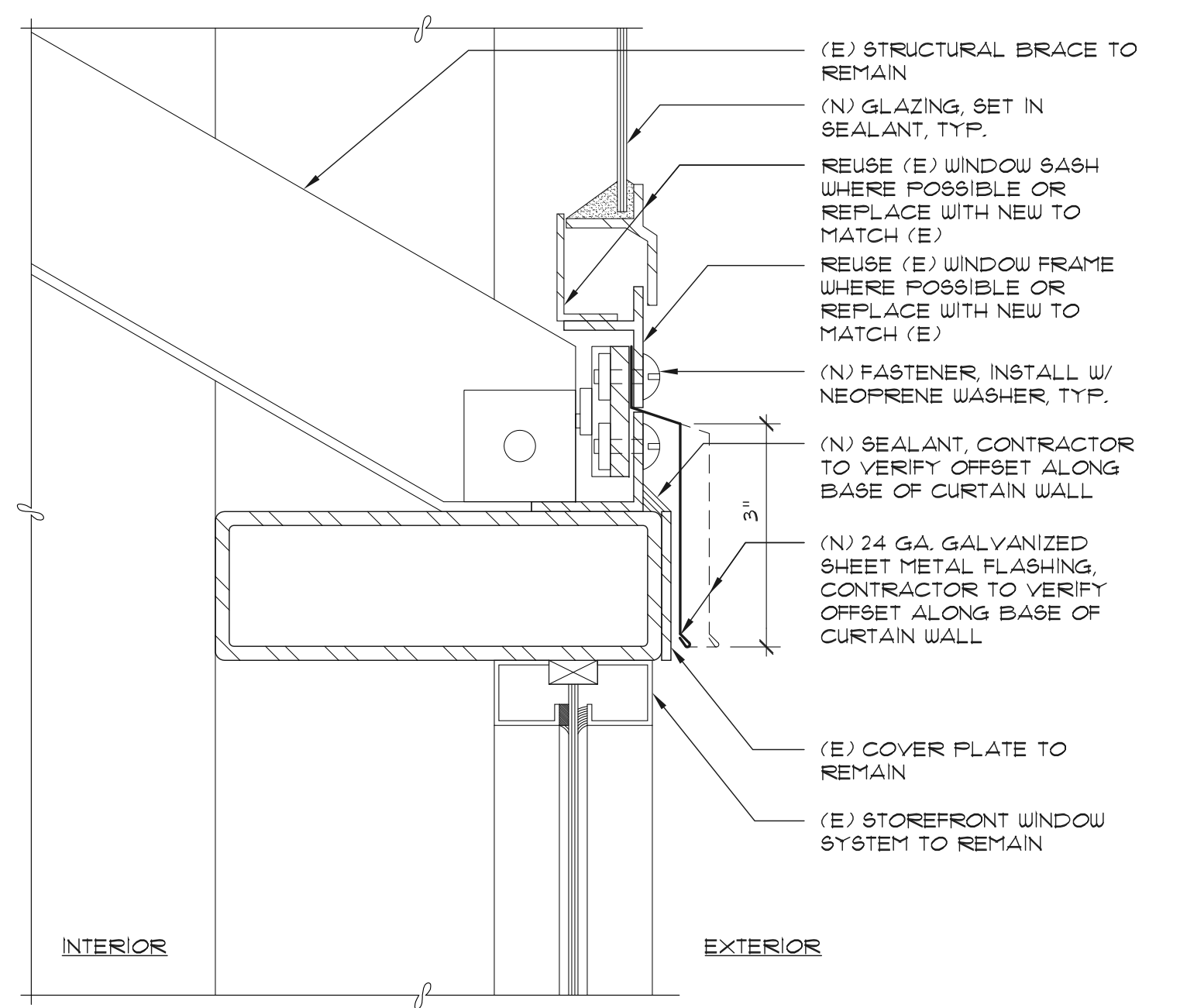
2 EXISTING DETAIL AT BALCONY
SEE DETAIL 5

6' - 1'-0"

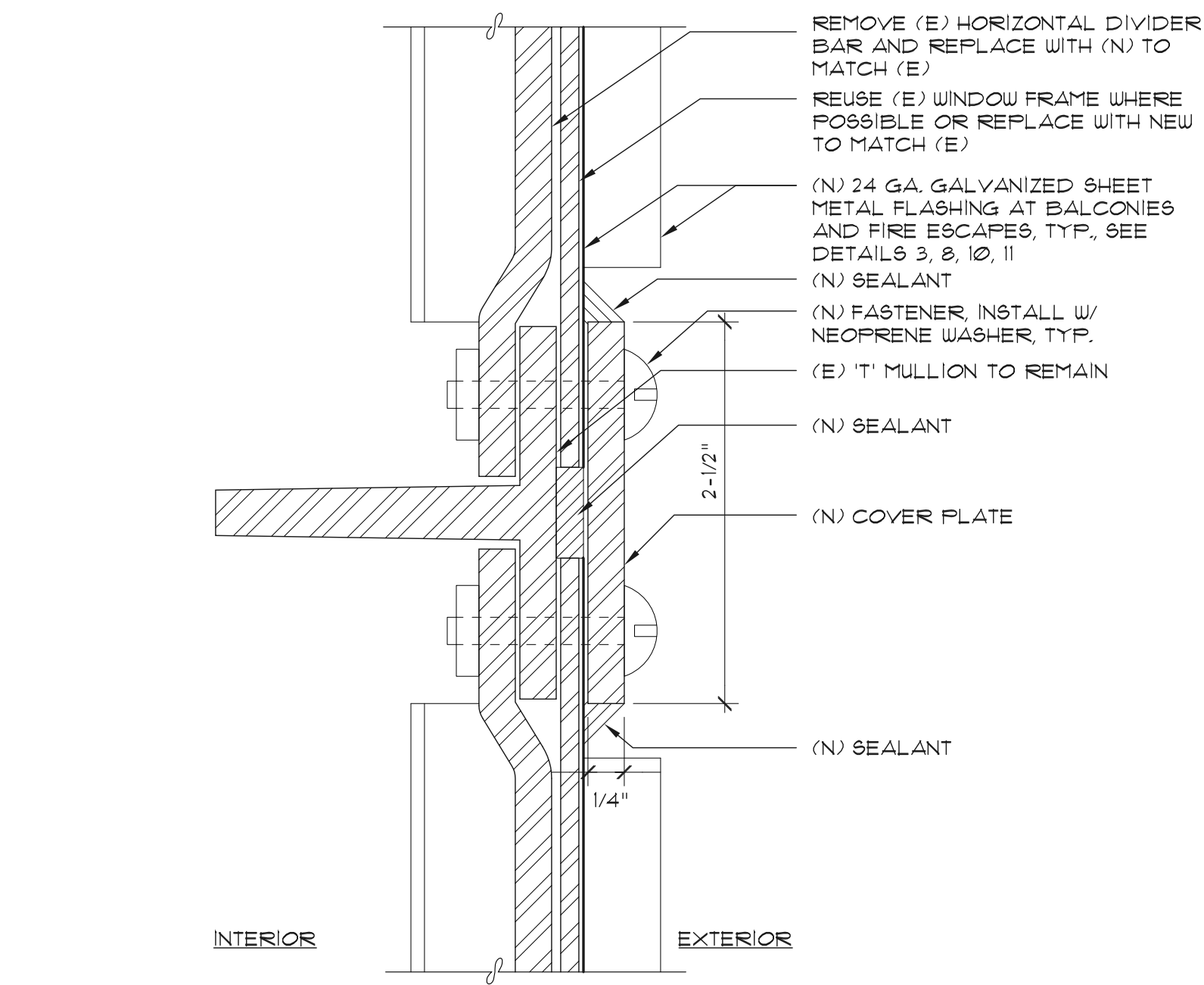
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1. REFER TO REMOVAL GUIDELINES ON SHEET A0.1.
2. REMOVE ALL FRAMING COMPONENTS FROM BALCONIES AND FIRE ESCAPES. SEE STRUCTURAL DRAWINGS FOR REPAIRS. (E) DIMENSIONS NOTED FOR REFERENCE ONLY.



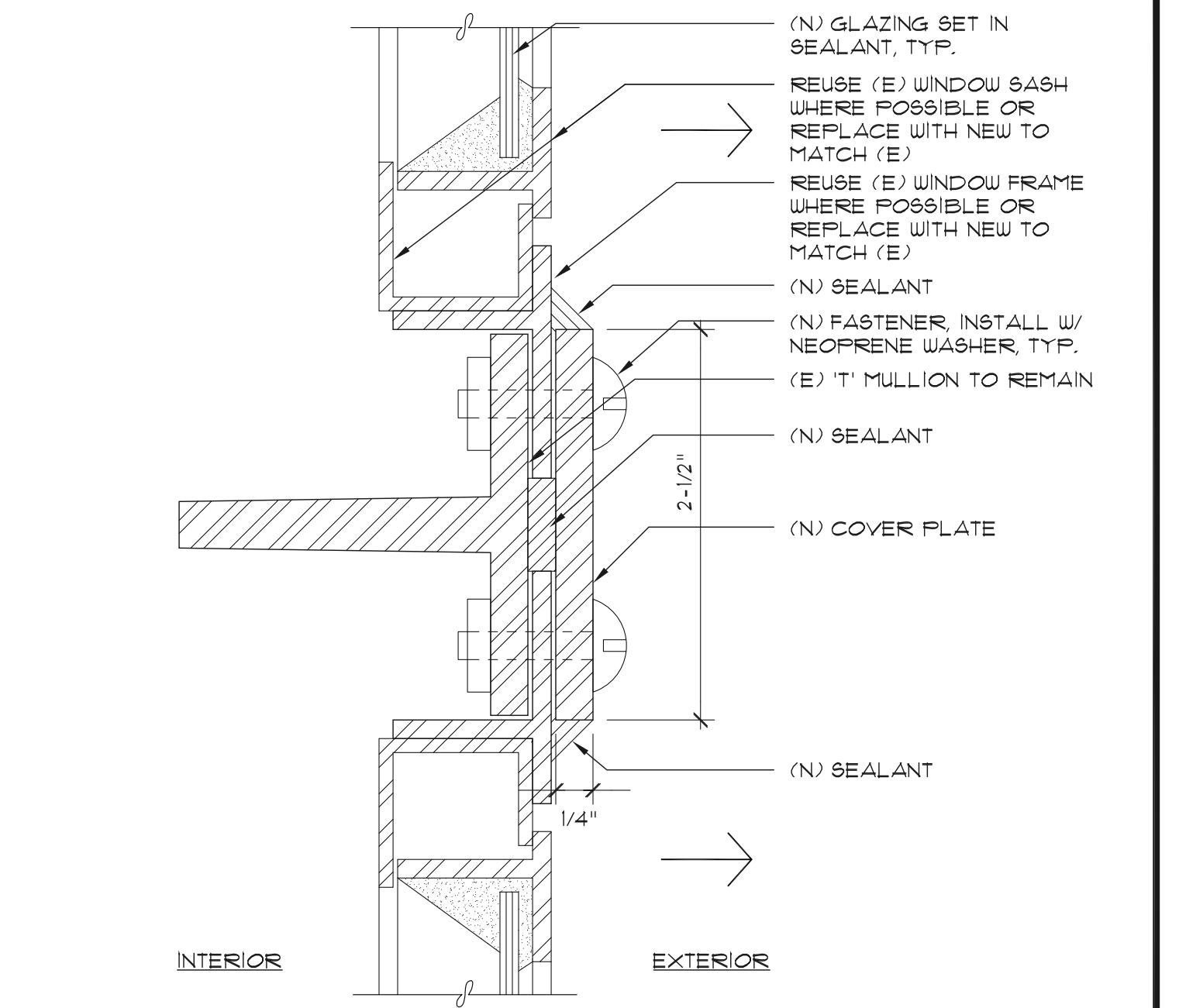
10 SADDLE FLASHING AT OUTRIGGER
NOT TO SCALE



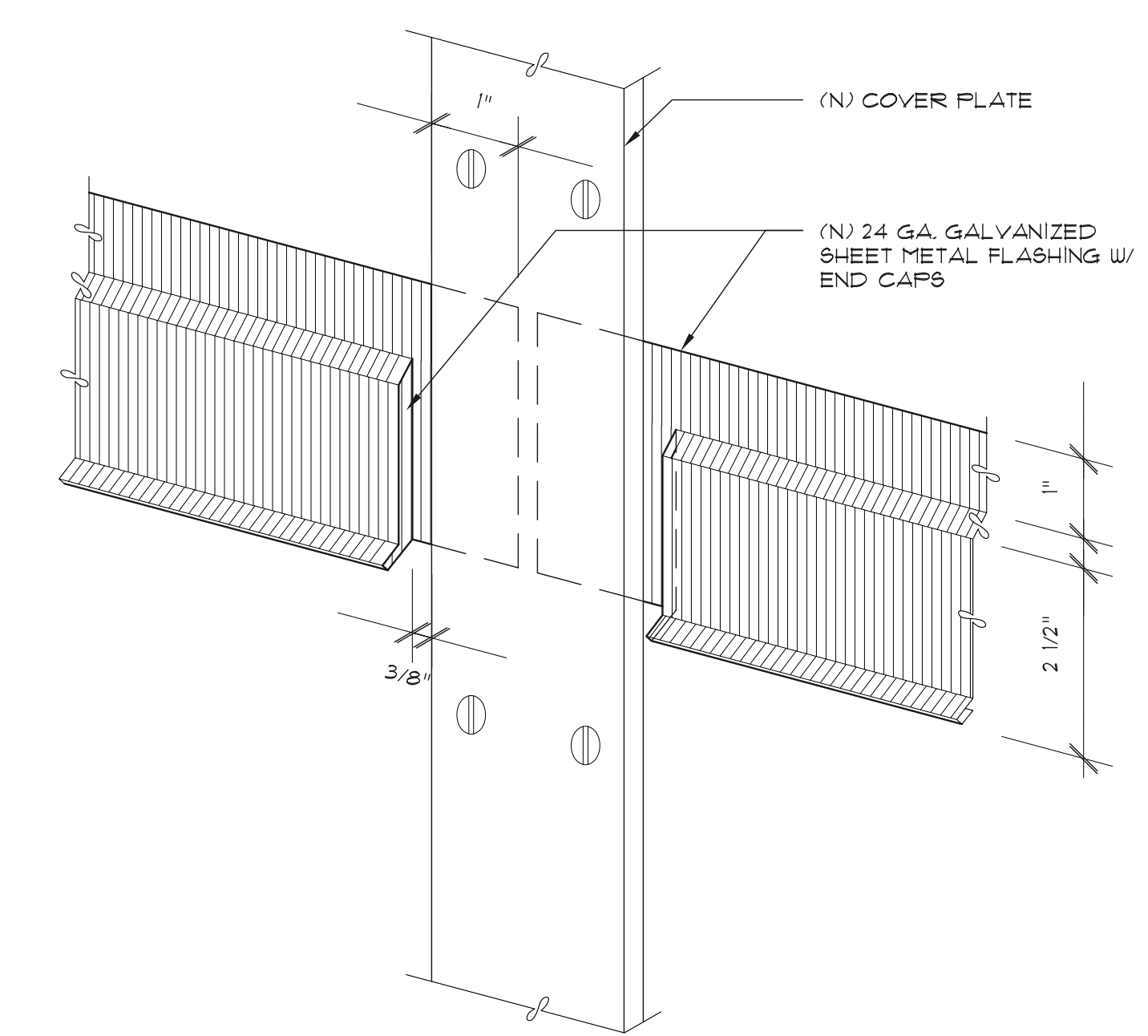
7 WINDOW SECTION AT BASE OF CURTAIN WALL
6' - 1'-0"



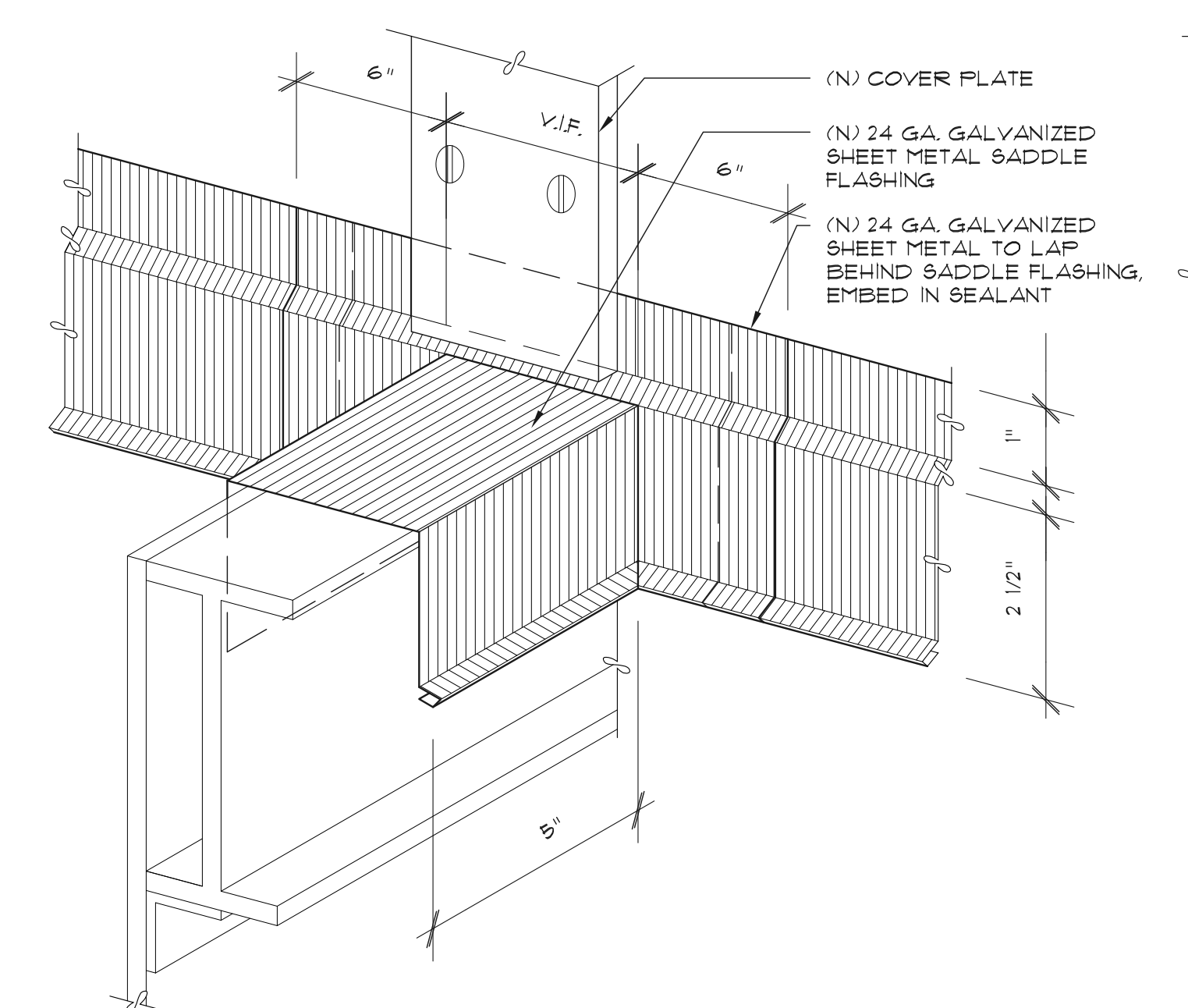
4 WINDOW PLAN SECTION AT HORIZONTAL DIVIDER BAR
1'-0" - 1'-0"



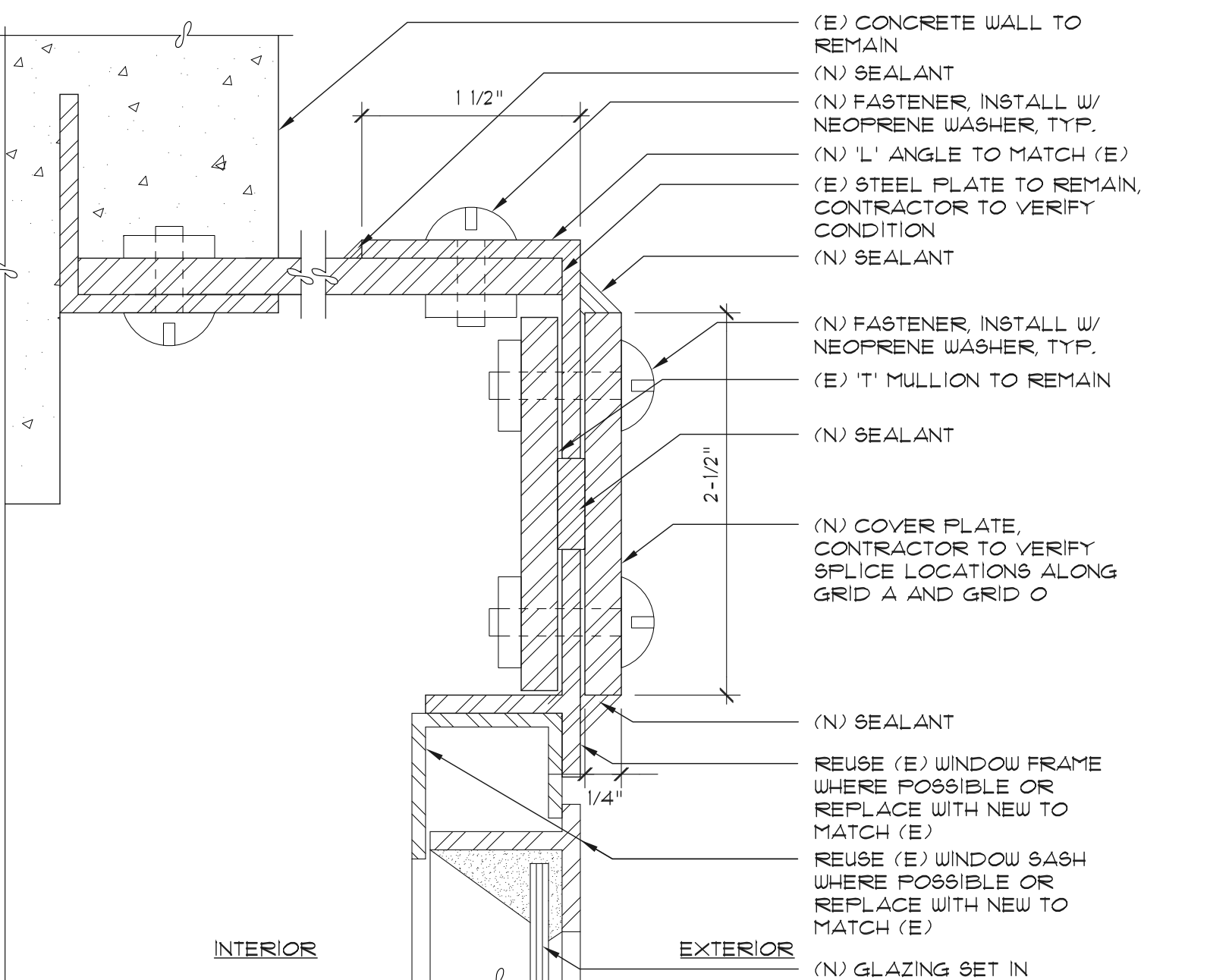
1 WINDOW PLAN SECTION AT BOTTOM OF OPERABLE SASH
1'-0" - 1'-0"



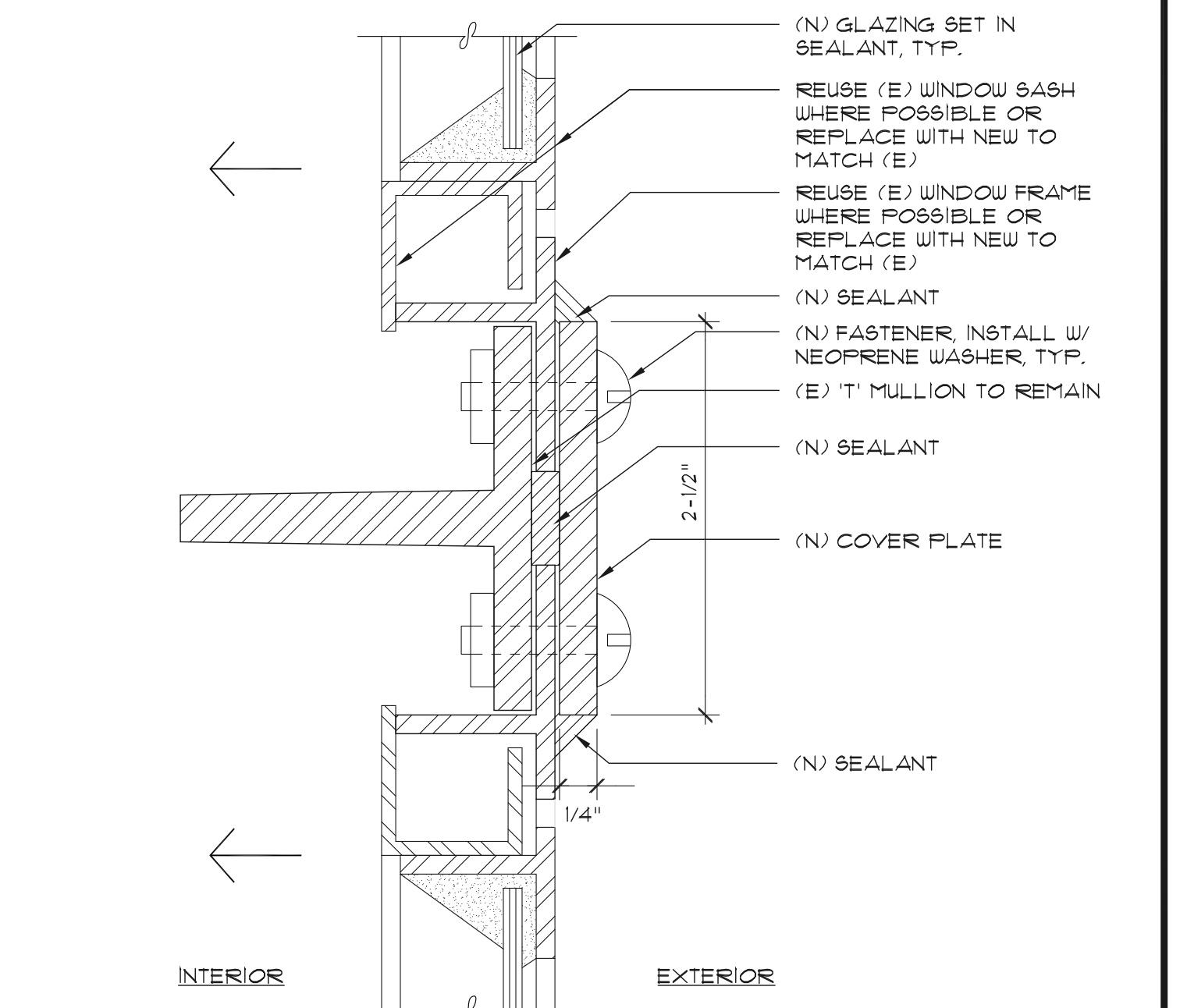
11 SHEET METAL FLASHING AT CONTINUOUS COVER PLATE
NOT TO SCALE



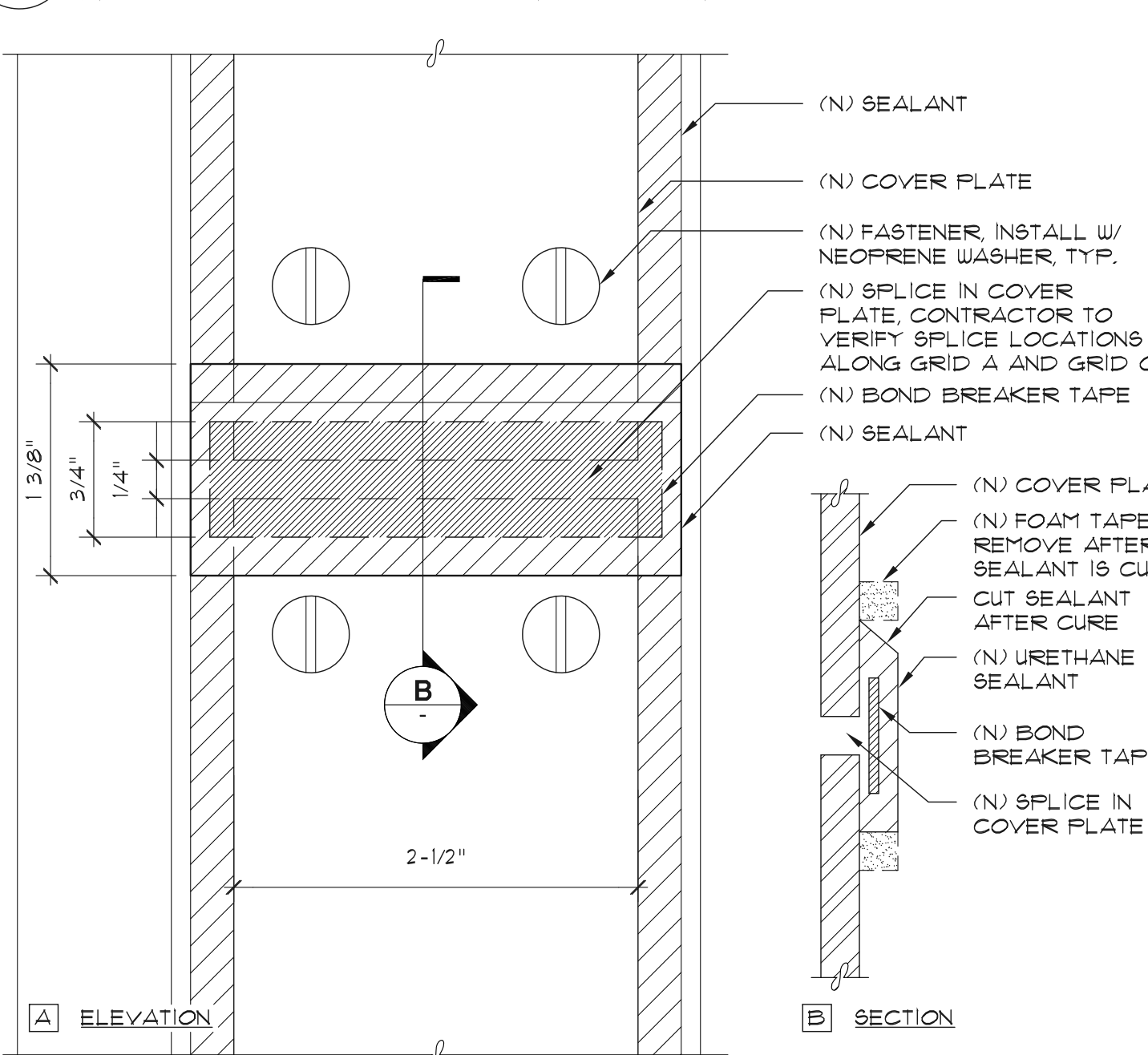
8 SADDLE FLASHING AT OUTRIGGER I-BEAM
NOT TO SCALE



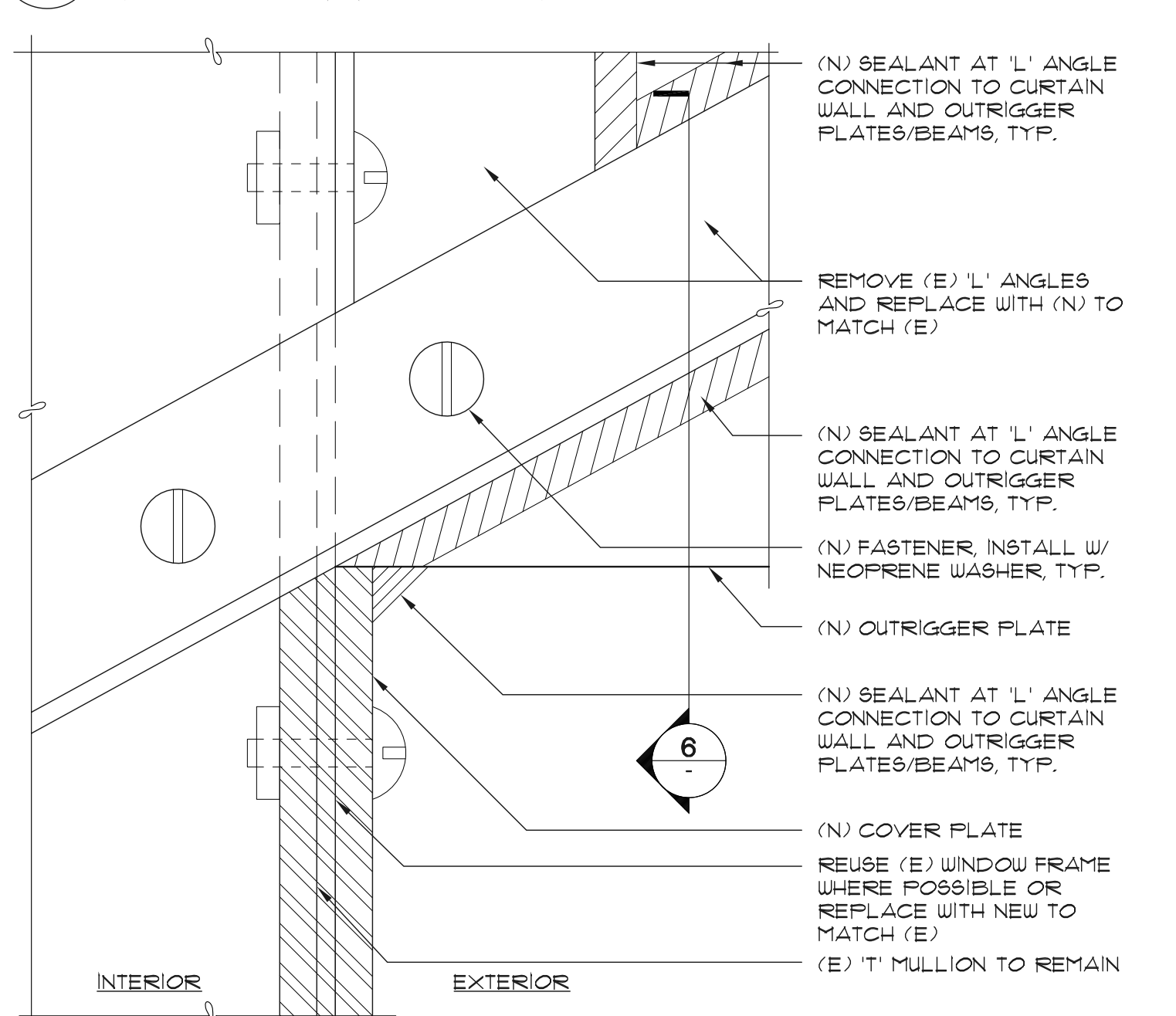
5 WINDOW PLAN SECTION AT CORNER OF CURTAIN WALL
1'-0" - 1'-0"



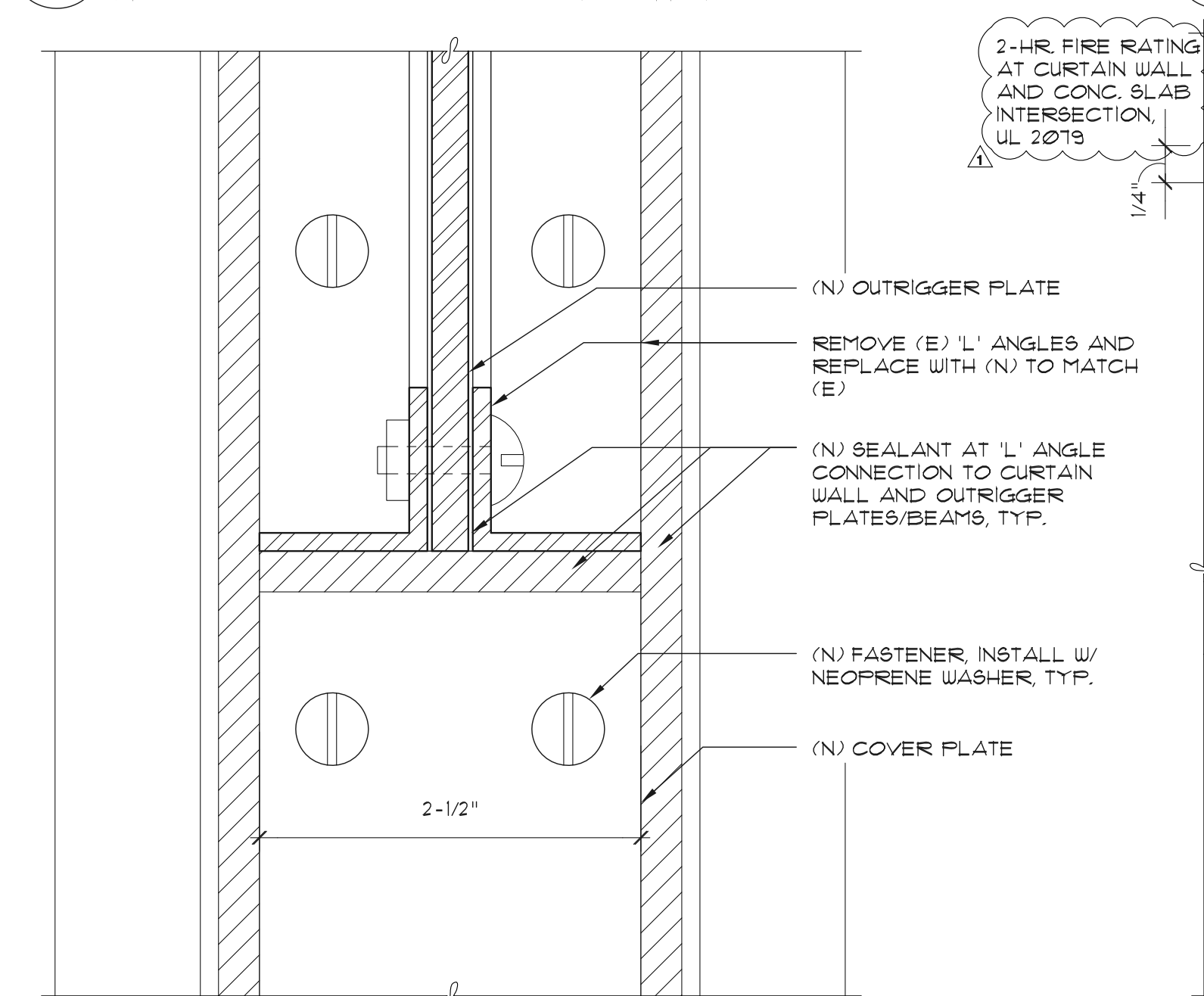
2 WINDOW PLAN SECTION AT TOP OF OPERABLE SASH
1'-0" - 1'-0"



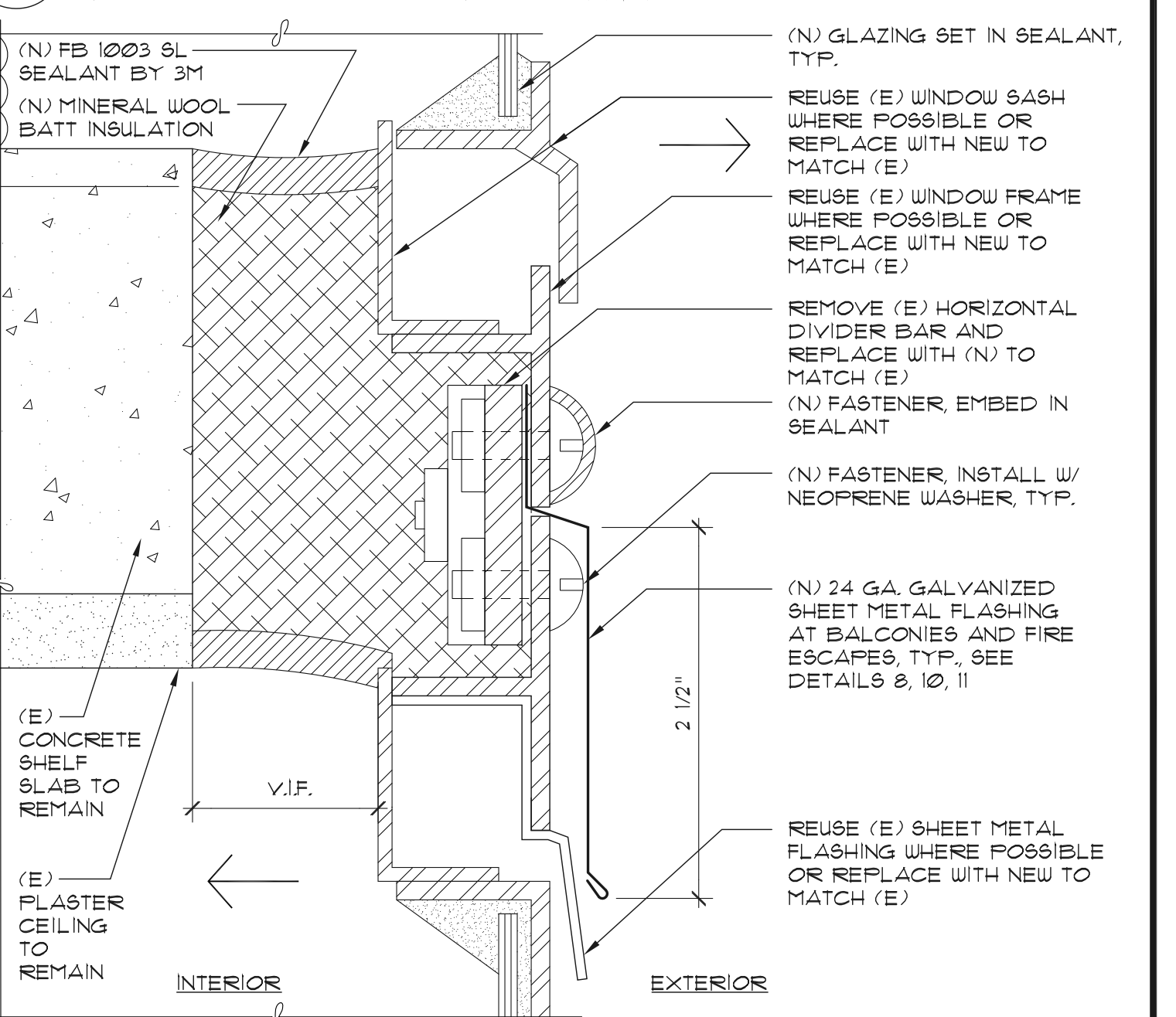
12 SPLICE AT COVER PLATE ELEVATION AND SECTION
1'-0" - 1'-0"



9 OUTRIGGER AT CURTAIN WALL SECTION
1'-0" - 1'-0"



6 OUTRIGGER AT CURTAIN WALL ELEVATION
1'-0" - 1'-0"



3 WINDOW SECTION AT CONCRETE SHELF SLAB
1'-0" - 1'-0"

HALLIDIE BUILDING

EMERGENCY REPAIRS
3RD AND 7TH FLOOR BALCONIES
AND ROOF CORNICE
130 SUTTER STREET
SAN FRANCISCO, CA

Building Owner:
Edward J. Conner
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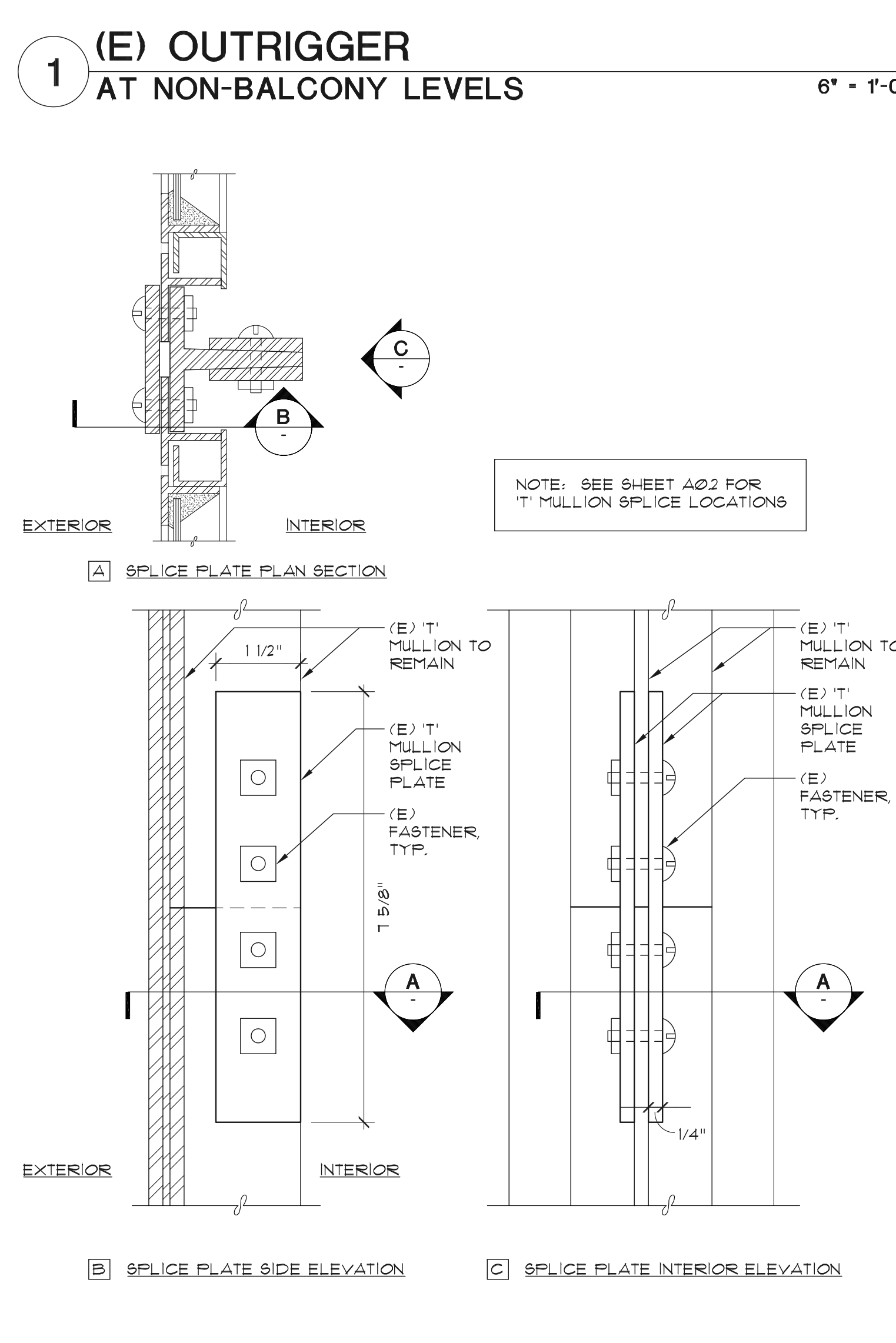
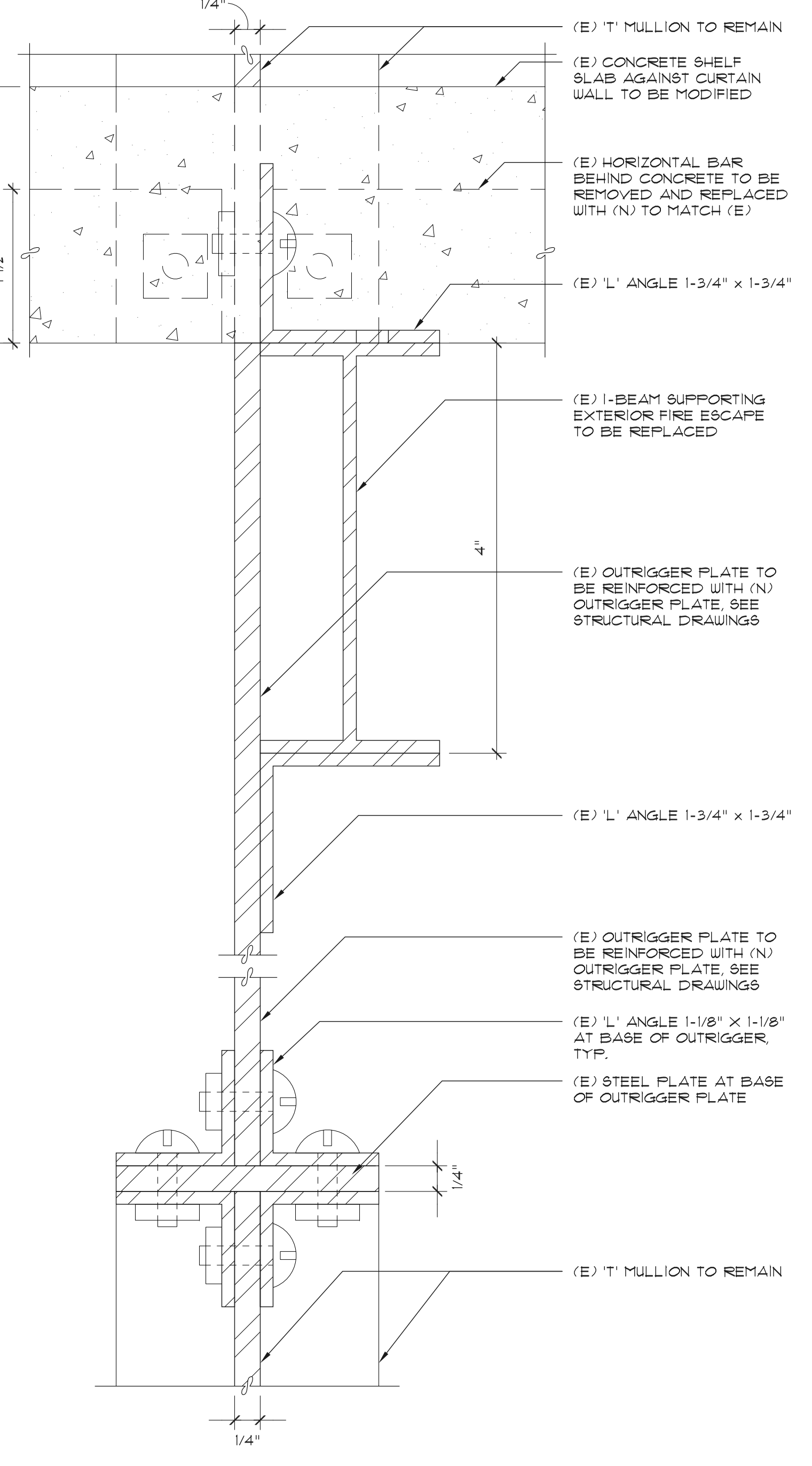
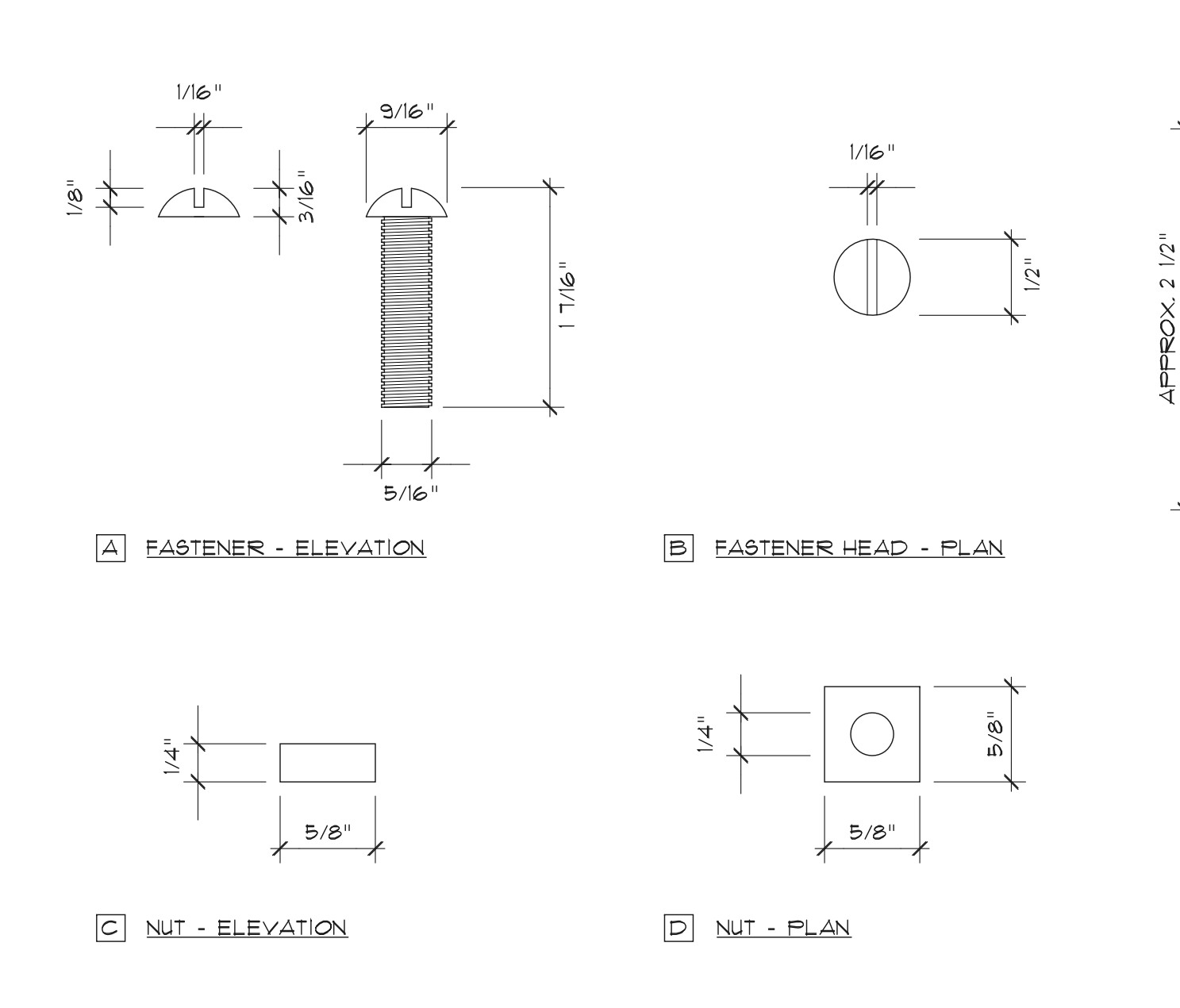
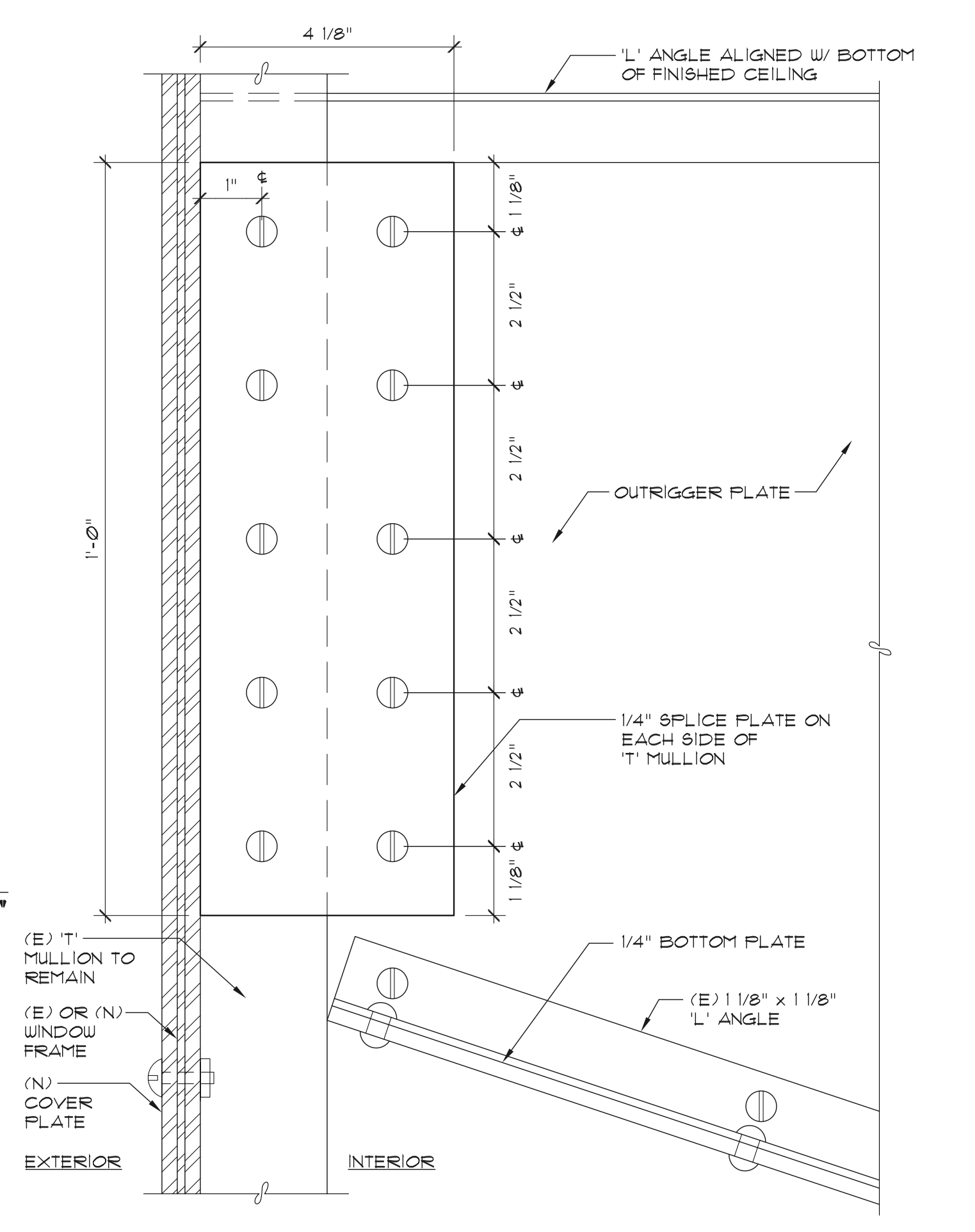
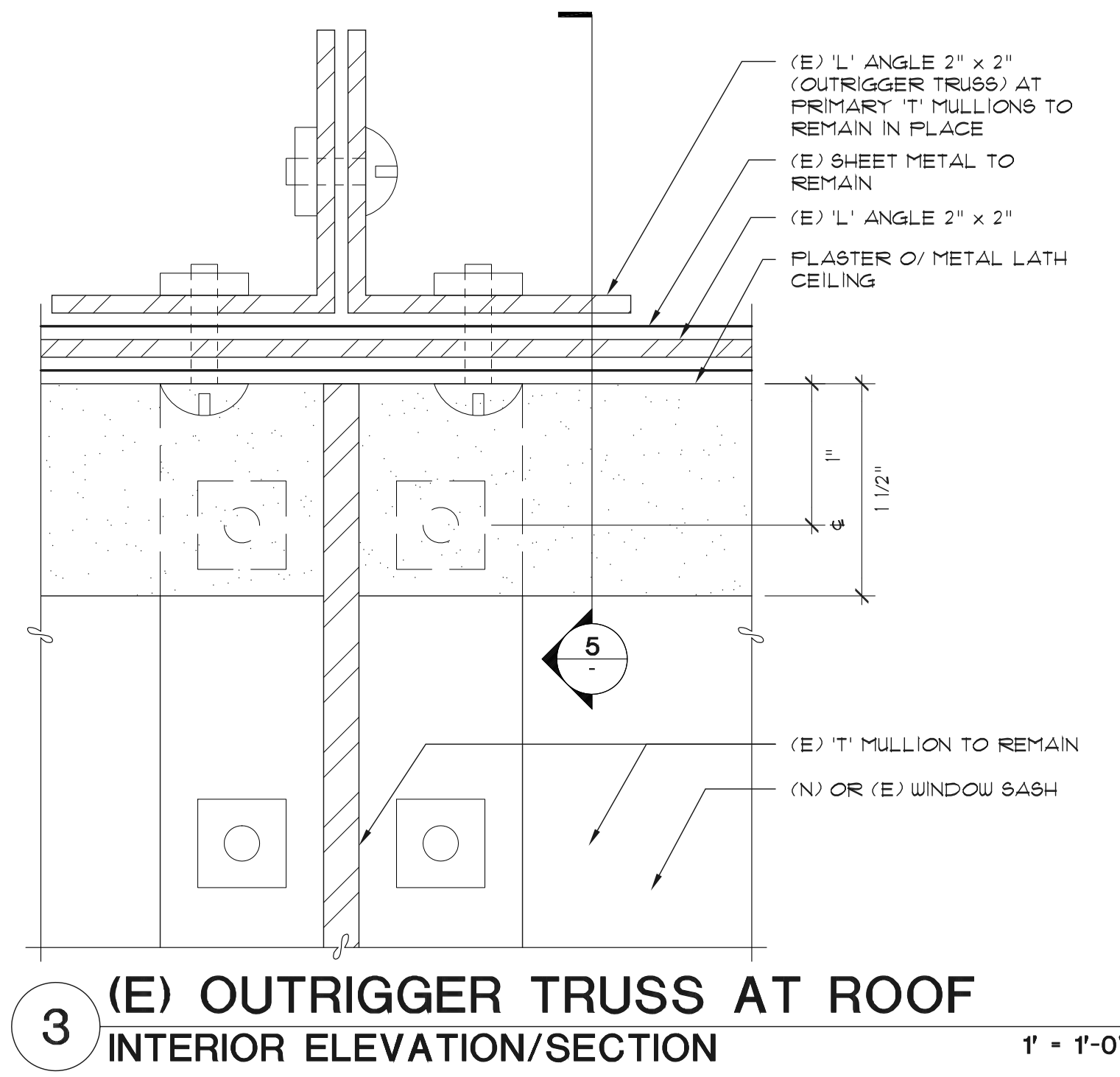
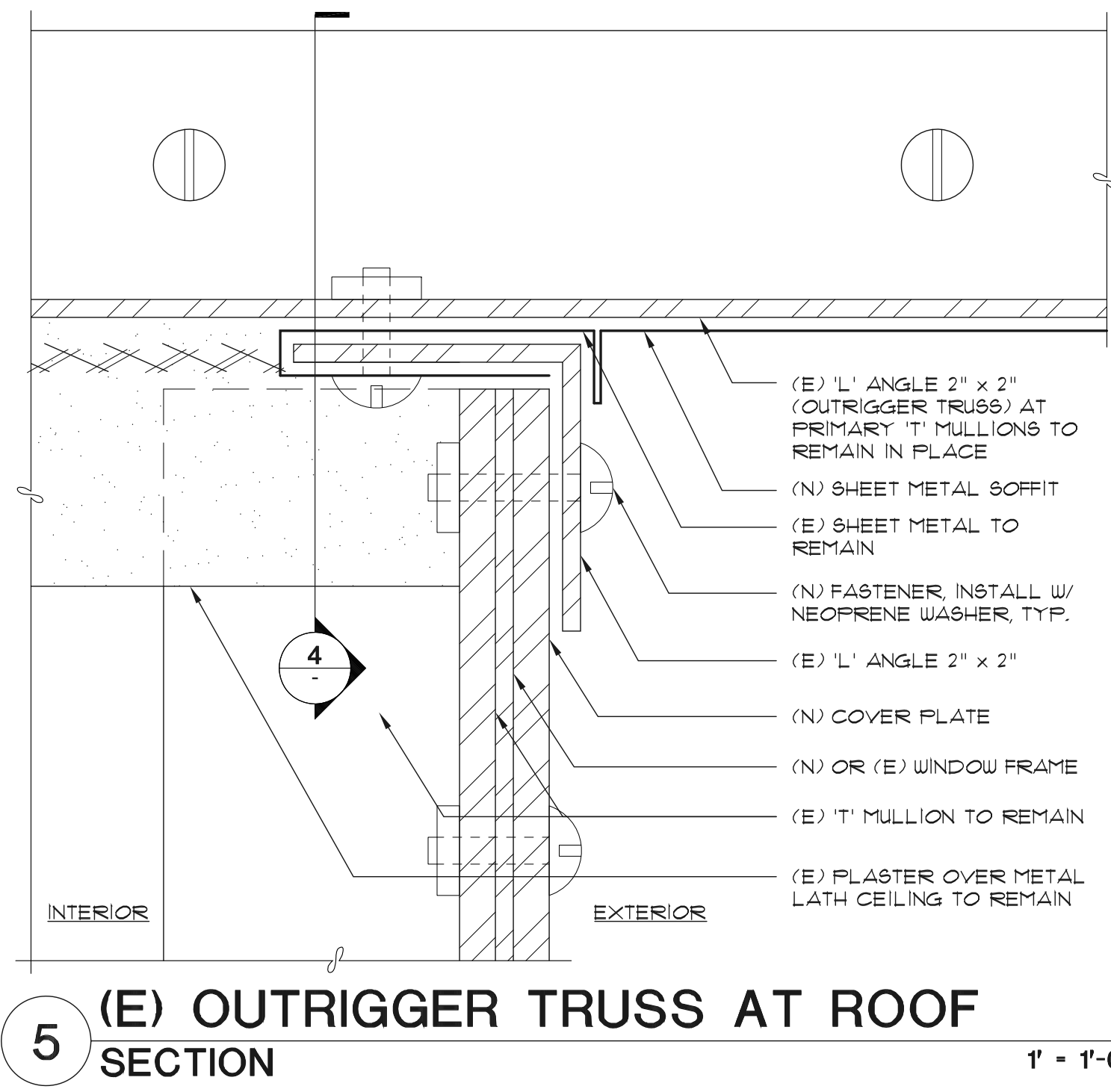


NO.	DESCRIPTION	DATE
1	Permit Set	11.03.2011
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Sheet Title:
Details - Flashing

Scale: As Shown
Project No. 10024.01
Date: 02.07.2012
Drawn: AL
Checked: YJC
Sheet Number:

NOTES:
 1. REFER TO REMOVAL GUIDELINES ON SHEET A0.1.
 2. REMOVE ALL FRAMING COMPONENTS FROM BALCONIES AND FIRE ESCAPES. SEE STRUCTURAL DRAWINGS FOR REPAIRS. (E) DIMENSIONS NOTED FOR REFERENCE ONLY.



HALLIDIE BUILDING

EMERGENCY REPAIRS
 3RD AND 7TH FLOOR BALCONIES
 AND ROOF GORNICE
 130 SUTTER STREET
 SAN FRANCISCO, CA

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NO.	DESCRIPTION	DATE
1	Permit Set	11.03.2011
2	Plan Check Revisions	02.07.2012

Sheet Title:
Details - Curtain Wall

Scale: As Shown
 Project No. 10024.01
 Date: 02.07.2012
 Drawn: AL
 Checked: YJC
 Sheet Number:

A8.4

STRUCTURAL NOTES

1. GENERAL

- A. THESE NOTES APPLY TO ALL DRAWINGS AND GOVERN UNLESS OTHERWISE NOTED OR SPECIFIED.
B. THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF MURPHY BURR CURRY INC...
C. VERIFY ALL EXISTING CONDITIONS AND PROPOSED DIMENSIONS AT JOB SITE. COMPARE STRUCTURAL DRAWINGS WITH ARCHITECTURAL DRAWINGS...
D. UNLESS OTHERWISE SHOWN OR NOTED, ALL DETAILS SHALL BE CONSIDERED TYPICAL AT SIMILAR CONDITIONS.
E. SHOP DRAWINGS SHALL BE SUBMITTED AND REVIEWED BY THE ARCHITECT AND ENGINEER BEFORE FABRICATION...

2. SPECIAL INSPECTIONS

- A. CONTRACTOR TO COORDINATE WITH TESTING AGENCY TESTS AND INSPECTIONS FOR ALL ITEMS AS REQUIRED BY THE CALIFORNIA BUILDING CODE 2010 EDITION...
B. THE OWNER SHALL BE RESPONSIBLE FOR RETAINING AN INDEPENDENT TESTING LAB TO PERFORM ALL REQUIRED TESTING AND INSPECTIONS.
C. STRUCTURAL OBSERVATION SITE VISITS BY MURPHY BURR CURRY ARE NOT A SUBSTITUTE FOR SPECIAL INSPECTIONS...
D. THE FOLLOWING SPECIFIC ITEMS SHALL BE INSPECTED AND/OR TESTED BY THE TESTING LAB:
1. ALL STRUCTURAL WELDING.
a. CONTINUOUS INSPECTION OR 100% ULTRASONIC OR RADIOGRAPHIC TESTING...
b. CONTINUOUS INSPECTION AND 100% ULTRASONIC OR RADIOGRAPHIC TESTING...
c. CONTINUOUS INSPECTION OF ALL FILLET WELDS EXCEEDING 5/16".
d. PERIODIC VISUAL INSPECTION OF ALL OTHER WELDS...
E. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND TESTING AGENCY A MINIMUM OF 24 HOURS PRIOR TO TIME OF INSPECTION.
F. CONTINUOUS SPECIAL INSPECTION MEANS THAT THE SPECIAL INSPECTOR IS ON SITE AT ALL TIMES OBSERVING THE WORK REQUIRING SPECIAL INSPECTION.
G. PERIODIC SPECIAL INSPECTION: SOME INSPECTIONS MAY BE MADE ON A PERIODIC BASIS AS DEFINED IN THE CBC...

3. STRUCTURAL OBSERVATION

- A. STRUCTURAL OBSERVATION BY THE ENGINEER-OF-RECORD SHALL BE PROVIDED FOR THE FOLLOWING ITEMS AS REQUIRED BY SECTION 1702 OF THE CALIFORNIA BUILDING CODE OR OTHER LOCAL BUILDING CODES:
1. STRUCTURAL STEEL
B. STRUCTURAL OBSERVATION SITE VISITS BY MURPHY BURR CURRY ARE NOT A SUBSTITUTE FOR SPECIAL INSPECTIONS...

4. DESIGN BASIS

- A. CONSTRUCT IN CONFORMANCE WITH THE SAN FRANCISCO BUILDING CODE 2010 EDITION AND ALL APPLICABLE LOCAL ORDINANCES.
B. LOADS
ORNAMENTAL BALCONY (REPAIR): 10 psf DL + 15 psf LL (EXISTING CAPACITY)
SEISMIC: Ss = 1.5, S1 = 0.62, T = 1.0, Sds = 1.0, Sd1 = 0.62, Fa = 1.0, Fv = 1.5

5. STRUCTURAL STEEL

- A. W-SHAPES SHALL CONFORM WITH ASTM A992, OR A572 GRADE 50, (Fy=50KSI). ALL OTHER STRUCTURAL SHAPES, PLATES AND BARS SHALL CONFORM WITH ASTM A36, UNLESS OTHERWISE NOTED.
B. STEEL PIPE SHALL CONFORM WITH ASTM A501, OR ASTM A53.
C. STRUCTURAL SQUARE AND RECTANGULAR HSS SECTIONS SHALL CONFORM WITH ASTM A500 GRADE B (Fy=46 KSI). ROUND HSS SECTIONS SHALL CONFORM WITH ASTM A500 GRADE B (Fy=42 KSI).
D. ALL HIGH-STRENGTH BOLTS SHALL CONFORM WITH ASTM A325 UNLESS OTHERWISE NOTED. TIMBER CONNECTION AND COMMON BOLTS SHALL CONFORM WITH ASTM A307.
E. ANCHOR BOLTS FOR NON-SEISMIC FRAMES SHALL CONFORM WITH ASTM F1554, GRADE 36, GROUDED OR EMBEDDED ALL-THREADED RODS SHALL CONFORM WITH ASTM A36.
F. PAINT STEEL (EXCEPT PORTIONS TO BE ENCASED IN CONCRETE) WITH ONE COAT OF TNE MEC FD-88 PRIMER TO A DRY FILM THICKNESS OF 3.0 TO 5.0 MILS. OR APPROVED EQUAL.
G. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE AISC 'SPECIFICATIONS' FOR DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS.
H. WELDING SHALL CONFORM WITH THE LATEST EDITION OF THE AWS SPECIFICATIONS. USE E70 ELECTRODES.
I. STEELWORK EXPOSED TO WEATHER TO BE PAINTED AS SPECIFIED BELOW. SEE ARCHITECTURAL DRAWINGS FOR JOB SPECIFIC REQUIREMENTS.
1. PAINT SPECIFICATION BASED ON EXTERIOR EXPOSURE AND COASTAL ENVIRONMENT.
2. SHOP PRIMER: TNE MEC SERIES 90-97 TNE ME-ZINC, 2.5 TO 3.5 MILS.
3. FIELD INTERMEDIATE: TNE MEC SERIES 66 OR 69 HI-BUILD EPOXOLINE, 4.0 TO 6.0 MILS.
4. FIELD FINISH: TNE MEC SERIES 73, 74 OR 75 ENDURA-SHIELD, 3.0 TO 5.0 MILS. COLOR PER OWNERS SPECIFICATION.
5. ALTERNATIVES TO THE SPECIFIED PAINT SYSTEM WILL BE CONSIDERED UPON SUBMISSION OF MANUFACTURER'S DOCUMENTS AND APPROVAL BY OWNER.
J. THE CONTRACTOR IS TO FIELD LOCATE BOLT POSITIONS FOR BASE PLATES, ANCHOR PLATES ETC TO BE ATTACHED TO EXISTING CONCRETE, AND INCLUDE ON THE SHOP DRAWING DETAILS.
K. GROUT FOR BASE PLATES TO BE NON-SHRINK, NON-METALLIC WITH A MINIMUM COMPRESSIVE STRENGTH OF 7,500 PSI AT 28 DAYS AND SHALL MEET THE REQUIREMENTS OF ASTM 1107.
6. FINISHES
REPLACE ALL DAMAGED FINISH MATERIALS WITH NEW MATERIALS OF EQUIVALENT QUALITY AND KIND. SUBMIT SAMPLES AND/OR PRESENT SAMPLE TO OWNER FOR APPROVAL PRIOR TO INSTALLATION.
7. DEMOLITION AND SHORING WORKS
ALL DESIGN AND DETAILING FOR TEMPORARY SHORING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE, 2010 EDITION. DRAWINGS AND CALCULATIONS SHALL BE STAMPED AND SIGNED BY A CIVIL OR STRUCTURAL ENGINEER LICENSED IN THE STATE OF CALIFORNIA AND SHALL BE SUBMITTED TO THE SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION FOR APPROVAL UPON REQUEST.

SEE SHEET S2.1 FOR OTHER JOB SPECIFIC NOTES.

SHEET INDEX

- S1.1 GENERAL NOTES
S2.1 REFERENCE ELEVATION
S2.2 FRAMING PLANS
S4.1 STRUCTURAL DETAILS

SPECIAL INSPECTION AND STRUCTURAL OBSERVATION
A COPY OF THIS DOCUMENT SHALL BE KEPT WITH THE APPROVED STRUCTURAL DRAWING SET

JOB ADDRESS 130 SUTTER ST APPLICATION NO. ADDENDUM NO.

OWNER NAME CONNER McLAUGHLIN PROPERTIES OWNER PHONE NO. (415) 392-1072

Employment of Special Inspection is the direct responsibility of the OWNER, or the engineer/architect of record acting as the owner's representative. A special inspector shall be one of those as prescribed in Sec. 1701.2 of the San Francisco Building Code.

In accordance with Sec. 1701;1703;1704 (2001* SFBCC), Special Inspection and/or testing is required for the following work:

- 1. Concrete (Placement & sampling)
2. Bolts installed in new concrete
3. Special moment-resisting concrete frame
4. Reinforcing steel and prestressing tendons
5. Structural welding:
A. Periodic visual inspection
W Single pass fillet welds <S/F>
Steel deck
Welded studs
Cold formed studs and joists
Stair and railing systems
Reinforcing steel
B. Continuous visual inspection and NDT (Section 1703)
All other welding (NDT exception: Fillet weld)
Reinforcing steel, and NDT required
Moment-resisting frames
Others

24. Structural observation per Sec. 1702 (2001* SFBCC) for the following: Foundations Steel framing

Concrete construction Masonry construction Wood framing

25. Certification is required for: Glu-lam components

Prepared by: DAVID G MURPHY, SE2379 Engineer/Architect of Record Phone: (415) 546-0431

Required information: Fax: (415) 228-7257 Email: DMURPHY@MBCSE.COM

Review by: DBI Engineer or Plan Checker Phone: (415) 558-XXXX

APPROVAL (Based on submitted reports)

DATE: DBI Engineer, Plan Checker or Special Inspection Services Staff

QUESTIONS ABOUT SPECIAL INSPECTION AND STRUCTURAL OBSERVATION SHOULD BE DIRECTED TO: Special Inspection Services (415) 558-6132... * Note: Look for future notification regarding the 2007 California Building Code, Chapter 17.

City and County of San Francisco Department of Building Inspection

Gavin Newson, Mayor
Vivian L. Day, C.B.O., Director

NOTICE

SPECIAL INSPECTION REQUIREMENTS

Please note that the Special Inspections shown on the approved plans and checked on the Special Inspections form issued with the permit are required for this project.

These special inspections are required in addition to the called inspections performed by the Department of Building Inspection.

For questions regarding the details or extent of required inspection or tests, please call the Plan Checker assigned to this project or 415-558-6132.

Before final building inspection is scheduled, documentation of special inspection compliance must be submitted to and approved by the Special Inspection Services staff.

STRUCTURAL OBSERVATION REQUIREMENTS

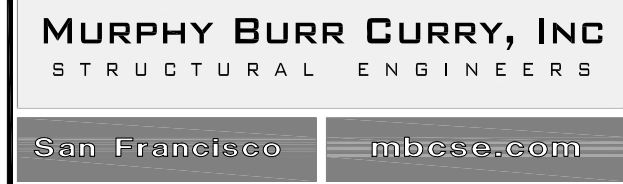
Structural observation shall be provided as required per Section 1710. The building permit will not be finalized without compliance with the structural observation requirements.

Special Inspection Services Contact Information

- 1. Telephone: (415) 558-6132
2. Fax: (415) 558-6474
3. Email: dbi.specialinspections@sfgov.org
4. In person: 3rd floor at 1660 Mission Street

Note: We are moving towards a 'paperless' mode of operation. All special inspection submittals, including final letters, may be emailed (preferred) or faxed. We will also be shifting to a paperless fax receipt mode.

Special Inspection Services
1660 Mission Street - San Francisco CA 94103
Office (415) 558-6132 - FAX (415) 558-6474 - www.sfdbi.org



85 SECOND STREET, SUITE 501
SAN FRANCISCO, CA 94105
TEL. 415.546.0431
FAX. 415.882.7257

PROJECT TEAM

Empty table for project team details.

SEALS/SIGNATURES

Empty space for seals and signatures.

APPROVALS

Empty space for approvals.

ISSUES / REVISIONS

Table with columns: NO., DESCRIPTION OF REVISION, DATE. Includes rows for 'ISSUE FOR PERMIT' (11-4-11) and 'PLAN CHECK RESPONSE' (2-7-12).

PROJECT NAME

HALLIDIE BUILDING
3rd & 7th FLOOR
BALCONY REPAIR
130 SUTTER STREET
SAN FRANCISCO, CALIF.

SHEET TITLE

STRUCTURAL NOTES

Table with columns: SCALE: AS NOTED, OWNER'S NO., JOB NO. 210-023

DRAWN BY: TEP SHEET NUMBER

CHECKED BY: AYC

DATE 11/1/11

S1.1

M E M O R A N D U M

DATE	June 10, 2011	PROJECT NO.	07086
TO	BRUCE ALBERT	PROJECT NAME	Hallidie Building
OF	The Albert Group, Inc. 114 Sansome Street, Suite 710 San Francisco, CA 94104	FROM	Erin McCloskey Page & Turnbull
CC	Elisa Skaggs	VIA	email

REGARDING: HALLIDIE BUILDING HISTORIC COLOR SCHEME

The purpose of the following memo is to report on the findings of paint investigation conducted on the façade of the Hallidie Building, and to provide color recommendations for repainting.

METHODOLOGY

This paint investigation was conducted with the use of a pen knife to carefully scrape/uncover each layer of paint in the field. Three of the four samples were retrieved on April 28, 2011 at the Hallidie building, in partly sunny weather conditions. Analysis was conducted using a magnifying glass. The reader should note the limitations of color analysis performed under these conditions. While the condition of the paint and substrates at the Hallidie Building were found to be favorable for matching in the field, there is an increased margin of error in comparison to an analysis conducted under a microscope. For example, paint fades and surfaces can become soiled over years of exposure. When matching paint in the field with the naked eye the surface being matched is likely to be faded and/or coated with a film of dust and atmospheric pollution, thus resulting in a slight variation from the original color. When the scope of a paint analysis allows for observation under a microscope at 100x plus magnification, the technician can match the original color to the cross section of paint layers and this results in a more accurate process for color matching. All paint samples were matched to the Munsell color chart.

Photographs were taken using a Canon PowerShot A710 digital camera. Color analysis was conducted at three (3) locations on the Hallidie building's Sutter Street facade:

- Sample 1: Flagpole at roof (Figures 1 - 3)
- Sample 2: Spire at cornice location A (Figures 4 – 5)
- Sample 3: Spire at cornice location B (Figure 6)

Paint investigation was conducted on an approximately 12” long sample of the iron railing. This sample was previously removed from the building by McGinnis Chinn and was loaned to Page & Turnbull to complete the analysis. Analysis of the railing piece was conducted at Page & Turnbull's laboratory using a magnifying glass and a Tooke Gage (magnification power of 50x) in simulated natural light.

- Sample 4: Railing (Figures 7 – 8)

PAST PAINT ANALYSIS

Past paint analysis was conducted on the Hallidie building in March of 2008 by Page & Turnbull. The scope of the project allowed for detailed laboratory analysis using an Olympus monocular microscope to observe cross-sectional layer sequencing under 100x magnification. Note, the following paint analysis memo will reference the previous analysis and resultant Munsell color match for several samples. The previous paint analysis memo is attached as an appendix in its entirety for further reference.

PAINT INVESTIGATION FINDINGS

Sample 1 Flag Pole Historic Paint Schemes

At least two separate paint schemes can be seen on the flagpole of the Hallidie building. The three distinct layers include:

1. First Layer (Earliest) – Cream white. Munsell ID – 10Y 9/1
2. Second Layer – Blue/Green (aged copper). Munsell ID 5BG 6/2
3. Third Layer (Current) – White. Munsell ID 10B 9/1

Samples 2 & 3 Spire Historic Paint Schemes

At least four separate paint schemes can be seen on the spire at the cornice of the Hallidie building. Sample 2 resulted in observation of only layers three and four. It is likely that the original layers were either chemically removed or worn away by exposure. Sample 3 found all four layers present. The four distinct layers include:

1. Primer – Orange.
2. First Layer (Earliest) – Blue. Munsell ID 2.5BG 5/4
3. Second Layer – Forest Green. Munsell ID 5G 3/2
4. Third Layer – Light Green. Munsell ID 10Y 6/2
5. Primer – Red.
6. Fourth Layer (Current) – Blue. Musell ID 10B ¾

Sample 4 Railing Historic Paint Schemes

At least four paint schemes can be seen on the railing sample. The four distinct layers include:

1. Primer – Orange. Munsell ID 2.5YR 6/12
2. First Layer (Earliest) – Blue/Grey. Munsell ID 10B 3/2 with gold leafing details
3. Second Layer – Forest Green. Munsell ID 5G 3/2
4. Primer – Orange.
5. Third Layer – Light Green. Munsell ID 10Y 6/2
6. Fourth Layer (Current) – Brown with gold flecks. Munsell ID 2.5Y 4/4 and 1.25Y 6/12

Original gold leafing appears to be located only at the bracket of the spindle where it intersects and connects with the rail and cross elements.

RECOMMENDATIONS FOR REPAINTING**Flagpole Paint Scheme**

Page & Turnbull's investigation and analysis of the Halladie building's painted surfaces has revealed that the earliest and likely original color scheme is a cream white color

Recommended Color - Munsell 10Y 9/1

Cornice Paint Scheme (Deferred to Previous Paint Analysis)

Due to the increased accuracy of the previous paint study, conducted under a microscope at 100x magnification, this memo's recommendation for painting of the cornice will defer to the previously determined paint scheme outlined in the memo dated March, 2008. The recent analysis conducted in the field resulted in a close match to color scheme outlined in the 2008 memo, thus confirming that the schemes are likely a match. Below is the recommendation for painting as outlined in 2008:

Page & Turnbull's investigation and analysis of the Halladie building's painted surfaces has revealed that the earliest and most likely original color scheme is a gray/blue color (Munsell # 10B 3/2) on the mullions, window frames, balconies and pressed metal cornice, and a true gold leaf applied on the Gothic-style floral and figurative tracery.

Additionally, historical documentation states that the building was originally painted blue and gold. Page & Turnbull recommends reproducing the original blue color and gilded tracery color scheme. Figure 6 notes the location of areas to receive gold leaf or other gilding, and those that should be painted blue.

**Recommended Color - Munsell 10B 3/2
and Simulated Gold Leafing**

Railing Paint Scheme (Differed to Previous Paint Analysis)

Due to the increased accuracy of the previous paint study, conducted under a microscope at 100x magnification, this memo's recommendation for painting of the railings will differ to the previously determined paint scheme outlined in the memo dated March, 2008. See above for the memo text.

**Recommended Color - Munsell 10B 3/2
and Simulated Gold Leafing**



Figure 1: Hallidie Building flagpole located at roof



Figure 2: Detail of flagpole showing existing condition and color.



Figure 3: Paint scraping of layers with matching Munsell colors.



Figure 4: Spire at cornice showing existing condition and color.

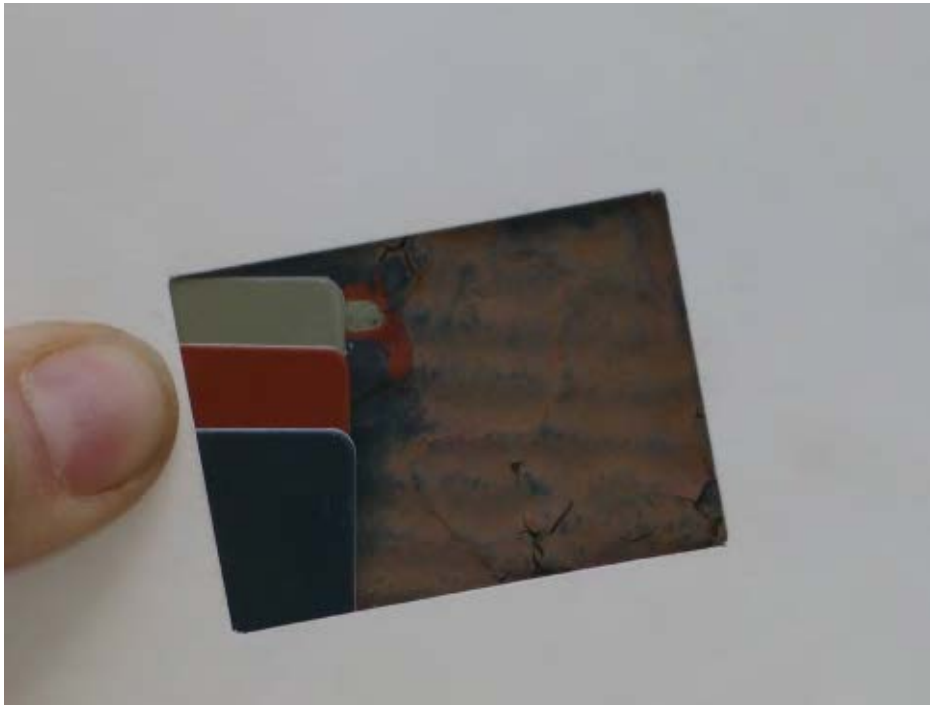


Figure 5: Sample 2 scrapings with matching Munsell colors.



Figure 6: Sample 3 scrapings with matching Munsell colors.

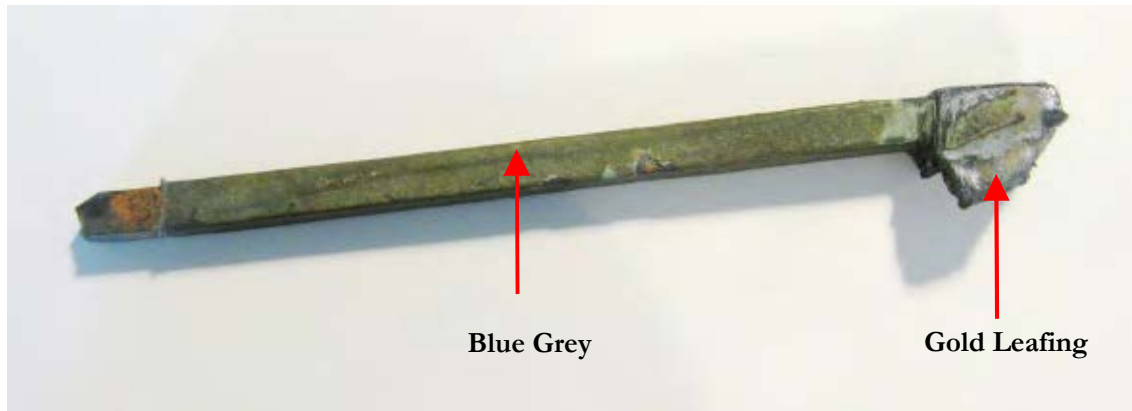


Figure 7: Sample 4, railing spindle.

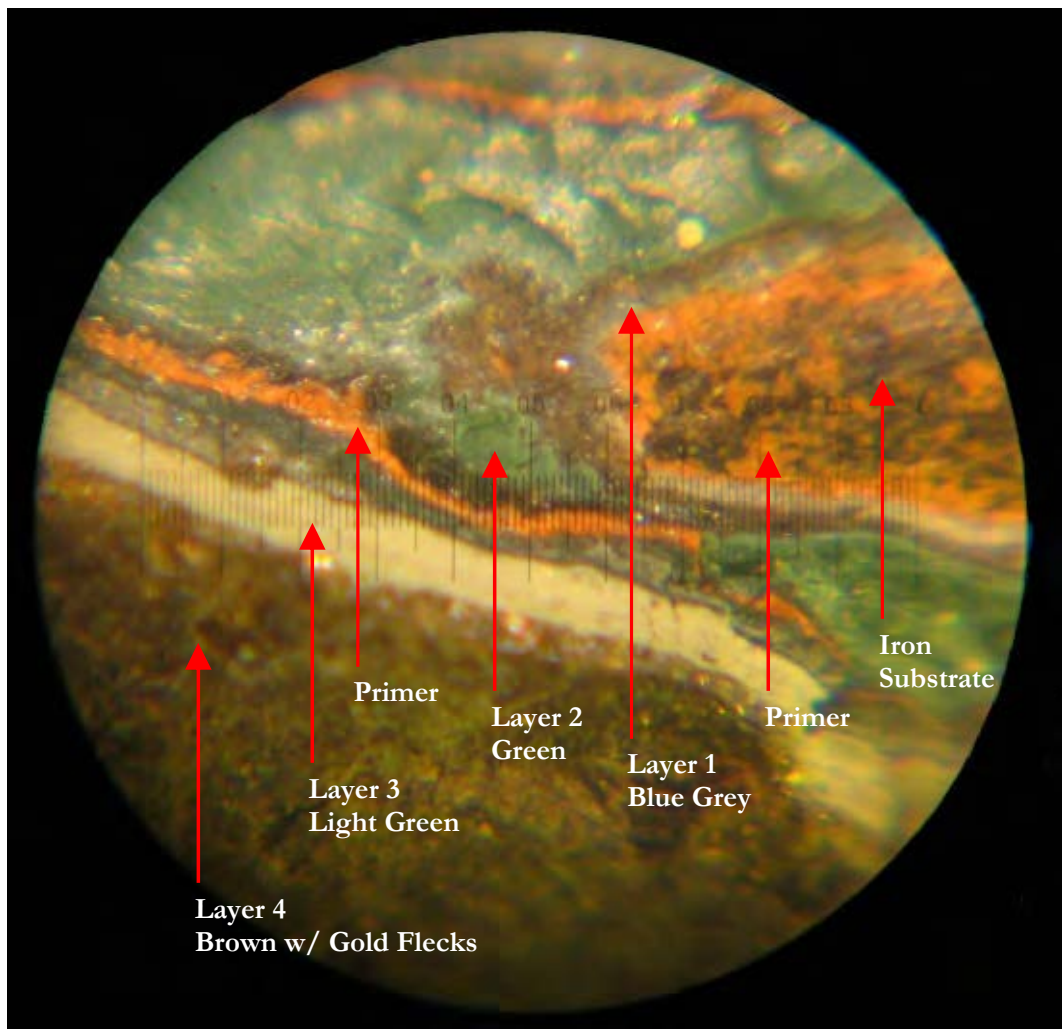


Figure 8: Sample 4 at 50x magnification using Tooke Gage

M E M O R A N D U M

DATE	March 6, 2008	PROJECT NO.	07086
TO		PROJECT NAME	Hallidie Building
OF		FROM	Ben Marcus Page & Turnbull
CC	Mark McMillan	VIA	email

REGARDING: HALLIDIE BUILDING HISTORIC COLOR SCHEME

The purpose of the following memo is to report on the findings of paint investigation conducted on the façade of the Hallidie Building, and to provide color recommendations for repainting.

Methodology

Paint investigation was conducted on March 5, 2008 using a pen knife to remove samples and a Tupe guage to view layers under magnification. Photographs were taken using a Canon PowerShot A710 digital camera. Samples were taken at 4 locations on the Hallidie building's Sutter Street facade:

1. Second floor mullions (Figure 1, samples 1-3)
2. Second floor window frames
3. Second floor balcony/fire escape.
4. Section of pressed metal tracery provided by contractor (figure 2).

Paint samples were analyzed in Page & Turnbull's laboratory using an Olympus monocular microscope to observe cross-sectional layer sequencing, and the Munsell color chart to match historic hues.

Paint Investigation Findings

HISTORIC PAINT SCHEMES

At least four separate paint schemes can be seen on the façade of the Hallidie building. These layers are evident under microscopic magnification at 100X (figure 3). The four distinct layers include:

1. First Layer (Earliest) – Blue with gold leafed tracery details

The first paint scheme appears to have been applied over an orange rust-inhibiting primer. Grayish Blue paint was applied on mullions, balconies, and pressed metal cornices that surround the Gothic style tracery. The tracery detailing was gilded with gold leaf (figure 4).

2. Second Layer – Forrest Green

The second paint scheme appears to have been applied uniformly on mullions, balconies, pressed metal cornices, and the Gothic style tracery.

3. Third Layer – Light Green

The third paint scheme appears to have also been applied uniformly on mullions, balconies, pressed metal cornices, and Gothic style tracery.

4. Fourth Layer – Blue with gold tracery details

The fourth paint scheme appears to have been applied over an orange rust-inhibiting primer, similar to the earliest layer. Blue paint was applied on mullions, balconies, and pressed metal cornices that surround the Gothic style tracery. The tracery detailing was gilded with gold powder.

COLOR MATCHING

Matching paint colors of the earliest layer was conducted using color balanced lighting and Munsell color chips. The original gold leaf can be matched to current samples of manufacturer’s gold leaf and is best described as standard yellow 24-karat gold leaf. The following chart describes the location, color, and Munsell number of the earliest layer in three test locations (see figure 5 for Munsell chart).

<i>Paint Sample Location</i>	<i>Earliest Layer Color</i>	<i>Munsell ID</i>
Second story mullions	Blue/Grey	10B 3/2
Second story window frames	Blue/Grey	10B 4/2 -10B 3/2 ¹
Second story balcony	Blue/Grey	10B 3/2
Tracery provided by contractor	Gold leaf	X

RECOMMENDATIONS FOR REPAINTING

Page & Turnbull’s investigation and analysis of the Halladie building’s painted surfaces has revealed that the earliest and likely original color scheme is a gray/blue color (Munsell # 10B 3/2) on the mullions, window frames, balconies and pressed metal cornice, and a true gold leaf applied on the Gothic-style floral and figurative tracery.

Additionally, historical documentation states that the building was original painted blue and gold. Page & Turnbull recommends reproducing the original blue color and gilded tracery color scheme. Figure 6 notes the location of areas to receive gold leaf or other gilding, and those that should be painted blue. True gold leaf is recommended because of its durability in outdoor environments. Page & Turnbull’s findings should be confirmed at other locations on the building and all paints or decorative finishes should be field tested before application.

¹ Exact color match is between two values

IMAGES

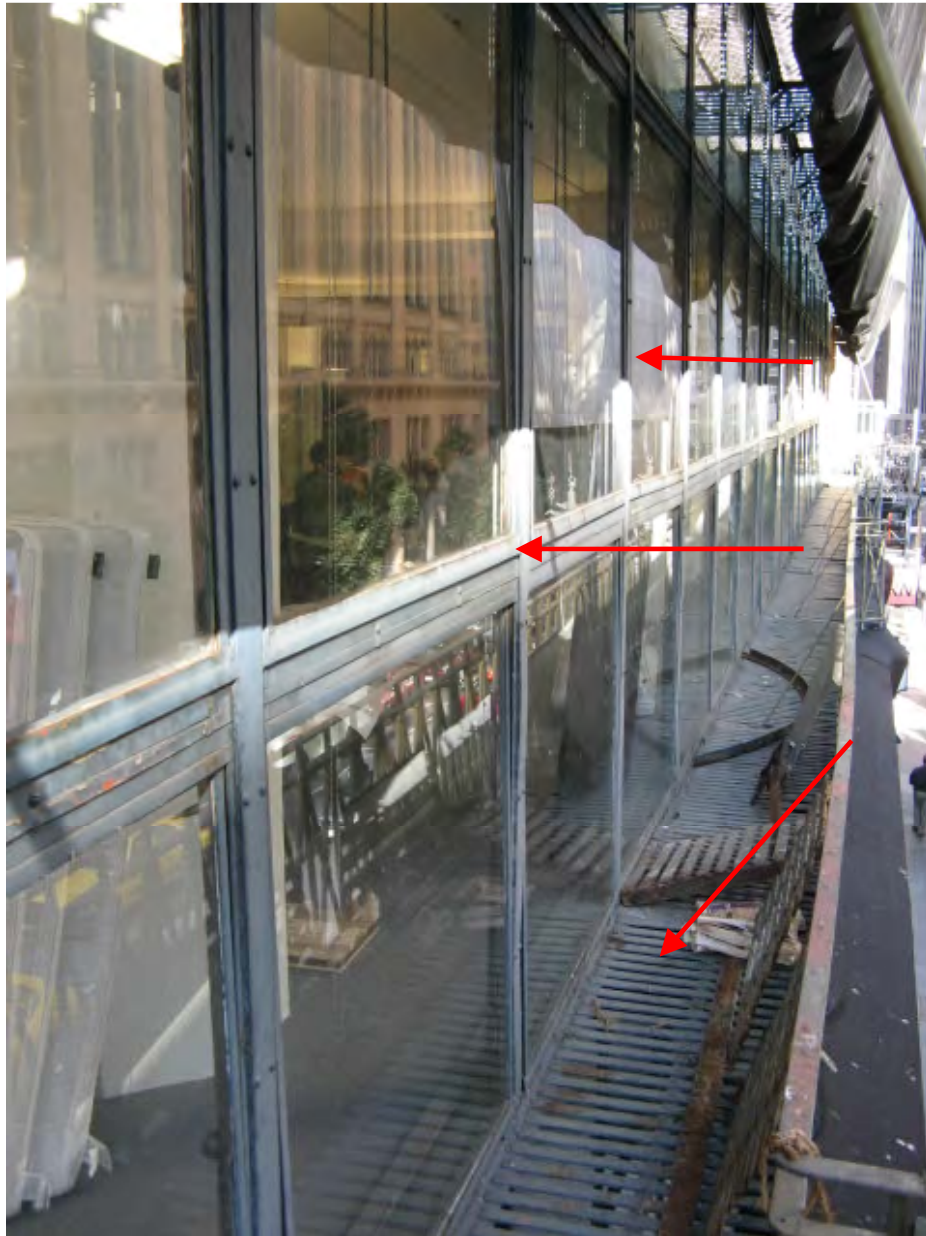


Figure 1: Hallidie Building, second story balcony. Red arrows denote the location of paint samples taken from mullion, window frame and balcony.



Figure 2: Section of tracery removed from lower (second story) cornice.

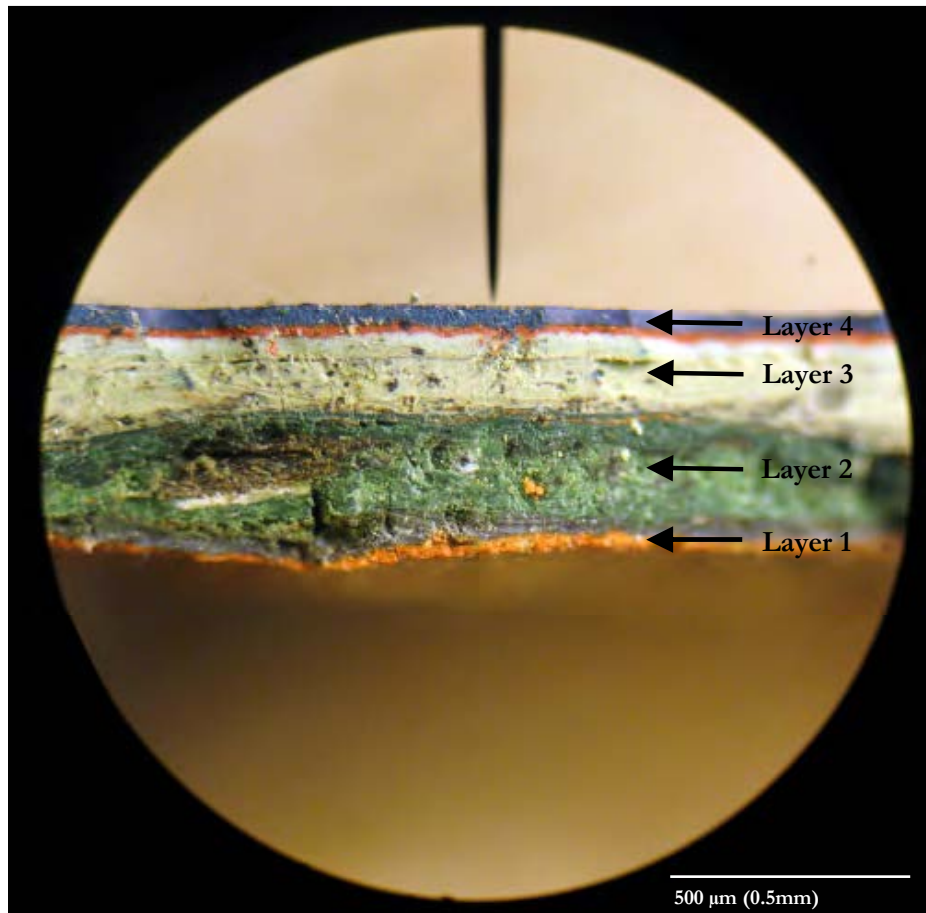


Figure 3: Cross Section of paint sample from window mullion magnified at 100X, showing at least four paint separate schemes. Black arrows show the earliest blue scheme (at bottom) and present blue scheme (top). Orange layers are corrosion inhibiting primer and were not meant to be seen.



Figure 4: Detail of metal tracery showing historic gold leaf gilding revealed under later paint layers. The gold leaf was applied over a thin red clay bol preparatory layer.

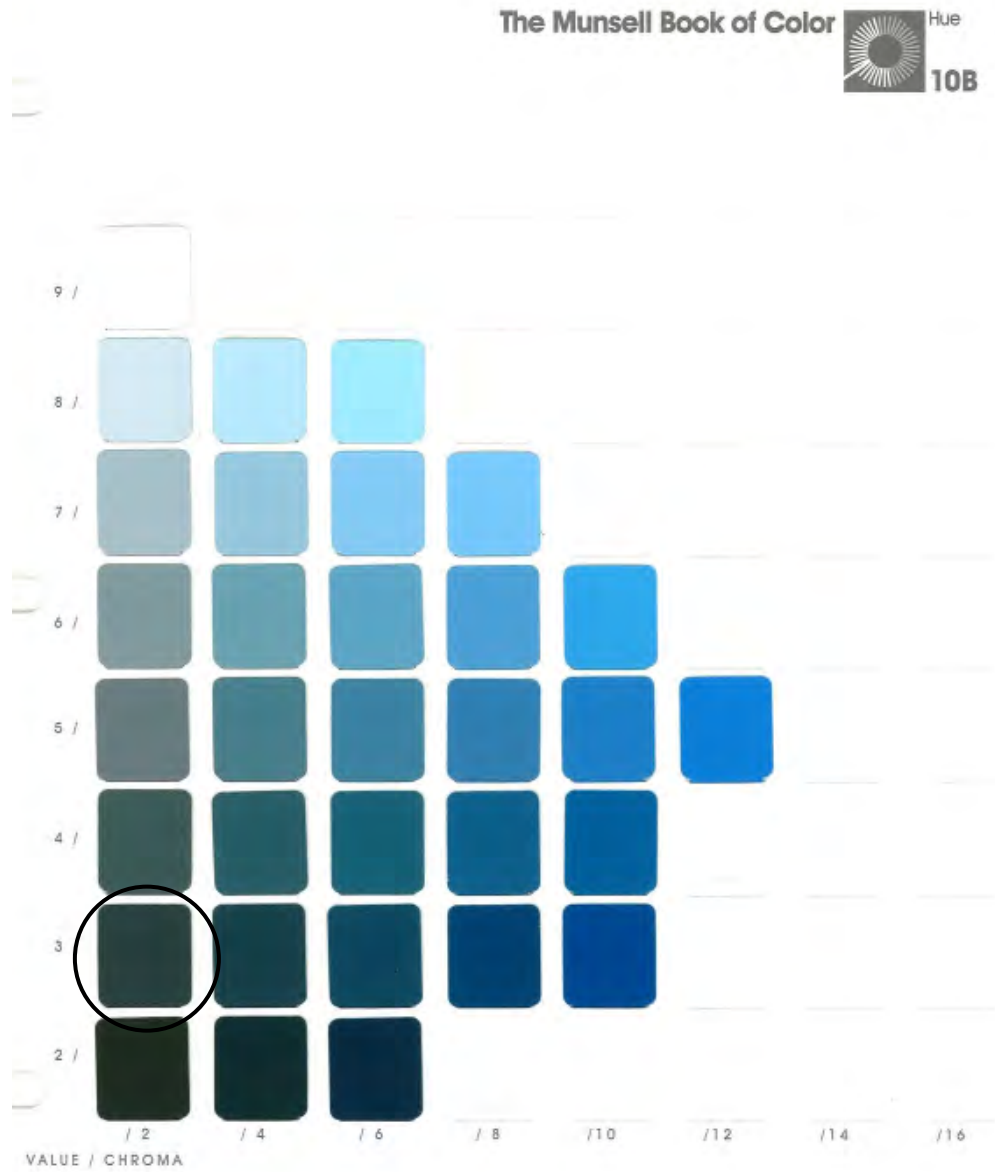


Figure 5: Munsell chart showing match of original blue color (circle). Note: this reproduction is for reference only, exact color chips may be obtained for reproducing color.

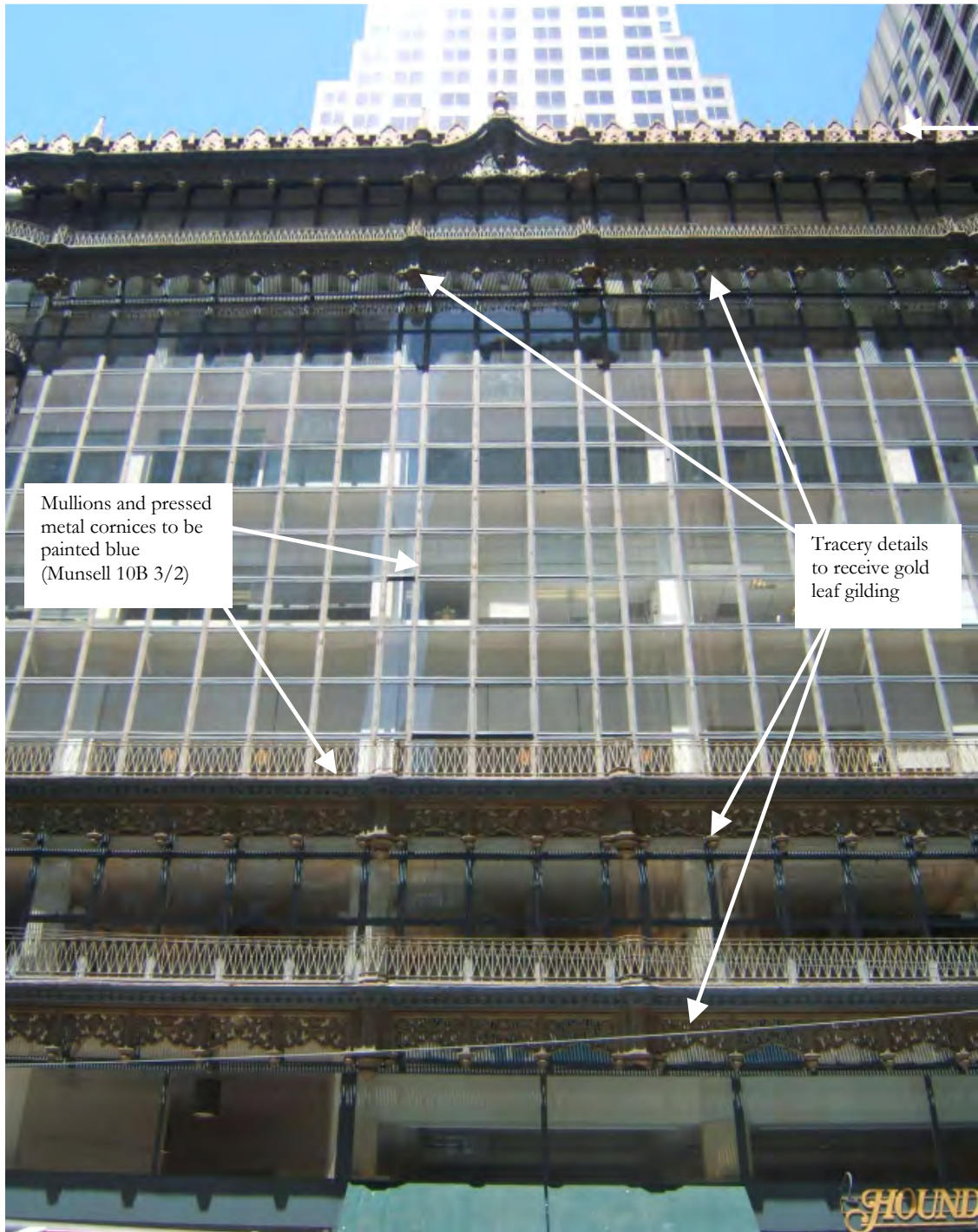


Figure 6: Halladie Building with arrows indicating areas to receive blue paint including mullions and pressed metal cornice, and Gothic style tracery area to be gilded.

PROJECT TEAM

SEALS/SIGNATURES

APPROVALS

ISSUES / REVISIONS

NO.	DESCRIPTION OF REVISION	DATE
1	ISSUE FOR PERMIT	11-4-11
2	PLANCHECK RESPONSE	2-7-12

PROJECT NAME

HALLIDIE BUILDING
3rd & 7th FLOOR
BALCONY REPAIR
130 SUTTER STREET
SAN FRANCISCO, CALIF.

SHEET TITLE

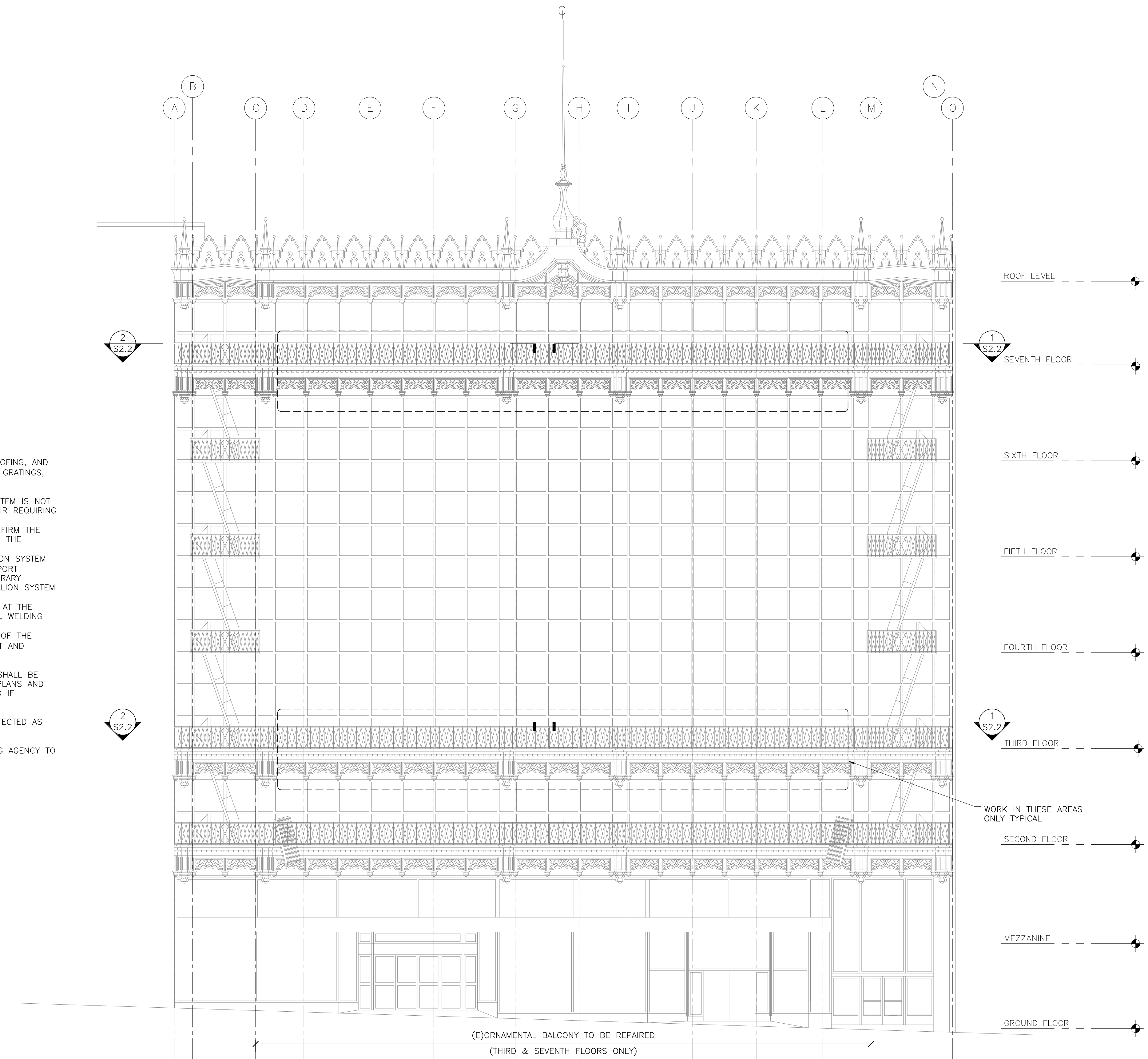
REFERENCE ELEVATION

SCALE: AS NOTED	OWNER'S NO. 210-023	JOB NO. 210-023
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DRAWN BY: TEP	SHEET NUMBER	
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CHECKED BY: AYC	S2.1
--------------------	-------------

DATE 11/1/11



BALCONY REPAIR NOTES:

- 1) SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS, WATERPROOFING, AND REMOVAL AND/OR REPLACEMENT OF ORNAMENTAL RAILINGS, GRATINGS, AND SHEET METAL ORNAMENTATION.
- 2) REPAIR OF THE (E)GLASS AND STEEL MULLION WINDOW SYSTEM IS NOT WITHIN THE SCOPE OF THESE DRAWINGS. OUTRIGGER REPAIR REQUIRING ACCESS THROUGH MULLION SYSTEM IS TO BE AS FOLLOWS:
 - a) CONTRACTOR SHALL SELECT A SAMPLE LOCATION TO CONFIRM THE CONFIGURATION OF THE MULLION SYSTEM AS RELATED TO THE OUTRIGGER AND EXTERIOR STRUCTURAL MEMBERS.
 - b) THE COMPLETE LOAD PATH AND SUPPORT OF THE MULLION SYSTEM SHALL BE DETERMINED PRIOR TO REMOVING ANY (E)SUPPORT MEMBERS. THE CONTRACTOR SHALL PROPOSE ANY TEMPORARY SUPPORT OR SHORING NECESSARY TO MAINTAIN THE MULLION SYSTEM IN PLACE.
 - c) REPAIRS SHOWN ON THE DETAILS SHALL BE PERFORMED AT THE SAMPLE LOCATION AS A PROTOTYPE TO CONFIRM ACCESS, WELDING AND FEASIBILITY.
 - d) PATCHING OF THE MULLION SYSTEM AFTER INSTALLATION OF THE (N)BALCONY SHALL BE COORDINATED WITH THE ARCHITECT AND ENGINEER.
- 3) REPLACEMENT OF STEEL MEMBERS SHALL MATCH (E) AND SHALL BE COORDINATED WITH THE ARCHITECT. SIZES NOTED ON THE PLANS AND DETAILS ARE MINIMUM AND LARGER SIZES SHOULD BE USED IF NECESSARY TO MATCH.
- 4) ALL STEEL EXPOSED TO WEATHER SHALL BE WEATHER PROTECTED AS NOTED ON THE ARCHITECTURAL DRAWINGS.
- 5) (E)STEEL TO BE WELDED SHALL BE TESTED BY THE TESTING AGENCY TO CONFIRM WELDABILITY.

1
S2.1

REFERENCE ELEVATION

1/8" = 1'-0"

PROJECT TEAM

SEALS/SIGNATURES

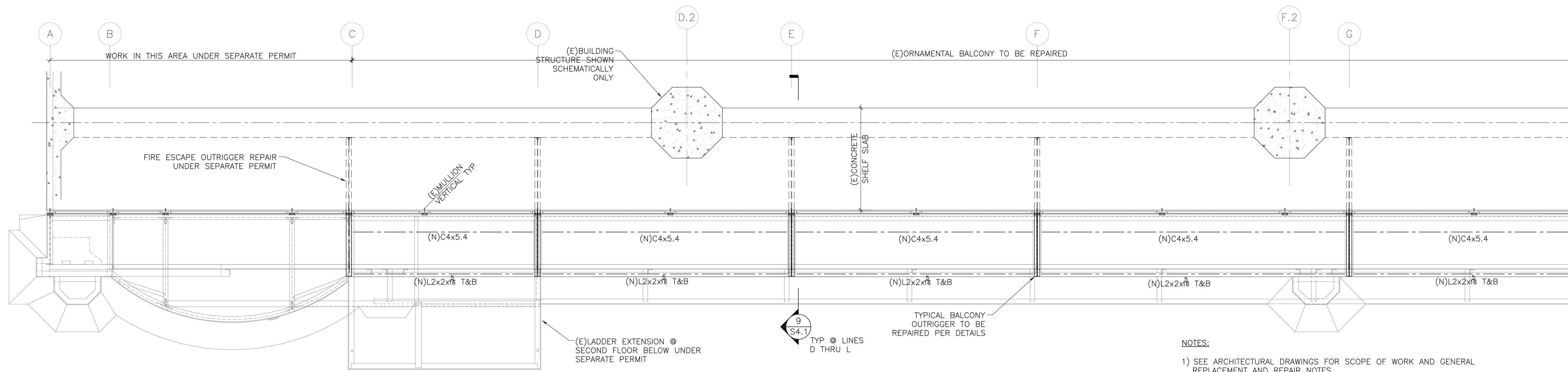
APPROVALS

ISSUES / REVISIONS		
NO.	DESCRIPTION OF REVISION	DATE
1	ISSUE FOR PERMIT	11-4-11
2	PLANCHECK RESPONSE	2-7-12

PROJECT NAME
HALLIDIE BUILDING
3rd & 7th FLOOR
BALCONY REPAIR
130 SUTTER STREET
SAN FRANCISCO, CALIF.

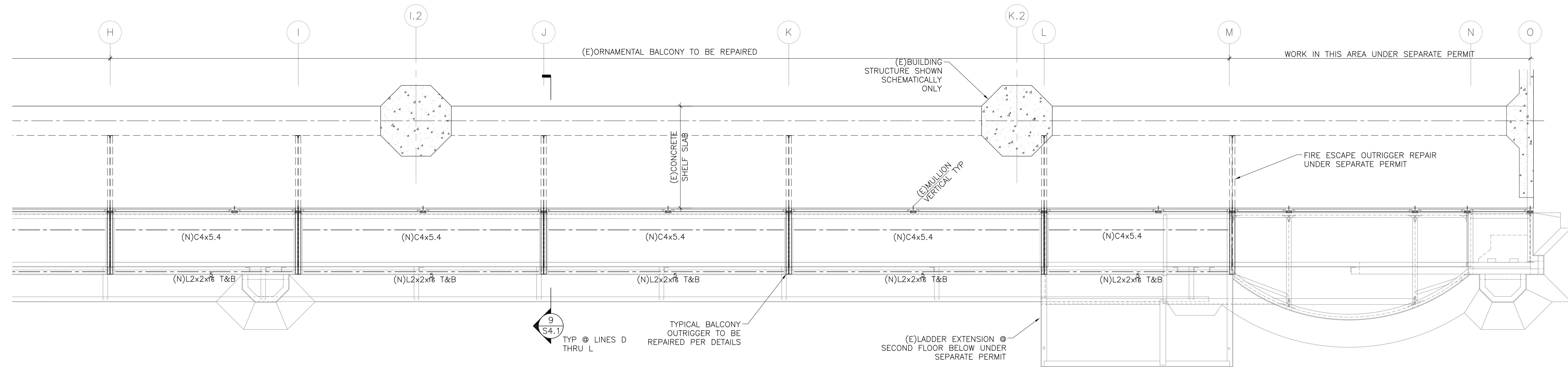
SHEET TITLE
FRAMING PLANS

SCALE: AS NOTED	OWNER'S NO. 210-023	JOB NO. 210-023
DRAWN BY: TEP	SHEET NUMBER S2.2	
CHECKED BY: AYC	DATE 11/1/11	



2 PARTIAL 3rd & 7th FLOOR FRAMING PLAN WEST SECTION
1/2" = 1'-0"

NOTES:
1) SEE ARCHITECTURAL DRAWINGS FOR SCOPE OF WORK AND GENERAL REPLACEMENT AND REPAIR NOTES.
2) SEE NOTES SHEET S2.1 OTHER GENERAL NOTES.



1 PARTIAL 3RD & 7TH FLOOR FRAMING PLAN EAST SECTION
1/2" = 1'-0"

PROJECT TEAM

SEALS/SIGNATURES

APPROVALS

ISSUES / REVISIONS

NO.	DESCRIPTION OF REVISION	DATE
1	ISSUE FOR PERMIT	11-4-11
2	PLAN CHECK RESPONSE	2-7-12

PROJECT NAME

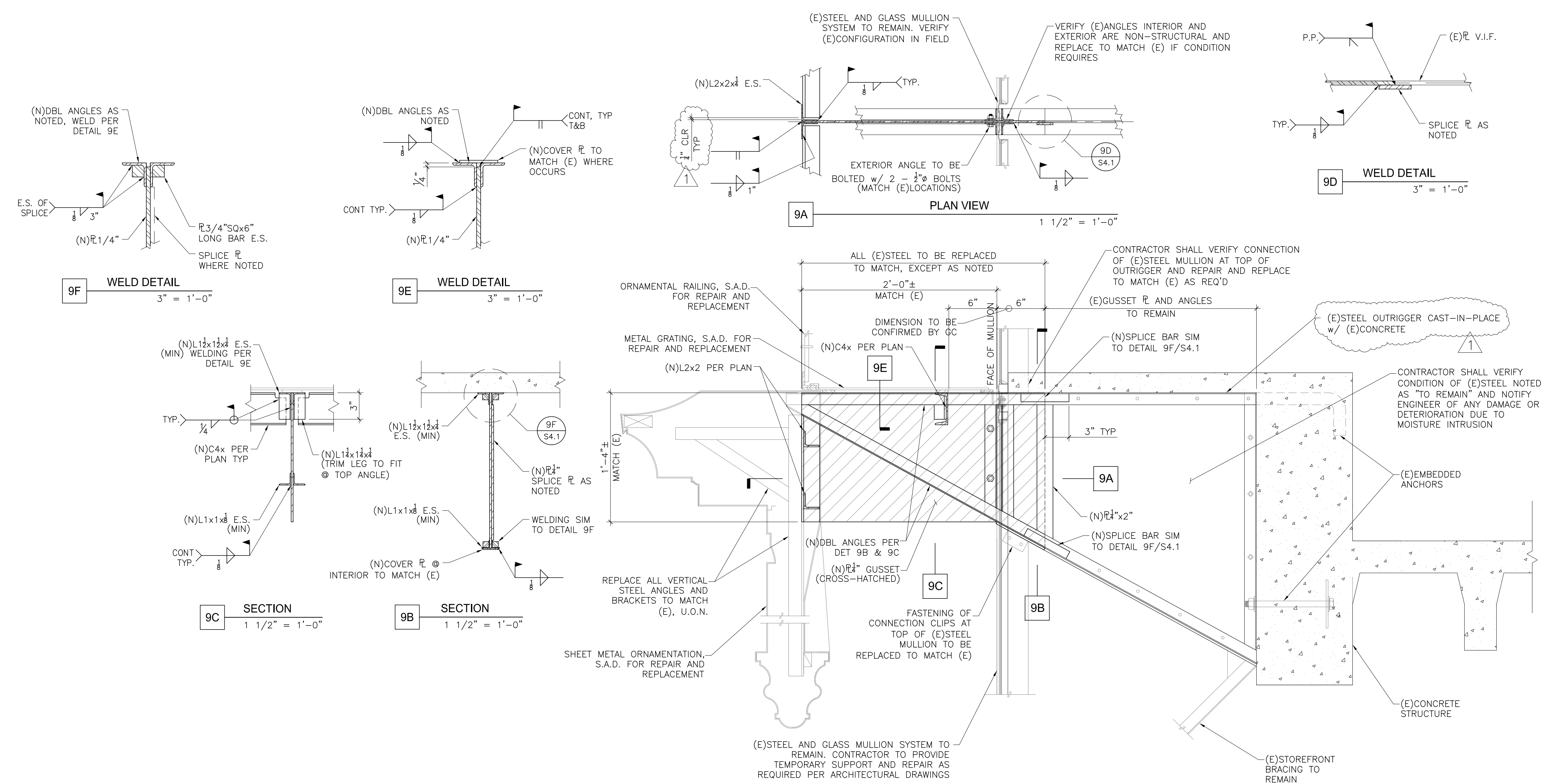
HALLIDIE BUILDING
3rd & 7th FLOOR
BALCONY REPAIR
130 SUTTER STREET
SAN FRANCISCO, CALIF.

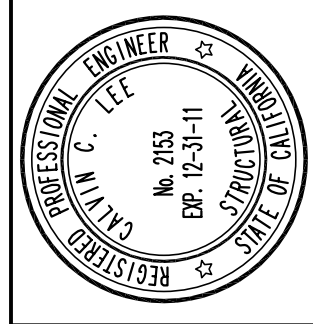
SHEET TITLE
STRUCTURAL
DETAILS

SCALE: AS NOTED
OWNER'S NO. 210-023
JOB NO. 210-023

DRAWN BY: TEP
SHEET NUMBER

CHECKED BY: AYC
DATE 11/1/11
S4.1





TOFT, DE NEVERS & LEE
CONSULTING STRUCTURAL ENGINEERS
1111 MADENLANE SAN FRANCISCO, CALIFORNIA 94108 415421-0375

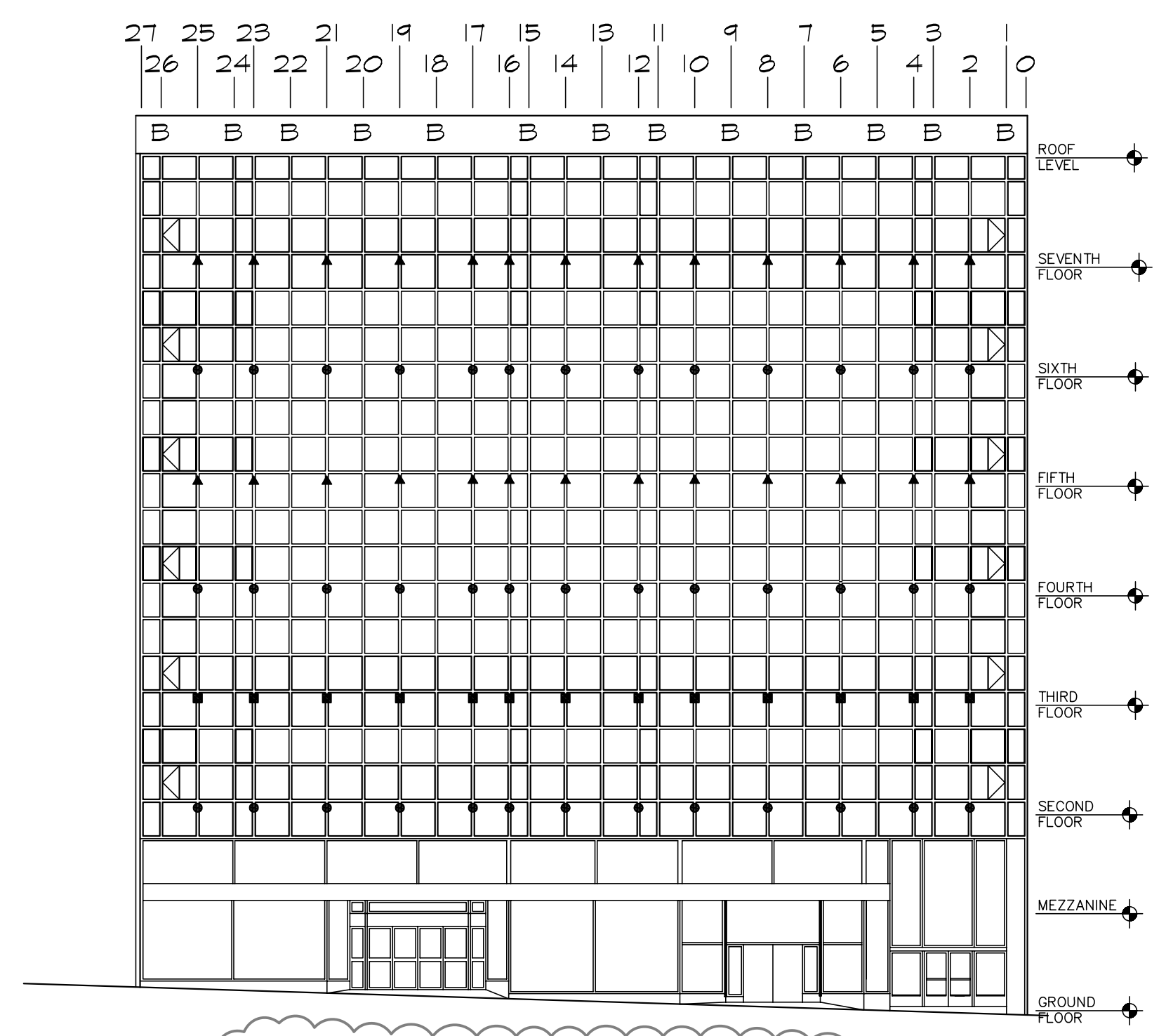
NEW CURTAINWALL ANCHORS FOR
HALLIDIE BUILDING
130 SUTTER STREET
SAN FRANCISCO, CALIFORNIA

GENERAL NOTES
ELEVATION
DETAILS

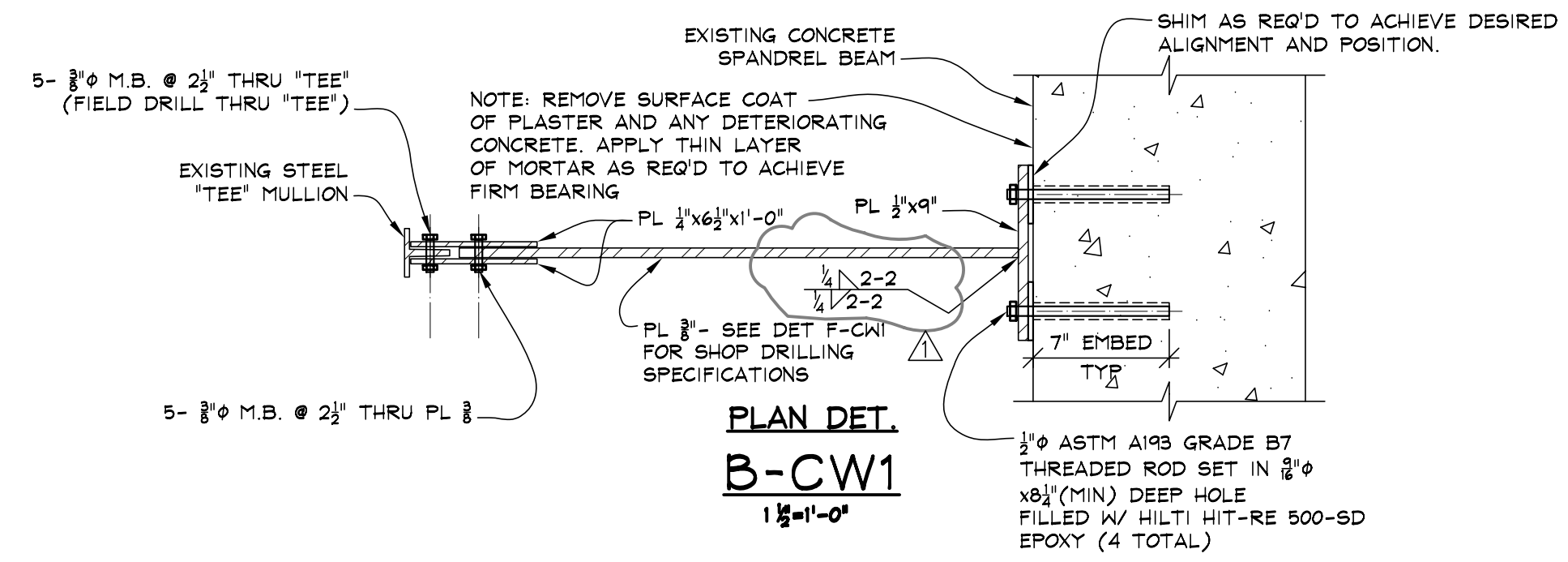
Date 11-15-11
Scale AS NOTED
Drawn CWW
Job 7824
Sheet CW1

LEGEND
MULLION REFERENCE NUMBER
B INDICATES MULLION SUPPORTED BY EXISTING BRACKETS
▲ NEW 'HARD' ANCHOR (FIFTH & SEVENTH FLOORS) - SEE DET. D-CW1
■ NEW 'HARD' ANCHOR (THIRD FLOOR) - SEE DET. G-CW1
● NEW 'WIND' ANCHOR (SECOND, FOURTH & SIXTH FLOORS) - SEE DET. H-CW1

NOTE: BALCONIES, FIRE ESCAPE LANDINGS, AND ORNAMENTAL SHEET METAL NOT SHOWN FOR CLARITY

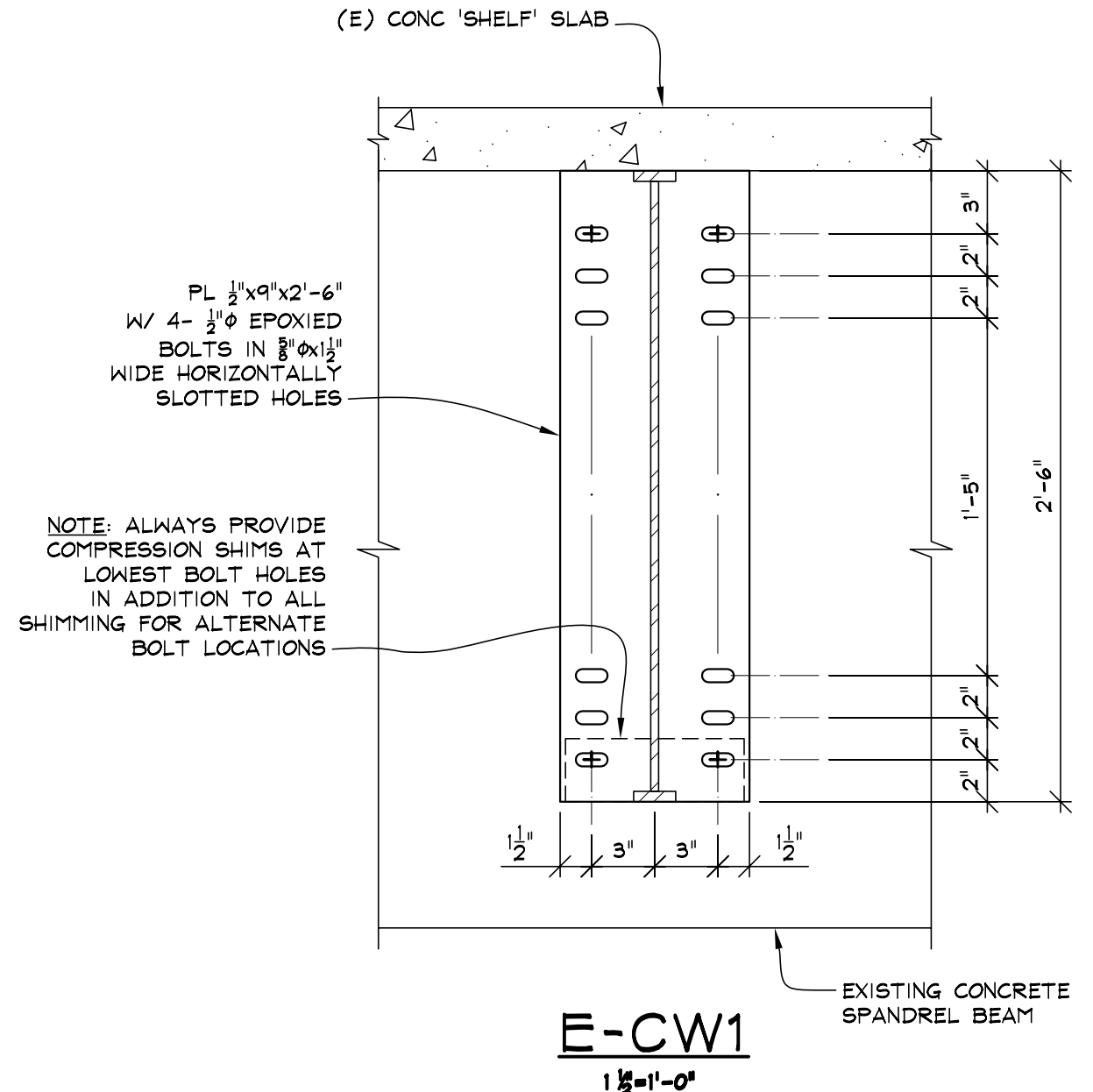


CURTAINWALL AT SOUTH ELEVATION
A-CW1
1 1/2'-0"

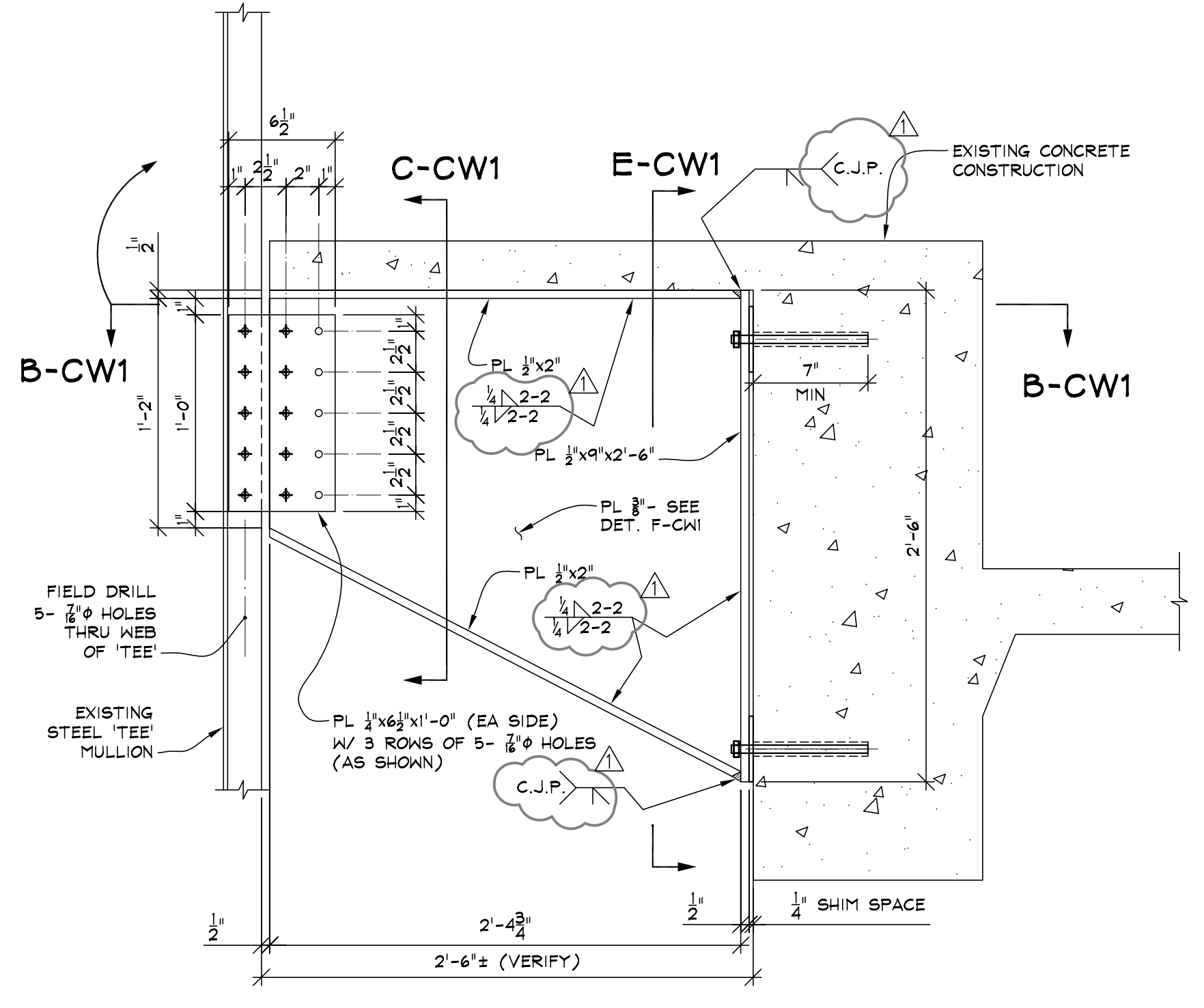


PLAN DET.
B-CW1
1 1/2'-0"

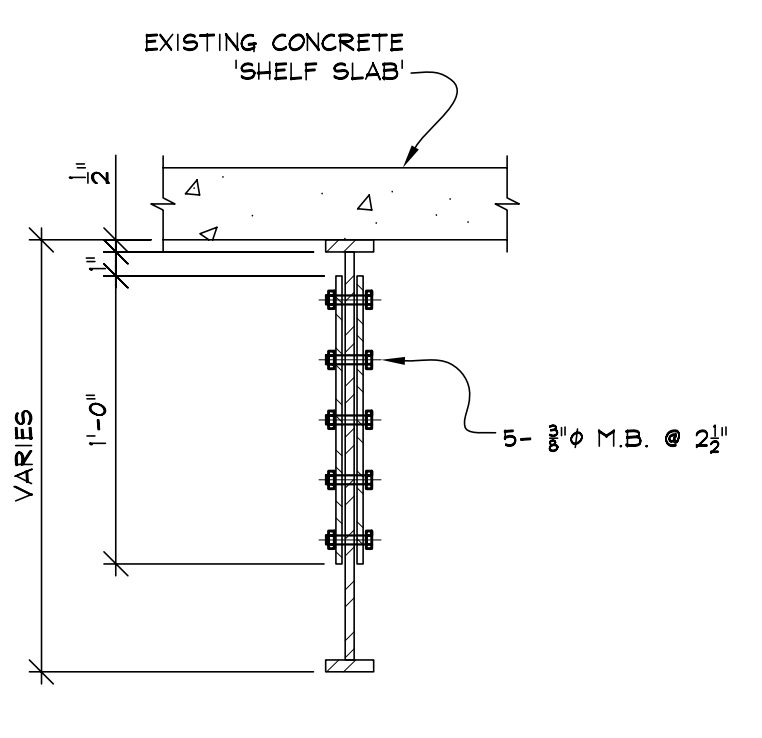
LEGEND
⊕ = PREFERRED LOCATIONS FOR EPOXIED BOLTS
○ = ALTERNATE LOCATIONS FOR EPOXIED BOLTS



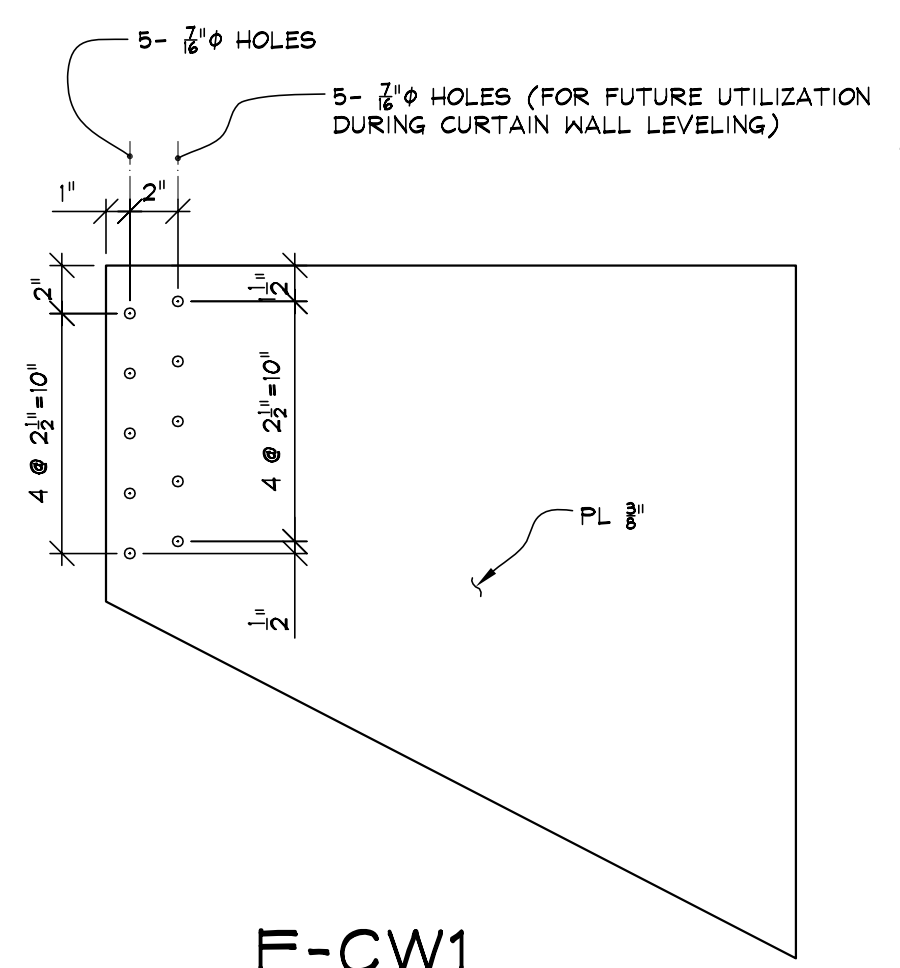
E-CW1
1 1/2'-0"



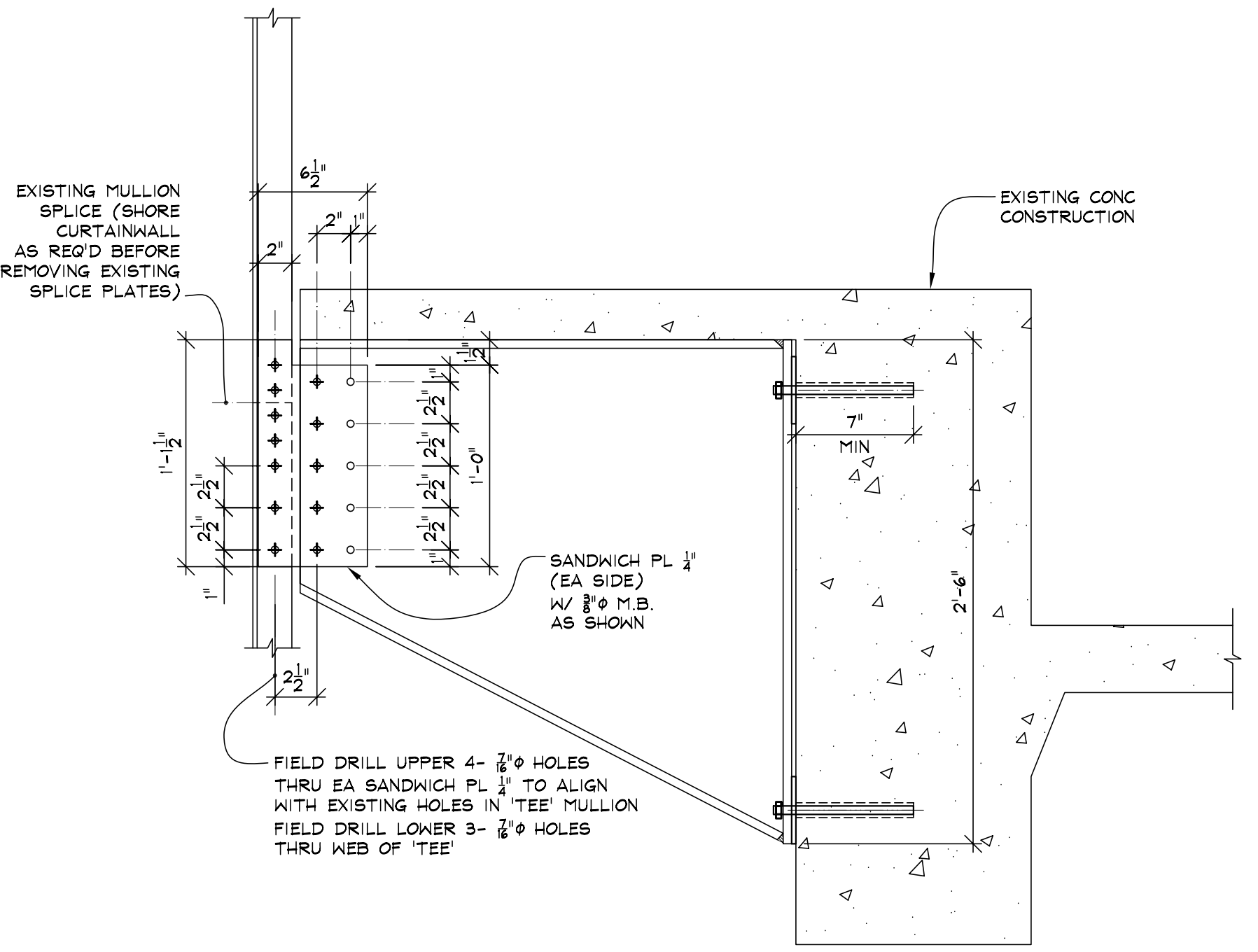
D-CW1
1 1/2'-0"



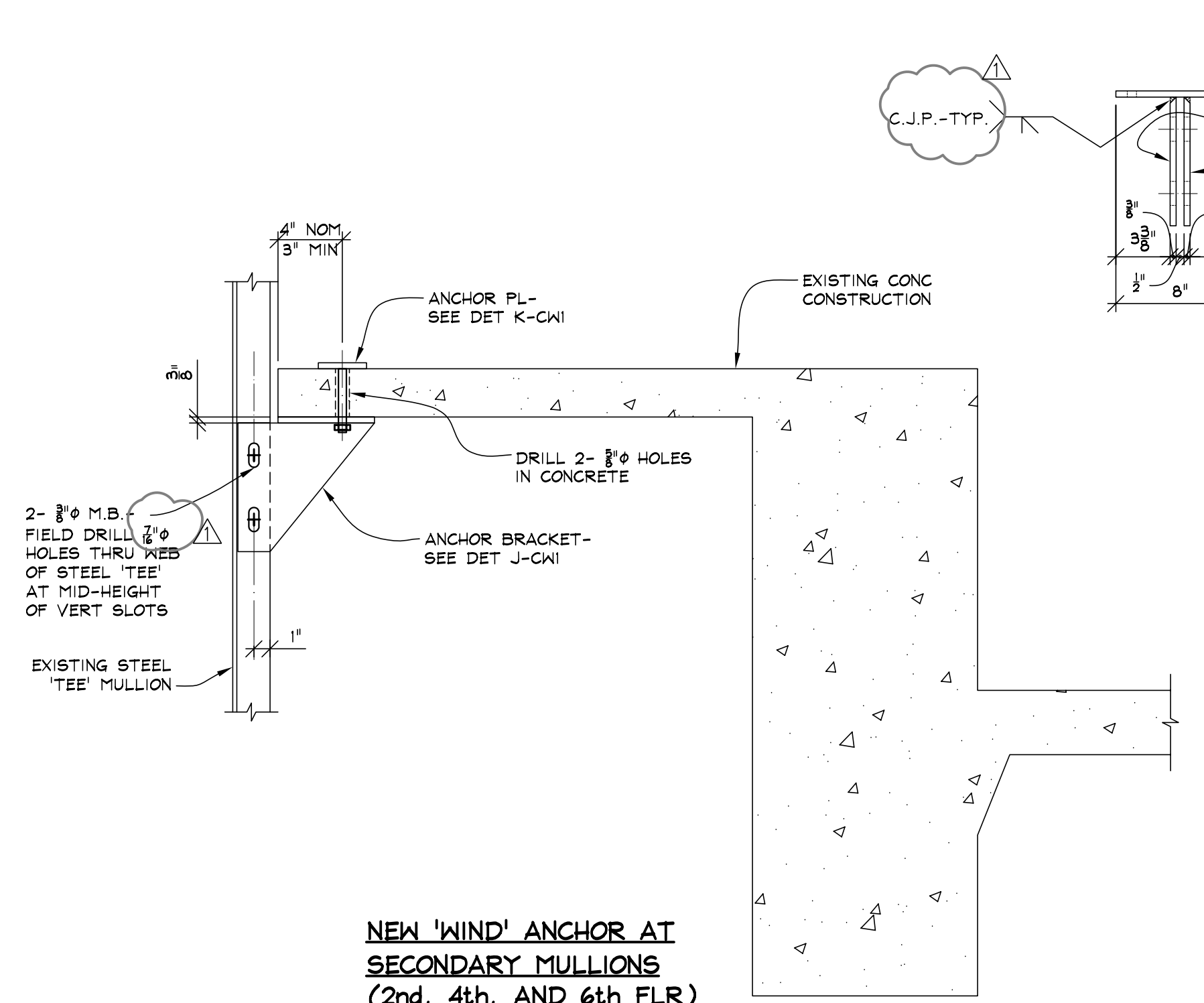
C-CW1
1 1/2'-0"



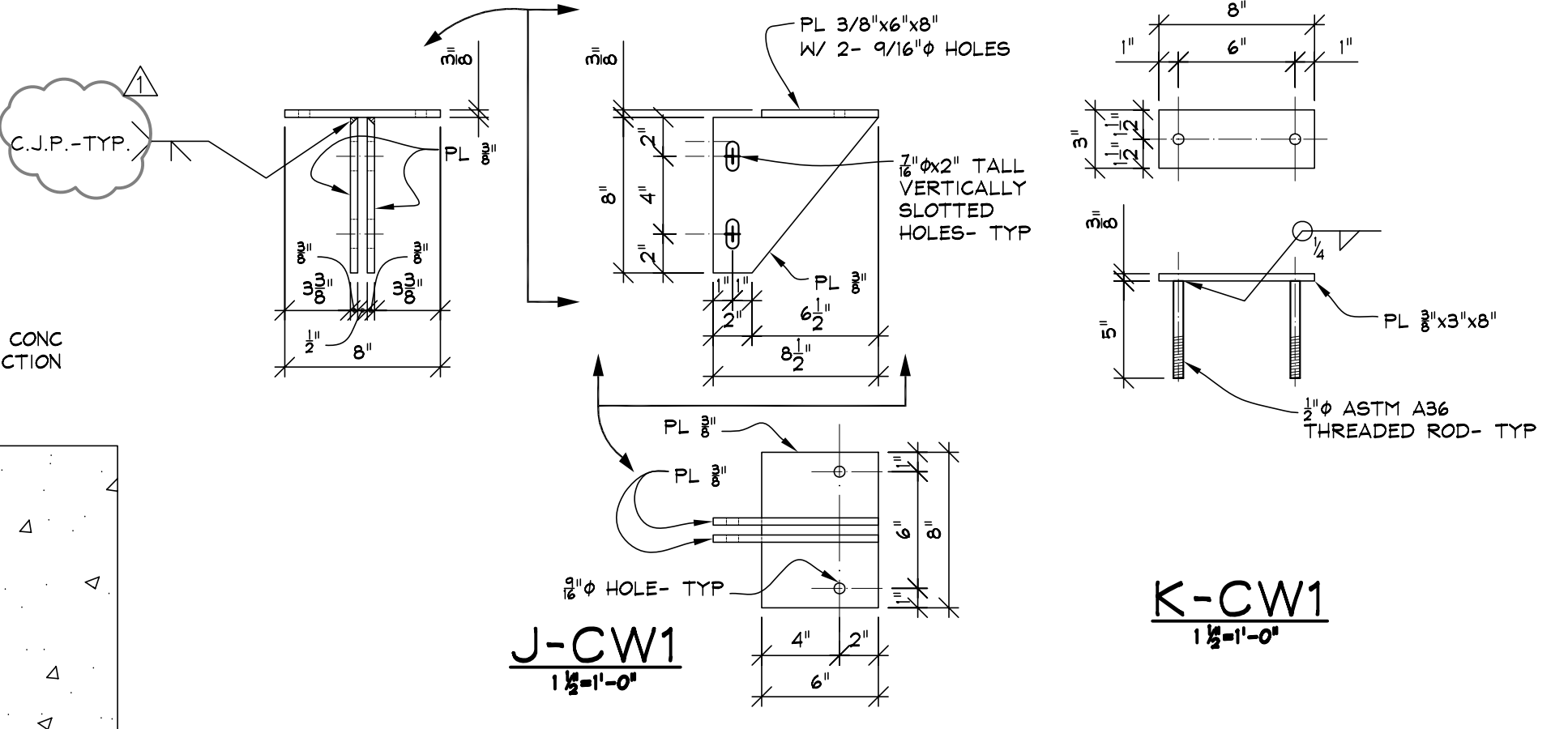
F-CW1
1 1/2'-0"



G-CW1
1 1/2'-0"



H-CW1
1 1/2'-0"



J-CW1
1 1/2'-0"

K-CW1
1 1/2'-0"

NOTE: FOR FEATURES OF CONSTRUCTION NOT SHOWN OR NOTED- SEE SHT D-CW1

NEW 'HARD' ANCHOR AT SECONDARY MULLIONS (3rd FLR.)

NEW 'WIND' ANCHOR AT
SECONDARY MULLIONS
(2nd, 4th, AND 6th FLR.)

GENERAL NOTES
I. GENERAL:
1. ALL CONSTRUCTION SHALL CONFORM TO THE 2010 EDITION OF THE SAN FRANCISCO BUILDING CODE.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ADEQUATE BRACING AND SHORING FOR ALL TEMPORARILY UNSUPPORTED PORTIONS OF THE CURTAINWALL. SUCH BRACING AND SHORING MUST ENSURE THE SAFETY OF THE ADJACENT PROPERTY AND OF ANY PERSONS WHO MAY COME IN CONTACT WITH THE PROJECT.
3. VERIFY ALL SITE CONDITIONS, DIMENSIONS, ELEVATIONS, ETC. BEFORE STARTING WORK. REPORT ANY DISCREPANCIES TO TOFT, DE NEVERS & LEE.
4. THE DESIGN WIND PRESSURE FOR THESE NEW ANCHORS IS 28 PSF. THE WIND DESIGN PARAMETERS ARE AS FOLLOWS:
BASIC WIND SPEED (3 SEC) V = 85 MPH
IMPORTANCE I = 1.0
EXPOSURE B
5. ALL EPOXIED ANCHOR BOLTS SHALL BE TENSION TESTED TO A LOAD OF 2,720 # (200% OF THE DESIGN LOAD).
II. STRUCTURAL STEEL:
1. ALL STEEL PLATES SHALL CONFORM TO ASTM A36.
2. ALL WELDERS SHALL BE CERTIFIED AND QUALIFIED AS PER AWS D11 SECT. 5.
3. WELDING PROCEDURE SPECIFICATIONS (WPS) SHALL BE DEVELOPED BY THE FABRICATOR AND SUBMITTED TO TOFT, DE NEVERS & LEE FOR REVIEW BEFORE FABRICATION. THE WPS SHALL FOLLOW THE REQUIREMENTS OF AWS D11.
4. ALL BOLTS SHALL CONFORM TO ASTM A307.