UNIVERSITY OF CALIFORNIA HASTINGS COLLEGE OF LAW

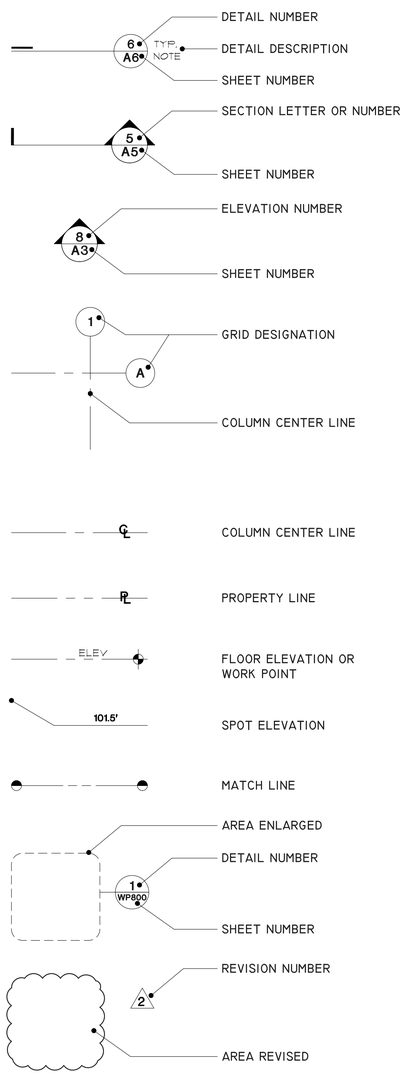
FACADE ACCESS UPGRADE

200 McAllister Street, San Francisco, CA 94102

ABBREVIATIONS

A.B.	Anchor Bolt
A/C	Air-Conditioning
ACOUS.	Acoustical
A.D.	Area Drain
ADJ.	Adjustable
AGGR.	Aggregate
AL.	Aluminum
ALT.	Alternate
ANOD.	Anodized
APPROX.	Approximate
ARCH.	Architectural
ASPH.	Asphalt
BD.	Board
BITUM.	Bituminous
B.F.	Base Flashing
BLDG.	Building
BLK.	Block
BLKG.	Blocking
BLW.	Below
BM.	Beam
BOT.	Bottom
BSMT.	Basement
BTWN.	Between
B.U.R.	Built-Up Roofing
C.B.	Catch Basin
CEM.	Cement
CFL.	Counter-Flashing
C.I.	Cast Iron
C.I.P.	Cast-In-Place
CLG.	Ceiling
CLKG.	Caulking
CLR.	Clear
CMU.	Concrete Masonry Unit
CNTR.	Counter
COL.	Column
COMP.	Composition
CONC.	Concrete
CONT.	Continuous
CORR.	Corridor
CTR.	Ceneter
CTSK.	Countersunk
DBL.	Double
DEPT.	Department
DET.	Detail
D.D.	Deck Drain
D.F.	Douglas Fir
DIA.	Diameter
DIAG.	Diagonal
DIM.	Dimension
DN.	Down
D.P.	Dampproofing
DR.	Door
DS.	Downspout
D.S.P.	Dry Standpipe
DTL.	Detail
DWG.	Drawing
E.	East
(E)	Existing
EA.	Each
E.B.	Expansion Bolt
E.J.	Expansion Joint
EL.	Elevation
ELAS.	Elastomeric
ELEV.	Elevation
ENCL.	Enclosure
EQ.	Equal
EQPT.	Equipment
EXP.	Expansion
EXPO.	Exposed
EXT.	Exterior
F.D.	Floor Drain
FDN.	Foundation
FIN.	Finish
FL.	Floor
FLASH.	Flashing
F.O.C.	Face of Concrete
F.O.F.	Face of Finish
F.O.S.	Face of Studs
F.S.	Full Size
FT.	Foot or Feet
FTG.	Footing
FURR.	Furring
GA.	Gauge
GALV.	Galvanized
GL.	Glass
GND.	Ground
GR.	Grade
G.S.M.	Galvanized Sheet Metal
GYP.	Gypsum
H.B.	Hose Bibb
H.C.	Hollow Core
HDG	Hot Dipped Galvanized
HGT.	Height
H.M.	Hollow Metal
HORIZ.	Horizontal
H.P.	High Point
HR.	Hour
H.W.	Hot Water
I.D.	Inside Diameter (Dia.)
INT.	Interior
INV.	Invert
JT.	Joint
'L'	Angle
L.B.	Lag Bolt
L.P.	Low Point
LT.	Light
LVR.	Louver
L.W.	Lightweight
MAX.	Maximum
M.B.	Machine Bolt
MECH.	Mechanical
MEMB.	Membrane
MET.	Metal
MFR.	Manufacturer
MIN.	Minimum
MISC.	Miscellaneous
MTD.	Mounted
MTL.	Material
MUL.	Mullion
N.	North
(N)	New
N.I.C.	Not In Contract
NO.	Number
NOM.	Nominal
N.T.S.	Not To Scale
O/	Over
O.A.	Overall
O.C.	On Center
O.D.	Outside Diameter (Dia.)
O.F.	Overflow
O.F.D.	Overflow Drain
OPNG	Opening
OPP.	Opposite
P.C.	Photo Cell
PL.	Plate
PLAS.	Plaster
PLYWD.	Plywood
PRCST.	Pre-Cast
PT.	Point
P.T.	Pressure Treated
P.T.D.F.	Pressure Treated Douglas Fir
(R)	Remove
R.	Riser
R&S	Rod & Sealant
RAD.	Radius
R.D.	Roof Drain
REF.	Reference
REINF.	Reinforced
REQ.	Required
RESIL.	Resilient
RGTR.	Register
RM.	Room
R.O.	Rough Opening
R.W.L.	Rain Water Leader
S.	South
S.A.M.	Self-Adhered Membrane
S.C.	Solid Core
SCHED.	Schedule
SECT.	Section
SGD.	Sliding Glass Door
SH.	Shelf
SHT.	Sheet
SHTG.	Sheathing
SIM.	Similar
SQ.	Square
S.ST.	Stainless Steel
STA.	Station
STD.	Standard
STL.	Steel
STOR.	Storage
STRL.	Structural
SYM.	Symmetrical
T.C.	Top Of Curb
TEL.	Telephone
T&G	Tongue & Groove
THK.	Thick
THRESH.	Treshold
T.P.	Top of Pavement
T.S.	Tube Steel
T.W.	Top of Wall
TYP.	Typical
UNF.	Unfinished
U.O.N.	Unless Otherwise Noted
VERT.	Vertical
VEST.	Vestibule
V.I.F.	Verify In Field
V.S.	Vent Stack
W.	West
W/	With
WD.	Wood
WIN.	Window
W/O	Without
W.O.	Where Occurs
WP.	Waterproof
W.R.B.	Weather Resistive Barrier
WT.	Weight
W.W.F.	Welded Wire Fabric

LEGEND AND SYMBOLS



GENERAL NOTES

1. THE CONTRACTOR SHALL EXAMINE, READ, AND BE THOROUGHLY FAMILIAR WITH THE CONSTRUCTION DOCUMENTS. SHOULD THE CONTRACTOR FIND DISCREPANCIES OR OMISSIONS IN THE DRAWINGS AND/OR SPECIFICATIONS, OR SHOULD THE CONTRACTOR BE IN DOUBT AS TO THE INTENT OR MEANING OF ANY PARTS OF THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY FOR CLARIFICATION AND/OR INTERPRETATION.

2. THE CONTRACTOR SHALL VISIT THE PROJECT SITE AND BE ACQUAINTED WITH ALL CONDITIONS RELATING TO THE CONSTRUCTION OF THE PROJECT. THE CONTRACTOR SHALL OBTAIN ALL FIELD MEASUREMENTS REQUIRED FOR THE ACCURATE FABRICATION AND INSTALLATION OF THE WORK. REPORT TO THE CONSTRUCTION MANAGER FOR ANY UNFORESEEN CONDITIONS NOT MENTIONED IN THE SPECIFICATIONS AND NOT INDICATED ON THE DRAWINGS. APPLYING WORK ON EXISTING SUBSTRATE CONDITIONS MEANS THAT THE CONTRACTOR HAS VERIFIED AND ACCEPTED THE SUBSTRATE CONDITION.

3. IF HAZARDOUS CONDITIONS ARE DETECTED DURING CONSTRUCTION OTHER THAN NOTED ON THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR INFORMING THE CONSTRUCTION MANAGER OF THE PRESENCE OF ANY HAZARDOUS MATERIALS.

4. THE CONSTRUCTION DOCUMENTS DESCRIBE THE GENERAL AND TYPICAL CONDITIONS OF THE EXISTING BUILDINGS AND ARE NOT AS-BUILT DOCUMENTS. DIMENSIONS SHOWN ON PLANS ARE BASED ON RECORD DRAWINGS OF THE ORIGINAL BUILDINGS AND SHOULD NOT BE USED AS THE BASIS FOR FABRICATION AND INSTALLATION OF THE WORK. EXACT MEASUREMENTS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF THE WORK.

5. THE BUILDING INTERIOR IS SHOWN FOR ACCESS INFORMATION ONLY AND MAY VARY FROM THE DRAWINGS AS THEY MAY HAVE BEEN RENOVATED

6. THE CONTRACTOR SHALL PROVIDE TEMPORARY CONTROLS, BARRICADES, SECURITY AND MISCELLANEOUS FACILITIES FOR THE SAFETY OF THE PUBLIC DURING EXECUTION OF THE WORK.

7. ALL WORK SHALL BE PERFORMED IN A SAFE AND ORDERLY MANNER WITHOUT DAMAGE TO OTHER PARTS OF THE PREMISES AND/OR ADJACENT PROPERTIES. TEMPORARY PROTECTION OF ALL BUILDING INTERIORS AND CONTENTS FROM DAMAGE SHALL BE PROVIDED AT ALL TIMES DURING EXECUTION OF THE WORK. DAMAGE OR LOSS DUE TO CONSTRUCTION SHALL BE CORRECTED AND/OR REPLACED BY THE CONTRACTOR AT NO COST TO THE OWNER.

8. THE CONTRACTOR SHALL OBTAIN NECESSARY PERMITS FOR THE WORK AND SHALL PROVIDE TRAFFIC CONTROL AND TEMPORARY BARRICADES AS REQUIRED DURING CONSTRUCTION WHEN ROADWAYS AND/OR RIGHT-OF-WAYS ARE BLOCKED DUE TO THE WORK. THE CONTRACTOR SHALL MINIMIZE DISRUPTION TO TRAFFIC FLOW FOR VEHICLES AND MAINTAIN SAFETY FOR PEDESTRIANS AT THE PROJECT SITE.

9. THE CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER AND UTILITY COMPANIES FOR TEMPORARY INTERRUPTION OR DISRUPTION OF EXISTING POWER, COMMUNICATION, WATER AND/OR HVAC SYSTEMS REQUIRED TO COMPLETE THE WORK.

10. ALL MATERIALS AND SYSTEMS INCLUDED ON PLANS, ELEVATIONS, AND DETAILS THAT ARE NOT INDICATED AS EXISTING SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR.

DRAWINGS INDEX

ARCHITECTURAL DRAWINGS
A0.00 TITLE SHEET
A0.01 SCOPE OF WORK
A1.01 SITE PLAN
A2.03 200 McALLISTER (E) PLAN
A2.04 200 McALLISTER (N) PLAN
A8.05 ROOFING DETAILS FOR FACADE ACCESS
STRUCTURAL DRAWINGS
S1.0 STRUCTURAL NOTES, ABBREVIATIONS AND SPECIAL INSPECTION
S1.1 DETAILS
S2.0 ROOF FRAMING PLAN
FACADE ACCESS DRAWINGS
FA1.0 FACADE ACCESS EQUIPMENT - ROOF PLAN
FA2.0 FACADE ACCESS EQUIPMENT - DETAILS

SCOPE OF WORK

REFER TO SHEET A0.01

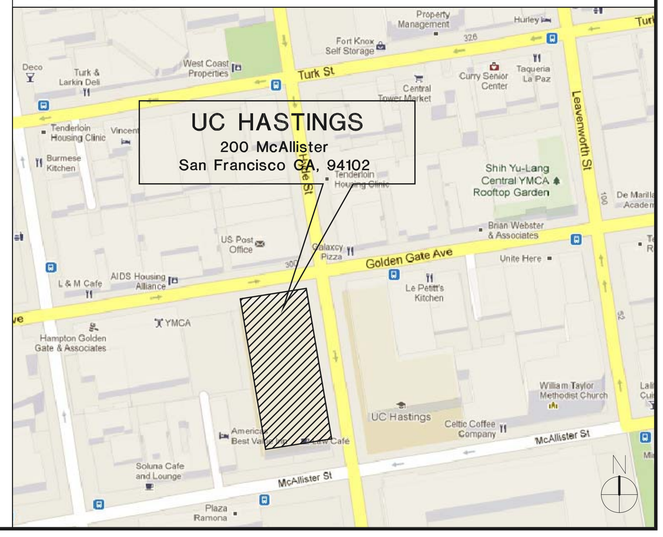
CODES

APPLICABLE CODE: CBC 2013 for Reroofing Project per City of San Francisco.

OCCUPANCY GROUP: E

CONSTRUCTION: TYPE I

LOCATION MAP



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Title Sheet

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SCOPE OF WORK

BASE SCOPE OF WORK:

A. GENERAL:

1. All equipment must remain operational throughout the duration of the work.
2. Refer to Structural and Swing Stage Drawings for location and design of new swing stage anchors, davits, and strengthening of structural deck and framing.

B. DEMOLITION:

1. Cut (E) window washing davits above roofing or render unusable. 1

C. ROOFING:

1. Install (N) window washing tie down anchors on roof per Structural and Swing Stage Drawings. Saw cut (E) concrete deck at (N) window washing anchor locations to facilitate installation and patch (See Allowances #1). See Structural and Swing Stage Drawings for locations of new anchors and davits for swing stage. Detail around (N) window washing tie down anchors per Architectural Drawings and Specifications and per Manufacturer's Instructions. Patch over (E) Anchor locations that were removed with Built Up Roofing (BUR) (See Allowances #1).

E. CEMENT PLASTER FINISH REPLACEMENT:

1. Replace exterior cement plaster finish with associated accessories (metal lath, J-mold, corner-aid, wire-ties, weep screed, etc.) around the window washing anchorage penetrations through the penthouse walls located on the Structural and Swing Stage Drawings. Peel back existing weather resistive barrier (building paper) for tie-in with (N) self-adhered membrane (S.A.M.) with primer as required by the manufacturer. Include a layer of sacrificial building paper between S.A.M. and cement plaster finish. (See Allowances #2).
2. Seal around each window washing anchorage penetration through the penthouse with backer rod and sealant.
3. Paint wall panels where work occurred with elastomeric coating. 1

ALTERNATIVES

ALLOWANCES

1. Allowance: Concrete Patching: Patch concrete at locations of (N) window washing anchors. Allowance: 250 square feet of concrete patching and dowel into (E) slab. Provide unit pricing.
2. Allowance: BUR Roofing Patching: Patch BUR roofing at locations where (E) window washing anchors were removed. Allowance: 350 square feet of BUR replacement. Provide unit pricing. 1
3. Allowance: Cement Plaster Replacement: Patch cement plaster around window washing anchorage penetrations through penthouse wall. Allowance: 175 SF of cement plaster replacment. Provide unit pricing.

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Scope of Work

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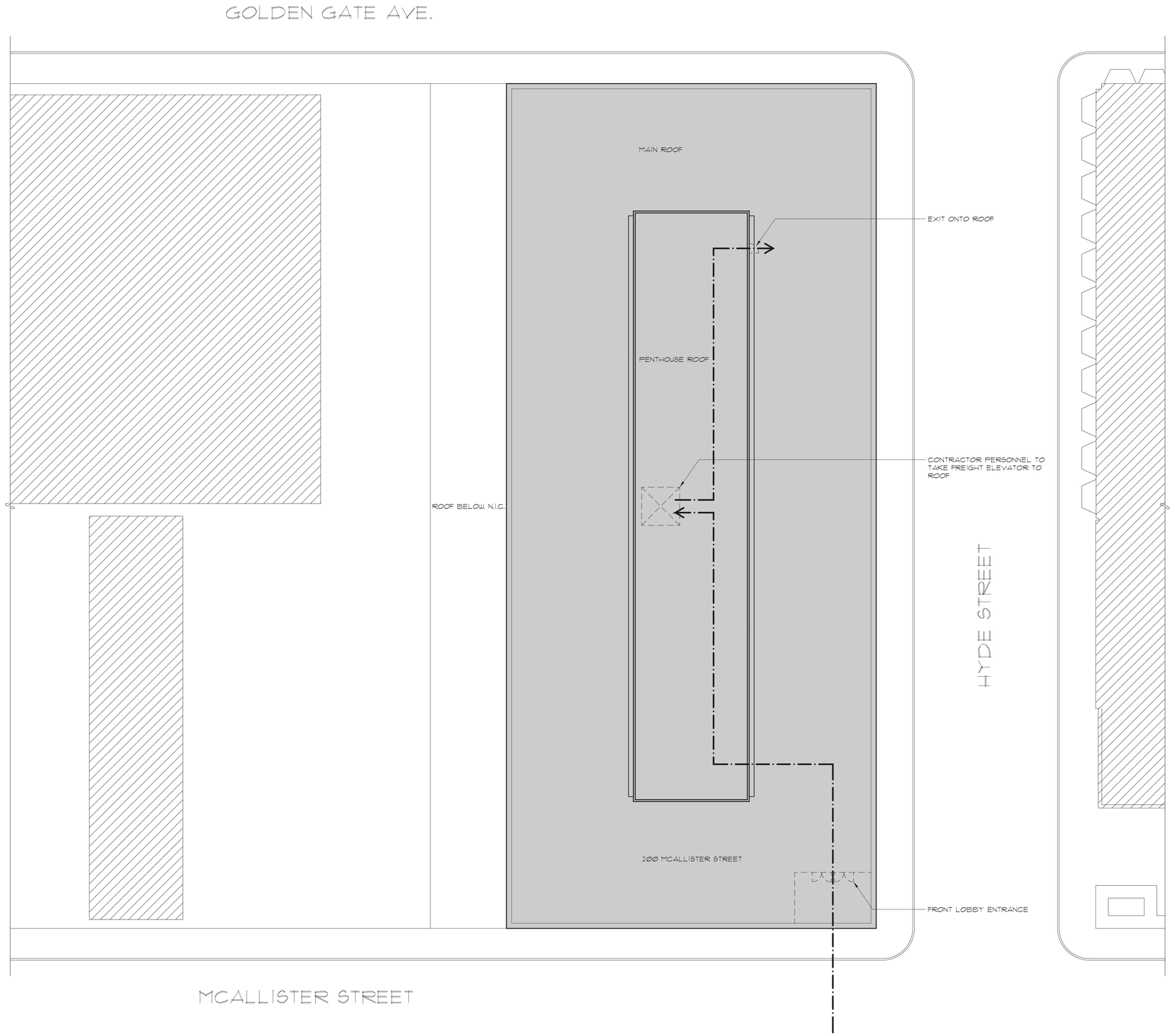

1 SITE PLAN

1/16" = 1'-0"

LEGEND

- ADJACENT BUILDINGS - N.I.C.
- REROOFING PROJECT AT 200 McALLISTER
- CONTRACTOR SITE ACCESS

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Site Plan and Contractor Access Plan

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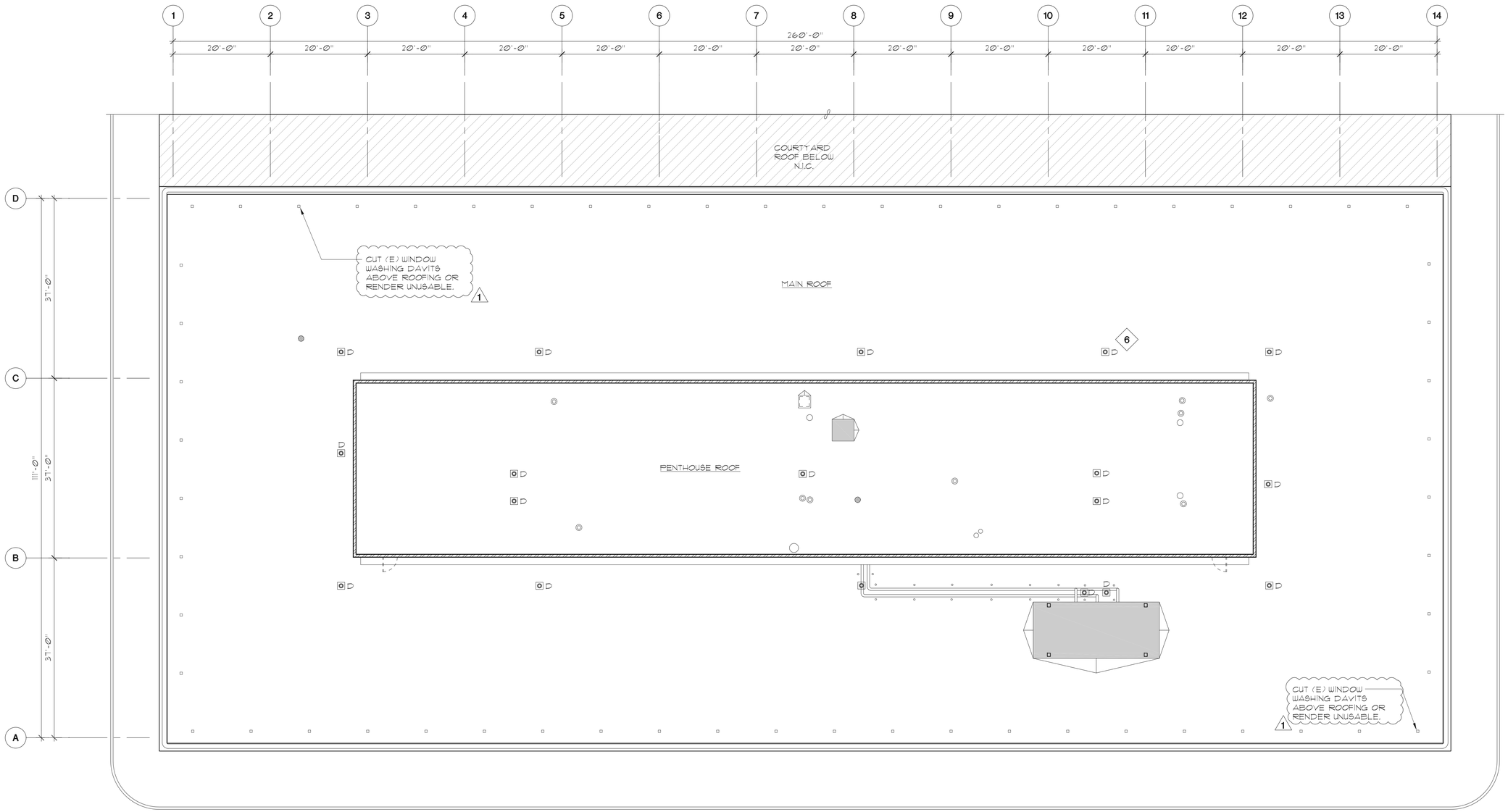
LEGEND

◎	(E) VENT STACK	▫	(E) DAVIT SUPPORT BASE
●	(E) ROOF PENETRATIONS (HOT)	▨	(E) METAL COPING
○	(E) ROOFING VENT	▭	(E) ROOF CURB
⊡ D	(E) ROOF DRAIN	▬	(E) MECHANICAL UNIT



1 200 McALLISTER - EXISTING ROOF PLAN

3/32" = 1'-0"

N

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200 McAllister (E) Roof Plan

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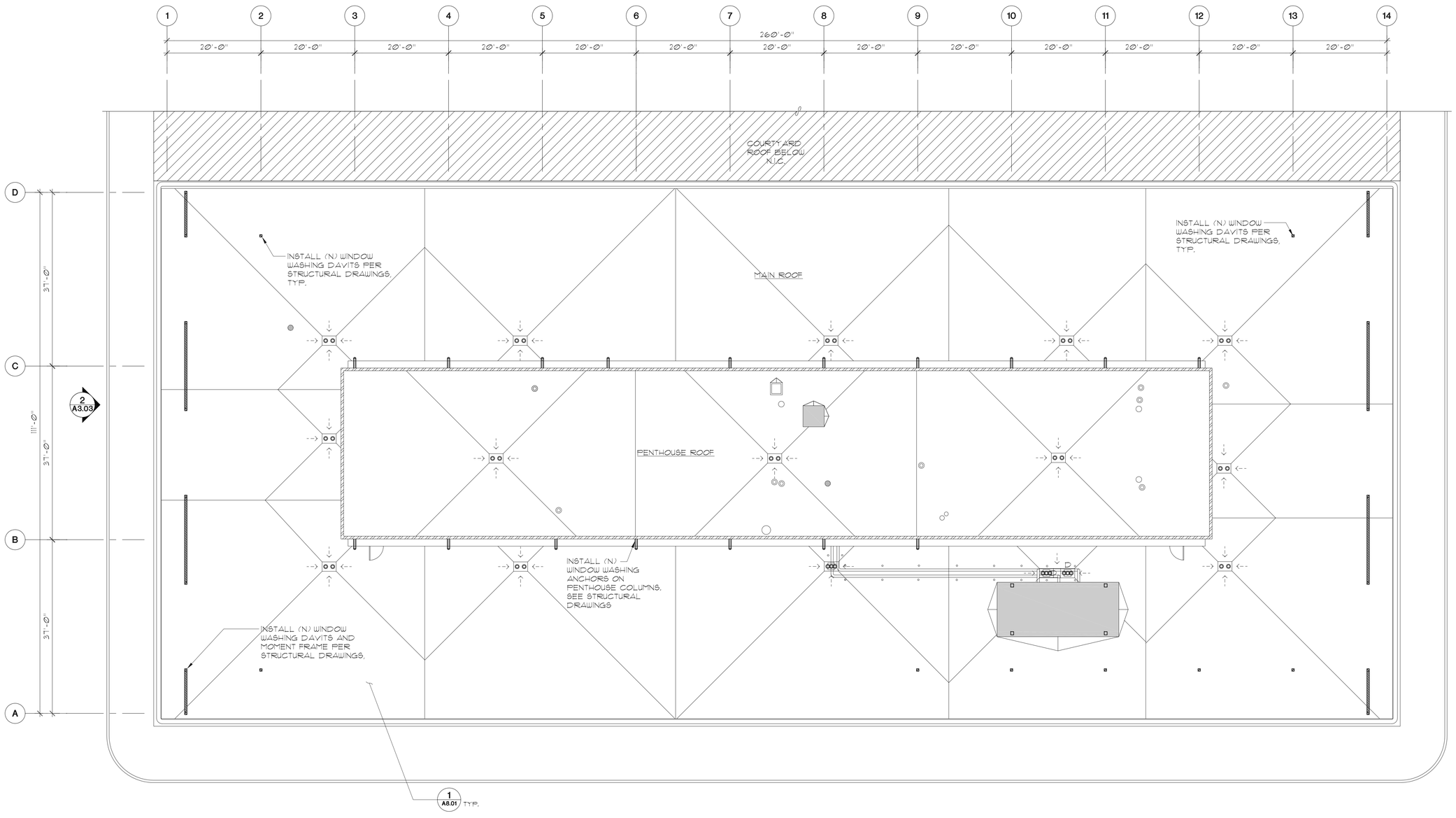
LEGEND

	(E) VENT STACK		(E) DAVIT SUPPORT BASE TO BE REPLACED
	(E) ROOF PENETRATIONS (HOT)		(E) METAL COPING
	(E) ROOFING VENT		(E) ROOF CURB
	(E) ROOF DRAIN		(E) MECHANICAL
	ROOF DRAIN AND OVERFLOW DRAIN		(N) WINDOW WASHING ANCHOR TO BE ATTACHED TO PENTHOUSE COLUMNS
	(N) MOMENT FRAME TO SUPPORT WINDOW WASHING ANCHORS		(N) WINDOW WASHING ANCHOR TO BE ATTACHED TO PENTHOUSE COLUMNS



1 200 McALLISTER - PROPOSED FACADE ACCESS PLAN

3/32" = 1'-0"

N

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200 McAllister (N) Roof Plan

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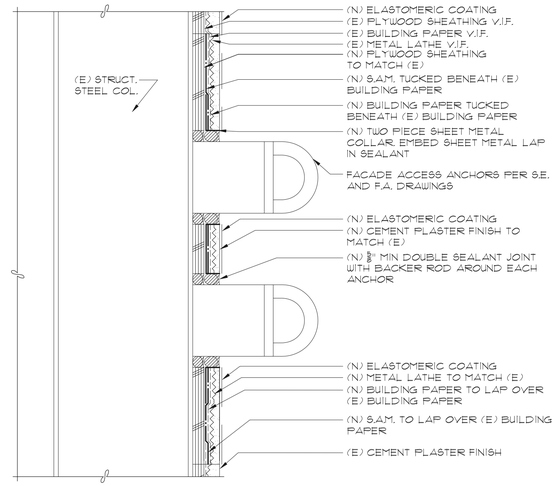
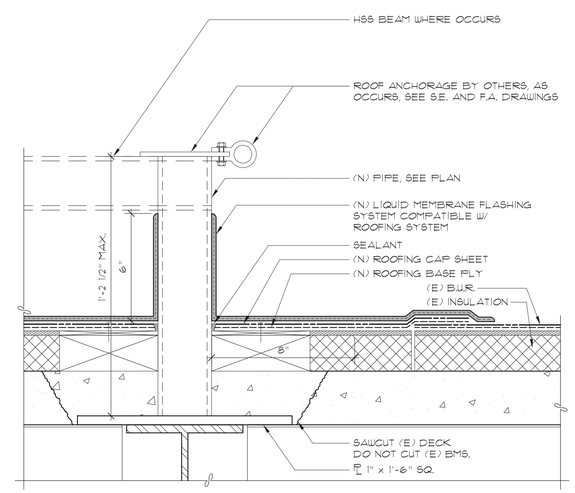


7 FACADE ACCESS ANCHOR TO COL.
SECTION 3" = 1'-0"



6 WINDOW WASHING DAVIT
ANCHOR DETAIL 3" = 1'-0"

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Roofing Details

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