SAN FRANCISCO
PLANNING DEPARTMENT

Memo to the Historic Preservation Commission

HEARING DATE: SEPTEMBER 15, 2010

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date:	September 9, 2010
Case No.:	**2010.0677A**
Project Address:	**Dr. Carleton B. Goodlett Place (City Hall)**
Zoning:	P (Public), 80-X Height and Bulk District
Block/Lot:	0787/001
Applicant:	Stanley So, Department of Public Works Bureau of Architecture 30 Van Ness Avenue, Suite 4100 San Francisco, CA 94102
Staff Contact	Sophie Hayward - (415) 558-6372 sophie.hayward@sfgov.org

SUMMARY OF PREVIOUS REVIEW FOR PROPOSED PROJECT

The proposed project has been previously reviewed by numerous public review bodies, including the City Hall Preservation Advisory Committee as well as a project advisory committee made up of members of the City Hall Preservation Advisory Committee, project consultants, and Alan Martinez of the current Historic Preservation Commission. The identical proposed project was presented at a joint hearing of the former Landmarks Preservation Advisory Board and the Mayor's Disability Council on December 16, 2005. The project review panel met on numerous occasions to discuss the project generally and the proposals for the design of the new handrail and proposed finishes for the posts and handrail. Meetings of the review panels occurred on June 29, 2007, August 30, 2007, October 9, 2007, and October 18, 2007. On November 1, 2007, the City Hall Preservation Advisory Commission voted to move forward with an application to the Planning Department and a public hearing at the former Landmarks Preservation Advisory Board for a Certificate of Appropriateness.

The currently proposed project was presented to the former Landmarks Preservation Advisory Board (LPAB) on December 5, 2007. The LPAB voted unanimously to pass LPAB Motion 618 recommending approval of the proposed project. The proposed project was presented to the Planning Commission on January 17, 2008. At the January 17, 2008 hearing, the Planning Commission unanimously passed Motion Number 17529 approving the Certificate of Appropriateness for the proposed project. On January 25, 2008, the approved Certificate of Appropriateness was transmitted to the Clerk of the Board of Supervisors. On March 4, 2008, the Board of Supervisors passed Motion 08-0258 disapproving the Certificate of Appropriateness.

PROPOSED ACTION

Because the proposed project was denied at the Board of Supervisors in March of 2008, in order to proceed, a new Certificate of Appropriateness is required. The project, as currently proposed, is identical to that which was approved by the former LPAB and Planning Commission in 2007-2008. No alterations to the proposed design have been made, and the original drawings and specifications are included in the current case docket.

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Certificate of Appropriateness Case Report

Consent Calendar

HEARING DATE: SEPTEMBER 15, 2010

Filing Date:	August 11, 2010
Case No.:	**2010.0677A**
Project Address:	**Dr. Carleton B. Goodlett Place (City Hall)**
Zoning:	P (Public) 80-X Height and Bulk District
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Applicant:	Stanley So Department of Public Works Bureau of Architecture 30 Van Ness Avenue, Suite 4100 San Francisco, CA 94102
Staff Contact	Sophie Hayward - (415) 558-6372 sophie.hayward@sfgov.org
Reviewed By	Tim Frye – (415) 575-6822 tim.frye@sfgov.org

PROPERTY DESCRIPTION

Dr. Carleton B. Goodlett Place (City Hall), west side of Polk Street, between McAllister and Grove Streets. Assessor's Block 0787, Lot 001. The building occupies the full block and lot, and is located within a P (Public) Zoning District and a 80-X Height and Bulk District.

City Hall (completed in 1915) is the focal point of the Civic Center Historic District. The design for City Hall was rendered by Arthur Brown, Jr., and John Bakewell served as the managing partner in the architectural design firm. Brown, a student of Bernard Maybeck and a graduate of the Ecole des Beaux-Arts in Paris, based the design of City Hall on the Church of les Invalides in Paris, built in the seventeenth century and used as the site of Napoleon's tomb. Much of the structure's interior design was conceived by Jean Louis Bourgeois, also a graduate of the Ecole des Beaux-Arts.

The Board of Supervisors' Chamber is located on the west side of City Hall, overlooking Van Ness Avenue. Since the building's opening in 1915, the Board of Supervisors' Chamber has been the site of meetings for the San Francisco Board of Supervisors, the primary legislative body of the City and County of San Francisco. No major alterations have been made to the room since its construction.

The primary entrance of the Board of Supervisors' Chamber is through the grand set of doors at the top of the marble staircase in the central rotunda. The Chamber is monumental in scale and paneled in richly carved Manchurian oak, a rare East Asian material no longer imported to the United States. A tall, carved rostrum dominates the southern wall, providing a seat for the President of the Board of Supervisors. As the focus of the room, the rostrum is flanked by a pair of monumental modified Doric columns with French baroque embellishments. A clock is set high in the paneling behind the dais. Two

long carved desks for the Board of Supervisors are placed perpendicular to the rostrum, and separated from the public seats by a low, curved wood balustrade. The west wall of the room features three tall arched windows, which mirror the entrance doors on the eastern wall. The entrance doors are topped with curved pediments and carved urns and flowers. The paneling of the northern wall mirrors that of the south, with two monumental modified Doric columns flanked by engaged square columns. The whole room is lined with engaged Doric columns and richly carved panels. The ceiling is coffered with a pattern of octagons, squares, and polygons. The ceiling is carved of oak with a blue painted pattern providing an accent.

The subject property is a contributor to the Civic Center Historic District and the San Francisco Civic Center National Historic Landmark. In addition, the subject property is individually designated as local San Francisco Landmark Number 21, and listed on the California Register of Historic Places. The subject property was included in the Here Today survey, the 1976 Architectural Survey, and the Heritage survey.

PROJECT DESCRIPTION

The scope of work for the proposed project is limited to the President's dais and the desk of the Clerk of the Board of Supervisors in the Board of Supervisors' Chamber at City Hall. The President's dais is currently 30" above the finish floor of the Chamber, and the Clerk's desk measures approximately 6" above the finish floor of the Chamber. Neither the President's dais nor the desk of the Clerk of the Board of Supervisors is wheelchair accessible. The proposed project includes alterations to both the dais and the Clerk's desk, as described below, in order to accommodate a new ramp with a slope of 1:10 from the main floor level to that of the President's desk.

Dais
A ramp with a 1:10 slope will be added to the west side of the dais. The President's desk will be lowered by 18" by removing the lowest three steps of the dais in order to accommodate a ramp to fit within the available space. Gaps created on the south wall by the removal of steps will be in-filled with wood to match the existing.

Desk of the Clerk of the Board of Supervisors
The Clerk's desk will be lowered 6" to the level of the main floor in order to make it accessible. The Clerk's desk will be moved further north of the President's dais in order to provide reasonable access for a wheelchair to approach the desk, and to turn into the knee space below the desk.

All material removed in order to facilitate accessibility will be salvaged and stored.

OTHER ACTIONS REQUIRED

A building permit application has been filed with the Department of Building Inspections. No further action is required.

COMPLIANCE WITH THE PLANNING CODE PROVISIONS

The proposed project meets all other requirements of the Planning Code. Pursuant to Planning Code Section 1006.8(e), decisions regarding proposal that affect City Hall are reviewed first by the Historic Preservation Commission (HPC), which approves or disapproves the Certificate of Appropriateness. The Board of Supervisors then approves, disapproves, or modifies the Commission's decision by majority vote. The decision of the HPC will be forwarded to the Board of Supervisors immediately proceeding the September 15, 2010 HPC hearing.

APPLICABLE PRESERVATION STANDARDS

ARTICLE 10

A Certificate of Appropriateness is required for any construction, alteration, removal, or demolition of a designated Landmark for which a City permit is required. In appraising a proposal for a Certificate of Appropriateness, the Historic Preservation Commission should consider the factors of architectural style, design, arrangement, texture, materials, color, and other pertinent factors. Section 1006.7 of the Planning Code provides in relevant part as follows:

The proposed work shall be appropriate for and consistent with the effectuation of the purposes of Article 10.

The proposed project is limited to the interior of the Board of Supervisors' Chamber. Accessibility to the historically significant interior space will be enhanced as a result of the proposed project with minimal damage to historic features, fabric, and finishes. Where historic fabric will be removed in order to lower both the dais and the Clerk's desk, it will be documented, removed with care, salvaged, and stored under the supervision of the preservation architect. By documenting and storing all historic material that will be removed as a result of the proposed work, re-installation will be feasible at a later date if necessary, thus making the project reversible in the future.

ARTICLE 10 – Appendix A – San Francisco City Hall

In reviewing an application for a Certificate of Appropriateness, the HPC must consider whether the proposed work would be compatible with the character of San Francisco City Hall, as described in the "Architectural Structure" section of the 1975 Landmark Designation Case Report (attached). The project proposes the following:

1. Dais: President's Desk Lowered

As noted above, the existing configuration of the room is largely intact and in its historic configuration, with a raised dais on which the President's desk is located approximately 30" above the level of the finished floor. In order to accommodate a ramp with a 1:10 slope, the bottom three steps of the dais will be removed. Removal of the bottom three steps will leave the dais raised approximately 12" above the main floor level in order to preserve the hierarchical configuration of the desk arrangement.

Historic fabric, including wood paneling, will be documented in-situ prior to the start of work. Wood work that will remain will be protected (per specifications prepared by the preservation architect) during construction; wood work that will be removed will be protected and stored according to the specifications developed by the preservation architect.

2. Desk of the Clerk of the Board of Supervisors

The proposal calls for lowering the Clerk's desk 6" to the level of the main floor.

Historic fabric, including wood paneling, will be documented in-situ prior to the start of work. Wood work that will remain will be protected (per specifications prepared by the preservation architect) during construction; wood work that will be removed will be protected and stored according to the specifications developed by the preservation architect.

3. Addition of Wheelchair Accessible Ramp

The proposal includes the installation of a slightly curved ramp, with a slope of 1:10, on the west side of the dais. The ramp will be clad in carpet to match the existing, and the carpet design will be aligned with that of the existing carpet. The bronze handrail for the ramp was designed to be compatible with the Classical motifs that dominate the Chamber, yet clearly differentiated from original, historic fabric. The proposed new handrail is bronze with a light oil-rubbed finish, with custom bronze volutes at each termination. The handrail is supported by custom bronze posts and rails, designed a modified, restrained Classical style. Accessibility signage will be located at the top and bottom of the new ramp, describing the slope of the ramp. The portable signs will be finished with a satin bronze treatment.

4. Wood Panel In-fill

The proposed project includes adding new wood panels where the original will be removed. New wood panels will be scribed to fit the edge of the existing steps, in a wood species and grain similar to the existing, original wood panels. New wood panels used for infill will be specifically selected to be compatible with the existing; however, the seam between the new wood and the existing panels will be minimally visible in order to differentiate new material from the historic fabric of the room.

THE SECRETARY OF THE INTERIOR'S STANDARDS

Rehabilitation is the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values. The Rehabilitation Standards provide, in relevant part(s):

Standard 1.
A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

Standard 2.

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Standard 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.

Standard 4.
Changes to a property that have acquired historic significance in their own right will be retained and preserved.

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

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

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

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

PUBLIC/NEIGHBORHOOD INPUT

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

ISSUES & OTHER CONSIDERATIONS

Although the Department has received no written public comments on the proposed project, the proposed project has been subject to the review of the City Hall Preservation Advisory Committee as

well as a project advisory committee made up of members of the City Hall Preservation Advisory Committee, project consultants, and Alan Martinez of the HPC. The project was presented at a joint hearing of the former Landmarks Preservation Advisory Board and the Mayor's Disability Council on December 16, 2005. The project review panel met on numerous occasions to discuss the project generally and the proposals for the design of the new handrail and proposed finishes for the posts and handrail. Meetings of the review panels occurred on June 29, 2007, August 30, 2007, October 9, 2007, and October 18, 2007. On November 1, 2007, the City Hall Preservation Advisory Commission voted to move forward with an application to the Planning Department and a public hearing at the former Landmarks Preservation Advisory Board for a Certificate of Appropriateness. The currently proposed project was presented to the former Landmarks Preservation Advisory Board (LPAB) on December 5, 2007. The LPAB voted unanimously to pass LPAB Motion 618 recommending approval of the proposed project. The proposed project was presented to the Planning Commission on January 17, 2008. At the January 17, 2008 hearing, the Planning Commission unanimously passed Motion Number 17529 approving the Certificate of Appropriateness for the proposed project. On January 25, 2008, the approved Certificate of Appropriateness was transmitted to the Clerk of the Board of Supervisors. On March 4, 2008, the Board of Supervisors passed Motion 08-0258 disapproving the Certificate of Appropriateness.

STAFF ANAYLSIS

Based on the requirements of Article 10, and the Secretary of Interior's Standards, staff has determined the following:

Areas to be Altered: Based on a review of the submitted application, specifications, drawings, and several meetings with the project sponsor, staff finds that the proposed alterations to the dais and the Clerk's desk will be the minimum amount required in order to accommodate the new ramp. Historic fabric, including wood paneling, will be documented in-situ prior to the start of work. Wood work that will remain will be protected (per specifications prepared by the preservation architect) during construction; wood work that will be removed will be protected and stored according to the specifications developed by the preservation architect.

New Ramp: The proposed new ramp will facilitate access to the Clerk's desk and to the President's desk on the dais. The proposed new handrail and posts appear to be compatible with the Classical style employed on architectural elements throughout the room, but may be distinguishable as new elements added as part of the proposed project. As noted above, the ramp will be clad in carpet to match the existing carpet in the Chamber.

ENVIRONMENTAL REVIEW STATUS

The Planning Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15301 (Class One-Minor Alteration of Existing facility) because the project is a minor alteration of an existing structure and meets the Secretary of the Interior's *Standards and Guidelines for the Treatment of Historic Properties*. The Environmental Exemption stamp for the proposed project is dated November 27, 2007.

PLANNING DEPARTMENT RECOMMENDATION

Planning Department staff recommends APPROVAL of the proposed project as it appears to meet the Secretary of the Interior Standards for Rehabilitation.

ATTACHMENTS

Draft Motion
Photographs
Plans
1969 Landmark Designation Form
Landmarks Preservation Advisory Board Motion #618 (December 5, 2007)

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SAN FRANCISCO
PLANNING DEPARTMENT

Historic Preservation Commission Draft Motion

HEARING DATE: SEPTEMBER 15, 2010

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Reviewed By	Tim Frye – (415) 575-6822 tim.frye@sfgov.org

ADOPTING FINDINGS FOR A CERTIFICATE OF APPROPRIATENESS FOR PROPOSED WORK DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 10, TO MEET THE STANDARDS OF ARTICLE 10 AND TO MEET THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION, FOR THE PROPERTY LOCATED ON LOT 001 IN ASSESSOR'S BLOCK 0787, WITHIN A P (PUBLIC) ZONING DISTRICT AND A 80-X HEIGHT AND BULK DISTRICT.

PREAMBLE

WHEREAS, on August 11, 2010, Stanley So of the Department of Public Works Bureau of Architecture (Project Sponsor) filed an application with the San Francisco Planning Department (hereinafter "Department") for a Certificate of Appropriateness for alterations to the Board of Supervisors' Chamber within City Hall to alter both the President's dais and the Clerk's desk in order to accommodate a new ramp with a slope of 1:10 from the main floor level to that of the President's desk, on the subject lot located on Lot 001 in Assessor's Block 0787 in order to make the room fully wheelchair-accessible. The work includes:

- ***Dais:*** A ramp with a 1:10 slope will be added to the west side of the dais. The President's desk will be lowered by 18" by removing the lowest three steps of the dais in order to accommodate a ramp to fit within the available space. Gaps created on the south wall by the removal of steps will be in-filled with wood to match the existing.

- ***Desk of the Clerk of the Board of Supervisors:*** The Clerk's desk will be lowered 6" to the level of the main floor in order to make it accessible. The Clerk's desk will be moved further north of the

President's dais in order to provide reasonable access for a wheelchair to approach the desk, and to turn into the knee space below the desk.

All material removed in order to facilitate accessibility will be salvaged and stored.

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

WHEREAS, on September 15, 2010, the Commission conducted a duly noticed public hearing on the current project, Case No. 2010.0677A ("Project") for its appropriateness.

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

MOVED, that the Commission hereby grants the Certificate of Appropriateness, in conformance with the architectural plans dated November 1, 2007 and labeled Exhibit A on file in the docket for Case No. 2010.0677A based on the following findings:

CONDITIONS OF APPROVAL

- That specifications for restoration and repair will be provided by the preservation architect if any deteriorated historic features require repair;

FINDINGS

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

1. The above recitals are accurate and also constitute findings of the Commission.

2. Findings pursuant to Article 10:

   The Historical Preservation Commission has determined that the proposed work is compatible with the character of the landmark as described in the designation report dated December, 1969.

   - All documentation, cutting, patching, demolition, salvage, storage, protection, and treatment will be executed according the specifications provided by the preservation architect;

   - That the proposed project will preserve the historic use of the room, as well as the historic hierarchical arrangement of desks, while enhancing the space by making it wheelchair accessible;

- That the historic character of the property will be retained and preserved. Only the lower steps of the dais and the Clerk's desk will be removed, and the President's desk will remain raised above the main floor level in order to preserve the spatial relationships that characterize the property;

- That the proposed new handrail and posts will be compatible with the Chamber's architectural motif, yet distinct from the existing balustrades in the room. New wood paneling to be used as in-fill will show the seam between the existing base and the new base, yet will be a veneer that closely matches the original wood;

- That changes to the room that may have acquired historic significance, such as the modesty panels at the Clerk's desk, will be retained;

- That all distinctive materials, features, finishes and construction techniques will be preserved and protected;

- That any historic material that will be removed as a result of the proposed project will be documented, inventoried, and stored according to specifications provided by the preservation architect;

- That the proposed project's impact is limited to the Board of Supervisors' Chamber, and has been designed to be reversible in the future if necessary;

- The proposed project meets the following Secretary of the Interior's Standards for Rehabilitation:

  Standard 1.
  A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

  Standard 2.
  The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

  Standard 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.

  Standard 4.
  Changes to a property that have acquired historic significance in their own right will be retained and preserved.

  Standard 5.
  Distinctive features, finishes, and construction techniques or examples of craftsmanship that

characterize a property shall be preserved.

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

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.

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

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

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

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

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

OBJECTIVE 1
EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

POLICY 1.3
Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

OBJECTIVE 2
CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

POLICY 2.4
Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

POLICY 2.5
Use care in remodeling of older buildings, in order to enhance rather than weaken the original character of such buildings.

POLICY 2.7
Recognize and protect outstanding and unique areas that contribute in an extraordinary degree to San Francisco's visual form and character.

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

The proposed project qualifies for a Certificate of Appropriateness and therefore furthers these policies and objectives by maintaining and preserving the character-defining features of the Board of Supervisors' Chambers within City Hall for the future enjoyment and education of San Francisco residents and visitors.

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

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

   The proposed project is for the rehabilitation of an interior space within City Hall, and will not have any impact on neighborhood serving retail uses.

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

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

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

   The project will not reduce the affordable housing supply, as the location of the proposed project is the interior of City Hall. No housing units will be impacted by the proposed project.

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

The proposed project will not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking. The scope of the proposed project is limited to interior work.

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

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

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

The proposed project is limited to interior work and is not structural in nature. The proposed project will make the President's dais wheel chair-accessible, and all construction will be executed in compliance with all applicable construction and safety measures.

G) That landmark and historic buildings will be preserved:

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

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

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

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

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **GRANTS a Certificate of Appropriateness** for the property located at Lot 001 in Assessor's Block 0787 (City Hall) for proposed work in conformance with the renderings and architectural sketches dated November 01, 2007 and labeled Exhibit A on file in the docket for Case No. 2010.0677A.

APPEAL AND EFFECTIVE DATE OF MOTION: APPEAL: Any aggrieved person may appeal this Motion to the Board of Appeals within fifteen (15) days after the date of this Motion No. XXXXX. The effective date of this Motion shall be the date of this Motion. For further information, please contact the Board of Appeals in person at 1650 Mission Street, (Room 304) or call 575-6880.

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

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

I hereby certify that the Historical Preservation Commission ADOPTED the foregoing Motion on September 15, 2010.

Linda D. Avery
Commission Secretary

AYES: X

NAYS: X

ABSENT: X

ADOPTED: September 15, 2010

FILE NO. 69-69-2 ORD. NO. ——
DESIGNATING THE SAN FRANCISCO CITY HALL AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

Be it Ordained by the People of the City and County of San Francisco:

Section 1. The Board of Supervisors hereby finds that the San Francisco City Hall has a special character and special historical, architectural and aesthetic interest and value, and that its designation as a Landmark will be in furtherance of and in conformance with the purposes of Article 10 of the City Planning Code and the standards set forth therein.

(a) **Designation.** Pursuant to Section 1004 of the City Planning Code, Chapter II, Part II of the San Francisco Municipal Code, the San Francisco City Hall is hereby designated as a Landmark, this designation having been duly approved by resolution of the City Planning Commission.

(b) **Location and Boundaries.** Pursuant to Section 1004 of the City Planning Code, Chapter II, Part II of the San Francisco Municipal Code, a landmark site is hereby designated for the said Landmark, located and bounded as follows:

The entire site bounded by McAllister Street, Polk Street, Grove Street and Van Ness Avenue; being Assessor's Block 787.

(c) **Justification.** The special character and special historical, architectural and aesthetic interest and value of the said Landmark justifying its designation are as follows:

The City Hall is a structure magnificent and monumental in conception and design, in keeping with the highest ideals of civic architecture of the City Beautiful era. It is one of the nation's finest examples of the French Renaissance style recalling the glories of ancient Greece and Rome. Both exterior and interior are ornamented in splendid and extravagant fashion. A symbol of the rebirth of the City and its government after the Great Earthquake and Fire, the City Hall was planned and executed as the focus and key structure of the grandiose Civic Center complex. The seat of government for the City and County of San Francisco for over half a century, it has been the scene of many impressive ceremonies of the highest civic and social importance.

(d) **Features.** The said Landmark should be preserved generally in all of its particular features, including major interior architectural features, as existing on the date hereof and as described and depicted in the photographs, case report and other material on file in the Department of City Planning in Docket No. LM69.7; the summary description being as follows:

The City Hall takes the form of a rectangle some 400 feet long by 300 feet wide, with its central mass, surmounted by a dome over 300 feet in height, flanked by two inner light courts north and south. It is set back from the street line on all sides and surrounded by landscaping, ornamental grounds and a low wall of granite blocks. The building is of steel frame and masonry construction; its walls are in part brick and in part reinforced concrete, and are faced with California granite. There are four stories and a basement.

The style is French Renaissance, with classical architectural features. The building is monumental in both elevation and plan. There are two principal facades, facing east and west; each has a grand entrance approached by a broad flight of steps and surmounted by a central portico and pediment; from each of these two central porticos, a two-story colonnade extends across the facade north and south to be terminated by a smaller pediment. Above the colonnades runs a continuous dentillated cornice surmounted by a balustrade. The ornate decoration of the building's exterior also includes a carved frieze, and major sculpture on the central pediment.

The roof line at the facade is 77 feet above the curb; from this level, and receding from the facade, the central mass, drum and dome ascend magnificently, with the lantern topped by its pinnacle over all. The drum is pedimented and surrounded by a colonnade with surmounting urns; the massive dome is ribbed, and ornamented with spindles and finials.

The great interior feature of the building is the central rotunda under the dome, with a grand staircase spreading fanlike onto the marble main floor. The rotunda is flanked north and south by galleries at each floor level overlooking the main floor. Corinthian columns and pilasters two stories high surround the rotunda, and a profusion of carved ornaments and painted designs adorns its walls and ceiling.

The floors and stairs of the interior are of marble; many doors, rooms and other features are finished with Manchurian or Siberian oak. The most notable chamber is the elegant and spacious one of the Board of Supervisors, on the west side of the building. The chambers of the Mayor and the Chief Administrative Officer on the east side are also outstanding.

I hereby certify that the foregoing ordinance was passed for second reading by the Board of Supervisors on the City and County of San Francisco at its meeting of Jan. 26, 1970.

ROBERT J. DOLAN, Clerk

Jan. 31, 1970—1t

CITY PLANNING COMMISSION

RESOLUTION NO. 6463

WHEREAS, A proposal to designate the San Francisco City Hall as a Landmark pursuant to the provisions of Article 10 of the City Planning Code was initiated by the Landmarks Preservation Advisory Board on December 3, 1969, and said Advisory Board, after due consideration, has recommended approval of this proposal;

WHEREAS, The City Planning Commission, after due notice given, held a public hearing on December 18, 1969, to consider the proposed designation and the report of said Advisory Board; and

WHEREAS, The Commission believes that the proposed Landmark has a special character and special historical, architectural and aesthetic interest and value; and that the proposed designation would be in furtherance of and in conformance with the purposes and standards of the said Article 10;

NOW THEREFORE BE IT RESOLVED, First, That the proposal to designate the San Francisco City Hall as a Landmark pursuant to Article 10 of the City Planning Code is hereby APPROVED, the location and boundaries of the landmark site being as follows:

> The entire site bounded by McAllister Street, Polk Street, Grove Street and Van Ness Avenue: being Assessor's Block 787.

Second, That the special character and special historical, architectural and aesthetic interest and value of the said Landmark justifying its designation are as follows:

> The City Hall is a structure magnificent and monumental in conception and design, in keeping with the highest ideals of civic architecture of the City Beautiful era. It is one of the nation's finest examples of the French Renaissance style, recalling the glories of ancient Greece and Rome. Both exterior and interior are ornamented in splendid and extravagant fashion. A symbol of the rebirth of the City and its government after the Great Earthquake and Fire, the City Hall was planned and executed as the focus and key structure of the grandiose Civic Center complex. The seat of government for the City and County of San Francisco for over half a century, it has been the scene of many impressive ceremonies of the highest civic and social importance.

Third, That the said Landmark should be preserved generally in all of its particular features, including major interior architectural features, as existing on the date hereof and as described and depicted in the photographs, case report and other material on file in the Department of City Planning in Docket No. LM69.7; the summary description being as follows:

> The City Hall takes the form of a rectangle some 400 feet long by 300 feet wide, with its central mass, surmounted by a dome over 300 feet in height, flanked by two inner

light courts north and south. It is set back from the street line on all sides and surrounded by landscaping, ornamental grounds and a low wall of granite blocks. The building is of steel frame and masonry construction; its walls are in part brick and in part reinforced concrete, and are faced with California granite. There are four stories and a basement.

The style is French Renaissance, with classical architectural features. The building is monumental in both elevation and plan. There are two principal facades, facing east and west; each has a grand entrance approached by a broad flight of steps and surmounted by a central portico and pediment; from each of these two central porticos, a two-story colonnade extends across the facade north and south to be terminated by a smaller pediment. Above the colonnades runs a continuous dentillated cornice surmounted by a balustrade. The ornate decoration of the building s exterior also includes a carved frieze, and major sculpture on the central pediment.

The roof line at the facade is 77 feet above the curb; from this level, and receding from the facade, the central mass, drum and dome ascend magnificently, with the lantern topped by its pinnacle over all. The drum is pedimented and surrounded by a colonnade with surmounting urns; the massive dome is ribbed, and ornamented with spindles and finials.

The great interior feature of the building is the central rotunda under the dome, with a grand staircase spreading fanlike onto the marble main floor. The rotunda is flanked north and south by galleries at each floor level overlooking the main floor. Corinthian columns and pilasters two stories high surround the rotunda, and a profusion of carved ornaments and painted designs adorns its walls and ceiling.

The floors and stairs of the interior are of marble; many doors, rooms and other features are finished with Manchurian or Siberian oak. The most notable chamber is the elegant and spacious one of the Board of Supervisors, on the west side of the building. The chambers of the Mayor and the Chief Administrative Officer on the east side are also outstanding.

AND BE IT FURTHER RESOLVED, That the Commission hereby directs its Secretary to transmit the proposal for designation, with a copy of this Resolution to the Board of Supervisors for appropriate action.

I hereby certify that the foregoing resolution was ADOPTED by the City Planning Commission at its regular hearing of December 18, 1969.

Lynn E. Pio
Secretary

AYES: Commissioners Brinton, Fleishhacker, Kearney, Mellon, Newman, Porter, Wight

NOES: None

ABSENT: None

PASSED: December 18, 1969

LANDMARKS PRESERVATION ADVISORY BOARD
Final Case Report December 1969

CITY HALL

LOCATION:

Two square blocks surrounded by Van Ness, McAllister, Polk and Grove Streets, being Assessor's Block 787.

NATURE AND HISTORY:

The present city hall stands to the west of the site of the older Pre 1906 City Hall, which (from 1870 on) stood 200 feet north of Market Street, from Larkin to McAllister.

After the city hall was severely damaged by the Earthquake in 1906, it was apparent that a new one must be built. Late in 1911, a select committee of architects was appointed to assist the Supervisors in the choice of a site for a new civic center. Under the chairmanship of John Galen Howard, supervising architect of the University of California, they reported favoring a site between Van Ness, Hayes, Market and Golden Gate Avenue. January 1912, the Supervisors adopted the report and ordered a special election to approve issuance of bonds to pay the costs, in the sum of $8,800,000. Mayor James Rolph Jr., just taking office in the same month, was instrumental in the successful campaign to pass the bonds. Supervisor Paul Bancroft, chairman of the public lands committee of the Board, was leader among the Supervisors.

A prize competition was announced for the design of the Hall, limited to San Francisco architects. Seventy three individuals and firms practising in the city competed. The firm of John Bakewell, Jr., and Arthur Brown, Jr., won the first prize ($25,000) in June 1912. They were employed in September; and in April 1913 ground was broken by Mayor Rolph, ex-Mayor Edward Robeson Taylor, and the Board of Supervisors. Rolph laid the cornerstone October 25, 1913. Steelwork was completed January 21, 1914, and most stonework by October 5, 1915; on that day the Hall was opened for public inspection. On December 28, 1915, public ceremonies of dedication were held, Rolph presiding. The first ten days of March in 1916 saw city departments moving in.

The cost of the building itself was just under Four Million dollars. Land cost $1,412,260. The rest of the proceeds of the bond issue went for landscaping, furnishings, fees and other costs.

Constructed in an era of architectural magnificence, the City Hall like most public buildings of the time was designed in the classical style of Greece and Rome by men who were trained in the then dominant school of the Beaux Arts of Paris; and is generally acclaimed one of the finest examples of the French Renaissance in America.

Monumental in conception and design, the City Hall is a regular rectangle, some 400 feet long and 300 feet wide.

NATURE AND HISTORY: (Con'td)

Designed as a hollow quadrangle, the central space is filled with the mass of the dome and rotunda, thus dividing the open interior into two light courts, one north and one south of the dome. The central rotunda rising through all four principal floors of the building to the under surface of the dome, is the chief feature of the building, seen from the interior. The principal exterior feature is the dome, rising above the central rotunda. The rotunda, in the plan, is the center of circulation of each floor, with corridors and entrances all leading to and from it.

Some dimensions of the building will indicate the proportions employed: the roof line is 77 feet above the curb; the base of the central mass rises 99 feet; the drum supporting the dome is 191 feet above the curb. From this line the dome springs to a height of 307 feet, with the lantern and pinnacle above it rising to an utmost height of 350 feet. The terms of the architectural competition required that a minimum of 236,000 square feet of usable space be provided. At the time of completion it is stated that 371,317 square feet were available. More has been obtained later by interior alterations. The design by Bakewell and Brown was reviewed by a Board of Architects presided over by John Galen Howard, Director of Architecture at the University of California. The design of the interior was done by Louis Bourgeois, and the sculptures of the rotunda are by Henri Crenier, both products of the Ecole des Beaux Arts, both killed while serving in the French army during World War One.

Within the central rotunda, the principal feature is the staircase, facing Polk Street entrance, and rising to the second story, leading to the chambers of the Board of Supervisors. A classical balustrade surrounds the rotunda at each of the upper floors, between columns. The stairs and floors are of marble; the columns and walls of the rotunda and interior are finished in granite, and Indiana limestone. Doors, wainscotting and mouldings, and other interior finish are of Manchurian or Siberian oak.

The building has two principal facades, almost identical: one facing Polk Street and the Civic Center (the chief) and one facing Van Ness Avenue. The chief and ceremonial entrance to the building is that in the Polk Street facade. The main entrances to the Hall are in the center of these facades, on the axis of Fulton Street. The hexastyle porticos, composed of Doric Columns, are surmounted by massive pediments containing carved figures.

The pediment on the Polk Street facade represents San Francisco as the central figure, flanked on one side by figures representing the riches and resources of the state; on the other side by figures representing Commerce and Navigation. The idea conveyed is that of San Francisco, serving as a link between the World and California.

NATURE AND HISTORY: (Con'td)

The pediment on the Van Ness Avenue facade has a figure of Wisdom in the center; flanked on the one side by figures and symbols representing the Arts, Learning, and Truth; on the other side by figures representing Industry and Labor.

In the interior rotunda, the figures over the Clock on the East Wall represent Father Time flanked by a figure representing History; and the figures on the other side represent the Future Generation carrying the Torch of Progress, with figures in the background in low relief, representing the Fleeting Hours of the Day. The cartouche over the entrance to the Supervisors Vestibule is a composition based on the seal of the city. The Medallions on the Pendentives of the Dome represent Liberty, Equality, Learning and Strength.

Exterior metal trim is of iron work, painted Blue and Gold. The Dome is of copper, laid over wooden backing on the steel frame. The dome has been gilded at times. Approximate weight of the building is 90,000 tons, of which 7,900 tons are structural steel.

The magnificent rotunda has been the scene of many ceremonies, ranging from Mayoral inaugurations and receptions for visiting presidents, kings and queens to state funerals and memorial services, exhibits, balls and musicales. The rotunda is adorned with busts of former mayors and other dignitaries, civic and military. An inscription on the pediment in the rotunda reads: "San Francisco, O Glorious City of our hearts, that had been tried and not found wanting, go thou with like spirit, to make the Future thine."

ARCHITECTURAL STRUCTURE:

A steel frame, rectangular masonry structure, with reinforced concrete walls as well as unreinforced brick ones; in the shape of a hollow quadrangle, with a central mass surmounted by a dome. Designed in French Renaissance style, derived from the classical. A four story and basement building with attic story and mezzanines, and two interior light courts, one on either side of the dome. Two principal facades, facing east and west, bilaterally symmetrical, each with central portico and pediment; smaller pediments and slightly projecting wings terminate the colonnades stretching from the central portico. The ground story is of rusticated stone. The fenestration is rectangular and the windows at the ground or main story have carved heads on the keystones of the flat arches. The main entrance doors, glass and framed in metal, painted Blue and Gold, are arched. The approach to the entrances on both facades is by a broad flight of stone steps. Above the doorways, a full story high, the Classic Doric Porticos rise full four stories. Six fluted columns support a classical entablature: architrave, a frieze with triglyphs and carved figures; and cornice which is dentillated. A massive pediment with sculptured figures surmounts the entablature. On either side of the portico is a classic colonnade of Doric columns, two stories in height, runs along the entire facade, above

ARCHITECTURAL STRUCTURE: (Con'td)

the rusticated first story; above the colonnade is the principal cornice, which like that of the pediments is dentillated. The fourth story windows, above the cornice, are smaller and less impressive than those of the other stories. Balconies of stone with railings of ornamental ironwork, painted Blue and Gold, are projected between the columns of the colonnade at second story level, with a large and imposing ceremonial balcony (which is reached through the Mayor's office) at this level running across the entire Portico. This stone balcony is supported by brackets crossed with carved wreaths. At the fourth story window level, within the Portico, the windows at that level are replaced by three large oval medallions in stone, with carved wreaths surrounding them.

The dome, some 86 feet in diameter, rises from a round drum which is supported by an octagonal base. The drum is surrounded by a classic Doric colonnade and is lighted by large rectangular leaded and mullioned windows of many small panes. Each window is surmounted by a triangular pediment. Below the drum, each principal point of the compass (N,E,S,W,) is marked by a classic pediment standing alone on the base and at a level above that of the pediments (E and W) on the principal facades.

The dome is ribbed, with each rib being aligned with the columns around the drum below, and is surrounded by a ring of classic spindles, simulating statues around the circumference of the upper surface of the drum which is larger than the dome. Smaller finials surround the dome at a higher elevation, also corresponding to the number and location of the ribs and columns. Below and between these ornaments the dome is lighted by square windows. Above and between the ribs of the dome, small round windows light the upper portion.

The dome is surmounted by an open lantern, which in turn is surmounted by small finials and a very high pinnacle above all. Within, there is seen a boldly carved cartouche at the apex of the inner dome.

The basement story is half below, half above, ground; and is lighted by small rectangular windows. The building is set back from the street line on all sides, and is surrounded by landscaping and ornamental grounds; with a low stone wall of granite blocks around the whole. The wall is unbroken save at a point on Polk near Grove where the statue of Lincoln has been placed above the wall.

The principal cornice runs the entire length of the facade; below is a decorative carved frieze like that of the portico. Classical balustrades in stone surmount the principal cornice and there is one also around the drum beneath the dome; there is another around the top of the octagonal base on which the drums and dome rest.

ARCHITECTURAL STRUCTURE: (Con'td)

The design of the shorter facades is similar to but plainer than that of the principal facades. There is no major entrance; but sloping ramps lead to low entrances at the basement level; these ramps have balustrades and large granite masses to mark these entrances at ground level. There are no pediments on these shorter facades (McAllister and Grove Streets); the colonnades are carried around the building only on the projecting wings (four columns) which duplicate those of the extremes of the principal facades. The balustrade of these facades, at the cornice line, is found only above the colonnades and is not continuous across the facade.

Of the interior chambers of the building, the most worthy of notice is that of the Board of Supervisors, on the Van Ness Avenue side (west) of the building, and that of the Mayor, on the Polk Street side (east). The Chamber of the Supervisors is spacious and elegant, with three arched windows facing west (Van Ness). The interior of dark golden oak, is ornately decorated with classical motifs. Doric pilasters, alternately square and round, surround the room. The pilasters are fluted and foliate in decor. The ceiling is coffered, with octagonal and hexagonal design. Curvilinear pediments and classical urns, in low relief surmount the three entrances. Carved desks and a carved rostrum fill the interior of the space behind the wooden balustrade separating the supervisors from the public. The golden oak is relieved by faint Blue painted foliate designs, in the ceiling.

The great interior structural feature of the building, the rotunda, is dominated by a massive stone staircase, facing Polk Street, with its lower steps spreading out fanlike onto the marble floor. An ornamental iron railing descends the steps on either hand, being continuous with that around the second floor, which here is balconylike in its relation to the main floor. The rotunda is surrounded by two story high columns and pilasters, here of the corinthian order (in contrast to the doric used elsewhere) which support the drum and pendentives of the dome, and separate the iron railings of the second and the stone balustrades of the third floor. Above the four columns (two north and two south) of the rotunda are classic stone urns. Medallions, floral and foliate designs adorn the ceilings of the vaults lying between the pendentives. Four large medallions are centered in the pendentives. Several dentillated cornices are around the rotunda at successively higher elevation: at the base of the drum, of the dome, and of the lantern. The drum itself is supported from within by a ring of corinthian columns. The inner surface of the dome is adorned with large rosettes within octagonal frames. Shields, cornucopias, wreaths, carved heads, crests, coats of arms, fasces, scrolls, rosettes and lamps intermingle in profusion among the carved ornaments on walls and ceilings.

ARCHITECTURAL STRUCTURE: Con'td)

The rotunda is lighted by great fanlights north and south, under the drum and dome. The supervisors vestibule is lighted from above by a circular skylight in the (here) low roof. The ceilings off the east and west halls around the rotunda are supported by simple doric columns.

SAN FRANCISCO
PLANNING DEPARTMENT

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

LANDMARKS PRESERVATION ADVISORY BOARD
MOTION #618

The Landmarks Preservation Advisory Board hereby advises the Planning Department and the Planning Commission that the proposal, in conformance with the architectural plans on file in the docket for **Case No. 2007.1332A**, would qualify for a Certificate of Appropriateness**.**

Findings:

The project proposes to make the Board of Supervisors' Chamber accessible to persons with disabilities. The scope of work for the proposed project includes lowering both the Clerk's desk and the dais on which the President's desk is located, as well as adding a curved ramp to the President's desk from the main floor level. The proposal calls for the retention of the maximum amount of historic fabric in the room, while accommodating the new ramp. All documentation, cutting, patching, demolition, salvage, storage, protection, and treatment will be executed according the specifications provided by the preservation architect;

- That the proposed project will preserve the historic use of the room, as well as the historic hierarchical arrangement of desks, while enhancing the space by making it wheelchair accessible;

- That the historic character of the property will be retained and preserved. Only the lower steps of the dais and the Clerk's desk will be removed, and the President's desk will remain raised above the main floor level in order to preserve the spatial relationships that characterize the property;

- That the proposed new handrail and posts will be compatible with the Chamber's architectural motif, yet distinct from the existing balustrades in the room. New wood paneling to be used as in-fill will show the seam between the existing base and the new base, yet will be a veneer that closely matches the original wood;

- That changes to the room that may have acquired historic significance, such as the modesty panels at the Clerk's desk, will be retained;

- That all distinctive materials, features, finishes and construction techniques will be preserved and protected;

- That specifications for restoration and repair will be provided by the preservation architect if any deteriorated historic features require repair;

- That any historic material that will be removed as a result of the proposed project will be documented, inventoried, and stored according to specifications provided by the preservation architect;

- That the proposed project's impact is limited to the Board of Supervisors' Chamber, and has been designed to be reversible in the future if necessary;

For these reasons, the proposal shall preserve, and shall not damage or destroy the features of the significant interior space of the landmark;

For these reasons, the proposal shall not adversely affect the special character or special historical, architectural or aesthetic interest or value of the space, as viewed both in themselves and in the setting; and,

For these reasons, the proposal overall, is appropriate for and consistent with the purposes of Article 10, meets the standards of Article 10, and the Secretary of Interior's Standards for Rehabilitation.

I hereby certify that the Landmarks Preservation Advisory Board ADOPTED the foregoing Resolution on December 5, 2007.

Sonya Banks
Recording Secretary

AYES: Damkroger, Martinez, Cherny, Hasz, Street, Maley

NOES:

ABSENT: Dearman, Chan

ADOPTED: December 5, 2007

CITY AND COUNTY OF SAN FRANCISCO PLANNING DEPARTMENT

CERTIFICATE OF APPROPRIATENESS APPLICATION FORM

Per Article 10 of the San Francisco Planning Code, a Certificate of Appropriateness authorization (C of A) is required for alterations to designated City Landmarks and Historic Districts, including:

- **Any construction, alteration, removal or demolition of a structure or any work involving a sign, awning, marquee, canopy, mural, or other appendage, for which a City permit is required, on a Landmark site or in an Historic District;**
- **Exterior changes in an Historic District visible from a public street or other public place, where the designating ordinance requires approval of such changes pursuant to the provisions of Article 10; and**
- **The addition of a mural to any Landmark or contributory structure in an Historic District, which is not owned by the City or located on property owned by the City, regardless of whether or not a City permit is required for the mural.**

Members of the public may determine whether a C of A is required by contacting the Planning Information Counter (PIC) on the first floor of 1660 Mission Street at 415-558-6377. If a C of A is required, an application is available at the PIC. If the PIC is unable to determine whether a C of A is required, it is recommended that applicants either request a written determination from the Zoning Administrator (by a letter outlining the proposed work/project, call the PIC for the fee) or by requesting a Project Review meeting with Preservation Staff (by calling 558-6300, also call the PIC for fee).

<u>REQUIREMENTS AND ATTACHMENTS</u>

The intent of this application is to provide Staff and the Landmarks Preservation Advisory Board (Landmarks Board) with sufficient information to understand and review the proposal. Receipt of the application and the accompanying materials by the Planning Department (Department) shall only serve the purpose of establishing a Planning Department file for the proposed project. After the file is established, Department Staff will review the application to determine whether the application is complete or whether additional information is required in order for the Landmarks Board to make a recommendation on the proposal. EIGHTEEN COPIES OF PLANS AND COLOR PHOTOGRAPHS IN REDUCED SETS (8½" x 14" OR 11" x 17") WILL BE REQUIRED A WEEK BEFORE THE SCHEDULED HEARING. If the application is for a demolition, additional information not listed here may be required.

***THE APPLICATION MUST BE FILED WITH THE FOLLOWING MATERIALS*:**

- **One original signed and completed application form**
- **A check payable to the Planning Department for the initial fee, based on construction costs of project (Note: additional time and materials charges will be billed if Staff time exceeds the initial fee paid)**
- **One original Letter of Authorization by property owner(s) for agent(s) of owners**
- **One full set of architectural plans showing existing conditions and proposed scope of work. All plans must show: existing to remain, existing to be removed, new construction, existing and proposed materials, project name and address, title of drawing, scale, date, and drawing number**

  All plans shall include:
  - ✓ **Site Plan at 1/8" scale**
  - ✓ **Floor Plans at 1/4" scale**
  - ✓ **Elevations at 1/4" scale**

- ✓ **Section(s) at 1/4" scale**
- ✓ **Detail drawings at 1/2" scale**

- **Current photographs and historic photographs (if possible)**
- **Specifications (for cleaning, repair, etc.)**
- **Product cut sheets for new elements (including windows, doors, etc.)**
- **Two sets of adhesive back mailing labels addressed to the property owner, applicant, architect, etc., for Planning Department use to send hearing agenda and final C of A**

STANDARDS FOR REVIEW OF APPLICATIONS

Planning Code Section 1006.7 spells out the standards that the Landmarks Board, the Planning Department and the Planning Commission must use in giving their recommendations (in the case of the Landmarks Board) and in making decisions (in the case of the Planning Department and Planning Commission). Section 1006.7 additionally states that projects in historic districts be compatible with the character of the district as described in the designating ordinance for that district. Within the Appendices in Article 10 for each Historic District, review standards are outlined in Section 7, "Additional Provisions for Certificates of Appropriateness."

The Landmarks Board and the Planning Department, as a policy, also use *The Secretary of the Interior's Standards for the Treatment of Historic Properties* as an additional evaluative standard.

All actions taken by the Planning Department and the Planning Commission must additionally comply with all other aspects of San Francisco's Planning Code and General Plan.

SCHEDULED HEARINGS

The Landmarks Board meets the first and third Wednesdays of each month in Room 400 of City Hall. For information on the Landmarks Board calendar and agenda items, please call the Landmarks Board Recording Secretary at 415-558-6266 after 3:00pm on the Friday preceding the regularly scheduled hearing.

PROCEDURES FOR FILING THIS APPLICATION

To file this application, contact the Intake Coordinator at 415-558-6300.

After the intake, applications will be reviewed by Staff for completeness. If determined complete and Code-complying, the Project will be scheduled for a Landmarks Board hearing within 60 days.

A. OWNER/PROJECT SPONSOR INFORMATION

Property Owner's Name: City and County of San Francisco

Address: 30 Van Ness Avenue, Ste. 4100 **Telephone:** (415) 557-4700
San Francisco, CA 94102
Applicant's Name: Department of Public Works Bureau of Architecture, Attn: Stanley So

Address: 30 Van Ness Avenue, Ste. 4100 **Telephone:** (415) 557-4700

Primary Contact for Project Information: Elisa Skaggs, Page & Turnbull

Address: 724 Pine Street, San Francisco, CA 94108 **Telephone:** (415) 362-5154

Fax Number: 415-362-5560 **File Date:** October 18, 2007

Email: skaggs@page-turnbull.com

B. PROJECT INFORMATION

Address of Project:1 Dr. Carlton B. Goodlett Place (400 Van Ness)

Cross Streets: Grove & McAllister

***Complete if applicable*:**
Building Permit Application (BPA) No.:

BPA File Date:

C. APPLICANT'S AFFIDAVIT

Under penalty of perjury, I, the applicant, declare that I am the owner or authorized agent of the owner(s) of this property, and that the information presented is true and correct to the best of my knowledge.

Signed: _____

Stanley So, Department of Public Works
(Print Name of Applicant in Full)

Date: _____

D. ENVIRONMENTAL DETERMINATION (To be filled out by Preservation Technical Specialist during application intake)

Determination:_____

E. ZONING CLASSIFICATION / HISTORIC RATINGS

Assessor's Block/Lot: 0787-001

Zoning District: Public District **Height/Bulk:** 80-X

Landmark No. and Name: San Francisco Landmark #21: San Francisco City Hall

Historic District: Contributor to the San Francisco Civic Center Historic District, also known as San Francisco Civic Center National Historic Landmark (#78000757). Roughly bounded by Golden Gate Ave., 7th, Franklin, Hayes, and Market Streets.

Article 11 Category: **Conservation District:**

1976 AS Survey Rating: 5 **Here Today Page:** 88-89

Heritage Rating: A **Other Surveys:**

F. PROJECT DESCRIPTION

☒ **Alteration** ☐ **Addition** ☐ **New Construction** ☐ **Demolition**

Other:_____

Present/Previous Use: Government Use **Proposed Use:** Government Use

Describe proposed scope of work:

Scope of work is limited to the president's dais in the Board of Supervisors' Chambers at City Hall. The president's dais is currently 30" above the finish floor of the Chambers. The clerk's desk is currently 6" above the finish floor of the chambers. Neither the president's dais nor the clerk's desk are accessible to persons with disabilities. This project will alter both the dais and the clerk's desk so that both are made accessible. At the dais, this will be accomplished by adding a ramp with a 1:10 slope on the west side of the dais. The president's desk will be lowered 18" by removing the lower three steps of the dais in order to accommodate a ramp that will fit within the available space. The south wall will be infilled with wood to match the existing paneling at the gaps created by the lowering of the dais. The clerk's desk will be made accessible by lowering it 6" so that it is at the level of the main floor. The clerk's desk will also be located further north of the president's dais so as to provide reasonable access for a wheelchair to approach the desk and turn into the knee space of the desk. All material removed will be salvaged and stored.

Describe existing features and materials to be removed:

The lower three steps of the president's dais and the step at the clerk's desk will be removed and salvaged. All other historic fabric will be retained and protected

G. COMPLIANCE WITH APPLICABLE PLANNING CODE PRESERVATION STANDARDS

In reviewing applications for Certificates of Appropriateness, the Landmarks Board will consider whether the proposed work would be appropriate for and consistent with the purpose of Article 10 of the Planning Code. Please describe below how the proposed work would preserve, enhance, or restore, and not damage or destroy, the building's exterior architectural features:

Scope of work does not involve any exterior work. This project will neither damage nor destroy the building's exterior architectural features. The interior of the building is also protected as per the San Francisco Planning Code Section 1004.c.1. The accessibility of the property will be enhanced with the addition of a new ramp at president's dais at the Board of Supervisors' Chambers. The project will require removal of the lower three steps at the president's dais in order to introduce a ramp that is both code compliant and fits within the space allowed. Making the clerk's desk accessible will require that the platform upon which it sits is removed so that the desk is at the level of the finish floor of the room. Only the lower steps of the president's dais and the clerk's platform will be removed. Historic fabric to be removed, will be documented, removed with care, salvaged, and stored under the Architect's supervision for possible future reinstallation, making this work reversible. No ornate carved woodwork integral to the president's desk or the clerk's desk will be removed.

<u>This question applies to proposed work in historic districts only</u>. Describe how the proposed project is compatible with the character of the pertinent historic district described in the specific appendix to Article 10 of the Planning Code. (Appendices B through K of Article 10 provide in-depth information on each of the individual historic districts, describing their unique features and particular standards for review within the district.)

The new ramp will be compatible with the character of the Civic Center Historic District as well as features in the chambers. As part of the "City Beautiful" movement, the San Francisco Civic Center has several civic buildings rendered in a classical architectural style. The posts of the ramp will be classical as well, similar to the existing columns in the room. The bronze posts will have fluted shafts that terminate at a base. At the top, the shafts will have capital-like detailing. The handrail will be a simple bronze volute. The bronze posts and handrail will have a medium oil-rubbed finish. The posts and handrail will be submitted for the Preservation Architect's approval of both the finish and detailing.

Note: Attach continuation sheets, if necessary.

H. COMPLIANCE WITH *THE SECRETARY OF THE INTERIOR'S STANDARDS (STANDARDS) FOR THE REHABILIATION OF HISTORIC PROPERTIES*

Please describe how the proposed project meets the following 10 rehabilitation Standards. Please respond to each statement as completely as possible (i.e. give reasons as to *how* and *why* the project meets the Standards rather than merely concluding that it does so).

The project has gone through several reviews to ensure that work is carried out so as to be in compliance with the standards. These meetings include a Landmarks Preservation Advisory Board and Mayor's Disability Council joint meeting on 12/16/2005. A review panel has also been assigned to the project. Various members of the review panel met on 06/29/2007, 08/30/2007, 10/09/2007, and 1018/2007 to review the design as well as the material proposed for the posts and handrail.

1. The property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships:

The accessibility of the property will be enhanced with the addition of the new ramp. The dais will be used as it was historically, but it will be accessible for all potential users without abandoning this important symbolic feature in this portion of the room. The proposed design also balances the original difference in height between the president's dais and the clerk's desk. There will be no change in the use of the Chambers or the dais. The project will comply with Standard 1.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize the property will be avoided:

No work will be done on the exterior of the building. The scope of work will be limited the Board of Supervisor's Chambers. The project will require removal of the lower three steps at the president's dais in order to introduce a ramp that is both code compliant and fits within the space allowed. Making the clerk's desk accessible will require that the platform upon which it sits be removed so that the desk is at the level of the finish floor of the room. Only the lower steps of the president's dais and the clerk's platform will be removed. Historic fabric to be removed, will be documented, removed with care, salvaged, and stored under the Architect's supervision for possible future reinstallation, making this work reversible. No ornate carved woodwork integral to the president's desk or the clerk's desk will be removed. The president's dais will remain higher than the clerk's desk in order to maintain a sense of hierarchy. This project will comply with Standard 2.

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

The proposed handrails will be compatible with the chambers' architecture and yet distinct from the balustrades in the room. The proposed wood paneling will show the line of demarcation between the existing base and steps and the new base. The design will be executed so as not to convey a false sense of history. This project will comply with Standard 3.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved:

The plan layout of the Board of Supervisor's chambers is mostly intact. The modesty panels at the clerk's desk, a later addition to the desk, will be retained. The goal of the project is to remove as little fabric as possible while making the dais and clerk's desk accessible. Only the lower three steps of the dais and the platform at the clerk's desk will be removed. Historic fabric to be removed, will be documented, removed with care, salvaged, and stored under the Architect's supervision for possible future reinstallation, making this work reversible. All other historic fabric will remain in place. This project will comply with Standard 4.

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

The lower three steps of the president's desk and the platform upon which the clerk's desk sits will be removed to allow access to these spaces. Historic fabric to be removed, will be documented, removed with care, salvaged, and stored under the Architect's supervision for possible future reinstallation, making this work reversible. All other features and distinctive materials at the dais and clerk's desk will be preserved, including the ornate carvings at the dais. The construction techniques and the craftsmanship that characterize the space will be preserved. Therefore, the project will comply with Standard 5.

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

The area at the president's dais and clerk's desk is in fair to excellent condition. There are no known deteriorated historic features. Should any deteriorated features be discovered, these will be repaired rather than replaced. If repair is not possible, the feature will be replaced in kind where feasible so that the project will comply with Standard 6.

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

If chemical or physical treatments are necessary, the project sponsors will use the gentlest treatment available. Mock-ups of proposed treatments will be required to ensure that damage to historic materials is avoided and that the project will comply with Standard 7.

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

There are no known archeological resources associated with the Board of Supervisors' Chambers. This project will not include any ground-disturbing activities; and therefore, no archeological features will be disturbed. This project will comply with Standard 8.

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

This project will not involve any work on the exterior of the building. The scope of the work will remove only the lower three steps of the dais and the platform at the clerk's desk. The ornate detailing at the dais will be protected and preserved. The dais will be maintained at a higher level than the clerk's desk to preserve the existing hierarchy. The new handrail will be detailed so that it is compatible with the classical architecture of the room but distinct from historic features in the room. It's proportions, scale and massing will be compatible with the architecture in the room. All other historic fabric will be retained. The project will therefore comply with Standard 9.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would not be impaired:

The project's impact is limited to the Board of Supervisors' Chambers and will not alter the essential form and integrity of the exterior of the building. Historic fabric to be removed, will be documented, removed with care, salvaged, and stored under the Architect's supervision for possible future reinstallation, making this work reversible. The project will therefore comply with Standard 10.

I. APPLICATION FILING FEE (DETERMINED BY PROJECT CONSTRUCTION COST)

Per Planning Code Section 356(c), the filing fee for a C of A application is based on the overall construction cost of the proposed project. All checks should be made payable to the San Francisco Planning Department; a receipt for payment will be provided at the application intake.

Construction Cost	**Fee Schedule**

$0 to $999	**$209**
$1,000 to $9,999	**$418**
$10,000 to $999,999	**Cost:_____-10,000 =_____x.46% =_____+1000 =_____+4.5% =_____**
$1,000,000 to $4,999,999	**Cost:_____-1,000,000 =_____x.55% =_____+5,516 =_____+4.5% =_____**
$5,000,000 to $9,999,999	**Cost:_____-5,000,000 =_____x.46% =_____+27,670 =_____+4.5% =_____**
$10,000,000 to $19,999,999	**Cost:_____-10,000,000 =_____x.24% =_____+50,476 =_____+4.5% =_____**
$20,000,000 and above	**$77,827**

11.01.07
Permit Issue Set

Board Of Supervisors Chamber
San Francisco City Hall

PROJECT DIRECTORY

OWNER
CITY AND COUNTY OF SAN FRANCISCO

PROJECT MANAGEMENT
DEPARTMENT OF PUBLIC WORKS BUREAU OF ARCHITECTURE
30 Van Ness Avenue, Suite 4100
San Francisco, CA 94102
t: 415.557.4700
f: 415.557.4701

HISTORIC PRESERVATION ARCHITECT
PAGE & TURNBULL, INC.
724 Pine Street
San Francisco, CA 94108
t: 415.362.5154
f: 415.362.5560
Jay Turnbull, Principal-In-Charge
Elisa Skaggs, Project Manager

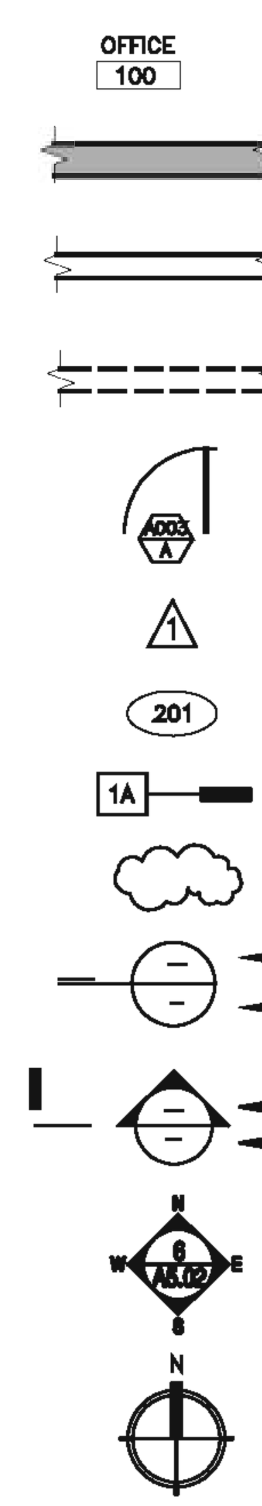
STRUCTURAL
BIGGS CARDOSA ASSOCIATES, INC.
101 California Street, Ste. 875
San Francisco, CA 94111
t: 415.986.1911
f: 415.986.1918
Sikandar Hayat, Principal-In-Charge
Anthony Richardson, Project Manager

ELECTRICAL
F.W. ASSOCIATES, INC.
68 12th Street, Suite 300
San Francisco, CA 94103
t: 415.681.0286
f: 415.681.0191

ABBREVIATIONS

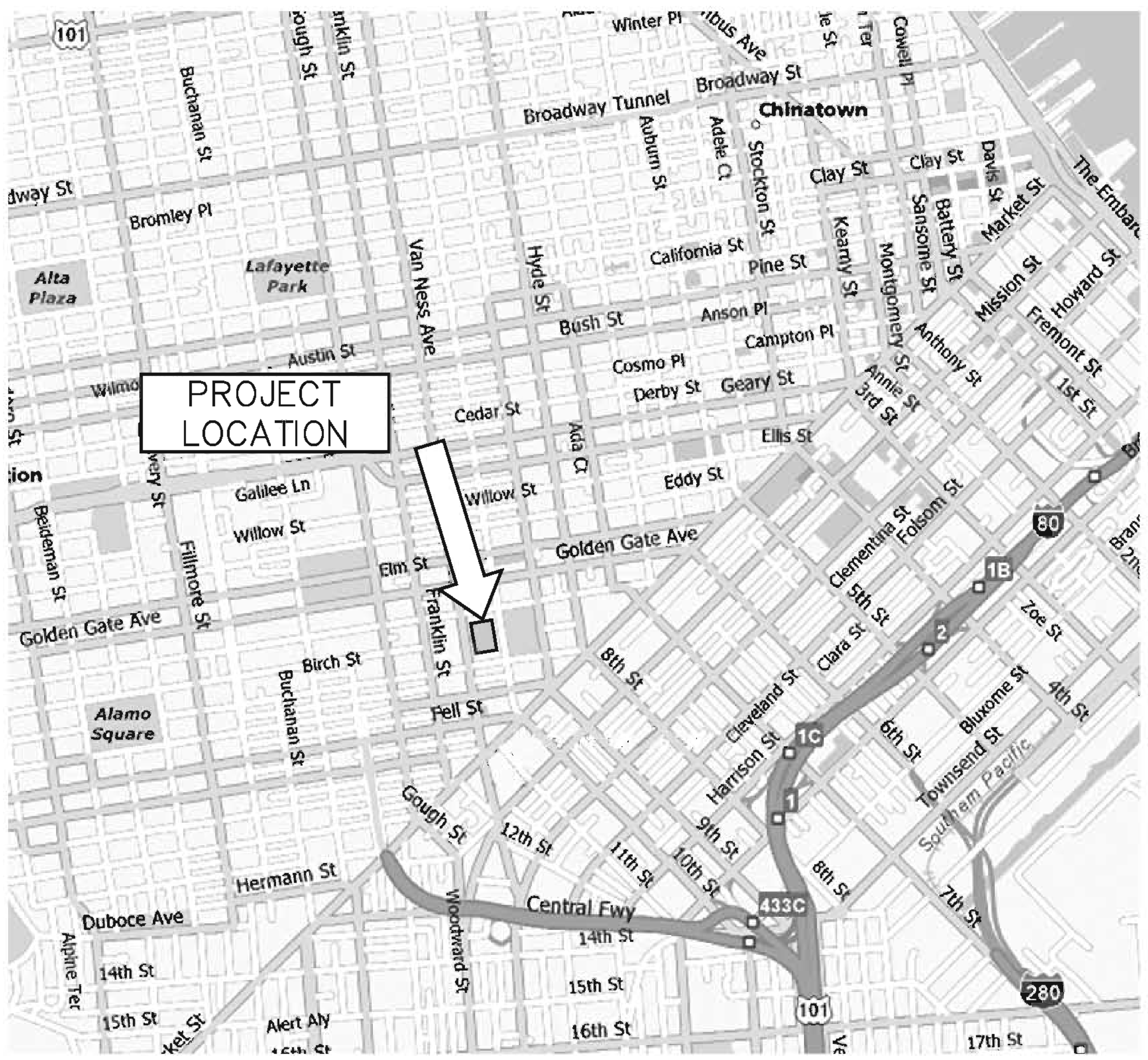
(E)	EXISTING
(N)	NEW
@	AT
A.B.	ANCHOR BOLT
ACOUS.	ACOUSTICAL
ADJ.	ADJACENT
ADJUST.	ADJUSTABLE
A.F.F.	ABOVE FINISH FLOOR
ALT.	ALTERNATE
ALUM.	ALUMINUM
APPROX.	APPROXIMATE
ARCH.	ARCHITECTURAL
B.O.	BOTTOM OF
BD.	BOARD
BITUM.	BITUMINOUS
BLDG.	BUILDING
BLKG.	BLOCKING
BOT.	BOTTOM
C.B.	CATCH BASIN
C.I.	CAST IRON
CAB.	CABINET
CEM.	CEMENT
C.T.	CERAMIC TILE
CL.	CENTERLINE
CLG.	CEILING
COMP'T	COMPARTMENT
CONC.	CONCRETE
CON'D	CONDITION
CONFIG.	CONFIGURATION
CONSTR.	CONSTRUCTION
CONTIN.	CONTINUOUS
CONTR.	CONTRACTOR
CTR.	CENTER
CTSK.	COUNTERSUNK
DBL.	DOUBLE
DEM.	DEMOLISH
DET.	DETAIL
DIM.	DIMENSION
DISP.	DISPENSER
DN.	DOWN
DR.	DOOR
DS.	DOWNSPOUT
DRWR.	DRAWER
DWG.	DRAWING
E.J.	EXPANSION JOINT
EA.	EACH
E.F.	EXHAUST FAN
ELEC.	ELECTRICAL
ELEV.	ELEVATION
EMER.	EMERGENCY
ENCL.	ENCLOSURE
EQ.	EQUAL
EQPT.	EQUIPMENT
EXIST.	EXISTING
EXP.	EXPANSION
EXT.	EXTERIOR
F.D.	FLOOR DRAIN
F.F.	FACTORY FINISH
F.O.	FACE OF
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
F.O.I.C.	FURNISHED BY OWNER, INSTALLED BY CONTRACTOR
F.O.I.O.	FURNISHED BY OWNER, INSTALLED BY OWNER
F.O.S.	FACE OF STUD
FDN.	FOUNDATION
FIN.	FINISH
FLR.	FLOOR
FLR'G	FLOORING
FLUOR.	FLUORESCENT
FP.	FIREPLACE
FTG.	FOOTING
FUT.	FUTURE
GA.	GAUGE
GALV.	GALVANIZED
G.D.	GRAPHIC DESIGN
GFRC	GLASS FIBER REINFORCED CONCRETE
GL.	GLASS
GYP. BD.	GYPSUM BOARD
H.B.	HOSE BIBB
H.C.	HOLLOW CORE
HDWR.	HARDWARE
HORZ.	HORIZONTAL
INSUL.	INSULATION
INT.	INTERIOR
JT.	JOINT
KIT.	KITCHEN
LAV.	LAVATORY
LOC'N	LOCATION
M.C.	MEDICINE CABINET
MAT.	MATERIAL
MAX.	MAXIMUM
MECH.	MECHANICAL
MEL.	MELAMINE
MEMB.	MEMBRANE
MFR.	MANUFACTURER
MGR.	MANAGER
MIN.	MINIMUM
MIR.	MIRROR
MISC.	MISCELLANEOUS
MTD.	MOUNTED
MTL.	METAL
N	NORTH
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
NEC.	NECESSARY
NO. or #	NUMBER
NOM.	NOMINAL
O.C.	ON CENTER
OPNG.	OPENING
PART'N	PARTITION
P. LAM.	PLASTIC LAMINATE
P.T.	PRESSURE TREATED
PL.	PLATE
PLAS.	PLASTER
PLYWD.	PLYWOOD
PNL.	PANEL
PNL'G	PANELING
PTD.	PAINTED
PTN.	PARTITION
R.D.	ROOF DRAIN
R.O.	ROUGH OPENING
R.W.L.	RAIN WATER LEADER
RAD.	RADIUS
RET.	RETAINING
REINF.	REINFORCED
REM.	REMOVE(D)
REQ'D.	REQUIRED
RM.	ROOM
RWD.	REDWOOD
S.C.	SOLID CORE
S.E.D.	SEE ELECTRICAL DRWGS.
S.F.	SQUARE FEET
S.L.D.	SEE LIGHTING DRAWINGS
S.M.	SHEET METAL
S.M.D.	SEE MECHANICAL DRWGS.
S.P.D.	SEE PLUMBING DRWGS.
S.S.	STAINLESS STEEL
S.M.D.	SEE MECHANICAL DRAWINGS
S.S.D.	SEE STRUCTURAL DRWGS.
SCHED.	SCHEDULE.
SECT.	SECTION
SHLVS	SHELVES
SHT.	SHEET
SIM.	SIMILAR
SPEC.	SPECIFICATION
STD.	STANDARD
STL.	STEEL
STOR.	STORAGE
STRUCT.	STRUCTURAL
SUSP.	SUSPENDED
T&G	TONGUE–AND–GROOVE
T.B.	TOWEL BAR
T.C.	TOP OF CURB
T.O.	TOP OF
T.O.C.	TOP OF CONCRETE
T.P.D	TOILET PAPER DISPENSER
TELE.	TELEPHONE
THK.	THICK
TYP.	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
W.C.	WATER CLOSET
W/–	WITH
W/O	WITHOUT
WD.	WOOD
WP.	WATERPROOF
WT.	WEIGHT

SYMBOLS



- ROOM NAME & NUMBER
- (N) WALL
- (E) WALL
- (E) WALL TO BE REMOVED
- (N) DOOR
- (E) DOOR
- REVISION NUMBER
- WINDOW NUMBER
- WALL TYPE
- REVISED AREA
- DETAIL REFERENCE NO.
- SHEET REFERENCE NO.
- SECTION REFERENCE NO.
- SHEET REFERENCE NO.
- INTERIOR ELEVATION
- NORTH ARROW

VICINITY MAP - SAN FRANCISCO CITY HALL



DRAWING INDEX

CODE INFORMATION

THE FOLLOWING CODES WILL BE USED FOR THIS PROJECT:

BUILDING:
2001 CALIFORNIA BUILDING CODE
CITY OF SAN FRANCISCO AMENDMENTS

ELECTRIC:
2002 NATIONAL ELECTRICAL CODE (NFPA 70).

ACCESSIBILITY:
2001 CALIFORNIA BUILDING CODE

NOTE:
THE SAN FRANCISCO CITY HALL IS LISTED ON THE NATIONAL REGISTER AND IS A NATIONAL HISTORIC LANDMARK. IT IS A DESIGNATED HISTORICAL BUILDING AND THEREFORE ELIGIBLE TO USE THE STATE HISTORICAL BUILDING CODE (SHBC).

ALTERNATE ACCESSIBILITY PROVISIONS IN SHBC USED FOR DESIGN.

BIDDER REQUIREMENTS

1. AT THE TIME THIS CONTRACT IS BID,THE CONTRACTOR SHALL POSSESS A CLASS B, GENERAL BUILDING CONTRACTOR LICENSE.
2. IN ACCORDANCE WITH THE PROVISIONS OF THE CALIFORNIA PUBLIC CONTRACT CODE SECTION 3300, A BID TO A PUBLIC AGENCY BY A CONTRACTOR WHO IS NOT LICENSED IN ACCORDANCE WITH CHAPTER 9 OF THE BUSINESS AND PROFESSIONAL CODE SHALL BE CONSIDERED NON–RESPONSIVE AND SHALL BE REJECTED BY THE PUBLIC AGENCY.

PROJECT SUMMARY

HISTORIC SIGNIFICANCE
THE SAN FRANCISCO CITY HALL, DESIGNED BY ARTHUR BROWN, JR. AND JOHN BAKEWELL, IS LISTED ON THE NATIONAL REGISTER (NR #78000757) AND IS A NATIONAL HISTORIC LANDMARK IN THE SAN FRANCISCO CIVIC CENTER HISTORIC DISTRICT. THE SAN FRANCISCO CITY HALL IS SUBJECT TO ARTICLE 10, PRESERVATION OF HISTORICAL ARCHITECTURAL AND AESTHETIC LANDMARKS, APPENDIX J – CIVIC CENTER HISTORIC DISTRICT OF THE SAN FRANICSCO PLANNING CODE.

SCOPE OF WORK
THE SCOPE OF WORK INCLUDES AN ALTERATION TO THE DAIS IN THE BOARD OF SUPERVISORS' CHAMBER IN THE SAN FRANCISCO CITY HALL IN ORDER TO PROVIDE ACCESSIBILITY TO THE DAIS.

DAIS AT PRESIDENT'S DESK
THE FINISH FLOOR AT THE TOP OF THE DAIS IS 30 INCHES ABOVE THE MAIN FLOOR OF THE CHAMBER. THE SCOPE OF WORK WILL INCLUDE REMOVING THE THREE BOTTOM–MOST RISERS LEADING UP TO THE PRESIDENT'S DESK. THE DAIS AND UPPER TWO RISERS WILL BE LOWERED AND A NEW RAMP WILL BE BUILT ON THE WEST SIDE OF THE DAIS. THE NEW FINISH FLOOR LEVEL WILL BE 12 INCHES ABOVE THE FLOOR OF THE MAIN CHAMBER.

DAIS AT CLERK'S DESK
THE EXISTING FINISH FLOOR IS SIX INCHES ABOVE THE MAIN FLOOR OF THE CHAMBER. THE PLATFORM AT THE CLERK'S DESK WILL BE REMOVED AND THE DESK LOWERED TO THE SAME LEVEL AS THE MAIN CHAMBER FLOOR.

ALL MATERIAL ALTERED OR REMOVED WILL BE DONE TO AVOID DAMAGE TO ORIGINAL MATERIALS TO REMAIN. ALL WORK IS INTENDED TO BE REVERSIBLE. REMOVE THE LEAST MATERIAL POSSIBLE TO ACHIEVE DESIRED CONDITION. SALVAGE ALL REMOVED MATERIAL FOR OWNER. ALL WORK IS WITHIN THE BOARD OF SUPERVISORS' CHAMBER, NO EXTERIOR WORK IS INCLUDED IN THE SCOPE.

GENERAL NOTES

1. CONTRACTOR SHALL OBTAIN & PAY FOR ALL REQUIRED PERMITS (OTHER THAN BUILDING PERMIT), LICENSES, APPROVALS & INSPECTIONS.

2. VERIFY ALL DIMENSIONS & CONDITIONS IN THE FIELD PRIOR TO START OF WORK. NOTIFY THE CITY OF ANY DISCREPANCIES PRIOR TO PROCEEDING.

3. THE CITY NOR THE ARCHITECT ARE RESPONSIBLE FOR DEVIATIONS FROM APPROVED CONSTRUCTION DOCUMENTS.

4. PROVIDE ADDITIONAL STRUCTURAL COMPONENTS, MISCELLANEOUS METAL BRACING, BLOCKING, CLIPS, ANCHORS, FASTENERS, AND INSTALLATION ACCESSORIES AS REQUIRED TO PROPERLY ANCHOR, FASTEN OR ATTACH MATERIALS, SYSTEMS, & ASSEMBLIES TO STRUCTURE.

5. ALL WORK SHALL MEET OR EXCEED THE REQUIREMENTS OF THE LATEST EDITIONS OF THE FOLLOWING: CALIFORNIA BUILDING CODE, CALIFORNIA HISTORICAL BUILDING CODE, CALIFORNIA ELECTRICAL CODE, CALIFORNIA MECHANICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA FIRE CODE, AS WELL AS ALL REQUIREMENTS OF THE CITY OF SAN FRANCISCO.

6. SAFETY MEASURES: AT ALL TIMES, THE CONTRACTOR SHALL BE SOLELY & COMPLETELY RESPONSIBLE FOR THE CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF THE PERSONS & PROPERTY AND FOR ALL NECESSARY INDEPENDENT ENGINEERING REVIEWS OF THESE CONDITIONS. THE JOB SITE REVIEWS OF THE CITY OR ARCHITECT OR ENGINEER ARE NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES. PROVIDE SHORING & BRACING WHERE REQUIRED.

7. THE JOB SITE SHALL BE MAINTAINED IN A NEAT AND ORDERLY CONDITION. DISPOSE OF WASTE, TRASH, & DEBRIS IN A SAFE, ACCEPTABLE & LEGAL MANNER, OFF THE OWNER'S PROPERTY.

8. DO NOT SCALE DRAWINGS: REQUEST CLARIFICATION FROM THE CITY FOR SIZES & LOCATIONS WHERE NOT INDICATED ON CONTRACT DOCUMENTS.

9. CONTRACTOR TO NOTIFY THE CITY OF ANY UNCOVERED CONDITION DURING THE COURSE OF WORK THAT HAS QUESTIONABLE MATERIAL INTEGRITY, SUCH AS UNSOUND OR MISSING STRUCTURAL MATERIAL, BIOLOGICAL ATTACK OF MATERIALS, INADEQUATE STRUCTURAL SUPPORT, AND EXCESSIVE WEATHERING OF MATERIALS.

10. CONTRACTOR TO PROVIDE PROTECTION OF EXISTING MATERIALS, FINISHES AND FLOORING MATERIALS TO REMAIN THROUGHOUT DURATION OF THE PROJECT, PROVIDE PROTECTION AGAINST THE SPREAD OF DUST, DEBRIS OR WATER AT OR BEYOND WORK AREA WITH THE USE OF SHEETING AND TARPAULINS WHILE AVOIDING CONDENSATION. DO NOT USE ADHESIVE TYPE TAPE OR NAILS FOR PROTECTIVE COVERINGS.

11. CONTRACTOR TO REVIEW WITH OWNER QUALITY CONTROL AND SECURITY PRECAUTIONS TO BE UNDERTAKEN TO PROTECT OWNER'S PROPERTY DURING THE PROJECT.

12. ALL DIMENSIONS ARE TO FACE OF FINISH UNLESS OTHERWISE INDICATED.

13. SEE SPECIFICATIONS FOR REQUIRED SUBMITTALS.

14. CONTRACTOR TO COORDINATE & REVIEW WORK PLAN & SCHEDULE WITH THE CITY.

BUREAU OF ARCHITECTURE

DEPARTMENT OF PUBLIC WORKS
CITY AND COUNTY OF SAN FRANCISCO

30 Van Ness Avenue
San Francisco, CA
94102-6028
Suite 4100
(415)557-4700
Fax (415)5574701

Project

BOARD of SUPERVISORS' CHAMBER

SAN FRANCISCO
CALIFORNIA

Consultant

PAGE & TURNBULL, INC
Architecture, Historic Preservation, Urban Design
724 PINE STREET
SAN FRANCISCO
CALIFORNIA 94108
415.362–5154

LICENSED ARCHITECT
I. GORDON TURNBULL
C7026
EXP.9/30/09
STATE OF CALIFORNIA

No.	Date	Revisions
	02.27.2007	PROGRESS SET
	04.11.2007	PROGRESS SET
	04.27.2007	REVIEW SET
	11.01.2007	PERMIT ISSUE SET
	–	–

Drawn
Proj. Arch.
Proj. Mgr.
Date
Phase

Bureau Manager

Drawing Title

TITLE SHEET

Sheet No.

TS.00

Scale AS NOTED

Job No. 6590A

PROPERTY DESCRIPTION

Property Description and History

City Hall (completed 1915) is the true masterpiece of the Civic Center Historic District. The building was designed by Arthur Brown, Jr. in a Beaux-Arts architectural Style. The sculpture is by Henri Crenier and much of the interior design was the work of Jean Louis Bourgeois. Skilled craftsmen were imported from France and Italy to work on City Hall. The central staircase surmounted by the dome is truly inspiring. Brown designed the structure around two light courts that open onto skylights over ceremonial chambers.

The Board of Supervisors' Chamber is located on the west side of City Hall, overlooking Van Ness Avenue. Since it's opening in 1915, the Board of Supervisors' Chamber has been the site of meetings for the San Francisco Board of Supervisors, the primary legislative body of the City and County of San Francisco. No major alterations have been made to the chamber since its construction.

The room is generally entered from the grand set of doors at the top of the marble stairs in the central rotunda. The chamber is monumental in scale and completely paneled in richly carved Manchurian oak, a rare East Asian material no longer available. A tall, carved rostrum dominates the southern wall, providing a seat for the President of the Board of Supervisors. A pair of monumental modified Doric columns with French baroque embellishments, flank the focus of the room: the rostrum. A clock is set high in the paneling behind the dais. Two rows of carved desks for the Board of Supervisors are placed on either side of the rostrum, and separated from the public seats by a curved wooden balustrade. The west wall of the room features three tall arched windows, which mirror the entrance doors on the eastern wall. The entrance doors are topped with curved pediments and carved urns and flowers. The paneling of the northern wall mirrors that of the south, with two monumental modified Doric columns flanked by engaged square columns. The ceiling is coffered with a pattern of octagons, squares, and polygons. The ceiling is carved of oak with a blue painted pattern providing an accent.

San Francisco City Hall has been designated as a historical building. It is part of the Civic Center National Historic District, added to the National Register in 1978, #78000757. City Hall is also listed as a San Francisco Landmark, #21. San Francisco Heritage has given City Hall a rating of "A". City Hall is also included in *Here* Today, page 88-89. It is included in the 1976 AS Survey, noted with a rating of "5". These designations qualify City Hall as eligible to use the State Historical Building Code: "For the purposes of this part, a qualified historical building or structure is any structure or collection of structures, and their associated sites deemed of importance to the history, architecture, or culture of an area by an appropriate local or state governmental jurisdiction. This shall include structures on exiting or future national, state or local historical registers or official inventories, such as the National Register of Historic Places, State Historical Landmarks, State Points of Historical Interest, and city or county registers or inventories of historical or architecturally significant sites, places, historic districts, or landmarks." (CBC Chap. 34, Div. II)

PROJECT DESCRIPTION

Project Description

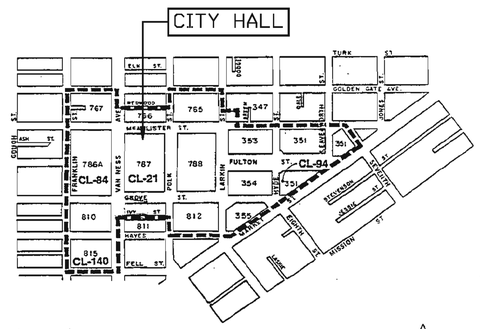
This project is a barrier removal project. The scope of work involves providing program access in the Board of Supervisors' Chamber. The arrangement in chamber is such that the President of the Board of Supervisor's seats at the head of the room. His desk is located on a dais that seats 30" above the finish floor. Just north of the president's desk is the clerk's desk, located on a platform 6" above the finish floor. Supervisors seat on the main floor just inside the balustrade. Media and city officials seat on either side. The public seats on the south side, outside the balustrade.

When the Board of Supervisors are in session, the supervisors occasionally approach the dais to have a private word with the president. Also, when President of the Board of Supervisors is absent, any one of the supervisors may preside over the session, seating at the dais, where the president traditionally seats. Since the dais is not accessible, these opportunities are not available to persons with disabilities.

The goal of the project is to remove barriers both to the President's desk and the clerks' desk while preserving the historic fabric of the room. The project will provide accessibility to the President's dais and clerk's desk through the introduction of a new ramp on the west side of the dais. The lower three risers at the dais will be removed, cataloged and stored. The new level of the president's dais will be at 12" above the main floor of the room. The platform where the clerk's desk is located will be removed, cataloged and stored. The clerk's desk will be at the same level as the main floor of the room.

CITY AND COUNTY OF SAN FRANCISCO MUNICIPAL CODE, PAGES 616 & 677

Landmark No.	Name of Landmark	Location by Address	Assessor's Block/Lot*	Effective Date
15	Ghirardelli Building	407 Jackson Street, near Sansome Street	196/22p	2/3/69
16	Ghirardelli Annex—Jackson Street	407 Jackson Street, near Sansome Street	196/22p	2/3/69
17	Colonial Dames Octagon House	2645 Gough Street, near Union Street	544/1, 1C	2/3/69
18	Palace Hotel and Garden Court Room	2 New Montgomery Street and 633 Market Street	3707/52	3/9/69
19	Golden Era Building	732 Montgomery Street, near Jackson Street	196/15	3/9/69
20	Hotaling Annex West	463—73 Jackson Street, at Hotaling Place	196/17	3/9/69
21	San Francisco City Hall	Block bounded by Polk and McAllister Streets, Van Ness Avenue and Grove Street	787/1	3/13/70
22	Solari Building (Larco's Building)	470 Jackson Street, near Montgomery Street	175/10p	3/16/70
23	Solari Building (Old French Consulate)	472 Jackson Street, near Montgomery Street	175/10p	3/16/70
24	Yeon Building	432 Jackson Street, at Balance Street	175/7	3/16/70
25	Moulinie Building	458—60 Jackson Street, between Montgomery and	175/9	3/16/70



CIVIC CENTER HISTORIC DISTRICT

BUREAU OF ARCHITECTURE

DEPARTMENT OF PUBLIC WORKS
CITY AND COUNTY OF SAN FRANCISCO

30 Van Ness Avenue
San Francisco, CA
94102-6028

Suite 4100
(415)557-4700
Fax (415)5574701

Project

BOARD of SUPERVISORS' CHAMBER

SAN FRANCISCO
CALIFORNIA

Consultant

PAGE & TURNBULL, INC
Architecture, Historic Preservation, Urban Design
724 PINE STREET
SAN FRANCISCO
CALIFORNIA 94108
415.362-5154

LICENSED ARCHITECT GORDON TURNBULL STATE OF CALIFORNIA
C7025 EXP9/30/09

No.	Date	Revisions
	02.27.2007	PROGRESS SET
	04.11.2007	PROGRESS SET
	04.27.2007	REVIEW SET
	11.01.2007	PERMIT ISSUE SET
	–	–

Drawn
Proj. Arch.
Proj. Mgr.
Date
Phase
Bureau Manager

Drawing Title

HISTORICAL STATUS DOCUMENTATION

Sheet No. HS.00

Scale AS NOTED

Job No. 6590A

LANDMARKS PRESERVATION ADVISORY BOARD

LOCATION: Two square blocks surrounded by Van Ness, McAllister, Polk and Grove Streets, being Assessor's Block 787.

NATURE AND HISTORY: The present city hall stands to the west of the site of the older Pre 1906 City Hall, which (from 1870 on) stood 200 feet north of Market Street, from Larkin to McAllister.

After the city hall was severely damaged by the Earthquake in 1906, it was apparent that a new one must be built. Late in 1911, a select committee of architects was appointed to assist the Supervisors in the choice of a site for a new civic center. Under the chairmanship of John Galen Howard, supervising architect of the University of California, they reported favoring a site between Van Ness, Hayes, Market and Golden Gate Avenue. January 1912, the Supervisors adopted the report and ordered a special election to approve issuance of bonds to pay the costs, in the sum of $8,800,000. Mayor James Rolph Jr., just taking office in the same month, was instrumental in the successful campaign to pass the bonds. Supervisor Paul Bancroft, chairman of the public lands committee of the Board, was leader among the Supervisors.

A prize competition was announced for the design of the Hall, limited to San Francisco architects. Seventy three individuals and firms practising in the city competed. The firm of John Bakewell, Jr., and Arthur Brown, Jr., won the first prize ($25,000) in June 1912. They were employed in September; and in April 1913 ground was broken by Mayor Rolph, ex-Mayor Edward Robeson Taylor, and the Board of Supervisors. Rolph laid the cornerstone October 25, 1913. Steelwork was completed January 21, 1914, and most stonework by October 5, 1915; on that day the Hall was opened for public inspection. On December 28, 1915, public ceremonies of dedication were held, Rolph presiding. The first ten days of March in 1916 saw city departments moving in.

The cost of the building itself was just under Four Million dollars. Land cost $1,412,260. The rest of the proceeds of the bond issue went for landscaping, furnishings, fees and other costs.

Constructed in an era of architectural magnificence, the City Hall like most public buildings of the time was designed in the classical style of Greece and Rome by men who were trained in the then dominant school of the Beaux Arts of Paris; and is generally acclaimed one of the finest examples of the French Renaissance in America.

Monumental in conception and design, the City Hall is a regular rectangle, some 400 feet long and 300 feet wide.

NATURE AND HISTORY: (Con'td) Designed as a hollow quadrangle, the central space is filled with the mass of the dome and rotunda, thus dividing the open interior into two light courts, one north and one south of the dome. The central rotunda rising through all four principal floors of the building to the under surface of the dome, is the chief feature of the building, seen from the interior. The principal exterior feature is the dome, rising above the central rotunda. The rotunda, in the plan, is the center of circulation of each floor, with corridors and entrances all leading to and from it.

Some dimensions of the building will indicate the proportions employed: the roof line is 77 feet above the curb; the base of the central mass rises 99 feet; the drum supporting the dome is 191 feet above the curb. From this line the dome springs to a height of 307 feet, with the lantern and pinnacle above it rising to an utmost height of 350 feet. The terms of the architectural competition required that a minimum of 236,000 square feet of usable space be provided. At the time of completion it is stated that 371,317 square feet were available. More has been obtained later by interior alterations. The design by Bakewell and Brown was reviewed by a Board of Architects presided over by John Galen Howard, Director of Architecture at the University of California. The design of the interior was done by Louis Bourgeois, and the sculptures of the rotunda are by Henri Crenier, both products of the Ecole des Beaux Arts, both killed while serving in the French army during World War One.

Within the central rotunda, the principal feature is the staircase, facing Polk Street entrance, and rising to the second story, leading to the chambers of the Board of Supervisors. A classical balustrade surrounds the rotunda at each of the upper floors, between columns. The stairs and floors are of marble; the columns and walls of the rotunda and interior are finished in granite, and Indiana limestone. Doors, wainscotting and mouldings, and other interior finish are of Manchurian or Siberian oak.

The building has two principal facades, almost identical: one facing Polk Street and the Civic Center (the chief) and one facing Van Ness Avenue. The chief and ceremonial entrance to the building is that in the Polk Street facade. The main entrances to the Hall are in the center of these facades, on the axis of Fulton Street. The hexastyle porticos, composed of Doric Columns, are surmounted by massive pediments containing carved figures.

The pediment on the Polk Street facade represents San Francisco as the central figure, flanked on one side by figures representing the riches and resources of the state; on the other side by figures representing Commerce and Navigation. The idea conveyed is that of San Francisco, serving as a link between the World and California.

NATURE AND HISTORY: (Con'td) The pediment on the Van Ness Avenue facade has a figure of Wisdom in the center; flanked on the one side by figures and symbols representing the Arts, Learning, and Truth; on the other side by figures representing Industry and Labor.

In the interior rotunda, the figures over the Clock on the East Wall represent Father Time flanked by a figure representing History; and the figures on the other side represent the Future Generation carrying the Torch of Progress, with figures in the background in low relief, representing the Fleeting Hours of the Day. The cartouche over the entrance to the Supervisors Vestibule is a composition based on the seal of the city. The Medallions on the Pendentives of the Dome represent Liberty, Equality, Learning and Strength.

Exterior metal trim is of iron work, painted Blue and Gold. The Dome is of copper, laid over wooden backing on the steel frame. The dome has been gilded at times. Approximate weight of the building is 90,000 tons, of which 7,900 tons are structural steel.

The magnificent rotunda has been the scene of many ceremonies, ranging from Mayoral inaugurations and receptions for visiting presidents, kings and queens to state funerals and memorial services, exhibits, balls and musicales. The rotunda is adorned with busts of former mayors and other dignitaries, civic and military. An inscription on the pediment in the rotunda reads: "San Francisco, O Glorious City of our hearts, that had been tried and not found wanting, go thou with like spirit, to make the Future thine."

ARCHITECTURAL STRUCTURE: A steel frame, rectangular masonry structure, with reinforced brick walls as well as steel and reinforced brick ones; in the shape of a hollow quadrangle, with a central mass surmounted by a dome. Designed in French Renaissance style, derived from the classical. A four story and basement building with attic story and mezzanines, and two interior light courts, one on either side of the dome. Two principal facades, facing east and west, bilaterally symmetrical, each with central portico and pediment; smaller pediments and slightly projecting wings terminate the colonnades stretching from the central portico. The ground story is of rusticated stone. The fenestration is rectangular and the windows at the ground or main story have carved heads on the keystones of the flat arches. The main entrance doors, glass and framed in metal, painted Blue and Gold, are arched. The approach to the entrances on both facades is by a broad flight of stone steps. Above the doorways, a full story high, the Classic Doric porticos rise full four stories. Six fluted columns support a classical entablature: architrave, a frieze with triglyphs and carved figures; and cornice which is dentillated. A massive pediment with sculptured figures surmounts the entablature. On either side of the portico is a classic colonnade of Doric columns, two stories in height, runs along the entire facade, above

ARCHITECTURAL STRUCTURE: (Con'td) the rusticated first story; above the colonnade is the principal cornice, which like that of the pediments is dentillated. The fourth story windows, above the cornice, are smaller and less impressive than those of the other stories. Balconies of stone with railings of ornamental ironwork, painted Blue and Gold, are projected between the columns of the colonnade at second story level, with a large and imposing ceremonial balcony (which is reached through the Mayor's office) at this level running across the entire Portico. This stone balcony is supported by brackets crossed with carved wreaths. At the fourth story window level, within the Portico, the windows at that level are replaced by three large oval medallions in stone, with carved wreaths surrounding them.

The dome, some 86 feet in diameter, rises from a round drum which is supported by an octagonal base. The drum is surrounded by a classic Doric colonnade and is lighted by large rectangular leaded and mullioned windows of many small panes. Each window is surmounted by a triangular pediment. Below the drum, each principal point of the compass (N,E,S,W,) is marked by a classic pediment standing alone on the base and at a level above that of the pediments (E and W) on the principal facades.

The dome is ribbed, with each rib being aligned with the columns around the drum below, and is surrounded by a ring of classic spindles, simulating statues around the circumference of the upper surface of the drum which is larger than the dome. Smaller finials surround the dome at a higher elevation, also corresponding to the number and location of the ribs and columns. Below and between these ornaments the dome is lighted by square windows. Above and between the ribs of the dome, small round windows light the upper portion.

The dome is surmounted by an open lantern, which in turn is surmounted by small finials and a very high pinnacle above all. Within, there is seen a boldly carved cartouche at the apex of the inner dome.

The basement story is half below, half above, ground; and is lighted by small rectangular windows. The building is set back from the street line on all sides, and is surrounded by landscaping and ornamental grounds; with a low stone wall of granite blocks around the whole. The wall is unbroken save at a point on Polk near Grove where the statue of Lincoln has been placed above the wall.

The principal cornice runs the entire length of the facade; below is a decorative carved frieze like that of the portico. Classical balustrades in stone surmount the principal cornice and there is one also around the drum beneath the dome; there is another around the top of the octagonal base on which the drums and dome rest.

ARCHITECTURAL STRUCTURE: (Con'td) The design of the shorter facades is similar to but plainer than that of the principal facades. There is no major entrance; but sloping ramps lead to low entrances at the basement level; these ramps have balustrades and large granite masses to mark these entrances at ground level. There are no pediments on these shorter facades (McAllister and Grove Streets); the colonnades are carried around the building only on the projecting wings (four columns) which duplicate those of the exxtremes of the principal facades. The balustrade of these facades, at the cornice line, is found only above the colonnades and is not continuous across the facade.

Of the interior chambers of the building, the most worthy of notice is that of the Board of Supervisors, on the Van Ness Avenue side (west) of the building, and that of the Mayor, on the Polk Street side (east). The Chamber of the Supervisors is spacious and elegant, with three arched windows facing west (Van Ness). The interior of dark golden oak, is ornately decorated with classical motifs. Doric pilasters, alternately square and round, surround the room. The pilasters are fluted and foliate in decor. The ceiling is coffered, with octagonal and hexagonal design. Curvilinear pediments and classical urns, in low relief surmount the three entrances. Carved desks and a carved rostrum fill the interior of the space behind the wooden balustrade separating the supervisors from the public. The golden oak is relieved by faint Blue painted foliate designs, in the ceiling.

The great interior structural feature of the building, the rotunda, is dominated by a massive stone staircase, facing Polk Street, with its lower steps spreading out fanlike onto the marble floor. An ornamental iron railing descends the steps on either hand, being continuous with that around the second floor, which here is balconylike in its relation to the main floor. The rotunda is surrounded by two story high columns and pilasters, here of the corinthian order (in contrast to the doric used elsewhere) which support the drum and pendantives of the dome, and separate the iron railings of the second and the stone balustrades of the third floor. Above the four columns (two north and two south) of the rotunda are classic stone urns. Medallions, floral and foliate designs adorn the ceilings of the vaults lying between the pendentives. Four large medallions are centered in the pendentives. Several dentillated cornices are around the rotunda at successively higher elevation: at the base of the drum, of the dome, and of the lantern. The drum itself is supported from within by a ring of corinthian columns. The inner surface of the dome is adorned with large rosettes within octagonal frames. Shields, cornucopias, wreaths, carved heads, crests, coats of arms, fasces, scrolls, rosettes and lamps intermingle in profusion among the carved ornaments on walls and ceilings.

ARCHITECTURAL STRUCTURE: Con'td) The rotunda is lighted by great faslights north and south, under the drum and dome. The supervisors vestibule is lighted from above by a circular skylight in the (here) low roof. The ceilings off the east and west halls around the rotunda are supported by simple doric columns.

CITY PLANNING COMMISSION RESOLUTION

CITY PLANNING COMMISSION

RESOLUTION NO. 6463

WHEREAS, A proposal to designate the San Francisco City Hall as a Landmark pursuant to the provisions of Article 10 of the City Planning Code was initiated by the Landmarks Preservation Advisory Board on December 3, 1969, and said Advisory Board, after due consideration, has recommended approval of this proposal;

WHEREAS, The City Planning Commission, after due notice given, held a public hearing on December 18, 1969, to consider the proposed designation and the report of said Advisory Board; and

WHEREAS, The Commission believes that the proposed Landmark has a special character and special historical, architectural and aesthetic interest and value; and that the proposed designation would be in furtherance of and in conformance with the purposes and standards of the said Article 10;

NOW THEREFORE BE IT RESOLVED, First, That the proposal to designate the San Francisco City Hall as a Landmark pursuant to Article 10 of the City Planning Code is hereby APPROVED, the location and boundaries of the landmark site being as follows:

The entire site bounded by McAllister Street, Polk Street, Grove Street and Van Ness Avenue: being Assessor's Block 787.

Second, That the special character and special historical, architectural and aesthetic interest and value of the said Landmark justifying its designation are as follows:

The City Hall is a structure magnificent and monumental in conception and design, in keeping with the highest ideals of civic architecture of the City Beautiful era. It is one of the nation's finest examples of the French Renaissance style, recalling the glories of ancient Greece and Rome. Both exterior and interior are ornamented in splendid and extravagant fashion. A symbol of the rebirth of the City and its government after the Great Earthquake and Fire, the City Hall was planned and executed as the focus and key structure of the grandiose Civic Center complex. The seat of government for the City and County of San Francisco for over half a century, it has been the scene of many impressive ceremonies of the highest civic and social importance.

Third, That the said Landmark should be preserved generally in all of its particular features, including major interior architectural features, as existing on the date hereof and as described and depicted in the photographs, case report and other material on file in the Department of City Planning in Docket No. 1M69.7; the summary description being as follows:

The City Hall takes the form of a rectangle some 400 feet long by 300 feet wide, with its central mass, surmounted by a dome over 300 feet in height, flanked by two inner

CITY PLANNING COMMISSION
RESOLUTION NO. 6463
PAGE NO. TWO

light courts north and south. It is set back from the street line on all sides and surrounded by landscaping, ornamental grounds and a low wall of granite blocks. The building is of steel frame and masonry construction; its walls are in part brick and in part reinforced concrete, and are faced with California granite. There are four stories and a basement.

The style is French Renaissance, with classical architectural features. The building is monumental in both elevation and plan. There are two principal facades, facing east and west; each has a grand entrance approached by a broad fligh t of steps and surmounted by a central portico and pediment; from each of these two central porticos, a two-story colonnade extends across the facade north and south to be terminated by a smaller pediment. Above the colonnades runs a continuous dentillated cornice surmounted by a balustrade. The ornate decoration of the building s exterior also includes a carved frieze, and major sculpture on the central pediment.

The roof line at the facade is 77 feet above the curb; from this level, and receding from the facade, the central mass, drum and dome ascend magnificently, with the lantern topped by its pinnacle over all. The drum is pedimented and surrounded by a colonnade with surmounting urns; the massive dome is ribbed, and ornamented with spindles and finials.

The great interior feature of the building is the central rotunda under the dome, with a grand staircase spreading fanlike onto the marble main floor. The rotunda is flanked north and south by galleries at each floor level overlooking the main floor. Corinthian columns and pilasters two stories high surround the rotunda, and a profusion of carved ornaments and painted designs adorns its walls and ceiling.

CITY PLANNING COMMISSION
RESOLUTION NO. 6463
PAGE NO. THREE

The floors and stairs of the interior are of marble; many doors, rooms and other features are finished with Manchurian or Siberian oak. The most notable chamber is the elegant and spacious one of the Board of Supervisors, on the west side of the building. The chambers of the Mayor and the Chief Administrative Officer on the east side are also outstanding.

AND BE IT FURTHER RESOLVED, That the Board hereby directs its Secretary to report this action and to submit a copy of this Resolution to the Planning Commission for further action in accordance with the said Article 10.

I hereby certify that the foregoing Resolution was ADOPTED by the City Planning Commission at its regular meeting of December 18, 1969.

Lynn E. Pio
Secretary

AYES: Commissioners Brinton, Fleishhacker, Kearney, Mellon, Newman, Porter, Wight

NOES: None

ABSENT: None

PASSED: December 18, 1969

BUREAU OF ARCHITECTURE
DEPARTMENT OF PUBLIC WORKS
CITY AND COUNTY OF SAN FRANCISCO
30 Van Ness Avenue
San Francisco, CA
94102-6028
Suite 4100
(415)557-4700
Fax (415)5574701

Project

BOARD of SUPERVISORS' CHAMBER

SAN FRANCISCO
CALIFORNIA

Consultant

PAGE & TURNBULL, INC
Architecture, Historic Preservation, Urban Design
724 PINE STREET
SAN FRANCISCO
CALIFORNIA 94108
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LICENSED ARCHITECT GORDON TURNBULL STATE OF CALIFORNIA
C7026
EXP9/30/09

No.	Date	Revisions
	02.27.2007	PROGRESS SET
	04.11.2007	PROGRESS SET
	04.27.2007	REVIEW SET
	11.01.2007	PERMIT ISSUE SET
	-	-

Drawn
Proj. Arch.
Proj. Mgr.
Date
Phase
Bureau Manager

Drawing Title

HISTORICAL STATUS DOCUMENTATION

Sheet No. HS.01

Scale AS NOTED

Job No. 6590A

UNREASONABLE HARDSHIP REQUEST #1

DEPARTMENT OF BUILDING INSPECTION
City & County of San Francisco
1660 Mission Street, 2nd Floor, San Francisco, California 94103-2414

UNREASONABLE HARDSHIP REQUEST (p. 1 of 2)

Form must be filled out legibly and completely!

1. Site Address: **1 Dr. Carlton B. Goodlett Drive**
2. Floor: **2nd**
3. Permit Application No. _____
4. Hardship Request No. **1**
5. Existing Use: **San Francisco City Hall – Board of Supervisors' Chamber**
6. Proposed Use: **San Francisco City Hall – Board of Supervisors' Chamber**
7. Existing Occupancy: **A-3, B**
8. Proposed Occupancy: **A-3, B**
9. Description of proposed work which triggers access compliance upgrades: **Barrier Removal: New Ramp to Dais in the Board of Supervisors' Chambers**

CBC 1103B.1 – Accessibility to buildings or portions of buildings shall be provided for all occupancy classification in public buildings, public accommodations, commercial buildings and publicly funded housing

We request that this project be granted an exception from the following specified requirements of Title 24 of the California Code of Regulations, because compliance would create an Unreasonable Hardship as defined in Section 222 Title 24.

10. A. The Access feature(s) that will not be provided:
☐ Primary Accessible Entrance ☒ Other: Slope will exceed 1:12 @ New Ramp
☐ Path of Travel (includes from Parking) ☐ Sanitary Facilities ☐ Parking

B. Code Section(s) that require(s) the specific access feature(s):**1133B.5.3 Slope: Maximum Slope shall be 1 foot rise in 12' horizontal run.**

11. Detailed description of the accessible feature(s) that will **not** be provided. What is the condition now? Note location on plans and provide attachment if necessary. A **new ramp will be added to provide accessibility and remove barriers to the president's dais. The existing dais is currently not wheel chair accessible. The new ramp will have a slope of 1:10.**

12. Total cost of the project **excluding** this/these access feature(s): **$300,000.00**

13. A. Cost of the access feature(s), which will **not** be provided: **N/A**

B. % of total cost shown on Line 12 (divide line 13 by line 12): **N/A**

14. Choose A or B:

A. ☒ Equivalent facilitation **is** provided per Code Section(s) **2001 CBC Chapter 34, Section 8-603**

Description of equivalent facilitation **Equivalent facilitation provided through a ramp that has a 1:10 slope that complies with 2001 CBC Chapter 34, Section 8-603. Horizontal run does not exceed 12'.**

B. ☐ Equivalent facilitation **is not** provided based on:
1. ☐ Cost Constraints 2. ☐ Physical Constraints
3. ☐ Legal Constraints 4. ☐ Other Constraints

15. Description of constraint (Unreasonable Hardship). Provide attachments if necessary.
Introducing a ramp with a 1:12 slope would threaten character defining features of the Chambers. See "Additional Information for Unreasonable Hardship #1."

UNREASONABLE HARDSHIP REQUEST Project Address: **1 Dr. Carlton B. Goodlett Drive**
Permit Application No.

Note: Ratification by the Access Appeals Commission is generally required for Unreasonable Hardship Requests when the work is valued over the threshold amount (ENR Construction Cost Index for the year 2007: **$116,837.68**) if no equivalent facilitation is provided. See the California Code of Regulations, Title 24, Section 101.17.11, Section 206, and Section 222.

15. Applicant's Name (Print): John G. Turnbull, Page & Turnbull
☐ Owner ☐ Tenant ☒ Agent

Signature: _____

FOR DEPARTMENT OF BUILDING INSPECTION STAFF USE ONLY

This exception for unreasonable hardship is: ☐ **GRANTED (for this permit only)**

☐ **DENIED** * ☐ **Requires AAC Ratification** * (* = needs add'l signatures below)

based on Section(s) _____ of the SFBC.

Plans Reviewed By (Print): _____

Signature of Plans Reviewer: _____ Date: _____

Denied for the following reason(s): _____

*Signature of Team Leader: _____ Date: _____

In the event that your Unreasonable Hardship Request is denied, the plan checker shall inform you as to the reason for that denial. Upon denial, if you would then like to make an appeal before the Access Appeals Commission, you shall first contact the plan checker's Division Manager and have the manager review the request.

To file an appeal, pay a filing fee of $350.00 and submit an appeal package consisting of eight individually bound notebooks. Please refer to the Access Appeals Commission Information Guide, available at the Customer Services desk, for more complete information. These appeal copies will be distributed by the Secretary of the AAC to each of the Commissioners. One copy is kept on file with the Secretary to the Commission for review as requested by member of the public.

Submit appeals in person to: Secretary, Access Appeals Commission
1660 Mission Street, 3rd Floor
San Francisco, CA 94103
(415) 558-6014

ADDITIONAL INFORMATION FOR HARDSHIP #1

Permit Application *Board of Supervisors' Chamber San Francisco, CA*

Additional Information for Unreasonable Hardship #1

City Hall is listed on the National Register, (NR #78000757) and is a San Francisco Landmark, (Landmark #21). City Hall is therefore a qualified building eligible to use the State Historical Building Code under Chapter 34 Part 8. See Sheet HS.00 for historical status of City Hall.

The goal of the project is to remove barriers both to the President's desk and to the clerks' desk while preserving the historic fabric of the room. The project will provide accessibility to the President's dais through the introduction of a new ramp on the west side of the dais. The President's desk is currently 30" above the main floor of the room. The lower three steps of the dais will be removed and the dais will be lowered. The new level of the president's dais will be 12" above the main floor of the room. A new ramp with a 1:10 slope that provides access to the dais will be built. The ramp will comply with CBC Chapter 34, Div. II, Section 8-603.5: Exterior and Interior Ramps and Lifts.

Physical constraints do not accommodate a ramp with a slope of 1:12. Several schemes with a 1:12 ramp were reviewed. The schemes reviewed included ramps with a 1:12 slope that ran along the outside west wall as well as schemes that brought the ramp into the area where the supervisors sit. These were not considered because they were determined to be invasive both to the program of the room as well as to the special qualities of the chamber. Even if the dais is lowered by 18" as proposed, a ramp with a 1:12 slope would still sacrifice access at the bottom of the ramp or result in the partial removal of the historic balustrade to accommodate both access to the ramp as well as an adequate landing. A ramp with a 1:12 slope will have an adverse affect on the architectural integrity of this significant space. Strict compliance with regular code (ramp with 1:12 slope) will threaten character-defining features of this room.

November 1, 2007 *Page & Turnbull*

CALIFORNIA HISTORIC BUILDING CODE

4. If it is found that the application of the preferred alternatives listed in Section 8-603 threaten the historical significance or character defining features, the provisions of Sections 8-604 and 8-605 may be applied.

SECTION 8-603 — PREFERRED ALTERNATIVES

The alternatives below each category are listed in order of priority. These alternatives apply only to the specific building standards listed below.

8-603.1 Entry. These alternatives do not allow exceptions for the requirement of level landings in front of doors, except as provided in Section 8-603.3. Alternatives listed in order of priority are:

1. Access to any entrance used by the general public and no further than 200 feet (60 960 mm) from the primary entrance.

2. Access at any entrance not used by the general public but open and unlocked with directional signs at the primary entrance and as close as possible to, but no further than 200 feet (60 960 mm) from, the primary entrance.

8-603.2 Doors. Alternatives listed in order of priority are:

1. Single-leaf door which provides a minimum 30 inches (762 mm) of clear opening.

2. Single-leaf door which provides a minimum $29\frac{1}{2}$ inches (749 mm) clear opening

3. Double door, one leaf of which provides a minimum $29\frac{1}{2}$ inches (749 mm) clear opening.

4. Double doors operable with a power-assist device to provide a minimum $29\frac{1}{2}$ inches (749 mm) clear opening when both doors are in the open position.

8-603.3 Power-assisted Doors. A power-assisted door or doors may be considered an equivalent alternative to level landings, strikeside clearance and door-opening forces required by the regular code.

8-603.4 Toilet Rooms. In lieu of separate-gender toilet facilities as required in the regular code, an accessible unisex toilet facility may be designated.

8-603.5 Exterior and Interior Ramps and Lifts. Alternatives listed in order of priority are:

1. A lift or a ramp of greater than standard slope but no greater than 1:10, for horizontal distances not to exceed 12 feet (3658 mm). Signs shall be posted at upper and lower levels to indicate steepness of the slope.

2. Access by ramps of 1:6 slope for horizontal distance not to exceed 13 inches (330 mm). Signs shall be posted at upper and lower levels to indicate steepness of the slope.

3. Access provided by experiences, services, functions, materials and resources through methods, including, but not limited to, maps, plans, videos, virtual reality, and related equipment, at accessible levels. This alternative shall be documented as required in Section 8-605.

SECTION 8-604 — EQUIVALENT FACILITATION

Use of other designs and technologies, or deviation from particular technical and scoping requirements, are permitted if the application of the alternative provisions contained in Section 8-603 would threaten or destroy the historical significance or character-defining features of the building or site or cause unreasonable hardship.

Alternatives to Section 8-604 are permitted only where the following conditions are met:

1. Such alternatives shall be applied only on an item-by-item or a case-by-case basis.

2. The alternative design and/or technologies used will provide substantially equivalent or greater accessibility to, and usability of, the facility.

3. The official charged with the enforcement of the standards shall document the reasons for the application of the alternative design and/or technologies and their effect on the historical significance or character-defining features. Such documentation shall be in accordance with Section 8-602.2, Item 3, and shall include the opinions and comments of state or local accessibility officials and the opinions and comments of representative local groups of people with disabilities. Such documentation shall be recorded and entered into the permanent file of the enforcing agency.

SECTION 8-605 — EXCEPTIONS

If the historical significance or character-defining features would be threatened or destroyed by the application of alternative access standards as provided by this chapter, and no equivalent facilitation as provided in Section 8-604 is feasible, an exception from the literal requirements for full and equal access or any alternative provisions may be provided only if the following conditions are met:

1. Such exception is considered only on an item-by-item or a case-by-case basis.

2. Interpretive exhibits and/or equal services of the exempted significant historical aspects are provided for the public in a location fully accessible to and usable by persons with disabilities, including persons with hearing and sight impairment.

3. Services are provided in an accessible location equal to those provided in the excepted location.

4. The official charged with enforcement of the standards shall document the reasons for the application of the alternative design and/or technologies and their effect on the historical significance or character-defining features. Such documentation shall be in accordance with Section 8-602.2, Item 3, and shall include the opinions and comments of state or local accessibility officials, and the opinions and comments of representative local groups of people with disabilities. Such documentation shall be recorded and entered into the permanent file of the enforcing agency.

Chapter 8-7
ALTERNATIVE STRUCTURAL REGULATIONS

SECTION 8-701 — PURPOSE, INTENT AND SCOPE

8-701.1 Purpose. The purpose of this chapter is to provide alternative regulations for the structural safety of buildings or structures designated as qualified historical buildings or properties. These regulations require enforcing agencies to accept any reasonably equivalent alternatives to the regular code when dealing with qualified historical buildings or properties.

8-701.2 Intent. It is the intent of these regulations to encourage the preservation of qualified historical buildings while providing a reasonable level of structural safety for occupants and the public at large through the application of this code for such historical structures.

8-701.3 Scope. The alternative structural regulations provided by Section 8-705 are to be applied in conjunction with the regular

BUREAU OF
ARCHITECTURE

DEPARTMENT OF PUBLIC WORKS
CITY AND COUNTY OF SAN FRANCISCO

30 Van Ness Avenue Suite 4100
San Francisco, CA (415)557-4700
94102-6028 Fax (415)5574701

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PAGE & TURNBULL, INC
Architecture, Historic Preservation, Urban Design
724 PINE STREET
SAN FRANCISCO
CALIFORNIA 94108
415.362–5154

LICENSED ARCHITECT
JOHN G. TURNBULL
C7026
EXP9/30/09
STATE OF CALIFORNIA

No.	Date	Revisions
	02.27.2007	PROGRESS SET
	04.11.2007	PROGRESS SET
	04.27.2007	REVIEW SET
	11.01.2007	PERMIT ISSUE SET
	–	–

Drawn
Proj. Arch.
Proj. Mgr.
Date
Phase

Bureau Manager

Drawing Title

HARDSHIP FORMS AND DOCUMENTATION

Sheet No.

H1.01

Scale AS NOTED

Job No.

6590A

UNREASONABLE HARDSHIP REQUEST #2

DEPARTMENT OF BUILDING INSPECTION
City & County of San Francisco
1660 Mission Street, 2nd Floor, San Francisco, California 94103-2414

UNREASONABLE HARDSHIP REQUEST (p. 1 of 2)

Form must be filled out legibly and completely!

1. Site Address: **1 Dr. Carlton B. Goodlett Drive** 2. Floor: **2nd**
3. Permit Application No. _____ 4. Hardship Request No. **2**
5. Existing Use: **San Francisco City Hall – Board of Supervisors' Chamber** 6. Proposed Use: **San Francisco City Hall – Board of Supervisors' Chamber**
7. Existing Occupancy: **A-3, B** 8. Proposed Occupancy: **A-3, B**
9. Description of proposed work which triggers access compliance upgrades: **Barrier Removal: New Ramp to Dais in Board of Supervisors' Chambers**

CBC 1103B.1 – Accessibility to buildings or portions of buildings shall be provided for all occupancy classification in public buildings, public accommodations, commercial buildings and publicly funded housing

We request that this project be granted an exception from the following specified requirements of Title 24 of the California Code of Regulations, because compliance would create an Unreasonable Hardship as defined in Section 222 Title 24.

10. A. The Access feature(s) that will not be provided: Ramp Handrail grip portion
☐ Primary Accessible Entrance ☒ Other: exceeds 1 ½"
☐ Path of Travel (includes from Parking) ☐ Sanitary Facilities ☐ Parking

B. Code Section(s) that require(s) the specific access feature(s): **1133B.5.5.1 Handrails for Ramps: Maximum grip portion shall not exceed 1 ½" or the shape shall provide equivalent gripping surface.**

11. Detailed description of the accessible feature(s) that will **not** be provided. What is the condition now? Note location on plans and provide attachment if necessary. A **new ramp will be added to provide accessibility to Supervisors from the main floor of the Chambers to the president's dais. The existing dais is currently not wheel chair accessible. A new ramp with posts and decorative handrail will be added. The handrail grip portion exceeds 1 ½".**

12. Total cost of the project **excluding** this/these access feature(s): **$300,000.00**

13. A. Cost of the access feature(s), which will **not** be provided: **N/A**

B. % of total cost shown on Line 12 (divide line 13 by line 12): **N/A**

14. Choose A or B:
A. ☒ Equivalent facilitation **Is** provided per Code Section(s) **CBC Chap. 34, Div II, 8-604 & ANSI A 117.1-98**

CBC Chap. 34, Div II, 8-604 states that other designs are permitted if strict adherence to the building code would threaten or destroy the historical significance of the room.

ANSI A 117.1-98 states that equivalent gripping surfaces are permitted provided they have a perimeter dimension of 4" (100mm) minimum and 6-1/4" (160mm) maximum and provided their largest cross-section dimension is 2-1/4" (57mm) maximum.

B. ☐ Equivalent facilitation **is not** provided based on:
1. ☐ Cost Constraints 2. ☐ Physical Constraints
3. ☐ Legal Constraints 4. ☐ Other Constraints _____

15. Description of constraint (Unreasonable Hardship). Provide attachments if necessary.
The handrail needs to be designed so that it is compatible with the Beaux Arts design of the room. See add'l information for Hardship 2.

UNREASONABLE HARDSHIP REQUEST Project Address: **1 Dr. Carlton B. Goodlett Drive** Permit Application No.

Note: Ratification by the Access Appeals Commission is generally required for Unreasonable Hardship Requests when the work is valued over the threshold amount (ENR Construction Cost Index for the year 2007: **$116,837.68**) if no equivalent facilitation is provided. See the California Code of Regulations, Title 24, Section 101.17.11, Section 206, and Section 222.

15. Applicant's Name (Print): John G. Turnbull, Page & Turnbull
☐ Owner ☐ Tenant ☒ Agent

Signature: _____

FOR DEPARTMENT OF BUILDING INSPECTION STAFF USE ONLY

This exception for unreasonable hardship is: ☐ **GRANTED (for this permit only)**

☐ **DENIED** * ☐ **Requires AAC Ratification** * (* = needs add'l signatures below)

based on Section(s) _____ of the SFBC.

Plans Reviewed By (Print): _____

Signature of Plans Reviewer: _____ Date: _____

Denied for the following reason(s): _____

*Signature of Team Leader: _____ Date: _____

In the event that your Unreasonable Hardship Request is denied, the plan checker shall inform you as to the reason for that denial. Upon denial, if you would then like to make an appeal before the Access Appeals Commission, you shall first contact the plan checker's Division Manager and have the manager review the request.

To file an appeal, pay a filing fee of $350.00 and submit an appeal package consisting of eight individually bound notebooks. Please refer to the Access Appeals Commission Information Guide, available at the Customer Services desk, for more complete information. These appeal copies will be distributed by the Secretary of the AAC to each of the Commissioners. One copy is kept on file with the Secretary to the Commission for review as requested by member of the public.

Submit appeals in person to: Secretary, Access Appeals Commission
1660 Mission Street, 3rd Floor
San Francisco, CA 94103
(415) 558-6014

ADDITIONAL INFORMATION FOR HARDSHIP #2

Permit Application *Board of Supervisors' Chamber San Francisco, CA*

Additional Information for Unreasonable Hardship #2

City Hall is listed on the National Register, (NR #78000757) and is a San Francisco Landmark, (Landmark #21). City Hall is therefore a qualified building eligible to use the State Historical Building Code under Chapter 34 Part 8. **See Sheet HS.00 for historical status of City Hall.**

The goal of the project is to remove barriers both to the President's desk and the clerks' desk while preserving the historic fabric of the room. The project will provide accessibility to the President's dais through the introduction of a new ramp on the west side of the dais. The President's desk is currently 30" above the main floor of the room. The lower three steps of the dais will be removed and the dais will be lowered. The new level of the president's dais will be 12" above the main floor of the room. A new ramp with a decorative, shaped bronze handrail will provide access to the dais.

As stated above, City Hall is a highly significant building. Alterations to the Board of Supervisors' Chamber must adhere to the Secretary of Interior's Standards. Additions to the room are required to be compatible to the architecture of the space. The room was designed in a very decorative Beaux-Art architecture style. The handrail for the ramp was designed to be compatible with the rich architecture of the room as well as with other handrails found in other areas of City Hall. Introducing a design that is incompatible to the architecture of the room would diminish the architectural integrity of the space. The handrail has been reviewed by a peer eview panel, the Landmarks Preservation Board, and the City Hall Preservation Commission for compatibility to the space and determined to have an appropriate design.

While the size of the handrails exceeds the dimensions prescribed in the CBC 1133B.5.5.1, it does meet ANSI A-117.1-98. This code section, ANSI A-117.1-98, presented the first criteria to be accepted as an American National Standard. ANSI A-117.1-98 section 505.7.1 addresses non-circular handrails and has determined that a shaped handrail with a minimum perimeter dimension of 4" and a maximum perimeter dimension of 6 ¼" and a maximum cross section of 2 ¼" provides an acceptable gripping surface. The handrail in the proposed design meets these requirements.

November 1, 2007 *Page & Turnbull*

AMERICAN NATIONAL STANDARDS INSTITUTE A117.1-1998

505.6 Gripping Surface. Gripping surfaces shall be continuous, without interruption by newel posts, other construction elements, or obstructions.

EXCEPTION: Handrail brackets or balusters attached to the bottom surface of the handrail shall not be considered obstructions provided they comply with the following criteria:

1) not more than 20 percent of the handrail length is obstructed,
2) horizontal projections beyond the sides of the handrail occur 2½ inches (64 mm) minimum below the bottom of the handrail, and
3) edges have a ⅛ inch (3.2 mm) minimum radius.

505.7 Cross Section. Handrails shall have a circular cross section with an outside diameter of 1¼ inch (32 mm) minimum and 2 inches (51 mm) maximum, or shall provide equivalent graspability complying with Section 505.7.1.

505.7.1 Non-Circular Cross Sections. Handrails with other shapes shall be permitted provided they have a perimeter dimension of 4 inches (100 mm) minimum and 6¼ inches (160 mm) maximum, and provided their largest cross-section dimension is 2¼ inches (57 mm) maximum.

505.8 Surfaces. Handrails, and any wall or other surfaces adjacent to them, shall be free of any sharp

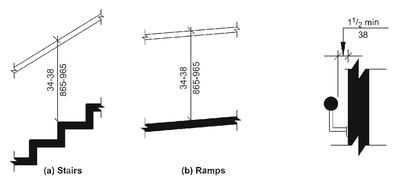

Fig. 505.4 Handrail Height

Fig. 505.5 Handrail Clearance

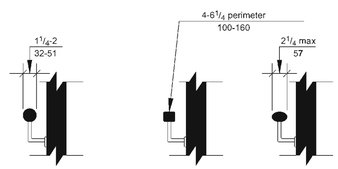

Fig. 505.7 Handrail Cross Section

CALIFORNIA HISTORIC BUILDING CODE

4. If it is found that the application of the preferred alternatives listed in Section 8-603 threaten the historical significance or character-defining features, the provisions of Sections 8-604 and 8-605 may be applied.

SECTION 8-603 — PREFERRED ALTERNATIVES

The alternatives below each category are listed in order of priority. These alternatives apply only to the specific building standards listed below.

8-603.1 Entry. These alternatives do not allow exceptions for the requirement of level landings in front of doors, except as provided in Section 8-603.3. Alternatives listed in order of priority are:

1. Access to any entrance used by the general public and no further than 200 feet (60 960 mm) from the primary entrance.

2. Access at any entrance not used by the general public but open and unlocked with directional signs at the primary entrance and as close as possible to, but no further than 200 feet (60 960 mm) from, the primary entrance.

8-603.2 Doors. Alternatives listed in order of priority are:

1. Single-leaf door which provides a minimum 30 inches (762 mm) of clear opening.

2. Single-leaf door which provides a minimum 29½ inches (749 mm) clear opening

3. Double door, one leaf of which provides a minimum 29½ inches (749 mm) clear opening.

4. Double doors operable with a power-assist device to provide a minimum 29½ inches (749 mm) clear opening when both doors are in the open position.

8-603.3 Power-assisted Doors. A power-assisted door or doors may be considered an equivalent alternative to level landings, strikeside clearance and door-opening forces required by the regular code.

8-603.4 Toilet Rooms. In lieu of separate-gender toilet facilities as required in the regular code, an accessible unisex toilet facility may be designated.

8-603.5 Exterior and Interior Ramps and Lifts. Alternatives listed in order of priority are:

1. A lift or a ramp of greater than standard slope but no greater than 1:10, for horizontal distances not to exceed 12 feet (3658 mm). Signs shall be posted at upper and lower levels to indicate steepness of the slope.

2. Access by ramps of 1:6 slope for horizontal distance not to exceed 13 inches (330 mm). Signs shall be posted at upper and lower levels to indicate steepness of the slope.

3. Access provided by experiences, services, functions, materials and resources through methods, including, but not limited to, maps, plans, videos, virtual reality, and related equipment, at accessible levels. This alternative shall be documented as required in Section 8-605.

SECTION 8-604 — EQUIVALENT FACILITATION

Use of other designs and technologies, or deviation from particular technical and scoping requirements, are permitted if the application of the alternative provisions contained in Section 8-603 would threaten or destroy the historical significance or character-defining features of the building or site or cause unreasonable hardship.

Alternatives to Section 8-604 are permitted only where the following conditions are met:

1. Such alternatives shall be applied only on an item-by-item or a case-by-case basis.

2. The alternative design and/or technologies used will provide substantially equivalent or greater accessibility to, and usability of, the facility.

3. The official charged with the enforcement of the standards shall document the reasons for the application of the alternative design and/or technologies and their effect on the historical significance or character-defining features. Such documentation shall be in accordance with Section 8-602.2, Item 3, and shall include the opinions and comments of state or local accessibility officials and the opinions and comments of representative local groups of people with disabilities. Such documentation shall be recorded and entered into the permanent file of the enforcing agency.

SECTION 8-605 — EXCEPTIONS

If the historical significance or character-defining features would be threatened or destroyed by the application of alternative access standards as provided by this chapter, and no equivalent facilitation as provided in Section 8-604 is feasible, an exception from the literal requirements for full and equal access or any alternative provisions may be provided only if the following conditions are met:

1. Such exception is considered only on an item-by-item or a case-by-case basis.

2. Interpretive exhibits and/or equal services of the exempted significant historical aspects are provided for the public in a location fully accessible to and usable by persons with disabilities, including persons with hearing and sight impairment.

3. Services are provided in an accessible location equal to those provided in the excepted location.

4. The official charged with enforcement of the standards shall document the reasons for the application of the alternative design and/or technologies and their effect on the historical significance or character-defining features. Such documentation shall be in accordance with Section 8-602.2, Item 3, and shall include the opinions and comments of state or local accessibility officials, and the opinions and comments of representative local groups of people with disabilities. Such documentation shall be recorded and entered into the permanent file of the enforcing agency.

Chapter 8-7
ALTERNATIVE STRUCTURAL REGULATIONS

SECTION 8-701 — PURPOSE, INTENT AND SCOPE

8-701.1 Purpose. The purpose of this chapter is to provide alternative regulations for the structural safety of buildings or structures designated as qualified historical buildings or properties. These regulations require enforcing agencies to accept any reasonably equivalent alternatives to the regular code when dealing with qualified historical buildings or properties.

8-701.2 Intent. It is the intent of these regulations to encourage the preservation of qualified historical buildings while providing a reasonable level of structural safety for occupants and the public at large through the application of this code for such historical structures.

8-701.3 Scope. The alternative structural regulations provided by Section 8-705 are to be applied in conjunction with the regular

BUREAU OF ARCHITECTURE
DEPARTMENT OF PUBLIC WORKS
CITY AND COUNTY OF SAN FRANCISCO
30 Van Ness Avenue Suite 4100
San Francisco, CA (415)557-4700
94102-6028 Fax (415)5574701

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Architecture, Historic Preservation, Urban Design
724 PINE STREET
SAN FRANCISCO
CALIFORNIA 94108
415.362–5154

LICENSED ARCHITECT JOHN G. TURNBULL STATE OF CALIFORNIA C7026 EXP:8/30/09

No.	Date	Revisions
	02.27.2007	PROGRESS SET
	04.11.2007	PROGRESS SET
	04.27.2007	REVIEW SET
	11.01.2007	PERMIT ISSUE SET
	-	-

Drawn
Proj. Arch.
Proj. Mgr.
Date
Phase

Bureau Manager

Drawing Title

HARDSHIP FORMS AND DOCUMENTATION

Sheet No. **H2.01**

Scale AS NOTED

Job No. 6590A

UNREASONABLE HARDSHIP REQUEST #3

DEPARTMENT OF BUILDING INSPECTION
City & County of San Francisco
1660 Mission Street, 2nd Floor, San Francisco, California 94103-2414

UNREASONABLE HARDSHIP REQUEST (p. 1 of 2)

Form must be filled out legibly and completely!

1. Site Address: **1 Dr. Carlton B. Goodlett Drive** 2. Floor: **2nd**
3. Permit Application No. _____ 4. Hardship Request No. **3**
5. Existing Use: **San Francisco City Hall – Board of Supervisors' Chamber** 6. Proposed Use: **San Francisco City Hall – Board of Supervisors' Chamber**
7. Existing Occupancy: **A-3, B** 8. Proposed Occupancy: **A-3, B**
9. Description of proposed work which triggers access compliance upgrades: **New Ramp to Dais in Board of Supervisors' Chambers**

CBC 1103B.1 – Accessibility to buildings or portions of buildings shall be provided for all occupancy classification in public buildings, public accommodations, commercial buildings and publicly funded housing

We request that this project be granted an exception from the following specified requirements of Title 24 of the California Code of Regulations, because compliance would create an Unreasonable Hardship as defined in Section 222 Title 24.

10. A. The Access feature(s) that will not be provided:
☐ Primary Accessible Entrance ☒ Other: **Ramp width is less than 48"**
☐ Path of Travel (includes from Parking) ☐ Sanitary Facilities ☐ Parking

B. Code Section(s) that require(s) the specific access feature(s):
1133B.5.2.1 Width: Pedestrian ramps shall have a minimum width of 48".

11. Detailed description of the accessible feature(s) that will **not** be provided. What is the condition now? Note location on plans and provide attachment if necessary.
Barrier Removal: A new ramp will be added to provide accessibility to Supervisors from the main floor of the Chambers to the president's dais. The existing dais is currently not wheel chair accessible. The new ramp will have a 36" clear width.

12. Total cost of the project **excluding** this/these access feature(s): **$300,000.00**

13. A. Cost of the access feature(s), which will **not** be provided: **N/A**

B. % of total cost shown on Line 12 (divide line 13 by line 12): **N/A**

14. Choose A or B:
A. ☒ Equivalent facilitation **is** provided per Code Section(s) **2001 CBC Chap. 34, Div II, 8-604 ANSI A 117.1-98, 2001 San Francisco Planning Code Admin Bulletin #13. & 2001 CBC 1133B.5.2**
Description of Equivalent Facilitation:
CBC Chap. 34, Div II, 8-604 states that other designs are permitted if strict adherence to the building code would threaten or destroy the historical significance of the room.

A reasonable alternative is offered through ANSI A 117.1-98. ANSI A 117.1-98 Section 405.5 allows a ramp width of 36". CBC 1133B.5.2 is a reasonable alternative. CBC 1133B.5.2 allows a ramp width of 36" when the occupancy is less than 50. The ramp will serve an occupancy of less than 5.

B. ☐ Equivalent facilitation **Is not** provided based on:
1. ☐ Cost Constraints 2. ☐ Physical Constraints
3. ☐ Legal Constraints 4. ☐ Other Constraints _____

15. Description of constraint (Unreasonable Hardship). Provide attachments if necessary.
The a 48" ramp will not fit within the existing space allowed. Alterations to allow a wider ramp would destroy Character-defining features. See add'l information for Hardship 3.

UNREASONABLE HARDSHIP REQUEST Project Address: **1 Dr. Carlton B. Goodlett Drive**
Permit Application No.

Note: Ratification by the Access Appeals Commission is generally required for Unreasonable Hardship Requests when the work is valued over the threshold amount (ENR Construction Cost Index for the year 2007: **$116,837.68**) if no equivalent facilitation is provided. See the California Code of Regulations, Title 24, Section 101.17.11, Section 206, and Section 222.

15. Applicant's Name (Print): John G. Turnbull, Page & Turnbull
☐ Owner ☐ Tenant ☒ Agent

Signature: _____

FOR DEPARTMENT OF BUILDING INSPECTION STAFF USE ONLY

This exception for unreasonable hardship is: ☐ **GRANTED (for this permit only)**

☐ **DENIED** * ☐ **Requires AAC Ratification** * (* = needs add'l signatures below)

based on Section(s) _____ of the SFBC.

Plans Reviewed By (Print): _____

Signature of Plans Reviewer: _____ Date: _____

Denied for the following reason(s): _____

*Signature of Team Leader: _____ Date: _____

In the event that your Unreasonable Hardship Request is denied, the plan checker shall inform you as to the reason for that denial. Upon denial, if you would then like to make an appeal before the Access Appeals Commission, you shall first contact the plan checker's Division Manager and have the manager review the request.

To file an appeal, pay a filing fee of $350.00 and submit an appeal package consisting of eight individually bound notebooks. Please refer to the Access Appeals Commission Information Guide, available at the Customer Services desk, for more complete information. These appeal copies will be distributed by the Secretary of the AAC to each of the Commissioners. One copy is kept on file with the Secretary to the Commission for review as requested by member of the public.

Submit appeals in person to: Secretary, Access Appeals Commission
1660 Mission Street, 3rd Floor
San Francisco, CA 94103
(415) 558-6014

ADDITIONAL INFORMATION FOR HARDSHIP #3

Permit Application *Board of Supervisors' Chamber, San Francisco, CA*

Additional Information for Unreasonable Hardship #3

City Hall is listed on the National Register, (NR #78000757) and is a San Francisco Landmark, (Landmark #21). City Hall is therefore a qualified building eligible to use the State Historical Building Code under Chapter 34 Part 8. **See Sheet HS.00 for historical status of City Hall.**

The goal of the project is to remove barriers both to the President's desk and the clerks' desk while preserving the historic fabric of the room. The project will provide accessibility to the President's dais through the introduction of a new ramp on the west side of the dais. The President's desk is currently 30" above the main floor of the room. The lower three steps of the dais will be removed and the dais will be lowered. The new level of the president's dais will be 12" above the main floor of the room. A new ramp with a clear width of 36" will provide accessibility to the dais.

As stated above, City Hall is a highly significant building. Alterations to the Board of Supervisors' Chamber must adhere to the Secretary of Interior's Standards. Alterations which destroy historic fabric are discouraged as per the Secretary of Interior's Standards and the 2001 CBC Chapter 34, Div. II, Section 8-604. This section states: "Use of other designs and technologies, or deviation from particular technical and scoping requirements, are permitted if the application of the alternative provisions contained in Section 8-603 would threaten or destroy the historical significance or character-defining features of the building or site or cause unreasonable hardship."

A new ramp with a width of 48" would destroy the historical ornamental scroll base of the west side of the President's desk. A ramp with this width would also result in less maneuvering space at the lower landing as well as an inaccessible route from the area where the supervisor's sit to the base of the ramp. A reasonable alternate provision would be compliance with ANSI A-117.1-98. ANSI A-117.1-98 presented the first criteria to be accepted as an American National Standard. ANSI A-117.1-98 section 405.5 accepts a clear width for ramps that is 36" minimum. The occupant load for this ramp is minimal, less than 5. Because of the low occupancy, another reasonable alternative would be 2001 CBC 1133B.5.2 (Residential) which allows a ramp width of 36" when the occupancy is less than 50.

November 1, 2007 *Page & Turnbull*

AMERICAN NATIONAL STANDARD INSTITUTE A117.1-1998

Table 405.2—Allowable Ramp Dimensions for Construction in Existing Sites, Buildings, and Facilities

Slope[1]	Maximum Rise
Steeper than 1:10 but not steeper than 1:8	3 inches (75 mm)
Steeper than 1:12 but not steeper than 1:10	6 inches (150 mm)

[1] A slope steeper than 1:8 shall not be permitted.

405.3 Cross Slope. Cross slope of ramp runs shall not be steeper than 1:48.

405.4 Floor or Ground Surfaces. Floor or ground surfaces of ramp runs shall comply with Section 302.

405.5 Clear Width. The clear width of a ramp run shall be 36 inches (915 mm) minimum.

405.6 Rise. The rise for any ramp run shall be 30 inches (760 mm) maximum.

405.7 Landings. Ramps shall have landings at bottom and top of each run. Landings shall comply with Sections 405.7.1 through 405.7.5.

405.7.1 Slope. Landings shall have a slope not steeper than 1:48 and shall comply with Section 302.

405.7.2 Width. Clear width of landings shall be at least as wide as the widest ramp run leading to the landing.

405.7.3 Length. Landing length shall be 60 inches (1525 mm) minimum clear.

405.7.4 Change in Direction. Ramps that change direction at landings shall have a 60 inch (1525 mm) minimum by 60 inch (1525 mm) minimum landing.

405.7.5 Doorways. Where doorways are adjacent to a ramp landing, maneuvering clearances required by Sections 404.2.4 and 404.3.2 shall be permitted to overlap the landing area.

405.8 Handrails. Ramps with a rise greater than 6 inches (150 mm) shall have handrails complying with Section 505. Handrails shall not reduce the required clearances of a ramp run or landing.

405.9 Edge Protection. Edge protection complying with Section 405.9.1 or 405.9.2 shall be provided on each side of ramp runs and at each side of ramp landings.

EXCEPTIONS:
1. Ramps not required to have handrails where sides complying with Section 406.4 are provided.
2. Sides of ramp landings serving an adjoining ramp run or stairway.
3. Sides of ramp landings having a vertical drop-off of 1/2 inch (13 mm) maximum within 10 inches (255 mm) horizontally of the minimum landing area.

405.9.1 Extended Floor or Ground Surface. The floor or ground surface of the ramp run or landing shall extend 12 inches (305 mm) minimum beyond the inside face of a railing complying with Section 505.

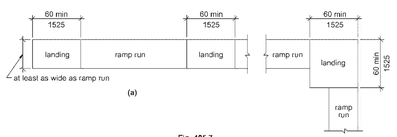

Fig. 405.7
Ramp Landings

CALIFORNIA HISTORIC GUILDING CODE

4. If it is found that the application of the preferred alternatives listed in Section 8-603 threaten the historical significance or character defining features, the provisions of Sections 8-604 and 8-605 may be applied.

SECTION 8-603 — PREFERRED ALTERNATIVES

The alternatives below each category are listed in order of priority. These alternatives apply only to the specific building standards listed below.

8-603.1 Entry. These alternatives do not allow exceptions for the requirement of level landings in front of doors, except as provided in Section 8-603.3. Alternatives listed in order of priority are:

1. Access to any entrance used by the general public and no further than 200 feet (60 960 mm) from the primary entrance.
2. Access at any entrance not used by the general public but open and unlocked with directional signs at the primary entrance and as close as possible to, but no further than 200 feet (60 960 mm) from, the primary entrance.

8-603.2 Doors. Alternatives listed in order of priority are:

1. Single-leaf door which provides a minimum 30 inches (762 mm) of clear opening.
2. Single-leaf door which provides a minimum $29^1/_2$ inches (749 mm) clear opening
3. Double door, one leaf of which provides a minimum $29^1/_2$ inches (749 mm) clear opening.
4. Double doors operable with a power-assist device to provide a minimum $29^1/_2$ inches (749 mm) clear opening when both doors are in the open position.

8-603.3 Power-assisted Doors. A power-assisted door or doors may be considered an equivalent alternative to level landings, strikeside clearance and door-opening forces required by the regular code.

8-603.4 Toilet Rooms. In lieu of separate-gender toilet facilities as required in the regular code, an accessible unisex toilet facility may be designated.

8-603.5 Exterior and Interior Ramps and Lifts. Alternatives listed in order of priority are:

1. A lift or a ramp of greater than standard slope but no greater than 1:10, for horizontal distances not to exceed 12 feet (3658 mm). Signs shall be posted at upper and lower levels to indicate steepness of the slope.
2. Access by ramps of 1:6 slope for horizontal distance not to exceed 13 inches (330 mm). Signs shall be posted at upper and lower levels to indicate steepness of the slope.
3. Access provided by experiences, services, functions, materials and resources through methods, including, but not limited to, maps, plans, videos, virtual reality, and related equipment, at accessible levels. This alternative shall be documented as required in Section 8-605.

SECTION 8-604 — EQUIVALENT FACILITATION

Use of other designs and technologies, or deviation from particular technical and scoping requirements, are permitted if the application of the alternative provisions contained in Section 8-603 would threaten or destroy the historical significance or character-defining features of the building or site or cause unreasonable hardship.

Alternatives to Section 8-604 are permitted only where the following conditions are met:

1. Such alternatives shall be applied only on an item-by-item or a case-by-case basis.
2. The alternative designs and/or technologies used will provide substantially equivalent or greater accessibility to, and usability of, the facility.
3. The official charged with the enforcement of the standards shall document the reasons for the application of the alternative designs and/or technologies and their effect on the historical significance or character-defining features. Such documentation shall be in accordance with Section 8-602.2, Item 3, and shall include the opinions and comments of state or local accessibility officials and the opinions and comments of representative local groups of people with disabilities. Such documentation shall be recorded and entered into the permanent file of the enforcing agency.

SECTION 8-605 — EXCEPTIONS

If the historical significance or character-defining features would be threatened or destroyed by the application of alternative access standards as provided by this chapter, and no equivalent facilitation as provided in Section 8-604 is feasible, an exception from the literal requirements for full and equal access or any alternative provisions may be provided only if the following conditions are met:

1. Such exception is considered only on an item-by-item or a case-by-case basis.
2. Interpretive exhibits and/or equal services of the exempted significant historical aspects are provided for the public in a location fully accessible to and usable by persons with disabilities, including persons with hearing and sight impairment.
3. Services are provided in an accessible location equal to those provided in the excepted location.
4. The official charged with enforcement of the standards shall document the reasons for the application of the alternative design and/or technologies and their effect on the historical significance or character-defining features. Such documentation shall be in accordance with Section 8-602.2, Item 3, and shall include the opinions and comments of state or local accessibility officials, and the opinions and comments of representative local groups of people with disabilities. Such documentation shall be recorded and entered into the permanent file of the enforcing agency.

Chapter 8-7
ALTERNATIVE STRUCTURAL REGULATIONS

SECTION 8-701 — PURPOSE, INTENT AND SCOPE

8-701.1 Purpose. The purpose of this chapter is to provide alternative regulations for the structural safety of buildings or structures designated as qualified historical buildings or properties. These regulations require enforcing agencies to accept any reasonably equivalent alternatives to the regular code when dealing with qualified historical buildings or properties.

8-701.2 Intent. It is the intent of these regulations to encourage the preservation of qualified historical buildings while providing a reasonable level of structural safety for occupants and the public at large through the application of this code for such historical structures.

8-701.3 Scope. The alternative structural regulations provided by Section 8-705 are to be applied in conjunction with the regular

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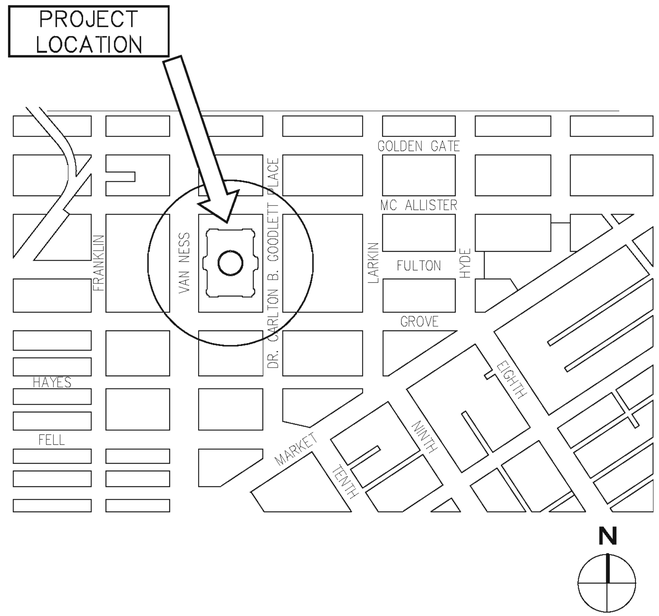
HARDSHIP
FORMS AND
DOCUMENTS

Sheet No. H3.01

Scale AS NOTED

Job No. 6590A

SITE PLAN - SAN FRANCISCO CITY HALL



MAYOR'S OFFICE ON DIABILITY SIGN OFF FORM

Mayor's Office on Disability

DISABILITY ACCESS COMPLIANCE APPROVAL

Gavin Newsom
Mayor

Susan Mizner,
Director

PROJECT: Board of Supervisors' Chambers Number: FY2006:____
Project Address: 1 Dr. Carlton B. Goodlett Place (400 Van Ness), San Fancisco, CA

THE MAYOR'S OFFICE ON DISABILITY HAS REVIEWED AND APPROVED:
___ Site Permit Plans
___ Final Construction Plans

ACCESSIBILITY COMPLIANCE AT THE SITE HAS BEEN APPROVED IN THE FOLLOWING FORM:
___ Temporary Certificate of Occupancy (TCO)
___ Final Signoff
___ Certificate of Final Completion (CFC)

By: Jim Whipple Date:

Rev: March 05 401 Van Ness, Suite 300 San Francisco, CA 94102 415.554.6789 415.554.6159 Fax 415.554.6799 TTY MOD@sfgov.org

Common/AdminMod/Forms/Project signoff-Disability Access Compl.Approval-2006

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&
MAYOR'S OFFICE
ON DISABILITY
SIGN OFF FORM

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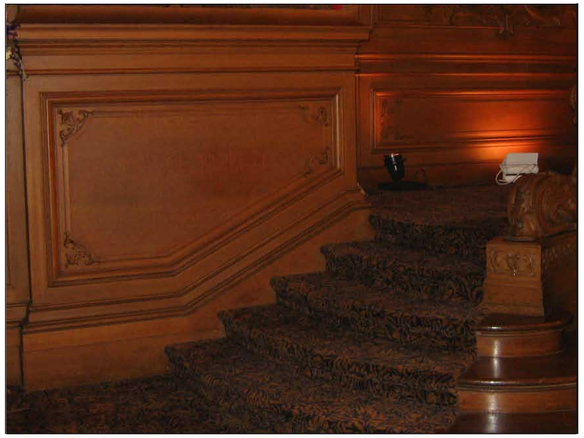


9 SOUTH WALL- Wood Wainscot @ Steps East Side
SCALE: NTS

6 SOUTH WALL- Wood Wainscot, East Side
SCALE: NTS

3 SOUTH WALL- Wood Wainscot, Looking East
SCALE: NTS

8 SOUTH WALL- Wood Wainscot, Looking West
SCALE: NTS

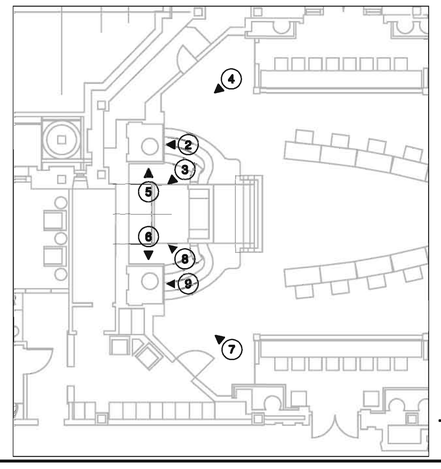
5 SOUTH WALL- Wood Wainscot, West Side
SCALE: NTS

2 SOUTH WALL- Wood Wainscot @ Steps, West Side
SCALE: NTS

7 STEPS TO DAIS - East Side
SCALE: NTS

4 STEPS TO DAIS - West Side
SCALE: NTS

KEY PLAN: CITY HALL, SECOND FLOOR N.T.S.



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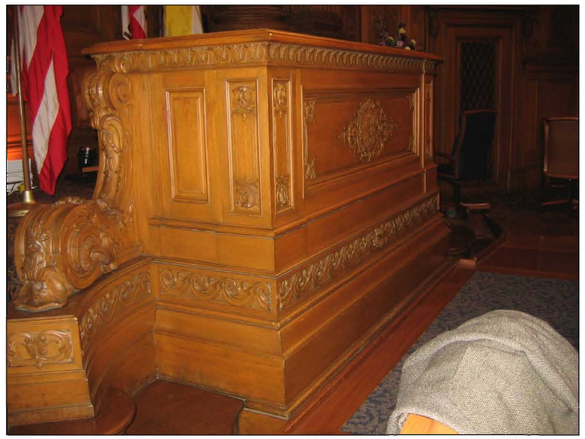
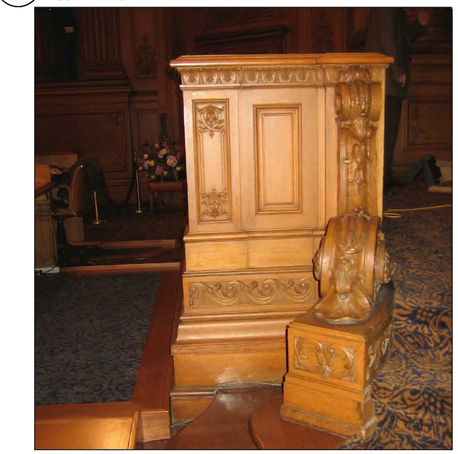
9 PRESIDENT'S DESK, EAST SIDE
SCALE: NTS



6 PRESIDENT'S DESK, LOOKING WEST
SCALE: NTS

3 PRESIDENT'S DESK, LOOKING EAST
SCALE: NTS



8 PRESIDENT'S DESK, WEST SIDE
SCALE: NTS

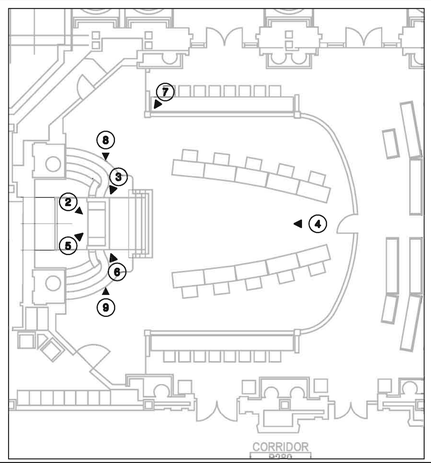
5 PRESIDENT'S DESK, WEST VIEW FROM BEHIND
SCALE: NTS

2 PRESIDENT'S DESK, EAST VIEW FROM BEHIND
SCALE: NTS

7 DAIS, WEST SIDE
SCALE: NTS

4 CHAMBER, LOOKING SOUTH
SCALE: NTS

KEY PLAN: BOARD OF SUPERVISORS' CHAMBER N.T.S.



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Sheet No. **G0.02**

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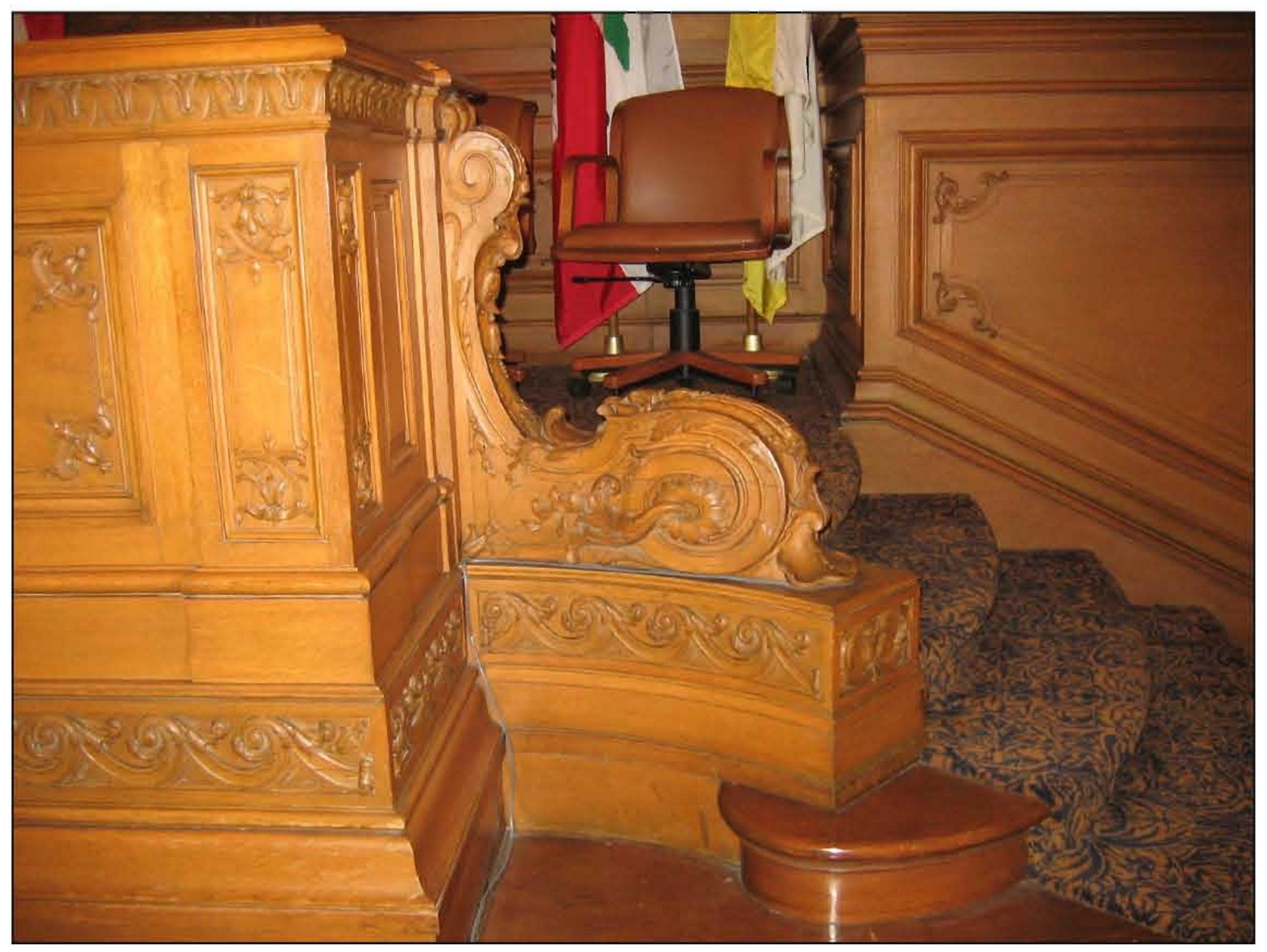
9 **CLERK'S DESK, FRONT VIEW**
SCALE: NTS

6 **CLERK'S DESK, SIDE VIEW**
SCALE: NTS

3 **CLERK'S DESK, VIEW FROM BEHIND**
SCALE: NTS



8 **WEST ORNAMENTAL SCROLL @ PRESIDENT'S DESK**
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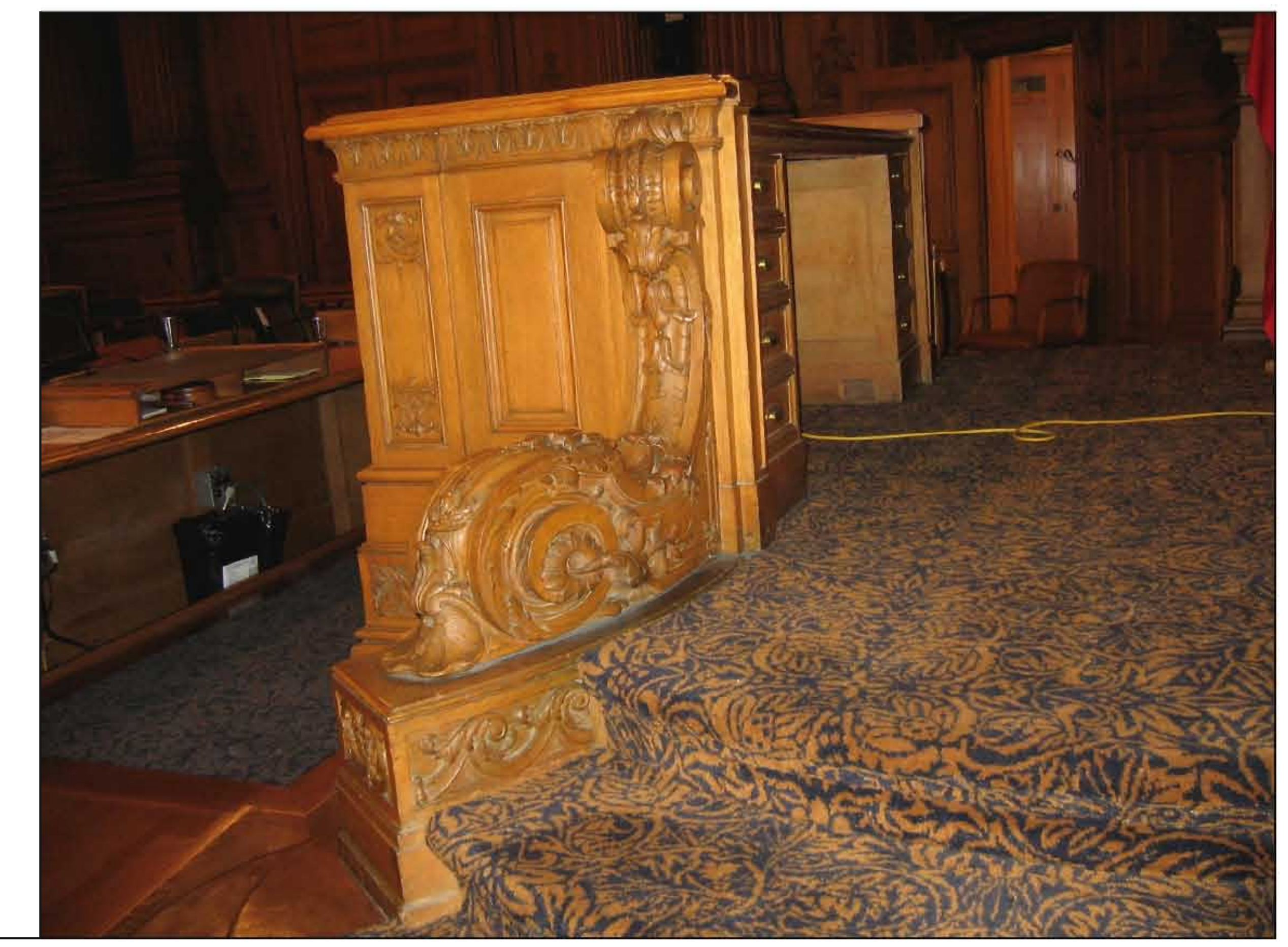
5 **DETAIL OF ORNAMENTAL SCROLL**
SCALE: NTS



2 **WEST ORNAMENTAL SCROLL, VIEW FROM BEHIND**
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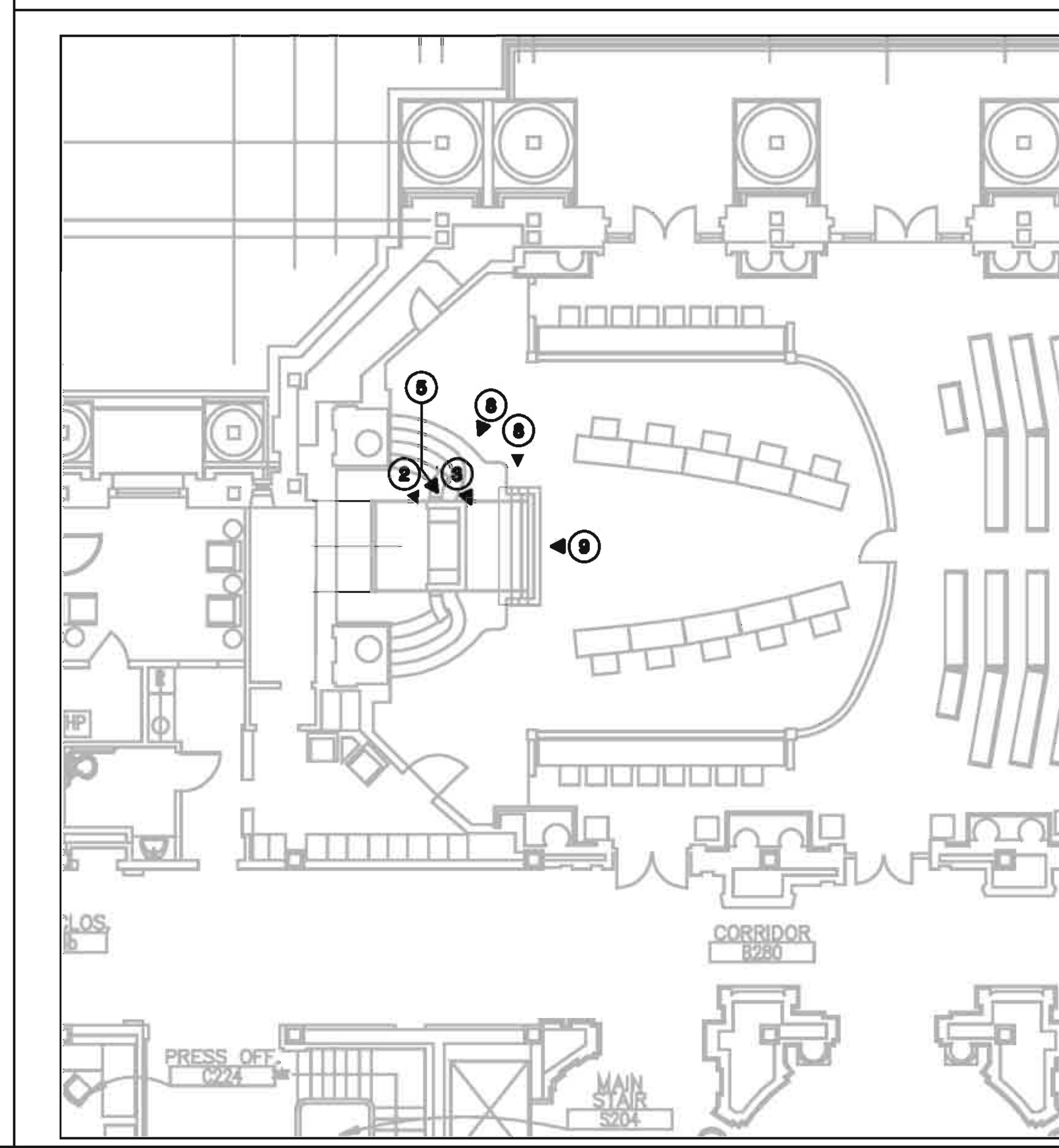
7 **NOT USED**
SCALE: NTS

4 **NOT USED**
SCALE: NTS

KEY PLAN: BOARD OF SUPERVISORS' CHAMBER N.T.S.



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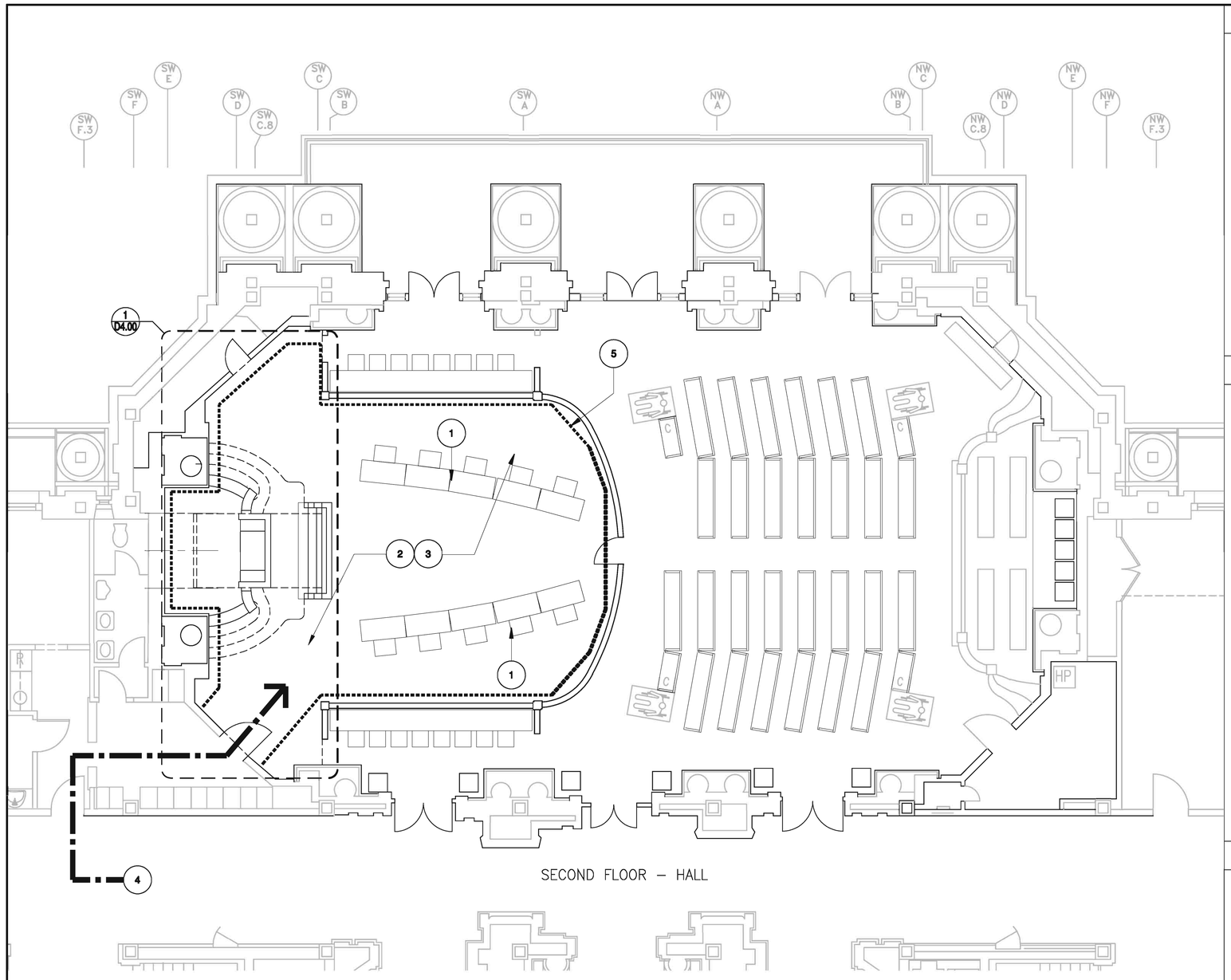


SECOND FLOOR – HALL

DEMOLITION SHEET NOTES

A CONTRACTOR SHALL VERIFY EXISTING DIMENSIONS IN FIELD.

B CONTRACTOR SHALL SUBMIT MEANS AND METHODS FOR DEMOLITION PROCESS FOR PRESERVATION ARCHITECT'S APPROVAL PRIOR TO DEMOLITION.

C LOCATE ALL MECHANICAL FASTENERS INCLUDING SUCH THINGS AS NAILS AND SCREWS AND CAREFULLY SAWCUT PRIOR TO RELOCATING FURNITURE. RESISTANCE NOTED DURING RELOCATION OF FURNITURE SHOULD BE CONSIDERED INDICATION THAT A FASTENER(S) REQUIRING REMOVAL IS STILL IN PLACE.

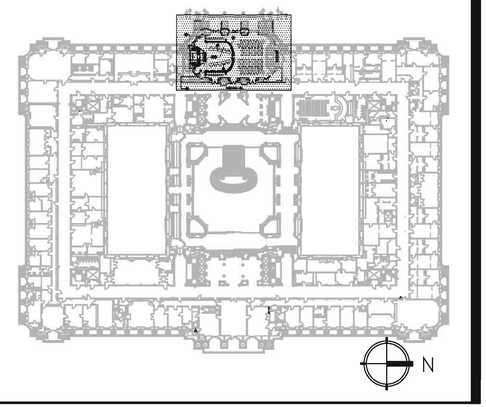
D SEE D4.00 FOR ENLARGED DEMO PLAN & D5.00 FOR DEMO ELEVATIONS.

E REFER TO SPECIFICATIONS FOR INFORMATION RELATED TO HAZARDOUS MATERIALS SURVEY, PROCEDURES AND ABATEMENT.

DEMO PLAN KEY NOTES

1. REMOVE (E) FURNITURE AND COMPUTER EQUIP. AND STORE FOR CITY
2. STAGING AREA
3. PROVIDE FLOOR PROTECTION DURING CONSTRUCTION, TYP.
4. PATH OF ACCESS FOR WORK
5. PROTECTION BARRIER, SEE SPECIFICATION SECTION 02070.

KEY PLAN: CITY HALL, SECOND FLOOR N.T.S.



1 DEMOLITION PLAN
SCALE: 3/16"=1'-0"

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DEMOLITION PLAN

Sheet No.

D2.00

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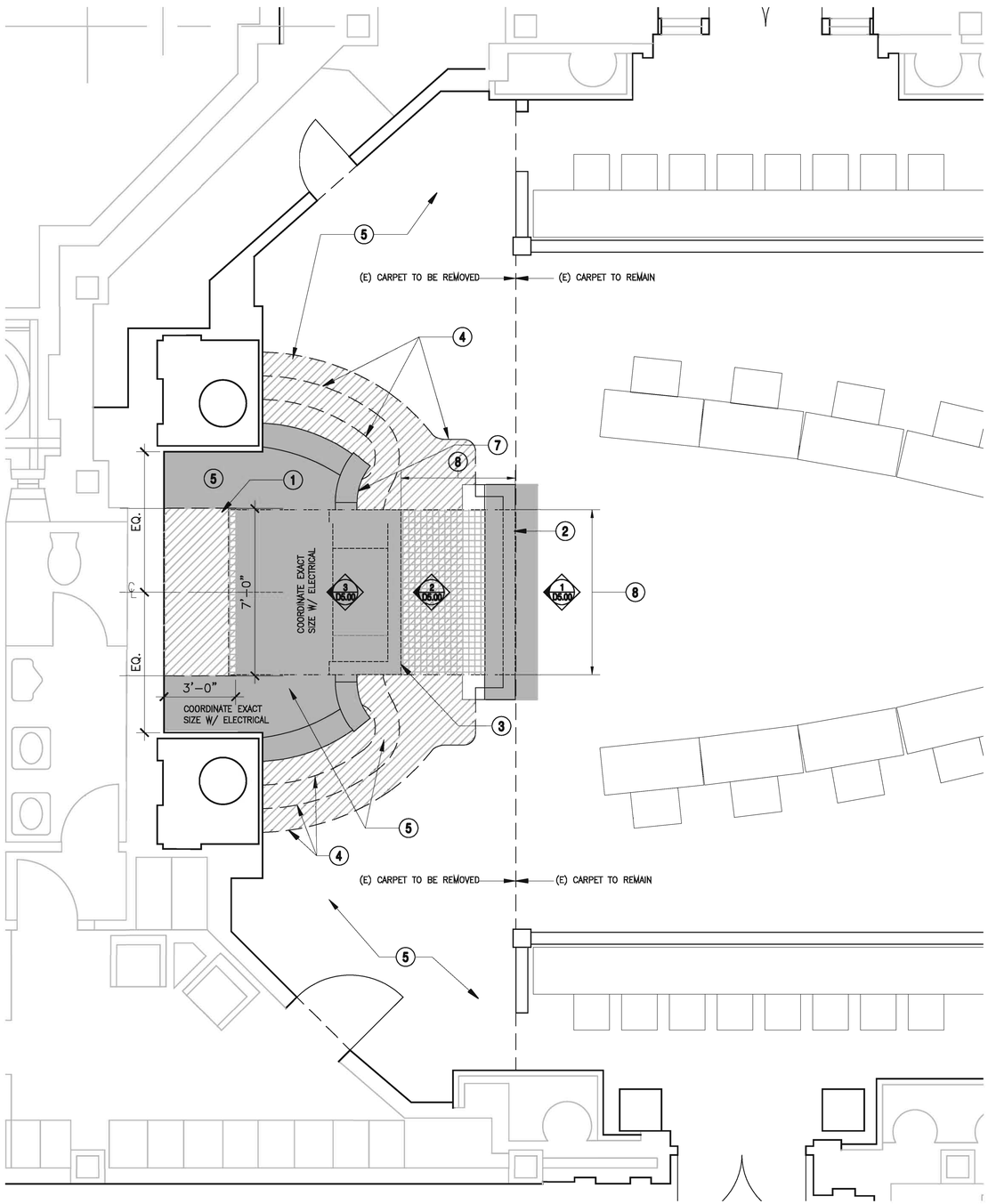
Job No. 6590A



1 ENLARGED FLOOR PLAN

SCALE: 3/8"=1'-0"

N

DEMOLITION SHEET NOTES

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B CONTRACTOR SHALL SUBMIT MEANS AND METHODS FOR DEMOLITION PROCESS FOR PRESERVATION ARCHITECT'S APPROVAL PRIOR TO DEMOLITION.

C LOCATE ALL MECHANICAL FASTENERS INCLUDING SUCH THINGS AS NAILS AND SCREWS AND CAREFULLY SAWCUT PRIOR TO RELOCATING FURNITURE. RESISTANCE NOTED DURING RELOCATION OF FURNITURE SHOULD BE CONSIDERED INDICATION THAT A FASTENER(S) REQUIRING REMOVAL IS STILL IN PLACE.

D SEE D4.00 FOR ENLARGED DEMO PLAN & D5.00 FOR DEMO ELEVATIONS.

E REFER TO SPECIFICATIONS FOR INFORMATION RELATED TO HAZARDOUS MATERIALS SURVEY, PROCEDURES AND ABATEMENT.

DEMO PLAN KEY NOTES

1 CUT OPENING IN (E) DAIS FLOOR FOR ACCESS TO (E) ELECTRICAL PULL BOX BELOW. COORDINATE EXACT DIMENSIONS WITH ELECTRICAL DRAWINGS & (E) ELECTRICAL BOX BELOW.

2 CLERK'S DESK TO BE LOWERED TO ELEVATION OF MAIN FLOOR, SEE D5.00. RELOCATE CLERK'S DESK AS ONE PIECE.

3 PRESIDENT'S DESK AND TOP 2 RISERS TO BE LOWERED 18 INCHES. SEE D5.00. RELOCATE PRESIDENT'S DESK AS ONE PIECE.

4 REMOVE (E) TREADS & RISERS SHOWN DASHED.

5 REMOVE AND DISCARD CARPET AS SHOWN. COORDINATE EXTENT OF CARPET REMOVAL W/ ARCHITECT.

6 NOT USED

7 ORNAMENTAL SCROLLS. LOCATE SCREWS AND OTHER MECHANICAL FASTENERS AND REMOVE.

8. REMOVE NON-STRUCTURAL TOPPING SLAB, ROUGHEN SURFACE

9. BASE BID: REMOVE (E) CARPET AS SHOWN.
ALTERNATE: REMOVE (E) CARPET IN ENTIRE ROOM.

LEGEND

(E) DAIS, STEPS, & DESKS TO BE LOWERED

(E) DAIS STEPS TO BE REMOVED AND SALVAGED

(E) TOPPING SLAB TO BE REMOVED

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ENLARGED DEMOLITION PLAN

Sheet No.

D4.00

Scale 3/8" = 1'-0"

Job No. 6590A

6 DAIS REMOVAL IMAGES
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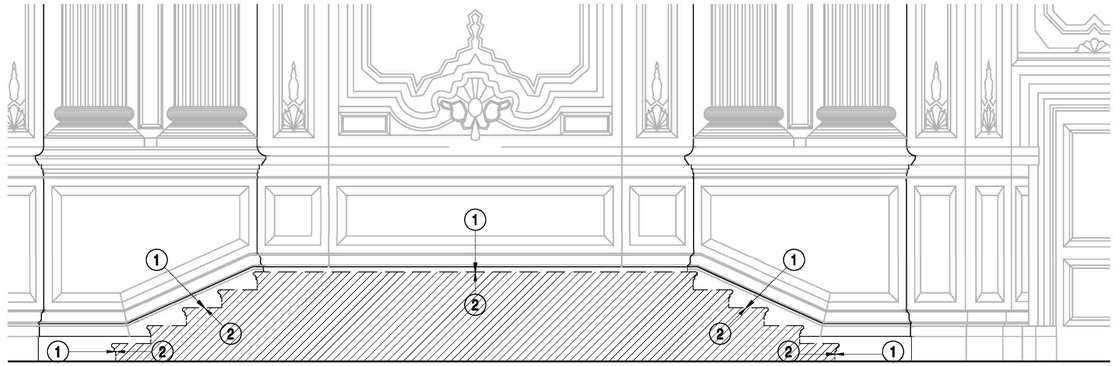
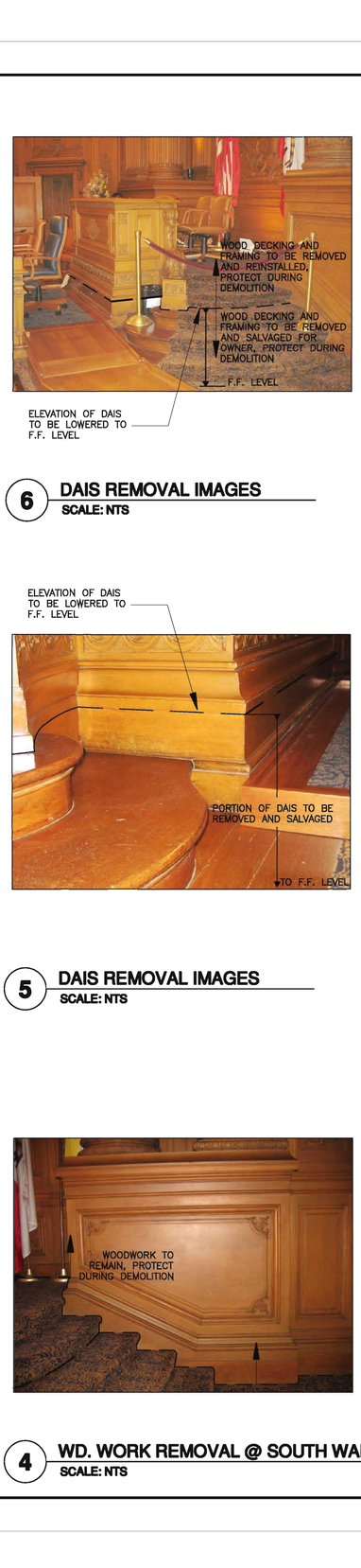


3 CHAMBER SOUTH WALL
SCALE: 1/2"=1'-0"



5 DAIS REMOVAL IMAGES
SCALE: NTS

2 PRESIDENT'S DESK
SCALE: 1/2"=1'-0"

4 WD. WORK REMOVAL @ SOUTH WALL
SCALE: NTS

1 CLERK'S DESK
SCALE: 1/2"=1'-0"

DEMOLITION SHEET NOTES

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D SEE D4.00 FOR ENLARGED DEMO PLAN & D5.00 FOR DEMO ELEVATIONS.

E REFER TO SPECIFICATIONS FOR INFORMATION RELATED TO HAZARDOUS MATERIALS SURVEY, PROCEDURES AND ABATEMENT.

DEMO ELEVATION KEY NOTES

1. (E) WOODWORK TO REMIAN, PROTECT DURING DEMOLITION.
2. REMOVE (E) WOODWORK, PROTECT DURING DEMOLITION, SURRENDER TO CITY.
3. (E) WOODWORK, PROTECT DURING REMOVAL, SALVAGE FOR REINSTALLATION.

LEGEND

(E) TO BE REMOVED AND SALVAGED

(E) STEPS TO BE LOWERED

PHOTO KEY

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EXP 9/30/09
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Proj. Mgr.
Date
Phase

Bureau Manager

Drawing Title

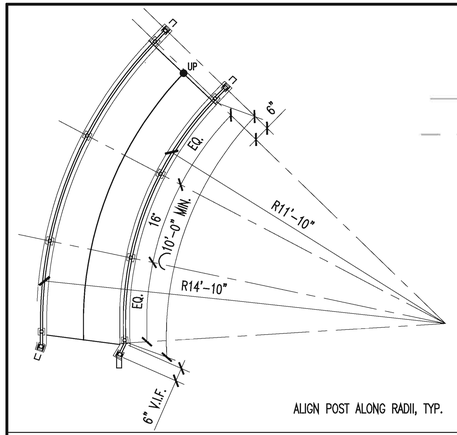
INTERIOR
DEMOLITION
ELEVATIONS

Sheet No.

D5.00

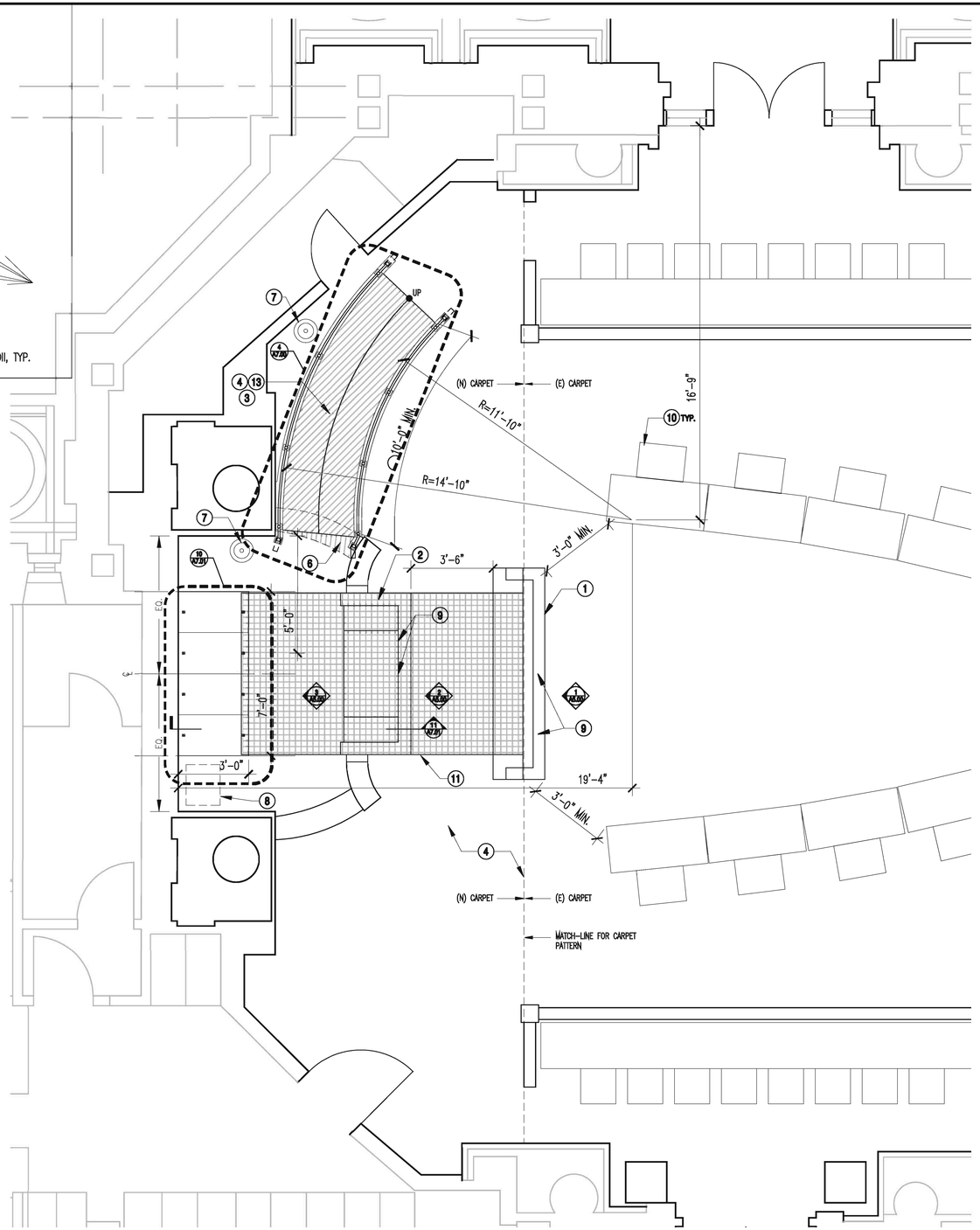
Scale 1/2" = 1'-0"

Job No. 6590A



ALIGN POST ALONG RADII, TYP.

2 HANDRAIL POST SPACING PLAN
SCALE: 3/8"=1'-0"



1 ENLARGED FLOOR PLAN
SCALE: 3/8"=1'-0"

PLAN GENERAL NOTES

A CONTRACTOR SHALL VERIFY EXISTING DIMENSIONS IN FIELD AND PROVIDE PLAN LAYOUT COORDINATED W/ (E) CONDITIONS FOR ARCHITECT'S APPROVAL PRIOR TO DEMOLITION AND CONSTRUCTION.

PLAN KEY NOTES

1. RELOCATED CLERK'S DESK
2. PRESIDENT'S DESK
3. (N) RAMP @ 1:10 SLOPE AS PER CBC CHAPTER 34 – 8–603.5 EXTERIOR AND INTERIOR RAMPS AND LIFTS: "A LIFT OR A RAMP OF GREATER THAN STANDARD SLOPE BUT NOT GREATER THAN 1:10, FOR HORIZONTAL DISTANCES NOT TO EXCEED 12 FEET".
4. (N) CARPET TO MATCH (E), ALIGN (N) CARPET DESIGN W/ DESIGN OF (E). SUBMIT CARPET SAMPLE FOR ARCHITECT'S APPROVAL. SEE D4.00 FOR EXTENT OF CARPET REMOVAL
5. (N) ACCESS TO (E) ELECTRICAL PULL BOX, COORDINATE EXACT DIMENSIONS W/ ELECTRICAL DWGS., SSD.
6. FOR UPPER PORTION OF RAMP @ DAIS, SEE 2/A7.02
7. (N) SIGN, SEE DETAIL 3/A7.02
8. PATCH FLOOR @ OLD ACCESS PANEL.
9. CONDUIT STUB–UP FOR ELECTRICAL & TELE/DATA. S.E.D. PLACE (N) STUB–UP LOCATION AT SIMILAR LOCATION TO (E) SO AS NOT TO DAMAGE (E) WOODWORK AT PRESIDENT'S DESK & CLERK'S DESK.
10. REINSTALL FURNITURE AND EQUIPMENT, TYP.
11. SHADED AREA INDICATES (N) TOPPING SLAB
12. BASE BID: INSTALL (N) CARPET AS SHOWN
    ALTERNATE: INSTALL (N) CARPET IN ENTIRE ROOM
13. RAMP WIDTH IS 36" AS PER CBC 1003.3.4.2: "RAMPS SERVING AN OCCUPANT LOAD OF LESS THAN 50 SHALL NOT BE LESS THAN 36 INCHES IN WIDTH".

LEGEND

(N) RAMP W/ (N) CARPET FINISH TO MATCH (E) CARPET

AREA OF CONCRETE TOPPING SLAB TO BE REPLACED

(E) CARPET INFORMATION

MANUFACTURE: BLOOMSBURG CARPETS

CONSTRUCTION: WOVEN AXMINSTER

DESIGN #: A1797/1 (NAVY GROUND, WITH GOLD ACCENT)

PILE: 100% NYLON

YARN COUNT 3 PLY

ROWS: 9 PER INCH

PITCH 7 PER INCH

PILE HEIGHT: .290"

PILE WEIGHT: 42 OZ SQUARE YARD

TOTAL WEIGHT: 70 OZ SQUARE YARD

WIDTH: 12'

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ENLARGED PLAN

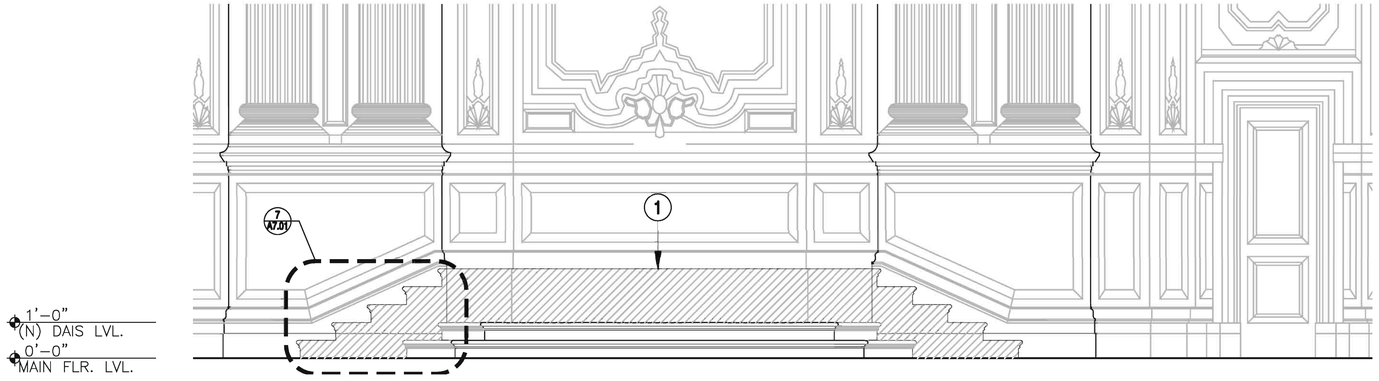
Sheet No.

A4.00

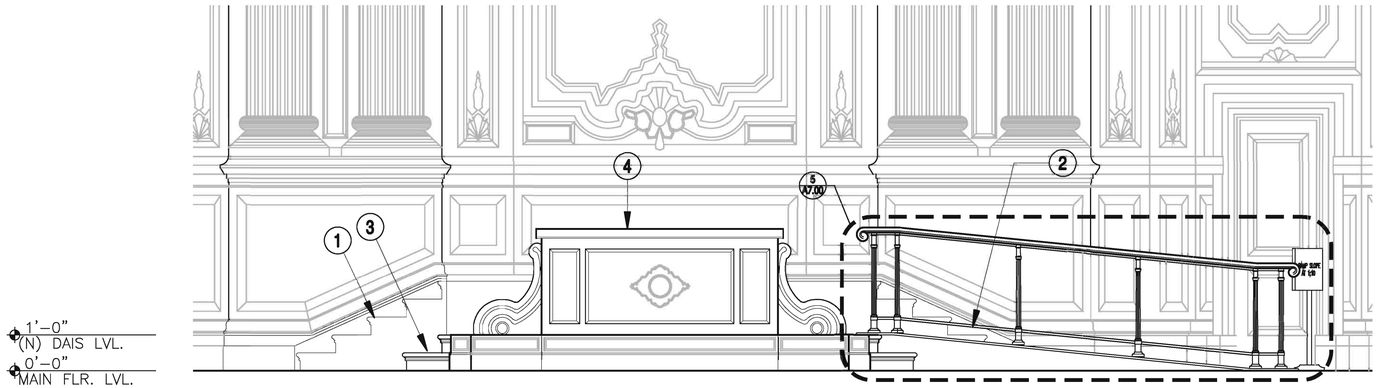
Scale 3/8" = 1'–0"

Job No.

6590A



3 CHAMBER SOUTH WALL
SCALE: 1/2"=1'-0"



2 PRESIDENT'S DESK AND RAMP
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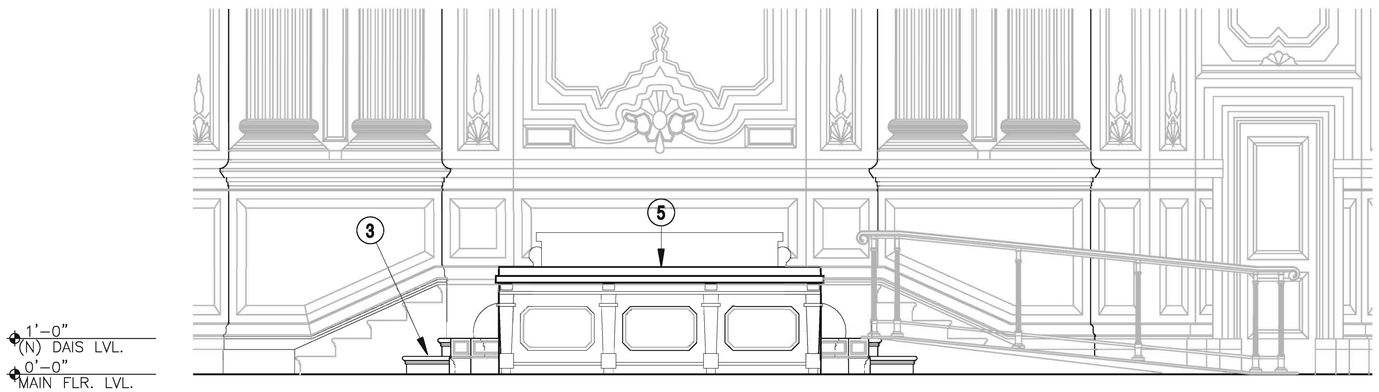

1 CLERK'S DESK
SCALE: 1/2"=1'-0"

ELEVATION SHEET NOTES

1. ALL WOOD INFILL TO MATCH GRAIN & FINISH. SUBMIT SAMPLE OF MATERIAL FOR ARCHITECT'S APPROVAL. SEE SPECIFICATION SECTION 06400.

ELEVATION KEY NOTES

1. INFILL GAP RESULTING FROM THE LOWERING OF THE DAIS. SEE 2/A7.01.
2. (N) RAMP
3. (E) TREADS AND RISERS @ (N) ELEVATION BEYOND
4. PRESIDENT'S DESK
5. CLERK'S DESK

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Drawing Title

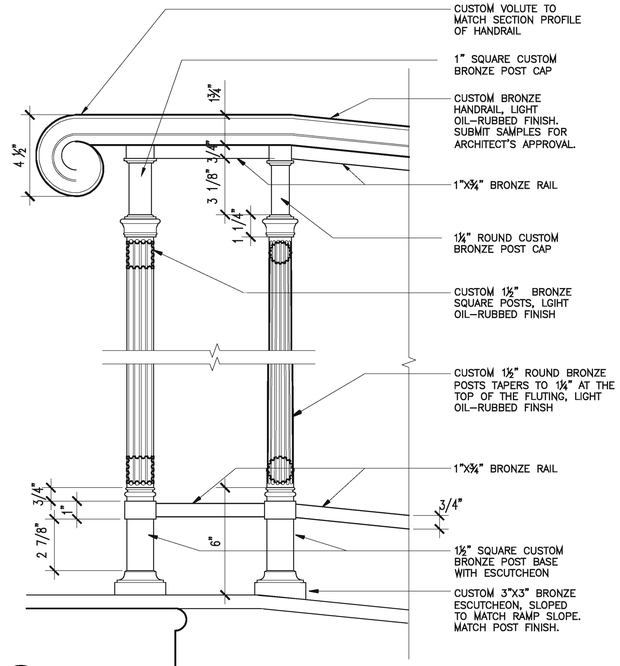
INTERIOR
ELEVATIONS

Sheet No.

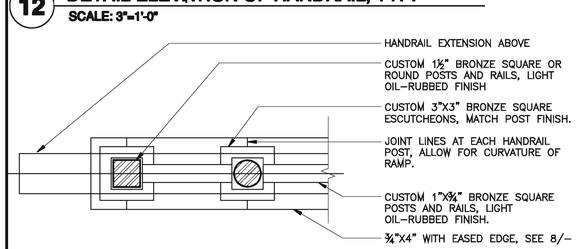
A5.00

Scale 1/2" = 1'-0"

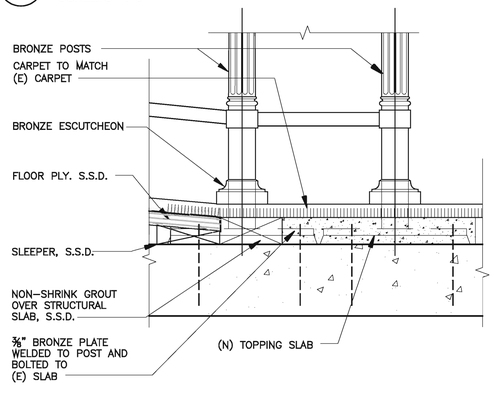
Job No. 6590A



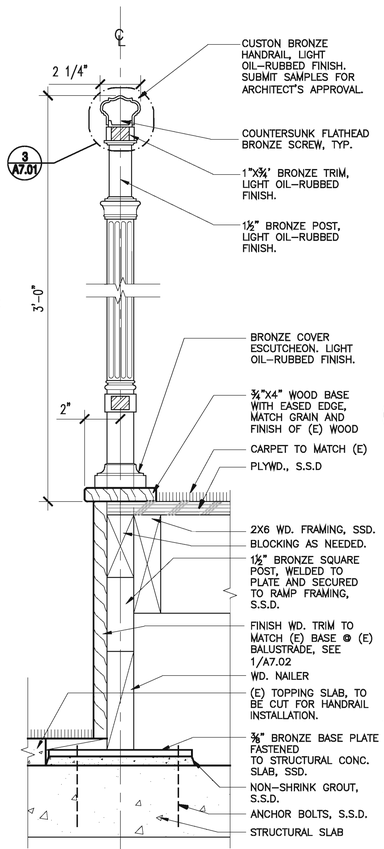
12 DETAIL ELEVATION OF HANDRAIL, TYP.
SCALE: 3"=1'-0"



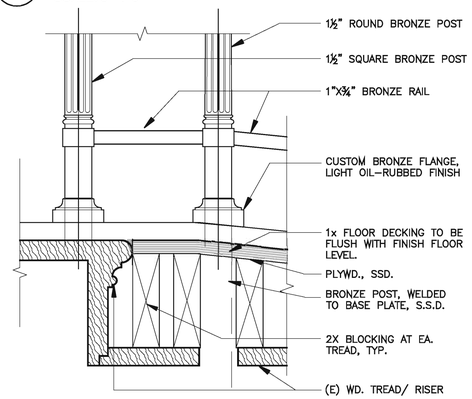
11 HANDRAIL PLAN, TYP.
SCALE: 3"=1'-0"



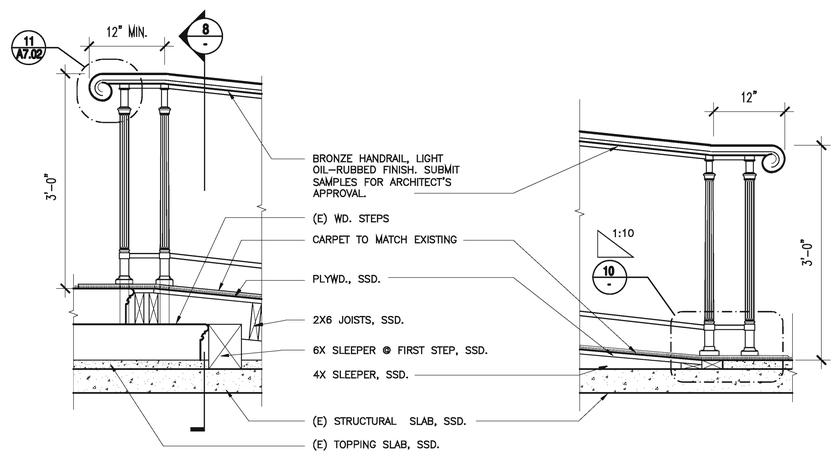
10 RAMP THRESHOLD @ MAIN FLR. LVL.
SCALE: 3"=1'-0"



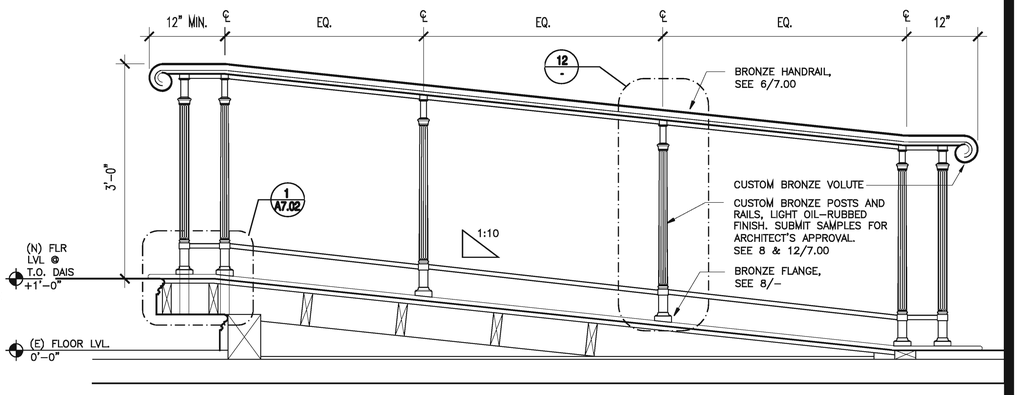
8 POST DETAIL, TYP.
SCALE: 3"=1'-0"



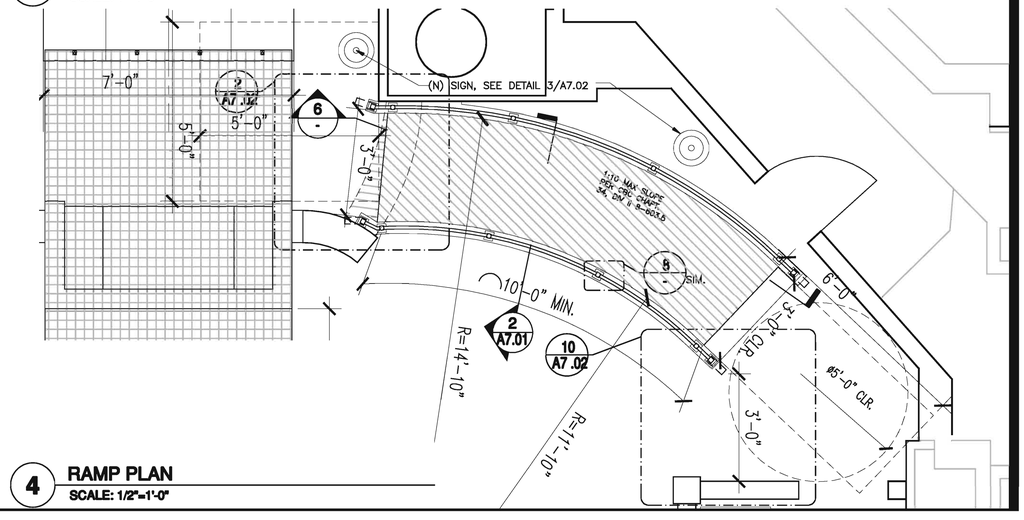
7 RAMP THRESHOLD @ T.O. DAIS
SCALE: 3"=1'-0"



6 RAMP SECTION @ OUTER-SIDE
SCALE: 1"=1'-0"



5 RAMP SECTION @ INNER-SIDE
SCALE: 1"=1'-0"



4 RAMP PLAN
SCALE: 1/2"=1'-0"

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DETAILS

Sheet No. A7.00

Scale AS NOTED

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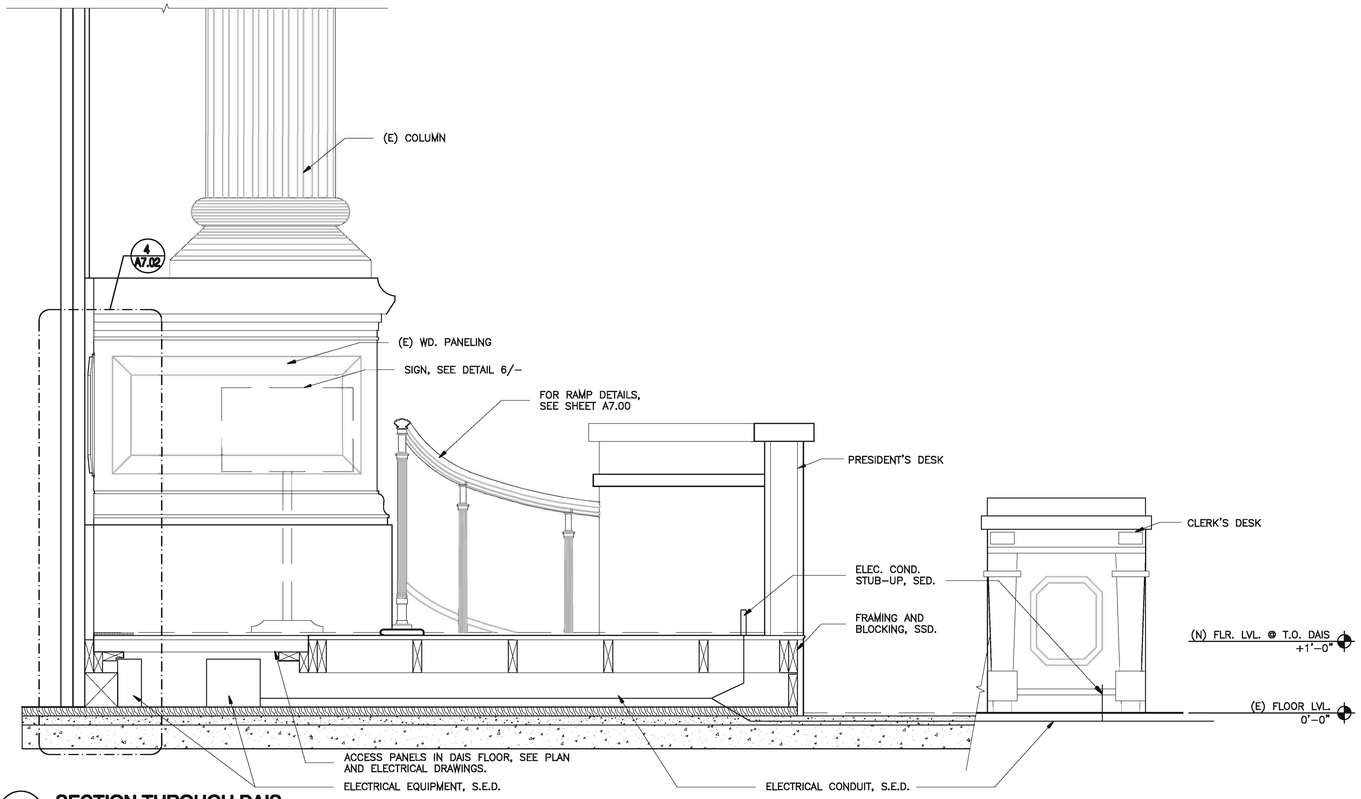
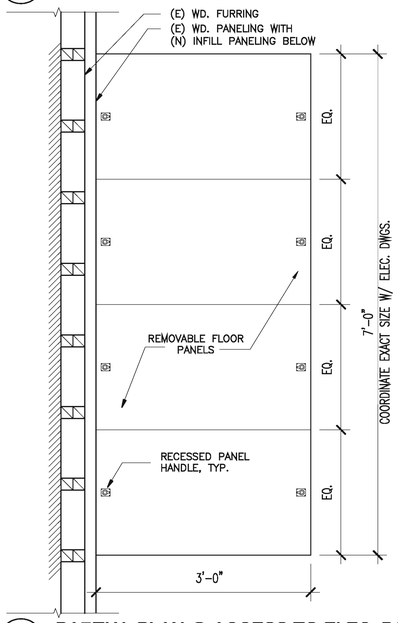
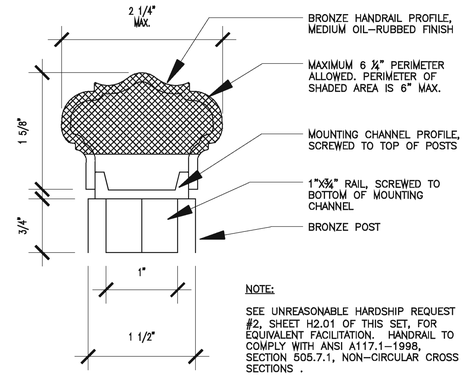


11 SECTION THROUGH DAIS
SCALE: 1"=1'-0"



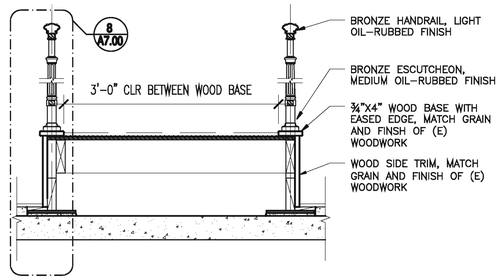
10 PARTIAL PLAN @ ACCESS TO ELEC. BOX
SCALE: 6"=1'-0"



NOTE:

SEE UNREASONABLE HARDSHIP REQUEST #2, SHEET H2.01 OF THIS SET, FOR EQUIVALENT FACILITATION. HANDRAIL TO COMPLY WITH ANSI A117.1–1998, SECTION 505.7.1, NON–CIRCULAR CROSS SECTIONS .

3 HANDRAIL SECTION
SCALE: 1'-0"=1'-0"



2 RAMP CROSS SECTION
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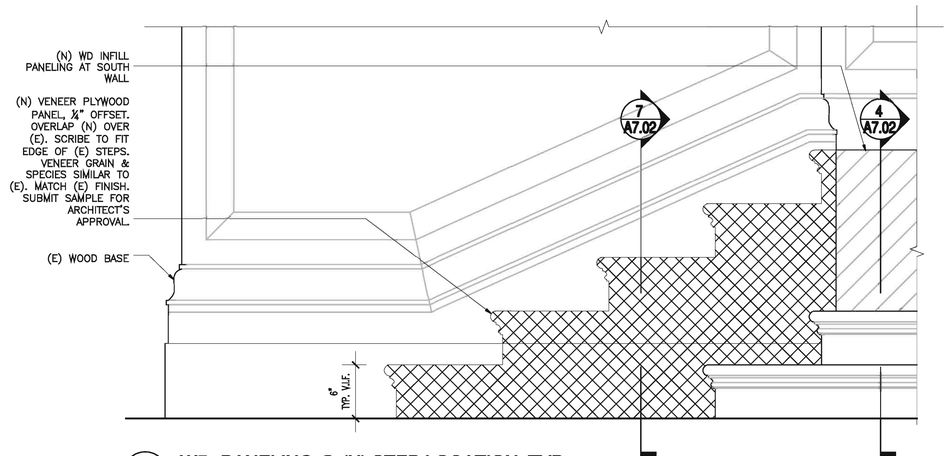

7 WD. PANELING @ (N) STEP LOCATION, TYP.
SCALE: 1/2"=1'-0"

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DETAILS

Sheet No. A7.01

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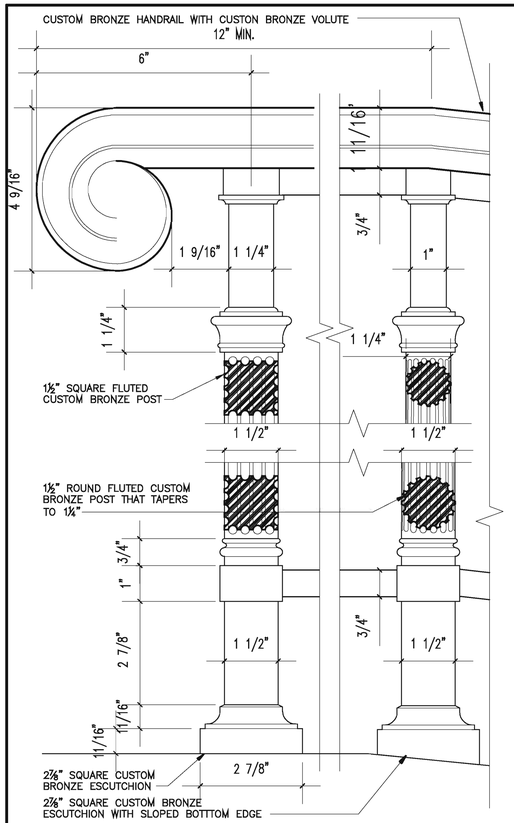
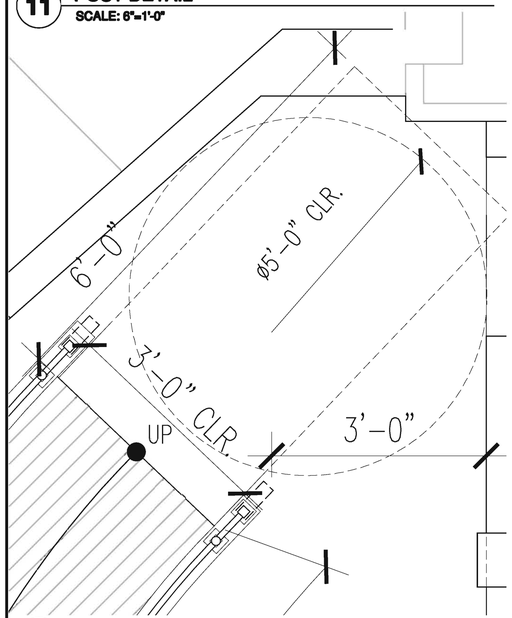
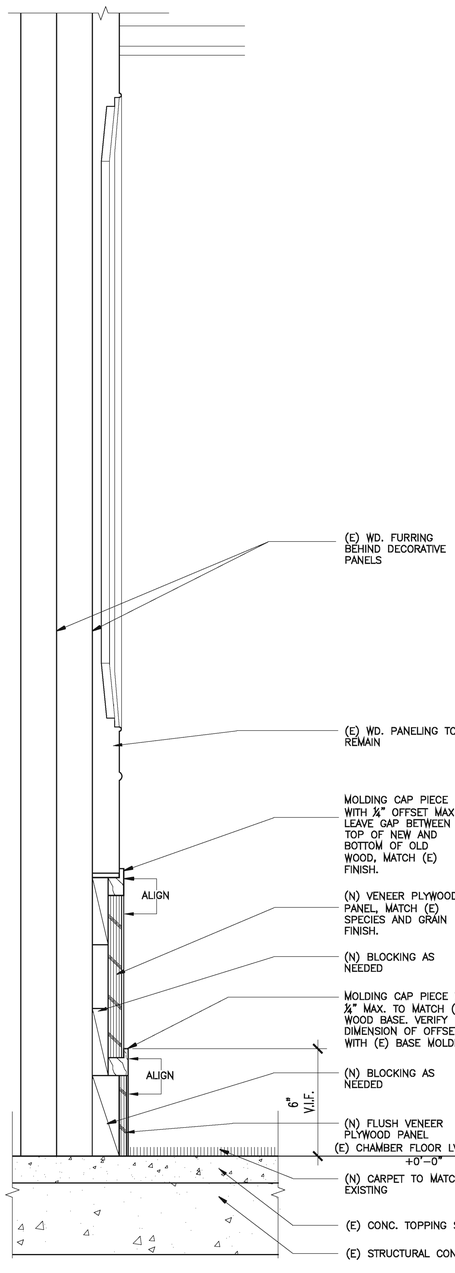


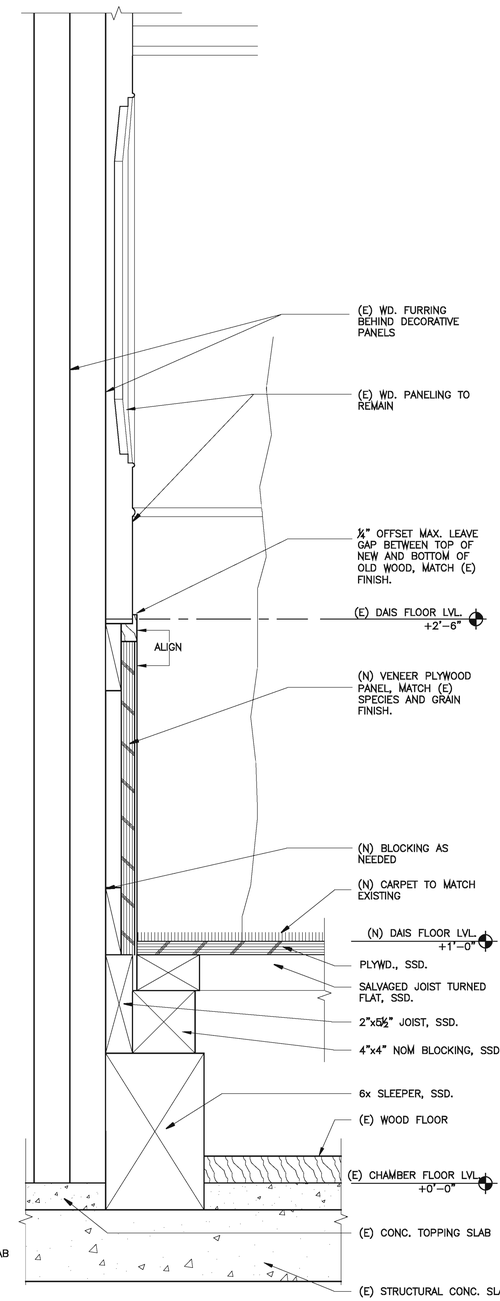
11 POST DETAIL
SCALE: 6"=1'-0"



10 RAMP CLEARANCE
SCALE: 1"=1'-0"



7 WD. PANELING SECTION
SCALE: 3"=1'-0"



4 WD. PANELING SECTION
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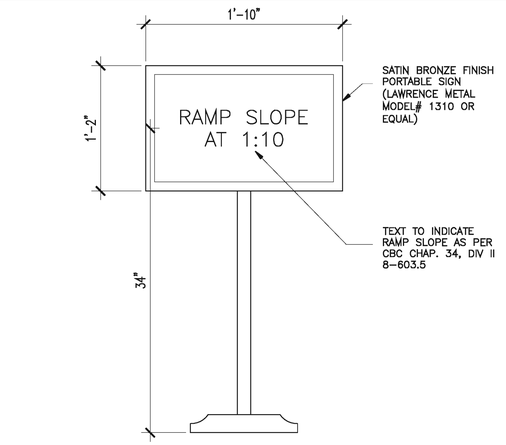
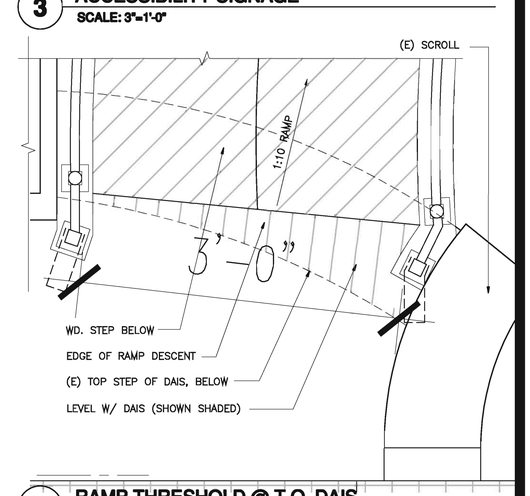
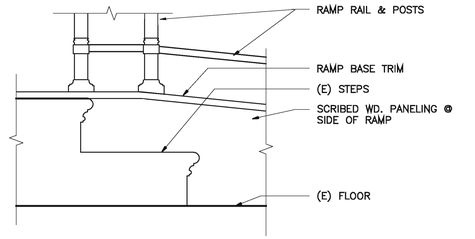


3 ACCESSIBILITY SIGNAGE
SCALE: 3"=1'-0"



2 RAMP THRESHOLD @ T.O. DAIS
SCALE: 1 1/2"=1'-0"



1 WD. PANELING @ RAMP
SCALE: 1 1/2"=1'-0"

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DETAILS

Sheet No.

A7.02

Scale AS NOTED

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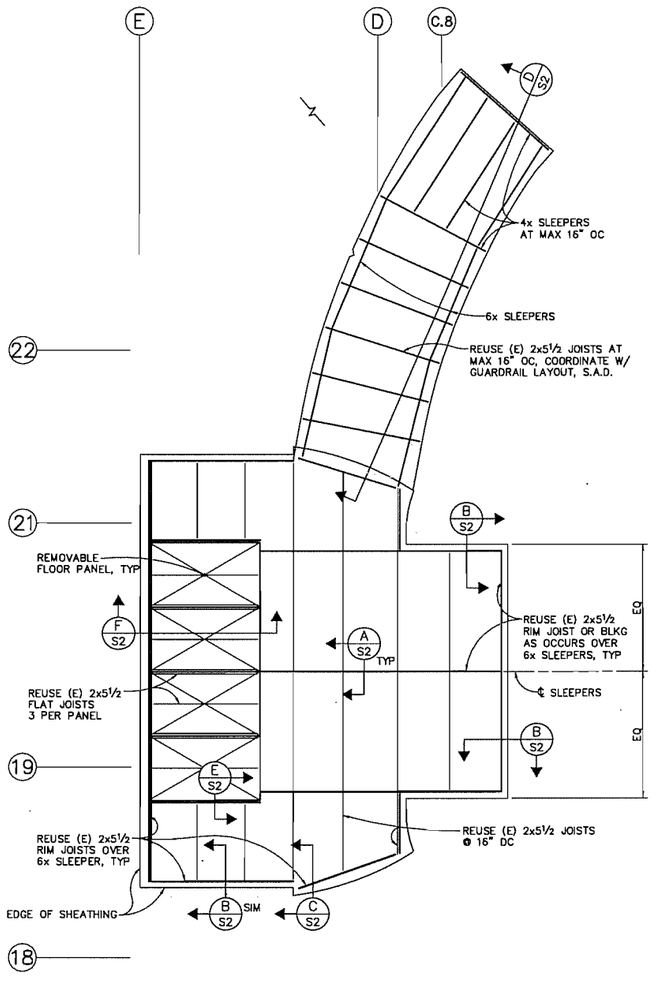

RAMP PLAN
½" = 1'-0"

NOTES

GENERAL NOTES:

1. THE STABILITY AND INTEGRITY OF THE EXISTING STRUCTURE DURING CONSTRUCTION SHALL BE MAINTAINED AT LEVELS GENERALLY ACCEPTABLE WITHIN THE CONSTRUCTION INDUSTRY BY THE USE OF BRACING AND SHORING UNTIL THE PROPOSED STRUCTURAL MODIFICATIONS ARE COMPLETED. IN NO CASE SHALL THE EXISTING STRUCTURE BE ALLOWED TO BECOME UNSAFE DURING CONSTRUCTION.

2. THE CONTRACTOR SHALL REMOVE ALL FINISH MATERIALS, CONDUITS, LIGHTING, DUCTWORK AND OTHER ELEMENTS NECESSARY TO INSTALL WORK SHOWN ON THESE DRAWINGS. ALL ITEMS WHICH REQUIRE REMOVAL SHALL BE REPLACED TO MATCH EXISTING UNLESS DIRECTED OTHERWISE BY THE CITY.

3. THE CONTRACTOR SHALL VERIFY EXISTING SIZES, CONDITIONS, DIMENSIONS AND ELEVATIONS BEFORE BEGINING CONSTRUCTION AND/OR ORDERING MATERIALS. ALL DIMENSIONS SHOWN AS ± ARE BASED ON AS-BUILT PLANS AND LIMITED FIELD SURVEYS. ANY CONDITIONS ENCOUNTERED THAT CONFLICT WITH THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE CITY IMMEADIATELY. THE CITY SHALL BE ADVISED OF ANY FRAMING, CONNECTIONS, ETC. WHICH ARE FOUND TO BE MISSING, DAMAGED OR IN NEED OF REPAIR OR REPLACEMENT FOR ANY REASON.

SUBMITTALS FOR THE CITY'S REVIEW WILL BE REQUIRED AS FOLLOWS:
1. STRUCTURAL STEEL AND MISCELLANEOUS METALS SHOP DRAWINGS;
2. WELDING PROCEDURE SPECIFICATIONS (AND PQR IF APPLICABLE);

CONTRACTOR SHALL SUBMIT TWO SETS OF PRINTS FOR REVIEW. FABRICATION SHALL NOT PROCEED UNTIL SUBMITTALS HAVE BEEN REVIEWED BY THE ENGINEER.

CONSTRUCTION LIABILITY
THE CONSTRUCTION CONTRACTOR AND HIS SUBCONTRACTORS AGREE THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONSTRUCTION CONTRACTOR AND HIS SUBCONTRACTORS WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT LIMITED TO NORMAL WORKING HOURS, AND THE CONSTRUCTION CONTRACTOR AND HIS SUBCONTRACTORS FURTHER AGREE TO DEFEND, INDEMNIFY AND HOLD THE DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

MATERIAL PROPERTIES

THE FOLLOWING MATERIAL PROPERTIES ARE INTENDED TO PROVIDE GENERAL INFORMATION ONLY. REFER TO THE PROJECT SPECIFICATIONS FOR DETAILED INFORMATION. IN THE EVENT OF ANY CONFLICT BETWEEN THE MATERIAL PROPERTIES LISTED HERE AND THE PROJECT SPECIFICATIONS, THE PROJECT SPECIFICATIONS SHALL GOVERN.

STRUCTURAL SPECIFICATIONS
GENERAL
ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE CURRENT GOVERNING EDITION OF THE CALIFORNIA BUILDING CODE.

WOOD FRAMING AND SHEATHING
RE-USE EXISTING WOOD FRAMING AS AVAILABLE. CONTRACTOR SHALL INSPECT EXSITING MATERIAL FOR SUITABILITY BEFORE RE-USE. IF ADDITIONAL MATERIAL REQUIRED, SUBSTITUTE NEW MATERIAL OF EQUAL SIZE AND CONFORMING WITH THE FOLLOWING:

A. PLYWOOD
ALL PLYWOOD SHALL CONFORM TO U.S. PRODUCT STANDARD PS 1-95, AMERICAN PLYWOOD ASSOCIATION. EACH SHEET SHALL BE STAMPED WITH THE PS AND/OR APA GRADEMARK.

B. FLOOR PLYWOOD
- EXPOSURE 1, STURD-I-FLOOR, SPAN RATING 24" OC.

C. WOOD FRAMING
DOUGLAS FIR COAST REGION, CONFORMING TO WEST COAST LUMBER INSPECTION BUREAU STANDARD GRADING AND DRESSING RULE No. 17, AS AMENDED TO DATE.
1. 2x, 3x, 4x, PLATES, JOISTS, PURLINS AND BEAMS, No. 1 & BETTER, UNLESS NOTED OTHERWISE ON THE DRAWINGS.
2. 6x6 AND LARGER, DENSE No. 1,

ALL FRAMING LUMBER 6" OR LARGER IN THE LEAST DIMENSION SHALL BE FOHC. ALL FRAMING LUMBER SHALL HAVE MOISTURE CONTENT NOT EXCEEDING 19%.

LIGHT GAGE METAL CONNECTORS
ALL LIGHT GAGE METAL CONNECTORS, UNLESS NOTED OTHERWISE ON THE DRAWINGS, SHALL BE SIMPSON STRONG TIE CONNECTORS OR APPROVED EQUAL.

NON-SHRINK GROUT
NON-SHRINK GROUT SHALL BE FLOWABLE, WITH A MINIMUM 7 DAY COMPRESSIVE STRENGTH OF 5000 PSI. NON-SHRINK GROUT SHALL BE MASTERFLOW 928 GROUT AS MANUFACTURED BY CHEMREX OR APPROVED EQUAL.

FLOOR LEVELING COMPOUND
FLOOR LEVELING COMPOUND SHALL HAVE A MINIMUM THICKNESS OF AT LEAST ⅛", SHALL HAVE MINIMUM 7 DAY COMPRESSIVE STRENGTH OF 3500 psi, AND SHALL BE MASTERFLOW 110 PLUS UNDELAYMENT AS MANUFACTURED BY CHEMREX OR APPRDVED EQUAL.

ADHESIVE ANCHORING SYSTEMS FOR CONCRETE
ADHESIVE ANCHORING SYSTEMS SHALL BE HILTI HY150MAX SYSTEM, SIMPSON SET SYSTEM OR APPROVED EQUAL. INSTALLATION OF ANCHORS AND ADHESIVE INCLUDING DRILLING AND CLEANING OF HOLES SHALL BE IN ACCORDANCE WITH THE CURRENT ICBO REPORT. ADHESIVES SHALL BE USED ONLY IN APPLICATIONS PERMITTED BY THE ADHESIVE'S ICBO REPORT.

STRUCTURAL STEEL AND MISCELLANEOUS IRON
STRUCTURAL STEEL AND MISCELLANEOUS IRON SHALL BE CONSTRUCTED IN ACCORDANCE WITH AISC CODE OF STANDARD PRACTICE - CURRENT EDITION.

a. STRUCTURAL PLATE SHALL CONFORM TO ASTM A36 OR ASTM A572 GRADE 50.

MACHINE BOLTS, ANCHOR BOLTS, STUDS AND THREADED RODS
a. BOLTS AND RODS SHALL CONFORM TO ASTM A307 GRADE A OR B OR A36.
b. NUTS SHALL BE AS SHOWN BELOW AND FINISH SHALL MATCH FASTENER.

FASTENER GRADE & SIZE	NUT CLASS	NUT STYLE
ASTM A36 OR ASTM A307A, ¼" TO 1½"	ASTM A563-A	HEX

LAG SCREWS - ANSI/ASME B18.2.1-1981 (REF. 6). PREDRILL HOLES AND LUBRICATE SCREWS PER CURRENT NDS SPECIFICATION.

WELDING
ALL WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS PER AWS "STANDARD QUALIFICATION PROCEDURE" TO PERFORM THE TYPE OF WORK REQUIRED. ALL WELDING SHALL BE IN ACCORDANCE WITH THE CURRENT AWS WELDING CODE. ARC WELDING ELECTRODES SHALL BE LOW HYDROGEN E70 SERIES FOR A36, A572 & A992 MATERIAL, AND LOW HYDROGEN E80 SERIES FOR A706 REINFORCING STEEL.

TESTING AND SPECIAL INSPECTION

SPECIAL INSPECTIONS
THE CITY SHALL EMPLOY A SPECIAL INSPECTOR OURING CONSTRUCTION ON THE FOLLOWING TYPES OF WORK:
GROUTED OR ADHESIVE ANCHORS
- CONTINUOUSLY INSPECT ADHESIVE ANCHOR INSTALLATIONS.

SPECIAL INSPECTOR
- THE SPECIAL INSPECTOR SHALL BE A QUALIFIED PERSON WHO SHALL DEMONSTRATE HIS COMPETENCE, TO THE SATISFACTION OF THE BUILDING OFFICIAL, FOR INSPECTION OF A PARTICULAR TYPE OF CONSTRUCTION OR OPERATION REQUIRING SPECIAL INSPECTION.

DUTIES AND RESPONSIBILITIES OF THE SPECIAL INSPECTOR
- THE SPECIAL INSPECTOR SHALL OBSERVE THE WORK ASSIGNED FOR CONFORMANCE WITH THE APPLICABLE PROJECT DRAWINGS AND SPECIFICATIONS.
- THE SPECIAL INSPECTOR SHALL FURNISH INSPECTION REPORTS TO THE BUILDING OFFICIAL, THE CITY OR CITY'S DESIGNATED REPRESENTATIVE, THE ARCHITECT OR PROJECT MANAGER, THE STRUCTURAL ENGINEER OF RECORD, THE CONTRACTOR AND OTHER PERSONS DESIGNATED BY THE CITY OR CITY'S DESIGNATED REPRESENTATIVE. ALL DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION, THEN, IF UNCORRECTED, TO THE PROPER DESIGN AUTHORITY AND TO THE BUILDING OFFICIAL.
- THE SPECIAL INSPECTOR SHALL SUBMIT A FINAL SIGNED REPORT STATING WHETHER THE WORK REQUIRING SPECIAL INSPECTION WAS, TO THE BEST OF THE INSPECTOR'S KNOWLEDGE, IN CONFORMANCE WITH THE PROJECT PLANS AND SPECIFICATIONS AND THE APPLICABLE WORKMANSHIP PROVISIONS OF THE UBC.

STRUCTURAL OBSERVATION
- STRUCTURAL OBSERVATION SHALL BE PROVIDED AS REQUIRED BY UBC SECTION 1702 AND THE ESSENTIAL SERVICES BUILDING ACT SECTION 16020. THE STRUCTURAL OBSERVER SHALL SUBMIT TO THE BUILDING OFFICIAL A WRITTEN STATEMENT OF DEFICIENCIES INDENTIFIED DURING SITE VISITS OR THE REVIEW OF INSPECTION REPORTS. A VISUAL OBSERVATION OF THE STRUCTURAL SYSTEM FOR GENERAL CONFORMANCE TO THE APPROVED PLANS AND SPECIFICATIONS SHALL BE MADE AT THE COMPLETION OF THE STRUCTURAL SYSTEM AND AT THE FOLLOWING STAGES OF CONSTRUCTION:
1. AFTER INSTALLATION OF FRAMING, PRIOR TO INSTALLATION OF SHEATHING.
2. AFTER INSTALLATION OF SHEATHING, PRIOR TO COVERING.

NOTES: THE CONTRACTOR SHALL NOTIFY THE CITY AT LEAST 48 HOURS PRIOR TO COVERING UP ABOVE ITEMS OF CONSTRUCTION. SITE VISITS MAY TAKE PLACE WHEN THE WORK TO BE OBSERVED IS ESSENTIALLY COMPLETE.

PROJECT DATA

1. PLANS AND CALCULATIONS FOR THE STRUCTURAL DESIGN WERE BASED UPON:
   - THE 2001 CALIFORNIA BUILDING CODE.
   - ORIGINAL CONSTRUCTION DRAWINGS BY C. H. SNYDER, JUNE 28, 1913
2. DESIGN LOADS ARE AS FOLLOWS:
   VERTICAL
   FLOOR DEAD LOAD 10 PSF
   FLOOR LIVE LOAD 100 PSF
   FOUNDATION
   BEARING PRESSURES 2000 DEAD + LIVE LOAD
   2650 TOTAL LOADS
3. LATERAL
   SEISMIC BASE SHEAR COEFFICIENT, (SEISMIC ZONE 4)

$$V = \frac{2.5\ Ca\ I}{R} W \qquad Fp = \frac{Ap\ Ca\ Ip}{Rp}\left(1 + 3\frac{Hx}{Hr}\frac{Wp}{}\right)$$

Ca = 0.44 (No = 1.0)
Ip = 1.00
Ap = 1.00
Rp = 3.0
Fp = 0.21 W (ASD)

SHEET INDEX

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CITY AND COUNTY OF SAN FRANCISCO

30 Van Ness Avenue, Suite 4100
San Francisco, CA (415)557-4700
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Consultant

BIGGS CARDOSA ASSOCIATES INC
STRUCTURAL ENGINEERS

101 California Street, Suite 875
San Francisco, California 94111
415-838-6600

REGISTERED PROFESSIONAL ENGINEER
MARVASH M HARMS
No. 2639
Exp. 12/31/08
STATE OF CALIFORNIA STRUCTURAL

No.	Date	Revisions
	11.01.2007	PERMIT ISSUE SET

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Proj. Arch.
Proj. Mgr.
Date 3/7/07
Phase
Bureau Manager

Drawing Title

PLAN AND NOTES

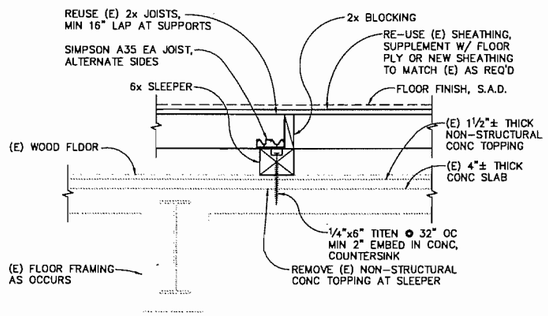
Sheet No.

S-1

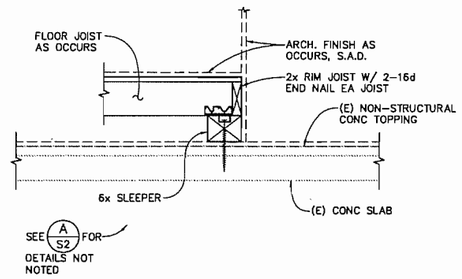
Scale
AS SHOWN

Job No. 200403818-1

(200403818S1) 2004038.18



SECTION A / S2
1" = 1'-0"



SECTION B / S2
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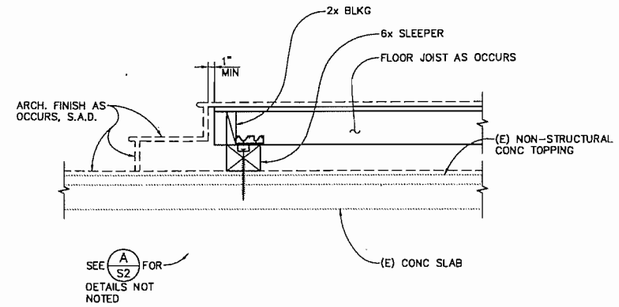

SECTION C / S2
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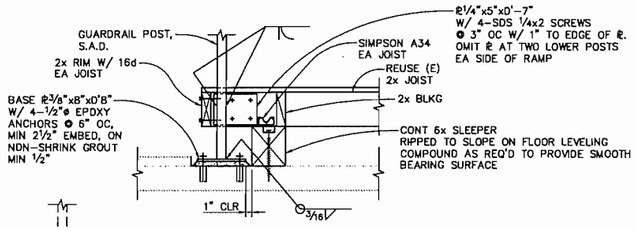
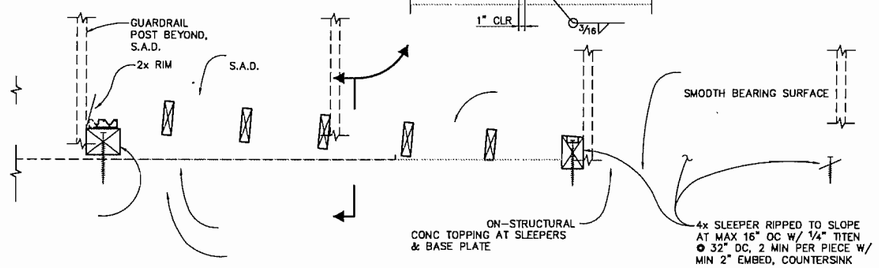
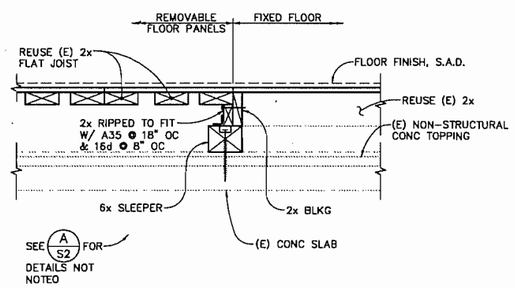




SEC D / S2



SECTION E / S2
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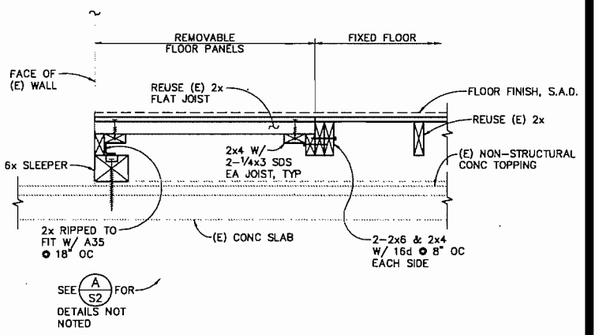

SECTION F / S2
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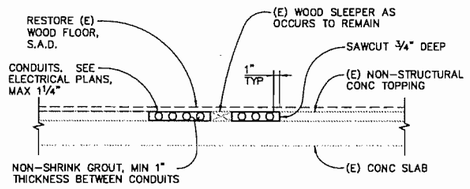

SECTION G / S2
1" = 1'-0"

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San Francisco, CA (415)557-4700
94102-6028 Fax (415)5574701

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CALIFORNIA

Consultant

BIGGS CARDOSA ASSOCIATES INC
STRUCTURAL ENGINEERS

101 California Street, Suite 875
San Francisco, California 94111
415-536-8600

REGISTERED PROFESSIONAL ENGINEER
MAHVASH M HARMS
No. 2639
Exp. 12/31/08
STRUCTURAL
STATE OF CALIFORNIA

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Drawing Title

DETAILS

Sheet No.

S-2

Scale
AS SHOWN

Job No. 2004038.18-2

(20040381852) 2004038.18

GENERAL NOTES

1. CONDUIT SHALL RUN CONCEALED, EXPOSED CONDUIT SHALL BE RUN ONLY AS INDICATED.
2. ALL WALL OUTLETS SHALL BE MOUNTED +18" ABOVE FINISHED FLOOR UNLESS OTHERWISE NOTED.
3. ALL CONDUITS THRU WALL AND FLOOR SHALL BE SEALED AIR-TIGHT AROUND CONDUIT OPENING WITH CODE APPROVED MATERIAL. FIRE RATING OF WALLS OR FLOORS SHALL BE MAINTAINED.
4. ALL EQUIPMENT AND DEVICES SHOWN SHALL BE NEW UNLESS OTHERWISE NOTED.
5. ALL SURFACE MOUNTED ELECTRICAL EQUIPMENT AND DEVICES SHALL BE PROPERLY SECURED TO WALL.
6. CONTRACTOR SHALL LABEL EACH NEW ELECTRICAL OUTLETS WITH TRANSPARENT TAPE. THE TAPE SHOULD SHOW PANEL NAME AND CIRCUIT BREAKER NUMBER FEEDING THE OUTLET.
7. ALL ELECTRICAL CABINET ENCLOSED APPARATUS PANELS SHALL BE PERMANENTLY IDENTIFIED WITH MACHINE SCREWED ENGRAVED NAMEPLATES WITH WHITE LETTERS ON BLACK BAKELITE BACKGROUND.

SYMBOL LEGEND

	EXISTING HOMERUN CONDUIT AND WIRING
###	NEW HOMERUN CONDUIT TO PANELBOARD, SLASH MARKS INDICATE NUMBER OF #12 WIRES, 2#12 & 1#12 GRD IN 3/4"C IF NOT MARKED
	EXISTING CONDUIT & WIRING
	NEW CONDUIT & WIRING
###	NEW CONDUIT CONCEALED IN CEILING OR WALLS, SLASH MARKS INDICATE NUMBER OF #12 WIRES 4#12 & 1#12 GRD ON NIGHT LIGHT CIRCUIT (UNSWITCHED), (2#12 & 1#12 GRD IN 3/4"C) IF NOT MARKED
	WALL MOUNTED DUPLEX RECEPTACLE, 20A,120V,2P,3W GROUNDED, +18"AFF
	EXISTING FOURPLEX RECEPTACLE
	RELOCATED FOURPLEX RECEPTACLE
	EXISTING COMBINATION POWER/TELEPHONE/DATA OUTLET BOX
TV	EXISTING TELEPHONE/DATA OUTLET BOX
J	EXISTING CEILING MOUNTED JUNCTION BOX
J	NEW CEILING MOUNTED JUNCTION BOX, SIZE TO SUIT
JH	NEW WALL MOUNTED JUNCTION BOX, SIZE TO SUIT
1	SHEET NOTE TAG

ABBREVIATIONS

C	CONDUIT
(E)	EXISTING TO REMAIN
(N)	NEW
(R)	EXISTING TO BE REMOVED
(RL)	RELOCATED DEVICE
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED

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30 Van Ness Avenue
San Francisco, CA
94102-6028

Suite 4100
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F.W. ASSOCIATES, INC.
CONSULTING ENGINEERS

330 FRANKLIN, SUITE 400, OAKLAND, CA 94607
PHONE: (510) 763-7475 FAX: (510) 763-7033

REGISTERED PROFESSIONAL ENGINEER
VICTOR H.W. TONG
10760
EXP. 6/30/09
ELECTRICAL
STATE OF CALIFORNIA

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Proj. Mgr.
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Phase

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Drawing Title

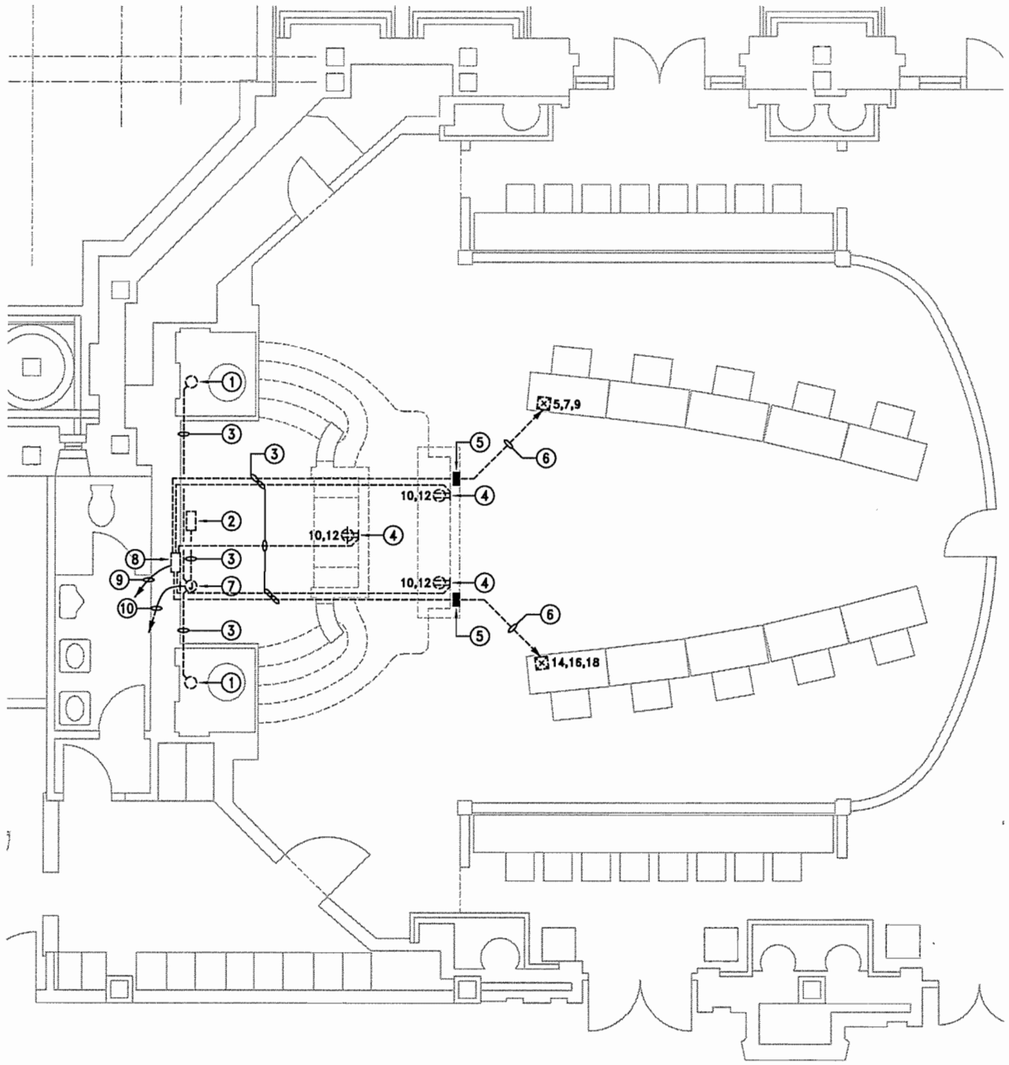
SYMBOL LEGEND,
ABBREVIATIONS
& GENERAL NOTES

Sheet No.

E0.01

Scale NONE

Job No. 6590A



POWER DEMOLITION FLOOR PLAN

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

SHEET NOTES

1. (E) LIGHT SHALL REMAIN.
2. (E) FLOOR BOX RECEPTACLE SHALL BE REMOVED, RELOCATED AND REINSTALLED ON NEW FLOOR PLATFORM, RECONNECT (E) FLOOR BOX RECEPTACLE TO SAME CIRCUITRY. PROVIDE NEW CONDUIT & WIRING (TO MATCH EXISTING) AS REQUIRED FOR RECEPTACLE RECONNECTION.
3. (E) CONDUIT & WIRING MOUNTED ON THE UNDERSIDE OF (E) RAISED PLATFORM SHALL BE REMOVED FOR NEW FLOOR INSTALLATION.
4. (E) RECEPTACLE OUTLET SHALL BE REMOVED, RELOCATED AND REINSTALLED ON NEW FLOOR PLATFORM. RECONNECT EXISTING RECEPTACLE OUTLETS TO SAME CIRCUITRY. PROVIDE NEW CONDUIT & WIRING (TO MATCH EXISTING) AS REQUIRED FOR RECEPTACLE OUTLET RECONNECTION.
5. EXISTING CONDUIT & WIRING (P23LC-5,7,9) TO EXISTING COMBINATION POWER/TELE/DATA FLOOR BOX SHALL BE INTERCEPTED AT THIS POINT FOR NEW FLOOR INSTALLATION. CONTRACTOR SHALL REMOVE EXISTING WIRING BACK TO NEAREST COMBINATION FLOOR BOX AND REINSTALL NEW WIRING (TO MATCH EXISTING) FROM NEAREST COMBINATION FLOOR BOX TO NEW SPLICE BOX UNDER RAISED PLATFORM. PROVIDE NEW SPLICE BOX, CONDUIT & WIRING AND RECONNECT AS REQUIRED.
6. EXISTING CONDUIT & WIRING BELOW FINISHED FLOOR SHALL REMAIN. EXISTING CIRCUITRY SHALL BE MAINTAINED.
7. EXISTING JUNCTION BOX (WITH CIRCUITS #16 & #17 FROM PANEL "DMLA-1") SHALL BE REMOVED AS REQUIRED TO AVOID INTERFERENCE WITH NEW 12" RAISED PLATFORM. CONTRACTOR SHALL INTERCEPT EXISTING HOMERUN CONDUIT & WIRING WITH NEW JUNCTION BOX. PROVIDE NEW CONDUIT & WIRING (TO MATCH EXISTING) AND RECONNECT LIGHTS AND FLOOR BOX RECEPTACLE TO SAME CIRCUITRY.
8. EXISTING 12" x 12" x 4" SPLICE BOX SHALL BE REMOVED FROM NEW 12" HIGH RAISED PLATFORM INSTALLATION. CONTRACTOR SHALL INTERCEPT EXISTING HOMERUNS (3 TOTAL) FROM (E) PANEL "P23LC". CKTS. #5,7,9, #10,12 AND #14,16,18 WITH NEW SPLICE BOX (9" x 9" x 4") TO CLEAR NEW RAISED PLATFORM. PROVIDE ADDITIONAL CONDUIT & WIRING (TO MATCH EXISTING) AS REQUIRED. RECONNECT ALL RELOCATED RECEPTACLE OUTLETS AND EXISTING COMBINATION FLOOR BOX TO SAME CIRCUITRY.
9. EXISTING HOMERUNS (3 TOTAL) TO PANEL "P23LC" WITH CKTS. #5,7,9, #10,12 AND #14,16,18 SHALL REMAIN. CONTRACTOR SHALL INTERCEPT (E) HOMERUNS WITH NEW SPLICE BOX TO CLEAR NEW RAISED PLATFORM INSTALLATION.
10. EXISTING HOMERUN TO PANEL "DMLA-1", CKT. #16 & 17 SEPARATE NEUTRALS SHALL REMAIN. INTERCEPT (E) HOMERUN WITH NEW JUNCTION BOX TO CLEAR NEW 12" HIGH RAISED PLATFORM INSTALLATION.

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DEPARTMENT OF PUBLIC WORKS
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30 Van Ness Avenue
San Francisco, CA
94102-6028

Suite 4100
(415)557-4700
Fax (415)5574701

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CONSULTING ENGINEERS
330 FRANKLIN, SUITE 400, OAKLAND, CA 94607
PHONE: (510) 763-7475 FAX: (510) 763-7033

REGISTERED PROFESSIONAL ENGINEER
VICTOR H.W. TONG
10760
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Proj. Mgr.
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Drawing Title

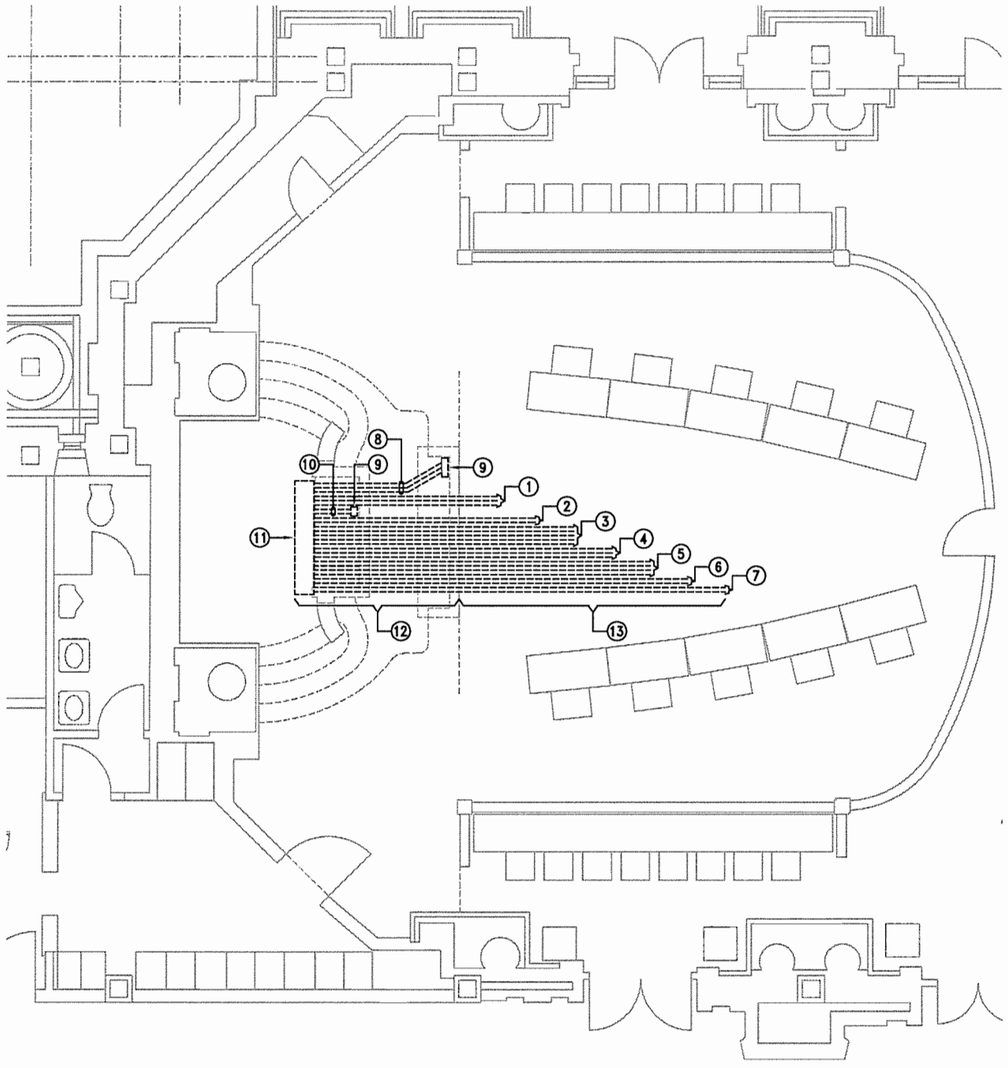
POWER
DEMOLITION
FLOOR PLAN

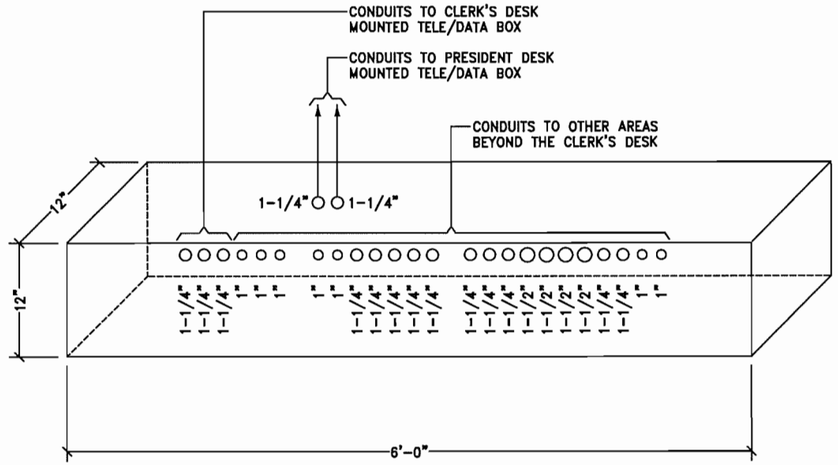
Sheet No.

E1.01

Scale 1/4"=1'-0"

Job No. 6590A





1 / E1.02 **EXISTING WIREWAY FOR TELE/DATA CABLINGS**
SCALE: 1-1/2"=1'-0"

TEL/DATA DEMOLITION FLOOR PLAN
SCALE: 1/4"=1'-0"

SHEET NOTES

① (E) 3 – 1" CONDUITS TO REMAIN.

② (E) 2 – 1" CONDUITS TO REMAIN.

③ (E) 5 – 1-1/4" CONDUITS TO REMAIN.

④ (E) 3 – 1-1/4" CONDUITS TO REMAIN.

⑤ (E) 4 – 1-1/2" CONDUITS TO REMAIN.

⑥ (E) 2 – 1-1/4" CONDUITS TO REMAIN.

⑦ (E) 2 – 1" CONDUITS TO REMAIN.

⑧ (E) 3 – 1-1/4" CONDUITS TO CLERK'S DESK MOUNTED TEL/DATA BOX SHALL BE REMOVED.

⑨ EXISTING DESK MOUNTED TEL/DATA BOX SHALL BE REMOVED AND REINSTALLED BY TEL/DATA SUB-CONTRACTOR.

⑩ (E) 3 – 1-1/4" CONDUITS TO PRESIDENT DESK MOUNTED TEL/DATA BOX SHALL BE REMOVED.

⑪ EXISTING 12"H x 12"D x 6'-0"L TEL/DATA WIREWAY SHALL BE REMOVED. CONTRACTOR SHALL COORDINATE WITH TEL/DATA SUB-CONTRACTOR PRIOR TO REMOVAL OF WIREWAY AND CONDUITS. ALL EXISTING TEL/DATA CABLES SHALL BE REMOVED BY CEITRONICS. ELECTRICAL CONTRACTOR SHALL REMOVE WIREWAY AND CONDUITS ONLY AFTER CEITRONICS HAS COMPLETELY REMOVE ALL TEL/DATA CABLINGS. SEE EXISTING EXISTING TEL/DATA WIREWAY DETAIL THIS SHEET.

⑫ CONTRACTOR SHALL REMOVE EXISTING 12"W x 12"D x 6'-0"L TEL/DATA WIREWAY AND ALL CONDUITS ON THIS SIDE OF THE CLERK'S DESK. CONTRACTOR SHALL VERIFY ALL EXISTING CONDUIT SIZE AND EXTEND WITH NEW CONDUIT TO NEW TEL/DATA WIREWAY. PROVIDE PULLWIRE IN ALL EMPTY CONDUIT FOR TEL/DATA SUB-CONTRACTOR TO REINSTALL TEL/DATA CABLES.

⑬ ALL EXISTING TEL/DATA CONDUITS ON THIS SIDE OF CLERK'S DESK SHALL REMAIN.

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30 Van Ness Avenue
San Francisco, CA
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Suite 4100
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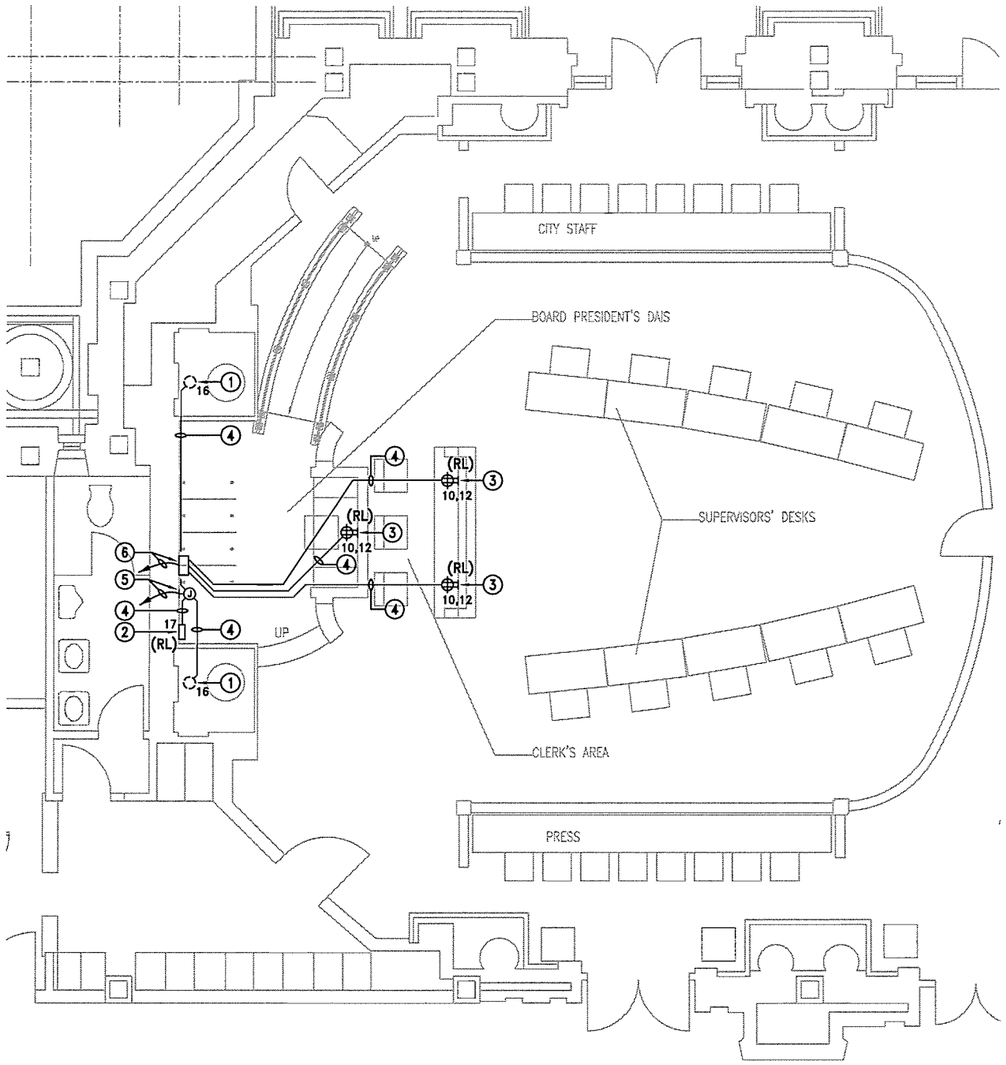
TEL/DATA
DEMOLITION
FLOOR PLAN

Sheet No.

E1.02

Scale 1/4"=1'-0"

Job No. 6590A



POWER FLOOR PLAN

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

GENERAL NOTE (THIS SHEET)

1. CONTRACTOR SHALL INSTALL ALL CONDUITS AWAY FROM FLOOR ACCESS OPENINGS.

SHEET NOTES

① (E) LIGHT SHALL REMAIN. CONTRACTOR SHALL RECONNECT (E) LIGHT WITH SAME CIRCUITRY.

② RELOCATED FLOOR MOUNTED RECEPTACLE OUTLET BOX. CONTRACTOR SHALL RECONNECT RECEPTACLE OUTLET BOX WITH SAME CIRCUITRY.

③ RELOCATED DESK MOUNTED 4-PLEX RECEPTACLE. CONTRACTOR SHALL RECONNECT RECEPTACLE OUTLETS WITH SAME CIRCUITRY.

④ NEW CONDUIT & WIRING TO MATCH EXISTING.

⑤ NEW JUNCTION BOX (4" x 4" SQ) FOR INTERCEPTION OF (E) HOMERUN FROM (E) PANEL "DMLA-1", CKTS. #16 & 17. COORDINATE JUNCTION BOX (4" x 4" SQ) AND SPLICE BOX (9" x 9" x 4") LOCATION WITH FLOOR ACCESS OPENING.

⑥ NEW 9" x 9" x 4" SPLICE BOX WITH SCREW-ON COVER FOR INTERCEPTION OF (E) 3 HOMERUN CONDUITS FROM (E) PANEL "P23LC" CKTS. #5,7,9, CKTS. #10,12 AND CKTS. #14,16,18. COORDINATE JUNCTION BOX (4" x 4" SQ) AND SPLICE BOX (9" x 9" x 4") LOCATION WITH FLOOR ACCESS OPENING.

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CITY AND COUNTY OF SAN FRANCISCO

30 Van Ness Avenue, Suite 4100
San Francisco, CA (415)557-4700
94102-6028 Fax (415)5574701

Project

BOARD
of
SUPERVISORS'
CHAMBER

SAN FRANCISCO
CALIFORNIA

Consultant

F.W. ASSOCIATES, INC.
CONSULTING ENGINEERS
330 FRANKLIN, SUITE 400, OAKLAND, CA 94607
PHONE: (510) 763-7475 FAX: (510) 763-7033

REGISTERED PROFESSIONAL ENGINEER
VICTOR H.W. TONG
10760
EXP. 6/30/09
ELECTRICAL
STATE OF CALIFORNIA

No.	Date	Revisions
	02.27.2007	PROGRESS SET
	04.11.2007	PROGRESS SET
	04.27.2007	REVIEW SET
	11.01.2007	PERMIT ISSUE SET
	-	-

Drawn FWA TEAM
Proj. Arch.
Proj. Mgr.
Date
Phase

Bureau Manager

Drawing Title

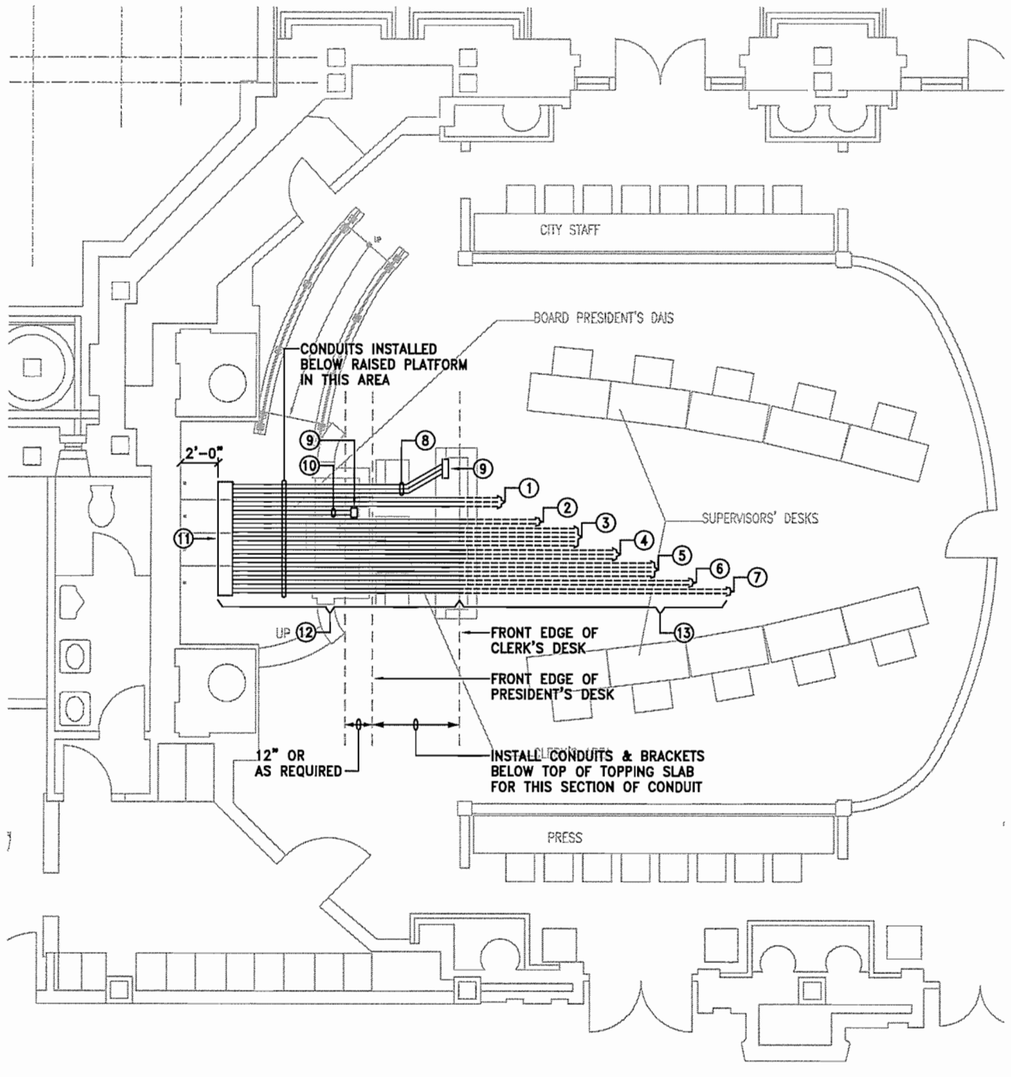
POWER
FLOOR PLAN

Sheet No.

E2.01

Scale 1/4"=1'-0"

Job No. 6590A



TEL/DATA FLOOR PLAN

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

GENERAL NOTES (THIS SHEET)

1. ALL EXISTING TELE/DATA CABLING SHALL BE REMOVED AND REINSTALLED BY TEL/DATA SUB-CONTRACTOR. AFTER TEL/DATA SUB-CONTRACTOR REMOVE ALL EXISTING TELE/DATA CABLING FROM EXISTING CONDUITS, ELECTRICAL CONTRACTOR SHALL REMOVE EXISTING WIREWAY AND CONDUITS AS SHOWN. ELECTRICAL CONTRACTOR SHALL PROVIDE NEW WIREWAY AND INTERCEPT EXISTING CONDUITS (AT FRONT EDGY OF CLERK'S DESK) AND EXTEND TO NEW WIREWAY. CEITRONIC SHALL FURNISH & INSTALL ALL NEW TELE/DATA CABLINGS AND RECONNECT ALL TELE/DATA DEVICES.
2. CONTRACTOR SHALL INSTALL ALL CONDUITS AWAY FROM FLOOR ACCESS OPENINGS.

SHEET NOTES

1. (E) 3 - 1" CONDUITS TO REMAIN.
2. (E) 2 - 1" CONDUITS TO REMAIN.
3. (E) 5 - 1-1/4" CONDUITS TO REMAIN.
4. (E) 3 - 1-1/4" CONDUITS TO REMAIN.
5. (E) 4 - 1-1/2" CONDUITS TO REMAIN.
6. (E) 2 - 1-1/4" CONDUITS TO REMAIN.
7. (E) 2 - 1" CONDUITS TO REMAIN.
8. NEW 3 - 1-1/4" CONDUITS TO CLERK'S DESK MOUNTED TEL/DATA BOX AND RECONNECT.
9. RELOCATED DESK MOUNTED TEL/DATA BOX.
10. NEW 3 - 1-1/4" CONDUITS TO PRESIDENT DESK MOUNTED TEL/DATA BOX AND RECONNECT.
11. NEW 8"H x 9"D x 6'-0" TELE/DATA WIREWAY TO BE INSTALLED UNDER RAISED FLOOR PLATFORM ACCESS PANELS. PROVIDE SCREW-ON COVER SO THAT ACCESS IS AT THE TOP. COORDINATE EXACT LOCATION WITH ARCHITECT & STRUCTURAL IN FIELD.
12. CONTRACTOR SHALL INTERCEPT EXISTING CONDUITS AND EXTEND WITH NEW CONDUITS (SIZE TO MATCH EXISTING) TO NEW WIREWAY. LOCATION OF INTERRUPTING EXISTING CONDUITS SHALL BE AT FRONT EDGE OF CLERK'S DESK.
13. ALL EXISTING TEL/DATA CONDUITS ON THIS SIDE OF CLERK'S DESK SHALL REMAIN.

BUREAU OF
ARCHITECTURE

DEPARTMENT OF PUBLIC WORKS
CITY AND COUNTY OF SAN FRANCISCO

30 Van Ness Avenue
San Francisco, CA
94102-6028

Suite 4100
(415)557-4700
Fax (415)5574701

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Drawn FWA TEAM
Proj. Arch.
Proj. Mgr.
Date
Phase

Bureau Manager

Drawing Title

TEL/DATA
FLOOR PLAN

Sheet No.

E2.02

Scale 1/4"=1'-0"

Job No. 6590A

PROPERTY DESCRIPTION AND HISTORY

City Hall (completed 1915) is the true masterpiece of the Civic Center Historic District. The design was rendered by Arthur Brown Jr., with John Bakewell serving as the managing partner in the firm. Brown, who was a student of Bernard Maybeck and a graduate of the Ècole des Beaux-Arts, took his ideas from the Church of Les Invalides in Paris, which was built in the seventeenth century and then became Napoleon's tomb. The 308-foot-high City Hall dome was designed so that it would be taller by about a dozen feet than the capitol dome in Washington. The sculpture is by Henri Crenier, and much of the interior design was done by Jean Louis Bourgeois, both of whom, like Brown, were graduates of the Ecole des Beaux-Arts. Skilled craftsmen were imported from France and Italy to work on City Hall as well as a number of buildings being constructed for the Panama Pacific International Exposition. The central staircase surmounted by the dome is truly inspiring. Brown designed the structure around two light courts that open onto skylights over ceremonial chambers. The southern chamber houses a small city museum.

The chamber of the Board of Supervisors is located on the west side of City Hall, overlooking Van Ness Avenue. Since its opening in 1915, the Board of Supervisors' chamber has been the site of meetings for the San Francisco Board of Supervisors, the primary legislative body of the City and County of San Francisco. No major alterations have been made to the chamber since its construction.

The room is generally entered from the grand set of doors at the top of the marble stairs in the central rotunda. The chamber is monumental in scale and completely paneled in richly carved Manchurian oak, a rare East Asian material no longer imported to the United States. A tall, carved rostrum dominates the southern wall, providing a seat for the President of the Board of Supervisors. The focus of the room, the rostrum is flanked by a pair of monumental modified Doric columns

with French baroque embellishments. A clock is set high in the paneling behind the dais. Two long carved desks for the Board of Supervisors are placed perpendicular to the rostrum, and separated from the public seats by a curved wooden balustrade. The west wall of the room features three tall arched windows, which mirror the entrance doors on the eastern wall. The entrance doors are topped with curved pediments and carved urns and flowers. The paneling of the northern wall mirrors that of the south, with two monumental modified Doric columns flanked by engaged square columns. The whole room is lined with engaged Doric columns and richly carved panels. The ceiling is coffered with a pattern of octagons, squares, and polygons. The ceiling is carved of oak with a blue painted pattern providing an accent.

Project Description

Scope of work is limited to the president's dais in the Board of Supervisors' Chamber at City Hall. The president's dais is currently 30" above the finish floor of the Chamber. The clerk's desk is currently 6" above the finish floor of the chamber. Neither the president's dais nor the clerk's desk is accessible to persons with disabilities. This project will alter both the dais and the clerk's desk so that both are made accessible. At the dais, this will be accomplished by adding a ramp with a 1:10 slope on the west side of the dais. The president's desk will be lowered 18" by removing the lower three steps of the dais in order to accommodate a ramp that will fit within the available space. The north wall will be infilled with wood to match the existing paneling at the gaps created by the lowering of the dais. The clerk's desk will be made accessible by lowering it 6" so that it is at the level of the main floor. All material removed will be salvaged and stored.

Specifications

Permit Set

Board of Supervisors' Chamber

San Francisco City Hall

November 2007

Prepared for the
City of San Francisco

Prepared by
PAGE & TURNBULL, INC.
724 Pine Street, San Francisco, California 94108
415.362.5154 / www.page-turnbull.com

PROJECT MANUAL & SPECIFICATIONS

FOR

ATERATIONS

to

BOARD OF SUPERVISORS' CHAMBERS

SAN FRANCISCO CITY HALL

CITY ARCHITECT
GORDON GARET HOY LICENSE: C15679
Bureau of Architecture
Department of Public Works
City & County of San Francisco
30 Van Ness Avenue, Ste. 4100
San Francisco, CA 94102
415-557-4700
Fax: 415-557-4701

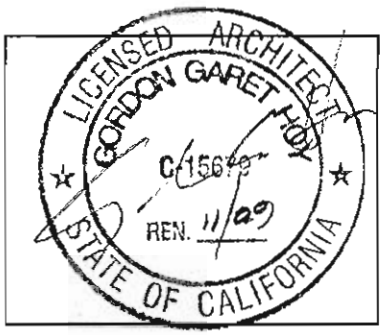
HISTORIC PRESERVATION ARCHITECT
PAGE & TURNBULL
724 Pine Street
San Francisco, CA 94108
415-362-5154
Fax: 415-362-5560

Permit Set: November 2007

CERTIFICATIONS PAGE

CITY ARCHITECT

Gordon Garet Hoy, License: C15679
Bureau of Architecture
Department of Public Works
City & County of San Francisco
30 Van Ness Avenue. Suite 4100
San Francisco, CA 94102
415-557-4700
Fax: 415-557-4701

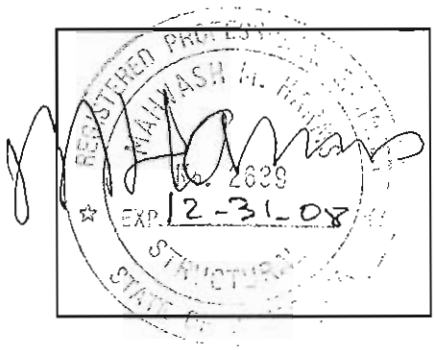


HISTORIC PRESERVATION ARCHITECT

Page & Turnbull, Inc.
724 Pine Street
San Francisco, CA 94108
415-362-5154
Fax: 415-362-5560

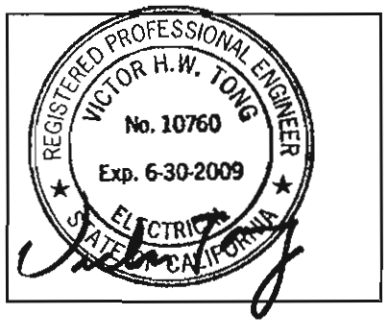
STRUCTURAL ENGINEER

Biggs Cardosa Associates, Inc.
101 California Street, Suite 875
San Francisco, CA 94111
415-986-1911
Fax: 415-986-1918



ELECTRICAL ENGINEER

F. W. Associates, Inc.
68 – 12th Street, Suite 300
San Francisco, CA 94103
415-861-0286
Fax: 415-861-0191



PROJECT MANUAL

DIVISION 00 – BIDDING REQUIREMENTS

DIVISION 1 – GENERAL REQUIREMENTS

DIVISION 2 – EXISTING CONDITIONS

DIVISION 3 – CONCRETE

SECTION 01010

SUMMARY OF WORK

PART 1 - GENERAL

1.1 PROJECT/WORK IDENTIFICATION:

A. This Project is entitled "Board of Supervisors Chamber Accessibility Improvements". The Board of Supervisors Chamber is located on the second floor of the San Francisco City Hall, abbreviated in these specifications as City Hall.

B. Contract Documents indicate the Work of the Contract, related requirements and conditions that have an impact on the project. Documents are dated as shown on cover sheet. Contract Drawings are dated as shown on Drawing List, bound with the Drawings.

C. Abbreviated Written Summary: Briefly and without force and effect upon the Contract Documents, the Work of the Contract includes, but is not limited to, the following:

1. The scope of work for this project consists of alterations to the President's dais and the Clerk's desk at the south side of the Chamber to provide disabled access for that area and other pertinent work as indicated in the Contract Documents. The work will involve handling of historic materials and finishes containing lead coatings and the removal of asbestos flooring materials under abatement work practices.

2. Access to Construction Area: Contractor to provide access for the City and its consultants to areas of construction for review of work performed.

1.2 CONTRACTOR USE OF PREMISES

A. City Hall will remain occupied throughout construction. Limit use of the project site for work and storage to areas designated on the Drawings unless otherwise authorized in writing in advance by the City.

1. Areas not designated for Contractor's use throughout construction are to be occupied and used by the City. Access for these areas will be provided for Contractor to perform necessary work. Provide construction barricade and protection as needed. Refer to specifications Document 00813 and Section 01044 for additional information.

2. Schedule deliveries to optimize space and time usage for storage of material and equipment on site.

3. Maintain egress routes through construction areas and adhere to temporary life safety plan throughout construction.

B. Portions of the building beyond areas on which work is indicated are not to be disturbed. Conform to building management's rules and regulations affecting the work while engaged in construction.

C. Keep driveways and entrances serving the premises clear and available to the City and its employees at all times. Do not use these areas for parking or storage of material.

D. Parking for Contractor's employees and Subcontractors' employees to be off-site in legal off-street parking areas.

E. Loading, unloading, and hoisting activities must be coordinated with City's Representative.

F. Maintain work area in a safe condition and keep the building weather tight throughout the construction period. Repair damage caused by construction operations. Take all precaution necessary to protect the building and its occupants during the construction period.

G. Means of Protection: Contractor shall be solely responsible for means and adequacy of protecting the existing elements to remain. The minimum standards are not an assurance of adequacy since potential damages are directly related to Contractor's construction means and methods and the care of the workers.

1.3 SURVEY AND DOCUMENTATION OF EXISTING CONDITIONS

A. Prior to the start of work at the site, Contractor and the City Representative shall visit the project site to survey existing conditions. The scope of the survey shall include the recording of cracks, spalling, settlement, imperfections, leakage, or other types of unacceptable damage on the interior and exterior surfaces and finishes. Contractor shall document these conditions using photos, videotape, etc., and shall submit a written report of existing conditions determined by Contractor's site survey for acceptance by the City prior to the start of Work.

B. The City will review and verify the accuracy and completeness of Contractor's documentation of existing conditions, and if the City determines that modifications are necessary, the City will request so promptly in writing. After modifying the documentation in accordance with the City's request, Contractor shall furnish three copies of the final documentation, which shall be signed and dated by the authorized representatives of the City and Contractor. One copy shall be delivered to Contractor, one copy will be kept on file at the City Representative's field office, and the third copy will be retained for record by the City.

C. The above documentation shall be for use as indisputable evidence in ascertaining the extent of any damage that may occur as a result of Contractor's operations. They are for the protection of the City and Contractor, and will be a means of determining the validity of Contractor's or the City's claims or changes in the Work due to discrepancies between the Contract Documents and the existing conditions and whether, and to what extent, damage resulting from Contractor's operations occurred during the Work.

1.4 PROTECTION OF EXISTING STRUCTURES AND UTILITIES

A. Locate and mark clearly all known existing installations before proceeding with construction operations which may cause damage to such installations. The existing installations shall be kept in service where possible and damage to them shall be repaired with no adjustment of Contract Sum.

B. If other structures or utilities are encountered, request City's Representative to provide direction on how to proceed with the Work.

C. If a structure or utility is damaged, take appropriate action to ensure the safety of persons and property.

D. City Hall is a national historic landmark; Contractor shall exercise care and provide protection to keep the existing historic finishes from damage.

E. Provide dust mitigation controls to minimize airborne emissions and maintain areas adjacent to the construction regulated area free of debris and dust. Comply with dust mitigation controls as specified in Document 00813.

1.5 BUILDING OCCUPANCY

A. City Hall will remain occupied throughout construction. Plan and conduct all activities to prevent disturbance to building operation. City personnel and consultants shall have access to the building and construction area during the entire construction period.

B. Work in occupied areas shall be conducted with regard for occupant safety and minimum disturbance to operations of the building. Maintain exits and entrances open and passable. Refer to Section 01500 and Document 00813 for construction accessibility requirements.

C. Noisy activities in construction area shall be performed only with prior approval from the City's Representative. Refer to Document 00813 for specific noise control requirements.

PART 2 – PRODUCTS (NOT USED)

PART 3 – EXECUTION (NOT USED)

END OF SECTION

SECTION 01322

PHOTOGRAPHIC DOCUMENTATION

PART 1 - GENERAL

1.1 SUMMARY

A. This Section includes administrative and procedural requirements for the following:

1. Preconstruction photographs.

2. Periodic construction photographs.

B. Photographic documentation will provide a detailed visual record of existing conditions and installation of all historic features to be modified in the Work and provides the contractor with a record of previous damage prior to the start of this construction project.

1.2 REFERENCES

A. Secretary of the Interior's Standards and Guidelines for Architectural and Engineering Documentation: http://www.cr.nps.gov/hdp/standards/standards.pdf

1.3 SUBMITTALS

A. Key Plan: Submit key plan of building and room worksite with notation of vantage points marked for location and direction of each photograph. Indicate elevation or story of construction. Include same label information as corresponding set of photographs.

B. Submit color prints at 4 x 6 inch size, organized in a binder with a photograph number at the bottom of each print. Provide a directory of the photographs listing each numbered photograph, the subject of the photograph, and date of the photograph. An overall key plan and key elevations should be included in each binder.

C. Submit two sets of photographic documentation to the Historic Preservation Architect and one compact disc containing all photographic files. Retain negatives, or digital files, and a master copy for production of additional binders if necessary.

1.4 QUALITY ASSURANCE

A. Photographer Qualifications: An individual who has been regularly engaged as a professional photographer of construction projects for not less than three years.

B. Photographs to comply with Secretary of the Interior's Standards and Guidelines for Architectural and Engineering Documentation.

1.5 COORDINATION

A. Auxiliary Services: Cooperate with photographer and provide auxiliary services requested, including access to Project site and use of temporary facilities, including temporary lighting required to produce clear, well-lit photographs without obscuring shadows.

1.6 USAGE RIGHTS

A. Obtain and transfer copyright usage rights from photographer to Owner for unlimited reproduction of photographic documentation.

PART 2 - PRODUCTS

2.1 PHOTOGRAPHIC MEDIA

A. Digital Images: Provide images in uncompressed TIFF format, produced by a digital camera with minimum sensor size of 4.0 megapixels, and at an image resolution of not less than 1024 by 768 pixels.

PART 3 - EXECUTION

3.1 CONSTRUCTION PHOTOGRAPHS

A. General: Take photographs using the maximum range of depth of field, and that are in focus, to clearly show the Work. Photographs with blurry or out-of-focus areas will not be accepted.

1. Maintain key plan with each set of construction photographs that identifies each photographic location.

B. Digital Images: Submit digital images exactly as originally recorded in the digital camera, without alteration, manipulation, editing, or modifications using image-editing software.

1. Date and Time: Include date and time in filename for each image.

2. Field Office Images: Maintain one set of images on CD-ROM in the field office at Project site, available at all times for reference. Identify images same as for those submitted to Architect.

C. Preconstruction Photographs: Before commencement of selective demolition, take digital photographs of Project site and surrounding interior spaces that will be in the Contractor's

path of travel, including existing items to remain during construction, from different vantage points, as directed by Architect.

D. Periodic Construction Photographs: Take digital photographs periodically throughout the construction work. Photographic documentation intervals are determined by milestones in the Work. Select vantage points to show status of construction and progress since last photographs were taken.

1. Milestones include, but are not limited to:

a. Commencement of Selective Demolition and relocation of the President's and Clerk's desk.

b. Selective Demolition and dismantling of platform.

c. Construction of new platform.

d. Reinstallation of President's & Clerk's desk and repair (as necessary) of surrounding finishes (paneling, wainscoting, new ADA-compliant ramp).

E. Additional Photographs: Architect may issue requests for photographs in addition to periodic photographs specified. Additional photographs will be paid for by Change Order and are not included in the Contract Sum.

1. Three days 'notice will be given, where feasible.

2. In emergency situations, take additional photographs within 24 hours of request.

3. Circumstances that could require additional photographs include, but are not limited to, the following:

a. Special events planned at Project site.

b. Immediate follow-up when on-site events result in construction damage or losses.

c. Photographs to be taken at fabrication locations away from Project site. These photographs are not subject to unit prices or unit-cost allowances.

d. Substantial Completion of a major phase or component of the Work.

e. Extra record photographs at time of final acceptance.

f. Owner's request for special publicity photographs.

END OF SECTION

SECTION 01425

HISTORIC PRESERVATION GUIDELINES

PART 1 – GENERAL

1.1 HISTORIC STRUCTURES PRECAUTIONS:

A. The principal aim of any work on historic materials is to halt the process of deterioration and stabilize the item's condition. Repair is a second option that becomes necessary only where preservation is not sufficient to ensure mid- to long-term survival. Repair should always be based on the fundamental principle of 'minimal disturbance'. The following are good practices which arise from this principle:

1. Retention of as much existing material as possible; repairing and consolidating rather than renewing.

2. The use of additional material or structure to reinforce, strengthen, prop, tie, and/or support existing material or structure.

3. The use of reversible processes wherever possible.

4. The use of traditional materials and techniques. New work should be distinguishable to the trained eye, on close inspection, from the old.

5. The item should be recorded before, during and after the work.

B. No smoking will be allowed by personnel performing work on or about Historic Structures.

C. Historic Preservation Architect's approval is required for any change, addition or removal of historic structural fabric or historic property.

D. Historic Preservation Architect should be notified of any visible change in the integrity of the material or component whether environmental, such as biological attack, ultraviolet degradation, freeze, thaw, etc., or structural defects, such as cracks, movement, or distortion.

E. Architectural features will be repaired rather than replaced wherever possible. Repair or replacement of missing features will be based on accurate duplications rather than on conjectural designs.

F. Work that requires existing features to be removed, cleaned and reused shall be accomplished without damage to the material itself, to adjacent materials, or the substrate.

G. Existing features removed from the building which are to be reinstalled shall be carefully labeled and stored within the building in a place where they will not be damaged or obstruct other work.

H. New or replacement materials/features will be permanently marked in an unobtrusive manner to distinguish them from original fabric. The manner of identification and location of these marks shall be recorded in permanent building records.

I. Identify the historic importance of the material or feature. The item's merit, in terms of age, uniqueness of design, materials, size, technological development, association with persons or events, exceptional workmanship or design qualities, must be understood before decisions regarding repair, maintenance and preservation can be made.

J. Statement of Non-Compliance: Wherever it is necessary to proceed with the use of products, under conditions which do not comply with the requirements (because of time schedule difficulties or other reasons which the supervisor determines that are crucial to the project), prepare a written statement for the Historic Preservation Architect's Record indicating the nature of the non-compliance, the reasons for proceeding, the extra or precautionary measures taken to ensure the best possible work, and the names of the individuals concurring with the decisions to proceed with the work.

K. When cleaning, avoid overcleaning. Aim for achieving 85% clean. Most damage occurs when attempting to clean the last 15%:

1. Do not use acids or flame tools to strip paint, as it will damage the surface.

1.2 SUBMITTALS:

A. Product Data (when applicable):

1. Submit to Historic Preservation Architect manufacturer's technical data for each product indicated including chemical analysis, recommendations for their application and use, and any other available technical data. Include test reports and certifications substantiating that product comply with requirements.

2. Manufacturers offering other than brand name items identified in the procedure should furnish adequate information to ensure that a determination can be made as to equality of the product(s) offered.

B. Samples:

1. Clearly labeled samples of all materials to be used on the job should be submitted to the Historic Preservation Architect for approval before work starts.

2. The approved samples will become the standard materials used on the job. Substitutions will not be permitted without written approval from the Historic Preservation Architect.

C. Quality Control Submittals:

1. Submit written program for each phase of process including protection of surrounding materials during operations. Describe in detail materials, methods and equipment to be

used for each phase of work.

2. If alternative methods and materials to those indicated are proposed for any phase of work, provide written description to Historic Preservation Architect, including evidence of successful use on other, comparable projects, and program of testing to demonstrate effectiveness for use on this project.

3. The contractor should supply proof of work on this type of project by submitting a list of pertinent projects on which the subcontractor has worked, including the scope of work, the budget for the scope of work, and a way to contact the owner and architect of each project.

D. Design Data/Test Reports/Certificates:

1. Routine testing of proposed materials and of final work for compliance with the procedure will be carried out by the Historic Preservation Architect or his/her appointed representative:

a. Cleaning methods should be tested prior to selecting the one for use. The simplest and least aggressive method(s) should be selected.

b. The level of cleanliness desired also should be determined. A like-new appearance is both inappropriate and requires an overly harsh cleaning method.

2. If test results show that performance criteria are not met, removal and repair of rejected work should be performed.

1.3 REFERENCES:

A. Secretary of the Interior Preservation Briefs:
http://www2.cr.nps.gov/tps/briefs/presbhom.htm

1. Preservation Brief #17: Rehabilitating Interiors in Historic Buildings – Identifying Character-Defining Elements

2. Preservation Brief #32: Making Historic Buildings Accessible

B. Comply with applicable standards of the Architectural Woodwork Institute (AWI).

1.4 QUALITY ASSURANCE:

A. Qualifications:

1. Restoration Specialist: Work must be performed by a firm having not less than five years successful experience in comparable projects and employing personnel skilled in the processes and operations indicated. Project supervisor must have five years experience in work similar to this procedure. Additional personnel must also have experience.

2. A supervisory craftsperson will be present when a craftsperson begins to perform the work in order to explain any procedures. Any modification of the written procedures will be made at that time.

3. The supervisory craftsperson shall also be present during the work to instruct personnel as required.

B. Source of Materials: Obtain materials from a single source for each type material required.

C. Regulatory Requirements:

1. Engage an approved independent testing laboratory to examine materials prior to use and continuously inspect the work for compliance with this procedure and any related documents.

2. The required research report and manufacturer's data shall be at the site and used for reference.

3. Conform to all applicable safety guidelines.

4. For Cleaning: Comply with municipal and Federal regulations governing cleaning, chemical waste disposal, scaffolding and protection of adjacent surfaces.

D. Samples: After acceptance of the list of materials and proposed method of cleaning, repair or refinishing, a representative sample area shall be cleaned, repaired or refinished as specified:

1. Employ the method proposed and accepted for use. Obtain acceptance of the sample area from the Historic Preservation Architect before proceeding with remainder of the procedure.

2. Maintain the sample area in its accepted condition until final acceptance of the completed work. Manufacturer's Representative should be present during mock-up and its inspection for approval. Sample work should be preformed in an area approved by the Historic Preservation Architect.

3. Conduct a smaller test of each product on each material in an inconspicuous area to check for adverse effects and damage to the material.

1.5 DELIVERY, STORAGE AND HANDLING:

A. Packing and Shipping: Deliver materials to site in Manufacturer's original and unopened containers and packaging, bearing labels as to type and names of products and manufacturers.

B. Acceptance at Site: Handle materials in accordance with project safety guidelines and Manufacturer's recommendations.

C. Storage and Protection:

1. Every effort must be made to use and reuse materials that are original to the structure. When original elements are removed from their rightful place, these materials must be stored under cover inside the building where they cannot be damaged.
2. When pieces are to be removed, mark pieces inconspicuously in a consistent manner as to their original location. Document original position and label accordingly.
3. If salvage material is to be used, treat it as new or original material with regard to its storage.
4. Protect all materials during storage and construction from wetting by rain, high humidity or ground water, and from intermixture with earth or other types of materials.
5. Protect materials from deterioration by moisture and temperature:
   a. Store cementitious materials off ground, under cover and in a dry location. Protect liquid components from freezing.
   b. Comply with Manufacturer's recommendations for minimum and maximum temperature requirements for storage.
   c. Store all chemicals in metal cabinets. No cans shall be left open or out of the cabinet overnight.

1.6 PROJECT/SITE CONDITIONS:

A. Environmental Requirements:

1. Proceed with the work only when forecasted weather conditions are favorable.
2. Wet weather: Do not attempt repairing features in raining or foggy weather. Do not apply primer, paint, putty, or epoxy when the relative humidity is above 80%. Do not remove exterior elements of structures when rain is in the forecast or in progress.
3. Work in the shade when the temperature is above 75 F. Work around the structure in the shade away from the sun.
4. Do not perform exterior wet work when the air temperature is below 40 F.
5. NEVER begin cleaning, patching, etc. when there is any likelihood of frost or freezing.
6. If cleaning is done in very hot, sunny weather, the feature/area should be shielded from excessive heat by hanging protective netting or tarpaulins around it.
7. Hot weather maximum application temperatures:
   a. paint – 85 degree F
   b. putty – 80 degree F
   c. epoxy – 80 degree F

8. Cold weather minimum application temperatures:

   a. paint – 50 degree F
   b. putty – 50 degree F
   c. epoxy – 55 degree F

1.7 SEQUENCING AND SCHEDULING:

A. Preventive Maintenance and Repair activities should be scheduled during appropriate environmental conditions to avoid weather-related failures.

B. Submit a work schedule indicating the proposed timing and extent of the work.

C. Coordinate the work schedule with that of other trades on site.

D. When cyclical maintenance work requires the use of high ladders and other access equipment, perform as many work items as possible.

1.8 PROTECTION:

A. Do not change sources or brands of materials during the course of the work.

B. All necessary precautions shall be taken to protect all parts of the building not being cleaned or repaired from effects of the work, including excessive amounts of water that should not be allowed to pond in any area. Also, provide protection as required to prevent damage to adjacent property.

C. Provide protection against the spread of dust, debris and water at or beyond the work area by suitable enclosures of sheeting and tarpaulins.

D. Provide masking or covering on adjacent surfaces and permanent equipment. Secure coverings without the use of adhesive type tape or nails. Impervious sheeting which produces condensation should not be used.

E. Prevent the entry of dust, debris and water into the building by sealing all openings.

F. Scaffolding, ladders and working platforms, required for the execution of this work should be provided. These items should not be attached to the building.

PART 2 - NOT USED

PART 3 - NOT USED

END OF SECTION

SECTION 01731

GENERAL GUIDELINES FOR
CUTTING AND PATCHING ORIGINAL WORK

PART 1 - GENERAL

1.1 SUMMARY

A. This Section includes procedural requirements for cutting and patching original material.

1.2 REFERENCES

A. Related Sections: The following Sections contain requirements that relate to this Section:

1. Section 01322 – Photographic Documentation
2. Section 01425 – General Historic Preservation Guidelines
3. Section 02070 – Selective Demolition
4. Section 06200 – Finish Carpentry
5. Section 06400 – Woodwork Restoration
6. Section 09930 – Wood Stains and Transparent Finishes
7. Section 12350 – Furniture

1.3 DEFINITIONS

A. “Cutting and patching” includes cutting into existing construction to provide for the installation or performance of other work and subsequent fitting and patching required to restore surfaces to their original condition.

1. Cutting and patching is performed for coordination of the work, to uncover work for access or inspection, to obtain samples for testing, to permit alterations to be performed or for other similar purposes.
2. Cutting and patching performed during the manufacture of products, or during the initial fabrication, erection or installation processes is not considered to be “cutting and patching” under this definition. Drilling of holes to install fasteners and similar operations are also not considered to be “cutting and patching”.
3. “Selective Demolition” is recognized as related-but-separate category of work, which may or may not require cutting and patching as defined in this procedure.

1.4 SUBMITTALS:

A. Procedural Proposal for Cutting and Patching: Where prior approval of cutting and patching is required, submit proposed procedures for this work well in advance of the time work will be performed and request approval to proceed. Include the following information, as applicable, in the submittal:

1. Describe nature of the work and how it is to be performed, indicating why cutting and patching cannot be avoided. Describe anticipated results of the work in terms of changes to existing work, including structural, operational and visual changes as well as other significant elements.
2. List products to be used and firms, including their qualifications, which will perform work.
3. List dates when work is expected to be performed.
4. List utilities that will be disturbed or otherwise be affected by work, including those that will be relocated and those that will be out-of-service temporarily. Indicate how long utility service will be disrupted.
5. When cutting and patching of structural work involves the addition of reinforcement, submit details and engineering calculations to show how that reinforcement is integrated with original structure to satisfy requirements.

1.5 QUALITY ASSURANCE

A. General Contractor shall do all cutting and patching of wall and ceiling surface for the removal or relocation of or new piping, conduit, electrical boxes, asbestos abatement, PCB removal, and where pipes have been removed or abandoned.

B. Cutting and patching of all nonstructural concrete floors for Mechanical and Electrical work shall be done by the respective subcontractors in accordance with the provision of this section.

C. Cutting and patching of all walls for ducts shall be done by the Mechanical subcontractor in accordance with the provisions of this section.

D. Requirements for Structural Work: Do not cut and patch structural work in a manner that would result in a reduction of load-carrying capacity or of load-deflection ratio. Prior to such work, obtain approval of project's Structural Engineer.

E. Visual Requirements: Do not cut and patch work exposed on the building's exterior or in its occupied spaces, in a manner that would, in the Architect’s opinion, result in lessening the building’s aesthetic qualities. Do not cut and patch work in a manner that would result in substantial visual evidence of cut and patch work. Remove and replace work judged by the Historic Preservation Architect to be cut and patched in a visually unsatisfactory manner.

PART 2 - PRODUCTS

2.1 MATERIALS

A. In-Place Materials: Use materials identical to in-place materials. For exposed surfaces, use materials that visually match in-place adjacent surfaces to the fullest extent possible.

1. If identical materials are unavailable or cannot be used, use materials that, when installed, will match the visual and functional performance of in-place materials.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine surfaces to be cut and patched and conditions under which cutting and patching are to be performed.

1. Compatibility: Before patching, verify compatibility with and suitability of substrates, including compatibility with in-place finishes or primers.
2. Proceed with installation only after unsafe or unsatisfactory conditions have been corrected.

3.2 PREPARATION

A. Temporary Support: Provide temporary support of Work to be cut.

B. Protection: Protect in-place construction during cutting and patching to prevent damage. Provide protection from adverse weather conditions for portions of Project that might be exposed during cutting and patching operations.

C. Adjoining Areas: Avoid interference with use of adjoining areas or interruption of free passage to adjoining areas.

D. Retain paragraph below where Owner continues to occupy other portions of an existing facility.

E. Existing Utility Services and Mechanical/Electrical Systems: Where existing services/systems are required to be removed, relocated, or abandoned, bypass such services/systems before cutting to prevent interruption to occupied areas.

3.3 PERFORMANCE

B. General: Employ skilled workers to perform cutting and patching. Proceed with cutting and patching at the earliest feasible time, and complete without delay.

1. Cut in-place construction to provide for installation of other components or performance

of other construction, and subsequently patch as required to restore surfaces to their original condition.

C. Cutting: Cut in-place construction by sawing, drilling, breaking, chipping, grinding, and similar operations, including excavation, using methods least likely to damage elements retained or adjoining construction. If possible, review proposed procedures with original Installer; comply with original Installer's written recommendations.

1. In general, use hand or small power tools designed for sawing and grinding, not hammering and chopping. Cut holes and slots as small as possible, neatly to size required, and with minimum disturbance of adjacent surfaces. Temporarily cover openings when not in use.

2. Finished Surfaces: Cut or drill from the exposed or finished side into concealed surfaces.

3. Cut holes and slots neatly to size required with minimum disturbance of adjacent work. To avoid marring existing finished surfaces, cut or drill from the exposed or finished side into concealed surfaces. Temporarily cover openings when not in use.

4. By-pass utility services such as pipe and conduit, before cutting, where such utility services are shown or required to be removed, relocated or abandoned. Cut-off conduit and pipe in walls or partitions to be removed. After by-pass and cutting, cap, valve or plug and seal tight remaining portion of pipe and conduit to prevent entrance of moisture or other foreign matter.

B. Patching: Patch construction by filling, repairing, refinishing, closing up, and similar operations following performance of other Work. Patch with durable seams that are as invisible as possible. Provide materials and comply with installation requirements specified in other Sections.

1. Inspection: Where feasible, test and inspect patched areas after completion to demonstrate integrity of installation.

2. Exposed Finishes: Restore exposed finishes of patched areas and extend finish restoration into retained adjoining construction in a manner that will eliminate evidence of patching and refinishing.

3. Insert specific refinishing requirements for floors, walls, and ceilings. Revise three subparagraphs below to suit Project.

4. Floors and Walls: Where walls or partitions that are removed extend one finished area into another, patch and repair floor and wall surfaces in the new space. Provide an even surface of uniform finish, color, texture, and appearance. Remove in-place floor and wall coverings and replace with new materials, if necessary, to achieve uniform color and appearance.

C. Cleaning: Clean areas and spaces where cutting and patching are performed. Completely remove paint, mortar, oils, putty, and similar materials.

END OF SECTION

SECTION 02070

SELECTIVE SALVAGE, DEMOLITION AND PROTECTION

PART 1 - GENERAL

1.1 SUMMARY

A. This Section includes the following Work.

1. Photographic, written and/or drawn documentation of all historic materials and finishes scheduled to be repaired or restored.

2. Photographic, written and/or drawn documentation of selected elements of historic fabric scheduled to be removed, salvaged, and/or reinstalled.

3. Cataloging and tracking of all items scheduled to be removed from their original location.

4. Protection of historic building, materials and finishes scheduled to remain in place during demolition and/or construction.

5. Careful salvage and removal of scheduled items for offsite restoration.

6. Removal of items and structures not scheduled for reuse or retention and their disposal offsite in accordance with federal, state and local regulations.

B. Related Sections: The following Sections contain requirements that relate to this Section:

1. Section 01322 – Photographic Documentation

2. Section 01425 – General Historic Preservation Guidelines

3. Section 01730 – General Guidelines For Cutting And Patching Original Work

4. Section 06400 – Woodwork Restoration

5. Section 09930 – Wood Stains and Transparent Finishes

6. Section 12350 – Furniture

1.2 REFERENCES

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.

B. Comply with applicable standards of the Architectural Woodwork Institute (AWI).

1.3 DEFINITIONS

A. Historic Fabric: Architectural and structural materials and finishes, and portions of the mechanical, plumbing, electrical and lighting systems constructed during the Board of Supervisors' Chamber's Period of Significance. Most, but not all, historic fabric is identified on the Drawings. It is the intent of this Section and this Project to maintain and restore as much historic fabric as possible.

B. Remove: Remove and legally dispose of items except those indicated to be reinstalled, salvaged, or to remain the Owner's Representative's property. Where indicated, document existing materials and items prior to removal, for use in restoring, replicating or replacing existing with new to match.

C. Remove and Salvage: Remove and salvage element as indicated for replication or for Owner's Representative's use. Salvage includes required protection, cataloging, documentation and tracking, as required.

D. Remove, Salvage and Reinstall: Remove items indicated; store and protect against damage; restore and alter as indicated for reuse; and reinstall as indicated. Salvage includes required protection, cataloging, documentation and tracking. Salvaged items shall be reinstalled in the same locations from which they were removed.

E. Catalog and Documentation: Identification system as coordinated with the Architect, including physically marking item, photography, written and/or drawn documentation which adequately describe an element or assembly for reinstallation, restoration and/or replication purposes, or retention at other Owner's facilities.

F. Retain and Protect in Place: Retain the identified materials and assemblies in place during construction, and protect such materials and assemblies against damage and deterioration throughout construction. Protection requirements include the installation of physical barriers to prevent damage from construction activities. Barrier materials are to be installed without attachment directly to the materials and assemblies requiring protection.

1.4 MATERIALS OWNERSHIP AND ACCESS

A. Except for items or materials indicated to be reused, salvaged, reinstalled, or otherwise indicated to remain the Owner's Representative's property, demolished materials shall become the Contractor's property and shall be removed from the site with further disposition at the Contractor's option.

B. Materials or items which are discovered during the course of selective salvage, demolition and protection, which are not architectural or structural items and which are determined by the Owner's Representative to be historic artifacts, shall be turned over to the Owner's Representative.

1.5 SUBMITTALS

A. General: Submit each item in this Article according to the Conditions of the Contract and Division 1 Specification Sections, unless otherwise indicated.

1. Submittals required by this Section may be coordinated with Submittals required under appropriate Restoration Sections.

2. Submittals for this Section will be reviewed by the Architect.

3. As part of Submittals required under this Section, Contractor is required to provide weekly updates as Catalog and Documentation work proceeds.

B. Schedule of Selective Demolition Activities: Indicate detailed sequence of selective demolition and removal work, with starting and ending dates for each activity, interruption of utility services, use of elevator and stairs, and locations of temporary partitions and means of egress.

C. Proposed noise, dust-control and waterproofing measures.

D. Schedule of Selective Salvage, Demolition and Protection activities indicating the following:

1. Detailed sequence of selective salvage, demolition and removal work, with starting and ending dates for each activity.

2. Detailed sequence of protection activities.

3. Coordination for interruption, shutoff, capping, and continuation of utility services.

E. Photographs of Existing Conditions: Prior to commencement of selective salvage, demolition and protection work, submit photographs of existing damage on surfaces, equipment, and adjacent improvements that might be misconstrued as damage related to selective salvage, demolition and protection operations. Comply with Section 01322 "Photographic Documentation." Submit before Work begins.

F. Documentation: Submit a graphic and photographic record of existing conditions at all locations where removal, salvage and reinstallation of existing materials and items is indicated, or where removal is required for construction or restoration work. Refer to paragraphs 3.1 and 3.5 for specific requirements. Provide two sets of cataloged prints to the Historic Architect.

G. Selective Salvage, Demolition and Protection Program: Submit for review a detailed program indicating proposed operations for selective salvage, demolition and protection work to Historic Architect for review and approval prior to start of work. Include the following:

1. Woodwork and Trim, Furniture:

a. Method of marking each component required, and its location within the assembly to allow for accurate reinstallation in its original location.

b. Proposed crating, packing, and storing methods and materials.

c. Proposed storage areas and facilities.

d. Proposed Material Removal Form (MRF) and Item Identification Numbering System (IIN). See sample MRF and IIN at the end of this specification section.

e. Method of protecting woodwork and trim, and furniture (including carpeting) remaining on site during demolition and construction activities.

f.

2. Wood Flooring:

a. Method of removing floorboards to ensure ability to reinstall.

b. Method of removing fasteners to enable removal of wood floor boards intact.

c. Method of cutting floorboards to ensure least damage to adjacent materials and finishes.

d. Proposed bundling, crating, packing, and storing methods and materials.

e. Proposed storage areas and facilities.

f. Method of protecting wood floors remaining on site during demolition and construction activities.

g.

3. Historic Artifacts:

a. Proposed crating, packing, and storing methods and materials.

b. Proposed storage areas and facilities.

H. Catalog: Submit completed Material Removal Forms tracking items scheduled to be removed from their original locations.

1. Submit partially filled-out forms at conclusion of selective removal and salvage operations.

2. Submit fully filled-out forms at completion of restoration work.

3. Inventory of Salvaged Items: Provide a synopsis of salvaged items in the form of an inventory. Inventory items by element groups including Item Identification Number.

I. Qualification Data: For firms and persons specified in “Quality Assurance” Article to demonstrate their capabilities and experience. Include lists of completed projects with project names and addresses, names and addresses of architects and owners, and other information specified.

1.6 QUALITY ASSURANCE

A. Regulatory Requirements: Comply with governing EPA notification regulations before starting selective demolition. Comply with hauling and disposal regulations of authorities having jurisdiction.

B. Restoration Specialist: Selective removal, salvage and protection work shall be performed by experienced restoration firms and individuals with a minimum of 5 successful comparable historic restoration projects over the past 5 years. Firms and individuals performing removal and salvage work of this section shall be skilled with specific restoration and reinstallation processes and operations indicated. Includes selective removal, salvage, documentation and protection of the following elements:

1. Woodwork and Trim, Furniture: Experienced restoration carpenters.

2. Wood Flooring: Experienced restoration floor contractors.

C. Field-Constructed Mockups: Prior to start of selective salvage, demolition and protection work, prepare the following mock ups in the Chamber where indicated on the drawings or where directed in the field by the Architect. Prepare mock ups using same materials and methods proposed for the Work, and under same conditions to be expected during time of the Work. Obtain Architect's acceptance of qualities before proceeding with removal and salvage Work.

1. Removal and Salvage: Demonstrate methods to be used to carefully remove, without damage, the following existing materials indicated to be removed, salvaged and reinstalled, or removed and salvaged.

   a. Interior woodwork and trim.

   b. Wood furnishings and carpeting.

   c. Wood Flooring.

2. Temporary Protection: Demonstrate installation of temporary protection at the following:

   a. Woodwork and trim that is to be retained and protected in place.

   b. Wood furnishing and carpeting to be retained and protected in place.

   c. Floors (both exposed wood and carpeted)

   d. Walls, including baseboard and wainscot.

   e. Window openings.

   f. Stairs.

   g. Demonstrate installation of temporary protection at Contractor's Path of Travel through the building.

1.7 PROJECT CONDITIONS

A. Historic Building - Required Care in Selective Salvage, Demolition and Protection operations.

1. The Work seeks to preserve and restore an historic interior; and to protect, salvage and reuse selected building materials and items;

2. Building materials and items shall be considered fragile and must be removed, restored, modified and handled with great care. Historic materials damaged during selective salvage and demolition operations may not be available for replacement; to remedy such damage repair and restoration shall be required. Protection of existing materials and items is of great importance.

3. Contractor shall be responsible for restoration of materials and finishes damaged during selective salvage and demolition activities. Where damaged materials and/or finishes are beyond repair or restoration, Contractor shall be responsible for replacement in kind.

B. Selective Removal and Salvage:

1. Materials or items indicated to be salvaged shall be removed with care and stored in a designated storage area or facility or where directed by Owner's Representative.

2. Each material or element indicated to be salvaged shall be carefully crated and packed to prevent damage during transportation and storage.

3. Items indicated to be removed and not salvaged shall be removed from the Project as work progresses. Where feasible, recycle building materials off site as appropriate.

4. Storage or sale of removed items on site shall not be permitted.

C. Protection: Construct temporary barricades and other forms of protection to fully protect existing building and all existing materials and items to remain. See article 3.3 for additional requirements.

D. Portions of buildings immediately adjacent to areas of selective salvage, demolition and protection will be occupied during the course of this project. Conduct activities so that operations will not be disrupted. Provide not less than 72 hours notice to the Building Management or Owner's Representative of activities that will affect the Management's operations.

E. The Owner assumes no responsibility for condition of areas to be selectively demolished. Conditions existing at time of inspection for bidding purpose will be maintained by the Owner as far as practical.

PART 2 - PRODUCTS

2.1 STORAGE FACILITY

A. Salvaged materials and items shall be stored on-site or off-site in storage area or facility acceptable to Owner's Representative, with dry, clean, ventilated spaces, and meeting the following environmental conditions at all times

1. Temperature: 55°F to 75°F.

2. Relative humidity: 50-65%.

B. Storage of Architectural Woodwork: Facility shall maintain the following additional environmental conditions at all times:

1. Equilibrium Moisture Content: 8-12% range; 15% maximum for prolonged periods. Heat or dehumidification shall be provided if required to maintain acceptable levels.

2. Insect Control: Storage areas shall be isolated in order to prevent insect infestation of woodwork.

C. Periodic Reports:

1. Maintain monthly reports recording environmental conditions, including temperature, and relative and equivalent humidities. Reports shall be available for inspection by Architect at all times.

2. Facility shall be inspected monthly to prevent insect infestation of woodwork. Inspection service, and extermination if required, shall be performed by a licensed exterminating company acceptable to the Architect. Copies of the inspection reports shall be available to the Architect at all times.

2.2 PROTECTION AND SALVAGE MATERIALS

A. Padding: Non-moisture retentive material for padding and separation of stored materials.

1. Ethafoam, or equal.

B. Hard Barriers

1. Fire-retardant treated lumber and plywood. Do not use materials which are infested with decay fungi or similar organisms.

2. Fiberboard underlayment.

C. Miscellaneous

1. Polyethylene sheeting, corrugated cardboard, kraft paper, and clean quilted pads.

2. Temporary attachment devices, including non-marring tape and removable, non-staining anchors.

3. Sound and thermal insulation materials.

4. Warning signs and labels identifying historic areas, materials and items to be protected-in-place. Signage and labels to read, at a minimum, “Historic – Retain and Protect,” in multiple languages.

D. Insect Infestation

1. Provide non-toxic chemical treatment for woodwork and other materials which are found to be insect-infested.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Verify that utilities have been disconnected and capped.

1. Disconnect all audio-visual wiring connected to the desk and platform units prior to Work.

B. Survey existing conditions and correlate with requirements indicated to determine extent of selective salvage, demolition and protection required.

C. Inventory and record the condition of items to be removed and reinstalled and items to be removed and salvaged.

D. When unanticipated mechanical, electrical, or structural elements that conflict with the intended function or design are encountered, investigate and measure the nature and extent of the conflict. Promptly submit a written report to the Architect.

E. Survey of Existing Conditions: Record existing conditions by use of measured drawings and preconstruction photographs.

1. Comply with requirements specified in Section 01 23 33 “Photographic Documentation.”

3.2 PREPARATION

A. Utility Services

1. Maintain existing utilities indicated to remain in service and protect them against damage during selective salvage, demolition and protection operations.

2. Verify that utilities have been disconnected and capped.

3. Do not interrupt existing utilities service occupied or operating facilities unless authorized in writing by the State and authorities having jurisdiction. Provide temporary services during interruptions to existing utilities, as acceptable to the State and to authorities having jurisdiction.

4. Utility Requirements: Locate, identify, disconnect and seal or cap off indicated utilities serving areas to be selectively demolished.

   a. Arrange to shut off utilities with utility companies.

   b. If utility services are required to be removed, relocated or abandoned, provide temporary utilities before proceeding with selective salvage and demolition that bypass area of selective salvage and demolition and that maintain continuity of services to other parts of the building.

   c. Cut off pipe or conduit in walls or partitions to be removed, unless otherwise indicated. Cap, valve, or plug and seal remaining portion of pipe or conduit after bypassing.

5. Do not start selective salvage and demolition work until utility disconnecting and sealing have been completed and verified in writing.

B. Conduct selective salvage, demolition and protection operations to prevent injury to people and damage to adjacent buildings and facilities to remain. Ensure safe passage of people around selective salvage, demolition and protection area.

3.3 PROTECTION

A. Protect walls, ceilings, subflooring, floors, and other existing finish work that are to remain and are exposed during selective salvage, demolition and protection operations.

B. Cover and protect furniture, furnishings, carpeting and equipment that have not been removed.

C. Construct temporary protection at existing elements indicated to remain, to prevent damage to or marring of materials and items. Protection shall be of required size and thickness to withstand impact from falling debris, rolling equipment and objects; residue and droppings from all construction related activities.

   1. Protect Contractor’s Path of Travel through the building for the duration of the Project. Delineation of Contractor’s Path of Travel to be coordinated with Architect.

D. Where indicated and where required to prevent damage, materials and items to be protected in place shall be enclosed in protective boxes or coverings. Protective materials shall not be

anchored directly to the item being protected. Prevent direct contact between protective assemblies and existing elements or materials by use of spacers, corrugated cardboard, quilted pads, kraft paper, non-moisture retentive padding, or other adequate means.

1. For Baseboards, Wainscot and Door Frames: provide hard barrier protection to prevent damage from construction activities.

E. Construct temporary dustproof barricades where indicated and required to separate historically sensitive areas, materials and items from extensive dirt or dust producing operations. Historically sensitive areas include: the entire building interior.

F. Monitor areas indicated to be protected by prohibiting passage and construction activities, except for selected work required therein.

G. Remove protections as required to perform selected Work, and reinstall following completion of selected work.

1. At completion of construction, completely remove protection. If existing materials and items have been affected by protective coverings, restore and clean to match equivalent, restored existing materials and items.

3.4 CATALOG AND DOCUMENTATION

A. Where indicated to be removed and salvaged, or removed, salvaged and reinstalled; document materials and items in their existing position and condition. This record shall include the following as indicated for specified elements and materials.

B. Catalog all elements that are scheduled to be removed from its present location.

1. Any material and item to be removed from its present location for any reason, shall be permanently marked with an Item Identification Number (IIN) and accompanied by a completed Material Removal Form (MRF).

a. IIN shall be a sequentially numbered system (see sample numbering system attached at the end of this specification). An overall Project numbering system shall be established at the beginning of the Project and approved by the Architect for use throughout.

b. MRF shall be a sequentially numbered document. Material Removal Log (MRL) of this document will be maintained and updated by Contractor. The log shall be reviewed periodically with the Architect. A copy of every MRF shall be given to the Architect and a copy to be kept with the MRL.

2. Once a completed MRF has been issued, the respective artifact can be removed from its present location. Permanently affix the IIN as shown on the MRF to the item prior to removal.

a. Wood Materials and Items: Using metal stamps, 1/4 in. high, the IIN shall be stamped on an edge or surface that will be concealed when reinstalled, such as

the back side of a unit of wood trim. Use of aluminum tabs attached to materials with the number inscribed shall be an alternate to numbered stamps.

b. Hardware/Metal: The IIN shall be inscribed using a carbide tipped scribe or other permanent method, in a location that will not be visibly noticed when reinstalled; i.e., on flange or surface that will be mounted against floor, ceiling or wall, or a location that will be covered by a support.

3. Material Tracking: No item or artifact shall be removed from its current location unless an MRF has been reviewed and released by Architect. Maintain a Material Removal Log and record transfer of artifact until final receipt at the Project or permanent storage area.

C. Material Removal Form:

1. Utilize Material Removal Form Part A to include IIN, date, and record attached and applicable documentation (photos, drawings, written descriptions, etc.)

2. Utilize Material Removal Form Part B to indicate existing condition and record all damage, scratches, dents, gouges, cracks or breakage prior to removal from its present location.

3. In the event of any additional damage, the Owner's Representative shall immediately be contacted by telephone and damage confirmed in writing.

D. For Documentation of Woodwork and Trim, provide the following:

1. Color photographs of quality acceptable to Architect. See Section 01322 for acceptable quality. Each object being salvaged shall be photographed in place, prior to removal. Photograph both front and back where applicable. Photograph unique connection details as required for reinstallation in original locations.

a. Mark photographs with corresponding Item Identification Number (IIN), and with photo catalog number.

b. Maintain photographs in clear pH neutral, archival quality sleeves and bound in 3-ring binders. Alternatively, maintain at least two copies of all digital photographs on compact disc (CD). At completion of Work, photographic records (including negatives) shall become property of the Owner and shall be turned over to Owner's Representative upon request.

2. Enlarged elevation and/or plan drawings, showing extent of existing woodwork to be salvaged and reinstalled, and identifying individual components and their IINs.

3. Detailed, dimensioned drawings of unitary work, as required to enable replication and reinstallation.

4. Written description to indicate existing conditions, and methods and techniques used for disassembly of items.

5. All documentation shall be clearly marked with appropriate Item Identification Number (IIN) for all pieces and items of material removed.

E. For Documentation of Wood Flooring, provide the following:

1. Color photographs of quality acceptable to Architect. Photograph all areas of wood flooring, prior to removal. Photograph unique connection details as required for replication.

a. Mark photographs with corresponding Item Identification Number (IIN), and with photo catalog number.

b. At completion of Work, photographic records (including negatives) shall become property of the Owner and shall be turned over to Owner's Representative upon request.

2. Written description to indicate existing conditions, and methods and techniques used for disassembly of items.

3.5 SALVAGE AND REMOVAL

A. Salvage and Removal: Where indicated to be 'removed, salvaged and reinstalled' and 'removed and salvaged', carefully remove indicated materials and items, and pack or crate for transport to storage area or facility. Maintain storage area or facility for the duration of the Project.

B. Removal and Demolition: Demolish and remove existing construction as indicated only after protection, catalog, documentation and salvage operations have been completed. Use methods required to complete Work within limitations of governing regulations and as follows:

1. Proceed with selective salvage, demolition and protection systematically.

2. Neatly cut openings and holes plumb, square, and true to dimensions required. Use cutting methods least likely to damage construction to remain or adjoining construction. To minimize disturbance of adjacent surfaces, use hand or small power tools designed for sawing or grinding, not hammering and chopping. Temporarily cover openings to remain.

3. Cut or drill from the exposed or finished side into concealed surfaces to avoid marring existing finished surfaces.

4. Remove decayed, vermin-infested, or otherwise dangerous or unsuitable materials and promptly dispose of off-site.

5. Dispose of demolished items and materials promptly. On-site storage or sale of removed items is prohibited.

6. Off-site recycling of appropriate building materials is encouraged and recommended.

7. Return elements of construction and surfaces to remain to condition existing before start of selective salvage, demolition and protection operations.

3.6 DISPOSAL OF DEMOLISHED MATERIALS

A. Promptly dispose of demolished materials. Do not allow demolished materials to accumulate on-site. Transport demolished materials off Owner's property and legally recycle or dispose of them.

B. Do not burn demolished materials.

3.7 CLEANING

A. Clean adjacent structures and improvements of dust, dirt, and debris caused by selective demolition operations. Return adjacent areas to condition existing before selective demolition operations began.

3.8 SAMPLE FORMS

MATERIAL REMOVAL FORM
PART A - GENERAL

DATE:_____ ITEM IDENTIFICATION NO:_____

ITEM DESCRIPTION:_____

DOCUMENTED w/ PART B?: YES_____NO___

ITEM LOCATION:_____

REMOVAL CONTRACTOR

REMOVAL DATE:_____

PURPOSE OF REMOVAL:

ITEM TO BE DELIVERED TO: _____

RECEIVING CONTRACTOR

DATE RECEIVED:_____ RECEIVING AGENT:_____

ITEM TO BE DELIVERED TO: _____

RECEIVING CONTRACTOR

DATE RECEIVED:_____ RECEIVING AGENT:_____

ITEM TO BE DELIVERED TO: _____

MATERIAL RETURNED TO PROJECT

DATE RECEIVED:_____ RECEIVING AGENT:_____

NOTE: Contractor when transferring possession of this material to another trade contractor, shall transmit a copy of this form indicating receipt by next responsible agent to Owner's Representative. Original copy of this form must accompany material at all times.

MATERIAL REMOVAL FORM
PART B - SPECIAL CONDITIONS/COMMENTS

DATE:_____ ITEM IDENTIFICATION NO:_____

PHOTOGRAPHS ATTACHED: _____

DRAWINGS ATTACHED: _____

SPECIAL CONDITION/COMMENTS:

DATE:_____ PREPARED BY:_____

RECEIVING AGENT SHALL SIGN BELOW, INDICATING CONCURRENCE WITH EXISTING CONDITIONS AS INDICATED ABOVE.

DATE:_____ RECEIVED BY:_____

MATERIAL REMOVAL FORM LOG

IIN #	DATE	DESCRIPTION	ISSUED TO	DATE	ISSUED TO	DATE	RETURN DATE

ITEM IDENTIFICATION NUMBERING SAMPLE

The item identification numbers (IINs) are made up of three sets of numbers. The first set denotes the type of building component. The following list defines the types.

01 Woodwork and Trim
02 Hardware
03 Wood Flooring
04 Furnishings
05 Carpeting

The second set of numbers denotes the sequence in the assembly. Sequence numbers shall be supplied by the Contractor and logged on a master floor plan, section or elevation. This drawing shall be regularly reviewed by the Owner's Representative. Sequence numbers shall be applied in a logical fashion determined most appropriate for each item and remaining consistent throughout the Project.

Examples of IINs:

01-2 Denotes Woodwork or Trim, 2nd item in a group of components

03-5 Denotes Wood Flooring removed, 5th plank or piece of flooring in a sequence

02-2 Denotes railing attachment hardware, 2nd item in a group or series removed

END OF SECTION

SECTION 02071

DRILLING, SAWCUTTING AND REMOVAL OF CONCRETE

PART 1 - GENERAL

1.1 APPLICABLE SECTION

A. The requirements/provisions of the General and Supplementary Conditions and Division 1 Specification Section shall apply to this section.

1.2 DESCRIPTION OF WORK

A. The work included under this section consists of furnishing all materials, supplies, equipment, tools, transportation and facilities and performing all labor and services necessary for, required in connection with or properly incidental to drilling, sawcutting and removal of existing concrete as described in this section of the specifications, shown on the accompanying drawings or reasonably implied therefrom, except as hereinafter specifically excluded.

B. Work Included:
1. Drilling and coring of concrete.
2. Sawcutting concrete.
3. Removing concrete.

C. Related Work Specified Elsewhere:
1. Structural Steel and Miscellaneous Iron; Section 05120

PART 2 - PRODUCTS - See other portions of specifications

PART 3 - EXECUTION

3.1 GENERAL REQUIREMENTS

A. The Contractor shall make provisions to control dust, residue and water from drilling and sawcutting operations by vacuum, water spray or other shield methods approved by the Architect. The Contractor shall not allow water to enter the structure that may cause damage to any portion to remain.

3.2 DRILLING

A. Drilling of holes in concrete shall be accomplished by drilling or coring. Contractor shall protect existing reinforcing during all drilling and coring operations unless specifically directed otherwise by the contract drawings.

3.3 SAWCUTTING

A. Sawcutting shall be accomplished by diamond tip blades and shall be made to the lines and dimensions as shown on the drawings. No overcutting will be allowed.

B. Provisions shall be made to remove the sawcut portions of concrete in such a way so as not to damage that portion of the concrete to remain and in no case shall the concrete to be removed be allowed to free fall to the ground or other surface.

3.4 CLEAN UP

A. Clean up shall be in accordance with the requirements of the General Conditions.

END OF SECTION

SECTION 02130

HAZARDOUS MATERIALS ABATEMENT AND CONTROLS

PART 1 - GENERAL

1.01 SUMMARY

A. This Section includes requirements and procedures to be performed by the Contractor for the handling, removal, and disposal of hazardous materials, including but not limited to, asbestos containing flooring materials, lead containing materials.

B. Hazardous materials removal and handling shall be conducted in preparation for the alterations to the dais at the south side of the Chamber to provide disabled access for that area. - Concrete Repair and Protection and any other existing hazardous materials on the work of this Contract

1.02 RELATED SECTIONS

A. Document 00335- Existing Conditions: Hazardous Materials
B. Document 00813- Specific Project Requirements for Environmental Controls
B. Document 00814- Health and Safety Criteria
C. Section 01500 – Construction Facilities and Temporary Controls
D. Section 01790 - General Guidelines for Cutting and Patching Original Work
E. Section 02070 - Selective Salvage, Demolition and Protection
F. Section 06400 - Woodwork Restoration

1.03 PROJECT REQUIREMENTS

A. The Contractor shall ensure that all personnel, including subcontractors' personnel, receive appropriate and required awareness training and orientation that will prevent inadvertent or unauthorized disturbance of hazardous materials present at the site.

B. The Contractor shall comply with the applicable requirements of the California Code of Regulations, Title 8, and Section 1532.1, "Lead in Construction".

C. The Contractor shall take necessary precautions to prevent the release of lead and asbestos in the form of dust, fumes or mists from lead-containing and asbestos-containing materials into the air or onto surrounding environments.

D. The Contractor shall inform all workers, supervisory personnel and authorized visitors on the site of the potential hazards of lead and asbestos and take of necessary precautions and

housekeeping procedures to reduce the potential for exposure in areas where hazardous materials are known to be present.

1.04 SUBMITTALS

A. As per Section 1300- Submittals, the Contractor shall submit a Hazardous Materials Management Plan (HMMP) with the following documentation as listed below. The HMMP shall be submitted within (10) ten days after the Notice to Proceed and before commencement of demolition activities. No hazardous materials work will start without the HMMP approved and reviewed by the City and its designated industrial hygiene consultant.

B. This plan (HMMP) shall contain the overall scope and schedule of ALL hazardous materials management including but not limited to:

1. Description of all hazardous materials work to be performed or managed, and intended control procedures.
2. Schedule of all hazardous materials work.
3. Description of personal protective equipment and methods as well as intended compliance monitoring.
4. Name, phone number, pager number of Contractor's designated Hazardous Materials Supervisor or Site Safety representative
5. Name, address and phone number of the Contractor's landfill as applicable
6. Workers Documentation as follows:

    a. Medical examination approvals for respirator use within the past twelve (12) months, or in compliance with 8 CCR 5144.

    b. Respiratory fit test records within the past twelve (12) months minimum in compliance with 8 CCR 5144.

    c. Provide Certifications demonstrating that all employees engaged in lead-containing stabilization activities have attended an awareness training to conduct lead-impacted construction activities, and are certified in accordance with the lead worker certification provisions in the Cal/OSHA Title 8, and Section 1532.1, "Lead in Construction", the California Department of Health Services (DHS) lead regulations, and this specification.

C. For Asbestos Containing Materials (ACM) and as part of the Hazardous Materials Management Plan (HMMP) the Contractor shall submit the following but not limited to:

1. Asbestos Pre-job Submittals:

a. Proof of current asbestos contractor's license issued by the California Contractors' State License Board.
b. Proof of current California Department of Health Services (DOHS) Asbestos Contractor's registration certification.
c. Valid and current Bay Area Air Quality Management District (BAAQMD) notification for the Project
d. Cal/OSHA 24-hour notice per 8 CCR 1529.
e. Worker documentation, including:
   1) Current AHERA training certifications supervisor/competent person
   2) Current AHERA training certifications for workers.
   3) Respiratory fit test records within past 12 months.
   4) Annual medical examination approvals for respirator use.
f. Written asbestos abatement work plan showing area isolation controls, decontamination unit and schedule with the sequence of work.
g. Material Safety Data Sheets (MSDS) for chemicals used as applicable.
h. Emergency phone number and pager listing.
i. DOP testing of negative pressure units and vacuums. (on-site test)
h. Rotameter calibration data within past 6 months.

2. Project Close-out Submittals: Within 5 calendar days upon the City's request or within 5 calendar days after completion of the abatement or hazard control work, the Contractor shall submit the following:

a. Copies of updated schedules and notices to regulatory agencies, as needed.
b. Receipt and weight tickets from landfill operator or incinerator, as applicable.
c. Copies of completed uniform waste manifests.
d. Certification of Completion.

1.05 SITE CONDITIONS

A. The City and the City's Environmental consultant have surveyed the facility for the presence of various hazardous materials. The survey findings are listed in Document 0335-Existing Conditions-Hazardous Materials

B. Where the analytical data contained in the hazardous materials letter report, discloses existing conditions for hazardous materials, does not clearly characterize all conditions or materials, the Contractor shall assume, proper management and control when working around the following hazardous building materials:

1. Podium floor- Asbestos-containing linoleum brown mastic under cork tile.
2. Woodwork finishes are presumed to contain over 600 ppm of lead.

1.06 QUALITY CONTROL

A. FIELD SAMPLING

1. Perimeter Lead Wipe Samples: The City may collect wipe samples outside or within representative work areas prior to start-up of the abatement activities in order to establish the background or pre-existing lead dust content or at the option of the City when evidence of contamination of Non-Abatement Areas is visually apparent,

2. The City may evaluate the lead dust concentrations outside the work area on the walls and floor during the work progress by collecting wipe samples to evaluate the integrity of the containment and to detect dust contamination resulting from:

    a. Failure to adequately cordon off or contain work area dusts, clean-up debris, and use approved work practices, such as wet wiping and HEPA vacuuming;

    b. Failure or breaches in the work area isolation containment, as applicable;

    c. Failure or rupture in the negative pressurization/HEPA filtration system, as applicable;

    d. Incomplete decontamination of personnel or equipment removed from the work area(s).

    If the test results indicate that any of the samples is greater than the background concentrations or 800 µg/ft^2, whichever is greater, the Contractor shall amend its work procedures, and/or clean-up of the affected area.

3. Perimeter Air Monitoring: The City may also elect to perform air sampling in non-work areas of the building before the start of demolition and/or abatement work to establish the background total lead concentration and/or conduct monitoring during lead hazard-related work such as demolition, refinishing, or cutting and patching activities, to review containment effectiveness and acceptability of the Contractor's work practices. The City at its own discretion may collect air samples for analysis by flame atomic absorption.

    a. Air samples will be analyzed for total lead in accordance with NIOSH method 7082. The perimeter background concentrations

outside the cordoned or contained abatement area(s) shall not exceed an airborne concentration above OSHA's "Action Level" of 30 micrograms per cubic meter (30 µg/m^3), averaged over an 8-hour period, for all samples.

b. Air sampling results in excess of the Cal/OSHA "Project Action Level" of 30 micrograms per cubic meter (µg/m3) within the construction zone may require isolation of the work area, upgrades in the required respiratory protection, amendment of work procedures, and/or clean-up of the affected area.

c. Air sampling results in excess of the EPA's National Ambient Air Quality Standard (NAAQS) of 1.5 µg/m3 at the site's property line or at adjoining occupied non-construction areas may require isolation of the work area, amendment of work procedures, and clean-up of the affected area.

d. Resampling of the contaminated areas and handling, shipping, and analysis charges (including the City's time and expenses) for additional sampling required to show background levels below these lead standards shall be borne by the Contractor.

e. INSPECTIONS

i. The City or its Consultant will conduct visual inspections to verify if the Contractor has met the requirements for Work Area preparation, removal, clean up, decontamination and waste handling. No abatement operations shall commence without the approval of the City following a work area preparation inspection.

2. During such inspections, the Contractor will provide adequate lighting, ladders, access, etc, so as not to curtail the systematic inspection of all surfaces by the City. Areas requiring rework will be tagged in a manner to allow continuation of the inspection in a timely manner. The City shall not be expected to remain within an area requiring extensive re-cleaning.

PART 2 – PRODUCTS

2.1 GENERAL

A. Prohibited Materials

1. Mastic or paint removers shall not result in the generation of hazardous waste.
2. Cleaning Agents, equipment, and methods employed shall not in any way damage the substrate or adjoining surfaces and finishes which are to remain. Cleaning solvents shall be non-injurious to the surfaces upon which they are applied. The methods used shall cause no pitting, erosion or damages to the surfaces.
3. Paint removal chemicals that may not attach or leave deposits on the substrate material.
4. The following tools and equipment are specifically prohibited unless accepted in writing by the City:

    a) High or low pressure water-blasting equipment for hosing of ductwork or work areas.
    b) Gasoline, propane, diesel or other fuel powered equipment inside the building.

5. Equipment that creates excessive noise or vibration that would affect safety of the building or its occupants, or generate complaints from the occupants. Equipment shall not exceed an A-weighted sound level of 85 dB as measured at 3 ft. from the radiating source.

B. Minimum Requirements:

1. Deliver all materials in original packages, containers, or bundles bearing the names of the manufacturers and the brand names and details for proper storage and usage. Store all materials subject to damage off the ground, away from wet or damp surfaces, and under cover sufficient to prevent damage or contamination. Store materials so as not to interfere with the Owner's or other Contractors' operations.

2. Do not use damaged or deteriorating materials. Remove damaged materials from the premises. Dispose of contaminated materials in accordance with applicable regulations.

2.2 MATERIALS AND EQUIPMENT:

A. Protective Devices: Temporary wash stations or showers, disposable clothing, respirators, gloves, hard hats, and other required items. Respirators shall protect against appropriate dusts, fumes and mists as approved by the Mine Safety and

Health Administration (MSHA) and the National Institute for Occupational Safety and Health (NIOSH) under provisions of 30 CFR Part 11.

B. Polyethylene Sheeting and Dust Barriers:

1. Polyethylene sheeting shall be flame-retardant and approved and listed by the State Fire Marshal in accordance with Section 13121 and/or 13144.1 of the California Health and Safety Code.

2. Thickness and Size: 6-mil thick minimum, unless otherwise specified, sized to minimize the frequency of joints.

3. Flammability: Comply with NFPA Standard 701 with a flame spread rating of no greater than 5 and a smoke development rating of no more than 70 when tested in accordance with ASTM procedures.

C. Sealants shall, at a minimum, conform to the following:

a) Shall be Fire resistant
b) Shall be compatible with concrete, metals, wood, cable jacketing and other materials capable of preventing fire, smoke, water and toxic fumes from penetrating through sealants.
c) Shall be asbestos free and shall have a flame spread, smoke and fuel contribution of zero.
d) Shall be ASTM -and UL-rated for 3 hours for standard method of fire test for firestop systems.

D. Sealing Tape shall conform the following:

a. 2-inches or wider capable of sealing joints of adjacent sheets of polyethylene and attaching polyethylene sheet to finished or unfinished surfaces or similar materials.

b. Tape shall be capable of adhering under dry and wet conditions, including use of amended water.

3. Preservation Sealing Tape: Type specifically designed for adhering to critical or sensitive surfaces without damage to surface, such as: 3M Scotch Brand No. 4811 Preservation Tape or equal.

4. Spray adhesives shall not contain methylene chloride or methyl chloroform (1,1,1- trichloroethane) compounds.

5. Lagging sealer for enclosing and sealing raw exposed edges of piping, fitting, equipment and duct insulation (as applicable) shall meet the requirements of NFPA 90A.

E. Paint Removers to conform to the following:

1. Non-flammable solvent or gel, with a flash point above 140 degrees Fahrenheit.

2. Solvent waste shall not result in the generation of hazardous waste as described under 22 CCR, Division 4.

3. Removers shall NOT contain methylene chloride, halogenated hydrocarbons, or any of the following glycol ethers:

Common Name	Abbreviation	CAS #	Chemical Name
Ethylene glycol methyl ether	EGME	109-86-4	2 - methoxyethanol
Ethylene glycol methyl ether acetate	EGMEA	110-49-6	2- methoxyethyl acetate
Ethylene glycol ethyl ether	EGEEA	111-15-9	2- ethoxyethanol
Ethylene glycol dimethyl ether	EGDME	110-71-4	1,2-dimethoxyethane
Ethylene glycol diethyl ether	EGDEE	629-14-1	1,2 - diethoxyethane
Diethylene glycol	DEG	111-46-6	2,2 – dihydroxyethyl ether
Diethylene glycol methyl ether	DEGME	111-77-3	2-(2 methoxyethoxy) ethanol
Diethylene glycol ethyl ether	DEGEE	111-90-0	2- (2-ethoxyethoxy) ethanol
Diethylene glycol dimethyl ether	DEGDME	111-90-6	Bis-(2-methoxyethoxy) ether
Triethylene glycol dimethyl ether	TEGDME	112-49-2	2,5,8,11 tetraoxadodecane
Dipropylene glycol	DPG	110-98-5	2,2 - dihydroxyisopropyl

F. Vacuums and Negative Pressure Units (NPUs) used for clean-up of materials and detail shall be HEPA-filtered. Provide DOP testing on-site for all units, unless otherwise noted in the Work Plans.

G. Air Filtration Devices shall, at a minimum, conform to the following:

1). Filtration devices shall be high efficiency particulate absolute (HEPA) filtration systems bearing a UL 586 label indicating its ability to perform under specified conditions. Filters shall be marked with the name of the manufacturer, serial number, airflow ratting, efficiency and resistance, and the direction of the test airflow. Provide units with two stages of pre-filtering, as follows:

a. A low efficiency type first stage pre-filter for particle sizes 100 micrometers and larger.
b. A medium efficiency type second stage pre-filter effective for particle sizes down to 5 micrometers.
c. Pre-filters installed either on or in the intake grid to the exhaust unit and held in place with special housings or clamps.

2. HEPA-filtration exhaust units are to include:

a. An elapsed time meter showing the total accumulated hours of operation.
b). An electrical interlock preventing operation of the unit without a HEPA filter.
c). An automatic shutdown system to stop the fan in the event of a rupture in the HEPA filter or a blocked air discharge.
d). Warning lights to indicate normal operation (green), moderately high pressure drop across the filters, such as due to filter overloading (yellow), and too high of a pressure drop due to an overloaded or ruptured HEPA filter or obstructed discharge (red).
e). An audible alarm if the unit shuts down due to operation of the safety systems.
f). Electrical components approved by the National Electrical Manufacturers Association (NEMA) and the Underwriter's Laboratories (UL). Each unit shall be equipped with overload protection sized for the equipment. Properly ground the motor, fan, fan housing, and cabinet.
g. A cabinet constructed of steel or aluminum capable of withstanding damage from rough handling and transportation, with a width under 30-inches to fit through a standard-size doorway, mounted on casters or wheels.
h. Several spare HEPA-filtered exhaust units on-site to be used as needed should active units fail.

H. Waste Containers: Provide sealable drums of 30 or 55-gallon capacity constructed of fiber or metal with tightly fitting lids for disposal. Label the drums and bags in

accordance with EPA and DTSC requirements, including the Generator I. D. number or location identification, and manifest number. Drums shall be air and liquid tight. Sealable polyethylene bags shall be of 6-mil minimum thickness for asbestos disposal. Size bags to fit within drums specified above.

J. Cleaning Agents: Cleaning agents, equipment, and methods employed shall not in any way damage the substrate or adjoining surfaces and finishes. Cleaning solvents shall be non-injurious to the surfaces upon which they are applied. The methods used shall cause no pitting, erosion or damages to the surfaces.

K. Do not use chemicals that may attach or leave deposits on the substrate material. Modify the process or processes to suit the finish, hardness, and condition of the surface to be cleaned.

PART 3 – EXECUTION

3.1 EXAMINATION

A. Review hazardous materials reports and ensure the existing conditions information is available to all subcontractors and trades.

B. Promptly notify the City of differing conditions in accordance with the provisions of these contract specifications.

C. Notification: Notify the City, in writing, a minimum of 48 hours in advance of any planned disturbances to any hazardous materials or prior to performing any hazardous materials removal work

D. Disturbance of asbestos or lead and other hazardous containing materials, including demolition, surface preparation, or removal of paint, can contaminate air, soil, and water surrounding the work site. It is the responsibility of the Contractor to evaluate and determine the most appropriate level of containment necessary to prevent the uncontrolled release of hazardous materials from the work site.

3.2 PREPARATION

A. Protective Procedures

1. Protect Visitors and Other Site Personnel: Cordon off the abatement area(s) with appropriate signs, and provide temporary tunneling or scaffolding, as applicable.

2. Provide site security to assure that no member of the public or any unqualified or untrained person is able to gain access to any hazardous material's work area at any time while maintaining open access and egress routes at all times.

3. Establish the required class of containment, of ventilation, and of air monitoring as appropriate for the removal means and methods as selected to perform the specific removal work. These systems shall be sufficient to control exposures to workers, the public, and to protect the surrounding environment.

4. Provide temporary lighting and power to work areas, including installation of ground fault interrupters as required. Ensure that all power lines which transit the work area and are necessary for the continued operation of services in areas outside the work area are identified and protected adequately in order not to pose a hazard to workers during the course of work.

5. Establish negative pressure in work area(s) as per 8 CCR Section 1529. Follow, at the minimum, dust control procedures as outlined under Cal/OSHA regulations CCR 1532.1 and DHS regulations 17 CCR Sections 35001 through 36100

3. Provide workers with sufficient sets of protective full-body clothing to be worn in the designated work area and whenever a potential exposure to lead, asbestos hazards exist. Such clothing shall be in conformance with Cal/OSHA requirements for personal protective equipment (PPE) and ANZI standards. PPE shall include but not be limited to: full-body coveralls, headgear, eye protection, and gloves. Disposable-type protective clothing, headgear, and footwear may be provided.

B. Site Protective Controls:

1. Protect against unnecessary disturbances or damages to sensitive finishes or furnishings which will remain within the facility.

2. Locate temporary scaffolding and containment barriers, as required, and proceed with the construction or demolition, allowing for continued operation of any adjacent occupied areas, as applicable.

3. Protect existing furnishings and building finishes from water, lead dusts, chemical strippers, or debris.

4. Erect temporary protective covers over pedestrian walkways and at points of passage for persons or vehicles, which are to remain operational during the work.

5. Temporary Power And Lighting: Provide one circuit for each HEPA-filtered negative pressure unit, where possible. Provide sufficient 110-120 volt receptacles distributed throughout the inside of the work area for exclusive use by the City during the final air sampling; consult with the City as to the number required for each work area. Provide voltage-warning signs at power outlets, which are other than 110-120 volts. Provide polarized outlets for plug-in type outlets, to prevent insertion of 110-120 volt plugs into higher voltage outlets

6. Exhaust Air

   a) Differential air pressure systems for each work area to be in accordance with Appendix J of the EPA's "Guidance for Controlling Asbestos-Containing Materials in Buildings," EPA 560/5-85-024.

   b) Minimum work area differential air pressure of -0.025 inches w.g. at all times when required, including during the removal, gross clean-up, waste transfer, and encapsulation activities. Account for fluctuations of the negative pressure by aiming for a higher-pressure differential at the project outset to ensure that the chances of the pressure differential dipping below -0.025 inches w.g. are minimal.

   c) Provide sufficient number of units for each work area to maintain differential air pressure in the work area at -0.025 inches w.g. between the work area and adjacent non-work areas at all times, allowing for stack and thermal effects. Locate unit(s) so that the primary make-up air enters the zone through the decontamination facilities and traverses the work area as much as possible, unless otherwise approved by the City.

   d) After the abatement has begun, run the units continuously to maintain a constant pressure differential and air circulation until the area has been cleared. Do not turn off at the end of the workday or abatement phase. Do not shut down units during the encapsulation process or at any time without written authorization by the City.

Do not put the units into scrubbing or recirculation mode without the written approval of the City.

e) Provide on-site certification of the following negative pressure units to document adequate filtration efficiency for all units exhausting internally within the building or as otherwise required by the City.

f) DOP or Portacount testing may need to be repeated if the unit(s) or their filtration systems have been repaired or replaced during the course of the abatement, following movement between zones, or if damage has occurred since the units were previously tested. Certify by DOP or Portacount testing, signed by an independent tester or the Contractor's Health and Safety Director. DOP testing shall verify an in-situ efficiency of 99.97% or greater. Portacount testing shall verify an in-situ efficiency of 99.3% or better.

7. Decontamination Enclosure Systems

a) Construct a decontamination enclosure system (as a minimum) in accordance with OSHA Regulation 29 CFR Part 1926.1101 and Cal/OSHA Regulation 8 CCR Section 1529. The systems shall be contiguous to the work area consisting of three totally enclosed chambers and airlocks unless otherwise directed by the City for mini-containment zones or projects where space limitations will not permit such construction.

b. The City prior to construction must approve location of decontamination enclosure systems.

C. Prohibited Activities: The following activities are prohibited unless written permission otherwise is give by the City:

1. Asbestos-containing materials shall not be disturbed by cutting, sawing, grinding, pulverizing, crumbling, breaking, or otherwise rendered friable or airborne unless these activities are conducted under the requirements of all applicable regulations, guidelines as specified in this section.

2. Open flame burning or torching, including propane-fueled grids.

3. Scrapping, sanding, grinding without proper containment of HEPA vacuum exhaust tools.

4. Uncontained hydroblasting or high-pressure wash.

5. Heat guns operating above 1,100F.

6. Dry sweeping of debris.

7. Removal, disturbance, welding, or heating of or through lead-containing coatings with a torch or flame, except as unavoidable due to a condition where there is back-to-back structural elements with paint in between that cannot be adequately previously abated without affecting the integrity of the structure.

8. Disturbance of lead-painted or lead-coated surfaces scheduled to remain by cutting, sawing, grinding, or other construction operations without adequate dust controls.

9. Under no circumstances shall workers or supervisory personnel eat, drink, smoke, chew gum, or chew tobacco or remove their respirators in the work area or in the proximity to lead hazard operations.

10. Abrasive blasting or sandblasting without local HEPA exhausts dust collectors, and containment. Blasting will not be allowed unless approved from the City.

D. Building/Work area Isolation And Signs:

1. Construct temporary isolation partitions, tunnels, and other critical barriers. Enclosures shall include, as minimum, polyethylene barriers impervious to dust and wind, taped and sealed joints, airlock entryways and negative pressurization of the work area using HEPA filtration devices. Equip critical barriers with transparent viewing ports, where feasible, to allow views by authorized personnel of the lead-related work activities throughout the regulated area. The Contractor shall secure area entrances and exits.

2. Cordon off active lead hazard and abatement zone(s) and post with warning signs at entries to regulated areas.

3. Only the abatement certified workers, the City, and its representatives will be allowed in the restricted access area. Anyone entering the regulated "cordoned" work area shall wear appropriate respiratory protection and disposable coveralls equivalent to the type of personal protective equipment used by those performing the activity.

3.3 ASBESTOS ABATEMENT:

A. Notifications:

1. Notify the City, in writing, a minimum of 48 hours in advance of any asbestos-abatement work.

2. Notify, in writing, the BAAQMD a minimum of 10 working days prior to commencement of any asbestos project involving more than 100 linear feet (LF) or more than 100 square feet (SF) of asbestos materials.

3. Notify Cal/OSHA a minimum of 24 hours in advance of any disturbances of any amount of friable or non-friable asbestos-containing materials or prior to performing asbestos-related work.

4. Advise the Contractor's Site Safety Representative (SSR) of suspect conditions. Do not remove or disturb suspect materials until tested and approved

B. Demolition of non-ACM obstructing known intact ACM:

1. Only a qualified Asbestos Abatement Contractor per Cal/OSHA regulation 8 CCR 1529 shall complete Work exceeding 100-sq. ft. or 100 linear feet of asbestos-containing materials

2. Remove non-contaminated and non-asbestos materials for access using standard dust control procedures as per Section 02070-Selective Salvage, Demolition and Protection required for painted assemblies and construction housekeeping controls.

3. Minimize disturbances to substrates concealing friable or damaged asbestos-containing materials, such as laid-in tiles concealing asbestos-containing fireproofing, demolition of non-ACM material which may destabilize asbestos-containing acoustical finishes, etc. Qualified workers shall complete work impacting asbestos-containing materials only.

C. Remove and dispose of non-contaminated waste, where feasible. Alert the Contractor's Site Safety Representative of contaminated conditions for proper removal and disposal and cordon off the affected areas where contamination is encountered. Do not dry sweep affected wastes and debris.

C. Unexpected exposure to known or suspect Asbestos-Containing Material (ACM):

1. Where ACMs are discovered intact, such as intact pipe lagging, proceed to cordon off the affected area and immediately post it with a "caution" sign to prevent unintentional disturbances. Immediately alert the Contractor's Site

Safety Representative of the conditions for proper removal and disposal procedures.

2. Where ACMs are damaged or suspect asbestos contaminated conditions are encountered, discontinue work in the immediate suspected area, shutdown the area's HVAC system, if not already disengaged, and alert the Contractor's Site Safety Representative of the conditions for proper removal and disposal procedures.

D. Removal of Linoleum Flooring and Mastic:

1. Remove the flooring and mastics as indicated on the Contract Drawings using full isolation procedures, satisfying the requirements of Cal/OSHA Regulation 8 CCR 1529, Work Class II.

2. Set-up critical barriers splash guards or enclosures and establish negative pressurization.

3. Cutting through the cork tile will be required. Remove the linoleum backing using wet methods to minimize breakage and airborne fiber releases.

4. Remove the mastic using an approved mastic remover.

5. HEPA vacuum the contained area, including the area below the podium floor following abatement for clearance; minimize use of encapsulant on substrates to be retiled.

6. Dispose of linoleum backing and mastics as friable asbestos waste.

E. Bagging, Drumming, and Handling of Waste:

1. Protect all workers handling waste in full body protective clothing and at least a respirator approved by NIOSH for protection against asbestos. Workers transporting clean, sealed drums or other clean, sealed waste may handle waste with less protective clothing if the City has approved methods.

2. Do not allow asbestos waste to dry out prior to sealing bags.

3. Seal bags of asbestos-containing waste with tape within the work area. Seal bags with a goose neck fold: first twist bag and seal top opening with tape; fold remaining bag extension over the first tape enclosure and retape around top of bag thereby double sealing the top opening. No free-flowing water shall be present at any time in the bag. If free-flowing water is present, the Contractor shall add absorbent into the bags to remedy the condition.

4. Wrap and seal waste treated as asbestos contaminated that can not be contained in bags in 6-mil clear polyethylene plastic or other impermeable material approved by the City. Wrap objects that will tear, cut, or damage the integrity of the plastic in a protective material such as canvas or burlap to reduce the potential for damage to the plastic or other impermeable material .

5. Deposit bags with friable hazardous waste into clean sealable drums for transport. Seal filled drums. Mark drums with the label prescribed by the EPA, including the Generator I.D. Number or source location and the Waste Manifest Number.

3. Segregate, containerize, and characterize construction debris including rags, protective coveralls, polyethylene sheeting, and other consumable items. Waste shall be packaged in accordance with the applicable U.S. Department of Transportation regulations included in 49 CFR Parts 173, 178 and 179.

4. For lead waste generated, profile the waste with an approved landfill or incinerator by means of standard digestion and extraction tests (TCLP, WET, and SW846), as appropriate. The City will provide the EPA Generator I.D. number for the manifest.

5. If debris is to be recycled, provide a bill of lading and a memorandum from the recycler acknowledging that lead may be present and work activities and disposal will comply with applicable regulations. Submit in accordance with procedures of Section 01300 - Submittals.

F. Waste Disposal and Manifesting

1. Flooring materials, loose debris and scraped materials shall be treated as hazardous waste, unless otherwise approved by the City. Construction waste coated with intact LBP may be disposed of as construction debris in accordance with the Cal/EPA requirements.

2. The Contractor shall furnish all labor, materials, equipment, and incidentals required to transport those materials identified as hazardous waste for the purpose of disposal. Laboratory costs associated with analyses required for disposal, if needed, shall be at the Contractor's expense.

3. Packing, labeling, transporting, and disposing of hazardous waste shall comply with Cal/EPA regulations under 22 CCR, including providing and

completing the Uniform Hazardous Waste Manifest Form (EPA Form 8700-22) (Rev. 3-05).

5. The Contractor shall comply with all applicable regulatory requirements listed as well as other applicable federal, state, or local laws, codes and ordinances, which govern or regulate transportation of wastes (including but not limited

6. All material classified as hazardous waste (Federal Class1 RCRA and California Class I non-RCRA wastes only) shall be hauled off using a licensed hazardous waste transporter as per DOT-HM 181 and 49 CFR 172.

7. Hazardous Materials Haulers shall possess during the hauling of hazardous material, applicable federal, state, and local vehicle insurance requirements, valid driver's license, vehicle registration and licenses, and a current Class 1 Certification of Compliance from the California Highway Patrol affixed to each vehicle or container.

8. The Contractor shall provide and prepare the waste manifests and landfill profiles for each shipment of hazardous wastes from the site. The Contractor is hereby notified that hazardous waste manifest and/or waste profiling and/or landfill service agreements have to be prepared and have to be approved by the landfill in advance of the off-haul. The Contractor shall consult with the City Representative for local requirements in filling out the forms

8. Only a City employee (and not the Contractor) will sign the manifest for the "generator" of the waste.

9. Preparation and handling of waste manifests: The following mandatory information shall be provided in the manifests:

Item 1: the City will provide The Generator's US EPA ID Number for this Project after the NTP

Item 5: Generator's Name and Mailing Address:

City and County of San Francisco
Department of Public Health/BEHM
1390 Market St., Suite 210
San Francisco, Ca. 94102
Generators Phone : (415) 557-4683

Item 5A: Generator's site Address:
San Francisco City Hall
Board of Supervisors Chamber
1 Dr. Carlton B Goodlett Place
San Francisco, CA 94102

Item 14: In addition to Special handling instructions include the following:

Department of Public Works-Bureau of Architecture
Board of Supervisors Chamber
Accessibility Improvements
BOA Project# 6590AA
Project Manager: Stanley So
Project Manager Phone Number: (415) 557-4683

3.7 CLEARANCE SAMPLING AND REOCCUPANCY CLEARANCE CRITERIA

A. The City will conduct monitoring and clearance during asbestos abatement lead hazard-related work, such as demolition, refinishing, cutting and patching activities.

B. Asbestos Clearance Sampling

1. Asbestos-containing materials will be abated with clearance by visual inspection, phase contrast microscopy (PCM) or transmission electron microscopy (TEM). The City reserves the right to conduct AHERA clearance criteria and limit the number of samples for clearances to be less than AHERA protocol when the City deems appropriate.

2. Clearance air samples using aggressive air sampling techniques shall be collected for all abatement zones, unless otherwise designated in the Contract Documents.

3. Phase Contrast Microscopy (PCM) Clearances: Areas cleared by PCM shall show an airborne concentration of total fibers for each sample at or below 0.01 fibers per cubic centimeter (f/cc) using the NIOSH 7400A counting rules. Any sample result exceeding 0.01 fibers/cc shall require re-cleaning of the work area and retesting. The City will determine the minimum number of samples, based on the quantity and types of materials removed, configuration, and sequencing of the work areas, and similar considerations.

4. When transmission electron microscopy (TEM) clearances are conducted, as designated by the Contract Documents, analysis shall be by the method described in 40 CFR Part 763, Appendix A, Subpart E (AHERA), with an analysis turn-around time of 24 hours, unless otherwise designated by the City. Z-test requirements under the AHERA regulations will not apply to this Project.

5. The City shall pay the costs of the final round of visual inspections, aggressive air sampling, and PCM and/or TEM analyses that will meet the Specifications. All rounds of visual inspections, aggressive air sampling, and PCM and/or TEM analyses that fail to meet the contract criteria shall be borne by the Contractor

C. Lead Clearance Sampling: the City may collect lead air samples for analysis by flame atomic absorption.

1. Air sampling results in excess of the Cal/OSHA “Project Action Level” of 30 micrograms per cubic meter (µg/m3) within the construction zone may require isolation of the work area, upgrades in the required respiratory protection amendment of work procedures, and/or clean up of the affected area.

2. Air sampling results in excess of the EPA's National Ambient Air Quality Standard (NAAQS) of 1.5 µg/m3 at the site's property line or at adjoining occupied non-construction areas may require isolation of the work area, amendment of work procedures, and clean up of the affected area.

3. Resampling of the contaminated areas and handling, shipping, and analysis charges (including the City's time and expenses) for additional sampling required to show background levels below these lead standards shall be borne by the Contractor.

D. Wipe Sample Clearance Criteria: The Contractor shall reclean the area if surface concentrations exceed the following "Interim HUD Clearance Dust Standards:"

40 micrograms/ft^2	for floors
250 micrograms/ft^2	for interior windowsills and stools
400 micrograms/ft^2	for exterior windowsills and interior window wells
800 micrograms/ft^2	for exterior concrete or other rough surfaces
800 micrograms/ft^2	for attic and non-public spaces

END OF SECTION 02130

SECTION 03500

GYPSUM CONCRETE

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes: Provide high strength poured gypsum concrete underlayment with accessories as required for complete installation.

1. Provide special acoustical matting sound deadening system underneath gypsum concrete to achieve maximum possible impact isolation class (IIC).

1.2 SUBMITTALS

A. Product Data: Submit manufacturer's literature.

1.3 QUALITY ASSURANCE

A. Qualification of Installers: Manufacturer approved applicator using approved mixing/placement equipment.

1.4 DELIVERY, STORAGE, AND HANDLING

A. Deliver materials in original unopened packages, protected from exposure to elements; remove damaged or deteriorated materials from premises.

1.5 PROJECT CONDITIONS

A. Before, during and after installation, building interior shall be enclosed and maintained at temperature above 50 degrees F until structure and sub-floor temperatures are stabilized.

B. Provide continuous heat and adequate ventilation to rapidly remove moisture from area until underlayment is dry; provide mechanical ventilation if necessary.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. Maxxon Corp./Dura-Cap Gypsum Concrete.

B. Hacker Industries, Inc./Firm-Fill High Strength Gypsum Concrete.

C. Durex Coverings, Inc./Gypsum Cement Underlayment 2500 psi.

D. USG Corp./Levelrock 2500.

E. Substitutions: Refer to Section 01 25 00.

2.2 MATERIALS

A. Gypsum Cement: Mill mixture of calcined gypsum and aggregate complying with ASTM C317.

1. Type: High strength gypsum concrete minimum 2500 psi compressive strength.

B. Primer: As recommended by gypsum concrete manufacturer.

C. Sand: 1/16" or less washed mason, mortar or plaster sand.

D. Water: Potable, free from impurities.

E. Acoustical Matting: Acoustimatt III, 0.8” thick mesh matt, impact noise reduction layer.

PART 3 - EXECUTION

3.1 PREPARATION

A. Inspect subfloor for structurally sound condition required for type of underlayment and conditions under which work will be performed.

1. Start of work indicates acceptance of conditions.

B. Inspect area to be poured for proper nailing of plywood and replace any areas of plywood that have weakened or delaminated during construction.

C. Remove stud wall base plates in doors and other openings.

D. Prevent leakage at cracks; fill cracks and voids with quick setting drywall patching material.

E. Ensure area to be poured is clean and free of mud, oil, grease or other contaminants.

F. Sound Matting: Install sound matting system in accordance with manufacturer's recommendations and installation instructions over prepared substrate for maximum impact isolation class (IIC) rating.

1. Treat joints and perimeter in accordance with manufacturer's recommendations.

3.2 INSTALLATION

A. Priming: Apply in accordance with manufacturer's recommendations for type of substrate and underlayment to be poured.

B. Underlayment Application: Comply with manufacturer's recommendations and installation instructions for application indicated.

1. Mix gypsum concrete in accordance with manufacturer's recommendations for type of placement operation employed; do not exceed amounts of water determined by manufacturer.
2. Keep mixing and placement equipment clean and free of hardened lumps of gypsum concrete.
3. Provide adequate equipment and personnel to ensure uniform, continuous flow of gypsum concrete at point of delivery without segregation and loss of material.
4. Schedule application as late as possible during construction to avoid damage by heavy trades.
5. Thickness: Comply with manufacturer's recommended minimum thickness for type of substrate.
6. Do not interrupt placement of gypsum concrete until entire section is completed; ensure no slurry is placed against underlayment that has obtained initial set, except at authorized joints.
7. Immediately after placement, screed and level to required thickness and trowel to smooth, even plane.
8. Clean spatter from supporting structure and walls before it sets.

9. Provide adequate ventilation and heat, if necessary, after placement of gypsum concrete to ensure complete drying of underlayment.
10. Completed system to provide maximum impact isolation class (IIC) rating possible for system indicated.

3.3 FIELD QUALITY CONTROL

A. Site Tests: Provide following tests.

1. Compressive Strength: In accordance with ASTM C 472 testing procedures, using 2" by 2" cube molds.
2. Record and identify each set of test specimens listing area underlayment is being placed.

3.4 PROTECTION

A. During construction, place temporary wood planking over underlayment wherever it will be subjected to heavy wheeled or concentrated loads.

B. Replace damaged work.

END OF SECTION

SECTION 05120

STRUCTURAL STEEL AND MISCELLANEOUS IRON

PART 1 - GENERAL

1.1 APPLICABLE SECTION

A. The requirements/provisions of the General and Supplementary Conditions and Division 1 Specification Section shall apply to this section.

1.2 DESCRIPTION OF WORK

A. The work included under this section consists of furnishing all material, supplies, equipment, tools, transportation, and facilities, and performing all labor and services necessary for, required in connection with or properly incidental to furnishing, fabricating, priming, and erecting structural steel and miscellaneous iron complete in place, as described in this section of the specifications, shown on the accompanying drawings, or reasonably implied therefrom, except as hereinafter specifically excluded.

B. Work Included:
   1. All structural steel indicated on the drawings.

1.3 REFERENCE STANDARDS

A. The following is a list of reference standards referred to in this portion of the specification:
   1. ASTM A36/A36M, "Specification for Carbon Structural Steel"
   2. ASTM A307, "Specification for Carbon Steel Bolts and Studs"
   3. ASTM A572/A572M, "Specification for High Strength Low –Alloy Columbium-Vanadium Structural Steel"

1.4 QUALITY ASSURANCE

A. Codes and Standards: Comply with all Federal, State, and Local codes and safety regulations. In addition, the fabrication, priming, and erection of structural steel shall comply with all the applicable provisions of the following codes, specifications, and standards, except where more stringent requirements are shown or specified:
   1. "Specification for the Design, Fabrication, and Erection of Structural Steel for Buildings" by the American Institute of Steel Construction, current edition.
   2. "Codes of Standard Practice for Steel Buildings and Bridges" by said AISC, current edition.
   3. A.W.S. "Structural Welding Code - Steel," D1.1, current edition.

B. Qualifications: Welding processes and welding operators shall be qualified in accordance with AWS "Standard Qualification Procedure". Welders to be employed are to provide AWS certification for the type of welding necessary.

C. Sampling, Testing, and Inspection:

1. General:
   a. All materials and work shall be subject to inspection at the building site. Material or workmanship not complying fully with the drawings, and/or specifications will be rejected.
   b. If the inspector, through oversight or otherwise, has accepted material or work which is defective or contrary to specifications, this material or work, regardless of state of completion, may be rejected.
2. City: The City shall employ an independent testing agency or the Engineer as the City's agent to perform inspections as shown on the contact drawings
3. Contractor:
   a. The Contractor shall cooperate with and notify City's agent at least 24 hours in advance of inspections required and shall supply samples, test pieces, and facilities for inspection without extra charge.
   b. The Contractor shall remove all unidentified steel received at the site.

1.5 SUBMITTALS

A. General Requirements
   1. Submittals shall be made to the City in accordance with the requirements of Division 1, General Requirements of these specifications.
   2. Construction, and fabrication or ordering of materials shall not begin until Contractor has received submittals reviewed by the City governing all aspects of the intended work.

B. Welding Procedure Specifications:
   1. Welding procedure specifications for all prequalified joints shall be submitted per AWS D1.1, 5.1.2 to the Engineer and reviewed prior to beginning fabrication. Non prequalified joints shall be qualified per AWS requirements.

PART 2 - PRODUCTS

2.1 MATERIAL

A. Structural Steel Plate: Shall be new and shall conform to the requirements of ASTM A36.

B. Arc-welding Electrodes: Arc-welding electrodes shall be E70 series electrodes for A36, A572 material. Electrodes shall be as recommended by their manufacturers for the positions and conditions of actual use.

C. Anchor Bolts: Anchor bolts shall conform to ASTM A36 or ASTM A307 grade A or B.

D. Nuts shall be as shown below and finish shall match fastener.

Fastener Grade & Size	Nut Class	Nut Style
ASTM A36 or A307A	ASTM A563- A	Hex

2.2 FABRICATION

A. Welding: Welding shall be by operators who are qualified by test as per AWS "Standard Qualification Procedure" to perform type of work required.

PART 3 - EXECUTION

3.1 WORKMANSHIP

A. The workmanship shall be in accordance with AISC Standard Specifications, and shall be of the highest quality found in contemporary structural work.

3.2 FIELD QUALITY CONTROL

A. Inspections: The City’s agent will perform the inspections shown on the contract drawings.

END OF SECTION

SECTION 05721

ORNAMENTAL METAL RAILINGS

PART 1 - GENERAL

1.1 SUMMARY

A. This Section includes the following:

1. Assembly and installation of bronze (copper alloy) ornamental handrail systems.

B. Related Sections

1. Section 02070 – Selective Demolition

1.2 REFERENCES

A. Copper Development Association (CDA): “Standards Handbook, Part 2 – Alloy Data, Wrought Copper and Copper Alloy Mill Products”

B. National Association of Architectural Metal Manufacturers (NAAMM): “Metal Finishes Manual”

1.3 SYSTEM DESCRIPTION

A. Design Requirements: Drawings indicate ornamental metal sizes and shapes; unless otherwise specifically indicated, design components and fabrications of gages and thicknesses to withstand anticipated loads.

B. Rail Design Requirements: Design railings to support following minimum loads.

1. Railings: Support a lateral force of 50 lbs./lin. ft. uniform load and 200 lbs. at any single point without permanent set or damage; ASTM E935.

a. Top Rails: Design to support minimum 300 lb. concentrated single point load applied at any point vertically or horizontally.

C. Control of Corrosion: Prevent galvanic action and other forms of corrosion by insulating metals and other materials from direct contact with incompatible materials.

1.4 SUBMITTALS

A. Product Data: Furnish manufacturer's literature including recommendations for cleaning.

B. Shop Drawings: Show detailing including anchorage, accessories, and supporting members.

C. Samples: Furnish samples of each exposed metal finish and rail cap.

D. Railing Certificates: Submit engineer certification by California licensed civil or structural engineer indicating railings comply with Contract Documents and applicable code requirements.

1.5 QUALITY ASSURANCE

A. Product Options: Information on Drawings and in Specifications establishes requirements for system's aesthetic effects and performance characteristics. Do not modify intended aesthetic effects, as judged solely by Architect, except with Architect's approval.

B. Fabricator Qualifications: Firm with minimum five years successful experience fabricating ornamental metal items similar to those required for Project.

C. Rail Regulatory Requirements:

1. Access: Comply with California Building Code and Americans with Disabilities Act Accessibility Guidelines (ADAAG) requirements for railing design to provide access for persons with disabilities.

2. Building Code: Comply with requirements of applicable building codes for railing design, except where more restrictive codes are specified.

3. Single-Source Responsibility: Obtain handrail systems of each type and material from a single manufacturer.

D. Engineer Qualifications: A professional engineer legally authorized to practice in the jurisdiction where Project is located and experienced in providing engineering services of the kind indicated that have resulted in the installation of handrail systems similar to this Project in material, design, and extent and that have a record of successful in-service performance.

E. Mockups: Build mockups to verify selections made under sample submittals and to demonstrate aesthetic effects and set quality standards for fabrication and installation.

1. Build mockups for each form and finish of railing consisting of two posts, top rail, infill area, and anchorage system components.

1.6 STORAGE

A. Store handrail systems inside a well-ventilated area, protected from weather, moisture, soiling, abrasion, extreme temperatures, and humidity.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. Copper Alloy Ornamental Handrail Systems: Manufacturers whose products may be incorporated into the Work include, but are not limited, to the manufacturers specifically listed below. Other products which comply with requirements may also be incorporated.

1. Architectural Metal Works
   153 E Oakwood Street
   Tarpon Springs, FL 34689
   Phone: 727 / 942-1888
   Fax: 727 / 937-3583
   www.architectural-metalworks.com

2. C E Toland and Son
   5300 Industrial Way
   Benicia, CA 94510
   Phone: 707 / 747-1000
   Fax: 707 / 747-5300

3. Julius Blum & Co., Inc.
   P.O. Box 816
   Carlstadt, NJ 07072-0816
   Phone: 800-526-6293
   Fax: 201-438-6003
   www.juliusblum.com

4. J.G. Braun Co.
   8145 River Drive
   Morton Grove, IL 60053-2645
   Phone: 414 / 214-0444
   Fax: 414 / 214-0449
   www.jgbraun.com

5. Robinson Iron
   1856 Robinson Road
   Alexander City, AL 35010
   Phone: 256 / 329-8486
   Fax: 256 / 329-8960
   www.robinsoniron.com

6. or approved equal.

2.2 FABRICATORS

A. For custom-cast pieces

2.3 METALS

A. General: Provide metal free from surface blemishes where exposed to view in the finished unit. Exposed-to-view surfaces exhibiting pitting, seam marks, roller marks, stains, discolorations, or other imperfections on finished units are not acceptable.

B. Bronze handrails, light oil rubbed bronze.

1. Comply with following standards for forms and types; alloys refer to standards of Copper Development Association; intent is to provide matching color and finish on exposed metal components.

   a. Extruded Shapes: ASTM B455; Alloy 38500, Architectural Bronze.
   b. Plates and Bars: Alloy C28000, Muntz metal.
   c. Seamless Tube: ASTM B135, Alloy C28000.
   d. Castings: ASTM B584, matching color of other bronze.
   e. Rod: ASTM B134, Alloy C23000.

2. Temper: Standard commercial tempers and hardness, as required for fabrication, strength and durability.

C. Brackets, Flanges, and Anchors: Same metal and finish as supported rails, unless otherwise indicated.

D. Grout: Non-shrink meeting ASTM C1107, non-metallic, pre-mixed, factory-packaged, non-staining, non-corrosive; type specifically recommended by manufacturer as applicable to job condition.

1. Manufacturers:
   a. Master Builders/Masterflow 713.
   b. Five Star Products, Inc./Five Star Grout.
   c. Bostik Construction Products/Upcon Grout.
   d. Protex Industries, Inc./Propak.

2.4 FABRICATION

A. General: Fabricate handrail systems to comply with requirements indicated for design, dimensions, details, finish, and member sizes, including wall thickness of hollow members, post spacings, and anchorage, but not less than that required to support structural loads.

B. Assemble railing systems in shop to the greatest extent possible to minimize field splicing and assembly. Disassemble units only as necessary for shipping and handling limitations. Clearly mark units for reassembly and coordinated installation. Use connections that maintain structural value of joined pieces.

C. Form changes in direction of railing members with miters and radiuses, as indicated.

D. Form simple and compound curves by bending members in jigs to produce uniform curvature for each repetitive configuration required; maintain profile of member throughout entire bend

without buckling, twisting, cracking, or otherwise deforming exposed surfaces of handrail components.

E. Brazed Connections: Fabricate handrail systems for connecting members by brazing. For connections made during fabrication, braze corners and seams continuously to comply with the following:

1. Use materials and methods that minimize distortion and develop strength and corrosion resistance of base metals.

2. Obtain fusion without undercut or overlap.

3. At exposed connections, finish surfaces smooth and blended so that no roughness shows after finishing and brazed or welded surface matches contours of adjoining surfaces.

F. Nonbrazed Connections: Fabricate railing systems and handrails by connecting members with railing manufacturer's standard concealed mechanical fasteners and fittings, unless otherwise indicated. Fabricate members and fittings to produce flush, smooth, rigid, hairline joints.

1. Fabricate splice joints for field connection using epoxy structural adhesive where this represents manufacturer's standard splicing method.

G. Brackets, Flanges, Fittings, and Anchors: Provide manufacturer's standard wall brackets, flanges, miscellaneous fittings, and anchors to connect handrail members to other construction, unless otherwise indicated.

H. Provide inserts and other anchorage devices to connect handrail systems to masonry work. Fabricate anchorage devices capable of withstanding loads imposed by handrail systems. Coordinate anchorage devices with supporting structure.

I. Shear and punch metals cleanly and accurately. Remove burrs from exposed cut edges.

J. Ease exposed edges to a radius of approximately 1/32 inch (1 mm), unless otherwise indicated. Form bent-metal corners to the smallest radius possible without causing grain separation or otherwise impairing work.

K. Cut, reinforce, drill, and tap components, as indicated, to receive finish hardware, screws, and similar items.

L. Close exposed ends of handrail members with prefabricated end fittings, as indicated.

2.5 FINISHES

A. Copper-Alloys: Finish designations comply with the system for designating copper-alloy finishes in NAAMM's "Metal Finishes Manual for Architectural and Metal Products."

1. Hand-Rubbed Finish: CDA M32-34 (Mechanical Finish: directional textured, hand-rubbed).

PART 3 - EXECUTION

3.1 EXAMINATION

A. Field Measurements: Take field measurements prior to preparation of shop drawings and fabrication, where possible; do not delay job progress; allow for trimming and fitting where necessary.

3.2 INSTALLATION

A. Install ornamental metal items in accordance with manufacturer's recommendations, installation instructions, and approved shop drawings.

B. Install plumb, true and in correct relation to adjacent work, free from distortion or defects detrimental to appearance and performance.

C. Prior to securing continuous items, adjust to ensure proper matching at butt joints and correct alignment throughout their length.

D. Tolerances: Accurately align and locate components to column lines and floor levels; adjust work to conform to following tolerances.

1. Plumb: 1/8" in 10'-0"; 1/4" in 40'-0"; non-cumulative.
2. Level: 1/8" in 20'-0"; 1/4" in 40'-0"; non-cumulative.
3. Alignment: Limit offset to 1/16" where surfaces are flush or less than 1/2" out of flush, and separated by less than 2" (by reveal or protruding work); otherwise limit offsets to 1/8".
4. Location: 3/8" maximum deviation from measured theoretical location (any member, and location).

E. Install sufficient anchorage devices to securely and rigidly fasten system to building.

F. Provide anchors to be installed in other work, and setting details, in time for proper installation by trades concerned; verify correct placement.

3.3 CLEANING

A. Clean metal surfaces promptly after installation of components, exercising care to avoid damage of finish.

B. Remove excess sealant compounds, dirt and other foreign substances.

3.4 PROTECTION

A. Protect finishes of handrail systems from damage during construction period with temporary protective coverings approved by railing manufacturer. Remove protective coverings at the time of Substantial Completion.

B. Restore finishes damaged during installation and construction period so that no evidence remains of correction work. Return items that cannot be refinished in the field to the shop; make required alterations and refinish entire unit, or provide new units.

3.5 ADJUSTING AND CLEANING

A. Clean copper alloys according to recommendations of metal finisher in a manner that leaves an undamaged and uniform finish matching approved sample.

END OF SECTION

SECTION 06100

ROUGH CARPENTRY

PART 1 - GENERAL

1.1 GENERAL

A. The requirements/provisions of the General and Supplementary Conditions and Division 1 Specification Section shall apply to this section.

1.2 DESCRIPTION OF WORK

A. The work included under this section consists of furnishing all material, supplies, equipment, tools, transportation and facilities and performing all labor and services necessary for, required in connection with or properly incidental to furnishing and installing rough carpentry, as described in this section of the specifications, shown on the accompanying drawings, or reasonably implied therefrom.

B. Work Included:
1. Furnishing and installing wood framing and sheathing
2. Furnishing and installing plywood sheathing
3. Furnishing and installing bolts, lag screws, washers, spikes and nails necessary for connecting wood framing and sheathing
4. Installing miscellaneous metal connectors
5. Temporary bracing

C. Related Work Specified Elsewhere:
1. Structural Steel and Miscellaneous Iron; Section 05120

1.3 REFERENCE STANDARDS

A. The following is a list of reference standards referred to in this portion of the specifications.
1. ASTM A307, "Specification for Carbon Steel Externally Threaded Standard Fasteners"
2. W.C.L.I.B., "Standard Grading and Dressing Rules No. 17."
3. ASTM F1667

1.4 QUALITY ASSURANCE

A. Codes and Standards: Comply with all Federal, State and Local Codes and Safety Regulations. In addition, comply with the provisions of the following codes, specifications, and standards, except where more stringent requirements are shown or specified:
1. "Uniform Building Code", current governing edition.
2. National Forest Products Association, "National Design Specification for Wood Construction"
3. American Plywood Association, "U.S. Product Standard PS1-95"
4. American Institute of Timber Construction, American National Standard ANSI/AITC A190.1-1992 for Wood Products-Structural Glued Laminated Timber"

B. Grade marks:
   1. All framing lumber shall be identified by the grade stamp of the West Coast Lumber Inspection Bureau.
   2. All plywood shall be identified as to species, grade, and glue type, and shall bear the identification grade mark of the American Plywood Association.

1.5 SUBMITTALS

A. General Requirements
   1. Submittals shall be made to City in accordance with the requirements of Division 1 General Requirements of these specifications.
   2. Construction of wood framing and sheathing shall not begin until Contractor has received submittals reviewed by City governing all aspects of the intended work.

1.6 SEQUENCING AND SCHEDULING

A. Obtain information and instructions from other trades and suppliers in ample time to schedule and coordinate the installation of items furnished by them to be installed prior to or in conjunction with rough carpentry so provision for their work can be made without delaying the project.

B. Do any cutting and repairing made necessary by failure or delay in complying with these requirements, at no cost to City.

PART 2 - PRODUCTS

2.1 FRAMING

A. General: Framing shall be Douglas Fir Coast Region, conforming to West Coast Lumber Inspection Bureau Standard Grading and Dressing Rule No. 17, as amended to date.
   1. 2x, 3x, 4x, plates, joists, purlins and beams, No. 1 and better (1150F-b), Para. 123-b, unless noted otherwise on the drawings.
   2. 6x6 and larger, Dense No. 1, (1200F-c), Para. 131-bb.

B. All framing lumber 6" or larger in the least dimension shall be F.O.H.C.

C. All framing lumber moisture content shall not exceed 19%

D. When using Stainless Steel or hot-dip galvanized connectors, the connectors and fasteners should be made of the same material.

2.2 PLYWOOD

A. General: Plywood shall conform to U.S. Product Standard PS 1-95, American Plywood Association. Each sheet shall be stamped with the PS and/or APA grademark.

B. Floor Plywood
   1. Shall be exposure 1, Sturd-I-Floor, span rating 24 o.c.

2.3 LIGHT GAGE METAL CONNECTIONS

A. Light gage metal connectors shall be Simpson Company Strong Tie Connectors, or equal unless noted otherwise on the drawings.

2.4 NAILS

A. Nails shall be bright common wire nails, galvanized for exterior work and conform to Federal Specification FF-N-105B or ASTM F1667

2.5 BOLTS

A. Bolts shall conform to ASTM A 307 Grade A or B, or A36, manufactured to American Standard Bolt and Nut dimensions with "Free Fit - Class 2" threads.

2.6 LAG SCREWS

A. Lag screws shall conform to ANSI/ASME B18.2.1-1981 (Ref. 6). Predrill holes and lubricate screws per current NDS specification

PART 3 - EXECUTION

3.1 GENERAL REQUIREMENTS

A. All framing operations shall conform to the requirements of the U.B.C.

B. Set horizontal and sloped members with crown up. Do not notch, bore or cut members for pipes, ducts, conduits, or other reasons except as shown on the drawings or as specifically approved by the Architect/Engineer. Make all bearings full and all blocking solid unless otherwise indicated on the drawings. Finish all bearing surfaces on which structural members are to rest so as to give sure and even support. Where framing members slope, cut or notch the ends as required to give uniform bearing surface.

C. Joists shall be set with the crowning edge up except at cantilevers.

D. Solid blocking shall be placed at ends of spans and over supports. Cross-bridging or solid blocking in spans shall not exceed 8 feet or less if shown on structural drawings.

E. Remove all wood, including form lumber, scrap lumber, shavings and sawdust in contact with ground. Leave no wood buried in any fill or backfill.

F. Furring and blocking shall be furnished and installed where required for reception of wallboard, formation or architectural features, concealment of pipes, conduits, ducts, and other fixtures. Contractor shall consult with the trades concerned and set furring and blocking they require.

G. Fire blocking shall be installed as shown on drawings and in accordance with the applicable Building Code.

H. Framing of openings through walls, floors, mechanical equipment, lighting fixtures, ducts,

etc. Where one or more joists are cut, the joists supporting the trimmers shall be framed in accordance with the drawings or if not detailed shall be doubled and well spiked. Where continuation of three or more joists is interrupted, the abutting headers and joists shall be reinforced with approved type of joists hangers.

I. Center joints or plywood accurately over supports and nail into solid wood.

J. Lumber not grade stamped, and lumber of improper grade, shall be removed from the job site and immediately replaced by grade stamped lumber of the proper grade.

K. Other Materials: All other lumber materials, not specifically described but required for the proper completion of the work, shall be new, first quality of their respective kinds and subject to the approval of the Architect/Engineer.

L. Where the plans do not require solid blocking or a tongue and groove connection at edges of plywood or sheathing, the sheathing edges shall be supported with ply clips or ply cleats.

3.2 EXAMINATION

A. Surface Conditions: Prior to the work of this section, carefully inspect the installed work of other trades and verify that all such work has been so installed as to allow rough carpentry to produce surfaces to the required design.

3.3 WORKMANSHIP

A. The workmanship shall be of the highest quality found in contemporary structural work.

B. The drilling or cutting of holes in plywood webs shall be reviewed by the Engineer prior to the work being performed. Holes will be subject to the approval of the Engineer and the joist manufacturer. Holes in the joist flange are not allowed. Handling, installation and modifications of the joists shall follow the requirements and restrictions of the manufacturer.

C. All rough carpentry shall produce joints true, tight, and well nailed with all members assembled in accordance with the drawings and with all pertinent regulations.

D. Cut all wood members to fit. Do not shim.

E. Erect all members straight, plumb and accurately located.

F. Carefully select all structural members. Select individual pieces so that knots and obvious defects will not interfere with making proper connections. Lumber may be rejected by the Architect, whether or not it has been installed, for excessive warp, twist, bow, or crook, or for mildew, fungus or mold as well as for improper cutting or fitting. Cut out and discard all defects which render a piece unable to serve its intended function.

3.4 ERECTION

A. The Contractor will be responsible to erect the wood framing true to line and grade.

B. Temporary Bracing and Shoring:

1. The Contractor shall temporarily brace the wood framing in both directions and shall maintain walls, joists, beams, and other framing members plumb until the final connections of the framework and construction of diaphragms are complete.
2. The Contractor shall provide such temporary shoring and additional bracing of wood framing as required to adequately and safely support any or all loads imposed upon the structure during construction.

3.5 CLEAN UP

A. In addition to the requirements of General Conditions, keep premises clean and clear of debris caused from this portion of the work. Failure to perform clean up within 24 hours notice by the Architect or General Contractor shall be considered adequate grounds for having the work done by others at this subcontractor's expense.

3.6 FIELD QUALITY CONTROL

A. Inspections: The City's agent will perform the inspections as shown on the contract drawings.

END OF SECTION

SECTION 06200

FINISH CARPENTRY

PART 1. GENERAL

1.1 RELATED DOCUMENTS INCLUDE BUT ARE NOT LIMITED TO:

A. Drawings and general provisions of Contract, including General and Supplementary Condition apply to work of this section.

1.2 DESCRIPTION OF WORK:

A. Definition: Finish carpentry includes carpentry work which is exposed to view, is non-structural, and which is not specified as part of other sections. This work is repair and replacement of items removed or damaged during other parts of the Work. All such finish carpentry items are to be restored to match their existing appearance before Work began.

B. Types of finish carpentry work in this section include:

1. Interior trim including but not limited to door frames, casings, base cove, crown and picture rail moldings. Window casings, stools and aprons and Redwood wainscot paneling.

C. Rough carpentry is specified in another Division-6 section.

1.3 QUALITY ASSURANCE:

A. Factory-mark each piece of lumber and plywood with type, grade, mill and grading agency identification; except omit marking from surfaces to receive transparent finish, and submit mill certificate that material has been inspected and graded in accordance with requirements if it cannot be marked on a concealed surface.

1.4 PRODUCT DELIVERY, STORAGE AND HANDLING:

A. Protect finish carpentry materials during transit, delivery, storage and handling to prevent damage, soiling and deterioration.

B. Do not deliver finish carpentry materials, until painting, wet work, grinding and similar operations which could damage, woodwork have been completed in installation areas.

1.5 JOB CONDITIONS:

A. Conditioning: Installer shall advise Contractor of temperature and humidity requirements for finish carpentry installation areas. Install finish carpentry only after required temperature and relative humidity have been stablilized and will be maintained in installation areas.

B. Maintain temperature and humidity in installation area as required to maintain moisture content of installed finish carpentry within a 1.0 percent tolerance of optimum moisture content, from date of installation through remainder of construction period. Optimum moisture content and required temperature and humidity conditions, to be determined by fabricator of woodwork.

PART 2. PART 2 – PRODUCTS

2.1 2.1 WOOD PRODUCT QUALITY STANDARDS:

A. A. Softwood Lumber Standards: Comply with PS 20 and with applicable grading rules of the respective grading and inspecting agency for the species and product indicated.

B. B. Hardwood Lumber Standard: Comply with National Hardwood Lumber Association (NHLA) rules.

C. C. Woodworking Standard: Where indicated for a specific product comply with specified provision of Woodwork Institute of California (WIC) "Manual of Millwork."

D. D. Glued-up Lumber Standard: Comply with PS 56.

2.2 2.2 MATERIALS:

A. A. Provide dressed or worked and dressed lumber, as applicable, manufactured to the actual sizes of existing conditions, unless otherwise indicated. New material must match exactly the appearance of existing items removed during the Work.

B. B. Moisture Content of Softwood Lumber: Provide kiln-dried (KD) lumber having a moisture applicable grading rules of the respective grading and inspecting agency for the species and product indicated.

C. C. Lumber for Transparent Finish (Stained or Clear): Use pieces made of solid lumber stock.

D. D. Lumber for Painted Finish: At Contractor's option, use pieces which are either glued-up lumber or made of solid lumber stock, providing there is no visible joint in the finished piece.

E. Interior Trim for Transparent Finish: Match existing in species, grain and other aspects of appearance.

F. WM/Series Wood Molding Patterns: For stock molding patterns graded under Wood Molding and Millwork Producers Industry WM 4, provide the following grade based on finish indicated and fabricated from any Western softwood species graded and inspected by WWPA.

G. Trim for Painted Finish: Match existing.

H. Fasteners and Anchorages: Provide nails, screws and other anchoring devices of the type, size, material and finish required for application indicated to provide secure attachment, concealed where possible.

1. Where finish carpentry is exposed on exterior or in areas of high relative humidity, provide fasteners and anchorages with a hot-dipped zinc coating (ASTM A 153).

PART 3. EXECUTION

3.1 PREPARATION:

A. Condition wood materials to average prevailing humidity conditions in installation areas prior to installing.

3.2 INSTALLATION:

A. Discard units of material which are unsound, warped, bowed, twisted, improperly treated, not adequately seasoned or too small to fabricate work with minimum of joints or optimum jointing arrangements, or which are of defective manufacturer with respect to surfaces, sizes or patterns.

B. Install the work plumb, level, true and straight with no distortions. Shim as required using concealed shims. Install to a tolerance of 1/8" maximum offsets in revealed adjoining surfaces.

C. Scribe and cut work to fit adjoining work, and refinish cut surfaces or repair damaged finish at cuts.

D. Trim: Match existing conditions in all details. Install with minimum number of joints possible, using full-length pieces (from maximum length of lumber available) to the greatest extent possible. Stagger joints in adjacent and related members. Cope at returns, miter at corners, to produce tight fitting joints with full surface contact throughout length of joint. Use scarf joints for end-to-end joints.

E. Anchor finish carpentry work to anchorage devices or blocking built-in or directly attached to substrates. Secure to stripping and blocking with countersunk, concealed fasteners and blind nailing as required for a complete installation. Use fine finishing nail for exposed nailings, countersunk and filled flush with finished surface.

3.3 ADJUSTMENT, CLEANING, FINISHING AND PROTECTION:

A. Repair damaged and defective finish carpentry work wherever possible to eliminate functional and visual defects; Replace woodwork where not possible to repair properly.

B. Clean finish carpentry work. Touch-up shop-applied finishes to restore damaged or soiled areas.

C. Protection: Installer shall advise Contractor of final protection and maintained conditions necessary to ensure that work will be without damage at time of acceptance.

END OF SECTION

SECTION 06400
WOODWORK RESTORATION

PART 1 - GENERAL

1.1 SUMMARY

A. This Section includes the following Work.

1. The restoration of existing ornamental woodwork, including:

a. Cleaning, repairing and refinishing.

b. Selective removal, modification and reinstallation, as indicated on the Drawings.

2. The following types of ornamental woodwork:

a. Wood wall paneling,

b. Wood trim, including baseboards, stair riser details, and engaged furniture trim.

B. Related Sections: The following Sections contain requirements that relate to this Section:

1. Section 01322 – Photographic Documentation

2. Section 01730 – General Guidelines for Cutting and Patching Original Work

3. Section 02080 – Selective Salvage, Demolition & Protection

4. Section 06200 – Finish Carpentry

5. Section 09930 – Wood Stains and Transparent Finishes

1.2 REFERENCES

A. Comply with applicable standards of the Architectural Woodwork Institute (AWI).

B. “Manual of Millwork” published by Woodwork Institute of California (WIC).

C. References: U.S. Department of the Interior, National Park Service Preservation Assistance Division – “Epoxies for Wood Repairs in Historic Buildings.”

1.3 SUBMITTALS

A. General: Submit each item in this Article according to the Conditions of the Contract and Division 1 Specification Sections, unless otherwise indicated.

B. Manufacturer’s product data for each type of product and process specified in this section and incorporated into items of architectural woodwork during fabrication, finishing, and installation.

Submit safety data sheets for each cleaning and finishing material. Include manufacturer's product data, including safety data sheets, for neutralizing agents.

C. Qualification Data: For firms and persons specified in "Quality Assurance" Article to demonstrate their capabilities and experience. Include lists of completed projects with project names and addresses, names and addresses of architects and owners, and other information specified.

D. Samples of proposed materials, including:

1. Each type of new wood replacement material.

1.4 QUALITY ASSURANCE

A. Restoration Specialist: Restoration and replication work shall be performed by experienced restoration firms and individuals with a minimum of 5 successful comparable historic restoration projects over the past 5 years.

B. WIC Quality Standard: Comply with applicable requirements of "Manual of Millwork" published by Woodwork Institute of California (WIC) unless otherwise indicated.

1. WIC Quality Marking: Mark each unit of casework and paneling with WIC Certified Compliance Label indicating quality grade required.

2. WIC Certificate of Compliance: For types of architectural woodwork not eligible for marking with WIC Certified Compliance Label, issue WIC Certificates of Compliance certifying that items comply with WIC requirements for grade indicated.

C. Field-Constructed Mockups: Prior to start of selective salvage, demolition and protection work, prepare the following mock ups in the chamber where indicated on the drawings or where directed in the field by the Architect. Prepare mock ups using same materials and methods proposed for the Work, and under same conditions to be expected during time of the Work. Obtain Architect's acceptance of qualities before proceeding with removal and salvage Work.

D. Source of Materials: Obtain materials for wood restoration from a single source of each type material required to ensure match of quality, color, pattern and texture.

1.5 DELIVERY, STORAGE, AND HANDLING

A. Comply with General Conditions, including the following:

B. Protect both new and existing woodwork during transit, delivery, storage, and handling to prevent damage, soiling, and deterioration.

C. Do not deliver woodwork until painting, wet work, grinding, and similar operations that could damage, soil, or deteriorate woodwork have been completed in installation areas. If woodwork must be stored in other than installation areas, store only in areas whose environmental conditions meet requirements specified in "Project Conditions."

D. Deliver restoration materials to site in manufacturer's original and unopened containers and packaging, bearing labels as to type and names of products and manufacturers.

E. Store restoration materials in a dry location. Keep containers tightly closed and away fro open flames. Comply with manufacturer's recommendations for minimum and maximum temperature requirements for storage.

F. Tag, identify and log salvaged materials removed from Project Site and scheduled for restoration and reinstallation, in accordance with specified procedures in Section 02070.

1.6 PROJECT CONDITIONS

A. Environmental Conditions: Obtain and comply with Woodwork Manufacturer's and Installer's coordinated advice for optimum temperature and humidity conditions for woodwork during its storage and installation. Do not install woodwork until these conditions have been attained and stabilized so that woodwork is within plus or minus 1.0 percent of optimum moisture content from date of installation through remainder of construction period.

B. Field Measurements: Where woodwork is indicated to be fitted to other construction, check actual dimensions of other construction by accurate field measurements before manufacturing woodwork; show recorded measurements on final shop drawings. Coordinate manufacturing schedule with construction progress to avoid delay of work.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. Abatron
5501 95th Ave.
Kenosha, WI 53144
800-445-1754

B. Conserv Epoxy LLC
P.O. Box 454
Northford, CT 06472
203-484-4123

C. Smith & Co.
5100 Channel Ave.
Richmond, CA 94804
800-234-0330

2.2 MATERIALS

A. Wood: Provide new and replacement materials to match the type and form of existing woodwork scheduled to remain, unless otherwise indicated.

1. Grade: Premium.

2. Species: Because Manchurian Oak is no longer available, a comparable oak substitute should be used when necessary. Substitute wood to match grain, pattern and cut of existing adjacent architectural woodwork.

    a. Provide Sample of oak substitute for Architect's approval.

2.3 REPAIR MATERIALS

A. Adhesives: For restoration wood repair and patching; material shall be thickened epoxy consolidant or patch material used for wood restoration. Follow manufacturer's recommended procedures for using epoxy as an adhesive:

1. WoodEpox, Abatron, Inc.

2. Conserv Flexible Patch 200, Conservation Services.

3. Oak & Teak Epoxy Glue, Smith & Co.

B. Wood Filler: Use for repair of checks, gouges and imperfections and to recreate original damaged profiles where indicated; Smith & Co., WoodEpox, Abatron, Inc., or approved equal.

C. Epoxy Consolidant: Liquid, one or two-part epoxy based consolidant filler for wood repair.

1. Liquid Wood Epoxy, Abatron

2. ConServ Flexible Epoxy Consolidant 100, Conservation Services.

D. Wood Filler: Use for repair of checks, gouges and imperfections and to recreate original damaged profiles where indicated; WoodEpox, Abatron, Inc., or equal.

E. Filler For Nail Holes And Other Small Repairs: Paraffin blended with non-fading, acrylic pigments; use colored paraffin to match adjacent wood.

2.4 FINISHES

A. Wood Stains: Approved, oil-based, non-bleeding stains and tones as required to match stains of existing historic architectural woodwork.

B. Varnish: Clear, non-yellowing varnish of type required to match sheen and specular gloss of varnish on existing historic architectural woodwork.

C. Lacquer: Clear, non-yellowing lacquer as required to match sheen and specular gloss of lacquer on existing historic architectural woodwork; provide a solution containing 50% shellac and 50% alcohol.

D. Shellac: Clear, non-yellowing shellac as required to match sheen and specular gloss of shellac on existing historic architectural woodwork.

E. Sanding sealer: Approved sealer compatible with finish.

2.5 MISCELLANEOUS MATERIALS

A. Masking materials: Approved masking materials to comply with manufacturer's directions for project conditions.

B. Steel Wool and Sand Papers: approved steel wool and sand papers.

C. Hardware and Accessory Materials: Provide hardware and accessory materials associated with architectural woodwork, to match existing, unless otherwise indicated.

2.6 FABRICATION, GENERAL

A. Wood Moisture Content: Comply with requirements of referenced quality standard for moisture content of new wood in relation to relative humidity conditions existing during time of fabrication and in installation areas.

B. Fabricate new and replacement woodwork to dimensions, profiles, and details to match existing, as indicated.

1. Stagger or align joints to match existing joinery. Closely fit adjacent moldings and align flush. Match approved mock-ups on site.

C. Complete fabrication, including assembly, finishing, and hardware application, before shipment to project site to maximum extent possible. Disassemble components only as necessary for shipment and installation. Where necessary for fitting at site, provide ample allowance for scribing, trimming and fitting. As necessary, perform finishing of architectural woodwork at the site.

D. Factory-cut openings, to maximum extent possible, to receive hardware, appliances, plumbing fixtures, electrical work, and similar items.

PART 3 - EXECUTION

3.1 PREPARATION

A. Condition new woodwork to average prevailing humidity conditions in installation areas before installing.

B. Comply with recommendations of manufacturers of chemical strippers and epoxy consolidants and fillers for protecting building surfaces against damage from their products.

C. Survey existing conditions, including existing materials and elements stored off-site and scheduled for re-use.

3.2 REMOVAL AND REINSTALLATION

A. Retrieve existing, salvaged woodwork from off-site storage facility and deliver to shop for repair and refinishing and to Project Site for reinstallation.

B. Reinstall removed woodwork in original orientation and location or in new location, unless otherwise indicated.

3.3 REPAIRS TO EXISTING WOODWORK

A. Wood used for repairs shall match the adjacent wood. Repairs made to wood scheduled to receive a transparent finish shall be of compatible species and same grade and grain pattern as the existing elements.

B. Replace parts of existing woodwork assemblies that are missing, broken or otherwise damaged, or that do not match original.

1. Remove previous wood filler repairs. Repair work shall exactly match equivalent existing.

C. Damaged and rotted wood:

1. Areas of damage and rot exceeding 1/2 in. in x 1/2 in. at edge conditions and 1 in. x 1 in. at non-edge conditions shall be removed and replaced with dutchmen.

2. Cut out sections of damaged and rotted wood to reach sound wood. Areas of wood to be removed shall be square or rectangular and shall have 90 deg. corners and straight, sharp edges. Do not overcut corners.

3. Dutchman shall be fabricated to fit closely in opening with grain running in same direction as piece of wood to be repaired. Treat wood with fire retardant, as necessary; use specified adhesive to hold dutchman in place.

D. Voids in Woodwork:

1. Voids in woodwork created by removal of plates, anchors, hardware and miscellaneous fittings and fasteners and exceeding 1/2 in. in x 1/2 in. shall be replaced with dutchmen.

2. Trim void, as necessary, to reach sound wood. Areas of wood to be removed shall be square or rectangular and shall have 90 deg. corners and straight, sharp edges. Do not overcut corners.

3. Dutchman shall be fabricated to fit closely in opening with grain running in same direction as piece of wood to be repaired.

E. Previously repair wood cracks:

1. Remove wood filler.

2. Sand smooth the two edges to be rejoined.

3. Rejoin wood using wood adhesive.

F. Make repairs using the carpentry methods exhibited in the original woodwork.

G. Use adhesives in accordance with manufacturer's recommendations.

3.4 PREPARATION

A. Filling Small Voids:

1. Fill countersunk fasteners and other defects to match adjoining wood.

2. Fill small fasteners holes, (those that are 1/8 in. x 1/8 in. and less and are not subjected to direct sunlight), with pigmented paraffin. Mix pigments to comply with manufacturer's directions and mix thoroughly with paraffin to match color adjacent wood. Fill area of loss with paraffin mixture to be level with and to match surrounding wood.

3. Fill larger defects, including gouges and holes with epoxy filler to match and be level with adjacent wood and to comply with manufacturer's directions.

B. Repair dents (depressions in which no wood fibers are broken and no end grain shows) exceeding 1/4 in. in all dimensions with epoxy filler to match and be level with adjacent wood and to comply with manufacturer's directions.

3.5 INSTALLATION

A. Before installing existing and new architectural woodwork, examine work for completion, and complete work as required, including back priming and removal of packing, etc.

B. Install woodwork plumb, level, true, and straight with no distortions. Shim as required with concealed shims. Install to a tolerance of 1/8 inch in 8'-0" for plumb and level (including tops) and with no variations in flushness of adjoining surfaces.

C. Scribe and cut woodwork to fit adjoining work. Refinish cut surfaces or repair damaged finish at cuts to blend with adjacent wood finish.

D. Anchor woodwork to anchors or blocking built in or directly attached to substrates. Secure to grounds, stripping and blocking with countersunk, concealed fasteners and blind nailing as required for a complete installation. Except where pre-finished matching fastener heads are required, use fine finishing nails for exposed nailing, countersunk and filled flush with woodwork and matching final finish where transparent finish is indicated.

E. Standing and Running Trim and Rails: Install to match existing, including anchorage to substrate.

F. Paneling: Anchor paneling to supporting substrate with concealed panel-hanger clips and by blind nailing on backup strips, splined-connection strips, and similar associated trim and framing. Do not face nail unless otherwise indicated.

3.6 ADJUSTMENT, REPAIR AND CLEANING

A. Repair damaged and defective woodwork where possible to eliminate defects functionally and visually; where not possible to repair, replace woodwork. Adjust joinery for uniform appearance.

B. Clean, lubricate, and adjust hardware, as necessary.

C. Clean woodwork on exposed and semi-exposed surfaces. Touch-up factory-applied finishes to restore damaged or soiled areas.

3.7 PROTECTION

A. Provide final protection and maintain conditions, in a manner acceptable to manufacturer and Installer, which ensures that woodwork is being without damage or deterioration at time of Substantial Completion.

END OF SECTION

SECTION 09930

WOOD STAINS AND TRANSPARENT FINISHES

PART 1. GENERAL

1.1 SUMMARY

A. This Section includes surface preparation and the application of wood finishes on the following substrates:

1. Interior Substrates:

a. New wood finishes installed to match existing woodwork

b. Restoration of existing wood finishes damages by the work

B. Related Sections

1. Section 06400 – Woodwork Restoration

2. Section 12350 - Furniture

1.2 REFERENCES

A. Master Painters Institute (MPI)
1. Percentage in first subparagraph below is based on "MPI Architectural Painting Specification Manual."

1.3 SYSTEM DESCRIPTION

A.

1.4 SUBMITTALS

A. Product Data: For each type of product indicated.

B. Samples: For each finish and for each color and texture required.

1.5 QUALITY ASSURANCE

A. Installation: Work of this section shall be performed by a restoration specialist. Show evidence of thorough and competent experience in painting work in comparable projects, to the satisfaction of the Architect.

B. Single source responsibility: Provide stains and primers produced by same manufacturers as finish coats. Use only thinners approved by paint manufacturer, and use only within recommended limits.

1.6 SUBMITTALS

A. Furnish extra materials described below that are from same production run (batch mix) as materials applied and that are packaged for storage and identified with labels describing contents.

1.7 DELIVERY, STORAGE AND HANDLING:

A. Deliver materials to site new and unopened, in packages and containers bearing manufacturer's name and label.

B. Store materials in tightly covered containers and maintain in clean condition.

C. Remove oily rags and protect workmen and work areas from health and fire hazards resulting from handling, mixing and application of paints.

PART 2. PRODUCTS

2.1 MATERIALS, GENERAL

A. Material Compatibility:

1. Systems could fail if materials used for individual coats are incompatible. MPI's finish systems take product compatibility into consideration.

2. Provide materials for use within each finish system that are compatible with one another and substrates indicated, under conditions of service and application as demonstrated by manufacturer, based on testing and field experience.

3. For each coat in a finish system, provide products recommended in writing by manufacturers of topcoat for use in finish system and on substrate indicated.

B. Materials:

1. Quality: Best quality grade of each type of coating.

2. Paint types: Where not otherwise specified, provide finish paint type to match existing. Provide primers recommended by manufacturer of finish paint for applicable substrate.

3. Color Pigments: Pure, non-fading, applicable types to suit substrates and service indicated.

4. Colors: To be selected by Architect. Factory mix match. Match existing colors of original materials. Where existing finish paint is a faux-woodgrain or other multiple-color surface, provide with color submittal an analysis of the technique used on existing surface and proposed reproduction technique.

5. Acceptable Manufacturers:
   a. Dunn-Edwards
   b. Fuller-O'Brien
   c. Benjamin Moore
   d. Sinclair
   e. Sherwin Williams

PART 3. EXECUTION

3.1 EXAMINATION

A. Examine substrates and conditions, with Applicator present, for compliance with requirements for maximum moisture content and other conditions affecting performance of work.

1. Maximum Moisture Content of Wood Substrates: 15 percent when measured with an electronic moisture meter.

2. Verify compatibility with and suitability of substrates, including compatibility with existing finishes.

3. Begin finish application only after unsatisfactory conditions have been corrected and surfaces are dry.

4. Beginning application of finish system constitutes Contractor's acceptance of substrate and conditions.

3.2 SURFACE PREPARATION:

A. Perform preparation and cleaning procedures in accordance with paint manufacturer's instructions for each particular condition and material.

B. Remove or protect hardware and accessories, plates, lighting fixtures, and similar items in place and not to be painted. Following completion of painting of each space or area, reinstall removed items.

C. Clean surfaces to be painted before applying paint or surface treatments. Remove oil and grease prior to mechanical cleaning.

D. Protect all surrounding surfaces and materials from damage before, during and after paint operations.

E. Woodwork:

1. General: If required, sandpaper surfaces smooth before applying primer. Thoroughly clean knots; apply thin coat of knot sealer over surfaces shown to receive opaque finish.

2. Back Priming: Back prime surfaces installed against cementitious surfaces; give particular attention to sealing cross-grained surfaces.

3. Puttying:

a. General: Fill nail holes, cracks, and other depressions flush with putty after prime coat application. Allow putty to dry; sandpaper smooth before applying body coat.

4. Old Work: Sand, wire brush, or scrape painted surfaces to remove loose, scaling paint and to reduce gloss. Wash soiled surfaces. Do not use abrasive methods which will damage original historic materials.

3.3 MATERIALS PREPARATION AND PROTECTION:

A. Mix and prepare painting materials in accordance with manufacturer's directions.

B. Protect adjacent work by drop cloths or other suitable coverings. In areas scheduled for painting, maintain wrappings and factory-applied protection provided by other trades.

C. Remove or protect factory finished items such as hardware, plates, lighting fixtures, grilles, and similar items placed prior to painting. Reposition or remove protection upon completion of space. Equipment adjacent to surfaces requiring painting shall be disconnected, moved, reset, and reconnected by respective trades.

D. At end of each work day, place in metal containers or remove from premises, solvent soaked cloths, waste, and other materials which constitute a fire hazard.

3.4 APPLICATION:

A. Apply paint in accordance with manufacturer's directions Use applicators and techniques best suited for substrate and type of material being applied.

B. Provide finish coats which are compatible with prime paints used.

C. Allow sufficient time between successive coatings to permit proper drying.

D. Completely cover to provide an opaque, smooth surface of uniform finish, color, appearance and coverage. Apply paint evenly, free from drops, ridges, waves, laps, and brush marks. Finished surfaces uniform in sheen, color, and texture. Allow sufficient drying time between coats to assure proper drying. Sandpaper smooth interior finishes between coats.

E. Do not thin primers in excess of manufacturer's printed directions. Apply by brush, unless otherwise specified, within 8 hours after cleaning.

3.5 CLEAN-UP AND PROTECTION:

A. During progress of work, remove from site discarded paint materials, rubbish, cans and rags at end of each day.

B. Upon completion of painting, clean glass and any other paint spattered surfaces, taking care not to damage surfaces.

C. Protect work of other trades against damage by painting and finishing work.

3.6 EXTRA STOCK:

A. Deliver stock of extra paint in sealed, labeled containers not less than five gallons each color or type used. Furnish from same manufactured lots as materials installed.

END OF SECTION

SECTION 12350

FURNITURE REPAIR AND REFINISHING

PART 1 - GENERAL

1.1 SUMMARY

A. This Section includes the following:

1. Removing, transporting and reinstalling the pieces to be refurbished.
2. Repair and refinishing of the President's Desk, Clerk's Desk and dais stairs, as necessary.
3. Repair and replace in kind any hardware (drawer pulls, hinges, rails) not in working order.

B. Repair and refinishing includes cleaning, sanding, regluing, filling open checks and joints, installing new dowels, replacing new or existing loose or missing pieces as per mock-up.

C. Removing and transporting includes cataloguing, disassembly, protection and transporting the pieces to a protected location for repair and refinishing. Reinstallation includes transporting and reassembly of the refinished pieces in the same location they were when removed.

D. Related Sections: The following Sections contain requirements that relate to this Section:

1. Section 01425 – Historic Preservation Guidelines
2. Section 02070 – Selective Salvage, Demolition & Protection
3. Section 06200 – Finish Carpentry
4. Section 06400 – Woodwork Restoration
5. Section 09930 – Wood Stains and Transparent Finishes

1.2 REFERENCES

A. Comply with applicable standards of the Architectural Woodwork Institute (AWI).

B. "Manual of Millwork" published by Woodwork Institute of California (WIC).

C. References: U.S. Department of the Interior, National Park Service Preservation Assistance Division – "Epoxies for Wood Repairs in Historic Buildings."

1.3 SUBMITTALS

A. Product Data: For stain, lacquer, varnish and glue.

B. Samples:

1. The Contractor shall repair two (2) sample areas for approval by the Preservation Architect. Locations of sample areas shall be as selected by the Preservation Architect.

2. The Contractor shall obtain written approval from the Preservation Architect of wood refinishing methods, materials, and sample panels before proceeding with the work of this section. Approved sample panels shall be marked and protected for the duration of the project. They shall be used as the standard for similar work throughout the project.

3. In the case of rejection of the sample areas, these locations shall be repaired to the approval of the Preservation Architect.

1.4 QUALITY ASSURANCE

A. Restoration Specialist: Work of this Section shall be performed by an experienced restoration firm that has completed a minimum of 5 comparable successful restoration projects over the past 5 years, and employing personnel skilled in the restoration processes and operations indicated.

1. Field Supervision: Require restoration specialist firm to maintain an experienced full-time supervisor on the job site during times plaster restoration and cleaning are in progress.

B. Field Constructed Mock-Ups: Before undertaking repairs, provide the following field-constructed mock-ups. Prepare sample panels using same materials and methods proposed for the Work, and under same weather conditions to be expected during time of the Work. Obtain Historic Preservation Architect and Owner's acceptance of visual qualities before proceeding with the Work. If Historic Preservation Architect rejects a field mock-up, remove the repair materials and prepare another mock-up. Retain mock-ups as part of the Work after completion of this submittal process. They will be used as a standard for subsequent work.

1.5 PROJECT CONDITIONS

A. Environmental Limitations: Location where furniture is to be stored, repaired and refinished must have a humidity control system such that the relative humidity is maintained between 25% and 55%.

PART 2 - PRODUCTS

2.1 MATERIALS

A. Wood: Provide new and replacement materials to match the type and form of existing woodwork scheduled to remain, unless otherwise indicated.

1. Grade: Premium.

2. Species: Match species with similar wood. Manchurian Oak is not available, so a comparable oak substitute should be used when necessary. Substitute wood to match grain, pattern and cut of existing adjacent architectural woodwork.

2.2 MISCELLANEOUS MATERIALS

A. Cleaner:

1. TSP in water.

2. Lacquer thinner.

2.3 SHOP FINISHING

A. Finish architectural woodwork at fabrication shop. Defer only final touchup, cleaning, and polishing until after installation.

B. Transparent Finish:

1. Grade: Premium
2. AWI Finish System: Acrylic lacquer
3. WI Finish System: Water-reducible acrylic lacquer
4. Staining: Match approved sample for color
5. Treatment in first subparagraph below helps prevent blotchiness with wiping stains; it is optional with AWI.
6. Wash Coat for Stained Finish: Apply a wash-coat sealer to woodwork made from closed-grain wood before staining and finishing.
7. Open-Grain Woods: Do not apply filler to open-grain woods. If open grains exist, stain wood, if necessary, then apply paste wood filler to wipe off excess. Tint filler to match stained wood.
8. Coordinate option retained in subparagraph below with effect and finish system selected. Numerical values for gloss ratings are those published in AWI standard.
9. Sheen: Match existing sheen.

PART 3 - EXECUTION

3.1 REMOVAL AND TRANSPORT

A. Catalogue: Before removal, desks and stairs are to be catalogued as to location in room and orientation. Desks and stairs are to be returned to their original location and orientation when refinished.

B. Protection and moving: All pieces are to be protected during transport.

3.2 CLEANING

A. Cleaning: Cleaning is to be done with a solution of TSP and water. A natural fiber bristle brush may be used for difficult locations such as floor wax buildup at the bases. No wire brushes or machine tools are to be used. After the TSP solution has been wiped off and dry, the pieces are to be wiped with a clean rag and a lacquer thinner to remove surface residue and prepare the surface for stain.

3.3 REPAIRS

A. Desk: Legs and sides are to be tested for looseness. Loose elements are to be doweled as demonstrated by the mock up provided. Repair by loosening the joint sufficiently to apply wood glue, then clamped until set to strength.

B. Hardware: If during the course of repair hardware is removed, it should be clearly labeled and reinstalled in its original location. Non-functioning hardware should be repaired or replaced in kind.

C. Drawers: Prior to repairs drawers should be inspected for proper function. If necessary repair or replace in kind.

3.4 SANDING

A. Prior to sanding document existing stain color and finish. Submit sample to Preservation Architect for approval prior to sanding.

3.5 REFINISHING

A. Stain: Apply a uniform coat of the stain and wipe with a cloth until moisture is removed from the surface. Clean reveals and joints of excess stain.

B. Varnish: Apply varnish per manufacturer's instructions. Apply minimum of two coats of varnish, sanding in between coats per manufacturer's specifications.

END OF SECTION

SECTION 16000

ELECTRICAL

PART 1 – GENERAL

1.1 RELATED REQUIREMENTS

A. Review Division One. General requirements which contains information and requirements that apply to the work at this Section.

1.2 SCOPE OF WORK

A. General: Furnish all labor, materials, apparatus, tools, equipment, transportation, temporary construction and special or occasional services as required to make a complete working electrical installation, as shown on the drawings or described in these specifications.

B. Fees and Permits: Pay all fees and obtain all permits necessary for the completion and inspection of this work. Notify all interested authorities when this work is ready for any necessary inspection. No extra charge will be paid for furnishing items required by the regulations, but not specified herein, or on the Drawings. All work shall be performed and installed in a neat and workmanlike manner.

C. Work Included:

1. 208V, 3-phase, 4-wire service distribution system.
2. Electrical and equipment grounding systems.
3. A system of utility outlets, receptacles, motor outlets, and connections, and other services as noted.
4. Telephone system.
5. Lighting system.
6. Except as specifically noted, this Section shall furnish and install all power wiring, and conduit.
7. System of nameplates, schedules and electrical equipment identification.

D. Related Work Specified Elsewhere: Perform following work, in accordance with appropriate sections of the specifications cited, where and as necessary to furnish a complete, working device support.

1. Miscellaneous Metal Work: Include fittings, brackets, supports, welding and pipe as required for raceway and device support.
2. Moisture Protection: Include membrane clamps, sheet metal flashing, caulking and sealant and vapor barriers as required for waterproofing of conduit penetrations through walls and roof.
3. Painting:: Include surface preparation, priming and finish coating as required for electrical cabinets, exposed conduit, pull and junction boxes where specified.

E. Work Excluded:

1. Installation of telephone and data cables.

1.3 CODES AND STANDARDS

A. Specific:

1. The following publications or editions of the documents current at the time a project is ongoing shall apply.
   a. NEC National Electrical Code.
   b. UBC Uniform Building Code.
   c. UFC Uniform Fire Code.
   d. UMC Uniform Mechanical Code (509, 1009)
   e. California Administrative Code (Titles 17, 22, and 24 as applicable).

2. Equipment and materials specified under this Division shall conform to the following standards where applicable:
   a. UL Underwriter's Laboratories.
   b. ASTM American Society for Testing Materials.
   c. CBM Certified Ballast Manufacturers.
   d. IPCEA Insulated Power Cable Engineer Association
   e. NEMA National Electrical Manufacturer's Assoc.
   f. ANSI American National Standards Institute.

1.4 EXAMINATION OF THE SITE

A. Examine site and compare it with the Drawings and specifications as to the conditions under which work is to be performed. Ascertain and check conditions and elevations and take measurements, which affect this work. No allowance shall subsequently be made for any extra expense due to failure or neglect by this Section to make such examination.

1.5 ACCURACY OF DATA

A. The general arrangement and location of piping, apparatus, etc., is shown on the Drawings or specified. Minor changes may be necessary to accommodate other work. Should it be necessary to deviate from the arrangement or location indicated in order to meet structural, site, and topographic conditions or due to interference with work or other Sections, such deviations as offsets, rises and drops in piping that may be necessary, whether shown or not, shall be made by this Contractor without extra expense to the Owner.

B. The Contractor shall examine the architectural and structural plans, and necessary shop drawings, for various pieces of equipment in order to determine exact routing and final termination for all conduits.

C. All equipment shall be located and installed so that it will be readily accessible for operation and maintenance. The Owner reserves the right to require minor changes in location of outlets or equipment, prior to roughing-in, without incurring any additional costs or charges.

1.6 MANUFACTURER'S DIRECTIONS

A. Manufacturer's directions shall be followed in all cases where manufacturers of articles used in this Contract. Furnish directions covering points not shown on the Drawings or specified herein. Manufacturer's directions do not take precedence over the Drawing and Specifications. Where manufacturer's directions are in conflict with the Drawings and Specifications, the Contractor shall submit to the Owner for clarification before installing the work.

1.7 COOPERATION WITH OTHER TRADES

A. Cooperation with other trades in putting the installation in place at a time when space required is accessible, and in such a manner that all other work in the space may be installed as shown on the Drawings, if of prime importance. Install this work in harmony with work of other trades and Sections.

B. Schedule work in advance and cooperate with other Sections to avoid delays, interferences, and unnecessary work. Conform to the construction schedule and make the installation when and where directed.

C. If Contractor fails to check with the other Sections and installed work is later found to interfere with work of other Sections, Contractor shall then make all necessary changes at his own expense.

1.8 PROTECTION OF EQUIPMENT

A. This Contractor shall be responsible for damage to any of his work before final acceptance. Securely cover all openings and cover all apparatus, fixtures and appliances both before and after setting into place to prevent obstruction in the conduits and breakage or disfigurement of equipment. Should the equipment become damaged, restore it to its original condition and finish before final acceptance.

B. All protection shall be substantially constructed of clean canvas, heavy plastic, and plywood as required, and made tight and dustproof as directed.

C. Where required or directed, construct temporary protection for equipment and installation to protect from dust or debris caused by this installation.

1.9 GUARANTEE

A. The following guarantee is a part of the contract between the Contractor and the Owner.

The Contractor guarantees that this installation is free from mechanical or electrical defects. He agrees to replace or repair to the satisfaction of the Owner any part of the installation, which may fail within a period of one year after final acceptance, provided that such failure is due to defects in the materials or workmanship or failure to follow the Specifications and Drawings. The Contractor shall also agree to replace or repair with like workmanship and materials any part of the building or equipment installed by others, but damaged by him in installing his work.

This guarantee shall be in writing and a singed copy shall be presented by this Division to the Owner upon receipt of his final acceptance payment.

PART 2 – PRODUCTS

2.1 GENERAL

A. Materials shall be new, packed in original containers, installed and turned over to the Owner free of defects.

B. Materials shall bear U.L. label except equipment, which U.L. does not list or provide label service.

C. Furnish equipment and materials for any one system by same manufacturer.

2.2 CONDUIT AND FITTINGS

A. Electrical Metallic Tubing (EMT):

1. Conduit: Shall be formed of cold rolled strip steel, electrical resistance welded continuously along the longitudinal seam and hot-dip galvanized after fabrication. Conduit shall conform to ANSI C80.3 Specifications and shall meet U.L. requirements.
2. Couplings: Electroplated, steel gland compression type, U.L. listed rain and concrete tight through 1-1/4" trade size. O.Z./Gedney 6050W series, Efcor 760 series or equal. Set screw type couplings may be used in dry locations, O.Z./Gedney 5050 series or approved alternate. Indenter type is not acceptable.
3. Connectors: Gland compression type with steel body with male hub and insulated plastic throat 150 degree C. temperature rated. O.Z./Gedney 7050W series, Efcor 750B series or equal. Set screw type connectors with insulated throat may be used in dry locations, O.Z./Gedney 4050 series or approved alternate.

B. Flexible Metallic Conduit:

1. Conduit: Shall be fabricated in continuous lengths from galvanized steel strip, spirally wound and formed to provide an interlocking design.
2. Fitting: Connectors shall be of the two screw double clamp variety with steel bodies and threaded male hubs with insulated throats.

C. Liquidtight Flexible Metallic Conduit:

1. Conduit: Anaconda Type U.A., Coleman type Uxtl or approved alternate.
2. Fittings: Connector body and gland nut shall be of cadmium plated cast malleable iron, with insulated throat, T&B 5331 series, O.Z./Gedney 4Q-38-IT series, or approved alternate.

2.3 WIRE AND CABLES

A. General:

1. Acceptable Manufacturers: General Electrical Co., Rome Cable, Triangle, PVC Inc., or approved alternate.
2. Insulated conductors and cable shall be in compliance with this Specification and with U.L. 83 and U.L. 44 requirements. Conductors shall have Class "B" standing unless otherwise noted. Conductors shall be standing unless otherwise noted. Conductors shall be copper, unless noted. Minimum conductor's size shall be No. 12 AWG for interconnecting wiring. All branch circuits shall e identified with circuit number, using wrap around labels, Brady, Westline, or approved alternate, in all outlets (switch, receptacle, fixture, etc.), panelboards, junction boxes, relays, motor starters, and controls. Solid conductors in lighting and receptacle circuits only. All wiring associated with motors, controls or process equipment shall be stranded and suitable terminals or tabs shall be used.

B. Low Voltage Power, Control and Lighting:
Insulation: Conductor insulation shall be 600 volts, NEC types as follows:
Branch Circuits: #12 to #4, "THWN", "THHN".
Power Feeders: #2 to 500 MCM: "THWN".
Motor Circuits: "THWN".

C. Color Coding: System conductors shall be identified as to phase connections by mans of color impregnation insulation or approved colored marking tape as follows:

VOLTAGE	A PH.	B. PH.	C. PH.	NEUTRAL	GROUND
208Y/120	Black	Red	Blue	White	Green

2.4 WIRE CONNECTIONS AND DEVICES

A. Motor terminations will be made with bolted eyelet. Lug terminals or split-bolt connectors suitably wrapped with protective and insulation tapes. Control wiring terminations will be made with compression crimped in-line splice connectors wrapped and protected as necessary to provide a safe joint.

B. Splicing and Insulating Tape (600 volts and below): General purpose electrical tape shall be suitable for temperature from – 18 degrees C. to 105 degrees C., shall be black, UV-proof self-extinguishing, 7 mil thick vinyl with a dielectrical strength of 10,000 volts.

C. Joints in wires in moist locations, copper conductors:

1. No. 8 and smaller – join as above and seal by "Scotch-cast" or approved system.
2. No. 6 and larger – join with solderless connection as specified above and sealed by "Scotch-Coat" or approved system.
3. Singla, Automation and Fire Alarm – Insulate joints by permanent sealing, i.e., Epocast or equal permanent waterproofing. Fire alarm conductors shall be soldered.

D. Motor Connections: Shall be made with ring tongue compression terminals base of varnish cambric tape, Scotchfill, plymouth 2002, followed by 4 layers, as required of Scotch 33+, Plymouth 4353, or approved alternate.

2.5 OUTLET BOXES AND COVERS

A. Standard Outlet Boxes: Galvanized, one-piece, drawn steel, knock-out type of size and configuration best suited to the application indicated on the plans. Minimum box size, 4" square x 1-1/2" deep.

2.6 PULL AND JUNCTION BOXES

A. Sheet Metal Boxes: Use standard outlet boxes wherever possible; otherwise, use minimum 16 gauge galvanized sheet metal, NEMA I boxes, sized to code requirements, with covers secured by cadmium plated machine screws located on 6" O.C. Circle AW Products, Hoffman Engineering Co., or approved alternate.

2.7 RECEPTACLES

A. General:

1. All general purpose 20A, 125/250V receptacles, and 120/277V switches shall conform to NEMA WD-1 specifications.

B. All wiring devices shall conform to U.L. 20, and NEMA-WDL for current and voltage indicated. They shall be heavy duty specification grade. Color for all devices shall be selected by Architect.

C. Receptacles: Duplex or single receptacles shall be NEMA 5-20R as noted on Drawing.

1. Duplex, 20A: 5362, Hubbell, Slater, GE, or approved alternate.
2. Single: 5261, Hubbell, Slater, GE, or approved alternate.

2.8 DEVICE PLATES

A. Flush Device Plates: Screws shall be metal, with oval heads, with finish to match plate finish. Device plates shall be of the one-piece type of suitable shape for the devices to be covered. Where the device plate does not cover the outlet opening, special large plates shall be used. Sectional device plates will not be permitted. Levitron, Bryant series or approved alternate. Color shall be selected by Architect.

B. Telephone Outlet Device Plates: Bryant, Leviton or approved alternate. Color shall be brown or as selected by Architect.

2.9 ELECTRICAL SUPPORTING DEVICES

A. Concrete Fasteners: Remington, Ramset or approved alternate. Power driven concrete pin fasteners, low velocity type.

B. Conduit Straps: Hot-Dip galvanized, cast malleable iron, one hole type strap with cast clamp-backs and spacers as required. O.Z./Gedney #14-50G strap and #141G spacer Efcor #231 strap #131 spacer; or approved alternate.

C. Construction Channel: 1-5/8" x 1-5/8" 12 gauge galvanized steel channel with 17/32 inch diameter bolt holes, 1-1/2" o.c., in the base of the channel. Kindorf 905 series, Unistrut P-1000-HS or approved alternate.

D. Fasteners (General)P Wood screws for fastening to wood. Machine screws for fastening to steel. Toggle bolts for fastening to hollow concrete block, gypsum board of plaster walls. Expansion anchors for attachments to prepoured concrete. No plastic anchors will be accepted.

2.10 IDENTIFYING DEVICES

A. Nameplates: Engraved black bakelite, 1"x3-1/2", 1/8" high white letters, machine screw retained.

B. Wire & Terminal Markers: Self-adhering, pre-printed vinyl with self-laminating wrap-around strip. Brady B191 series; Thomas & Betts WSL series, or approved alternate.

2.11 GROUNDING

A. Enclosures of equipment, raceways and fixtures shall be permanently and effectively grounded. Provide code-sized, copper, insulated green equipment ground with ALL conductor runs whether stated on Drawings or not. Equipment ground shall originate at panelboard ground bus and shall be bonded to all switch and receptacle boxes and electrical equipment enclosures. Ground terminals on receptacles shall be connected to the equipment grounding conductor by an insulated copper conductor.

PART 3 – EXECUTION

3.1 CONDUIT AND RACEWAY APPLICATION

A. Electrical Metallic Tubing (EMT): Interior power and lighting branch circuits and low tension (telephone and signal) distribution system where run concealed above suspended ceilings, in stud walls, furred spaces and where exposed not less than 6 feet above finished floors.

B. Flexible Metallic Conduit: In dry locations for connection prom adjacent outlet boxes to vibrating equipment, and to lighting fixtures installed in suspended ceilings.

3.2 CONDUIT INSTALLATION

A. General:

1. Conduit system shall be concealed unless exposed work is clearly called for on the drawings.
2. Conduits shall be tightly covered and well protected during construction using metallic busing "pennies" to seal open ends.
3. In all empty conduits or ducts, install a 100-pound tensile strength polyethylene pulling rope.

4. Conduit system shall be electrically continuous throughout. Install code size, insulated copper, green grounding conductor in all conduit runs whether stated in Drawing or not.

B. Layout:

1. Locations of conduit runs shall be planned in advance of the installation and coordinated with the ductwork, plumbing, ceiling and wall construction in the same area and shall not unnecessarily cross other conduits or pipe, nor prevent removal of ceiling tiles or panels, nor block access to mechanical or electrical equipment. Contractor shall install conduit runs at designated area for conduits sized 1-1/2" and larger.
2. Where practical, install conduits in groups in parallel, vertical or horizontal runs and at elevations that avoid unnecessary offsets.
3. Exposed conduit shall be run parallel or at right angles to the centerlines of the columns and beams.
4. Conduits shall not be placed closer than 12" from a parallel hot water or steam line or 3" from such lines crossing perpendicular to the runs.

C. Supports:

1. All raceway systems shall be secured to building structures using specified fasteners, clamps and hangers spaced according to code requirements.
2. Support single runs of conduit using one hold pipe straps. Where run horizontally on walls in damp or wet locations, install "clamp backs" to space conduit off the surface. Do not support conduit from suspended ceiling support system except for branch conduit to lighting fixtures, switches and receptacle outlets.
3. Multiple conduit runs shall be supported using "TRAPEZE" hangers fabricated from specified construction channel, mounted to 3/8-inch diameter, threaded steel rods secured to building structures. Fasten conduit to construction channel with standard one hole pipe clamps or the equivalent.
4. Outlet boxes mounted above suspended acoustical tile ceiling having concealed suspension systems may be supported from the main ceiling runners (not on the ceiling support wires). Boxes above suspended acoustical tile systems shall be supported directly to the structure above.

D. Termination and Joints:

1. Raceways shall be jointed using specified couplings or transition couplings where dissimilar raceway systems are joined.
2. Conduits shall be securely fastened to cabinets, boxes, and guttes using two locknut and an insulating bushing or specified insulated connectors. Install grounding busings or bonding jumpers on all conduits terminating at concentric knockouts.
3. Conduit terminations exposed at weatherproof enclosures and cast outlet boxes shall be made watertight using specified connectors and hubs.
4. Install expansion couplings where any conduit crosses a building separation or expansion joint.

3.3 CABLE AND WIRE INSTALLATION

A. General:

1. Conductors shall not be installed in conduit until all work of any nature that may cause injury is completed. Care shall be taken in pulling conductors so that insulation is not damaged. U.L. approved non-petroleum base and insulating type pulling compound shall be used as needed.
2. All cables shall be installed and tested in accordance with manufacturer ' requirements and warranty.

B. Splicing and Terminating:

1. All aspects of splicing and terminating shall be in accordance with manufacturer's published procedures.
2. Make up all splices in outlet boxes with connectors as specified herein with separate tails of correct color to be made up to splice. Provide at least six inches of tails packed in box after splice is made up.
3. All wire and cable in panels, control centers and equipment enclosures shall be bundled and clamped.

C. Identification:

1. Securely tag all branch circuits, noting the purpose of each. Mark conductors with binyl wrap-around markers. Where more than two conductors run through a single outlet, mark latch circuit with the corresponding circuit number at the panelboards.
2. Color code conductors size #6 and larger using specified phase color markers and identification tags.
3. All terminal strips are to have individual terminal identified with specified vinyl markers.
4. Identify all junction boxes in furred ceiling spaces via felt-tip pen denoting the circuits contained in the box.

3.4 INSTALLATION OF BOXES AND WIRING DEVICES

A. General:

1. All outlets shall finish flush with building walls, ceilings and floors except where exposed work is called for.
2. Install raised device covers (plaster rings) on all outlet boxes concealed in concrete, masonry or stud outlet boxes concealed in concrete, masonry or stud walls; or in furred, suspended, or exposed concrete ceilings. Cover shall e of a depth to suit the wall or ceiling finish.
3. Leave no un-used openings in any box. Install close-up plugs as required to seal openings.
4. Exposed outlet boxes and boxes in damp and wet locations shall be cast metal with gasketed cast metal coverplates.

B. Box Layout:

1. Outlet boxes shall be installed at the locations and elevations shown on the drawings or specified herein. Make adjustments to locations as required by structural conditions and to suit coordinate requirements by other trades.

2. Outlet boxes in stud walls and partitions shall not be mounted back to back nor shall through-wall boxes be permitted.

C. Supports:

1. Boxes installed in metal stud walls shall be equipped with brackets designed for attaching directly to the studs or shall be mounted on heavy gauge galvanized steel, snap-in box supports. Efcor MBC series or approved alternate.
2. Fixture outlet boxes installed in suspended ceilings of gypsum board or lath and plaster construction shall be mounted to 16 gauge metal channel bars attached to main ceiling runners.

3.5 TESTS

A. Tests shall be conducted during the construction period and at completion to determine conformity with applicable codes and with these Specifications. Tests shall be performed in the presence of the engineers and shall include, but are not limited to, the following:

1. Test circuits for unintentional grounds and short circuits. Megger power conductors and record reading. Replace conductors failing minimum insulation resistance per National Electrical Code.
2. Circuit Continuity: Test shall feeder and branch circuits for continuity. Test all neutrals for improper grounds.
3. Circuit Number Verification: Select on a random basis various circuit breakers in the panelboards and cycle them on and off to verify compliance of the typed panel directories with actual field wiring.
4. Product Failure: Any products which fail during the shall be replaced, repaired, or corrected as prescribed by the Architect at the expense of the Contractor. Tests shall be performed after repairs, replacements or corrections until satisfactory performance is demonstrated.

3.6 WORKMANSHIP

A. Preparation, handling and installation shall be in accordance with manufacturer's written instructions and technical data particular to the product specified and/or approved except as otherwise specified. Coordinate work and cooperate with others in furnishings and replacing this work. Work to be approved shop drawings for work by others and to field measurements as necessary to properly fit the work.

B. Conform to the National Electrical Contractor's Associations Standard of Installation for general installation practice.

3.7 PROTECTION

A. Keep conduits, junction boxes, outlet boxes, and other openings closed to prevent entry of foreign matter. Cover fixtures, equipment and apparatus and protect against dirt, paint, water, chemical or mechanical damage before and during construction period. Restore to original condition any fixture, apparatus, or equipment damage prior to final acceptance, including restoration of damaged shop coats of paint, before final acceptance. Protect bright finished surfaces and similar items until in service. No rust or damage will be permitted.

3.8 SPECIAL TOOLS

A. All special tools for proper operation and maintenance of equipment provided under this Section shall be delivered to the Owner's representative.

3.9 SEISMIC BRACING

A. All electrical components shall be bracked to conform to California Administrative Code, Title 24, and to the Uniform Building Code.

3.10 CUTTING AND PATCHING

A. Install all required sleeves, form and inserts before walls or partitions are built. Cutting and patching of walls, partitions, ceiling for floors necessary for reception of work, caused by failure to provide or properly locate sleeves, forms and inserts, incorrect location of work or failure to cooperate with other trades, shall be done at the expense of trade responsible.

B. No cutting of finished or structural work may be done without acceptance. When necessary to have finished material or structural work cut, furnish necessary drawings to trade whose materials are to cut for approval.

3.11 "AS-BUILT" DRAWINGS

A. Upon completion of all work, furnish to the Architect one (1) complete set of prints showing "As-Installed" work for the Owner's records.

END OF SECTION

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