



# SAN FRANCISCO PLANNING DEPARTMENT

**MEMO**

**DATE:** July 9, 2014  
**TO:** Architectural Review Committee of the Historic Preservation Commission  
**FROM:** Kelly Wong, Historic Preservation Technical Specialist – (415) 575-9100  
**REVIEWED BY:** Tim Frye, Preservation Coordinator, (415) 575-6822  
**RE:** **Review and Comment July 16, 2014 Hearing**  
**50 Fell Street**  
**Case No. 2014.0048H**

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## BACKGROUND

The Planning Department (Department) has requested review and comment before the Architectural Review Committee (ARC) regarding the proposed exterior alteration of existing Category I (Significant) Building, designated under Article 11 of the San Francisco Planning Code.

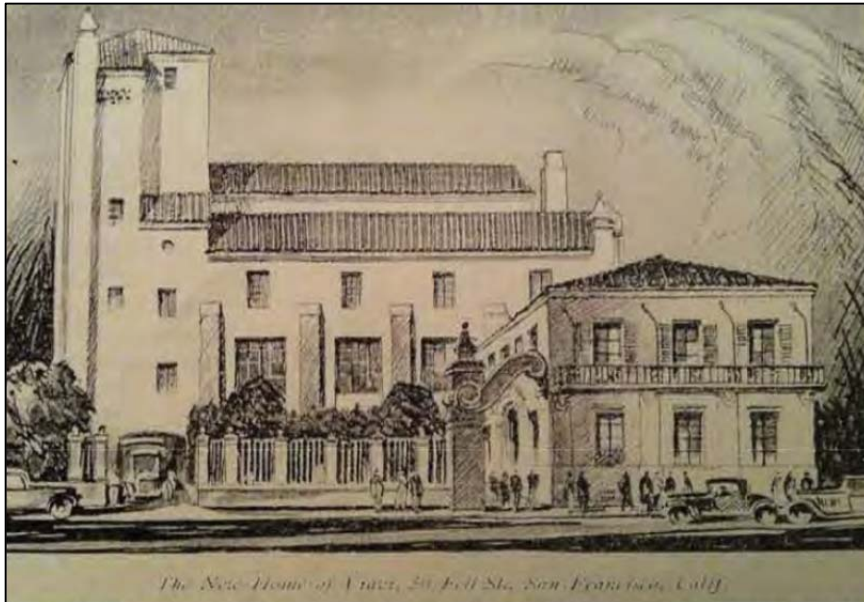
## PROPERTY DESCRIPTION

The subject building is located at 50 Fell Street in Accessor's Block 0841, Lot 010 on the north side of Fell Street between Van Ness Avenue and Polk Street. It is a Category I (Significant) Building under Article 11 of the Planning Code and located within the C-3-G (Downtown-General) Zoning District, and a 120/200-R-2 Height and Bulk District.

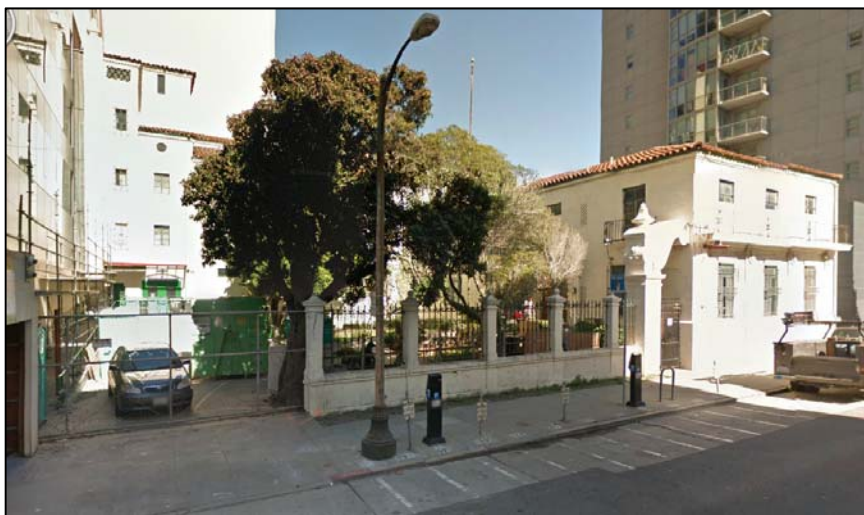
Constructed in 1931, the structure at 50 Fell Street, historically known as the Viavi Building is comprised of an L-shaped, two- and three-story concrete frame and brick cladded building with steel multi-lite windows, wrought iron balconies, and clay tile roof designed in a Spanish Colonial Revival style by Architect Willis Polk & Co. The two wings wrap around an open courtyard on the north and east and a historic brick wall with wrought iron fence and gate line the southern edge of the property along Fell Street. According to a historic sketch, the western portion of the property always maintained a service drive and in the 1990's, an accessible ramp was constructed to the west of this drive.

A Minor Permit to Alter (Case No. 2014.0407H) was issued on June 25, 2014 for the general

repair and maintenance of the building exterior including cleaning and repair of existing cement plaster walls, steel windows, clay roof tiles, skylights, brick wall and piers, removal of non-historic concrete ramps on the west portion of the property, installation of small accessible ramps, installation of new aluminum framed doors and windows to match existing in design, and installation of new signage and light fixtures.



Historic sketch of subject building circa 1931



Current photo of subject building in 2014

## PROJECT DESCRIPTION

The proposed project includes exterior alterations of the existing two building wings and the previously altered courtyard. The scope of work includes the following:

- Removal of non-historic curvilinear brick ramp and concrete stairs at east wing entrance.

- Creation of (2) new door entrances – (1) at the east wing and (1) at the north wing including the removal of existing steel multi-lite window and the partial wall below, and insertion of new painted aluminum door with glazed openings to match existing window design.
- Installation of a new steel ramp and stair with concrete pan filled surfaces and painted steel handrails and guardrails;
- Replacement of historic wrought iron balconies and railings with new painted aluminum railings to match existing in design and profiles;
- Repair of existing site brick wall and wrought iron fence including anchoring of existing cast concrete capitals and wrought iron fence to brick piers, repointing of existing brick piers, and refinishing of wrought iron fence and gate;
- Reconstruction of missing brick piers and iron fence section to match existing in design and profiles, and installation of a new painted aluminum sliding gate with door leafs at center at western end of property aligned with existing site wall; and
- Construction of a new playground with both landscape and hardscape including new winding accessible exit paths, 5-foot high mound at center of courtyard with climbing wall, boulders and slides, play areas on lawn and fibar surfaces, a sand area beneath existing planted area along site wall fence, new planted areas and trees throughout the site.

## **ARTICLE 11**

In reviewing an application for a Permit to Alter, the Historic Preservation Commission must consider whether the proposed work would be compatible with the character of the existing property and is in compliance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, Section 1111.6 of the Planning Code, as well as the designating Ordinance and any applicable guidelines, local interpretations, bulletins, related appendices, or other policies.

## **STAFF ANALYSIS**

Specifically, the Department seeks the advice of the ARC regarding compatibility of the proposed new doors, new ramp and stair design, and new playground design with the existing historic property. The Department would like the ARC to consider the following information:

### **New Doors and Windows**

The project proposes to create two new door entrances, one at the east wing and one at the north wing in order to accommodate additional exits required for the new use as a Montessori school. Each new door opening requires the removal of one entire steel window assembly and a portion of the concrete wall below. Although the proposed new painted aluminum doors and surrounding windows have a multi-lite design similar to the existing window assembly, staff finds that door and window details to be bulky in design with large square profiles and

utilitarian hardware. Staff understands the need for new proposed doors, however recommends that the new door and window assembly be refined further in their details to be more consistent with the character of the historic building and property.

**Recommendation:**

1. The Department recommends refining the design of the proposed new door and window assembly with details to be more referential with the character of existing historic steel windows and property.

**New Accessible Ramp and Stair Assembly**

The existing wings have a simple design of painted concrete and plaster finished walls and regular punched openings, each with multi-lite steel windows. The installation of a new ramp and stair will greatly alter the primary (west) façade of the east wing in its massing and composition. Although the Project Sponsor believes that the new ramp and stair design is referential to the existing historic building through the proposal of a light weight painted steel framed and concrete filled pan assembly with simple painted steel handrail and guardrails, staff believes the assembly is large in its overall massing and composition and the design to be too utilitarian without reference to the refined details found on the historic property. Additionally, the proposed ramp and stair assembly obscures character-defining features including existing windows and the decorative primary entry at the east wing. The Department understands the necessity of the proposed ramp, however staff recommends that the new ramp and stair design be consolidated to minimize its overall massing and portion of the assembly be moved further north to prevent obscuring the main entrance to the east wing.

**Recommendation:**

2. The Department recommends reducing the size of the proposed new ramp and stair assembly and moving the assembly further north to minimize its massing and prevent obscuring the primary entrance.

**Playground Design**

The Project Sponsor proposes to construct a new playground within the existing courtyard at this site. No character-defining features remain from the original courtyard design except for the tiled fountain base, and the site wall and fence which will remain in its original location and be repaired. Existing trees adjacent to the site wall will also remain. The non-historic curvilinear brick ramp, concrete landing and steps leading to the primary entrance, as well as non-historic concrete retaining walls will be removed from the courtyard. The proposed playground design will include both softscape and hardscape elements including paved winding accessible exit paths (new grasspave porous flexible paving with grass and concrete), a 5-foot tall grassy mound with scattered boulders, climbing wall and slides, play areas on grass, fibar (engineered wood fiber), and sand surfaces, and new planted trees throughout the site. The Project Sponsor will provide 3D renderings of the proposed playground design at the Historic Preservation Commission hearing, per staff's request. The

Department understands the need for recreational open space in order to accommodate the new school however staff has a concern that the overall playground design changes the character of the site and results in a cumulative effect on the setting of the property and how the building is perceived from the public right of way. Staff has a specific concern with the large mound proposed at the center of the courtyard, its visibility from the public right of way, and its impact on the character of the historic property. Staff also has a concern regarding how the buildings and the brick site wall will be protected from water damage related to the maintenance of the new playground.

**Recommendation:**

3. The Department recommends that a 3D rendering be provided to show clearly the proposed changes to the courtyard design. The Project Sponsor is to confirm that no proposed irrigation will damage the historic building and site elements.

**REQUESTED ACTION**

Specifically, the Department seeks comments on:

- The compatibility of the proposed project with the Secretary of the Interior Standards;
- The project concerns raised by staff; and,
- The project recommendations proposed by staff.

**ATTACHMENTS**

- Department of Parks and Recreation (DPR) Form, 2006.
- Project Sponsor packet plans, elevations, and photographs, July 2014.

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 3S

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2 \*Resource name(s) or number (assigned by recorder) 50 Fell St.

P1. Other Identifier: New College of California School of Law

\*P2. Location:  Not for Publication  Unrestricted \*a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: San Francisco North, Calif. Date: 1956 (rev. 1973)

\*c. Address: 50 Fell St. City: San Francisco Zip: 94102

d. UTM: Zone: 10 mE/ \_\_\_\_\_ mN (G.P.S.)

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 0814-010

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

50 Fell Street is located on a 120' x 109' lot on the north side of Fell Street between Van Ness Avenue and Polk Street. Built in 1931, 50 Fell Street is a 2 and 3-story, concrete-frame, brick educational building designed in the Spanish Colonial Revival style. The L-plan, building, clad in brick, is composed of two volumes: a 3-story block set parallel to Fell Street at the rear of the lot, and a 2-story block set perpendicular to Fell Street. The building is capped by a low-pitch, hip roof clad in red clay tile roofing. A landscaped courtyard with iron and brick fencing is set in the space sheltered by the two masses. The entrance to the courtyard is through a symmetrical scrolled arch resting on a square column base. The perpendicular, 2-story block is oriented west to face the landscaped courtyard, and is 4 bays wide. The recessed main entrance is centered on the first story and has an arched classical door surround and modern, aluminum-frame glass doors. The entrance is flanked by large, recessed, metal-frame windows with fixed center lights and transoms and side casement sash. The second story has divided, metal casement sash with transoms and metal railings in each bay. The south elevation of the block, facing Fell Street, is three bays wide. The bays on the first story are separated by pilasters. All have casement sash identical to that on the second story of the façade. A shallow balcony with iron railings runs along the second story. The 3-story block set at the rear of the lot has a service entrance in the left bay, accessed via a concrete ramp. The (continued)

\*P3b. Resource Attributes: (list attributes and codes) HP15: Educational building

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other



P5b. Photo: (view and date)  
View from south  
9/6/2006

\*P6. Date Constructed/Age and Sources:  Historic  
1931  
SF Assessors Office

\*P7. Owner and Address:  
Wm Bernard Gucker  
2485 Chestnut St #106  
San Francisco, CA

\*P8. Recorded by:  
Page & Turnbull, Inc.  
724 Pine Street  
San Francisco, CA 94108

\*P9. Date Recorded:  
9/6/2006

\*P10. Survey Type:  
Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

Page 2 of 2

\*Resource Name or # (Assigned by recorder) 50 Fell St.

\*Recorded by: Page & Turnbull

\*Date 9/6/2006



Continuation



Update

**\*P3a. Description, continued.**

entrance has double-leaf, single-light, aluminum doors beneath a suspended hood. The remaining bays of the ground floor are divided by piers rising to the second story and feature recessed, metal frame windows identical to those on the first story of the perpendicular wing. The upper floors have metal casement sash with transoms in each bay. All elevations end in a cornice of quarter-turned bricks. The rear, 3-story block has a short, clerestory roof with venting at the ridge of the main roof. The left, end bay of the 3-story block rises to a fourth story to accommodate an elevator and roof access.



View looking north



Service entrance and stair tower

# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 3S

Other Listings : LOCAL: I in Article 11  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date / /

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\*Resource Name or #: 814/10

P1. Other Identifier: New College

\*P2. Location:  Not for Publication  Unrestricted a. County San Francisco

b. USGS 7.5' Quad San Francisco North Date 1980 T 02N; R 05W; 1/4 of NE 1/4 of Sec 9; MDM \_\_\_\_\_ B.M. \_\_\_\_\_

c. Address 50 Fell Street City San Francisco Zip 94102

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)

Assessor's Parcel Number: 814/10

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

The historic Viavi Building is a two- and three-story, L-plan mixed-use building on the north side of Fell Street west of Market. The L consists of a two-story brick wing along the east (right) side of the lot and a three-story reinforced concrete wing across the back. It encloses a wide, fenced garden that provides a rare visual amenity in this inner city area of zero setbacks. Both wings are stuccoed and have tile roofs, producing a late Mission Revival style. The front wing has a metal pickets balcony all along the Fell Street elevation, and the garden elevation has small similar balconies at each of the second floor windows. Windows are widely spaced and tall. They make three bays across the Fell Street elevation, and four on the garden. The rear wing has small windows on the third floor, and larger ones below. The garden fence consists of a low wall and tall metal pickets between round masonry piers with molded caps and balls on sloping tops. Walkways lead up either side of the garden. The complex appears intact as to location, design, setting, materials, workmanship, feeling, and association.

\*P3b. Resource Attributes: (List attributes and codes) HP6. Low Commercial Building; HP15. Educational Building

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)  
View, looking northeast

Date of Photo: 08/11/1997

Photo Number: WKAB322/1

*DPR 523 forms  
individual properties  
section 2*

\*P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1932  
per Heritage file

\*P7. Owner and Address:  
New College of California  
% Business Off., 50 Fell St.  
San Francisco, CA 94102  
P--Private

\*P8. Recorded by: (Name, affiliation, address)  
Anne Bloomfield  
Bloomfield Architectural History  
2229 Webster Street  
San Francisco, CA 94115

\*P9. Date Recorded: 07/28/1997

\*P10. Survey Type: (Describe)  
Intensive  
Mid-Market Redevelopment Project  
C--Comprehensive Survey

\*P11. Report Citation: (Cite survey report/other sources or "none") Bloomfield, Anne, Historic Architectural Survey Report for the Mid-Market Redevelopment Project, 1997.

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_



**BUILDING, STRUCTURE, AND OBJECT RECORD**

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\*NRHP Status Code 3S

\*Resource Name or #: 814/10

B1. Historic Name: Viavi Building

B2. Common Name: New College of California

B3. Original Use: patent medicine operation B4. Present Use: N--Non-Commercial

\*B5. Architectural Style: Mission Revival

\*B6. Construction History: (Construction date, alterations, and date of alterations.)  
Constructed 1932.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:  
None

B9a. Architect: Willis Polk & Co. b. Builder: Unknown

\*B10. Significance: Theme Development of Mid-Market area Area San Francisco

Period of Significance 1870-1940 Property Type Small commercial bldgs Applicable Criteria C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Viavi Building appears eligible for the National Register of Historic Places at the local level of significance, under Criterion C, architecture, because it embodies the distinctive characteristics of late period Mission Revival style, and it possesses high artistic values in the site planning with the only streetside garden in this neighborhood. The unusual site planning fit an unusual operation, the Viavi patent medicine system of Drs. Herbert and Hartland Law. The Viavi preparations were designed for a wide variety of female ailments. They were available only to those who bought the whole treatment, which was based on homeopathy. Specially trained workers spread the Law brothers' teachings worldwide and sold the elixirs. The building on Fell was constructed as the head office, laboratory, factory, shipping center, and, especially, the classrooms for teaching the workers. It was the fourth of their headquarters buildings; the first, at Van Ness & Vallejo had been outgrown; the second, at Van Ness & Green, fell victim to the 1906 fire emergency; & the third, at 636-652 Pine, was demolished to make way for an addition to the Metropolitan Life Insurance Building on Stockton. The Laws had vast experience with constructing major buildings: the Fairmont Hotel, the Rialto and Crossley Buildings on New Montgomery, Herbert Law's mini-mansion at 1021 California, and estates in San Mateo County. These are quite consistent with their hiring the late Willis Polk's firm and creating urban open space. The resource's period and date of significance are 1932, the year of construction. The area of significance is architecture. The building retains integrity.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References:

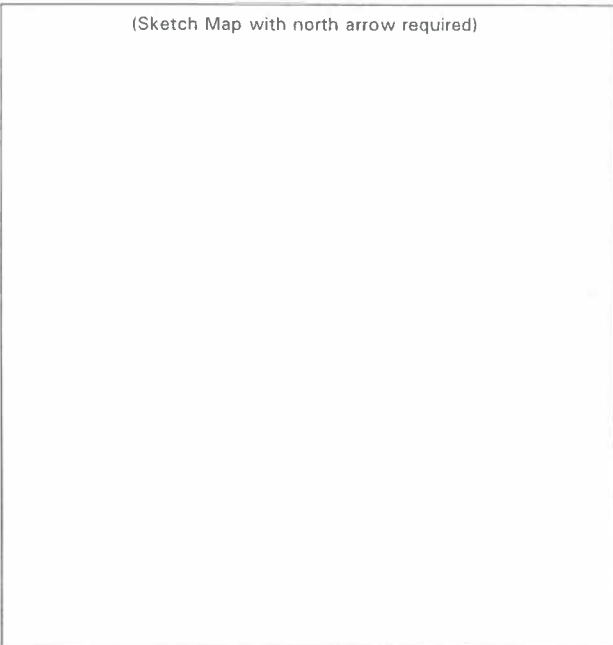
- Bogart, Sewall, "Lauriston," Portola Valley, CA, Alpine House, 1976.
- San Francisco Heritage file.
- San Francisco City Directories,

B13. Remarks:

\*B14. Evaluator: Anne Bloomfield

Date of Evaluation: 07/18/1997

(This space reserved for official comments.)



## 50 Fell Street



**Major Permit to Alter  
Case No. 2014.0048H**

**Prepared for the Architectural Review Committee  
July 16, 2014**

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View looking northwest from across Fell Street at the East Wing and site wall (Knapp, 2014).



View looking northeast from across Fell Street at the site wall and East Wing (Knapp, 2014).

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- d. Classification and Significance

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- c. Compliance with the Secretary's Standards – Project Sponsor Analysis

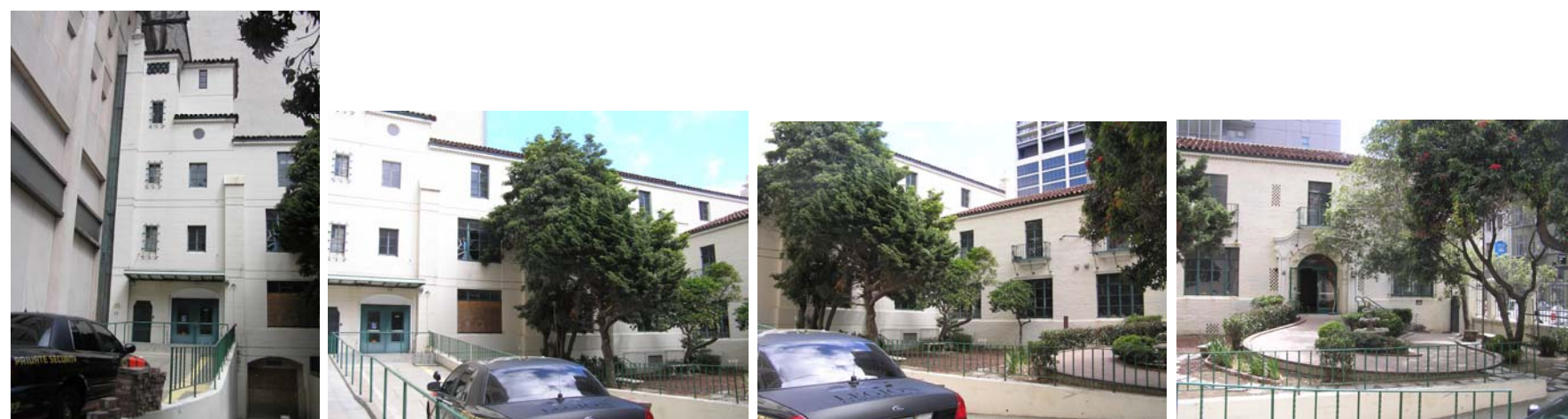
# 1. CONTEXT



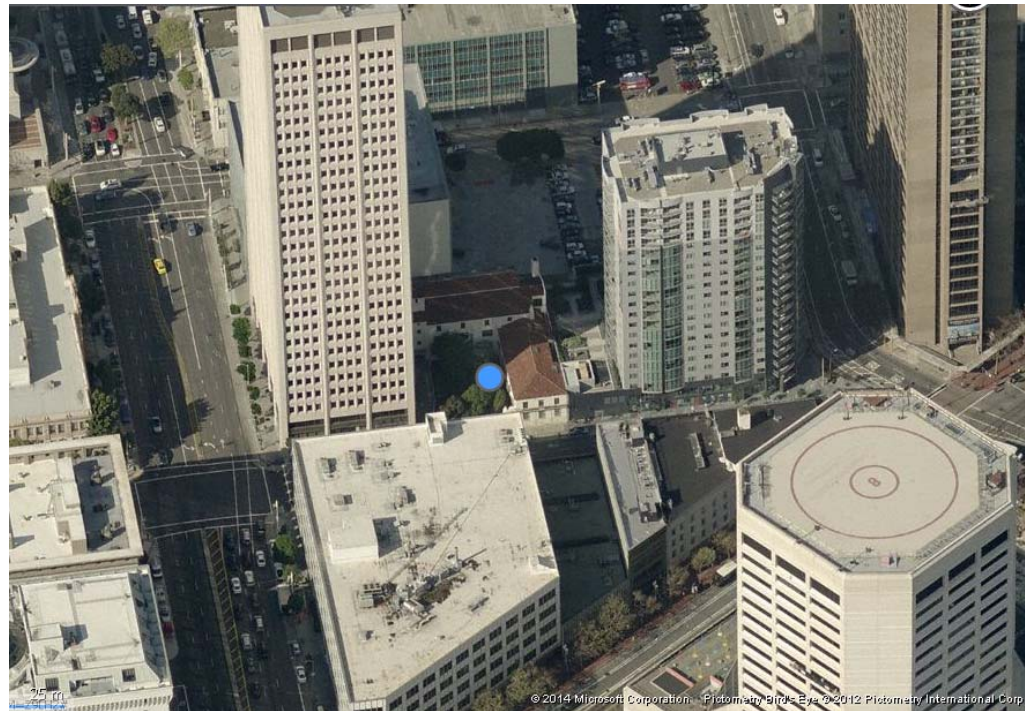
Context Image along the north side of Fell Street from Van Ness Avenue to Market Street. (Knapp, 2014)



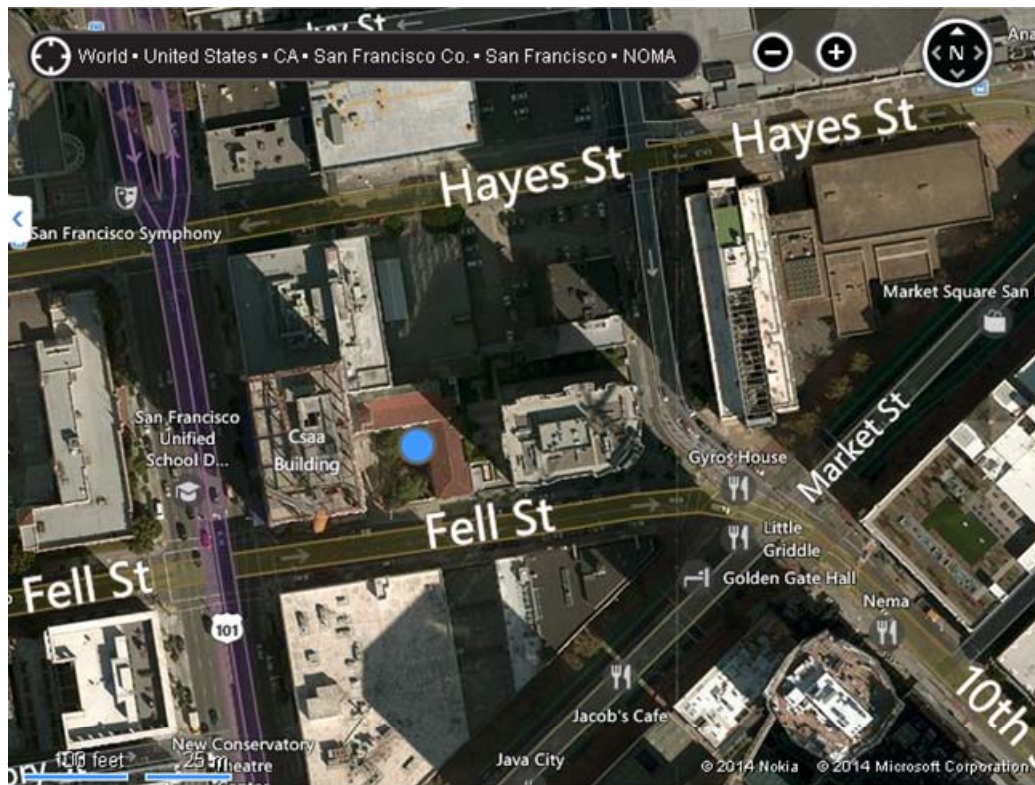
Context Image along the south side of Fell Street from Market Street to Van Ness Avenue. (Knapp, 2014)



Site images within the courtyard of Fell Street, panning from the west tower to the east wing. (Knapp, 2014)



Bird's Eye View of the north side of Fell Street between Van Ness and Market Street (Bing, 2014). The property at 50 Fell is indicated by a blue dot. Buildings at the south side of Fell Street are visible in the foreground.



Aerial Plan (Bing, 2014). The property at 50 Fell is indicated by a blue dot. Buildings at the south side of Fell Street are at bottom of the aerial.

## a. Site Description

The existing building at 50 Fell Street is located midblock on the north side of Fell Street between Van Ness Avenue and Market Street, San Francisco Assessor's block number 814, lot 10. The property is bounded by adjacent buildings at the east and west, faces a parking lot to the north and onto a sidewalk along Fell Street at the south. The subject property is nestled between two much larger buildings, the 29-story 100 Van Ness building (1976) at the west and 1 Polk Street building (2008) at the east, both residential towers. The building at 100 Van Ness, which used to house AAA offices is being converted to housing and its exterior is being re-clad with a new curtain wall. The building at 1 Polk Street is a residential structure with various city offices on the lower floors, the building has a two-story section to provide space between its tower and the property at 50 Fell Street. The two tall curtain wall structures do not have an architectural relationship in scale or style to the subject property, which is a small-scale Spanish Colonial Revival building.<sup>1</sup>

Across the street from 50 Fell Street, the buildings consist of a 5-story (1908) building at Van Ness Avenue, a two-story (1917) building, a 1913 four-story (1913) building and a 5-story (1907) building at Market Street. Although these buildings relate in scale to the subject property, they were built before the complex at 50 Fell (1931) and do not in style.

The site at 50 Fell Street is enclosed, on Fell Street, by an original brick wall with brick pillars, concrete caps, and wrought iron fencing. The site wall has two openings, a man-gate at the east and a drive gate at the west. The man-gate, a compatible feature that replaced the original wrought iron gate, is surmounted by a decorative concrete archway. The larger drive gate has a non-historic chain-link sliding gate where original entry pillars and wrought iron gate were removed,

The open courtyard is bounded by the street wall at the south building, 100 Van Ness to the west and the L-shaped subject building at the east and north. The pedestrian arched opening at the east end of the street wall leads to the main entrance at the East Wing via a non-historic brick path and concrete stairs. The entry is also accessed by a non-historic curvilinear paved brick ramp which winds through the courtyard and around a relocated original fountain with circular ceramic tile basin and non-historic concrete sculptural piece set within it. The wider drive opening at the west end of the street wall along Fell Street accesses two non-historic street ramps to the north wing. One of them is an accessible ramp, which leads from the street along the west side of the property to the double entry

<sup>1</sup> Page & Turnbull, Inc. *Department of Parks and Recreation 523A Form: 50 Fell Street*. San Francisco, California, 6 September 2006



Historic view of east wing looking northeast showing the yard wall with pedestrian archway at the far right and drive gate and paired pillars at the far left. (Viavi Brand Products Archives. Film, circa 1931. Images cannot be publically posted or reproduced without permission from Wayne Vico / Viavi)



Historic aerial view of the property at 50 Fell Street. (David Rumsey Historical Map Collection. Harrison Ryker. 1938, 56. San Francisco Aerial Views. Website accessed 12/13/2013: <http://www.davidrumsey.com/blog/2011/10/24/san-francisco-aerial-photographs-1938>)

doors at the north wing. The other is a wider concrete vehicle drive between the accessible ramp and the landscaped area of the courtyard, which slopes down to an arched basement opening at the north wing. Between the two ramps is a paved parking area. The landscaped areas of the courtyard are dirt covered in wood chips with various hedges, trees, miscellaneous flowers and shrubs, flagstone or slate pavers, stone or concrete benches. The only remaining historic architectural element of the courtyard is the tiled fountain base.

## b. Building Description

The building is an L-shape with a two-story brick east wing, abutting the sidewalk, and a four-story concrete north wing with tower at the north/rear of the lot. The exterior brick and concrete walls are painted off-white. The hipped roofs are finished in red clay tile. The steel casement windows are detailed with wrought iron balconies and window security grilles and also concrete window hoods and balcony pedestal moldings. The street wall is composed of brick pillars with concrete capitals, a low brick wall, and wrought iron fencing. A chain link fence closes the vehicle drive.

The L-shape formed by the east and north wings of the building is fully read on the first and second floors. A basement occurs under the north wing of the building with crawl spaces at the northeast and under the east wing. The third floor level, fourth floor mezzanine, and upper tower occur only at the north wing. The third floor is open to a third floor mezzanine which wraps the north and west sides of this wing. The fourth level at the tower is a small room with a sink and the top room of the tower contains elevator equipment and access to the roof.

There are three internal stairways in the building, one in the east wing and two at the north wing. The main stair at the southeast side of the east wing is an open stair leading from the first floor to the second floor. It has wrought iron railings and wood steps. The secondary stairs occur at the southeast and southwest corners of the north wing. These stairways have concrete steps and steel pipe railings. The southwest stair runs from the basement to fourth floor level at the tower, the southeast stair runs from the basement to the third level. A non-historic concrete stair at the exterior southeast corner of the north wing leads from the basement up to the landscaped courtyard.

The east wing building shell is constructed of brick and steel I-beam columns at the interior. The interior has been gutted except for wood framed partition walls with limited remaining plasterwork at the main lobby stair and entry; wood framing and subfloors; and roof framing. At the interior north end of the east wing, there are two steps up from the



Historic view of east wing looking northeast showing the yard wall with pedestrian archway at the far right and drive gate and paired pillars at the far left. (Viavi Brand Products Archives. Film, circa 1931. Images cannot be publically posted or reproduced without permission from Wayne Vico / Viavi)



Historic aerial view of the property at 50 Fell Street indicated by a blue dot. (Bing, 2014)

east wing to the north wing through a doorway. The wall at this location is mostly concrete with a section of brick wall at the east.

The north wing shell includes concrete floors and walls at the basement through third floors, wood flooring at the fourth floor mezzanine, a concrete fourth floor tower element and wood roof framing. The interior of the north wing has been gutted of most interior partitions exposing the concrete perimeter walls, concrete columns, and hollow clay tile block interior walls at secondary stairways and elevator. A renovated toilet room and mechanical room exist at the east end of the north wing. The mechanical room, which is four steps down from the north wing accesses a light well where both brick and concrete walls are visible at the adjoining wall of the north and east wings.

### c. Building Listings and Ratings<sup>2</sup>

Historical listings and supporting documents were noted in the San Francisco Planning Department Property Information Map Report online:

1. 1976 Architectural Survey: 2. With a summary rating of 2, the sub-category ratings indicate that the building has a poor relationship to its context (-1) but contributes moderately to the streetscape (2), its architectural design quality was moderately rated (average 2) but not considered rare or unusual (0), its cornice/ parapet was noted as moderately important to the building and streetscape (2), and its condition was intact (2-3).<sup>3</sup>
2. San Francisco Planning Department Status: A - Known Historic Resource. Category A is described in Bulletin 16 as the highest ranking for the treatment of a potential historic resource.
3. San Francisco Planning Code, Article 11: Category I - Significant Building, No Alterations. Article 11 considers the property at 50 Fell Street to be a historic resource of individual importance. Bulletin 16 notes that properties listed in Article 11 fall under the San Francisco Planning Department Historic Resource Status A2 category.

<sup>2</sup> City and County of San Francisco Planning Department. *Property Information Map Report for 50 Fell Street*, Website: <http://propertymap.sfplanning.org>, retrieved 31 July 2013.

<sup>3</sup> City and County of San Francisco Planning Department. *1976 Citywide Architectural Survey*, Survey form for 50 Fell Street, Block 814, Lot 10.



View of courtyard from upper story of North Wing with historic fountain base at center. (Planning Department Files, Date Unknown)



View of courtyard from upper story of North Wing with historic fountain base relocated within non-historic curvilinear brick ramp. (Knapp, 2013)

4. National Register Code: 3<sup>4</sup>

This rating means that the property appears eligible to the National Register.<sup>5</sup> The DPR form for the property notes a NRHP rating of 3S,<sup>6</sup> which further defines the property as one that appears eligible for National Register as an individual property through survey evaluation. The DPR form notes that its significance is tied to Criterion C, architecture, and it retains integrity.

5. San Francisco's Architectural Heritage rating: B.

6. Unreinforced Masonry Buildings (UMB) Survey includes this property.

#### d. Classification and Significance

The property at 50 Fell Street is considered a historic resource listed in a local register in Article 11 as a Category 1 building of individual importance and is eligible to the California Register because it is listed on a local register. The Department of Park and Recreation (DPR) 523A Primary Record for the property at 50 Fell Street notes that "the Viavi Building appears eligible to the National Register of Historic places at the local level of significance, under Criterion C, architecture, because it embodies the distinctive characteristics of late period Mission Revival style, and it poses high artistic value in the site planning with the only street side garden in the neighborhood with period of significance of 1932, the year of construction." The building was also noted as retaining integrity.<sup>7</sup> The building's plan configuration within the site, open court facing the street and its architectural style comprise its significance. The building's character-defining features include its exterior brick, concrete, and clay tile facades, building massing, open courtyard, brick street wall, steel sash windows, wrought iron fence, balconies and window grilles.

<sup>4</sup> City and County of San Francisco Planning Department. *Property Information Map Report for 50 Fell Street*. Website: <http://propertymap.sfplanning.org>, retrieved 31 July 2013

<sup>5</sup> California State Office of Historic Preservation Department of Parks & Recreation. *Technical Assistance Bulletin #8: User's Guide to the California Historical Resource Status Codes & Historic Resources Inventory Directory*, November 2004, p. 4.

<sup>6</sup> Page & Turnbull, Inc. *Department of Parks and Recreation 523A Form: 50 Fell Street*. San Francisco, California, 6 September 2006.

<sup>7</sup> Page & Turnbull, Ibid.



## 2. HISTORICAL BACKGROUND



Image 1 – Non-historic basement stair at corner between east and north wing. Historic window modified to doorway to basement. (Knapp, 2013)



Image 1A – Historic view of corner between east and north wing, basement window visible at lower left under bird. (Viavi Brand Products Archives. Film, circa 1931. Images cannot be publically posted or reproduced without permission from Wayne Vico / Viavi)



Image 2 – View from Fell Street to north wing tower, non-historic ramps and drives in the foreground. (Knapp, 2013)

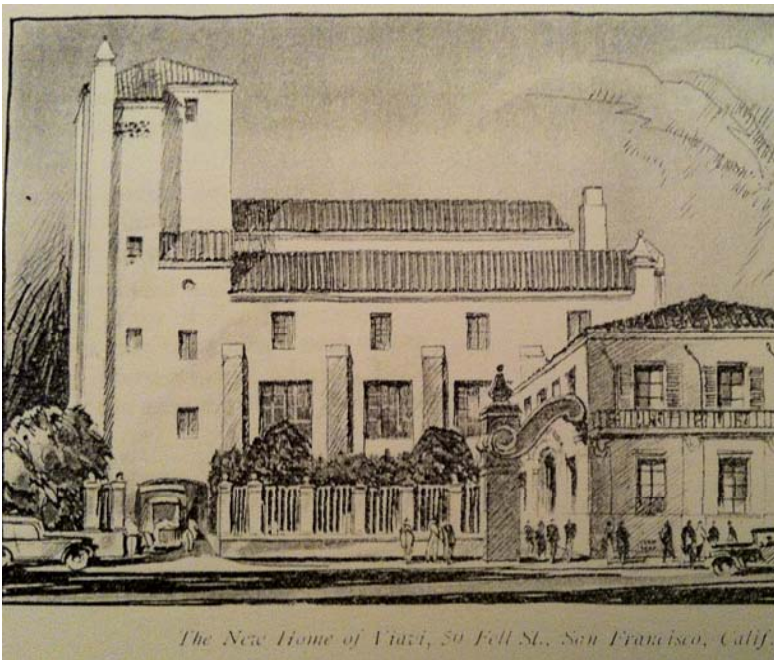


Image 2A – Historic sketch of building at 50 Fell Street looking north. (Viavi Brand Products Archives. Film, circa 1931. Images cannot be publically posted or reproduced without permission from Wayne Vico / Viavi)



Image 2B – Historic view of driveway along west side of property looking southwest. (Viavi Brand Products Archives. Film, circa 1931. Images cannot be publically posted or reproduced without permission from Wayne Vico / Viavi)



Image 2C – Historic view of fountain with driveway beyond along west side of property looking southwest. (Viavi Brand Products Archives. Film, circa 1931. Images cannot be publically posted or reproduced without permission from Wayne Vico / Viavi)



Image 3 – East wing looking east with non-historic curvilinear ramp in foreground. (Knapp, 2013)



Image 3A – Historic view of east wing looking southeast. (Viavi Brand Products Archives. Film, circa 1931. Images cannot be publically posted or reproduced without permission from Wayne Vico / Viavi)

## a. Property History

Early Sanborn maps show that the property at 50 Fell Street contained three duplex residential units in 1899.<sup>8</sup> By 1913, these buildings vanished,<sup>9</sup> presumably as a result of the 1906 Earthquake and Fire. The 1913 to 1948 map shows the current building configuration with its north and east wings on the lot.<sup>10</sup> The building complex that exists today, comprised of a brick east wing and a concrete north wing, was complete in 1931 as seen in a historic film from that year.<sup>11</sup>

The building at 50 Fell Street was constructed as the headquarters of the Viavi Company in 1931<sup>12</sup> by the firm of Willis Polk & Company<sup>13</sup> well after the death of Willis Polk himself in 1924 for the Law brothers, Herbert and Hartland. The building is historically known as the Viavi Building and was composed of offices, primarily in the east wing, and a manufacturing facility and distribution center, primarily in the north wing. It is likely that the east and north wing were constructed at separate times.<sup>14</sup> Construction materials seem to support this statement. The east wing is constructed of brick and the north wing is constructed primarily of concrete. Additionally, there is a two-step level difference at the adjoining wall between the two wings.

## b. Property Past Uses

<sup>8</sup> *Insurance Maps of San Francisco, California*. New York: Sanborn-Perris Map Co. San Francisco History Center, Sanborn Map Company Fire Insurance Maps, microfilm 1899, Vol. 1, Sheet 95.

<sup>9</sup> *Insurance Maps of San Francisco, California*. New York: Sanborn-Perris Map Co. San Francisco History Center, Sanborn Map Company Fire Insurance Maps, microfilm 1913, Vol. 1, Sheet 111.

<sup>10</sup> *Insurance Maps of San Francisco, California*. New York: Sanborn-Perris Map Co. San Francisco History Center, Sanborn Map Company Fire Insurance Maps, microfilm 1913-1948, Vol. 1, Sheet 111.

<sup>11</sup> Viavi Brand Product Archives. Film, circa 1931. Viewed with permission from Wayne Vico / Viavi in 2013.

<sup>12</sup> City and County of San Francisco Assessor-Recorder. Building Card for 50 Fell Street, Block 0814, Lot 10, 1979. Although the 2006 *Department of Parks and Recreation 523A (DPR)* form for 50 Fell Street (prepared by Page & Turnbull, Inc., 6 September 2006) notes a construction date of 1932, Assessor-Recorder records for 50 Fell Street indicate the year of construction to be 1931.

<sup>13</sup> City and County of San Francisco Planning Department. *1976 Citywide Architectural Survey*, Survey form for 50 Fell Street, Block 814, Lot 10. Although this survey indicated that “Willis Polk – added wing and remodeled original building,” Willis Polk died in 1924 and it is more likely the firm of Willis Polk & Company performed the work on the property. The 1997 DPR form (prepared by Anne Bloomfield) supports this, indicating Willis Polk & Co. served as architects but does not indicate a specific architect at the firm.

<sup>14</sup> *1976 Citywide Architectural Survey*, Ibid. The survey statement in this survey that “Willis Polk – added wing and remodeled original building” implies that the east and north wing were constructed separately.



Image 4 – Historic fountain base with non-historic concrete fountain at center looking north. (Knapp, 2013)



Image 5 – View looking southwest from yard at non-historic walls toward driveway. (Knapp, 2013)

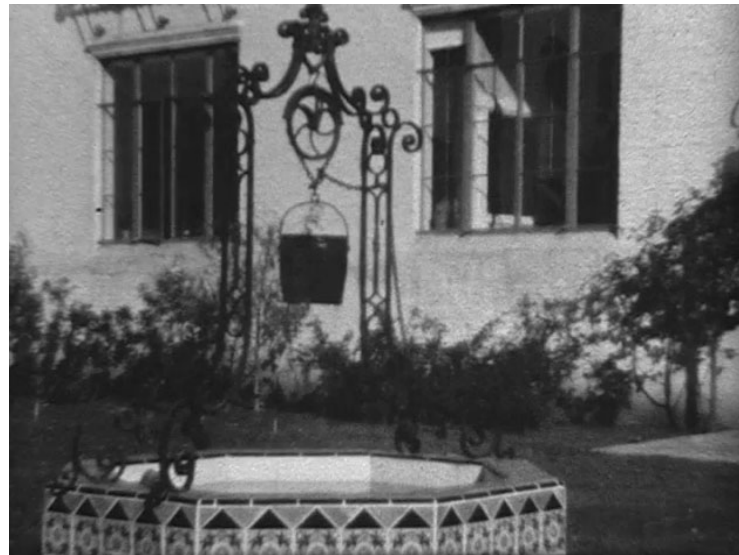


Image 4A – Historic view of fountain looking northeast. (Viavi Brand Products Archives. Film, circa 1931. Images cannot be publically posted or reproduced without permission from Wayne Vico / Viavi)



Image 5A – Historic aerial view of the property at 50 Fell Street. (David Rumsey Historical Map Collection. Harrison Ryker. 1938, 56. San Francisco Aerial Views. Website accessed 12/13/2013: <http://www.davidrumsey.com/blog/2011/10/24/san-francisco-aerial-photographs-1938>)

Past uses and ownership for the property at 50 Fell Street, Block 814, Lot 10 were researched both at the San Francisco Main Public Library and San Francisco Assessor-Recorder's Office:

- Viavi Company, factory/headquarters for homeopathic remedies (1931-1946)
- U.S. Government Offices, various (1946-1972)
- Vacant (1973-1974)
- City Government Offices, various (1975-1977)
- New College of California School of Law (1978-1999)
- Investment property (1999-2011)
- Casa Terranova LLC (2011-present)

Assessor's Block Books show the earliest recorded ownership after 1906 listing J.S. Spear, Jr., G.L. Spear and Charlotte W. Hall with a date of 12/10/10 on Lot 10.<sup>15</sup> The property at 50 Fell Street has Assessor's owner history and sales records dating back to 1919. These records note property transfers beginning in 1919 from Frank J. Edward, J. [W] James, D. Dougherty to A. Freed. In 1926, a decision in A. Freed vs. Thos. Boote resulted in a transfer to A. Freed the following year. That same year, in 1927, A. Freed granted the property to Pacific Motor Supply Co. In 1929, the [Cal.] Motor Supply Co. sold the property to the Viavi Co. on March 5.<sup>16</sup> It is not known if a building existed on the site prior to this purchase but a building was constructed in 1931.<sup>17</sup> Previous research indicates that the building was designed by Willis Polk & Company.<sup>18</sup> It is clear that the architect would not have been Willis Polk himself who died in 1924 but someone who worked at the office thereafter. The building was originally used by the Viavi Company, Inc. as their headquarters and factory for homeopathic treatments for women and included spaces for a laboratory, factory, shipping center, and classrooms for teaching workers who sold the remedies.<sup>19</sup> The listing in the 1930 San Francisco City Directory notes that the Viavi Co. would be moving from 1490 Market to 50 Fell by May 1st and was listed at this new address in the 1931 directory.<sup>20</sup> In 1946, it was sold to the United States of America<sup>21</sup> to become a United States

<sup>15</sup> City and County of San Francisco Assessor-Recorder. *Map Book in Western Addition, Pages 245-344 Inc.*, Restored October 1993.

<sup>16</sup> City and County of San Francisco Assessor-Recorder. Sales Ledger Index, Microfiche for 1914-1938.

<sup>17</sup> City and County of San Francisco Assessor-Recorder. Building Card for 50 Fell Street, Block 0814, Lot 10, 1979.

<sup>18</sup> Page & Turnbull, Inc. *Department of Parks and Recreation 523A Form: 50 Fell Street*. San Francisco, California, 6 September 2006.

<sup>19</sup> Ibid.

<sup>20</sup> *Polk's Crocker-Langley San Francisco City Directory, 1931*. San Francisco: R.L. Polk & Co. of California, 1931. San Francisco (Main) Public Library.

<sup>21</sup> City and County of San Francisco Assessor-Recorder. Sales Ledger Index, Microfiche for 1939-1947.



Image 6 – View along Fell Street looking northeast, east wing at right. The west side of the yard wall is missing. (Google, May 2011)



Image 6A – Historic view of east wing looking northeast showing the yard wall with pedestrian archway at the far right and drive gate and paired pillars at the far left. (Viavi Brand Products Archives. Film, circa 1931. Images cannot be publically posted or reproduced without permission from Wayne Vico / Viavi)

Navy Department District Medical Office housing medical, dental, and dispensary functions until 1967.<sup>22</sup> No longer listed under the Navy government listings, there was a “no return” listing for this address in the 1968 directory.<sup>23</sup> In the 1969-1970 directory, US GSA Aid Logistic Support & Control was listed at 50 Fell Street.<sup>24</sup> From 1971 to 1972, the building was used by the Government Office of Naval Research along side the Numismatic Service Division of the Mint.<sup>25</sup> The property is listed as “vacant” in the 1973 and 1974 directories. From 1975 to 1977, the property held several city offices including the City Clearing House, Economic Analysis, Commission on the Status of Women, Architectural Design Service, and also the Mayor’s Office of Economic Development.<sup>26</sup> In 1978, The New College of California School of Law is listed at 50 Fell Street,<sup>27</sup> the year of their effective ownership.<sup>28</sup> The school sold the property to Baywood Investors in 1999 followed quickly by a sale to Bernard Wm Gucker in 2000 who held the property until 2011, when the current owner, Casa Terranova LLC, acquired the property.<sup>29</sup> The building has not been used by tenants after 1999.

<sup>22</sup> *Polk’s Crocker-Langley San Francisco City Directory, 1967.* San Francisco: R.L. Polk & Co. of California, 1945-46, 1967. San Francisco (Main) Public Library.

<sup>23</sup> *Polk’s Crocker-Langley San Francisco City Directory, 1968.* San Francisco: R.L. Polk & Co. of California, 1968. San Francisco (Main) Public Library.

<sup>24</sup> *Polk’s Crocker-Langley San Francisco City Directory, 1969-1970.* San Francisco: R.L. Polk & Co. of California, 1970. San Francisco (Main) Public Library.

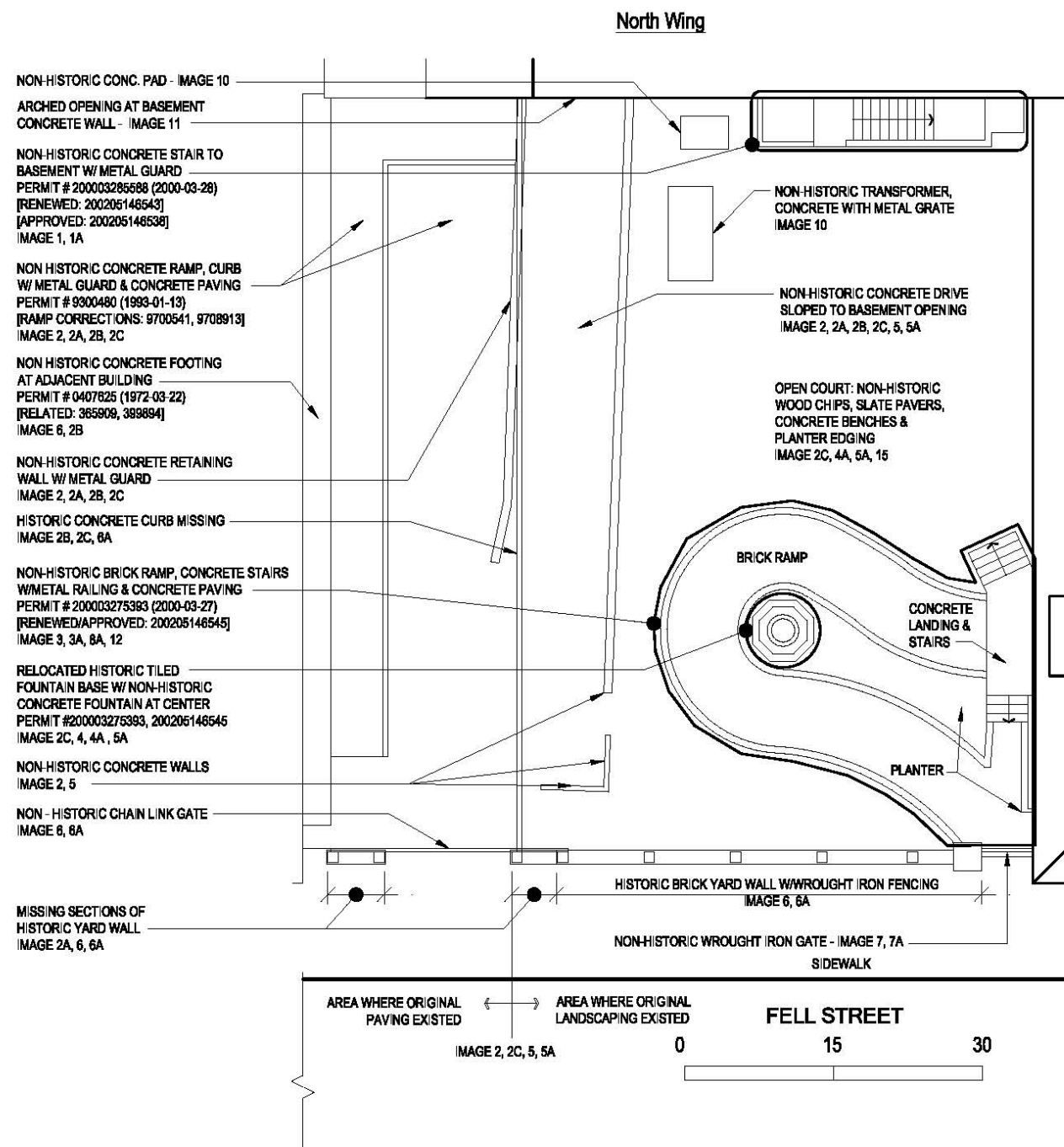
<sup>25</sup> *Polk’s Crocker-Langley San Francisco City Directory.* San Francisco: R.L. Polk & Co. of California, 1971, 1972. San Francisco (Main) Public Library.

<sup>26</sup> *Polk’s Crocker-Langley San Francisco City Directory.* San Francisco: R.L. Polk & Co. of California, 1975, 1976, 1977. San Francisco (Main) Public Library.

<sup>27</sup> *Polk’s Crocker-Langley San Francisco City Directory, 1978.* San Francisco: R.L. Polk & Co. of California, 1978. San Francisco (Main) Public Library.

<sup>28</sup> City and County of San Francisco Assessor-Recorder. Real Property Inquiry (Computer), Ownership History, 1993 to August 2013.

<sup>29</sup> *Ibid.*



**EXISTING COURTYARD PLAN & CHRONOLOGY OF CHANGE**

The existing courtyard was modified over time. Previous permits & images are referenced for the chronology of change. These changes allow for rehabilitation for the new use to increase landscaped area while providing accessibility & egress.

**c. Property Changes**

The limited permit history at DBI shows various modifications to the exterior and interior. In 1993, the concrete handicapped ramp at the west property line was constructed and subsequently corrected in 1997 after a violation was identified. In 2002, several changes at the courtyard were completed including the construction of the curvilinear brick ramp at the entry, concrete entry stairs and walkway to the pedestrian opening at the yard wall, and construction of a new stair to the basement at the north side of the courtyard, and relocation of the fountain. The same year, the entry doors at the east wing were relocated from the face of the building inward and wood flooring was repaired in that area. The interior of the building is substantially gutted so many of the interior changes noted in the permit record are irrelevant. Roof work included skylight and roof tile repairs at the east wing in 1987 and roof parapet bracing at the north wing in 1990. Other elements of unknown date include, at the north wing, steel canopy framing above the entry and ductwork which extends from the central basement opening to the roof. There are also other small miscellaneous attachments at both wings.

(See Diagram of Existing Courtyard Plan & Chronology of Change which references numbered images documenting changes)



Image 7 – View of decorative arched gateway with non-historic gate looking northeast from Fell Street. (Knapp, 2013)



Image 7A – Historic view of decorative arched gateway with original wrought iron gate at yard wall looking southeast from the yard. (Viavi Brand Products Archives. Film, circa 1931. Images cannot be publically posted or reproduced without permission from Wayne Vico / Viavi)



Image 9 – View of lobby entry at east wing looking southwest. Non-historic storefront assembly and infill flooring at modified entry. (Knapp, 2013)



Image 11 – View of basement driveway opening with non-historic infill wall looking north at the north wing. (Knapp, 2013)



Image 8 – View of decorative arched entry at east wing looking east. The lower portion of original pilasters has been covered where the non-historic brick ramp and concrete steps were installed and interior steps were infilled with new floor to meet the ramp landing. (Knapp, 2013)



Image 8A – Historic view of decorative arched entry looking east. (Viavi Brand Products Archives. Film, circa 1931. Images cannot be publically posted or reproduced without permission from Wayne Vico / Viavi)

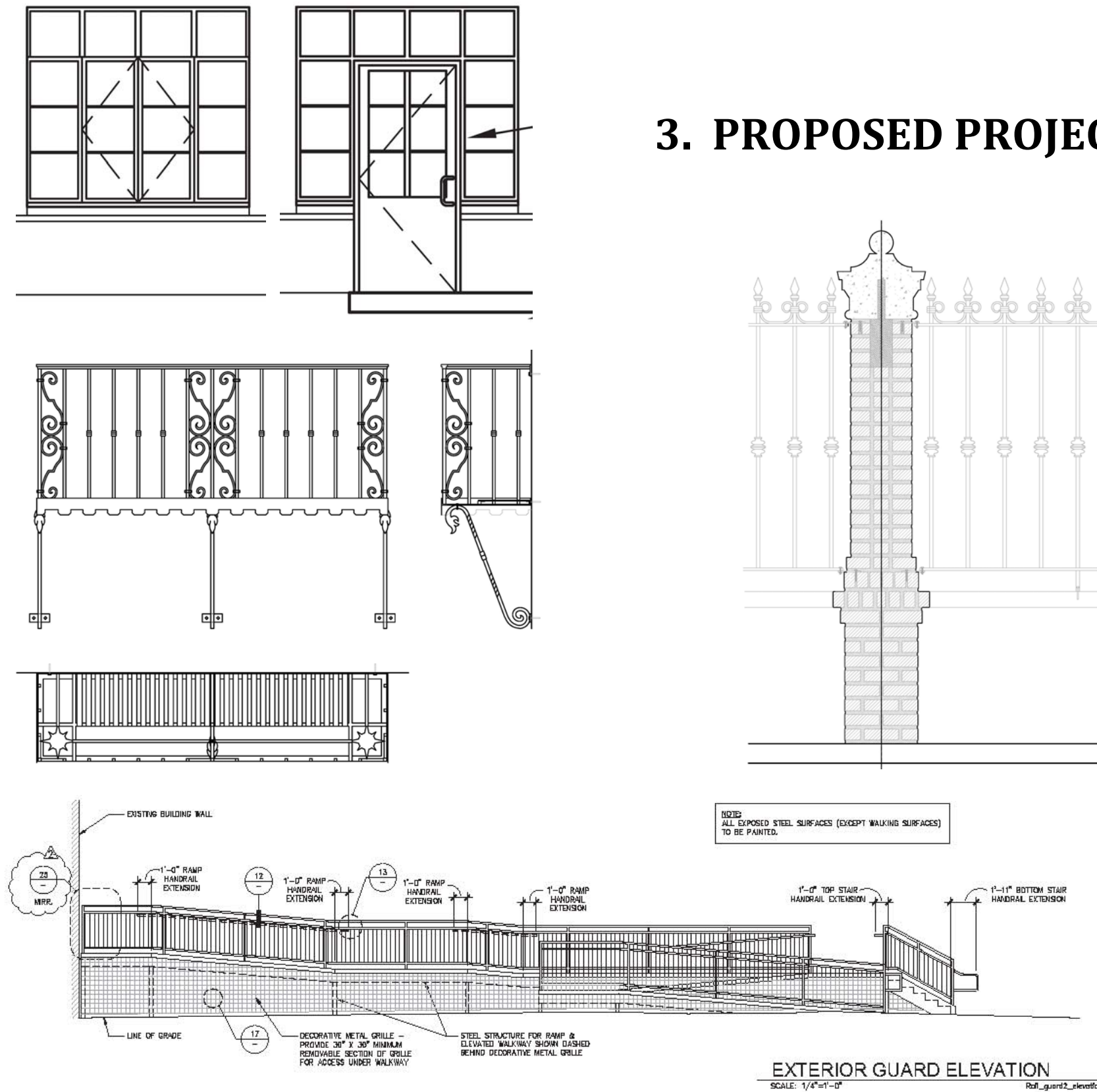
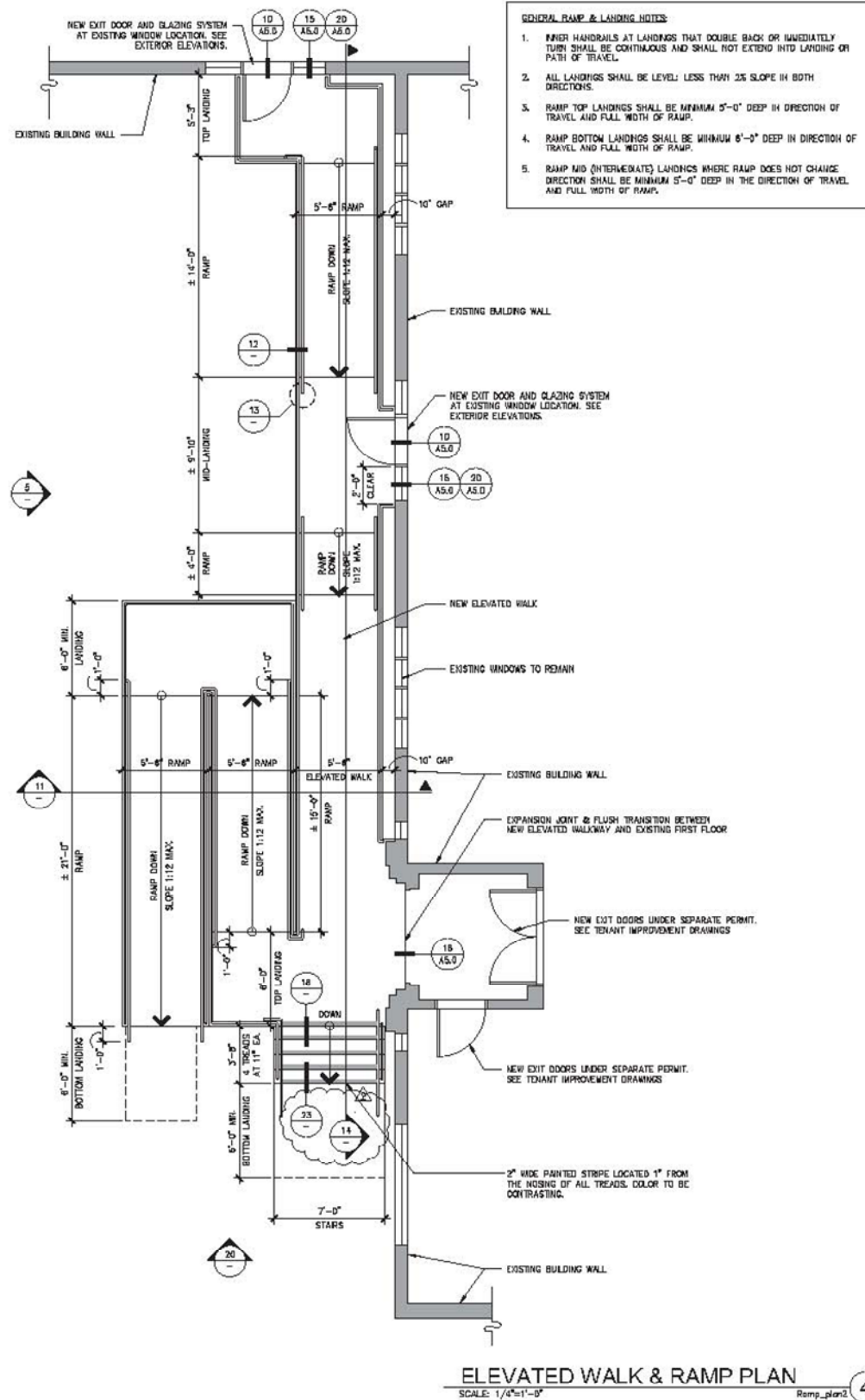


Image 10 – View looking northwest to the north wing of transformer (left), brick stacked on concrete pad (center), concrete planter (right) with original window opening above infilled with mechanical equipment. (Knapp, 2013)



Image 12 – View of yard looking south to Fell Street at non-historic brick ramp. (Knapp, 2013)

# 3. PROPOSED PROJECT





Typical LePort outdoor areas consist of natural features including natural grass lawns and planted areas. Play areas and fall zones consist of wood chips, sand, and engineered wood fiber.

### a. LePort Schools & the Proposed Use

Founded in 2000, LePort Schools offer high-quality, authentic Montessori education to over 1,000 students ages 12 weeks to 8<sup>th</sup> grade at nine campuses in Southern California. In winter 2013, eighteen pioneer San Francisco parents made a commitment to prepaying three years' worth of tuition to initiate and support the development of LePort Schools in San Francisco. The first San Francisco campus will also be the first historical campus for LePort Schools. The historic property at 50 Fell Street is the ideal place for a Montessori school because of its small scale; quaint architectural character; its open, light-filled interiors which allow flexibility for program development; large courtyard for outdoor play in a largely paved city environment; convenient access to public transportation allowing parents to use BART and Muni to take their children to and from school; direct adjacency to residential buildings and other new development which will serve families; and proximity to sponsor companies including Twitter, Square, and Dolby within the context of the Mid-Market Street area, which is in the process of revitalization.

LePort's entry into San Francisco is driven by an urgent need for better childcare options in the city. The rehabilitated building will serve infant to second grade programs including Spanish-immersion, music, art and sports in addition to the core Montessori program. Almost half of the total enrollment capacity of 220 new childcare spots for the property at 50 Fell Street have been filled to date, with the infant and toddler programs 100% filled. LePort's robust financial aid program is an incentive for families to stay in San Francisco and is also beneficial to maintaining diversity within this growing neighborhood.

The new use as a Montessori School is compatible with the building in that it will require minimal changes to the historic building, will remove paving from the courtyard to return more landscaped space, rehabilitate the historic building finishes and stabilize it through seismic retrofit to revitalize it from its long-abandoned state so that it can continue to function and be maintained in the future.



**b. Scope of Work**

LePort Schools is embarking on several different phases of work which will be performed under separate permits to prepare the building for its new use as a Montessori school. The proposed use as a Montessori school will require a change of use from commercial B occupancy to educational E occupancy for basement through third floors for classrooms. The fourth floor mezzanine level will be B occupancy support spaces and exercise room. The first level of the east wing will be devoted to infants.

**Work under Separate Permits**

Both wings will be seismically upgraded. Exterior rehabilitation includes repair of the brick site wall, brick and concrete building façades, steel sash windows, historic wrought iron (A36 steel) and non-historic tube steel window grilles, and installation of new signage. New door assemblies will be installed at the basement arched opening and at the basement stair at the exterior North Wing. The existing concrete ramp and vehicle ramp to the North Wing will be replaced with new ramps from the first and basement levels to the street. The new ramps of reduced size increase the landscaped space in the courtyard. Interior rehabilitation includes new finishes at the gutted East Wing first floor lobby and repair and refinishing of the original wood stair with wrought iron railing (A36 steel). Since the interiors are substantially gutted, new interior partitions will be installed on the first through third floors for classrooms, support spaces, and circulation through the building. The basement will remain open as interior play space and the fourth floor will be used as support and exercise spaces.

**Work under Major Permit to Alter**

The Major Permit to Alter scope includes the following and is described in detail on the following pages.

1. Historic site wall reconstruction.
2. Historic wrought iron fence reconstruction.
3. Historic wrought iron balcony rehabilitation.
4. New west gate assembly.
5. Non-historic retaining wall removal.
6. New exit doors.
7. Replacement of non-historic ramp/stair
8. New landscaping at the existing courtyard.



Images related to work under separate permits: Top row - repair of exterior brick and concrete at facades, steel sash windows, wrought iron (A36) and galvanized steel window grilles; Middle row - replacement of non-historic signage and replacement of exterior North Wing ramps at west side of courtyard; Bottom row - repair of historic main stair and finishes at East Wing Lobby.



Existing Areas of Major Permit to Alter Scope: Top row –(1) Historic site wall reconstruction at west end, (2) Historic wrought iron (A36 Steel) fence reconstruction; Bottom Row – (3) Historic wrought iron (A36 steel) balcony rehabilitation; (4) New west gate assembly to replace existing chain link gate.

## Approach for Work under Major Permit to Alter

### 1. Historic site wall reconstruction:

The west end of the historic site wall was demolished at some point, removing three pillars that flanked the original wrought iron (A36 steel) drive gate. The approach is to reconstruct the pillars to restore the original appearance of the property from the street. Historic images and the extant pillars at site wall provide evidence for reconstruction. This work will complete the site wall and provide a finished opening for a new gate assembly.

### 2. Historic Wrought iron fence reconstruction:

The original fencing at the brick site wall is made of historic A36 steel and its decorative qualities resemble wrought iron, so it is referred to as wrought iron to distinguish it from non-historic tube-steel, which also occurs on the property. The original fencing is severely deteriorated and is a safety concern. The approach is to salvage and reuse as many intact parts as possible, reconstruct the fence with new and existing parts, galvanize the overall assembly and paint for more durability, and reinstall the fencing in its original location. The in-kind replacement of the wrought iron fence will be coordinated with the repair of the site wall under separate permit. This work will repair a deteriorated condition and maintain the original appearance of the brick site wall and fence.

### 3. Historic Wrought iron balcony rehabilitation:

Similar to the original fencing at the site wall, deterioration requires the repair and in-kind replacement of deteriorated wrought iron balconies (actually historic A36 steel), which occur on the south and west façades of the East Wing. The approach is to salvage and reuse as many intact parts as possible, reconstruct the balconies with new and existing parts, galvanize the overall assembly and paint for more durability, and reinstall the assemblies in their original locations. This work will repair a deteriorated condition and maintain the original appearance of the balconies.

### 4. New west gate assembly:

The existing opening is enclosed by a chain link fence gate with sliding mechanism. The approach was to enclose this opening by restoring the brick pillars and installing a new gate assembly. Since the original gate is missing, the new gate is designed to match the detailing of the non-historic but compatible east gate made of galvanized tube steel. The posts are appropriately spaced for the safety of children. The man gates are provided for exiting the property. This work will restore the continuity of the street face of the property in a compatible manner.



Existing Areas of Major Permit to Alter Scope: Top: (5) Non-historic retaining wall removal; Bottom: (6) New exit doors at existing first floor window openings near the corner of the L-shaped building at the North and East Wings. The existing historic window at each location will be salvaged and stored. The new door with sidelights will be detailed similarly to the existing windows.

**5. Non-historic retaining wall removal:**

The partial height non-historic retaining wall that runs north-south through the center portion of the courtyard is the last remaining element of a paved area at the west side of the courtyard. This wall runs along the edge of a driveway to a basement opening at the North Wing, which will be removed under a separate permit. The approach is to remove this retaining wall to restore more landscaped area at the center of the courtyard and provide more play space for children.

**6. New exit doors:**

Per code requirements, the first floor infant room at the East Wing requires an exit to the corridor and an exit directly to the exterior with access to ramps to roll infant cribs through the exits. In order to classify the infant area as Group E occupancy rather than the more stringent Group I-4, to minimize impact to the building, and provide adequate space for the infant program, the infant program must be on the first floor and one of its two separate exits must access the exterior directly. The exits must allow infants cribs to be rolled out of exit doors and onto a ramp to grade.

The new exterior door at the north wing (and the new ramp and elevated walkway) are required to provide two means of egress. Previously, the egress path through the building travelled from the north wing southwest stair through the east wing via an exit passageway to the main front door. The creation of the infant rooms at the east wing required that the two wings have separate exiting with the enclosure of the shared wall. Therefore, a new second exit is to be created at the north wing. In addition, the east and north wing first floor levels are not at the same elevation and a ramped egress is required.

Code compliance and application of the Historical Building Code were carefully studied and reviewed with the Building Department in order to minimize impact on the historic property. The approach is to avoid creating new openings and use existing openings to provide these two new exits. Existing steel windows at two locations will be salvaged and stored. A portion of the masonry wall will be removed to install a new doorway with sidelights. Salvaged brick can be reused and concrete can be recast. The new door/window assemblies will be aluminum to be compatible with existing and similar in detailing to blend with the historic windows.

At these locations, historic windows and brick will be salvaged and reused and concrete can be recast for reversibility in the future. A small portion of wall will be removed for the installation of the new doorway. The new door/window assembly will be compatible with the existing divided light windows with solid panel at the lower portion of door to align with the wall.



Existing Areas of Major Permit to Alter Scope: Top: (7) Replacement of non-historic ramp/stair, (8) Retention of historic tiled fountain base (sculptural concrete within fountain base is non-historic and will be removed under separate permit; Bottom -(8) Replacement of existing non-descript landscaping with new natural playground landscaping.

**7. Replacement of non-historic ramp/stair:**

The existing curvilinear brick ramp and concrete stair at the East Wing is non-compliant, does not provide egress for the two new exits, and extends into the courtyard. The approach to remove the existing assembly to provide egress from the two new exits, make the main east entrance accessible, and align it with the East Wing to increase landscaped space within the central courtyard. The intention is that the new ramp/platform be self-supporting, separated slightly from façade, and simply detailed to allow the building to read and remain untouched for reversibility. The new ramp /stair is a steel structure with concrete paving and steel railings and posts. Intermediate wider newels are intended to break up the pattern in widths that resemble window openings and balconies. A galvanized steel mesh below the ramp would screen this area from debris, rodents and access by children.

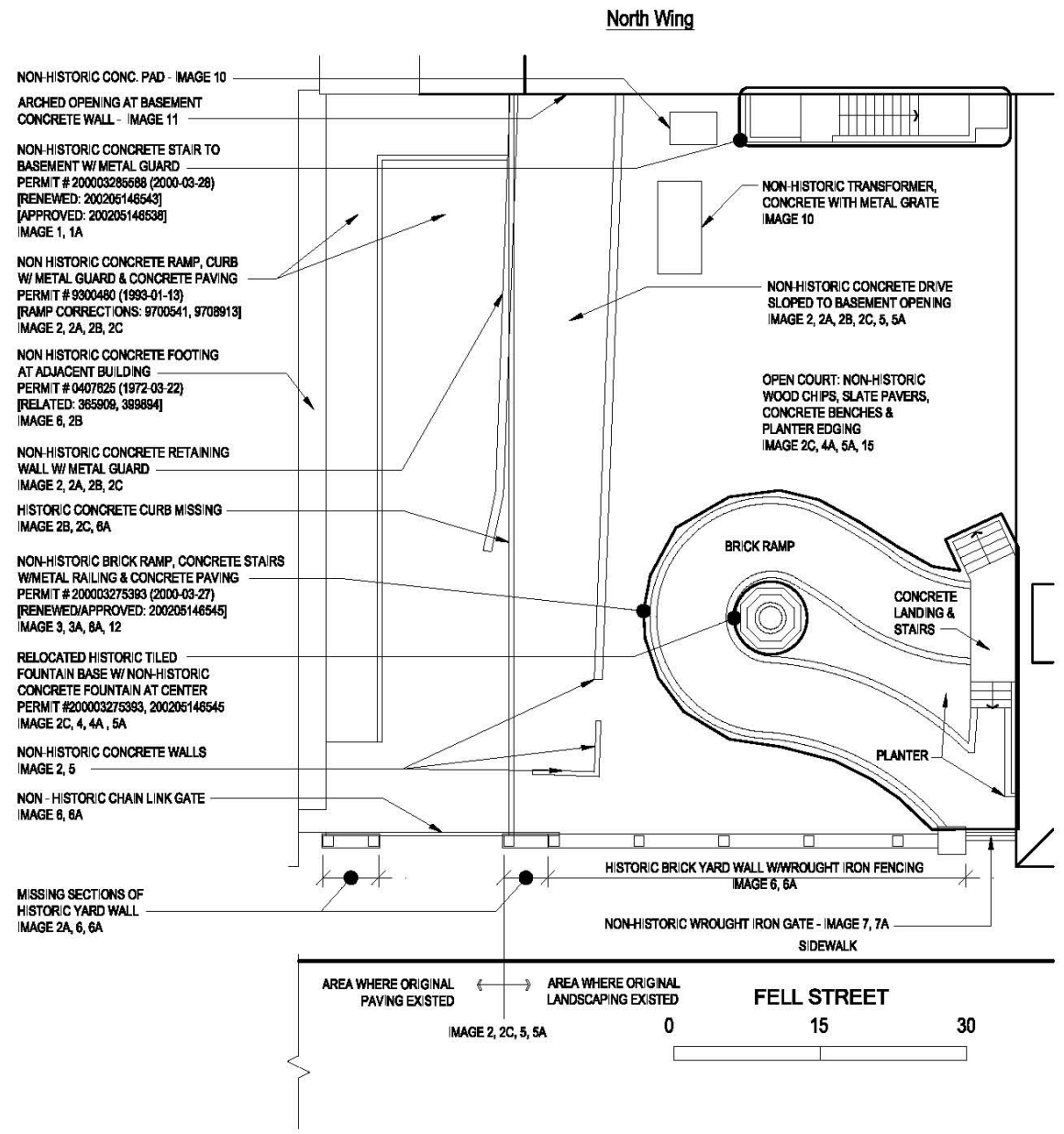
**8. New landscaping at the existing courtyard:**

The existing courtyard landscaping is non-descript. It is composed of dirt covered in wood chips with various hedges, trees, miscellaneous flowers and shrubs, flagstone or slate pavers, stone or concrete benches. The only remaining historic architectural element of the courtyard is the previously relocated tiled fountain base. In addition, the existing courtyard has two ramps and parking area at the west and a curvilinear brick ramp at the east, which dominate the landscaped space.

The approach is to reduce the paving in the courtyard with the realignment of ramps at the west and east to increase the landscaped space, and revitalize the courtyard with new natural landscaping which provides exit paths and play areas for the new use. The west ramps and paving will be removed under a separate permit and replaced with new ramps that are reduced in size. The east ramp will be removed under the Major Permit to Alter as described previously. Four trees will remain and three trees will be replaced with three trees in similar locations. The historic tiled fountain base will be retained in place and incorporated into the new design where it is visible when entering the site.

The new landscape design accommodates new natural elements to facilitate play and children’s activities rather than above ground play structures to retain the open appearance of the courtyard and restore its landscaped appearance. As part of the natural playground concept, curvilinear decomposed granite and concrete paving exit paths will be surrounded by natural grass lawn, planting areas with play areas and fall zones of wood chips, sand, and engineered wood fiber. Set back from the street, at the northwest side of the courtyard, a small mound will be created and integrate a natural gray polycarbonate slide and a climbing feature to accommodate types of play required for this school facility.

The open landscaped feeling of the courtyard is maintained and improved, previous modifications have been altered to maximize landscaped area.



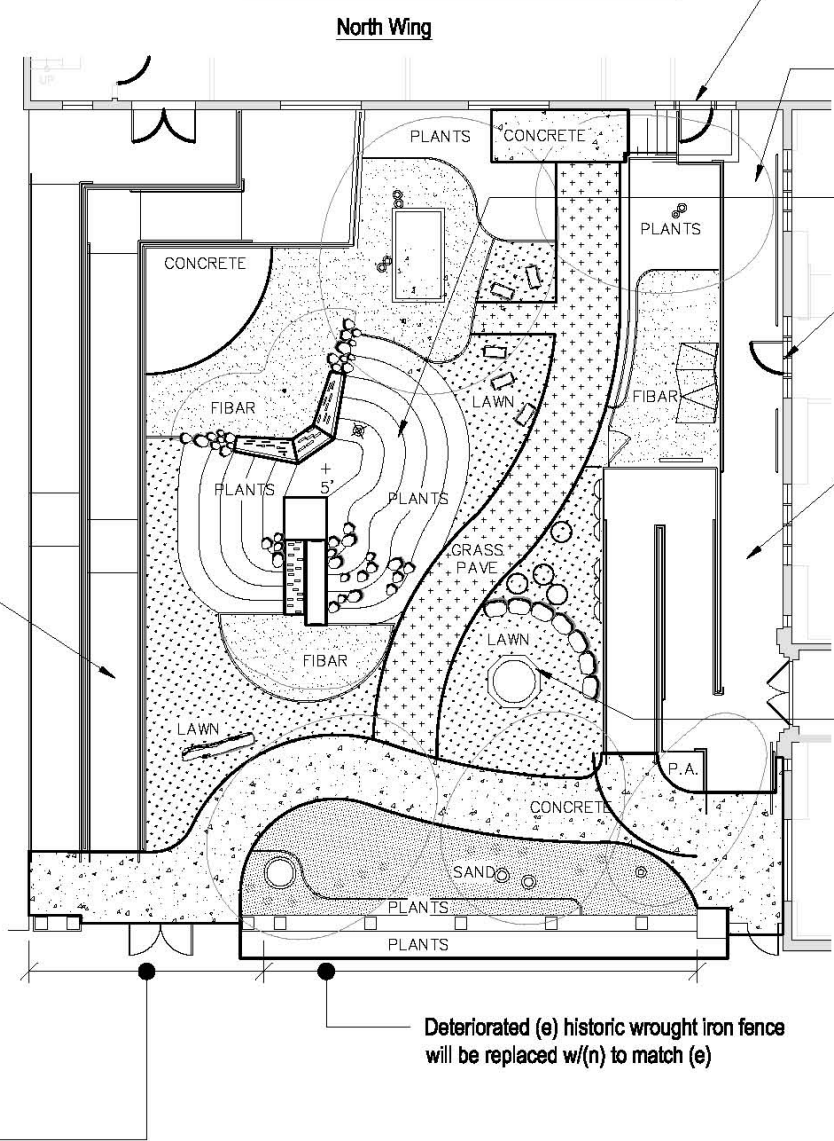
**EXISTING COURTYARD PLAN & CHRONOLOGY OF CHANGE**

The existing courtyard was modified over time. Previous permits & images are referenced for the chronology of change. These changes allow for rehabilitation for the new use to increase landscaped area while providing accessibility & egress.

Modifications under separate permits removed non-historic paving & retaining structures & reduced the size of ramps to the north wing maximizing open courtyard area for landscaping

East Wing

(N) pillars at yard wall where missing match (e) extant pillars. (n) gate matches (e) non-historic compatible gate since no extant original gate exists as example. the spaces of pickets allows avoid hazard to children

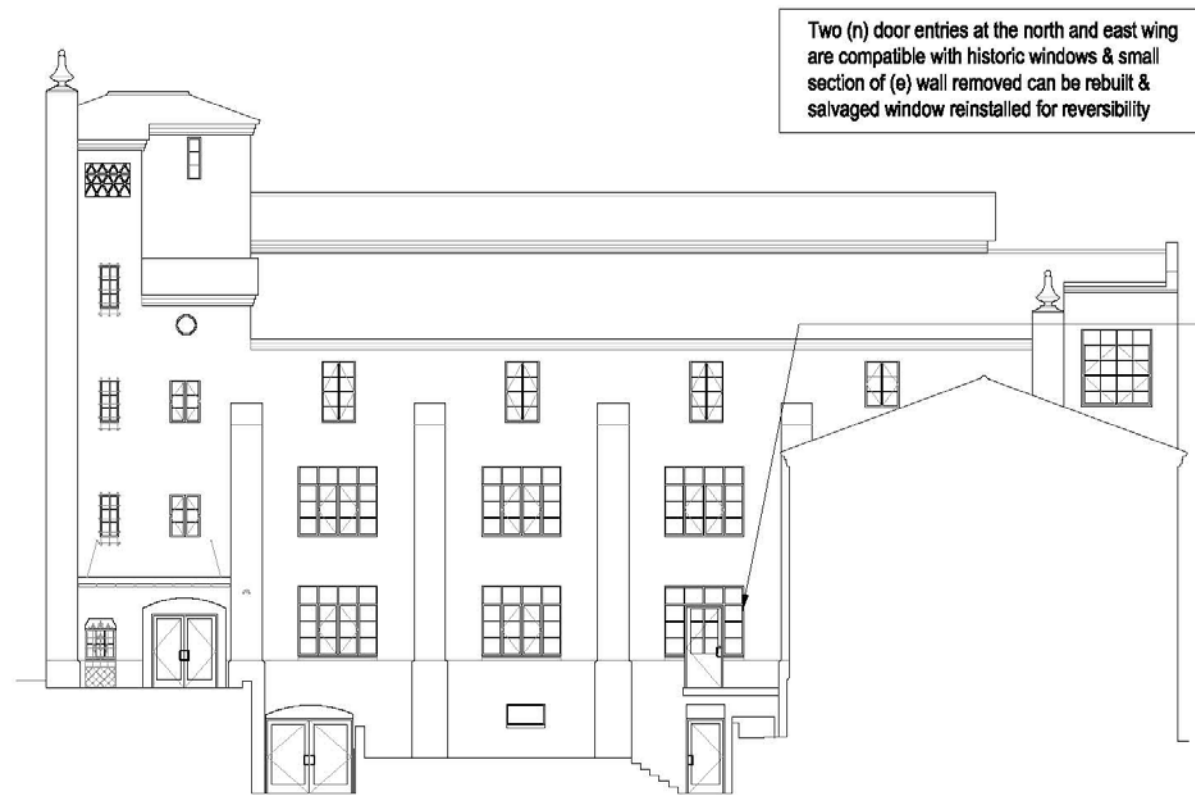


Street facade is improved with completion of yard wall, (n) drive gate and rehabilitated historic wrought iron elements.

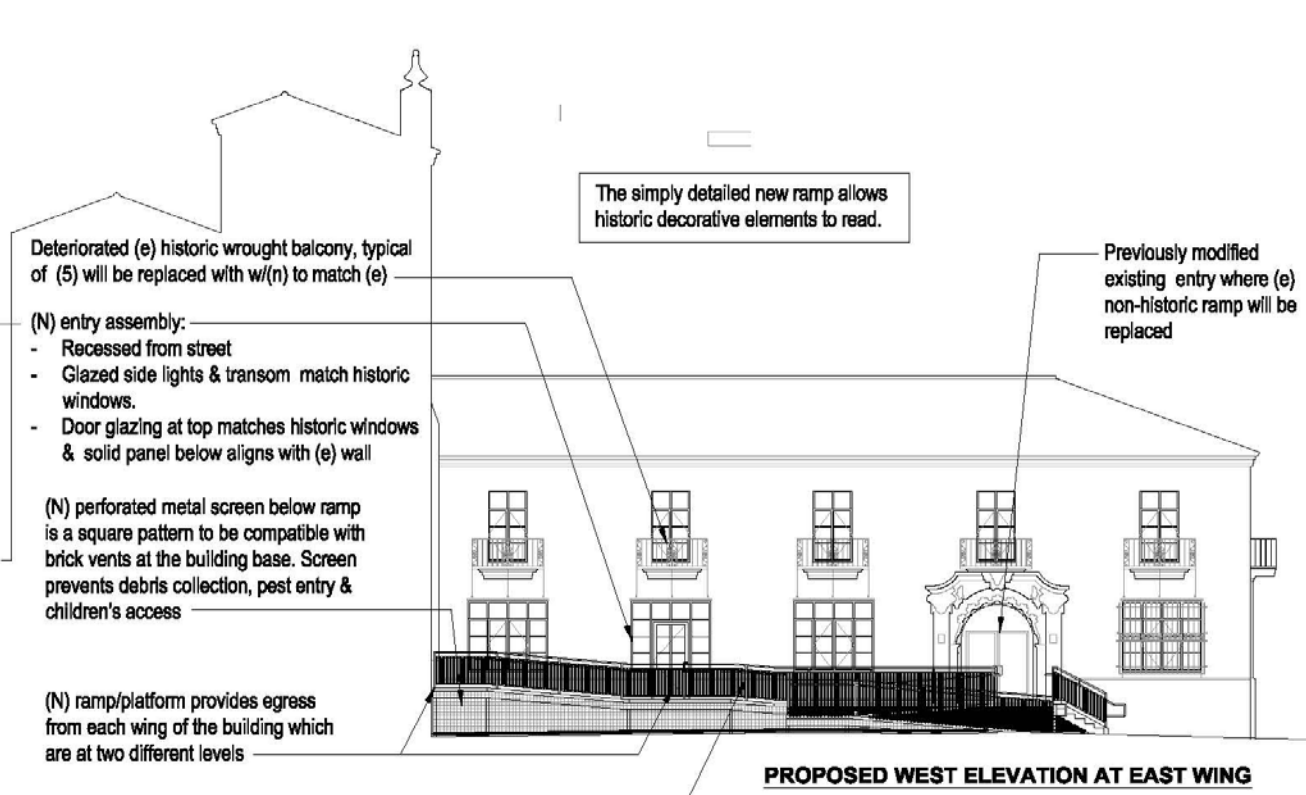
**PROPOSED COURTYARD PLAN**

The separation of the two wings requires a second exit at the north wing.  
 The new ramped egress serves the first floor of each wing, which are at different elevations.  
 Natural playground formations maintain landscaped appearance of courtyard  
 Infant rooms at the first floor, which is above grade, requires a direct egress exit to the exterior to roll cribs through the doorway onto a ramp/platform to grade level  
 Location of (n) ramp platform at area of previously modified entry & curvilinear ramp adjacent to east wing provides for expanded landscaping in the courtyard  
 East Wing  
 Previously relocated historic fountain is retained, this is the only remaining historic element in the courtyard

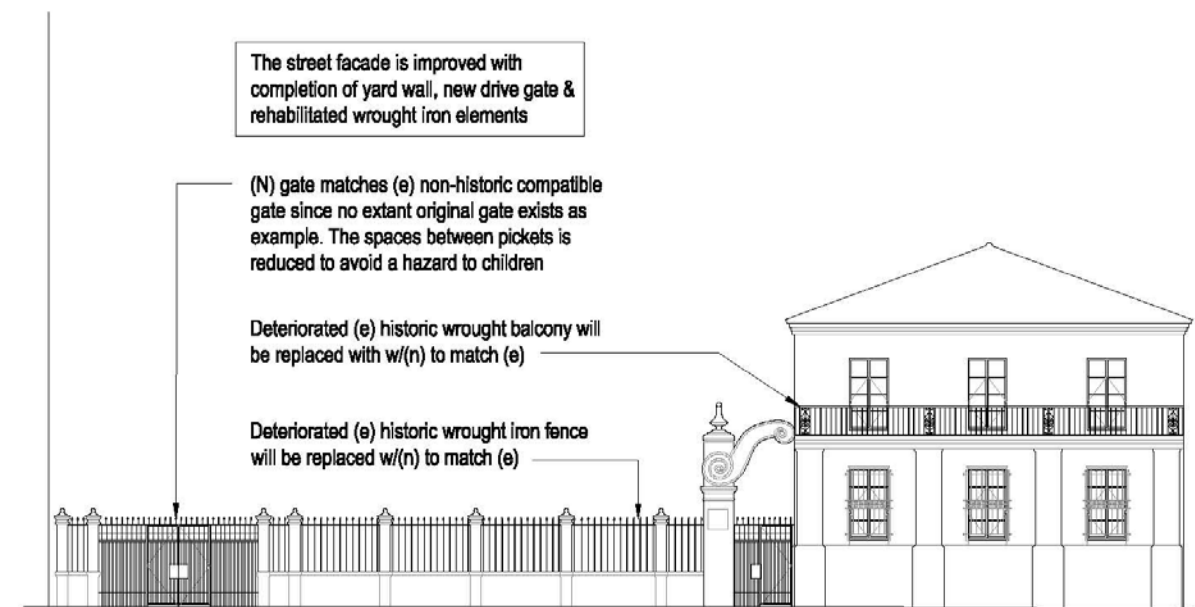
<p><b>KNAPP ARCHITECTS</b>          Architecture + Historic Preservation          5 Third Street, Suite 920          San Francisco, California 94103          415-986-2327</p>	<p>50 Fell Street          San Francisco, CA          Drawing Information:          Drawn by: As Built Services &amp;          Revisions by Ware Malcomb Architects          Date: February 2012, Revised: May 2014</p>		<p><b>Courtyard Plan</b>          Major Permit to Alter - Compatibility Diagram          Date: 05/29/2014          Scale: SEE GRAPHIC SCALE</p>
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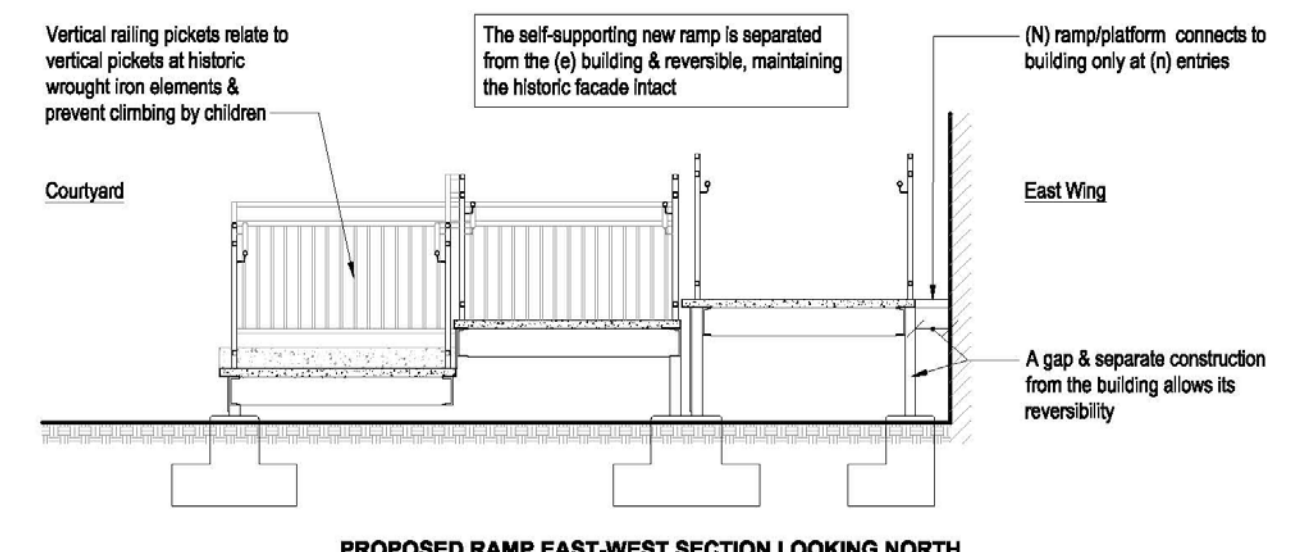
**PROPOSED SOUTH ELEVATION AT NORTH WING**



**PROPOSED WEST ELEVATION AT EAST WING**



**SOUTH ELEVATION AT EAST WING**



**PROPOSED RAMP EAST-WEST SECTION LOOKING NORTH**

<p><b>KNAPP ARCHITECTS</b> Architecture + Historic Preservation</p> <p>5 Third Street, Suite 920 San Francisco, California 94103 415-986-2327</p>	<p>50 Fell Street San Francisco, CA</p> <p>Drawing Information: Drawn by: As Built Services &amp; Revisions by Ware Malcomb Architects Date: February 2012, Revised: May 2014</p>	<p><b>Elevations &amp; Details</b> Major Permit to Alter - Compatibility Diagram</p> <p>Date: 05/29/2014 Scale: ELEVATIONS: 1/16" = 1'-0", DETAIL: 1/4"=1'-0"</p>
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### c. Compliance with the Secretary's Standards – Project Sponsor Analysis

The proposed project improves the street face of the property with reconstruction of the west end of the brick site wall, installation of a new west gate, reconstruction of deteriorated wrought iron (A36 steel) fencing, and rehabilitation of deteriorated wrought iron (A36 steel) balconies. New openings at the facades are minimized and compatible with the existing historic fabric. The exit pattern via the new ramp/platform economizes the circulation and accessibility from both the North and East Wing, increasing the landscaped space within the courtyard. In addition, the new/ramp platform's construction and separation from the historic façade, makes it a reversible element, keeping the exterior substantially intact. The removal of non-historic ramps and paving increases the area for new natural landscaping, which improves the historical appearance of the landscaped courtyard.

The property at 50 Fell Street appears eligible to the National Register of Historic Places. In light of this, the city considers the property a historic resource for the purposes of the California Environmental Quality Act (CEQA). If a rehabilitation and alteration project involving a historic resource is guided by the *Secretary of the Interior's Standards for Rehabilitation* (Secretary's Standards), the presumption is that the project would not cause a significant adverse effect to the property in terms of CEQA since the *Secretary's Standards* encourages the retention of the building's character-defining features that contribute to its overall significance and integrity. The proposed project complies with the Secretary Standards as summarized:

**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.*

Past uses include a factory/headquarters for a homeopathic remedies company (1931-46), U.S. Navy medical and federal offices (1946-72), vacant (1973-74), city government offices (1975-77), a law school (1978-1998), and vacant under various subsequent owners until the present. The new use is compatible with the building in that it retains and minimizes change to the extant historic building exterior. Removal of an existing ramp and revising the orientation of the new elevated walk/ramp will reinstate more landscaped space in the courtyard, which was previously modified over time with ramps and paving. Modification of two existing windows openings at brick and concrete walls to provide two new compatible door exits will avoid creation of additional openings, maintaining the pattern and appearance of the existing windows. The historic yard wall where missing at the west end will be reconstructed and a new compatible gate installed. The proposed project will improve the overall feeling of the building and its spatial relationships by increasing landscaped space in the courtyard and completing the street façade.

**Standard 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 a property will be avoided.*

The building's character will remain intact with minimal changes at two window openings to provide exits. The existing window assembly and brick below the central sash light at these openings will be salvaged. These changes are reversible with rebuilding of a small portion of wall and reinstallation of the salvaged windows. The new door/assemblies will use glazing at the upper portion and a solid panel at the lower door panel to be compatible with the appearance of the historic window glazing and solid wall. The new elevated walkway will be simply detailed to defer to the historic building's character. The yard wall wrought iron fencing will be reconstructed to restore part of the property's character.

The removal of non-historic paving and economizing of ramps at the courtyard increases the area for new natural landscaping, which is contained within the existing courtyard. The proposed plan retains the street yard wall, which will be improved with repair of the wrought iron fencing and replacement of an existing chain link fence gate with a new compatible wrought iron gate. The historic tiled fountain base, the only remaining original element of the courtyard, though previously modified, will remain and be incorporated into the new landscape design.

Overall, the property's character will be retained and improved.

**Standard 3.** *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

No conjectural features from other properties will be added to this property. New elements, such as new exit door/window assemblies at historic openings and the new walkway and ramp will be compatible and simply detailed to be distinct from the historic features such as the ornate historic wrought iron so that they do not create a false sense of history.

**Standard 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 significance in their own right. The non-historic curvilinear ramp constructed in 2002 and non-historic basement drive retaining wall will be demolished under this permit.

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

The historic fabric will be retained under the proposed project. Where minimal revisions to historic window openings for new exit door/window assemblies will occur, the existing windows and brick will be salvaged and stored so that it can be reinstalled in the future. The small section of concrete removal at the north wing opening can be recast to match the existing if restored in the future.

**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.*

The reconstruction of the west section of the historic yard wall will be in-kind based on the existing remaining yard wall which evidences original construction detailing and historic photographs and renderings that indicate configurations. Severely deteriorated wrought iron balconies at the east wing and the yard wall fencing that are rusted and have lost profiles to the extent that they are structurally unstable and not repairable will be replaced to match the existing design using extant features as documentary evidence.

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

No specific chemical or physical treatments will be used under this major permit to alter.

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

If archeological resources are identified during construction, these elements will be protected in place and the Planning Department notified in order to determine the appropriate procedures to deal with the resources.

**Standard 9.** *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work 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.*

At new exit doors at existing window openings, historic window sash and bricks will be salvaged and stored. The small section of concrete removed may be recast in the future to match existing extant material. The new door/window assemblies at existing openings will have upper glazed divided lights to

be compatible with the existing windows and a solid lower door panel to align with the wall. The new elevated walkway and ramp will be simple in detailing to defer to the historic building's features and ornamentation.

**Standard 10.** *New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The new door/window assemblies at historic openings will be reversible in that salvaged historic window sash and bricks can be reinstalled and concrete can be recast to match the existing adjacent material. The new elevated walkway and ramp will have minimal connection to the building at the new door openings but will otherwise be freestanding so that the facade beyond will remain intact in case of future removal of the ramp addition.



Main East Wing Entry





PRE-APPLICATION PLAN REVIEW LETTER

WARE MALCOMB
Date: October 15, 2013
To The Attention Of:
Jeffrey Ma, San Francisco Department of Building Inspections Representative
Meeting Attendees:
Jeffrey Ma, San Francisco Department of Building Inspections Representative
Plan Review Questions:
1. LePort Schools intends to offer childcare and education to students from infancy through age 6 at 50 Fell Street.

WARE MALCOMB
4. Intended Occupancy Groups - R, E (E-4 modified to 3 occupancy with one exit door added to each infirmary room...
5. Planned Improvements:
Change of Use - B occupancy to E occupancy
Fire sprinkler-rail facility
Improved exit routes including exit ramps connecting first floor to grade in courtyard area.

WARE MALCOMB
applied to preserve its character. David Leung will provide a form letter confirming the property is a qualified historic building.
II. Structural
1. If a mandatory seismic retrofit is required, can the structure be designed for 75% of the seismic forces as specified in Section 1613 of the 2010 CBC?

WARE MALCOMB
6. Will the "Private School Building Act" prevent us from achieving gravity and lateral loads upgrades for brick walls and URM?
III. Accessibility
1. We are proposing two accessible public main entries with reception areas, one each at the East and North wings.

WARE MALCOMB
IV. Fire Life Safety
1. The proposed plan provides a 1-hour separation between the E-Occupancy at the 3rd floor and B-Occupancy on the 4th floor.
V. Historical
1. The property at 50 Fell Street appears eligible to the National Register of Historic Places.

WARE MALCOMB
3. Distinctive materials, historic features, finishes and construction techniques or examples of craftsmanship that characterize the property will be preserved.
VI. General Questions
1. Briefly explain the establishment process and flow flow?
This question should be answered by the San Francisco Planning Department.

WARE MALCOMB
Approved by San Francisco Department of Building Inspections Representative JEFFREY MA:
Signature: [Signature]
Date: 11/2/13
Approved by San Francisco Fire Department Representative JANICE HAYES:
Signature: [Signature]
Date: 11/15/13

HISTORICAL BUILDING CODE LETTER
City and County of San Francisco
Department of Building Inspection
Edwin M. Lee, Mayor
Tom C. Hul, S.E. C.B.O., Director
November 7, 2013
Ruchira Nagewaran
Knapp Architects
5 Third St., Suite 920
San Francisco, CA 94103

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MAJOR PERMIT TO ALTER
50 FELL STREET
SAN FRANCISCO, CALIFORNIA

PRE-APPLICATION & HISTORICAL CODE LETTERS
DATE: 01-08-2014
REMARKS: MAJOR PERMIT TO ALTER
DATE: 05-21-2014
REMARKS: PLANNING DEPARTMENT REVISIONS
DATE: 08-27-2014
REMARKS: PLANNING DEPARTMENT REVISIONS

PA / PM: HEATHER DENNIS
DRAWN BY: CADD
JOB NO.: SF013-6005-00
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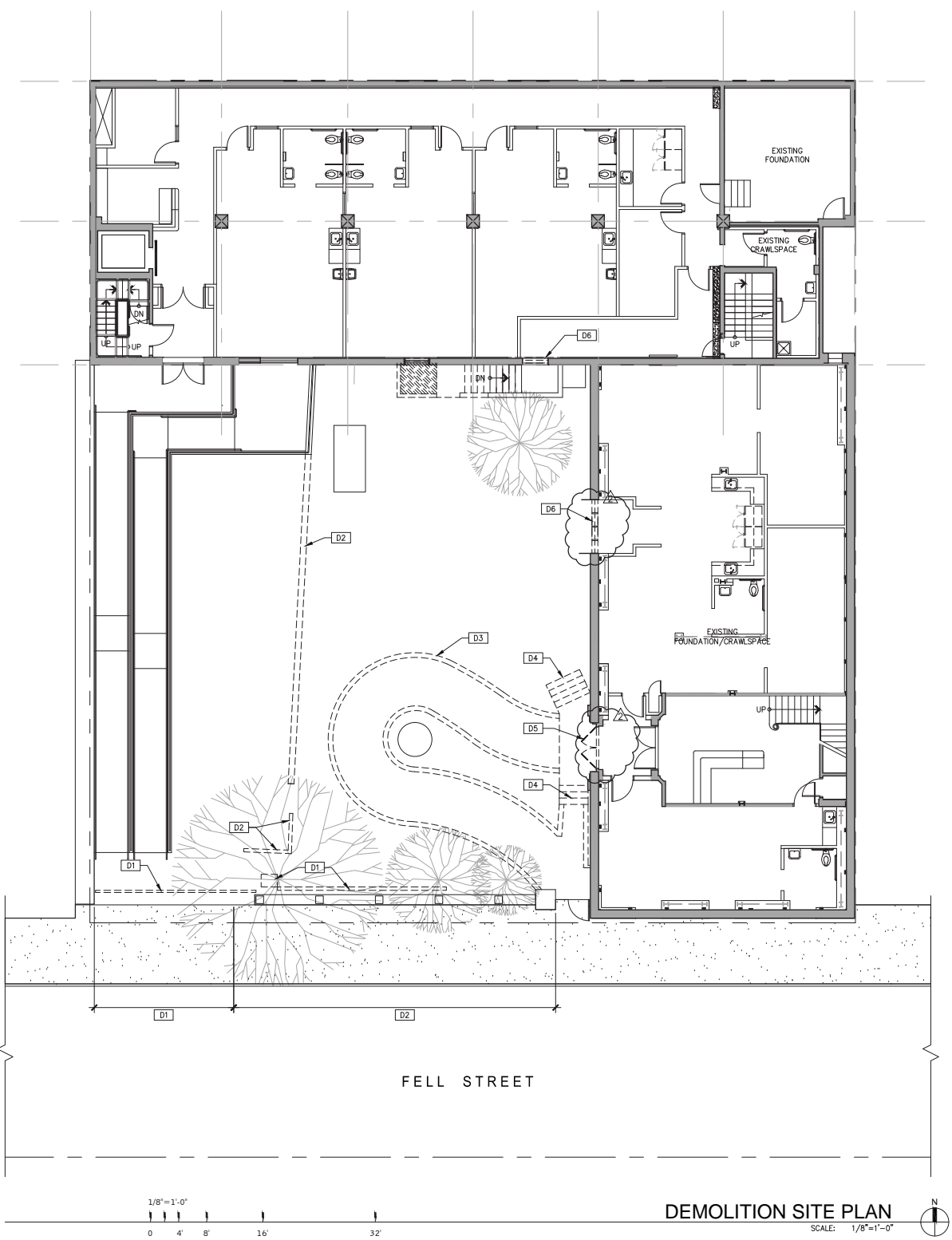
DATE	REVISIONS	REMARKS
01-08-2014	MAJOR PERMIT TO ALTER	
05-21-2014	PLANNING DEPARTMENT REVISIONS	
08-27-2014	PLANNING REC-SUBMITTAL	

**SITE PLAN**

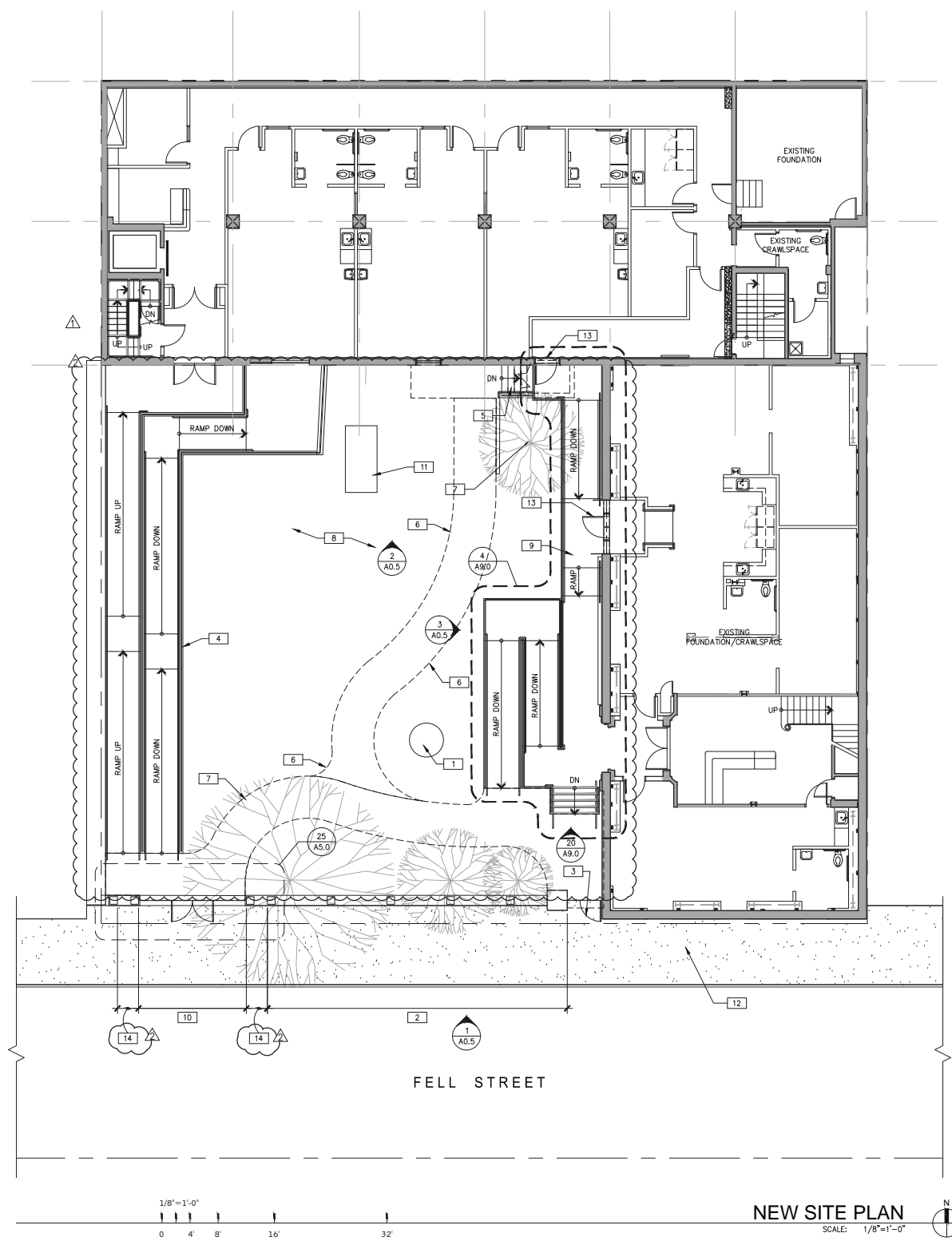
DATE: 01-08-2014  
 PA / PM: HEATHER DENNIS  
 DRAWN BY: CADD  
 JOB NO.: SF013-6005-00

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**A0.4**  
 MAJOR PERMIT TO ALTER

06-25-2014 REVISION # 2 - MAJOR PERMIT TO ALTER



**DEMOLITION SITE PLAN**  
 SCALE: 1/8"=1'-0"



**NEW SITE PLAN**  
 SCALE: 1/8"=1'-0"

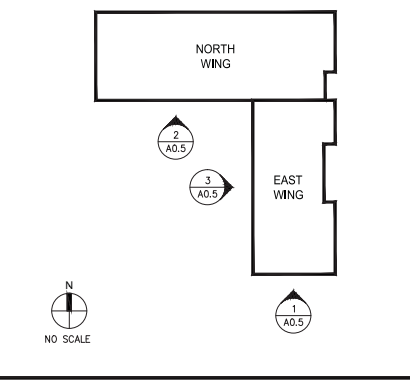
**DEMOLITION SITE PLAN NOTES:**

- D1 REMOVE EXISTING NON-HISTORIC CHAIN LINK SLIDING FENCE/GATE SYSTEM.
- D2 PORTION OF EXISTING RETAINING WALL TO BE REMOVED. VERIFY WITH OWNER.
- D3 REMOVE EXISTING NON-HISTORIC BRICK RAMP AND ASSOCIATED RAILINGS.
- D4 REMOVE EXISTING NON-HISTORIC CONCRETE STAIRS AND ASSOCIATED RAILINGS.
- D5 REMOVE EXISTING NON-HISTORIC ENTRY DOOR.
- D6 EXISTING HISTORIC WINDOW, SASH, AND A PORTION OF EXTERIOR WALL AND BRICK BELOW TO BE CAREFULLY SALVAGED, AND STORED. VERIFY EXACT STORAGE LOCATION WITH OWNER. SEE EXISTING EXTERIOR ELEVATIONS 2 AND 3/A0.5.

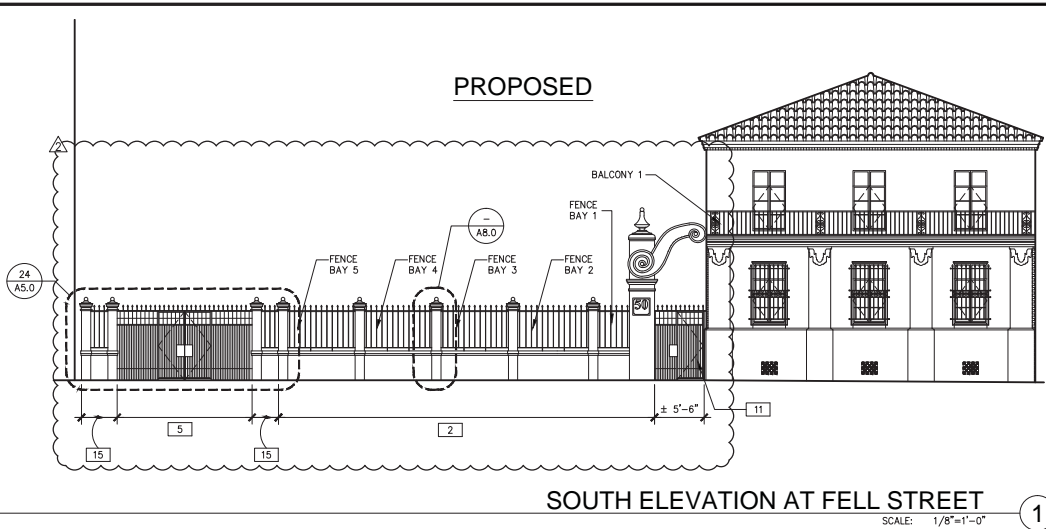
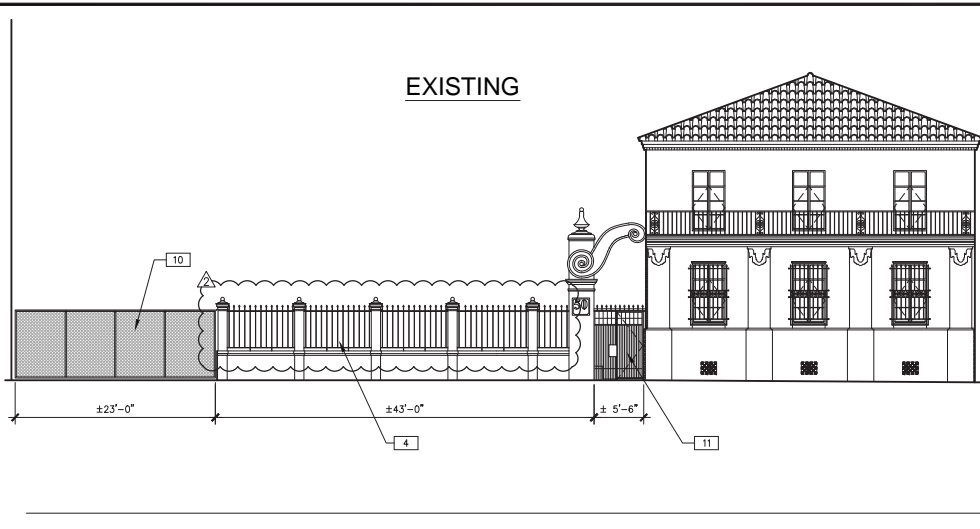
**NEW SITE PLAN NOTES:**

- 1 EXISTING HISTORIC FOUNTAIN TO REMAIN. PROTECT IN PLACE.
- 2 EXISTING HISTORIC BRICK YARD WALL TO BE REPAIRED UNDER SEPARATE PERMIT. FOR EXISTING WROUGHT IRON FENCE, SEE WROUGHT IRON REHABILITATION SCHEDULE SHEET A5.0.
- 3 EXISTING NON-HISTORIC GALVANIZED STEEL EAST GATE ASSEMBLY TO REMAIN.
- 4 RAMPS AT NORTH WING CONSTRUCTED UNDER SEPARATE PERMIT - MINOR PERMIT TO ALTER.
- 5 EXISTING STAIRS DOWN TO BASEMENT TO REMAIN.
- 6 LOCATION OF NEW ACCESSIBLE PATHWAY. SEE LANDSCAPE AND CIVIL DRAWINGS.
- 7 EXISTING TREES. SEE LANDSCAPE PLAN.
- 8 NEW LANDSCAPING AT COURTYARD. SEE LANDSCAPE DRAWINGS.
- 9 NEW ELEVATED WALKWAY, RAMP, AND STAIRS. SEE SHEET A5.0 FOR ENLARGED PLAN AND DETAILS. SEE STRUCTURAL DRAWINGS FOR DESIGN.
- 10 NEW LARGE PAINTED GALVANIZED STEEL GATE TO MATCH NON-HISTORIC EAST GATE ASSEMBLY IN DESIGN. SEE DETAILS 17, 23, 24 AND 25/A5.0. SUBMIT SHOP DRAWINGS.
- 11 EXISTING UTILITY VAULT TO REMAIN.
- 12 EXISTING PUBLIC SIDEWALK.
- 13 NEW EXIT DOOR. SEE EXTERIOR ELEVATIONS.
- 14 NEW BRICK WALL AND FENCE TO MATCH DESIGN OF EXISTING HISTORIC FENCE AND BRICK WALL. SEE DETAILS 17, 24 AND 25/A5.0.

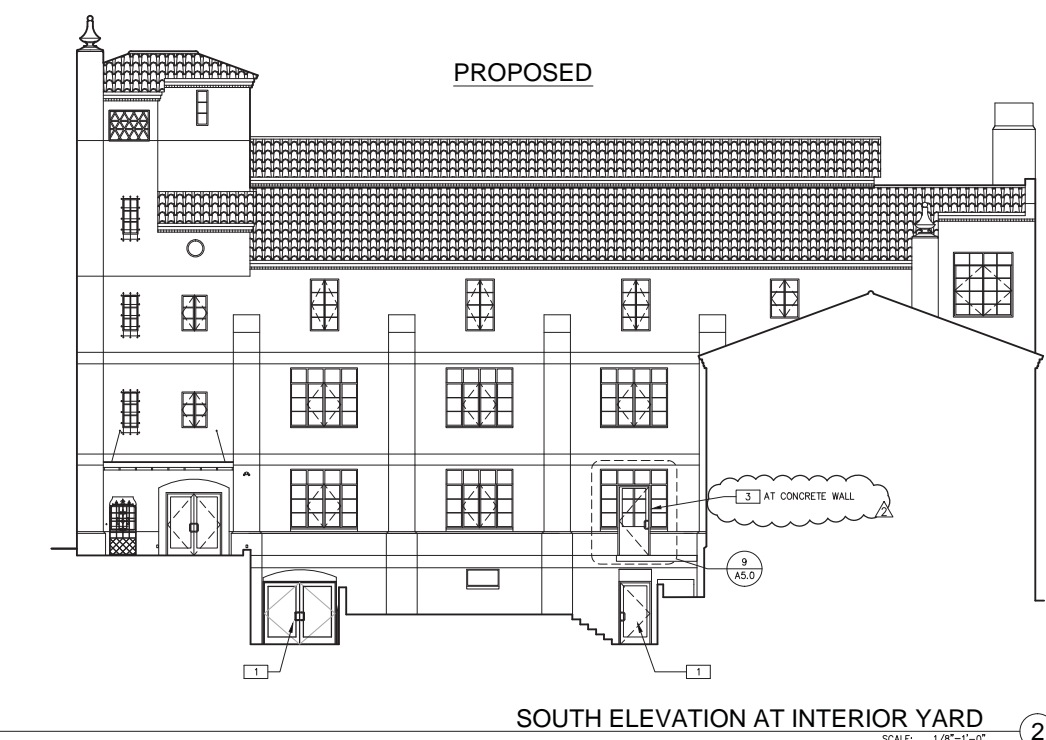
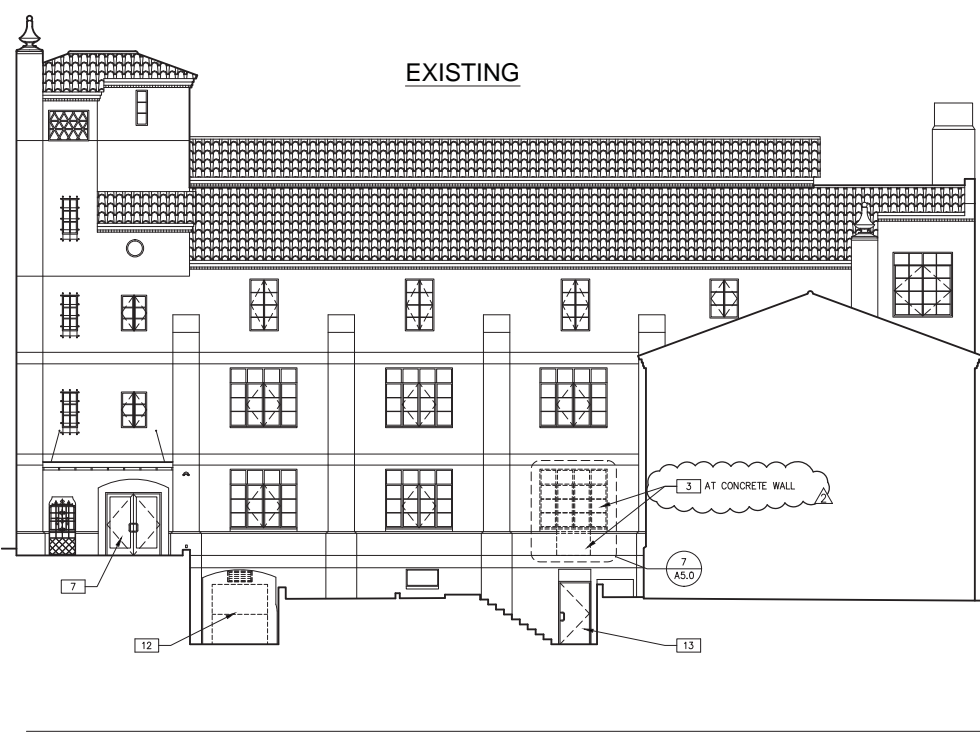
**KEY PLAN:**



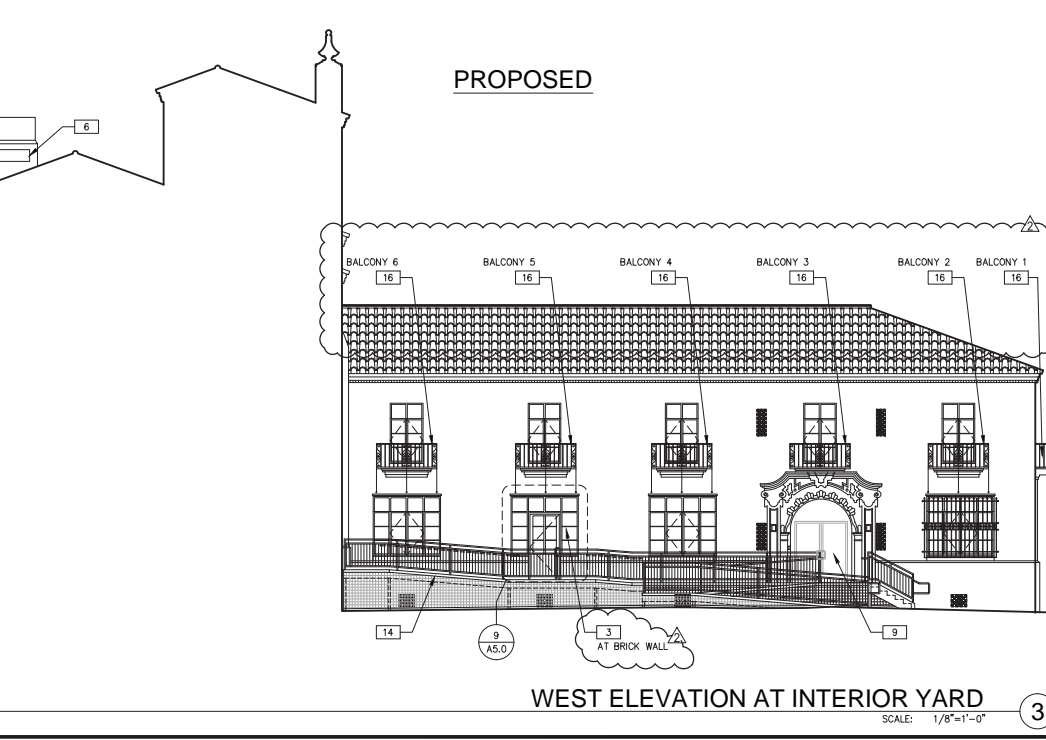
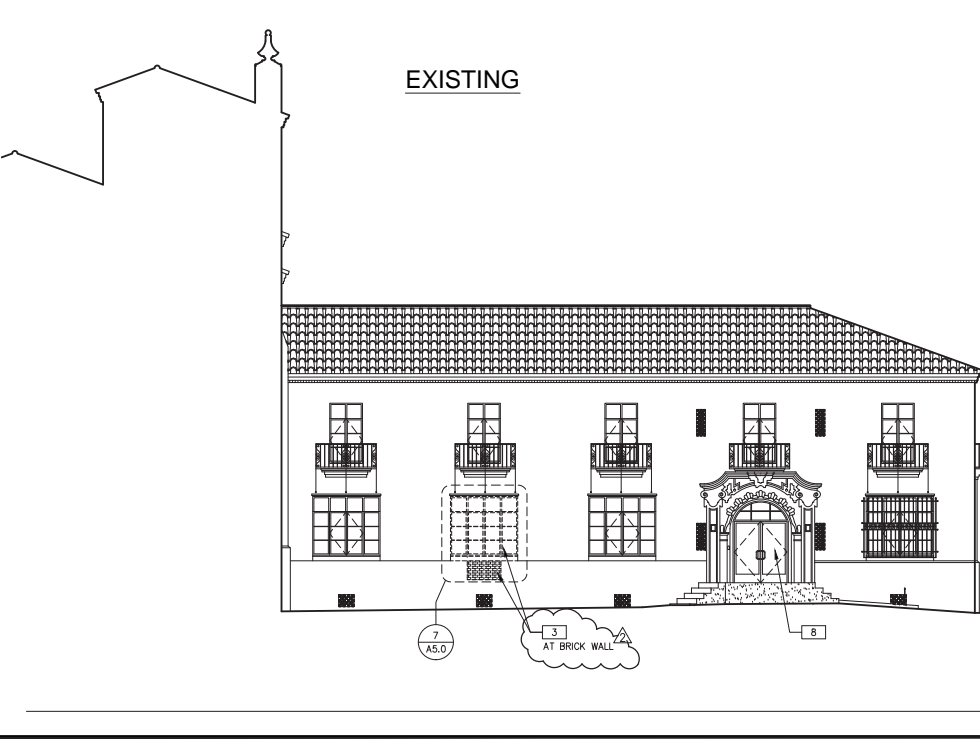
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- PLAN SPECIFIC NOTES:**
- 1 NEW DOOR UNDER SEPARATE PERMIT.
  - 2 EXISTING HISTORIC BRICK YARD WALL TO BE REPAIRED UNDER SEPARATE PERMIT. FOR EXISTING WROUGHT IRON FENCE, SEE WROUGHT IRON REHABILITATION SCHEDULE SHEET AB.0.
  - 3 EXISTING HISTORIC WINDOW, SASH, AND A PORTION OF EXTERIOR WALL AND BRICK BELOW TO BE CAREFULLY REMOVED, SALVAGED, AND STORED. VERIFY EXACT STORAGE LOCATION WITH OWNER. SEE SHEET AS.0 FOR NEW DOOR AND WINDOW DETAILS.
  - 4 EXISTING HISTORIC BRICK WALL AND FENCE.
  - 5 NEW LARGE PAINTED GALVANIZED STEEL GATE TO MATCH NON-HISTORIC EAST GATE ASSEMBLY IN DESIGN. SEE DETAILS 17, 23, 24 AND 25/AS.0. SUBMIT SHOP DRAWINGS.
  - 6 NEW PAINTED METAL INTAKE GRILLE AT EXISTING OPENING, 48" X 16", AT EXISTING CHIMNEY SHAFT. SEE DETAIL 21/AS.0.
  - 7 EXISTING NON-HISTORIC DOOR TO BE REPAIRED UNDER SEPARATE PERMIT.
  - 8 EXISTING NON-HISTORIC DOOR & TRANSOM TO BE REMOVED.
  - 9 NEW DOOR BEYOND. UNDER SEPARATE PERMIT.
  - 10 EXISTING NON-HISTORIC CHAIN LINK FENCE TO BE REMOVED.
  - 11 EXISTING NON-HISTORIC GATE & WROUGHT IRON FENCE TO REMAIN.
  - 12 EXISTING BOARDED-UP OPENING.
  - 13 EXISTING NON-HISTORIC DOOR TO BE REMOVED AND REPLACED WITH NEW DOOR UNDER SEPARATE PERMIT.
  - 14 NEW ELEVATED WALKWAY, RAMP, AND STAIRS. SEE SHEET AS.0 FOR ENLARGED PLAN AND DETAILS. SEE STRUCTURAL DRAWINGS FOR DESIGN.
  - 15 NEW BRICK WALL AND FENCE TO MATCH DESIGN OF EXISTING HISTORIC FENCE AND BRICK WALL. SEE DETAILS 17, 24 AND 25/AS.0.
  - 16 EXISTING WROUGHT IRON BALCONY. SEE WROUGHT IRON REHABILITATION SCHEDULE, SHEET AB.0.



- FINISHES & COLORS**
- BRICK & CONCRETE WALL PAINT:**  
 MANUFACTURER: BENJAMIN MOORE  
 COLOR: MONTEREY WHITE HC-27
- ALL EXISTING EXTERIOR BUILDING WALLS AND BRICK YARD WALLS TO BE PAINTED, INCLUDING BUT NOT LIMITED TO, THE FOLLOWING:  
 1. EXISTING EXTERIOR BRICK BUILDING WALLS  
 2. EXISTING CONCRETE BUILDING WALLS  
 3. EXISTING BRICK YARD WALLS  
 4. NEW BRICK YARD WALLS
- EXTERIOR METAL PAINT:**  
 MANUFACTURER: VISTA PAINT  
 COLOR: CONTESSA'S CAPE 8285
- ALL EXISTING AND NEW METALWORK TO BE PAINTED, INCLUDING BUT NOT LIMITED TO, THE FOLLOWING:  
 1. EXISTING METAL WINDOWS  
 2. NEW METAL WINDOWS  
 3. EXISTING WROUGHT IRON FENCES & GATES  
 4. NEW WROUGHT IRON FENCES AND GATES  
 5. EXISTING EXTERIOR BUILDING IRONWORK  
 6. NEW GUARDRAILS AND HANDRAILS  
 7. NEW METAL STRUCTURE AT ELEVATED WALKWAY, RAMPS, & STAIRS



**KEY PLAN:**

**EXTERIOR ELEVATIONS**

DATE	REVISIONS	REMARKS
01-08-2014	MAJOR PERMIT TO ALTER	
05-21-2014	PLANNING DEPARTMENT REVISIONS	
08-27-2014	PLANNING RE-SUBMITTAL	

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 DRAWN BY: CADD  
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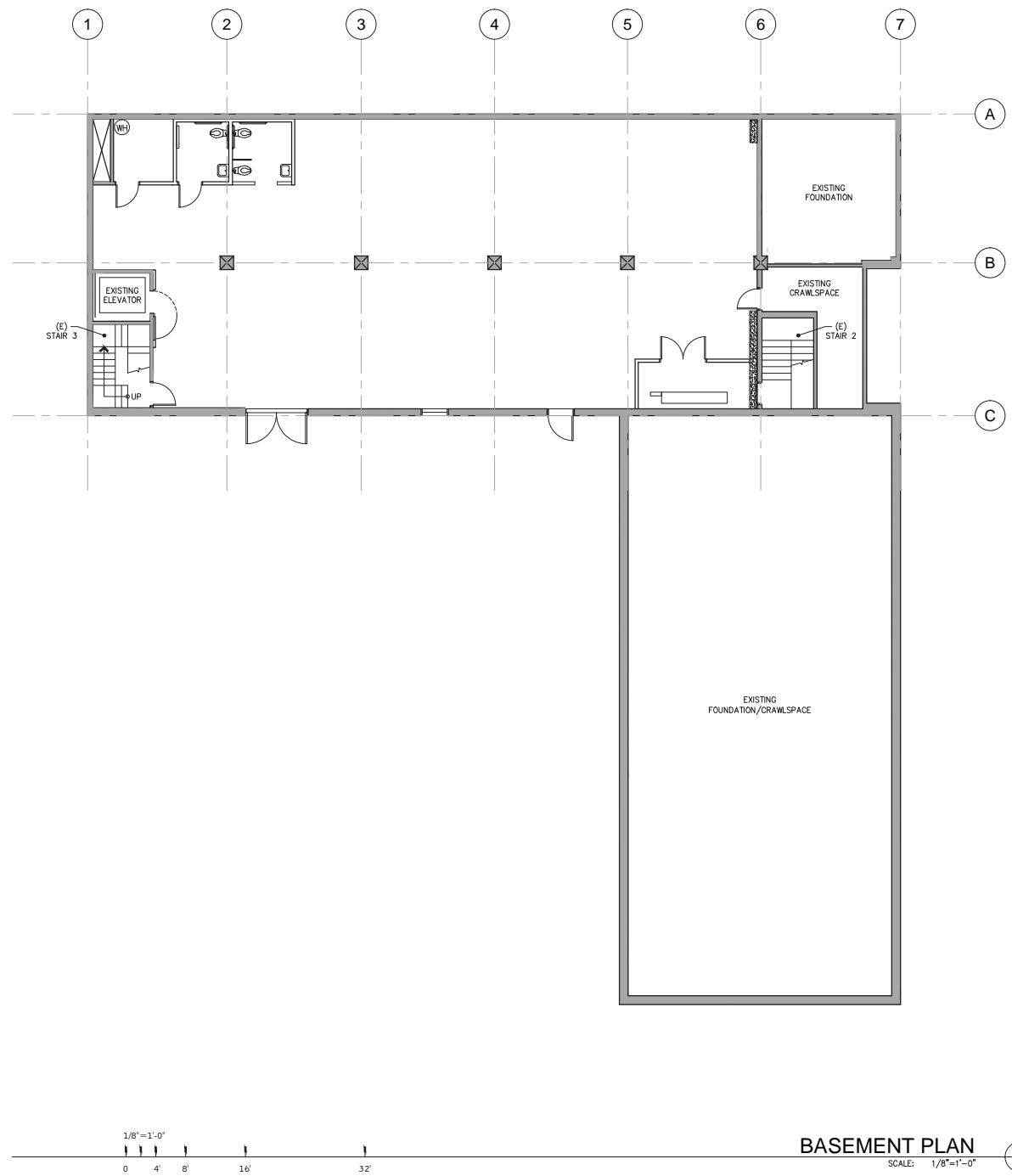
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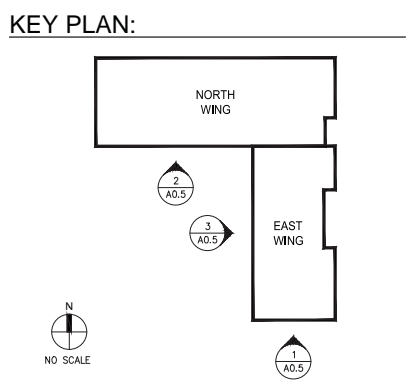
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DRAWN BY:	CADD
JOB NO.:	SFO13-6005-00

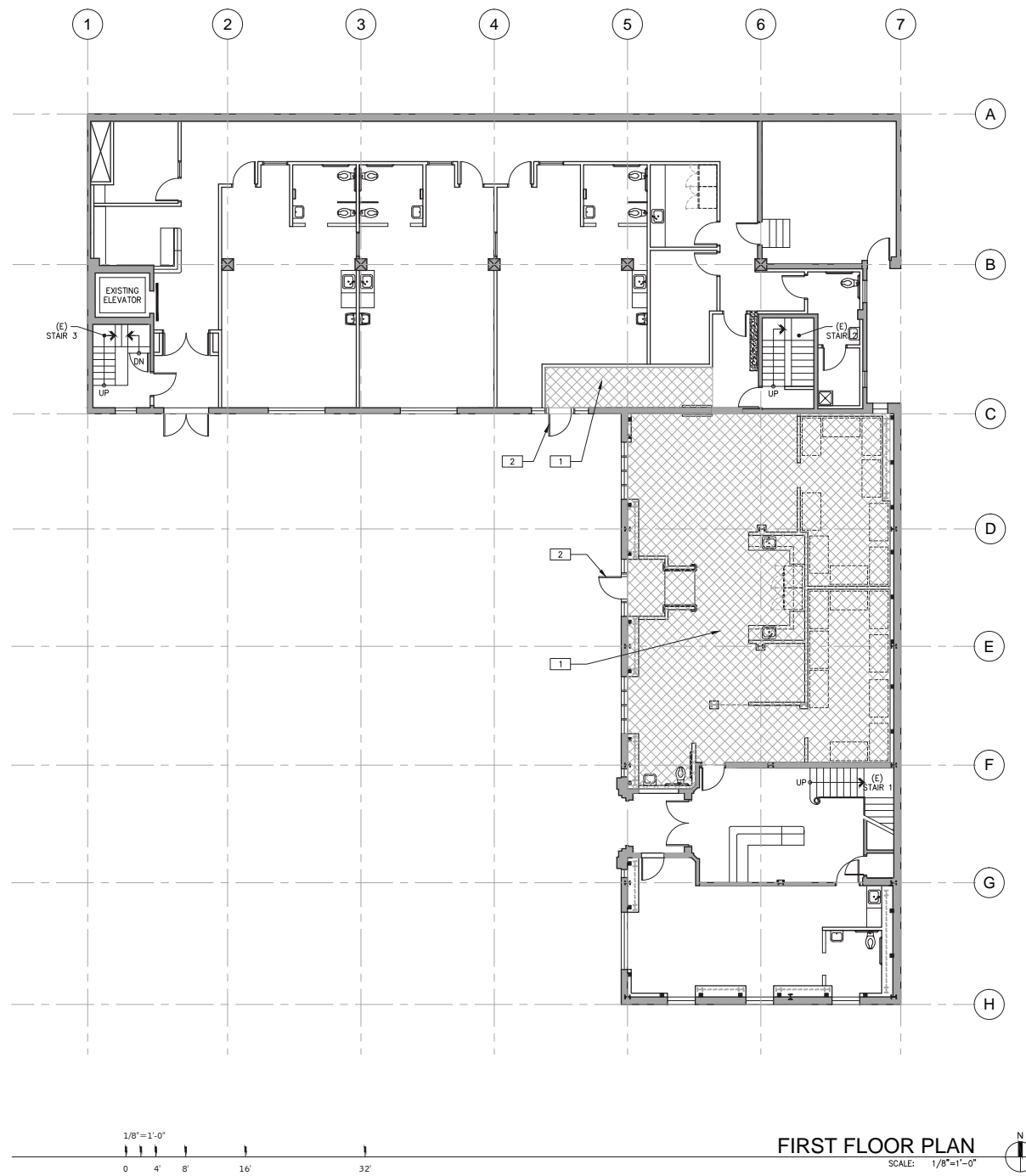
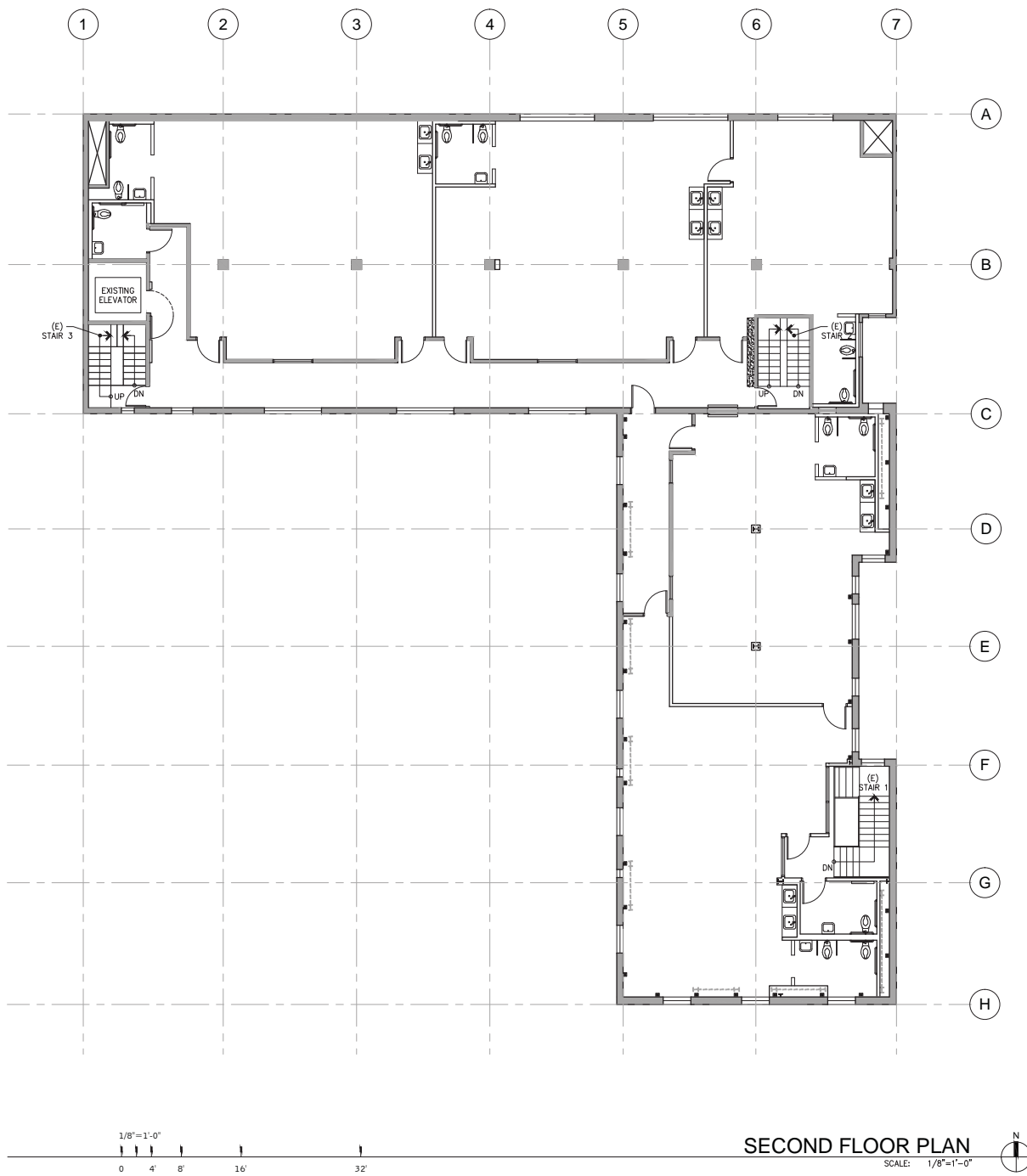
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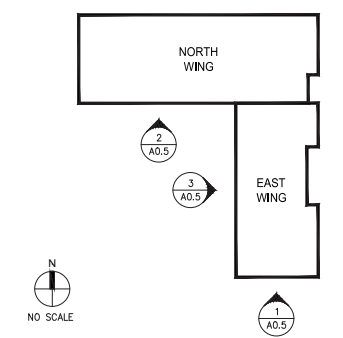


**PLAN SPECIFIC NOTES:**

- 1 AREA OF REVISED INTERIOR. SEE INTERIOR IMPROVEMENT PLANS UNDER SEPARATE PERMIT.
- 2 NEW DOOR AT EXISTING WINDOW OPENING. SEE SITE PLAN (SHEET A0.4), EXTERIOR ELEVATIONS (SHEET A0.5), AND DETAILS (SHEET A5.0).

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**KEY PLAN:**



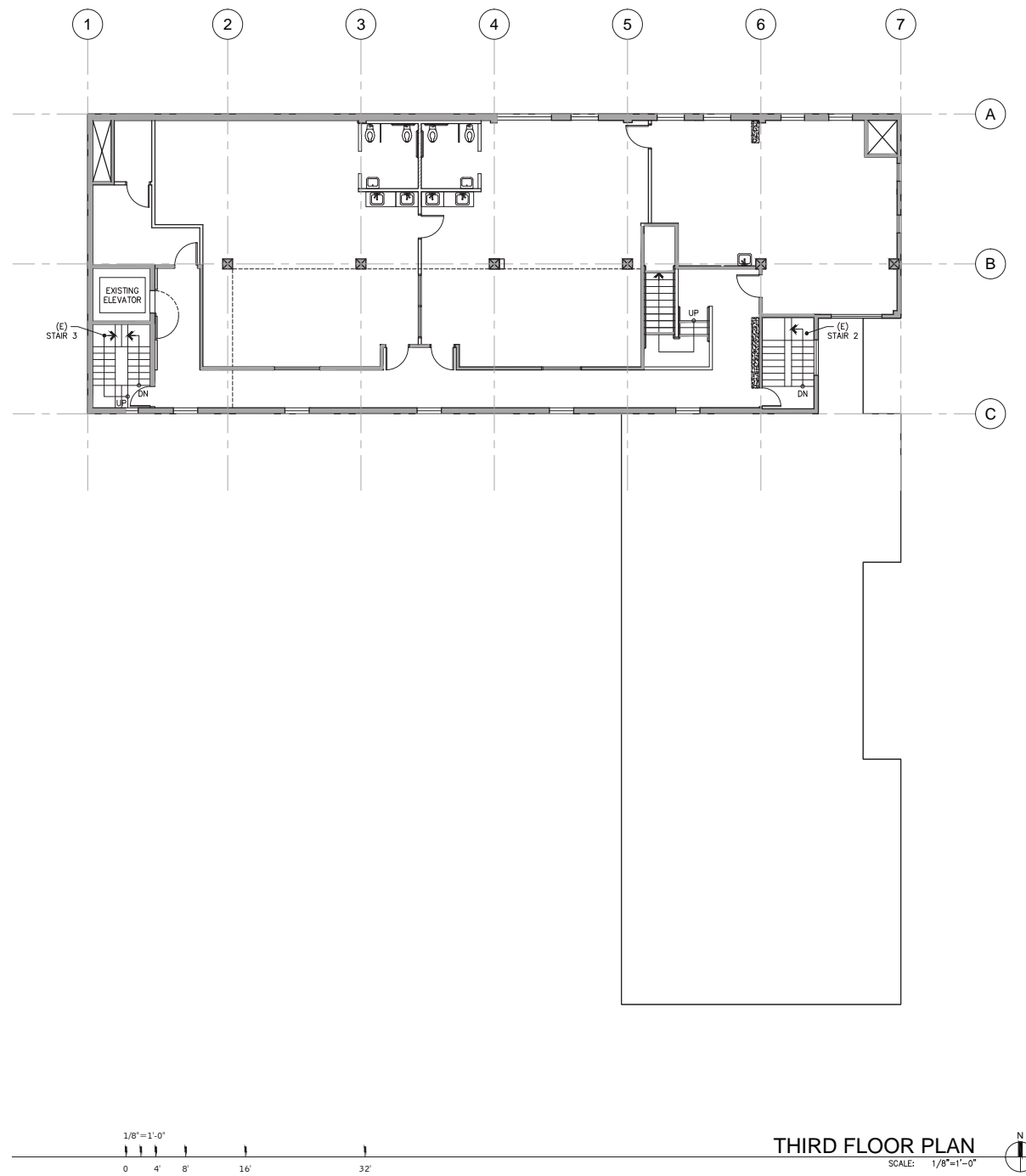
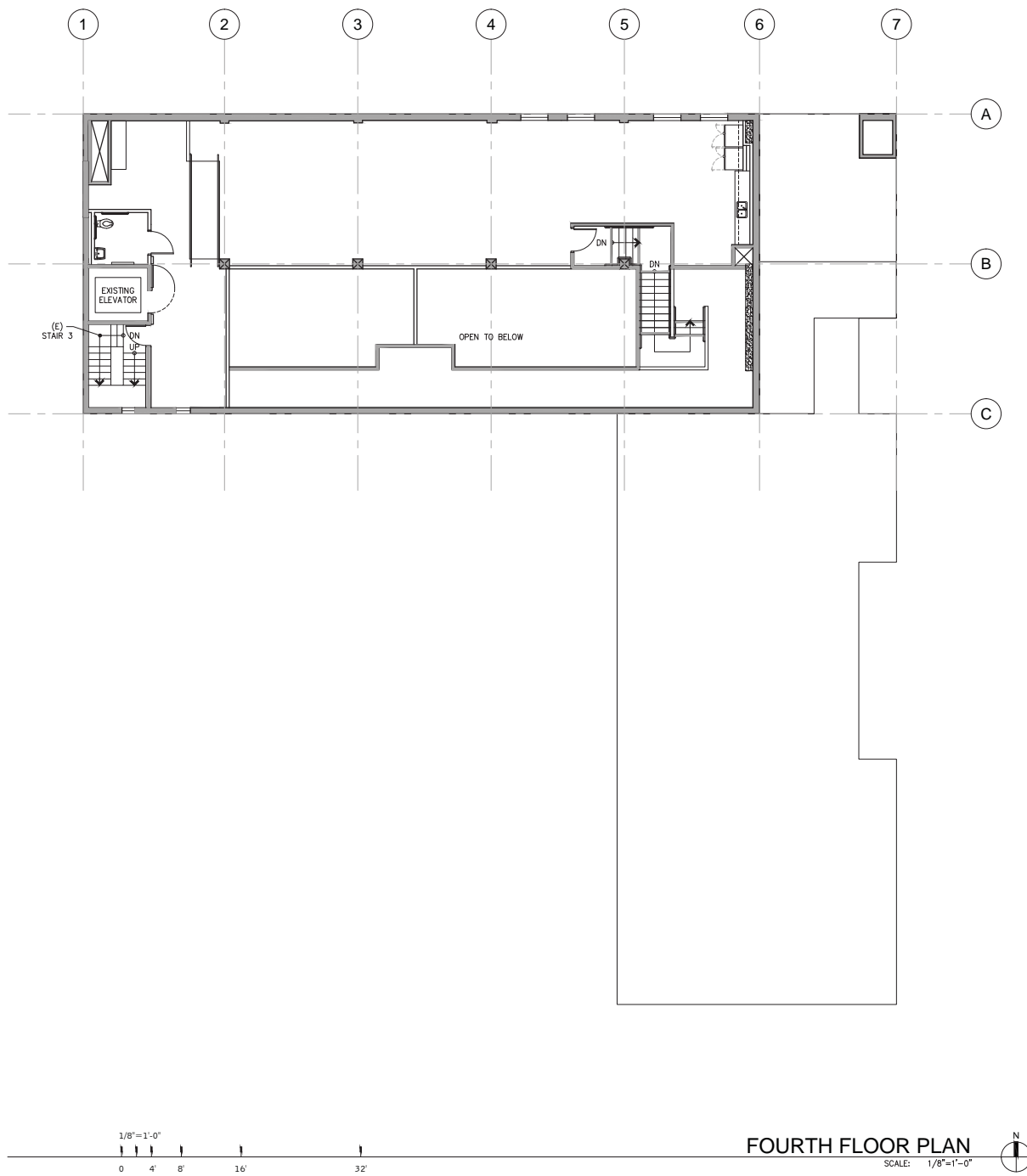
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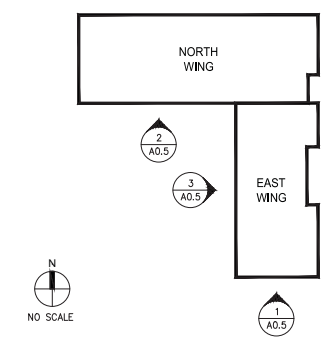
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**NOTE:**  
ALL INTERIOR ITEMS SHOWN ON THIS SHEET REPRESENT THE FINAL FLOOR PLAN CURRENTLY UNDER CONSTRUCTION UNDER A SEPARATE PERMIT.

**KEY PLAN:**



DATE	REMARKS
01-08-2014	MAJOR PERMIT TO ALTER
05-21-2014	PLANNING DEPARTMENT REVISIONS
08-27-2014	PLANNING REC-SUBMITAL

PA / PM:	HEATHER DENNIS
DRAWN BY:	CADD
JOB NO.:	SF013-6005-00

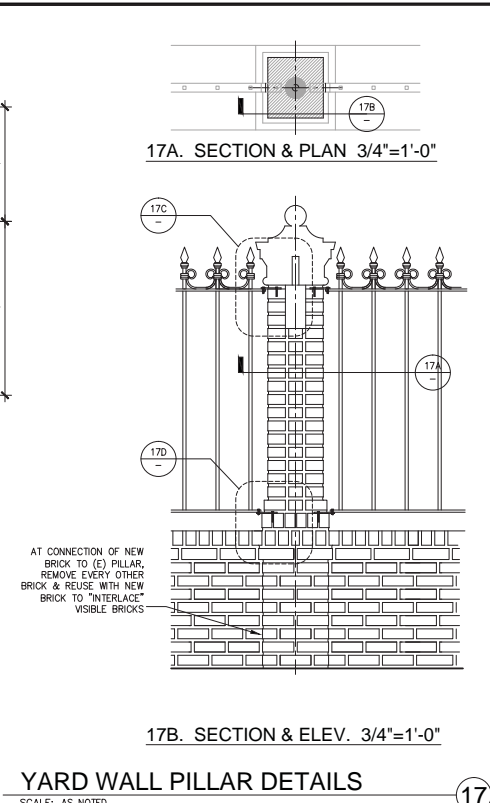
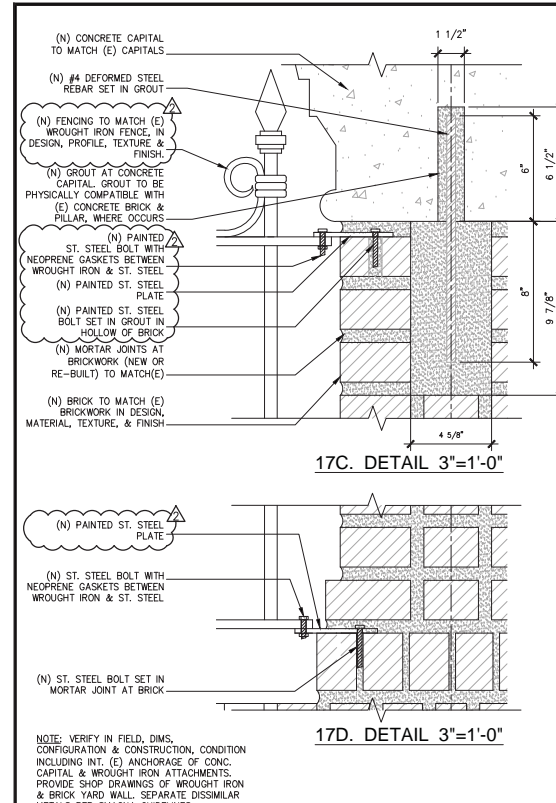
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MAJOR PERMIT TO ALTER	

**LePort Schools**  
MAJOR PERMIT TO ALTER  
50 FELL STREET  
SAN FRANCISCO, CALIFORNIA

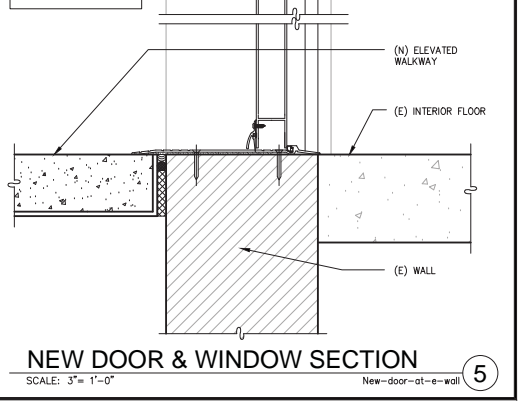
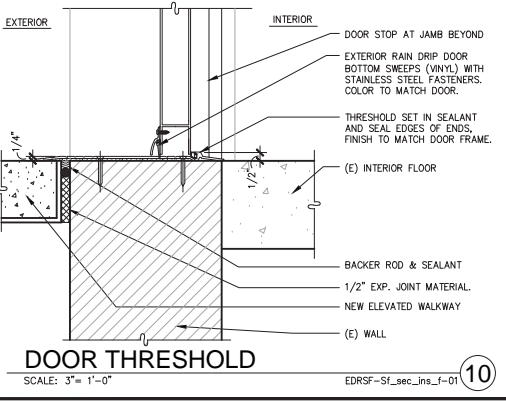
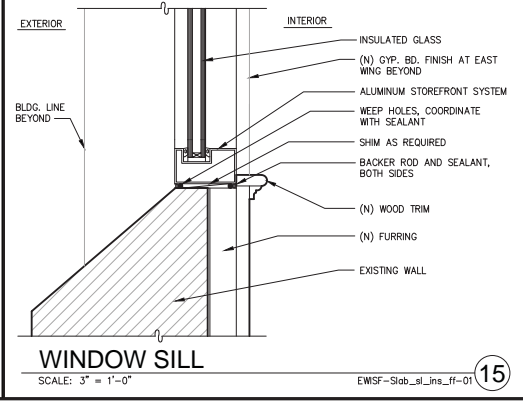
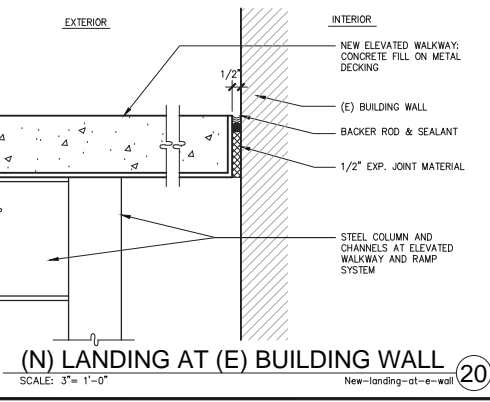
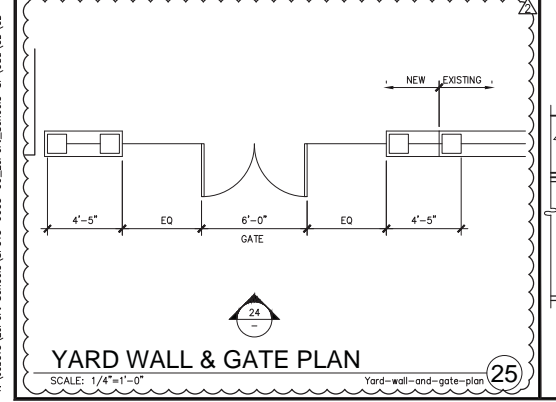
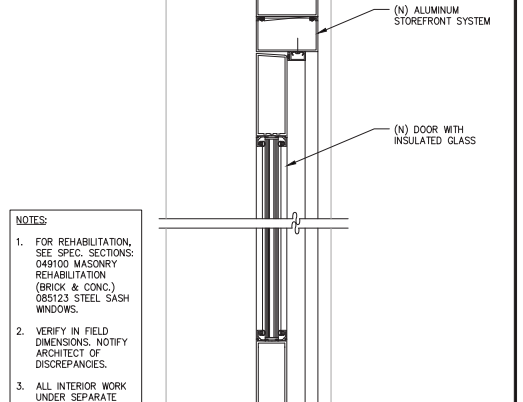
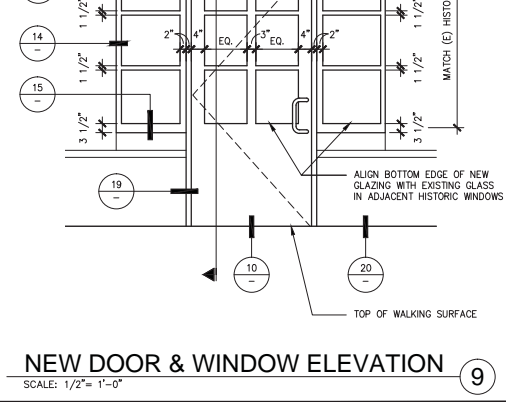
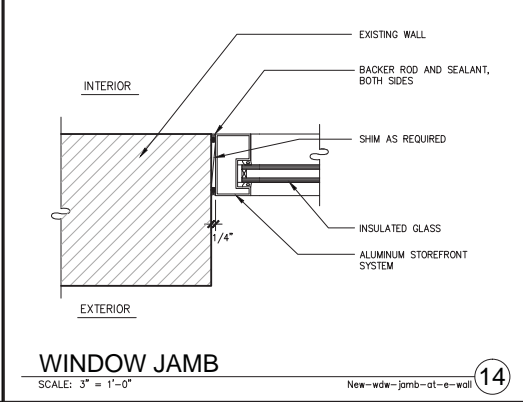
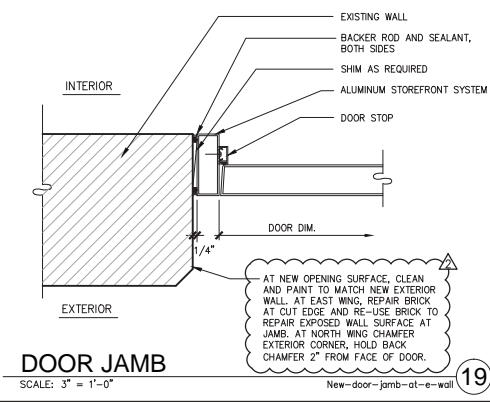
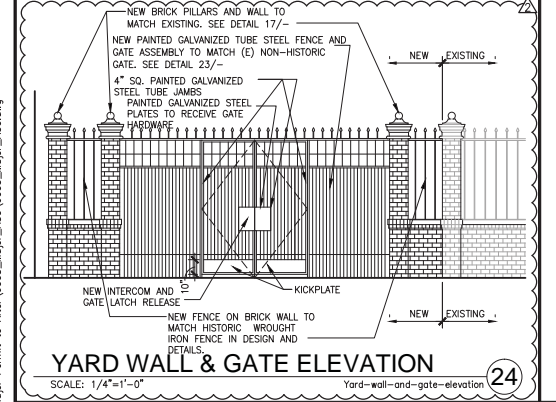
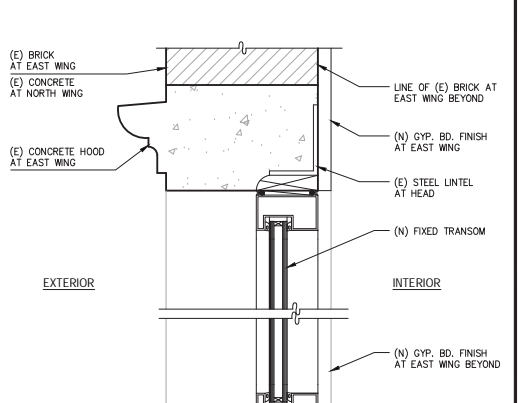
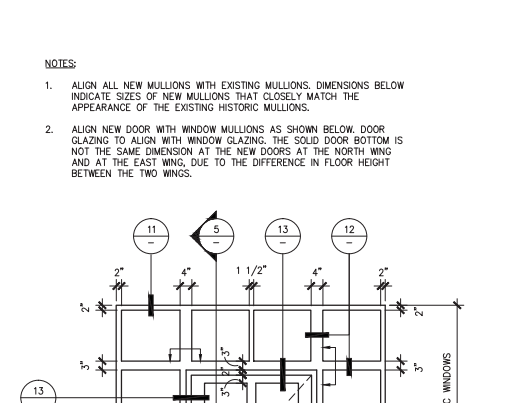
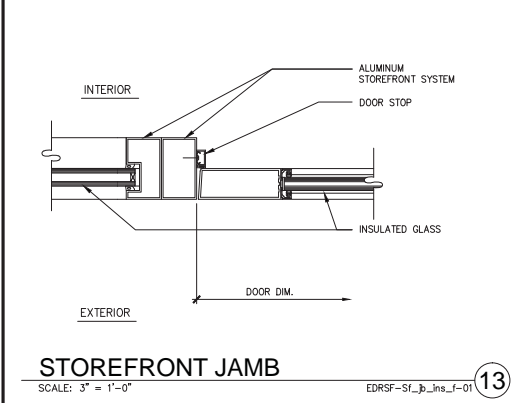
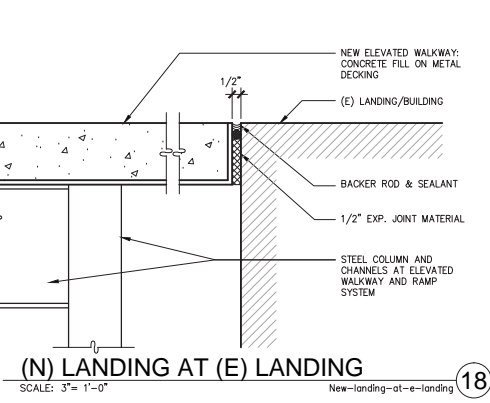
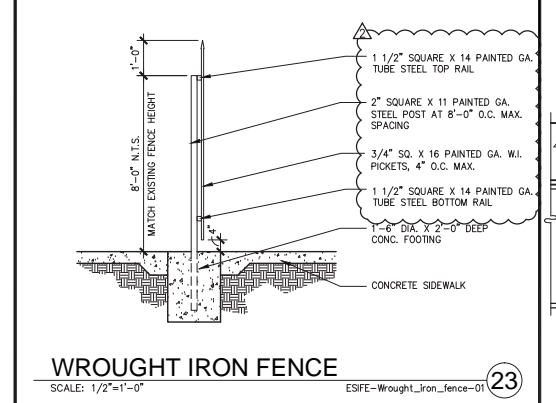
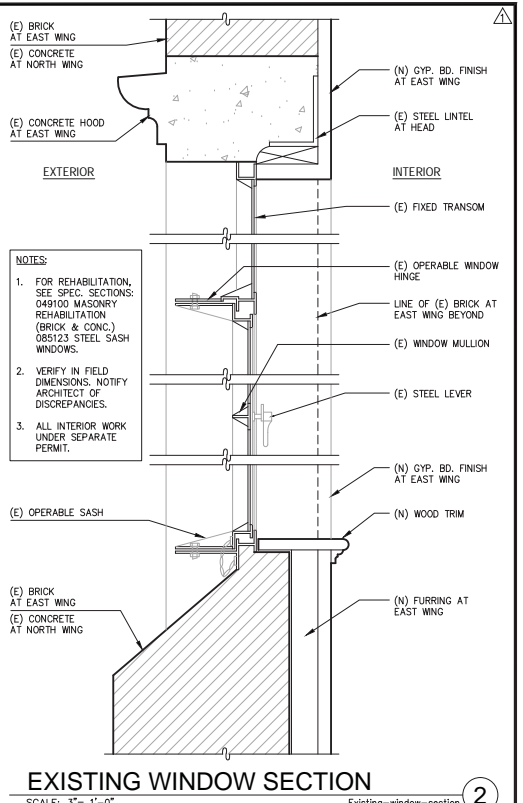
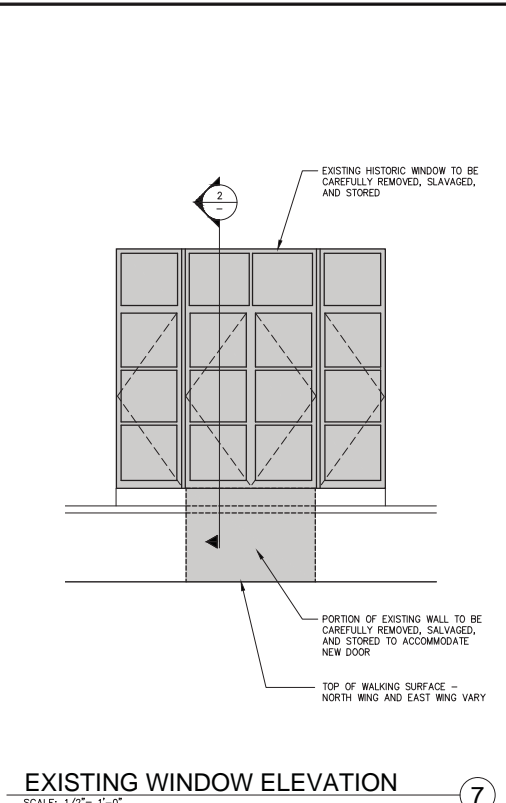
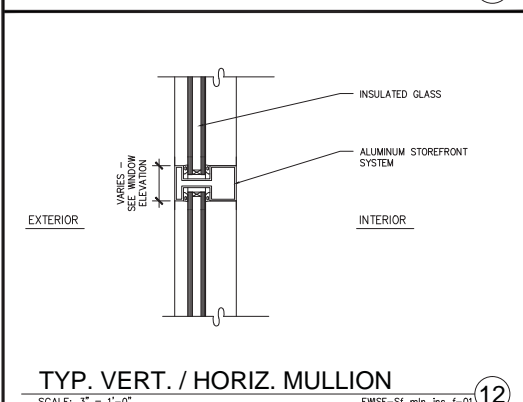
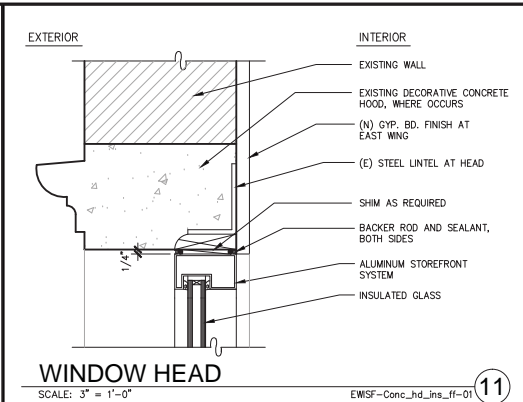
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YARD WALL PILLAR DETAILS 17 SCALE: AS NOTED



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**LePort Schools**  
MAJOR PERMIT TO ALTER  
50 FELL STREET  
SAN FRANCISCO, CALIFORNIA

**DETAILS**

DATE	REVISIONS	REMARKS
01-08-2014	MAJOR PERMIT TO ALTER	
05-22-2014	PLANNING DEPARTMENT REVISIONS	
08-27-2014	PLANNING REC-SUBMITTAL	

DATE: 01-08-2014  
PA/PM: HEATHER DENNIS  
DRAWN BY: CAD  
JOB NO.: SF013-6005-00

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MAJOR PERMIT TO ALTER

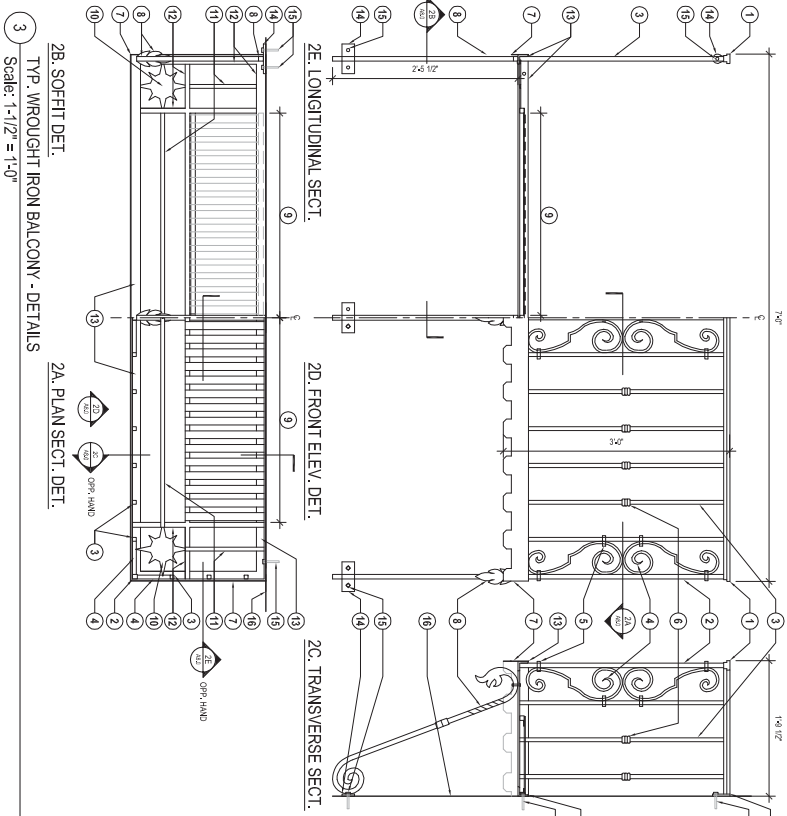
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06-25-2014 REVISION # 2 - MAJOR PERMIT TO ALTER



WROUGHT IRON REHABILITATION SCHEDULE			SCOPE OF REPAIR WORK BASED ON NOTATIONS BELOW. SEE SCHEDULE NOTES.					
WROUGHT IRON ELEMENT	LOCATION ON EXT. ELEV. (SOUTH, WEST,NORTH, EAST)	WIDTH	HEIGHT	MATERIAL	FINISH	EXISTING CONDITION	PERCENTAGE (%) REPLACEMENT	DETAILS
BALCONY 1	S	3'-4"	3'-0"	A36 MILD STL	PAINT SEVERE	95%	60%	2/A8.0 SIM.
BALCONY 2	W	7'-0"	3'-0"	A36 MILD STL	PAINT SEVERE	95%	95%	2/A8.0
BALCONY 3	W	7'-0"	3'-0"	A36 MILD STL	PAINT MODERATE	80%	40%	2/A8.0 SIM.
BALCONY 4	W	7'-0"	3'-0"	A36 MILD STL	PAINT SEVERE	95%	80%	2/A8.0
BALCONY 5	W	7'-0"	3'-0"	A36 MILD STL	PAINT MODERATE	40%	5%	2/A8.0
BALCONY 6	W	7'-0"	3'-0"	A36 MILD STL	PAINT MINOR			2/A8.0
FENCE BAY 1	S	3'-7"	5'-0"	A36 MILD STL	PAINT SEVERE		95%	3/A8.0
FENCE BAY 2	S	8'-0 3/4"	5'-4 1/2"	A36 MILD STL	PAINT SEVERE		95%	3/A8.0
FENCE BAY 3	S	7'-8"	5'-4 1/2"	A36 MILD STL	PAINT SEVERE		95%	3/A8.0
FENCE BAY 4	S	7'-8"	5'-4 1/2"	A36 MILD STL	PAINT SEVERE		95%	3/A8.0
FENCE BAY 5	S	7'-8"	5'-4 1/2"	A36 MILD STL	PAINT SEVERE		95%	3/A8.0

1 WROUGHT IRON REHABILITATION SCHEDULE



3 WROUGHT IRON FENCE @ YARD WALL - DETAILS  
Scale: AS NOTED

3 TYP. WROUGHT IRON BALCONY - DETAILS  
Scale: 1/12" = 1'-0"

WROUGHT IRON REHABILITATION SCHEDULE NOTES:

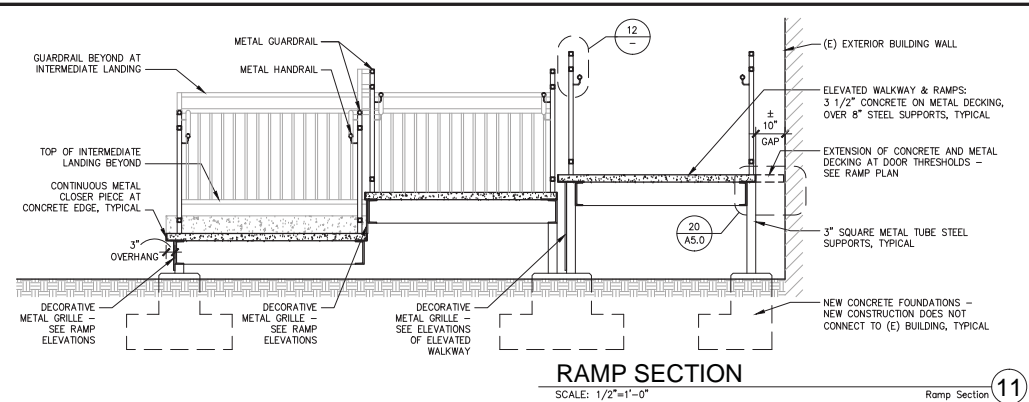
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3. THE UNREPAIRED PORTION OF THE EXISTING WROUGHT IRON FENCE IS TO BE DEMOLISHED AND REPLACED WITH NEW WROUGHT IRON FENCE.
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WROUGHT IRON DET. NOTES:

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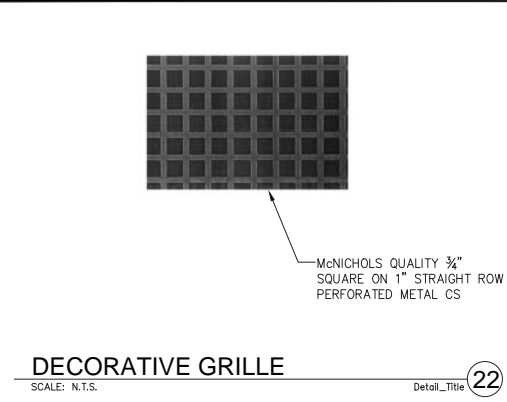
DATE	REVISIONS
01-08-2014	MAJOR PERMIT TO ALTER
05-27-2014	PLANNING DEPARTMENT REVISIONS
06-25-2014	PLANNING RE-SUBMITTAL

PA / PM:	HEATHER DEN
DRAWN BY:	CADD
JOB NO.:	SF013-6005-

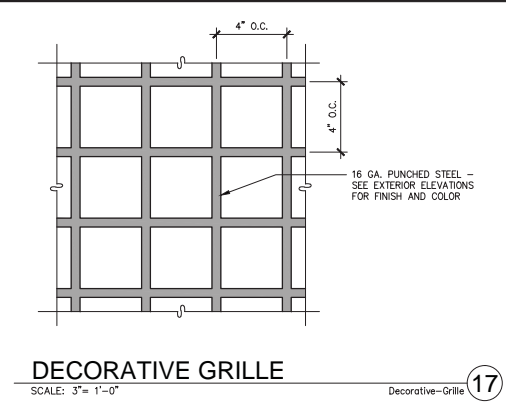


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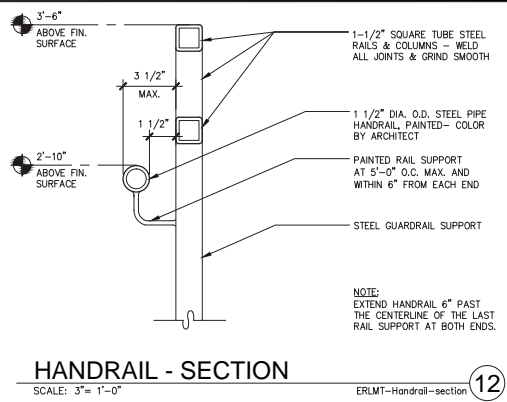
**RAMP SECTION**  
 SCALE: 1/2"=1'-0" Ramp Section 11



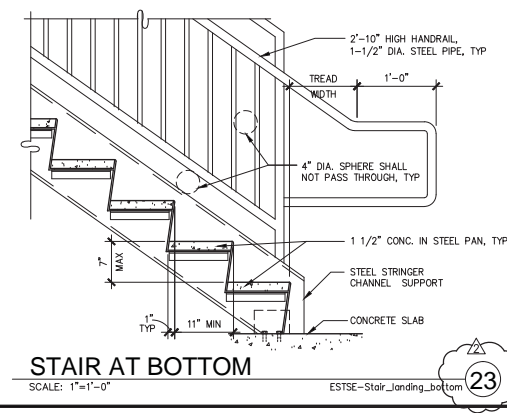
**DECORATIVE GRILLE**  
 SCALE: N.T.S. Detail Title 22



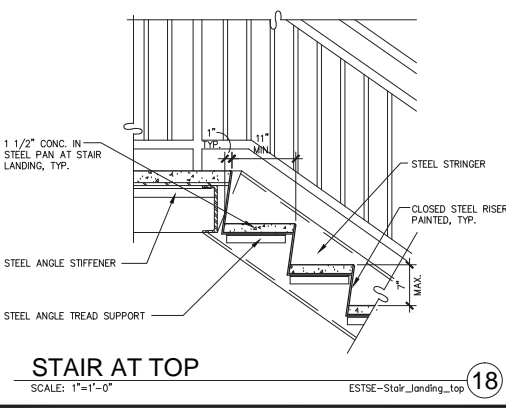
**DECORATIVE GRILLE**  
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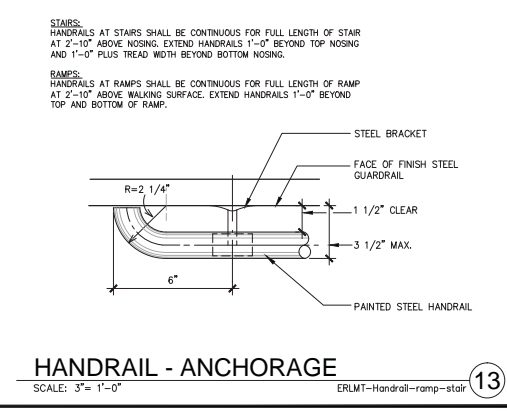
**HANDRAIL - SECTION**  
 SCALE: 3\"/>



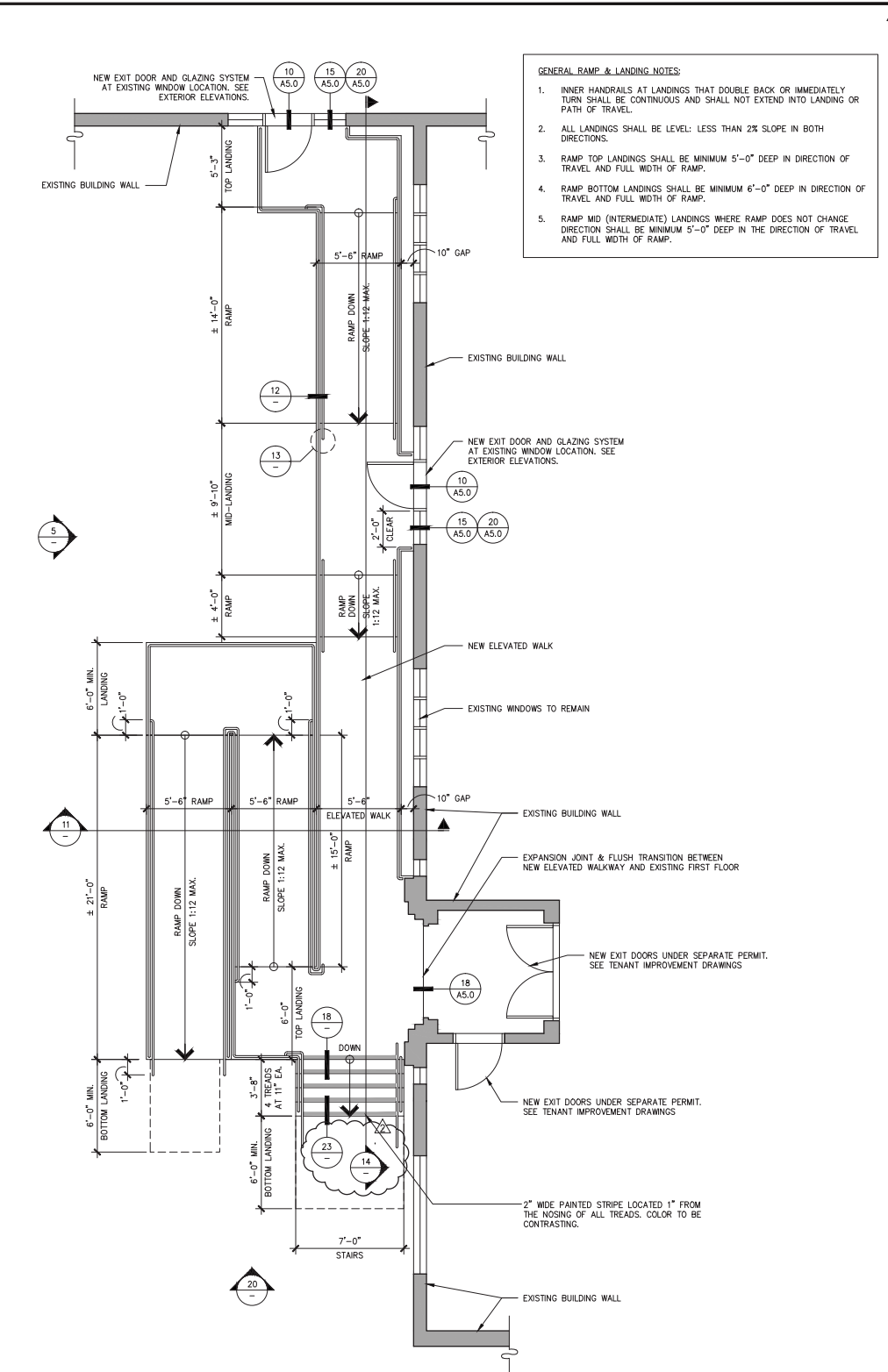
**STAIR AT BOTTOM**  
 SCALE: 1\"/>



**STAIR AT TOP**  
 SCALE: 1\"/>

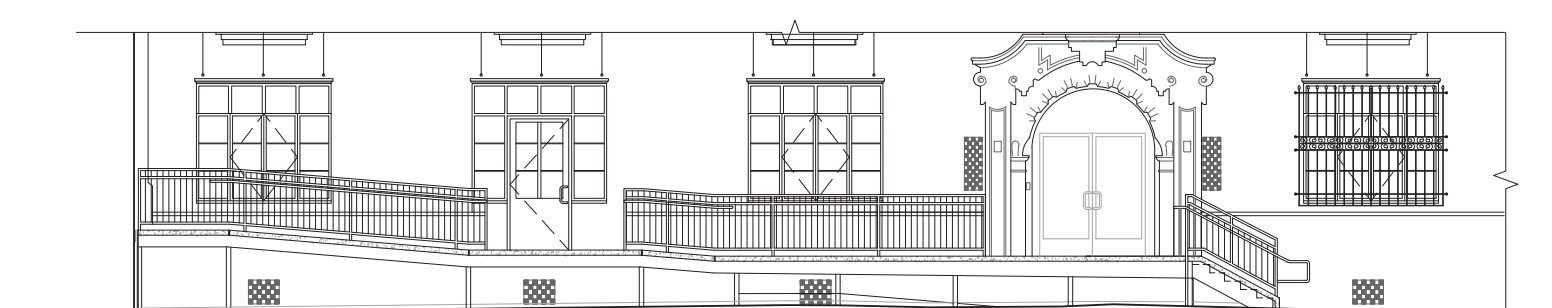


**HANDRAIL - ANCHORAGE**  
 SCALE: 3\"/>

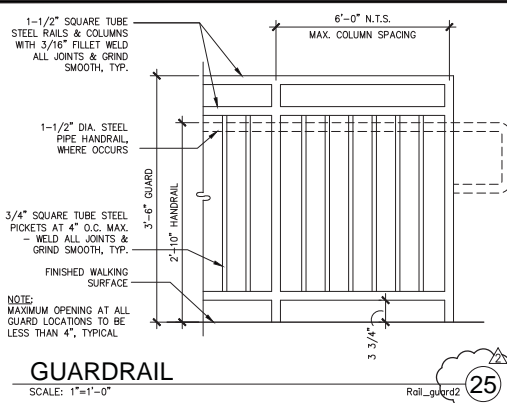


- GENERAL RAMP & LANDING NOTES:**
- INNER HANDRAILS AT LANDINGS THAT DOUBLE BACK OR IMMEDIATELY TURN SHALL BE CONTINUOUS AND SHALL NOT EXTEND INTO LANDING OR PATH OF TRAVEL.
  - ALL LANDINGS SHALL BE LEVEL: LESS THAN 2% SLOPE IN BOTH DIRECTIONS.
  - RAMP TOP LANDINGS SHALL BE MINIMUM 5'-0" DEEP IN DIRECTION OF TRAVEL AND FULL WIDTH OF RAMP.
  - RAMP BOTTOM LANDINGS SHALL BE MINIMUM 6'-0" DEEP IN DIRECTION OF TRAVEL AND FULL WIDTH OF RAMP.
  - RAMP MID (INTERMEDIATE) LANDINGS WHERE RAMP DOES NOT CHANGE DIRECTION SHALL BE MINIMUM 5'-0" DEEP IN THE DIRECTION OF TRAVEL AND FULL WIDTH OF RAMP.

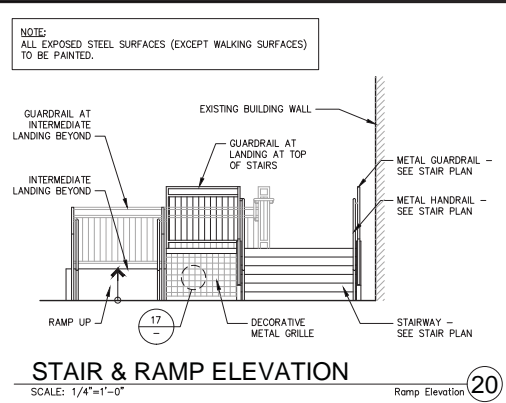
**ELEVATED WALK & RAMP PLAN**  
 SCALE: 1/4"=1'-0" Ramp\_plan2 4



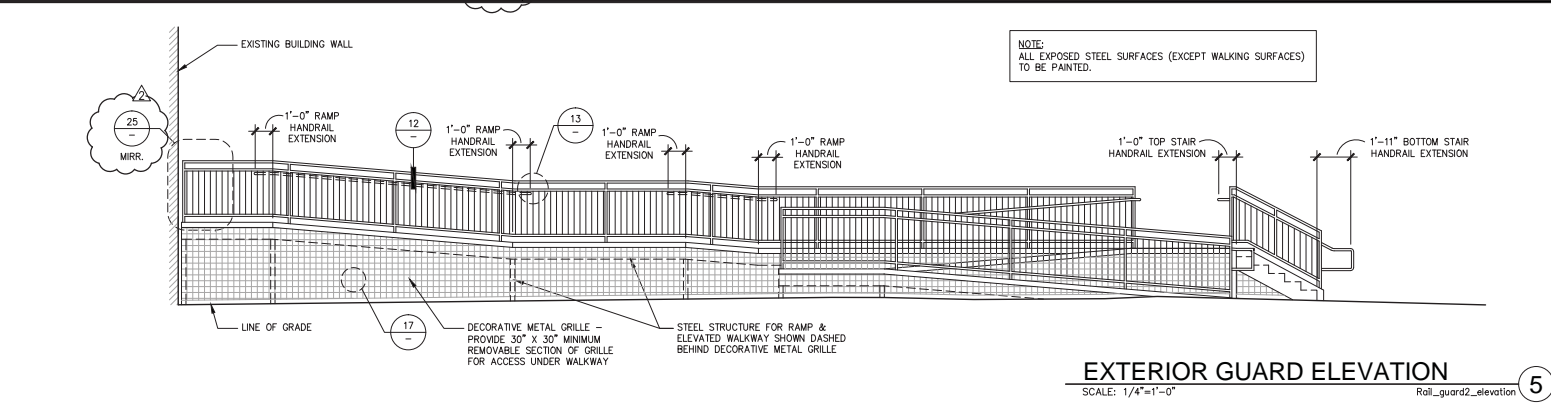
**EXTERIOR HAND RAIL ELEVATION**  
 SCALE: 1/4"=1'-0" 14



**GUARDRAIL**  
 SCALE: 1\"/>



**STAIR & RAMP ELEVATION**  
 SCALE: 1/4"=1'-0" Ramp Elevation 20



**EXTERIOR GUARD ELEVATION**  
 SCALE: 1/4"=1'-0" Rail\_guard2\_elevation 5

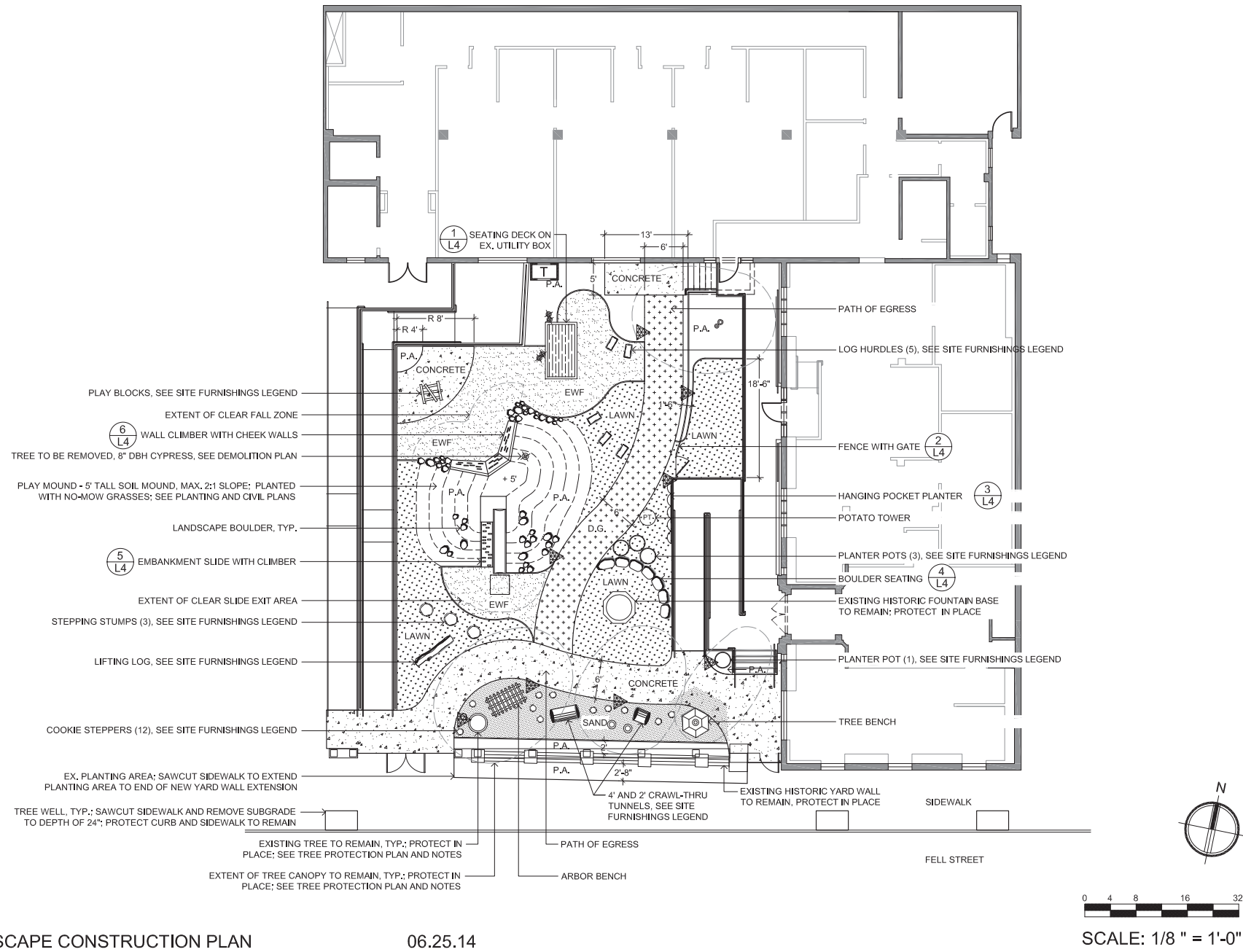
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 DATE: 01-08-2014  
 TIME: 10:10:10 AM  
 USER: JHEATH

**LANDSCAPE CONSTRUCTION NOTES**

1. SUBMITTALS; SUBMIT DATA SHEETS FOR ALL LANDSCAPE CONSTRUCTION ITEMS AND SURFACES FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO ORDERING MATERIALS.
2. STORMWATER POLLUTION PREVENTION / EROSION CONTROL; SEE CIVIL DRAWINGS.
3. GRADING; GRADING SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM EXISTING EXTERIOR WALLS AND RUNOFF SHALL BE DIRECTED TO AREA DRAINS AND SUBSURFACE DRAINAGE PIPES; SEE CIVIL DRAWINGS, EXISTING GRADE IN PLANTING AREA DIRECTLY IN FRONT OF EXISTING HISTORIC YARD WALL AND ADJACENT TO HISTORIC FOUNTAIN BASE SHALL REMAIN UNCHANGED.
4. PLAY MOUND; SOIL PLAY MOUND WITH EMBANKMENT SLIDE AND WALL CLIMBER SHALL BE NO HIGHER THAN 5' ABOVE EXISTING COURTYARD FINISH GRADE. MOUND SHALL BE PLANTED WITH LOW GROUND COVER PLANT MATERIAL SUCH AS NO-MOW FESCUE AND ACCENTED WITH LANDSCAPE BOULDERS, SEE PLANTING PLAN. MOUND SHALL NOT BE LOCATED ADJACENT TO NOR SHALL DIRECT RUNOFF TOWARDS EXISTING WALLS, MOUND SHALL BE CONSTRUCTED SUCH THAT COMPLETE REMOVAL MAY OCCUR IN THE FUTURE WITHOUT IMPACT ON EXISTING HISTORIC FEATURES. CONSIDERING THE COVERAGE OF EXISTING TREE CANOPIES AND THE HEIGHT OF EXISTING HISTORIC YARD WALL, PLAY MOUND IS NOT ANTICIPATED TO SIGNIFICANTLY FURTHER REDUCE VISIBILITY OF BUILDING FACADE.

**TREE PROTECTION AND PRUNING NOTES**

1. SELECTIVE PRUNING; PERFORM SELECTIVE PRUNING ON EXISTING TREES TO REMAIN TO REMOVE DEAD WOOD AND CROSSING BRANCHES. DO NOT REMOVE MORE THAN 20% OF TOTAL TREE CANOPY, DO NOT ALTER THE NATURAL FOLIAGE MARGIN OR OVERALL CHARACTER OF EACH TREE. REVIEW PROPOSED PRUNING CUTS AND METHODS WITH LANDSCAPE ARCHITECT PRIOR TO PRUNING. CUTTING TOOLS AND SAWS SHALL BE KEPT SHARPENED AND CLEANED BETWEEN WORK ON EACH TREE.
2. EXCAVATION BENEATH TREES; ANY EXCAVATION FOR SITE REMEDIATION OR TRENCHING UNDER THE DRIP LINE OF EXISTING TREES SHALL BE HAND DUG WITH NO ROOTS OVER 1 INCH DIAMETER BEING CUT OR DAMAGED. ALL EXPOSED SEVERED ROOT ENDS ARE TO BE CUT OFF SMOOTHLY WITH CLEAN, SHARP TOOLS.



LANDSCAPE CONSTRUCTION PLAN

06.25.14

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

**LANDSCAPE CONSTRUCTION LEGEND**

	CONCRETE PAVEMENT, SEE CIVIL DRAWINGS	AREA	715 SF
	PLAYGROUND SAND		280 SF
	ENGINEERED WOOD FIBER		520 SF
	STABILIZED DECOMPOSED GRANITE		360 SF
	ALTERNATE 1: BONDED WOODCARPET SYSTEM AVAILABLE FROM ZEAGER (ENGINEERED WOOD FIBER WITH POLYURETHANE BINDER)		
	SOD LAWN, SEE PLANTING PLAN		
	PLANTING AREA, SEE PLANTING PLAN		
	BENDER BOARD EDGING		

**LANDSCAPE LIGHTING LEGEND**

- LOW VOLTAGE PATH LIGHT; VISTA 8226 BOLLARD LIGHT WITH 20W EQUIVALENT LED BULB; MOUNT ON 12" DIAMETER X 6" DEPTH CONCRETE FOOTING. PROVIDE 12-2 GAUGE LOW VOLTAGE WIRE TO ALL LANDSCAPE LIGHTS AND CONNECT TO TRANSFORMER.
- TRANSFORMER: VISTA MT SERIES 300 WATT TRANSFORMER IN EXTERIOR ENCLOSURE WITH LOCKABLE LATCH. INSTALL ON METAL RISER IN PLANTING AREA NEAR IRRIGATION CONTROLLER. DO NOT MOUNT DIRECTLY TO HISTORICAL BUILDING WALL

**LANDSCAPE LIGHTING NOTES**

1. **SCOPE:** FURNISH AND INSTALL ALL LABOR AND MATERIALS FOR COMPLETE LOW VOLTAGE LANDSCAPE LIGHTING SYSTEM INCLUDING FIXTURES, FOOTINGS, WIRING, TRANSFORMER, AND MISCELLANEOUS RELATED WORK.
2. **SUBMITTALS:** PRIOR TO ORDERING ANY MATERIALS, SUBMIT WIRING DIAGRAM; PHOTOMETRIC PLAN; AND MANUFACTURER'S CATALOG/DATA SHEETS FOR FIXTURES, LAMPS, JUNCTION BOXES, WIRE, SPLICING AND SEALING MATERIALS, AND TRANSFORMER.
3. **STANDARDS:** ALL MATERIALS AND METHODS SHALL CONFORM TO THE APPROPRIATE CURRENT SECTIONS OF CALIFORNIA BUILDING CODE, DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS (DTSS), ASTM, National Electrical Code, OSHA, LOCAL CODES AND STANDARDS, WHERE CONFLICTS OCCUR, MOST STRINGENT REQUIREMENTS APPLY. INSTALL ALL COMPONENTS PER MANUFACTURER'S SPECIFICATIONS.
4. **EXCAVATING AND BACKFILLING:** EXCAVATE AND BACKFILL AS REQUIRED FOR THE INSTALLATION OF ELECTRICAL WORK. INSTALL DIRECT BURIAL WIRING 6"-12" BELOW FINISH GRADE. RESTORE ALL SURFACES, TO ORIGINAL CONDITION IN AN ACCEPTABLE MANNER. DO NOT DISTURB ORANGE CONSTRUCTION FENCING INDICATOR LAYER OR SUBGRADE BENEATH.

**SITE FURNISHINGS LEGEND**

SYMBOL	DESCRIPTION	QUANTITY	NOTES
	LOG HURDLE	5	
	2' CRAWL TUNNEL	1	
	4' CRAWL TUNNEL	12	
	COOKIE STEPPERS	1	
	LIFTING LOG	1	
	PLAY BLOCKS SET	1	AVAILABLE FROM NATURAL PLAYGROUNDS COMPANY, HTTP://NATURALPLAYGROUNDS.COM/ (CONTACT JON MCGUCKIN, JON@NATURALPLAYGROUNDS.COM, 888.290.8405) OR APPROVED EQUAL; ASSEMBLE AND INSTALL PER MANUFACTURER'S INSTRUCTIONS
	STEPPING STUMP	3	
	TREE BENCH	1	SHIPPED UNASSEMBLED WITH HARDWARE INCLUDED. INSTALL SUCH THAT ONE SPACE ON BENCH SEAT IS ADJACENT TO CONCRETE PATH AT A HEIGHT OF 12"-15" ABOVE CONCRETE FINISH GRADE AS AN ACCESSIBLE SEAT.
	ARBOR BENCH (4')	1	SHIPPED UNASSEMBLED WITH HARDWARE INCLUDED. EMBED POSTS IN FOOTING PER DETAIL (11) (L4)
	PLANTER POT	4	25 IN. HALF OAK BARREL PLANTER, AVAILABLE FROM HOME DEPOT OR APPROVED EQUAL. FILL WITH 4 CUBIC FEET ORGANIC VEGETABLE PLANTER SOIL MIX.
	POTATO TOWER	1	DR. GRIMME'S STACKABLE POTATO TOWER PLANTER WITH BASE AND DOLLY; AVAILABLE FROM TERRITORIAL SEED COMPANY, 800-626-0866, HTTP://WWW.TERRITORIALSEED.COM; ASSEMBLE ONE (1) EACH PART NUMBERS ZPT722, ZPT723, ZPT725. ASSEMBLE PER MANUFACTURER'S INSTRUCTIONS.
	LANDSCAPE BOULDER	20	SONOMA FIELDSTONE BOULDERS; ASSORTED SIZES 12"-30" NARROWEST DIMENSION. AVAILABLE FROM LYNGSO GARDEN MATERIALS, WWW.LYNGSOGARDEN.COM, OR APPROVED EQUAL. BURY TO A MINIMUM DEPTH OF 25% OF BOULDER HEIGHT WITH ORIGINAL DIRT LINE PARALLEL TO SOIL SURFACE.
	SEATING DECK ON EX. UTILITY BOX		
	FENCE WITH GATE		
	HANGING POCKET PLANTER		
	BOULDER SEATING		

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Theresa Zaro  
Landscape Architect  
Project No. 1406



**LePort Schools**  
TENANT IMPROVEMENTS  
50 FELL STREET  
SAN FRANCISCO, CALIFORNIA

**LANDSCAPE CONST. PLAN.**

DATE	REVISIONS	DATE	REVISIONS
01-08-2014	MAJOR PERMIT TO ALTER		
08-21-2014	PLANNING DEPARTMENT REVISIONS		
11-05-2014	PLANNING DEPARTMENT REVISIONS		

PA / PM:	TERESA ZARO
DRAWN BY:	TZ
JOB NO.:	SF013-6005-00

SHEET  
**L1**  
MAJOR PERMIT TO ALTER

### IRRIGATION ZONES

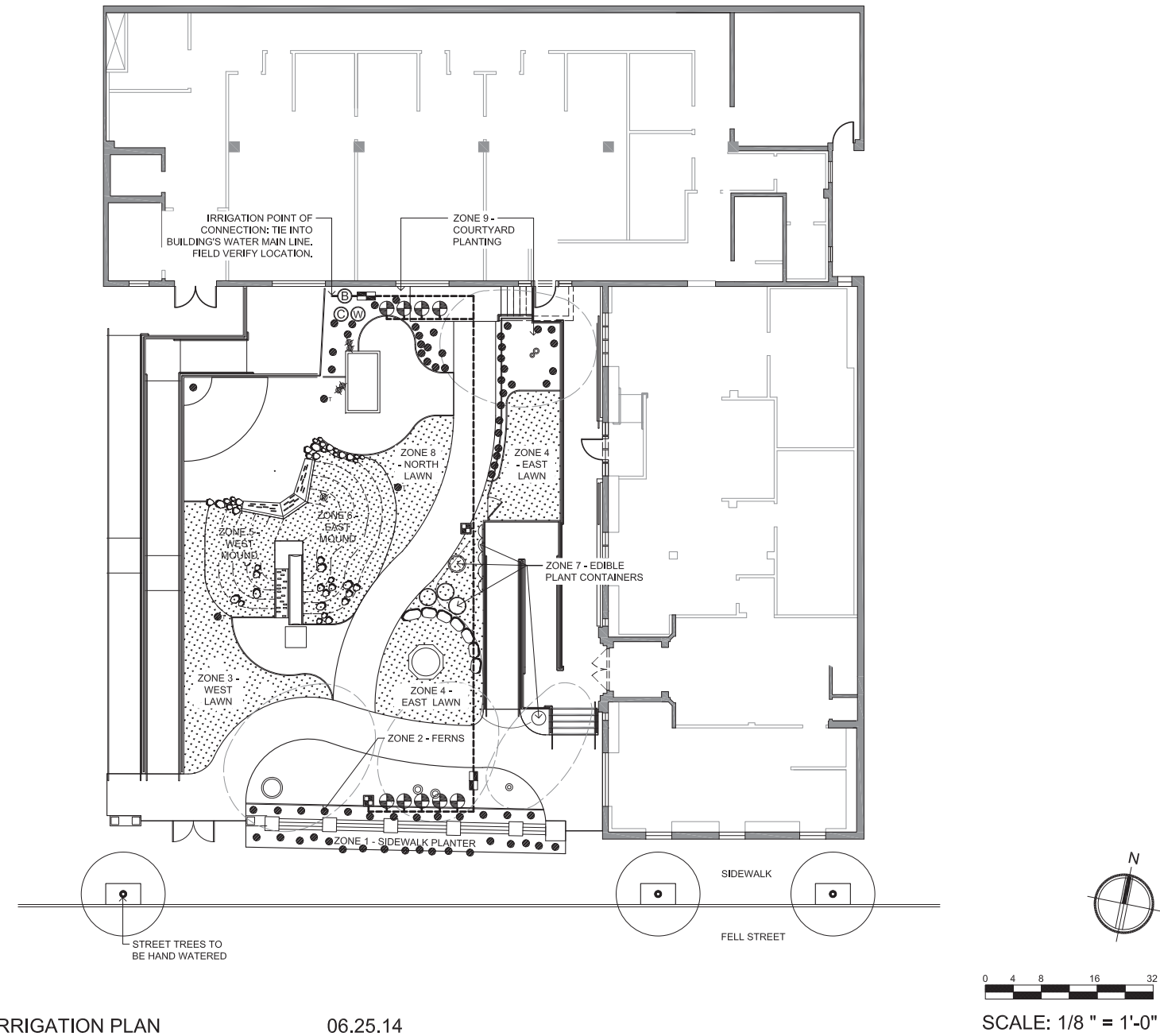
ZONE #	NAME	IRRIGATION TYPE	DESCRIPTION
1	SIDEWALK PLANTER	BUBBLERS	PLANTING ALONG BACK OF SIDEWALK; SUNNY.
2	FERNS	BUBBLERS	PLANTING ALONG YARD WALL; SHADY.
3	WEST LAWN	SUBSURFACE DRIP	SOD LAWN; PARTLY SUNNY.
4	EAST LAWN	SUBSURFACE DRIP	SOD LAWN; PARTLY SUNNY.
5	WEST MOUND	SUBSURFACE DRIP	NO-MOW FESCUE SOD ON STEEP (2:1) GRADE
6	EAST MOUND	SUBSURFACE DRIP	NO-MOW FESCUE SOD ON STEEP (2:1) GRADE
7	EDIBLE PLANT CONTAINERS	DRIP EMITTERS	MOVEABLE PLANTERS; SUNNY.
8	NORTH LAWN	SUBSURFACE DRIP	SOD LAWN; SUNNY.
9	COURTYARD PLANTINGS	BUBBLERS	PLANTINGS AND NEW TREES IN COURTYARD; PARTLY SUNNY

### IRRIGATION NOTES

- BASIS OF DESIGN:** SYSTEM DESIGN IS BASED ON 50 P.S.I. AND MINIMUM 25 G.P.M. AVAILABLE AT POINT OF CONNECTION, NOTIFY OWNER'S REPRESENTATIVE PRIOR TO COMMENCING ANY IRRIGATION WORK IF LOWER FIGURES ARE RECORDED DURING VERIFICATION.
- CODES:** IRRIGATION SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH ALL LOCAL CODES AND MANUFACTURER'S SPECIFICATIONS.
- UTILITIES:** VERIFY LOCATION OF ALL ON-SITE UTILITIES. RESTORATION OF DAMAGED UTILITIES SHALL BE MADE AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER.
- SCHEMATIC:** SYSTEM IS SHOWN SCHEMATICALLY FOR GRAPHIC CLARITY. INSTALL ALL PIPING, VALVES, AND VALVE BOXES IN COMMON TRENCHES AND INSIDE PLANTING AREAS WHENEVER POSSIBLE.
- SERVICE LINE:** CONTRACTOR SHALL TAP BUILDING'S MAIN WATER LINE AS SHOWN ON PLANS. INSTALLER SHALL REPAIR ALL DAMAGES INCURRED DURING INSTALLATION AND SHALL BE RESPONSIBLE FOR ALL ASSOCIATED FEES AND CHANGES. DEPTH OF PIPE, TRENCHING AND BACKFILLING, AS REQUIRED BY GOVERNING AGENCY.
- IRRIGATION SYSTEM DESIGN:** TO AVOID IRRIGATION OVERSPRAY ONTO WALLS, PLANTING AREAS THAT ARE DIRECTLY ADJACENT TO EXISTING EXTERIOR WALLS SHALL BE IRRIGATED WITH DRIP OR BUBBLER TYPE IRRIGATION SYSTEMS. DRIP EMITTERS OR BUBBLERS SHALL NOT BE LOCATED WITHIN 36" OF HISTORICAL EXTERIOR WALLS.

### IRRIGATION LEGEND

- MAINLINE, CLASS 315 PVC PIPE, 2" SIZE, 12" MINIMUM BURIAL
  - LATERAL LINE, POLY PIPE, 1" SIZE, 12" MINIMUM BURIAL
  - ⊕ REMOTE CONTROL VALVE, HUNTER 1" PGV-101A, INSTALL WITH DRIP ZONE CONTROL KIT INCLUDING FILTER AND PRESSURE REGULATOR ON STATIONS 3 - 8.
  - Ⓢ CONTROLLER, HUNTER PRO-C 12-STATION OUTDOOR CONTROLLER MODEL PC-1200; MOUNT OUTDOORS NEAR BUILDING ON METAL POST/RISER; DO NOT MOUNT DIRECTLY ON HISTORIC EXTERIOR BUILDING WALL
  - Ⓜ EVAPOTRANSPIRATION SENSOR, HUNTER SOLAR SYNC MODEL WSS, INCLUDES WIRELESS SENSOR, WIRELESS RECEIVER, AND MODULE; INSTALL OUTDOORS; DO NOT MOUNT DIRECTLY ON HISTORIC EXTERIOR BUILDING WALL
  - ⊞ SPIGOT AND HOSE BIB WITH AUTO-OFF VALVE; INSTALL IN INCONSPICUOUS LOCATION IN PLANTING AREAS
  - ⊞ GATE VALVE, NIBCO T-113-K 1"
  - Ⓟ BACKFLOW PREVENTER, FEBCO 825Y 1"
  - BUBBLER, HUNTER PRESSURE COMPENSATING MODEL PCB-25 (0.25 GPM PER BUBBLER)
  - TREE BUBBLER, HUNTER PRESSURE COMPENSATING MODEL PCB-50 (0.50 GPM PER BUBBLER)
  - ▨ SUBSURFACE IN-LINE DRIP IRRIGATION, HUNTER ECO-MAT (0.6 GPH PER EMITTER), INSTALL 4" BELOW FINISH GRADE PER MANUFACTURER'S SPECIFICATIONS
- DRIP IRRIGATION TUBING, 1/2" DISTRIBUTION TUBING FROM LATERAL TO EDIBLE PLANTING AREA, PROVIDE 1/4" DISTRIBUTION TUBING AS NEEDED TO REACH EACH CONTAINER, PROVIDE THREE 1.0 GPH EMITTERS AT EACH OAK BARREL PLANTER, TWO AT LEMON TREE PLANTER POT, ONE AT EACH PLANT AT BASE OF LEMON TREE POT, TWO AT POTATO TOWER, AND ONE AT EACH OF FIVE POCKETS IN HANGING WALL PLANTER.



IRRIGATION PLAN 06.25.14

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



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Theresa Zaro  
Landscape Architect  
Project No. 1406



LePort Schools  
TENANT IMPROVEMENTS  
50 FELL STREET  
SAN FRANCISCO, CALIFORNIA

DATE	REVISIONS	REMARKS
01-08-2014	MAJOR PERMIT TO ALTER	
05-21-2014	PLANNING DEPARTMENT REVISIONS	
06-25-2014	PLANNING DEPARTMENT REVISIONS	

PA / PM: THERESA ZARO  
DRAWN BY: TZ  
JOB NO.: SF013-6005-00

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**L2**  
MAJOR PERMIT TO ALTER

**PLANT LEGEND**

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE / QUANTITY
<b>1 L3 TREES</b>			
ARB MAR	ARBUTUS 'MARINA'	ARBUTUS	15 GALLON / 3
LAG TUS	LAGERSTROEMIA 'TUSCARORA'	GRAPE MYRTLE	15 GALLON / 3
<b>2 L3 SHRUBS / PERENNIALS / GRASSES</b>			
AGA AUR	AGASTACHE AURANTIACA	HUMMINGBIRD MINT	1 GALLON / 8
ALO STR	ALOE STRIATA	CORAL ALOE	1 GALLON / 13
ARM MAR	ARMERIA MARITIMA	SEA PINK	1 GALLON / 9
CAR CAL	CARPENTERIA CALIFORNICA	CARPENTERIA	1 GALLON / 8
CIT MEY	CITRUS 'MEYER IMPROVED DWARF'	DWARF MEYER LEMON	5 GALLON / 1
DIS BUC	DISTICTUS BUCCINATORIA 'ROYAL'	BLOOD-RED TRUPET VINE	5 GALLON / 2
GER JOH	GERANIUM 'JOHNSON'S BLUE'	JOHNSON'S BLUE GERANIUM	1 GALLON / 5
HEU MAX	HEUCHERA MAXIMA	ALUM ROOT	1 GALLON / 8
POL MUN	POLYSTICHUM MUNITUM	SWORD FERN	1 GALLON / 13
STA BYZ	STACHYS BYZANTINA	LAMB'S EARS	1 GALLON / 15
STI GIG	STIPA GIGANTEA	GIANT FEATHER GRASS	1 GALLON / 6

○ PLANTER POT, SEE LANDSCAPE CONSTRUCTION PLAN; 1 QUART / 5 PER POT (15 TOTAL)  
 PLANTS SELECTED FROM THE FOLLOWING ASSORTMENT OR AS AVAILABLE:  
 COOL-SEASON VEGETABLES (BRUSSELS SPROUTS, BROCCOLI, BOK CHOY, CHARD)

○ POTATO TOWER, SEE LANDSCAPE CONSTRUCTION PLAN;  
 TO BE PLANTED BY STUDENTS

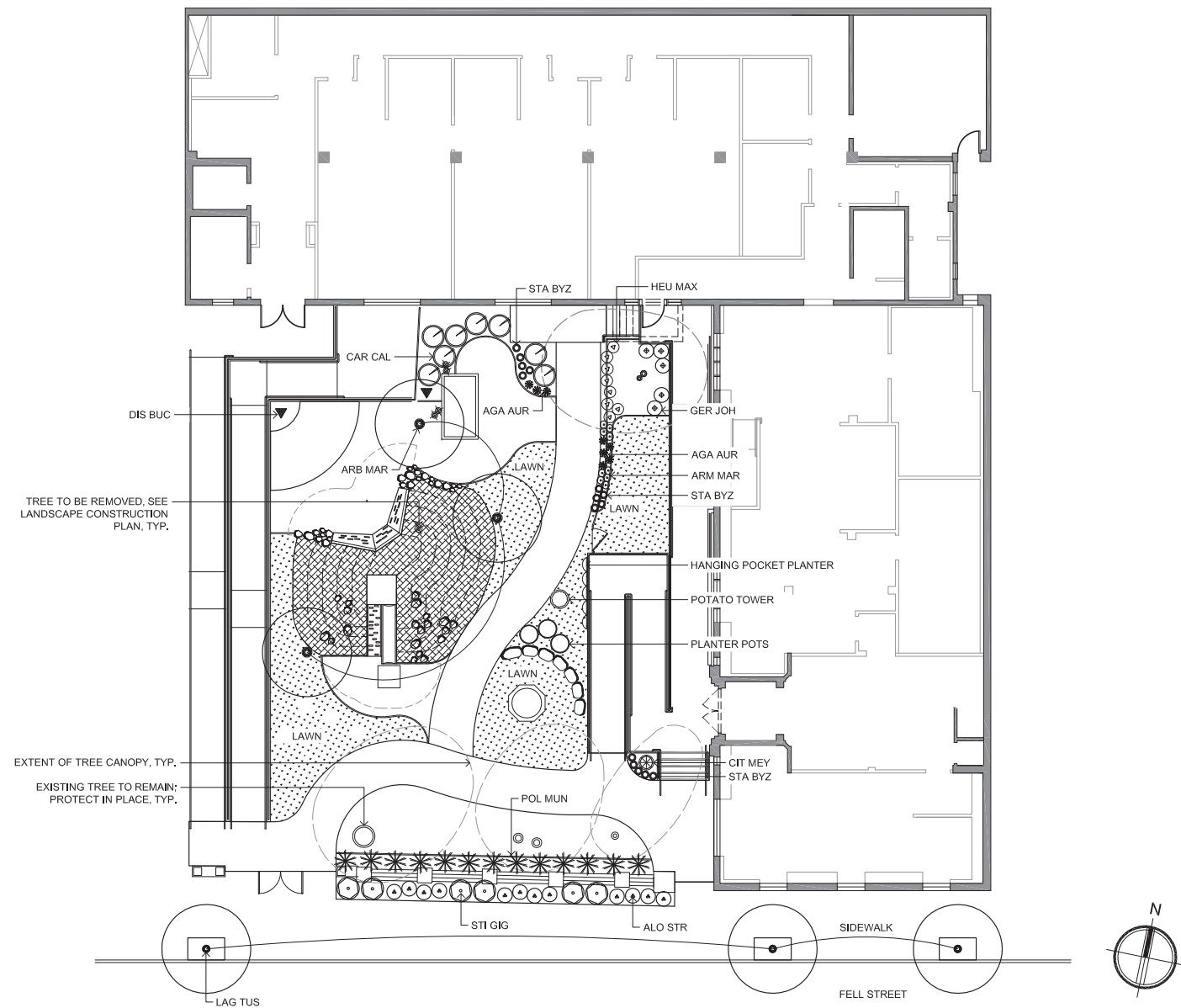
▭ HANGING POCKET PLANTER, SEE LANDSCAPE CONSTRUCTION PLAN; 1 QUART / 10 TOTAL  
 PLANTS SELECTED FROM THE FOLLOWING ASSORTMENT:  
 HERBS (DILL, PARSLEY, CILANTRO, BASIL, ETC.)  
 EVERBEARING STRAWBERRIES

▨ NO-MOW SOD FESCUE BLEND ON PLAY MOUND: SOD / 420 SF  
 FESTUCA IDAHOENSIS IDAHO FESCUE  
 FESTUCA OCCIDENTALIS WESTERN FESCUE  
 FESTUCA RUBRA 'POINT MOLATE' CREEPING RED FESCUE  
 AVAILABLE AS "NATIVE MOW FREE" SOD BLEND FROM DELTA BLUEGRASS COMPANY,  
 HTTP://DELTABLUEGRASS.COM/, OR APPROVED EQUAL. INSTALL PER GROWER'S SPECIFICATIONS.

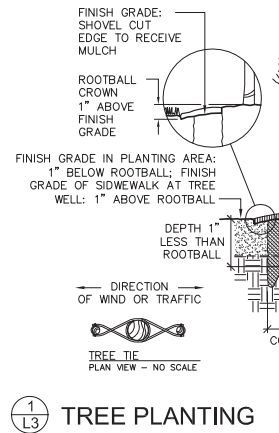
▨ SOD LAWN, FESCUE-BLUEGRASS BLEND SOD / 800 SF  
 AVAILABLE AS "90/10 TALL FESCUE" SOD BLEND FROM DELTA BLUEGRASS COMPANY,  
 HTTP://DELTABLUEGRASS.COM/, OR APPROVED EQUAL. INSTALL PER GROWER'S SPECIFICATIONS.

**PLANTING NOTES**

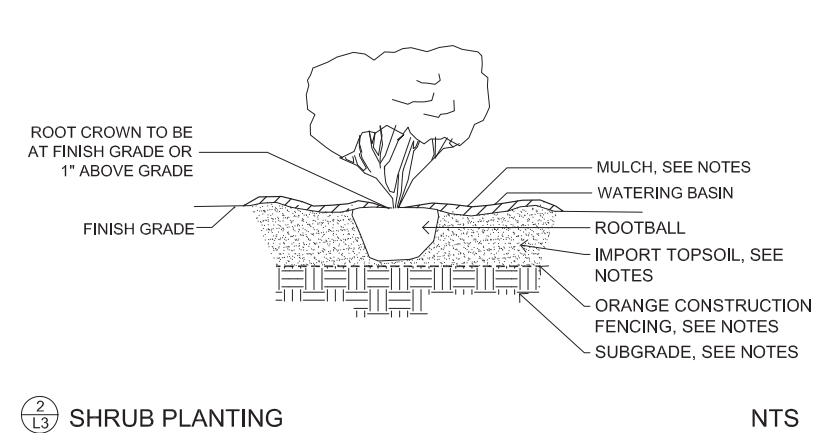
- DEFINITION OF PLANTING AREAS:** ALL OUTDOOR AREAS TO BE PLANTED INCLUDING PLANTING BEDS, TREE WELLS, LAWN, NO-MOW PLAY MOUND, AND PLANTERS.
- SUBMITTALS:** PRIOR TO ORDERING PLANT MATERIAL, SUBMIT FOR WRITTEN APPROVAL PROPOSED PLANT ORDER THAT LISTS QUANTITIES, BOTANICAL NAMES, NAME OF SUPPLYING NURSERY, AND ANY PROPOSED SUBSTITUTIONS. SUBMIT WRITTEN DOCUMENTATION STATING QUANTITY, TYPE, COMPOSITION, AND SUPPLIER FOR ALL SOILS, FERTILIZERS, AMENDMENTS, COMPOST, AND ORANGE CONSTRUCTION FENCING FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO DELIVERING MATERIAL TO SITE.
- EXISTING PLANTS:** PROTECT ALL EXISTING PLANT MATERIAL TO REMAIN. REVIEW EXTENT, PROTECTION, AND PRUNING OF EXISTING PLANT MATERIAL TO REMAIN WITH LANDSCAPE ARCHITECT PRIOR TO GRADING OR DEMOLITION ACTIVITIES. REPAIR ANY DAMAGES INCURRED DUE TO CONSTRUCTION ACTIVITIES AT NO ADDITIONAL COST. SEE ALSO LANDSCAPE CONST. PLAN.
- SITE REMEDIATION:** NATIVE TOPSOIL MUST BE EXCAVATED AND/OR CAPPED TO REMEDIATE CONTAMINATIONS. REFER TO AND COMPLY WITH GRADING PLAN, SITE REMEDIATION PLAN AND HEALTH & SAFETY PLAN FOR DEPTHS AND LOCATIONS OF EXCAVATION, AND FOR WORKER PRECAUTIONS.
- ORANGE CONSTRUCTION FENCING:** AFTER EXCAVATION PER THE SITE REMEDIATION PLAN, PROVIDE AND INSTALL ORANGE CONSTRUCTION FENCING MATERIAL ON TOP OF THE EXISTING SUBGRADE AS AN INDICATOR LAYER BETWEEN CONTAMINATED AND CLEAN IMPORTED SOIL.
- IMPORTED TOPSOIL AND COMPOST:** ABOVE THE ORANGE CONSTRUCTION FENCING, UNIFORMLY DISTRIBUTE TEN INCHES OF CLEAN IMPORT TOPSOIL AND TWO INCHES OF ORGANIC COMPOST THROUGHOUT PLANTING AREAS. INCORPORATE ORGANIC COMPOST EVENLY THROUGHOUT TOP SIX INCHES OF CLEAN IMPORT TOPSOIL AND COMPACT ALL TO 85% RELATIVE COMPACTION. IMPORT ADDITIONAL TOPSOIL AS NEEDED TO ENSURE COMBINED SOIL/COMPOST LAYER IS MINIMUM 12" DEPTH IN ALL PLANTING AREAS AFTER COMPACTION.
- QUANTITIES:** FURNISH AND INSTALL ALL PLANTS AS SHOWN ON THE DRAWINGS; QUANTITIES LISTED IN THE PLANT LEGEND ARE FOR REFERENCE ONLY.
- PLANT MATERIAL HEALTH:** ROOTS AND STEMS OF ALL PLANTS SHALL BE OF VIGOROUS HEALTH AND NORMAL HABIT OF GROWTH FOR ITS SPECIES. ALL PLANTS SHALL BE FREE OF ALL DISEASES, SUCKERS, INSECTS, BURNS, OR DISFIGUREMENTS. TREES SHALL HAVE STRAIGHT TRUNKS AND BE ABLE TO STAND UPRIGHT WITHOUT SUPPORT. FOR ONE YEAR AFTER FINAL COMPLETION, ANY PLANT MATERIAL THAT FAILS OR IS DECLINING DUE TO HEALTH DEFECTS AT THE TIME OF PLANTING SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- PLANT MATERIAL AND LAYOUT APPROVAL:** NOTIFY LANDSCAPE ARCHITECT ONE WEEK PRIOR TO PLANTING. PLANT MATERIAL HEALTH AND PLANT LAYOUT SHALL BE REVIEWED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- PLANT MATERIAL PROTECTION:** CONTRACTOR SHALL MAINTAIN ALL PLANT MATERIAL IN A HEALTHY GROWING CONDITION PRIOR TO AND DURING PLANTING OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR VANDALISM, THEFT AND DAMAGE TO PLANT MATERIAL UNTIL FINAL COMPLETION OF LANDSCAPE CONSTRUCTION.
- FERTILIZER:** ALL CONTAINER STOCK PLANTS SHALL RECEIVE ORGANIC 20-10-5 PLANTING FERTILIZER TABLETS, PLACED EVENLY AROUND THE ROOTBALL. IN QUANTITIES AS FOLLOW: TWO TABLETS FOR EACH ONE-GALLON OR ONE-QUART PLANT, FIVE TABLETS FOR EACH FIVE GALLON PLANT, TWELVE TABLETS FOR EACH FIFTEEN GALLON OR LARGER PLANT.
- MULCH:** INSTALL A UNIFORM TWO INCH COVERING OF WALK-ON BARK MULCH, 3" MAX PARTICLE SIZE, IN ALL PLANTING AREAS (EXCLUDING LAWN AND NO-MOW FESCUE AREAS); AVAILABLE FROM LYNSO GARDEN MATERIALS, HTTP://WWW.LYNSOGARDEN.COM/, OR APPROVED EQUAL.



PLANTING PLAN 06.25.14



NTS



NTS

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 Project No. 1406



**LePort Schools**  
 TENANT IMPROVEMENTS  
 50 FELL STREET  
 SAN FRANCISCO, CALIFORNIA

DATE	REVISIONS	REMARKS
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PA / PM:	TERESA ZARO
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JOB NO.:	SF013-6005-00

SHEET  
**L3**  
 MAJOR PERMIT TO ALTER

06-25-2014 REVISION # 2 - MAJOR PERMIT TO ALTER

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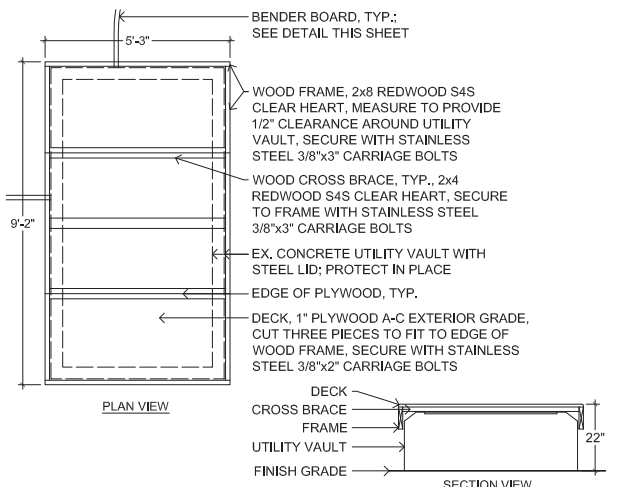


**LePort Schools**  
TENANT IMPROVEMENTS  
50 FELL STREET  
SAN FRANCISCO, CALIFORNIA

LANDSCAPE DETAILS		REMARKS	DATE
DATE	REVISIONS		
01-08-2014	MAJOR PERMIT TO ALTER		
08-21-2014	PLANNING DEPARTMENT REVISIONS		
08-25-2014	PLANNING DEPARTMENT REVISIONS		

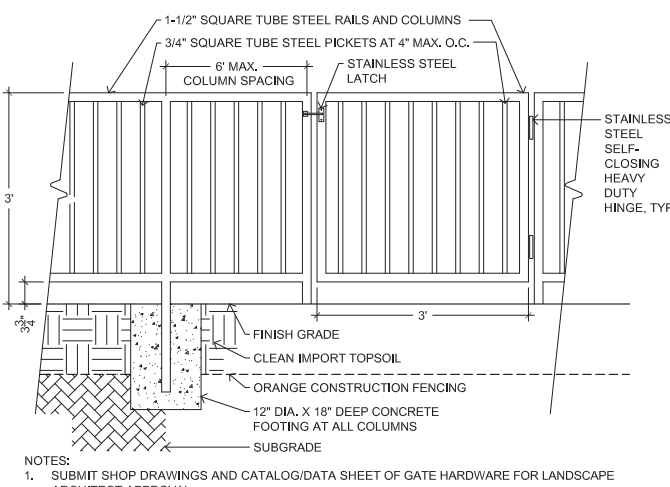
PA / PM:	Theresa Zaro
DRAWN BY:	TZ
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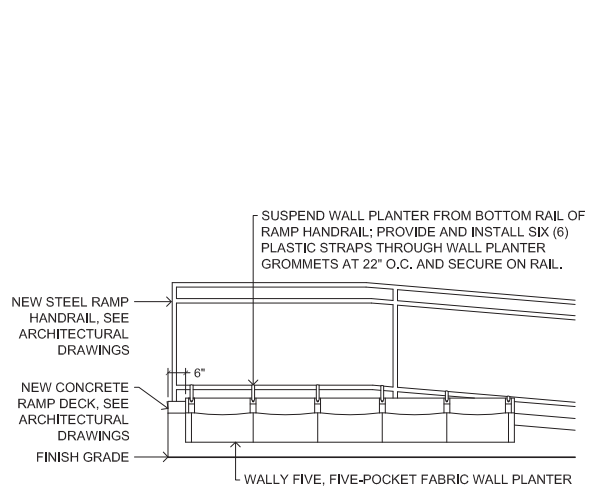
- NOTES:
- SUBMIT SHOP DRAWINGS OF SEATING DECK FOR LANDSCAPE ARCHITECT APPROVAL PRIOR TO CONSTRUCTION.
  - FIELD VERIFY MEASUREMENTS TO FIT EXISTING UTILITY VAULT; DIMENSIONS SHOWN ARE APPROXIMATE FOR BUDGETING PURPOSES ONLY.
  - SAND ALL EXPOSED SURFACES TO ELIMINATE SPLINTERS; APPLY TWO (2) COATS CLEAR WATER-BASED DECK SEALER TO ALL EXPOSED SURFACES INCLUDING UNDERSIDE OF DECK.

**1 L4 SEATING DECK ON EX. UTILITY BOX NTS**



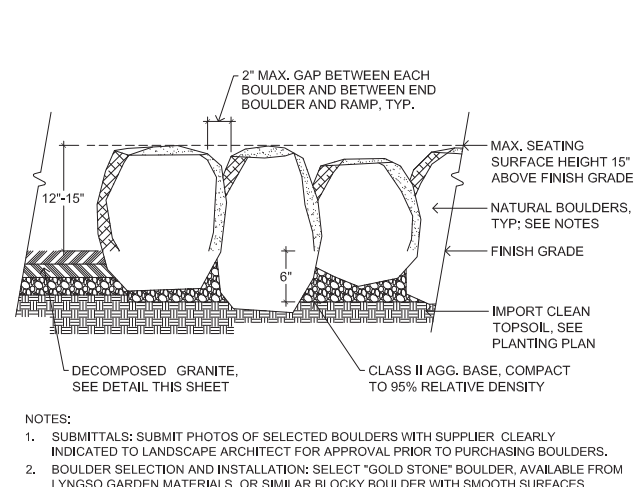
- NOTES:
- SUBMIT SHOP DRAWINGS AND CATALOG/DATA SHEET OF GATE HARDWARE FOR LANDSCAPE ARCHITECT APPROVAL.
  - MAXIMUM OPENING AT FENCE AND GATE LOCATIONS TO BE LESS THAN 4", TYP.
  - 3/16" FILLET WELD ALL JOINTS AND GRIND SMOOTH, TYP.
  - INSTALL END COLUMNS WITH 3" GAP BETWEEN ADJACENT GUARDRAIL OR RAMP, TYP.
  - PAINT ALL EXPOSED METAL TO MATCH COLOR AND FINISH OF EXTERIOR GUARDRAIL, SEE ARCHITECTURAL DRAWINGS.
  - SEE ALSO GENERAL STRUCTURAL NOTES, SHEET S1.0.

**2 L4 FENCE WITH GATE 1"=1'-0"**



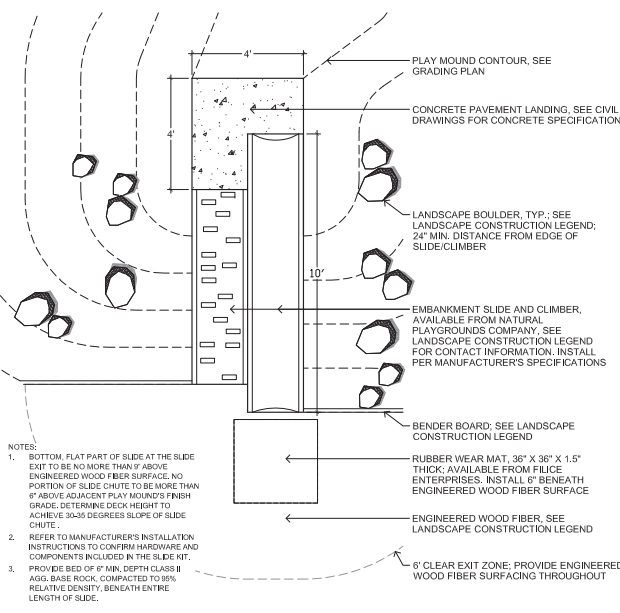
- NOTES:
- SUBMITTALS: SUBMIT PHOTOS OF SELECTED BOULDERS WITH SUPPLIER CLEARLY INDICATED TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PURCHASING BOULDERS.
  - BOULDER SELECTION AND INSTALLATION: SELECT "GOLD STONE" BOULDER, AVAILABLE FROM LYNGSO GARDEN MATERIALS, OR SIMILAR BLOCKY BOULDER WITH SMOOTH SURFACES. SELECT FLAT-TOPPED BOULDERS FOR COMFORTABLE SEATING. MINIMUM SIZE 16" HIGH X 18" WIDE X 18" DEEP; BURY A MIN. 25% OF BOULDER HEIGHT TO ACHIEVE ABOVE-GROUND HEIGHT OF 12"-15". SETTLE EACH BOULDER INTO COMPACTED AGGREGATE BASE ROCK; BOULDERS SHALL BE STABLE AND FIRMLY PLACED AND SHALL NOT Wobble OR SHIFT.

**3 L4 HANGING POCKET PLANTER NTS**

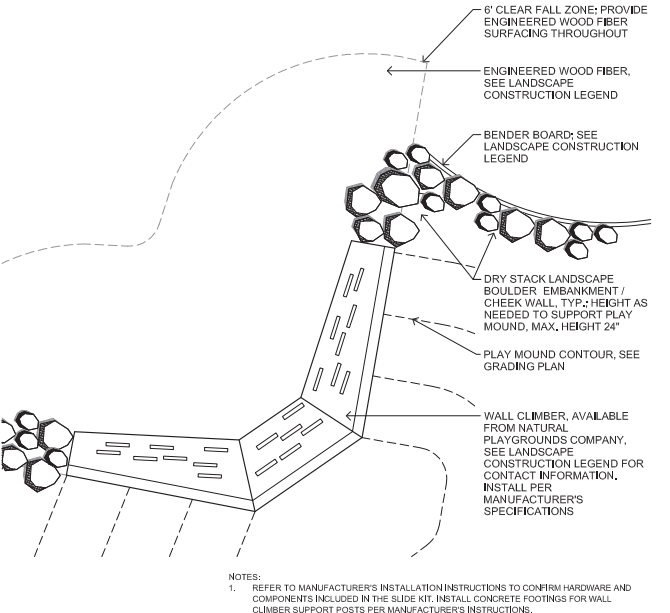


- NOTES:
- SUBMITTALS: SUBMIT PHOTOS OF SELECTED BOULDERS WITH SUPPLIER CLEARLY INDICATED TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PURCHASING BOULDERS.
  - BOULDER SELECTION AND INSTALLATION: SELECT "GOLD STONE" BOULDER, AVAILABLE FROM LYNGSO GARDEN MATERIALS, OR SIMILAR BLOCKY BOULDER WITH SMOOTH SURFACES. SELECT FLAT-TOPPED BOULDERS FOR COMFORTABLE SEATING. MINIMUM SIZE 16" HIGH X 18" WIDE X 18" DEEP; BURY A MIN. 25% OF BOULDER HEIGHT TO ACHIEVE ABOVE-GROUND HEIGHT OF 12"-15". SETTLE EACH BOULDER INTO COMPACTED AGGREGATE BASE ROCK; BOULDERS SHALL BE STABLE AND FIRMLY PLACED AND SHALL NOT Wobble OR SHIFT.

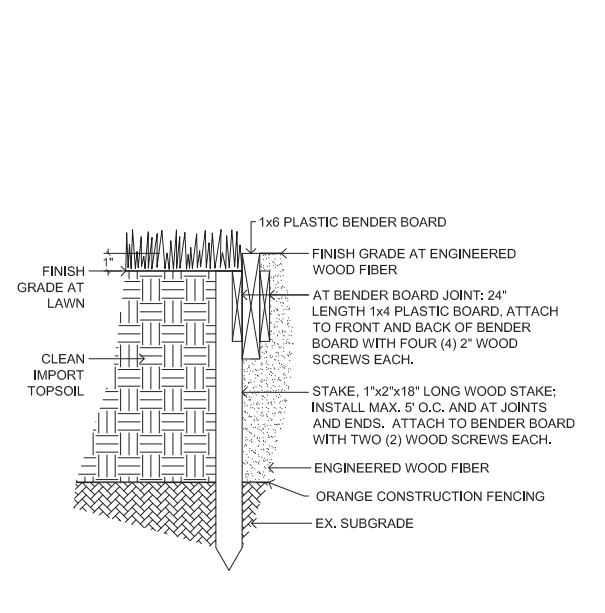
**4 L4 BOULDER SEATING NTS**



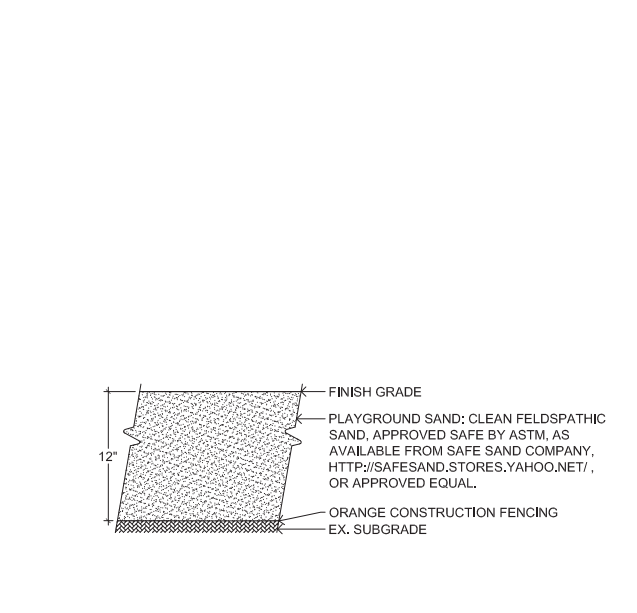
**5 L4 EMBANKMENT SLIDE WITH CLIMBER NTS**



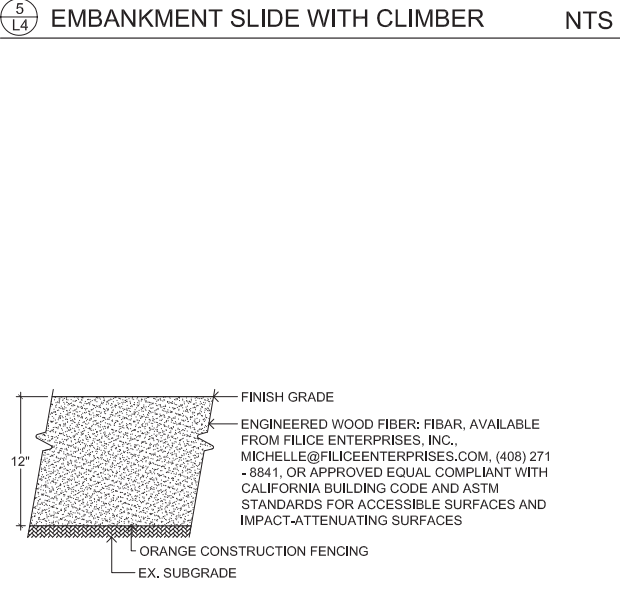
**6 L4 WALL CLIMBER WITH CHEEK WALLS NTS**



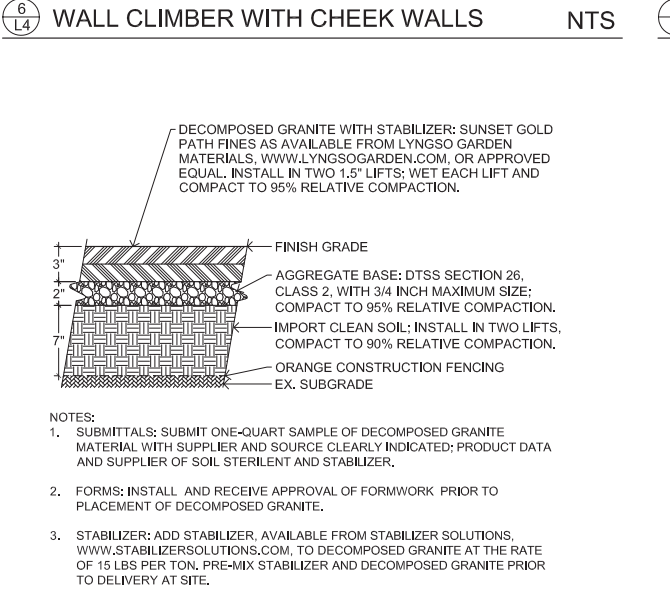
**7 L4 BENDER BOARD EDGING NTS**



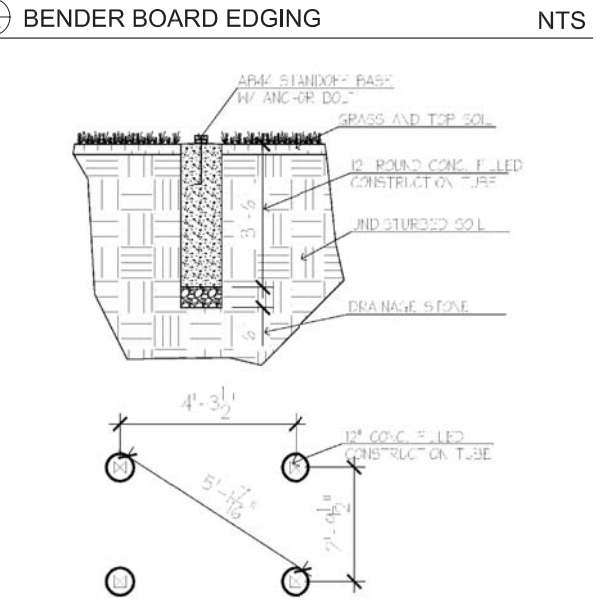
**8 L4 PLAYGROUND SAND 1/2"=1'-0"**



**9 L4 ENGINEERED WOOD FIBER 1/2"=1'-0"**



**10 L4 STABILIZED DECOMPOSED GRANITE 1/2"=1'-0"**



**11 L4 ARBOR BENCH FOOTING PLAN NTS**

**12 L4 NOT USED**

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06-25-2014 REVISION # 2 - MAJOR PERMIT TO ALTER

# LePort Schools

50 FELL STREET  
SAN FRANCISCO, CALIFORNIA

**WARE MALCOMB**  
Landscape Design for Commercial and Public Works

architecture  
planning  
interiors  
graphics  
civil engineering  
150 - 16th Street, 4th Floor  
San Francisco, California 94107  
p 415.432.6020



## STORMWATER CONTROL PLAN PROJECT INFORMATION

**STORMWATER CONTROL PLAN PROJECT INFORMATION FORM**  
Include this completed form with the Stormwater Control Plan (SCP). For additional information, please review the Stormwater Control Plan Application Instructions.

SECTION 1: PROJECT INFORMATION FORM

SCP Type (please check one):  Preliminary SCP  Final SCP Date: 04.18.14

PROJECT & CONTACT INFORMATION

Block # 0814 / Lot # 10

Assessor's Parcel No (APN): DB Site or Building Permit No. (if applicable)

LEPORT SCHOOL, 50 FELL STREET

Project Name (Alias)

50 FELL STREET, SAN FRANCISCO, CA.

Project Street Address

Casa Terranova LLC / Yat Pang Au Independent T

Property Owner's Name

500 Washington St #488, San Francisco, CA 94111

Property Owner's Address

Property Owner's Phone No. Property Owner's Email

HEATHER DENNIS WARE MALCOMB ARCHITECTS

Applicant's Name Applicant's Firm Name

HDENNIS@WAREMALCOMB.COM 925.244.9620 x. 1405

Applicant's Email Address Applicant's Phone No.

PROJECT DESCRIPTION

Collection system type:  Sanitary Sewer System  Separate Sewer System

Total area of disturbed ground surface: 3,900 sq.ft. 0 acres

Total impervious surface area of EXISTING project: 10,660 sq.ft.

Total impervious surface area of PROPOSED project: 9,520 sq.ft.

Best Management Practices (BMP) implemented (include area or volume of each BMP):

Flow Through Planter N/A sq.ft. Vegetated Roof N/A sq.ft.

Rain Garden N/A sq.ft. Drywell N/A sq.ft.

Cistern N/A sq.ft. Infiltration Trench N/A sq.ft.

Detention Vault N/A sq.ft. Other: N/A sq.ft.

Indicate with a check mark any of the following site conditions applicable to the project:

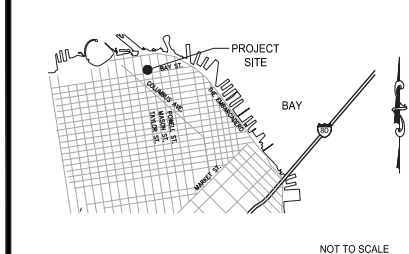
Shallow depth to bedrock (<4')  Shallow depth to groundwater table (<4')

Maher Ordinance areas  Contamination (potential legacy pollutants in soil or groundwater)

for SFSPC Use Only:  Received  Reviewed  Resubmit  Approved

February 2014 PARCEL PROJECT APPLICATION Page 1 of 3

## VICINITY MAP



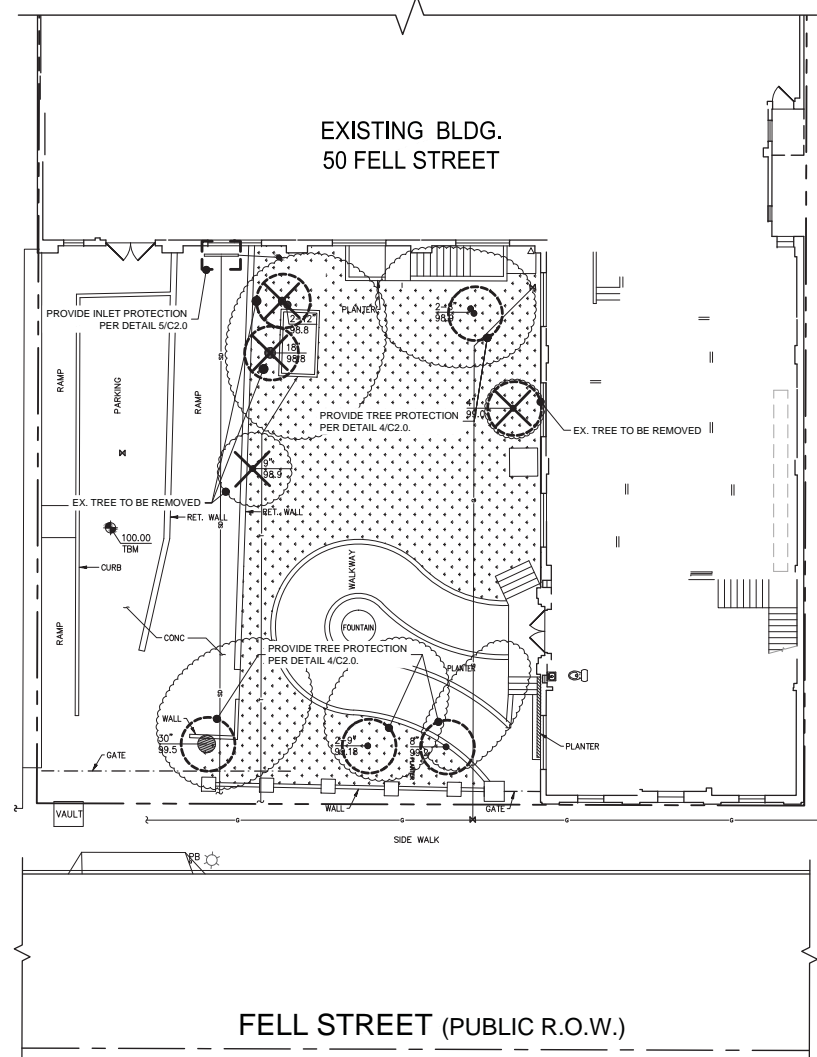
NOT TO SCALE

## GENERAL CONSTRUCTION NOTES

- BUILDING CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STIPING, CURBS, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
- ADJUST PAVEMENT AND/OR CURB ELEVATIONS AS NECESSARY TO ASSURE A SMOOTH FIT & CONTINUOUS GRADE WITH EXISTING.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES AND NOTIFYING THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING STORM DRAIN STRUCTURES, PIPES, AND ALL UTILITIES PRIOR TO CONSTRUCTION.
- LOCATION AND ELEVATION OF ALL EXISTING IMPROVEMENTS WITHIN THE AREA OF WORK SHALL BE CONFIRMED BY FIELD MEASUREMENT PRIOR TO CONSTRUCTION OF NEW WORK. CONTRACTOR WILL MAKE EXPLORATORY EXCAVATIONS AND LOCATE EXISTING UNDERGROUND FACILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS OF REVISIONS ARE NECESSARY BECAUSE OF ACTUAL LOCATION OF EXISTING FACILITIES.
- THE CONTRACTOR SHALL NOTIFY ENGINEER OF RECORD OF ANY DISCREPANCIES WITH POT-HOLED ELEVATIONS AND ELEVATIONS SHOWN ON THESE PLANS IN ADVANCE WITH ENOUGH TIME SO THAT ANY REDESIGN DOES NOT DELAY THE CONSTRUCTION SCHEDULE.
- CONTRACTOR SHALL COORDINATE WITH ARCHITECTURAL PLANS, POWER COMPANY, TELEPHONE COMPANY & GAS CO. FOR ACTUAL ROUTING OF POWER AND SERVICES TO BUILDING.
- FOR LOCATION OF ALL UTILITY ENTRANCES, SEE ARCHITECTURAL PLANS AND SPECIFICATIONS.
- THE TOP ELEVATION OF MANHOLES CONSTRUCTED IN PAVED AREAS SHALL MATCH FINISH GRADE. THE TOP ELEVATION OF MANHOLES CONSTRUCTED IN GRASS AREA SHALL BE SIX (6) INCHES ABOVE FINISH GRADE.
- CONTRACTOR SHALL CONNECT ALL PIPE ENTRANCES TO SANITARY SEWER MANHOLES TO ASSURE WATER TIGHT CONNECTIONS.
- CONTRACTOR SHALL ON ALL UTILITIES, COORDINATE INSPECTION WITH APPROPRIATE AUTHORITIES PRIOR TO COVERING TRENCHES AT INSTALLATION.
- CONSTRUCTION SHALL COMPLY WITH GOVERNING CODES AND REQUIREMENTS. CONTRACTOR SHALL CONDUCT ALL REQUIRED TESTS TO THE SATISFACTION OF THE UTILITY COMPANIES AND OWNERS INSPECTING AUTHORITIES.

## SHEET INDEX

SHEET DESCRIPTION	SHEET
COVER SHEET, EXISTING CONDITIONS, EROSION CONTROL, AND TREE PROTECTION PLAN	C1.0
BEST MANAGEMENT PRACTICES	C1.1
GRADING AND DRAINAGE PLAN	C2.0



**EROSION CONTROL LEGEND**

- PROPOSED INLET PROTECTION SEE DETAIL 5/C2.0
- EXISTING PROPERTY LINE
- - - EXISTING CENTER LINE
 EXISTING LANDSCAPE TEMPORARY BENCHMARK

**TREE PROTECTION LEGEND**

- DIA. ELEV. EXISTING TREE
- DIA. ELEV. TREE TO BE REMOVED
- DIA. ELEV. PROVIDE TREE PROTECTION PER DETAIL 4 SHEET C2.0



## STORMWATER SOURCE CONTROL MEASURES

- PROPOSED SOURCE CONTROL MEASURES TO INCLUDE**
- INSPECT AND MAINTAIN STORM DRAIN CATCH BASIN PROTECTIONS AND REPLACE FILTERS PRIOR TO THE RAINY SEASON.
  - PRACTICE GOOD HOUSE KEEPING MEASURES, SUCH AS CLEAN UP THE SITE USING A DRY METHOD, AND PROPERLY DISPOSE OF SPILLS, DISCHARGES, TRACKED SEDIMENT, SILT, LEAKS, STAINS, PROCESS RESIDUES, AND DEBRIS.
  - MAINTAIN SPILL KITS ONSITE FOR OUTDOOR CLEANUPS.
  - STORM DRAIN LABELING, PER CITY OF SF STANDARD.

## BENCHMARK

TEMPORARY BENCHMARK SET ADJACENT TO EXISTING ONSITE PARKING SPOT.

☉ ELEVATION = 100.00 ASSUMED

## SFPUC STANDARD NOTES FOR EROSION CONTROL PLAN

- THIS PLAN MAY NOT COVER ALL THE SITUATIONS OR PHASES THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. IN GENERAL, THE CONTRACTOR IS RESPONSIBLE FOR KEEPING SEDIMENT FROM LEAVING THE SITE. SEDIMENT ROLLS AND SILT FENCES SHALL BE USED BY THE CONTRACTOR ON AN AS NEEDED BASIS TO INHIBIT SILT FROM LEAVING THE SITE AND ENTERING THE STORM DRAIN SYSTEM. TEMPORARY EROSION CONTROL DEVICES SHOWN ON GRADING PLAN WHICH INTERFERE WITH THE WORK SHALL BE RELOCATED OR MODIFIED WHEN THE INSPECTOR SO DIRECTS AS THE WORK PROGRESSES.
- EROSION CONTROL FACILITIES SHALL BE MAINTAINED DAILY. THESE FACILITIES SHALL CONTROL AND CONTAIN EROSION-CAUSED SILT DEPOSITS AND PROVIDE FOR THE SAFE DISCHARGE OF SILT FREE STORM WATER INTO EXISTING AND PROPOSED STORM DRAIN FACILITIES. DESIGN OF THESE FACILITIES MUST BE APPROVED AND UPDATED EACH YEAR BY THE ENGINEER (OCTOBER 1 TO APRIL 15).
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE PROVISIONS OF THE ENGINEERING DIVISION OF THE PUBLIC SERVICES DEPARTMENT OR CITY OF SAN FRANCISCO DEPARTMENT OF PUBLIC WORKS. CONTROL MEASURES ARE SUBJECT TO THE INSPECTION AND APPROVAL OF THE ENGINEERING DIVISION OF THE PUBLIC SERVICES DEPARTMENT OR CITY OF SAN FRANCISCO DEPARTMENT OF PUBLIC WORKS.
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL SUB-CONTRACTORS AND SUPPLIERS ARE AWARE OF ALL STORM WATER QUALITY MEASURES & IMPLEMENT SUCH MEASURES. FAILURE TO COMPLY WITH THE APPROVED CONSTRUCTION WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS, AND / OR A PROJECT STOP ORDER.
- THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO ANY STORM DRAIN SYSTEM.
- IF EXISTING DRIVEWAY IS REMOVED DURING CONSTRUCTION, THE CONTRACTOR SHALL PLACE DRAIN ROOF AS A GRAVEL ROADWAY (8" MINIMUM THICKNESS FOR THE FULL WIDTH AND LENGTH OF SITE EGRESS AREA AS DEFINED IN THESE PLANS) AT ENTRANCE TO THE SITE. LOCATION TO BE APPROVED BY CITY ENGINEER IN THE FIELD. CONSTRUCTION EGRESS SHALL BE EQUIPPED WITH A TRUCK WASHING STATION. ALL TRUCKS SHALL WASH TIRES AND UNDERSIDE OF VEHICLES AS APPROPRIATE WHEN LEAVING THE SITE. ANY MUD THAT IS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED THE SAME DAY AS REQUIRED BY THE CITY ENGINEER.
- DURING THE RAINY SEASON, ALL PAVED AREAS ARE TO BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE IS TO BE MAINTAINED SO AS TO MINIMIZE SEDIMENT RUNOFF TO ANY STORM DRAIN SYSTEM.
- DURING PERIODS WHEN STORMS ARE FORECAST:
  - EXCAVATED SOILS SHOULD NOT BE PLACED IN STREETS OR ON PAVED AREAS.
  - ANY EXCAVATED SOILS SHOULD BE REMOVED FROM THE SITE BY THE END OF THE DAY.
  - WHERE STOCKPILING IS NECESSARY, USE A TARPULIN OR SURROUNDING IN STOCKPILED MATERIAL WITH FIBER ROLLS, GRAVEL SEDIMENT BARRIER, SILT FENCE, OR OTHER RUNOFF CONTROLS.
  - USE INLET CONTROLS AS NEEDED (E.G. BLOCK & GRAVEL SEDIMENT BARRIER) FOR STORM DRAIN ADJACENT TO THE PROJECT SITE OR STOCKPILED SOIL.
- THOROUGHLY SWEEP ALL PAVED AREAS EXPOSED TO SOIL EXCAVATION AND PLACEMENT.
- STAND-BY CREWS SHALL BE ALERTED BY THE PERMIT APPLICANT OR CONTRACTOR FOR EMERGENCY WORK DURING RAINSTORMS.
- AFTER OCTOBER 1ST TO APRIL 15TH, ALL EROSION CONTROL MEASURES WILL BE INSPECTED DAILY AND AFTER EACH STORM. BREACHES IN DIKES AND TEMPORARY SNALES WILL BE REPAIRED AT THE CLOSE OF EACH DAY AND WHENEVER RAIN IS FORECAST.
- AS A PART OF THE EROSION CONTROL MEASURES, UNDERGROUND STORM DRAIN FACILITIES SHALL BE INSTALLED COMPLETE AS SHOWN ON THE IMPROVEMENT PLANS.
- BORROW AREAS AND TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES TO THE SATISFACTION OF THE CITY ENGINEER.
- SANDBAGS SHALL BE STOCKPILED ON SITE AND PLACED AT INTERVALS SHOWN ON EROSION CONTROL PLANS, WHEN THE RAIN FORECAST IS 40% OR GREATER, OR WHEN DIRECTED BY THE INSPECTOR.
- SANDBAGS REFERRED TO IN THE PRECEDING ITEMS MUST BE FULL, APPROVED SANDBAG FILL MATERIALS ARE SAND, DECOMPOSED GRANITE AND/OR GRAVEL, OR OTHER MATERIALS APPROVED BY THE INSPECTOR.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING SAFETY OF VEHICLES OPERATING IN ROADWAY ADJACENT TO EROSION CONTROL FACILITIES.
- AFTER RAINSTORMS CONTRACTOR SHALL CHECK FOR AND REMOVE SEDIMENT TRAPPED BY SAND BAGS AT STAGING AREA. REPLACE SAND BAGS IF DETRIORATION IS EVIDENT.
- DUST CONTROL SHOULD BE PRACTICED ON ALL CONSTRUCTION SITES WITH EXPOSED SOILS AS NEEDED. IT IS IMPORTANT IN WINDY OR WIND-PRONE AREAS. DUST CONTROL IS CONSIDERED A TEMPORARY MEASURE AND AS AN INTERMEDIATE TREATMENT BETWEEN SITE DISTURBANCE AND CONSTRUCTION, PAVING, OR REVEGETATION. REFER TO EROSION CONTROL AND SEDIMENT CONTROL FIELD MANUAL, 3RD EDITION, PREPARED BY THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, SAN FRANCISCO BAY REGION.

## EXISTING CONDITIONS, EROSION CONTROL, AND TREE PROTECTION PLAN

COVER SHEET, EXISTING CONDITIONS, EROSION CONTROL, AND TREE PROTECTION

DATE	REMARKS	DATE	REMARKS
01-08-2014	MAJOR PERMIT TO ALTER		
05-21-2014	PLANNING DEPARTMENT REVISIONS		

PA / PM: HEATHER DENNIS  
DRAWN BY: GKM  
JOB NO.: SF013-6005-00  
SHEET



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# BEST MANAGEMENT PRACTICES

## Site Overview

This drawing illustrates Best Management Practices (BMPs) that must be followed at all construction sites in San Francisco.

## Preserve existing vegetation

Preserving existing trees and vegetation where possible will prevent erosion.

## Paint and Stucco

All paint and stucco materials stored on the site must be contained and covered. It is illegal for contractors to wash out paintbrushes in the street or dump any residues in the sewer or the storm drain. Paintbrushes and spray guns shall be washed/cleaned out into a hazardous materials barrel or put back into its original container and disposed of properly. Latex paint should be dried in its container and placed in the garbage. Oil paint and thinners need to be recycled as hazardous wastes.

## Perimeter Controls

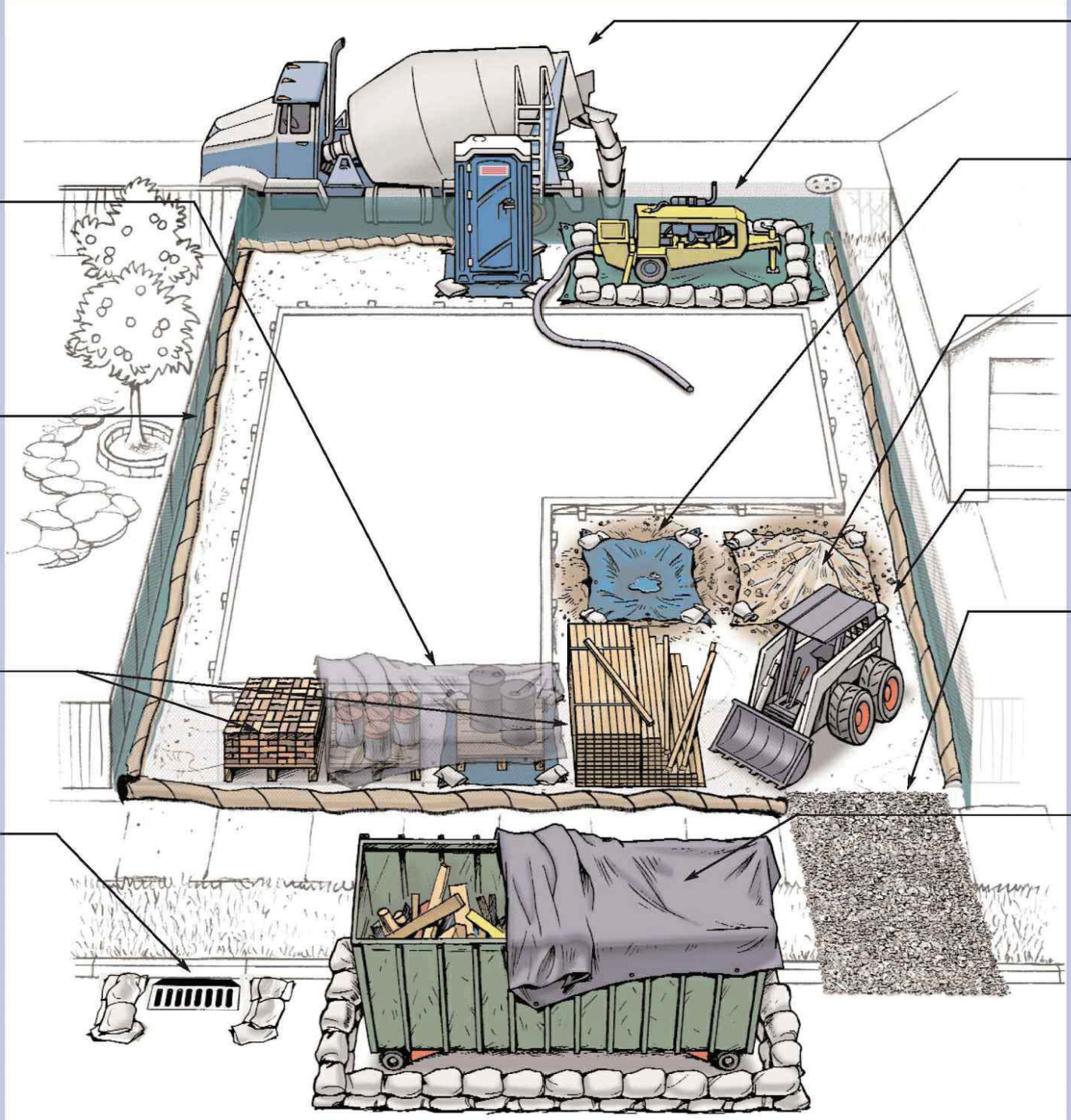
Gravel bags, silt fences, and fiber rolls are acceptable perimeter controls, and shall be used to surround the entire site. Upstream perimeter controls prevent water from running into your site and downstream controls prevent sediment from leaving your site. Avoid running over perimeter controls with vehicles or heavy equipment, as they can damage the materials. Replace any damaged perimeter controls immediately. Keep extra absorbent materials and/or a wet/dry vacuum on site to quickly pick up unintended spills. Sites must also be checked and maintained daily.

## Building Materials / Staging areas

Construction materials must be stored onsite at all times. The only exception is if you have a right-way-permit. Building materials should always be covered when not in use to prevent runoff caused by wind or rain. To apply for a right-of-way permit, contact the Bureau of Streets Use and Mapping at (415) 554-5810.

## Storm Drains and Catch Basins

Storm drains must be protected at all times with perimeter controls, such as fiber rolls or gravel bags.



## Concrete Trucks / Pumpers

Any concrete pumpers parked in public streets or alleys must be surrounded by perimeter controls, such as berms, gravel bags or fiber rolls. Tarps also must be placed beneath concrete pumpers at all times. Residual materials must be cleaned up as well.

## Washout Area

The disposal of "wet" construction materials should be handled in the washout area. This includes paint, stucco, and concrete. Use a gravel bag or fiber roll and tarp to collect evaporation and prevent run-off in nearby areas. The washout area must be checked and maintained daily to ensure compliance.

## Dirt and Grading

Mounds of dirt or gravel should be stored on site and covered each day with a tarp. When in use, all exposed dirt piles should be sprayed with water to prevent excessive dust. Tarps must be available and onsite to cover 125% of exposed areas during the rainy season (October-April).

## Earthmoving Equipment

All earthmoving equipment should be stored onsite. Maintenance and repair should never be conducted on the site. All tracks and trails left by equipment leading to and from the site should be cleaned up immediately.

## Construction site stone or rock access drives

Stone or rock access drives at any construction site should be made of 3-4 inch fractured stone aggregate with a geo-textile liner below the grade of the road. This is to be used by all vehicles to limit tracks of mud onto the streets.

## Dewatering Activities

A batch discharge permit is required before releasing any construction site wastewater. Call 415-695-7310 for more information.

## Dumpsters

Keep dumpsters covered. Areas around dumpsters should be swept daily.



**Water Pollution Prevention Program**  
San Francisco Public Utilities Commission  
City and County of San Francisco  
3801 3rd Street, Suite 600  
San Francisco CA, 94124  
(415) 695-7310

siterunoff@swater.org  
www.swater.org

Original artwork and concepts developed by the City of Coronado, CA revised by SFPUC Graphics staff personnel.

Questions? Contact the San Francisco Water Pollution Prevention Program at (415) 695-7310

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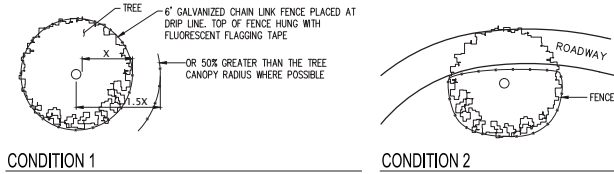
BEST MANAGEMENT PRACTICES	
DATE	REMARKS
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PA / PM: HEATHER DENNIS  
DRAWN BY: GKM  
JOB NO.: SF013-6005-00

SHEET  
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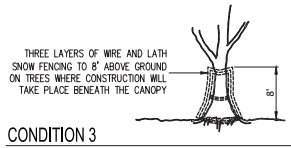
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CONDITION 1

CONDITION 2



CONDITION 3

- NOTES:**
- CONSTRUCTION PROTECTION FOR TREES SHOULD BE PROVIDED BEFORE GRADING OR OTHER CONSTRUCTION OPERATIONS ARE ALLOWED ON THE PROPERTY.
  - IF CONSTRUCTION IS TO TAKE PLACE THROUGHOUT THE AREA BENEATH THE CANOPY, AND DRIP LINE FENCING IS NOT PRACTICAL, SNOW FENCING SHOULD BE USED TO PROTECT TRUNKS FROM DAMAGE. SEE CONDITION 3.
  - WHEN CONSTRUCTION IS TO TAKE PLACE BENEATH A TREE CANOPY ON ONE SIDE, THE FENCE SHOULD BE SITED 2' TO 3' BEYOND THAT CONSTRUCTION, BUT BETWEEN CONSTRUCTION AND THE TREE TRUNK. SEE CONDITION 2.

**TREE PROTECTION DETAIL**

SCALE: N.T.S.

4

**LEGEND**

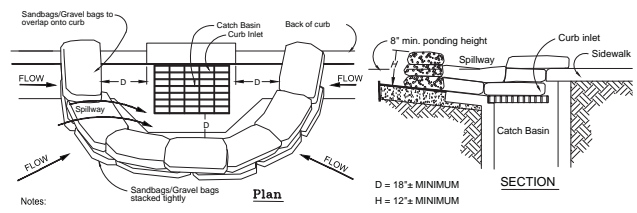
EXISTING	PROPOSED	DEFINITION
□	■	STORM DRAIN INLET
○	○	STORM DRAIN MANHOLE
○	○	WATER VALVE
○	○	FIRE HYDRANT
○	○	SANITARY SEWER MANHOLE
○	○	CLEANOUT
○	○	SPOT ELEVATION
○	○	CONTOUR
○	○	CONCRETE WALK/PAD (SEE DTL 1 THIS SHEET. SEE L/S PLANS FOR ADDITIONAL FINISHES ON SITE.)
○	○	DIRECTION OF FLOW
○	○	GRADE BREAK
○	○	RIDGE LINE
○	○	STORM DRAIN
○	○	AREA DRAIN
○	○	DETAIL NUMBER SHEET
○	○	DETAIL CALL OUT

**GRADING AND DRAINAGE NOTES**

- ALL GRADES AND CONTOURS ARE SHOWN TO FINISHED GRADE, IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ANY ADJUSTMENT FOR SUBGRADE.
- PRIOR TO BEGINNING ANY ON-SITE GRADING, THE DEVELOPER MUST OBTAIN A GRADING PERMIT.
- ANY GRADING TO BE PERFORMED BETWEEN THE DATES OF OCTOBER 15 AND APRIL 1, MUST BE APPROVED BY THE CONDITIONS SET FORTH BY THE CITY ENGINEER.
- THE ENTIRE PROJECT SITE SHALL BE ADEQUATELY SPRINKLED TO PREVENT DUST OR SPRAYED WITH AN EFFECTIVE DUST PALLIATIVE TO PREVENT DUST FROM BEING BLOWN INTO THE AIR AND CARRIED INTO ADJACENT PRIVATE AND PUBLIC PROPERTY. DUST-CONTROL SHALL BE FOR 7 DAYS A WEEK AND 24 HOURS A DAY.
- ALL STORM DRAINS MUST BE STENCILED WITH "NO DUMPING, DRAINS TO BAY" PER CITY OF SAN FRANCISCO STANDARDS.
- THERE ARE NO AS-BUILT FOR THE EXISTING UTILITIES, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATIONS, SIZES, & DEPTHS OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- ALL UTILITIES & SUBGRADE PREPARATION MUST BE CONSTRUCTED & INSTALLED IN ACCORDANCE WITH THE CITY OF SAN FRANCISCO UTILITY STANDARDS AND SPECIFICATIONS.
- ALL FIRE SERVICE SERVICES TESTS MUST BE PLUMBED TO SANITARY SEWER AND MUST BE COORDINATED WITH THE CITY'S INSPECTOR.
- ALL GRATES, COVERS, LIDS, RIMS, FRAMES, ETC., WITHIN TRAFFIC AREAS SHALL BE TRAFFIC RATED, MINIMUM H-20 LOADING.

**ABBREVIATIONS**

BR	BOTTOM OF RAMP
BLDG	BOTTOM OF STEP
BLDG	BUILDING
BW	BOTTOM OF WALL or BACK OF WALK
CLR	CLEAR
CONC	CONCRETE
DR	DOOR
ELEC	ELECTRICAL
ELEV	ELEVATION
EW	EDGE OF WALK
EX	EXISTING
FF	FINISH FLOOR
FG	FINISH GRADE
FS	FINISH SURFACE
FL	FLOW LINE
GV	GAS VALVE
GB	GRADE BREAK
GS	GROUND SURFACE
INV	INVERT ELEVATION
MAX.	MAXIMUM
PB	PULL BOX
PRC	POINT OF REVERSE CURVE
RM	RM ELEVATION
SD	STORM DRAIN
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEAN OUT
TBM	TEMPORARY BENCH MARK
TC	TOP OF CURB
TR	TOP OF RAMP
TS	TOP OF TOP STEP
TW	TOP OF WALL
WN	WINDOW
WV	WATER VALVE

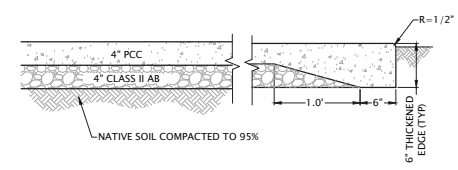


- Notes:**
- Catch Basin/Inlet protection shall be installed wherever there is a potential of stormwater or non-stormwater being discharged into it.
  - Inlet protection is required along with other pollution prevention measures such as: erosion control, soil stabilization, and measures to prevent tracking onto paved surfaces. Modify inlet protection as needed to avoid creating traffic hazards.
  - Include inlet protection measures at hillside v-ditches and misc. drainage swales.
  - Inlet protection shall be inspected and accumulated sediments removed. Sediment shall be disposed of properly and in a manner that assures that the sediment does not enter the storm drain system.
  - Damaged bags shall be replaced immediately.
  - Additional sandbag sediment traps shall be placed at intervals as indicated on site plan.
  - Refer to CASCQA SE-10 Storm Drain Inlet Protection for additional guidance.

**CATCH BASIN / DRAIN INLET PROTECTION**

SCALE: N.T.S.

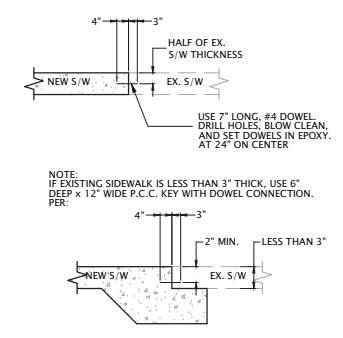
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**4" CONCRETE SIDEWALK**

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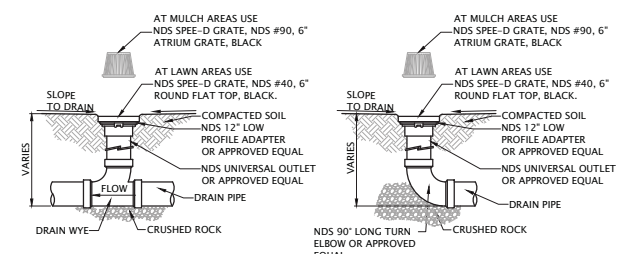
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**CONCRETE DOWEL CONNECTIONS**

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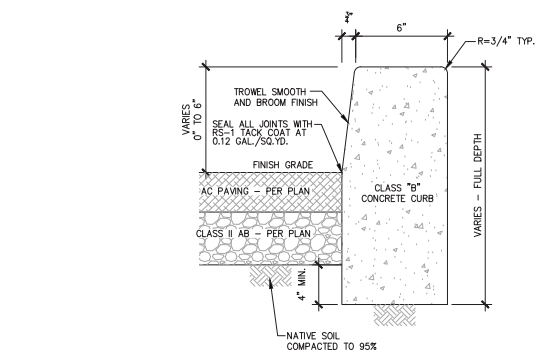
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**AREA DRAIN**

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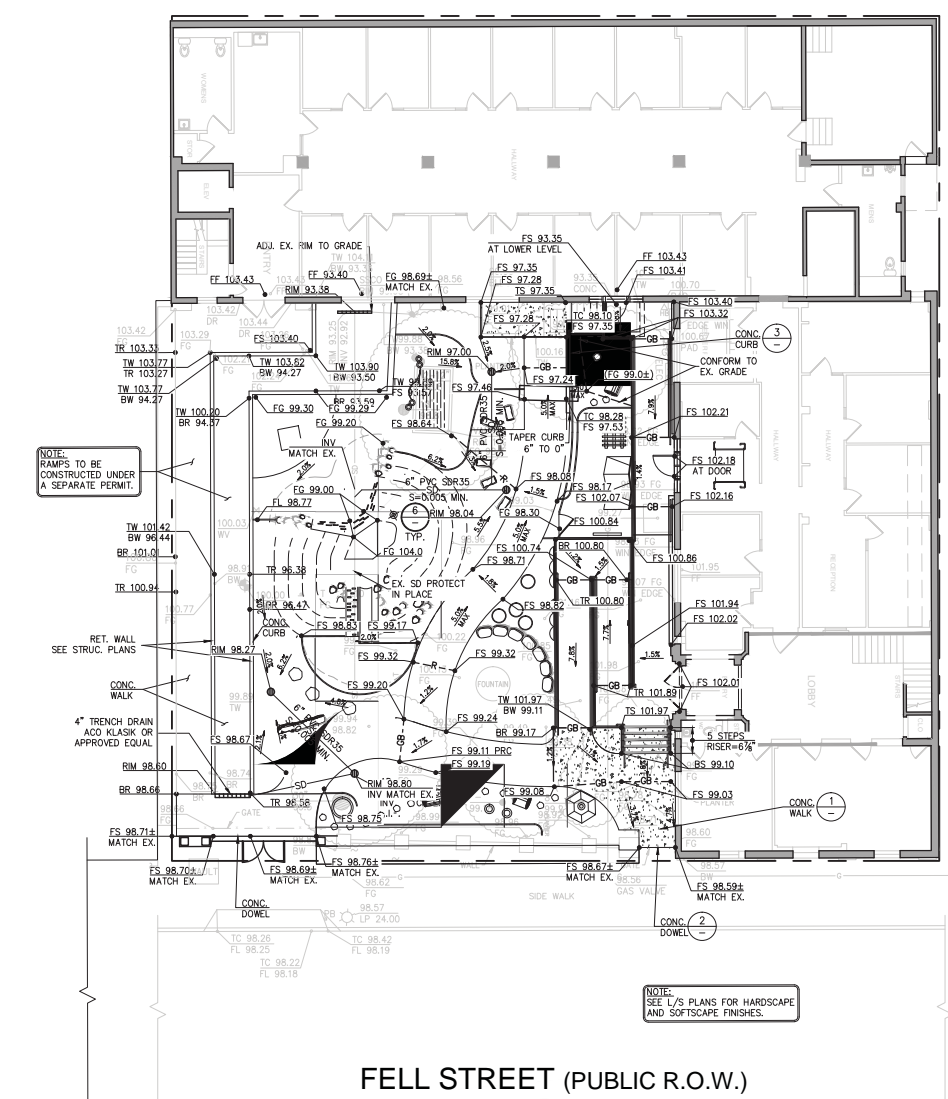
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**VERTICAL CURB**

SCALE: N.T.S.

3



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**GRADING AND DRAINAGE PLAN**

DATE	REMARKS
01-08-2014	MAJOR PERMIT TO ALTER
05-21-2014	PLANNING DEPARTMENT REVISIONS

PA / PM:	HEATHER DENNIS
DRAWN BY:	GRM
JOB NO.:	SF013-6005-00

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**GENERAL STRUCTURAL NOTES**

SCOPE OF WORK: SITE WORK ASSOCIATED WITH THE CONSTRUCTION TWO CONCRETE AND STEEL RAMPS AT THE ENTRY COURTYARD.

**GOVERNING CODE:**

THE STRUCTURAL DESIGN OF BUILDING COMPONENTS DESCRIBED ON THESE DRAWINGS IS IN ACCORDANCE WITH THE 2010 CALIFORNIA BUILDING CODE (CBC) WITH CITY OF SAN FRANCISCO AMENDMENTS.

**LIMITATIONS:**

THE LATERAL FORCE RESISTING SYSTEM SHOWN ON THESE DRAWINGS IS DESIGNED TO ACHIEVE MINIMUM REQUIRED STANDARDS FOR STRUCTURAL SEISMIC RESISTANCE, AND IS INTENDED TO REDUCE THE RISK OF LIFE LOSS OR INJURY. THIS WORK WILL NOT NECESSARILY PREVENT LOSS OF LIFE OR INJURY, NOR PREVENT EARTHQUAKE DAMAGE TO NEW OR REHABILITATED BUILDINGS.

**1. GENERAL**

MATERIALS AND WORKMANSHIP TO CONFORM TO THE BUILDING CODE DEFINED ABOVE AND THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.

- A. THESE NOTES APPLY TO ALL DRAWINGS AND GOVERN UNLESS OTHERWISE NOTED OR SPECIFIED. WHENEVER THERE APPEARS TO BE A CONFLICT BETWEEN THE NOTES, DRAWINGS, OR SPECIFICATIONS, CONTACT THE OWNER'S REPRESENTATIVE FOR CLARIFICATION.
- B. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND PROPOSED DIMENSIONS AT JOB SITE. COMPARE STRUCTURAL DRAWINGS WITH ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS BEFORE COMMENCING WORK. NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES AND DO NOT PROCEED WITH AFFECTED WORK UNTIL THEY ARE RESOLVED. DO NOT SCALE DRAWINGS.
- C. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, USE SIMILAR DETAILS OF CONSTRUCTION. APPROVAL TO REVIEW AND APPROVAL BY THE ENGINEER IN WRITING IS REQUIRED FOR THE NORMAL DUTIES ASSOCIATED WITH STRUCTURAL OBSERVATION.
- D. DETAILS ON SHEETS TITLED "TYPICAL DETAILS" APPLY TO SITUATIONS OCCURRING ON THE PROJECT THAT ARE THE SAME OR SIMILAR TO THOSE SPECIFICALLY REFERENCED. SUCH DETAILS ARE NOT NOTED AT EACH LOCATION THAT THEY OCCUR.
- E. SAFETY MEASURES: AT ALL TIMES THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF THE PERSONS AND PROPERTY. FOR MEANS AND METHODS OF CONSTRUCTION, COMPLIANCE WITH APPLICABLE CALIFORNIA REQUIREMENTS AND GUIDELINES. AND FOR ALL NECESSARY INDEPENDENT ENGINEERING REVIEWS OF THESE CONDITIONS. THE CONTRACTOR SHALL BRACE OR SHORE THE CONSTRUCTION AS REQUIRED TO PROVIDE A SAFE AND TRUE STRUCTURE. WHERE BRACING OR SHORING IS INDICATED IN THE DRAWINGS, IT IS DONE SO ONLY AS A COURTESY TO THE CONTRACTOR AND SHALL NOT RELIEVE THE CONTRACTOR OF THEIR RESPONSIBILITY TO COORDINATE THE WORK WITH THE AFOREMENTIONED PROVISIONS. THE ARCHITECTS OR ENGINEERS JOB SITE REVIEW IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES.
- G. ALL STRUCTURAL ELEMENTS LISTED ON THESE DRAWINGS ARE NEW UNLESS OTHERWISE NOTED AS EXISTING.

**2. SUBMITTALS**

- A. SUBMIT (1) HARDCOPY OR ELECTRONIC PORTABLE DOCUMENT FORMAT (PDF) COPY OF REQUIRED SUBMITTALS TO OWNER'S REPRESENTATIVE FOR REVIEW. MULTIPLE COPIES OF THE SAME SUBMITTAL WILL NOT BE RETURNED. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR MAKING ADDITIONAL COPIES OF REVIEWED SUBMITTALS, AS MAY BE REQUIRED. THE ENGINEER SHALL HAVE 15 WORKING DAYS FROM DATE OF RECEIPT TO COMPLETE AND RETURN THE SUBMITTAL REVIEW.
- B. SHOP DRAWINGS, MILL CERTIFICATES, AND/OR OTHER RELEVANT CERTIFICATIONS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BEFORE FABRICATION. FOR THE FOLLOWING ITEMS:
  - NOTE: SUBMITTING COPIES OF THE STRUCTURAL DRAWINGS IS UNACCEPTABLE AND WILL BE RETURNED FOR COMPLETE REVISION.

- 1) STRUCTURAL AND MISCELLANEOUS STEEL
  - a. MILL CERTIFICATIONS FOR ALL STEEL AND ALL FASTENERS.
  - b. SHOP DRAWINGS INCLUDING AT A MINIMUM ASTM MATERIAL DESIGNATIONS, MEMBER SIZES, AND TYPES OF WELDS, SIZES AND TYPES OF BOLTS, AND DIMENSIONS.
  - c. WELD PROCEDURE SPECIFICATIONS FOR EACH TYPE OF WELD TO BE USED AND PRODUCT DATA FOR WELDING FILLER METAL.
  - d. MANUFACTURERS PRODUCT DATA FOR PRIMER AND FINISH PAINT, INCLUDING COLOR CHARTS.
- 2) REINFORCING STEEL
  - a. MATERIAL CERTIFICATES FOR REINFORCING STEEL
  - b. DRAWINGS FOR FABRICATION, BENDING, AND PLACEMENT OF REINFORCING STEEL IN ACCORDANCE WITH ACI 315.
- 3) CAST-IN-PLACE CONCRETE AND SHOTCRETE:
  - a. MIX DESIGNS FOR EACH TYPE OF CONCRETE ON THE PROJECT INCLUDING RESULTS OF SLUMP, COMPRESSION, AND SHRINKAGE TESTS AND OTHER REQUIRED SPECIFIC CRITERIA.
  - b. MATERIAL CERTIFICATES
  - c. PROPOSED CONSTRUCTION AND CONTROL JOINT LOCATIONS
  - d. CURING MATERIALS AND METHODS
  - e. PRODUCT DATA FOR NON-SHRINK GROUT
  - f. FORMWORK TYPE, FORMWORK, JOINT LOCATIONS, CHAIRS, FORM TIES, ETC.
- 4) METAL DECKING
  - a. MATERIAL CERTIFICATIONS
  - b. MANUFACTURER'S SPECIFICATIONS
  - c. SHOP DRAWINGS ILLUSTRATING LAYOUT, GAUGE, FINISH, TYPES OF DECKING, ANCHORAGE, AND FASTENING DETAILS, SUPPLEMENTARY FRAMING, EDGES OF DECK, CLOSURES, CUT OPENINGS, DECK REINFORCING, AND OTHER ACCESSORIES.
  - d. MANUFACTURER'S PRODUCT DATA FOR SHEAR CONNECTORS AND WELD ELECTRODES
- 5) MECHANICAL ANCHORS AND EPOXY ANCHORS
  - a. PRODUCT DATA FOR EACH TYPE OF SYSTEM
  - b. CERTIFICATION OF ANCHORING TECHNICIANS WHERE ANCHORS ARE INSTALLED IN HORIZONTAL OR VERTICAL CONDITIONS WITH SUSTAINED TENSION.
- 6) SHORING PLANS AND CALCULATIONS, STAMPED AND SIGNED BY AN ENGINEER LICENSED IN THE STATE OF CALIFORNIA.
  - a. SHORING AND UNDERPINNING OF ADJACENT SITE
  - b. CONCRETE FORMWORK

**3. SPECIAL INSPECTION REQUIREMENTS AND TESTING**

- A. PROVIDE SPECIAL INSPECTIONS AND TESTING FOR ALL ITEMS AS REQUIRED BY THE GOVERNING JURISDICTION.
- B. THE OWNER SHALL BE RESPONSIBLE FOR RETAINING AN INDEPENDENT QUALIFIED INSPECTOR AND/OR TESTING LAB TO PERFORM ALL REQUIRED TESTING AND SPECIAL INSPECTIONS.
- C. IF INITIAL TESTS OR INSPECTIONS MADE BY THE OWNER'S TESTING AGENCY REVEAL THAT ANY PORTION OF THE WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, ADDITIONAL TESTS, AND NECESSARY REPAIRS WILL BE MADE AT THE CONTRACTOR'S EXPENSE.
- D. THE CONTRACTOR SHALL NOTIFY THE TESTING LAB A MINIMUM OF 48 HOURS PRIOR TO TIME OF INSPECTION.
- E. THE FOLLOWING SPECIFIC ITEMS SHALL BE INSPECTED AND/OR TESTED BY THE TESTING LAB:
  - 1) CONCRETE:
    - a. SAMPLE AND TEST CONCRETE AS FOLLOWS:
      1. FABRICATE SPECIMENS FOR STRENGTH TESTS PER ACI 318.
      2. PERFORM SLUMP AND AIR CONTENT TESTS.
      3. DETERMINE TEMPERATURE OF THE CONCRETE.
    - b. REINFORCING STEEL AND WELDED WIRE MESH.
      1. PLACEMENT.
      2. OBTAIN AND REVIEW MILL TEST REPORTS.
      3. WELDING.
    - c. CONCRETE PLACEMENT.
    - d. CAST-IN-PLACE ANCHOR BOLTS.
    - e. CURING TEMPERATURE AND TECHNIQUES.
    - f. REVIEW MIX DESIGN FOR EACH CLASS OF CONCRETE.
    - g. REVIEW THE TICKET OF EACH BATCH OF CONCRETE DELIVERED.
  - 2) FORMWORK
    1. SHAPE
    2. LOCATION
    3. DIMENSIONS
- F. ALL STRUCTURAL WELDING INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:
  - a. CONTINUOUS INSPECTION FOR ALL BUTT WELDS, COMPLETE AND PARTIAL PENETRATION WELDS, GROOVE WELDS AND PLUG WELDS, INCLUDING WELDING OF REINFORCEMENT.
  - b. CONTINUOUS INSPECTION AND 100% ULTRASONIC TESTING FOR ALL COMPLETE PENETRATION WELDS BETWEEN THE PRIMARY MEMBERS OF MOMENT-RESISTING FRAMES, EXCEPT WHEN THE THICKNESS OF THE MATERIALS TO BE WELDED IS LESS THAN 3/16". IN ADDITION, MAGNETIC PARTICLE TESTING SHALL BE PERFORMED ON 25% OF ALL BEAM-TO-COLUMN COMPLETE PENETRATION WELDS.
  - c. CONTINUOUS INSPECTION OF ALL FILLET WELDS EXCEEDING 5/16".
  - d. PERIODIC VISUAL INSPECTION OF THE FOLLOWING ITEMS:
    1. SINGLE-PASS FILLET WELDS NOT EXCEEDING 5/16".
    2. FLOOR AND ROOF DECK WELDING.
    3. WELDING OF STAIRS AND RAILING SYSTEMS.

- 3) POST INSTALLED ANCHORS WHERE ANCHORS ARE LOADED IN SUSTAINED TENSION. INSPECTION SHALL BE CONTINUOUS.
  - a. CONCRETE
    - 1. EPOXY REBAR AND THREADED RODS

**4. STRUCTURAL OBSERVATIONS**

- A. STRUCTURAL OBSERVATIONS WILL BE UNDERTAKEN BY PERSONNEL UNDER THE SUPERVISION OF THE ENGINEER OF RECORD. STRUCTURAL OBSERVATIONS ARE SEPARATE FROM THE SPECIAL INSPECTION REQUIREMENTS OUTLINED ABOVE.
- B. THE PURPOSE OF STRUCTURAL OBSERVATIONS IS TO REVIEW THE OVERALL PROGRESS OF CONSTRUCTION AND ASCERTAIN ITS GENERAL COMPLIANCE WITH THE CONSTRUCTION DOCUMENTS, THESE GENERAL NOTES, AND OTHER SPECIFICATIONS. WHERE APPLICABLE, OBSERVATIONS WILL BE NOTED IN REGULAR SITE REPORTS ISSUED TO THE OWNER'S REPRESENTATIVE.
- C. UNLESS OTHERWISE AGREED UPON, THE ENGINEER OF RECORD SHALL BE ENGAGED TO PROVIDE, AT MINIMUM, A LEVEL OF CONSTRUCTION INVOLVEMENT NEEDED TO OBSERVE THE FOLLOWING AT SIGNIFICANT MILESTONES DURING THE CONSTRUCTION PROCESS:
  - 1) FOUNDATION REINFORCEMENT AND CONSTRUCTION
  - 2) CONCRETE WALLS/LAB REINFORCEMENT AND CONSTRUCTION
  - 3) STRUCTURAL STEEL ERECTION AND CONSTRUCTION
  - 4) LATERAL FORCE RESISTING ELEMENTS

**5. DESIGN BASIS**

- A. CONSTRUCT IN CONFORMANCE WITH THE BUILDING CODE NOTED ABOVE.
- B. DESIGN LIVE LOADS (PSF):
  - 1) ENTRY RAMP: 100
- C. DESIGN DEAD LOADS
  - 1) SELF-WEIGHT OF ELEMENTS
- D. FOUNDATIONS
  - 1) SPIEGEL FOOTING: 2000 PSF
- E. RETAINING WALLS:
  - 1) ACTIVE PRESSURES: 40 PSF
  - 2) PASSIVE PRESSURES: 280 PSF
  - 3) SEISMIC PRESSURES: S + RETAINED HT.

**6. FOUNDATION, FILL, AND SITE WORK**

- FOUNDATION DESIGN IS BASED ON A GEOTECHNICAL REPORT PREPARED BY: EARTH MECHANICS CONSULTING ENGINEERS
- DATED: NOVEMBER 11, 2012
- A. EXCEPT WHERE OTHERWISE SHOWN, EXCAVATIONS SHALL BE MADE AS NEAR AS POSSIBLE TO THE NEAT LINES REQUIRED BY THE SIZE AND SHAPE OF THE STRUCTURE. ALL FOUNDATIONS SHALL BE COMPLETED TO THE CORRECT SIDE FORMS WHEREVER POSSIBLE. IF THE TRENCHES CANNOT STAND, FULLY FORM SIDES TO DIMENSIONS SHOWN.
- B. DO NOT ALLOW WATER TO STAND IN TRENCHES. IF BOTTOMS OF TRENCHES BECOME SOFTENED DUE TO RAIN OR SLURRY OR OTHER WATER BEFORE CONCRETE IS CAST, EXCAVATE SOFTENED MATERIAL AND REPLACE WITH PROPERLY COMPACTED BACKFILL OR CONCRETE AT NO COST TO OWNER.
- C. ALL EXCAVATIONS, FORMS AND REINFORCING ARE TO BE INSPECTED BY THE LOCAL BUILDING INSPECTOR AND GEOTECHNICAL ENGINEER AND/OR ENGINEER PRIOR TO PLACING CONCRETE.
- D. WHERE SITEWORK IS REQUIRED, COMPLY WITH THE FOLLOWING:
  - 1) STRIP THE AREA TO BE BUILT OVER OF ALL ORGANIC MATERIAL AND TOP SOIL.
  - 2) SCARIFY THE TOP 6 INCHES OF STRIPPED SURFACE; BRING TO CORRECT MOISTURE CONTENT; THEN RE-COMPACT TO AT LEAST 95% UNDER FOOTINGS AND 90% ELSEWHERE.
  - 3) FILL MATERIAL TO BE PLACED IN 6 INCH LAYERS AND COMPACTED.
  - 4) FILL MATERIAL SHALL BE FREE OF PLASTIC CLAYS, VEGETATION, AND OTHER DELETERIOUS MATERIAL. IT SHALL BE OF SUCH QUALITY THAT IT WILL COMPACT THOROUGHLY WHEN WATERED AND ROLLED. THE FILL SHALL NOT CONTAIN ROCKS OR LUMPS OVER 2 INCHES IN GREATEST DIMENSION.

- E. PLACE BACKFILL BEHIND RETAINING WALLS AFTER CONCRETE HAS ATTAINED FULL DESIGN STRENGTH. BRACE BUILDING AND PIT WALLS BELOW GRADE FROM LATERAL LOADS UNTIL ATTACHED FLOORS AND SLABS ON SPADE HAVE ATTAINED FULL DESIGN STRENGTH.

**7. CONCRETE**

- A. EXCEPT WHERE NOTED OTHERWISE ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF ACI 301 - SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS.
- B. REINFORCE ALL CONCRETE. INSTALL ALL INSERTS, BOLTS, ANCHORS, AND REINFORCING AND SECURELY THE PRIOR TO PLACING CONCRETE.
- C. PORTLAND CEMENT SHALL CONFORM TO ASTM C-150 TYPE I OR II.
- D. CONCRETE SHALL BE HARDROCK CONCRETE AND CONFORM TO ALL REQUIREMENTS OF ASTM C-33, UNLESS OTHERWISE NOTED. WHERE LIGHTWEIGHT CONCRETE IS SPECIFIED, IT SHALL CONFORM TO ASTM C-330. PROPORTION CONCRETE IN ACCORDANCE WITH ACI 211.1. CONCRETE SHALL SATISFY THE FOLLOWING PROPERTIES:
  - ADMIXTURES WITH CHLORIDE IONS: NOT PERMITTED
  - MAX. WATER-CEMENTITIOUS (W/C) RATIO: 0.50
  - MIN. V.F. ASH OR SLAG RE-ACEMENT: 15%
  - MAX. SHRINKAGE AT 28 DAYS: 0.04% PER ASTM C157 (SEASONIC METHOD)
  - SEE TYPICAL CONCRETE DETAILS FOR CONCRETE STRENGTH REQUIREMENTS
- F. IN AREAS OF HEAVY REINFORCING AND CONGESTION, CONTRACTOR MAY USE 3/8" CRUSHED ROCK OF NOT LESS THAN 1500 POUNDS/CU. YD. AND APPROVED WATER REDUCING ADMIXTURE. NO WATER SHALL BE ADDED AT THE TIME OF INSTALLATION WITHOUT WRITTEN APPROVAL OF THE ENGINEER OF RECORD.
- G. WHEN PLACING NEW CONCRETE OR SHOTCRETE AGAINST EXISTING CONCRETE AND CONCRETE MASONRY, ROUGHEN EXISTING MATERIAL TO 1/4" AMPLITUDE. REMOVE ALL LOOSE CEMENTITIOUS MATERIALS AND AGGREGATES. PRESSURE WASH SURFACE AND REMOVE STANDING WATER IMMEDIATELY PRIOR TO PLACING NEW CONCRETE. AT EXISTING BRICK, ROUGHENING IS NOT REQUIRED IF EXISTING BRICK HAS A NATURAL ROCK SURFACE (APPROXIMATELY 1/4" AMPLITUDE). THE ROUGHENED SURFACE IS SUBJECT TO REVIEW AND APPROVAL BY THE ENGINEER OF RECORD.
- I. CONTRACTOR SHALL CONSTRUCT CONCRETE FLOORS AND SLABS PER RECOMMENDATIONS OF ACI 308.1R. CONTRACTOR SHALL SUBMIT LOCATIONS OF PROPOSED CONSTRUCTION JOINTS FOR ENGINEERS REVIEW AND APPROVAL.
- J. FINISH SCHEDULE: COORDINATE WITH ARCHITECT AND DELETE IF NOT REQ'D
  - 1) EXPOSED SLABS: MEDIUM BROOM FINISH
  - 2) CONCEALED CONCRETE: ROUGH FORMED
  - 3) FORMED SURFACES TO RECEIVE:
    - I. PAINT: SMOOTH FORMED
    - II. WATERPROOFING: FLOATED
    - III. PLASTER: ROUGH FORMED AND ROUGHENED BY SANDBLASTING
  - 4) SLABS TO RECEIVE:
    - I. RESILIENT FLOORING: TROWELED
    - II. CARPET OR MAT: TROWELED
    - III. TOPPING: SCRATCHED

**8. FORMWORK**

- A. DESIGN AND CONSTRUCT FORMWORK IN ACCORDANCE WITH ACI 347 "RECOMMENDED PRACTICE FOR CONCRETE FORMWORK" AND ACI 301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE," U.O.N.
- B. AS REQUIRED, PROVIDE FOUR POCKETS IN FORMS AND UNDER EXISTING MEMBERS TO PREVENT AIR POCKETS OR "HONEYCOMBS". CONCRETE CAST WITH AIR POCKETS OR HONEYCOMBS IS NOT ACCEPTABLE.
- C. PROVIDE 3/4 INCH BY 1/2 INCH CHAMFER STRIPS ON ALL EXTERNAL CORNERS OF BEAMS, COLUMNS, AND WALLS, U.O.N.
- D. REMOVE FORMS AND SHORES IN ACCORDANCE WITH THE FOLLOWING:
  - 1) POST-TENSIONED SLABS, BEAMS, AND GIRDBERS - REMOVE FORMS AND SHORES NO SOONER THAN 72 HOURS. FC = 3000 PSI MINIMUM, AND MEMBERS POST-TENSIONED.
  - 2) BOTTOM FORMS AND SHORES FOR MILDLY REINFORCED SLABS, BEAMS, AND GIRDBERS - REMOVE FORMS AND SHORES NO SOONER THAN 7 DAYS AND FC = 3000 PSI MINIMUM.
  - 3) COLUMNS AND WALLS - REMOVE FORMS AND SHORES NO SOONER THAN 72 HOURS.
  - 4) FOOTINGS, PILE CAPS, AND GRADE BEAMS - REMOVE FORMS AND SHORES NO SOONER THAN 48 HOURS.
- E. CONCRETE SHALL BE CONTINUOUSLY CURED FOR 10 DAYS AFTER PLACING IN ANY APPROVED MANNER IN ACCORDANCE WITH ACI 301, INCLUDING CURING COMPOUND, CURING PAPER, WATER SPRAY, FLOODING WITH WATER (FOR SLABS), ETC. PROVIDE CURING WHERE FORMS ARE REMOVED IN LESS THAN 7 DAYS.
- NOTE: FOOTINGS ARE EXEMPT FROM THIS REQUIREMENT.

**10. REINFORCING STEEL**

- A. ALL REINFORCING STEEL BARS, UNLESS OTHERWISE NOTED, SHALL CONFORM WITH THE LATEST STANDARD SPECIFICATIONS FOR DEFORMED BILLET STEEL FOR CONCRETE REINFORCEMENT, ASTM DESIGNATION A615 AND SHALL BE MINIMUM GRADE 60.
- B. ALL REINFORCING STEEL THAT IS TO BE WELDED, OR USED IN SEISMIC FRAME MEMBERS AND SHEARWALL BOUNDARY ELEMENTS, SHALL CONFORM WITH THE LATEST STANDARD FOR LOW-ALLOY STEEL DEFORMED BARS FOR CONCRETE REINFORCEMENT ASTM A706 (GRADE 80 ONLY). BILLET STEEL ASTM A615 REINFORCEMENT MAY BE SUBSTITUTED FOR LOW-ALLOY ASTM A706 IF (1) THE ACTUAL YIELD STRENGTH BASED ON MILL TESTS DOES NOT EXCEED THE SPECIFIED YIELD STRENGTH BY MORE THAN 18,000 PSI, AND (2) THE RATIO OF THE ACTUAL ULTIMATE TENSILE STRESS TO THE ACTUAL YIELD STRENGTH IS NOT LESS THAN 1.25.
- C. WELDED WIRE MESH SHALL CONFORM TO LATEST EDITION OF ASTM A1064.
- D. SUITABLE DEVICES (ADDS: CHAIRS, ETC.) OF SOME STANDARD MANUFACTURE SHALL BE USED TO HOLD REINFORCEMENTS IN ITS TRUE HORIZONTAL AND VERTICAL POSITIONS. THESE DEVICES SHALL BE SUFFICIENTLY RIGID AND NUMEROUS TO PREVENT DISPLACEMENT OF THE REINFORCING DURING PLACING OF CONCRETE. ALL SUCH DEVICES HAVE PRIOR APPROVAL FROM THE ARCHITECT AND ENGINEER.
- E. LAP SPICES ALL BARS IN CONCRETE PER STANDARD DETAILS SCHEDULE. USING LAP TYPE TOP UNLESS OTHERWISE NOTED. WHEN LAPPING BARS OF DIFFERENT SIZES, USE THE LAP LENGTH OF THE LARGER BAR.
- F. LAP SPICES FOR SHOTCRETE WALLS SHALL BE PER NON-CONTACT SPLICE METHOD. THE LAPPED BARS SHALL BE SPACED A MINIMUM OF 2 INCHES BETWEEN THE LAP LENGTH SHALL BE PER ABOVE SCHEDULE USING LAP CLASS B, "Top".
- G. IN LIEU OF LAP SPICES, REBAR COUPLERS MAY BE USED. ERICO'S AND/OR ERICO'S CADWELD D LENTON (ICC ESR 3967), DAYTON BAR LOCKS (ICC ESR 9084) AND SIMILAR DEVICES MAY BE USED ONLY IF REINFORCING DETAILER ACCOUNTS FOR COUPLER SIZE, 24 INCH STAGGERING OF COUPLERS AND REINFORCING BAR END DETAIL. COUPLERS WILL BE CONSIDERED UPON SUBMITTAL OF MANUFACTURER'S DOCUMENTATION, ICC NUMBER AND CORRESPONDING REPORT. FOR APPLICATIONS IN SEISMIC FRAME MEMBERS AND BOUNDARY ELEMENTS OF SHEAR WALLS, THE COUPLERS SHALL DEVELOP THE LESSER OF 100% OF THE ULTIMATE TENSILE STRENGTH OR 125% OF THE SPECIFIED YIELD STRENGTH OF THE REBAR. FOR ALL OTHER APPLICATIONS, THE COUPLERS SHALL DEVELOP 125% OF THE SPECIFIED YIELD STRENGTH OF THE REBAR.
- H. IN LIEU OF COUPLERS, MAIN LONGITUDINAL REINFORCING BARS OF ASTM A706 STEEL MAY BE WELDED PER AWS D1.4. WELDED SPLICES SHALL NOT BE USED WITHIN A JOINT OF THE SEISMIC FRAME, OR WITHIN A DISTANCE OF ONE BEAM/COLUMN DEPTH FROM A JOINT.
- I. UNLESS NOTED OTHERWISE, HOOK DISCONTINUOUS ENDS OF REINFORCING STEEL PER TYPICAL DETAIL.
- J. DETAIL ACCORDING TO THE LATEST ACI STANDARD 315, MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES. PLACE REINFORCEMENT PER ACI 301, "SPECIFICATION FOR STRUCTURAL CONCRETE," U.O.N.

**K. UNLESS OTHERWISE NOTED, MAINTAIN COVERAGE TO FACE OF BARS AS FOLLOWS:**

- 1) CAST-IN-PLACE CONCRETE
  - a. 3 INCHES WHERE CONCRETE IS DEPOSITED AGAINST EARTH EXCEPT SLAB-ON-GRADE.
  - b. 2 INCHES FOR FORMED CONCRETE WHICH IS EXPOSED TO EARTH OR WEATHER FOR #6 BAR THROUGH #18 BAR, REDUCED TO 1-1/2 FOR #5 BAR, W31 OR D31 WIRE AND SMALLER.
  - c. 1-1/2 INCHES FOR INTERIOR BEAMS AND COLUMNS.
  - d. 1-1/2 INCHES FOR INTERIOR SLABS AND WALLS FOR #14 AND #18 BAR, REDUCED TO 3/4 INCH FOR #11 BAR AND SMALLER.
  - e. 1-1/2 INCHES FOR SLAB-ON-GRADE.

**11. PATCHING OF CONCRETE**

- A. ALL INSERT HOLES, SHE-BOLTS, ETC., AND OTHER IMPERFECTIONS ON THE SURFACES OF THE CONCRETE SHALL BE FILLED WITH GROUT, BRUSHED AND SACRIFIED TO A UNIFORM FINISH. ALL HOLES THROUGH TO THE OUTSIDE OF THE BUILDING MUST BE MADE WATER-TIGHT.
- B. MATERIALS AND METHODS USED FOR PATCHING OF CONCRETE IN THE EVENT OF SPALLING, HONEYCOMBING, LARGE CRACKS, ETC., SHALL BE BY MASTER BUILDERS, Sika, OR EQUIVALENT. FINAL FINISHED APPEARANCE SUBJECT TO APPROVAL. SUBSTITUTES WILL BE CONSIDERED UPON SUBMITTAL OF MANUFACTURER'S DOCUMENTATION, ICC NUMBER AND CORRESPONDING REPORT.

**12. STRUCTURAL STEEL**

- A. ALL STEEL SHALL CONFORM TO ASTM A36, UNLESS OTHERWISE NOTED:
  - 1) WIDE FLANGES SHALL CONFORM WITH ASTM A992.
- B. STEEL PIPE SHALL CONFORM WITH ASTM A53.
- C. STRUCTURAL TUBING SHALL CONFORM WITH ASTM A500 GRADE B (Fy = 46 KSI).
- D. ALL SHEAR TABS AND GUSSET PLATES SHALL BE ASTM A36, UNLESS OTHERWISE NOTED.
- E. ALL ERECTION, GROUTED AND TIMBER CONNECTION BOLTS SHALL CONFORM WITH ASTM A307, UNLESS OTHERWISE NOTED. ALL THREADED RODS SHALL CONFORM TO ASTM A36 UNLESS NOTED OTHERWISE. ANCHOR RODS SHALL BE ASTM F1554 GRADE 36 UNLESS NOTED OTHERWISE.
- F. ALL HIGH-STRENGTH BOLTS SHALL BE A325 UNLESS NOTED OTHERWISE.
- G. WHEN PRETENSIONED A490 BOLTS ARE SPECIFIED F436 WASHERS SHALL BE USED UNDER BOTH THE BOLT HEAD AND NUT.
- H. ALL BOLTS FOR EXTERIOR USE SHALL BE ZINC-COATED BY THE BOLT MANUFACTURER BY EITHER THE HOT-DIP PROCESS IN ACCORDANCE WITH ASTM A153, CLASS C OR THE MECHANICAL DEPOSIT PROCESS IN ACCORDANCE WITH ASTM B695, CLASS 50.
- I. ALL STRUCTURAL STEEL MEMBERS EXPOSED TO WEATHER OR CALLED OUT AS HOT DIP GALVANIZED (HDO) ON PLAN OR STRUCTURAL STEEL MEMBERS LOCATED IN EXTERIOR ENVIRONMENTS SHALL BE HDO IN ACCORDANCE WITH ASTM A 123. ANY MEMBER THAT HAS HAD ITS HDO COATING DAMAGED OR REMOVED DURING TRANSPORT OR ERECTION SHALL HAVE ITS COATING REPAIRED USING ZINC GALVULITE REPAIR COMPOUND OR EQUAL. REPAIR GALVULITE AFTER WELDING IN ACCORDANCE WITH ASTM A780.
- J. PAINT STEEL (EXCEPT GALVANIZED STEEL AND PORTIONS TO BE ENCASED IN CONCRETE) WITH ONE COAT OF PRIMER STANDARD TNEMEC P10-99 OR EQUIVALENT SUBJECT TO ENGINEER'S APPROVAL. ALTERNATES WILL BE CONSIDERED UPON REQUEST AND SUBMISSION OF THE MANUFACTURER'S SPECIFICATIONS.
- K. ALL CONCRETE ENCASED STEEL SHALL BE CLEAN OF GREASE, PAINT AND OTHER CONTAMINANTS.
- L. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST AISC SPECIFICATIONS FOR DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS.
- M. WELDING SHALL CONFORM WITH THE LATEST EDITION OF THE A.N.S.I./A.W.S. D.11 STRUCTURAL WELDING CODE. USE E70XX ELECTRODES.
- N. ALL STAIR STRINGERS SHALL BE EITHER A CHANNEL OR MISCELLANEOUS CHANNEL SECTION OR BENT PLATE WITH TOP AND BOTTOM FLANGES OF MINIMUM WIDTH OF 3/4 INCH. THE DESIGN AND USE OF STAIR STRINGERS, TREADS, GUARDRAILS, AND THEIR ATTACHMENTS TO THE BASE BUILDING STRUCTURE SHALL BE DOCUMENTED AND SUPPORTED WITH CALCULATIONS AND DRAWINGS THAT ARE STAMPED AND SIGNED BY A CIVIL/STRUCTURAL ENGINEER LICENSED IN THE STATE OF CALIFORNIA.
- O. LOCATE AND INSTALL ALL ANCHOR BOLTS, EPOXY ANCHORS, AND MECHANICAL ANCHORS BEFORE FABRICATING STEEL CONNECTION ELEMENTS.
- P. STRUCTURAL STEEL AND CONNECTIONS EXPOSED TO VIEW IN THE COMPLETED BUILDING ARE DESIGNATED ARCHITECTURALLY EXPOSED STRUCTURAL STEEL (AESSE) AND ARE SUBJECT TO THE AISC ACCESS REQUIREMENTS.

**13. METAL DECKING**

- A. ALL METAL DECKING SHALL BE FORMED FROM STEEL SHEETS CONFORMING TO ASTM A486-72. THE STEEL SHALL HAVE A METAL PROTECTIVE COATING OF ZINC CONFORMING TO ASTM A525-73 AND TO FEDERAL SPECIFICATION QQ-2750, TYPE I, CLASS E. PROVIDE SLOTS FOR DRAIN THROUGH HANGERS AS REQUIRED.
- B. ALL FLOOR METAL DECKING (UNLESS OTHERWISE NOTED IN DRAWINGS) SHALL BE VERCLO W3 FORMLOCK 18 GA. (ICBO No. 2078) OR BHP (ASC PACIFIC) 3W 18 GA. (ICBO No. 2757) OR EQUIVALENT, WITH 3-1/2 INCH LIGHT WEIGHT (UNLESS NOTED OTHERWISE) CONCRETE TOPPING, AND #3 @ 18" O.C. EACH WAY OR 8 X 6 W/2 X W/2 WWF. WHEN USING MESH, USE PLASTIC CHAIRS TO MAINTAIN PROPER CENTERING OF MESH IN SLAB DEPTH. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO MANUFACTURER'S STANDARD SPECIFICATIONS. SEE DETAILS FOR WELDING.
- C. ALL ROOF METAL DECKING (UNLESS OTHERWISE NOTED IN DRAWINGS) SHALL BE VERCLO A24 FORMLOCK 18 GA. (ICBO No. 2078) OR BHP (ASC PACIFIC) 24W 18 GA. (ICBO No. 2757) OR EQUIVALENT, WITH 2-1/2 INCH LIGHT WEIGHT (UNLESS NOTED OTHERWISE) CONCRETE TOPPING, AND #3 @ 18" O.C. EACH WAY OR 8 X 6 W/2 X W/2 WWF. WHEN USING MESH, USE PLASTIC CHAIRS TO MAINTAIN PROPER CENTERINGS OF MESH IN SLAB DEPTH. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO MANUFACTURER'S STANDARD SPECIFICATIONS. SEE DETAILS FOR WELDING.
- D. ALL WELDING SHALL BE DONE BY COMPETENT, EXPERIENCED, CERTIFIED WELDERS.

**14. EPOXY GROUTING OF DOWELS AND ANCHOR BOLTS**

- A. INSTALLATION OF POST-INSTALLED ANCHORS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS (MPI).
- B. EPOXY ANCHORS SHALL MEET THE REQUIREMENTS OF ACI 358.4 AND THE FOLLOWING INSTALLATION REQUIREMENTS.
  - 1) MINIMUM AGE OF CONCRETE: 21 DAYS
  - 2) CONCRETE TEMPERATURE RANGE: 50-80 DEGREES FAHRENHEIT
  - 3) MOISTURE CONDITION OF CONCRETE: DRY
- C. EPOXY GROUTING WILL BE USED IN ALL LOCATIONS WHERE EITHER ALL THESE RODS OR REBAR ARE BEING EMBEDDED INTO EXISTING CONCRETE, CMU, OR BRICK.
  - D. IN CONCRETE, HOLES MAY BE DRILLED WITH ROTARY HAMMER UNLESS NOTED OTHERWISE. HOLE SIZE SHALL BE 1/8" IN DIAMETER LARGER THAN ROD OR BAR SIZE. IMMEDIATELY BEFORE APPLYING EPOXY GROUT, HOLES SHALL BE REAMED WITH A CIRCULAR WIRE BRUSH ATTACHED TO A DRILL MOTOR AND THEN BLOWN OUT WITH OIL-FREE COMPRESSED AIR.
  - E. IN BRICK, HOLES SHALL BE DRILLED WITH NON-IMPACT TOOLS. NO ROTARY HAMMERS. HOLE SIZE SHALL BE 1/4" IN DIAMETER LARGER THAN ROD OR BAR SIZE. IMMEDIATELY BEFORE APPLYING EPOXY GROUT, HOLES SHALL BE REAMED WITH A SOFT CIRCULAR NYLON BRUSH ATTACHED TO A DRILL MOTOR AND THEN BLOWN OUT WITH OIL-FREE COMPRESSED AIR. IN ALL CASES, EPOXY GROUTED BOLTS, RODS AND BARS IN BRICK SHALL INCLUDE THE USE OF SCREENS TO CONTROL THE QUANTITY OF EPOXY USED.
- F. EPOXY GROUT FOR DOWNWARD HOLES MAY BE EITHER NON-SAG OR LIQUID TYPE. NORMAL SET. HORIZONTAL OR OVERHEAD HOLES SHALL BE NON-SAG TYPE. NORMAL SET. LIQUID EPOXY SHALL BE POURED OR INJECTED SLOWLY AS PER MANUFACTURER'S INSTRUCTION INTO THE HOLE TO AVOID TRAPPED AIR. NON-SAG EPOXY SHALL BE INJECTED WITH A CAULK GUN WITH AN EXTENSION NOZZLE FITTED TO REACH THE END OF THE HOLE. IN BOTH TYPES THE HOLE SHOULD BE FILLED APPROXIMATELY HALF FULL.
- G. BAR OR ROD SHALL BE SLOWLY INSERTED AND TURNED A MINIMUM OF ONE ROTATION. DO NOT PULL UP AND DOWN ON DOWEL WHEN INSTALLING. REMOVE ANY EPOXY GROUT AROUND HOLE BEFORE IT HAS SET.
- H. FOR CONCRETE, USE SIMPSON SET-XP (ICC NUMBER ESR-2508) OR HLT HIT-HY 200 (ICC NUMBER ESR-3178). FOR MASONRY, USE SIMPSON SET (ICC NUMBER ESR-1772). ALTERNATES WILL BE CONSIDERED UPON REQUEST AND SUBMISSION OF SPECIFICATIONS AND ICC NUMBER AND REPORT.
  - 1) WHEN INSTALLING ANCHORS, USE CARE AND CAUTION TO AVOID CUTTING OR DAMAGING THE EXISTING REINFORCING BARS.
  - 2) IF REINFORCEMENT IS ENCOUNTERED DURING DRILLING, ABANDON AND SHIFT THE HOLE LOCATION TO AVOID THE REINFORCEMENT. PROVIDE A MINIMUM OF 2 ANCHOR DIAMETERS OR 1 INCH, WHICHEVER IS LARGER, OF SOUND CONCRETE BETWEEN THE DOWEL AND THE ABANDONED HOLE. FILL THE ABANDONED HOLE WITH NON-SHRINK GROUT. IF THE ANCHOR OR DOWEL MAY NOT BE SHIFTED AS NOTED, THE ENGINEER WILL DETERMINE A NEW LOCATION.
- I. LOCATE EXISTING REINFORCEMENT AND CONFIRM FINAL ANCHOR LOCATIONS PRIOR TO FABRICATING PLATES, MEMBERS, OR OTHER STEEL ASSEMBLIES ATTACHED WITH ANCHORS.

- 15. FINISHES - FOR WORK ON EXISTING BUILDINGS
  - A. REPLACE ALL DAMAGED FINISH MATERIALS WITH NEW MATERIALS OF EQUIVALENT QUALITY AND KIND. SUBMIT SAMPLES AND/OR PRESENT SAMPLE INSTALLATION TO OWNER FOR APPROVAL PRIOR TO INSTALLATION.

6/13/2014 3:24:21 PM C:\Users\eahshley\Documents\50 Fell St Courtyard - S14-Central\_eashley.rvt

**Holmes Culley**  
 235 Montgomery St., Suite 1250  
 San Francisco, CA 94104, USA  
 ph: 415.992.1600 fax: 415.992.1760  
 www.holmes-culley.com



6/13/14 DATE SIGNED

**LePort Schools**  
**MAJOR PERMIT TO ALTER**  
**50 FELL STREET**  
 SAN FRANCISCO, CALIFORNIA

DATE	DATE	DATE	DATE	DATE	DATE	REMARKS											
						1	2	3	4	5	6	7	8				
06-17-14																	

PA / PM: **JB**  
 DRAWN BY: **KN**  
 JOB NO.: 13230.10

SHEET  
**S1.0**

Table of abbreviations with columns for abbreviations and their corresponding full names. Includes terms like ABOVE, ANCHOR BOLT, ADDITIONAL, etc.

2 ABBREVIATIONS N.T.S.



LePort Schools MAJOR PERMIT TO ALTER 50 FELL STREET SAN FRANCISCO, CALIFORNIA

City and County of San Francisco Department of Building Inspection Edwin M. Lee, Mayor Tom C. Hui, S.E., 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.

STRUCTURAL OBSERVATION REQUIREMENTS Structural observation shall be provided as required per Section 1704.5. 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

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

Special Inspection Services 1660 Mission Street - San Francisco CA 94103

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

JOB ADDRESS: 50 FELL ST APPLICATION NO. ADDENDUM NO. # OWNER NAME OWNER PHONE NO. ( )

Employment of Special Inspection is the direct responsibility of the OWNER, or the engineer/architect of record acting as the owner's representative.

In accordance with Sec. 1701.1703;1704; 1705 (2013 SFBC), Special Inspection and/or testing is required for the following work:

- 1. Concrete (Placement & sampling) 6. High-strength bolting 16. Bolts installed in existing concrete masonry
2. Bolts installed in concrete 7. Structural masonry 17. Concrete masonry
3. Special moment-resisting concrete frame 8. Reinforced grout concrete 18. Concrete masonry
4. Reinforcing steel and prestressing tendons 9. Insulating concrete form 19. Shear walls and floor systems used as shear diaphragms
5. Structural welding 10. Spray-on fireproofing 20. Hold-downs
6. Periodic visual inspection 11. Piling, drilled piers and caissons 21. Special cases:
7. Single pass fillet welds 5/16" or smaller 12. Shoring 22. Shoring
8. Steel deck 13. Special grading, excavation And filling (Geo. Engineer) 23. Underpinning (Not affecting adjacent property)
9. Holed studs 14. Smoke-control system 24. Others (As recommended by professional of record)
10. Cold formed studs and joists 15. Demolition 25. Tower cranes on highrise building
11. Chair and raking systems 16. Other 26.
12. Reinforcing steel 17. Retrofit of unreinforced masonry buildings: 27. Testing of mortar quality and shear tests (Section 1704.5)
13. Continuous visual inspection and NDT (Section 1704.5) 28. Installation inspection of new shear bolts
14. All other welding (NDT exception: Fillet welds) 29. Pre-installation inspection for embedded bolts
15. Reinforcing steel and NDT required 30. Post-tensioning inspection for embedded bolts
16. Moment-resisting frames 31. Pull-torque tests per SFBC Sec. 1607C & 1615C
17. Others

24. Structural observation per Sec. 1704.5 (2013 SFBC) for the following: Foundations Steel framing Masonry construction Wood framing Other

25. Certification is required for: ( ) Glulam components Prepared by: HOLMES CULLEY Phone: (415) 693-1600

Required information: (415) 693-1760 Email: Review by: DBI Engineer or Plan Checker Phone: (415) 558-

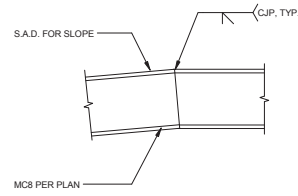
APPROVAL (Based on submitted reports.) DATE DBI Engineer or Plan Checker / Special Inspection Services Staff

QUESTIONS ABOUT SPECIAL INSPECTION AND STRUCTURAL OBSERVATION SHOULD BE DIRECTED TO: Special Inspection Services (415) 558-6132; or dbi.specialinspections@sfgov.org; or FAX (415) 558-6474

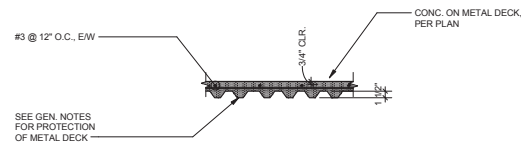
Table with columns for DATE, PERMIT, REMARKS and rows for 1 through 10.

PA / PM: JB DRAWN BY: KN JOB NO.: 13230.10

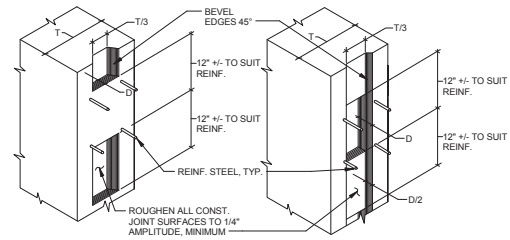
SHEET S1.1



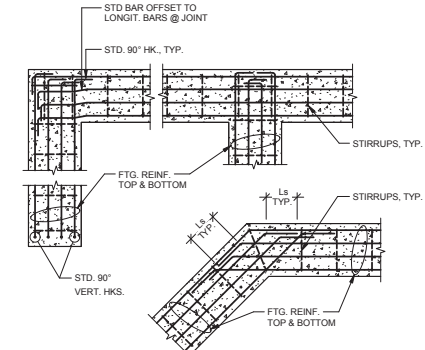
13 TYPICAL BENT STEEL CHANNEL 1" = 1'-0"



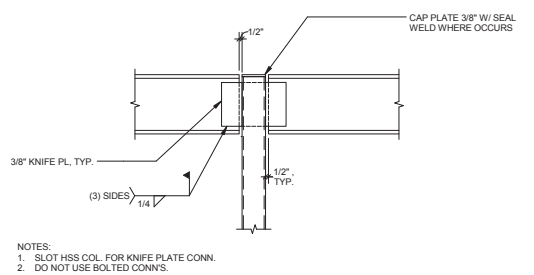
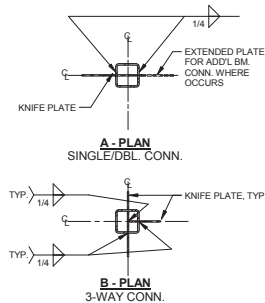
10 TYPICAL SLAB REINFORCING 3/4" = 1'-0"



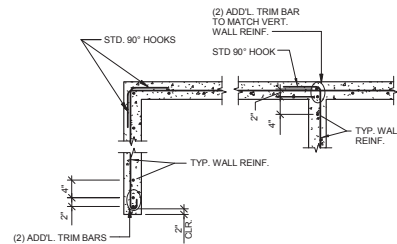
7 CONSTRUCTION JOINTS IN CONCRETE WALLS & SLABS 1" = 1'-0"



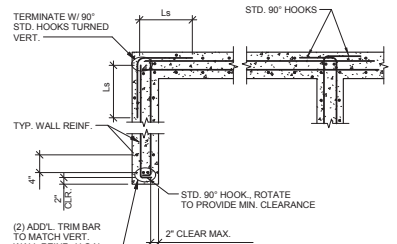
4 FOOTING REINFORCING AT CORNER AND INTERSECTION 3/8" = 1'-0"



12 TYPICAL WF TO HSS COL. 1" = 1'-0"



B SINGLE CURTAIN REIN. AT WALL



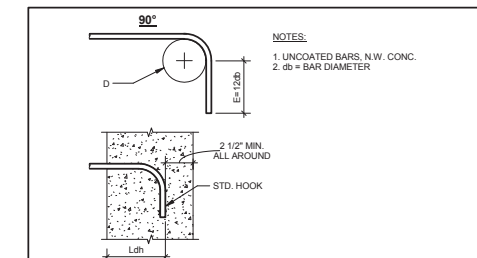
A DOUBLE CURTAIN REIN. AT WALL

**Ld = SPLICE LENGTH**

BAR SIZE	fc'=4000 PSI			fc'=5000 PSI			fc'=6000 PSI		
	TOP	OTHER	MAX 'S'	TOP	OTHER	MAX 'S'	TOP	OTHER	MAX 'S'
#3	25"	19"	3"	22"	17"	3"	16"	21"	4"
#4	33"	25"	4"	29"	23"	4"	21"	27"	5"
#5	41"	31"	6"	36"	28"	5"	26"	34"	6"
#6	49"	37"	6"	44"	34"	6"	31"	40"	6"
#7	71"	54"	6"	63"	49"	6"	44"	59"	6"
#8	81"	62"	6"	72"	56"	6"	51"	66"	6"
#9	91"	70"	6"	81"	63"	6"	57"	74"	6"
#10	102"	79"	6"	92"	71"	6"	65"	83"	6"
#11	114"	87"	6"	102"	78"	6"	72"	92"	6"

- NOTES:**
- THIS TABLE CONTAINS MINIMUM LENGTHS FOR LAP SPLICES & BAR DEVELOPMENT NOT OTHERWISE SPECIFIED ON THESE DRAWINGS. THESE LENGTHS MAY BE REDUCED IN CERTAIN SITUATIONS, SUBJECT TO PRIOR REVIEW AND APPROVAL OF THE ENGINEER.
  - SPLICE LENGTHS ARE FOR N.W. CONC. W/ GRADE 60 REIN.
  - SPLICE LENGTHS ARE FOR UNCOATED BARS.
  - MULTIPLY SPLICE LENGTHS BY 1.3 FOR L.W. CONC.
  - DIVIDE LENGTHS IN TABLE BY 1.3 TO OBTAIN SINGLE STRAIGHT BAR DEVELOPMENT LENGTHS IN CONCRETE.
  - USE "TOP" FOR WALL BOUNDARIES & WHEN MORE THAN 12" OF FRESH CONC. IS PLACED BELOW SPLICE; "OTHER" FOR ALL OTHER SITUATIONS.
  - 'S' = SPACING.
  - PROVIDE MIN. COVER PER GENERAL NOTES, BUT NOT LESS THAN 1x BAR DIAMETER.

6 LAP SPLICE / DEVELOPMENT SCHEDULE N.T.S.

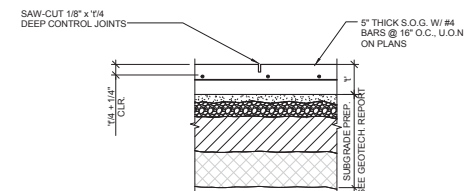


BAR SIZE	D (BEND ø)	E (HOOK EXTENSION)	Ldh (HOOK DEVELOPMENT LENGTH)		
	90° BEND	fc'=3000psi	fc'=4000psi	fc'=5000psi	
#3	2 1/4"	4 1/2"	6"	5"	5"
#4	3"	6"	8"	7"	6"
#5	3 3/4"	7 1/2"	10"	9"	8"
#6	4 1/2"	9"	12"	10"	9"
#7	5 1/4"	10 1/2"	14"	12"	11"
#8	6"	12"	16"	14"	12"
#9	9 1/4"	14"	18"	15"	14"
#10	10 1/4"	15 1/2"	20"	17"	16"
#11	11 1/2"	17"	22"	19"	17"

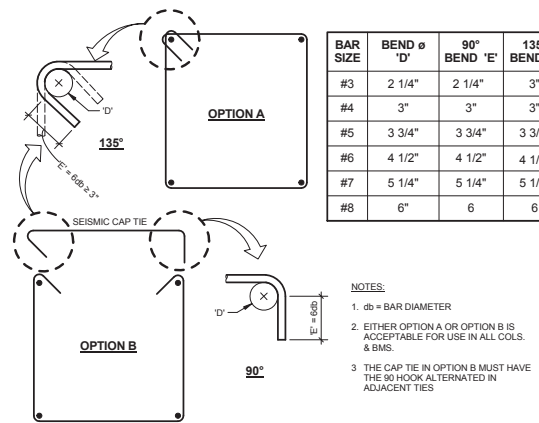
5 STANDARD HOOK DIM. / DEVELOPMENT SCHED. N.T.S.

NOTE: SEE TYP. WALL REIN. DETAIL FOR REIN. IN STEM WALL.

4 FOOTING REINFORCING AT CORNER AND INTERSECTION 3/8" = 1'-0"



3 SLAB ON GRADE CONTROL JT. & SUBGRADE PREPARATION 1" = 1'-0"



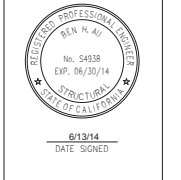
2 SEISMIC STIRRUP / TIE SCHEDULE N.T.S.

LOCATION	MIN. STRENGTH @ 28 DAYS PSI	MAX. AGGREGATE SIZE - INCHES	MAX. SLUMP INCHES
FOUNDATION	3000	1-1/2"	4 ±1
CONC. FILL	3000	3/4"	4 ±1

NOTE: 1. WHERE SELF-CONSOLIDATED CONCRETE IS USED, SEE SPECIFICATIONS FOR SLUMP.

1 CONCRETE MIX SCHEDULE N.T.S.

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 SAN FRANCISCO, CALIFORNIA

**TYPICAL DETAILS**

DATE	REVISIONS	REMARKS
10/05/17/14	PERMIT	
1	0	0
2	0	0
3	0	0
4	0	0
5	0	0
6	0	0
7	0	0
8	0	0
9	0	0
10	0	0
11	0	0
12	0	0




PA / PM: JB  
 DRAWN BY: KN  
 JOB NO.: 13230.10

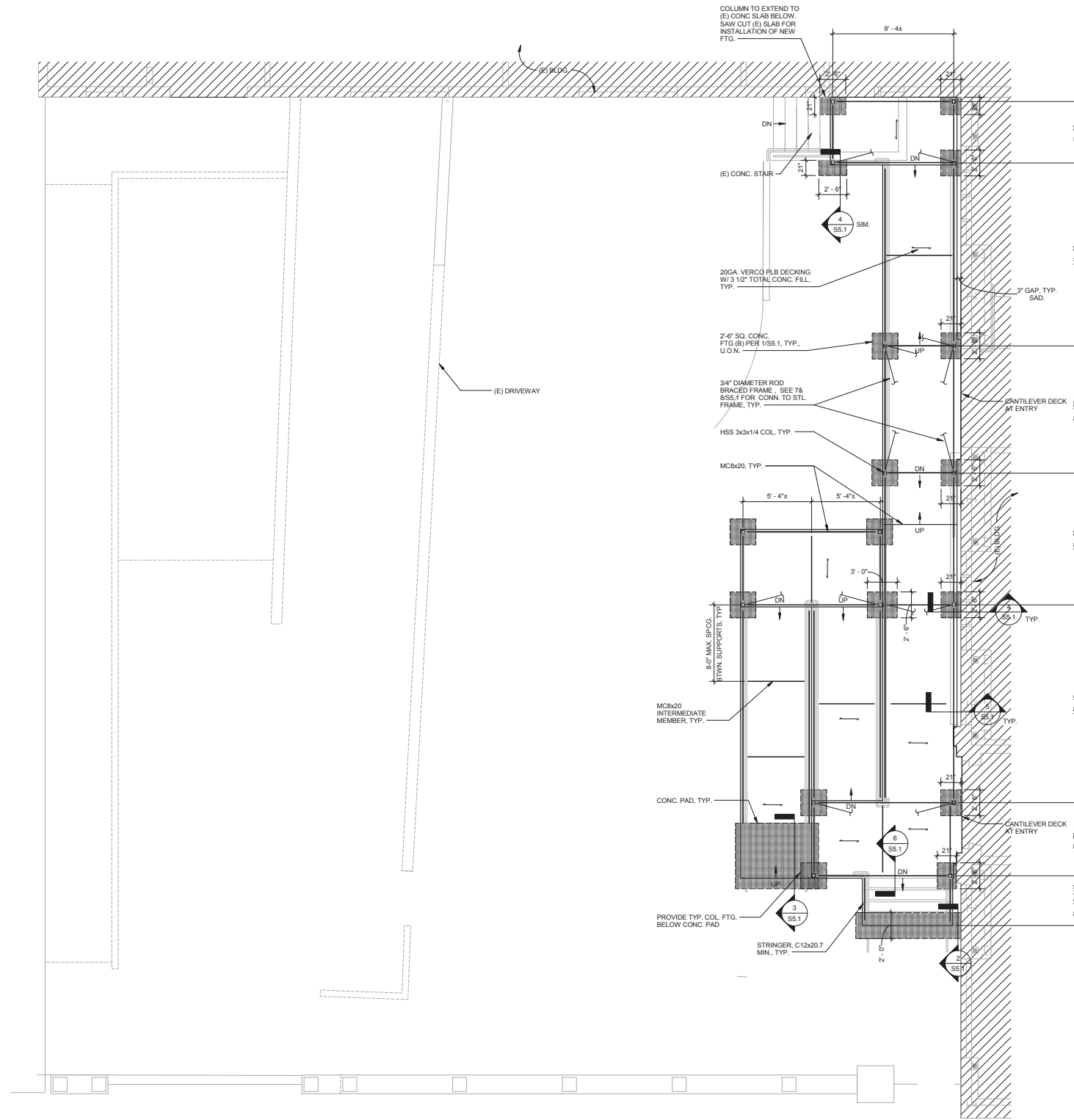
SHEET S1.2

**NOTE:**

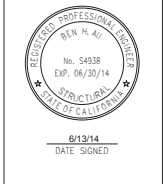
SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS & SLOPE OF RAMPS

**LEGEND:**

-  (N) CONG. FTG.
-  HSS COLUMN
-  CONG. OVER MTL. DECK, ARROW INDICATES DIRECTION OF MTL. DECK SPAN



1 COURTYARD FOUNDATION PLAN  
S2.1 1/4" = 1'-0"

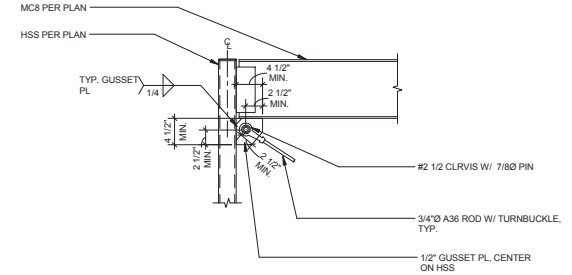


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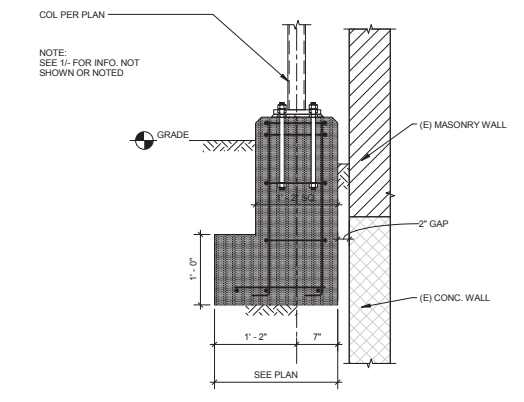
COURTYARD FOUNDATION PLAN		DATE	REMARKS
1	PERMIT	05-17-14	
2			
3			
4			
5			
6			
7			
8			

PA / PM:	JB
DRAWN BY:	KN
JOB NO.:	13230.10

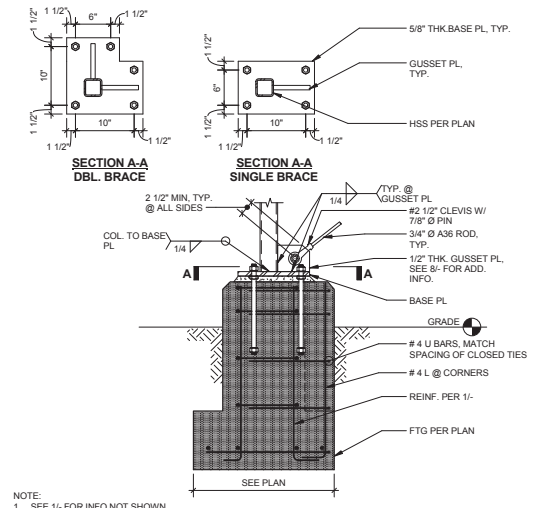
SHEET  
**S2.1**



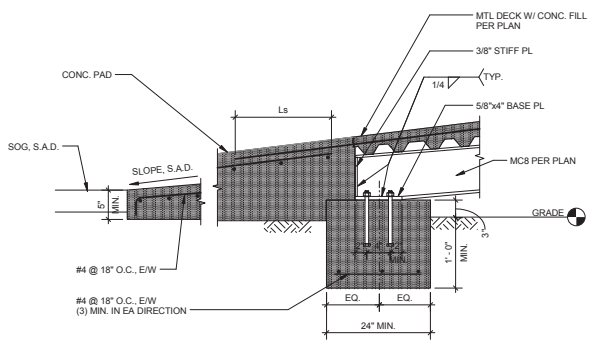
8 SECTION BRACED FRAME 1" = 1'-0"



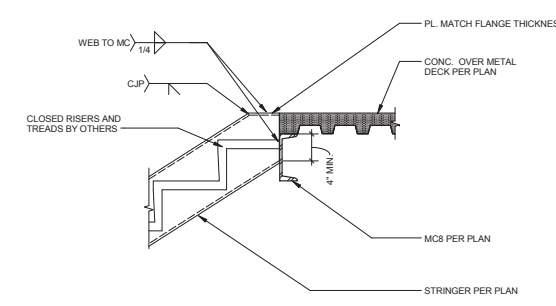
4 SECTION AT FTG 1" = 1'-0"



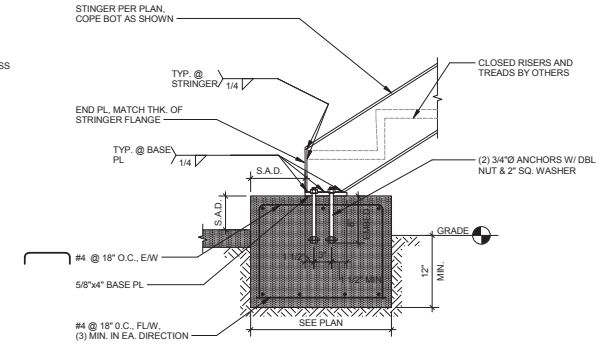
7 SECTION AT FTG - BRACED FRAME 1" = 1'-0"



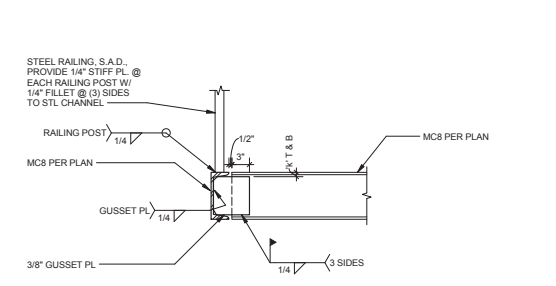
3 SECTION @ CONC. RAMP 1" = 1'-0"



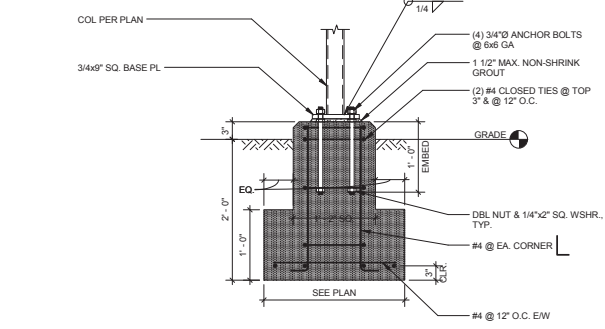
6 SECTION AT STAIR 1" = 1'-0"



2 SECTION AT STAIR LANDING 1" = 1'-0"



5 SECTION AT CHANNEL CONN 1" = 1'-0"



1 SECTION AT FTG 1" = 1'-0"

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DATE	REMARKS
1 05-17-14	PERMIT
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15	
16	

PA / PM: JB  
 DRAWN BY: KN  
 JOB NO.: 13230.10

SHEET  
**S5.1**