



SAN FRANCISCO PLANNING DEPARTMENT

Permit to Alter Case Report

HEARING DATE: MARCH 20, 2013

Filing Date: November 21, 2012
Case No.: **2012.1440H**
Project Address: **300 Montgomery Street**
Category: Category I (Significant)
Zoning: C-3-O (Downtown-Office)
300-S Height and Bulk District
Block/Lot: 0260/010
Applicant: David Wessel
ARG Conservation Services
Pier 9, The Embarcadero
San Francisco, CA 94111
Staff Contact Kelly H. Wong - (415) 575-9100
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Reviewed By Tim Frye - (415) 558-6625
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PROPERTY DESCRIPTION

300 MONTGOMERY STREET is located on the east side of Montgomery Street between California Street and Pine Street (Assessor's Block 0260; Lot 010). The subject building is a Category I (Significant) building and locally designated under Article 11, Appendix A of the Planning Code. It is located within a C-3-O (Downtown-Office) Zoning District with a 300-S Height and Bulk limit.

300 Montgomery Street was originally constructed in 1922 by George Kelham and later added to in 1941 by Architect L.J. Hendy and Engineer L.H. Nishkian of the Capitol Company. Originally the American National Bank and later the Old Bank of America Building, the building is a twelve-story steel-frame and concrete building with neoclassical ornamentation. 300 Montgomery features a tripartite composition with terra cotta cladding and a granite base with giant ionic colonnades.

PROJECT DESCRIPTION

The proposed project is to restore the exterior terra cotta cladding, specifically at window lintels. Specifically, the proposal includes:

- Replacement of existing terra cotta window lintel units with glass fiber reinforced concrete (GFRC) units.
- Repointing of GFRC units and adjacent terra cotta.

Please see photographs and plans for details.

OTHER ACTIONS REQUIRED

The proposed project will require a Building Permit.

COMPLIANCE WITH THE PLANNING CODE PROVISIONS

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

APPLICABLE PRESERVATION STANDARDS

ARTICLE 11

Pursuant to Section 1110 of the Planning Code, unless delegated to the Planning Department Preservation Staff through the Minor Permit to Alter process pursuant to Section 1111.1 of the Planning Code, the Historic Preservation Commission is required to review any applications for the construction, alteration, removal, or demolition for Significant buildings, Contributory buildings, or any building within a Conservation District. In evaluating a request for a Permit to Alter, the Historic Preservation Commission must find that the proposed work is in compliance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, Section 1111.6 of the Planning Code, as well as the designating Ordinance and any applicable guidelines, local interpretations, bulletins, related appendices, or other policies.

SECTION 1111.6 OF THE PLANNING CODE

Section 1111.6 and Section 1111.2, as it relates to signage, of the Planning Code outline the specific standards and requirements the Historic Preservation Commission shall use when evaluating Permits to Alter. These standards, in relevant part(s), are listed below:

- (a) The proposed alteration shall be consistent with and appropriate for the effectuation of the purposes of this Article 11.

The proposed project is consistent with Article 11.

- (b) For Significant Buildings/Properties - Categories I and II, and for Contributory Buildings - Categories III and IV, proposed alterations of structural elements and exterior features shall be consistent with the architectural character of the building, and shall comply with the following specific requirements:

- (1) The distinguishing original qualities or character of the building may not be damaged or destroyed. Any distinctive architectural feature which affects the overall appearance of the building shall not be removed or altered unless it is the only feasible means to protect the public safety.

The proposed project involves the replacement of existing terra cotta cladding at window lintels with 76 new GFRC units that will match existing in size, texture, color, shape, massing and finish. The original qualities and character of the building will be maintained including mortar joint locations.

- (2) The integrity of distinctive stylistic features or examples of skilled craftsmanship that characterize a building shall be preserved.

As described above, the proposed project will not result in the loss of distinctive stylistic features or examples of skilled craftsmanship that characterize the building.

- (3) Distinctive architectural features which are to be retained pursuant Paragraph (1) but which are deteriorated shall be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new material shall match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features shall be based on accurate duplication of features, substantiated by historic, physical or pictorial evidence, if available, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures. Replacement of non-visible structural elements need not match or duplicate the material being replaced.

Existing terra cotta units are deteriorated beyond repair and if repaired would result in additional damage to existing units. Existing units would require pinning and introduction of new joints which would serve as future means of water intrusion. The replacement GFRC units will combine three terra cotta units into one unit to address the water intrusion at specific mortar joints. All mortar joints will be replicated in their original locations but some will be true joints while others will be decorative. Each existing terra cotta unit removed for replacement will be documented and photographed through an extensive close-range survey. The proposed GFRC units will match the existing terra cotta in all visual qualities including size, profile, color, texture and finish.

- (4) Contemporary design of alterations is permitted, provided that such alterations do not destroy significant exterior architectural material and that such design is compatible with the size, scale, color, material and character of the building and its surroundings.

The replacement GFRC units address the problem of water intrusion and will not destroy existing adjacent terra cotta units. Overall, the proposed project is compatible with the size, scale, color, materials and character of the existing building and these change are compatible with the overall design of the building.

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 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 proposal is to replace existing terra cotta units with GFRC units to match existing in size, texture, color, shape, massing and finish. These changes will not remove distinctive materials, nor irreversibly alter features that characterize the building.

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

The proposed project retains the existing appearance of the building including terra cotta cladding, which was the result of the 1941 addition.

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

The distinctive features and finishes of the building will be retained and preserved. Replacement GFRC units are compatible to existing adjacent terra cotta cladding. Staff has reviewed the texture and finish of the proposed replacement GFRC units and has confirmed that as outlined in the scope of work, distinctive features and finishes will be preserved.

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

The proposal to replace existing terra cotta units at the window lintels with new GFRC units addresses the current water intrusion problem at specific mortar joints. Repair of existing terra cotta units would require pinning of existing units and introduction of new joints, which would serve as additional means of water intrusion and thus, not allow for long-term stability of the building envelope. The replacement GFRC units will match the existing in design, color, texture, and finish, and is materially compatible with the existing terra cotta units.

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

The proposed project includes removal of existing deteriorated terra cotta units and installation of new GFRC units that will be anchored into the existing building with stainless steel anchors that will not damage the existing historic fabric.

Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials and features that characterize the building. 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 proposed work will not destroy historic materials or features that characterize the building. The new GFRC units will be differentiated from the old in physical material properties and will be compatible in materials, features, size, scale, and finish.

PUBLIC/NEIGHBORHOOD INPUT

The Department has received two public inquiries for general information about the proposed project.

ISSUES & OTHER CONSIDERATIONS

None.

STAFF ANALYSIS

Staff has determined that the proposed work will be in conformance with the requirements of Article 11 and the *Secretary of Interior's Standards for Rehabilitation*. Proposed work will not damage or destroy distinguishing original qualities or character of the subject building. The overall proposal includes restoration of the exterior building cladding. The proposal includes replacement of existing terra cotta cladding at window lintels with new GFRC units to match existing in size, design, profile, color, texture, and finish. Staff finds that the historic character of the building will be retained and preserved and will not result in the removal of historic fabric.

This project will require minimal disturbance of existing historic fabric, limited to replacement of terra cotta cladding units beyond repair at select window lintels. The proposed GFRC replacement units will retain the overall character, design and visual qualities of existing cladding and will not destroy historic materials and features that characterize the building. The glaze finish consists of a Portland cement slurry that becomes an integral color coating on the GFRC unit and will not require refinishing in the future. Similar to the process used for terra cotta, several layers of different colors is applied to create a multi-colored exterior to match an existing finish.

GFRC has a coefficient of thermal expansion that is similar to terra cotta, has shown to be stable, and has not shown to have any long-term effects on adjacent historic masonry. Additionally, since GFRC units are reinforced by glass fiber and do not require reinforcement bars inside the unit, they are not as vulnerable to corrosion jacking and spalling as commonly found with terra cotta where water intrusion is an issue. Although three units of terra cotta will be combined to make one GFRC unit, in order to address water infiltration issues, the proposed project will not result in the loss of distinctive stylistic features or examples of skilled craftsmanship that characterize the property. All existing joints, both horizontal and vertical, will be replicated.

In order to ensure that details of the replacement GFRC units are consistent with the character and visual qualities of existing terra cotta cladding and that the units are installed appropriately, the Department recommends the following conditions of approval:

1. Prior to issuance of the Architectural Addendum, an on-site full scale mock-up of one replacement GFRC unit with approved glaze match installed at one window lintel shall require review and approval by Planning Department Preservation Staff.

2. Prior to issuance of the Architectural Addendum, dimensioned elevations, details, and sections showing all profiles and dimensions for the new GFRC units proposed for replacement of deteriorated terra cotta cladding will be forwarded for review and approval by Planning Department Preservation Staff.

ENVIRONMENTAL REVIEW STATUS

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

PLANNING DEPARTMENT RECOMMENDATION

Planning Department staff recommends APPROVAL WITH CONDITIONS of the proposed project as it appears to meet the provisions of Article 11 of the Planning Code regarding Major Alteration to a Category I (Significant) Property and the *Secretary of the Interior Standards for Rehabilitation*.

ATTACHMENTS

Draft Motion

Parcel Map

Sanborn Map

Aerial Photo

Zoning Map

Site Photos

Major Permit to Alter Application

Project Sponsor submittal, including:

- Project Background, Findings and Recommended Repairs
- Historic Photographs
- Photos of Existing Building
- Photos of Existing Condition of Terra Cotta Units
- Drawings including elevations and details
- Photos of Projects using GFRC units
- Photos of GFRC Glaze Finish Sample
- Technical Specifications (GFRC Replacement Units, Masonry Mortars, Paints and Coatings, Sealants)

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Permit to Alter
March 20, 2012

Case Number 2012.1440H
300 Montgomery Street



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Motion No. XXXX Permit to Alter MAJOR ALTERATION

HEARING DATE: MARCH 20, 2013

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ADOPTING FINDINGS FOR A PERMIT TO ALTER FOR MAJOR ALTERATIONS DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 11, TO MEET THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION, FOR THE CATEGORY I (SIGNIFICANT) PROPERTY LOCATED ON LOT 010 IN ASSESSOR'S BLOCK 0260. THE SUBJECT PROPERTY IS WITHIN A C-3-O (COMMERCIAL-OFFICE) ZONING DISTRICT AND A 300-S HEIGHT AND BULK DISTRICT.

PREAMBLE

WHEREAS, on November 21, 2012, David Wessel of ARG Conservation Services ("Applicant") filed an application with the San Francisco Planning Department ("Department") for a Permit to Alter for an exterior restoration. The subject building is located on Lot 010 in Assessor's block 0260, a Category I (Significant) building historically known as the American National Bank Building and locally designated under Article 11, Appendix A of the Planning Code. Specifically, the proposal includes:

- Replacement of existing terra cotta window lintel units with glass fiber reinforced concrete (GFRC) units.
- Repointing of GFRC units and adjacent terra cotta.

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 March 20, 2013, the Commission conducted a duly noticed public hearing on Permit to Alter application No. 2012.1440H ("Project").

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, and 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 Permit to Alter, in conformance with the architectural plans dated November 21, 2012 and labeled Exhibit A on file in the docket for Case No. 2012. 2012.1440H based on the following findings:

CONDITIONS OF APPROVAL

- That prior to issuance of the Architectural Addendum, an on-site full scale mock-up of one replacement GFRC unit with approved glaze match installed at one window lintel shall require review and approval by Planning Department Preservation Staff.
- That prior to issuance of the Architectural Addendum, dimensioned elevations, details, and sections showing all profiles and dimensions for the new GFRC units proposed for replacement of deteriorated terra cotta cladding will be forwarded for review and approval by Planning Department Preservation Staff.

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 11:

The Commission has determined that the proposed work is compatible with the exterior character-defining features of the subject property and meets the requirements of Article 11 of the Planning Code:

- That the proposal will address water infiltration issues at the building envelope;
- That the new GFRC replacement units will match the existing historic terra cotta in design, color, texture and finish;
- That new GFRC replacement units will be installed only in areas where the existing terra cotta is beyond repair;

- That the proposal respects the character-defining features of the subject building;
- That the architectural character of the subject building will be maintained and that replacement elements will not affect the building's overall appearance;
- That the integrity of distinctive stylistic features and examples of skilled craftsmanship that characterize the building shall be preserved; and,
- That all new materials shall match the historic material in composition, design, color, texture, finish and other visual qualities and shall be based on accurate duplication of features.

For these reasons, the proposal overall, is appropriate for and consistent with the purposes of Article 11, meets the standards of Article 1111.6 of the Planning Code and complies with the *Secretary of the Interior's Standards for Rehabilitation*.

3. **General Plan Compliance.** The proposed Permit to Alter 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 Permit to Alter 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 Permit to Alter and therefore furthers these policies and objectives by maintaining and preserving the character-defining features of the subject property 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 not have an impact on neighborhood serving retail uses.

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

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

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

The project will not affect the City's 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. It will provide sufficient off-street parking for the proposed units.

- 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 project is located on Market Street and will not have a direct impact on the displacement of industrial and service sectors.

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

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 11 of the Planning Code and the Secretary of the Interior's Standards.

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

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

5. For these reasons, the proposal overall, appears to meet the *Secretary of the Interior's Standards* and the provisions of Article 11 of the Planning Code regarding Major Alterations to Category I (Significant) buildings.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **GRANTS a Permit to Alter** for the property located at Lot 010 in Assessor's Block 0260 for proposed work in conformance with the architectural submittal dated November 21, 2012 and labeled Exhibit A on file in the docket for Case No. 2012.1440H.

APPEAL AND EFFECTIVE DATE OF MOTION: The Commission's decision on a Permit to Alter shall be final unless appealed within thirty (30) days after the date of this Motion No. XXXX. 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). For further information, please contact the Board of Appeals in person at 1650 Mission Street, (Room 304) or call (415) 575-6880.

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 December 19, 2012.

Jonas P. Ionin
Acting Commission Secretary

AYES:

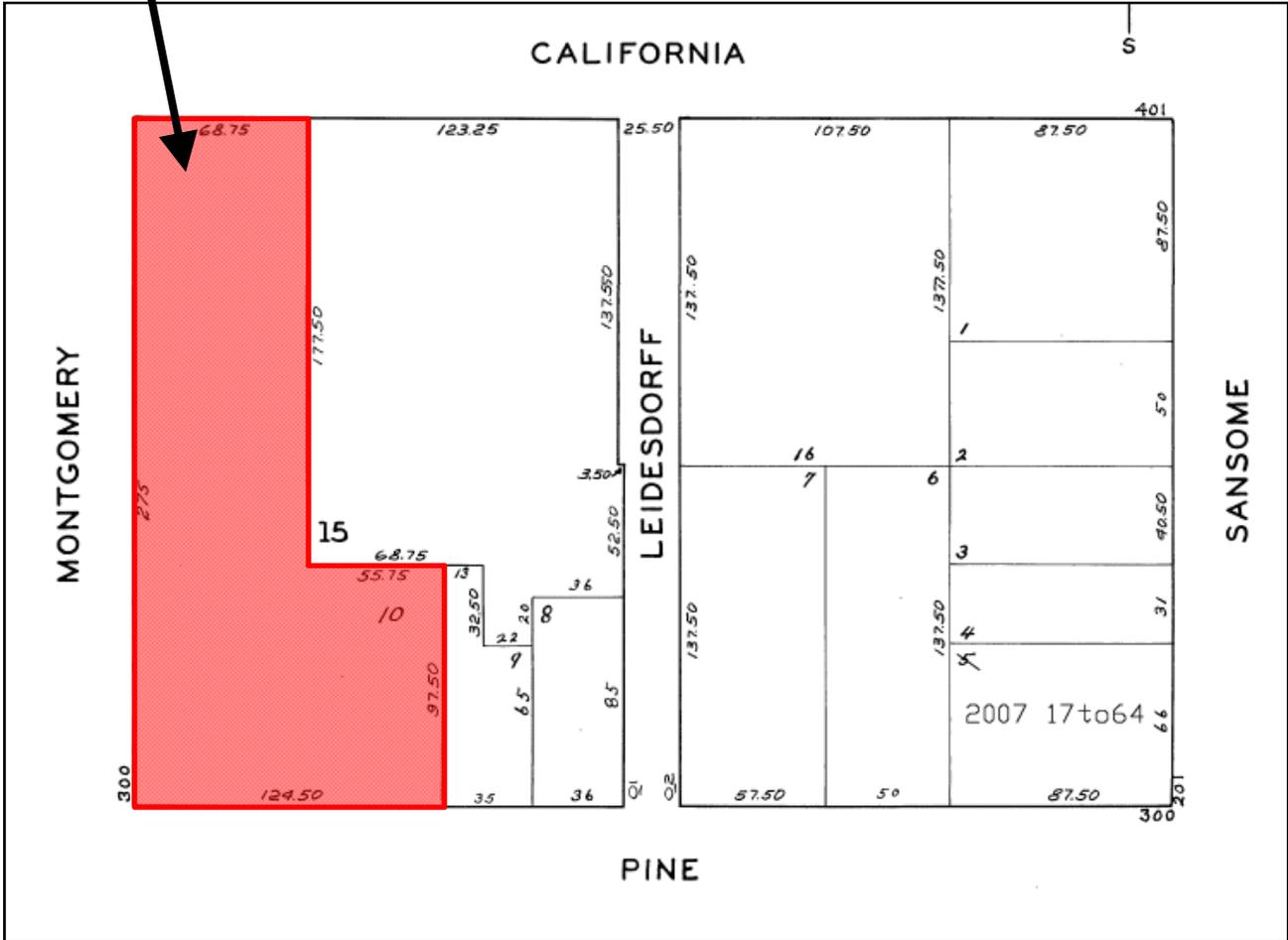
NAYS:

ABSENT:

ADOPTED: December 19, 2012

Parcel Map

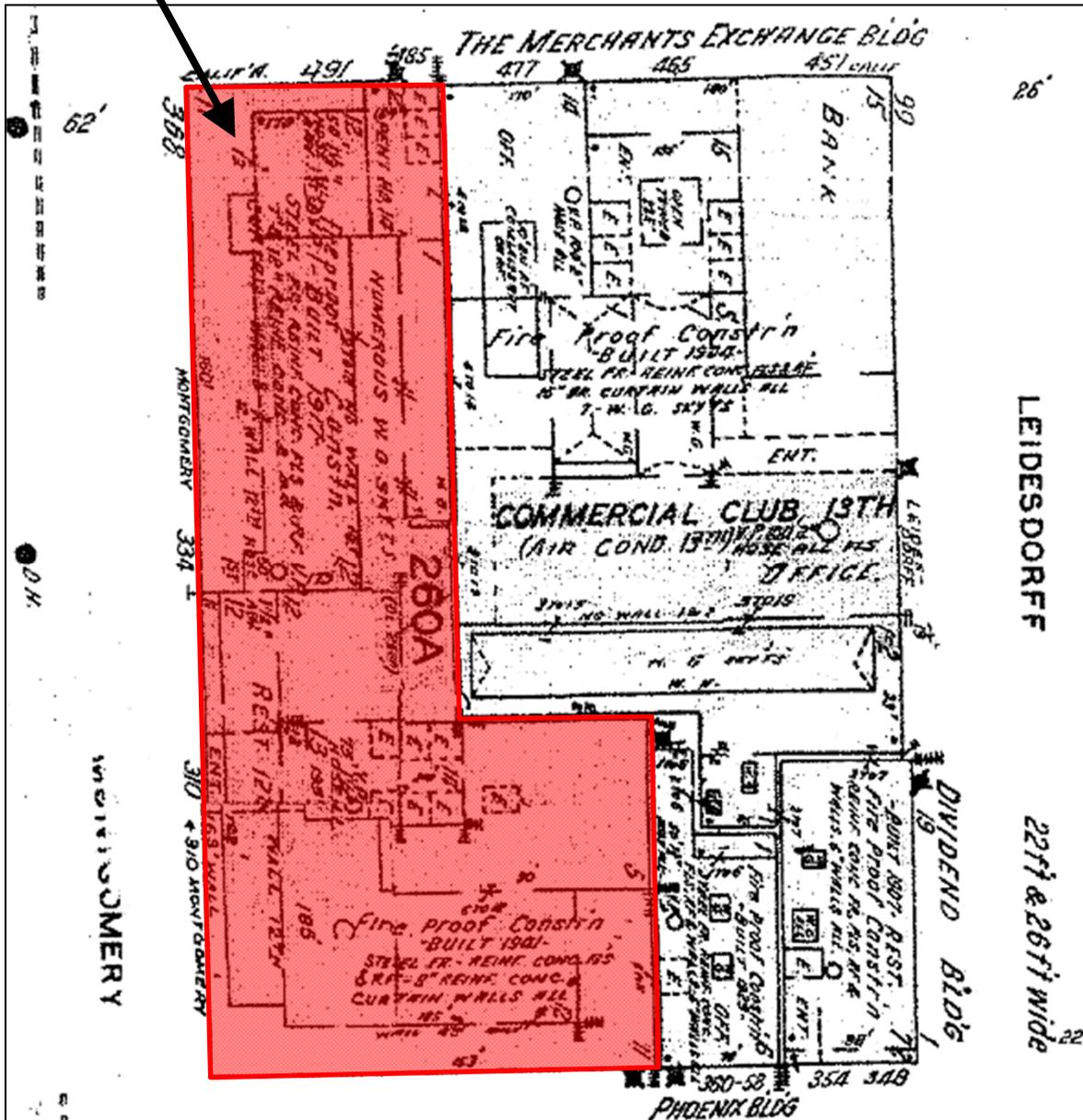
SUBJECT PROPERTY



Major Permit to Alter Hearing
 Case Number 2012.1440H
 300 Montgomery Street

Sanborn Map*

SUBJECT PROPERTY



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



Major Permit to Alter Hearing
Case Number 2012.1440H
300 Montgomery Street

Aerial Photo

SUBJECT PROPERTY



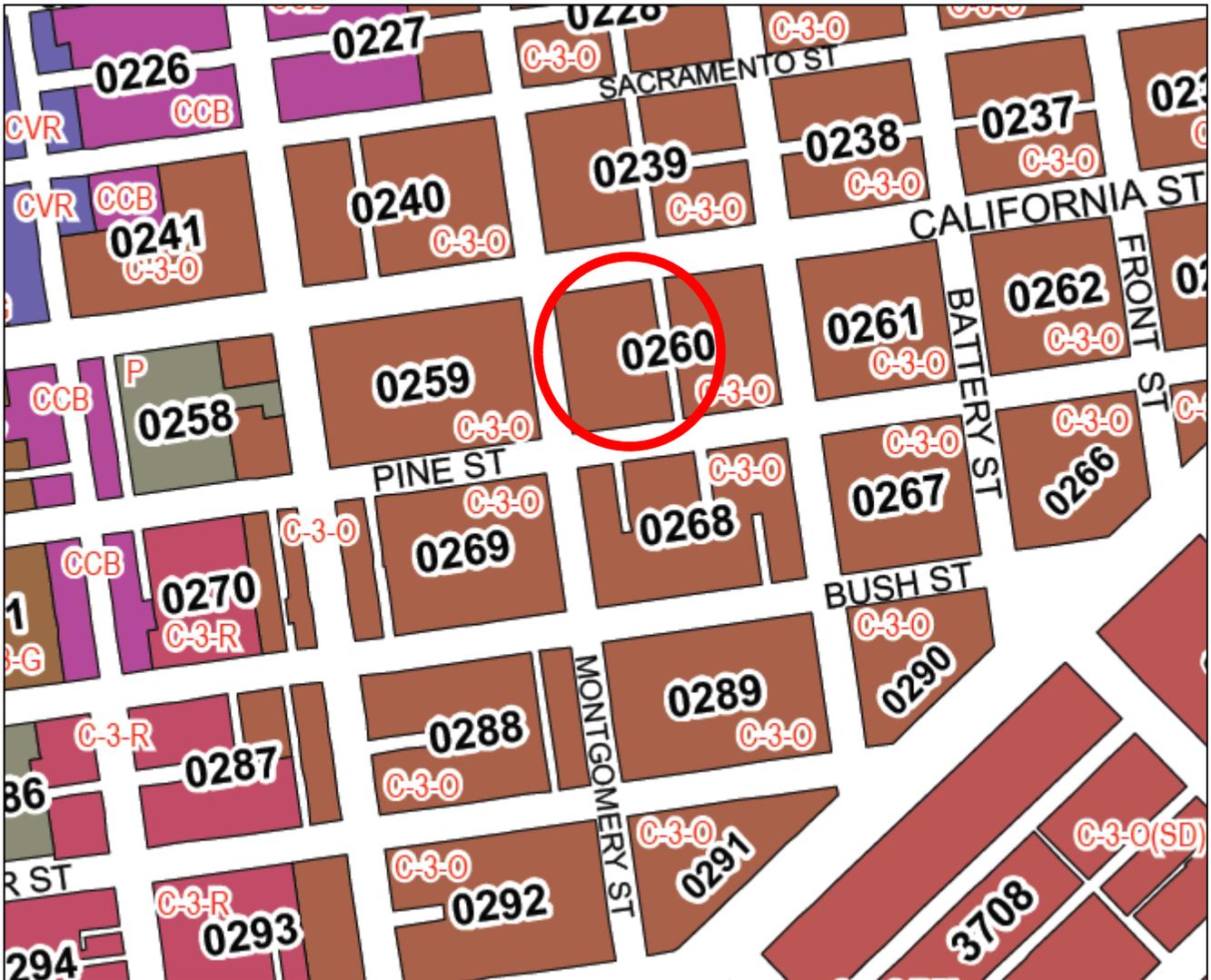
Aerial Photo

SUBJECT PROPERTY



Major Permit to Alter Hearing
Case Number 2012.1440H
300 Montgomery Street

Zoning Map



Major Permit to Alter Hearing
Case Number 2012.1440H
300 Montgomery Street

Site Photo



Major Permit to Alter Hearing
Case Number 2012.1440H
300 Montgomery Street



SAN FRANCISCO
PLANNING
DEPARTMENT

APPLICATION PACKET FOR Major Permit to Alter

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Section 1110 of the Planning Code requires that the Historic Preservation Commission ("HPC") review all building permit applications for the alteration or demolition of any Significant or Contributory buildings or any buildings within Conservation Districts. Pursuant to Section 1111.1 all scopes of work that have not been delegated to Planning Department staff for review and approval are considered Major Alterations.

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

WHAT IS A MAJOR PERMIT TO ALTER?

Article 11 (Historic Preservation in the C-3 Districts) was developed as a part of the City's Downtown Plan in 1985. Buildings are placed into five (5) categories - Significant (I & II), Contributory (III & IV), and Not Evaluated (V). In addition to these "individually" categorized properties, there are portions of Downtown that have been designated as "Conservation Districts". Article 11 outlines the process to classify a building and also outlines the entitlement and review process to alter to these buildings.

A Permit to Alter is the entitlement required to alter a Significant or Contributory building or any building within a Conservation District. A Permit to Alter is required for any construction, addition, major alteration, relocation, removal, or demolition of a structure, object or feature. Depending on the scope of the project, it may require a hearing before the Historic Preservation Commission. Those that do are called a Major Permit to Alter. Public notice and a public hearing before the HPC are required for all Major Permit to Alter applications.

A Permit to Alter is not necessary for properties already subject to Article 10 of the Planning Code, i.e., designated as a City Landmark. These buildings require a Certificate of Appropriateness. Please refer to the "Certificate of Appropriateness" application on the Department's website for more information.

For scopes of work that the HPC has determined to be minor in scope and approvable by Department staff, please refer to the Minor Permit to Alter Application on the Department's website.

HOW DOES THE MAJOR PERMIT TO ALTER PROCESS WORK?

Please review the instructions in this application and ask Preservation PIC staff if you have any questions. After filling out the application and collecting the required notification materials and plans, please contact the Planning Department for an intake appointment to process your application. At this appointment a planner will review your application to ensure that it is complete. The application will then be assigned to a Preservation planner. Once deemed complete, the planner will schedule a hearing with the Historic Preservation Commission. The assigned planner will gather comments and concerns from the neighborhood during the notification period. Neighborhood support or opposition will be reflected in a staff report presented at the HPC along with the Planning Department recommendation for approval or disapproval of the Major Permit to Alter.

WHO MAY APPLY FOR A MAJOR PERMIT TO ALTER?

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

INSTRUCTIONS:

The attached application for a Major Permit to Alter includes a project description, necessary contact information, and two sets of findings that must be answered. The first set of findings consists of a list of questions asking whether the alterations are consistent with the goals of Article 11 to protect, enhance, and perpetuate structures and subareas of special architectural, historical, and aesthetic interest, which are contained in the Preserving the Past section of the Downtown Plan, a component of the San Francisco General Plan. The second set of findings are a list of questions asking whether the alterations are consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties. Please answer all questions fully. Please type or print ink and attach pages if necessary.

Please provide the following materials with this application:

- **Authorization:** If the applicant in this case is the authorized agent of the property owner, rather than the owner, a letter signed by the owner and creating or acknowledging that agency must be attached and is included in the application for a Permit to Alter.
- **Drawings:** The application must be accompanied by plans sufficient for proper determination of the case. In most cases a **plot plan** will be required, accurately showing existing and proposed structures on both the subject property and on immediately adjoining properties, open spaces, driveways, parking areas, trees, and land contours where relevant. Where the size or use of floor areas is material to the case, **floor plans** will also be required. Drawings of building **elevations** must be provided in all cases. A sign program may be submitted at this time.

A north arrow and scale shall be shown on each plan, and unless an exception is specifically granted by the Historic Preservation Officer the scale shall be not less than 1" = 20' for plot plans, 1/8" = 1' 0" for floor plans, and 1/4" = 1' 0" for plans showing layout of parking and loading.

- **Photographs:** The application must be accompanied by unmounted photographs, large enough to show the nature of the property but not over 11 X 17 inches.

All plans and other exhibits submitted with this application will be retained as part of the permanent public record in this case.

After your case is assigned to a Preservation Planner, you will be contacted and asked to provide an electronic version of this application including associated photos and drawings.

- **Fees:** Please refer to the Planning Department Fee Schedule available at www.sfplanning.org or at the Planning Information Center (PIC) located at 1660 Mission Street, First Floor, San Francisco. For questions related to the Fee Schedule, please call the PIC at (415) 558-6377. Fees will be determined based on the estimated construction costs. Time and materials charges will be added if staff costs exceed the initial fee. Additional fees may also be collected for preparation and recordation of any documents with the San Francisco Assessor-Recorder's office and for monitoring compliance with any conditions of approval.
- **CEQA Review:** The California Environmental Quality Act (CEQA) and Chapter 31 of the San Francisco Administrative Code implementing that act may require an Environmental Evaluation before the application may be considered. Please consult the Planning Department staff to determine if an Environmental Evaluation application must be submitted with this application. A separate fee is required for environmental review.
- **Additional Permit to Alter Criteria:** For certain types of Permits to Alter (i.e. demolition of a Significant or Contributory building or new construction within a Conservation District), the Planning Code sets out additional criteria for approval. If any such criteria apply, state in detail the applicable Code Sections and the manner in which you believe they will be met. The referenced Code sections are available on-line and may be explained to you at the PIC.

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

Notification Instructions

1. **Radius Map:** The required notification map must show all properties within the required distance of the EXTERIOR boundaries of the property.

For properties outside of a Conservation District, a 150-foot map is required. The notification area shall be all properties within 150 feet of the subject lot in the same Assessor's Block and on the block face across from the subject lot. When the subject lot is a corner lot, the notification area shall further include all property on both block faces across from the subject lot, and the corner property diagonally across the street.

For properties located within a Conservation District, a 300-foot radius map is required. Maps shall be drawn to a scale of 1 inch to 50 feet, either the original on TRACING paper or a blueprint copy (no photocopy accepted) is required for submittal.

2. **Labels:** Submit a list of the names and addresses, including the block and lot for each one, of all owners of the properties within 150 feet or 300 feet of the subject property and self-adhering labels with the same data.

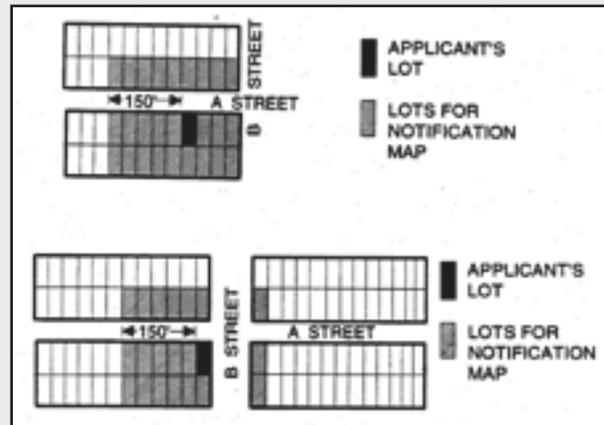
The latest Citywide tax roll is available at the Office of the Treasurer and Tax Collector, City Hall Room 140, 1 Dr. Carlton B. Goodlett Pl., San Francisco, CA 94102, for the preparation of this list. The labels will be used to mail notice of the time and place of the public hearing required.

EXAMPLE OF MAILING LABEL

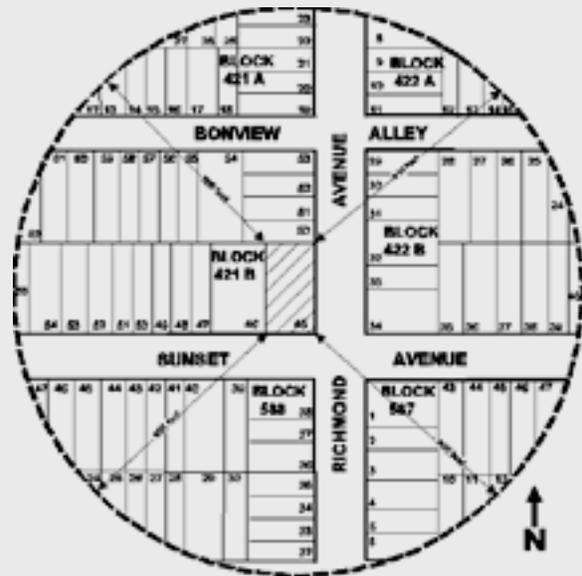
Block # / Lot #	#9331 / #07
Name	JOHN DOE
Address	123 South Street #2 San Francisco, CA 94100

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

150 FOOT EXAMPLE MAP



300 FOOT EXAMPLE MAP



NOTE: THESE EXAMPLES ARE NOT TO REQUIRED SCALE

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

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

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

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

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

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

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

Notice This
(650) 814-6750

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

- A. The Historic Preservation Commission encourages applicants to meet with all community groups and parties interested in their application early in the entitlement process. Department staff is available to assist in determining how to contact interested groups. Neighborhood organization lists are available on the Department's website. Notice of the hearing will be sent to groups in or near the neighborhood of the project. The applicant may be contacted by the Planning Department staff with requests for additional information or clarification. An applicant's cooperation will facilitate the timely review of the application.
- B. The HPC requests that applicants familiarize themselves with the procedure for public hearings, which are excerpted from the Historic Preservation Commission's Rules and Regulations below.
- Hearings.** A public hearing may be held on any matter before the HPC at either a Regular or a Special Meeting. The procedure for such public hearings shall be as follows:
1. A description of the issue by the Director or a member of Department staff along with the Department's recommendation.
 2. A presentation of the proposal by the project sponsor's team for a period not to exceed 10 minutes.
 3. Public testimony from proponents of the proposal. An individual may speak for a period not to exceed 3 minutes. An organization or group will be given a period not to exceed 5 minutes if the organization or group is represented by one speaker. Members of such groups are not allowed separate three (3) minutes of testimony.
 4. Public testimony from opponents of the proposal would be taken under conditions parallel to those imposed on proposal proponents, 3 minutes for an individual and 5 minutes for a group or organization if the group or organization is represented by one speaker.
 5. In public hearings on Draft Environmental Impact reports, each member of the public may speak for a period not to exceed three (3) minutes.
 6. Discussion and vote by the HPC on the matter before it.
 7. The Commission President may impose time limits on appearances by members of the public and may otherwise exercise his or her discretion on procedures for the conduct of public hearings.
- C. **Private Transcription.** The Commission President may authorize any person to transcribe the proceedings of a Regular, Special or Committee Meeting provided that the President may require that a copy of such transcript be provided for the HPC's permanent records.
- D. **Opportunities for Appeals by Other Bodies:** Historic Preservation Commission actions on Major Permits to Alter are final unless appealed to the Board of Appeals or to the Board of Supervisors when applicable, within **15 days** of HPC action.

APPLICATION FOR Major Permit to Alter

1. Owner/Applicant Information

PROPERTY OWNER'S NAME:	
300 Montgomery Associates	
PROPERTY OWNER'S ADDRESS:	TELEPHONE:
c/o CAC Real Estate Management Co., Inc. 111 Sutter Street, Suite 350 San Francisco, CA 94104	(415) 477-9093
	EMAIL:
	clam@cacremco.com
APPLICANT'S NAME:	
David Wessel	Same as Above <input type="checkbox"/>
APPLICANT'S ADDRESS:	TELEPHONE:
ARG Conservation Services Pier 9, The Embarcadero San Francisco, CA 94111	(415) 421-1680
	EMAIL:
	david@argsf.com
CONTACT FOR PROJECT INFORMATION:	
	Same as Above <input checked="" type="checkbox"/>
CONTACT PERSON'S ADDRESS:	TELEPHONE:
	()
	EMAIL:

2. Location and Classification

STREET ADDRESS OF PROJECT:		ZIP CODE:	
300 Montgomery Street		94104	
CROSS STREETS:			
Pine Street and California Street			
ASSESSORS BLOCK/LOT:	LOT DIMENSIONS:	LOT AREA (SQ FT):	ZONING DISTRICT:
0260 /010		24,341	Downtown-Office
HEIGHT/BULK DISTRICT:		CONSERVATION DISTRICT:	
300-S		None	
ARTICLE 11 CLASSIFICATION		CONSERVATION DISTRICT:	
Category 1 - Significant Building		None	

3. Project Description

The 300 Montgomery Street Facade Project is a restoration of the terra cotta cladding, specifically at the window lintels. The purpose of the project is to improve the life safety conditions and building waterproofing, and to restore the facade to its original appearance.

Building Permit Application No. (Case No. 2012.1440A)

Date Filed: (11/21/12)

4. Project Summary Table

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

GROSS SQUARE FOOTAGE (GSF)	EXISTING USES:	EXISTING USES TO BE RETAINED:	NET NEW CONSTRUCTION AND/OR ADDITION:	PROJECT TOTALS:
Residential			0 sf	No change
Retail			0 sf	No change
Office			0 sf	No change
Industrial			0 sf	No change
PDR Production, Distribution, & Repair			0 sf	No change
Parking			0 sf	No change
Other (Specify Use)			0 sf	No change
Total GSF			0	No change
PROJECT FEATURES	EXISTING USES:	EXISTING USES TO BE RETAINED:	NET NEW CONSTRUCTION AND/OR ADDITION:	PROJECT TOTALS:
Dwelling Units			0	No change
Hotel Rooms			0	No change
Parking Spaces			0	No change
Loading Spaces			0	No change
Number of Buildings	1		0	No change
Height of Building(s)	182		0	No change
Number of Stories	12		0	No change

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

The 300 Montgomery Street Facade Project is a restoration of the deteriorated terra cotta cladding. The deterioration of the cladding system at the window lintels is a concern on several levels: cracked, broken, and loose elements have the potential to detach and fall, as well as providing avenues for moisture infiltration. In addition, the deterioration of the cladding has begun to reduce the historical integrity of the building.

The propose of the project is to improve life safety conditions and building waterproofing, and to restore the cladding to its original appearance. The window lintels are divided into three equal parts with two vertical mortar joints. On the 1922 portion of the building, the terra cotta lintel assemblies are further divided into two rows creating six units total. The additional horizontal mortar joint between the upper and lower units in the 1917 portion of the building has allowed water to reach and corrode the steel lintels and anchors within the veneer resulting in corrosion jacking. Further this condition is exacerbated by the fact that steel lintels and anchor pins are positioned very close to the surface of the building, usually with 1/2-inch.

The scope of work includes replacement of severely deteriorated terra cotta units at the window lintels with replica units cast in glass fiber reinforced concrete (GFRC). A total of 76 window lintel assemblies will be replaced. The GFRC units will be cast from original units and will be exact replicas of the historic elements. GFRC is widely used in replacing decorative historic building elements, and is applied in this case to minimize the means of water entry into the header assembly through joints. The units to be replaced are located about 60 feet above the ground level. The GFRC units will be indistinguishable from the adjacent terra cotta from the street level.

Findings of Compliance with General Preservation Standards

In reviewing applications for Major Permits to Alter 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* as an additional evaluative standard for Major Permit to Alter. The *Standards* are contained in the Preserving the Past section of the Downtown Plan, a component of the San Francisco General Plan. 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;
Not applicable: The project does not propose any changes to the use.

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

The project proposes to replace damaged terra cotta header units with GFRC (glass fiber reinforced concrete) units which will be exact replicas of the historic building elements in order to retain and preserve the historic character of the property. There will be no alterations of spaces or spatial relationships.

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 elements from other historic properties will be added. The project does not propose any additional elements.

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

The original masonry building was built in 1922. In 1941, an addition was constructed and the entire new and existing building was clad over with terra cotta. The terra cotta spalling and cracking condition of the lintels is unique to the 1922 portion of the building due to the additional horizontal mortar joint located on this portion of the building. The project proposes to preserve the historical significance of the building by replacing these deteriorated terra cotta units with exact replica GFRC units.

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

The proposed GFRC units are visually compatible with character-defining terra cotta elements and will retain the overall historic character of the building while improving the life safety and waterproofing of the building.

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;

Reinstalling spalled pieces of terra cotta is not practical on this project because the salvaged pieces would require pinning and would introduce new joints that had not previously existed and would serve as means of water intrusion. Long-term stability of the area could not be assured.

The units to be replaced were documented and photographed through an extensive up close survey of the building.

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 project proposes to remove severely deteriorated terra cotta units and replace with new units. The new units will be attached with new steel anchors and will seamlessly fit into the existing facade within the surrounding remaining units.

CASE NUMBER:
For Staff Use only

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

Not applicable: There are no known archeological resources at 300 Montgomery Street.

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

The proposed terra cotta units will be replaced with GFRC units that are visually compatible with the building and will match the existing units in size, scale and proportion, and massing.

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;

Not applicable: The project does not propose any new additions or new construction.

PLEASE NOTE: For all applications pertaining to buildings located within Conservation Districts, the proposed work must comply with all applicable standards and guidelines set forth in Section 6 and 7 of the Appendix which describes the District, in addition to the applicable standards and requirements set forth in Section 1111.6. In the event of any conflict between the standards of Section 1111.6 and the standards contained within the Appendix which describes the District, the more protective shall prevail.

Major Permit to Alter Findings

In reviewing applications for Major Permits to Alter, the Historic Preservation Commission, Planning Department staff, Board of Permit Appeals and/or Board of Supervisors, and the Planning Commission (where applicable) shall be governed by the following requirements set forth in Planning Code Section 1111.6. Please describe below how the project is consistent with each requirement (Note: Attach continuation sheets, if necessary). Each requirement must have a response. IF A GIVEN REQUIREMENT DOES NOT APPLY TO YOUR PROJECT, EXPLAIN WHY IT DOES NOT.

1. The distinguishing original qualities or character of the building may not be damaged or destroyed. Any distinctive architectural feature which affects the overall appearance of the building shall not be removed or altered unless it is the only feasible means to protect the public safety;

The terra cotta lintels are heavily deteriorated due to water infiltration which has caused severe cracking and spalling. Several pieces were removed by hand during a thorough survey of the facade. These damaged lintels pose a public safety issue because of their fall risk. The lintels will be replaced with GFRC units to match existing in size, texture, color, shape and massing. The original qualities and character of the building will maintained while the public safety risk will be mitigated and the cladding will be restored to its original appearance.

2. The integrity of distinctive stylistic features or examples of skilled craftsmanship that characterize a building shall be preserved.;

The integrity of the stylistic features of the building will be preserved. The lintel units to be replaced are severely damaged and pose a public safety risk. The new units will be visually compatible with the existing building and will mitigate water intrusion.

3. Distinctive architectural features which are to be retained pursuant to Paragraph (1) but which are deteriorated shall be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new material shall match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features shall be based on accurate duplication of features, substantiated by historic, physical or pictorial evidence, if available, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures. Replacement of non-visible structural elements need not match or duplicate the material being replaced.;

Reinstalling spalled pieces of terra cotta is not practical on this project because the salvaged pieces would require pinning and would introduce new joints that had not previously existed and would serve as means of water intrusion. Long-term stability of the area could not be assured. The units to be replaced were documented and photographed through an extensive up close survey of the building. The new material shall match the existing in all visual qualities.

- 4. Contemporary design of alterations is permitted, provided that such alterations do not destroy significant exterior architectural material and that such design is compatible with the size, scale, color, material and character of the building and its surroundings;

The deteriorated lintels will be replaced with units that visually match the existing units. The new GFRC units will mitigate the water intrusion that has caused cracking and spalling at existing units as well as maintain the historical integrity of the building.

- 5. The degree to which distinctive features need be retained may be less when the alteration is to exterior elements not constituting a part of a principal facade or when it is an alteration of the ground-floor frontage in order to adapt the space for ground-floor uses;

Not applicable: The lintels to be replaced are located on the principal facades about 60 feet above the ground level.

- 6. In the case of Significant Buildings - Category I, any additions to height of the building (including addition of mechanical equipment) shall be limited to one story above the height of the existing roof, shall be compatible with the scale and character of the building, and shall in no event cover more than 75 percent of the roof area;

Not applicable: The project does not propose any additions to the existing building in height or square footage.

- 7. In the case of Significant Buildings - Category II, a new structure or addition, including one of greater height than the existing building, may be permitted on that portion of the lot not restricted in Appendix B even if such structure or addition will be visible when viewing the principal facades at ground level, provided that the structure or addition does not affect the appearance of the retained portion as a separate structure when so viewing the principal facades and is compatible in form and design with the retained portion. Alteration of the retained portion of the building is permitted as provided in Paragraphs (1) through (6) of this Subsection (b);

Not applicable: The building is designated as Category I.

Estimated Construction Costs

TYPE OF APPLICATION:	
Major Permit to Alter	
OCCUPANCY CLASSIFICATION:	
B	
BUILDING TYPE:	
Type 1-A	
TOTAL GROSS SQUARE FEET OF CONSTRUCTION:	BY PROPOSED USES:
No square footage added or removed.	No change of use.
ESTIMATED CONSTRUCTION COST:	
\$96,000	
ESTIMATE PREPARED BY:	
Giampolini	
FEE ESTABLISHED:	
\$8312	

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

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

Signature: _____

Date: _____

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

David Wessel

Owner / Authorized Agent (circle one)

Major Permit to Alter Application Submittal Checklist

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

REQUIRED MATERIALS (please check correct column)	PERMIT TO ALTER
Application, with all blanks completed	<input checked="" type="checkbox"/>
Site Plan	<input checked="" type="checkbox"/>
Floor Plan	<input type="checkbox"/>
Elevations	<input checked="" type="checkbox"/>
Section 303 Requirements	<input type="checkbox"/>
Prop. M Findings	<input type="checkbox"/>
Historic photographs (if possible), and current photographs	<input checked="" type="checkbox"/>
Check payable to Planning Dept.	<input checked="" type="checkbox"/>
Original Application signed by owner or agent	<input checked="" type="checkbox"/>
Letter of authorization for agent	<input checked="" type="checkbox"/>
Other: Section Plan, Detail drawings (ie. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (ie. windows, doors)	<input checked="" type="checkbox"/>

NOTES:

- Required Material. Write "N/A" if you believe the item is not applicable, (e.g. letter of authorization is not required if application is signed by property owner.)
- Typically would not apply. Nevertheless, in a specific case, staff may require the item.
- Two sets of original labels and one copy of addresses of adjacent property owners and owners of property across street.

PLEASE NOTE: *The Historic Preservation Commission will require fifteen (15) copies each of plans and color photographs in reduced sets (8 1/2" x 14" or 11" x 17") a week before the respective scheduled hearing date. If the application is for a demolition, additional materials not listed above may be required. All plans, drawings, photographs, mailing lists, maps and other materials required for the application must be included with the completed application form and cannot be "borrowed" from any related application.*

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____



**SAN FRANCISCO
PLANNING
DEPARTMENT**

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

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

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

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

TEL: **415.558.6377**
*Planning staff are available by phone and at the PIC counter.
No appointment is necessary.*

300 Montgomery Street



Major Permit to Alter Application | March 13, 2013
Application Submitted | November 21, 2012



ARG Conservation Services, INC.
Conservation Construction Management

1	Project Overview
3	Historic Photographs
4	Contemporary Photographs
5	Existing Condition Photographs
6	Exterior Facade Assessment
7	North Elevation and Details
8	Examples of GFRC Materials on Historic Buildings
9	GFRC Sample Photographs
10	Specifications

PROJECT OVERVIEW

In April 2011, ARG Conservation Services conducted a complete survey of the exterior facades of 300 Montgomery Street in order to review conditions requiring repair and provide accurate quantity counts of these conditions. The work was completed from a swing stage and scaffolding at the request of CAC Real Estate Management Co., Inc. Conditions were observed at close range using visual and tactile means. The following provides a summary of the survey findings and the repairs proposed, to be reviewed along with the Major Permit to Alter application.

Background

The 300 Montgomery Street building was constructed in two distinct phases. The 1941 addition is a steel and concrete construction clad with ceramic veneer (terra cotta). This veneer now covers both the newer portion of the building and the original 1922 portion, which was initially clad with brick. According to archival photographs and shop drawings provided by Gladding McBean, the brick facade of the original building remained in place and was simply covered by a contemporary veneer, thereby creating a uniform facade.

The construction of each of these phases directly relates to the deterioration conditions observed; the 1922 portion of the building exhibits conditions of terra cotta damage that are not present in the newer 1941 portion of the building. The deterioration (cracked and spalled terra cotta cladding) observed can be traced to two basic issues: 1) there are inherent design flaws in the cladding system of the building that permit water to penetrate the building envelope and 2) these flaws allow water to act on the building materials by corroding steel lintels and thereby creating the conditions observed.

Findings

The primary damage to terra cotta occurs at the window lintels. Above each window opening, the terra cotta lintels are visually divided into three equal parts by two vertical mortar joints. The 1941 portion of the building has three adjacent units that comprise the lintel assembly (see accompanying drawings and photos). On the 1922 portion of the building (California Street and the northern half of Montgomery Street), the terra cotta lintel assemblies have two rows of terra cotta units for a total of six units. Although the window lintels in the 1922 portion of the building have six rather than three units, the lintels appear identical when viewed from the street, as the horizontal mortar joint is set within a deep relief. The additional horizontal mortar joint between the upper and lower terra cotta units of the 1922 portion of the structure has allowed water to reach and corrode the steel lintels and anchors within the terra cotta veneer.

In sum, the window lintels that are comprised of six units rather than three are more vulnerable to water infiltration due to the additional horizontal mortar joint; this has resulted in corrosion jacking causing damage to the terra cotta. Further, this condition is exacerbated by the fact that steel lintels and anchor pins are positioned very close to the surface of the building, usually within 1/2-inch. Cracking and spalling of the terra cotta header units caused by the corroding lintels and anchors were observed during the survey and categorized as critical conditions. Critical conditions are characterized

by: an advanced state of deterioration that has resulted in the failure of a feature or will result in the failure of a feature if not corrected within one year and/or an immediate threat to health and/or safety. As previously mentioned, the cracked header blocks are a condition that is unique to the 1922 portion of the building. At 76 of the 120 windows in this portion of the building, one or more of the header units are exhibiting distress in the form of horizontal cracking and spalling. In a few instances, the cracked header units were removed by hand without any effort.

Recommended Repairs

While it is theoretically possible to reinstall the spalled pieces of terra cotta that were removed during the survey, this approach is not practical. The salvaged pieces would require pinning; this would introduce new joints and would serve as means of water intrusion. Long-term stability of the affected area could not be assured.

ARG Conservation Services has proposed a strategy of removing the damaged six-unit terra cotta lintels and replacing them with one GFRC unit per header; this will be an exact replica of the existing lintels, including reliefs to simulate mortar joints. GFRC is widely used in replacing decorative historic building elements and is applied in this case to minimize the means of water entry into the header assembly through joints. The window units to be replaced with GFRC are located at the 3rd floor and above, roughly 60 feet above the street level. From the street they will be indistinguishable from the adjacent terra cotta. The new units will not only provide a repair solution to a critical condition on the façade but will also maintain the historic character of the building.



1940: Construction of terra cotta addition adjacent to original 1922 masonry building



1950s: Completed Bank of America Building



1964: Montgomery Street Facade



Corner of Montgomery Street and Pine Street



Corner of California Street and Montgomery Street



California Street Ground floor elevation



Elevation detail of windows and surrounding terra cotta units



Severe cracking at window header terra cotta unit



Severe spalling of terra cotta unit and corrosion of steel angle



Severe spalling of terra cotta unit and horizontal cracking



Severe spalling of terra cotta unit and corrosion of anchors



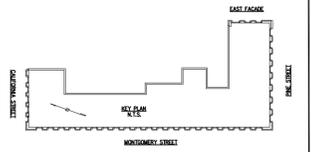
Flor 9, The Embarcadero . San Francisco, California
415.828.1451 fax 415.427.9334

NO.	DESCRIPTION	DATE
01	REVISIONS	02.13.13
02	REVISIONS	02.22.13

300 MONTGOMERY STREET

EXTERIOR FACADE ASSESSMENT

300 MONTGOMERY STREET
SAN FRANCISCO, CALIFORNIA



SHEET TITLE

WEST ELEVATION (MONTGOMERY STREET FACADE)

ISSUANCE
CoFA REVIEW SUBMITTAL

DATE
NOVEMBER 21, 2012

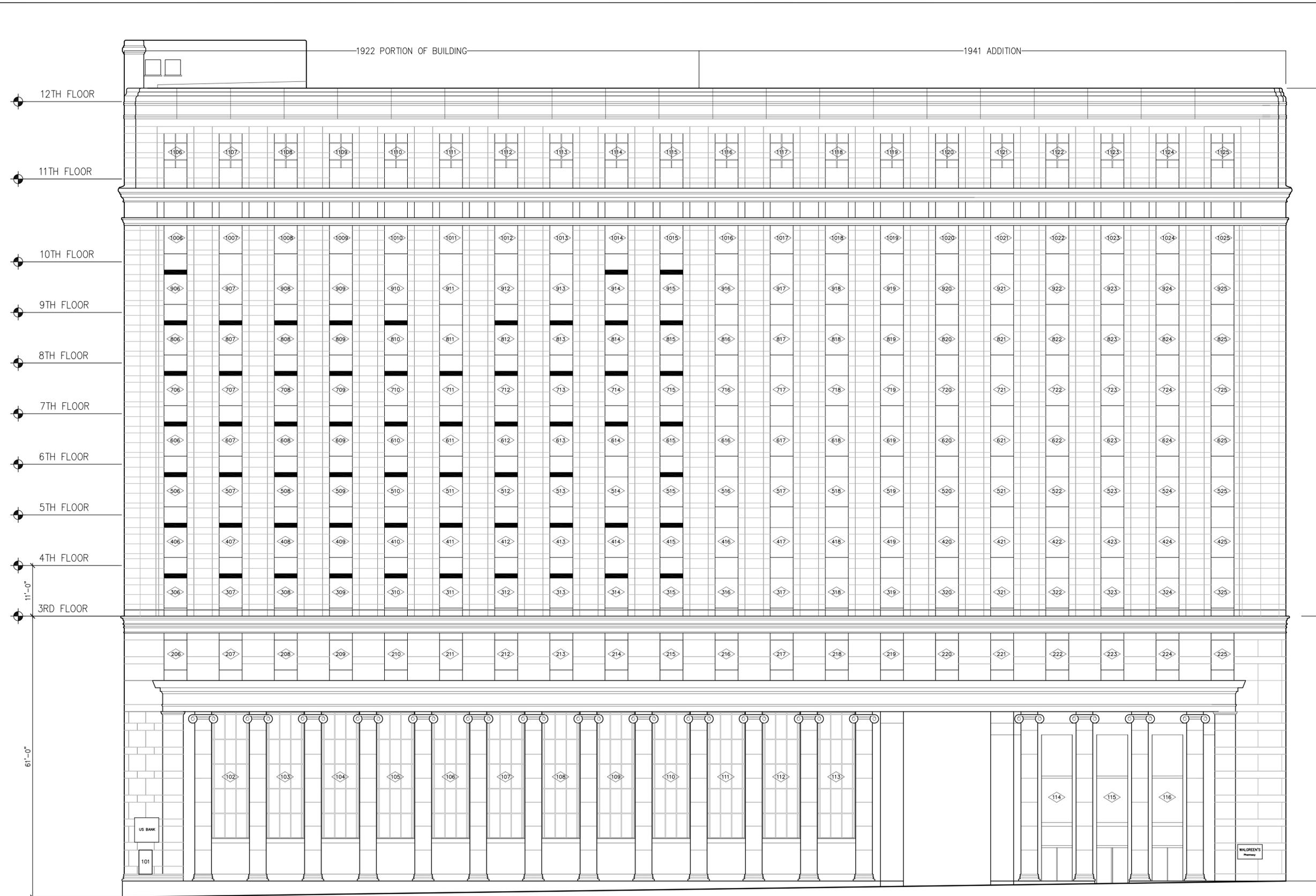
PROJ. NO.
CS12049

DRAWN
KF

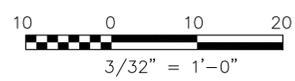
CHECKED
DW

DRAWING NO.
A3.0

SHEET 1 OF 2



1 WEST ELEVATION (MONTGOMERY STREET FACADE)
SCALE: 3/32" = 1'-0"

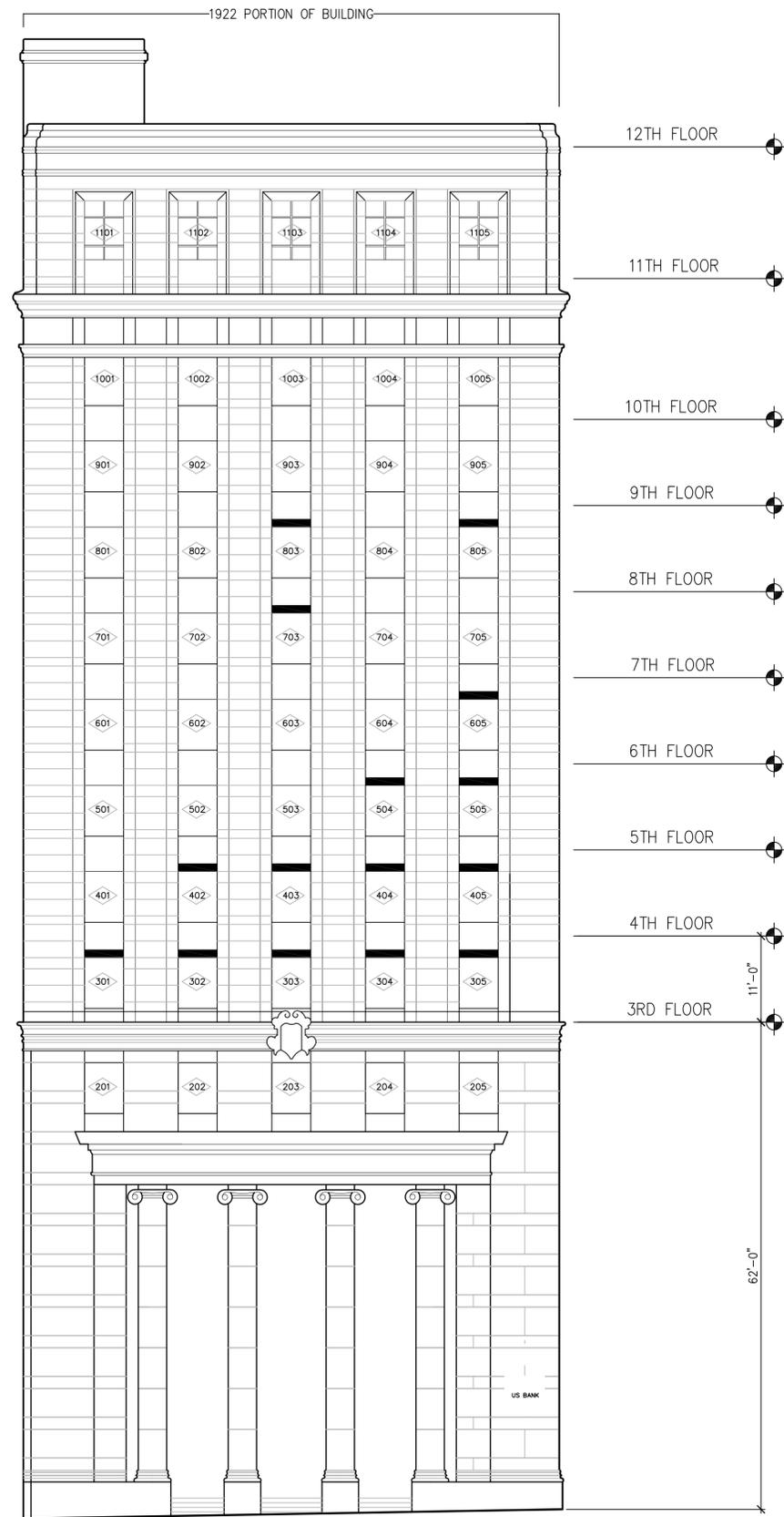


LEGEND

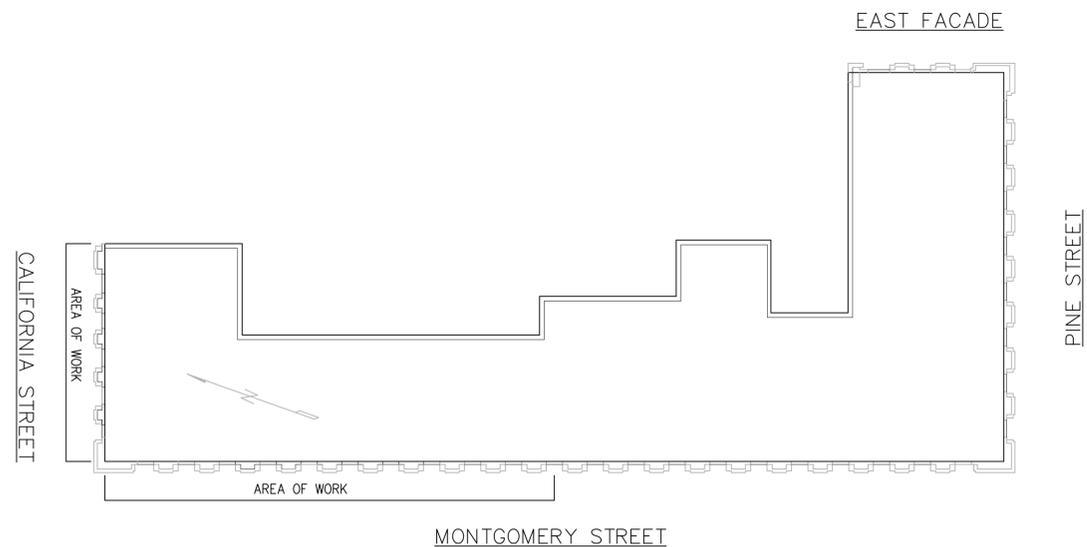
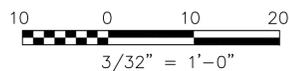
UNIT REPLACEMENT - 61 header units
(Demo existing unit. Replace exposed ferrous metal pins.
Install new GFRG unit.)

CERAMIC VENEER (TERRA COTTA)

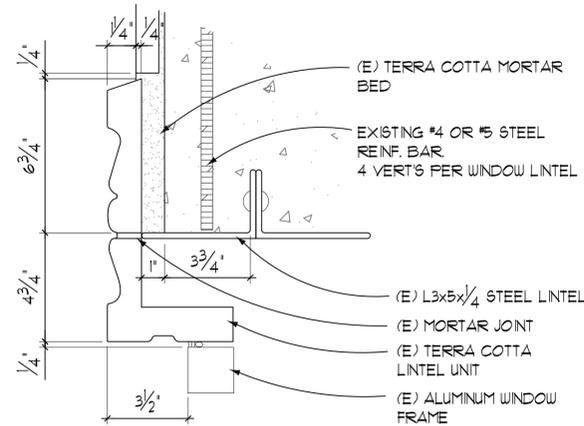
GRANITE



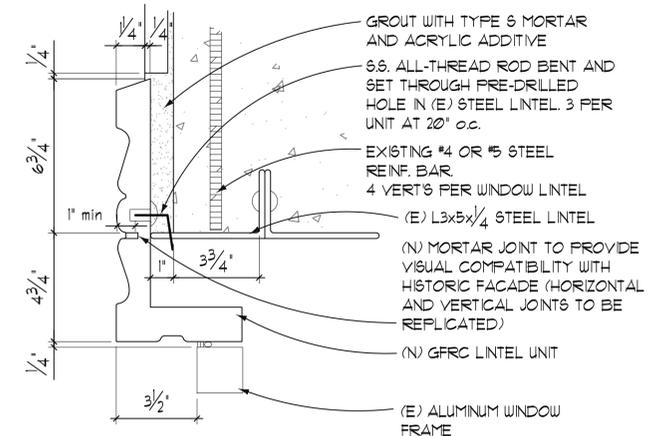
3 CALIFORNIA STREET (NORTH) ELEVATION
SCALE: 3/32" = 1'-0"



4 SITE PLAN
NTS



2 EXISTING WINDOW HEAD SECTION
SCALE: 3" = 1'-0"



1 PROPOSED WINDOW HEAD SECTION
SCALE: 3" = 1'-0"

LEGEND

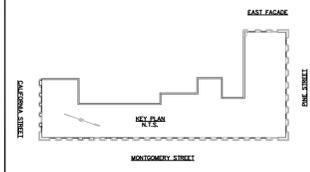
- UNIT REPLACEMENT - 15 header units
(Demo existing unit. Replace exposed ferrous metal pins.
Install new unit to match existing.)



ARG CONSERVATION SERVICES
Contract License No. 290637
Pier 9, The Embarcadero, San Francisco, California
415.863.1491 fax 415.422.5214

NO.	DESCRIPTION	DATE
01	REVISIONS	02.13.13
02	REVISIONS	02.22.13

300 MONTGOMERY STREET
EXTERIOR FACADE ASSESSMENT
300 MONTGOMERY STREET
SAN FRANCISCO, CALIFORNIA



SHEET TITLE
NORTH ELEVATION AND DETAILS

ISSUANCE
CofA REVIEW SUBMITTAL
DATE
NOVEMBER 21, 2012

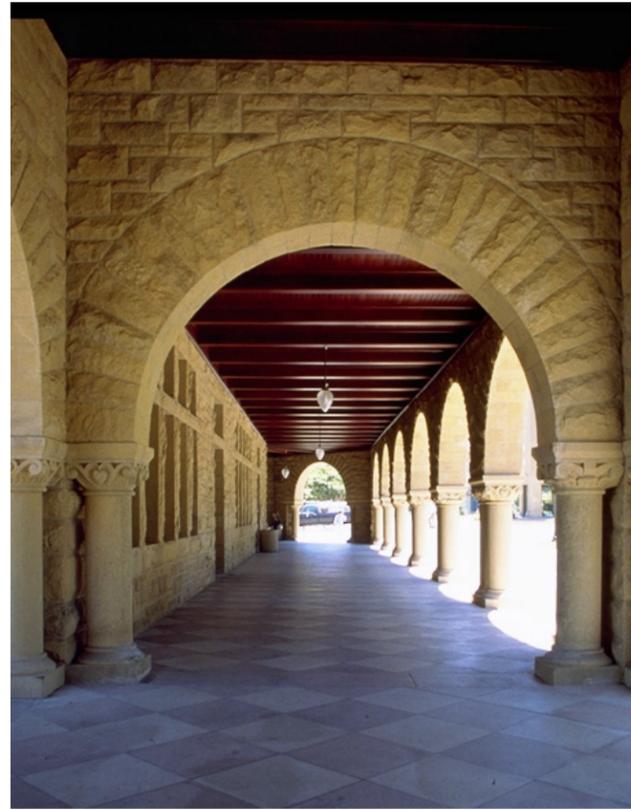
PROJ. NO.
CS12049
DRAWN
CHECKED

DRAWING NO.
A3.1
SHEET 2 OF 2

EXAMPLES OF GFRC MATERIALS ON HISTORIC BUILDINGS



335 Powell Street: Base course below water table is GFRC



Stanford Main Quad: Arcade columns are GFRC



690 Market Street: Oriel window bay is GFRC



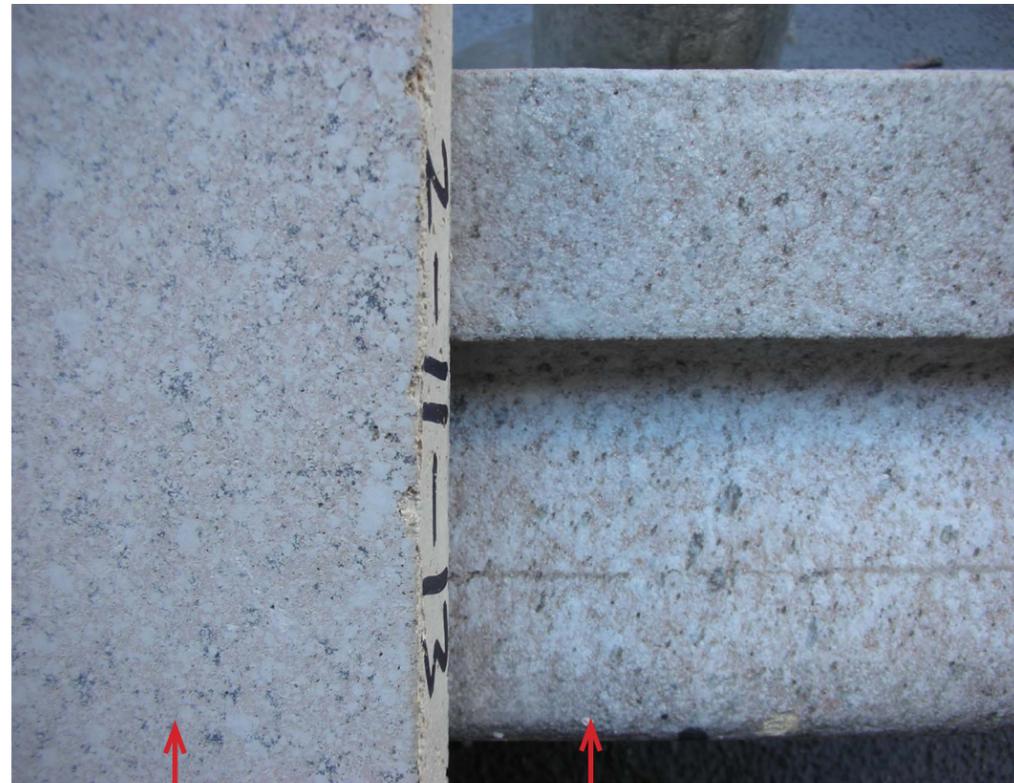
Detail of Powell Street elevation



Pre-cast columns



Detail of oriel window bay



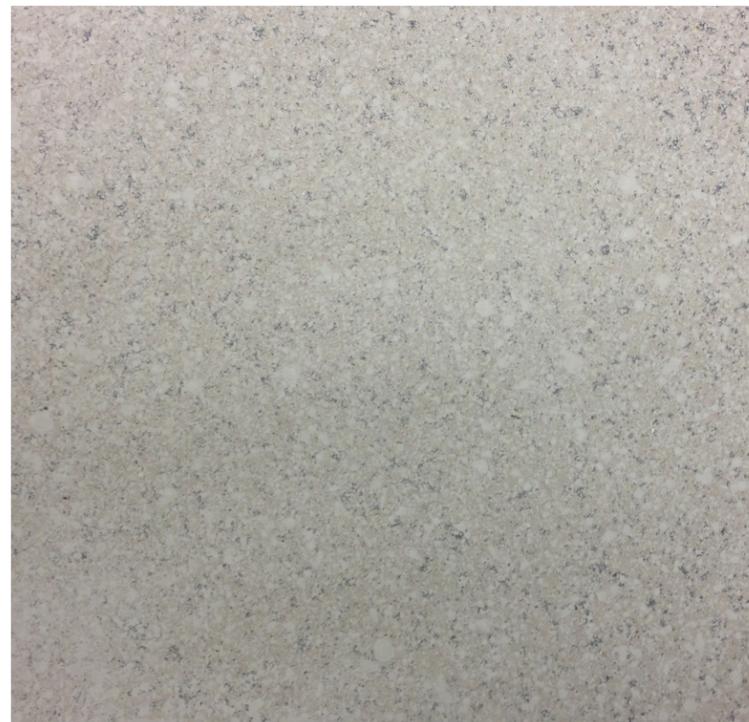
GFRC Sample

Original terra cotta



GFRC Sample

Original terra cotta



GFRC Sample: 12" by 12" sample



GFRC Sample: finish closeup

SECTION 03490

GLASS-FIBER REINFORCED PRECAST CONCRETE

PART 4 GENERAL

4.1 SECTION INCLUDES

- A. Plant-cast, glass-fiber-reinforced precast concrete panels.
- B. Embedded hardware and anchors.
- C. Loose connection hardware.
- D. Integrated steel support framing.

4.2 RELATED SECTIONS

- A. Section 03300 - Cast-in-Place Concrete: Building structural frame.
- B. Section 04800 – Unit Masonry: Back-up masonry.
- C. Section 05120 - Structural Steel: Building structural frame.
- D. Section 05400 - Cold-Formed Metal Framing: Structural stud members.
- E. Section 07190 - Water Repellent Coating.
- F. Section 07600 - Metal flashings.
- G. Section 07840 - Firestopping: Fire barrier seal between units and edge of floor slab.
- H. Section 07900 - Joint Sealers: Application of backer rods or bond breakers and joint sealers.

4.3 REFERENCES

- A. ASTM A 27/A 27M – Standard Specification for Steel Castings, Carbon for General Application.
- B. ASTM A 36/A 36M – Standard Specification for Carbon Structural Steel.
- C. ASTM A 47/A 47M – Standard Specification for Ferritic Malleable Iron Castings.
- D. ASTM A 123/A 123M - Standard Specification for Zinc (Hot-Dip) on Iron and Steel Hardware.
- E. ASTM A 108 – Standard Specification for Steel Bars, Carbon, Cold-Finished, Standard Quality.

- F. ASTM A 153/A 153M - Standard Specification for Zinc Coating (Hot-Dip Galvanized) Coatings on Iron and Steel Products.
- G. ASTM A 283/A 283M - Standard Specification for Low and Intermediate Tensile Strength Carbon Steel Plates.
- H. ASTM A 325 - Standard Specification for Structural Bolts, Steel, Heat Treated, 120/105 ksi Minimum Tensile Strength.
- I. ASTM A 500 - Standard Specification for Cold-Formed Welded and Seamless Carbon Steel Structural Tubing in Rounds and Shapes.
- J. ASTM A 513 - Standard Specification for Electric-Resistance-Welded Carbon and Alloy Steel Mechanical Tubing
- K. ASTM A 653/A 653M - Standard Specification for Steel Sheet, Zinc-Coated (Galvanized) or Zinc-Iron Alloy-Coated (Galvannealed) by the Hot-Dip Process.
- L. ASTM A780 - Standard Practice for Repair of Damaged and Uncoated Areas of Hot-Dip Galvanized Coatings.
- M. ASTM A1003/A1003M - Standard Specification for Steel Sheet, Carbon, Metallic- and Nonmetallic-Coated for Cold-Formed Framing Members.
- N. ASTM A1008/A1008M - Standard Specification for Steel, Sheet, Cold-Rolled, Carbon, Structural, High-Strength Low-Alloy and High-Strength Low-Alloy with Improved Formability.
- O. ASTM C 33 - Standard Specification for Concrete Aggregates.
- P. ASTM C 150 - Standard Specification for Portland Cement.
- Q. ASTM C 260 - Standard Specification for Air-Entraining Admixtures for Concrete.
- R. ASTM C 494/C 494M - Standard Specification for Chemical Admixtures for Concrete.
- S. ASTM C 618 - Standard Specification for Coal Fly Ash and Raw or Calcined Natural Pozzolan for Use as a Mineral Admixture in Portland Cement Concrete.
- T. ASTM C 979 - Standard Specification for Pigments for Integrally Colored Concrete.
- U. ANSI - American Iron and Steel Institute (AISI), Specification for the Design of Cold-Formed Steel Structural Members
- V. AWS D1.1 - Structural Welding Code - Steel.
- W. AWS D1.3 - Structural Welding Code - Sheet Steel.
- X. AWS D1.4 - Structural Welding Code - Reinforcing Steel.
- Y. PCI MNL-117 – Manual for Quality Control for Plants and Production of Architectural Precast Concrete Products.
- Z. PCI MNL-128 – Recommended Practice for Glass Fiber Reinforced Concrete Panels.
- AA. PCI MNL-130 – Manual for Quality Control for Plants and Production of Glass Fiber Reinforced Concrete Products.

- BB. SSPC 2 – Hand Tool Cleaning.
- CC. SSPC 3 – Power Tool Cleaning.
- DD. SSPC Paint 20 - Zinc-Rich Primers (Type I - Inorganic and Type II - Organic).
- EE. SSPC Paint 25 - Zinc Oxide, Alkyd, Linseed Oil Primer for Use Over Hand Cleaned Steel, Type I and Type II
- FF. CIELAB - International Commission of Illumination, 1976 Standards.

4.4 SYSTEM DESCRIPTION

- A. System: Plant fabricated glass-fiber-reinforced precast concrete panels consisting of face mix, back-up mix, steel support frame attached via pins, gravity anchors and flex anchors, steel connections for panel attachment to structure, and other inclusions for attachments to panels.
- B. Design Requirements: Design glass-fiber-reinforced precast concrete panels and shapes under the supervision of a professional engineer and in accordance with procedures of PCI MNL-128, Recommended Practices for Glass Fiber Reinforced Concrete Panels using property data generated from the manufacturer's actual production.
- C. Performance Requirements:
Provide glass-fiber-reinforced precast concrete panels and panel frames capable of withstanding gravity, wind, seismic, and erection design loads as well as the effects of thermal and moisture-induced volume changes, according to load factors and combinations established in PCI MNL 128. Design Loads: As indicated.
Design framing systems to withstand design loads with lateral deflections no greater than 1/240 of the wall height.
Provide for movement of framing members without damage or overstressing, connection failure, undue strain on fasteners and anchors, or other detrimental effects when subject to a maximum ambient temperature change of 100 degrees F.

4.5 SUBMITTALS

- A. Submit under provisions of Section 01300.
- B. Product Data: Submit manufacturer's data sheets on each product to be used, including: Preparation instructions and recommendations. Storage and handling requirements and recommendations. Installation methods.
- C. Shop Drawings: Indicate dimensions, cross-sections and edge details; metal framing details, location, size and type of reinforcement, including reinforcement necessary for safe handling and erection; and connection details, and relationship to adjacent materials:
Design calculations demonstrating compliance with indicated loading conditions and showing flexural ultimate strengths assumed for design, stamped by a structural professional engineer registered in the location of the project.
Layout, dimensions, and identification of each panel segment corresponding to installation sequence.
Location and details of anchorage devices embedded in panels and shapes, and connection details to building.

- D. Samples:
Selection Samples: For each finish product specified, two complete sets of color sample, minimum size 6 inches (150 mm) square, representing manufacturer's full range of available colors and patterns for the exposed face of panels.
Verification Samples: For each finish product specified, two samples, minimum size 6 inches (150 mm) square, representing actual product, color, and patterns for the exposed face of panels. Do not start fabrication until samples are approved.
- E. Maintain plant records and quality control program during production of units. Make records and access to plant available to Architect upon request.
- F. Submit certificates of compliance for the following:
Admixtures.
Portland Cement: Identify the cement brand name, type and mill location used for the quality control sample.
Glass Fibers: Submit evidence that glass composition, Portland cement matrix, or both have been designed for glass-fiber reinforced precast concrete panel applications.

4.6 QUALITY ASSURANCE

- A. Perform Work in accordance with PCI MNL 128, Recommended Practice for Glass Fiber Reinforced Concrete Panels
- B. Manufacturer Qualifications: Provide panels and shapes only from a manufacturer who has demonstrated capability to produce products of the quality and scope required for this project, and with not less than 5 years of successful experience in manufacturing glass-fiber reinforced precast concrete panels and shapes and who is certified in one or more of the following programs:
Certified Participant in the Architectural Precast Association's Plant Certification Program for GFRC.
Designated PCI-Certified Plant for Group G, Glass Fiber Reinforced Concrete by PCI's Plant Certification Program
Retains licensed Professional Engineer for plant and record inspection indicating production, testing and quality control methods comply with PCI MNL-130, Manual for Quality Control: Glass Fiber Reinforced Concrete.
- C. Installer Qualifications: A firm which has specialized in erection of glass-fiber reinforced precast concrete panels or architectural precast concrete items similar to those required on this project for not less than 5 years and who is acceptable to manufacturer of glass-fiber reinforced precast concrete panels.
- D. Welder Qualifications: Use welders who have been qualified in accordance with AWS D1.1 and AWS D1.4 within the last year.
- E. Mock-Up: Provide a mock-up for evaluation of surface preparation techniques and application workmanship.
Finish areas designated by Architect.
Do not proceed with remaining work until workmanship, color, and sheen are approved by Architect.
Refinish mock-up area as required to produce acceptable work.

4.7 DELIVERY, STORAGE, AND HANDLING

- A. Deliver units to the project site palletized, safely wrapped, packed and labeled and retain until erected.

- B. Store materials in a dry location off the ground, and in such a manner to prevent damage or intrusion of foreign matter.
- C. Handle and transport units in a position consistent with their shape and design in order to avoid excessive stresses or damage.
- D. Store units to protect them from contact with soil, staining, and from physical damage.
- E. Place stored units so that identification marks are easily readable.

PART 5 PRODUCTS

5.1 MANUFACTURERS

- A. Acceptable Manufacturer: Architectural Facades Unlimited, Inc. 600 Ease Luchessa Ave. Gilroy, CA 95020. Phone 408-529-4113 x 243
- B. Substitutions: Not permitted.
- C. Requests for substitutions will be considered in accordance with provisions of Section 01600.

5.2 MATERIALS

- A. Aggregates:
Back-up Mix: Washed and dried silica sand or other sand having a history of successful use in glass-fiber-reinforced precast concrete panel construction; passing through a No. 20 sieve.
Facing Mix: Fine and course aggregate for face mix shall conform to ASTM C 33 except for gradation. Aggregates shall be clean, hard, strong, durable, inert, and free of staining and deleterious materials. Provide aggregate in colors and sizes as required to achieve the panel finish texture and colors indicated on the Drawings.
- B. Portland Cement: ASTM C 150, Type I, II or III. Use the same type, brand and color of portland cement for all panels and shapes. Color shall be as required to obtain the panel facing color indicated.
- C. Admixtures:
Air-entraining admixtures, ASTM C 260. ASTM C260, ASTM C494, ASTM C618 or acrylic thermoplastic copolymer dispersion conforming to PCI MNL-130, Appendix E.
Polymer Compound: Conform to requirements of PCI MNL-128, Appendix L.
- D. Coloring Agent: ASTM C 979; shall have no adverse effects to glass-fiber-reinforced precast concrete panel set and strength; shall be stable at high temperature; and shall be sunlight fast and alkali-resistant. Color shall be as required to obtain panel facing color selected.
- E. Water for Mixing Concrete: Use potable water.
- F. Glass Fiber: Conforming to PCI MNL-130, Appendix D and specifically designed to be compatible with the aggressive alkaline environment of portland cement based composites or fibers with a history of successful use in portland cement based composites that has been modified to be compatible with the fiber.
- G. Anchors and Loose Attachment Hardware:
Structural Steel: ASTM A 36/A 36M.
Cold Drawn Wire:
Anchor Bolts: ASTM A 325.

Pipe: ASTM A 500 Grades A or B.
Tube Steel: ASTM A 500 Grade A or B.
Carbon-Steel Rods: ASTM A 108, cold drawn.
Carbon-Steel Plate: ASTM A 283/A 283M.
Malleable-Steel Castings: ASTM A 47/A 47M.
Carbon-Steel Castings: ASTM A 27/A27M, Grade 60-30.
Finish: Galvanized in accordance with ASTM A 153/A 153M.

H. Panel Frame Materials:

Cold-Formed Steel Framing: Manufacturer's standard C-shaped steel studs, complying with AISI "Specification for the Design of Cold-Formed Steel Structural Members," minimum uncoated steel thickness of 0.0538 inch (1.37mm) of web depth indicated, with stiffened flanges, V-shaped steel track, and of the following steel sheet:

- a. Metallic-Coated Steel Sheet: ASTM A 653/A653M, structural-steel sheet, of grade required by structural performance of framing and with zinc coating thickness of:
 - 1) G60 (Z180).
 - 2) G90 (Z275).
- b. Painted, Nonmetallic-Coated Steel Sheet: ASTM A1011/A1011M hot rolled or ASTM A1008/ A1008M cold rolled; nonmetallic coated according to ASTM A 1003/ A 1003M; of grade required by structural performance of framing.

Hollow Structural Sections: Steel tubing, ASTM A500, Grade B, or ASTM A513. Finish hollow structural sections with wall thickness less than 3/16 inch (4.76 mm) as follows:

- c. Organic Zinc-Rich Primer: SSPC-Paint 20 on surfaces prepared to comply with SSPC-SP6/NACE No.3, "Commercial Blast Cleaning."
- d. Primer: SSPC-Paint 25 on surfaces prepared to comply with SSPC-SP 2, Hand Tool Cleaning," or better.

Steel Channels and Angles: ASTM A36/ A36M, finished as follows:

- e. Organic Zinc-Rich Primer: SSPC-Paint 20 on surfaces prepared to comply with SSPC-SP6/NACE No.3, "Commercial Blast Cleaning."
- f. Primer: SSPC-Paint 25 on surfaces prepared to comply with SSPC-SP 2, "Hand Tool Cleaning," or better.

- I. Form Materials: Provide form materials that will produce panels having the profile, dimensions and tolerances indicated. Use release agents which are compatible with finish specified and joint sealants proposed for use.

- J. Mixes: Portland cement, water, glass fibers and sand mixed in proportions determined in accordance with PCI MNL-128.

5.3 FABRICATION

- A. Fabricate panels in general compliance with PCI MNL-128 and MNL-130.
- B. Molds:
Rigid and constructed of materials that will result in finished products conforming to the profiles, dimensions and tolerances indicated on the Drawings.
Release agents; apply and use according to manufacturer's instructions.
- C. Proportioning and Mixing:
Carefully measure mix constituents in a manner to achieve the desired mix proportions.
Meter the glass fiber and cement slurry to the spray head at rates to achieve the desired mix proportion and glass content. Check rates in accordance with standard procedures described in PCI MNL-128.
Maintain cleanliness of equipment and working procedures at all times.
- D. Hand Spray Application:

Spray apply a mist coat consisting of the matrix without fiber. Applied coating not to exceed 1/8 inch thick in order to avoid an un reinforced surface.
Spray or place face mix in thickness shown on shop drawings.
Spray-up main body of material before the mist coat has set.
Apply by spraying such that uniform thickness and distribution of glass fiber and cement matrix is achieved during the application process.
Consolidate by rolling or such other techniques as necessary to achieve complete encapsulation of fibers and compaction.
Control thickness by using a pin gauge or other approved method. Perform a minimum of 2 measurements per 5 square feet of panel surface with at least 3 measurements per panel.
Perform hand forming of intricate details, incorporate formers or infill material, and overspray before the material has achieved its initial set so as to insure complete bonding.

E. Premix Application

AR glass fiber is pre-chopped to lengths that can range from 1/4" to 1-1/2". The chopped AR glass fibers are weighed and mixed with cement slurry prior to placement into mold. This takes place after mist coat application as described in 2.3 D. 1. Steps 5 thru 7 above to follow.

F. Inserts and Embedments:

Properly embed inserts in built up homogeneous glass-fiber reinforced precast concrete panel bosses to develop their strength. Waste material or overspray is not acceptable to encapsulate inserts or for bonding pads.

Test inserts to establish test data and reduce test values by the appropriate safety factors to determine connection strength to be used in design.

Rigid embedded items bonded to the glass-fiber reinforced precast concrete panel shall not create undesirable restraint to volume changes.

G. Panel Frame Fabrication:

Fabricate panel frames and accessories plumb, square, true to line, and with components securely fastened in accordance with design requirements.

- a. Fabricate panel frames using jigs or templates.
- b. Cut cold-formed metal framing members by sawing or shearing; do not torch cut.
- c. Fasten cold-formed metal framing members by welding. Comply with AWS D1.3 requirements and procedure for welding, appearance and quality of welds, and methods used in correcting welding work.
- d. Fasten framing members of hollow structural sections, steel channels, or steel angles by welding. Comply with AWS D1.1 requirements and procedures for welding, appearance and quality of welds, and methods used in correcting welding work.
- e. Weld flex, gravity, and seismic anchors to panel frames.

Reinforce, stiffen, and brace framing assemblies, if necessary, to withstand handling, delivery, and erection stresses. Lift fabricated assemblies in a manner that prevents damage or significant distortion.

Galvanizing Repair: Touch up accessible damaged galvanized surfaces according to ASTM A 780.

H. Finish of Exposed Faces: Panel faces shall be free of honeycombs, form marks, concrete droppings or other blemishes that would telegraph through the panel. Provide a finish surface free of laitance, grease, form release treatments, efflorescence, curing compounds or other foreign material that would adversely affect bonding of any subsequent coating.

Color and texture of exposed face surfaces shall match Architect's design reference panel.

Color and texture of exposed face surfaces shall match _____.

Color and texture of exposed face surfaces shall match one of the manufacturers standard finishes as selected by the Architect.

I. Dimensional Tolerances of Finished Units: Provide in accordance with PCI MNL-117 and PCI MNL-128.

J. Cover: Provide embedded anchors, inserts, and other sprayed in items with sufficient anchorage and embedment for design requirements.

K. Curing:

Immediately after the completion of spraying of the panel, cure panels using a method to ensure sufficient strength for removing the units from the form.

After initial curing, remove panel from form and place in a controlled curing environment.

An acrylic thermoplastic copolymer dispersion may be used as a curing admixture. Only copolymers shown to eliminate the need for moist curing through independent laboratory test data shall be used.

L. Panel Identification:

Mark each glass-fiber reinforced precast concrete panel to correspond to identification mark on shop drawings for panel location.

Mark each glass-fiber reinforced precast concrete panel with date on which it was cast.

Apply markings on surface that will not be exposed in the finished construction.

5.4 SOURCE QUALITY CONTROL

A. Independent Testing:

Allow Owner's testing agency access to material storage areas, concrete production equipment, concrete placement, and curing facilities.

Cooperate with Owner's testing agency and provide samples of materials and concrete mixes as may be requested for additional testing and evaluation.

Test glass-fiber reinforced precast concrete panel units in accordance with PCI MNL-130.

B. Plant Testing:

Test glass-fiber reinforced precast concrete panel units in accordance with PCI MNL-130.

Perform testing by an independent testing agency capable of performing the specified tests.

Submit copies to the Architect and designated authorities.

C. Acceptability of Appearance:

Finished construction in place shall present a uniform, pleasing appearance when viewed in good typical lighting with the naked eye at a distance of 10 feet and shall show no imperfections at a distance of 20 feet.

The range of total acceptable color (lightness, color saturation and hue) variation shall not exceed CIELAB 3.0 provided that the difference in hue alone does not exceed CIELAB 1.0 as defined by the International Commission of Illumination, 1976 Standards.

PART 6 EXECUTION

6.1 EXAMINATION

A. Check placement of structural support system to assure a true and level surface for attachment of panels. Do not begin construction until discrepancies that could adversely affect installation of panels have been corrected.

B. If substrate preparation is the responsibility of another installer, notify Architect of unsatisfactory preparation before proceeding.

6.2 PREPARATION

- A. Clean surfaces thoroughly prior to installation.
- B. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.

6.3 INSTALLATION

- A. Install in accordance with manufacturer's instructions.
- B. Setting:
Lift glass-fiber reinforced precast concrete panel units with suitable lifting devices at points provided by the manufacturer.
Set glass-fiber reinforced precast concrete panel units level, plumb, square and true within the allowable tolerances.
Site cutting of panels is not permitted.
- C. Supports and Bracing: Provide temporary supports and bracing required to maintain position, stability, and alignment as units are being permanently connected.
- D. Fastening:
Fasten glass-fiber reinforced precast concrete panel units in place by bolting or welding or both as shown on erection drawings.
Field welding shall be done by qualified welders using equipment and materials compatible with the base material.
Use non-combustible shields during welding operations to protect adjacent Work.
- E. Tolerances of Erected Units:
Tolerances for location of glass-fiber reinforced precast concrete panel units shall be noncumulative and as listed below. For erection tolerances not listed below, those listed in PCI MNL 117 shall apply.
Face width of joint:
 - a. Panel dimension 10 feet or less plus 3/16 inch.
 - b. Panel dimension 10 to 20 feet plus 3/16 inch, minus 1/4 inch.
 - c. Panel dimension greater than 20 feet plus 1/4 inch, minus 5/16 inchWarping: Maximum permissible warping of one corner out of plane of the other three shall be 1/16 inch per foot of distance from the nearest adjacent corner or 1/8 inch total after installation.
Bowing: Not over L/360, where L is the panel length.

6.4 PATCHING AND CLEANING

- A. Patch and clean panels using methods and materials in accordance with manufacturer's instructions.
- B. Patching blemishes using a patching mixture matching the color and texture of surrounding surface.
- C. Use extreme care to prevent damage to panel surfaces and to adjacent materials. Provide protection of adjacent surfaces if required.
- D. Surface must be thoroughly rinsed with clean water immediately after using cleaner.

6.5 FIELD TESTS AND INSPECTION

- A. Quality Control Program: Panel manufacturer shall have an established quality control program in effect at the plant or shall employ an independent testing laboratory approved by the Architect to monitor glass content, spray rate, physical properties and curing period and conditions.
- B. Sampling and Testing:
Prepare test specimens and use test procedures in accordance with PCI MNL-128, Chapter 8 and Appendix A.
Prepare a minimum of 2 test boards per work shift until a production uniformity acceptable to the quality control personnel has been achieved. At such time frequency may be reduced to one board per work shift.
For each board determine glass content by the washout test, flexural ultimate strength and flexural yield strength.
Glass content shall be considered satisfactory if within minus 0.5 and plus 1.0 percent, by weight, of the glass content in the design mix.
Flexural yield strength shall be considered satisfactory if both of the following requirements are met.
 - a. The average of all sets of 3 consecutive strength tests equal or exceed assumed ultimate flexural strength for design purposes.
 - b. No individual test (average of 6 coupons) fall below required assumed ultimate flexural strength for design purposes by more than 10 percent.Submit reports giving proportions, test results, inspection results, unit identification numbers and casting date for each work shift.
- C. Rejection:
Panels in place may be rejected for any one of the following product defects or installation deficiencies:
 - a. Non-repairable damage incurred during construction operations.
 - b. Ragged or irregular edges.
 - c. Visible form joints or irregular surfaces.
 - d. Panels not conforming to tolerance requirements.
 - e. Foreign material embedded in the face.
 - f. Visible repairs.
 - g. Cracks visible at a distance of 10 feet.
 - h. Panels do not meet design strength requirements.

6.6 PROTECTION

- A. Protect installed products until completion of project.
- B. Touch-up, repair or replace damaged products before Substantial Completion.

6.7 SCHEDULE

- A. Item:

SECTION 04 05 13 – MASONRY MORTARS

PART 1 - GENERAL

1.1 SUMMARY

- A. This work shall consist of providing the necessary labor, materials, equipment and supervision for proportioning and mixing mortar and grouts for the façade repair work.

1.2 REFERENCES

- A. Titles, designations, dates of issue or revision of reference standards and documents shall be those in effect at the time bids are received, unless otherwise specified herein.
- B. Except as modified by the Project Specifications, applicable portions of the following reference standards and documents shall govern the Work:
1. ASTM C144 – Specifications for Aggregate for Masonry Mortar
 2. ASTM C150 – Specifications for Portland Cement
 3. ASTM C207 – Specifications for Hydrated Lime for Masonry Purposes
 4. ASTM C270 – Specifications for Mortar for Unit Masonry
 5. ASTM C404 – Standard Specification for Aggregates for Masonry Grout
 6. ASTM C476 – Standard Specification for Grout for Masonry
 7. ASTM C780 – Test Method for Preconstruction and Construction Evaluation of Mortars for Plain and Reinforced Unit Masonry
 8. ASTM C979 – Standard Specification for Pigments in Integrally Colored Concrete
 9. ASTM C1019 – Method of Sampling and Testing Grout
 10. ASTM C 1713 – Standard Specification for Mortars in the Repair of Historic Masonry
 11. Brick Institute of America (BIA), Technical Notes

1.3 SUBMITTALS

- A. Submit the following:
1. Manufacturer's Literature: Materials' description for all materials to be used for the Work.
 2. Certifications: Prior to delivery, submit to the General Contractor certificates attesting to compliance with the applicable Specifications referenced herein.
 3. Mix Designs: Prior to delivery, submit proposed mix designs in compliance with the applicable Specifications referenced herein to the General Contractor for review and approval.
 - a. Mortars and grouts that are exposed are required to match the color of the adjacent original masonry. Submit samples showing color and texture for approval of the General Contractor.

4. Test Reports: Submit test reports from approved independent laboratory for all code and regulatory agency-required tests and all special testing as specified herein.

1.4 QUALITY ASSURANCE

A. Qualifications:

1. Trade Contractor: Must have a minimum of five (5) years of successful experience in construction and supervision of brick masonry work.
2. Bricklayers: Must have a minimum of three (3) years of experience in construction of brick masonry.
3. Mixers: Must have a minimum of three (3) years of experience in preparation of masonry mortar.

1.5 DELIVERY, STORAGE, AND HANDLING

- A. Deliver materials to the job site in manufacturer's sealed packaging and store unopened until required for use.
- B. Store packaged materials above ground on platforms permitting air circulation under materials.
- C. Cover all materials to protect from weather, moisture, and neglect.
- D. Do not store materials in direct sunlight.

PART 2 PRODUCTS

2.1 MORTAR MATERIALS

A. Cementitious Materials:

1. Portland Cement: White or grey, ASTM C 150, Type V; one source
2. Hydrated Lime: ASTM C207, Type S.
3. Masonry cements, gypsum Portland cements, or blended cements will not be allowed.

B. Aggregates:

1. Sand: ASTM C144 to match sand in original mortar in color and texture. Sand shall contain no more than 50 parts per million of chloride ions and shall be free of organic contaminants.

C. Dry Pigments: Synthetic mineral oxides conforming to ASTM C979. Maximum 2% by weight of cement.

D. Admixtures:

1. Dry-Block Mortar Admixture Integrated Water-Repellent as manufactured by Grace Construction Products.
2. Bonding Agent: Acryl 60 as manufactured by Thoro Systems Products Miami, Florida.

3. No calcium chloride or admixtures containing calcium chloride shall be used in the mortar.
 4. No air-entraining admixtures or material containing air-entraining admixtures shall be used in mortar.
 5. No antifreeze compounds or other substances shall be added to mortar.
 6. No corrosion-promoting admixtures shall be used in the mortar.
 7. Water must be clean and free from deleterious amounts of acids, alkalis, or organic materials.
 8. No admixtures shall be used without written approval.
 9. Use colored sand to obtain desired mortar color.
- E. Water: Potable, free from deleterious amount of oils, acids, alkalis and organic matter.
- F. Mortar for Pointing:
1. Type N mortar (prehydrated for repointing) in accordance with ASTM C270, mixed with the following volumetric proportions for each type cement specified:

Portland Cement	1 part
Hydrated Lime	1 part
Sand	6 parts

PART 3 EXECUTION

3.1 GENERAL

- A. Control batching procedure to ensure proper proportions by measuring materials by volume.
- B. Do not use frozen materials or materials mixed with or coated with ice or frost. When temperature of surrounding air is 40 degrees F and falling take precautions to protect masonry materials from freezing. Comply with BIA Technical Notes on Brick Construction, No. 1A, Cold Weather Masonry Construction and Protection Recommendations.
- C. Do not lower the freezing point by use of admixtures or antifreeze agents. Do not use calcium chloride in mortar or grout. Do not add air-entraining agents or other admixtures to mortar or grout.
- D. Mix all cementitious materials, sand, and water thoroughly in a mechanical batch mixer using the minimum amount of water to produce a workable consistency.
- E. Retemper only as necessary for the required consistency. Add water to replace that which has evaporated. For proprietary mortars follow manufacturer's recommendations.
- F. All mortar and grout must be placed within 2-1/2 hours after initial mixing.
- G. Test mortar and grout as required by the building code according to their requirements and the referenced standards specified herein.

3.2 MORTAR MIXING FOR REPOINTING

- A. All mortar for repointing shall be prehydrated.
- B. Mix only enough water with premixed dry ingredients to produce a damp workable consistency that retains its shape when formed into a ball.
- C. Let mortar stand in dampened condition for 1 to 1-1/2 hours.
- D. Retemper only as necessary for the required consistency. Add water to replace that which has evaporated.
- E. All mortar must be placed with 2-1/2 hours of initial mixing.

3.3 MORTAR AND GROUT MIXING FOR NEW MASONRY

- A. Prepare test specimens of setting mortar and grouting mortar in accordance with ASTM C780.

3.4 CLEAN-UP

- A. At the conclusion of masonry work, remove all equipment and surplus material used for mixing mortar, clean up all debris.

END OF SECTION

SECTION 07 92 00 – SEALANTS

PART 1 - GENERAL

1.1 SUMMARY

- A. Work of this Section includes 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 regulatory agencies, including, but not limited to the following:
1. Installation of sealants between windows frames and masonry openings.

1.2 QUALITY ASSURANCE

- A. Trade Contractor shall employ only qualified skilled workmen, specially trained in the techniques of sealant installation, who can demonstrate their ability to fill joints solidly and neatly for review and acceptance of the General Contractor.
- B. Field Mock-ups: Prior to start of general sealant installation, prepare the following sample panels and sample areas on building where directed by General Contractor. Obtain General Contractor's acceptance of visual qualities and performance testing by sealant manufacturer's representative before proceeding with the work. Repeat mock-ups and test panels as necessary, adjusting methods and procedures, until acceptance by General Contractor is achieved. Retain acceptable panels in undisturbed condition, suitably marked, during restoration as a standard for judging completed work.

1.3 SUBMITTALS

- A. Product Data: Submit manufacturer's technical data for each product indicated, including the manufacturer's recommendations for their application and use. Include test reports and certifications substantiating that products comply with specified requirements.
- B. Before delivery to the job, Trade Contractor shall submit samples of sealing compound and all other products specified in this section for approval as specified in submittals section.

1.4 DELIVERY, STORAGE AND HANDLING

- A. Sealants shall be delivered to the job in unbroken, unopened containers bearing the manufacturer's mixing directions. Materials shall be stored in sealed containers in a dry, protected area above the ground or floor.
- B. Trade Contractor shall protect sealant materials before, during and after installation. Trade Contractor shall protect the installed work of other trades during installation.
- C. Trade Contractor shall not use sealant materials that have been stored for a period of time exceeding the maximum recommended shelf life of the materials.

1.5 WARRANTY

- A. Warranty, Sealant: Provide a 20-year written warranty, directly to the Owner, agreeing to repair or replace silicone sealant which has failed to provide airtight and watertight joints for any

reason, or which appear to have failed in adhesion, cohesion, abrasion-resistance, migration-resistance, stain-resistance, general durability or any other form of apparent deterioration. Warranty shall be signed by manufacturer, installer and Trade Contractor. Comply with these Specifications for repair or replacement of work.

1.6 JOB CONDITIONS

- A. Trade Contractor shall not proceed with the installation of sealant if the joint width is less than designed, or if any detrimental conditions exist, until written acknowledgment with an order to proceed is provided by the General Contractor.
- B. Trade Contractor shall not proceed with the installation of sealants under adverse weather conditions, when joint to be sealed is damp, wet or frozen, or when temperatures are below or above the manufacturer's recommended limitations for installation. Trade Contractor shall consult the manufacturer for specific instructions before proceeding.

PART 2 - PRODUCTS

2.1 MATERIALS

- A. Manufacturer: Use only products of one manufacturer for any one sealant system. Colors shall be approved by General Contractor.
- B. Sealants:
1. Silicone Sealant for use at windows between the 3rd and 11th floors (inclusive): Dow Corning 756 Silicone Sealant manufactured by Dow Corning, Midland, MI. Color to be custom color approved by General Contractor.
- C. Primer, if required, shall be as recommended for compatible use with sealant by sealant manufacturer.
- D. Joint Backing: Preformed compressible, resilient, non-waxing, non-extruding, non-staining strips (polyethylene foam or urethane foam) as recommended by the sealant manufacturer. Backing shall be of sizes and shapes to suit the various conditions and shall be compatible with sealant, primers, and substrates.
- E. Joint backing shall be non-staining, moisture-proof and shall act as a "built-in bond breaker."

PART 3 - EXECUTION

3.1 PREPARATION

- A. Surface Condition: Joint surfaces to receive a sealant shall be sound, smooth, clean, dry and free of all visible contaminants. Existing sealant or mortar shall be completely removed from joints and surfaces to receive new sealant.
- B. Masonry surfaces forming sides of joints shall be wire-brushed with non-ferrous brush, then air-blown clean.

- C. Where joints are deeper than 1/2", pre-molded joint fillers shall be used as backing and packed into the joint within 1/2" of the surface. A size shall be selected so as to allow for a minimum of 30% compression of the backing when inserted in to the joint. Where joints are 3/4" wide, the backing shall be placed so that the depth of joint to receive sealant does not exceed 1/4". Joint backing shall not be stretched, twisted, punctured or torn, and shall be butted at intersections.
- D. Primer: Trade Contractor shall thoroughly clean joints and apply primer, if recommended by sealant manufacturer, to dry surfaces. Primer shall be applied prior to application of joint backing, bond breaker or sealants.
- E. Bond Breaker Tape: Trade Contractor shall install bond breaker tape smoothly at back of joint where joint backing is not required or cannot be installed. (Sealant shall adhere only to the sides and not to the back of the joint so as to eliminate three-sided adhesion).

3.2 INSTALLATION

- A. Sealant shall be gun applied through a nozzle opening of such a diameter so that the full bead of sealant is gunned into the joint, filling the joint completely. A superficial or skin bead will not be acceptable.
- B. Tooling: Tooling is required to ensure firm full contact with the interfaces of the joint. Trade Contractor shall tool joints to form smooth, uniform beads with slightly concave surfaces. Finish joints shall be straight, uniform, smooth and neatly finished. Excess material shall be struck off with a tooling stick or knife, dipped in solvent to avoid tearing or stripping of the bead.
- C. Adjacent surfaces that have been soiled by sealing operations shall be cleaned immediately and left in a clean and neat condition.
- D. Sealant beads installed at monumental windows shall be painted within 30 days of installation per manufacturer's instructions.

3.3 CLEANING

- A. Excess sealant shall be cleaned off non-porous surfaces while uncured, using a solvent such as commercial xylol or naphtha. On porous surfaces the excess sealant should be allowed to cure and be removed by non-abrasive mechanical means approved by General Contractor.
- B. Remove all rubbish, cartons and debris resulting from caulking operations daily during the performance of the work.

END OF SECTION

SECTION 09 96 56 - PAINTS & COATINGS

PART 1 - GENERAL

1.1 SUMMARY

- A. Work of this Section includes 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 regulatory agencies, including, but not limited to the following:

1. Application of coating materials to metal support members in terra cotta, brick, and stone masonry.

1.2 REFERENCES

- A. Steel Structures Painting Council (SSPC) Surface Preparation Commentary.
B. Steel Structures Painting Council (SSPC) Commentary on Paint Application.

1.3 SUBMITTALS

- A. Product data for each coating system specified, including primers.
1. Provide the manufacturer's technical information, including label analysis and instructions for handling, storing, and applying each material proposed for use.
 2. List each material and cross-reference the specific coating, finish system, and application. Identify each material by the manufacturer's catalog number and general classification.
 3. Certification by the manufacturer that products supplied comply with local regulations controlling use of volatile organic compounds (VOCs).
- B. Restoration Program: Submit written program for each phase of the restoration process, including protection of surrounding materials on building and site during operations and removal of existing coatings. Describe in detail materials, methods, and equipment to be used for each phase of restoration work for review by General Contractor.

1.4 QUALITY ASSURANCE

- A. Trade Contractor Qualifications: Engage an experienced firm who has successfully completed coating system applications similar in material and extent to those indicated for the Project.
- B. Single-Source Responsibility: Provide primers and undercoat material produced by the same manufacturer as the finish coats for each type of coating. Use only thinners recommended by the manufacturer and only within recommended limits.
- C. Employ adequate number of skilled workmen who are thoroughly trained and experienced in the necessary crafts and who are completely familiar with the specified requirements and the methods needed for proper performance of the work in this section.

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- D. Field Testing: Submit a written description of the results of adhesion testing of primers and finish coats for paint systems applied to metal elements. General Contractor shall perform a crosshatch pull test for adhesion of coatings at mock-ups prior to continuing painting work.

1.5 DELIVERY, STORAGE, AND HANDLING

- A. Deliver materials to the job site in the manufacturer's original, new, unopened packages, and containers bearing manufacturer's name and label.
- B. Store materials not in use in tightly covered containers in a well-ventilated area at a minimum ambient temperature of 45 deg F (7 deg C). Maintain containers used in storage in a clean condition, free of foreign materials and residue.
1. Keep storage area neat and orderly. Remove oily rags and waste daily. Take necessary measures to ensure that workers and work areas are protected from fire and health hazards resulting from handling, mixing, and applying the coatings.

1.6 PROJECT CONDITIONS

- A. Apply coatings only when the temperature of surfaces to be coated and surrounding air temperatures are between 45 deg F (7 deg C) and 95 deg F (35 deg C).
- B. Do not apply coatings during rain, fog, or mist; when the relative humidity exceeds 85 percent; at temperatures less than 40 deg F (3 deg C); or to damp or wet surfaces.
1. Allow wet surfaces to dry thoroughly and attain the temperature and conditions specified before proceeding with or continuing the coating operation.
 2. Work may continue during inclement weather only if areas and surfaces to be coated are enclosed and the temperature within the area can be maintained within limits specified by the manufacturer during application and drying periods.

PART 2 - PRODUCTS

2.1 COATING AND PAINT PRODUCTS

- A. Coating System for Coating of metal support members in terra cotta, brick, stone masonry and in concrete:
1. Tnemec Paint System manufactured by Tnemec Company, Inc., Kansas City, MO.
 - a. Finish Coat: Chembuild, Series 135 Modified Polyamidoamine Epoxy – two coats for total minimum dry film thickness of 6.0 mils.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine substrates and conditions under which coatings will be applied for compliance with requirements on applying coatings. Surfaces to receive coatings must be thoroughly dry and free of grease, oil and soiling before coatings are applied.

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1. Do not proceed with coating application until unsatisfactory conditions have been corrected.
2. Start of application will be construed as the Trade Contractor's acceptance of surfaces within that particular area.

3.2 PREPARATION

- A. **Cleaning:** Before applying coatings or other surface treatments, clean the substrates of substances that could impair bond of the various coatings. Remove oil and grease prior to cleaning. Use wire brush to remove poorly adhered paint, scale and corrosion from ferrous surfaces. Schedule cleaning and coating application so dust and other contaminants from the cleaning process will not fall on wet, newly coated surfaces.
- B. **Surface Preparation:** Mechanically prepare surfaces to be coated and painted according to the manufacturer's instructions for each particular substrate condition and as specified.
1. **Steel and Other Ferrous Metals:**
 - a. Prepare metal surfaces at localized corrosion to a minimum of SSPC-SP3 Power Tool Cleaning to remove loose rust, loose mill scale and loose paint.
- C. **Material Preparation:** Carefully mix and prepare materials according to the coating manufacturer's directions.
1. Maintain containers used in mixing and application of coatings according to the manufacturer's directions.
 2. Stir materials before applying to produce a mixture of uniform density; stir as required during application. Do not stir surface film into the material. Remove film and, if necessary, strain the coating material before using.
 3. Use only the type of thinners approved by the manufacturer and only within recommended limits.

3.3 REQUIREMENTS FOR LEADED PAINT SURFACES

- A. Lead-based paint is present on exterior surfaces of the building. It is the Trade Contractor's responsibility to ensure these materials are handled in accordance with all applicable State and Federal regulations to accomplish the work.
1. Conduct all removal and disposal of such material in accordance with all applicable local, state and federal requirements.
- B. Work of this section 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.

3.4 APPLICATION

- A. **General:** Apply material by brush, roller, or spray strictly according to the manufacturer's directions. Use brushes best suited for the material being applied. Use rollers as recommended by the manufacturer for the material and texture required.

1. Do not apply coatings over dirt, rust, scale, grease, moisture, scuffed surfaces, or conditions detrimental to forming a durable coating film.
 2. Apply material at the coverage rate recommended by the manufacturer unless otherwise indicated.
 3. The number of coats and film thickness required is the same regardless of the application method. Do not apply succeeding coats until the previous coat has cured as recommended by the manufacturer. Where sanding is required, according to the manufacturer's directions, sand between applications to produce a smooth, even surface.
 4. When undercoats or other conditions show through the final coat, apply additional coats until the cured film has a uniform coating finish, color, and appearance. Give special attention to edges, corners, crevices, welds, exposed fasteners, and similar surfaces to ensure that they receive a dry film thickness equivalent to that of flat surfaces.
- B. **Scheduling Coating:** Apply first coat to surfaces that have been cleaned, pretreated, or otherwise prepared for coating as soon as practicable after preparation and before subsequent surface deterioration.
1. Allow sufficient drying time between successive coats. Do not recoat until the coating has dried so it feels firm and does not deform or feel sticky under moderate thumb pressure and where applying another coat does not cause the undercoat to lift or lose adhesion.
- C. **Application Procedures:** Apply coatings by brush, roller, spray, or other applicators according to the manufacturer's directions.
1. **Brushes:** Use brushes best suited for the material applied.
 2. **Rollers:** Use rollers of carpet, velvet back, or high-pile sheep's wool as recommended by the manufacturer for the material and texture required.
 3. **Spray Equipment:** Use spray equipment with orifice size as recommended by the manufacturer for the material and texture required.
- D. **Minimum Coating Thickness:** Apply each material no thinner than the manufacturer's recommended spreading rate. Provide total dry film thickness of the entire system as recommended by the manufacturer or as otherwise indicated.
- E. **Prime Coats:** Before applying finish coats, apply a prime coat of material, as recommended by the manufacturer, to the material required to be coated or finished.
1. Recoat, prime and seal substrates where there is evidence of suction spots or unsealed areas in the first coat to ensure a finish coat with no burn-through or other defects caused by insufficient sealing.
- F. **Brush Application:** Brush-out and work brush coats into surfaces in an even film. Eliminate cloudiness, spotting, holidays, laps, brush marks, runs, sags, ropiness, or other surface imperfections. Neatly draw glass lines and color breaks.
- G. **Mechanical Applications:** Use mechanical methods to apply coating only when permitted by the manufacturer's recommendations and the Owner's operation of the building.

1. Wherever using spray application, apply each coat to provide the equivalent hiding of brush-applied coats. Do not double-back with spray equipment building-up film thickness of two coats in one pass.

H. Completed Work: Match approved samples for color, texture and coverage. Remove, refinish, or recoat work not complying with specified requirements.

3.5 CLEANING

A. Cleanup: At the end of each work day, remove rubbish, empty cans, rags, and other discarded materials from the site.

1. After completing work, clean glass and spattered surfaces. Remove spattered coatings by washing, scraping, or other methods. Do not scratch or damage adjacent finished surfaces.

3.6 PROTECTION

A. Protect work of other trades, whether being coated or not, against damage from coating operation. Correction of damage shall not be done without first notifying Architect requesting direction.

1. Provide "Wet Paint" signs to protect newly coated finishes. Remove temporary protective wrappings provided by others to protect their work after completing coating operations.

END OF SECTION