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Certificate of Appropriateness Case Report

HEARING DATE: JANUARY 20, 2016

Filing Date:	July 28, 2015
Case No.:	**2015-009585COA**
Project Address:	**1668 BUSH STREET**
Historic Landmark:	Landmark #65: Trinity Episcopal Church
Zoning:	RM-4 (Residential – Mixed, High Density) District 80-A Height and Bulk District
Block/Lot:	0665 / 015
Applicant:	Naomi Miroglio Architectural Resources Group Pier 9, The Embarcadero San Francisco, CA 94111
Staff Contact	Eiliesh Tuffy - (415) 575-9191 eiliesh.tuffy@sfgov.org
Reviewed By	Tim Frye – (415) 575-6822 tim.frye@sfgov.org

PROPERTY DESCRIPTION

The subject property, located on the east side of Gough Street between Bush Street and Austin Street, is a one- to two-story over basement, square-plan masonry church with a four-story square central tower. An entrance courtyard facing Gough Street separates the main church from the rectangular-plan north wing, which contains a side chapel and former Sunday school area now operated as an accessory theater and worship space. The site is home to the oldest Episcopal congregation in California, and was granted local landmark status in 1974. The subject property is located within an RM-4 (Residential – Mixed, High Density) Zoning District, and 80-A Height and Bulk District.

Designed by architect Arthur Page Brown in a Gothic Revival style and open since 1894, the exterior building envelope is comprised of Colusa sandstone in a random rubble coursing with a brick backup wall. With the exception of a few utilitarian doors at the basement level, the exterior walls of both the main church and the north wing are punctuated by graciously proportioned pointed-arch openings to accommodate tower vents, window and door openings. The windows are a mix of diamond-patterned leaded glass, figural stained glass, and clear, textured or safety glass. The exterior doors are wood, typically with a stained interior finish and a red painted exterior ornamented by Medieval style iron strapwork.

On the main church, the stone parapet walls obscure sightlines to the roof surfaces beyond. The topmost roofline features round crenelated towers at each of the four corners with smaller intermediate finials in between. The lower roofline of the main church has a gabled pediment facing Gough Street flanked by conical-roof towers on either corner. The building's north wing has a low hip roof clad in asphalt shingles that is minimally visible from an uphill vantage point along Gough Street.

PROJECT DESCRIPTION

The proposed scope of work is to conduct exterior façade repairs as well as interior seismic and accessibility upgrades at Trinity Episcopal Church (Landmark #65). Specifically, the proposal includes:

Roofing
The main church's roof covering is not publicly visible. The only visible roof area is a portion of the hipped roof over the building's north wing, which is currently asphalt shingles. Part of the seismic strengthening program calls for the removal of existing plywood sheathing around the perimeter of the various roof surfaces to install supplemental wall anchors to the roof rafters below. Once completed, the roof openings will be enclosed and new plywood sheathing will be installed throughout. Replacement membrane and shingle roofing materials will be installed to match existing conditions.

Masonry Repairs and Maintenance
The exterior Colusa sandstone units, while technically a veneer, are large stones of considerable depth. The existing condition of the sandstone shows signs of environmental soiling, biological growth as well as areas of delamination on stones with vertically-set bedding planes. The project proposes to remove the delaminating stone through gentle tapping of the masonry surface with a non-destructive rubber mallet. The cleaning solution to be used is a non-acidic product that is commonly used as a gentle means of cleaning historic masonry. Window surfaces will be protected to prevent any damage during the work. Selective repointing using an historically appropriate lime mortar will occur in areas where weak, missing or inappropriate prior mortar conditions exist.

Window Repairs
Wood windows are proposed to be consolidated using an epoxy compound wherever possible. Cracked or missing glazing will be replaced in kind as needed with the exception of the art glass windows, which are not proposed to have any work done to the glazing. Where existing historic fabric is deteriorated beyond repair, new wood pieces will be fitted to match in dimension and profile to replace the deteriorated material. Once repaired, the wood windows will be protected by a new coating of paint. Steel window repair is similar to the wood window scope mentioned above, and is limited to scraping, epoxy patching, glazing repair as needed and repainting.

New Egress Doors
At the church basement level, which serves as a social hall, an existing window opening on the rear elevation is proposed to be converted to an egress door by means of lowering the sill to door threshold height. The historic pointed arch header and overall width of the original window opening will remain unchanged. The new egress door will provide a path of travel out to the northeast corner of the lot, and up to grade level where a parking area exists.

At the rear elevation of the church's north wing, a new single door opening is proposed to be created within the existing brick wall, at the raised level of the interior finished floor. Adjacent to the new egress door will be a new metal landing, 7'-10" square, with a metal staircase and intermediate metal landing designed to follow the contour of the exterior brick wall at the building's northeast corner.

Seismic Upgrades at Wall Locations
At the south wall of the main church six vertical concrete cores, each 4 inches in diameter, are proposed to be added to the unreinforced masonry wall. The cores will be located towards the outside edges of the 3 existing art glass windows and will span from approximately the exterior belt course up to the parapet

wall. The specifications for the project call for non-percussive drilling methods that shall not cause damage to the masonry. The south wall is the only location in the building where this form of seismic strengthening is anticipated.

Selective use of reinforced concrete shear walls in five areas of the building is proposed to strengthen the unreinforced masonry structure:

Sanctuary – North and South of Center Altar
New vertical shear walls, approximately 12 inches in thickness, are proposed for installation at the arched wall niches on either side of the center altar. The thickness of the wall that is required for stabilization will result in the obstruction of some ornamental capital details in the areas closest to the existing wall surface. The location for these walls facing the main sanctuary rather than inside the pipe organ closets was selected because disruptions to the organ works has a detrimental effect on the instrument's performance.

Sanctuary – North Wall
A new vertical shear wall is proposed to be installed on the north wall of the sanctuary, which separates it from the north wing. Where 3 arched doorways currently exist, the central doorway is proposed to have the shear wall infill. The existing wood paneled doors are proposed to be reinstalled on the side of the new shear wall that faces the sanctuary.

North Wing – Chapel Foyer
A new vertical shear wall is proposed at the southeast corner of the chapel foyer. The existing, vertical sliding pocket doors will be retained and fixed in a raised location within the existing wall pocket. The new concrete shear wall will be finished in a painted plaster to match the surrounding plaster wall surfaces.

Narthex – North Wall
The north wall of the narthex, which contains a set of wood double doors that exit out to the courtyard, is proposed for seismic strengthening. The new concrete shear wall is proposed to be installed along the outer edge of the arched opening. A new single, custom wood door in a simplified version of the historic design is proposed to replace the existing double doors. The new infill material within the reduced rough opening would be approximately 15 inches wide and would retain the angled profile of the historic sandstone door surround. The infill material, which would be visible from the courtyard – and to a lesser degree from Gough Street – would be plaster finished in a texture reminiscent of the historic sandstone finish. This approach is the project sponsor's preferred design option.

An alternate approach to the seismic strengthening of the narthex north wall is a continuous shear wall spanning the entire historic rough opening. In the alternate design, the existing wood double doors would be salvaged and reinstalled on the exterior-facing surface of the new concrete shear wall. As currently designed, the alternate shear wall infill material would be 9 inches wide and would be in-plane with the reattached doors. The operational hardware would be removed to meet fire code requirements and new signage would be required to clearly identify the doors as non-operational.

Mechanical, Electrical and Plumbing Work
Mechanical, electrical and plumbing work is proposed for the basement level of the church.

Accessibility Upgrades
Installation of a new ramp with a forged steel handrail is proposed at the southeast corner of the sanctuary interior to provide access to the main altar through the transcept corridor. The ramp has been designed to rest on top of the historic tile floor and marble stairs, rather than have mechanical attachments, to prevent damage to the historic building fabric.

A new accessible restroom is proposed to be constructed in the north wing, adjacent to the entrance foyer. The existing, vertical sliding pocket doors will be retained and fixed in a raised location within the existing wall pocket. The new partition wall and restroom door will be constructed at the back side of the existing foyer wall and will maintain a reveal from the existing historic fabric.

Please see the accompanying photographs, specification dated received October 26, 2015 and plans prepared by Architectural Resources Group, dated received January 12, 2016, for details.

OTHER ACTIONS REQUIRED

Proposed work will require Building Permit(s).

COMPLIANCE WITH THE PLANNING CODE PROVISIONS

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

APPLICABLE PRESERVATION STANDARDS

ARTICLE 10
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 work shall be compatible with the historic structure in terms of design, materials, form, scale, and location. The proposed project will not detract from the site's architectural character as described in the designating ordinance. For all of the exterior and interior work proposed, reasonable efforts have been made to preserve, enhance or restore, and not to damage or destroy, the exterior architectural features of the subject property which contribute to its significance.

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

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

The property has been in use as a house of worship for the Episcopalians for over 120 years, since its opening in 1894.

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

The historic character of the church property will be preserved, as the exterior scope largely involves repairing and cleaning the existing historic building fabric. Where seismic work is to be conducted, it has largely been located on the building's interior, outside of the main church sanctuary or in less visible corners of public interiors where wall finishes are proposed to be replicated to be compatible with existing or historic finishes.

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

The installation of new egress doors at the rear of the main church and north wing have been located on areas of the rear elevation where a lesser, common material exists and at the least visible areas on the lot. Where the contemporary rear stair will be visible on the north wing, it will be a modern metal stair of simple design that does not attempt to mimic historic material or detailing.

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

The proposed project respects character-defining elements of the property from the building's period of construction.

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

Repair and cleaning of the exterior building envelope are ongoing maintenance efforts that will help preserve the craftsmanship of the historic windows and masonry construction methods.

The interventions being made to accomplish the seismic strengthening of the building are minimal in number and are being executed in a manner that avoids or minimizes the disruption of existing, character-defining architectural ornament. Where existing or historic finishes are to be obscured by shear walls, the public-facing finish will be replicated to match in color, texture and finish to minimize the visual disruption where shear walls are inserted.

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

The specifications included with the project proposal, as well as the window and door schedules included in the plans, are in keeping with common practices for the repair and preservation of historic building materials. The only replacement of material that is called out in the proposal is for select use of wood Dutchman repairs on the wood windows only in areas of decay. The repair

approach for the sandstone is to remove only the areas of flaking stone that are in danger of delaminating and falling into publicly accessible areas surrounding the building.

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.

Physical treatments are limited to the stabilization of the windows and exterior sandstone. Wood window frames and muntins will be repaired in areas of damage and decay using epoxy repair compound or wood Dutchman repairs. Once repaired, the windows will be protected with a new coating of exterior paint. The exterior Colusa sandstone, which is delaminating and flaking, will be stabilized using a rubber mallet in only the areas where unstable flaking stone is present, tapping back to solid substrate.

Chemical treatments are limited to the introduction of epoxy repair compound on the wood windows and a mild cleaning solution to remove biological growth and debris from the exterior sandstone cladding. The specifications call for a pH neutral non-acidic cleaner that is widely used on historic masonry because of its gentle cleaning action.

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.

The addition of one new and one enlarged rough opening at the rear of the main church and north wing will remove a limited area of common brick and drop one window sill, respectively. In the context of the overall building envelope, these are considered to be minimal interventions in remote areas of the building that are not commonly viewed by the public. Where the contemporary rear stair will be visible on the north wing, it will be a modern metal stair of simple design that does not attempt to mimic historic material or detailing.

The sponsor's preferred design for the north narthex door would retain shape and profile of the historic sandstone reveal, but at a reduced scale to surround a single door rather than double doors. The new single door would be constructed of wood in a pointed-arch design compatible with the historic doors found elsewhere on the building, but simplified in the level of ornament for elements such as the metal strapping and pull hardware. Where infill material is required, it will be installed to maintain a 2 inch reveal from the edge of the historic arched opening. These details distinguish the new single infill door as a later alteration, while preserving the outline of the historic entryway through the use of a reveal.

The alternate north narthex wall design would retain the existing double doors, creating less of a visible change to the overall door opening as viewed by the casual observer. The doors would no longer be operational and would be relocated forward of the historic door frame. Where infill material is required, it would be installed to maintain a 2 inch reveal from the edge of the historic arched opening and would be finished in a compatible, but slightly different texture than the surrounding masonry. These details would distinguish the reinstalled double doors as a later alteration, would preserve more existing historic building fabric by reusing the doors, and would preserve the outline of the historic entryway through the use of a reveal.

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

The rear stair on the north wing could be removed in the future and new common brick toothed into the rough opening to reverse this work. Similarly, the basement level window will retain the existing pointed arch at the top of the opening. The dropped sill could be reversed back to a smaller window opening as needed.

While the insertion of concrete shear walls is not meant to be reversible – since their function is to tie in to and reinforce the historic structure against seismic forces – the locations where they are proposed for construction and the efforts being made to obscure them from the most publicly visible areas of the building have been planned to preserve the essential form and integrity of the historic property.

PUBLIC/NEIGHBORHOOD INPUT

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

ISSUES & OTHER CONSIDERATIONS

Narthex - North Wall

The seismic stabilization for the church's north wall, as currently designed, allows the placement of the new shear wall to occur outside of the historic main sanctuary space. The north wall of the narthex, however, is a publicly visible element of the church's primary elevation. The doors that are proposed to be altered, while not fronting directly onto the Gough Street stairs, are visible from Gough Street and the inner courtyard which serves as a primary entrance onto the property.

STAFF ANALYSIS

Staff has determined that the proposed work will be in conformance with the requirements of Article 10 and the *Secretary of Interior's Standards for Rehabilitation*. The work is proposed to be conducted in a manner that is compatible with the character-defining features of the building. The project provides greater access to the historic interior through the addition of a reversible ADA ramp, preserves character-defining spaces such as the sanctuary and courtyard, proposes new egress doors that are reversible in nature on areas of the rear elevation that are of common materials without ornamentation and, where the seismic upgrades require permanent concrete shear walls they have been designed in discreet locations to help minimize their public visibility.

Seismic Upgrades – Narthex North Entrance

Seismic work includes a proposal to stabilize the north wall of the main church in a location outside of the main sanctuary, on a publicly visible portion of the narthex. The sponsor's preferred design would maintain a path of circulation at the north wall of the narthex by incorporating a reduced rough opening with a single, pointed arch door designed to be compatible with the historic doors. The new areas of concrete surrounding the replacement door would be finished in a horizontal combed finish to match the texture of the historic sandstone. The disadvantages of the proposed design are that it would result in the loss of historic fabric through the removal of the double doors, it would reduce the size of the historic

rough opening requiring a greater expanse of new infill material, and would result in a very noticeable alteration on an area of the landmark building that has high visibility.

By contrast, the alternate design proposal for the narthex north shear wall would retain the historic doors, just in a different plane, lessening the noticeable difference in their relationship to the historic opening. What infill material is required around the reinstalled doors would help identify that an alteration had occurred, but through a more subtle design. The placement of a continuous shear wall within the historic rough opening would render the north entrance non-functional but would not impede access to the narthex from the other three functioning doors on the west wall. Based on this analysis, staff recommends the following Conditions of Approval:

Conditions of Approval

1. The sponsor shall pursue the alternate design for the narthex shear wall that reuses the historic double doors (Sheet A4.2, drawing 6.5) to minimize the appearance of alteration to an original design feature with high public visibility.

2. The project architect and engineer shall work with staff to determine if a shear wall placed either entirely or partially on the interior narthex's north wall is possible to minimize exterior alterations to the historic rough opening, retain as much of the exterior sandstone reveal as feasible in order to avoid obstructing historic building fabric in this location.

ENVIRONMENTAL REVIEW STATUS

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

PLANNING DEPARTMENT RECOMMENDATION

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

ATTACHMENTS

Draft Motion
Block Map
Sanborn Map
Photographs
C of A Application
Specifications
Plans

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SAN FRANCISCO
PLANNING DEPARTMENT

Historic Preservation Commission Draft Motion

HEARING DATE: JANUARY 20, 2016

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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 015 IN ASSESSOR'S BLOCK 0665, WITHIN AN RM-4 (RESIDENTIAL – MIXED, HIGH DENSITY) ZONING DISTRICT, AND AN 80-A HEIGHT AND BULK DISTRICT.

PREAMBLE

WHEREAS, on July 28, 2015, Naomi Miroglio of Architectural Resources Group ("Project Sponsor") filed an application with the San Francisco Planning Department ("Department") for a Certificate of Appropriateness to conduct exterior building envelope repairs and make alterations related to egress and seismic upgrades at the subject property located on Lot 015 in Assessor's Block 0665.

Specifically, the proposal includes:

Roofing

The main church's roof covering is not publicly visible. The only visible roof area is a portion of the hipped roof over the building's north wing, which is currently asphalt shingles. Part of the seismic strengthening program calls for the removal of existing plywood sheathing around the perimeter of the various roof surfaces to install supplemental wall anchors to the roof rafters below. Once completed, the roof openings will be enclosed and new plywood sheathing will be installed throughout. Replacement membrane and shingle roofing materials will be installed to match existing conditions.

Masonry Repairs and Maintenance

The exterior Colusa sandstone units, while technically a veneer, are large stones of considerable depth. The existing condition of the sandstone shows signs of environmental soiling, biological growth as well as areas of delamination on stones with vertically-set bedding planes. The project proposes to remove the delaminating stone through gentle tapping of the masonry surface with a non-destructive rubber mallet. The cleaning solution to be used is a non-acidic product that is commonly used as a gentle means of cleaning historic masonry. Window surfaces will be protected to prevent any damage during the work. Selective repointing using an historically appropriate lime mortar will occur in areas where weak, missing or inappropriate prior mortar conditions exist.

Window Repairs

Wood windows are proposed to be consolidated using an epoxy compound wherever possible. Cracked or missing glazing will be replaced in kind as needed with the exception of the art glass windows, which are not proposed to have any work done to the glazing. Where existing historic fabric is deteriorated beyond repair, new wood pieces will be fitted to match in dimension and profile to replace the deteriorated material. Once repaired, the wood windows will be protected by a new coating of paint. Steel window repair is similar to the wood window scope mentioned above, and is limited to scraping, epoxy patching, glazing repair as needed and repainting.

New Egress Doors

At the church basement level, which serves as a social hall, an existing window opening on the rear elevation is proposed to be converted to an egress door by means of lowering the sill to door threshold height. The historic pointed arch header and overall width of the original window opening will remain unchanged. The new egress door will provide a path of travel out to the northeast corner of the lot, and up to grade level where a parking area exists.

At the rear elevation of the church's north wing, a new single door opening is proposed to be created within the existing brick wall, at the raised level of the interior finished floor. Adjacent to the new egress door will be a new metal landing, 7'-10" square, with a metal staircase and intermediate metal landing designed to follow the contour of the exterior brick wall at the building's northeast corner.

Seismic Upgrades at Wall Locations

At the south wall of the main church six vertical concrete cores, each 4 inches in diameter, are proposed to be added to the unreinforced masonry wall. The cores will be located towards the outside edges of the 3 existing art glass windows and will span from approximately the exterior belt course up to the parapet wall. The specifications for the project call for non-percussive drilling methods that shall not cause damage to the masonry. The south wall is the only location in the building where this form of seismic strengthening is anticipated.

Selective use of reinforced concrete shear walls in five areas of the building is proposed to strengthen the unreinforced masonry structure:

Sanctuary – North and South of Center Altar

New vertical shear walls, approximately 12 inches in thickness, are proposed for installation at the arched wall niches on either side of the center altar. The thickness of the wall that is required for stabilization will result in the obstruction of some ornamental capital details in the areas closest to the existing wall surface. The location for these walls facing the main sanctuary rather than inside the pipe organ closets

was selected because disruptions to the organ works has a detrimental effect on the instrument's performance.

Sanctuary – North Wall
A new vertical shear wall is proposed to be installed on the north wall of the sanctuary, which separates it from the north wing. Where 3 arched doorways currently exist, the central doorway is proposed to have the shear wall infill. The existing wood paneled doors are proposed to be reinstalled on the side of the new shear wall that faces the sanctuary.

North Wing – Chapel Foyer
A new vertical shear wall is proposed at the southeast corner of the chapel foyer. The existing, vertical sliding pocket doors will be retained and fixed in a raised location within the existing wall pocket. The new concrete shear wall will be finished in a painted plaster to match the surrounding plaster wall surfaces.

Narthex – North Wall
The north wall of the narthex, which contains a set of wood double doors that exit out to the courtyard, is proposed for seismic strengthening. The new concrete shear wall is proposed to be installed along the outer edge of the arched opening. A single custom wood door is proposed for the north wall of the narthex, in a design that replicates the style of the historic arched doors. The new infill material within the reduced rough opening would be approximately 15 inches wide and would retain the angled profile of the historic sandstone door surround. The infill material, which would be visible from the courtyard – and to a lesser degree from Gough Street – would be plaster finished in a scored texture to replicate the historic sandstone finish.

An alternate approach to the seismic strengthening of the narthex north wall is a continuous shear wall spanning the entire historic rough opening. In the alternate design, the existing wood double doors would be salvaged and reinstalled on the exterior-facing surface of the new concrete shear wall. As currently designed, the alternate shear wall infill material would be 9 inches wide and would be in-plane with the reattached doors. The operational hardware would be removed to meet fire code requirements and new signage would be required to clearly identify the doors as non-operational.

<u>Mechanical, Electrical and Plumbing Work</u>
Mechanical, electrical and plumbing work is proposed for the basement level of the church.

<u>Accessibility Upgrades</u>
Installation of a new ramp with a forged steel handrail is proposed at the southeast corner of the sanctuary interior to provide access to the main altar through the transcept corridor. The ramp has been designed to rest on top of the historic tile floor and marble stairs, rather than have mechanical attachments, to prevent damage to the historic building fabric.

A new accessible restroom is proposed to be constructed in the north wing, adjacent to the entrance foyer. The existing, vertical sliding pocket doors will be retained and fixed in a raised location within the existing wall pocket. The new partition wall and restroom door will be constructed at the back side of the existing foyer wall and will maintain a reveal from the existing historic fabric.

Please see the accompanying photographs, specification dated received October 26, 2015 and plans prepared by Architectural Resources Group, dated received January 12, 2016, for details.

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 January 20, 2016, the Commission conducted a duly noticed public hearing on the current project, Case No. 2015-009585COA ("Project") for its appropriateness.

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

MOVED, that the Commission hereby APPROVES WITH CONDITIONS the Certificate of Appropriateness, in conformance with the architectural plans dated received January 11, 2016 on file in the docket for Case No. 2015-009585COA based on the conditions and findings listed below.

CONDITIONS OF APPROVAL

1. The sponsor shall pursue the alternate design for the narthex shear wall that reuses the historic double doors (Sheet A4.2, drawing 6.5) to minimize the appearance of alteration to an original design feature with high public visibility.

2. The project architect and engineer shall work with staff to determine if a shear wall placed either entirely or partially on the interior narthex's north wall is possible to minimize exterior alterations to the historic rough opening, retain as much of the exterior sandstone reveal as feasible in order to avoid obstructing historic building fabric in this location.

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 district as described in the designation report.

   - The proposal will preserve exterior architectural features of the landmark.
   - 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 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.

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 Trinity Episcopal Church 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 will have no effect 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 have no effect on neighborhood character or housing.

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

The project will not affect the affordable housing supply.

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

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

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

The proposed will not have any effect on industrial and service sector jobs. No office development is proposed as part of the project.

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

Preparedness against injury and loss of life in an earthquake is improved by the proposed work. All construction will be executed in compliance with all applicable construction and safety measures.

G) That landmark and historic buildings will be preserved:

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

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

The proposed project will not affect 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 WITH CONDITIONS a Certificate of Appropriateness** for the property located at Lot 015 in Assessor's Block 0665 for proposed work in conformance with the architectural plans dated received January 11, 2016 on file in the docket for Case No. 2015-009585COA.

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

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

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

I hereby certify that the Historical Preservation Commission ADOPTED the foregoing Motion on January 20, 2016.

Jonas P. Ionin
Commission Secretary

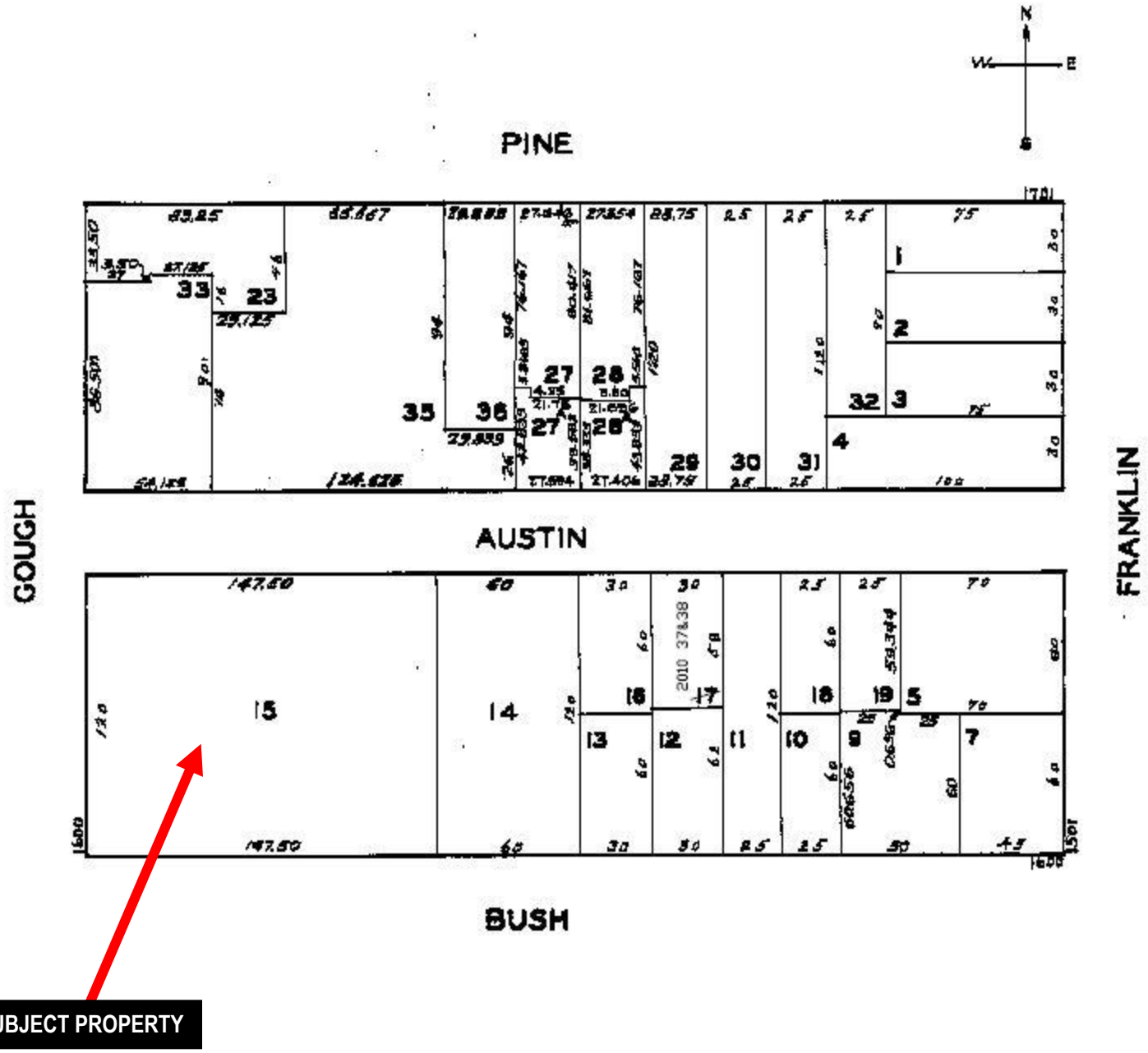
AYES: X

NAYS: X

ABSENT: X

ADOPTED: January 20, 2016

1668 Bush Street – Attachments
Block Book Map



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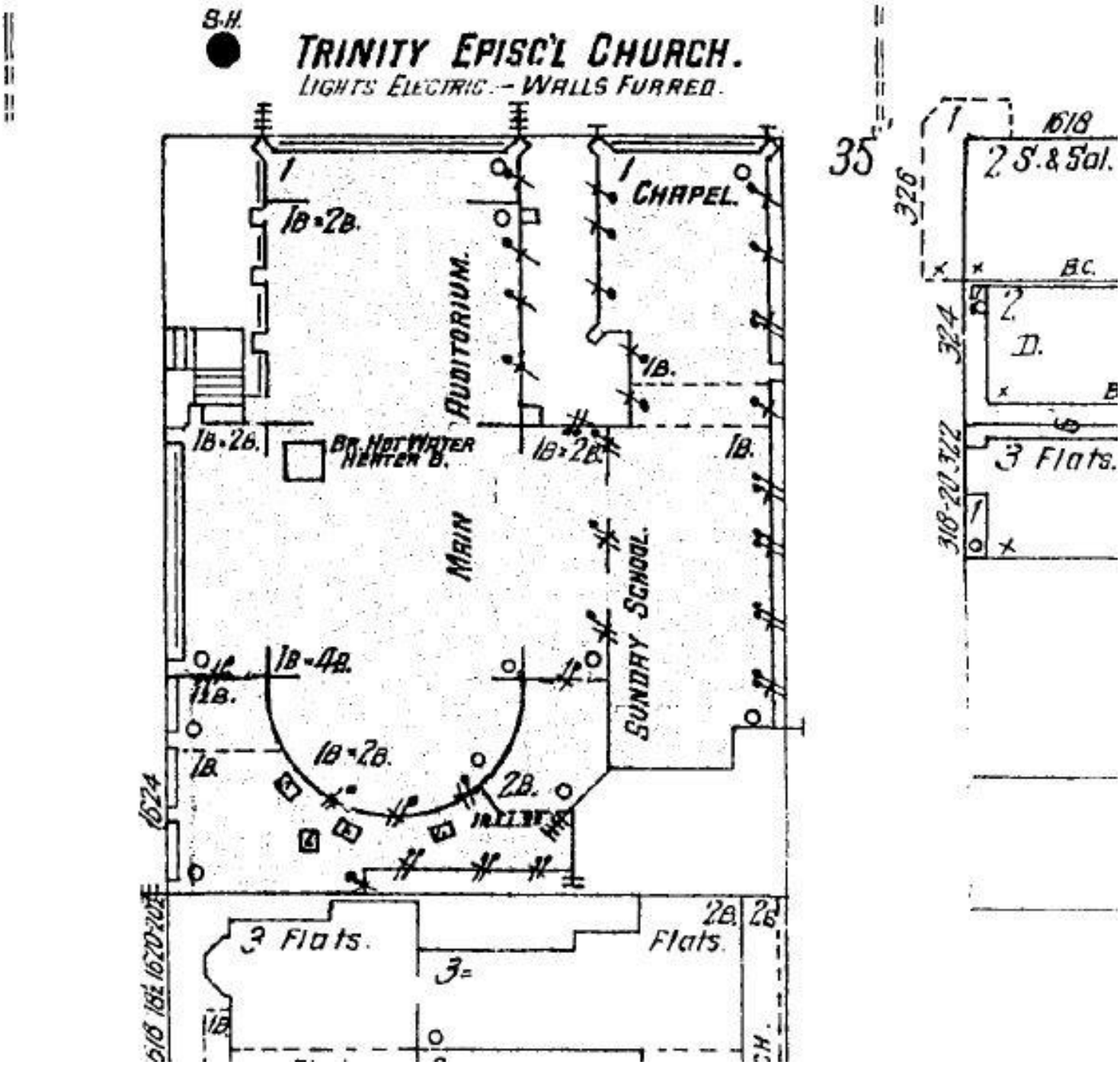
1899 Sanborn Map



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Subject Property

1910 postcard

Subject Property

Bush Street, at Gough (looking east)

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Subject Property

Gough Street, at Austin (looking east)

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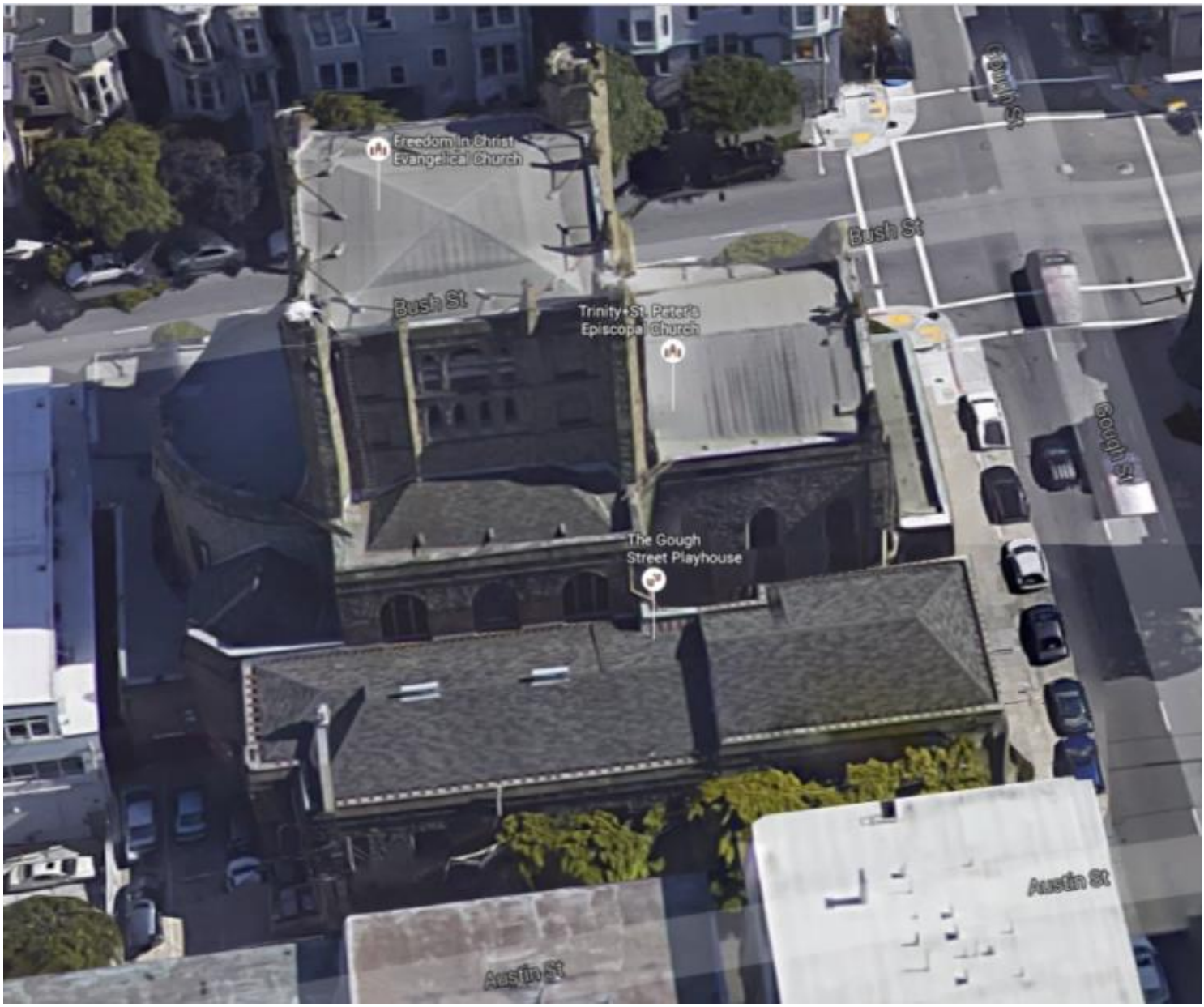
Exterior Work

East Elevation

- New membrane and asphalt roofing material to match existing

Exterior Work



North Elevation

- New membrane and asphalt roofing material to match existing

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Exterior Work

West Elevation

- New membrane and asphalt roofing material to match existing

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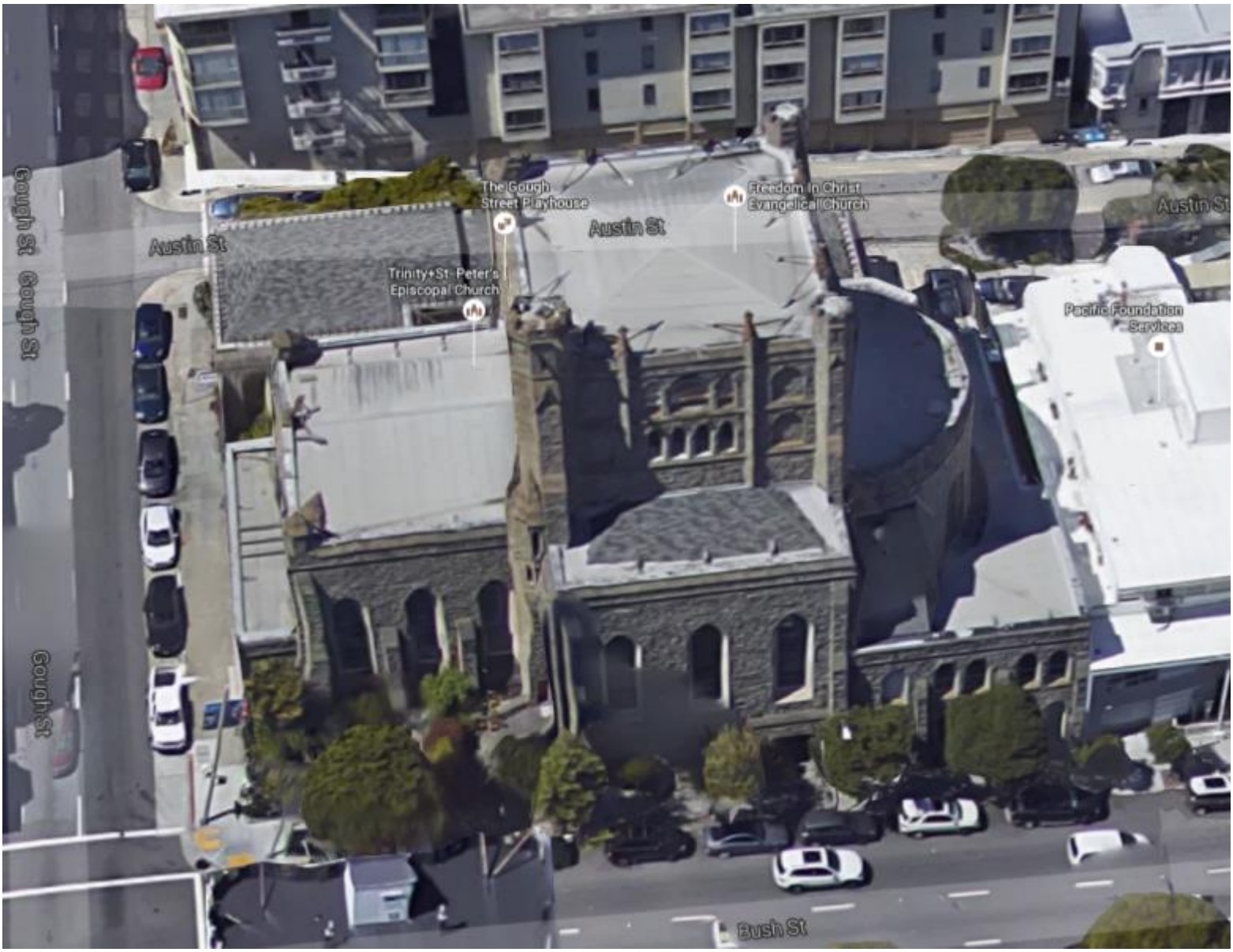
Exterior Work



South Elevation

- New membrane and asphalt roofing material to match existing

Certificate of Appropriateness Hearing
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Exterior Work

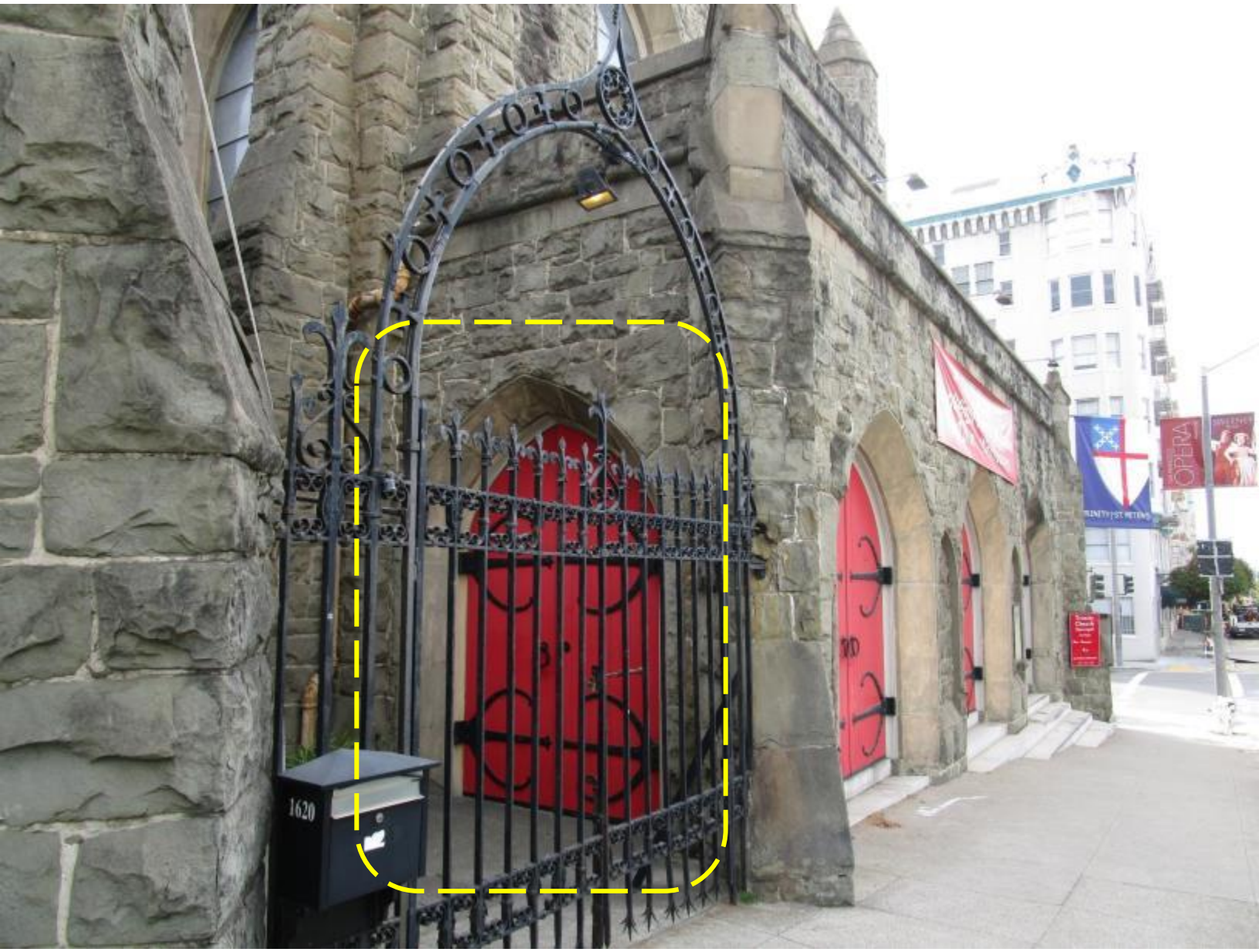
Original Construction: Brick backup wall behind Colusa sandstone veneer

Colusa sandstone to be stabilized, cleaned and selectively repointed

Exterior Work

Windows: leaded, steel, wood and art glass windows to be retained, repaired and repainted
(Sheets A2.6, A2.7)

Exterior Work / Seismic Strengthening



Primary Elevation (Gough Street) & Courtyard Entrance, Narthex, North Wall:
location of proposed new shear wall construction (Sheet A4.2)

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SAN FRANCISCO
PLANNING DEPARTMENT

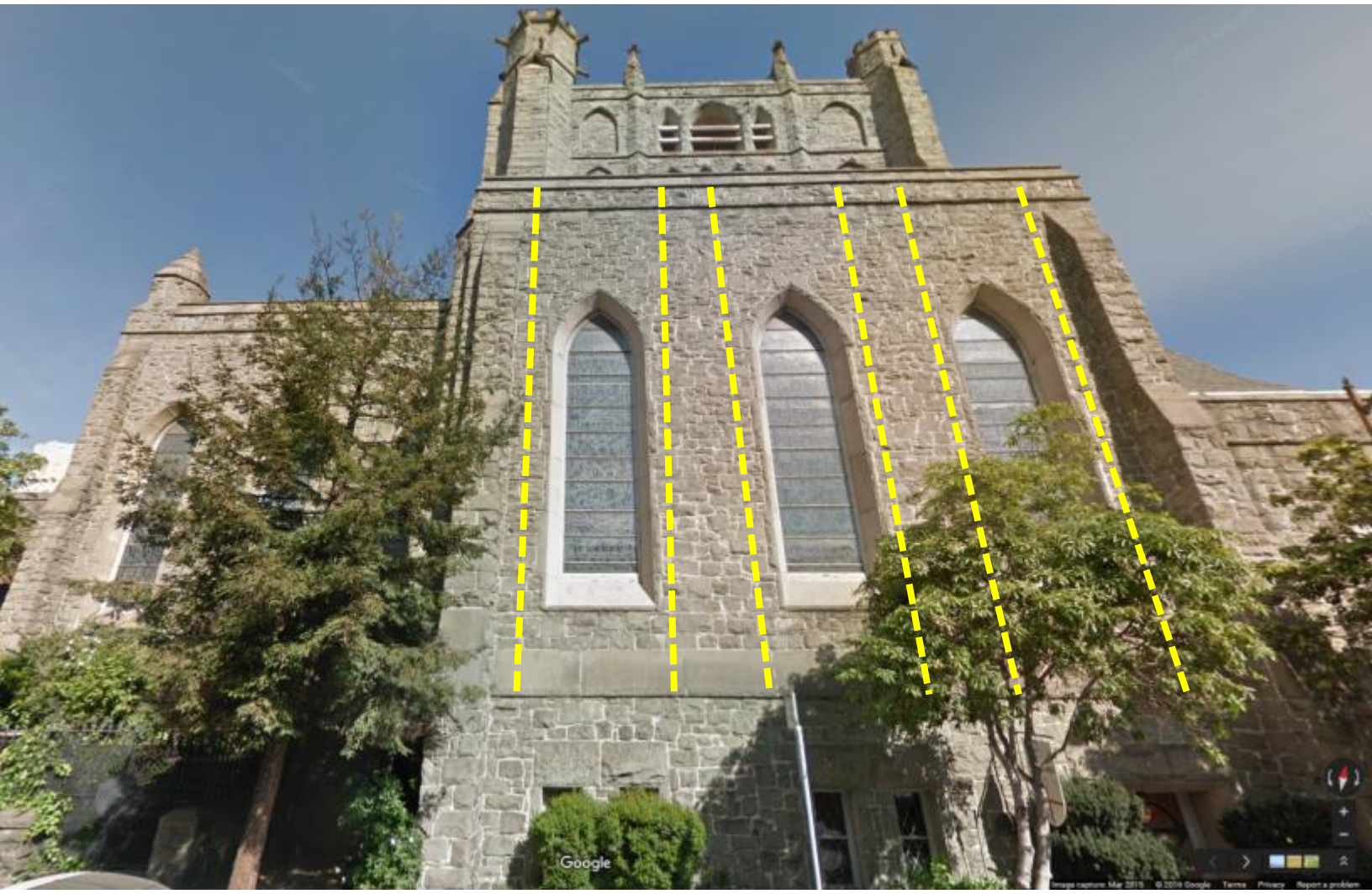
Exterior Work / Seismic Strengthening

Exterior view

Interior view

Narthex, North Wall:
location of proposed new shear wall construction (Sheet A4.2)

Seismic Strengthening



South Elevation (Bush Street)

- Approximate location of concrete vertical wall cores indicated with dashed yellow lines (not to scale)
- See Plan Sheet S3.1 for notes and detail reference
- Left: Interior view of south wall

Seismic Strengthening

Sanctuary Side Aisle (2 locations: North & South of the Center Altar)

- location of proposed new shear wall construction, within the flat, unornamented wall section under the pointed arch
- new Sanctuary-facing surface to be finished to match existing.

South Wall

- Location of concrete vertical cores

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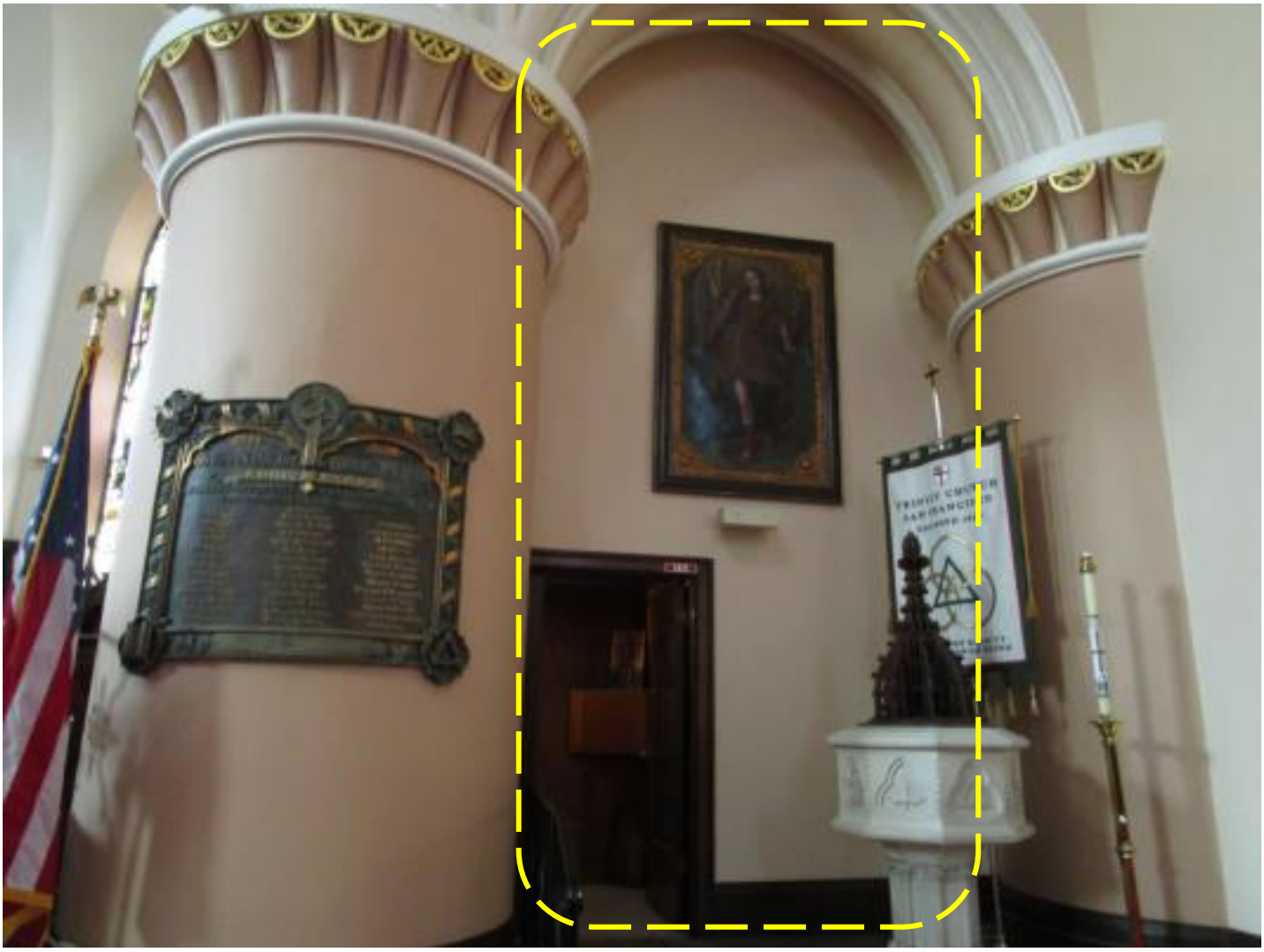
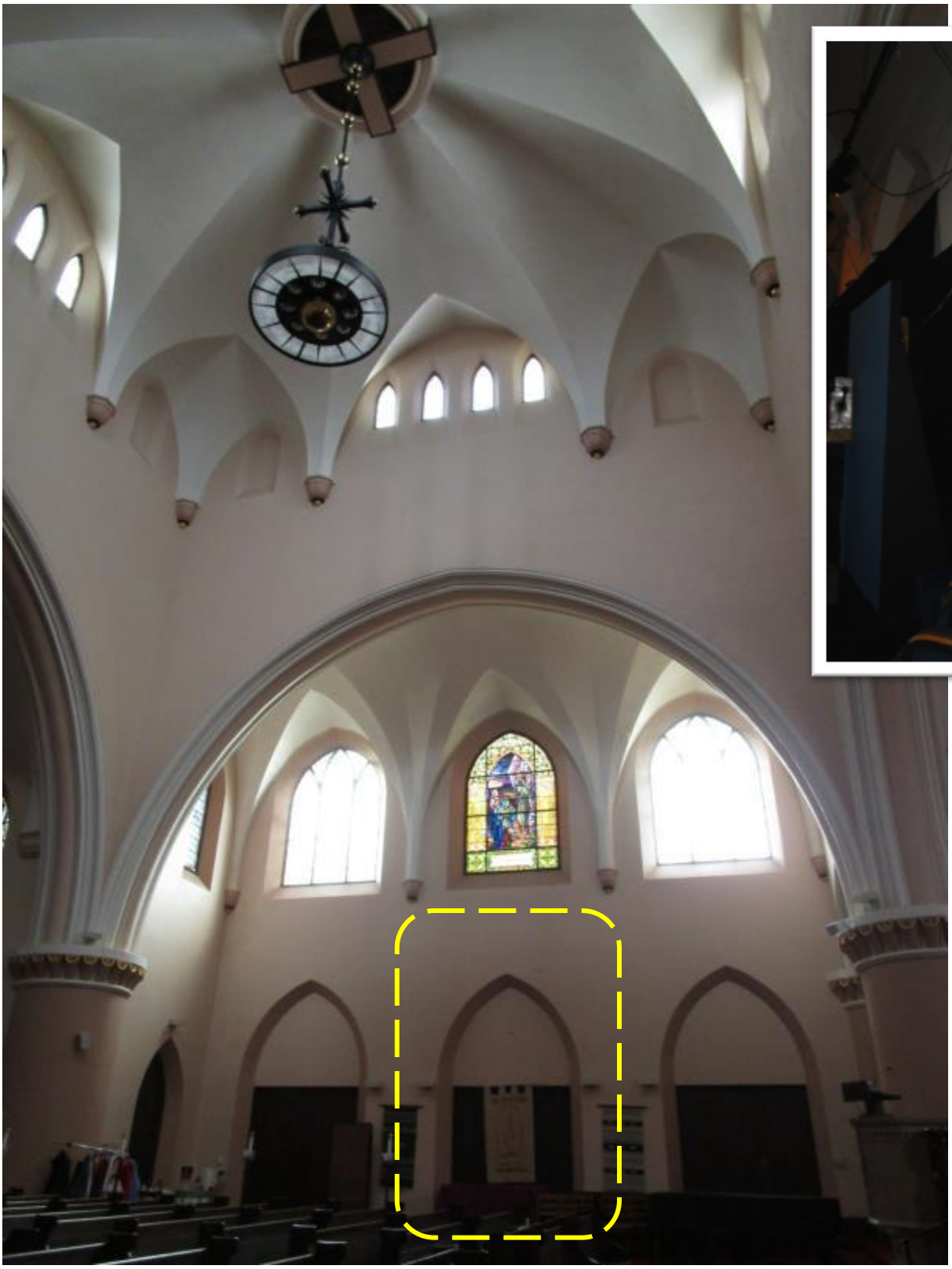
Seismic Strengthening



Sanctuary Side Aisle (2 locations: North & South of the Center Altar)

- location of proposed new shear wall construction, within the flat, unornamented wall section under the arch (Sheet A4.2)
- shear wall to project approximately 12 inches forward of the existing wall plane.
- new Sanctuary-facing surface to be finished to match existing.



Above: opposite side of the highlighted doorway arch

Sanctuary (looking north) – Demising Wall Between Sanctuary and North Wing

- location of proposed new shear wall construction; to be placed behind the finished wall surface, on the opposite side of the wall; existing wood doors to remain (Sheet A3.6)

Seismic Strengthening

North Wing Foyer (looking South)

- Shear wall to be added behind finished foyer wall (dotted line), behind the existing paneled doors
- Interior entrance vestibule (center of photo): wood partition to be removed

Accessibility / Egress Upgrades

North Wing Foyer (looking north)

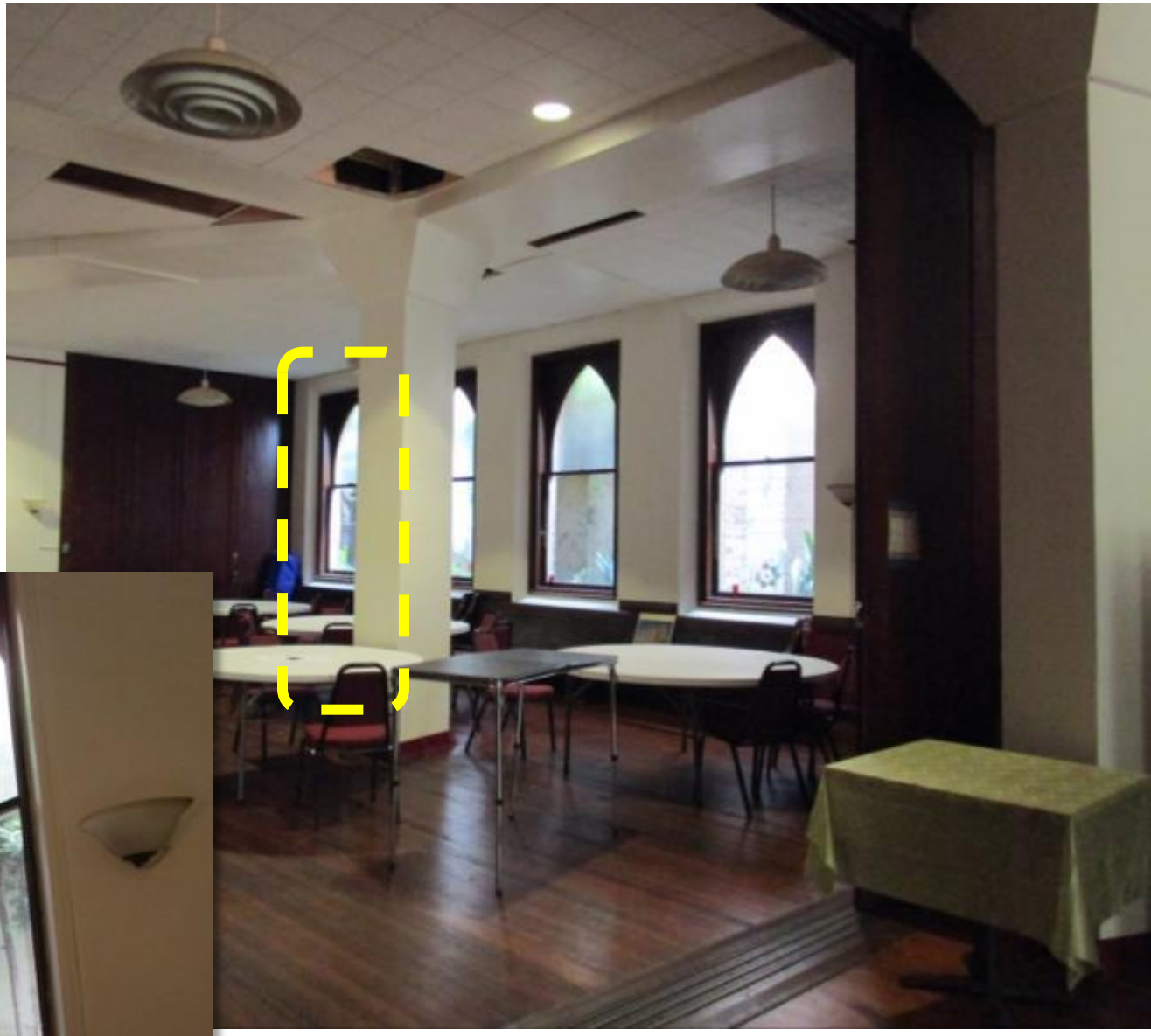
- location of proposed new accessible first floor restroom
- existing vertical sliding door to be fixed in the open position & retained
- new restroom wall and door to be set back, maintaining the existing arch reveal

Accessibility / Egress Upgrades

Transcept and Altar Access Ramp

- Proposed side aisle location of accessibility ramp (Sheet A7.0)
- Access to altar through corridor beyond

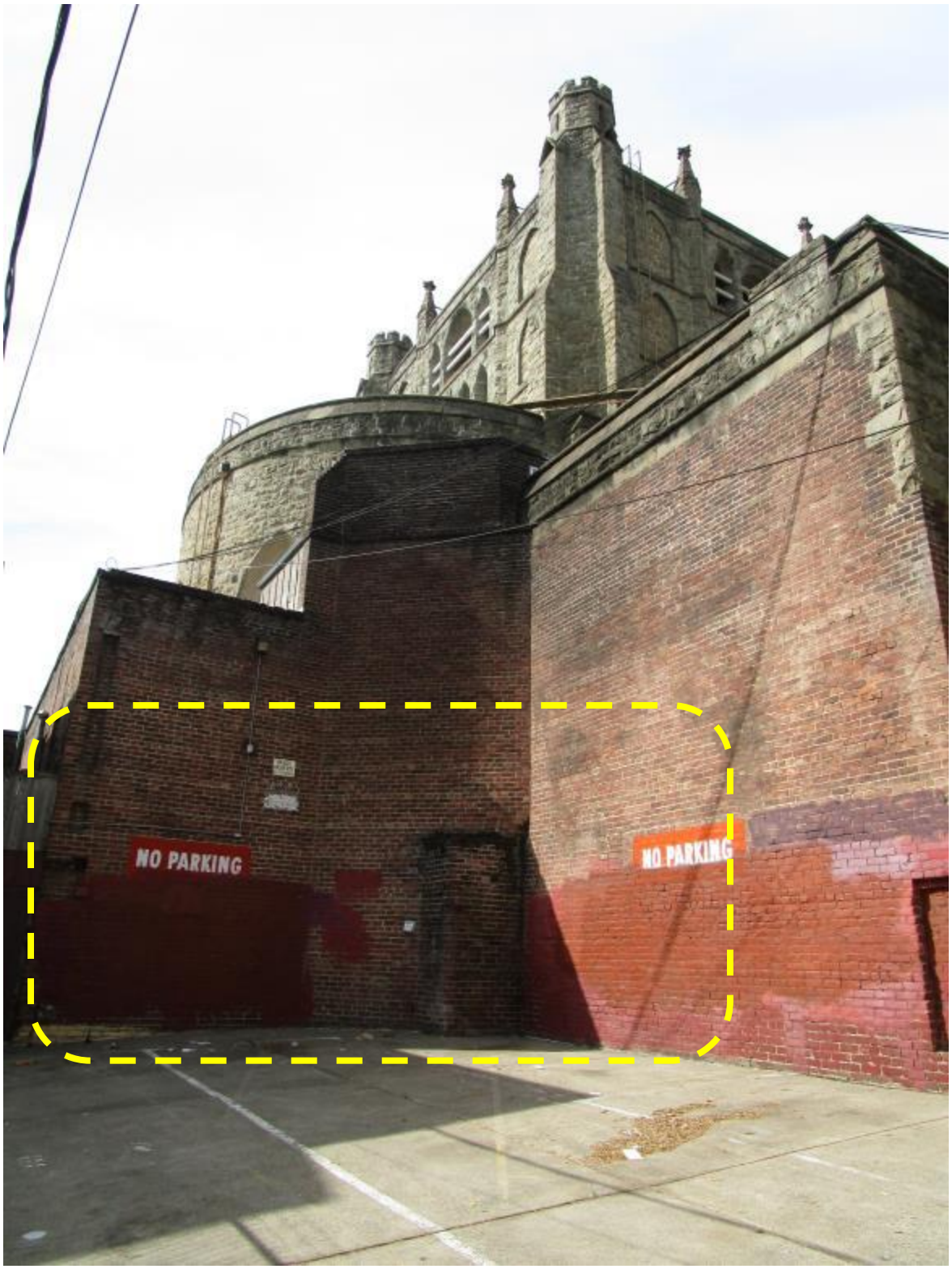
Accessibility / Egress Upgrades



Ground Floor Social Hall (rear building wall)

- Northernmost window on the ground floor of the church's rear elevation is proposed to be converted to an egress door by dropping the sill
- Path of egress to lead out to the northeast parking area

Accessibility / Egress Upgrades



Northeast Parking Area and Rear Elevation: proposed location of new north wing egress door, exterior metal staircase and security gate.

Certificate of Appropriateness Hearing
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Landmark #65: Trinity Episcopal Church

2015-009585 COA

APPLICATION FOR
Certificate of Appropriateness

1. Owner/Applicant Information

PROPERTY OWNER'S NAME:	
TRINITY EPISCOPAL CHURCH	
PROPERTY OWNER'S ADDRESS:	TELEPHONE:
1668 BUSH STREET SAN FRANCISCO, CA 94109	(415) 775-1117 EMAIL: admin@sftrinity.org

APPLICANT'S NAME:	
NAOMI O.MIROGLIO	Same as Above ☐
APPLICANT'S ADDRESS:	TELEPHONE:
ARCHITECTURAL RESOURCES GROUP PIER 9, THE EMBARCADERO SAN FRANCISCO, CA 94111	(415) 421-1680 EMAIL: naomi@argsf.com

CONTACT FOR PROJECT INFORMATION:	
	Same as Above ☒
CONTACT PERSON'S ADDRESS:	TELEPHONE:
	( ) EMAIL:

2. Location and Classification

STREET ADDRESS OF PROJECT:	ZIP CODE:
1668 BUSH STREET	94109
CROSS STREETS:	
GOUGH STREET	

ASSESSORS BLOCK/LOT:	LOT DIMENSIONS:	LOT AREA (SQ FT):	ZONING DISTRICT:	HEIGHT/BULK DISTRICT:
0665 / 015	160' X 140'	22,000	RM-4	80-A
ARTICLE 10 LANDMARK NUMBER			HISTORIC DISTRICT:	
65			NONE	

3. Project Description

STRUCTURAL SEISMIC STRENGTHENING, ACCESSIBILITY UPGRADES, VOLUNTARY LIFE SAFETY UPGRADES, REMOVAL AND REINSTALLATION OF MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS TO FACILITATE STRUCTURAL WORK, ROOF RECOVERING.

Building Permit Application No. 201312234900 Date Filed: Dec 23, 2013

4. Project Summary Table

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

GROSS SQUARE FOOTAGE (GSF)	EXISTING USES:	EXISTING USES TO BE RETAINED:	NET NEW CONSTRUCTION AND/OR ADDITION:	PROJECT TOTALS:
Residential				
Retail				
Office				
Industrial / PDR Production, Distribution, & Repair				
Parking				
Other (Specify Use)	Church	10,816+12,716	NA	
Total GSF		23,532	NA	Same as existing
PROJECT FEATURES	**EXISTING USES:**	**EXISTING USES TO BE RETAINED:**	**NET NEW CONSTRUCTION AND/OR ADDITION:**	**PROJECT TOTALS:**
Dwelling Units				
Hotel Rooms				
Parking Spaces				
Loading Spaces				
Number of Buildings				
Height of Building(s)	Estimated 42' at nave	& 72' at crossing	NA	Same as existing
Number of Stories	Two	Two	NA	Same as existing

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

The property is a church and its supporting components, like offices, mechanical rooms, storage and archives.

Findings of Compliance with Preservation Standards

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

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

A seismic strengthening scheme has been carefully designed to preserve the building's character defining features. Limited material repairs will also occur, using the gentlest means possible, in order to extend the material life of original building fabric including sandstone, brick, wood doors, and wood and steel windows. This project will not impact the historic character of the building exterior.

Findings of Compliance with General Preservation Standards

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

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

   The property will be used as it was historically.

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;

   None of the changes will impact the historic character of the building. The necessary seismic alterations have been designed to avoid character-defining features. New openings are minimal and will be concentrated at the rear of the building, where they are less visible and there are fewer character-defining materials. The new shear walls at the narthex and building interior will not require the removal of any existing materials.

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

   No changes will create a false sense of history. The minimal new features, including a new door and new egress stair, will be constructed of modern materials and simple in design.

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

Very few alterations have occurred at Trinity throughout its history, and none are believed to have achieved significance in their own right. Nonetheless, this project aims to preserve all existing character-defining features throughout the building.

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

Great care has been taken in the design of this seismic strengthening to avoid removing or altering character-defining features. Historic materials throughout the exterior and interior will be preserved.

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;

Deterioration at the building is minimal and no replacement of historic materials is necessary. Stone repairs include selective repointing, gentle tooling of loose surfaces, and limited removal of biological growth. Wood windows and doors will receive minor wood repairs and new paint finishes.

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;

The only proposed chemical treatment includes removal of biological growth at selective locations. The extant biological growth accelerates deterioration of the historic sandstone by trapping moisture on the stone surface. The proposed biogrowth cleaning agent has been selected because it is effective but will not damage masonry surfaces and does not require special environmental containment. Physical treatments will be minimal, but prioritize the retention of historic fabric, including only selective mason repointing and repairs to wood windows.

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

No below-grade work is proposed. Should any archaeological resources be encountered during the work, they will be protected and preserved in place.

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;

Exterior alterations are limited in scope. The new openings at the rear of the building, which are necessary for life safety reasons, are located in an existing window opening and at a brick wall without stone cladding. The actual doors and egress stair materials will be new but simple, to differentiate them from the historic materials. At the interior, new concrete shear walls will be finish with flat plaster, to conceal the concrete and make them minimally visible. The new ADA ramp will not require alteration of any historic materials.

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 new exit openings are largely reversible, as they do not require the removal of stone and could be re-infilled with brick to match the existing if desired. All new non-seismic interior construction is wood frame and fully reversible.

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

Priority General Plan Policies Findings

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

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

The project is a voluntary seismic upgrade, which will make the building safer and enhances existing neighborhood-serving reatil uses as it makes the area safer during an earthquake.

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

The project is seismic upgrade of a church and doesn't effect the existing housing and neighborhood character.

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

The project is seismic upgrade of a church and doesn't effect affordable housing.

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

The project is seismic upgrade of a church and doesn't effect commuter traffic.

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

The project is seismic upgrade of a church and doesn't effect any commercial development.

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

The project is a voluntary seismic upgrade which will strengthen the building and protect against injuries and loss of life during an earthquake.

7. That landmarks and historic buildings be preserved; and

Seismic upgrade work will help to preserve this landmark.

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

The project is seismic upgrade of a church and doesn't effect any parks or open-space.

Estimated Construction Costs

TYPE OF APPLICATION:	
ADDITIONS, ALTERATIONS OR REPAIRS	
OCCUPANCY CLASSIFICATION:	
A-3, B, S-1	
BUILDING TYPE:	
III B	
TOTAL GROSS SQUARE FEET OF CONSTRUCTION:	BY PROPOSED USES:
NO NEW SQUARE FEET EXISTING SQUARE FEET TO REMAIN: 10,816 SF AT GROUND FLOOR 12,716 SF AT FIRST FLOOR	NO CHANGE IN USE; EXISTING ASSEMBLY, CHURCH BUSINESS, AND CHURCH STORAGE USES TO REMAIN.
ESTIMATED CONSTRUCTION COST:	
$1.2 MILLION	
ESTIMATE PREPARED BY:	
P.H. WASZINK - CONSTRUCTION CONSULTANT	
FEE ESTABLISHED:	

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

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

Signature: Naomi Miroglio Date: Jul 28, 2015

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

NAOMI MIROGLIO

Owner / Authorized Agent (circle one)

TRINITY EPISCOPAL CHURCH

1668 BUSH STREET
SEISMIC STRENGTHENING
PROJECT MANUAL

ISSUE FOR PERMIT
DECEMBER 2013

ARCHITECTURAL RESOURCES GROUP, INC

TABLE OF CONTENTS

SPECIFICATIONS

SECTION 01 35 91 - HISTORIC TREATMENT PROCEDURES

PART 1 - GENERAL

1.1 SUMMARY

A. Contractor is hereby directed to recognize the value and significance of the building and exercise special care during the work to ensure that the existing building, its details, materials, and finishes which are to remain are not damaged by the work being performed.

B. Protect all historic elements to remain in place during construction that may be damaged by construction activities. In the event of new damage, contractor is to notify the Owner's Representative immediately as to the nature and extent of damage and the proposed method for repair. Contractor shall be responsible for repairs and replacement of newly damaged items to the satisfaction of the owner, at no additional cost. Be aware that the inherent value of an historic original element is higher than the value of a contemporary replication of that element.

C. Contractor shall be responsible for protection of all existing materials and components to remain in place, throughout the duration of construction. Extent of protection is to cover all historic elements to remain that are in the vicinity of construction activities, or may be harmed to the movement of materials through the building, whether specifically called out on the drawings, or not. All questionable protection requirements should be identified for Architect's review. In the event of damage, such items shall be repaired or replaced by the contractor at their expense, to the satisfaction of the Architect and the Owner's Representative.

D. Section includes general protection and treatment procedures for entire Project, including removal or dismantling of Historic materials, salvage, cleaning and protection during all construction activities.

1.2 DEFINITIONS

A. Consolidate: To strengthen loose or deteriorated materials in place.

B. Dismantle: To disassemble and detach items by hand from existing construction to the limits indicated, using small hand tools and small one-hand power tools, so as to protect nearby historic surfaces; and legally dispose of dismantled items off-site, unless indicated to be salvaged or reinstalled.

C. Existing to Remain: Existing items that are not to be removed or dismantled.

D. Historic: Spaces, areas, rooms, surfaces, materials, finishes, and overall appearance which are important to the successful preservation or restoration as determined by Architect and Owner's Representative. Designated historic areas and elements are throughout the project, and sometimes specifically indicated on Drawings.

E. Match: To blend with adjacent construction and manifest no apparent difference in material type, species, cut, form, detail, color, grain, texture, or finish; as approved by Architect and Owner's Representative.

F. Reconstruct: To remove existing item, replicate damaged or missing components, and reinstall in original position.

G. Refinish: To remove existing finishes to base material and apply new finish to match original, or as otherwise indicated.

H. Reinstall: To protect removed or dismantled item, repair and clean it as indicated for reuse, and reinstall it in original position, or where indicated.

I. Remove: Specifically for historic spaces, areas, rooms, and surfaces, the term means to detach an item from existing construction to the limits indicated, using hand tools and hand-operated power equipment, and legally dispose of it off-site, unless indicated to be salvaged or reinstalled.

J. Repair: To correct damage and defects, retaining existing materials, features, and finishes while employing as little new material as possible. Includes patching, piecing-in, splicing, consolidating, or otherwise reinforcing or upgrading materials.

K. Replace: To remove, duplicate, and reinstall entire item with new material. The original item is the pattern for creating duplicates unless otherwise indicated.

L. Replicate: To reproduce in exact detail, materials, and finish unless otherwise indicated.

M. Reproduce: To fabricate a new item, accurate in detail to the original, and in either the same or a similar material as the original, unless otherwise indicated.

N. Restore: To consolidate, replicate, reproduce, repair, and refinish as required to achieve the indicated results.

O. Retain: To keep existing items that are not to be removed or dismantled.

P. Reversible: New construction work, treatments, or processes that can be removed or undone in the future without damaging historic materials unless otherwise indicated.

Q. Salvage: To protect removed or dismantled items and deliver them to Owner.

R. Stabilize: To provide structural reinforcement of unsafe or deteriorated items while maintaining the essential form as it exists at present; also, to reestablish a weather-resistant enclosure.

S. Strip: To remove existing finish down to base material unless otherwise indicated.

1.3 MATERIALS OWNERSHIP

A. Historic items, relics, and similar objects including, but not limited to, cornerstones and their contents, commemorative plaques and tablets, antiques, and other items of interest or value to Owner that may be encountered during removal and dismantling work remain Owner's property. Carefully dismantle and salvage any encountered item or object.

B. Coordinate with Architect and Owner's Representative who will establish special procedures for dismantling and salvage.

1.4 SUBMITTALS

A. Preconstruction Documentation: Show preexisting conditions of adjoining construction and site improvements, including finish surfaces, that might be misconstrued as damage caused by Contractor's historic treatment operations.

B. Work Program: Submit as specified in individual Sections, before work begins.

C. Fire-Prevention Plan: If any heat-generating or combustible tools and materials are proposed to be used, submit before work begins.

1.5 QUALITY ASSURANCE

A. Historic Treatment Specialist Qualifications: The consultant must be an experienced firm regularly engaged in historic treatments and architectural conservation similar in nature, materials, design, and extent to this work as specified in each section, and that has completed significant projects with a record of successful in-service performance that demonstrate the firm's qualifications to perform this work.

1. Field Supervisor Qualifications: Full-time supervisors experienced in historic treatment work similar in nature, material, design, and extent to that indicated for this Project. Supervisors shall be on Project site during times that historic treatment work is in progress.
2. Worker Qualification: Persons who are experienced in historic treatment work of types they will be performing.

B. Fire-Prevention Plan: Prepare a written plan for preventing fires during the Work, including placement of fire extinguishers, fire blankets, rag buckets, and other fire-prevention devices during each phase or process. Coordinate plan with Owner's fire-protection equipment and requirements. Include each fire watch's training, duties, and authority to enforce fire safety.

C. Mockups: Prepare mockups of specific historic treatment procedures specified in each section to demonstrate aesthetic effects and to set quality standards for materials and execution.

1. Approval of mockups does not constitute approval of deviations from the Contract Documents contained in mockups unless Architect and Owner's Representative specifically approves such deviations in writing.

D. Regulatory Requirements: Comply with notification regulations of authorities having jurisdiction before beginning work. Comply with hauling and disposal regulations of authorities having jurisdiction.

E. Standards: Comply with ANSI/ASSE A10.6, and the Secretary of the Interior Standards.

F. Historic Treatment Preconstruction Conference: Conduct conference at Project site.

1. General: Review methods and procedures related to historic treatment including, but not limited to, the following:

a. Review manufacturer's written instructions for precautions and effects of historic treatment procedures on materials, components, and vegetation.
b. Review and finalize historic treatment construction schedule; verify availability of materials, equipment, and facilities needed to make progress and avoid delays.
c. Review qualifications of personnel assigned to the work and assign duties.
d. Review material application, work sequencing, tolerances, and required clearances.
e. Review areas where existing construction is to remain and requires protection.

1.6 STORAGE AND PROTECTION OF HISTORIC MATERIALS

A. Existing Historic Materials to Remain: Protect construction indicated to remain against damage and soiling from construction work. Where permitted by Architect and Owner's Representative, items may be dismantled and taken to a suitable, protected storage location during construction work and reinstalled in their original locations after historic treatment and construction work in the vicinity is complete.

B. Storage and Protection: When taken from their existing locations, catalog and store historic items within a weathertight enclosure where they are protected from wetting by rain, snow, condensation, or ground water, and from freezing temperatures. Protect any materials stored outside from exposure to UV.

1. Identify each item with a nonpermanent mark to document its original location. Indicate original locations on plans elevations, sections, or photographs by annotating the identifying marks.
2. Secure stored materials to protect from theft.

1.7 PROJECT CONDITIONS

A. General Size Limitation in Historic Spaces: Materials, products, and equipment used for performing the Work and for transporting debris, materials, and products shall be of sizes that clear surfaces within historic spaces, areas, rooms, and openings, including temporary protection, by 12 inches or more.

B. Conditions existing at time of inspection for bidding purpose will be maintained by Owner as far as practical.

1.8 COORDINATION

A. Coordinate historic treatment procedures in this Section with public circulation patterns at Project site. Public circulation patterns at all sides of building cannot be closed off entirely, and in places can be only temporarily redirected around small areas of work. Plan and execute the Work accordingly.

PART 2 - PRODUCTS

2.1 PROTECTION MATERIALS

A. Polyethylene sheets: 4 mil.

B. Lumber: Species to be selected by Contractor, sizes to fit field conditions. All lumber to be fire retardant.

C. Plywood: ½ inch, ¾ inch, or 1-inch fire retardant, as required.

D. Soft Fiberboard: Homasote Company, Box 7240, West Trenton, NJ 08628. (800) 320-5532.
   1. ½ inch homasote 440
   2. ½ inch homasote NCFR for applications requiring fire ratings.

E. Neoprene: ¼ inch or ½ inch strips, stock lengths.

F. Ethafoam: ½ inch thickness with a density of 2.3 to 3.3 pounds/cubic foot.

G. Semi-rigid polyurethane foam sheets: 2-inch and 4-inch thick, as required.

H. Brown paper: Kraft paper

I. Non-abrasive glassine paper

J. Preservation tape: 3M Scotch brand, number 4811

K. Sealant: Removable acrylic sealant

L. Accessories: Fasteners, nails, screws, bolts, anchors or other devices required to complete installation, stainless steel, sizes as required.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Survey of Existing Conditions: Record existing conditions by use of measured drawings, photographs, and/or video.

B. Perform surveys as the Work progresses to detect hazards resulting from historic treatment procedures.

3.2 PROTECTION, GENERAL

A. Ensure that supervisory personnel are on-site and on duty when historic treatment work begins and during its progress.

B. Protect persons, motor vehicles, surrounding surfaces of building, building site, plants, and surrounding buildings from harm resulting from historic treatment procedures.

1. Use only proven protection methods, appropriate to each area and surface being protected.
2. Provide barricades, barriers, and temporary directional signage to exclude public from areas where historic treatment work is being performed.
3. Erect temporary protective covers over walkways and at points of pedestrian and vehicular entrance and exit that must remain in service during course of historic treatment work.
4. Contain dust and debris generated by work and prevent it from reaching the public or adjacent surfaces.
5. Provide shoring, bracing, and supports as necessary. Do not overload structural elements.
6. Protect floors and other surfaces along haul routes from damage, wear, and staining.
7. Provide supplemental sound-control treatment to isolate removal and dismantling work from other areas of the building.

C. Temporary Protection of Historic Materials:

1. Protect existing historic materials with temporary protections and construction. Do not deface or remove existing materials.
2. Do not attach temporary protection to historic surfaces except as indicated as part of the historic treatment program and approved by Architect and Owner's Representative.

D. Comply with each product manufacturer's written instructions for protections and precautions. Protect against adverse effects of products and procedures on people and adjacent materials, components, and vegetation.

E. Existing Drains: Prior to the start of work in an area, test drainage system to ensure that it is functioning properly. Notify Architect immediately of inadequate drainage or blockage. Do not begin work in an area until the drainage system is in working order.

1. Prevent solids such as stone or mortar residue from entering the drainage system. Clean out drains and drain lines that become sluggish or blocked by sand or other materials resulting from historic treatment work.
2. Protect drains from pollutants. Block drains or filter out sediments, allowing only clean water to pass.

3.3 SPECIAL PROCEDURES DURING MASONRY CORING

A. All masonry coring/drilling shall be performed non-percussively and shall not cause damage to the masonry.

3.4 PROTECTION DURING APPLICATION OF CHEMICALS

A. Protect motor vehicles, surrounding surfaces of building being restored, building site, plants, and surrounding buildings from harm or damage resulting from applications of chemical cleaners and paint removers.

B. Cover adjacent surfaces with protective materials that are proven to resist chemicals selected for Project unless chemicals being used will not damage adjacent surfaces as indicated in historic treatment program. Use covering materials and masking agents that are waterproof, UV resistant, and will not stain or leave residue on surfaces to which they are applied. Apply protective materials according to manufacturer's written instructions. Do not apply liquid masking agents or adhesives to painted or porous surfaces. When no longer needed, promptly remove protective materials.

C. Do not apply chemicals during winds of sufficient force to spread them to unprotected surfaces.

D. Neutralize and collect alkaline and acid wastes and legally dispose of off Owner's property.

E. Collect and dispose of runoff from chemical operations by legal means and in a manner that prevents soil contamination, soil erosion, undermining of paving and foundations, damage to landscaping, or water penetration into building interior.

3.5 PROTECTION FROM FIRE

A. General: Follow fire-prevention plan and the following.

1. Comply with NFPA 241 requirements unless otherwise indicated.
2. Remove and keep area free of combustibles including, rubbish, paper, waste, and chemicals, except to the degree necessary for the immediate work.

    a. If combustible material cannot be removed, provide fire blankets to cover such materials.

3. Prohibit smoking by all persons within Project work and staging areas.

B. Heat-Generating Equipment and Combustible Materials: Comply with the following procedures while performing work with heat-generating equipment or highly combustible materials, including welding, torch-cutting, soldering, brazing, paint removal with heat, or other operations where open flames or implements utilizing high heat or combustible solvents and chemicals are anticipated:

1. Use of open-flame equipment is not permitted.
2. As far as practical, restrict heat-generating equipment to shop areas or outside the building.
3. Do not perform work with heat-generating equipment in or near rooms or in areas where flammable liquids or explosive vapors are present or thought to be present. Use a combustible gas indicator test to ensure that the area is safe.
4. Use fireproof baffles to prevent flames, sparks, hot gases, or other high-temperature material from reaching surrounding combustible material.
5. Prevent the spread of sparks and particles of hot metal through open windows, doors, holes, and cracks in floors, walls, ceilings, roofs, and other openings.
6. Fire Watch: Before working with heat-generating equipment or highly combustible materials, station personnel to serve as a fire watch at each location where such work is performed. Fire-watch personnel shall have the authority to enforce fire safety. Station fire watch according to NFPA 51B, NFPA 241, and as follows.

a. Train each fire watch in the proper operation of fire-control equipment and alarms.
b. Prohibit fire-watch personnel from other work that would be a distraction from fire-watch duties.
c. Cease work with heat-generating equipment whenever fire-watch personnel are not present.
d. Have fire watch perform final fire-safety inspection each day beginning no sooner than 30 minutes after conclusion of work at Project site to detect hidden or smoldering fires and to ensure that proper fire-prevention is maintained.
e. Maintain fire-watch personnel at Project site until 90 minutes , or as required, after conclusion of daily work.

C. Fire Extinguishers, Fire Blankets, and Rag Buckets: Maintain fire extinguishers, fire blankets, and rag buckets for disposal of rags with combustible liquids. Maintain each as suitable for the type of fire risk in each work area. Ensure that nearby personnel and the fire watch are trained in fire-extinguisher and blanket operation.

3.6 GENERAL HISTORIC TREATMENT

A. Ensure that supervisory personnel are present when historic treatment work begins and during its progress.

B. Halt the process of deterioration and stabilize conditions unless otherwise indicated. Perform work as indicated on Drawings. Follow the procedures in subparagraphs below and procedures approved in historic treatment program:

1. Retain as much existing material as possible; repair and consolidate rather than replace.
2. Use additional material or structure to reinforce, strengthen, prop, tie, and support existing material or structure.
3. Use reversible processes wherever possible.
4. Use historically accurate repair and replacement materials and techniques unless otherwise indicated.
5. Record existing work before each procedure (preconstruction) and progress during the work with drawings, photographs, and video.

C. Notify Architect and Owner's Representative of visible changes in the integrity of material or components whether due to environmental causes including biological attack, UV degradation, freezing, or thawing; or due to structural defects including cracks, movement, or distortion.

1. Do not proceed with the work in question until directed by Architect and Owner's Representative.

D. Where missing features are indicated to be repaired or replaced, provide features whose designs are based on accurate duplications rather than on conjectural designs, subject to approval of Architect and Owner's Representative.

E. Where Work requires existing features to be removed or dismantled and reinstalled, perform these operations without damage to the material itself, to adjacent materials, or to the substrate.

F. Identify new and replacement materials and features with permanent marks hidden in the completed work to distinguish them from original materials. Record a legend of identification marks and the locations of the items on record Drawings.

END OF SECTION 013591

SECTION 04 01 20 – MASONRY CLEANING

PART 1 - GENERAL

1.1 SUMMARY

A. General: Work of this Section includes all labor, materials, equipment and services necessary to complete the work as described on the drawings, as specified in this Section, and as may be required by conditions and authorities.

B. Work in this Section includes:

1. Extermination and removal of all biological growth from masonry surfaces.
2. Overall cleaning of all masonry surfaces following repairs.

C. The following related work is to be performed under the designated sections:

1. Masonry Repointing and Repair: Section 040120

1.2 SUBMITTALS

A. Product Data: Submit manufacturer's technical data for each product indicated, including the manufacturers' recommendations for their application and use. Include test reports and certifications substantiating that products comply with specified requirements.

B. Cleaning Program: Submit written program for each phase of restoration process, including protection of surrounding materials on building and site during operations. Describe in detail materials, methods, and equipment to be used for each phase of restoration work.

C. Test Panels: The following test panels shall be performed to determine materials and procedures to be used to achieve acceptable level of cleaning

1. A test panel of wall surface four square feet in area, at a location selected by the Architect, shall be cleaned for inspection and review. Accepted test panels shall serve as model for the rest of the cleaning.

1.3 QUALITY ASSURANCE

A. Restoration Specialist: Work of this Section shall be performed by a firm with not less than 7 years successful experience in comparable rehabilitation and restoration projects. Firm shall have expertise in all of the Work listed in the Summary of this Section. Firm shall employ personnel and supervisors skilled in the rehabilitation and restoration processes and operations indicated. Provide with bid the following:

1. List of 7 to 10 projects completed by Contractor that illustrate the firm's expertise in all of the Work of this Section.
2. Describe how listed projects are similar to proposed Work and the Contractor's Work on each project.
3. Include the name of client or their representative for each project and their telephone number.

B. Qualifications of Project Manager, Foreman supervising Work, and Skilled Workmen: Project Manager and Job Foreman shall have a minimum of 7 years successful experience with Work outlined in the Summary of this Section. Skilled workmen each shall have a minimum of 5 years successful experience with Work outlined in the Summary of this Section. Provide with bid the following:

1. List of 7 to 10 projects completed by Project Manager and Foreman that illustrate their expertise with Work of this Section and a list of 5 projects completed by each of the skilled workmen.
2. Describe how listed projects are similar to proposed Work and the individual's Work on each project.
3. Include the name of client or their representative and their telephone number.

C. Pre-Construction Conference: General Contractor's Project Manager and Foreman responsible for the Work of this Section shall attend one pre-construction conference.

D. Project Manager, Foreman and skilled workmen selected and approved for Work of this Section shall complete all Work of this Section, unless otherwise approved by Architect.

1. Any requests for changes in management and skilled personnel shall be submitted to the Architect in writing with the required documentation outlined above.
2. Architect shall review management and skilled personnel changes with reasonable promptness. Personnel changes shall not be made until Architect has approved the change.

1.4 REGULATORY REQUIREMENTS

A. Comply with all local, state and federal requirements regarding the use of masonry materials that contain chemicals considered hazardous by the authorities having jurisdiction.

1.5 PRODUCT HANDLING

A. Deliver all manufactured products to the job site in their original unopened containers with all labels intact and legible at the time of use. Do not permit scattering of materials or equipment, but use all means necessary to ensure neatness of the site and structure at all times. Perform all cleaning of equipment and tools only in the area designated for that purpose.

B. Store materials at jobsite in a secure area acceptable to the Owner, off the ground, and under cover. Comply with manufacturer's recommendations for storage and handling.

1.6 PROJECT CONDITIONS

A. Avoid cleaning during periods of extreme or excessive winds.

B. When cleaning from scaffolding in traffic areas, drape scaffolding with plastic or burlap to reduce spray drift.

C. Protect trees and plants around the building from contamination or danger.

D. Take all precautions necessary to protect adjacent masonry not being cleaned from staining or streaking caused by cleaning process.

E. Test all drains and other water removal systems to assure that drains and systems are functioning properly prior to performing any cleaning operations. Notify Owner immediately of any and all drains or systems that are found to be stopped or blocked. Do not begin work of this Section until the drains are in working order.

F. Provide a method to prevent solids such as masonry residue from entering the drains or drain lines. Contractor shall be responsible for cleaning out drains and drain lines that become blocked or filled by sand or other solids because of work performed under this contract.

PART 2 - PRODUCTS

2.1 MATERIALS

A. Biocide Solution: Manufactured specifically for the gentle removal of plant growth or biological remains from masonry surfaces.

1. D/2 Architectural Antimicrobial, as manufactured by ProSoCo Inc., Kansas City, KS (800-255-4255).

B. Water for Cleaning: Clean, potable, free of oils, acids, alkalis, salts, and organic matter.

2.2 EQUIPMENT

A. Wood Hand Scrapers: Corners shall be rounded to prevent gouging of masonry.

B. Dusting brushes or brooms.

C. Polyethylene tarps, masking tape, nylon cord.

D. Buckets: Molded rubber or plastic for mixing of cleaning compounds.

E. Washing Brushes: Use densely packed, masonry washing brushes, soft tampico fiber brushes for use with cleaning compounds.

F. Rinsing Equipment: Capable of delivering a low pressure wash of below 800 psi, cold or hot water fitted fan tip nozzles between 50 to 20 degrees. All pressure pumps shall be equipped with working pressure gauges.

PART 3 - EXECUTION

3.1 INSPECTION

A. Verify than conditions are satisfactory for the Work of this Section. Inspect surfaces for existing damage, make a complete listing of preconditions for review by the Architect.

B. Do not begin the work of this Section until unsatisfactory conditions have been corrected.

3.2 PRECAUTIONS

A. Comply with recommendations of manufacturer's "Material Safety Data Sheets."

3.3 PREPARATION

A. Pre-Testing: Test all surfaces as described under Article 1.4. Document tests by recording locations, procedures, and dilution's of cleaning chemicals on elevation drawings.

B. Do not clean non-masonry surfaces.

C. Protect, using extreme care, surrounding materials and buildings.

1. Any damage to materials caused by the cleaning process is unacceptable and shall be repaired to the satisfaction of the Architect at no cost to the Owner.
2. During cleaning take all precautions necessary to avoid staining or streaking. Check condition of adjacent materials frequently during cleaning process, and stop all cleaning if discoloration or alteration of surface texture is observed.
3. Channel runoff and control residue from cleaning with loose sand or sandbags as required. Allow liquid runoff to evaporate, and dispose of solid materials appropriately and as acceptable to the governing authorities.
4. Prevent over spray and wind drift of cleaning materials.

F. Surface Preparation: Comply with manufacturer's preparation requirements. Remove all loose surface debris, flaking paints, and bird droppings from the dry stone by means of careful scraping and brushing.

3.4 CLEANING PROCESS

A. Dilute cleaning materials using clean water according to instructions appearing on manufacturer's printed container labeled or product data sheets.

1. Cleaning material dilution's and dwell times recommended by manufacturer are to serve as an initial guide in testing only. Actual mixes and dwell times shall be as determined after tests and mock-up procedures specified.

B. Cleaning to remove biological growth:

1. Remove residual biological growth from surfaces.
2. Work shall proceed in sections without excessive dwell time. Pre-wet an area to be cleaned and the areas directly beneath with pressurized cold water. Apply dilute solution of biological growth remover by brushing or spraying. Dwell time shall be in accordance with approved test procedures. Rinse all traces of chemical and residue with pressurized cold water. Repeat procedure once if necessary. The finished surface shall present a uniformly clean appearance.

1. Notify the Architect if the finished surface does not present a uniformly clean appearance after one cleaning operation.
2. Rinse water pressure shall not exceed 500 pounds psi, and shall be sprayed through nozzles fitted with 15-20 degree wide nozzle tips. All pressure pumps shall be equipped with working pressure gauges.
3. Scrubbing methods will be employed, using natural fiber bristle brushes, for cleaning deeply embedded dirt and biological growth.
4. Finished work shall show no signs of stains, scratches, streaks or runs of discoloration from use of cleaners. Leave all exposed surfaces neat and clean.

3.5 OVERALL CLEANING AND COMPLETION

A. Remove and dispose of masking materials following completion of the cleaning operation. Window and other non-cementitious surfaces shall be left clean.

B. All residue washed from building surfaces shall be swept or flushed away from surrounding sidewalks and service areas nightly. All premises shall be clean and neat at all times.

END OF SECTION

SECTION 04 11 00 – MASONRY REPAIR AND REPOINTING

PART 1 - GENERAL

1.1 SUMMARY

A. Work in this Section includes:

1. Selective removal of deteriorated pointing mortar.
2. Selective repointing of stonework and brick masonry.
3. Removal of all non-functioning anchors, conduit, and fasteners in masonry.
4. Repair of cracks in stone.
5. Resetting of loose or displaced stone units.
6. Removal of flaking and loose stone.

B. The following related work is to be performed under the designated sections:

1. Masonry Cleaning: Section 040120.

1.2 SUBMITTALS

A. Product Data: Submit manufacturer's technical data for each product indicated, including the manufacturers' recommendations for their application and use. Include test reports and certifications substantiating that products comply with specified requirements.

B. Restoration Program: Submit written program for each phase of restoration process, including protection of surrounding materials on building and site during operations. Describe in detail materials, methods, and equipment to be used for each phase of restoration work.

C. Samples: Submit to the Architect samples of the following:

1. Cured hand samples 3" x 3" x 1" of pointing mortar. The Architect shall review for color and texture.
2. Cured hand samples 3" x 3" x 1" of stone patching mortar. The Architect shall review for color and texture.

D. Test Panels and Mock-ups:

1. Repointing and Repair of Damaged Masonry:

a. Demonstrate the specified materials and methods to be used in the repair of masonry on a four square foot area sample wall at both brick and stone facades. Include removal of existing mortar and sample pointing, demonstrating the quality of materials and workmanship expected in repointing mortar joints, including final joint profile.
b. Demonstrate one of each of repair methods 4-6 listed in Article 1.1 individually on areas selected by Architect.

c. Number of test panels required: One panel for each method, or until satisfactory result is achieved.
d. Mortar for repointing shall match the existing mortar provided in color and texture.

1.3 QUALITY ASSURANCE

A. Restoration Specialist: Work of this Section shall be performed by a firm with not less than 7 years successful experience in comparable rehabilitation and restoration projects. Firm shall have expertise in all of the Work listed in the Summary of this Section. Firm shall employ personnel and supervisors skilled in the rehabilitation and restoration processes and operations indicated. Provide with bid the following:

1. List of 7 to 10 projects completed by Contractor that illustrate the firm's expertise in all of the Work of this Section.
2. Describe how listed projects are similar to proposed Work and the Contractor's Work on each project.
3. Include the name of client or their representative for each project and their telephone number.

B. Qualifications of Project Manager, Foreman supervising Work, and Skilled Workmen: Project Manager and Job Foreman shall have a minimum of 7 years successful experience with Work outlined in the Summary of this Section. Skilled workmen each shall have a minimum of 5 years successful experience with Work outlined in the Summary of this Section. Provide with bid the following:

1. List of 7 to 10 projects completed by Project Manager and Foreman that illustrate their expertise with Work of this Section and a list of 5 projects completed by each of the skilled workmen.
2. Describe how listed projects are similar to proposed Work and the individual's Work on each project.
3. Include the name of client or their representative and their telephone number.

C. Pre-Construction Conference: General Contractor's Project Manager and Foreman responsible for the Work of this Section shall attend one pre-construction conference.

D. Project Manager, Foreman and skilled workmen selected and approved for Work of this Section shall complete all Work of this Section, unless otherwise approved by Architect.

1. Any requests for changes in management and skilled personnel shall be submitted to the Architect in writing with the required documentation outlined above.
2. Architect shall review management and skilled personnel changes with reasonable promptness. Personnel changes shall not be made until Architect has approved the change.

1.4 REGULATORY REQUIREMENTS

A. Comply with all local, state and federal requirements regarding the use of masonry materials that contain chemicals considered hazardous by the authorities having jurisdiction.

1.5 PRODUCT HANDLING

A. Deliver all manufactured products to the job site in their original unopened containers with all labels intact and legible at the time of use. Do not permit scattering of materials or equipment, but use all means necessary to ensure neatness of the site and structure at all times. Perform all cleaning of equipment and tools only in the area designated for that purpose.

B. Protect mortar and other materials from deterioration by moisture and temperature. Store in a dry location or in waterproof containers. Keep containers tightly closed and away from open flames. Comply with manufacturers' recommendations for minimum and maximum temperature requirements for storage.

C. Replacements: In the event of damage, immediately make all repairs and replacements necessary.

1.6 PROJECT CONDITIONS

A. Protect persons, plants, motor vehicles, windows, surrounding surfaces of building with stone surfaces being restored, building site, and surrounding buildings from injury and damage resulting from masonry restoration work.

B. No work of this Section shall be conducted when surface or air temperature is below 50 degrees F or above 90 degrees F.

C. The work shall be protected during hot weather from premature or rapid curing by the use of dampened fabric coverings.

PART 2 - PRODUCTS

2.1 MORTAR MATERIALS

A. Mortar materials for stone and brick repointing:

1. Hydrated Hydraulic Lime: St. Astier NHL 3.5.
2. Sand: Clean, natural sand to match color, size and texture of sample provided by Architect.
3. Water: Clean and free of deleterious impurities, acids, alkalis, or organic matter. Water shall be potable, from city mains.
4. Pigments: Dry pigments as required to match color of existing material.
5. Admixtures: Admixture ingredients of any kind not specifically listed in this specification shall not be used.

2.2 MORTAR MIXES

A. General

1. Measure and Mixing: Measure lime and aggregate material in a dry condition by volume. Mortar ingredients shall be measured carefully so that proportions are controlled and maintained throughout all work periods. Do not measure by shovel. Mix materials in a clean mechanical batch mixer.

2. Mortar shall be mixed in an approved type power operated batch mixer. Mixing time shall be such as to produce a plastic homogeneous mortar, but mixing shall not be less than five minutes, approximately two minutes of which shall be for mixing the dry materials and not less than three minutes for continuing the mixing after water has been added. A minimum amount of water shall be used to produce a workable consistency.
3. Mortar for pointing shall be as dry a consistency as will produce a mortar sufficiently plastic to be worked into the joints.
4. Where mortar is required in small batches of less than a cubic yard and the Architect specifically approves, mortar may be mixed by hand in clean wooden or metal boxes prepared for that purpose but not on slabs, sidewalks, etc., provided the methods of mixing and transferring the mortar are approved by the Architect.
5. After mixing, the mortar shall sit for 20 minutes prior to use to allow for initial shrinkage. Mortar shall be placed in final position within two hours of mixing. Re-tempering of partially hardened material is not permitted. No admixtures or calcium chloride will be permitted.
6. Mortar for use shall have compressive strength lower than the adjacent stone or brick.

B. Mortar for setting and pointing stone and brick masonry:

1. All setting mortar and pointing mortar shall be mixed to the following proportions:

a. One part by volume hydrated hydraulic lime, St. Astier NHL 3.5.
b. Three parts by volume sand.

C. Restoration Patching Mortar for Holes and Cracks:

1. Jahn M70 stone restoration mortar, available from Cathedral Stone, 7266 Park Circle Drive, Hanover, Maryland, 21076, 800-684-0901;

D. Grout for repairing cracks in stone masonry:

1. "Jahn M30 Micro Injection Adhesive" available from Cathedral Stone, 7266 Park Circle Dr., Hanover, MD 21076 (800-684-0901).

a. Grout material shall be mixed and used in strict accordance with manufacturer's instructions.

2. Masonry pigments supplied by Jahn for final coloring of patches.

2.3 SPECIAL EQUIPMENT FOR PLACEMENT OF GROUT:

A. The following equipment is available from Douglas & Sturgess, 730 Bryant Street San Francisco, CA (415-421-4456)

1. 35 cc syringes
2. Palette knives
3. Miscellaneous plastic containers and sculpting tools.

PART 3 - EXECUTION

3.1 GENERAL:

A. Suggested sequence for performing stonework:

1. Remove biological growth as specified in Section 040120.
2. Remove all loose and flaking stone surfaces.
3. Remove existing mortar from deteriorated mortar joints.
4. Repair existing stone as indicated on drawings.
5. Repoint mortar joints that have been raked out.
6. Perform overall cleaning to remove mortar residue and other debris.

B. Source of Materials: Obtain materials for masonry restoration from a single source for each type of material required to ensure match of quality, color, pattern, and texture.

3.2 INSPECTION

A. Verify that conditions are satisfactory for masonry restoration. If unsatisfactory conditions exist, do not commence work until such conditions have been corrected.

3.3 PROTECTION

A. Install wood frames covered with polyethylene sheets wedged into building door and window openings. Protect adjacent surfaces with polyethylene sheets and masking tape.

3.4 REMOVAL OF LOOSE AND FLAKING STONE

A. Sound all stone areas to identify loose, delaminated, and deteriorated stone.

B. Remove loose and flaking stone back to a sound substrate.

1. At locations where rain may collect, remove additional stone to prevent accumulations of water.

3.5 MORTAR REMOVAL

A. Joint Raking:

1. Rake out existing mortar from joints to be repointed to the depth required to remove all existing hard mortar and deteriorated soft mortar and expose unweathered and sound original soft mortar. Minimum depth of rake shall be 1-1/2".
2. Remove mortar and foreign material from masonry surfaces within raked-out joints to provide reveals with square backs and to expose masonry for contact with pointing mortar. Brush, vacuum, or flush joints to remove dirt and loose debris.
3. Cut out all mortar joints by hand using chisel and mallet, the use of power tools will not be permitted.

a. The use of a mechanical grinder for removal of the existing hard mortar will be entertained by the Architect if the Contractor can devise a procedure for the grinder that would eliminate the possibility of grinding blade causing damage to

the existing masonry. Submit such proposed details to the Architect for review. Upon acceptance, the mechanical grinder may be tested on part of the Mortar Removal Test Panel.

4. All raking shall cease if, in the judgment of the Architect, the methods employed by the Contractor are causing damage to the stone. No work shall commence until tools, workmen, and methodology are corrected to meet the quality standard of the test panels.

B. Damaged Stone:

1. Any stone damaged by joint raking shall be replaced with a sound unit at no cost to the Owner.

3.6 RESETTING OF LOOSE OR DISPLACED STONE

A. General: All loose and displaced stones as indicated on the elevation drawings shall be removed and reset in new mortar.

B. Procedure:

1. Carefully remove loose stone being careful not to damage unit. Rake out existing mortar if necessary to free stone unit. Set aside and protect stone to be reset.
2. Remove/clean out all loose material in cavity left by removal of stone unit.
3. Fill mortar cavity with setting mortar.
4. Butter sides of stones at opening and stone to be reset with mortar and reinstall salvaged stone in opening. Point joints around reset unit.

3.7 INJECTING GROUT

A. General: Voids in masonry that are not filled by resetting loose stones shall be filled by injecting with grout.

B. Procedure:

1. Locate voids by sounding wall with soft mallet. Where blind voids occur, holes may be drilled through plaster for access.
2. Vacuum and flush void to remove dust, dirt, and loose debris.
3. Protect stone faces and create recessed joints adjacent to stones by pressing cotton around the perimeters of stone faces. Flush the voids using a syringe to dampen the cotton and to help locate additional blind voids.
4. Beginning at the base of the void, apply grout using syringe, working upward as void is filled. Direct grout into crack or other access point. Manipulate grout as necessary to completely fill void using palette knives and micro spatulas. Do not feather or allow grout to flow onto adjacent stone faces. Immediately remove grout that has come in contact with adjacent material. Grout shall be recessed from adjacent stone faces.
5. Remove protective cotton. Protect grout from rapid curing by covering with dampened fabric coverings.
6. Repoint masonry after grout has cured.

3.8 STONE CRACK REPAIR

A. General: All cracks and fractures as indicated on the elevation drawings shall be sealed with restoration mortar; through-cracks shall be pinned and patched and filled with restoration mortar.

B. Procedure:

1. Carefully remove loose material from crack. Minimize removal of material to greatest extent possible. If in doubt, contact Architect prior to commencement of this work. Cracks without loose material shall not be widened or enlarged.
2. To set pins, drill holes 1/8-inch larger than pin at oblique angle so that hole passes through stone on each side of crack to stitch stone together.
3. Clean pin with organic solvent to remove all contaminants which may interfere with bond of the adhesive.
4. Blow holes clean of dust with compressed air. Fill hole with epoxy. Pressure inject if necessary to completely fill hole.
5. Insert pin into hole, and recess pin 3/4-inch from face of stone. Remove excess epoxy maintaining 1/4-inch cover over pin.
6. Remove excess epoxy on masonry or other adjacent material immediately using appropriate solvent.
7. After epoxy has cured, fill hole with mortar matching the color and texture of the cleaned stone. The patch shall exactly replicate the original profile and texture of the stone. No epoxy shall be left exposed on masonry.
8. Following manufacture's instructions, mix grout with admixture provided by manufacturer to obtain mix that can be applied with syringe. Add pigments to color match grout to adjacent material.
9. Wet surface thoroughly with water and soft brush to remove all dust and loose material.
10. Apply grout using syringe. Direct grout into crack. Manipulate grout as necessary to completely fill crack using palette knives and micro spatulas. Do not feather or allow grout to flow onto adjacent stone faces. Immediately remove grout that has come in contact with adjacent material. Grout shall be level with adjacent stone faces.
11. Protect grout from rapid curing by covering with dampened fabric coverings.
12. All grout shall be firmly affixed to stone with no shrinkage cracks or other defects.

3.9 REPOINTING EXISTING MASONRY

A. Repointing:

1. Wet masonry 24 hours prior to pointing and again immediately before. Rinse masonry joint surfaces with water to remove dust and mortar particles. Time application of rinsing so that, at time of pointing, excess water has evaporated or run off, and joint surfaces are damp but free of standing water.
2. Apply first layer of pointing mortar to area where existing mortar has been removed to depths greater than surrounding areas. Apply in layers not greater than 3/8 inch until a uniform depth is formed. Compact each layer thoroughly and allow to become thumbprint hard before applying next layer.
3. After joints have been filled to a uniform depth, place remaining pointing mortar in 3 layers with each of first and second layers filling approximately 2/5 of joint depth and third layer the remaining 1/5. Fully compact each layer and allow to become thumb print

hard before applying next layer. During application of third layer, spread mortar over all uneven stone or brick areas.

4. When mortar is thumbprint hard, tool joints to match original appearance of joints. Remove excess mortar from edge of joint by brushing.
5. Cure mortar by maintaining in damp condition for not less than 72 hours or until surface is cured.
6. Allow mortar to harden not less than 14 days before beginning final cleaning.

3.10 FINAL CLEANING

A. Stone and Brick:

1. After grout and mortar has fully hardened, thoroughly clean exposed stone surfaces of excess mortar, and other foreign matter using stiff nylon or fiber bristle brushes and clean water under normal pressure.

    a. Use of metal scrapers or brushes will not be permitted.
    b. Use of acid or alkali cleaning agents will not be permitted.

2. Follow all precautions for the personal safety of applicators and other persons near the work.
3. Upon completion of the work, brush entire surface of masonry with natural fiber bristle brush to remove efflorescence. Do not remove efflorescence by cleaning with water or chemical cleaner. Remove all protective coverings and leave area clean and free of debris and stains.

END OF SECTION

SECTION 08 01 52 – TREATMENT OF WOOD WINDOWS

PART 1 - GENERAL

1.1 SUMMARY OF WORK

A. Summary: The work of this section consists of rehabilitation of wood window frames and some sash including:

1. Preservation and repair of natural defects, damaged areas, and decayed wood
2. Application of new paint finishes at previously-painted exterior window components

B. Related Sections: The following sections contain requirements that relate to this section:

1. Joint sealing between wood windows and adjacent materials is specified in Division 7 Section "Joint Sealants."

1.2 SUBMITTALS

A. Product Data: Submit manufacturer's technical data for each product indicated, including the manufacturers' recommendations for their application and use. Include test reports and certifications substantiating that products comply with specified requirements.

B. Restoration Program: Submit a written program for each phase of restoration process, including protection of surrounding materials on building and site during operations. Describe in detail materials, methods, and equipment to be used for each phase of restoration work.

C. Samples: Submit samples for verification purposes. The Architect reserves the right to require additional samples that show fabrication techniques and workmanship and design of hardware and accessories.

1. Wood Samples: Provide representative sample of wood to be used for dutchman repair.

a. Wood sample shall be 12-inches long by unit width.

D. Sample Windows and Mock-Ups:

1. Completely rehabilitate one prototype and frame for Architect's review, in the following sequence:

a. Strip window of paint coatings as necessary for repairs of damaged wood.
b. Repair areas of damage with epoxy repair compound.
c. Prime window.
d. Paint window. Architect to review.

2. Subsequent work in the sequence may not start until the Architect has reviewed and approved the previous treatment. Repeat treatments until approved by the Architect, before beginning the next treatment in the sequence.
3. The approved sample window shall be used as a standard for all window repair work.

1.3 QUALITY ASSURANCE

A. Standards:

1. For restoration of wood components, work shall be performed by a firm having not less than five years successful experience in comparable wood window restoration work and employing personnel skilled in the restoration processes and operations indicated.

a. One skilled worker shall be present at all times during execution of the work and shall personally direct the wood restoration work.
b. In acceptance or rejection of wood restoration work, no allowance will be made for lack of skill on the part of the workers.

B. Pre-Construction Conference: General Contractor's Project Manager and Foreman responsible for the Work of this Section shall attend one pre-construction conference.

C. Project Manager, Foreman and skilled workmen selected and approved for Work of this Section shall complete all Work of this Section, unless otherwise approved by Architect.

1. Any requests for changes in management and skilled personnel shall be submitted to the Architect in writing with the required documentation outlined above.
2. Architect shall review management and skilled personnel changes with reasonable promptness. Personnel changes shall not be made until Architect has approved the change.

1.4 PROJECT CONDITIONS

A. Field Measurements: Check all window and frame conditions for misfitting sash, out-of-plumb frame conditions, or any other conditions that will affect the quality of the rehabilitation work.

B. Perform work with windows in place. Do not remove windows from openings for repair work without prior approval from Architect.

C. Weather Limitations: Proceed with historic treatment of wood windows only when existing and forecasted weather conditions are within the environmental limits set by each manufacturer's written instructions and specified requirements.

D. Schedule work to maximize protection of windows during adjacent work. Do not leave windows unprotected during masonry repair work.

PART 2 - PRODUCTS

2.1 MATERIALS

A. Where new sills, sash, mullions, muntins or frames are required, materials shall match existing wood being repaired or replaced in species, grain and profile.

B. Epoxy Repair System: As manufactured by Advanced Repair Technology, Cherry Valley, New York (607) 264-9040 (no known equal).

1. Primer: Primatrate Flexible Cell-Bonding Primer, two component epoxy-based coupling agent specifically designed to enhance the bonding strength of the wood repair compound

a.	Tensile Strength:	7500 psi per ASTM D638
b.	Flexural Strength:	16,503 psi per ASTM D790
c.	Compression Strength:	12,000 per ASTM D695
d.	Peel Strength:	10 pi per ASTM D1876

2. Wood Repair Compound: Flex-Tec HV Elastomeric Wood Repair Compound, two-component epoxy-based repair material specifically engineered to move with the natural expansion and contraction of wood.

a.	Tensile Strength:	7500 psi per ASTM D638
b.	Flexural Strength:	16,503 psi per ASTM D790
c.	Compression Strength:	14,000 per ASTM D695
d.	Peel Strength:	30 pi per ASTM D1876

C. Glazing: Reuse original glass to the extent possible. Where glazing is cracked or broken, replace to match existing.

1. Glazing Putty: Sarco Multi-Glaze type "M" or Sarco Dual-Glaze as appropriate for conditions, or approved equal.

D. Wood: Wood for splicing or dutchman repairs shall be of a species, cut, grade, etc. to match existing window being repaired.

E. Interior and Exterior Paint Finish:

1. Primer: Sherwin- Williams Exterior Latex Wood Primer, one (1) coat at 1.4 dry mils thickness.
2. Finish Coats: Sherwin-Williams Pro Industrial Zero VOC Acrylic Coating, one (1) to two (2) coats at 2.5 – 4.0 dry mils thickness per coat.

PART 3 - EXECUTION

3.1 PREPARATION

A. Inspect all designated windows at site. Inspect both the weather and non-weather sides of each component.

B. Verify all areas of rotted or deteriorated wood in the following:

1. Window sashes, parting beads, mullions, muntins, frames, heads, and sills.

a. All surfaces where wood decay is present or that do not retain original profiles require epoxy repair treatment.
b. Areas of major damage and deterioration require dutchman repairs

C. Verify the following conditions:

1. Damaged or missing glazing.
2. Deteriorated glazing putty.

D. Removal of Finishes:

1. Prior to any repair work, all loose and deteriorated coatings shall be removed to bare wood. Gouging, scarring or other damage to wood shall not be permitted.
2. Coatings removal shall extend at least 2-inches beyond area to be repaired.

E. Removal of Glazing Compound from Wood Sash: Remove deteriorated glazing compound only, taking care not to damage glass.

3.2 REQUIREMENTS FOR LEADED PAINT SURFACES

A. Lead-based paint may be present on exterior surfaces of the building. It is the Contractor's responsibility to ensure these materials are handled in accordance with all applicable State and Federal regulations to accomplish the work.

B. Project shall be conducted in compliance with CAL-OSHA requirements provided in 8 CCR 1528, 5144, 5194 and 5155. These provisions include, but are not limited to, personal exposure air monitoring, protective clothing, training, containment, respiratory protection, worker change areas and medical examinations.

3.3 REHABILITATION

A. Window frames, sash and sills shall be rehabilitated in place to the fullest extent possible.

B. Preservation and Repair of Decayed Wood:

1. Remove all paint and other coatings from area to be repaired.
2. Check area of removal to determine complete elimination of decayed material.

a. The remaining wood should be of even color, without red-brown and/or grey spots.
b. No soft wood, existing brittle compound, or other previous repairs should remain.

3. Sand the bare wood, thoroughly removing loose wood fibers, paint, saw dust and dirt.
4. Treat bare and sanded wood thoroughly with epoxy primer.

a. For larger or profiled repairs, acrylic strips matching the shape of the wood can be placed on the member to assist in modeling the compound.

5. Fill the repair area completely with epoxy repair compound, making surface even and smooth.
6. After curing, sand the repair even and smooth. Transitions and irregularities between wood and epoxy shall not be visible after sanding.
7. Remove sanding dust thoroughly.

C. Preservation and Repair of Decayed Wood by Dutchman Repair:

1. Removals:

a. Remove all glass, paneling, front filling or moving parts as required for type of repair, providing extra support to loadbearing members.
b. Remove all paint and other coatings from area to be repaired.

2. Use a saw to remove the decayed area and at least 1/2" of the adjoining sound wood.
3. Check area of removal to determine complete elimination of decayed material.

a. The remaining wood should be of even color, without red-brown and/or grey spots.
b. No soft wood or other previous repairs should remain.

4. Cut patch wood slightly smaller than existing area to be filled.

a. The seam between existing wood and new wood should be 1/32 or less.

5. Sand the bare wood, thoroughly removing loose wood fibers, paint, saw dust and dirt.
6. Apply a thin layer of epoxy to the existing and new wood to ensure optimal adhesion.
7. Install wood dutchman.
8. Fill the seam between existing wood member and wood dutchman completely with epoxy repair compound making surface even and smooth.

a. Avoid inclusion of air pockets in epoxy repair compound.
b. Provide good contact to all surfaces.

9. After curing sand the repair even and smooth. Transitions and irregularities between wood and epoxy shall not be visible after sanding.
10. Remove sanding dust thoroughly.
11. Smooth irregularities.
12. Sand lightly, remove sanding dust and apply the specified paint system.

D. Joining of replacement wood sash stiles and rails is to be with wood dowels or mortise and tendon joining, similar to existing joints.

E. Prepare wood to receive new paint finish.

3.4 GLAZING

A. Glazing: Reuse original glass to the extent possible. Where glazing is cracked or broken, replace individual glazing units to match existing.

B. Installer Qualifications: An experienced installer who has completed glazing similar in material, design and extent to that indicated for Project and whose work has resulted in construction with a record of successful in-service performance.

C. Select glazing sealants that are compatible with one another and with other materials they will contact, including glass products and wood, under conditions of service and application, as demonstrated by sealant manufacturer based on testing and field experience.

1. Comply with sealant and glass manufacturers' written instructions for selecting glazing sealants suitable for applications indicated and for conditions existing at time of installation.

D. Apply primers to joint surfaces where required for adhesion of sealants, as determined by preconstruction sealant substrate testing.

3.5 APPLICATION OF PAINT COATINGS

A. Apply paints according to manufacturer's written instructions. Apply at recommended spreading rate.

B. Paint entire exposed surface of window frames, louvers, and window sashes. Do not paint glass.

C. Number of coats specified for paint systems in Part 2 is a minimum. Provide additional coats as necessary to provide a durable coating complying with application and appearance requirements.

3.6 COMPLETED REHABILITATION

A. Rehabilitated windows and frames shall match existing in visual appearance, configuration and detail, be weathertight and where operable, shall open and close smoothly and latch securely.

END OF SECTION 08615

TRINITY EPISCOPAL CHURCH
SEISMIC STRENGTHENING

1668 BUSH STREET
SAN FRANCISCO, CALIFORNIA

INDEX OF DRAWINGS

PROJECT INFORMATION

BUILDING DESCRIPTION:
TRINITY EPISCOPAL CHURCH WAS ORIGINALLY CONSTRUCTED BETWEEN 1892 AND 1893. THE BUILDING WITHSTOOD THE 1906 EARTHQUAKE AND FIRE WITH MINIMAL DAMAGE. THE BUILDING WALLS ARE CONSTRUCTED OF BRICK MASONRY WITH A SANDSTONE EXTERIOR VENEER AND HAVE PARTIAL STEEL FRAMING. THE BUILDING BECAME SAN FRANCISCO HISTORIC LANDMARK #65 IN OCTOBER 1974.

PROJECT SCOPE OF WORK:
THE OBJECTIVE OF THE PROJECT IS TO MODIFY THE STRUCTURE TO STRENGTHEN THE BUILDING AND MITIGATE THE SEISMIC HAZARDS TO COMPLY WITH BUILDING ORDINANCES AND PROTECT THE STRUCTURE AND ITS OCCUPANTS IN THE EVENT OF AN EARTHQUAKE.

THE WORK INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING:
1. STRUCTURAL SEISMIC STRENGTHENING.
2. ACCESSIBILITY UPGRADES
3. VOLUNTARY LIFE SAFETY UPGRADES.
4. REMOVAL AND REINSTALLATION OF MECHANICAL, PLUMBING, AND ELECTRICAL SYSTEMS.
5. ROOF RECOVERING.

THE ABOVE ARE SHOWN TO GENERALLY IDENTIFY THE WORK, BUT ARE NOT ALL-INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR ALL WORK REQUIRED TO ACCOMPLISH THE INTENT OF THE PROJECT.

DEFERRED SUBMITTALS
CONTRACTOR SHALL SUBMIT FOR APPROVAL OF DESIGN-BUILD FOR THE FOLLOWING:
1. FIRE-SPRINKLER WINDOW PROTECTION
2. ALL MECHANICAL, PLUMBING, AND ELECTRICAL WORK, AND OBTAIN PERMITS PRIOR TO COMMENCING WORK.
3. STEEL EGRESS STAIR AND ASSOCIATED GUARD, RAIL, ENCLOSURE AND GATE LOCATED AT REAR OF THEATER.
4. FUTURE INSTALLATION OF SOLAR PHOTOVOLTAIC ARRAY AT WEST ROOF ABOVE NAVE.

SPECIAL INSPECTIONS
SEE STRUCTURAL DRAWINGS FOR SPECIAL INSPECTIONS AND STRUCTURAL OBSERVATION.

APPLICATION NOTES

1. THE BUILDING IS SAN FRANCISCO HISTORIC LANDMARK #65. WHEN CONFORMANCE WITH PREVAILING CODES WOULD ADVERSELY AFFECT THE HISTORIC CHARACTER OF THE BUILDING, ALTERNATE REGULATIONS ACCORDING TO THE STATE HISTORICAL BUILDING CODE MAY APPLY.
2. SEE SHEET T1.4 FOR PRE-APPLICATION DOCUMENTS FROM MEETING WITH SAN FRANCISCO BUILDING DEPARTMENT.
3. AN ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS WILL BE SUBMITTED TO THE SAN FRANCISCO BUILDING DEPARTMENT WITH THIS SUBMITTAL.

PROJECT TEAM

OWNER
TRINITY EPISCOPAL CHURCH
1668 BUSH STREET
SAN FRANCISCO, CA 94109

ARCHITECT
ARCHITECTURAL RESOURCES GROUP
PIER 9, THE EMBARCADERO
SAN FRANCISCO, CA 94111
CONTACT: NAOMI MIROGLIO
EMAIL: NAOMI@ARCSF.COM
PHONE: 415-421-1680 x 208

STRUCTURAL ENGINEER
DEGENKOLB ENGINEERS
235 MONTGOMERY ST, SUITE 400
SAN FRANCISCO, CA 94104
CONTACT: LORING WYLIE
EMAIL: LWYLIE@DEGENKOLB.COM
PHONE: 415-392-6952

PROJECT LOCATION

ARCHITECTURAL RESOURCES GROUP, Inc.
Architects, Planners & Conservators
Pier 9, The Embarcadero . San Francisco, California
415.421.1680 fax 415.421.0127

NO.	DESCRIPTION	DATE
REVISIONS		

TRINITY EPISCOPAL CHURCH

SEISMIC STRENGTHENING

1668 BUSH STREET
SAN FRANCISCO, CALIFORNIA

SHEET TITLE

TITLE SHEET

ISSUANCE
ISSUE FOR PERMIT

DATE
DECEMBER 23, 2013

PROJ. NO.
10029

DRAWN
CL

CHECKED
NM

LICENSED ARCHITECT
NAOMI O. MIROGLIO
NO. 22990
REN. 11-30-15
STATE OF CALIFORNIA

DRAWING NO.
T1.0

SHEET OF

24"x36" OR 22"x34" SHEET SIZE. IF SHEET SIZE IS SMALLER, THEN DRAWING HAS BEEN REDUCED.

ABBREVIATIONS

&	AND
∠	ANGLE
@	AT
℄	CENTERLINE
⌀	DIAMETER/ ROUND
#	POUND OR NUMBER
⊥	PERPENDICULAR
ACOUS	ACOUSTICAL
ACT	ACOUSTIC CEILING TILE
AD	AREA DRAIN
ADJ	ADJUSTABLE/ ADJACENT
AFF	ABOVE FINISHED FLOOR
AL	ALUMINUM
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
ASB	ASBESTOS
ASPH	ASPHALT
ATT	ATTACH
BD	BOARD
BITUM	BITUMINOUS
BLDG	BUILDING
BLK	BLOCK
BM	BEAM
BOT	BOTTOM
BUR	BUILT-UP ROOFING
CAB	CABINET
CB	CATCH BASIN
CEM	CEMENT
CER	CERAMIC
CG	CORNER GUARD
CI	CAST IRON
CJ	CONTROL JOINT
CLG	CEILING
CLKG	CAULKING
CLO	CLOSET
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CNTR	COUNTER
CO	CLEANOUT OR CONTRACTING OFFICER
COL	COLUMN
COMP	COMPOSITION
CONC	CONCRETE
COND	CONDITION
CONN	CONNECTION
CONSTR	CONSTRUCTION
CONT	CONTINUOUS
CONTR	CONTRACTOR
COR	CONTRACTING OFFICER'S REPRESENTATIVE
CORR	CORRIDOR
CPT	CARPET
CT	CERAMIC TILE
CTG	CENTER
CTSK	COUNTERSINK
DBL	DOUBLE
DEMO	DEMOLITION
DEPT	DEPARTMENT
DET	DETAIL
DETER	DETERIORATED
DF	DRINKING FOUNTAIN OR DOUGLAS FIR
DIA	DIAMETER
DIM	DIMENSION
DISP	DISPENSER
DN	DOWN
DO	DOOR OPENING
DR	DOOR
DS	DOWNSPOUT
DSP	DRY STANDPIPE
DTL	DETAIL
DWG	DRAWING
DWR	DRAWER
E	EAST
(E)	EXISTING
EA	EACH
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
EMER	EMERGENCY
ENCL	ENCLOSURE
EP	ELECTRICAL PANEL
EQ	EQUAL
EQPT	EQUIPMENT
EWC	ELECTRICAL WATER COOLER
EXIST	EXISTING
EXP	EXPANSION
EXPO	EXPOSED
EXT	EXTERIOR
FA	FIRE ALARM
FB	FUSE BOX
FBR BD	FIBER BOARD
FBRGL	FIBERGLASS
FD	FLOOR DRAIN
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FE CABINET
FHC	FIRE HOSE CABINET
FIN	FINISH
FLR	FLOOR
FLASH	FLASHING
FLUOR	FLUORESCENT
FND	FOUNDATION
FO	FACE OF
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOM	FACE OF MASONRY
FOS	FACE OF STUD
FOW	FACE OF WALL
FP	FABRIC PANEL
FPRF	FIREPROOF
FRP	FIBERGLASS REINFORCED PANEL
FS	FULL SIZE
FT	FOOT OR FEET
FTG	FOOTING
FURR	FURRING
FUT	FUTURE
GA	GAUGE
GALV	GALVANIZED
GB	GRAB BAR
GL	GLASS
GLB	GLUE LAM BEAM
GND	GROUND
GR	GRADE
GSM	GALVANIZED SHEET METAL
GYP	GYPSUM
HB	HOSE BIB
HC	HOLLOW CORE
HDR	HEADER
HDWD	HARDWOOD
HDWE	HARDWARE
HGT	HEIGHT
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HR	HOUR
HGT	HEIGHT
ID	INSIDE DIAMETER
INSUL	INSULATION
INT	INTERIOR
ISA	INTERNATIONAL SYMBOL OF ACCESSIBILITY
JAN	JANITOR
JC	JANITOR CLOSET
JT	JOINT
KIT	KITCHEN
LAB	LABORATORY
LAM	LAMINATE
LAV	LAVATORY
LB	POUND
LKR	LOCKER
LN	LINOLEUM
LT	LIGHT
MAX	MAXIMUM
MB	MACHINE BOLT
MC	MEDICINE CABINET
MDF	MEDIUM DENSITY FIBERBOARD
MDO	MEDIUM DENSITY OVERLAY
MECH	MECHANICAL
MEMB	MEMBRANE
MET	METAL
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MTD	MOUNTED
MUL	MULLION
N	NORTH
(N)	NEW
NIC	NOT IN CONTRACT
NOM	NOMINAL
NTS	NOT TO SCALE
OA	OVERALL
OBS	OBSCURE
OC	ON CENTER
OCC	OCCUPANCY OR OCCUPANT(S)
OD	OUTSIDE DIAMETER
OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED, OWNER INSTALLED
OFF	OFFICE
OPNG	OPENING
OPP	OPPOSITE
OSB	ORIENTED STRAND BOARD
PARA	PARALLEL
PERP	PERPENDICULAR
PL	PLATE
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLYWD	PLYWOOD
PR	PAIR
PRCST	PRECAST
PT	PAINT
PTD	PAPER TOWEL DISPENSER
PTD/R	COMBINATION PAPER TOWEL DISPENSER/ RECEPTACLE
PTN	PARTITION
PTR	PAPER TOWEL RECEPTACLE
QT	QUARRY TILE
R	RISER
(R)	REMOVE
RAD	RADIUS
RB	RUBBER BASE
RD	ROOF DRAIN
REC	RECESSED
REF	REFERENCE
REFG	REFRIGERATOR
REHAB	REHABILITATE
REINF	REINFORCED
REP	REPAIR
REQ	REQUIRED
RESIL	RESILIENT
RES	RESTORE
RF	REFINISH
RGTR	REGISTER
RL	ROOF LEADER
RM	ROOM
RO	ROUGH OPENING
RWD	REDWOOD
RWL	RAIN WATER LEADER
S	SOUTH
SALV	SALVAGE
SC	SOLID CORE
SCD	SEAT COVER DISPENSER
SCHED	SCHEDULE
SD	SOAP DISPENSER
SECT	SECTION
SH	SHELF
SHR	SHOWER
SHT	SHEET
SHTHG	SHEATHING
SIM	SIMILAR
SLD	SEE LANDSCAPE DRAWINGS
SLR	SEALER
SMD	SEE MECHANICAL DRAWINGS
SND	SANITARY NAPKIN DISPENSER
SNR	SANITARY NAPKIN RECEPTACLE
SPEC	SPECIFICATION
SQ	SQUARE
SSD	SEE STRUCTURAL DRAWINGS
SSK	SERVICE SINK
SST	STAINLESS STEEL
STA	STATION
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRUC	STRUCTURAL
SUSP	SUSPENDED
SV	SHEET VINYL
SYM	SYMMETRICAL
T	TREAD
TB	TOWEL BAR
TCA	TILE COUNCIL OF AMERICA
TEL	TELEPHONE
TER	TERRAZZO
T&G	TONGUE & GROOVE
THK	THICK
TO	TOP OF
TOC	TOP OF CURB
TOP	TOP OF PAVING
TOW	TOP OF WALL
TPD	TOILET PAPER DISPENSER
TR	TRASH RECEPTACLE
TRD	TREAD
TV	TELEVISION
TYP	TYPICAL
UNF	UNFINISHED
UON	UNLESS OTHERWISE NOTED
UR	URINAL
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VEST	VESTIBULE
VIF	VERIFY IN FIELD
VP	VENEER PLASTER
VTR	VENT THROUGH ROOF
VW	VINYL WALLCOVERING
W	WEST
W/	WITH
WC	WATER CLOSET
WCV	WALLCOVERING
WD	WOOD
WO	WHERE OCCURS
W/O	WITHOUT
WP	WATERPROOF
WSCT	WAINSCOT
WT	WEIGHT

GENERAL NOTES

1. CONTRACTOR SHALL VERIFY THAT (E) CONDITIONS ARE AS INDICATED ON THE DRAWINGS. NOTIFY THE ARCHITECT IMMEDIATELY OF VARIATIONS OR DISCREPENCIES. DO NOT PROCEED WITH AFFECTED WORK UNTIL THE VARIATIONS OR DISCREPENCIES ARE RESOLVED BY THE ARCHITECT.
2. ALL CONSTRUCTION AND INSTALLATION WORK SHOWN ON DRAWINGS SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES. USE METHODS AS REQUIRED TO COMPLETE WORK WITHIN LIMITATIONS OF ALL PREVAILING LAWS AND CODES.
3. DO NOT SCALE DRAWINGS: USE DIMENSIONS SHOWN. ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. DIMENSIONS SHOWN AT (E) CONDITIONS ARE TO FACE OF (E) FINISH. U.O.N. DIMENSIONS AT NEW WORK ARE TO FACE OF FRAMING, U.O.N. DIMENSIONS OF (E) CONDITIONS ARE FOR REFERENCE ONLY AND SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD. WHERE NO DIMENSION IS PROVIDED CONSULT WITH THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH AFFECTED WORK.
4. SAFETY MEASURES: AT ALL TIMES THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE CONDITIONS AT THE JOB SITE, INCLUDING SAFETY OF PEOPLE AND PROPERTY. ARCHITECT SITE VISITS ARE NOT INTENDED TO REVIEW THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES.
5. INSTALL MANUFACTURED MATERIALS AND EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS, UNLESS OTHERWISE INSTRUCTED.
6. ALL WASTE AND REFUSE CAUSED IN CONNECTION WITH THE WORK SHALL BE REMOVED FROM THE PREMISES AND DISPOSED OF BY THE CONTRACTOR. THE PREMISES SHALL BE LEFT CLEAR AND CLEAN TO THE SATISFACTION OF THE ARCHITECT.
7. APPLICATION OF FINISH: SURFACES PREVIOUSLY PREPARED OR INSTALLED BY ANOTHER TRADE SHALL BE INSPECTED CAREFULLY BY THE CONTRACTOR BEFORE APPLYING SUBSEQUENT MATERIALS OR FINISHES. IF SURFACES ARE NOT ACCEPTABLE, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY IN ORDER THAT CORRECTIONS MAY BE MADE. APPLICATIONS OF FINISHES WILL BE CONSTRUED AS ACCEPTANCE OF RESPONSIBILITY BY THE SUBCONTRACTOR FOR THE BASE UPON WHICH IT IS APPLIED.
8. INSTALL ALL WORK PLUMB, LEVEL AND STRAIGHT, OR AS REQUIRED TO ALIGN WITH (E) ADJACENT SURFACES.
9. CONTRACTOR SHALL DESIGN AND INSTALL SHORING AS REQUIRED TO PERFORM WORK. RESPONSIBILITY FOR ENGINEERING, CONSTRUCTION, AND SAFETY OF THE SHORING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
10. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION. THE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO BE COMPLEMENTARY. CONFLICTS BETWEEN VARIOUS ELEMENTS OF THE DRAWINGS, SPECIFICATIONS, NOTES AND DETAILS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND RESOLVED BEFORE PROCEEDING WITH WORK.
11. DETAILS SHOWN SHALL BE INCORPORATED INTO THE PROJECT AT ALL APPROPRIATE LOCATIONS WHETHER SPECIFICALLY CALLED OUT OR NOT.
12. THE CONTRACTOR MUST SUBMIT IN WRITING ANY REQUESTS FOR MODIFICATIONS TO THE PLANS AND SPECIFICATIONS. SHOP DRAWINGS SUBMITTED TO THE ARCHITECT FOR REVIEW DO NOT CONSTITUTE "IN WRITING" UNLESS IT IS CLEARLY NOTED ON THE SUBMITTAL THAT SPECIFIC CHANGES ARE BEING REQUESTED WITH THE PHRASE "REQUESTED CHANGE".
13. FINAL AS-BUILT RECORD DOCUMENTS SHOWING ALL REVISIONS INCORPORATED DURING CONSTRUCTION SHALL BE SUBMITTED TO THE ARCHITECT PRIOR TO PROJECT CLOSE-OUT.
14. THROUGHOUT THE CONSTRUCTION DOCUMENTS, ITEMS THAT ARE EXISTING ARE INDICATED AS "EXISTING" OR "(E)", ITEMS WITHOUT THIS INDICATION ARE NEW CONSTRUCTION. WHERE REQUIRED FOR PURPOSES OF CLARITY, SOME ITEMS MAY BE INDICATED AS "NEW OR "(N)".

HAZARDOUS MATERIALS

ARCHITECTURAL RESOURCES GROUP ASSUMES NO RESPONSIBILITY FOR THE MANAGEMENT OF HAZARDOUS MATERIALS THAT MAY BE ON THIS SITE.

A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSURING THAT PERSONNEL WITHIN THE WORK AREA ARE PROTECTED FROM EXPOSURE TO ANY HAZARDOUS MATERIALS ENCOUNTERED. IF MATERIALS ARE DISCOVERED THAT MAY BE HAZARDOUS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND CEASE WORK UNTIL CONDITIONS CAN BE MAINTAINED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.

DETAIL NUMBERING

THE NUMBERING SYSTEM USED FOR DETAILS ON THE DRAWINGS IS AS SHOWN IN THE FOLLOWING DIAGRAM.

12	9	6	3	
11	8	5	2	
10	7	4	1	

WHEN MORE THAN ONE BLOCK IS USED FOR A SINGLE DETAIL, THE NUMBER OF THE LOWEST NUMBERED BLOCK IS USED, THUS NUMBERS ARE ALWAYS IN THE SAME LOCATION ON THE SHEET.

APPLICABLE BUILDING CODES

THE SECRETARY OF THE INTERIOR STANDARD AND ILLUSTRATED GUIDELINES FOR REHABILITATING HISTORIC BUILDINGS, REVISED 1992 *36CFR 67), P.L 89-665.

CALIFORNIA CODE OF REGULATIONS TITLE 24, 2010 CALIFORNIA BUILDING CODE, INCLUDING:
- CALIFORNIA BUILDING CODE
- CALIFORNIA ELECTRICAL CODE
- CALIFORNIA MECHANICAL CODE
- CALIFORNIA PLUMBING CODE
- CALIFORNIA ENERGY CODE
- CALIFORNIA HISTORIC BUILDING CODE
- CALIFORNIA FIRE CODE
- CALIFORNIA EXISTING BUILDING CODE

ACCESSIBILITY REQUIREMENTS ARE GOVERNED BY:
- 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AS PUBLISHED BY: THE UNITED STATES DEPARTMENT OF JUSTICE
- CALIFORNIA CODE OF REGULATIONS TITLE 24, 2010 CALIFORNIA BUILDING CODE

SYMBOL LEGEND

DOOR SYMBOL
20 ← DOOR NUMBER

WINDOW SYMBOL
20 ← WINDOW NUMBER

ALIGN SURFACES

ROOM TITLE SYMBOL
ENTRY ← ROOM NAME
112 ← ROOM NUMBER

WALL TYPE SYMBOL
D ← WALL TYPE

SHEET NOTE SYMBOL
20 ← SHEET NOTE NUMBER

INTERIOR ELEVATION OR PHOTO DETAIL SYMBOL
1 / A3.1 ← ELEVATION OR PHOTO DETAIL NUMBER
SHEET WHERE ELEVATION OR PHOTO DETAIL OCCURS

DETAIL SYMBOL
2 / A8.1 ← DETAIL NUMBER
SHEET WHERE DETAIL OCCURS

SECTION SYMBOL
A / A4.1 ← SECTION NUMBER
SHEET WHERE SECTION OCCURS

NEW CONSTRUCTION

EXISTING CONSTRUCTION TO BE REMOVED

EXISTING CONSTRUCTION TO REMAIN

ARCHITECTURAL RESOURCES GROUP, Inc.
Architects, Planners & Conservators
Pier 9, The Embarcadero . San Francisco, California
415.421.1680 fax 415.421.0127

NO.	DESCRIPTION	DATE

REVISIONS

TRINITY EPISCOPAL CHURCH

SEISMIC STRENGTHENING

1668 BUSH STREET
SAN FRANCISCO, CALIFORNIA

SHEET TITLE

ABBREVIATIONS, GENERAL NOTES, AND LEGEND

ISSUANCE
ISSUE FOR PERMIT

DATE
DECEMBER 23, 2013

PROJ. NO.
10029

DRAWN
CL

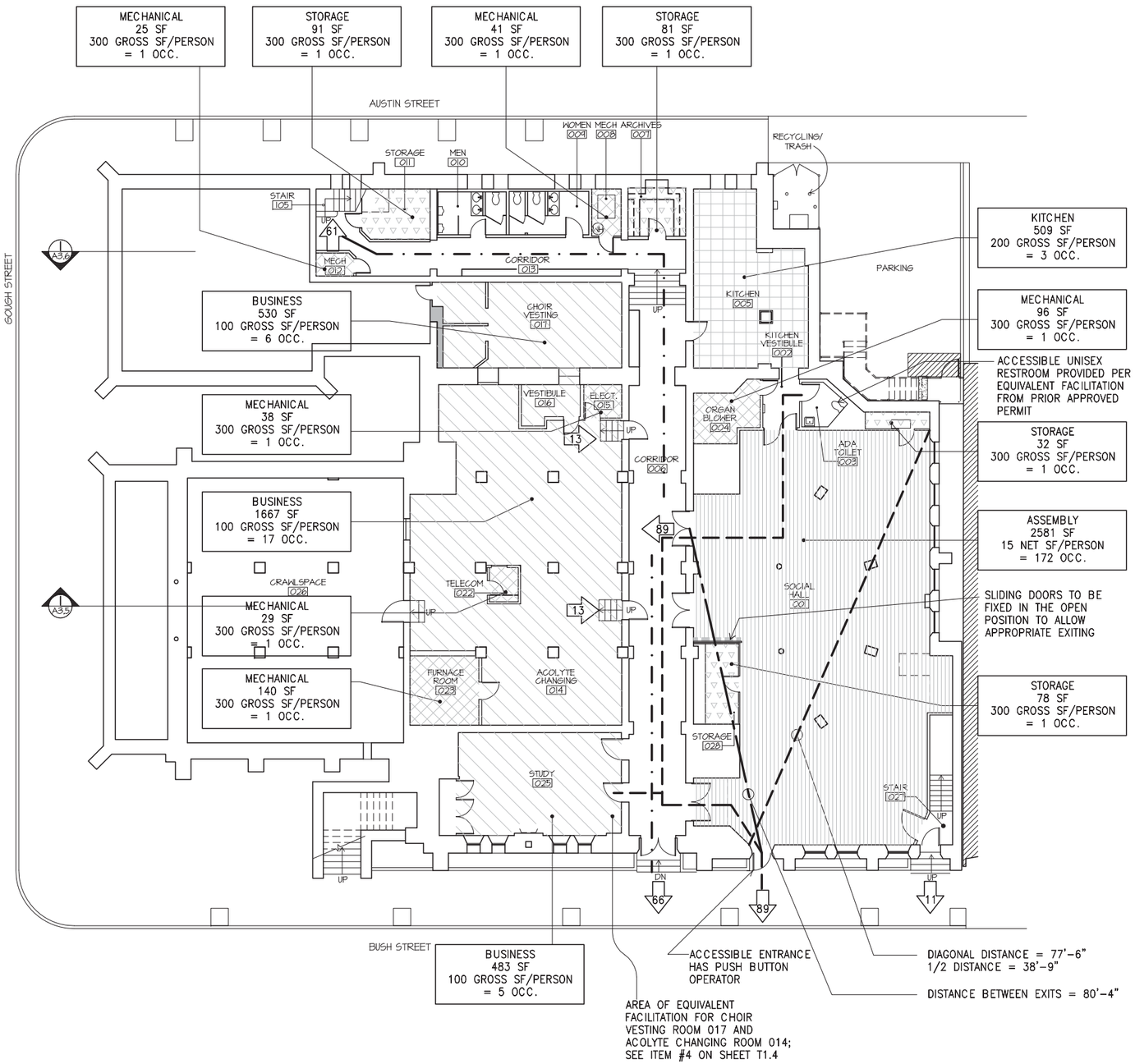
CHECKED
NM

LICENSED ARCHITECT NAOMI O. MIROGLIO NO. 22990 REN. 11-30-15 STATE OF CALIFORNIA

DRAWING NO.
T1.1

SHEET OF

24"x36" OR 22"x34" SHEET SIZE. IF SHEET SIZE IS SMALLER, THEN DRAWING HAS BEEN REDUCED.



1 GROUND FLOOR EGRESS DIAGRAM
SCALE: 3/32" = 1'-0"
X-BASEMENT.DWG

PROJECT DATA

PARCEL BLOCK/LOT:	ASSESSOR'S PARCELS BLOCK 0665 LOT 015
EXISTING OCCUPANCY:	A-3, B & S-1 (UNCHANGED)
CONSTRUCTION TYPE:	TYPE III-B
BUILDING HEIGHT/STORIES:	ESTIMATED 42' AT NAVE, 72' AT CROSSING/ 2 STORIES
MECHANICAL SYSTEM:	EXISTING FURNACE WITH DUCTED HEATING
FIRE PROTECTION SYSTEM:	NOT SPRINKLERED
MAX. TRAVEL DISTANCE:	200 FEET ALL OCCUPANCIES W/O SPRINKLERS - GROUND FLOOR LONGEST TRAVEL IS 125'-1" - FIRST FLOOR LONGEST TRAVEL IS 133'-2"

BUILDING AREAS:

	AREA (SQ. FT)	USE	OCCUPANT LOAD (SQ. FT./OCCUPANT)	NO. OF OCCUPANTS
GROUND FLOOR (10,816 SQ FT GROSS)				
001 - SOCIAL HALL	2581	A-3	15 NET	172
004 - ORGAN BLOWER	96	MECH	300 GROSS	1
005 - KITCHEN	509	KITCHEN	200 GROSS	3
007 - ARCHIVES	81	-	300 GROSS	1
008 - MECHANICAL	41	MECH	300 GROSS	1
011 - STORAGE	91	-	300 GROSS	1
012 - MECHANICAL	25	MECH	300 GROSS	1
014 - ACOLYTE CHANGING	1667	B	100 GROSS	17
015 - ELECTRICAL	38	ELECT	300 GROSS	1
017 - CHOIR VESTING	530	B	100 GROSS	6
022 - TELECOM	29	ELECT	300 GROSS	1
023 - FURNACE	140	MECH	300 GROSS	1
025 - STUDY	483	B	100 GROSS	5
028 - STORAGE	78	-	300 GROSS	1
029 - CLOSET	32	-	300 GROSS	1
GROUNDFLOOR TOTAL				212
FIRST FLOOR (12,716 SQ FT GROSS)				
101 - NAVE	690 LF	A-3	18" LF PEW	460
101A - ALTAR	1328	A-3	15 NET	88
102 - CHAPEL	1062	A-3	7 NET	47 (136)*
102A - OFFICE	65	B	100 GROSS	1
102B - STORAGE	65	-	300 GROSS	1
103 - FOYER	248	A-3	5 NET	50
104 - THEATER	1459	A-3	7 NET	223
104A - DRESSING	90	B	100 GROSS	1
104B - OFFICE	64	B	100 GROSS	1
104C - VESTIBULE	54	A-3	5 NET	11
106 - ORGAN	311	MECH	300 GROSS	1
107 - OFFICE	192	B	100 GROSS	2
107A - CLOSET	47	-	300 GROSS	1
111 - SACRISTY	80	B	100 GROSS	1
112 - OFFICE	253	B	100 GROSS	3
113 - OFFICE	188	B	100 GROSS	2
114 - ORGAN	96	MECH	300 GROSS	1
FIRST FLOOR TOTAL				894 (983)
TOTAL BUILDING OCCUPANT LOAD				1106

* OCCUPANTS OF THE CHAPEL WILL BE LIMITED TO 47 PLUS 1 EACH IN OFFICE AND STORAGE ROOM, A TOTAL OF 49 OCCUPANTS.

LEGEND

- BUSINESS 100 SF/PERSON
- MECHANICAL 300 SF/PERSON
- ASSEMBLY 15 SF/PERSON
- KITCHEN 200 SF/PERSON
- STORAGE 300 SF/PERSON
- ACCESSIBLE PATH OF TRAVEL
- MAIN EXIT PATH TO EXTERIOR
- OCCUPANT LOAD AT EXIT
- WHEELCHAIR SEATING SPACE

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NO.	DESCRIPTION	DATE
REVISIONS		

TRINITY EPISCOPAL CHURCH

SEISMIC STRENGTHENING

1668 BUSH STREET
SAN FRANCISCO, CALIFORNIA

SHEET TITLE

PROJECT DATA AND EGRESS DIAGRAM GROUND FLOOR

ISSUANCE
ISSUE FOR PERMIT

DATE
DECEMBER 23, 2013

PROJ. NO. 10029
DRAWN CL
CHECKED NM

LICENSED ARCHITECT
NAOMI O. MIROGLIO
NO. 22990
REN. 11-30-15
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DRAWING NO.
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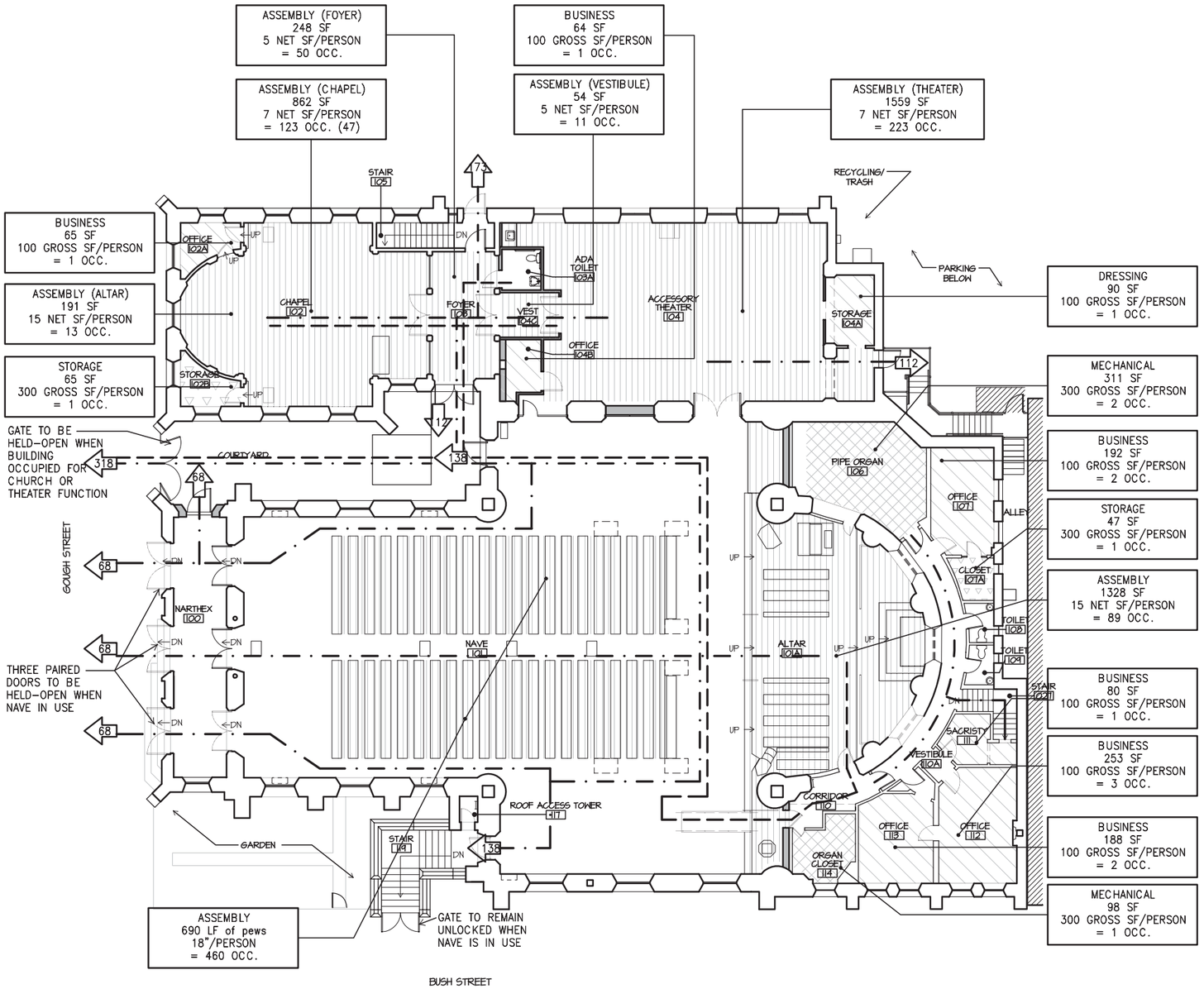
24"x36" OR 22"x34" SHEET SIZE. IF SHEET SIZE IS SMALLER, THEN DRAWING HAS BEEN REDUCED.



1 FIRST FLOOR EGRESS DIAGRAM
SCALE: 3/32" = 1'-0"
X-FIRST FLOOR.DWG

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NO.	DESCRIPTION	DATE
REVISIONS		

TRINITY EPISCOPAL CHURCH

SEISMIC STRENGTHENING

1668 BUSH STREET
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SHEET TITLE
PROJECT DATA AND EGRESS DIAGRAM FIRST FLOOR

ISSUANCE
ISSUE FOR PERMIT

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DECEMBER 23, 2013

PROJ. NO. 10029
DRAWN CL
CHECKED NM

LICENSED ARCHITECT NAOMI O. MIROGLIO NO. 22990 REN. 11-30-15 STATE OF CALIFORNIA

DRAWING NO.
T1.3

24"x36" OR 22"x34" SHEET SIZE. IF SHEET SIZE IS SMALLER, THEN DRAWING HAS BEEN REDUCED.

ARCHITECTURAL RESOURCES GROUP, INC.
Architects, Planners & Conservators

Pre-Application Meeting Date: April 4, 2013

San Francisco Department of Building Inspection

Building Description

Located at the corner of Bush and Gough Streets at 1668 Bush Street, Trinity Episcopal Church was constructed in 1892 and is a historic building, Landmark Designation 065. The project scope is to seismically strengthen the unreinforced masonry structure and ensure that the building is brought into compliance with accessibility standards.

The building is classified as Construction Type III-B and has non-separated Occupancy Types A-3, B and S-1. The building is not sprinklered. The building rises one story above a ground floor, reaching a height of approximately 40 feet over the nave and 72 feet over the crossing. Per code, the ground floor is a story above grade plane, not a basement, because the first floor sits at more than 12 feet above grade on the east side of the building.

The building's primary use is as a church with both the main Sanctuary and smaller Chapel located at the First Floor. Church offices and support spaces are located on both the First and Ground Floors. A community theater, currently in use as a flexible black box theater, is also located on the First Floor adjacent to the Sanctuary. The Ground Floor Social Hall had an updated kitchen installed in 2004, along with a code-compliant accessible unisex restroom.

Please refer to the attached code analysis sheets G3.0 and G3.1 demolition plans A1.0 and A1.1, and construction plans A2.0 and A2.1 for information regarding the proposed revisions.

The project has seven prior permits listed, five expired and three were inspected and approved:

- 200406015181 – Renew and revise previous application 200204012821 for unreasonable hardship for lack of clearance. (Approved)
- 200401214479 – Hardship request for previous application 200204012821. (Expired)
- 200311200777 – Renews prior application 200211252240 for final inspection. (Approved)
- 200212113342 – Install kitchen exhaust hood & duct work. Install exhaust blower & make-up air unit. (Approved)
- 200211252240 – Install fire suppression system to kitchen hood. (Expired)
- 200207221966 – Install new kitchen equipment at kitchen area. (Expired)
- 200204012821 – Construct new accessible entrance by modifying an existing window & sidewalk section. (Expired)

Item #1

Unprotected Openings in Exterior Wall - The North, West, and South Elevations face public streets that exceed a 30' fire separation distance. Per CBC Table 602 walls with a fire separation distance greater than 30' are not required to be rated; thus these walls are in compliance. The East Elevation has three separate sections: The north section faces a parking area on the property, has no openings, and varies in distance from over 30' at the face of the sidewalk on Austin Street to the lot line to 16' from the adjacent building. Per CBC Table 602 walls with a fire separation distance greater than 10' and less than 30' are not required to be rated. The north portion of the East elevation is thus in compliance. The center portion of the wall faces a narrow rear yard located approximately 4'-2" from the adjacent building. This section has multiple historic double hung arched wood windows at both the Ground Floor and First Floor that are approximately 12% of the total wall area. Per CBC Table 705.8 walls greater than 3' to 5' are not permitted to have unprotected openings in a non-sprinklered building. The south portion of the wall has approximately 2" of separation distance between the adjacent building. Per CBC Table 602 exterior walls with a fire separation distance of less than 5' are required to be 1 hour rated. The existing building wall construction is approximately 4 wythes of masonry at the exterior with gypsum plaster on wood lath at the interior face.

The California Historic Building Code (CHBC) (CBC Part 8) allow for the openings to remain as long as exterior sprinklers are provided per 8-402.1 Exterior wall construction.

Refer to attached plans T3.0, A1.0 and A2.0 for the area discussed.

Question: Is compliance with CHBC 8-402.1 acceptable for the non-compliant center portion of the East Façade?

Response: The installation of exterior sprinklers per CHBC 8-402.1 is acceptable.

Item #2

Corridor Fire Resistance Rating – Per CBC Table 1018.1, Corridor Fire-Resistance Rating, Corridors serving an occupant load of greater than 30 are required to be 1 hour rated in unsprinklered buildings. The walls in Corridor 006 are comprised of 3 wythes of brick with plaster on wood lath on one or both sides of the walls. Per CBC Table 7-B, 1-1.1, 8" thick brick walls have a 4 hour rating, thus, these walls are compliant. The north wall in corridor 013 is not historic and will be modified to be 1-hour rated.

Doors into Corridor 006 are original historic solid 1-3/4" thick wood panel, with wood frames, consisting of both single and double leaf doors of varying widths. Given the historic nature of these doors, we propose to modify the hardware by installing automatic closers, in addition to accessible hardware and panic hardware where required based on the occupant load. Additionally, seals would be installed for both the doors and frames.

Question: Is the addition of automatic closers and seals on the existing historic doors in Corridor 006 acceptable to meet this rating?

Response: Providing UL-listed seals in addition to door closers is an acceptable means of meeting the 1-hour rating required for the existing 1-3/4" historic wood doors opening onto Corridor 006.

Item #3

As noted in the introduction, previous accessibility upgrades have provided compliant access and facilities at the ground floor. As a historic building, sections 1119B and 1135B note compliance with the State Historical Building Code, Part 8, Title 24. Additionally, per CBC 1134B.2.1, Exception 2, a privately funded multistory building does not require an elevator above and below the first floor as it is less than 3 stories high and a reasonable portion of all facilities and accommodations normally sought and used by the public are accessible to, and usable by persons with disabilities.

Accessibility Plan - Due to the existing site slope and configuration, accessible entrances are provided to the ground floor and first floor without an elevator to connect the two levels. At the ground floor, the existing accessible entrance was installed in 2002 per permit #200204012821 and will remain in use. At the first floor, the existing accessible entrance provides adequate clearances, but requires improvement at the threshold and to the door hardware. These proposed alterations are in compliance with 1134B 2.1 Exception 2. The project scope will include alterations to both levels including:

1. Accessible entrances at both levels.
   a. The Ground Floor existing accessible entrance was installed under approved permit #200406015181 and is located on Bush Street leading into Social Hall 001A. This door has a push button operator.
   b. The First Floor has an existing accessible entrance to Sanctuary 101 and to Foyer 103, which leads to the Chapel and Theater. These doors will need to have modifications made to the thresholds and hardware to make them compliant.
2. An accessible route of travel to areas previously not accessible.
3. An accessible restroom will be provided on each level.
   a. The Ground Floor has an existing accessible unisex restroom that was installed in 2002 under approved permit #200406015181. This was installed to provide equivalent facilitation due to the fact that the existing restrooms are not accessible.
   b. There is a new accessible unisex restroom planned to be located off from Foyer 103 on the First Floor for use by the Sanctuary, Chapel and Theater.
4. All existing stairs will have compliant handrails installed.
5. Accessible hardware will be provided at all accessible spaces throughout the building. Non-compliant door thresholds will be replaced.
6. Accessible signage will be provided throughout the building.

Question: Given that both levels will meet the accessibility requirements outlined in CBC Chapter 11B, we would like to confirm that per 1134B 2.1 Exception 2, the project meets the requirements for an elevator exception.

Response: Given that both levels will meet the accessibility requirements, an elevator is not required. See separate letter regarding the new accessible unisex restroom planned for the First Floor outlined in item #3b above.

Item #4

Equivalent Facilitation for Non-Accessible Areas - At the Ground Floor, the historic configuration includes floors at different levels. The raised area occurs to the west of Corridor 006 and is accessed only via stairs, the existing floor being approximately 3' higher than the accessible at-grade level. These areas are used by the choir, acolytes, and brides for changing. There are no means to provide access to this level without major modifications.

Question: Can CHBC Section 8-604 Equivalent Facilitation be applied to the changing areas due to the unreasonable hardship any modifications would entail?

Response: Providing Equivalent Facilitation for the choir vesting area is acceptable.

Item #5

Occupancy Limitation at Chapel – The existing Chapel does not have fixed seating nor a raised altar area, although there is a semi-circular area that is used as an altar. A wooden cross sits on the floor in front of the altar area and there is an area at the back of the chapel near the exit where an organ has been installed. Both of these items limit the assembly area of the Chapel. The historic configuration of the Chapel has only one means of entrance/egress. Please refer to the attached four photos showing the current seating configuration in the Chapel. Given the use of the space, the total calculated occupant load, using a concentrated load of 7 net sq. ft., does not reflect how the space is used.

Per CBC Table 1015.1 Spaces With One Exit, a maximum occupant load of 49 is permitted to have one means of egress.

Question: Can the number of occupants be limited to 49 in the Chapel, negating the need to install a second means of egress?

Response: Limiting the occupants to 49 is acceptable provided the proper signage is installed noting the limitation.

Item #6

Existing Egress Door from Foyer 103 to egress stair leading to Austin Street – The existing door, which provides the required second means of egress from Foyer 103, swings onto the existing stair landing and does not comply with 1008.1.6 Landings at Doors, nor 1008.1.8 Door Arrangement.

The option to remove this door and have the stair be open to the Foyer was discussed; however, because this existing stair is open to the corridor at the Ground Floor, this was not an option. Adding a new door at the Ground Floor in Corridor 013 was also discussed but this was not considered an acceptable solution.

Per CHBC Section 8-102.1.4 Continued Use, the door was in conformance with the code at the time of construction and it does not constitute a distinct hazard to life safety.

Question: Can the non-compliant door remain?

Response: The door can remain in use without any modifications provided the exterior historic gate to the courtyard that egresses onto Gough Street remains open while the building is occupied.

APR-May. 1. 2013 9:15AM 1012 CCSFDBI No. 3407 P. 5
ARCHITECTURAL RESOURCES GROUP 4250 006 /012

Item #7

Existing Egress Doors from Narthex 100 to sidewalk on Gough Street – The three sets of paired doors egress out onto the sidewalk via non-compliant steps.

The option to provide compliant landings at these stairs was discussed; however, landings cannot intrude onto the public right-of-way so this is not an option. These doors are set in an open position when the Sanctuary is in use. The center paired doors have handrails installed on the doors such that when they are opened they can be used.

Question: Given that modifications to the existing sidewalk grade are not possible, can these non-compliant doors remain?

Response: The doors can remain in use without any modifications provided that these are held open while the Sanctuary is in use.

ACCEPTED:

Yan Yan Chew, S.E. Date: 4/30/13
Senior Engineer, San Francisco Department of Building Inspection

Brian Ballard Date: 5/1/13
Captain, Bureau of Fire Prevention

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Architects, Planners & Conservators
Pier 9, The Embarcadero . San Francisco, California
415.421.1680 fax 415.421.0127

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REVISIONS

TRINITY EPISCOPAL CHURCH

SEISMIC STRENGTHENING

1668 BUSH STREET
SAN FRANCISCO, CALIFORNIA

SHEET TITLE

BLDG DEPARTMENT PRE-APPLICATION DOCUMENTS

ISSUANCE
ISSUE FOR PERMIT

DATE
DECEMBER 23, 2013

PROJ. NO.
10029

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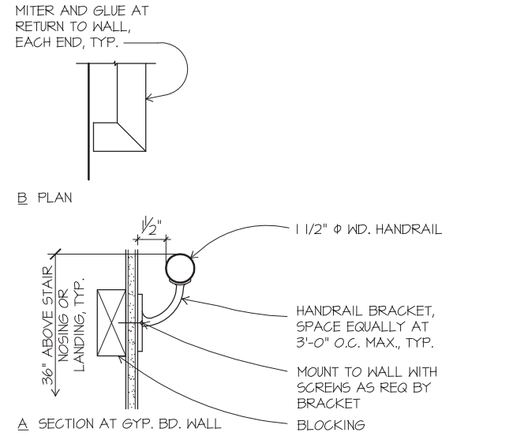
LICENSED ARCHITECT
NAOMI O. MIROGLIO
NO. 22990
REN. 11-30-13
STATE OF CALIFORNIA

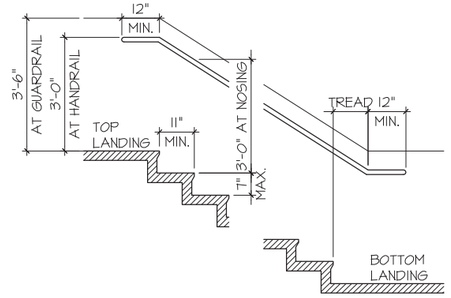
DRAWING NO.
T1.4
SHEET OF



9 HANDRAIL DETAILS

SCALE: 3" = 1'-0"

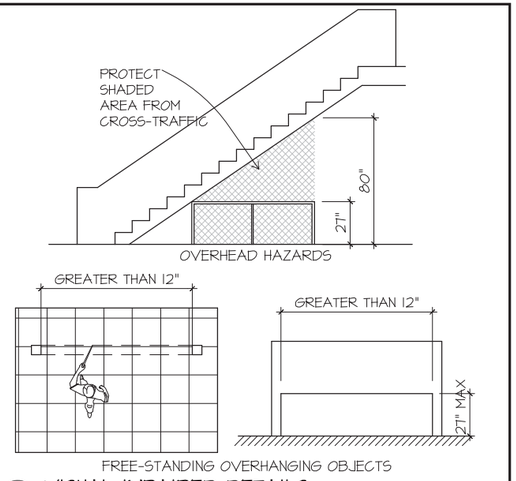
X-ADA DTLS



6 STAIR DIMENSIONS

1/2" = 1'-0"

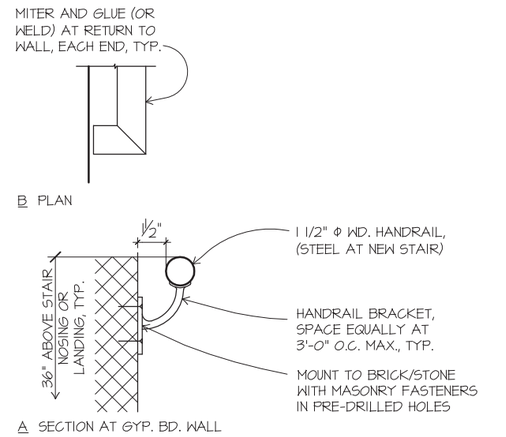
X-ADA DTLS



3 VISUAL IMPAIRED DETAILS

1/4" = 1'-0"

X-ADA DTLS

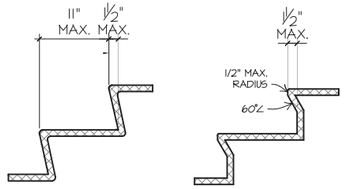


8 HANDRAIL DETAILS

SCALE: 3" = 1'-0"

X-ADA DTLS

USABLE TREAD WIDTH AND EXAMPLES OF ACCEPTABLE NOSINGS



(a) FLUSH RISER (b) ANGLED NOSING

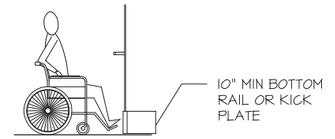
NOTE 1: THE UPPER APPROACH AND THE BOTTOM TREAD OF EACH INTERIOR STAIR SHALL BE MARKED BY A STRIP OF CLEARLY CONTRASTING COLOR, AT LEAST 2" WIDE, PLACED PARALLEL TO AND NOT MORE THAN 1" FROM THE NOSE OF THE STEP OR LANDING TO ALERT THE VISUALLY IMPAIRED. THE STRIP SHALL BE OF MATERIAL THAT IS AT LEAST AS SLIP RESISTANT AS THE OTHER TREADS OF THE STAIR.
NOTE 2: ALL TREADS OF EACH EXTERIOR STAIR SHALL BE MARKED BY A STRIP OF CLEARLY CONTRASTING COLOR.

5 STAIR NOSING DETAILS

1" = 1'-0"

X-ADA DTLS

HARDWARE: OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. OPENABLE BY SINGLE EFFORT LEVER-TYPE DEVICE NOT REQUIRING GRASPING, PINCHING OR TWISTING. MOUNTING HEIGHT 30" - 44" A.F.F. MAXIMUM 5 LBS. EFFORT TO OPERATE EXTERIOR DOORS, 5 LBS. FOR INTERIOR DOORS



DOOR TYPE: MINIMUM 10" HIGH SMOOTH SURFACE AT DOOR BOTTOM, EITHER ATTACHED PANEL OR BOTTOM RAIL. EVERY DOORWAY WHICH IS LOCATED WITHIN AN ACCESSIBLE PATH OF TRAVEL SHALL BE OF A SIZE AS TO PERMIT THE INSTALLATION OF A DOOR NOT LESS THAN 3' IN WIDTH AND NOT LESS THAN 6'-8" IN HEIGHT. WHEN INSTALLED, EXIT DOORS SHALL BE CAPABLE OF OPENING SO THAT THE CLEAR WIDTH OF THE EXIT IS NOT LESS THAN 32", MEASURED BETWEEN THE FACE OF THE DOOR AND THE OPPOSITE STOP. WHERE A PAIR OF DOORS IS UTILIZED, AT LEAST ONE OF THE DOORS SHALL PROVIDE A CLEAR, UNOBSTRUCTED OPENING WIDTH OF 32" WITH THE LEAF POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION.

2 DOOR REQUIREMENTS

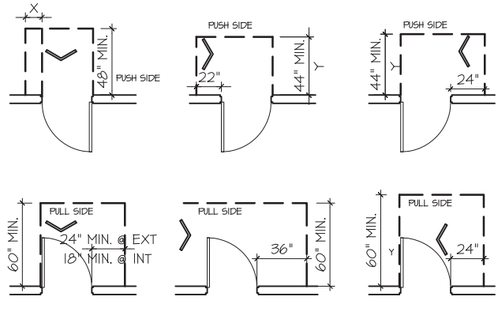
N.T.S.

X-ADA DTLS

NOTE: X=12" MIN. IF DOOR HAS BOTH LATCH AND CLOSER

NOTE: Y=48" MIN. IF DOOR HAS BOTH LATCH AND CLOSER

NOTE: Y=48" MIN. IF DOOR HAS CLOSER

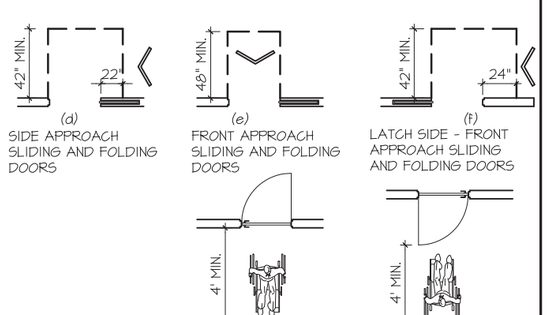


(a) FRONT APPROACHES SWINGING DOORS

(b) HINGE SIDE APPROACHES SWINGING DOORS

(c) LATCH SIDE APPROACHES SWINGING DOORS

DIRECTION OF APPROACH



(d) SIDE APPROACH SLIDING AND FOLDING DOORS

(e) FRONT APPROACH SLIDING AND FOLDING DOORS

(f) LATCH SIDE - FRONT APPROACH SLIDING AND FOLDING DOORS

NOTE:
1. ALL DOORS IN ALCOVES SHALL COMPLY WITH THE CLEARANCES FOR FRONT APPROACHES.
2. THERE SHALL BE A LEVEL FLOOR OR LANDING ON EACH SIDE OF THE DOOR.

4 DOOR APPROACHES

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

X-ADA DTLS

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SHEET TITLE

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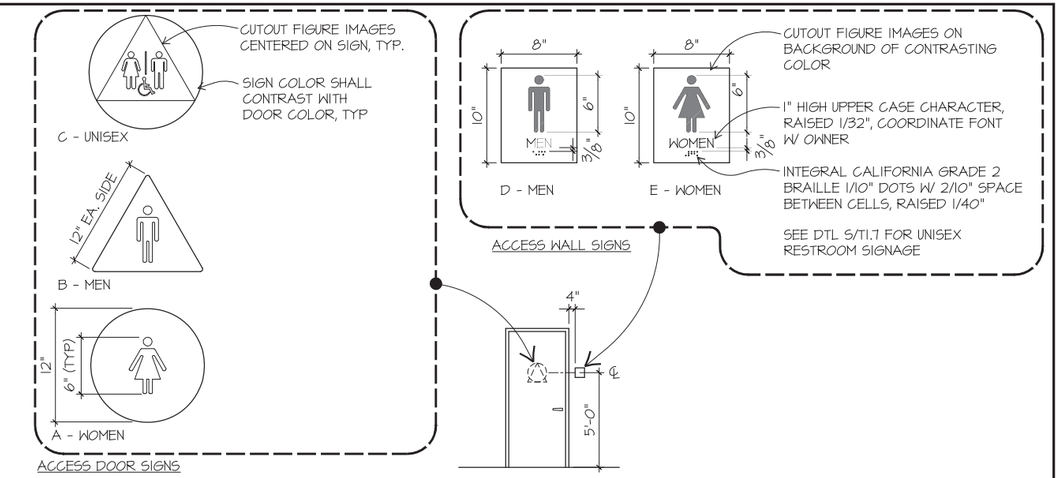
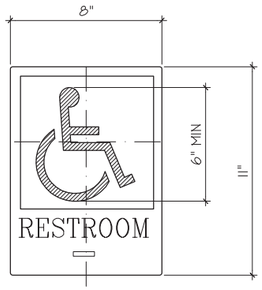
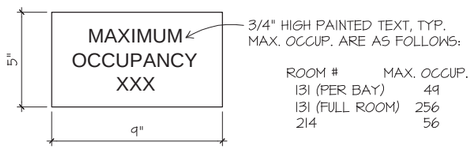


6 RESTROOM SIGNS

1 1/2" = 1'-0"

X-SIGNAGE 08





8 MAXIMUM OCCUPANCY SIGNAGE

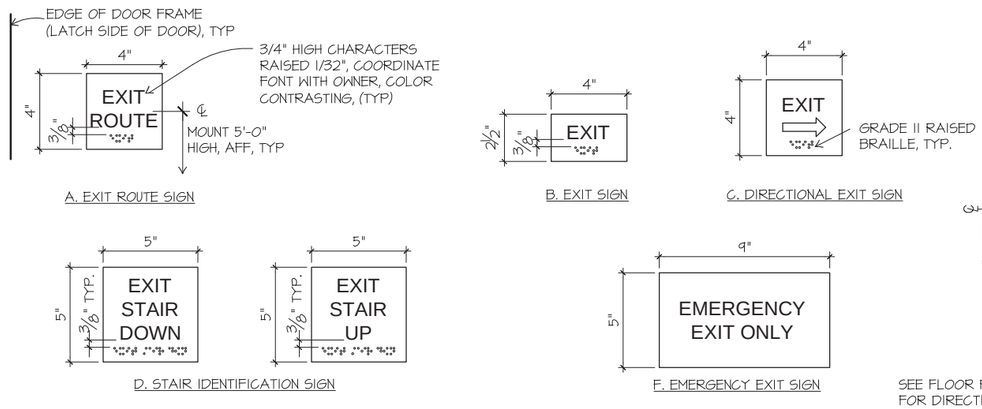
SCALE: 3" = 1'-0"

X-SIGNAGE 04

5 UNISEX RESTROOM SIGNAGE

SCALE: 3" = 1'-0"

X-SIGNAGE 04



7 EXIT SIGNAGE

SCALE: 3" = 1'-0"

X-SIGNAGE 04

1 ENTRANCE SIGNAGE

SCALE: 3" = 1'-0"

X-SIGNAGE 04

24"x36" OR 22"x34" SHEET SIZE. IF SHEET SIZE IS SMALLER, THEN DRAWING HAS BEEN REDUCED.

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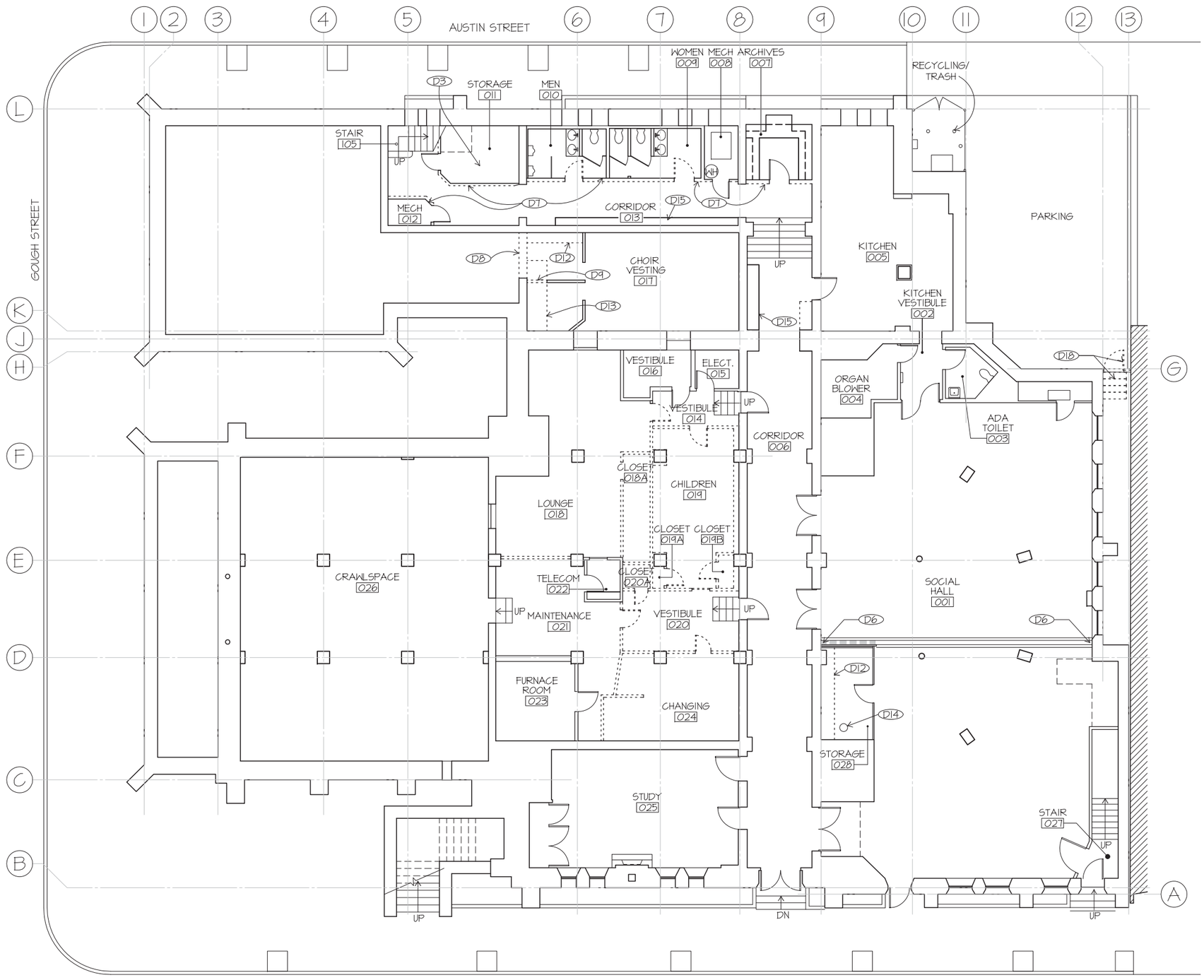

1 GROUND FLOOR DEMOLITION PLAN
SCALE: 1/8" = 1'-0"
X-PLAN 0.dwg

8 0 8 16

N

DEMOLITION PLAN SHEET NOTES

1. SEE GENERAL NOTES ON SHEET T1.1.
2. REMOVE CEILING FINISH AS REQUIRED FOR INSTALLATION OF STRUCTURAL WORK, SSD.
3. PROTECT IN PLACE ALL EXISTING CONSTRUCTION NOT DESIGNATED FOR REMOVAL.
4. REMOVE AND SALVAGE FOR REINSTALLATION ALL (E) MECHANICAL, ELECTRICAL, AND PLUMBING COMPONENTS REQUIRED FOR ACCESS TO STRUCTURAL WORK. MEP WORK TO BE PROVIDE AS DEFERRED SUBMITTAL, SEE SHEET T1.0.
5. ORGAN, PIPE ORGAN 106, ORGAN CLOSET 114, ORGAN BLOWER ROOM 004, AND ALL ASSOCIATED ORGAN PIPING ARE TO BE PROTECTED FROM DUST INTRUSION PRIOR TO STARTING WORK ON A PROJECT. NONE OF THESE SHALL BE DISTURBED DURING CONSTRUCTION.

DEMOLITION PLAN KEY NOTES

(NOT ALL NOTES APPEAR ON THIS SHEET)

- D1 FIX DOOR IN PLACE. REMOVE DOOR HANDLES AND LOCKS IN PREPARATION FOR SHEAR WALL INSTALLATION. SSD
- D2 FIX VERTICAL SLIDING DOOR PANEL IN OPEN POSITION
- D3 REMOVE NON-COMPLIANT CONC. RAMP
- D4 REMOVE AND SALVAGE DOORS
- D5 REMOVE AND SALVAGE DOOR FOR REINSTALLATION; SEE DOOR SCHEDULE
- D6 REMOVE ANY HARDWARE FIXING (E) WOOD SLIDING PARTITIONS IN PLACE. REMOVE AND SALVAGE WOOD PARTITIONS FOR REINSTALLATION
- D7 REMOVE (E) FINISH SURFACE OF PARTITIONS ON CORRIDOR 013 SIDE IN PREPARATION FOR MODIFICATIONS TO 1-HR ASSEMBLY
- D8 SAWCUT AND REMOVE (E) BRICK WALL FOR (N) SHEAR WALL, SSD, AND (N) ACCESS DOOR, SEE A2.4 DOOR SCHEDULE
- D9 REMOVE PORTION OF (E) WOOD FRAMED PARTITION AS NEEDED
- D10 COORDINATE DEMOLITION WORK IN THEATER 104 W/ THEATER CONTACTS
- D11 SAWCUT AND REMOVE CONC AS NEEDED FOR (N) LANDING AND SLOPED WALK
- D12 REMOVE BUILT-IN CASEWORK AS NEEDED FOR STRUCTURAL WORK. SALVAGE FOR REINSTALLATION
- D13 REMOVE FLOORING AND FLOOR ASSEMBLY AS NEEDED FOR (N) CONC FOOTING, SSD
- D14 PROTECT (E)PLAQUE ON FLOOR
- D15 (E) LOCKERS TO REMAIN
- D16 (E) FLOOR REGISTER TO REMAIN
- D17 (E) WALL REGISTER TO REMAIN
- D18 REMOVE (E) WD. WALL, DOOR, AND DOOR

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TRINITY EPISCOPAL CHURCH

SEISMIC STRENGTHENING

1668 BUSH STREET
SAN FRANCISCO, CALIFORNIA

SHEET TITLE

GROUND FLOOR DEMOLITION PLAN

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SHEET OF

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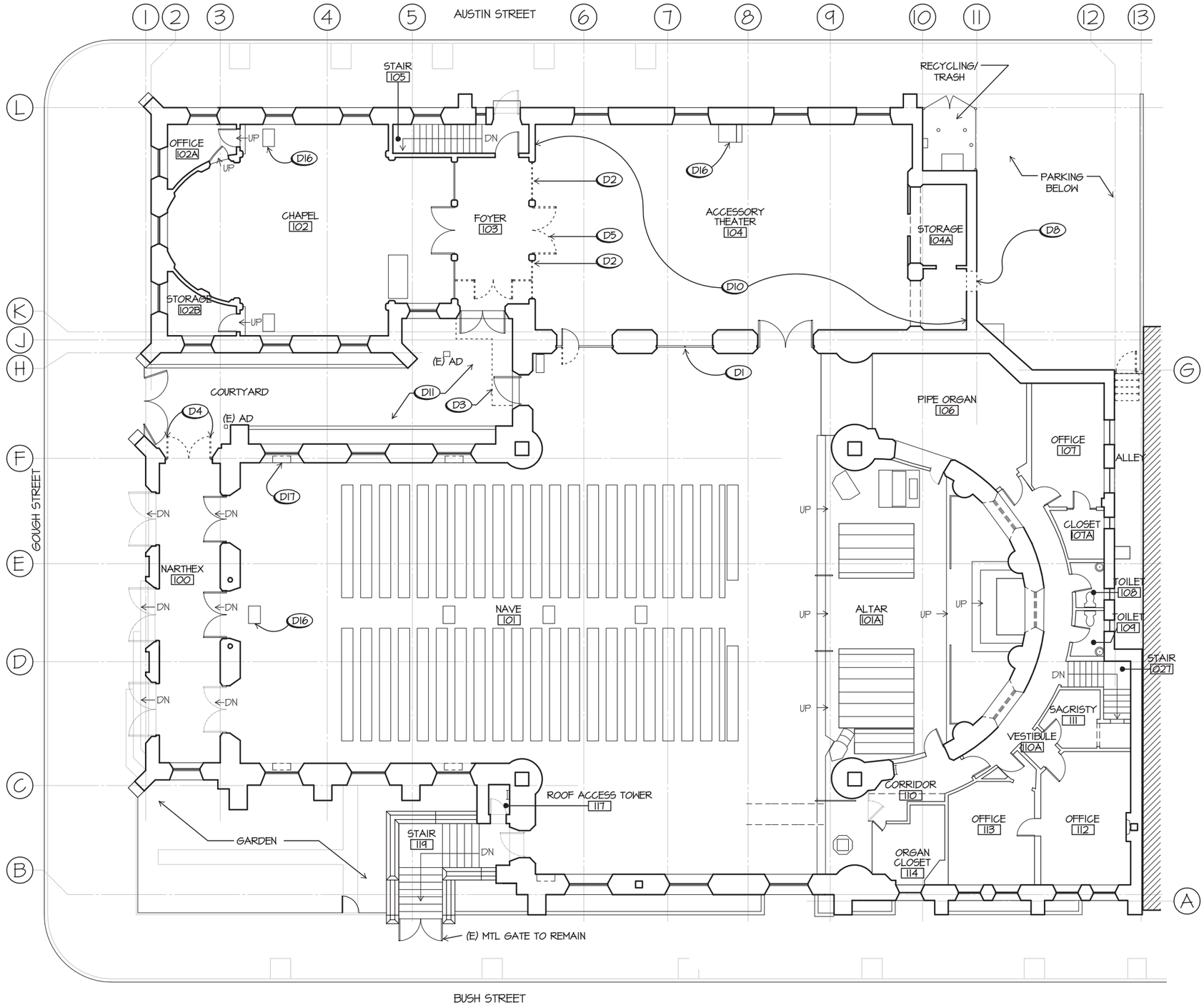

1 FIRST FLOOR DEMOLITION PLAN
SCALE: 1/8" = 1'-0"
X-PLAN 1.dwg

DEMOLITION PLAN SHEET NOTES

1. SEE GENERAL NOTES ON SHEET T1.1.
2. REMOVE CEILING FINISH AS REQUIRED FOR INSTALLATION OF STRUCTURAL WORK, SSD.
3. PROTECT IN PLACE ALL EXISTING CONSTRUCTION NOT DESIGNATED FOR REMOVAL.
4. REMOVE AND SALVAGE FOR REINSTALLATION ALL (E) MECHANICAL, ELECTRICAL, AND PLUMBING COMPONENTS REQUIRED FOR ACCESS TO STRUCTURAL WORK. MEP WORK TO BE PROVIDE AS DEFERRED SUBMITTAL, SEE SHEET T1.0.
5. ORGAN, PIPE ORGAN 106, ORGAN CLOSET 114, ORGAN BLOWER ROOM 004, AND ALL ASSOCIATED ORGAN PIPING ARE TO BE PROTECTED FROM DUST INTRUSION PRIOR TO STARTING WORK ON A PROJECT. NONE OF THESE SHALL BE DISTURBED DURING CONSTRUCTION.

DEMOLITION PLAN KEY NOTES

(NOT ALL NOTES APPEAR ON THIS SHEET)

- D1 FIX DOOR IN PLACE. REMOVE DOOR HANDLES AND LOCKS IN PREPARATION FOR SHEAR WALL INSTALLATION. SSD
- D2 FIX VERTICAL SLIDING DOOR PANEL IN OPEN POSITION
- D3 REMOVE NON-COMPLIANT CONC. RAMP
- D4 REMOVE AND SALVAGE DOORS
- D5 REMOVE AND SALVAGE DOOR FOR REINSTALLATION; SEE DOOR SCHEDULE
- D6 REMOVE ANY HARDWARE FIXING (E) WOOD SLIDING PARTITIONS IN PLACE. REMOVE AND SALVAGE WOOD PARTITIONS FOR REINSTALLATION
- D7 REMOVE (E) FINISH SURFACE OF PARTITIONS ON CORRIDOR 013 SIDE IN PREPARATION FOR MODIFICATIONS TO 1-HR ASSEMBLY
- D8 SAWCUT AND REMOVE (E) BRICK WALL FOR (N) SHEAR WALL, SSD, AND (N) ACCESS DOOR, SEE A2.4 DOOR SCHEDULE
- D9 REMOVE PORTION OF (E) WOOD FRAMED PARTITION AS NEEDED
- D10 COORDINATE DEMOLITION WORK IN THEATER 104 W/ THEATER CONTACTS
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- D12 REMOVE BUILT-IN CASEWORK AS NEEDED FOR STRUCTURAL WORK. SALVAGE FOR REINSTALLATION
- D13 REMOVE FLOORING AND FLOOR ASSEMBLY AS NEEDED FOR (N) CONC FOOTING, SSD
- D14 PROTECT (E)PLAQUE ON FLOOR
- D15 (E) LOCKERS TO REMAIN
- D16 (E) FLOOR REGISTER TO REMAIN
- D17 (E) WALL REGISTER TO REMAIN
- D18 REMOVE (E) WD. WALL, DOOR, AND DOOR

8 0 8 16
1/8" = 1'-0"

N

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TRINITY EPISCOPAL CHURCH

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1668 BUSH STREET
SAN FRANCISCO, CALIFORNIA

SHEET TITLE
FIRST FLOOR DEMOLITION PLAN

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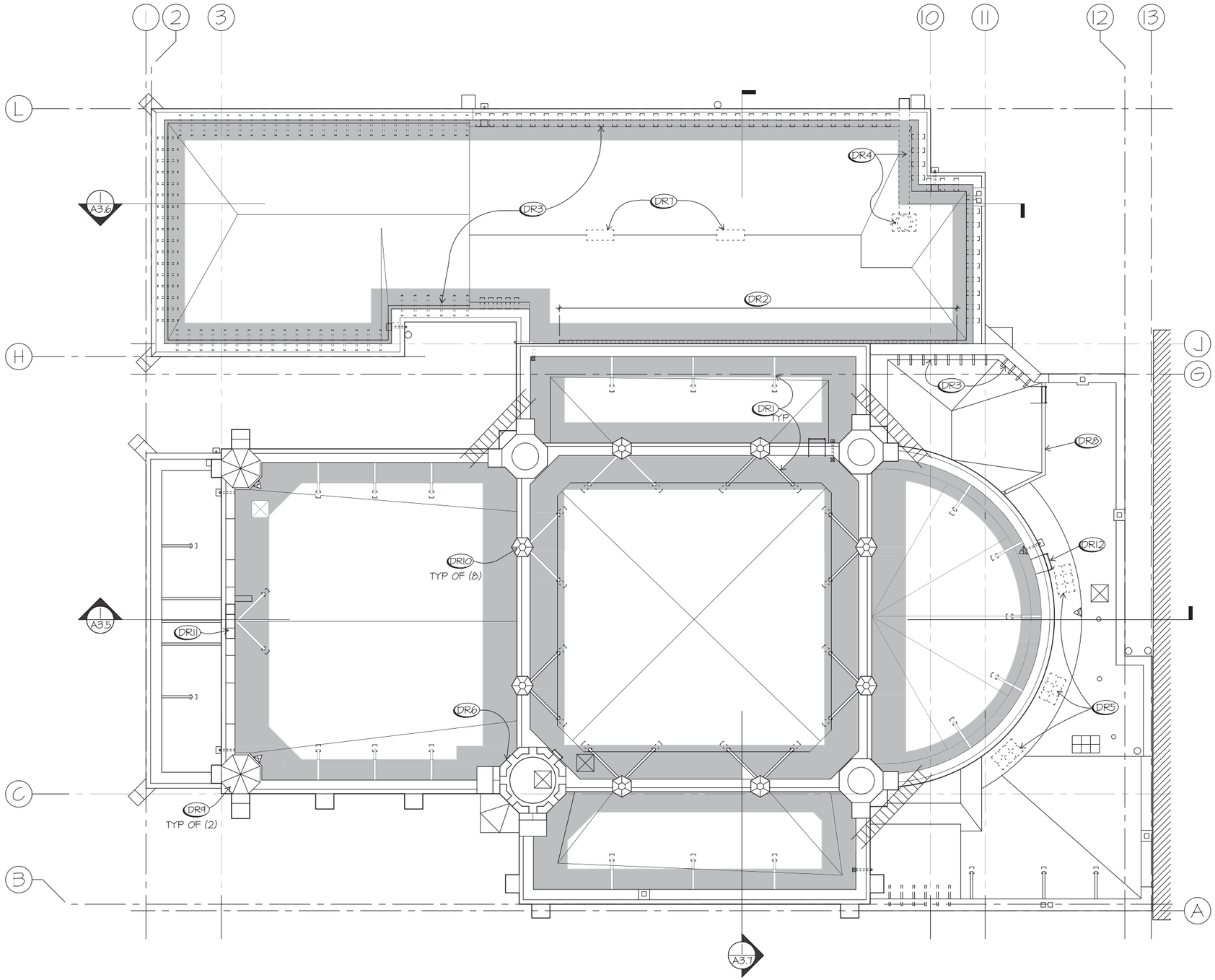

DEMOLITION ROOF PLAN SHEET NOTES

1. SEE GENERAL NOTES ON SHEET T1.1.
2. REMOVE ALL (E) ROOFING SYSTEMS DOWN TO (E) SHEATHING. UON.

DEMOLITION ROOF PLAN KEY NOTES

DR1 (E) PARAPET BRACES AND ANGLES TO REMAIN, PROTECT IN PLACE. REMOVE PITCH POCKET, ANGLE AND SCREWS INTO ROOF FRAMING.

DR2 REMOVE (E) MTL STRAP BRACES. SSD.

DR3 REMOVE AND SALVAGE (E) MTL STRAP BRACES FOR REINSTALLATION. SSD FOR ADDITIONAL INFORMATION.

DR4 REMOVE AND SALVAGE (E) MECHANICAL DUCT FOR REINSTALLATION.

DR5 REMOVE (E) SKYLIGHTS, TYP OF THREE (3).

DR6 REMOVE LOOSE BRICK MASONRY FROM OPENING AT SIDEWALL OF TOWER NEAR THE SURFACE OF THE SANCTUARY ROOF.

DR7 REMOVE (E) VENTS, SALVAGE FOR REINSTALLATION.

DR8 (E) MTL GUTTER TO REMAIN.

DR9 (E) STONE TILE ROOF TO REMAIN, TYP OF TWO (2).

DR10 (E) STONE FEATURES TO REMAIN, TYP OF EIGHT (8).

DR11 (E) STONE MONUMENT TO REMAIN.

DR12 (E) LADDER TO REMAIN, TYP OF THREE (3).

LEGEND

REMOVE (E) PLYWD SHEATHING AS REQ'D TO PROVIDE ACCESS FOR STRUCTURAL WORK. SSD FOR DETAILS.

1 ROOF DEMOLITION PLAN
SCALE: 1/8" = 1'-0"
X-PLAN R.dwg

8 0 8 16

N

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A1.2

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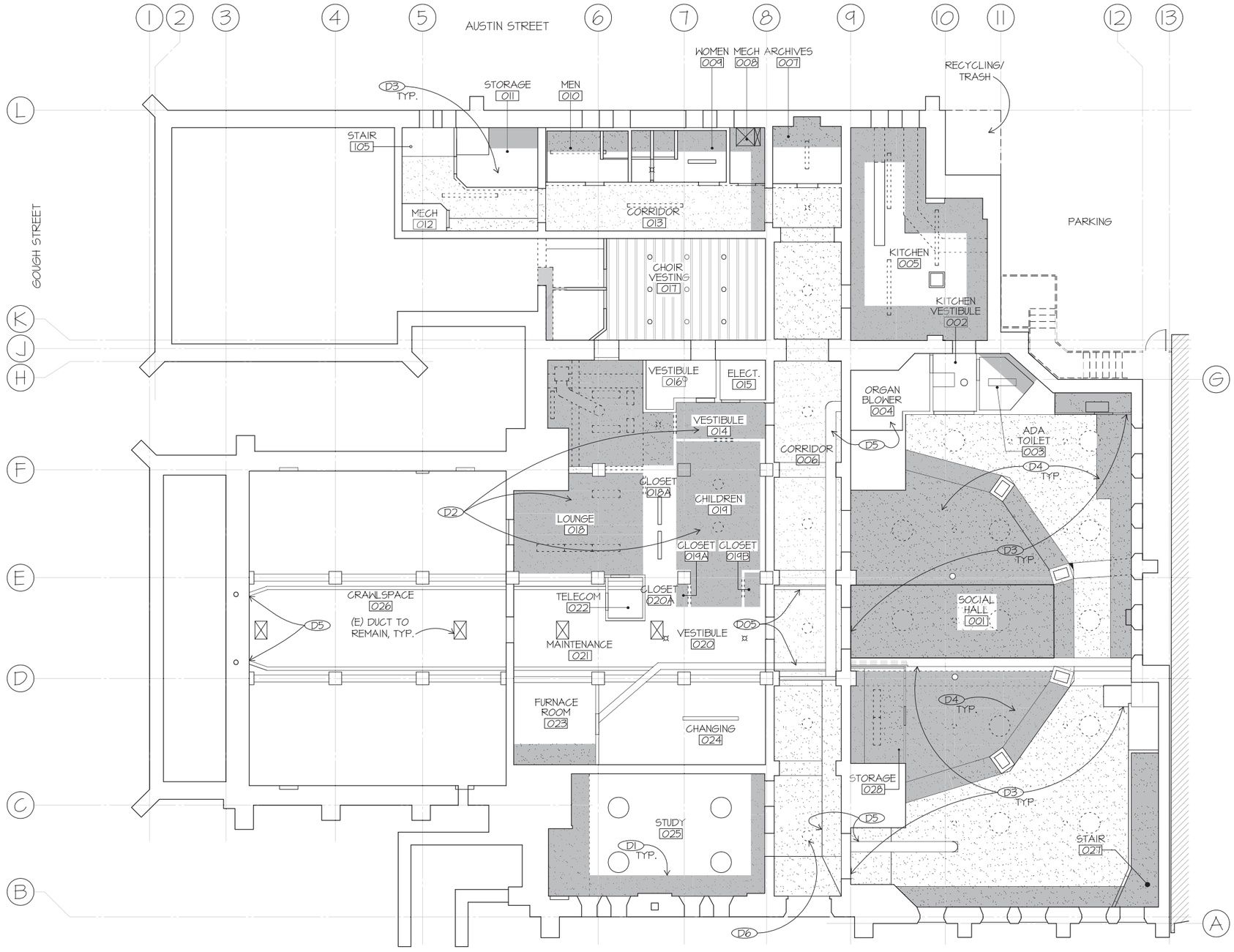

DEMOLITION RCP SHEET NOTES

1. SEE GENERAL NOTES ON SHEET T1.2.
2. PROTECT IN PLACE ALL EXISTING CONSTRUCTION NOT DESIGNATED FOR REMOVAL.
3. REMOVE, SALVAGE, TAG, AND STORE FOR REINSTALLATION ALL (E) MECHANICAL, ELECTRICAL, AND PLUMBING COMPONENTS REQUIRED FOR ACCESS TO STRUCTURAL WORK.
4. WHERE (E) LIGHT FIXTURES ARE LOCATED IN AREAS OF CEILING FINISH REMOVAL, REMOVE, SALVAGE, TAG, AND STORE FOR REINSTALLATION.
5. (E) EXPOSED FRAMING NOT INDICATED ON PLAN.

DEMOLITION RCP KEY NOTES

- (D1) REMOVE CEILING FINISHES REQUIRED FOR STRUCTURAL WORK.
- (D2) REMOVE EXTENT OF CEILINGS IN ROOMS 014, 018, 019, 019A & 019B.
- (D3) REMOVE DROPPED ACOUSTICAL CEILING TILE.
- (D4) REMOVE PLASTER ON LATH CEILING ABOVE ACOUSTIC TILE CEILING AS INDICATED IN SOCIAL HALL 001.
- (D5) ORGAN BLOWER PIPING AND EQUIPMENT IN ORGAN BLOWER ROOM 004 TO BE PROTECTED FROM DUST INTRUSION PRIOR TO THE START OF DEMOLITION.
- (D6) SALVAGE (E) LIGHTS IN CORRIDOR 006 AND 013 FOR REINSTALLATION.

LEGEND

- PLASTER OR GYPSUM BOARD CEILING FINISHES TO BE REMOVED
- (E) PLASTER ON LATH OR GYPSUM BOARD
- EXPOSED CEILING
- WALL TO BE REMOVED

1/8" = 1'-0"

1 GROUND FLOOR REFLECTED CEILING DEMOLITION PLAN
SCALE:
X-PLAN 0.dwg

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GROUND FLOOR REFLECTED CEILING DEMOLITION PLAN

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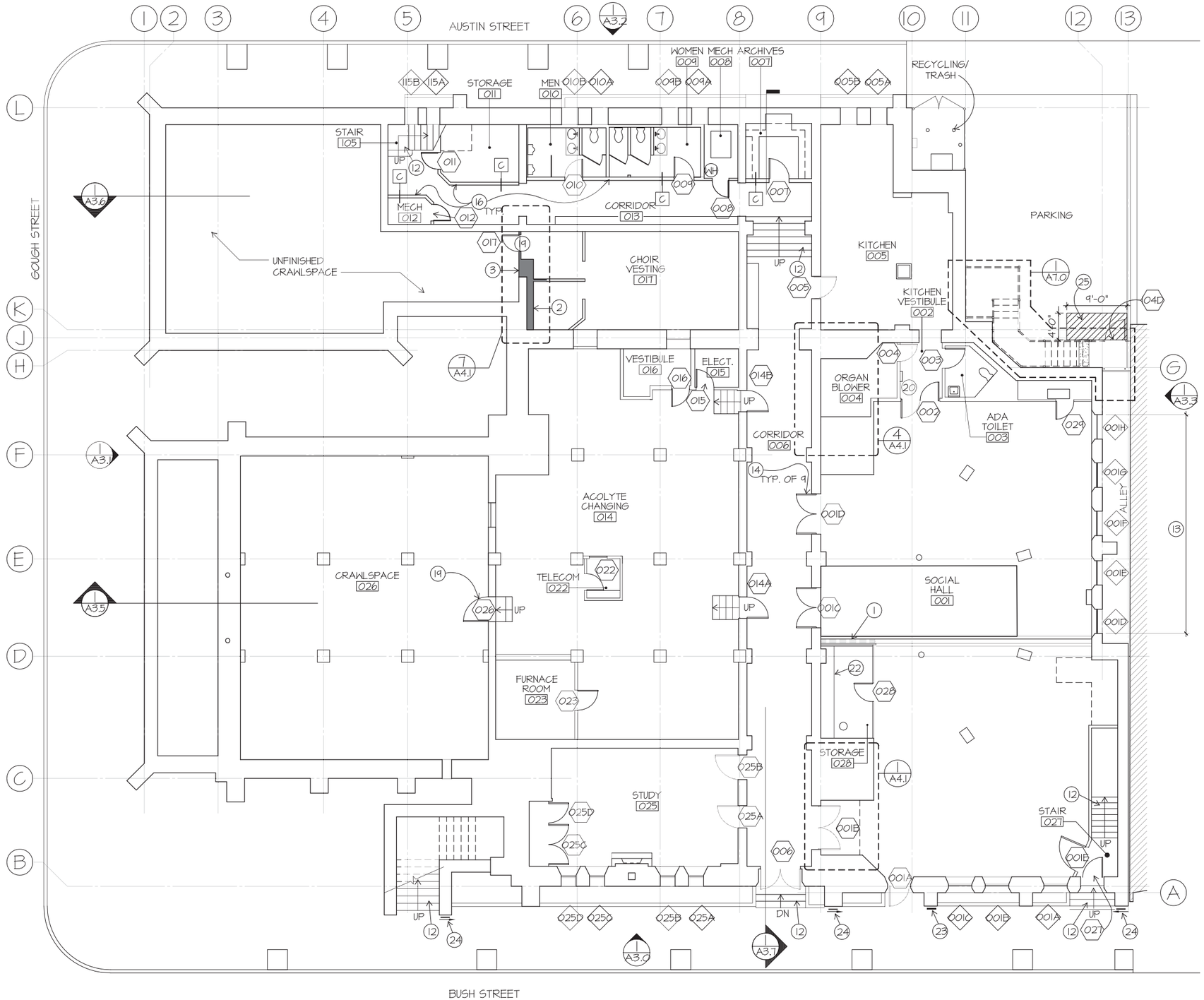

1 GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"
X-PLAN 0.dwg

FLOOR PLAN SHEET NOTES

1. SEE GENERAL NOTES ON SHEET T1.1.
2. PROVIDE ADA COMPLIANT DOOR HARDWARE AND THRESHOLDS THROUGHOUT.
3. PROVIDE ASSISTIVE-LISTENING SYSTEMS AT ALL ASSEMBLY SPACES FOR PERSONS WITH HEARING IMPAIRMENTS.
4. PROVIDE ACCESSIBLE SIGNAGE WHERE REQUIRED.
5. MEP REINSTALLATION TO BE PROVIDED AS DEFERRED SUBMITTAL
6. SEE A2.3 FOR SCOPE OF NEW WORK AT GROUND FLOOR CEILING.
7. SEE SHEET A9.0 FOR WALL TYPE INDICATED BY WALL TYPE TAG.
8. FOR SIGNAGE, SEE SHEET T1.1
9. TYPE 2-A PORTABLE FIRE EXTINGUISHERS (PFE) TO BE LOCATED SO THAT MAX. TRAVEL DISTANCE IS 75 FEET.

FLOOR PLAN KEY NOTES

(NOT ALL NOTES APPEAR ON THIS SHEET.)

(1) REINSTALL REHABILITATED (E) WD SLIDING PARTITION PANELS. FIX PANELS IN PLACE AT W SIDE OF ROOM

(2) (N) CONC. SHEAR WALL, SSD

(3) INFILL (E) MASONRY WALL OPNG FLUSH WITH E FACE OF WALL PRIOR TO SHEAR WALL INSTALLATION

(4) CONC. INFILL WALL, SSD. PROVIDE DECORATIVE PLASTER FIN. TO MATCH (E) AT INT

(5) PROVIDE SPACE FOR ACCESSIBLE SEATING, TYP OF SIX (6)

(6) (N) CONC SLAB W/ WD & CARPET FIN TO MATCH (E)

(7) (E) COLUMBARIUM IN WALL BELOW WINDOWS, DO NOT DISTURB

(8) PROVIDE RAMP FOR ACCESS TO ALTAR

(9) (E) MET. FLOOR RGTR. TO REMAIN

(10) (E) MET. WALL RGTR. TO REMAIN

(11) NOT USED

(12) PROVIDE (N) CODE-COMPLIANT WD. HANDRAILS AT BOTH SIDES OF (E) STAIRS. SEE DTL 6/T1.6 FOR LAYOUT AND DTL 9/T1.6 FOR SIZE AND ADJUSTMENT; AT STAIR 027 AND 105 PROVIDE HANDRAIL AT WALL SIDE ONLY

(13) EXT SPRINKLERS AT ALL (E) WINDOW OPNGS TO E ALLEY, SEE DEFERRED SUBMITTALS ON SHEET T1.0

(14) ALL (E) WD DOORS OPNG INTO CORR 006 TO HAVE (N) UL LISTED SEALS AND CLOSERS INSTALLED. SEE DR SCHEDULE

(15) PROVIDE CONC LANDING AND SLOPED WALK

(16) PROVIDE 1-HOUR RATED PARTITIONS AT ALL WALLS IN CORR 013

(17) PROVIDE ACOUSTIC ASSEMBLY AT THEATER SIDE OF WALL.

(18) ANCHOR GATE ASSEMBLY TO (E) STONE WALLS.

(19) PROVIDE (N) ACCESS DOOR TO CRAWLSPACE.

(20) (E) ELECT PANEL TO REMAIN.

(21) REINSTALL SALVAGED DOORS IN (E) FRAME W/ REVERSE SWING.

(22) REINSTALL SALVAGED CASEWORK.

(23) ENTRANCE SIGNAGE WITH ISA

(24) SIGNAGE INDICATING DIRECTION TO ACCESSIBLE ENTRANCE.

(25) ADD STRIPING TO (E) ASPHALT FOR APPROPRIATE EGRESS.

(26) POST MAX. OCCUPANCY SIGNAGE IN CHAPEL, SEE DTL 8/T1.6 FOR SIGN.

8 0 8 16
1/8" = 1'-0"

N

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Architects, Planners & Conservators
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415.421.1680 fax 415.421.0127

NO.	DESCRIPTION	DATE
REVISIONS		

TRINITY EPISCOPAL CHURCH

SEISMIC STRENGTHENING

1668 BUSH STREET
SAN FRANCISCO, CALIFORNIA

SHEET TITLE

GROUND FLOOR PLAN

ISSUANCE
ISSUE FOR PERMIT

DATE
DECEMBER 23, 2013

PROJ. NO.
10029

DRAWN
CL

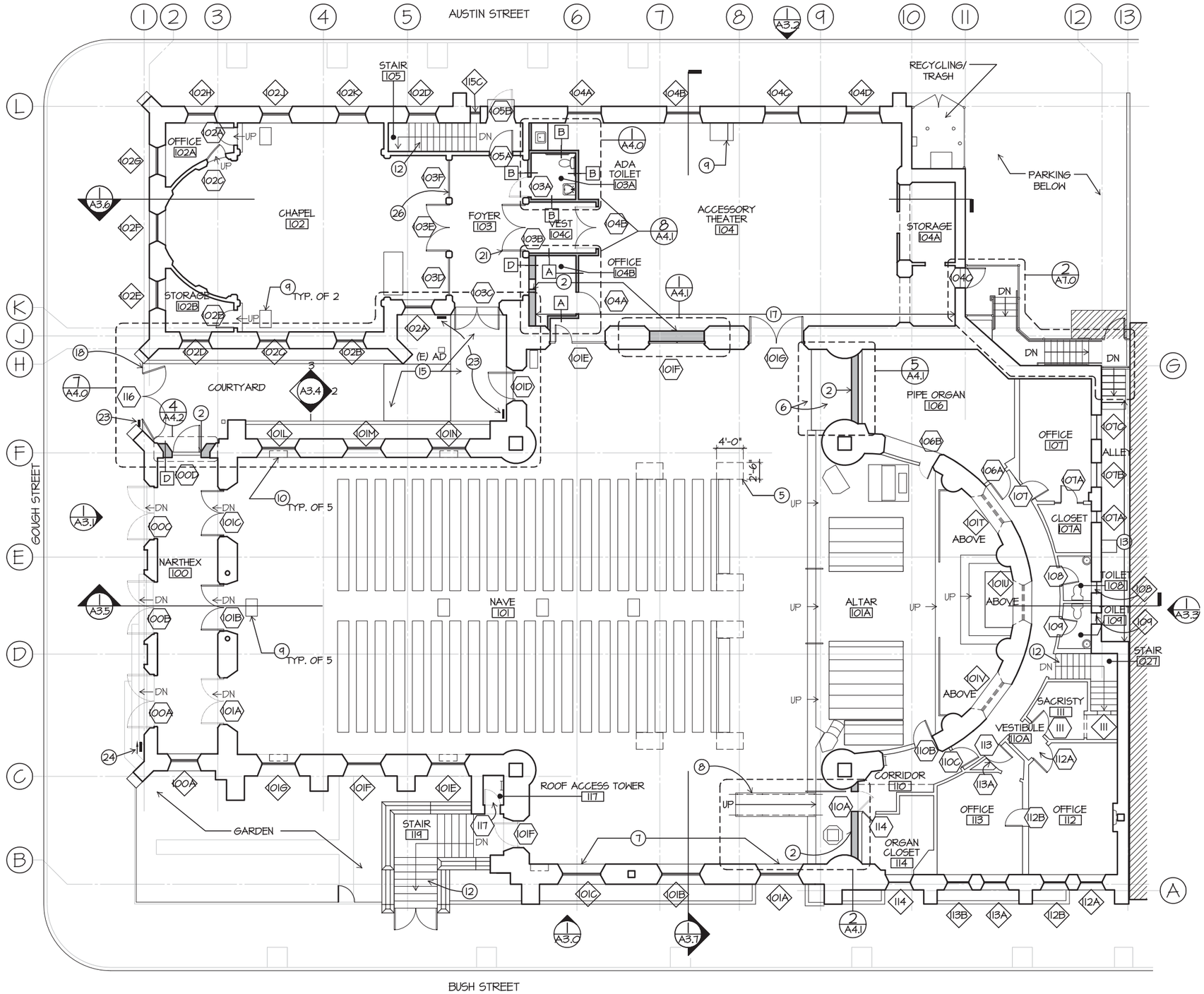
CHECKED
NM

LICENSED ARCHITECT
NAOMI O. MIROGLIO
NO. 22990
REN. 11-30-15
STATE OF CALIFORNIA

DRAWING NO.
A2.0

SHEET OF

24"x36" OR 22"x34" SHEET SIZE. IF SHEET SIZE IS SMALLER, THEN DRAWING HAS BEEN REDUCED.



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

FLOOR PLAN SHEET NOTES

1. SEE GENERAL NOTES ON SHEET T1.1.
2. PROVIDE ADA COMPLIANT DOOR HARDWARE AND THRESHOLDS THROUGHOUT.
3. PROVIDE ASSISTIVE-LISTENING SYSTEMS AT ALL ASSEMBLY SPACES FOR PERSONS WITH HEARING IMPAIRMENTS.
4. PROVIDE ACCESSIBLE SIGNAGE WHERE REQUIRED.
5. MEP REINSTALLATION TO BE PROVIDED AS DEFERRED SUBMITTAL
6. SEE A2.3 FOR SCOPE OF NEW WORK AT GROUND FLOOR CEILING.
7. SEE SHEET A9.0 FOR WALL TYPE INDICATED BY WALL TYPE TAG.
8. FOR SIGNAGE, SEE SHEET T1.1
9. TYPE 2-A PORTABLE FIRE EXTINGUISHERS (PFE) TO BE LOCATED SO THAT MAX. TRAVEL DISTANCE IS 75 FEET.

FLOOR PLAN KEY NOTES

(NOT ALL NOTES APPEAR ON THIS SHEET.)

1. REINSTALL REHABILITATED (E) WD SLIDING PARTITION PANELS. FIX PANELS IN PLACE AT W SIDE OF ROOM
2. (N) CONC. SHEAR WALL, SSD
3. INFILL (E) MASONRY WALL OPNG FLUSH WITH E FACE OF WALL PRIOR TO SHEAR WALL INSTALLATION
4. CONC. INFILL WALL, SSD. PROVIDE DECORATIVE PLASTER FIN. TO MATCH (E) AT INT
5. PROVIDE SPACE FOR ACCESSIBLE SEATING, TYP OF SIX (6)
6. (N) CONC SLAB W/ WD & CARPET FIN TO MATCH (E)
7. (E) COLUMBARIUM IN WALL BELOW WINDOWS, DO NOT DISTURB
8. PROVIDE RAMP FOR ACCESS TO ALTAR
9. (E) MET. FLOOR RGTR. TO REMAIN
10. (E) MET. WALL RGTR. TO REMAIN
11. NOT USED
12. PROVIDE (N) CODE-COMPLIANT WD. HANDRAILS AT BOTH SIDES OF (E) STAIRS. SEE DTL 6/T1.6 FOR LAYOUT AND DTL 9/T1.6 FOR SIZE AND ADJUSTMENT; AT STAIR 027 AND 105 PROVIDE HANDRAIL AT WALL SIDE ONLY
13. EXT SPRINKLERS AT ALL (E) WINDOW OPNGS TO E ALLEY, SEE DEFERRED SUBMITTALS ON SHEET T1.0
14. ALL (E) WD DOORS OPNG INTO CORR 006 TO HAVE (N) UL LISTED SEALS AND CLOSERS INSTALLED. SEE DR SCHEDULE
15. PROVIDE CONC LANDING AND SLOPED WALK
16. PROVIDE 1-HOUR RATED PARTITIONS AT ALL WALLS IN CORR 013
17. PROVIDE ACOUSTIC ASSEMBLY AT THEATER SIDE OF WALL.
18. ANCHOR GATE ASSEMBLY TO (E) STONE WALLS.
19. PROVIDE (N) ACCESS DOOR TO CRAWLSPACE.
20. (E) ELECT PANEL TO REMAIN.
21. REINSTALL SALVAGED DOORS IN (E) FRAME W/ REVERSE SWING.
22. REINSTALL SALVAGED CASEWORK.
23. ENTRANCE SIGNAGE WITH ISA
24. SIGNAGE INDICATING DIRECTION TO ACCESSIBLE ENTRANCE.
25. ADD STRIPING TO (E) ASPHALT FOR APPROPRIATE EGRESS.
26. POST MAX. OCCUPANCY SIGNAGE IN CHAPEL, SEE DTL 8/T1.6 FOR SIGN.

8 0 8 16
1/8" = 1'-0"

N

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NO.	DESCRIPTION	DATE
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TRINITY EPISCOPAL CHURCH

SEISMIC STRENGTHENING

1668 BUSH STREET
SAN FRANCISCO, CALIFORNIA

SHEET TITLE
FIRST FLOOR PLAN

ISSUANCE
ISSUE FOR PERMIT

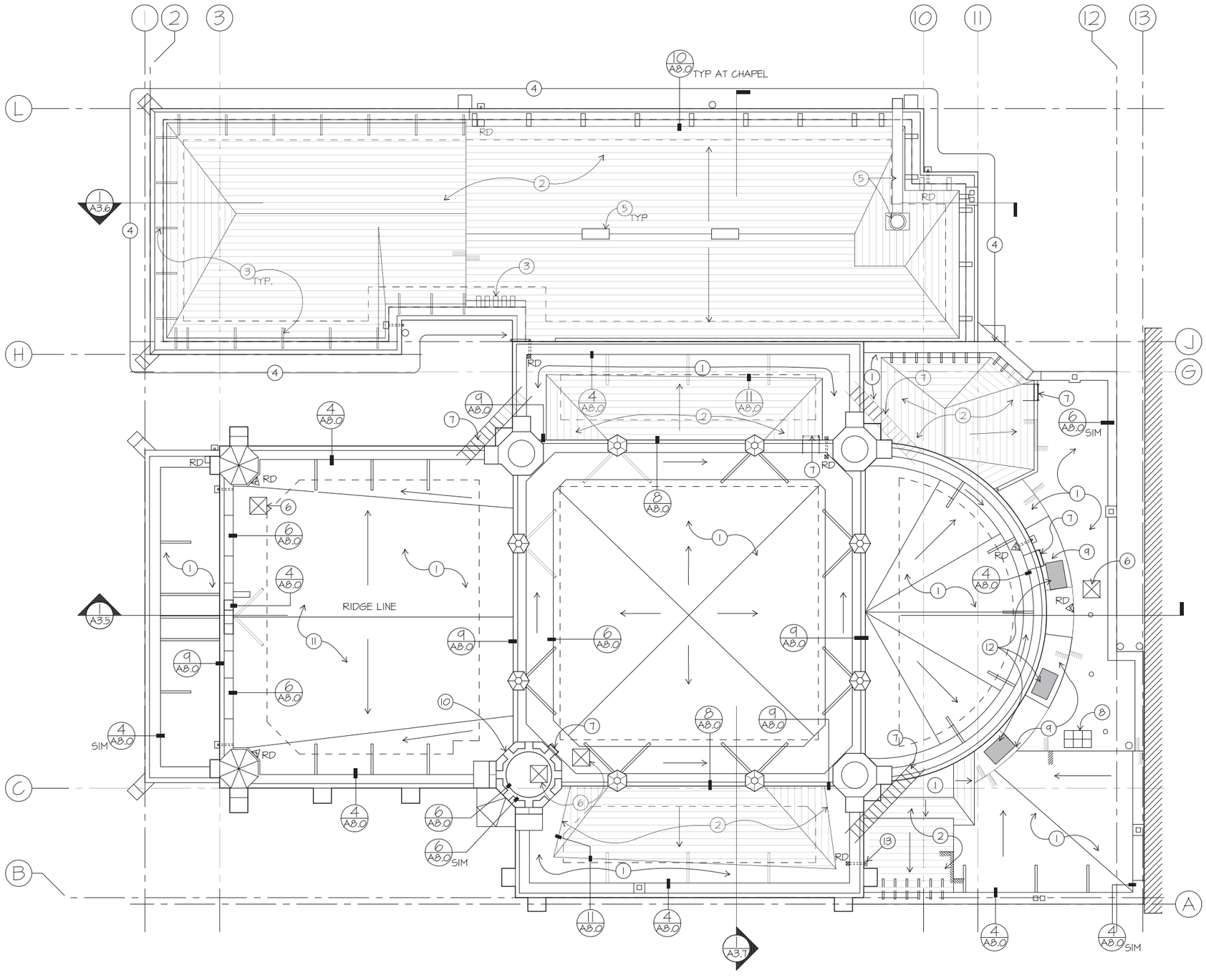
DATE
DECEMBER 23, 2013

PROJ. NO. 10029
DRAWN CL
CHECKED NM

LICENSED ARCHITECT NAOMI O. MIROGLIO NO. 22990 RENEWAL 11-30-15 STATE OF CALIFORNIA

DRAWING NO.
A2.1
SHEET OF

24"x36" OR 22"x34" SHEET SIZE. IF SHEET SIZE IS SMALLER, THEN DRAWING HAS BEEN REDUCED.



1 ROOF PLAN
SCALE: 1/8" = 1'-0"
X-PLAN R.dwg

8 0 8 16
1/8" = 1'-0"

N

ROOF PLAN SHEET NOTES

1. SEE GENERAL NOTES ON SHEET T1.1.
2. ROOF TYPE TO BE CLASSIFICATION, "C" FOR III-B CONSTRUCTION.
3. STONE AND BRICK PARAPETS: REMOVE (E) COATINGS TO RECEIVE NEW ROOFING SYSTEMS.

ROOF PLAN KEY NOTES

(1) PROVIDE MEMBRANE ROOF ASSEMBLY.

(2) PROVIDE ASPHALT SHINGLE ROOF ASSEMBLY.

(3) REINSTALL SALVAGED PARAPET STRAP BRACE. SSD FOR SPACING AND CONNECTION DETAILS.

(4) PROVIDE CONT. STL PLATE AT TOP OF PARAPET WALL FOR STRAP BRACE CONNECTIONS. SSD FOR DETAILS. PROVIDE MEMBRANE ROOF ASSEMBLY OVER PLATE AND WITHIN (E) DRAINAGE GUTTERS.

(5) REINSTALL SALVAGED MECHANICAL DUCTS OR VENTS.

(6) (E) ROOF ACCESS HATCH. RAISE (E) CURB AS REQ'D.

(7) (E) VERTICAL OR HORIZONTAL ACCESS LADDER. INSPECT VERTICAL LADDER ANCHORAGE, REANCHOR AS REQ'D.

(8) (E) SKYLIGHT. RAISE (E) CURB AS REQ'D; REHAB (E) SKYLIGHT.

(9) PROVIDE MEMB. ROOF ASSEMBLY OVER WOOD-FRAMED CONNECTIONS ALIGNED WITH MASONRY PIERS AT APSE WALL. SSD FOR DETAILS.

(10) REBUILD 4'X4' PORTION OF BRICK MASONRY WALL AT INTERSECTION OF SANCTUARY ROOF, 3 WYTHES DEEP.

(11) FUTURE SOLAR PANEL LOCATION.

(12) PROVIDE WOOD FRAMING AND PLYWOOD SHEATHING WHERE SKYLIGHTS WERE REMOVED, SSD.

(13) ROOF DRAIN AND SCUPPER / DS ASSEMBLY, TYP. PROVIDE (N) ROOF DRAIN; INSPECT AND REHAB / REPLACE MTL SCUPPERS TO MATCH (E), AND REHAB / REPLACE DS, INSPECT INTERNAL PIPING AND REPLACE AS REQ'D, PROVIDE SPLASH BLOCKS WHERE DS DISCHARGES, TYP FOR ALL.

ROOF ALTERNATE:
PROVIDE 3" RIGID INSULATION THROUGHOUT.

LEGEND

- - - - PROVIDE TWO LAYERS OF PLYWOOD SHEATHING WHERE OPENED UP FOR STRUCTURAL WORK. SSD FOR ADDITIONAL INFORMATION.

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TRINITY EPISCOPAL CHURCH

SEISMIC STRENGTHENING

1668 BUSH STREET
SAN FRANCISCO, CALIFORNIA

SHEET TITLE

ROOF PLAN

ISSUANCE
ISSUE FOR PERMIT

DATE
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PROJ. NO.
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NO. 22990
REN. 11-30-15
STATE OF CALIFORNIA

DRAWING NO.
A2.2

SHEET OF

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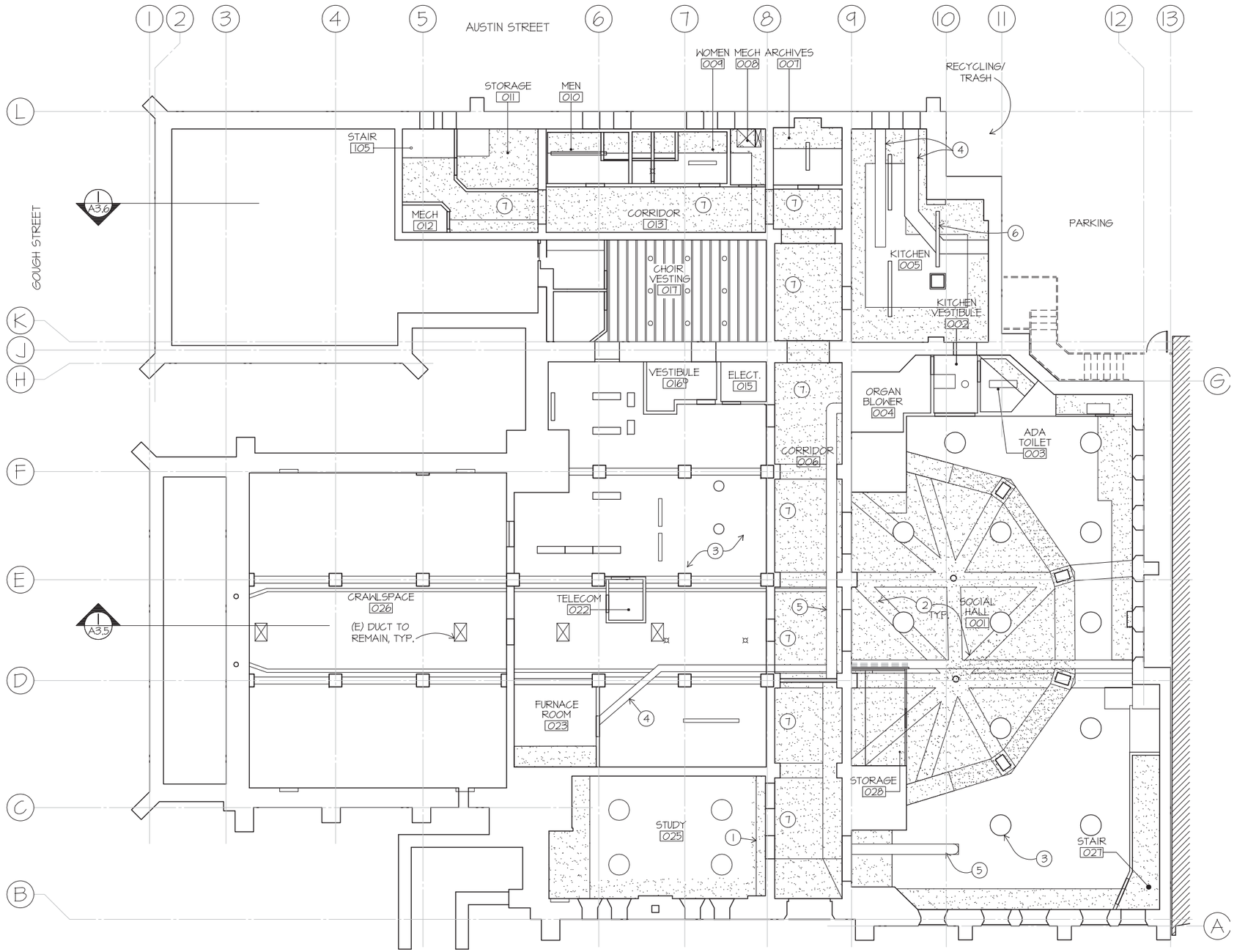

RCP SHEET NOTES

1. SEE GENERAL NOTES ON SHEET T1.2.
2. PROTECT IN PLACE ALL EXISTING CONSTRUCTION NOT DESIGNATED FOR REMOVAL.
3. MEP REMOVAL AND REINSTALLATION TO BE PROVIDED AS DEFERRED SUBMITTAL, SEE SHEET T1.0

RCP KEY NOTES

1. PROVIDE GWB SOFFIT TO CONCEAL (N) STRUCTURAL BRACES.
2. PROVIDE GWB SOFFIT TO CONCEAL (N) STRUCT WORK, SSD.
3. PROVIDE (N) LIGHTING FOR ROOMS 001 AND 014.
4. EXPOSED DUCT, REINSTALL AS REQ.
5. PROTECT (E) PIPE ORGAN DUCT.
6. REINSTALL LIGHT AS REQ. TYP.
7. (N) 1-HR FIRE-RATED CEILING / FLOOR ASSEMBLY, SEE ASSEMBLY 1 ON SHEET A9.0

LEGEND

- AREA OF (N) GYP BD CEILING; MATCH (E) ADJ. FINISH.
- AREA OF (E) EXP. OR CLG. TO REMAIN

1 GROUND FLOOR REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"
X-PLAN 0.dwg

8 0 8 16

N

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NO.	DESCRIPTION	DATE
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TRINITY EPISCOPAL CHURCH

SEISMIC STRENGTHENING

1668 BUSH STREET
SAN FRANCISCO, CALIFORNIA

SHEET TITLE

GROUND FLOOR REFLECTED CEILING PLAN

ISSUANCE	ISSUE FOR PERMIT
DATE	DECEMBER 23, 2013
PROJ. NO.	10029
DRAWN	CL
CHECKED	NM

LICENSED ARCHITECT
NAOMI O. MIROGLIO
NO. 22990
REN. 11-30-15
STATE OF CALIFORNIA

DRAWING NO.

A2.3

SHEET OF

24"x36" OR 22"x34" SHEET SIZE. IF SHEET SIZE IS SMALLER, THEN DRAWING HAS BEEN REDUCED.

DOOR SCHEDULE

DOOR NO.	ROOM NAME	(E)/(N)/(R)	TYPE	DOOR			FRAME		GLAZING	HARDWARE GROUP	DETAILS	RATING	REPAIR	REMARK
				SIZE	MAT.	FINISH	MAT.	FINISH			THRESH			
GROUND FLOOR														
001A	SOCIAL HALL	(E)		3'-0" x 7'-0"	WD	ST	WD	ST	TX	HW #5		--		
001B	SOCIAL HALL	(E)		PR. 6'-6¼"x7'-0"	WD	ST	WD	ST	--	HW #2		20 MIN		SEE KEY NOTE 1 AND 2
001C	SOCIAL HALL	(E)		PR. 6'-0"x7'-0"	WD	ST	WD	ST	--	HW #2		20 MIN		SEE KEY NOTE 1 AND 2
001D	SOCIAL HALL	(E)		PR. 6'-0"x7'-0"	WD	ST	WD	ST	--	HW #2		20 MIN		SEE KEY NOTE 1 AND 2
001E	SOCIAL HALL	(E)		4'-0" x 7'-0"	WD	ST	WD	ST	--	(E)		--		
002	KITCHEN VESTIBULE	(E)		PR. 5'-4½"x7'-0"	WD	ST	WD	ST	--	HW #2		--		
003	ADA TOILET	(E)		3'-0" x 7'-0"	MTL	PT	MTL	PT	--	HW #9		--		
004	ORGAN BLOWER	(E)		2'-7" x 7'-0"	WD	ST	WD	ST	--	(E)		--		
005	KITCHEN	(E)		3'-4" x 7'-0"	WD	PT/ST	WD	PT/ST	--	HW #2		20 MIN		SEE KEY NOTE 1 AND 2, (E) PT ON KITCHEN SIDE, ST ON CORR.
006	CORRIDOR	(E)		PR. 6'-0"x7'-0"	WD	ST	WD	PT	(E)	HW #6		--		
007	ARCHIVES	(E)		3'-0" x 7'-0"	WD	ST	WD	ST	--	(E)		20 MIN		SEE KEY NOTE 1 AND 2
008	MECHANICAL	(E)		2'-6" x 7'-0"	WD	PT	WD	PT	--	(E)		20 MIN		REPLACE LOUVERS W/SOLID WD. PANELS
009	WOMEN	(N)		MATCH (E)	WD	PT	WD	PT	--	HW #10		20 MIN		PROVIDE (N) RATED DOOR; SEE KEY NOTE 1
010	MEN	(N)		MATCH (E)	WD	PT	WD	PT	--	HW #10		20 MIN		PROVIDE (N) RATED DOOR; SEE KEY NOTE 1
011	STORAGE	(E)		2'-6" x 7'-0"	WD	PT	WD	PT	--	(E)		20 MIN		SEE KEY NOTE 1 AND 2
012	MECHANICAL	(E)		2'-6" x 7'-0"	WD	PT	WD	PT	--	(E)		20 MIN		SEE KEY NOTE 1 AND 2
014A	ACOLYTE CHANGING	(E)		3'-2½" x 7'-0"	WD	ST	WD	ST	--	(E)		20 MIN		SEE KEY NOTE 1 AND 2
014B	ACOLYTE CHANGING	(E)		3'-2½" x 7'-0"	WD	ST	WD	ST	--	(E)		20 MIN		SEE KEY NOTE 1 AND 2
015	ELECTRICAL	(E)		2'-8" x 7'-0"	WD	PT	WD	PT	--	(E)		--		
016	VESTIBULE	(E)		2'-8" x 7'-0"	WD	PT	WD	PT	--	(E)		--		
017	CHOIR VESTING	(N)		3'-0" X 7'-0"	WD	PT	WD	PT	--	HW #11		--		
022	TELECOM	(E)		2'-6" x 7'-0"	WD	ST	WD	ST	--	(E)		--		
023	FURNACE ROOM	(E)		3'-0" x 7'-0"	MTL	--	MTL	--	--	(E)		--		
025A	STUDY	(E)		3'-4" x 7'-0"	WD	ST	WD	ST	--	HW #2		20 MIN		SEE KEY NOTE 1 AND 2
025B	STUDY	(E)		3'-8" x 7'-0"	WD	ST	WD	ST	--	(E)		20 MIN		SEE KEY NOTE 1 AND 2
025C	STUDY	(E)		PR. 6'-0"x7'-0"	WD	PT	WD	PT	--	(E)		--		
025D	STUDY	(E)		3'-0" x 7'-0"	WD	PT	WD	PT	--	(E)		--		
026	CRAWLSPACE	(N)		3'-0" X 7'-0"	WD	PT	WD	PT	--	HW #11		--		
027	STAIR	(E)		3'-0" x 7'-0"	WD	ST	WD	PT	--	(E)		--		
028	STORAGE	(E)		2'-9" x 11'-0"	WD	ST	WD	ST	--	(E)		--		
029	CLOSET	(E)		2'-8" x 11'-0"	WD	ST	WD	ST	--	(E)		--		

HARDWARE GROUP

HW #1	PASSAGE
HW#2	PRIVACY
HW#3	PRIVACY, PAIR
HW#4	EXIT
HW#5	EXIT/ENTRY
HW#6	EXIT/ENTRY, PAIR
HW#7	EXIT/PASSAGE
HW#8	EXIT, PASSAGE, PAIR
HW#9	BATHROOM, SINGLE OCC
HW#10	BATHROOM, MULTIPLE OCC
HW#11	STOREROOM
HW#12	OFFICE
HW#13	GATE

ABBREVIATIONS

(E) EXISTING	WD WOOD	ST STAIN		CL CLEAR
(R) RELOCATED	MTL METAL	SG SAFETY GLASS		TX TEXTURED
(N) NEW	PT PAINT	RG RATED GLASS		

SHEET NOTES

1. CONTRACTOR TO ENSURE PROPER WORKING ORDER AND WEATHERTIGHTNESS. CONTRACTOR SHALL PERFORM SURVEY OF ALL (E) DOOR OPENINGS. VERIFY THE QUANTITY AND CONDITION OF FRAME, DOOR, GLAZING, HEAD FLASHING, THRESHOLD AND HARDWARE.
2. DOOR SIZES SHOWN ARE NOMINAL. FIELD VERIFY (E) OPENINGS AND NEW OPENINGS WHEN ALIGNING WITH (E) FOR ACTUAL DIMENSIONS.
3. CONTRACTOR SHALL PAINT ALL NEW DOORS, FINISH INTERIOR AND EXTERIOR SURFACE AT ALL 6 SIDES, TYP., U.O.N..
4. CONTRACTOR SHALL SURVEY (E) HARDWARE AND VERIFY WORKING ORDER OF LOCKSETS AND HINGES.
5. REMOVE ALL FASTENERS AND EXTRANEOUS/UNECESSARY ACCESSORIES. FILL ALL HOLES IN DOOR ASSEMBLY AS REQUIRED PRIOR TO APPLICATION OF FINISH, TYP.
6. WHERE TWO ITEMS ARE NOTED AT THE DOOR OR FRAME FINISH, THE FIRST COLOR APPLIES TO THE ENTRY SIDE OF THE DOOR AND THE SECOND COLOR APPLIES TO THE ROOM SIDE (NOTED IN ROOM NAME COLUMN).
7. MATCH PROFILES & DIMENSION OF (E) MOULDINGS.
8. SEE DTL 2/TI.5 HARDWARE AND KICK PLATE REQUIREMENTS. SMOOTH SURFACE OR KICKPLATES ONLY REQUIRED ON DOORS RECEIVING HARDWARE.
9. ALL REMOVED DOORS SHALL BE SALVAGED AND STORED AT THE DIRECTION OF THE OWNER.

KEY NOTES

1. ADD 20 MIN. RATED/UL LISTED SEALS TO JAMBS AND HEAD OF DOOR OPENING. ADD 20 MIN. RATED/UL LISTED THRESHOLD, SEE DTL. /A9.1. ADD CLOSER.
2. (E) ORIGINAL DOOR AN ACCEPTABLE MEANS OF MEETING FIRE-RATING REQUIREMENT. SEE ITEM#2/TI.4
3. SALVAGE DOOR AND FRAME. REINSTALL TO REVERSE DOOR SWING.

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SAN FRANCISCO, CALIFORNIA

SHEET TITLE

DOOR SCHEDULE

ISSUANCE: ISSUE FOR PERMIT

DATE: DECEMBER 23, 2013

PROJ. NO.: 10029

DRAWN: CL

CHECKED: NM

LICENSED ARCHITECT NAOMI Q. MIROGLIO NO. 22990 EXP. 11-30-15 STATE OF CALIFORNIA

DRAWING NO.

A2.4

24"x36" OR 22"x34" SHEET SIZE. IF SHEET SIZE IS SMALLER, THEN DRAWING HAS BEEN REDUCED.

DOOR SCHEDULE

DOOR NO.	ROOM NAME	(E)/(N)/(R)	TYPE	DOOR			FRAME		GLAZING	HARDWARE GROUP	DETAILS	RATING	REPAIR	REMARK
				SIZE	MAT.	FINISH	MAT.	FINISH			THRESH			
FIRST FLOOR														
100A	NARTHEX	(E)		PR. 7'-7 1/8"x9'-0"	WD	PT/ST	WD	PT/ST	--	HW #4	--	--	--	PT ON EXTERIOR, ST ON INTERIOR
100B	NARTHEX	(E)		PR. 7'-7 1/8"x9'-0"	WD	PT/ST	WD	PT/ST	--	HW #4	--	--	--	PT ON EXTERIOR, ST ON INTERIOR
100C	NARTHEX	(E)		PR. 7'-7 1/8"x9'-0"	WD	PT/ST	WD	PT/ST	--	HW #4	--	--	--	PT ON EXTERIOR, ST ON INTERIOR
100D	NARTHEX	(E)		4'-4" x 9'-0"	WD	ST	WD	ST	--	HW #4	--	--	--	
101A	SANCTUARY	(E)		PR. 6'-9"x7'-0"	WD	ST	WD	ST	--	HW #4	--	--	--	
101B	SANCTUARY	(E)		PR. 6'-9"x7'-0"	WD	ST	WD	ST	--	HW #4	--	--	--	
101C	SANCTUARY	(E)		PR. 6'-9"x7'-0"	WD	ST	WD	ST	--	HW #4	--	--	--	
101D	SANCTUARY	(E)		4'-0" x 9'-0"	WD	ST	WD	ST	--	HW #5	--	--	--	
101E	SANCTUARY	(E)		2'-6" x 7'-0"	WD	ST	WD	ST	--	(E)	--	--	--	SEE KEY NOTE 3
101F	SANCTUARY	(E)		3'-6" x 9'-0"	WD	PT/ST	WD	PT/ST	--	(E)	--	--	--	PT ON EXTERIOR, ST ON INTERIOR
101G	SANCTUARY	(E)		PR. 8'-0"x7'-0"	WD	ST	WD	ST	--	(E)	--	--	--	
101H	SANCTUARY	(E)		8'-2 1/2"x7'-0"	WD	ST	WD	ST	--	(E)	--	--	--	
102A	OFFICE	(E)		2'-8" x 7'-0"	WD	PT	WD	PT	--	(E)	--	--	--	
102B	STORAGE	(E)		2'-8" x 7'-0"	WD	PT	WD	PT	--	(E)	--	--	--	
102C	OFFICE	(E)		2'-10 1/4" x 7'-0"	WD	PT	WD	PT	--	(E)	--	--	--	
103A	FOYER	(N)		3'-0" x 7'-0"	WD	PT	WD	PT	--	HW #9	--	--	--	
103B	FOYER	(E)		PR. 7'-0"x7'-0"	WD	PT	WD	PT	--	HW #3	--	--	--	
103C	FOYER	(E)		PR. 6'-8"x7'-0"	WD	ST	WD	ST	--	HW #6	--	--	--	
103D	FOYER	(E)		5'-7 1/8" x 7'-0"	WD	PT/ST	WD	PT/ST	--	(E)	--	--	--	PT ON FOYER SIDE, ST ON CHAPEL SIDE
103E	FOYER	(E)		PR. 7'-0"x7'-0"	WD	PT/ST	WD	PT/ST	--	(E)	--	--	--	PT ON FOYER SIDE, ST ON CHAPEL SIDE
103F	FOYER	(E)		5'-7 1/8" x 7'-0"	WD	PT/ST	WD	PT/ST	--	(E)	--	--	--	PT ON FOYER SIDE, ST ON CHAPEL SIDE
104A	OFFICE	(N)		3'-0" x 7'-0"	WD	PT	WD	PT	--	HW #12	--	--	--	
104B	THEATER	(E)		PR. 6'-3"x7'-0"	WD	PT	WD	PT	--	HW #8	--	--	--	SEE SHEET NOTE 10
104C	THEATER	(N)		3'-0" x 7'-0"	WD	PT	WD	PT	--	HW #4	--	--	--	
104D	STAIR	(N)		3'-0" x 7'-0"	WD	PT	WD	PT	--	HW #4	--	--	--	
105A	STAIR	(E)		3'-6" x 7'-0"	WD	PT/ST	WD	PT/ST	--	HW #7	--	--	--	PT ON FOYER SIDE, ST ON STAIR SIDE
105B	STAIR	(E)		3'-6" x 7'-0"	WD	ST	WD	ST	--	HW #4	--	--	--	
106A	PIPE ORGAN	(E)		3'-0" x 7'-0"	WD	ST	WD	ST	--	(E)	--	--	--	
106B	PIPE ORGAN	(E)		2'-0" x 9'-0"	WD	ST	WD	ST	--	(E)	--	--	--	
107	OFFICE	(E)		2'-10" x 7'-0"	WD	PT/ST	WD	PT/ST	--	(E)	--	--	--	PT ON CORRIDOR SIDE, ST ON OFFICE SIDE
107A	OFFICE CLOSET	(E)		2'-6" x 7'-0"	WD	ST	WD	ST	--	(E)	--	--	--	
108	TOILET	(E)		2'-8" x 7'-0"	WD	PT	WD	PT	--	(E)	--	--	--	
109	TOILET	(E)		2'-6" x 7'-0"	WD	PT	WD	PT	--	(E)	--	--	--	
110A	CORRIDOR	(E)		3'-0" x 7'-0"	WD	ST	WD	ST	--	HW #1	--	--	--	
110B	CORRIDOR	(E)		3'-0" x 7'-0"	WD	ST	WD	ST	--	HW #1	--	--	--	
110C	CORRIDOR	(E)		3'-0" x 7'-0"	WD	ST	WD	ST	--	HW #2	--	--	--	
111	SACRISTY	(E)		2'-8" x 7'-0"	WD	PT	WD	PT	--	(E)	--	--	--	
112A	OFFICE	(E)		3'-0" x 7'-0"	WD	PT	WD	PT	--	(E)	--	--	--	
112B	OFFICE	(E)		2'-7" x 7'-0"	WD	PT	WD	PT	--	(E)	--	--	--	
113	OFFICE	(E)		2'-10" x 7'-0"	WD	PT/ST	WD	PT/ST	--	(E)	--	--	--	PT ON OFFICE SIDE, ST ON CORRIDOR SIDE
113A	OFFICE	(E)		2'-3 3/16" x 7'-0"	WD	PT/ST	WD	PT/ST	--	(E)	--	--	--	PT ON OFFICE SIDE, ST ON CLOSET SIDE
114	ORGAN CLOSET	(E)		2'-0" x 7'-0"	WD	ST	WD	ST	--	(E)	--	--	--	
116	COURTYARD	(E)		PR. 7'-0"x7'-0"	MTL	PT	MTL	PT	--	HW #13	--	--	--	
117	ROOF ACCESS	(E)		2'-4" x 9'-0"	WD	PT	WD	PT	--	(E)	--	--	--	

HARDWARE GROUP

HW #1	PASSAGE
HW#2	PRIVACY
HW#3	PRIVACY, PAIR
HW#4	EXIT
HW#5	EXIT/ENTRY
HW#6	EXIT/ENTRY, PAIR
HW#7	EXIT/PASSAGE
HW#8	EXIT, PASSAGE, PAIR
HW#9	BATHROOM, SINGLE OCC
HW#10	BATHROOM, MULTIPLE OCC
HW#11	STOREROOM
HW#12	OFFICE
HW#13	GATE

ABBREVIATIONS

(E) EXISTING	WD WOOD	ST STAIN	CL CLEAR
(R) RELOCATED	MTL METAL	SG SAFETY GLASS	TX TEXTURED
(N) NEW	PT PAINT	RG RATED GLASS	

SHEET NOTES

1. CONTRACTOR TO ENSURE PROPER WORKING ORDER AND WEATHERTIGHTNESS. CONTRACTOR SHALL PERFORM SURVEY OF ALL (E) DOOR OPENINGS. VERIFY THE QUANTITY AND CONDITION OF FRAME, DOOR, GLAZING, HEAD FLASHING, THRESHOLD AND HARDWARE.
2. DOOR SIZES SHOWN ARE NOMINAL. FIELD VERIFY (E) OPENINGS AND NEW OPENINGS WHEN ALIGNING WITH (E) FOR ACTUAL DIMENSIONS.
3. CONTRACTOR SHALL PAINT ALL DOORS, FINISH INTERIOR AND EXTERIOR SURFACE AT ALL 6 SIDES, TYP., U.O.N..
4. CONTRACTOR SHALL SURVEY (E) HARDWARE AND VERIFY WORKING ORDER OF LOCKSETS AND HINGES. SALVAGE ALL UNDAMAGED HARDWARE FROM REMOVED DOORS FOR REUSE.
5. REMOVE ALL FASTENERS AND EXTRANEOUS/UNECESSARY ACCESSORIES. FILL ALL HOLES IN DOOR ASSEMBLY AS REQUIRED PRIOR TO APPLICATION OF FINISH, TYP.
6. WHERE TWO ITEMS ARE NOTED AT THE DOOR OR FRAME FINISH, THE FIRST COLOR APPLIES TO THE ENTRY SIDE OF THE DOOR AND THE SECOND COLOR APPLIES TO THE ROOM SIDE (NOTED IN ROOM NAME COLUMN).
7. MATCH PROFILES & DIMENSION OF (E) MOULDINGS. SEE -/-.
8. ADD 20 MIN. RATED/UL LISTED SEALS TO JAMBS AND HEAD OF DOOR OPENING. ADD 20 MIN. RATED/UL LISTED THRESHOLD, SEE DTL. /A9.1
9. (E) ORIGINAL DOOR AN ACCEPTABLE MEANS OF MEETING FIRE-RATING REQUIREMENT. SEE ITEM#2/T1.4
10. SALVAGE DOO AND FRAME. REINSTALL TO REVERSE DOOR SWING.

ARCHITECTURAL RESOURCES GROUP, Inc.
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NO. DESCRIPTION DATE

REVISIONS

TRINITY EPISCOPAL CHURCH

SEISMIC STRENGTHENING

1668 BUSH STREET
SAN FRANCISCO, CALIFORNIA

SHEET TITLE

DOOR SCHEDULE

ISSUANCE
ISSUE FOR PERMIT

DATE
DECEMBER 23, 2013

PROJ. NO.
10029

DRAWN
CL

CHECKED
NM

LICENSED ARCHITECT
NAOMI O. MIROGLIO
NO. 22990
EXP. 11-30-15
STATE OF CALIFORNIA

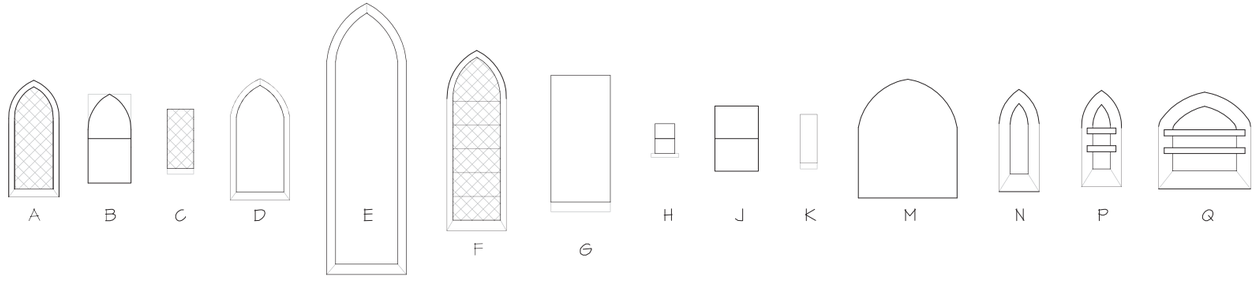
DRAWING NO.
A2.5

24"x36" OR 22"x34" SHEET SIZE. IF SHEET SIZE IS SMALLER, THEN DRAWING HAS BEEN REDUCED.

WINDOW SCHEDULE

WINDOW NO.	ROOM NAME	(E)/(N)/(R)	TYPE	WINDOW			FRAME		GLAZING	HARDWARE GROUP	REPAIR	REMARK
				SIZE	MAT.	FINISH	MAT.	FINISH				
GROUND FLOOR												
001A	SOCIAL HALL	(E)	A	VIF	MTL	PT	WD	PT	LG	-	LEVEL 2	
001B	SOCIAL HALL	(E)	A	VIF	MTL	PT	WD	PT	LG	-	LEVEL 2	
001C	SOCIAL HALL	(E)	A	VIF	MTL	PT	WD	PT	LG	-	LEVEL 2	
001D	SOCIAL HALL	(E)	B	VIF	WD	PT	WD	PT	SG		LEVEL 2	
001E	SOCIAL HALL	(E)	B	VIF	WD	PT	WD	PT	SG		LEVEL 2	
001F	SOCIAL HALL	(E)	B	VIF	WD	PT	WD	PT	SG		LEVEL 2	
001G	SOCIAL HALL	(E)	B	VIF	WD	PT	WD	PT	SG		LEVEL 2	
001H	SOCIAL HALL	(E)	B	VIF	WD	PT	WD	PT	SG		LEVEL 2	
005A	KITCHEN	(E)	X	VIF	-	-	WD	PT	-		LEVEL 1	KITCHEN VENTILATION TO REMAIN IN PLACE
005B	KITCHEN	(E)	X	VIF	WD	PT	WD	PT	-		LEVEL 1	
009A	WOMEN	(E)	X	VIF	WD	PT	WD	PT	SG		LEVEL 1	BATHROOM VENTILATION TO REMAIN IN PLACE
009B	WOMEN	(E)	X	VIF	-	-	WD	PT	-		LEVEL 1	
010A	MEN	(E)	X	VIF	-	-	WD	PT	-		LEVEL 1	
010B	MEN	(E)	X	VIF	WD	PT	WD	PT	SG		LEVEL 1	
025A	STUDY	(E)	C	VIF	MTL	PT	WD	PT	LG	-	LEVEL 2	
025B	STUDY	(E)	C	VIF	MTL	PT	WD	PT	LG	-	LEVEL 2	
025C	STUDY	(E)	C	VIF	MTL	PT	WD	PT	LG	-	LEVEL 2	
025D	STUDY	(E)	C	VIF	MTL	PT	WD	PT	LG	-	LEVEL 2	
FIRST FLOOR												
100A	NARTHEX	(E)	D	VIF	WD/MTL	PT	WD	PT	STG		LEVEL 2	
101A	NAVE	(E)	E	VIF	WD/MTL	PT	WD	PT	STG		LEVEL 3	
101B	NAVE	(E)	E	VIF	WD/MTL	PT	WD	PT	STG		LEVEL 3	
101C	NAVE	(E)	E	VIF	WD/MTL	PT	WD	PT	STG		LEVEL 3	
101D	NAVE	(E)	D	VIF	WD/MTL	PT	WD	PT	STG		LEVEL 3	
101E	NAVE	(E)	E	VIF	WD/MTL	PT	WD	PT	STG		LEVEL 3	
101F	NAVE	(E)	E	VIF	WD/MTL	PT	WD	PT	STG		LEVEL 3	
101G	NAVE	(E)	E	VIF	WD/MTL	PT	WD	PT	STG		LEVEL 3	
101H	NAVE	(E)	E	VIF	WD/MTL	PT	WD	PT	STG		LEVEL 3	
101J	NAVE	(E)	F	VIF	WD/MTL	PT	WD	PT	LG		LEVEL 3	
101K	NAVE	(E)	E	VIF	WD/MTL	PT	WD	PT	STG		LEVEL 3	
101L	NAVE	(E)	E	VIF	WD/MTL	PT	WD	PT	STG		LEVEL 1	
101M	NAVE	(E)	E	VIF	WD/MTL	PT	WD	PT	STG		LEVEL 1	
101N	NAVE	(E)	E	VIF	WD/MTL	PT	WD	PT	STG		LEVEL 1	
101P	NAVE	(E)	D	VIF	WD/MTL	PT	WD	PT	STG		LEVEL 3	
101Q	NAVE	(E)	M	VIF	WD/MTL	PT	WD	PT	LG		LEVEL 2	
101R	NAVE	(E)	M	VIF	WD/MTL	PT	WD	PT	STG		LEVEL 2	
101S	NAVE	(E)	M	VIF	WD/MTL	PT	WD	PT	LG		LEVEL 2	
101T	NAVE	(E)	E	VIF	WD/MTL	PT	WD	PT	STG		LEVEL 3	
101U	NAVE	(E)	E	VIF	WD/MTL	PT	WD	PT	STG		LEVEL 3	
101V	NAVE	(E)	E	VIF	WD/MTL	PT	WD	PT	STG		LEVEL 3	
101a	NAVE	(E)	N	VIF	MTL	PT	WD	PT	LG		LEVEL 2	PAINT SHEET METAL SILL
101b	NAVE	(E)	N	VIF	MTL	PT	WD	PT	LG		LEVEL 2	PAINT SHEET METAL SILL
101c	NAVE	(E)	N	VIF	MTL	PT	WD	PT	LG		LEVEL 2	PAINT SHEET METAL SILL
101d	NAVE	(E)	N	VIF	MTL	PT	WD	PT	LG		LEVEL 2	PAINT SHEET METAL SILL
101e	NAVE	(E)	P	VIF	-	-	WD	PT	-		LEVEL 2	PAINT SHEET METAL SILL AND HORIZONTAL BARS
101f	NAVE	(E)	Q	VIF	-	-	WD	PT	-		LEVEL 2	PAINT SHEET METAL SILL AND HORIZONTAL BARS
101g	NAVE	(E)	P	VIF	-	-	WD	PT	-		LEVEL 2	PAINT SHEET METAL SILL AND HORIZONTAL BARS
101h	NAVE	(E)	N	VIF	MTL	PT	WD	PT	LG		LEVEL 3	PAINT SHEET METAL SILL
101j	NAVE	(E)	N	VIF	MTL	PT	WD	PT	LG		LEVEL 3	PAINT SHEET METAL SILL
101k	NAVE	(E)	N	VIF	MTL	PT	WD	PT	LG		LEVEL 3	PAINT SHEET METAL SILL
101m	NAVE	(E)	N	VIF	MTL	PT	WD	PT	LG		LEVEL 3	PAINT SHEET METAL SILL
101n	NAVE	(E)	P	VIF	-	-	WD	PT	-		LEVEL 3	PAINT SHEET METAL SILL AND HORIZONTAL BARS
101p	NAVE	(E)	Q	VIF	-	-	WD	PT	-		LEVEL 3	PAINT SHEET METAL SILL AND HORIZONTAL BARS
101q	NAVE	(E)	P	VIF	-	-	WD	PT	-		LEVEL 3	PAINT SHEET METAL SILL AND HORIZONTAL BARS
101r	NAVE	(E)	N	VIF	MTL	PT	WD	PT	LG		LEVEL 1	PAINT SHEET METAL SILL
101s	NAVE	(E)	N	VIF	MTL	PT	WD	PT	LG		LEVEL 1	PAINT SHEET METAL SILL
105A	STAIR	(E)	X	VIF	WD	PT	WD	PT	CL		LEVEL 2	
105B	STAIR	(E)	X	VIF	WD	PT	WD	PT	CL		LEVEL 2	

WINDOW TYPES



ABBREVIATIONS

(E) EXISTING	WD WOOD	STG STAINED GLASS	CL CLEAR
(R) RELOCATED	MTL METAL	LG LEADED GLASS	TX TEXTURED
(N) NEW	PT PAINT	SG SAFETY GLASS	
	ST STAIN	RG RATED GLASS	

GENERAL MAINTENANCE NOTES

1. WINDOW SIZES INDICATED ARE NOMINAL. FIELD VERIFY ACTUAL SIZE.
2. ALL WORK ON STAINED GLASS WINDOWS TO BE PERFORMED WITH WINDOWS IN PLACE. DO NOT REMOVE SASH OR FRAMES.
3. TAKE ALL PRECAUTIONS NECESSARY TO PROTECT STAINED GLASS AND LEADED GLASS FROM DAMAGE DURING WORK.
4. PROVIDE TYPICAL MAINTENANCE FOR ALL WINDOWS:
   - PAINT EXTERIOR FACE OF FRAME AND SASH, INCLUDING ALL PREVIOUSLY PAINTED SILL AND MULLION SURFACES.
   - REMOVE NAILS, FASTENERS, AND OBSOLETE HARDWARE.
   - FILL ALL HOLES IN WOOD.
   - SEAL JOINT BETWEEN WOOD FRAME AND MASONRY OPENING.
5. WHERE 2 ITEMS ARE NOTED AT THE WINDOW OR FRAME FINISH, THE FIRST COLOR APPLIES TO THE EXTERIOR SIDE OF THE WINDOW & THE SECOND COLOR APPLIES TO THE INTERIOR FACE.

WINDOW AND FRAME REPAIR LEGEND

(THESE NOTES CORRESPOND TO WINDOW SCHEDULE; SEE SPECIFICATIONS FOR DETAILED DESCRIPTION OF REPAIR ITEMS.)

GENERAL REPAIRS

LEVEL 1 - WINDOW ASSEMBLY AND HARDWARE IN GOOD CONDITION

- REMOVE LOOSE OR FLAKING PAINT AT WINDOW AND FRAME. REMOVE NAILS, FASTENERS, OBSOLETE HARDWARE, ETC.
- FILL HOLES IN DEFECTS IN WOOD. TIGHTEN LOOSE JOINTS AT WINDOW AND FRAME.
- REPLACE SMALL AREAS OF CRACKED AND MISSING WINDOW PUTTY.
- PREPARE, PRIME AND PAINT.
- SEAL JOINT BETWEEN WINDOW FRAME AND MASONRY OPENING.

LEVEL 2 - WINDOWS IN FAIR CONDITION WITH MINOR MATERIAL DEFICIENCIES

- REMOVE LOOSE OR FLAKING PAINT AT WINDOW AND FRAME. REMOVE NAILS, FASTENERS, OBSOLETE HARDWARE, PLYWOOD INFILL, ETC.
- FILL HOLES AND DEFECTS IN WOOD ELEMENTS. SMALL DUTCHMAN OR EPOXY REPAIRS AT SASH OR FRAME COMPONENTS. TIGHTEN LOOSE JOINTS.
- REPLACE LARGE AREAS OF CRACKED AND MISSING GLAZING PUTTY. PREPARE, PRIME AND PAINT.
- SEAL JOINT BETWEEN WINDOW FRAME AND MASONRY OPENING.

LEVEL 3 - WINDOWS IN POOR CONDITION WITH MATERIAL DEFICIENCIES

- REMOVE PAINT FROM WOOD AND GLAZING. REMOVE NAILS, FASTENERS, OBSOLETE HARDWARE, ETC.
- FILL HOLES AND DEFECTS IN WOOD ELEMENTS. LARGE DUTCHMAN OR EPOXY REPAIRS AT SASH OR FRAME COMPONENTS. TIGHTEN LOOSE JOINTS.
- REPLACE ALL GLAZING PUTTY.
- REPLACE CRACKED OR BROKEN GLAZING (DOES NOT APPLY TO STAINED GLASS).
- PREPARE, PRIME AND PAINT.
- SEAL JOINT BETWEEN WINDOW FRAME AND MASONRY OPENING.

ARCHITECTURAL RESOURCES GROUP, Inc.
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415.421.1680 fax 415.421.0127

NO.	DESCRIPTION	DATE
REVISIONS		

TRINITY EPISCOPAL CHURCH

SEISMIC STRENGTHENING

1668 BUSH STREET
SAN FRANCISCO, CALIFORNIA

SHEET TITLE

WINDOW SCHEDULE

ISSUANCE
ISSUE FOR PERMIT

DATE
DECEMBER 23, 2013

PROJ. NO.
10029

DRAWN
CL

CHECKED
NM

LICENSED ARCHITECT
NAOMI O. MIROGLIO
NO. 22990
REN. 11-30-15
STATE OF CALIFORNIA

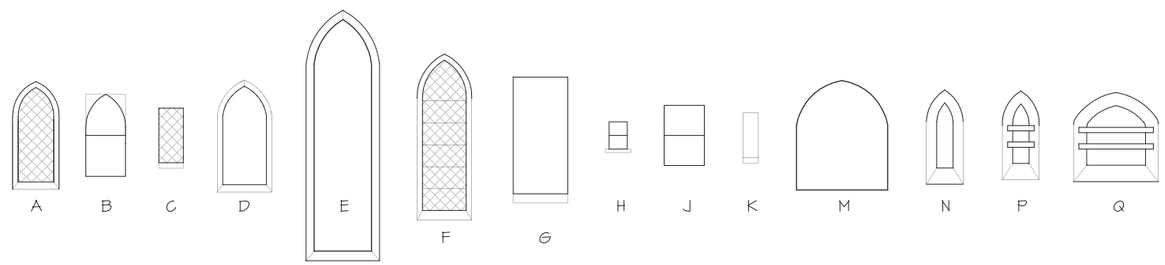
DRAWING NO.
A2.6

24"x36" OR 22"x34" SHEET SIZE. IF SHEET SIZE IS SMALLER, THEN DRAWING HAS BEEN REDUCED.

WINDOW SCHEDULE

WINDOW NO.	ROOM NAME	(E)/(N)/(R)	TYPE	WINDOW			FRAME		GLAZING	HARDWARE GROUP	REPAIR	REMARK
				SIZE	MAT.	FINISH	MAT.	FINISH				
FIRST FLOOR												
101t	NAVE	(E)	N	VIF	MTL	PT	WD	PT	LG		LEVEL 1	PAINT SHEET METAL SILL
101u	NAVE	(E)	N	VIF	MTL	PT	WD	PT	LG		LEVEL 1	PAINT SHEET METAL SILL
101v	NAVE	(E)	P	VIF	-	-	WD	PT	-		LEVEL 2	PAINT SHEET METAL SILL AND HORIZONTAL BARS
101w	NAVE	(E)	Q	VIF	-	-	WD	PT	-		LEVEL 2	PAINT SHEET METAL SILL AND HORIZONTAL BARS
101x	NAVE	(E)	P	VIF	-	-	WD	PT	-		LEVEL 2	PAINT SHEET METAL SILL AND HORIZONTAL BARS
101y	NAVE	(E)	N	VIF	MTL	PT	WD	PT	LG		LEVEL 1	PAINT SHEET METAL SILL
101z	NAVE	(E)	N	VIF	MTL	PT	WD	PT	LG		LEVEL 1	PAINT SHEET METAL SILL
101aa	NAVE	(E)	N	VIF	MTL	PT	WD	PT	LG		LEVEL 1	PAINT SHEET METAL SILL
101bb	NAVE	(E)	N	VIF	MTL	PT	WD	PT	LG		LEVEL 1	PAINT SHEET METAL SILL
101cc	NAVE	(E)	P	VIF	-	-	WD	PT	-		LEVEL 1	PAINT SHEET METAL SILL AND HORIZONTAL BARS
101dd	NAVE	(E)	Q	VIF	-	-	WD	PT	-		LEVEL 1	PAINT SHEET METAL SILL AND HORIZONTAL BARS
101ee	NAVE	(E)	P	VIF	-	-	WD	PT	-		LEVEL 1	PAINT SHEET METAL SILL AND HORIZONTAL BARS
102A	CHAPEL	(E)	F	VIF	WD	PT	WD	PT	LG		LEVEL 1	REMOVE, CLEAN AND REINSTALL PLASTIC PROTECTIVE GLAZING
102B	CHAPEL	(E)	F	VIF	WD	PT	WD	PT	LG		LEVEL 2	REMOVE, CLEAN AND REINSTALL PLASTIC PROTECTIVE GLAZING
102C	CHAPEL	(E)	F	VIF	WD	PT	WD	PT	LG		LEVEL 2	REMOVE, CLEAN AND REINSTALL PLASTIC PROTECTIVE GLAZING
102D	CHAPEL	(E)	F	VIF	WD	PT	WD	PT	LG		LEVEL 3	REMOVE, CLEAN AND REINSTALL PLASTIC PROTECTIVE GLAZING
102E	CHAPEL	(E)	F	VIF	WD	PT	WD	PT	LG		LEVEL 1	
102F	CHAPEL	(E)	F	VIF	WD	PT	WD	PT	STG		LEVEL 1	
102G	CHAPEL	(E)	F	VIF	WD	PT	WD	PT	LG		LEVEL 1	
102H	CHAPEL	(E)	F	VIF	WD	PT	WD	PT	LG		LEVEL 1	
102J	CHAPEL	(E)	F	VIF	WD	PT	WD	PT	LG		LEVEL 1	
102K	CHAPEL	(E)	F	VIF	WD	PT	WD	PT	LG		LEVEL 1	
104A	FLEXIBLE THEATER	(E)	G	VIF	MTL	PT	WD	PT	SG		LEVEL 3	
104B	FLEXIBLE THEATER	(E)	G	VIF	MTL	PT	WD	PT	SG		LEVEL 3	
104C	FLEXIBLE THEATER	(E)	G	VIF	MTL	PT	WD	PT	SG		LEVEL 3	
104D	FLEXIBLE THEATER	(E)	G	VIF	MTL	PT	WD	PT	SG		LEVEL 3	
105C	STAIR	(E)	K	VIF	WD	PT	WD	PT	TX		LEVEL 1	
107A	OFFICE CLOSET	(E)	H	VIF	WD	PT	WD	PT	CL		LEVEL 1	
107B	OFFICE	(E)	J	VIF	WD	PT	WD	PT	CL		LEVEL 1	
107C	OFFICE	(E)	J	VIF	WD	PT	WD	PT	CL		LEVEL 1	
108	TOILET	(E)	H	VIF	WD	PT	WD	PT	CL		LEVEL 1	
109	TOILET	(E)	H	VIF	WD	PT	WD	PT	CL		LEVEL 1	
111	SACRISTY	(E)	H	VIF	WD	PT	WD	PT	CL		LEVEL 1	
112A	OFFICE	(E)	A	VIF	MTL	PT	WD	PT	LG		LEVEL 3	
112B	OFFICE	(E)	A	VIF	MTL	PT	WD	PT	LG		LEVEL 3	
113A	OFFICE	(E)	A	VIF	MTL	PT	WD	PT	LG		LEVEL 3	
113B	OFFICE	(E)	A	VIF	MTL	PT	WD	PT	LG		LEVEL 3	
114	ORGAN CLOSET	(E)	A	VIF	WD/MTL	PT	WD	PT	STG		LEVEL 3	REMOVE (E) PLYWOOD INFILL TO REVEAL (E) WINDOW

WINDOW TYPES



ABBREVIATIONS

(E)	EXISTING	WD	WOOD	STG	STAINED GLASS	CL	CLEAR
(R)	RELOCATED	MTL	METAL	LG	LEADED GLASS	TX	TEXTURED
(N)	NEW	PT	PAINT	SG	SAFETY GLASS		
		ST	STAIN	RG	RATED GLASS		

GENERAL MAINTENANCE NOTES

1. WINDOW SIZES INDICATED ARE NOMINAL. FIELD VERIFY ACTUAL SIZE.
2. ALL WORK ON STAINED GLASS WINDOWS TO BE PERFORMED WITH WINDOWS IN PLACE. DO NOT REMOVE SASH OR FRAMES.
3. TAKE ALL PRECAUTIONS NECESSARY TO PROTECT STAINED GLASS AND LEADED GLASS FROM DAMAGE DURING WORK.
4. PROVIDE TYPICAL MAINTENANCE FOR ALL WINDOWS:
   - PAINT EXTERIOR FACE OF FRAME AND SASH, INCLUDING ALL PREVIOUSLY PAINTED SILL AND MULLION SURFACES.
   - REMOVE NAILS, FASTENERS, AND OBSOLETE HARDWARE.
   - FILL ALL HOLES IN WOOD.
   - SEAL JOINT BETWEEN WOOD FRAME AND MASONRY OPENING.
5. WHERE 2 ITEMS ARE NOTED AT THE WINDOW OR FRAME FINISH, THE FIRST COLOR APPLIES TO THE EXTERIOR SIDE OF THE WINDOW & THE SECOND COLOR APPLIES TO THE INTERIOR FACE.

WINDOW AND FRAME REPAIR LEGEND

(THESE NOTES CORRESPOND TO WINDOW SCHEDULE; SEE SPECIFICATIONS FOR DETAILED DESCRIPTION OF REPAIR ITEMS.)

GENERAL REPAIRS

LEVEL 1 - WINDOW ASSEMBLY AND HARDWARE IN GOOD CONDITION

- REMOVE LOOSE OR FLAKING PAINT AT WINDOW AND FRAME. REMOVE NAILS, FASTENERS, OBSOLETE HARDWARE, ETC.
- FILL HOLES IN DEFECTS IN WOOD. TIGHTEN LOOSE JOINTS AT WINDOW AND FRAME.
- REPLACE SMALL AREAS OF CRACKED AND MISSING WINDOW PUTTY.
- PREPARE, PRIME AND PAINT.
- SEAL JOINT BETWEEN WINDOW FRAME AND MASONRY OPENING.

LEVEL 2 - WINDOWS IN FAIR CONDITION WITH MINOR MATERIAL DEFICIENCIES

- REMOVE LOOSE OR FLAKING PAINT AT WINDOW AND FRAME. REMOVE NAILS, FASTENERS, OBSOLETE HARDWARE, PLYWOOD INFILL, ETC.
- FILL HOLES AND DEFECTS IN WOOD ELEMENTS. SMALL DUTCHMAN OR EPOXY REPAIRS AT SASH OR FRAME COMPONENTS. TIGHTEN LOOSE JOINTS.
- REPLACE LARGE AREAS OF CRACKED AND MISSING GLAZING PUTTY. PREPARE, PRIME AND PAINT.
- SEAL JOINT BETWEEN WINDOW FRAME AND MASONRY OPENING.

LEVEL 3 - WINDOWS IN POOR CONDITION WITH MATERIAL DEFICIENCIES

- REMOVE PAINT FROM WOOD AND GLAZING. REMOVE NAILS, FASTENERS, OBSOLETE HARDWARE, ETC.
- FILL HOLES AND DEFECTS IN WOOD ELEMENTS. LARGE DUTCHMAN OR EPOXY REPAIRS AT SASH OR FRAME COMPONENTS. TIGHTEN LOOSE JOINTS.
- REPLACE ALL GLAZING PUTTY.
- REPLACE CRACKED OR BROKEN GLAZING (DOES NOT APPLY TO STAINED GLASS).
- PREPARE, PRIME AND PAINT.
- SEAL JOINT BETWEEN WINDOW FRAME AND MASONRY OPENING.

ARCHITECTURAL RESOURCES GROUP, Inc.
Architects, Planners & Conservators
Pier 9, The Embarcadero . San Francisco, California
415.421.1680 fax 415.421.0127

NO.	DESCRIPTION	DATE
REVISIONS		

TRINITY EPISCOPAL CHURCH

SEISMIC STRENGTHENING

1668 BUSH STREET
SAN FRANCISCO, CALIFORNIA

SHEET TITLE

WINDOW SCHEDULE

ISSUANCE
ISSUE FOR PERMIT

DATE
DECEMBER 23, 2013

PROJ. NO.
10029

DRAWN
AT

CHECKED
NM

LICENSED ARCHITECT
NAOMI Q. MIROGLIO
NO. 22990
EXP. 11-30-15
STATE OF CALIFORNIA

DRAWING NO.
A2.7

24"x36" OR 22"x34" SHEET SIZE. IF SHEET SIZE IS SMALLER, THEN DRAWING HAS BEEN REDUCED.

ROOM NO.	ROOM NAME	FLOOR		BASE		WALLS								WAINSCOT/CHAIR RAIL/PICTURE MOLDS/DOOR/WINDOW CASINGS		CEILING		REMARKS
						NORTH		EAST		SOUTH		WEST						
		MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	
GROUND FLOOR																		
001	SOCIAL HALL	(E) WD	(E)	(E) WD	(E)	(E) PL	PT-1	(E) PL	PT-1	(E) PL	PT-1	(E) PL	PT-1	(E) WD	PT-1	(E) PL/PL	PT-1	
002	KITCHEN VESTIBULE	(E) LN	-	(E) LN	-	(E) BR	-	(E) PL	PT-1	(E) PL	PT-1	(E) WD	PT-1	(E) WD	PT-1	(E) PL/PL	PT-1	
003	ADA TOILET	(E) CT	-	(E) CT	-	(E) PL	PT-1	(E) PL	PT-1	(E) PL	PT-1	(E) PL	PT-1	(E) CT	-	(E) PL/PL	PT-1	
004	ORGAN BLOWER	(E) CONC	-	-	-	(E) CONC	-	(E) WD	(E)	(E) CONC	-	(E) CONC	PT-1	(E) WD	(E)	(E) PL/PL	PT-1	NO WORK ALLOWED IN THIS ROOM
005	KITCHEN	(E) T	-	(E) T	-	(E) PL/(E) WD	PT-1	(W) WD/(E) BR	PT-1	(E) PL	PT-1	(E) PL	PT-1	(E) WD	PT-1	(E) PL/PL	PT-1	
006	CORRIDOR	(E) VCT	-	(E) WD	(E)	(E) PL	PT-1	(E) PL	PT-1	(E) PL	PT-1	(E) PL	PT-1	(E) WD	PT-1	(E) PL/PL	PT-1	
007	ARCHIVES	(E) LN	-	(E) LN	-	(E) PL	PT-1	(E) PL	PT-1	(E) PL	PT-1	(E) PL	PT-1	(E) WD	PT-1	(E) PL/PL	PT-1	
008	MECHANICAL	(E) LN	-	(E) LN	-	(E) BR	-	(E) PL	PT-1	(E) PL	PT-1	(E) WD	PT-1	-	-	(E) PL/PL	PT-1	
009	WOMEN	(E) VCT	-	(E) VCT	-	(E) PL	PT-1	(E) PL	PT-1	(E) PL	PT-1	(E) PL	PT-1	(E) CT/(E) WD	PT-1	(E) PL/PL	PT-1	
010	MEN	(E) VCT	-	(E) VCT	-	(E) PL	PT-1	(E) PL	PT-1	(E) PL	PT-1	(E) PL	PT-1	(E) CT/(E) WD	PT-1	(E) PL/PL	PT-1	
011	STORAGE	(E) LN	-	(E) LN	-	(E) PL	PT-1	(E) PL	PT-1	(E) PL	PT-1	(E) PL	PT-1	-	-	(E) PL/PL	PT-1	
012	MECHANICAL	(E) LN	-	(E) LN	-	(E) PL	PT-1	(E) PL	PT-1	(E) PL	PT-1	(E) PL	PT-1	-	-	(E) PL/PL	PT-1	
013	CORRIDOR	(E) LN	-	(E) LN	-	(E) PL	PT-1	(E) PL	PT-1	(E) PL	PT-1	(E) PL	PT-1	(E) WD	PT-1	(E) PL/PL	PT-1	
014	ACOLYTE CHANGING	(E) CPT	-	(E) WD	(E)	(E) WD	PT-1	(E) BR	PT-1	(E) BR	PT-1	(E) WD	PT-1	(E) WD	PT-1	(E) EXP	PT-1	
015	ELECTRICAL	(E) LN	-	(E) LN	-	(E) BR	-	(E) BR	-	(E) PL	PT-1	(E) PL	PT-1	(E) WD	PT-1	(E) PL/PL	PT-1	
016	VESTIBULE	(E) CPT	-	-	-	(E) BR	-	(E) WD	PT-1	(E) PL	PT-1	(E) PL	PT-1	(E) WD	PT-1	(E) PL/PL	PT-1	
017	CHOIR VESTING	(E) LN	-	(E) LN	-	(E) BR	-	(E) BR	-	(E) BR	-	(E) BR	-	-	-	(E) WD	PT-1	
022	TELECOM	(E) LN	-	(E) LN	-	(E) GYP	PT-1	(E) GYP	PT-1	(E) GYP	PT-1	(E) GYP	PT-1	(E) WD	PT-1	(E) PL/PL	PT-1	
023	FURNACE ROOM	(E) T	-	-	-	(E) BR	-	(E) BR	-	(E) BR	-	(E) BR	-	(E) WD	PT-1	(E) PL/PL	PT-1	
025A	STUDY	(E) CPT	-	(E) WD	(E)	(E) PL	PT-1	(E) PL	PT-1	(E) PL	PT-1	(E) PL	PT-1	(E) WD	PT-1	(E) PL/PL	PT-1	
026	CRAWLSPACE	-	-	-	-	(E) BR	-	(E) BR	-	(E) BR	-	(E) BR	-	-	-	(E) EXP	-	
027	STAIR	(E) CPT	-	(E) WD	(E)	(E) PL	PT-1	(E) PL	PT-1	(E) PL	PT-1	(E) PL	PT-1	(E) WD	PT-1	(E) PL/PL	PT-1	
028	STORAGE	(E) CONC	-	(E) WD	(E)	(E) WD	(E)	(E) WD	(E)	(E) PL	PT-1	(E) PL	PT-1	(E) WD	PT-1	(E) PL/PL	PT-1	
029	CLOSET	(E) WD	(E)	(E) WD	(E)	(E) PL	PT-1	(E) PL	PT-1	(E) WD	(E)	(E) PL	PT-1	(E) WD	(E)	(E) PL/PL	PT-1	
FIRST FLOOR																		
101	NARTHEX	(E) T	-	(E) WD	(E)	(E) PL	(E)	(E) PL	(E)	(E) PL	(E)	(E) PL	(E)	(E) WD	(E)	(E) PL	(E)	
101	NAVE	(E) T	-	(E) WD	(E)	(E) PL	(E)	(E) PL	(E)	(E) PL	(E)	(E) PL	(E)	(E) WD	(E)	(E) PL	(E)	
102	CHAPEL	(E) WD	(E)	(E) WD	(E)	(E) PL	(E)	(E) PL	(E)	(E) PL	(E)	(E) PL	(E)	(E) WD	(E)	(E) PL	(E)	
102A	OFFICE	(E) CPT	-	(E) WD	(E)	(E) PL	(E)	(E) PL	(E)	(E) PL	(E)	(E) PL	(E)	(E) WD	(E)	(E) PL	(E)	
102B	STORAGE	(E) WD	(E)	(E) WD	(E)	(E) PL	(E)	(E) PL	(E)	(E) PL	(E)	(E) PL	(E)	(E) WD	(E)	(E) PL	(E)	
103	FOYER	(E) CPT	-	(E) WD	(E)	(E) PL	(E)	(E) PL	(E)	(E) PL	(E)	(E) PL	(E)	(E) WD	(E)	(E) PL	(E)	
103A	ADA TOILET	CT	-	CT	-	PL	PT-1	PL	PT-1	PL	PT-1	PL	PT-1	-	-	-	-	SEE FINISH NOTE #2
104	FLEX THEATER	(E) T	-	(E) WD	(E)	(E) PL	(E)	(E) PL	(E)	(E) PL	(E)	(E) PL	(E)	(E) WD	(E)	(E) PL	(E)	
104A	STORAGE	(E) WD	(E)	(E) WD	(E)	(E) PL	(E)	(E) PL	(E)	(E) PL	(E)	(E) PL	(E)	(E) WD	(E)	(E) PL	(E)	
104B	OFFICE	LN	-	LN	-	PL	PT-1	PL	PT-1	PL	PT-1	PL	PT-1	-	-	-	-	SEE FINISH NOTE #2
105	STAIR	(E) CPT	-	(E) WD	(E)	(E) PL	(E)	(E) PL	(E)	(E) PL	(E)	(E) PL	(E)	(E) WD	(E)	-	-	
106	PIPE ORGAN	(E) WD	(E)	(E) WD	(E)	(E) PL	(E)	(E) PL	(E)	(E) PL	(E)	(E) PL	(E)	(E) WD	(E)	(E) PL	(E)	NO WORK ALLOWED IN THIS ROOM
107	OFFICE	(E) CPT	-	(E) WD	(E)	(E) PL	(E)	(E) PL	(E)	(E) PL	(E)	(E) PL	(E)	(E) WD	(E)	(E) PL	(E)	
108	TOILET	(E) LN	-	(E) LN	-	(E) PL	(E)	(E) PL	(E)	(E) PL	(E)	(E) PL	(E)	(E) WD	(E)	(E) PL	(E)	
109	TOILET	(E) LN	-	(E) LN	-	(E) PL	(E)	(E) PL	(E)	(E) PL	(E)	(E) PL	(E)	(E) WD	(E)	(E) PL	(E)	
110	CORRIDOR	(E) CPT	-	(E) WD	(E)	(E) PL	(E)	(E) PL	(E)	(E) PL	(E)	(E) PL	(E)	(E) WD	(E)	(E) PL	(E)	
111	SACRISTY	(E) LN	-	(E) LN	-	(E) PL	(E)	(E) PL	(E)	(E) PL	(E)	(E) PL	(E)	(E) WD	(E)	(E) PL	(E)	
112	OFFICE	(E) WD	(E)	(E) WD	(E)	(E) PL	(E)	(E) PL	(E)	(E) PL	(E)	(E) PL	(E)	(E) WD	(E)	(E) PL	(E)	
113	OFFICE	(E) WD	(E)	(E) WD	(E)	(E) PL	(E)	(E) PL	(E)	(E) PL	(E)	(E) PL	(E)	(E) WD	(E)	(E) PL	(E)	
114	ORGAN CLOSET	(E) T	-	(E) WD	(E)	(E) PL	(E)	(E) PL	(E)	(E) PL	(E)	(E) PL	(E)	(E) WD	(E)	(E) PL	(E)	
117	ROOF ACCESS	-	-			-	-	-	-	-	-	-	-	-	-	-	-	

LEGEND

ACT	ACOUSTIC CEILING	LN	LINOLEUM
BR	BRICK	PT	PAINT
CONC	CONCRETE	PL	PLASTER
CPT	CARPET	SLR	SEALER
CT	CERAMIC TILE	ST	STAIN
EXP	EXPOSED (CLG.)	SV	SHEET VINYL
FRT PLY	FIRE RETARDANT TREATED PLYWOOD	T	TILE
		VCT	VINYL COMPOSITION TILE
FRT PT	FIRE RETARDANT PAINT	VP	GYP. BD. W/ VENEER PL
GYP	GYPSUM BOARD	V	VARNISH
INT. CL. CONC.	INTEGRALLY COLORED CONCRETE	WD	WOOD
INS	INSULATED FURRED WALL		

SHEET NOTES

1. REMOVED AREAS OF CEILING TO BE REINSTALLED AT SAME HEIGHT AND CONFIGURATION AS EXISTING. SEE RCP FOR (N) CLG. LOCATIONS.
2. PAINT FINISH AT WALLS AND CEILINGS TO BE EGGSHELL, U.O.N. PAINT FINISH AT BATHROOMS TO BE SEMI-GLOSS TYP, PAINT FINISH AT WOOD TRIM TO BE SEMI-GLOSS, TYP.
3. ALL NEW GYP BD WALLS AND CEILING SURFACES ARE TO BE FINISHED TO MATCH TEXTURE OF ADJACENT SURFACES, TYP.
4. REPAIR, PATCH, PREP & PAINT ALL AREAS OF DISTURBED OR REMOVED FINISHES. PAINT TO MATCH ADJACENT (E) FINISH. PREP AND PAINT ALL (N) FINISHES.
5. IN ROOMS WHERE NEW FLOORING WILL BE INSTALLED AND (E) WOOD BASE REMAINS, REMOVE BASE SHOE MOLD AND REINSTALL OVER NEW FLOORING.
6. SEE SHEET A9.1 FOR ALL TRANSITION DETAILS.

SHEET NOTES

7. IN WET AREAS, WATER RESISTANT GYP BD SHALL BE USED. CEMENT BD SHALL BE USED AS UNDERLAYMENT FOR CERAMIC TILE INSTALLATION.

FINISH NOTES

1. (E) WD BASE AT PERIMETER WALLS AND SOME (E) WALLS. (N) WD. BASE AT (N) WALL.
2. FOR (N) ROOMS, INTERIOR WALL AND CLG. FINISH MATERIALS SHALL BE MINIMUM CLASS C: FLAME-SPREAD INDEX 76-200 AND SMOKE-DEVELOPED INDEX OF 0-450.

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TRINITY EPISCOPAL CHURCH

SEISMIC STRENGTHENING

1668 BUSH STREET
SAN FRANCISCO, CALIFORNIA

SHEET TITLE

FINISH SCHEDULE

ISSUANCE
ISSUE FOR PERMIT

DATE
DECEMBER 23, 2013

PROJ. NO.
10029

DRAWN
CL

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NM

LICENSED ARCHITECT
NAOMI O. MIROGLIO
NO. 22990
RENEWAL 11-30-15
STATE OF CALIFORNIA

DRAWING NO.
A2.8

24"x36" OR 22"x34" SHEET SIZE. IF SHEET SIZE IS SMALLER, THEN DRAWING HAS BEEN REDUCED.

1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"
X-ELEVATIONS.DWG

8 0 8 16
1/8" = 1'-0"

ELEVATION AND SECTION SHEET NOTES

1. SEE GENERAL NOTES ON SHEET T1.1.
2. REPOINT AREAS OF DETERIORATED OR MISSING MORTAR. ASSUME 20% OF MORTAR JOINTS AT SANDSTONE AND 50% OF MORTAR JOINTS AT EXPOSED BRICK REQUIRE REPOINTING.
3. PREPARE AND PAINT ALL WINDOWS, INCLUDING FRAMES PER WINDOW SCHEDULES ON A2.6 AND A2.7.
4. REMOVE AND REINSTALL (N) PERIMETER SEALANTS BETWEEN WINDOW AND DOOR FRAMES AT ALL MASONRY OPENINGS.
5. PREPARE AND PAINT ALL EXTERIOR METAL GRILLES, GATES AND FENCING.
6. SEE PLAN FOR (N) ACCESSIBLE SIGNAGE.

ELEVATION AND SECTION KEY NOTES

(NOT ALL NOTES APPEAR ON THIS SHEET)

1. REPAIR DAMAGED STONE VENEER AND BRICK MASONRY TO MATCH ADJACENT
2. REMOVE ANY FLAKING OR LOOSE STONE FROM SANDSTONE VENEER. ASSUME 10% OF STONES IN AREA INDICATED REQUIRE TREATMENT
3. REMOVE ANY FLAKING OR LOOSE STONE FROM SANDSTONE VENEER. ASSUME 50% OF STONES IN AREA INDICATED REQUIRE TREATMENT
4. PROVIDE (N) EXTERIOR EGRESS STAIRS TO GRADE AT (N) DOOR OPENING; SEE SHEET A1.0
5. PROVIDE (N) DOOR TO MATCH (E) SINGLE LEAF ARCH DOOR, SEE PLAN
6. (E) MTL. GATE, SEE PLAN FOR WORK
7. CORES FOR REFERENCE ONLY, SSD
8. (E) CHAIN LINK FENCE AND GATE (WHERE OCCURS) TO REMAIN
9. (N) EXIT LIGHT
10. (E) MTL. DOWNSPOUT, TYP
11. PAINT (E) AREA OF INFILL TO MATCH ADJACENT SANDSTONE
12. REMOVE BIOLOGICAL GROWTH AT MASONRY
13. REBUILD WD. STAIR AND PROVIDE HANDRAILS BOTH SIDES

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TRINITY EPISCOPAL CHURCH

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1668 BUSH STREET
SAN FRANCISCO, CALIFORNIA

SHEET TITLE

EXTERIOR ELEVATION

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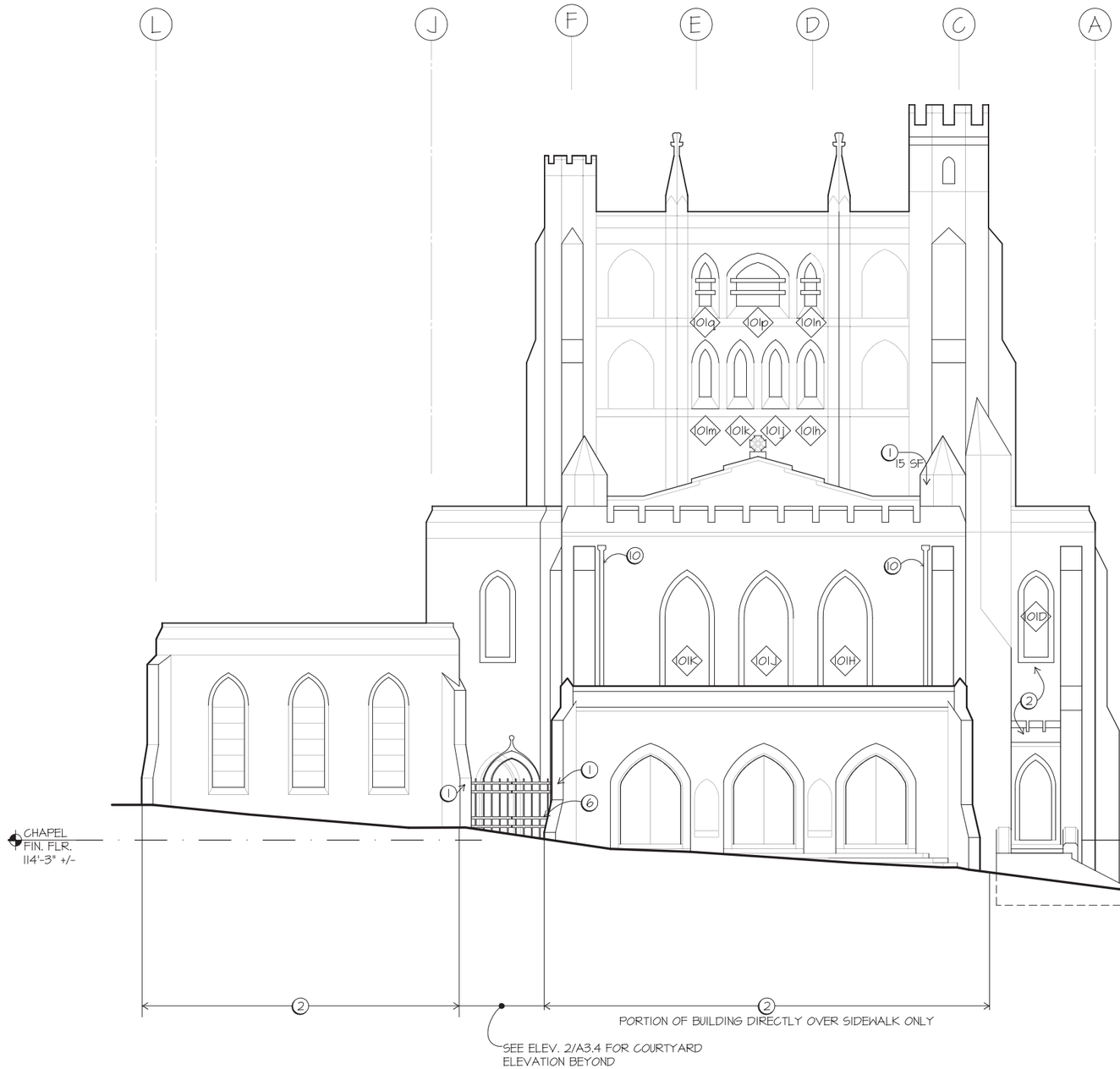
NO. 22990
REN. 11-30-15
STATE OF CALIFORNIA

DRAWING NO.
A3.0

SHEET OF

24"x36" OR 22"x34" SHEET SIZE. IF SHEET SIZE IS SMALLER, THEN DRAWING HAS BEEN REDUCED.



1 WEST ELEVATION
SCALE: 1/8" = 1'-0"
X-ELEVATIONS.DWG

8 0 8 16
1/8" = 1'-0"

ELEVATION AND SECTION SHEET NOTES

1. SEE GENERAL NOTES ON SHEET T1.1.
2. REPOINT AREAS OF DETERIORATED OR MISSING MORTAR. ASSUME 20% OF MORTAR JOINTS AT SANDSTONE AND 50% OF MORTAR JOINTS AT EXPOSED BRICK REQUIRE REPOINTING.
3. PREPARE AND PAINT ALL WINDOWS, INCLUDING FRAMES PER WINDOW SCHEDULES ON A2.6 AND A2.7.
4. REMOVE AND REINSTALL (N) PERIMETER SEALANTS BETWEEN WINDOW AND DOOR FRAMES AT ALL MASONRY OPENINGS.
5. PREPARE AND PAINT ALL EXTERIOR METAL GRILLES, GATES AND FENCING.
6. SEE PLAN FOR (N) ACCESSIBLE SIGNAGE.

ELEVATION AND SECTION KEY NOTES

(NOT ALL NOTES APPEAR ON THIS SHEET)

1. REPAIR DAMAGED STONE VENEER AND BRICK MASONRY TO MATCH ADJACENT
2. REMOVE ANY FLAKING OR LOOSE STONE FROM SANDSTONE VENEER. ASSUME 10% OF STONES IN AREA INDICATED REQUIRE TREATMENT
3. REMOVE ANY FLAKING OR LOOSE STONE FROM SANDSTONE VENEER. ASSUME 50% OF STONES IN AREA INDICATED REQUIRE TREATMENT
4. PROVIDE (N) EXTERIOR EGRESS STAIRS TO GRADE AT (N) DOOR OPENING; SEE SHEET A7.0
5. PROVIDE (N) DOOR TO MATCH (E) SINGLE LEAF ARCH DOOR, SEE PLAN
6. (E) MTL. GATE, SEE PLAN FOR WORK
7. CORES FOR REFERENCE ONLY, SSD
8. (E) CHAIN LINK FENCE AND GATE (WHERE OCCURS) TO REMAIN
9. (N) EXIT LIGHT
10. (E) MTL. DOWNSPOUT, TYP
11. PAINT (E) AREA OF INFILL TO MATCH ADJACENT SANDSTONE
12. REMOVE BIOLOGICAL GROWTH AT MASONRY
13. REBUILD WD. STAIR AND PROVIDE HANDRAILS BOTH SIDES

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TRINITY EPISCOPAL CHURCH

SEISMIC STRENGTHENING

1668 BUSH STREET
SAN FRANCISCO, CALIFORNIA

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NAOMI O. MIROGLIO
NO. 22990
REN. 11-30-15
STATE OF CALIFORNIA

DRAWING NO.
A3.1
SHEET OF

24"x36" OR 22"x34" SHEET SIZE. IF SHEET SIZE IS SMALLER, THEN DRAWING HAS BEEN REDUCED.

1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"
X-ELEVATIONS.DWG

8 0 8 16
1/8" = 1'-0"

ELEVATION AND SECTION SHEET NOTES

1. SEE GENERAL NOTES ON SHEET T1.1.
2. REPOINT AREAS OF DETERIORATED OR MISSING MORTAR. ASSUME 20% OF MORTAR JOINTS AT SANDSTONE AND 50% OF MORTAR JOINTS AT EXPOSED BRICK REQUIRE REPOINTING.
3. PREPARE AND PAINT ALL WINDOWS, INCLUDING FRAMES PER WINDOW SCHEDULES ON A2.6 AND A2.7.
4. REMOVE AND REINSTALL (N) PERIMETER SEALANTS BETWEEN WINDOW AND DOOR FRAMES AT ALL MASONRY OPENINGS.
5. PREPARE AND PAINT ALL EXTERIOR METAL GRILLES, GATES AND FENCING.
6. SEE PLAN FOR (N) ACCESSIBLE SIGNAGE.

ELEVATION AND SECTION KEY NOTES

(NOT ALL NOTES APPEAR ON THIS SHEET)

1. REPAIR DAMAGED STONE VENEER AND BRICK MASONRY TO MATCH ADJACENT
2. REMOVE ANY FLAKING OR LOOSE STONE FROM SANDSTONE VENEER. ASSUME 10% OF STONES IN AREA INDICATED REQUIRE TREATMENT
3. REMOVE ANY FLAKING OR LOOSE STONE FROM SANDSTONE VENEER. ASSUME 50% OF STONES IN AREA INDICATED REQUIRE TREATMENT
4. PROVIDE (N) EXTERIOR EGRESS STAIRS TO GRADE AT (N) DOOR OPENING; SEE SHEET A1.0
5. PROVIDE (N) DOOR TO MATCH (E) SINGLE LEAF ARCH DOOR, SEE PLAN
6. (E) MTL. GATE, SEE PLAN FOR WORK
7. CORES FOR REFERENCE ONLY, SSD
8. (E) CHAIN LINK FENCE AND GATE (WHERE OCCURS) TO REMAIN
9. (N) EXIT LIGHT
10. (E) MTL. DOWNSPOUT, TYP
11. PAINT (E) AREA OF INFILL TO MATCH ADJACENT SANDSTONE
12. REMOVE BIOLOGICAL GROWTH AT MASONRY
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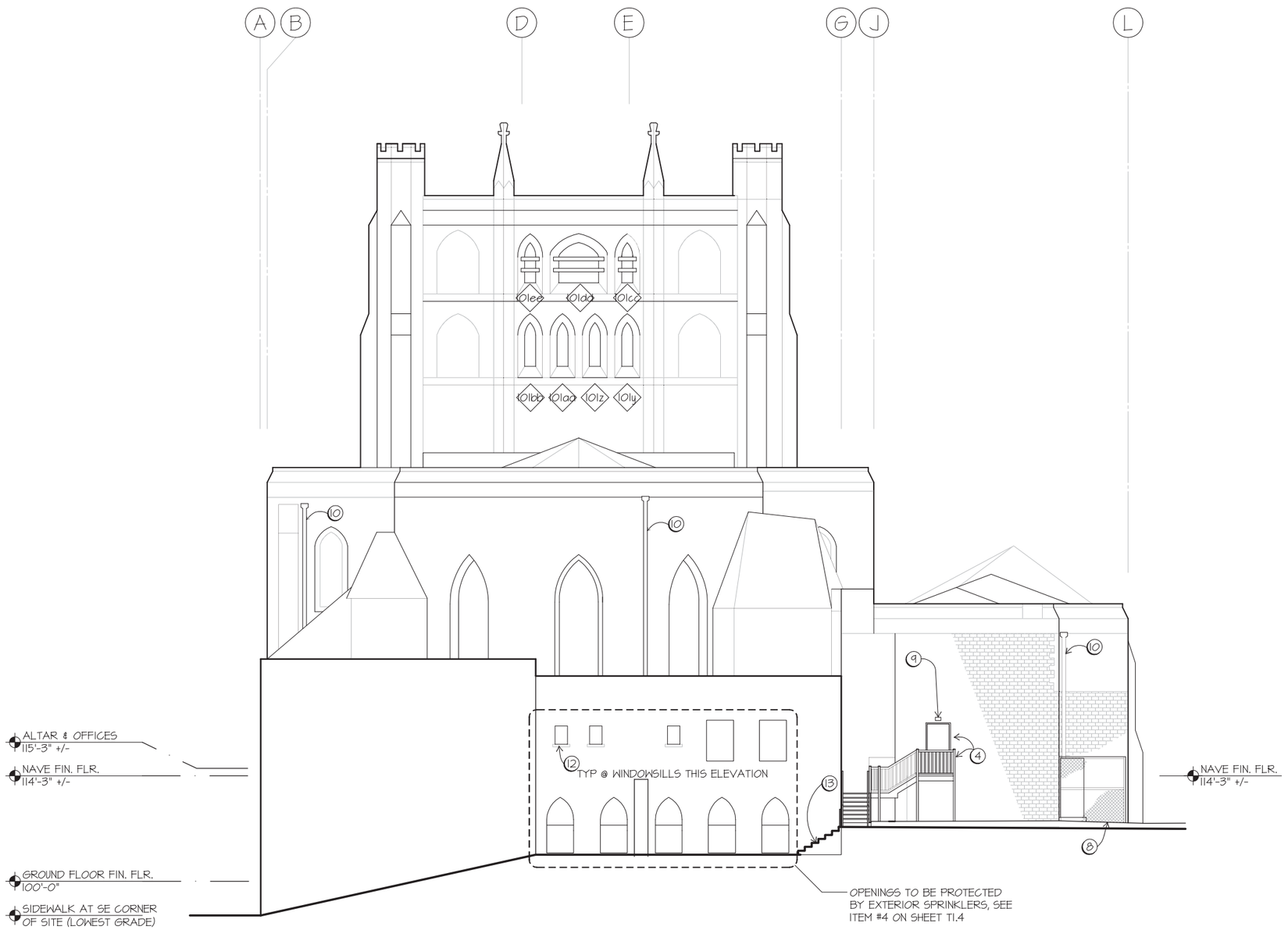
REN. 11-30-15
STATE OF CALIFORNIA

DRAWING NO.
A3.2

SHEET OF

24"x36" OR 22"x34" SHEET SIZE. IF SHEET SIZE IS SMALLER, THEN DRAWING HAS BEEN REDUCED.



1 EAST ELEVATION
SCALE: 1/8" = 1'-0"
X-ELEVATIONS.DWG

8 0 8 16
1/8" = 1'-0"

ELEVATION AND SECTION SHEET NOTES

1. SEE GENERAL NOTES ON SHEET T1.1.
2. REPOINT AREAS OF DETERIORATED OR MISSING MORTAR. ASSUME 20% OF MORTAR JOINTS AT SANDSTONE AND 50% OF MORTAR JOINTS AT EXPOSED BRICK REQUIRE REPOINTING.
3. PREPARE AND PAINT ALL WINDOWS, INCLUDING FRAMES PER WINDOW SCHEDULES ON A2.6 AND A2.7.
4. REMOVE AND REINSTALL (N) PERIMETER SEALANTS BETWEEN WINDOW AND DOOR FRAMES AT ALL MASONRY OPENINGS.
5. PREPARE AND PAINT ALL EXTERIOR METAL GRILLES, GATES AND FENCING.
6. SEE PLAN FOR (N) ACCESSIBLE SIGNAGE.

ELEVATION AND SECTION KEY NOTES

(NOT ALL NOTES APPEAR ON THIS SHEET)

1. REPAIR DAMAGED STONE VENEER AND BRICK MASONRY TO MATCH ADJACENT
2. REMOVE ANY FLAKING OR LOOSE STONE FROM SANDSTONE VENEER. ASSUME 10% OF STONES IN AREA INDICATED REQUIRE TREATMENT
3. REMOVE ANY FLAKING OR LOOSE STONE FROM SANDSTONE VENEER. ASSUME 50% OF STONES IN AREA INDICATED REQUIRE TREATMENT
4. PROVIDE (N) EXTERIOR EGRESS STAIRS TO GRADE AT (N) DOOR OPENING; SEE SHEET A1.0
5. PROVIDE (N) DOOR TO MATCH (E) SINGLE LEAF ARCH DOOR, SEE PLAN
6. (E) MTL. GATE, SEE PLAN FOR WORK
7. CORES FOR REFERENCE ONLY, SSD
8. (E) CHAIN LINK FENCE AND GATE (WHERE OCCURS) TO REMAIN
9. (N) EXIT LIGHT
10. (E) MTL. DOWNSPOUT, TYP
11. PAINT (E) AREA OF INFILL TO MATCH ADJACENT SANDSTONE
12. REMOVE BIOLOGICAL GROWTH AT MASONRY
13. REBUILD WD. STAIR AND PROVIDE HANDRAILS BOTH SIDES

ARCHITECTURAL RESOURCES GROUP, Inc.
Architects, Planners & Conservators
Pier 9, The Embarcadero . San Francisco, California
415.421.1680 fax 415.421.0127

NO.	DESCRIPTION	DATE
REVISIONS		

TRINITY EPISCOPAL CHURCH

SEISMIC STRENGTHENING

1668 BUSH STREET
SAN FRANCISCO, CALIFORNIA

SHEET TITLE

EXTERIOR ELEVATION

ISSUANCE
ISSUE FOR PERMIT

DATE
DECEMBER 23, 2013

PROJ. NO.
10029

DRAWN
LB

CHECKED
NM

LICENSED ARCHITECT
NAOMI O. MIROGLIO
NO. 22990
REN. 11-30-15
STATE OF CALIFORNIA

DRAWING NO.
A3.3

SHEET OF

24"x36" OR 22"x34" SHEET SIZE. IF SHEET SIZE IS SMALLER, THEN DRAWING HAS BEEN REDUCED.

ELEVATION AND SECTION SHEET NOTES

1. SEE GENERAL NOTES ON SHEET T1.1.
2. REPOINT AREAS OF DETERIORATED OR MISSING MORTAR. ASSUME 20% OF MORTAR JOINTS AT SANDSTONE AND 50% OF MORTAR JOINTS AT EXPOSED BRICK REQUIRE REPOINTING.
3. PREPARE AND PAINT ALL WINDOWS, INCLUDING FRAMES PER WINDOW SCHEDULES ON A2.6 AND A2.7.
4. REMOVE AND REINSTALL (N) PERIMETER SEALANTS BETWEEN WINDOW AND DOOR FRAMES AT ALL MASONRY OPENINGS.
5. PREPARE AND PAINT ALL EXTERIOR METAL GRILLES, GATES AND FENCING.
6. SEE PLAN FOR (N) ACCESSIBLE SIGNAGE.

ELEVATION AND SECTION KEY NOTES

(NOT ALL NOTES APPEAR ON THIS SHEET)

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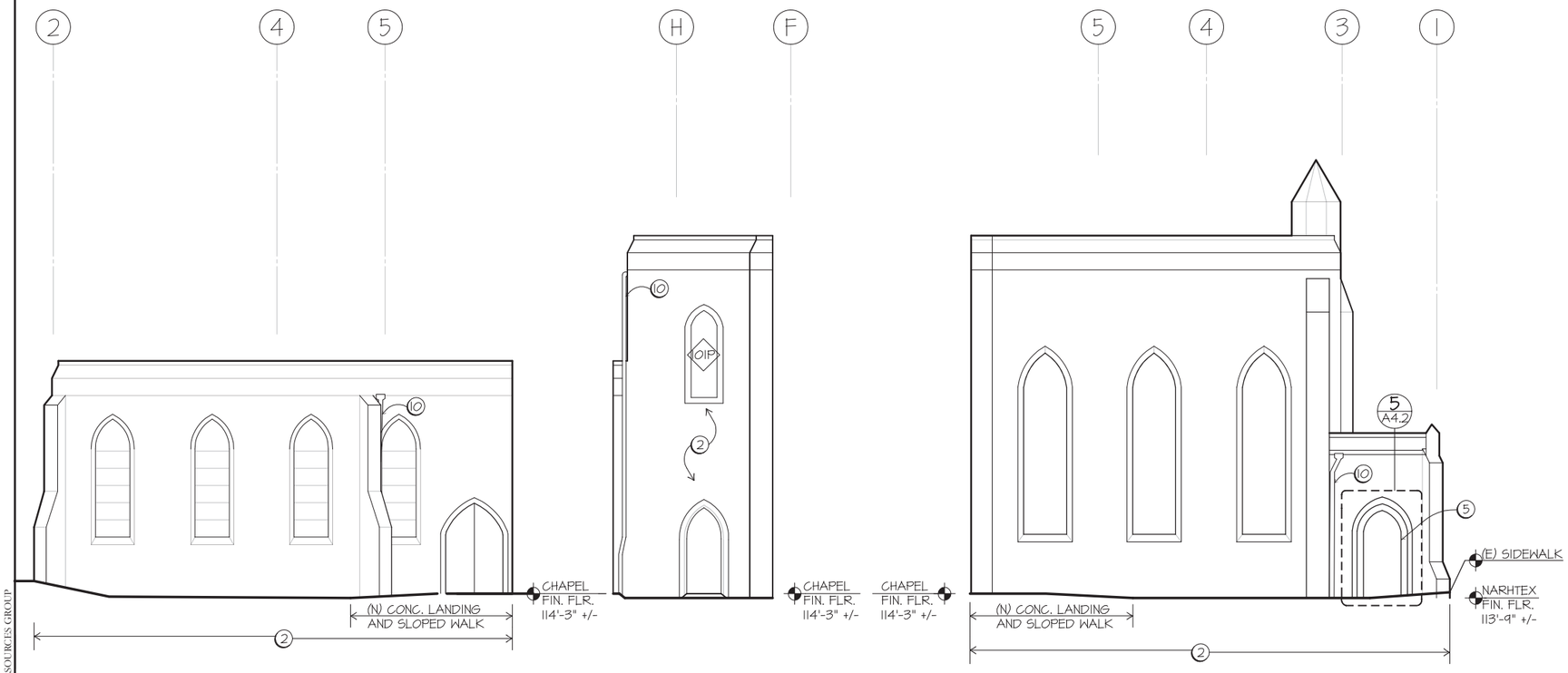

3 COURTYARD SOUTH ELEVATION
SCALE: 1/8" = 1'-0"
X-ELEVATIONS.DWG

2 COURTYARD WEST ELEVATION
SCALE: 1/8" = 1'-0"
X-ELEVATIONS.DWG

1 COURTYARD SOUTH ELEVATION
SCALE: 1/8" = 1'-0"
X-ELEVATIONS.DWG

8 0 8 16
1/8" = 1'-0"

24"x36" OR 22"x34" SHEET SIZE. IF SHEET SIZE IS SMALLER, THEN DRAWING HAS BEEN REDUCED.

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TRINITY EPISCOPAL CHURCH

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1668 BUSH STREET
SAN FRANCISCO, CALIFORNIA

SHEET TITLE

EXTERIOR COURTYARD ELEVATIONS

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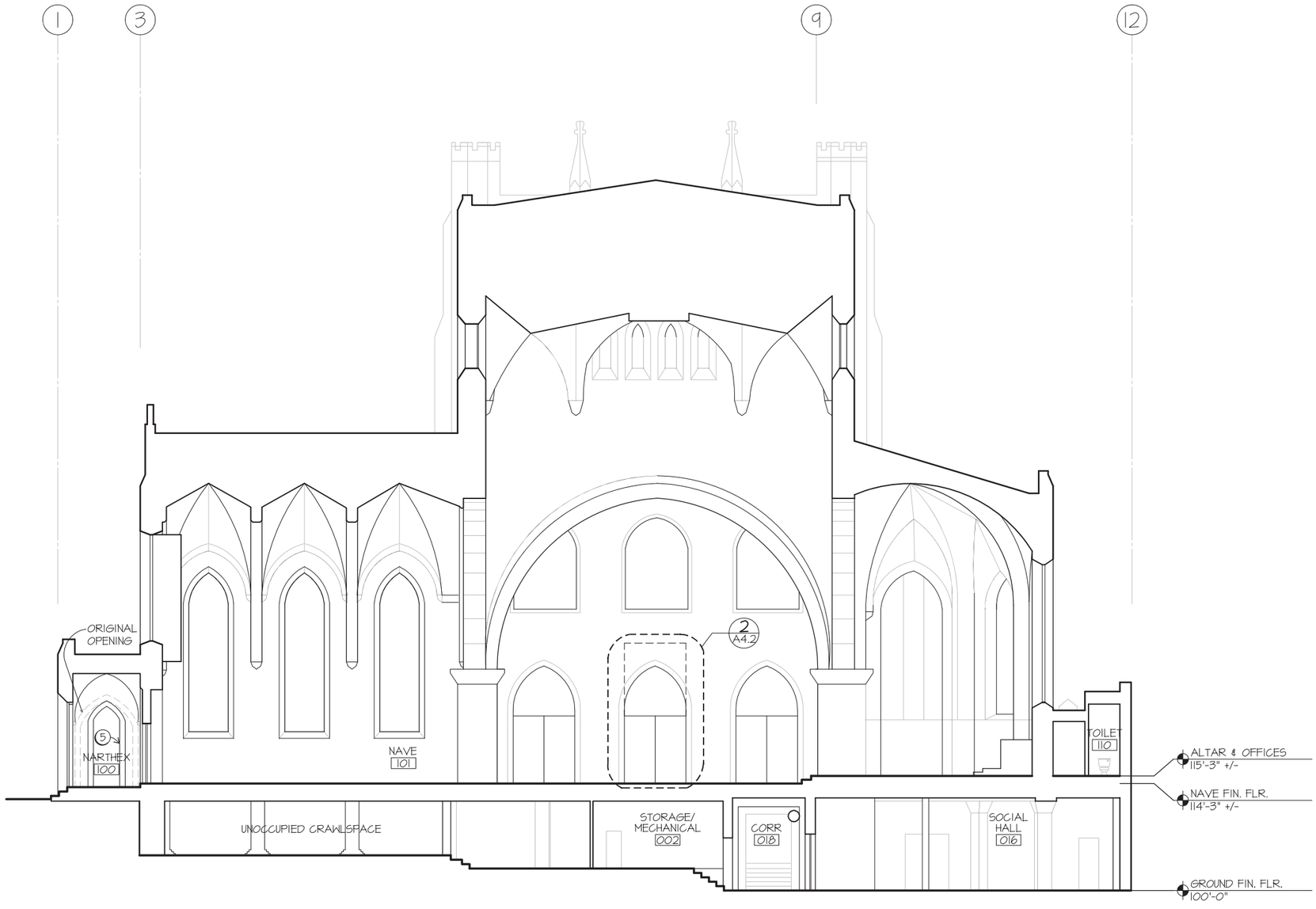
DRAWING NO.
A3.4
SHEET OF



1 BUILDING SECTION CUT EAST-WEST THRU NAVE, LOOKING NORTH

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

X-ELEVATIONS.DWG

8 0 8 16

1/8" = 1'-0"

ELEVATION AND SECTION SHEET NOTES

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TRINITY EPISCOPAL CHURCH

SEISMIC STRENGTHENING

1668 BUSH STREET
SAN FRANCISCO, CALIFORNIA

SHEET TITLE

BUILDING SECTION

ISSUANCE
ISSUE FOR PERMIT

DATE
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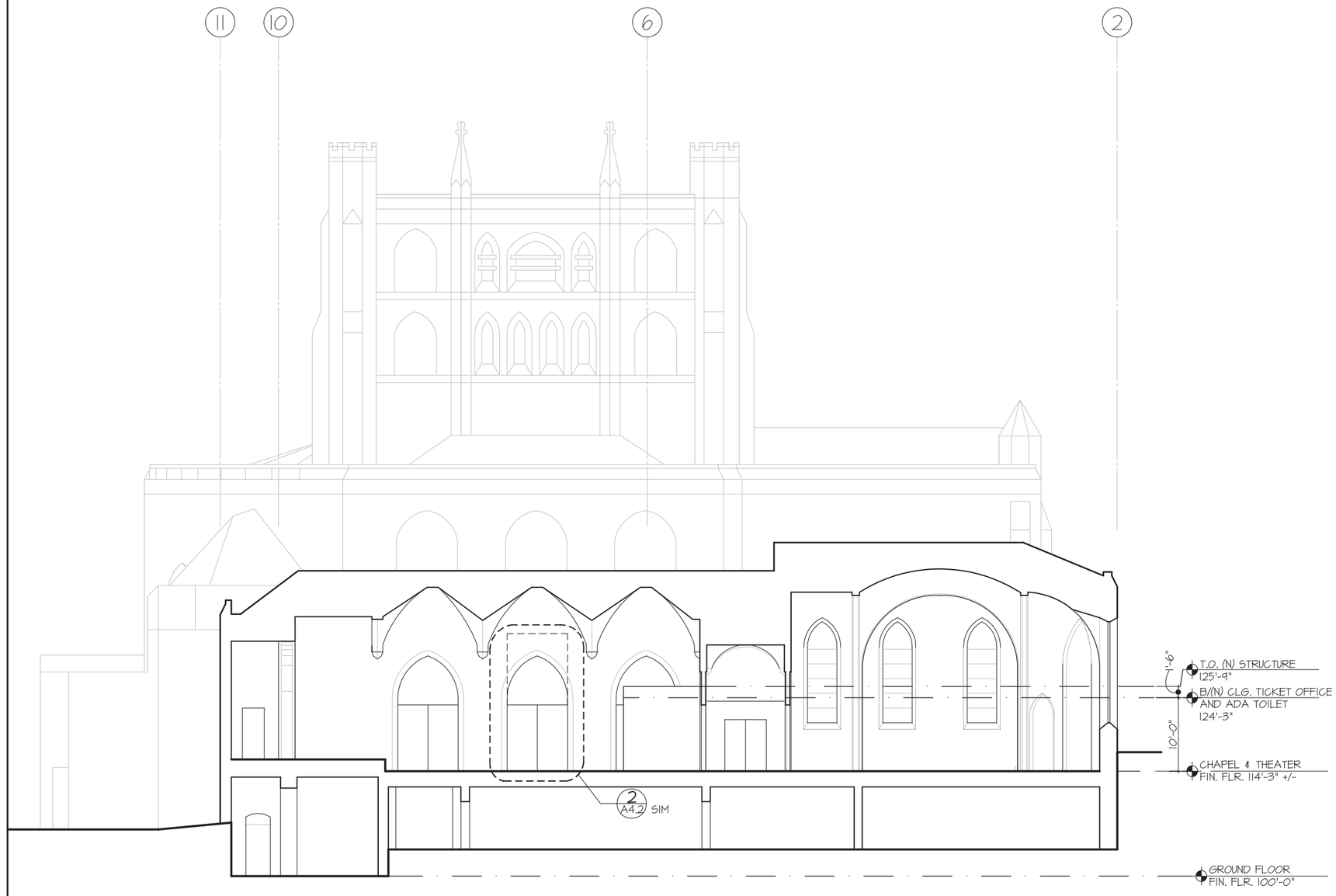
NO. 22990
REN. 11-30-15
STATE OF CALIFORNIA

DRAWING NO.

A3.5

SHEET OF

24"x36" OR 22"x34" SHEET SIZE. IF SHEET SIZE IS SMALLER, THEN DRAWING HAS BEEN REDUCED.



ELEVATION AND SECTION SHEET NOTES

1. SEE GENERAL NOTES ON SHEET T1.1.
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ELEVATION AND SECTION KEY NOTES

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13. REBUILD WD. STAIR AND PROVIDE HANDRAILS BOTH SIDES

1 BUILDING SECTION CUT EAST-WEST THRU CHAPEL & THEATER, LOOKING SOUTH
SCALE: 1/8" = 1'-0"
X-ELEVATIONS.DWG

8 0 8 16
1/8" = 1'-0"

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TRINITY EPISCOPAL CHURCH

SEISMIC STRENGTHENING

1668 BUSH STREET
SAN FRANCISCO, CALIFORNIA

SHEET TITLE

BUILDING SECTION

ISSUANCE	ISSUE FOR PERMIT
DATE	DECEMBER 23, 2013
PROJ. NO.	10029
DRAWN	LB
CHECKED	NM

LICENSED ARCHITECT
NAOMI O. MIROGLIO
NO. 22990
REN. 11-30-15
STATE OF CALIFORNIA

DRAWING NO.

A3.6

SHEET OF

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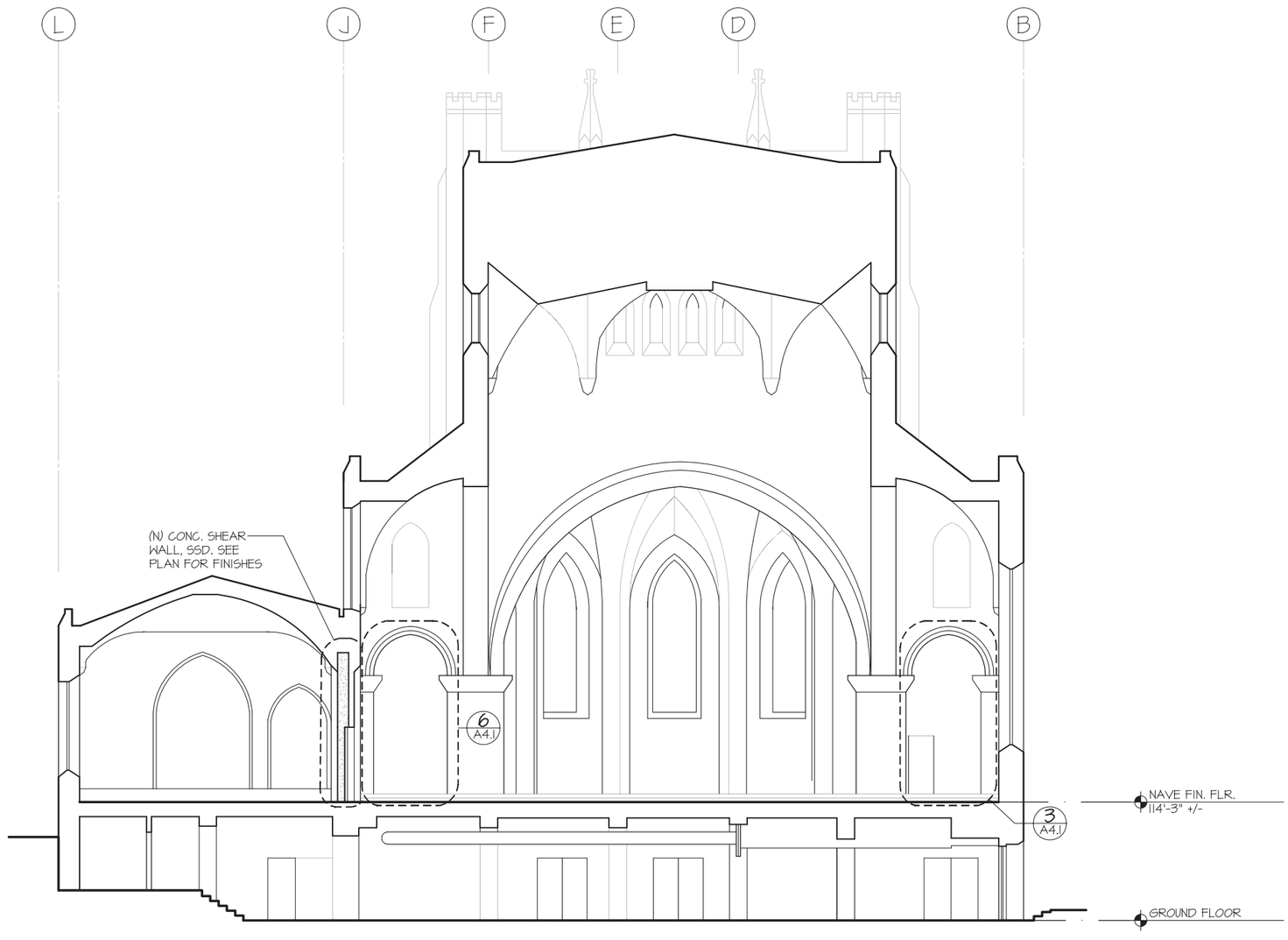

1 BUILDING SECTION CUT NORTH-SOUTH THRU THEATER & NAVE, LOOKING EAST
SCALE: 1/8" = 1'-0"
X-ELEVATIONS.DWG

8 0 8 16
1/8" = 1'-0"

ELEVATION AND SECTION SHEET NOTES

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TRINITY EPISCOPAL CHURCH

SEISMIC STRENGTHENING

1668 BUSH STREET
SAN FRANCISCO, CALIFORNIA

SHEET TITLE

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REN. 11-30-15
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A3.7

SHEET OF

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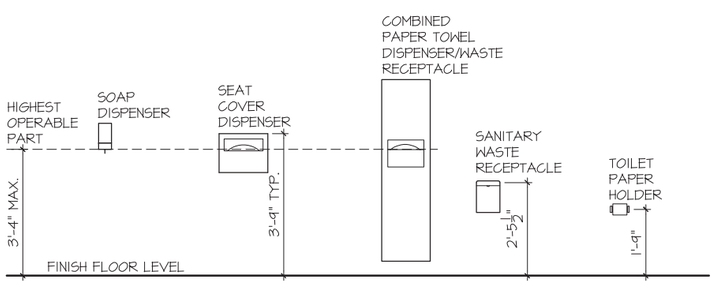
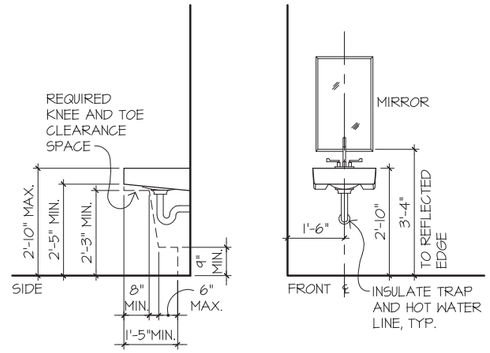
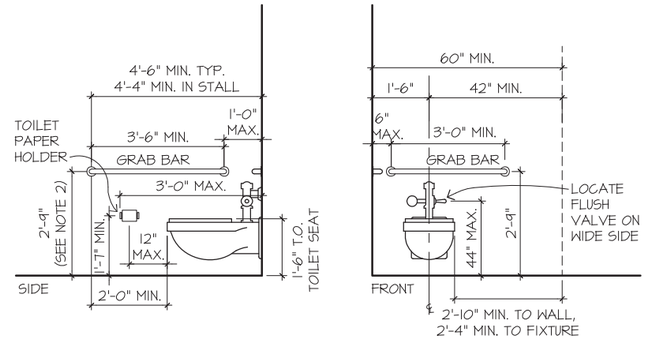


TOILET ROOM ACCESSORIES



ACCESSIBLE LAVATORY

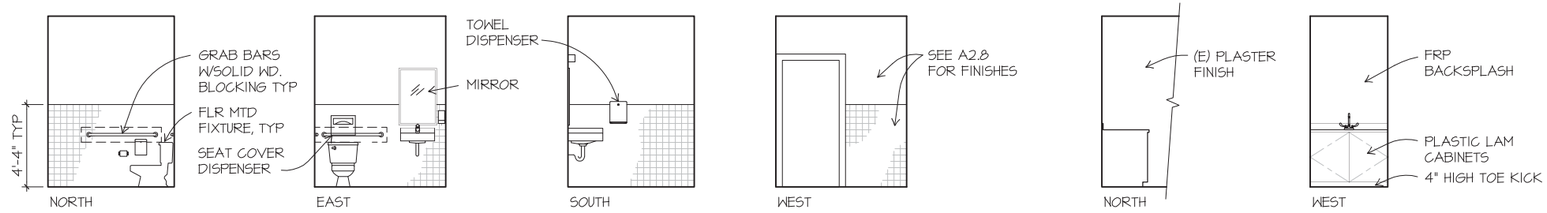


ACCESSIBLE TOILET

12 MOUNTING HEIGHTS

1/2" = 1'-0"

X-MOUNTING HEIGHT



NOTE: SEE DTL 12 FOR MOUNTING HEIGHTS.

8 ADA RESTROOM

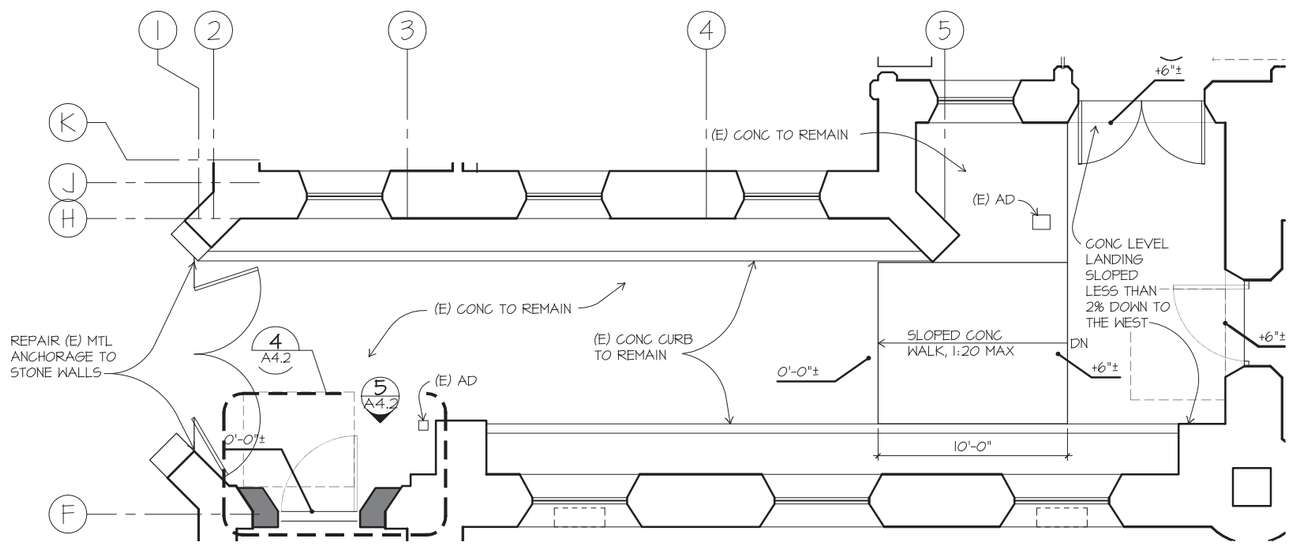
SCALE: 1/4" = 1'-0"

X-INT-ELEVS

5 THEATER - PARTIAL

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

X-INT-ELEVS

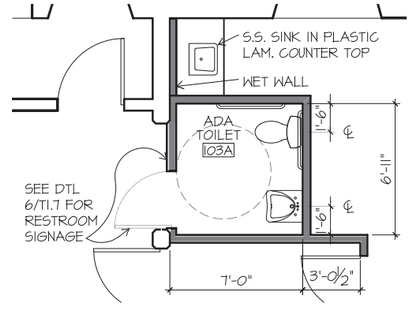


7 COURTYARD

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

X PLAN 1

NOTE: PROVIDE LIGHTING IN CEILING, MECHANICAL VENTILATION, AND REQUIRED PLUMBING.



1 ADA TOILET

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

X PLAN 1

4 0 4 8

1/4" = 1'-0"

N

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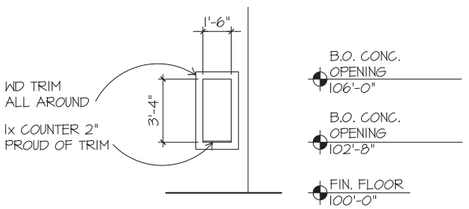
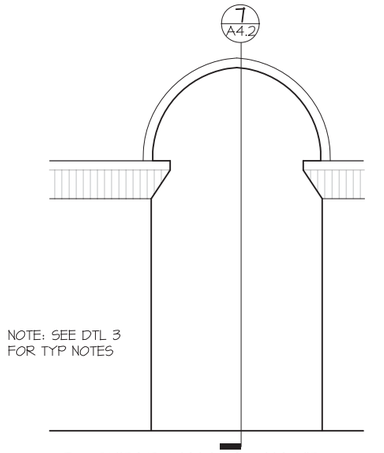
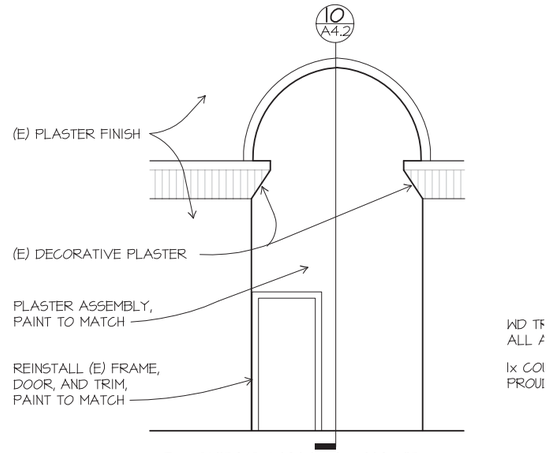


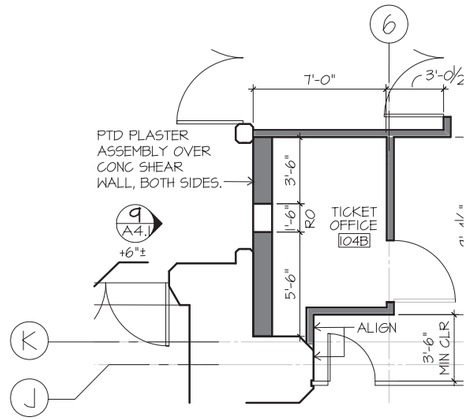
8 OFFICE WINDOW
SCALE: 1/4" = 1'-0" @ OFFICE 104B
X-INT-ELEVS



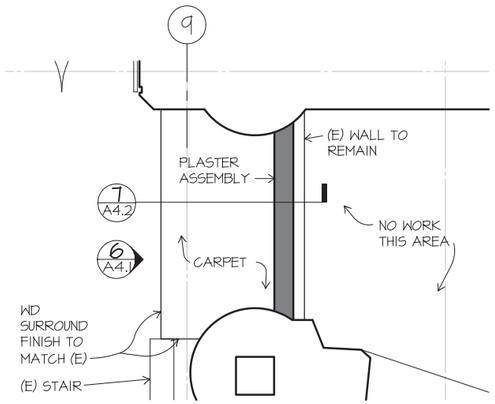
6 SHEAR WALL AT NAVE
SCALE: 1/4" = 1'-0" NORTH EAST
X-INT-ELEVS



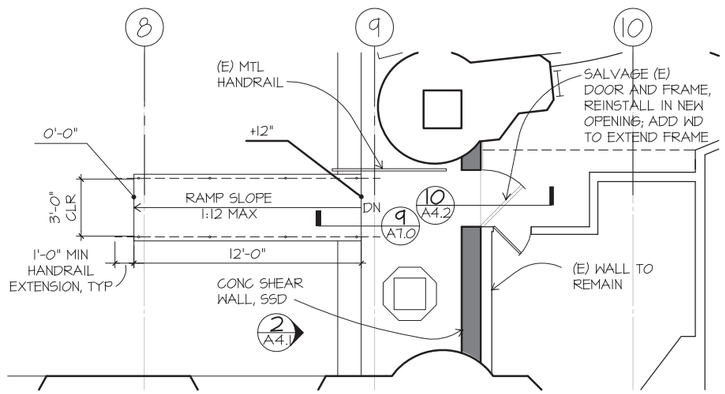
3 SHEAR WALL AT NAVE
SCALE: 1/4" = 1'-0" SOUTH EAST
X-INT-ELEVS



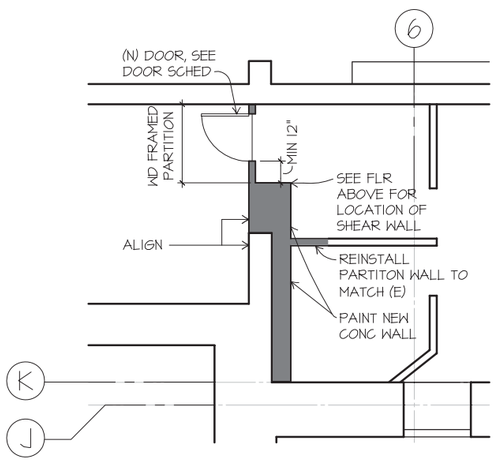
8 SHEAR WALL AT FOYER
SCALE: 1/4" = 1'-0" FIRST FLOOR
X-PLAN 1



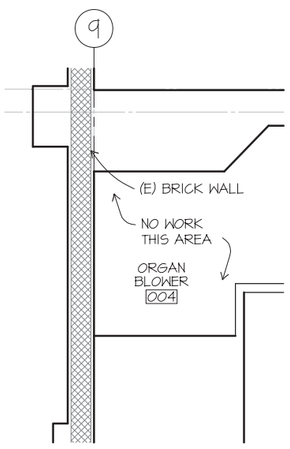
5 SHEAR WALL AT NAVE
SCALE: 1/4" = 1'-0" FIRST FLOOR NE
X-PLAN 1



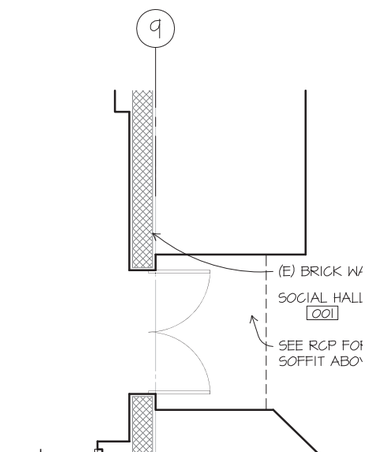
2 SHEAR WALL AT NAVE
SCALE: 1/4" = 1'-0" FIRST FLOOR SE
X-PLAN 1



7 SHEAR WALL AT FOYER
SCALE: 1/4" = 1'-0" GROUND FLOOR
X-PLAN 1



4 SHEAR WALL AT NAVE
SCALE: 1/4" = 1'-0" GROUND FLOOR NE
X-PLAN 1



1 SHEAR WALL AT NAVE
SCALE: 1/4" = 1'-0" GROUND FLOOR SE
X-PLAN 1

4 0 4 8
1/4" = 1'-0"

N

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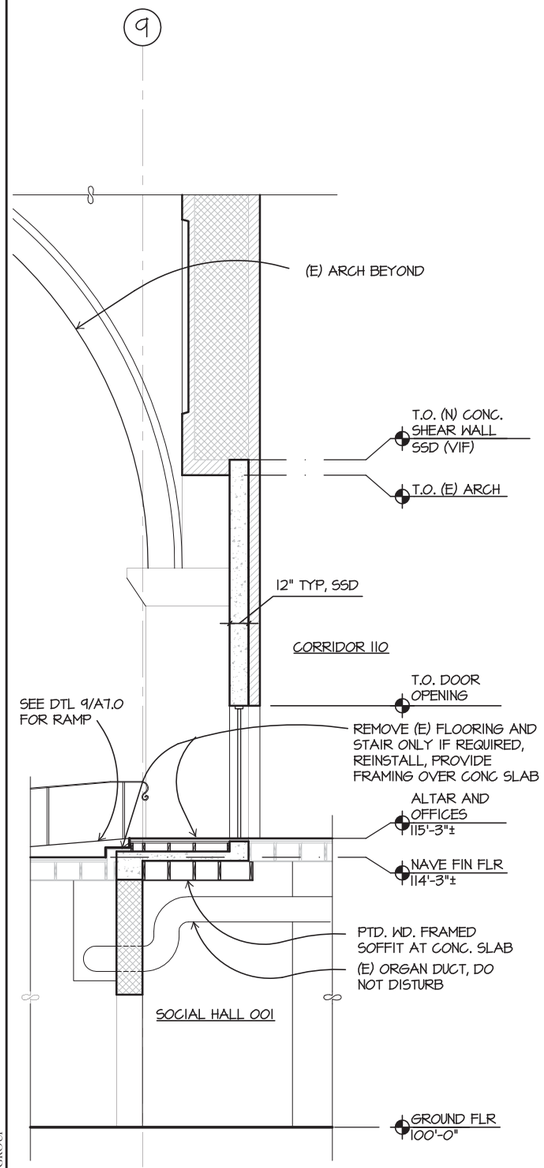
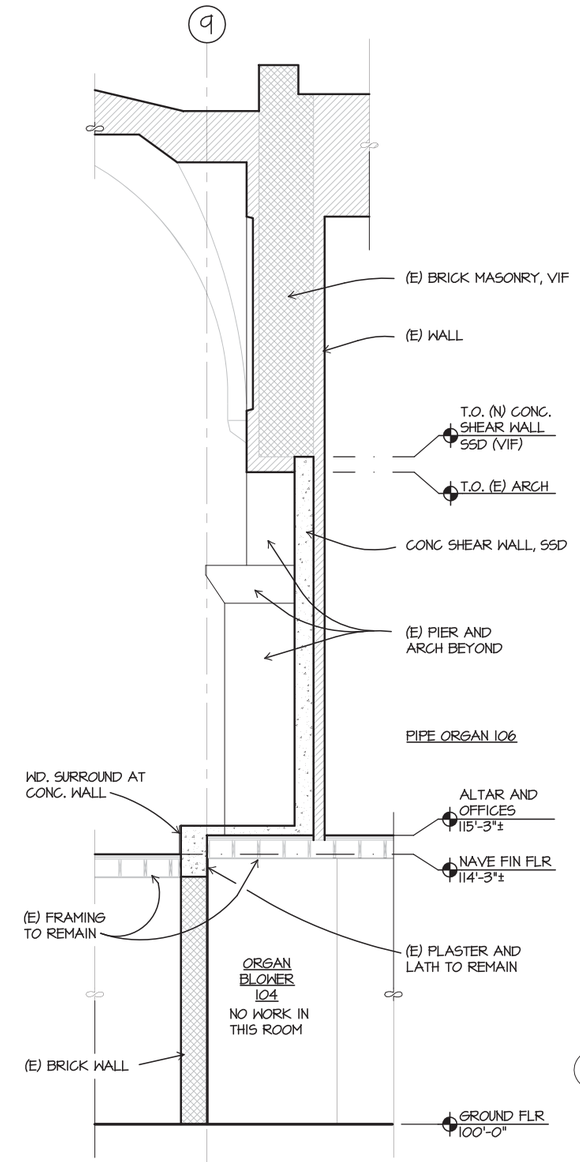
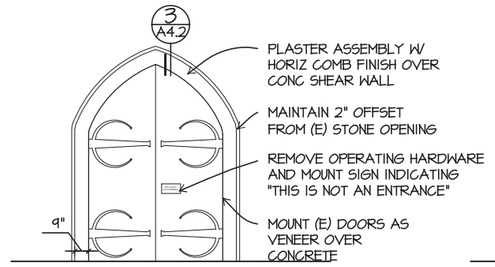


NOTE: SEE DTL 7 FOR TYP NOTES.

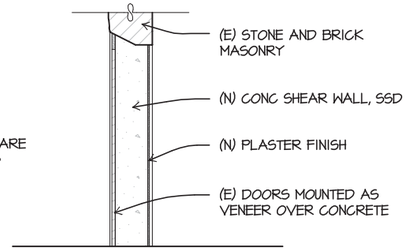
10 SHEAR WALL AT NAVE
SCALE: 1/4" = 1'-0" SOUTHEAST
X-ELEVATIONS



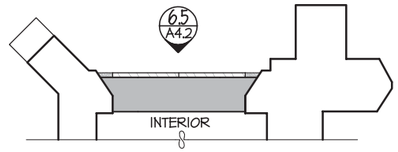
7 SHEAR WALL AT NAVE
SCALE: 1/4" = 1'-0" NORTHEAST
X-ELEVATIONS



6.5 ALTERNATE DESIGN
SHEAR WALL AT NARTHEX
SCALE: 1/4" = 1'-0" NORTH
X-INT-ELEVS

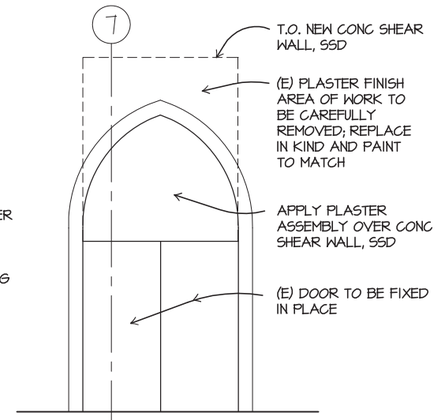


3 ALTERNATE DESIGN
SECTION - SHEAR WALL AT NARTHEX
SCALE: 1/4" = 1'-0"
X-INT-ELEVS

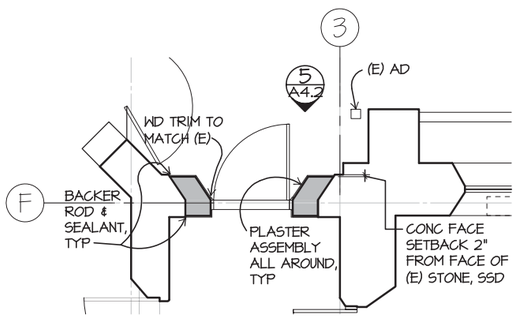


6 ALTERNATE DESIGN
PLAN - SHEAR WALL AT NARTHEX
SCALE: 1/4" = 1'-0"
X-INT-ELEVS

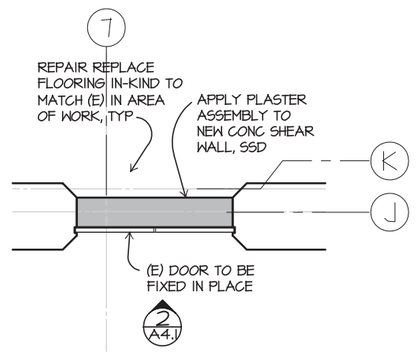
5 SHEAR WALL AT NARTHEX
SCALE: 1/4" = 1'-0" NORTH
X-INT-ELEVS



2 SHEAR WALL AT NAVE
SCALE: 1/4" = 1'-0" NORTH
X-INT-ELEVS



4 SHEAR WALL AT NARTHEX
SCALE: 1/4" = 1'-0" NORTH
X-PLAN 1



1 SHEAR WALL AT NAVE
SCALE: 1/4" = 1'-0" NORTH
X-PLAN 1

4 0 4 8
1/4" = 1'-0"

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415.421.1680 fax 415.421.0127

NO.	DESCRIPTION	DATE
REVISIONS		

TRINITY EPISCOPAL CHURCH

SEISMIC STRENGTHENING

1668 BUSH STREET
SAN FRANCISCO, CALIFORNIA

SHEET TITLE

ENLARGED PLANS, WALL SECTIONS, AND INTERIOR ELEVATIONS

ISSUANCE
ISSUE FOR PERMIT

DATE
DECEMBER 23, 2013

PROJ. NO.
10029

DRAWN
CL

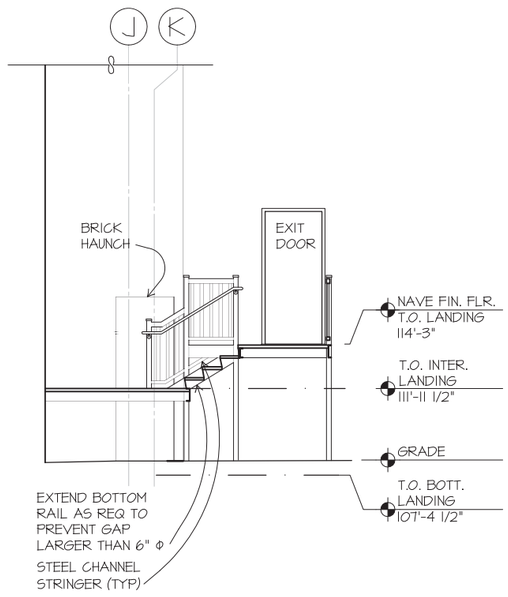
CHECKED
NM

LICENSED ARCHITECT NAOMI O. MIROGLIO NO. 22990 REN. 11-30-15 STATE OF CALIFORNIA

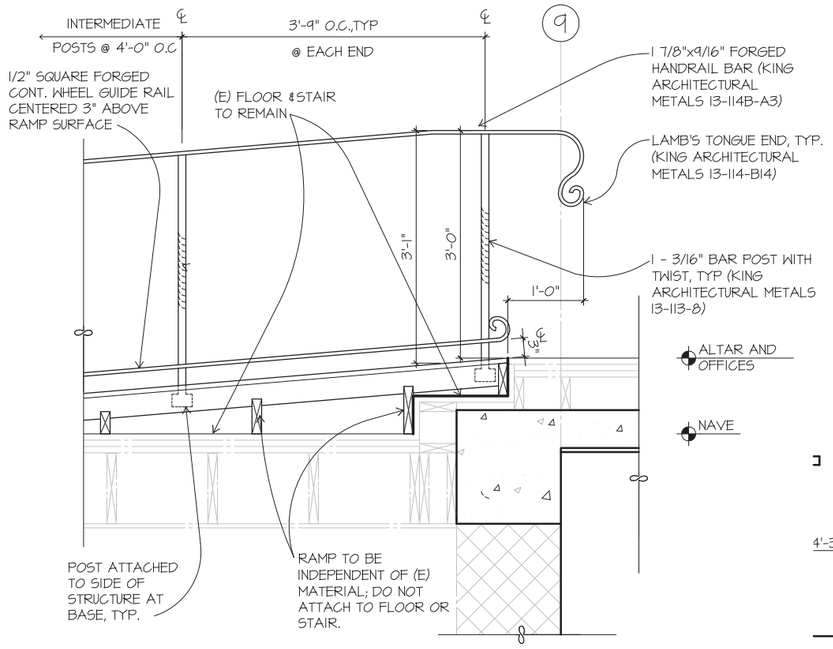
DRAWING NO.
A4.2

SHEET OF

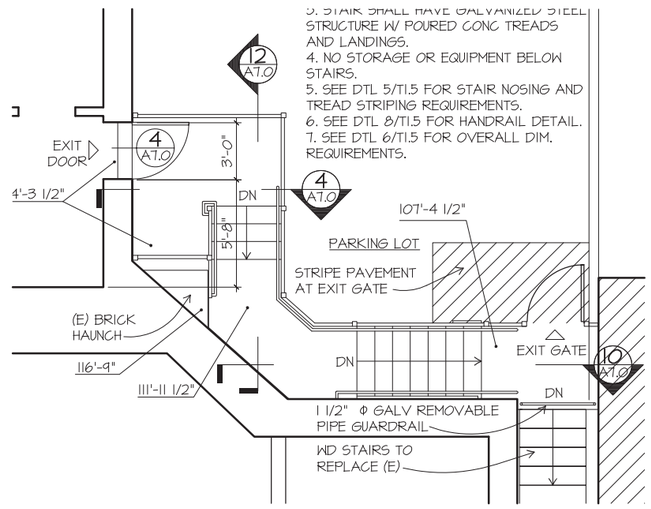
24"x36" OR 22"x34" SHEET SIZE. IF SHEET SIZE IS SMALLER, THEN DRAWING HAS BEEN REDUCED.



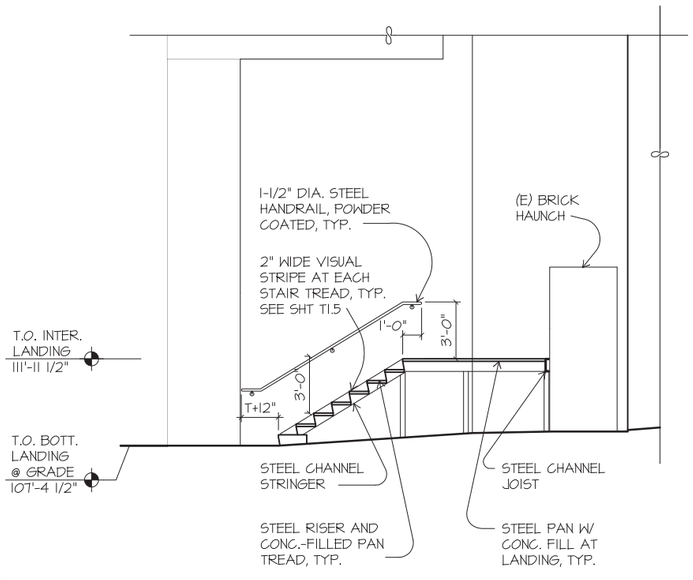
12 UPPER STAIR / LANDING SECTION
SCALE: 1/4" = 1'-0"
X-INT-ELEV5



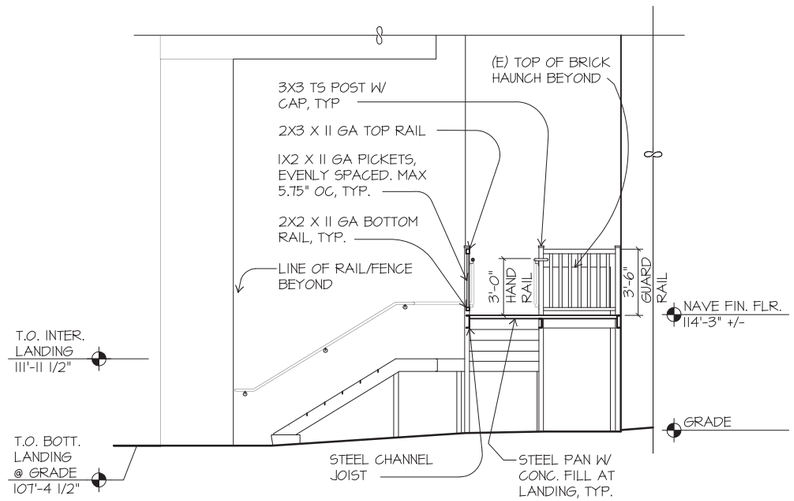
9 RAMP TO ALTAR
SCALE: 1" = 1'-0"
X-INT-ELEV5



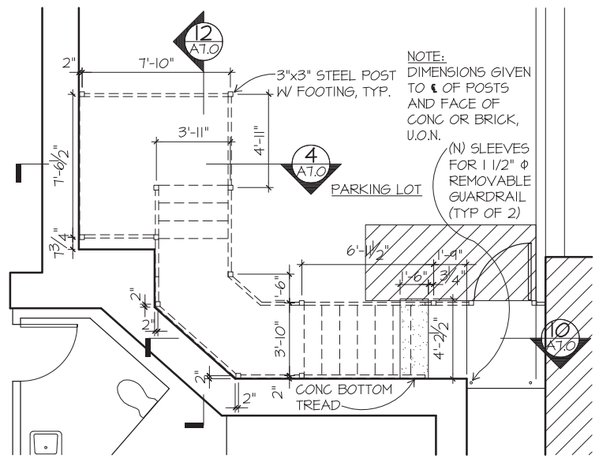
2 EXTERIOR STAIR PLAN - FIRST FLOOR
SCALE: 1/4" = 1'-0"
X-PLAN 1



10 LOWER STAIR SECTION
SCALE: 1/4" = 1'-0"
X-INT-ELEV5



7 UPPER LANDING SECTION
SCALE: 1/4" = 1'-0"
X-INT-ELEV5



1 EXTERIOR POST LAYOUT - GROUND FLOOR
SCALE: 1/4" = 1'-0"
X-PLAN 0

4 0 4 8
1/4" = 1'-0"

N

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TRINITY EPISCOPAL CHURCH

SEISMIC STRENGTHENING

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SHEET TITLE

ENLARGED PLANS STAIRS AND RAMPS

ISSUANCE
ISSUE FOR PERMIT

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DECEMBER 23, 2013

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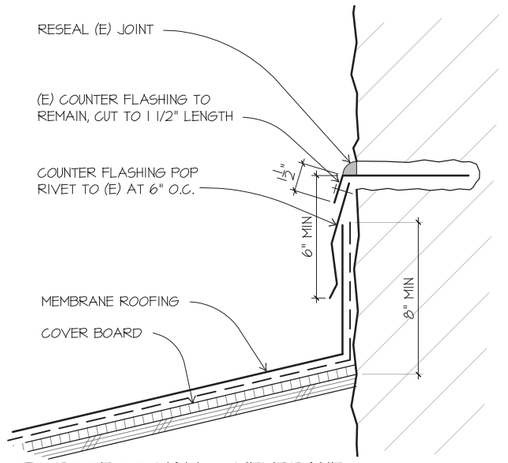
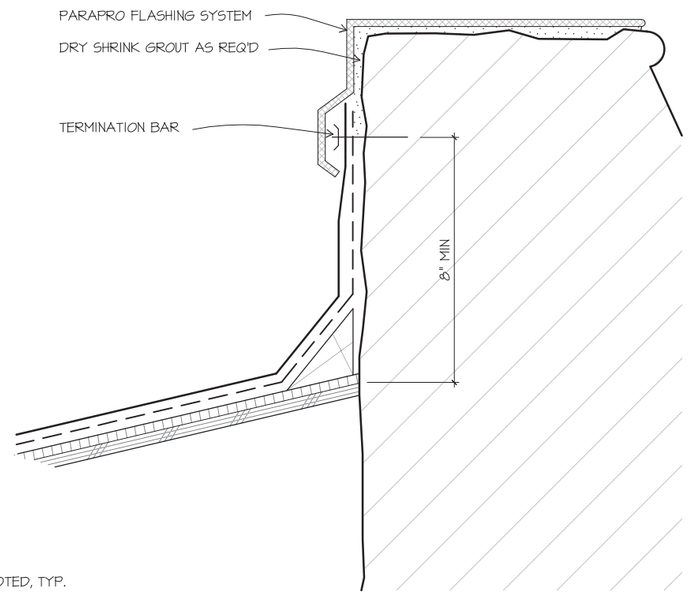
LICENSED ARCHITECT NAOMI O. MIROGLIO NO. 22990 EXPIRES 11-30-15 STATE OF CALIFORNIA

DRAWING NO.
A7.0
SHEET OF

24"x36" OR 22"x34" SHEET SIZE. IF SHEET SIZE IS SMALLER, THEN DRAWING HAS BEEN REDUCED.

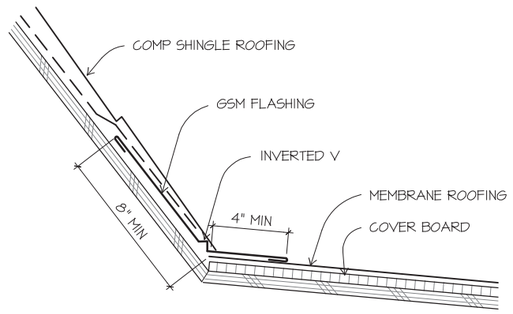


9 ROOF TO WALL - MEMBRANE
3" = 1'-0"
X-DTLS ROOF 04

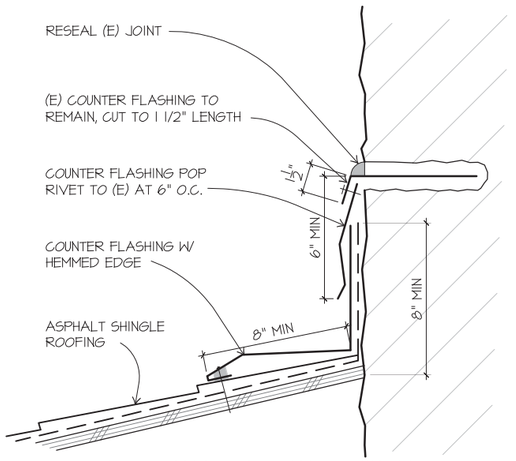


SEE 4/- FOR ITEMS NOT NOTED, TYP.

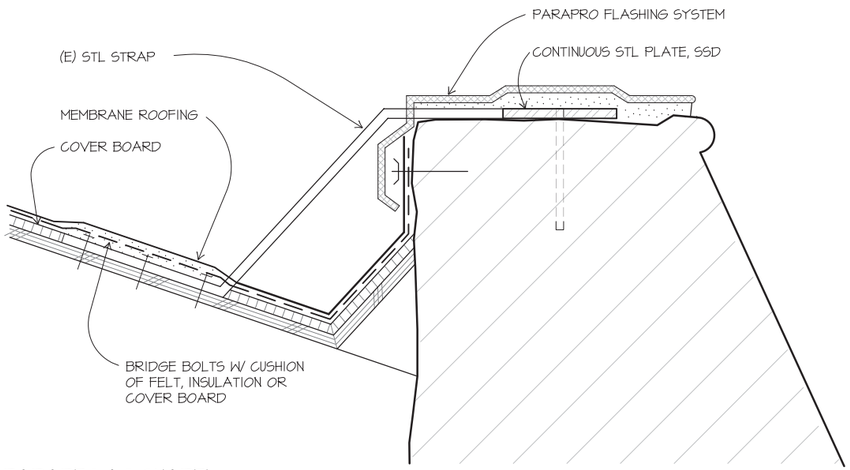
6 STONE PARAPET (BRICK PARAPET SIM)
3" = 1'-0"
X-DTLS ROOF 04



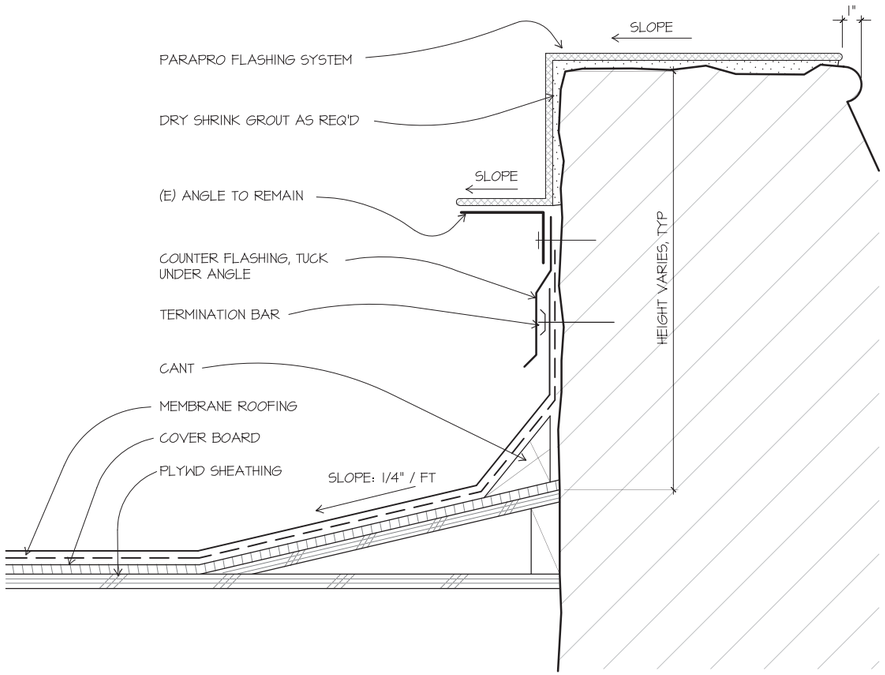
11 TRANSITION AT FLASHING
3" = 1'-0"
X-DTLS ROOF 04



8 ROOF TO WALL - ASPHALT SHINGLES
3" = 1'-0"
X-DTLS ROOF 04



10 STONE PARAPET AT CHAPEL
3" = 1'-0"
X-DTLS ROOF 04



4 STONE PARAPET W/ ANGLE (BRICK PARAPET SIM)
3" = 1'-0"
X-DTLS ROOF 04

24"x36" OR 22"x34" SHEET SIZE. IF SHEET SIZE IS SMALLER, THEN DRAWING HAS BEEN REDUCED.

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REN. 11-30-15
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A8.0

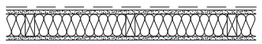
SHEET OF

PARTITION SCHEDULE

INTERIOR WALLS

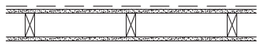
A

5/8" GYP BD
2x WD FRAMING AT 16" O.C.
5/8" GYP BD



B

5/8" GYP BD OR CEMENT BD W/CERAMIC TILE (AT TOILET SIDE)
2x WD. FRAMING AT 16" O.C.
ACOUSTIC INSULATION BETWEEN STUDS
5/8" GYP BD



FIRE RATING: 1 HOUR
SIM UL DESIGN NO. U305

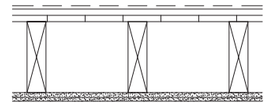
C

(E) GYP BD, CEMENT BD W/TILE, OR PLASTER LATH ASSEMBLY MAY OCCUR
(E) 2x4 WD. FRAMING AT 16" O.C.
(N) 5/8" TYPE-X GYP BD

D

5/8" PLASTER ASSEMBLY
CONCRETE, SSD
5/8" PLASTER ASSEMBLY

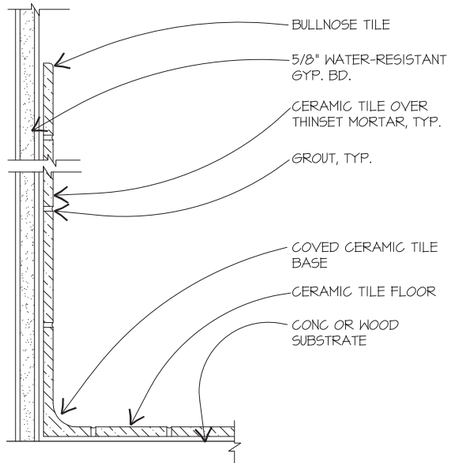
FLOOR/CEILING ASSEMBLY



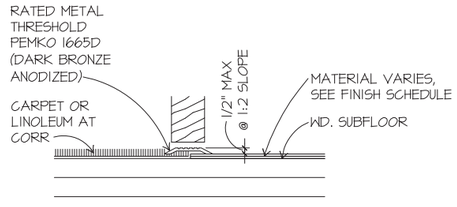
FIRE RATING: 1 HOUR
SIM UL DESIGN NO. L501

I

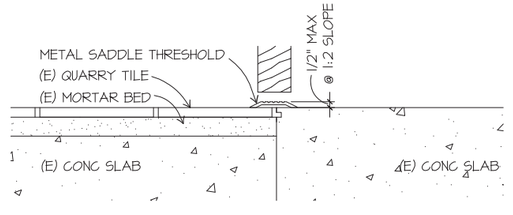
(E) FINISH TILE OR CARPET MAY OCCUR
(E) 1x T&G FLOOR
(E) 1x T&G DIAGONAL WD. SUBFLOOR
(E) 3x WD. FRAMING AT 16" O.C. (SSD)
(E) PLASTER ASSEMBLY
(N) 5/8" TYPE-X GYP BD



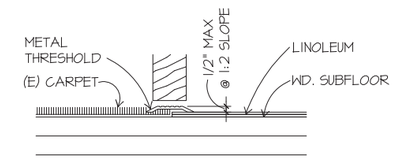
7 CERAMIC TILE WALL MEETING CER TILE FLR AT TOILET 103A
SCALE: 6" = 1'-0"
X-TILE CORNER 02



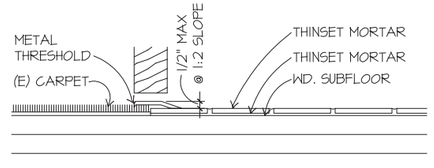
NEW FIRE-RATED THRESHOLD AT CORRIDOR 006 AND 013



NEW THRESHOLD AT NARTHEX / COURTYARD



LINOLEUM TO (E) CARPET AT OFFICE 104B



(E) CARPET TO CERAMIC TILE AT TOILET 103A

4 FLOOR TRANSITIONS
SCALE: 3" = 1'-0"
X-FLOORING 04

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SHEET TITLE

PARTITION SCHEDULE AND DETAILS

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PROJ. NO.
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LICENSED ARCHITECT
NAOMI O. MIROGLIO
NO. 22990
REN. 11-30-15
STATE OF CALIFORNIA

DRAWING NO.
A9.0

SHEET OF

24"x36" OR 22"x34" SHEET SIZE. IF SHEET SIZE IS SMALLER, THEN DRAWING HAS BEEN REDUCED.

GENERAL NOTES

I. GENERAL

1. MATERIALS AND WORKMANSHIP TO CONFORM WITH THE 2010 EDITION OF THE CALIFORNIA BUILDING CODE, WITH CITY OF SAN FRANCISCO AMENDMENTS AND THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.

2. THESE GENERAL NOTES SUPPLEMENT THE REQUIREMENTS OF THE PROJECT SPECIFICATIONS. IN CASE OF CONFLICT BETWEEN THE PLANS AND SPECIFICATIONS, CONTACT THE ARCHITECT.

3. REFERENCE TO CODES, RULES, REGULATIONS, STANDARDS, MANUFACTURER'S INSTRUCTIONS OR REQUIREMENTS OF REGULATORY AGENCIES IS TO THE LATEST PRINTED EDITION OF EACH IN EFFECT AT THE DATE OF SUBMISSION OF BID UNLESS THE DOCUMENT DATE IS SHOWN.

4. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, USE SIMILAR DETAILS OF CONSTRUCTION, SUBJECT TO REVIEW BY THE ARCHITECT.

5. DETAILS ON SHEETS TITLED "TYPICAL DETAILS" APPLY TO SITUATIONS OCCURRING ON THE PROJECT THAT ARE THE SAME OR SIMILAR TO THOSE SPECIFICALLY REFERENCED. SUCH DETAILS ARE NOT NOTED AT EACH LOCATION THAT THEY OCCUR.

6. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND FOR CHECKING DIMENSIONS. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES AND RESOLVE BEFORE PROCEEDING WITH THE WORK.

7. DO NOT SCALE THE DRAWINGS.

8. PROVIDE MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES INCLUDE, BUT MAY NOT BE LIMITED TO, BRACING AND SHORING FOR LOADS DURING CONSTRUCTION. RETAIN A REGISTERED CIVIL ENGINEER WHOM IS PROPERLY QUALIFIED TO DESIGN BRACING, SHORING, ETC. VISITS TO THE SITE BY THE OWNER'S REPRESENTATIVE WILL NOT INCLUDE OBSERVATION OF THE ABOVE NOTED ITEMS.

9. INFORMATION SHOWN ON THE DRAWINGS RELATED TO EXISTING CONDITIONS REPRESENTS THE PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY. REPORT CONDITIONS THAT CONFLICT WITH THE CONTRACT DOCUMENTS TO THE ARCHITECT. DO NOT DEVIATE FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN DIRECTION FROM THE ARCHITECT.

10. REFER TO ARCHITECTURAL DRAWINGS FOR SIZE AND LOCATION OF FLOOR, ROOF AND WALL OPENINGS NOT SHOWN ON THE STRUCTURAL DRAWINGS. COORDINATE THE SIZE AND LOCATION OF OPENINGS ASSOCIATED WITH, BUT NOT LIMITED TO, ELECTRICAL, MECHANICAL AND PLUMBING TRADES. SUBMIT FINAL SIZING AND LOCATION REQUIREMENTS OF OPENINGS TO THE ARCHITECT FOR REVIEW.

11. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR PROVIDING A SAFE PLACE TO WORK AND MEETING THE REQUIREMENTS OF ALL APPLICABLE JURISDICTIONS. EXECUTE WORK TO ENSURE THE SAFETY OF PERSONS AND ADJACENT PROPERTY AGAINST DAMAGE BY FALLING DEBRIS AND OTHER HAZARDS IN CONNECTION WITH THIS WORK.

II. FOUNDATION AND SITE WORK

1. LOCATE AND PROTECT EXISTING UTILITIES TO REMAIN DURING AND/OR AFTER CONSTRUCTION.

2. REMOVE ABANDONED FOOTINGS, UTILITIES, ETC. WHICH INTERFERE WITH NEW CONSTRUCTION, UNLESS OTHERWISE INDICATED.

3. NOTIFY THE ARCHITECT IF ANY BURIED STRUCTURES NOT INDICATED, SUCH AS CESSPOOLS, CISTERNS, FOUNDATIONS, ETC., ARE FOUND.

4. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXCAVATION PROCEDURES INCLUDING LAGGING, SHORING, UNDERPINNING AND PROTECTION OF EXISTING CONSTRUCTION.

5. REMOVE LOOSE SOIL AND STANDING WATER FROM FOUNDATION EXCAVATIONS PRIOR TO PLACING CONCRETE.

6. EXCAVATIONS FOR FOUNDATIONS MUST BE ACCEPTED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACING REINFORCING AND CONCRETE. NOTIFY THE GEOTECHNICAL ENGINEER WHEN EXCAVATIONS ARE READY FOR INSPECTION.

7. PLACE BACKFILL BEHIND RETAINING WALLS AFTER CONCRETE OR MASONRY HAS ATTAINED FULL DESIGN STRENGTH. BRACE BUILDING AND PIT WALLS BELOW GRADE FROM LATERAL LOADS UNTIL ATTACHED FLOORS AND SLABS ON GRADE ARE COMPLETE AND HAVE ATTAINED FULL DESIGN STRENGTH.

8. MECHANICALLY COMPACT EXCAVATION BACKFILLS IN LAYERS. PROVIDE THE FOLLOWING MINIMUM COMPACTION IN ACCORDANCE WITH THE ASTM D1557 TEST METHOD:

MAXIMUM DRY DENSITY	LOCATIONS
90%	TRENCH AND WALL BACKFILL
90%	UPPER 6" OF SOIL BENEATH FILL
90%	FILL BENEATH SLAB ON GRADE
95%	FILL BENEATH FOOTINGS
90%	OTHER

III. FORMWORK

1. PROVIDE POUR POCKETS IN FORMS AND UNDER EXISTING STRUCTURAL MEMBERS AS REQUIRED TO PREVENT AIR POCKETS AND/OR "HONEYCOMB" UNDER OR AROUND THE EXISTING MEMBERS. CONCRETE CAST WITH AIR POCKETS AND/OR "HONEYCOMB" UNDER OR AROUND THE MEMBERS IS NOT ACCEPTABLE.

2. REMOVE FORMS AND SHORES IN ACCORDANCE WITH THE FOLLOWING:

LOCATION	REMOVE FORMS AND SHORES NO SOONER THAN
BOTTOM FORMS AND SHORES FOR MILDLY REINFORCED SLABS, BEAMS AND GIRDERS	7 DAYS, AND F'C = 3500 PSI MINIMUM
SIDE FORMS FOR BEAMS AND GIRDERS	72 HOURS
COLUMNS AND WALLS	72 HOURS
FOOTINGS, PILE CAPS, AND GRADE BEAMS	48 HOURS

3. PROVIDE CURING WHERE FORMS ARE REMOVED IN LESS THAN 7 DAYS, INCLUDING BUT NOT LIMITED TO WALLS, COLUMNS, AND UNDERSIDE OF ELEVATED SLABS.

IV. REINFORCING STEEL

1. REINFORCING TO CONFORM TO THE FOLLOWING, UNLESS OTHERWISE NOTED:

LOCATION	TYPE
REINFORCING STEEL #7 AND SMALLER	ASTM A615, 60 KSI
REINFORCING STEEL #8 AND LARGER AND REINFORCING STEEL TO BE WELDED	ASTM A706, 60 KSI
WELDED STEEL WIRE FABRIC	ASTM A185, 70 KSI
SMOOTH DOWELS IN SLAB ON GRADE	ASTM A36, 36 KSI

2. ACCURATELY POSITION, SUPPORT, AND SECURE REINFORCEMENT FROM DISPLACING DUE TO FORMWORK, CONSTRUCTION, OR CONCRETE PLACEMENT OPERATIONS. LOCATE AND SUPPORT REINFORCING BY METAL CHAIRS, RUNNERS, BOLSTERS, SPACERS, AND HANGERS AT A MAXIMUM 3-FOOT SPACING.

3. MECHANICAL COUPLERS: LENTON TAPER THREADED COUPLERS BY ERICO (IAPMO ER-0129), OR HEADED REINFORCEMENT CORPORATION XTENDER 500/510 (ICC ESR-2764). COUPLERS FOR BEAM AND SLAB BARS AT FORMED CONSTRUCTION JOINTS MAY BE LENTON FORM SAVERS BY ERICO (IAPMO ER-0129).

4. WELD REINFORCING STEEL IN ACCORDANCE WITH AWS D1.4 USING QUALIFIED WELDERS.

5. TERMINATE REINFORCING STEEL IN STANDARD HOOKS, UNLESS OTHERWISE SHOWN.

6. PROVIDE REINFORCING SHOWN OR NOTED CONTINUOUS IN LENGTHS AS LONG AS PRACTICABLE.

V. CAST-IN-PLACE CONCRETE

1. CONCRETE IS REINFORCED AND CAST-IN-PLACE UNLESS OTHERWISE NOTED. WHERE REINFORCING IS NOT SPECIFICALLY SHOWN OR WHERE DETAILS ARE NOT GIVEN, PROVIDE REINFORCING SIMILAR TO THAT SHOWN FOR SIMILAR CONDITIONS, SUBJECT TO REVIEW BY THE ARCHITECT.

2. ROUGHEN CONCRETE SURFACES OF CONSTRUCTION JOINTS TO ¼ INCH AMPLITUDE AND CLEAN OF LAITANCE, FOREIGN MATTER, AND LOOSE PARTICLES. LOCATE CONSTRUCTION JOINTS AS SHOWN ON THE DRAWINGS. SUBMIT ALTERNATE JOINT LOCATIONS OR JOINTS NOT SHOWN TO THE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO PROCEEDING WITH THE WORK.

3. AT LOCATIONS WHERE CONCRETE IS CAST AGAINST EXISTING CONCRETE, ROUGHEN CONTACT SURFACES TO ¼ INCH AMPLITUDE AND CLEAN OF LAITANCE, FOREIGN MATTER, AND LOOSE PARTICLES.

4. AT LOCATIONS WHERE CONCRETE IS CAST AGAINST EXISTING MASONRY, THOROUGHLY ROUGHEN CONTACT SURFACES BY LIGHT SANDBLASTING OR OTHER SUITABLE MEANS AND CLEAN OF LAITANCE, FOREIGN MATTER, AND LOOSE PARTICLES.

5. REFER TO ARCHITECTURAL AND MECHANICAL DRAWINGS FOR LOCATIONS OF ADDITIONAL CONCRETE CURBS AND HOUSEKEEPING PADS NOT SHOWN.

6. CONCRETE CLEAR COVER TO REINFORCING BARS IS AS FOLLOWS, UNLESS OTHERWISE NOTED:

LOCATION	CLEAR COVER
CONCRETE PLACED AGAINST EARTH	3 INCHES
FORMED SURFACES EXPOSED TO WEATHER OR IN CONTACT WITH EARTH: #6 BARS AND LARGER #5 BARS AND SMALLER	 2 INCHES 1 ½ INCHES
SLABS ON GRADE (TOP CLEARANCE)	1 ½ INCHES
BEAMS, GIRDERS AND COLUMNS NOT EXPOSED TO WEATHER OR EARTH	1 ½ INCHES
WALL OR SLAB SURFACES NOT EXPOSED TO WEATHER OR EARTH: #5 & SMALLER #6 & #7 #8,#9, #10 & #11 #14 & #18	 ¾ INCH 1 INCH 1 ½ INCHES 2 ½ INCHES

7. CONCRETE TYPES:

CLASS	28-DAY STRENGTH	TYPE	LOCATION
A	2500 PSI	NORMAL WEIGHT	MISC. CURBS, HOUSE – KEEPING PADS, ETC.
B	2500 PSI	NORMAL WEIGHT	SLABS ON GRADE
C	4000 PSI	NORMAL WEIGHT	FOUNDATIONS, WALLS, BEAMS, AND ELEVATED SLABS

8. CONTINUOUSLY MOIST CURE CONCRETE SLABS-ON-GRADE FOR 7 DAYS MINIMUM. WATER FOG SPRAYS, PONDING, SATURATED ABSORPTIVE COVERS, OR MOISTURE RETAINING COVERS MAY BE USED. CURING COMPOUNDS ARE NOT ACCEPTABLE.

9. NON-SHRINK GROUT, 7000 PSI: EUCLID CHEMICAL COMPANY'S "EUCO-NS", L&M CRYSTEX, MASTER BUILDERS' "MASTERFLOW 713", OR FIVE STAR GROUT. WHERE HIGH FLUIDITY OR INCREASED PLACING TIME IS REQUIRED, USE EUCLID CHEMICAL COMPANY'S "EUCO HI-FLOW GROUT" OR MASTER BUILDERS' "MASTERFLOW 928".

10. REFER TO ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR CONCRETE SURFACE FINISH.

VI. SHOTCRETE

1. USE SHOTCRETE ONLY WHERE DESIGNATED ON THE DRAWINGS. NO SUBSTITUTION OF SHOTCRETE FOR CAST-IN-PLACE CONCRETE IS ALLOWED, EXCEPT THAT ALL NEW CONCRETE WALLS CAN BE CONSTRUCTED USING SHOTCRETE.

2. COMPLY WITH THE REQUIREMENTS OF THE CONCRETE AND REINFORCING STEEL GENERAL NOTES EXCEPT AS MODIFIED IN THIS SECTION.

3. USE WET MIX SHOTCRETE WITH THE FOLLOWING:

CLASS	28-DAY STRENGTH	LOCATIONS
S1	4000 PSI	WALLS

4. A PREQUALIFICATION TEST PANEL IS REQUIRED FOR EACH NOZZLEMAN. A MEAN TEST PANEL CORE GRADE EQUAL TO OR LESS THAN 2.5 IN ACCORDANCE WITH ACI 506.2 GRADING IS REQUIRED FOR EACH NOZZLEMAN.

5. CLEAN SUBSTRATES AND FORMS OF LOOSE OR UNSOUND MATERIAL PRIOR TO THE PLACEMENT OF SHOTCRETE. WET CEMENTITIOUS OR ABSORPTIVE SUBSTRATES AND FORMS TO THE SATURATED SURFACE DRY CONDITION PRIOR TO SHOOTING. DO NOT PLACE SHOTCRETE AGAINST SURFACES WITH STANDING OR RUNNING WATER.

6. COMPLETELY FILL AREAS AND COMPLETELY ENCASE REINFORCEMENT. REMOVE REBOUND AND OTHER LOOSE MATERIAL FROM NEW CONSTRUCTION.

7. DO NOT REUSE REBOUND OR OVERSPRAY.

8. KEEP SHOTCRETE CONTINUOUSLY MOIST BY DIRECT WATER APPLICATION FOR 24 HOURS AFTER SHOOTING. FOLLOW BY CURING THE SHOTCRETE WITH A FOG SPRAY OR AN APPROVED MOISTURE-RETAINING COVER, MEMBRANE, OR COMPOUND UNTIL 7 DAYS AFTER SHOOTING. IF CURING COMPOUNDS ARE USED, APPLY THE COMPOUND AT TWICE THE MANUFACTURER'S SPECIFIED COVERAGE.

VII. STRUCTURAL STEEL

1. STRUCTURAL STEEL TO CONFORM TO THE FOLLOWING UNLESS OTHERWISE NOTED:

SECTIONS	TYPE
ROLLED SHAPES WIDE FLANGES CHANNELS, ANGLES, & OTHER	 ASTM A992 ASTM A36
PLATES	ASTM A36
STEEL PIPE	ASTM A53 GRADE B
COLD FORMED HOLLOW STRUCTURAL SECTION (HSS)	ASTM A500 GRADE B
BOLTS	ASTM A325X
MACHINE BOLTS	ASTM A307
THREADED AND HANGER ROD	ASTM A572, GR50
WELDED SHEAR CONNECTORS	ASTM A 108, GRADE 1015 THROUGH 1020
WELDED THREADED STUDS	ASTM A 108, GRADE 1015 THROUGH 1020
NUTS FOR BOLTS AND MACHINE BOLTS	ASTM A563
HARDENED WASHERS	ASTM F436
UNHARDENDED WASHERS	ASTM F844
PLAIN WASHERS	ANSI B18.22.1
BEVELED WASHERS	ANSI B18.23.1

2. HOT DIP GALVANIZE IN ACCORDANCE WITH ASTM A123 AND ASTM A153 STRUCTURAL STEEL AND FASTENERS THAT ARE PERMANENTLY EXPOSED TO THE WEATHER. REPAIR GALVANIZING AFTER WELDING IN ACCORDANCE WITH ASTM A780.

3. ARC-WELDING ELECTRODES/FILLER METALS TO BE LOW HYDROGEN TYPES E7XTX, E7XTXX OR E70XXX MINIMUM AS APPLICABLE. ELECTRODES WITH CHARPY V-NOTCH (CVN) TESTS VALUES OF A MINIMUM 20 FOOT-POUNDS AT -20 DEGREES FAHRENHEIT ARE TO BE USED AT THE FOLLOWING LOCATIONS:

- COMPLETE JOINT PENETRATION WELDS
- BEAM TO COLUMN MOMENT CONNECTIONS – INCLUDING FLANGE, WEB, AND CONTINUITY PLATE FILLET AND PARTIAL JOINT PENETRATION WELDS
- BRACE CONNECTIONS – INCLUDING BRACE, GUSSET, BASE PLATES, BEAM STIFFENER PLATES, AND CONTINUITY PLATE FILLET AND PARTIAL JOINT PENETRATION WELDS
- WELDS NOTED "CVN" ON THE DRAWINGS

4. WELDERS TO BE CERTIFIED BY AWS AND THE GOVERNING JURISDICTION.

5. WHERE FIELD WELDING IS NOTED, THE DESIGNATION IS GIVEN AS A SUGGESTED CONSTRUCTION PROCEDURE ONLY.

6. PROVIDE NATURAL CAMBER UP, UNLESS NOTED OTHERWISE, EXCEPT AT CANTILEVERS. AT CANTILEVERS PROVIDE CAMBER SUCH THAT TIP OF CANTILEVER IS ABOVE FINAL ELEVATION.

7. SPLICE MEMBERS ONLY WHERE INDICATED.

VIII. MECHANICAL ANCHORS

1. EXPANSION ANCHORS INTO CONCRETE: HILTI KB-TZ (ICC ESR-1917), ITW REDHEAD TRUBOLT + (ICC ESR-2427), POWERS POWER-STUD + (ICC ESR-2502), OR SIMPSON STRONG BOLT (ICC ESR - 1771).

2. INSTALL ANCHORS IN ACCORDANCE WITH THE LATEST ICC-ESR REPORT.

3. PROVIDE STAINLESS STEEL FASTENERS FOR EXTERIOR USE OR WHEN EXPOSED TO WEATHER. PROVIDE GALVANIZED CARBON STEEL ANCHORS AT OTHER LOCATIONS, UNLESS OTHERWISE NOTED.

4. IF REINFORCEMENT IS ENCOUNTERED DURING DRILLING, ABANDON AND SHIFT THE HOLE LOCATION TO AVOID THE REINFORCEMENT. PROVIDE A MINIMUM OF 2 ANCHOR DIAMETERS OR 1 INCH, WHICHEVER IS LARGER, OF SOUND CONCRETE BETWEEN THE DOWEL AND THE ABANDONED HOLE. FILL THE ABANDONED HOLE WITH NON-SHRINK GROUT. IF THE ANCHOR OR DOWEL MAY NOT BE SHIFTED AS NOTED ABOVE, THE ENGINEER WILL DETERMINE A NEW LOCATION.

5. LOCATE REINFORCEMENT AND CONFIRM FINAL ANCHOR LOCATIONS PRIOR TO FABRICATING PLATES, MEMBERS, OR OTHER STEEL ASSEMBLIES ATTACHED WITH MECHANICAL ANCHORS.

6. MINIMUM EMBEDMENT OF ANCHORS, UNLESS OTHERWISE NOTED:

ANCHOR DIA.	WEDGE EMBEDMENT
¼"	2"
5/16"	-
3/8"	2 ½"
½"	3 ½"
5/8"	4"
¾"	4 ¾"
1"	6"

7. ANCHORS WILL BE PROOF-TESTED BY OWNER'S TESTING AND INSPECTION AGENCY.

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SHEET TITLE

GENERAL NOTES

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DATE
DEC. 23, 2013

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DRAWING NO.
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24"x36" OR 22"x34" SHEET SIZE. IF SHEET SIZE IS SMALLER, THEN DRAWING HAS BEEN REDUCED.

8. IF ANY ANCHOR FAILS TESTING, REPLACE ANCHOR AND TEST ADDITIONAL ANCHORS OF THE SAME CATEGORY NOT PREVIOUSLY TESTED UNTIL TWENTY (20) CONSECUTIVE PASS, THEN RESUME INITIAL TESTING FREQUENCY.

9. APPLY TEST LOAD BY ANY METHOD THAT WILL EFFECTIVELY MEASURE THE TENSION ON THE ANCHOR SUCH AS DIRECT PULL WITH A HYDRAULIC JACK, TORQUE WRENCH, OR CALIBRATED SPRING-LOADING DEVICES, ETC.

10. TEST ANCHORS NO SOONER THAN 24 HOURS AFTER INSTALLATION.

11. REACTION LOADS FROM TEST FIXTURES MAY BE APPLIED CLOSE TO THE ANCHOR BEING TESTED, PROVIDED THE ANCHOR IS NOT RESTRAINED FROM WITHDRAWING BY A BASEPLATE OR OTHER FIXTURE. IF RESTRAINT IS FOUND, LOOSEN AND SHIM OR REMOVE THE FIXTURE PRIOR TO TESTING.

12. TEST 50% WEDGE OR SLEEVE ANCHORS PER ONE OF THE FOLLOWING METHODS:

    A. HYDRAULIC RAM METHOD: APPLY PROOF TEST LOAD WITHOUT REMOVING THE NUT. IF IT IS NOT POSSIBLE TO TEST WITH THE NUT INSTALLED, REPLACE THE NUT WITH A THREADED COUPLER TO THE SAME TORQUE MEASURED WITH A TORQUE WRENCH, AND THEN APPLY THE LOAD. ANCHOR IS ACCEPTABLE IF NO MOVEMENT IS OBSERVED AT THE TEST LOAD. MOVEMENT MAY BE DETERMINED WHEN THE WASHER UNDER THE NUT BECOMES LOOSE.

    B. TORQUE WRENCH METHOD: TEST ANCHORS TO THE TORQUE LOAD INDICATED IN THE TABLE BELOW WITHIN THE FOLLOWING LIMITS:

        1. FOR WEDGE ANCHORS, ONE-HALF TURN OF THE NUT.

IX. ADHESIVE ANCHORS AND DOWELS

1. ANCHORS AND DOWELS INSTALLED INTO CONCRETE: HILTI HIT RE-500-SD (ICC ESR-2322), POWERS PE 100+ (ICC ESR-2583), OR SIMPSON SET-XP (ICC ESR-2508). EMBEDMENT DEPTH FOR ANCHORS AND DOWELS IS AS FOLLOWS, UNLESS OTHERWISE NOTED. THE TESTING LABORATORY WILL PERFORM TENSION TESTS ON 25% OF ANCHORS AND DOWELS TO THE FOLLOWING TEST LOADS:

ROD DIA OR BAR SIZE	EMBEDMENT	TEST LOAD	BASE MATERIAL
3/8"	4"	1800#	CONCRETE
1/2"	5"	3200#	CONCRETE
5/8"	6"	5000#	CONCRETE
3/4"	7"	7100#	CONCRETE
7/8"	9"	9700#	CONCRETE
1"	11"	12800#	CONCRETE
#3	5"	3000#	CONCRETE
#4	6-1/2"	5400#	CONCRETE
#5	8"	8400#	CONCRETE
#6	10"	11900#	CONCRETE
#7	12"	16200#	CONCRETE
#8	14"	21300#	CONCRETE

2. ANCHORS AND DOWELS INSTALLED INTO UNREINFORCED BRICK MASONRY (URM): HILTI HIT-HY 70 BY (ICC ESR-3342), SIMPSON STRONG-TIE SET (ICC ESR-1772). USE SCREENS AS SPECIFIED BY THE MANUFACTURER. EMBEDMENT DEPTH FOR ANCHORS AND DOWELS IS AS FOLLOWS, UNLESS OTHERWISE NOTED. THE TESTING LABORATORY WILL PERFORM TENSION TESTS ON 25% OF ANCHORS AND DOWELS TO THE FOLLOWING TEST LOADS:

ROD DIA OR BAR SIZE	EMBEDMENT	TEST LOAD	BASE MATERIAL
5/8"	12"	3000 #	URM
3/4"	12"	3000 #	URM

3. ANCHORS: ASTM A36 THREADED RODS WITH ASTM A 563 GRADE A NUTS AND ANSI B18.22.1 TYPE A WASHERS, UNLESS OTHERWISE NOTED. ANCHORS DESIGNATED AS ASTM A193 GRADE B7 THREADED RODS TO USE ASTM A 563 GRADE DH HEAVY HEX NUTS AND ASTM F 436 WASHERS.

4. DOWELS: ASTM A615 GRADE 60 REINFORCING STEEL.

5. REMOVE GREASE, OIL, RUST, AND OTHER LAITANCE FROM RODS AND DOWELS PRIOR TO INSTALLATION.

6. REPLACE ANCHORS AND DOWELS THAT FAIL DURING TESTING AND RETEST. IF MORE THAN 10% OF THE TESTED DOWELS AND ANCHORS FAIL TO ACHIEVE THE SPECIFIED TEST LOAD, TEST 100% OF THE DOWELS AND ANCHORS INSTALLED IN THE LAST 2 DAYS OF ANCHOR INSTALLATION.

7. THE DIAMETER OF THE HOLES IS PER THE MANUFACTURER'S INSTRUCTIONS. DRILL HOLES FOR ANCHORS AND DOWELS IN UNREINFORCED BRICK MASONRY WITH A NON-IMPACT ROTARY DRILL. PRIOR TO INSTALLING ANCHORS OR DOWELS, WIRE BRUSH HOLES TO REMOVE RESIDUE, BLOW OUT WITH OIL-FREE COMPRESSED AIR, AND ALLOW HOLE TO DRY.

8. PLACE ADHESIVE WITH THE MANUFACTURER'S RECOMMENDED APPLICATION TOOL TO A DEPTH AS SPECIFIED BY THE MANUFACTURER AND TO MINIMIZE THE AMOUNT OF ADHESIVE THAT WILL OVERFLOW OUT OF THE HOLE WHEN THE BAR IS INSERTED. REMOVE EXCESS ADHESIVE ON THE ADJACENT SURFACES.

9. INSERT THE ANCHOR OR DOWEL IN THE HOLE WITH A TWISTING MOTION TO THE REQUIRED EMBEDMENT DEPTH. DO NOT PUMP THE ANCHOR OR DOWEL IN AND OUT OF THE HOLE.

10. WEDGE BARS TIGHT AND CENTERED IN THE HOLE WITH WOODEN WEDGES (GOLF TEES) TO HOLD IT IN PLACE UNTIL THE ADHESIVE SETS.

11. IF REINFORCEMENT IS ENCOUNTERED DURING DRILLING, ABANDON AND SHIFT THE HOLE LOCATION TO AVOID THE REINFORCEMENT. PROVIDE A MINIMUM OF 2 ANCHOR DIAMETERS OR 1 INCH, WHICHEVER IS LARGER, OF SOUND CONCRETE BETWEEN THE DOWEL AND THE ABANDONED HOLE. FILL THE ABANDONED HOLE WITH NON-SHRINK GROUT. IF THE ANCHOR OR DOWEL MAY NOT BE SHIFTED AS NOTED ABOVE, THE ENGINEER WILL DETERMINE A NEW LOCATION.

12. LOCATE REINFORCEMENT AND CONFIRM FINAL ANCHOR LOCATIONS PRIOR TO FABRICATING PLATES, MEMBERS, OR OTHER STEEL ASSEMBLIES ATTACHED WITH ADHESIVE ANCHORS.

X. ROUGH CARPENTRY

1. FRAMING LUMBER: DOUGLAS FIR (COAST REGION) GRADED AND MARKED IN ACCORDANCE WITH THE STANDARD GRADING RULES NO. 17 OF THE WEST COAST LUMBER INSPECTION BUREAU (W.C.L.I.B.) OR WESTERN LUMBER GRADING RULES, OF THE WESTERN WOOD PRODUCTS ASSOCIATION (W.W.P.A.). USE LUMBER OF THE FOLLOWING GRADES:

MEMBER	MOISTURE CONTENT	WOOD/GRADE
SILLS	12-15%	D.F. #1 PRESSURE OR PRESERVATIVE TREATED OR FOUNDATION GRADE REDWOOD
STUDS	12-15%	D.F. #2
JOISTS, PLANKS AND PLATES	12-15%	D.F. #1
BEAMS, 5" & WIDER	12-15%	D.F. SELECT STRUCTURAL
BEAMS, 4" & NARROWER	12-15%	D.F. #1
POSTS, 6X6 & LARGER	12-15%	D.F. SELECT STRUCTURAL
POSTS, 4X6 & SMALLER	12-15%	D.F. #1
FRAMING BLOCKING & BRIDGING	12-15%	D.F. #2
PLYWOOD BLOCKING	12-15%	D.F. #1
BACKING, STRIPPING AND FURRING	12-15%	CONSTRUCTION

2. PANEL SHEATHING: IDENTIFY WOOD STRUCTURAL PANELS WITH THE APPROPRIATE TRADEMARK OF APA-THE ENGINEERED WOOD ASSOCIATION AND MEET THE REQUIRMENTS OF THE VOLUNTARY PRODUCT STANDARD PS-1 OR PS-2 AND APA PRP-108 PERFORMANCE STANDARD.
    A. PANEL SHEATHING TO BE EXPOSURE 1.

    B. PLYWOOD PANELS TO BE 5-PLY MINIMUM, EXCEPT 3/8" PANELS TO BE 3-PLY MINIMUM.

    C. PLYWOOD TO BE CC GRADE AT LOCATIONS EXPOSED TO WEATHER; CD GRADE ELSEWHERE.

    D. PROVIDE THE FOLLOWING GRADE AND SPAN RATINGS:

PANEL THICKNESS	MINIMUM GRADE	ROOF/FLOOR RATING
15/32	STRUCTURAL 1	32/16
19/32 AND 5/8	CD/CC	40/20
¾	CD/CC	48/24
7/8 AND 1	CD/CC	54/32

3. ROUGH HARDWARE:

    A. NAILS: COMMON WIRE NAILS, FEDERAL SPECIFICATION FF-N 105B, STANDARD LENGTHS U.O.N. USE HOT-DIPPED ZINC-COATED GALVANIZED NAILS FOR EXTERIOR INSTALLATIONS AND WHEN PENETRATING PRESSURE TREATED OR FIRE-RETARTANT LUMBER.

    B. BOLTS AND THREADED RODS: ASTM A307, SQUARE OR HEXAGONAL HEAD MACHINE BOLTS WITH ASTM A563 NUTS. USE MALLEABLE IRON WASHERS UNDER HEAD AND NUT WHEN IN CONTACT WITH WOOD. AT SILL PLATES USE 2"X2"X3/16" MINIMUM PLATE WASHERS.

    C. LAG SCREWS: ASTM A307, ANSI/ASME STANDARD B18.2.1. USE ANSI B18.22.1 WASHERS UNDER HEAD WHEN IN CONTACT WITH WOOD.

    D. SCREWS: ASTM A307, ANSI/ASME STANDARD B18.6.1. USE CADMIUM-PLATED PAN OR ROUND HEADED SCREWS AT STEEL TO WOOD AND WOOD TO WOOD CONNECTIONS.

    E. MISCELLANEOUS STEEL: ASTM A36.

    F. BOLTS, NUTS, WASHERS, STRAPS AND OTHER HARDWARE EXPOSED TO THE WEATHER TO BE HOT-DIPPED GALVANIZED OR STAINLESS STEEL.

    G. FRAMING CLIPS, SHEET METAL STRAPS, ETC.: SIMPSON, UNIVERSAL, OR SILVER, WITH ICBO REPORTS. DESIGNATIONS ON DRAWINGS ARE BASED ON SIMPSON CATALOGUE NUMBERS.

4. NAILING:

    A DRIVE NAILS PERPENDICULAR TO THE GRAIN, U.O.N.

    B. PREDRILL HOLES TO 3/4 OF NAIL DIAMETER WHERE SPECIFIED AND WHEN WOOD TENDS TO SPLIT.

    C. AIR-DRIVEN NAILS TO BE FULL-HEADED NAILS. DO NOT OVERDRIVE NAILS.

    D. PANEL SHEATHING:

        1. AT FLOOR AND ROOF SHEATHING, USE RING SHANK NAILS. USE SMOOTH SHANK NAILS AT WALLS.

        2. USE OF MACHINE NAILING IS SUBJECT TO A SATISFACTORY JOB SITE DEMONSTRATION FOR EACH PROJECT AND APPROVAL BY THE OWNER'S REPRESENTATIVE. NAILHEADS THAT PENETRATE THE OUTER PLY MORE THAN WOULD BE NORMAL FOR A HAND HAMMER OR IF THE MINIMUM ALLOWABLE EDGE DISTANCES ARE NOT MAINTAINED THE INSTALLATION IS UNSATISFACTORY. MACHINE NAILING IS NOT APPROVED IN 5/16" OR LESS SHEATHING.

        3. GLUE FLOOR SHEATHING AT ALL POINTS OF CONTACT.

    E. PROVIDE MINIMUM NAILING PER TABLE 2304.9.1 OF THE IBC, U.O.N.

5. BOLT AND SCREW INSTALLATION:

    A. DRILL BOLT HOLES A MAXIMUM OF 1/16 INCH LARGER IN DIAMETER THAN THE BOLT NOMINAL DIAMETER.

    B. DRILL PRE-BORED LEAD HOLES FOR WOOD SCREWS AS FOLLOWS.

        1. DRILL LEAD HOLE FOR THE SHANK TO A DEPTH EQUAL TO THE LENGTH OF THE UNTHREADED PORTION IN THE MAIN MEMBER. USE A DRILL BIT 7/8 THE DIAMETER OF THE WOOD SCREW.

        2. EXTEND THE LEAD HOLE FOR THE THREADED PORTION OF THE SCREW WITH A DRILL BIT WHOSE DIAMETER IS 7/8 THE DIAMETER OF THE SCREW AT THE ROOT OF THE THREAD.

        3. INSERT THE SCREW INTO LEAD HOLE BY TURNING. DO NOT DRIVE WITH A HAMMER.

        4. LUBRICATE WITH SOAP OR BEESWAX TO FACILITATE INSTALLATION.

    C. DRILL PRE-BORED LEAD HOLES FOR LAG SCREWS AS FOLLOWS.

        1. DRILL LEAD HOLE FOR THE SHANK TO A DEPTH EQUAL TO THE LENGTH OF THE UNTHREADED PORTION IN THE MAIN MEMBER. USE A DRILL BIT OF THE SAME DIAMETER AS THE LAG SCREW.

        2. EXTEND THE LEAD HOLE FOR THE THREADED PORTION OF THE LAG SCREW WITH A DRILL BIT WHOSE DIAMETER IS 60 PERCENT OF THE NOMINAL LAG SCREW DIAMETER.

        3. INSERT LAG SCREW INTO LEAD HOLE BY TURNING. DO NOT DRIVE WITH A HAMMER.

        4. LUBRICATE WITH SOAP OR BEESWAX TO FACILITATE INSTALLATION.

6. INSTALL SOLID BLOCKING BETWEEN JOISTS AT ENDS AND OVER SUPPORTS. PROVIDE 2 INCH BY 3 INCH CROSS BRIDGING, METAL BRIDGING, OR SOLID BLOCKING BETWEEN JOISTS IN SPANS EQUALLY SPACED 8 FEET ON CENTER MAXIMUM AND WHERE INDICATED.

7. DO NOT USE WOOD SHINGLE SHIMS UNDER STUDS, JOISTS, BEAMS, OR POSTS.

XI. STRUCTURAL TESTS, INSPECTIONS, AND OBSERVATIONS

1. AN INDEPENDENT TESTING AGENCY AND SPECIAL INSPECTORS WILL BE RETAINED BY THE OWNER TO PERFORM THE FOLLOWING TESTS AND INSPECTION. PROVIDE ACCESS AND FURNISH SAMPLES TO THE AGENCY AS REQUIRED BY THE CONTRACT DOCUMENTS.

2. IF INITIAL TESTS OR INSPECTIONS MADE BY THE OWNER'S TESTING AGENCY REVEAL THAT ANY PORTION OF THE WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, ADDITIONAL TESTS, INSPECTIONS, AND NECESSARY REPAIRS WILL BE MADE AT THE CONTRACTOR'S EXPENSE.

3. THE FOLLOWING ITEMS REQUIRE TESTS AND INSPECTIONS IN ACCORDANCE WITH THE REQUIREMENTS OF THE CHAPTER "STRUCTURAL TESTS AND INSPECTIONS" OF THE CODE OF THE GOVERNING JURISDICTION AS NOTED IN THE GENERAL SECTION OF THESE GENERAL NOTES. ADDITIONAL ITEMS AND REQUIREMENTS FOR TESTS AND INSPECTIONS ARE IDENTIFIED IN THE SPECIFICATIONS.

STRUCTURAL STEEL						
✓	REVIEW MILL CERTIFICATE & TEST REPORTS					
✓	REVIEW WELDING PROCEDURE SPECIFICATION & WELDER CERTIFICATION					
	SAMPLE & TEST SECTIONS		AS SPECIFIED		AS REQUIRED	
	SAMPLE & TEST HIGH-STRENGTH BOLTS & WASHERS					
✓	SHOP MATERIAL IDENTIFICATION					
✓	FIELD ERECTION INSPECTION					
✓	FABRICATION INSPECTION		SHOP	✓	FIELD	
✓	WELDING INSPECTION		SHOP	✓	FIELD	
✓	NON-DESTRUCTIVE WELD TEST	✓	SHOP	✓	FIELD	
	BOLTING INSPECTION		SHOP		FIELD	
✓	COMPOSITE STUD INSPECTION & TESTING					
REINFORCING STEEL						
✓	REVIEW MILL CERTIFICATES & TEST REPORTS					
	SAMPLE & TEST		REINFORCING BARS		WELDED WIRE FABRIC	
✓	PLACEMENT INSPECTION					
	WELDING INSPECTION					
	TEST EXISTING REINFORCING FOR WELDABILITY					
STRUCTURAL LUMBER						
✓	REVIEW CERTIFICATES & TEST REPORTS					
	SAMPLE & TEST TIMBER CONNECTORS					
	FABRICATION INSPECTION		GLU-LAM		TRUSSES	OPEN WEB JOIST
✓	FIELD ERECTION INSPECTION					
EARTHWORK/FOUNDATION						
	REVIEW OF IMPORT MATERIAL TEST REPORTS					
	ACCEPTANCE TESTS OF MATERIALS					
✓	PLACEMENT AND EXCAVATION	INSPECTION		CONTINUOUS	✓	AS ORDERED
✓	COMPACTION TEST					
	BEARING CAPACITY TEST					

MISCELLANEOUS				
✓	DRILLED-IN CONCRETE ANCHORS			
✓	EPOXY OR GROUTED DOWELS			
✓	BOLTS CAST IN CONCRETE			
CONCRETE, SHOTCRETE, GROUT & MORTAR				
CONCRETE	SHOTCRETE	GROUT	MORTAR	
				AGGREGATE TESTS
				CEMENT TEST
✓	✓			MIX DESIGN REVIEW
				CONTINUOUS BATCH PLANT INSPECTION
				BATCH PLANT INSPECTIONS
✓	✓			CAST, PICK-UP, AND COMPRESSION TEST SAMPLES
✓	✓			SLUMP, ENTRAINED AIR, & TEMPERATURE TEST
				UNIT WT TEST — WET — DRY
				SHRINKAGE TEST
✓	✓			PLACEMENT INSPECTION
	✓			CORE & TEST

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DEC. 23, 2013

PROJ. NO.
B1138007.01

DRAWN
KLM

CHECKED
–

DRAWING NO.
S0.1A

24"x36" OR 22"x34" SHEET SIZE. IF SHEET SIZE IS SMALLER, THEN DRAWING HAS BEEN REDUCED.

4. NOTIFY THE ENGINEER AT SIGNIFICANT CONSTRUCTION STAGES 72 HOURS IN ADVANCE AND PROVIDE ACCESS FOR THE FOLLOWING STRUCTURAL OBSERVATIONS:

   A. FOUNDATIONS

      1. REINFORCEMENT

   B. STEEL FRAMING

      1. GENERAL

   C. WOOD FRAMING

      1. GENERAL
      2. SHEARWALLS
      3. DIAPHRAGMS

   D. CONCRETE

      1. WALL REINFORCEMENT
      2. SLABS AND SLABS-ON-GRADE

   E. MASONRY

      1. ALL REINFORCEMENT
      2. MEMBER CONNECTIONS TO MASONRY

XII. DESIGN CRITERIA

1. THE CHURCH IS BEING STRENGTHENED TO COMPLY WITH SAN FRANCISCO'S UNREINFORCED MASONRY ORDINANCE AS DESCRIBED IN THE 2010 EDITION OF THE SAN FRANCISCO BUILDING CODE CHAPTER 16C SEISMIC STRENGTHENING PROVISIONS FOR UNREINFORCED MASONRY BEARING WALL BUILDINGS. THE SPECIAL PROCEDURE OF THE ORDINANCE WAS USED TO DETERMINE THE EXTENT OF SEISMIC STRENGTHENING REQUIRED. ALL NEW CONSTRUCTION IS DESIGNED IN ACCORDANCE WITH THE 2010 CALIFORNIA BUILDING CODE WITH CITY AND COUNTY OF SAN FRANCISCO AMENDMENTS.

2. GRAVITY LOADS:

   A. DEAD LOADS - VARY BASED ON ACTUAL BUILDING AND EQUIPMENT OPERATING WEIGHTS

   B. LIVE LOADS:
      ROOF 20 PSF (REDUCIBLE)
      FLOOR 100 PSF (REDUCIBLE)

3. SEISMIC DESIGN:

   THE DESIGN BASE SHEAR FOR THE CHURCH WITH REGARDS TO THE SPECIAL PROCEDURE OF THE UNREINFORCED MASONRY BUILDING ORDINANCE IS AS FOLLOWS:

   BASE SHEAR V = 0.10 W

4. DESIGN TEAM

LORING A. WYLLIE, JR	PROJECT MANAGER
MATTHEW J. WILLIAMS	PROJECT ENGINEER
MIGUEL MARASIGAN	PROJECT CAD SPECIALIST

SHEET LIST

ARCHITECTURAL RESOURCES GROUP, Inc.
Architects, Planners & Conservators
Pier 9, The Embarcadero . San Francisco, California
415.421.1680 fax 415.421.0127

NO.	DESCRIPTION	DATE
REVISIONS		

TRINITY EPISCOPAL CHURCH

SEISMIC STRENGTHENING

1668 BUSH STREET
SAN FRANCISCO, CALIFORNIA

Degenkolb
DEGENKOLB ENGINEERS
235 Montgomery Street, Suite 500
San Francisco, CA 94104
415.392.6952 *Phone*
415.981.3157 *Fax*
www.degenkolb.com

SHEET TITLE

GENERAL NOTES

ISSUANCE
ISSUE FOR PERMIT

DATE
DEC. 23, 2013

PROJ. NO.
B1138007.01

DRAWN
KLM

CHECKED
–

DRAWING NO.
S0.1B

24"x36" OR 22"x34" SHEET SIZE. IF SHEET SIZE IS SMALLER, THEN DRAWING HAS BEEN REDUCED.

UMB CHECKLIST

Note: 1. All items must be answered when apply for permit.

2. "UMB Checklist" shall be submitted as the cover sheets of the drawing sets. Minimum size of drawing is 11" x 17".

I. Scope of work and Inventory Form

Yes	No	
[x]	[ ]	The scope of work under this permit application is to comply with the UMB Ordinance.
[x]	[ ]	Inventory form has been submitted to the Seismic Safety Section and a copy is attached with this application.

II. Retrofit procedure (Check one)

A. [ ] General Procedure

Yes	No	
[ ]	[ ]	This application complies with the design requirement as stipulated in Table No. 15-A. V = 0.10w

B. [x] Special Procedure

Yes	No	
[x]	[ ]	This application complies with the design requirement as stipulated in Table No. 15-A.

The following items must also be answered when special procedure is used.

Yes	No	
[ ]	[x]	The building is an Essential or Hazardous Facility.
[x]	[ ]	Wood or plywood diaphragms at all levels above the base of structure.
[x]	[ ]	A maximum of six (6) stories above the base of the building. The base shall be the ground level and basement or basements shall be excluded from the story count.
[x]	[ ]	A minimum of two lines of vertical elements of the lateral force resisting system complying with Section 1512 parallel to each axis. At lease one line in each direction shall be a masonry or concrete shear wall. For single story building with an open front on one side may be analyzed using the procedure of Section 1511 (h).
[x]	[ ]	This building has no party wall. (Note: In building containing one or more party walls, the special procedure shall not be used unless each building sharing a party wall individually complies with all of the limitations set forth above and the owner of each such building consents to the use of the procedure in writing).

C. [ ] Bolts-plus

Yes	No	
[ ]	[ ]	This application complies with the design requirement as stipulated in Table No. 15-A.

The following items must also be answered when the Bolts-plus level of strengthening is used.

Yes	No	
[ ]	[ ]	The building does not have any vertical irregularities of Type A (soft story), D (In-plane Discontinuity) or E (weak story) as defined in Table No. 23-M or horizontal irregularities of Types C (Diaphragm Discontinuity) or D (Out-of-plane Offset) as defined in Table No. 23-N or those irregularities are corrected.
[ ]	[ ]	The building does not contain any Group A, Division 1, 2, 2.1 occupancies, or Group E, Group I or Group H, Division 1, 2, or 7 occupancies.
[ ]	[ ]	The building has a mortar shear strength, v_t, as determined by Section 1506(c)3, of 30 psi or more for all masonry classes.
[ ]	[ ]	The building has wood or plywood diaphragm at all levels above the base of building.
[ ]	[ ]	The building contains a maximum of six stories above the base of the building. The base shall be the ground level and basement or basements shall be excluded from the story count.
[ ]	[ ]	The building has or will be provided with crosswalls as defined in Section 1511 (c) at a spacing that does not exceed 40 feet on center. Any story does not have or is not provided with complying crosswalls and all stories below that stories shall be analyzed using the General Procedure of Section 1510, or where applicable, the Special Procedure of Section 1511. The floor structure that separates the Bolts-plus and General or Special Procedure stories shall be investigated for its adequacy to act as a diaphragm in accordance with Section 1510(a) or, where the Special Procedure is applicable, Section 1511(d).
[ ]	[ ]	Except for a single story building with an open front on one side only, the building has or will be provided with a minimum of two levels of vertical elements of the lateral force resisting system parallel to each axis. Masonry walls shall have wall piers with a height to width ratio that does not exceed 2 to 1 and shall occupy not less than 40% of the wall's length in order to considered as providing a level of resistance. Existing moment frames and other lines of resistance added or altered to comply with this requirement shall fully comply with Section 1512. At least one line in each direction shall be a masonry or concrete shear wall.
[ ]	[ ]	This building has no party wall (Note: In buildings containing one or more party walls, the Bolts-plus procedure shall not be used unless each building sharing a party wall individually complies with all of the limitation set forth above and the owner of each building consents to the use of the procedure in writing).
[ ]	[ ]	Engineering report is attached per Section 1404(b)3.

D. [ ] Bolts-plus with irregularities corrected

(Note: When this procedure is used, all requirements stipulated for "Bolts-plus" must be answered).

Irregularities corrections are as follows:

1.

2.

3.

4.

E. [ ] Section 104(f) & 2303(h) of the 1992 San Francisco Building Code.

F. [ ] State Historical Building Code
(Note: Specify retrofit procedure used as applicable).

Yes	No	
[ ]	[ ]	Engineering report is attached per Section 1404(b)3.

G. [ ] 100% of current code with masonry carrying no lateral forces (private schools). (Applied to old school building).

H. [ ] 125% of current code with masonry carrying no lateral forces (essential and hazardous facilities).

III. Mortar Shear Test

	Yes	No	
a.	[x]	[ ]	Mortar shear test report is attached per Section 1506(c)3.
b.	[x]	[ ]	Mortar shear test locations are shown in drawings as per Section 1505(c)3.
c.	[x]	[ ]	Collar joint—percentage of collar joints covered with mortar. 70% Average

IV. Parapet Safety Program

Yes	No	
[x]	[ ]	This building has complied with the Parapet Safety Program. Parapet Safety Program Application Number: ****

[ ] [x] This building has not complied with the Parapet Safety Program. This application includes the Parapet Safety Program requirements per Section 1513(f).

V. Testing of wall anchors

Yes	No	
[ ]	[x]	Existing wall anchors are used in the design.
[x]	[ ]	Higher anchor capacity greater than Table No. 15-E are used as per Section 1516(d).
[x]	[ ]	Bolts test report is submitted per Section 1516(e).

VI. Special Inspection items related to retrofit of Unreinforced Masonry buildings.

Yes	No	
[x]	[ ]	Masonry Shear Tests per Section 1515 when required by Section 1506(c)3 and 1507(b).
[ ]	[x]	Pointing of deteriorated mortar joints when required by 1506(c)3G and 1507(a).
[x]	[ ]	Installation of new shear bolts per Section 1507(d).
[x]	[ ]	Prequalification tests in accordance with Section 1516(c) as permitted by Footnote 8 of Table 15-E.

Other Special Inspection items stipulated in Section 306 are listed as follows:

1. Concrete
2. Reinforcing Steel
3. Structural Welding
4. Shotcrete
5. High-Strength Bolting
6. Bolts Installed in Existing Masonry or Concrete

VII. Engineering Reports required per Section 1404(b)3. (check one item)

	Yes	No	
a.	[ ]	[x]	Engineering Report is submitted with this application as the bolts-plus level of strengthening is used.
b.	[ ]	[x]	Engineering Report is submitted with this application as the State Historical Building Code is used.
c.	[ ]	[x]	Engineering Report is submitted with this application as the building has complied with Chapter 14 and 15 of the San Francisco Building Code without requiring any alteration.
d.	[ ]	[x]	Engineering Report is submitted with this application as the building is a Qualified Historical Building and is being demolished.

e. [ ] [x] Engineering Report is submitted with this application as the building is a non-exempt group R building and is being demolished. This is required by the Superintendent or the Director of City Planning

VIII. Geotechnical Report

Yes	No	
[ ]	[x]	Geotechnical Report is submitted as required per Section 1508(g).

IX. Disability Access Requirements

[ ] This application complies with the requirements of state disability access regulations.

Yes	No	
[ ]	[x]	Path of travel fully complies, including one main entrance. See Hardship Application submitted with this set.
[x]	[ ]	Sanitary facilities, public telephones, and drinking fountains all comply with requirement of Title 24 Accessibility Standards.

X. Energy Conservation Requirements

Yes	No	
[ ]	[x]	Energy Conservation is required due to the change in occupancy as per Title 24, CECO and RECO.
[ ]	[x]	Energy Conservation is required due to increase in conditioned space as per Title 24, CECO and RECO.
[x]	[ ]	Energy Conservation is required due to alterations and additions to the lighting or mechanical system as per Title 24, CECO and RECO. See sheet ME1.

XI. Tenant Notices, Lobby Sign, and Pre-construction Conference:

A. This building containing 5 or more residential units or a residential hotel containing 6 or more living units. Lobby sign as required per Section 302(a)5 has been or will be posted 15 days prior starting of construction work.

B. Tenant Notices have been or will be given to all the tenants of the building.

C. As required by Code Ruling BC-UMB-2, one of the conditions for issuance of the permit is that a pre-construction conference be held by DBI, the owner, the contractor, the design professionals, the tenants and/or tenants' representative, and the tenant monitor. As an owner/owner's authorized agent, I will arrange this pre-construction conference prior issuance of the permit.

Date: _____ Signature: _____
Owner/Owner's Authorized Agent

Print Name: Loring A. Wyllie

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NO.	DESCRIPTION	DATE
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TRINITY EPISCOPAL CHURCH

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SHEET TITLE

UMB CHECKLIST

ISSUANCE	ISSUE FOR PERMIT
DATE	DEC. 23, 2013
PROJ. NO.	B1138007.01
DRAWN	KLM
CHECKED	–

DRAWING NO.

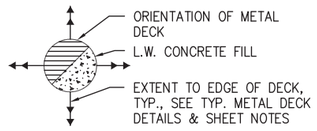
S0.2

ABBREVIATIONS

(E)	EXISTING
(N)	NEW
&	AND
@	AT
A.A.	ADHESIVE ANCHOR
A.B.	ANCHOR BOLT
ABV	ABOVE
ADDL	ADDITIONAL
ADJ.	ADJACENT
AGGR.	AGGREGATE
AL.	ALUMINUM
ALT.	ALTERNATE
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
APPROX.	APPROXIMATE
ARCH.	ARCHITECTURAL
ASTM	AMERICAN SOCIETY for TESTING and MATERIALS
A.C.	ASPHALT CONCRETE
AWG	AMERICAN WIRE GUAGE
BET.	BETWEEN
BLDG	BUILDING
BLKG	BLOCKING
BM, BMS	BEAM, BEAMS
B.N.	BOUNDARY NAILING
B.O.F.	BOTTOM OF FOOTING
BOT.	BOTTOM
BRG	BEARING
BSMT	BASEMENT
B.S.	BOTH SIDES
C	CHANNEL
CL	CENTERLINE
C.I.P.	CAST IN PLACE
C.J.	CONTROL JOINT
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL.	COLUMN
CONC.	CONCRETE
CONN.	CONNECTION
CONSTR.	CONSTRUCTION
CONT.	CONTINUOUS
CSK	COUNTERSINK
CP	COMPLETE PENETRATION
CTR	CENTER
d	PENNY (NAIL SIZE)
DBL.	DOUBLE
DK, DKG	DECK or DECKING
DEMO.	DEMOLITION
DET., DETS	DETAIL, DETAILS
DIAG.	DIAGONAL
DIA. or ø	DIAMETER
DIM., DIMS	DIMENSION, DIMENSIONS
DIST.	DISTANCE
DN	DOWN
DO	DITTO
DWL, DWLS	DOWEL, DOWELS
DWG, DWGS	DRAWING, DRAWINGS
EA.	EACH
E.A.	EXPANSION ANCHOR
E.F.	EACH FACE
E.S.	EACH SIDE
E.W.	EACH WAY
ELEC.	ELECTRICAL
EL.	ELEVATION
ELEV.	ELEVATOR
EMBED.	EMBEDMENT
E.N.	EDGE NAILING
E.O.S.	EDGE OF SLAB
EQ.	EQUAL
EQUIP.	EQUIPMENT
E.J.	EXPANSION JOINT
EV.	EVERY
EXCAV.	EXCAVATION
EXP.	EXPANSION
EXT.	EXTERIOR
F.F.	FAR FACE
FDN	FOUNDATION
FIN.	FINISH
FLR, FLRS	FLOOR, FLOORS
F.N.	FIELD NAILING
F.O.	FACE OF
F.O.C.	FACE OF CONCRETE
F.O.S.	FACE OF STUDS
FP.	FIREPROOFING
F.S.	FAR SIDE
FT	FOOT or FEET
FTG, FTGS	FOOTING, FOOTINGS
GA.	GAUGE
GALV.	GALVANIZED
GL.	GLASS or GLAZING
GLB	GLU-LAM BEAM
GRND	GROUND
GR.	GRADE
GYP. BD.	GYPSUM BOARD
H.D.G.	HOT DIPPED GALVANIZED
HDR	HEADER
H.P.	HIGH POINT
HSB	HIGH STRENGTH BOLTS
HT	HEIGHT
H.D.	HOLD-DOWN
HSS	HOLLOW STRUCTURAL STEEL
HK, HKS	HOOK, HOOKS
HORIZ., (H)	HORIZONTAL
I.D.	INSIDE DIAMETER
INFO.	INFORMATION
JST, JSTS	JOIST, JOISTS
JT	JOINT
K.O.	KNOCK-OUT
L	ANGLE
l_d	DEVELOPMENT LENGTH
l_{db}	HOOK DEVELOPMENT LENGTH
LEV.	LEVEL
LLBB	LONG LEG BACK TO BACK
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LOC.	LOCATION
LONGIT.	LONGITUDINAL
L.P.	LOW POINT
l_s	LAP SPLICE LENGTH
LT	LIGHT
LWC	LIGHTWEIGHT CONCRETE
MAX.	MAXIMUM
M.B.	MACHINE BOLT
MEZZ.	MEZZANINE
MECH.	MECHANICAL
M.E.P.	MECHANICAL, ELECTRICAL, PLUMBING DOCUMENTS
MTL	METAL
MFR	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MTD.	MOUNTED
N	NORTH
N.F.	NEAR FACE
N.I.C.	NOT IN CONTRACT
N.S.	NEAR SIDE
N.T.S.	NOT TO SCALE
NO. or #	NUMBER
NOM.	NOMINAL (DIAMETER)
NWC	NORMAL WEIGHT CONCRETE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER (DIM)
O.H.	OPPOSITE HAND
OPNG	OPENING
OPP.	OPPOSITE
PL	PLATE
PC., PCS.	PIECE, PIECES
PERP.	PERPENDICULAR
PLYWD	PLYWOOD
PP	PARTIAL PENETRATION
PR	PAIR
PT	POINT
PTN	PARTITION
R.O.	ROUGH OPENING
R or RAD.	RADIUS
REBAR	REINFORCING BAR
REF.	REFERENCE
REINF.	REINFORCED or REINFORCING
REQD	REQUIRED
REV.	REVISE or REVISION
RFG	ROOFING
RSJ	ROLLED STEEL JOIST
S.A.D.	SEE ARCH. DOCUMENTS
SCHED.	SCHEDULE
SECT.	SECTION
SHT	SHEET
SHTG	SHEATHING
SIM.	SIMILAR
SL.	SLOPE
SMS	SHEET METAL SCREW
S.O.G.	SLAB ON GRADE
SPEC., SPECS	SPECIFICATION, SPECIFICATIONS
SQ.	SQUARE
SS	STAINLESS STEEL
STAGG.	STAGGER or STAGGERED
STD	STANDARD
STIFF.	STIFFENER
STIR.	STIRRUP or STIRRUPS
STL	STEEL
STRUC.	STRUCTURAL
SUBST.	SUBSTITUTE
SUSP.	SUSPENDED
SYM.	SYMMETRICAL
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
THK	THICK
THRD	THREADED
THRU	THROUGH
T.O.	TOP OF
T.O.CONC.	TOP OF CONCRETE
T.O.STL	TOP OF STEEL
T.O.SLAB	TOP OF STRUCTURAL SLAB
TR.	TREAD
TS	TUBE STEEL
TYP.	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
URM	UNREINFORCED MASONRY
VERT., (V)	VERTICAL
V.I.F.	VERIFY IN FIELD
W or WF	WIDE FLANGE
W/	WITH
W/O	WITHOUT
WD	WOOD
W.P.	WORK POINT
WT	WEIGHT
WWM	WELDED WIRE MESH
X HVY.	EXTRA HEAVY
XX HVY.	DOUBLE EXTRA HVY.
X STR.	EXTRA STRONG
XX STR.	DOUBLE EXTRA STRONG

PLAN SYMBOLS

METAL DECK & FILL



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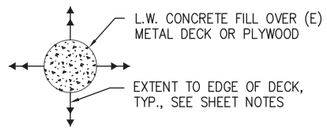
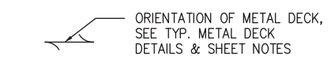
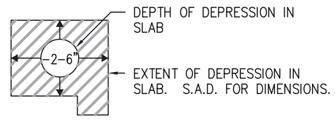


METAL DECK ORIENTATION

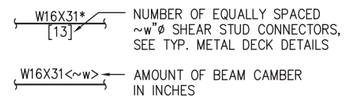


FLOOR DEPRESSIONS

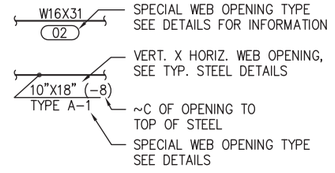


SLAB ON GRADE DEPRESSIONS

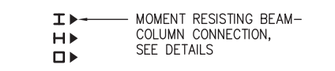
BEAM DESIGNATIONS



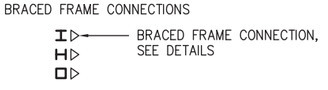
BEAM PENETRATIONS



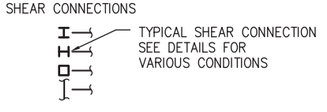
BEAM-COLUMN MOMENT CONNECTIONS



BRACED FRAME CONNECTIONS

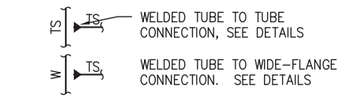


SHEAR CONNECTIONS

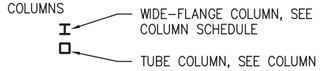


BEAM-BEAM MOMENT CONNECTION

WELDED TUBE CONNECTIONS



COLUMNS



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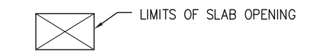
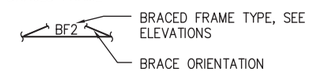
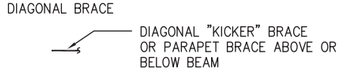


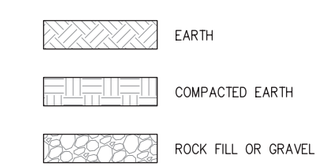
BRACED FRAME



DIAGONAL BRACE

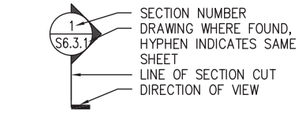


MATERIAL SYMBOLS

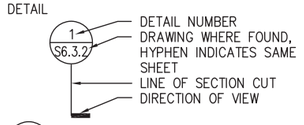


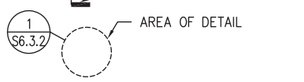
REFERENCE SYMBOLS

DETAIL/SECTION

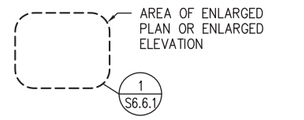


DETAIL

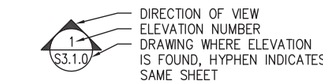




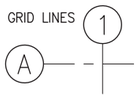
DETAIL PLAN OR ELEVATION



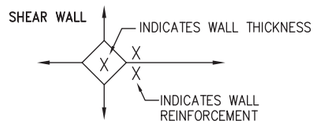
SINGLE ELEVATION



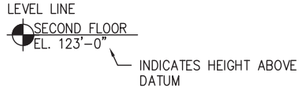
GRID LINES



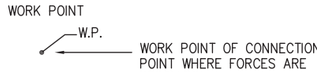
SHEAR WALL



LEVEL LINE

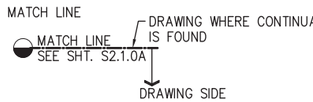


WORK POINT

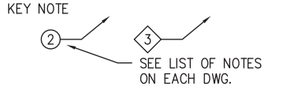


REVISION

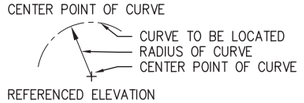
MATCH LINE



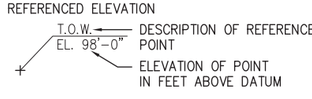
KEY NOTE



CENTER POINT OF CURVE



REFERENCED ELEVATION



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NO.	DESCRIPTION	DATE
REVISIONS		

TRINITY EPISCOPAL CHURCH

SEISMIC STRENGTHENING

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DEGENKOLB ENGINEERS
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San Francisco, CA 94104
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415.981.3157 *Fax*
www.degenkolb.com

SHEET TITLE

ABBRIVIATIONS & SYMBOLS

ISSUANCE
ISSUE FOR PERMIT

DATE
DEC. 23, 2013

PROJ. NO.
B1138007.01

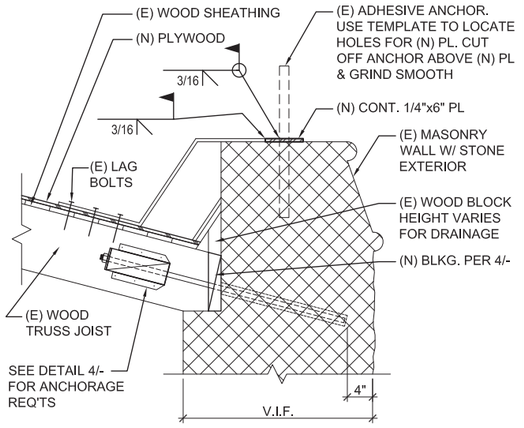
DRAWN
KLM

CHECKED
-

REGISTERED PROFESSIONAL ENGINEER — LORING A. WYLLIE, JR. — No. 1648 — Exp. 6/30/15 — STRUCTURAL — STATE OF CALIFORNIA

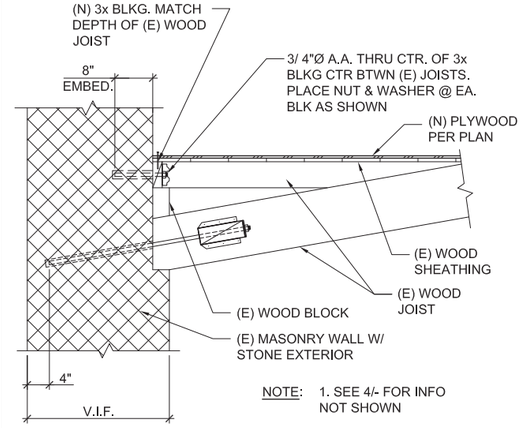
DRAWING NO.
S0.3

24"x36" OR 22"x34" SHEET SIZE. IF SHEET SIZE IS SMALLER, THEN DRAWING HAS BEEN REDUCED.



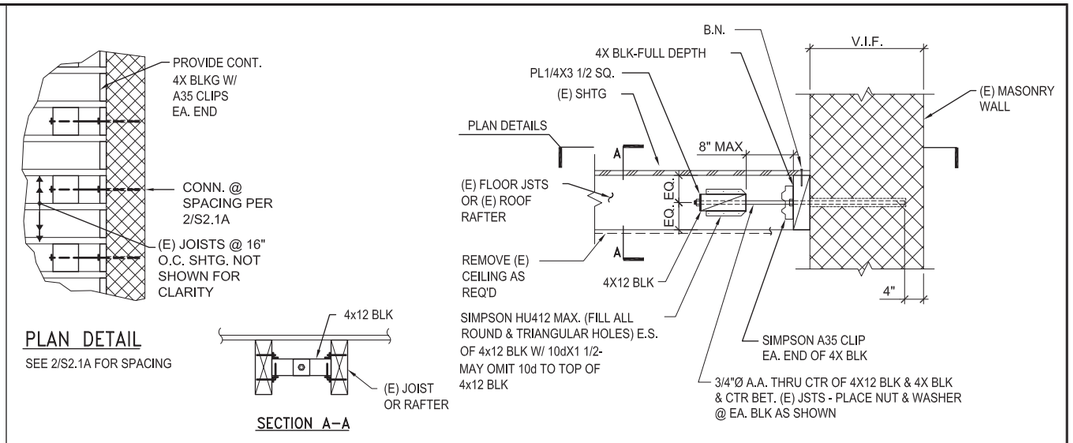
10 STRAP BRACE AT CHAPEL

1"=1'-0"



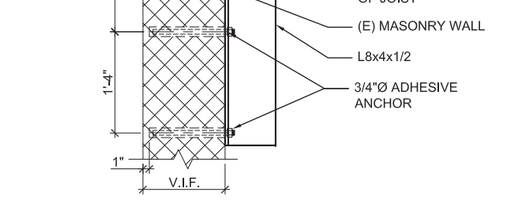
7 TYPICAL OUT OF PLANE ANCHOR - CROSSING TOWER ROOF

N.T.S.

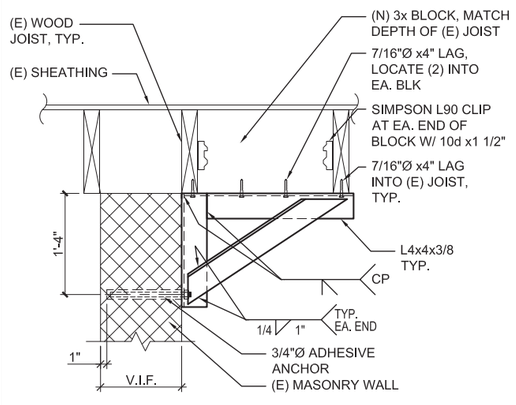


4 TYPICAL OUT OF PLANE ANCHOR - PARALLEL TO JOISTS

N.T.S.



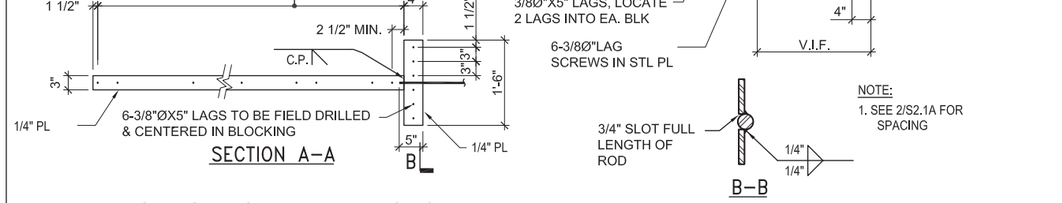
A JOIST PERPENDICULAR TO WALL



B JOIST PARALLEL TO WALL

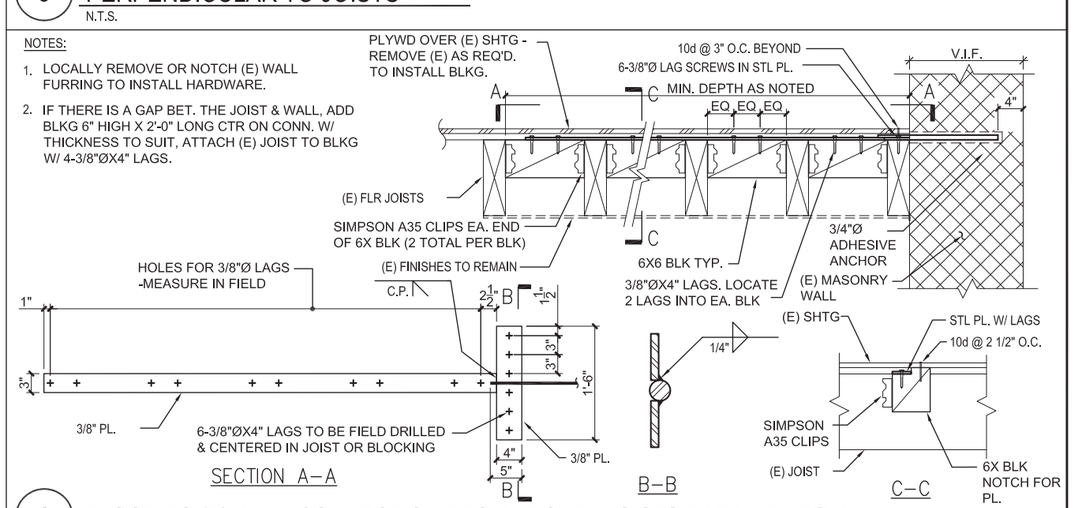
9 WALL BRACING AT DISCONTINUOUS BASEMENT WALL

1"=1'-0"



5 TYPICAL OUT OF PLANE ANCHOR - PERPENDICULAR TO JOISTS

N.T.S.



6 FLOOR TO (E) WALL CONNECTION FROM ABOVE - JOISTS PARALLEL TO WALL

1"=1'-0"

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SHEET TITLE

TYPICAL WALL ANCHORAGE DETAILS

ISSUANCE
ISSUE FOR PERMIT

DATE
DEC. 23, 2013

PROJ. NO.
B1138007.01

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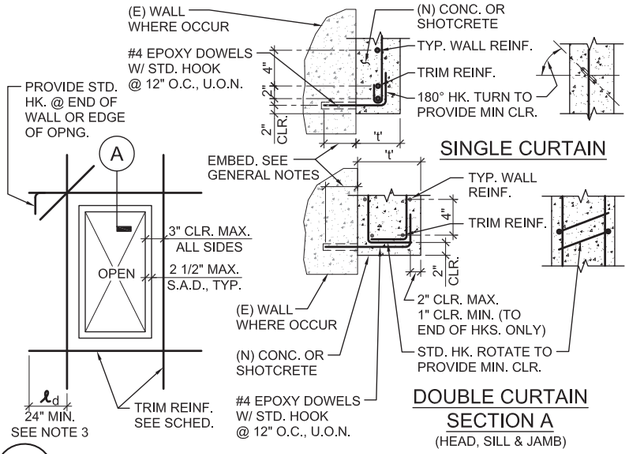
REGISTERED PROFESSIONAL ENGINEER LORING A. WYLLIE, JR. No. 1648 Exp. 6/30/15 STRUCTURAL STATE OF CALIFORNIA

DRAWING NO.
S0.4



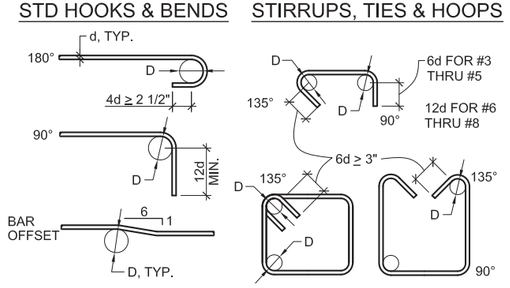
TRIM REINFORCING SCHEDULE	
WALL THICKNESS 't'	MIN. TRIM REINF.
4" OR 6"	#8
t ≥ 8"	(2) #8

NOTES:

1. SCHED. REINF. SHALL APPLY TO ALL OPNGS, UNLESS OTHERWISE SHOWN OR HEAVIER REINF. IS NOTED ON THE DWGS.
2. MIN. TRIM REINF. TO BE LARGER OF TYP WALL REINF. OR SIZE SHOWN IN SCHED.
3. AT SERIES OF OPNGS WHERE PIER OR SPANDREL IS NARROWER THAN THREE TIMES, RUN ℓd TRIM REINF. CONT.

10 SHOTCRETE WALL REINFORCING AT OPENINGS

N.T.S.



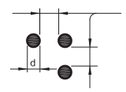
NOTE:

1. DO NOT FIELD BEND REINFORCEMENT PARTIALLY EMBEDDED IN CONCRETE.

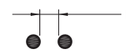
BEND DIAMETER, D		
BAR SIZE	STD HOOKS & BENDS	STIRRUPS, TIES & HOOPS
#3 THRU #5	6d	4d
#6 THRU #8	6d	6d
#9 THRU #11	8d	NA
#14 THRU #18	10d	NA

4 HOOKS & BENDS

N.T.S.



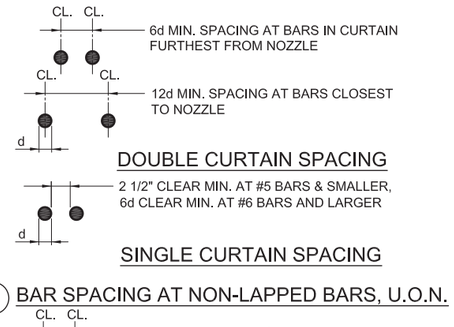
A BAR SPACING FOR NON-SPLICED BARS



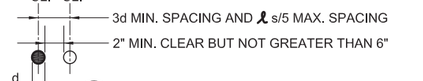
B BAR SPACING FOR BARS SPLICED WITH A NON-CONTACT LAP

1 BAR SPACING IN CONCRETE

N.T.S.



A BAR SPACING AT NON-LAPPED BARS, U.O.N.

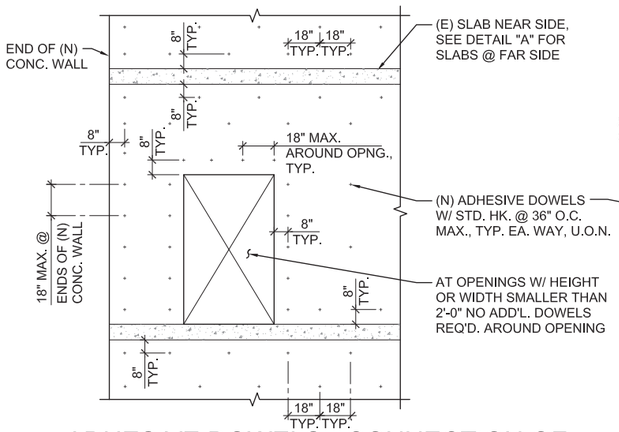


B LAPPED BAR SPACING

WHERE d = DIAMETER OF LARGER BAR

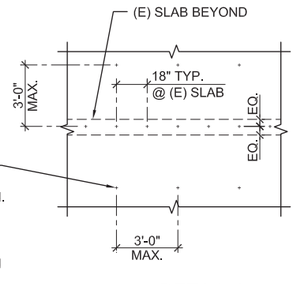
2 BAR SPACING IN SHOTCRETE

N.T.S.



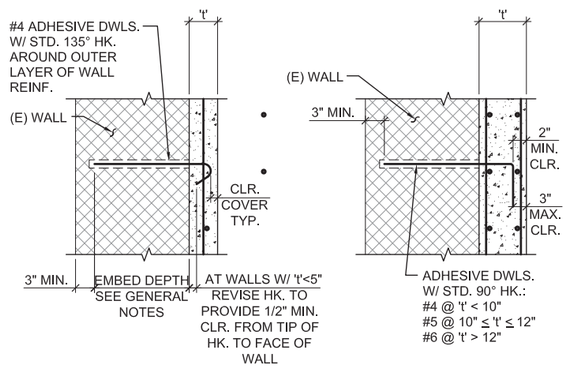
11 ADHESIVE DOWELS - CONNECTION OF NEW SHOTCRETE WALL TO EXISTING URM WALL

N.T.S.



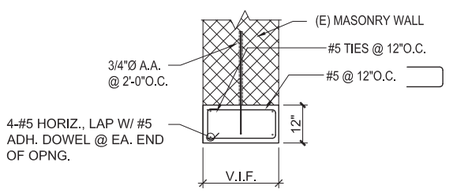
DETAIL A

N.T.S.



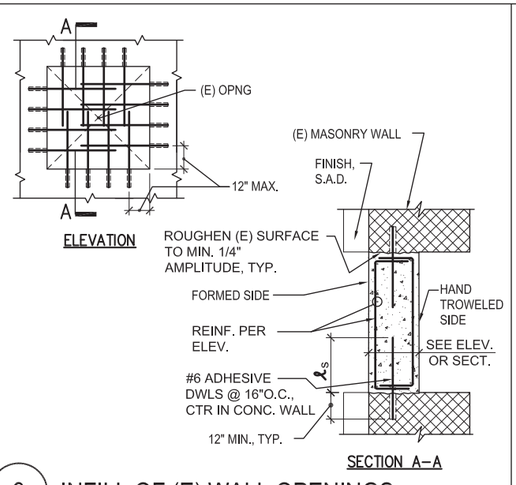
't' ≤ 7" CONC. WALL

't' > 7" CONC. WALL



12 (N) CONCRETE LINTEL AT (E) MASONRY WALL

N.T.S.



9 INFILL OF (E) WALL OPENINGS

N.T.S.

CONCRETE REINFORCING DEVELOPMENT & SPLICE LENGTHS

BAR LOCATION	CONCRETE		BAR SIZE																													
	TYPE	STRENGTH	#3			#4			#5			#6			#7			#8			#9			#10			#11			#14		#18	
			ℓd	ℓs	ℓdh	ℓd	ℓs	ℓdh	ℓd	ℓs	ℓdh	ℓd	ℓs	ℓdh	ℓd	ℓs	ℓdh	ℓd	ℓs	ℓdh	ℓd	ℓs	ℓdh	ℓd	ℓs	ℓdh	ℓd	ℓs	ℓdh	ℓd	ℓdh	ℓd	ℓdh
VERT. WALL BARS, FILL ON METAL DECK, SUSPENDED SLAB	NWC	f'c ≥ 4ksi	12	16	6	14	18	7	21	27	8	23	30	10	38	49	12	36	46	13	44	57	15	54	70	17	64	83	27	68	32	121	43
HORIZ. WALL BARS, FOOTING TOP BARS	NWC	f'c ≥ 4ksi	16	20	6	16	20	7	18	24	8	22	29	10	32	42	12	37	48	13	42	54	15	47	61	17	52	68	27	80	32	107	43
BEAM BOTTOM BARS, COLUMN BARS	NWC	f'c ≥ 4ksi	14	18	7	19	25	9	24	31	12	28	37	14	42	54	17	47	62	19	54	70	21	60	78	24	67	87	27	80	32	107	43
FOOTING BOTTOM BARS	NWC	f'c ≥ 4ksi	12	16	6	12	16	7	14	18	8	17	22	10	25	32	12	28	37	13	32	42	15	36	47	17	40	52	27	53	32	88	43
BEAM TOP BARS	NWC	f'c ≥ 4ksi	18	24	7	25	32	9	31	40	12	37	48	14	54	70	17	62	80	19	70	90	21	78	102	24	87	113	27	104	32	139	43
SLAB ON GRADE	NWC	f'c ≥ 4ksi	12	16	6	12	16	7	14	18	8	17	22	10	28	37	12	36	46	13	44	57	15	54	70	17	64	83	27	87	32	138	43
FILL ON METAL DECK	LWC	f'c ≥ 4ksi	16	20	8	18	24	13	27	35	16	30	39	18	49	64	22	46	64	25	57	74	27	70	91	31	83	108	35	88	42	157	56

NOTES:

1. ℓd = DEVELOPMENT LENGTH
   ℓs = LAP SPLICE LENGTH
   ℓdh = HOOK DEVELOPMENT LENGTH
2. WHEN SPLICING BARS OF DIFFERENT SIZE, USE LAP SPLICE LENGTH OF LARGER BAR, U.O.N.
3. STAGGER SPLICES AS INDICATED ON DRAWINGS.
   COUPLER OR WELDED SPLICE
4. MULTIPLY THE ABOVE LENGTHS BY 1.5 FOR EPOXY COATED REINF.

6 REINFORCING DEVELOPMENT & SPLICE LENGTHS

N.T.S.

24"x36" OR 22"x34" SHEET SIZE. IF SHEET SIZE IS SMALLER, THEN DRAWING HAS BEEN REDUCED.

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SHEET TITLE

TYPICAL CONCRETE DETAILS

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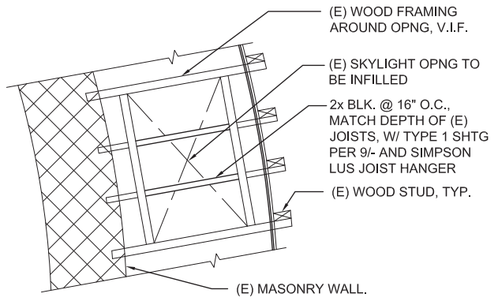
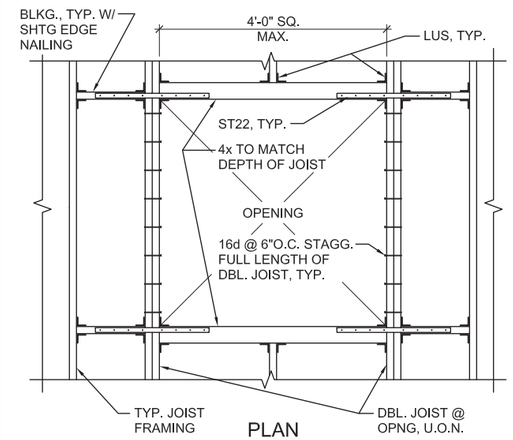
DRAWING NO.
S0.5



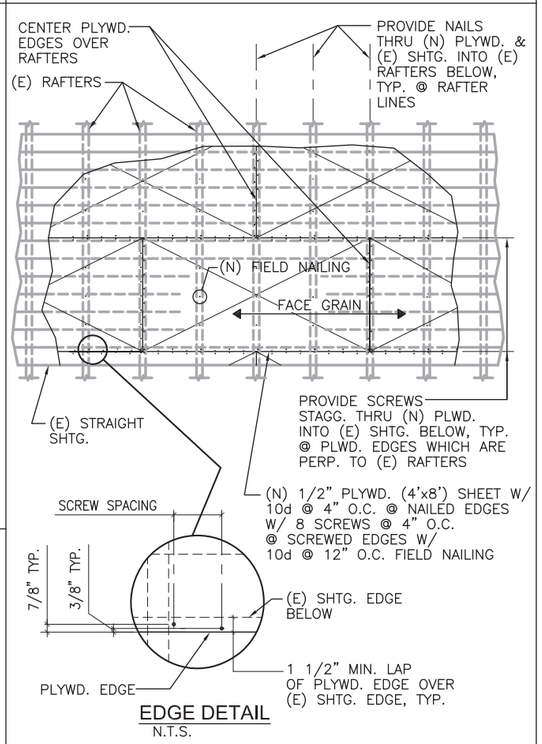
NOTE:
(E) ROOF SHTG NOT SHOWN FOR CLARITY

10 SKYLIGHT INFILL FRAMING
N.T.S.



PLAN

7 OPENING IN ROOF
N.T.S.

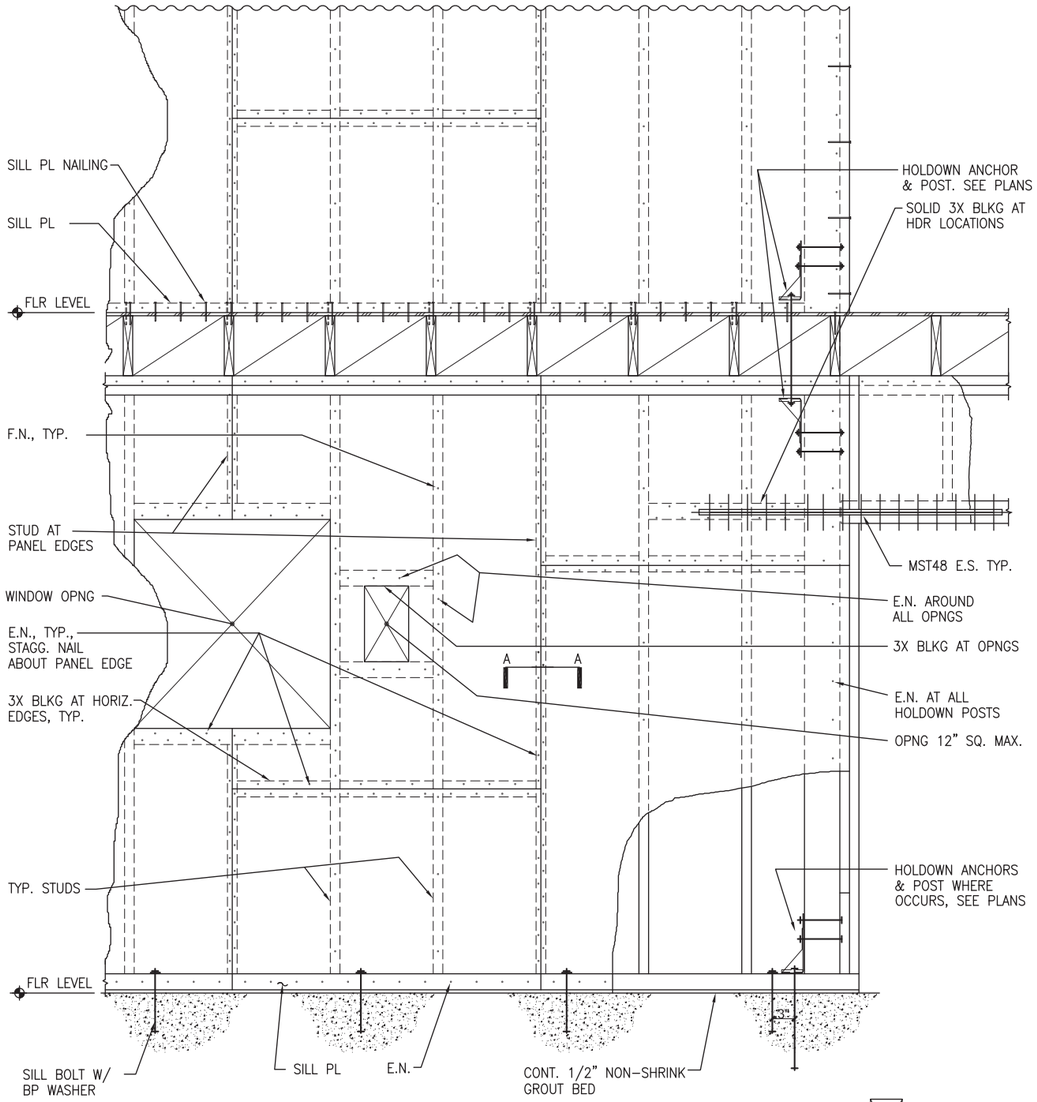


EDGE DETAIL
N.T.S.

NOTES:

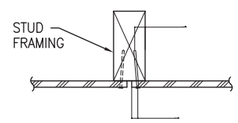
1. APPLY PLYWD SHEATHING WITH FACE GRAIN PARALLEL TO (E) SHEATHING U.O.N. ON PLANS.
2. STAGGER 4'–0" EDGES AS SHOWN.
3. LAY PLYWD. SHEET SO THAT THE EDGE FASTENERS ARE INSTALLED THRU THE (E) STRAIGHT SHEATHING.
4. REFER TO DETAILS FOR SPECIAL NAILING OVER SHEAR WALLS, COLLECTORS, TIES, ETC.
5. ALL ROOF NAILING WILL BE INSPECTED BEFORE ANY ROOFING MATERIAL IS APPLIED.
6. SCREWS SHALL BE #8x1–1/4" WOOD SCREWS WITH HELICAL THREADS 0.13 INCH MIN. DIAMETER.

9 PLYWOOD SHEATHING OVER (E) STRAIGHT SHTG.
N.T.S.



NOTES:

1. INDIVIDUAL PANEL PIECES SHALL NOT BE LESS THAN 2'–0" IN LEAST DIMENSION NOR LESS THAN 8 SQ. FT., U.O.N.
2. 2–SILL BOLTS MIN. PER PIECE W/ 6" MIN. & 12" MAX. FROM EA. END. DO NOT CONSIDER HOLDOWN ANCHOR BOLTS AS SILL BOLTS.
3. PLACE PANELS ON SAME SIDE OF WALL AS SYMBOL SHOWN ON PLAN.
4. FOR WALLS W/ PANELS APPLIED ON BOTH FACES OFFSET PANEL JOINTS TO FALL ON DIFFERENT FRAMING MEMBERS.



SECTION A–A
N.T.S.

SHEAR PANEL SCHEDULE

PANEL TYPE	SHEATHING	STITCH NAILING	EDGE NAIL	FIELD NAIL	SILL BOLT	SILL PL NAILING	SILL PL	STUDS & HORIZ. BLKG AT PANEL EDGES	TYP. STUDS	FRAMING CLIPS
1	15/32" STRUCT. 1	16d @ 6" O.C.	8d @ 4"	8d @ 12"	3/4"øx1'–4" @ 48" O.C.	20d @ 3 1/2" O.C.	3X6	2X6	2X6 @ 16"O.C.	A35 @ XX" O.C.

6 SHEAR WALL FRAMING
N.T.S.

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TRINITY EPISCOPAL CHURCH

SEISMIC STRENGTHENING

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SHEET TITLE

TYPICAL WOOD DETAILS

ISSUANCE
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DATE
DEC. 23, 2013

PROJ. NO.
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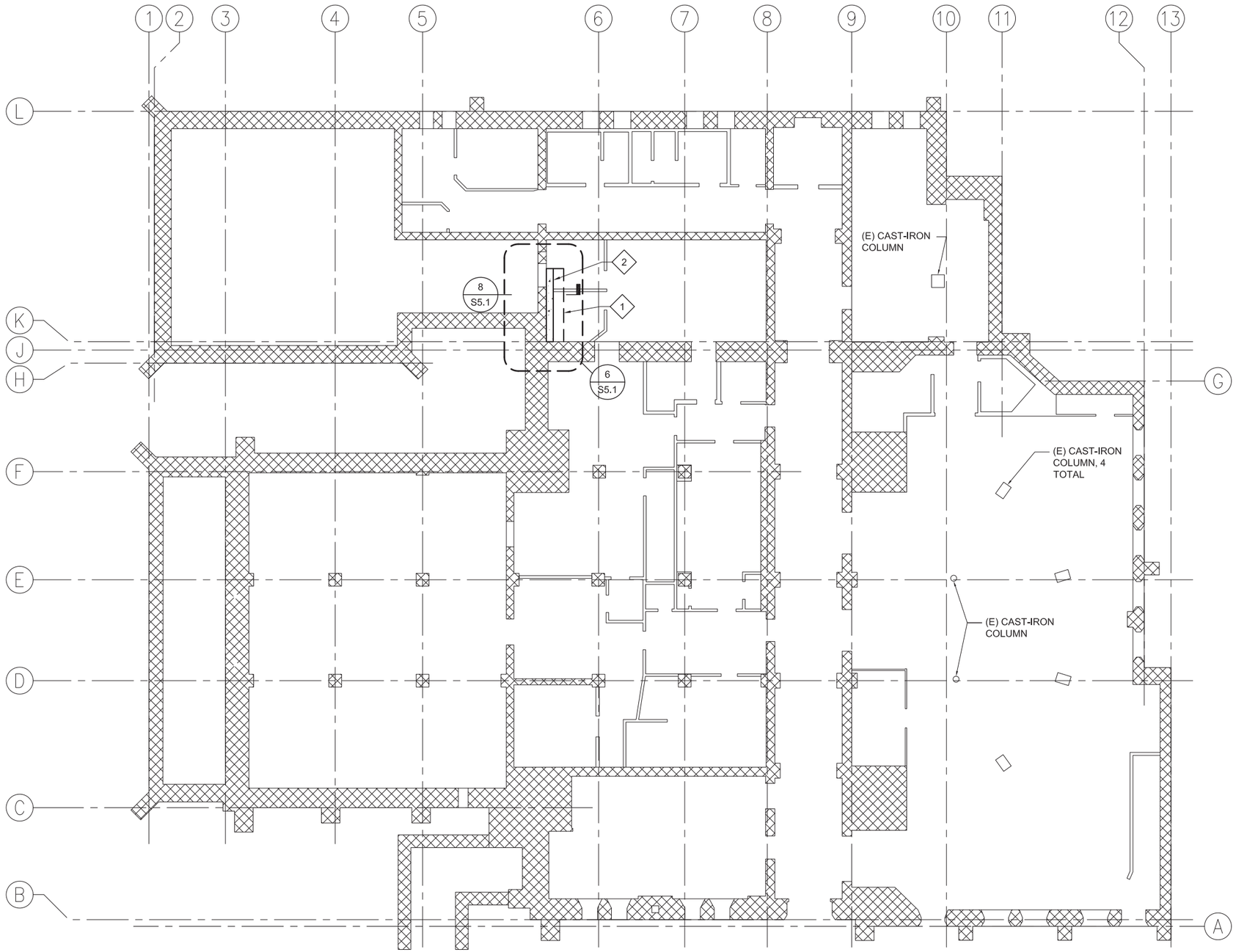
No. 1648
Exp. 6/30/15
STRUCTURAL
STATE OF CALIFORNIA

DRAWING NO.
S0.6

24"x36" OR 22"x34" SHEET SIZE. IF SHEET SIZE IS SMALLER, THEN DRAWING HAS BEEN REDUCED.



1 GROUND FLOOR PLAN

1/8" = 1'-0"

KEY NOTES

1. CONC. FTG. DOWELED TO (E) FTG., REPLACE (E) FLOOR AS REQ'D
2. 12" CONCRETE WALL

SHEET NOTES

1. SEE THE FOLLOWING SHEETS FOR DETAILS NOT SPECIFICALLY REFERENCED:
   - S0.4 TYPICAL WALL ANCHORAGE DETAILS
   - S0.5 TYPICAL CONCRETE DETAILS
   - S0.6 TYPICAL WOOD DETAILS

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SHEET TITLE

GROUND FLOOR PLAN

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DRAWING NO.

S2.0

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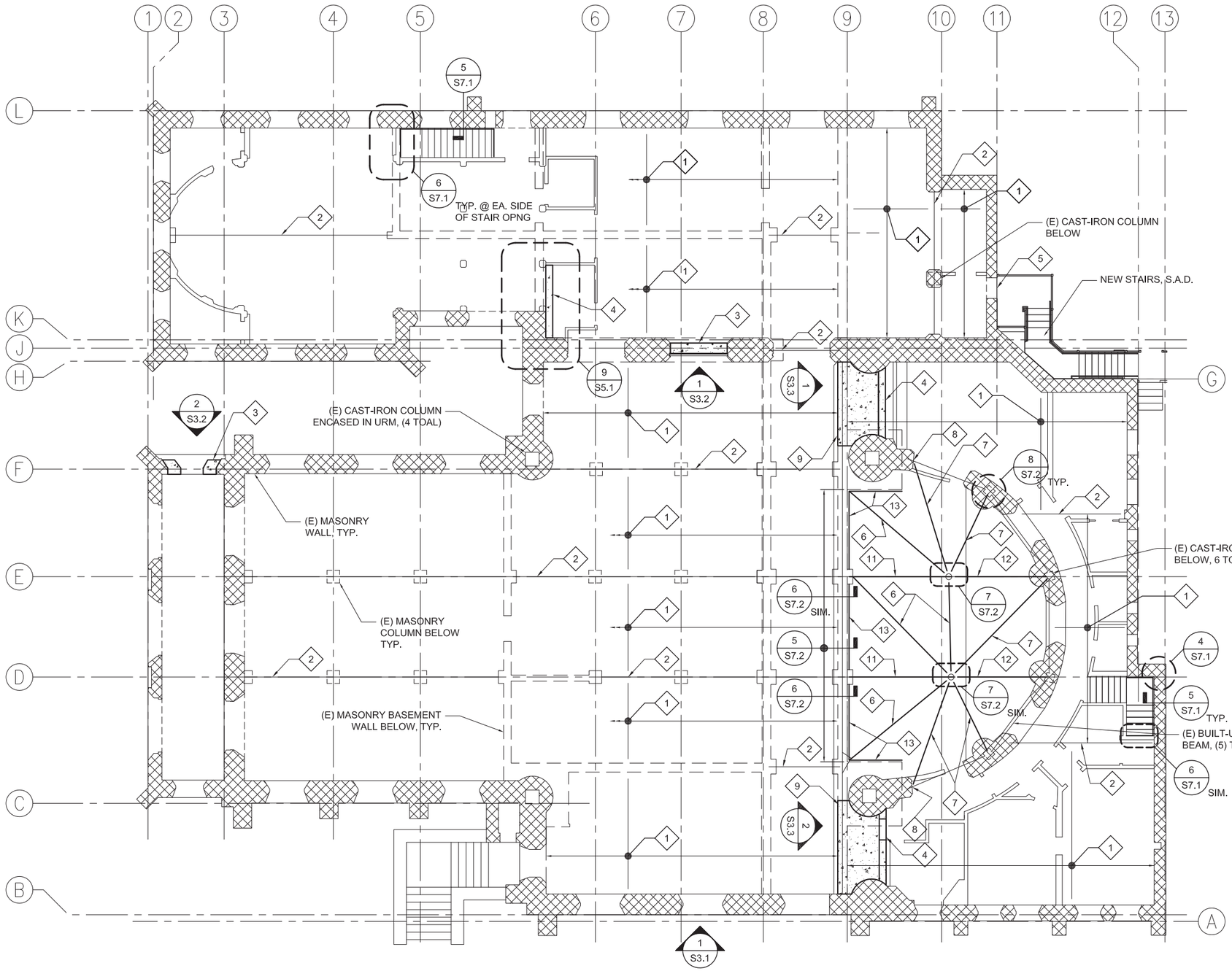

1 FIRST FLOOR PLAN

1/8" = 1'-0"

KEY NOTES

1. (E) 3x WOOD FLOOR JOISTS @ ± 16" O.C.
2. (E) 12X12 WOOD GIRDER
3. CONCRETE INFILL WALL, SEE ELEVATIONS
4. 12" CONCRETE WALL
5. (N) DOOR OPENING IN (E) MASONRY WALL. S.A.D. FOR DIMS AND LOCATION. PROVIDE REINF. CONC. JAMBS AND LINTEL, SEE TYP. DETAILS
6. W8x48 BEAM
7. BUILT-UP STEEL BEAM, 8" X 3/4" FLANGES, DEPTH VARIES 8.5"-15"
8. ANCHOR (E) BUILT-UP STEEL BEAM INTO (E) MASONRY AND GRANITE BLOCK BELOW
9. 6" CONCRETE SLAB W/ #5@12", E.W., CTR IN SLAB
10. REMOVE (E) BRICK AT TOP OF BASEMENT WALL AND INSTALL (N) REINF. CONC. BOND BEAM
11. REPLACE (E) WOOD GIRDER WITH W8x48 BEAM
12. REPLACE (E) WOOD GIRDER WITH BUILT-UP STEEL BEAM, 8" X 3/4" FLANGES, DEPTH VARIES 8.5"-15"
13. C12x30 ATTACHED TO BOND BEAM

SHEET NOTES

1. SEE THE FOLLOWING SHEETS FOR DETAILS NOT SPECIFICALLY REFERENCED:
   - S0.4 TYPICAL WALL ANCHORAGE DETAILS
   - S0.5 TYPICAL CONCRETE DETAILS
   - S0.6 TYPICAL WOOD DETAILS

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SHEET TITLE

FIRST FLOOR PLAN

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DRAWING NO.

S2.1

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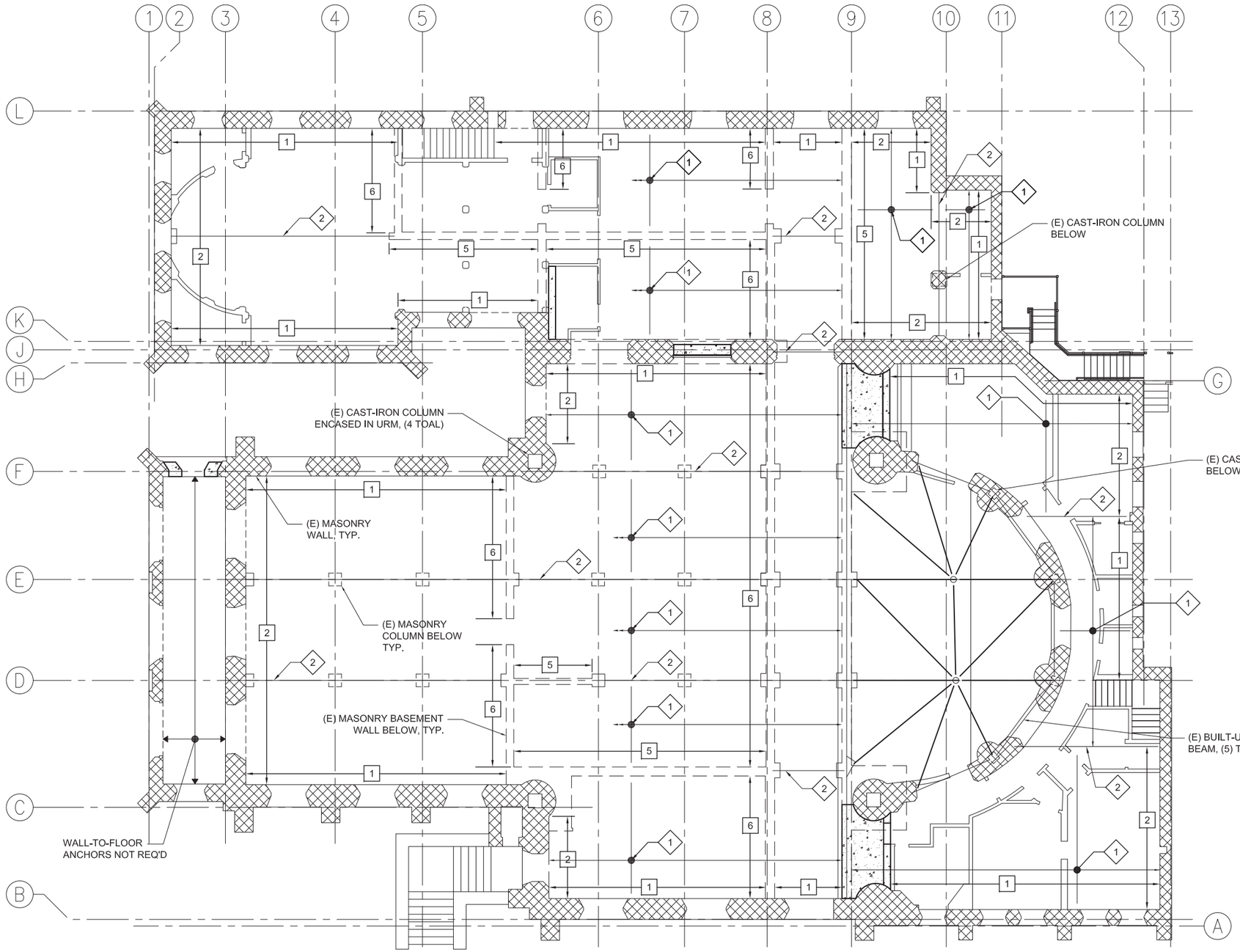

KEY NOTES

1. (E) 3x WOOD FLOOR JOISTS @ ± 16" O.C.
2. (E) 12X12 WOOD GIRDER

SHEET NOTES

1. SEE THE FOLLOWING SHEETS FOR DETAILS NOT SPECIFICALLY REFERENCED:
   - S0.4 TYPICAL ANCHORAGE DETAILS
   - S0.5 TYPICAL CONCRETE DETAILS
   - S0.6 TYPICAL WOOD DETAILS
2. SEE SHEET S2.1 FOR ALL INFO. NOT SHOWN
3. SEE DETAIL 2/S2.1A FOR ANCHORAGE SCHEDULE [#]

DIAPHRAGM ANCHORAGE SCHEDULE		
TYPE	DETAIL	SPACING
1	4/S0.4	16"
2	5/S0.4	16"
3	6/S0.4	16"
4	7/S0.4	16"
5	9A/S0.4	32"
6	9B/S0.4	48"

1 FIRST FLOOR PLAN ANCHORAGE
1/8" = 1'-0"

2 DIAPHRAGM ANCHORAGE SCHED.
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DRAWING NO.
S2.1A

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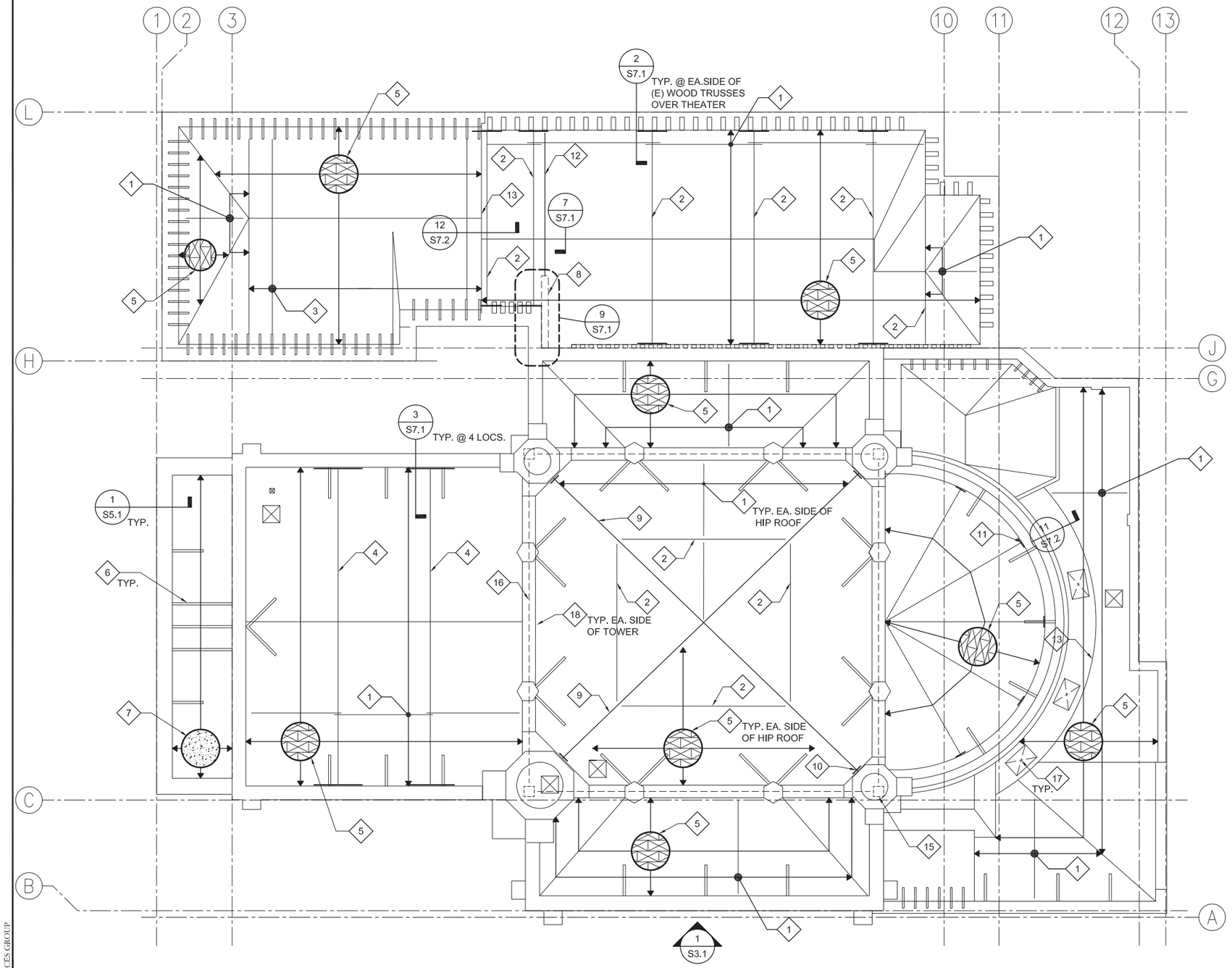

1 ROOF PLAN

1/8" = 1'-0"

KEY NOTES

1. (E) 3x WOOD ROOF JOISTS @ ± 16" O.C.
2. (E) WOOD TRUSS
3. (E) WOOD TRUSS JOIST @ ± 16" O.C.
4. (E) STEEL TRUSS
5. (N) PLYWOOD ROOF SHTG PER 9/S0.6
6. (E) PARAPET BRACE. WHERE NEW PLYWOOD IS INSTALLED OVER (E) SHEATHING, TEMPORARILY REMOVE BRACE TO INSTALL PLYWOOD THEN RE-ATTACH AT ORIGINAL LOCATION
7. 5" CONCRETE SLAB W/ #4 @ 12" O.C., E.W.
8. 12" CONCRETE WALL BELOW
9. (E) WOOD RIDGE BEAM ABOVE AND (E) WOOD TRUSS BELOW
10. RIDGE BEAM SUPPORT PER DETAIL 1/S7.1. TYPICAL AT EACH CORNER OF CROSSING TOWER ROOF.
11. SECONDARY SUPPORT FOR (E) DBL. 3x RIDGE BEAM PER 11/S7.1. TYPICAL AT (5) LOCATIONS ON APSE ROOF.
12. 1/2"x3" CONT. STL PL.
13. ADD 1/2" PLAYWOOD TO EXTERIOR FACE OF (E) WALL FRAMING AT ROOF HEIGHT CHANGE
14. (E) PAPRAPET STRAP BRACE. WHERE NEW PLYWOOD IS INSTALLED OVER (E) SHEATHING, REMOVE STRAP BRACES TO INSTALL PLYWOOD. REINSTALL EVERY 4TH BRACE AND ALL BRACES AT CORNERS, WALL ENDS, AND LOCATIONS WHERE WALL HEIGHT VARIES. INSTALL (N) CONT. 1/4" x 3" PLATE AT TOP OF WALL AND BOLT TO ALL (E) ANCHORS IN TOP OF PARAPET WALL.
15. (E) CAST-IRON COLUMN BELOW, TYP. AT 4 CORNERS OF CROSSING TOWER
16. (E) BUILT-UP STEEL PLATE GIRDER BELOW MASONRY WALLS, TYP AT 4 SIDES OF CROSSING TOWER
17. INFILL (E) OPNGS FOR SKYLIGHTS PER TYPICAL DETAIL 10/S0.6 (3 LOCATIONS)
18. INJECT ALL CRACKS AT INTERIOR FACE OF WALL W/ EPOXY

SHEET NOTES

1. SEE THE FOLLOWING SHEETS FOR DETAILS NOT SPECIFICALLY REFERENCED:
   - S0.4 TYPICAL WALL ANCHORAGE DETAILS
   - S0.5 TYPICAL CONCRETE DETAILS
   - S0.6 TYPICAL WOOD DETAILS

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SHEET TITLE

ROOF PLAN

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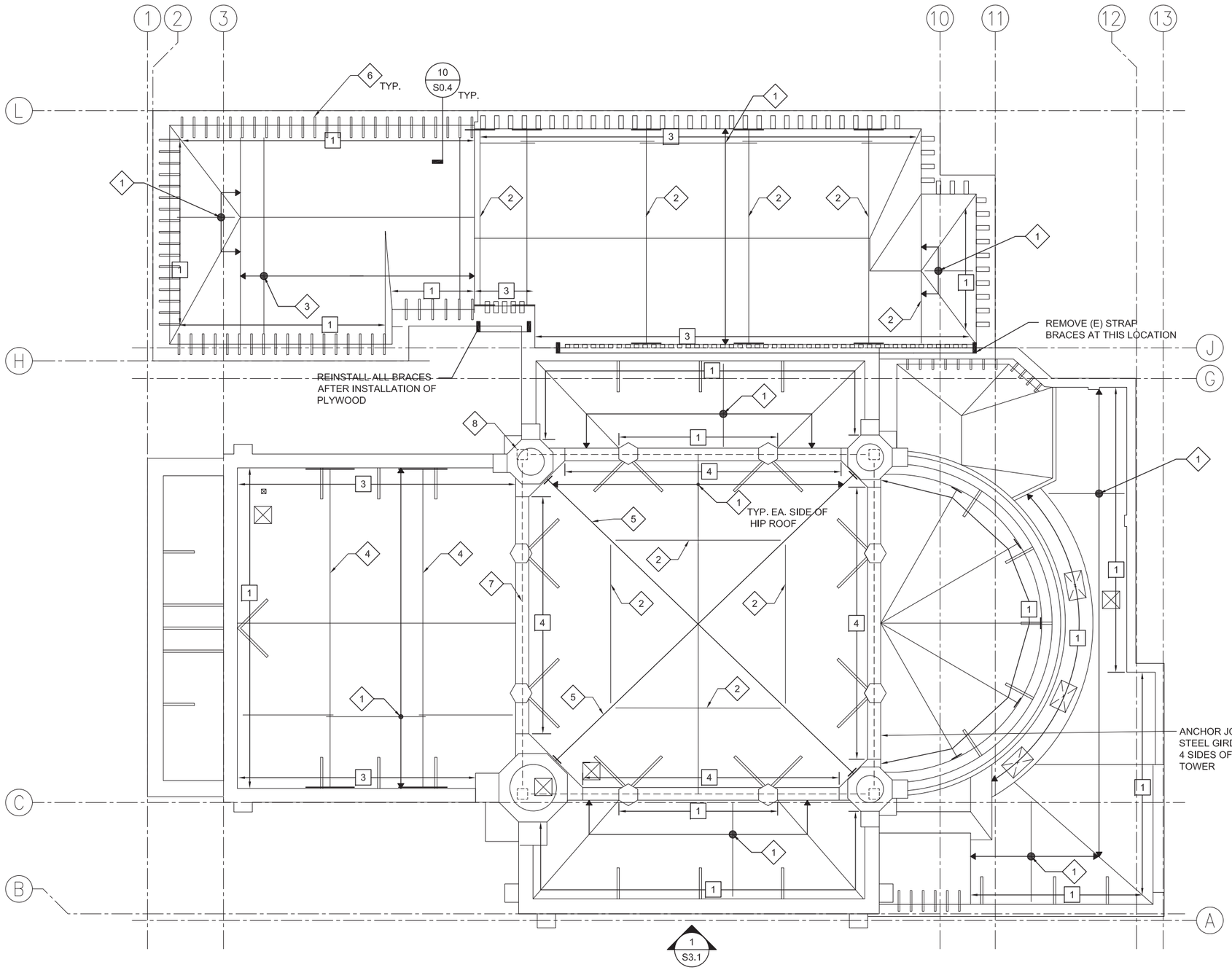
DRAWING NO.

S2.2

24"x36" OR 22"x34" SHEET SIZE. IF SHEET SIZE IS SMALLER, THEN DRAWING HAS BEEN REDUCED.



1 ROOF PLAN ANCHORAGE

1/8" = 1'-0"

KEY NOTES

1. (E) 3x WOOD ROOF JOISTS @ ± 16" O.C.
2. (E) WOOD TRUSS
3. (E) WOOD TRUSS JOIST @ ± 16" O.C.
4. (E) STEEL TRUSS
5. (E) WOOD RIDGE BEAM ABOVE AND (E) WOOD TRUSS BELOW
6. (E) PAPRAPET STRAP BRACE. WHERE NEW PLYWOOD IS INSTALLED OVER (E) SHEATHING, REMOVE STRAP BRACES TO INSTALL PLYWOOD. REINSTALL EVERY 4TH BRACE AND ALL BRACES AT CORNERS, WALL ENDS, AND LOCATIONS WHERE WALL HEIGHT VARIES. INSTALL (N) CONT. 1/4" x 3" PLATE AT TOP OF WALL AND BOLT TO ALL (E) ANCHORS IN TOP OF PARAPET WALL PER 10/S0.4
7. (E) BUILT-UP STEEL PLATE GIRDER BELOW MASONRY WALLS, TYP AT 4 SIDES OF CROSSING TOWER
8. (E) CAST-IRON COLUMN BELOW, TYP. AT 4 CORNERS OF CROSSING TOWER

SHEET NOTES

1. SEE THE FOLLOWING SHEETS FOR DETAILS NOT SPECIFICALLY REFERENCED:
   - S0.4 TYPICAL ANCHORAGE DETAILS
   - S0.5 TYPICAL CONCRETE DETAILS
   - S0.6 TYPICAL WOOD DETAILS
2. SEE SHEET S2.1 FOR ALL INFO. NOT SHOWN
3. SEE DETAIL 2/S2.1A FOR ANCHORAGE SCHEDULE #

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ROOF PLAN ANCHORAGE

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DRAWING NO.

S2.2A

24"x36" OR 22"x34" SHEET SIZE. IF SHEET SIZE IS SMALLER, THEN DRAWING HAS BEEN REDUCED.

1 SOUTH ELEVATION
1/8"=1'-0"

24"x36" OR 22"x34" SHEET SIZE. IF SHEET SIZE IS SMALLER, THEN DRAWING HAS BEEN REDUCED.

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Exp. 6/30/15
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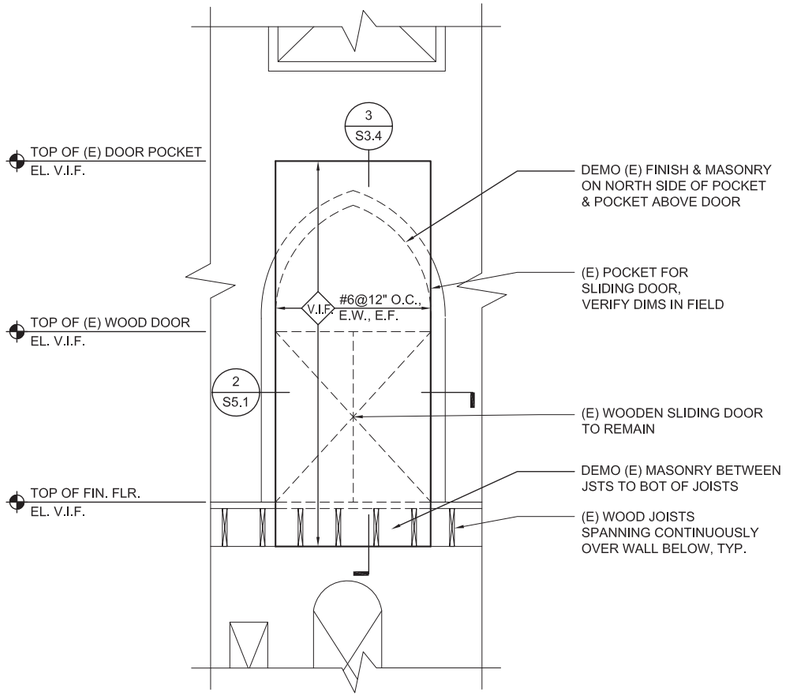
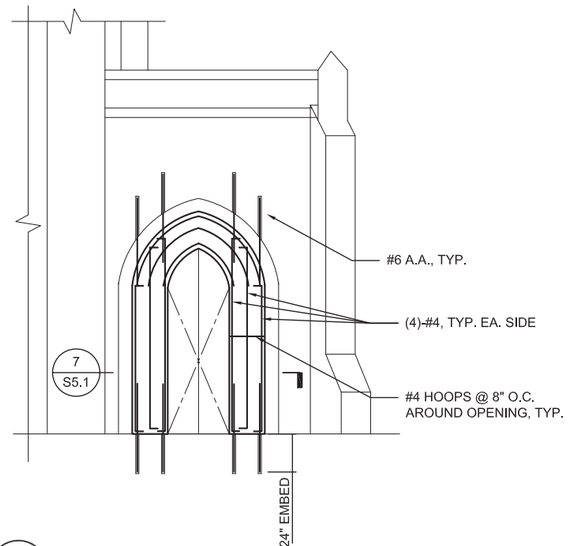
DRAWING NO.

S3.1



NOTE:
PROVIDE ADHESIVE ANCHORS PER 9/S0.5.
ADHESIVE ANCHORS NOT SHOWN FOR CLARITY

1 THEATER WALL ELEVATION - NORTH
1/4"=1'-0"



2 ELEVATION
1/4"=1'-0"

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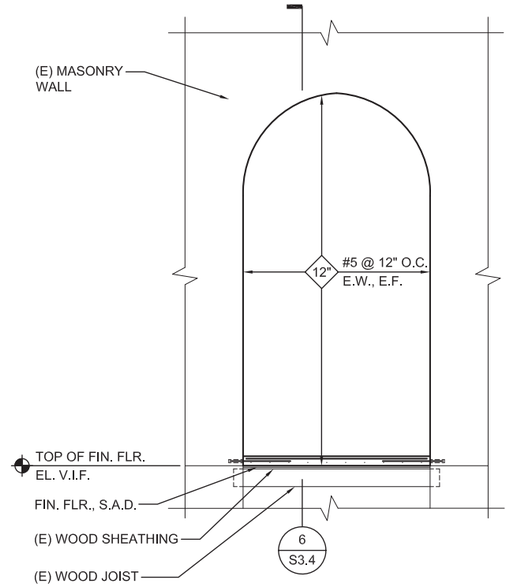
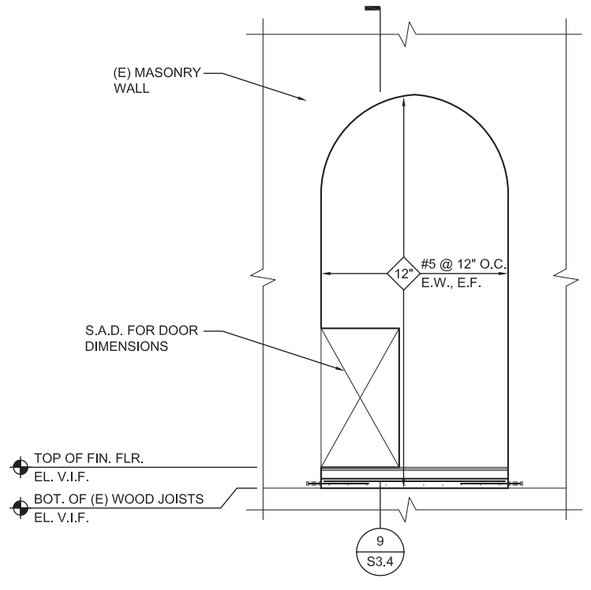
DRAWING NO.
S3.2



NOTE:
PROVIDE ADHESIVE ANCHORS PER 9/S0.5.
ADHESIVE ANCHORS NOT SHOWN FOR CLARITY

1 NAVE NE WALL ELEVATION

1/4"=1'-0"



NOTE:
PROVIDE ADHESIVE ANCHORS PER 9/S0.5.
ADHESIVE ANCHORS NOT SHOWN FOR CLARITY

2 NAVE SE WALL ELEVATION

1/4"=1'-0"

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DRAWING NO.
S3.3

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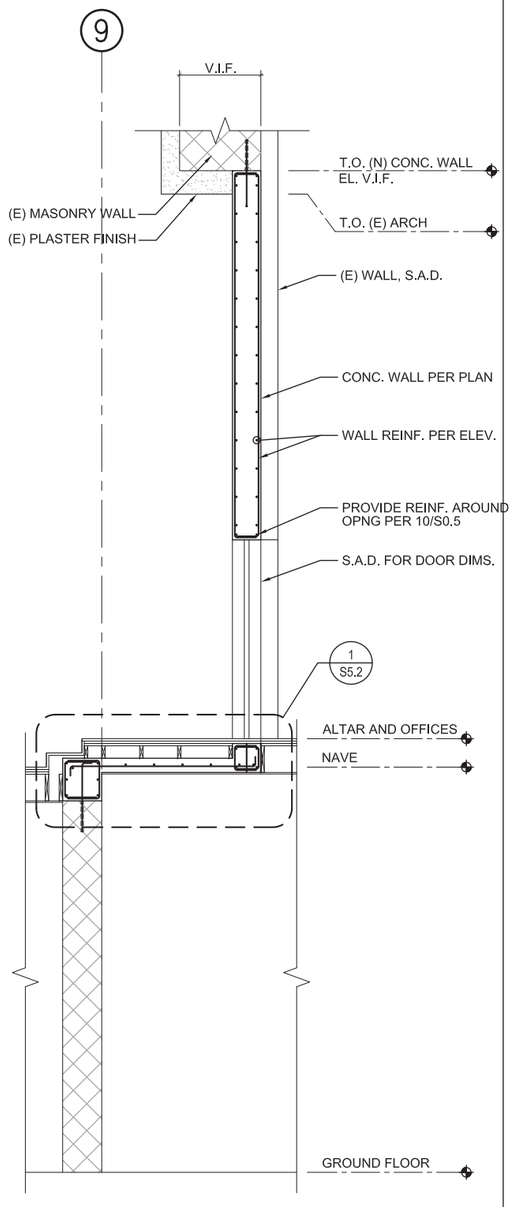
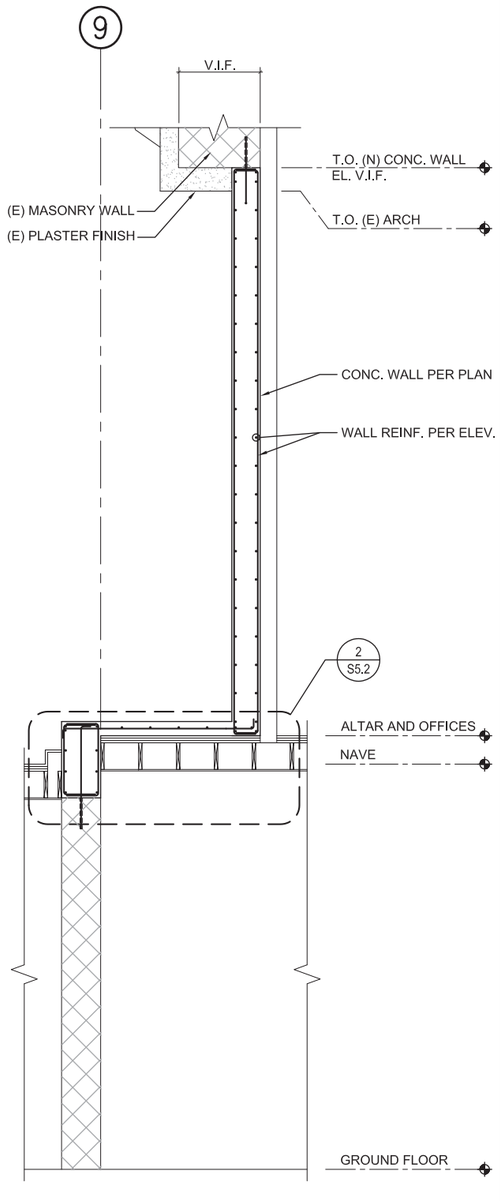
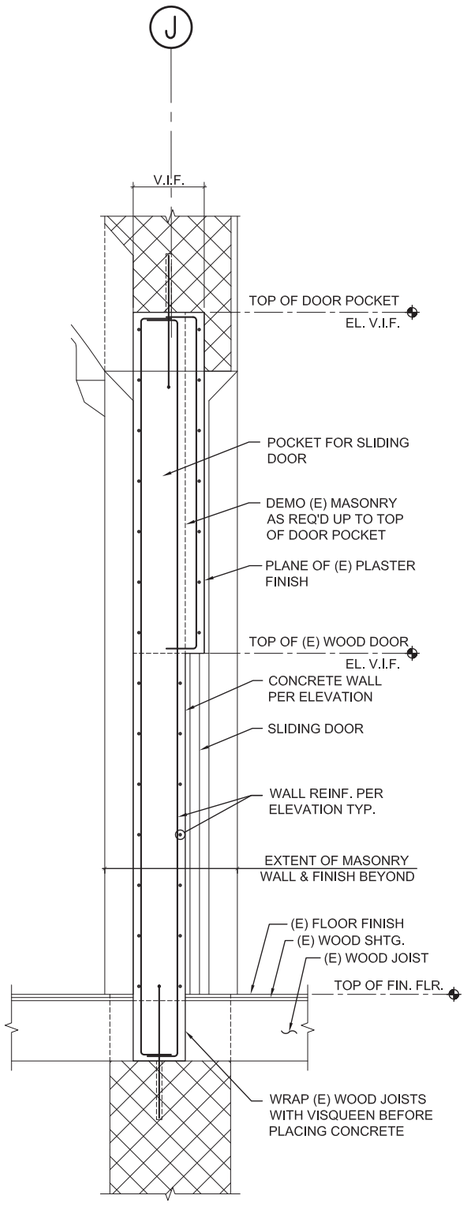


9 NAVE SE WALL SECTION
3/8" = 1'-0"



6 NAVE NE WALL SECTION
3/8" = 1'-0"



3 THEATER WALL SECTION
1/2" = 1'-0"

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SHEET TITLE
WALL SECTIONS

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DRAWING NO.
S3.4

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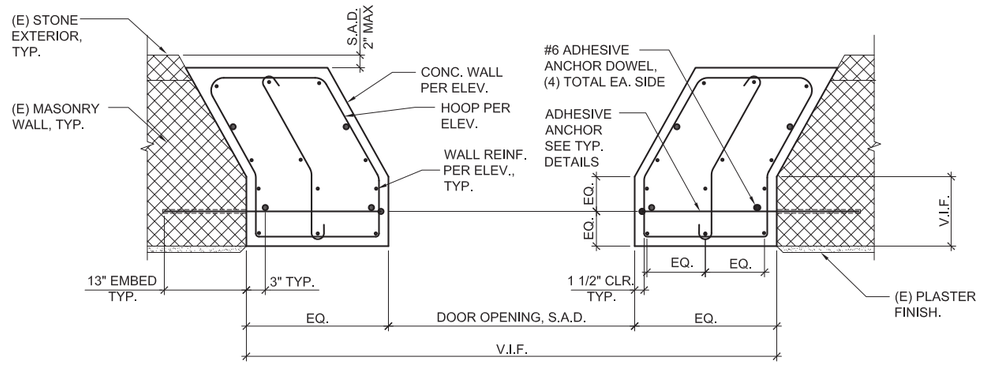
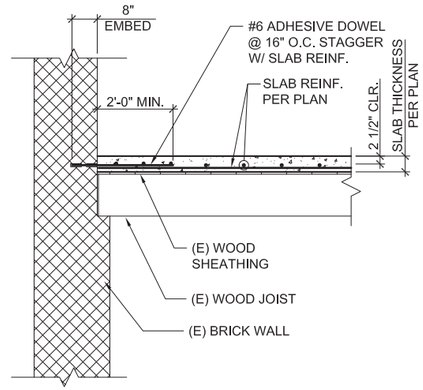
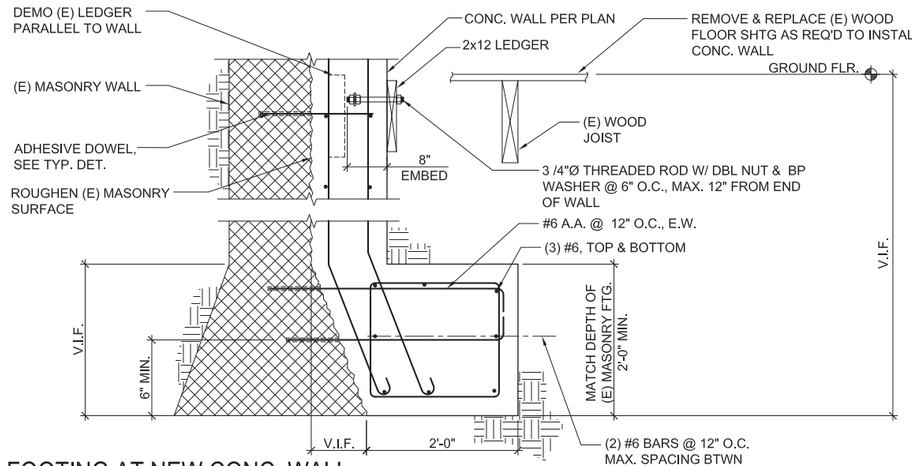


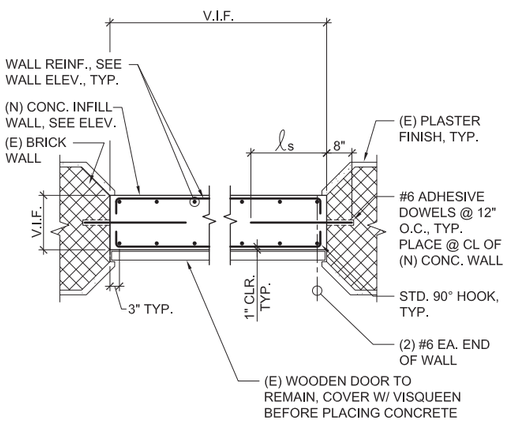
7 WALL SECTION
N.T.S.



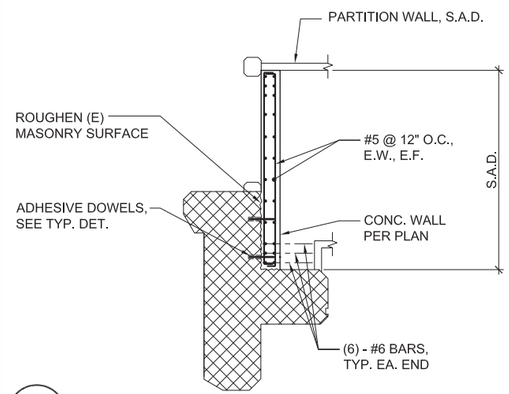
1 ROOF SLAB SECTION
N.T.S.



8 FOOTING AT NEW CONC. WALL
N.T.S.



2 SECTION AT THEATER WALL
N.T.S.



9 SECTION
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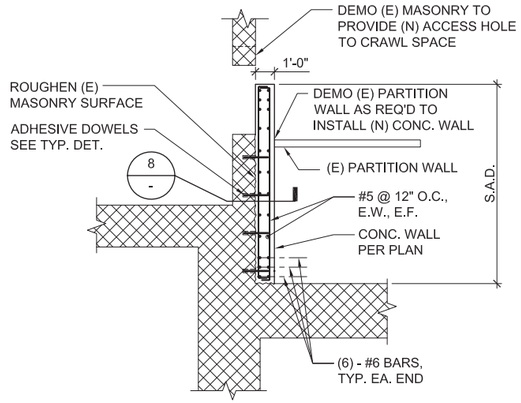

6 SECTION
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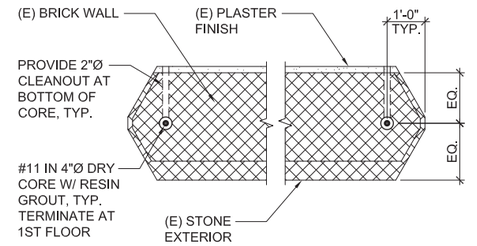

3 WALL SECTION
N.T.S.

ARCHITECTURAL RESOURCES GROUP Inc.
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TRINITY EPISCOPAL CHURCH

SEISMIC STRENGTHENING

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CONCRETE SECTIONS AND DETAILS

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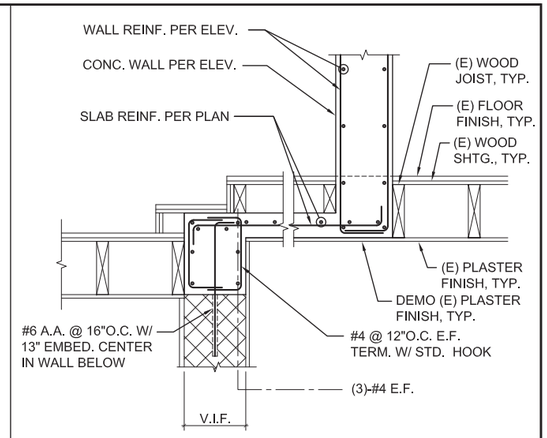
REGISTERED PROFESSIONAL ENGINEER
LORING A. WYLLIE, JR.
No. 1648
Exp. 6/30/15
STRUCTURAL
STATE OF CALIFORNIA

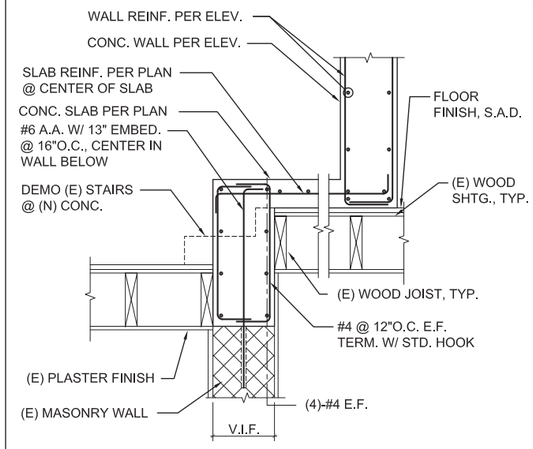
DRAWING NO.
S5.1

24"x36" OR 22"x34" SHEET SIZE. IF SHEET SIZE IS SMALLER, THEN DRAWING HAS BEEN REDUCED.



1 DETAIL AT NAVE SE WALL

3/4" = 1'-0"



2 DETAIL AT NAVE NE WALL

3/4" = 1'-0"

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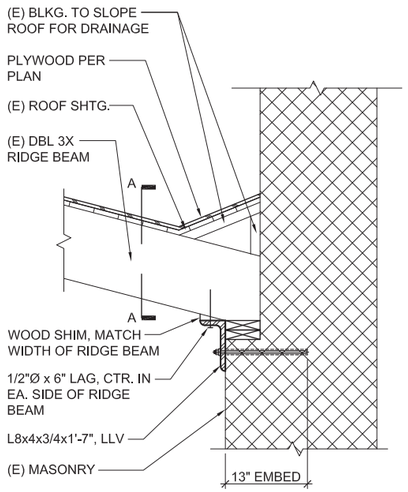
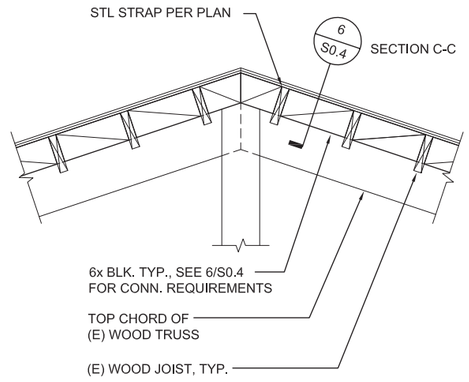
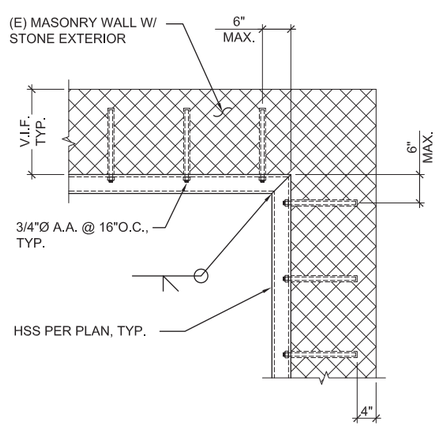
S5.2

24"x36" OR 22"x34" SHEET SIZE. IF SHEET SIZE IS SMALLER, THEN DRAWING HAS BEEN REDUCED.

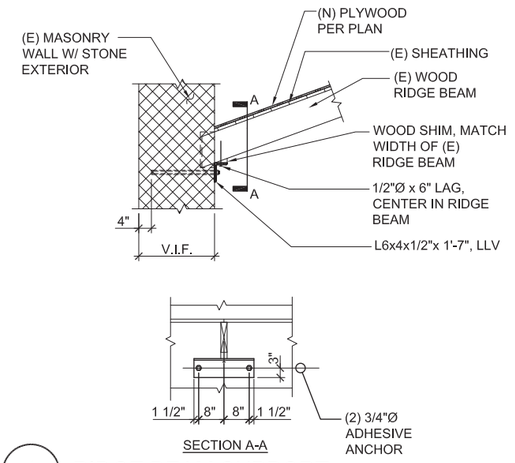




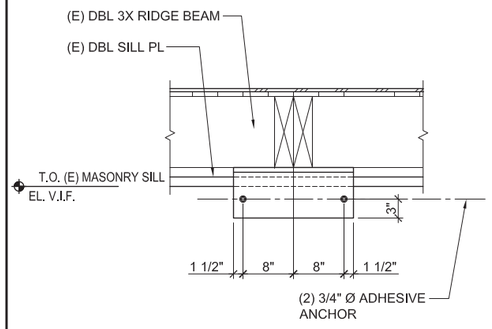
7 COLLECTOR AT FOYER WALL
N.T.S.



4 HSS BEAM AT CORNER
N.T.S.

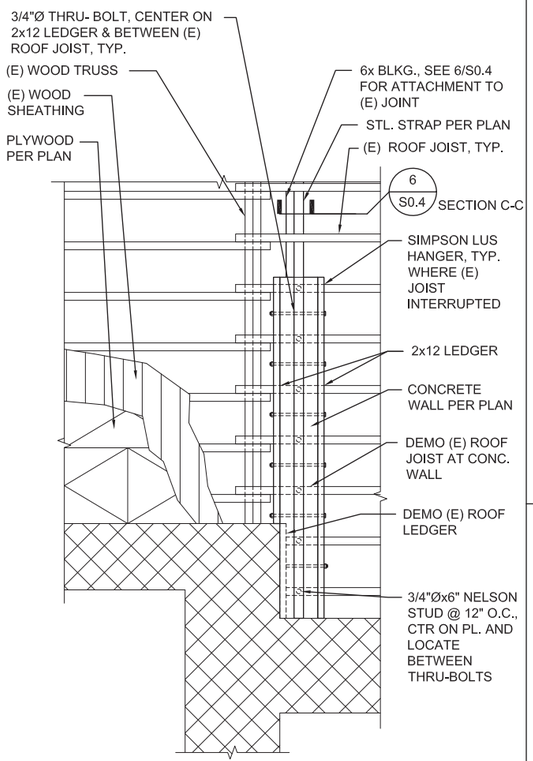


1 RIDGE BEAM SUPPORT
N.T.S.

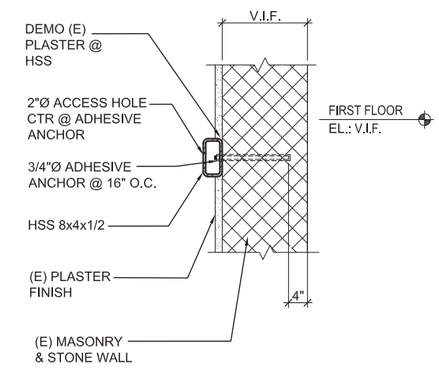


SECTION A-A

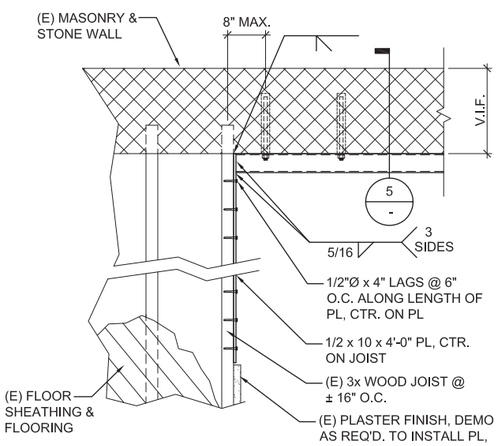
11 RIDGE BEAM SUPPORT AT APSE
1"=1'-0"



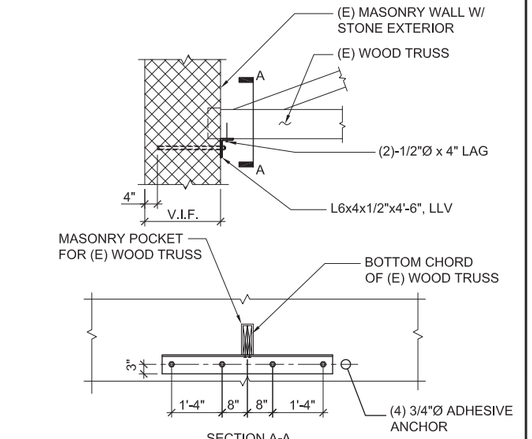
9 TOP OF FOYER WALL
N.T.S.



5 STRONGBACK AT STAIR OPENING
N.T.S.

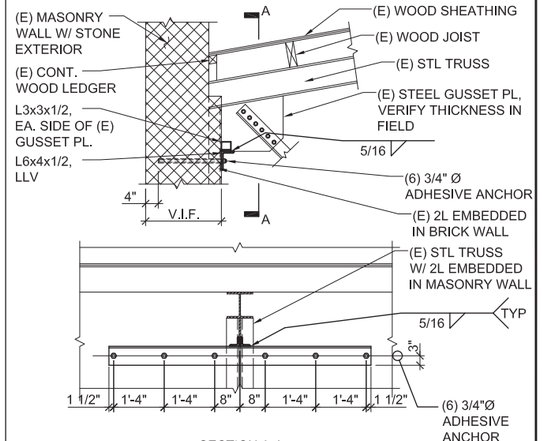


6 STRONGBACK AT OPENING END
N.T.S.



SECTION A-A

2 THEATRE TRUSS SUPPORT
N.T.S.



SECTION A-A

3 NAVE TRUSS SUPPORT
N.T.S.

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S7.1

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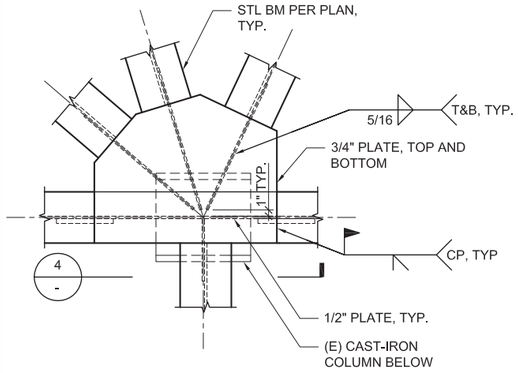
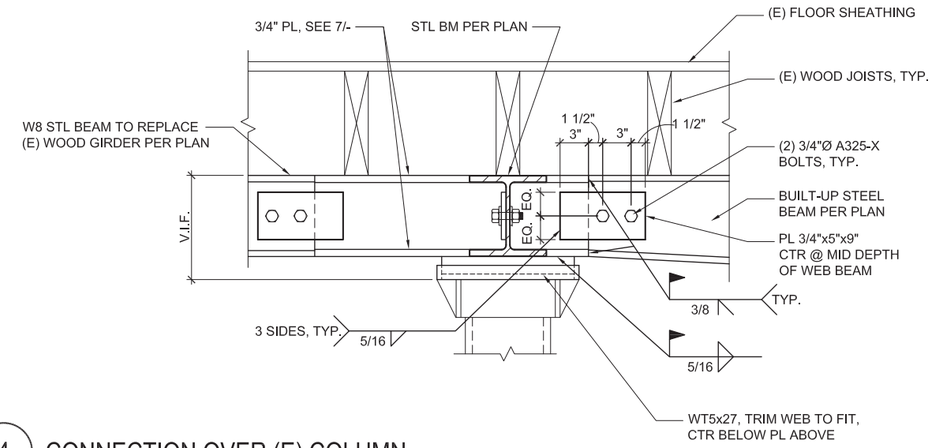
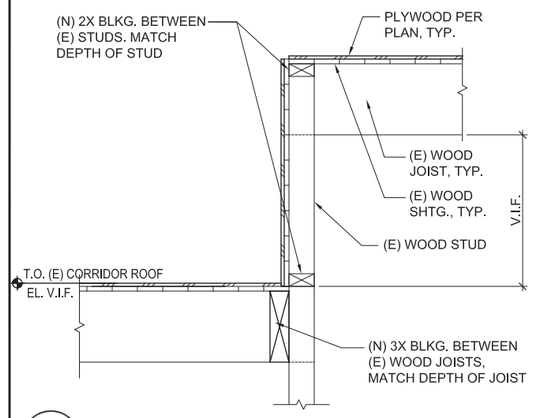


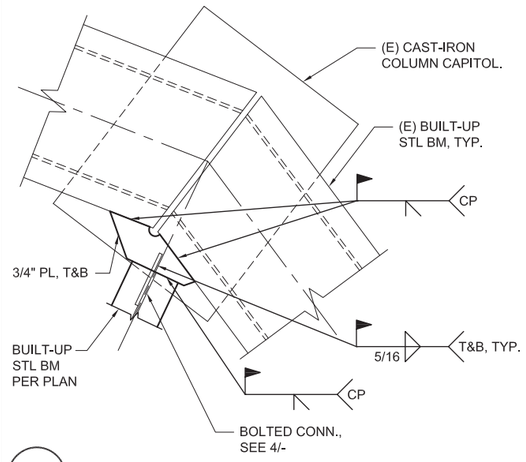
7 DETAIL
N.T.S.



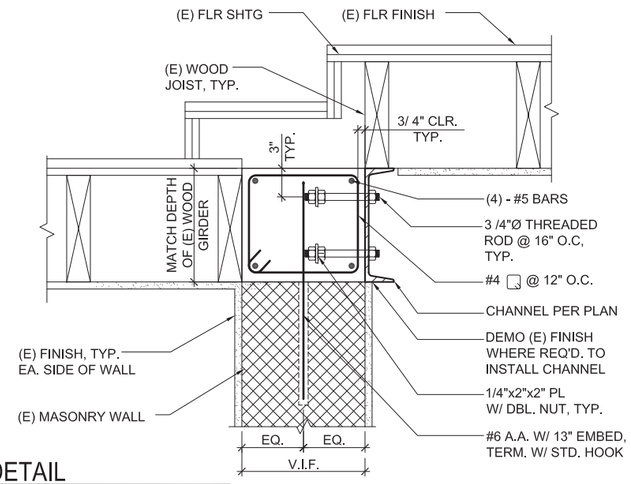
4 CONNECTION OVER (E) COLUMN
1 1/2" = 1'-0"



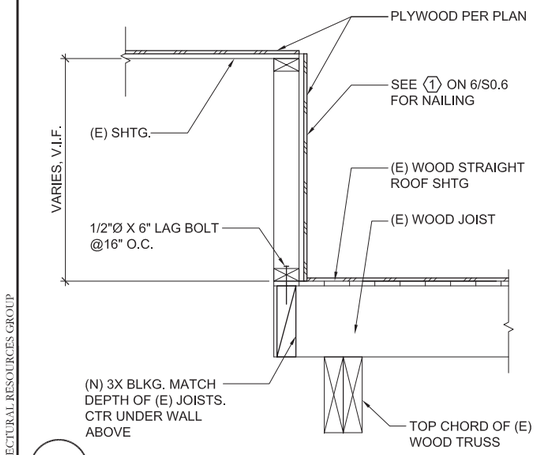
11 (N) PLYWOOD AT OFFICE ROOF
1"=1'-0"



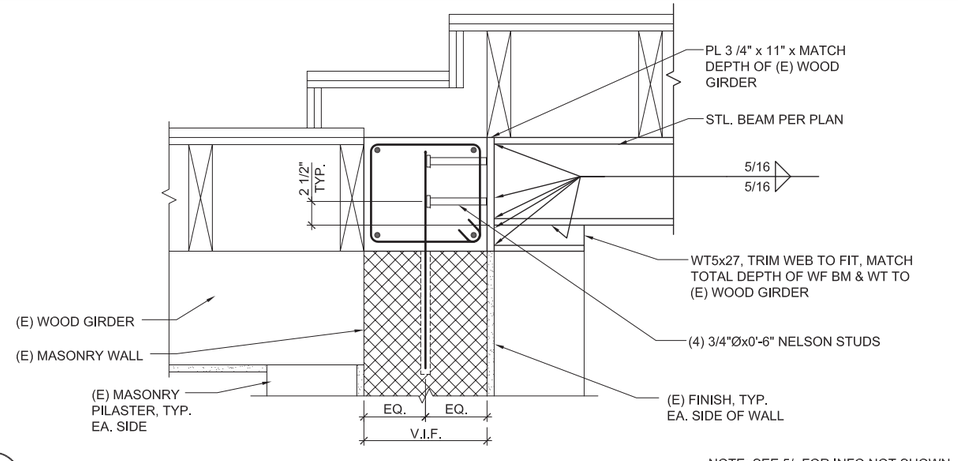
8 DETAIL
N.T.S.



5 BOND BEAM DETAIL
1 1/2" = 1'-0"



12 PLYWOOD AT FOYER ROOF
1"=1'-0"



NOTE: SEE 5/- FOR INFO NOT SHOWN

6 BOND BEAM AT GIRDER
1 1/2" = 1'-0"

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S7.2