

SAN FRANCISCO INTERNATIONAL HIGH SCHOOL MITIGATION OF WATER INTRUSION

655 DE HARO STREET, SAN FRANCISCO, CA 94107



FACILITIES DESIGN & CONSTRUCTION

135 Van Ness Avenue
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Registered Design Professional Engineer



Consultant



School Name and Address

**SAN FRANCISCO -
INTERNATIONAL
HIGH SCHOOL**
655 De Haro Street,
San Francisco, CA 94107

Date No. Revisions

Date	No.	Revisions
04/24/2026		BID SET

Project Name

**SAN FRANCISCO
INTERNATIONAL HIGH
SCHOOL - MITIGATION
OF WATER INTRUSION**

Approvals

DRAWING TITLE:

COVER SHEET

SHEET NO. BEAM JOB NO.

G-000 #260139

OF SHEETS

DATE DRAFTER CREATED BY SITE NO.

04/24/2026 MF AS #

SCALE PROJECT NUMBER: 12563

AS NOTED

PROJECT DIRECTORY

OWNER

San Francisco Unified School District
Facilities Design & Construction
135 Van Ness Avenue
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BEAM Professionals
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Shawn LeCrone, IBEC, President
T (510) 450-1999
Shawn.LeCrone@BEAMProf.com



CODES & STANDARDS

APPLICABLE CODES AND STANDARDS

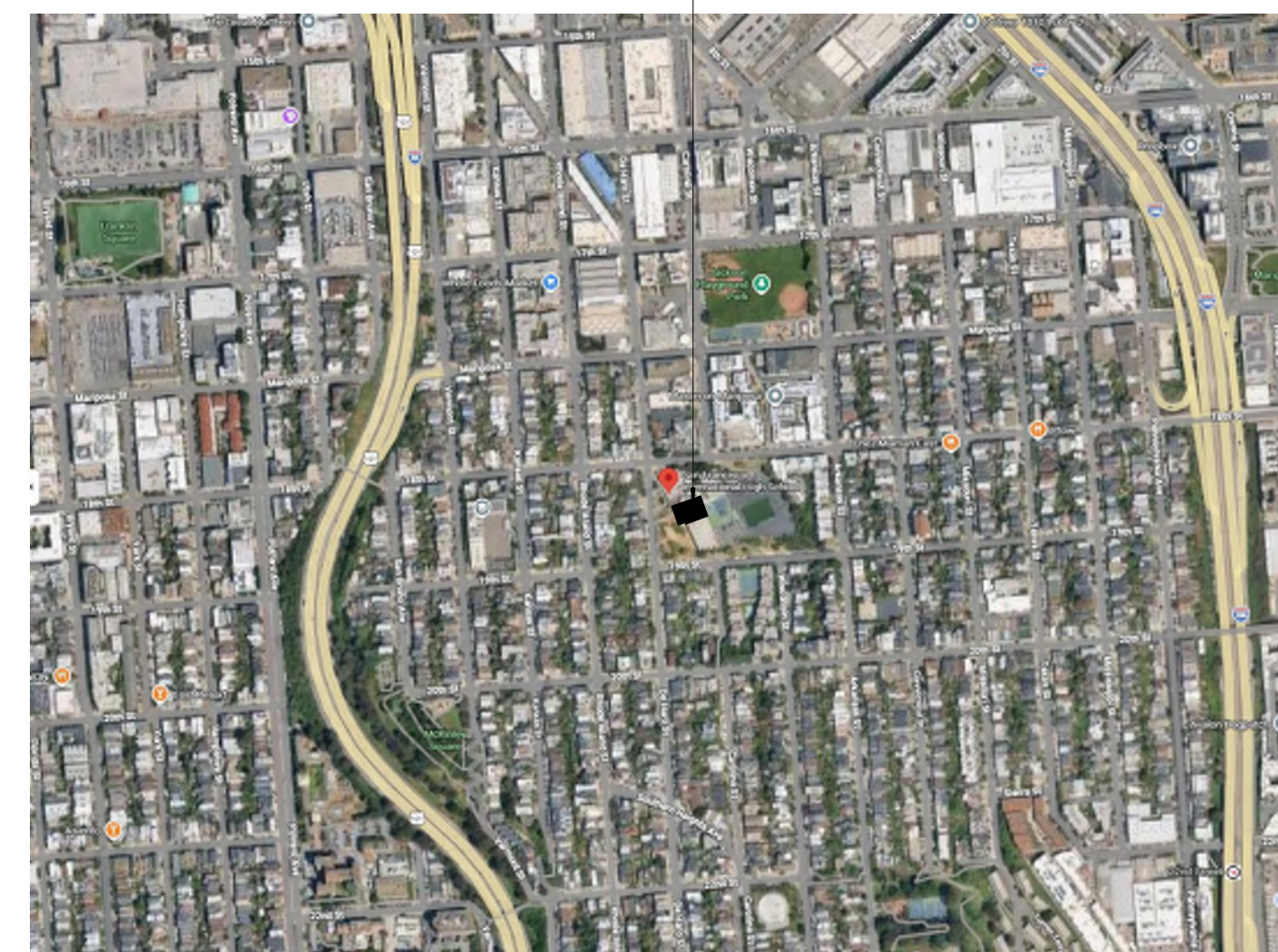
2025 CALIFORNIA ADMINISTRATIVE CODE (CAC)
2025 CALIFORNIA BUILDING CODE (CBC)
2025 CALIFORNIA ELECTRICAL CODE (CEC)
2025 CALIFORNIA MECHANICAL CODE (CMC)
2025 CALIFORNIA PLUMBING CODE (CPC)
2025 CALIFORNIA ENERGY CODE (CEnc)
2025 CALIFORNIA FIRE CODE (CFC)
2025 CALIFORNIA EXISTING BUILDING CODE (CEBC)
2025 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN)
2025 CALIFORNIA REFERENCED STANDARDS CODE
DSA REQUIREMENTS
ALL APPLICABLE CITY & COUNTY OF SAN FRANCISCO AMENDMENTS

DSA REVIEW: EXEMPTED - EXTERIOR WALL COATING SCOPE - DSA IR A-22
STRUCTURAL DESIGN REVIEW - EXEMPTED (SEE APPLICABLE LOADS)

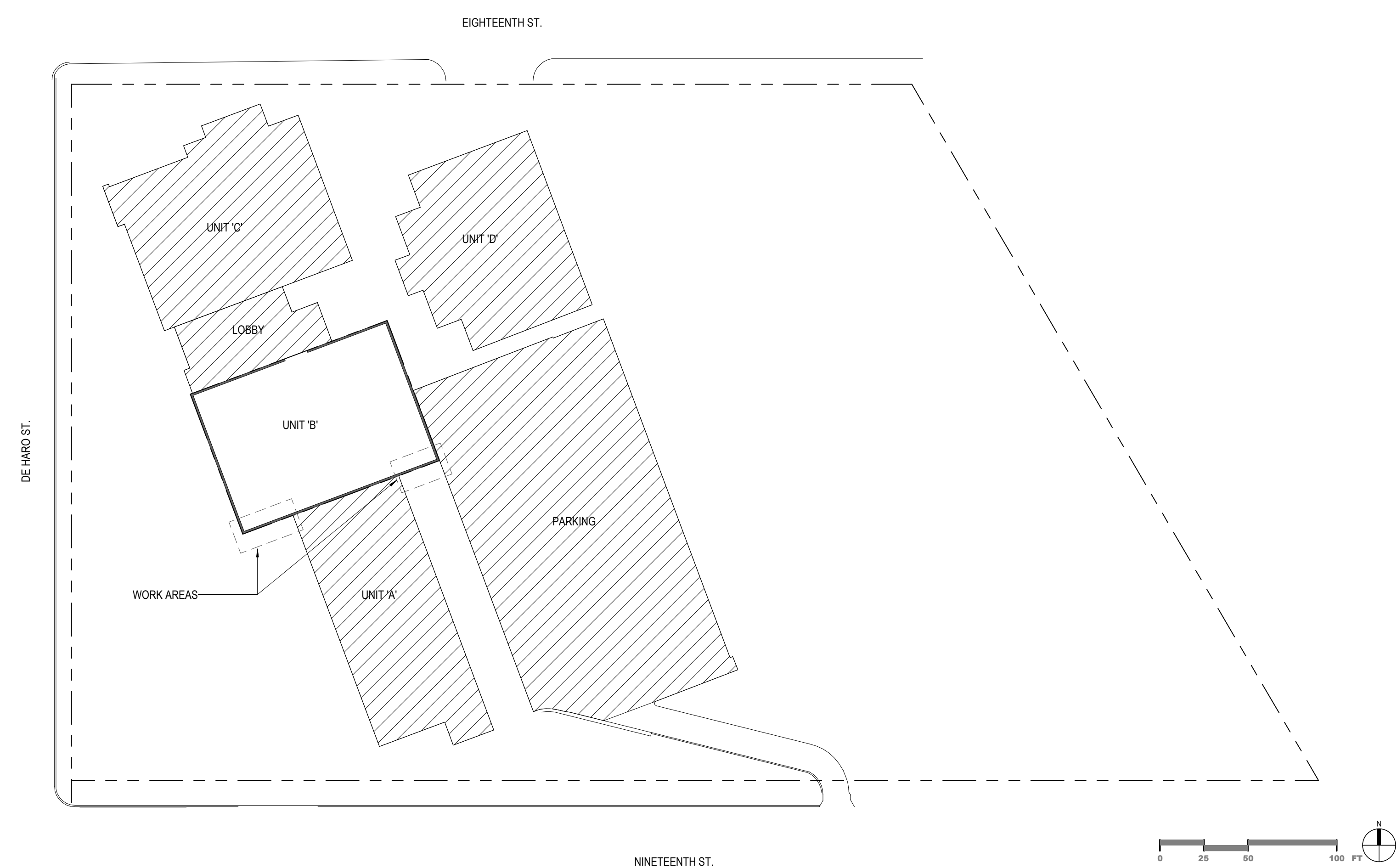
BUILDING OCCUPANCY CATEGORY: E (EDUCATION)

LOCATION MAP

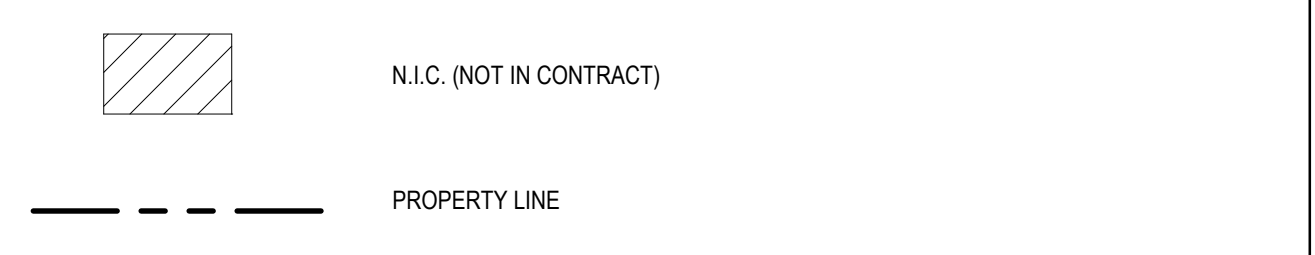
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SITE PLAN



GENERAL LEGEND



SCOPE OF WORK

GENERAL:
WORK TO BE BID AND PERFORMED IN ONE-PHASE.
PHASE 1: UNIT B ROOF REMEDIATION WITH LIQUID MEMBRANE SYSTEM
UNIT A-B ELEVATIONS SELECTIVE COATING APPLICATION

SITE PROTECTION:
- BUILDING GROUNDS, SITE, AND ALL AREAS NOT IN CONTRACT (N.I.C.) TO BE PROTECTED AT ALL TIMES AS BUILDING WILL BE OCCUPIED WHILE CONSTRUCTION IS UNDERWAY.

ACCESS AND SITE ELEMENT REQUIREMENTS:
- CONTRACTOR TO CLEAR ANY ALL DEBRIS AND ORGANIC MATTER FROM BASE OF WALLS/VERTICAL ORGANIC GROWTH ON SURFACE OF WALLS/HORIZONTAL COMPONENTS OF WALLS/PARAPET CONDITIONS/EXISTING ROOF SYSTEM TO ENSURE PROPER PREPARATION OF WALL SUBSTRATE FOR SUBSEQUENT COATING/LIQUID MEMBRANE SYSTEM APPLICATIONS.
- CONTRACTOR TO SETUP TEMPORARY SCAFFOLDING TO PERFORM INDICATED SCOPE OF WORK. REFERENCE CONSTRUCTION DOCUMENTS FOR "SITE UTILIZATION PLAN."
- CONTRACTOR TO TRIM BACK TREES AND FOLIAGE WHERE ACCESS IS REQUIRED TO COMPLETE COATING SYSTEMS ON WALLS AND EYEBROWS. REFER TO PLANS.

REMEDIATIONS:
1) WALL REMEDIATIONS:
- THE INTENDED SYSTEM FOR WALL REMEDIATION IS A LIQUID APPLIED ELASTOMERIC COATING SYSTEM. THE SYSTEM WILL REQUIRE A THOROUGH CLEANING OF THE CONCRETE WALL, WITH SELECTIVE CHEMICAL STRIPPING OF INDICATED WALLS ON PLAN, TO PREPARE SUBSTRATE PRIOR TO SUBSEQUENT INSTALLATION APPLY AS ONE (1) COAT OF PRIMER AND TWO (2) COATS OF ELASTOMERIC FINISH COAT. FINISH COAT TO BE TINTED TO APPROVED COLOR SCHEME. REFERENCE SPECIFICATIONS SECTION 09 96 00 FOR SYSTEM REQUIREMENTS.
2) EYEBROW REMEDIATIONS:
- WHERE INDICATED ON PLAN, "CONCRETE EYEBROWS" ARE TO BE THOROUGHLY CLEANED AND PREPARED FOR LIQUID COATING MEMBRANE APPLICATION.
- ANY SPALLS/CRACKS/CRAZING/PROTRUDING REBAR IS TO BE REPAIRED, FILLED, OR ADDRESSED PER DETAIL INSTRUCTION ON SHEET A-321.
- EXISTING BIRD DETERRENT IS TO BE REMOVED WITH SUBSEQUENT FILLING/PATCHING OF EXISTING FASTENER HOLES WITHIN THE EYEBROW CONCRETE SURFACES.
- APPLY NEW LIQUID COATING MEMBRANE SYSTEM AS SHOWN WITHIN DETAILS ON SHEET A-321.
3) ROOF REMEDIATIONS:
- WHERE INDICATED ON PLAN, REMEDIATE THE ROOF SYSTEM BY THOROUGHLY CLEANING EXISTING SUBSTRATE AND PREPARING FOR INSTALLATION OF NEW LIQUID MEMBRANE SYSTEM OVERTOP THE EXISTING ROOF.
4) ALL WALL-MOUNTED DEVICES WITHIN SCOPE OF WORK WALLS TO RECEIVE NEW SEALANT.

BASE BID QUANTITY REPAIR SCHEDULE

ROOF COATING BID QUANTITY (SQUARE FOOTAGE):	~ 12,000 SF
ELASTOMERIC WALL COATING BID QUANTITY (SQUARE FOOTAGE):	~ 2,400 SF
EYEBROW COATING BID QUANTITY (SQUARE FOOTAGE):	~ 320 SF
CRACK REPAIRS (LINEAR FOOTAGE):	~ 500 LF
SPALL REPAIRS (SQUARE FOOTAGE):	~ 100 SF
CEILING TILE REPLACEMENT:	~ 150 SF (V.I.F.)

NOTE:
VALUES PROVIDED ARE INFORMATION, REFERENCE, AND FOR DESIGN INTENT ONLY. CONTRACTOR TO REFER TO GENERAL NOTES C AND ASCERTAIN EXACT DIMENSIONS/TAKE-OFFS PRIOR TO BIDDING.

GENERAL NOTES

A. CONTRACTOR SHALL VISIT SITE TO ASCERTAIN EXACT EXISTING CONDITIONS AND COMPONENTS RELATED TO THE WORK DESCRIBED BY THESE DOCUMENTS. AFTER AWARD OF THE CONTRACT, CHANGE ORDER REQUEST FOR ADDITIONAL MONEY SHALL NOT BE APPROVED IF THE WORK COULD HAVE BEEN ANTICIPATED DURING THE SITE VISIT BY THE CONTRACTOR. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH ACCEPTED MANUFACTURER'S PRINTED INSTRUCTIONS & WARRANTY REQUIREMENTS.

B. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK NOTED ON PROJECT DESCRIPTION, GENERAL NOTES, PLANS, AND DETAILS UNLESS OTHERWISE NOTED. CONTRACTOR SHALL BE RESPONSIBLE FOR DEMOLITION RELATED TO NEW WORK DESCRIBED IN THE PROJECT DESCRIPTION.

C. DIMENSIONS, DETAILS, EQUIPMENT SIZE AND LOCATION SHOWN IN THESE DOCUMENTS ARE FOR INFORMATION AND REFERENCE ONLY. EXACT SIZE, LOCATION, TYPE OF MATERIAL AND TYPE OF CONSTRUCTION OF EXISTING CONDITIONS ARE THE RESPONSIBILITY OF THE CONTRACTOR TO ASCERTAIN & CONFIRM.

INDEX OF DRAWINGS

SHEET NUMBER	SHEET NAME
ARCHITECTURAL	
G-000	COVER SHEET
	ARCHITECTURAL GENERAL
G-001	GENERAL PROJECT INFORMATION
ARCHITECTURAL	
A-101	SITE UTILIZATION PLAN
A-201	OVERALL ROOF PLAN
A-301	ELEVATIONS
A-302	CEILING TILE REPLACEMENT LOCATIONS
A-321	ROOF & ELEVATION DETAILS

ABBREVIATIONS AND LEGEND KEYS

REFER TO SCHEDULES AND LEGENDS FOR ADDITIONAL ABBREVIATIONS
REFER TO OTHER DISCIPLINES FOR ADDITIONAL ABBREVIATIONS

A	above	E	east	INSUL	insulation	RAD	radius	T&G	longue & groove
ABV	above	EA	each	INT	interior	RCP	reflected ceiling plan	T.O.	top of
ACOUS	acoustical	EIFS	exterior insulation & finish system	J	joint	RD	roof drain	TEL	telephone
ACT	acoustical ceiling tile	ELEC	electric(al)	JAN	janitor	RE	refer	TER	terrazzo
AD	area drain	ELEV	elevation	JST	joist	REF	refrigerator	THK	thick
ADJ	adjustable	EMER	emergency	JT	joint	REINF	reinforced	THR	threshold
AFF	above finished floor	ENCL	enclosure			REQD	required	TYP	typical
ALT	alternate	EOS	edge of slab	L	laminate	RESIL	resilient		
ALUM	aluminum	EQ	equal	LAM	laminated	RM	room	U	undercut
APPROX	approximate	EQUIP	equipment	LAV	lavatory	RO	rough opening	UC	unfin
ARCH	architect / architectural	ETR	existing to remain	LB	lb (pound)	RTU	root top unit (mech)	UNO	unless noted otherwise
		EW	each way	LDG	landing	S	south	UON	unless otherwise noted
		EXP. JT.	expansion joint	LT	light	SAFB	sound attenuation fiber batt	UTIL	utility
		EXST	existing	M	maximum	SC	scupper	V	vinyl composition tile
B	bottom of	F	face of	MAX	mechanical	SCHED	schedule	VCT	vertical
B.O.	bottom of	F.A.	fire alarm	MECH	membrane	SEAL	sealant	VERT	vertical
BALC	balcony	MFR	fire annunciator panel	MEMB	membrane	SECT	section	VIF	verify in field
BD	board	FAP	fire alarm	MFR	manufacturer	SF	square foot	VTR	vent termination pipe
BET	between	FD	floor drain	MIN	minimum	SHT	sheet	VWC	vinyl wall covering
BLDG	building	MISC	miscellaneous	MO	masonry opening	SIM	similar		
BLKG	blocking	FE	fire extinguisher	MTD	mounted	SPEC	specification	W	west
BLW	below	FEC	fire extinguisher cabinet	MTL	metal	SQ	square	WI	with
BM	beam	FG	finish group	N	north	SS	stainless steel	WIO	without
BOT	bottom	FHC	fire hose cabinet	NIC	not in contract	STD	standard	WC	water/closet
BRKT	bracket	FIN	finish	NO	number	STF	storefront	WIN	window
BULKHD	bulkhead	FLR	floor	NTS	not to scale	STL	steel	WP	waterproof
BUR	built up roof	FLUOR	fluorescent	NO	number	STOR	storage	WS	wood, solid core
		FT	foot or feet	NOM	nominal	STRUCT	structural	WSC	wainscot
		FUR	furring	NTS	not to scale	SUSP	suspended	WT	weight
						SYM	symmetrical	X	extruded polystyrene
C	corner guard	G	gallon	O	overflow pipe	T	tread	XPS	extruded polystyrene
C.G.	corner guard	GAL	gallon	O.P.	overflow pipe				
CAB	cabinet	GALV	galvanized	OA	overall				
CALK	caulking	GB	grab bar	OC	on center				
CDS	cabinet design series	GC	general contractor	OD	outside diameter				
CEM	cement	GL	glass	OFF	office				
CER	ceramic	GND	ground	OH	opposite hand				
CJ	control joint	GWB	gypsum wall board	OPG	opening				
CLG	ceiling	GYP	gypsum	OPP	opposite				
CLOS	closet	H	height	P	partition				
CLR	clear	H.W.H.	hot water heater	PART	partition				
CO	cased opening	HC	handicapped	PCT	porcelain tile				
COL	column	HDWD	hardwood	PERM	perimeter				
CONC	concrete	HDWR	hardware	PG	paint grade				
CONT	continuous	HM	hollow metal	PLAM	plastic laminate				
CPT	carpet	HORIZ	horizontal	PLAS	plaster				
CT	ceramic tile	HR	hour	PLYWD	plywood				
CTR	center	HT	height	POLYISO	polyisocyanurate				
CW	curtain wall	I	inner diameter	PR	pair				
		ID	inner diameter	PT	paint				
		INCAN	incandescent	PTD	pointed				
				R	riser				
				R	riser				



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Date	No.	Revisions
04/24/2026		BID SET

Project Name
SAN FRANCISCO INTERNATIONAL HIGH SCHOOL - MITIGATION OF WATER INTRUSION

Approvals

DRAWING TITLE:
GENERAL PROJECT INFORMATION

SHEET NO:	G-001	BEAM JOB NO.:	#260139
DATE	04/24/2026	CREATED BY	AS
SCALE	AS NOTED	PROJECT NUMBER:	12563

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04/24/2026 BID SET

Project Name

SAN FRANCISCO INTERNATIONAL HIGH SCHOOL - MITIGATION OF WATER INTRUSION

Approvals

DRAWING TITLE:

SITE UTILIZATION PLAN

SHEET NO:

A-101

BEAM JOB NO.

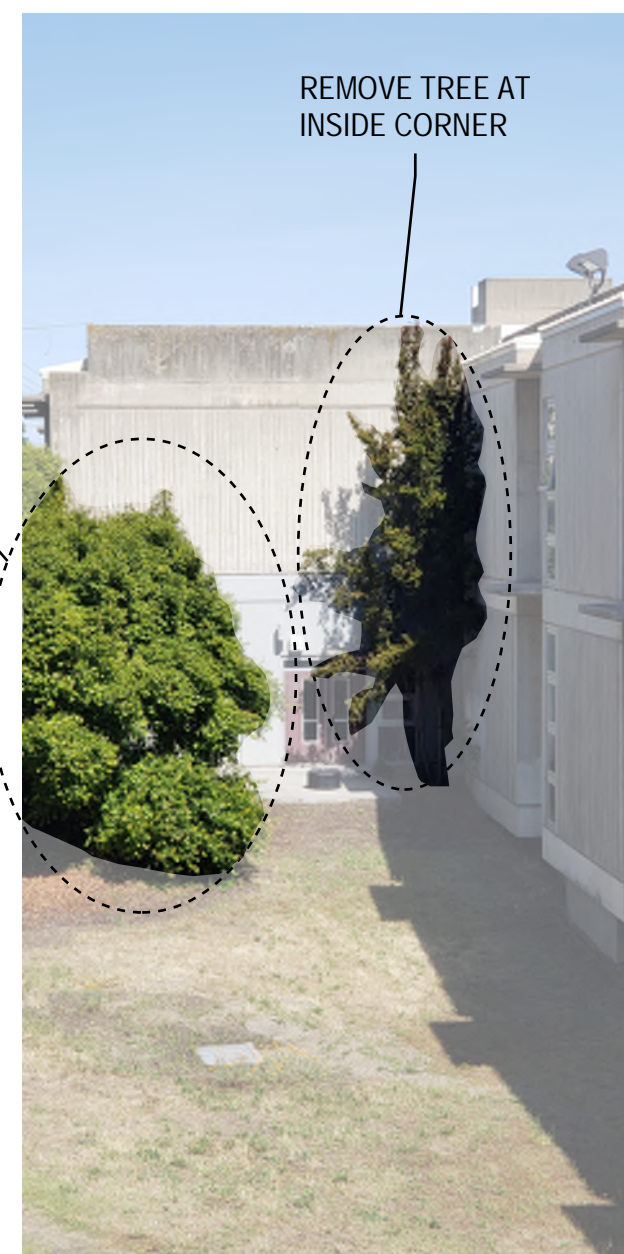
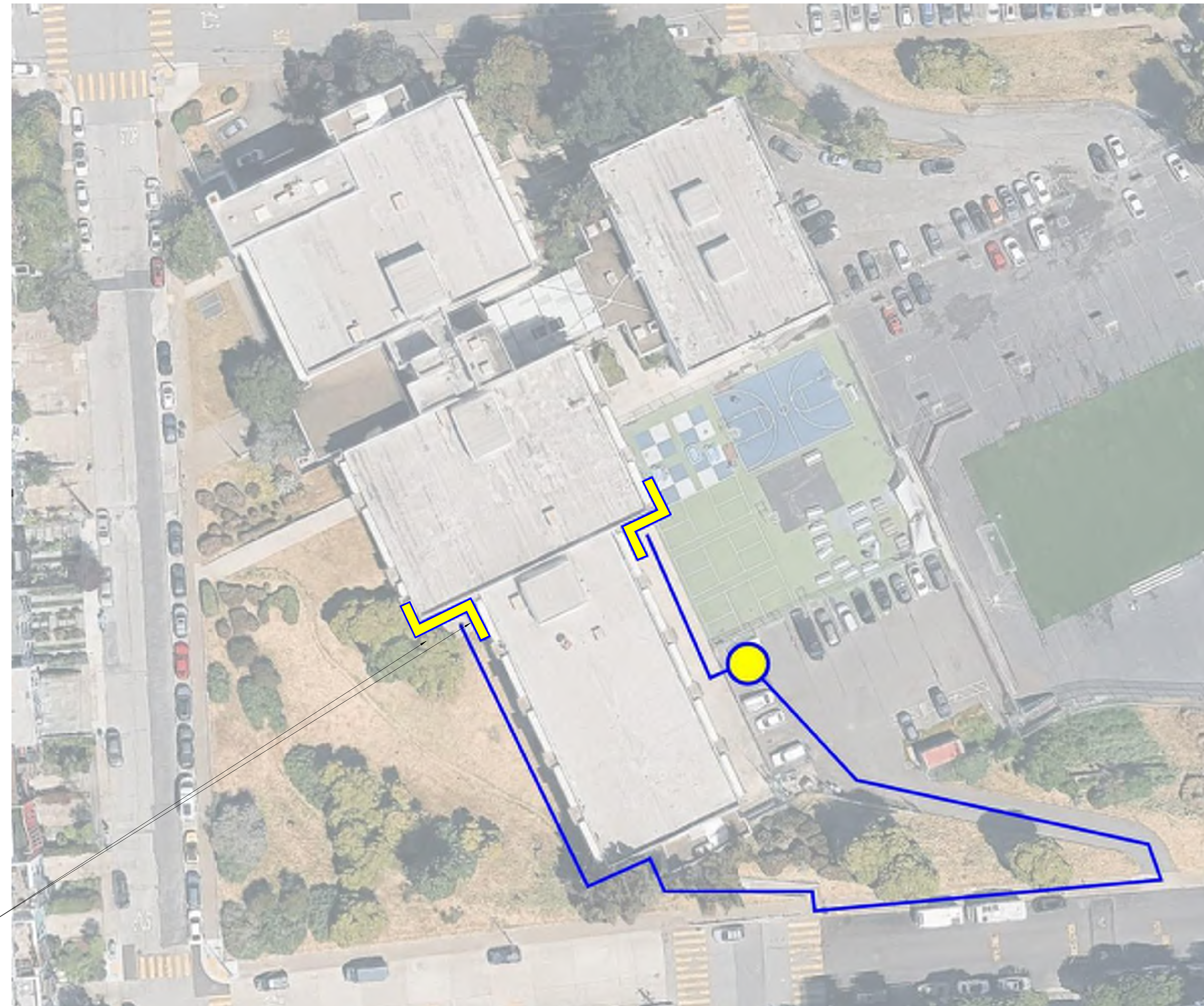
#260139

OF SHEETS

DATE DRAFTER CREATED BY SITE NO.

04/24/2026 MF AS #

SCALE AS NOTED PROJECT NUMBER: 12563



REMOVE TREE AT INSIDE CORNER



TRIM TREES BACK ON OUTSIDE CORNER

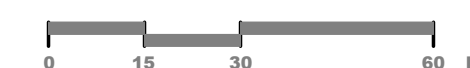
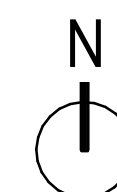
FOLIAGE SCOPE ON WEST ELEVATION

NOTES:

1. ENSURE SCAFFOLDING SUPPORTED WHEN ANCHORED AGAINST BUILDING.
2. PROTECT EXISTING OUT OF SCOPE CONCRETE WALLS DURING CONSTRUCTION.
3. LAYDOWN AREA TO BE UTILIZED FOR DUMP TRUCK, STAGING OF MATERIALS, AND BREAK AREA.
4. LAYDOWN AREA TO BE FENCED OFF. SPARE KEY TO BE PROVIDED TO DISTRICT/CONSTRUCTION MANAGER FOR ACCESS AS NECESSARY.
5. PATH OF TRAVEL TO BE UTILIZED DURING CONSTRUCTION. CONTRACTORS TO NOT DEVIATE FROM PATH WHEN PERFORMING WORK TO AND FROM SCOPE OF WORK AREAS.

LEGEND

SCAFFOLDING AREA	
LAY DOWN AREA	
PATH OF TRAVEL	



SITE UTILIZATION MAP
SCALE: 1" = 30'-0"

4/21/2026
7:22:31 PM

A-101 FOR BLUEFAM LABELING OCR



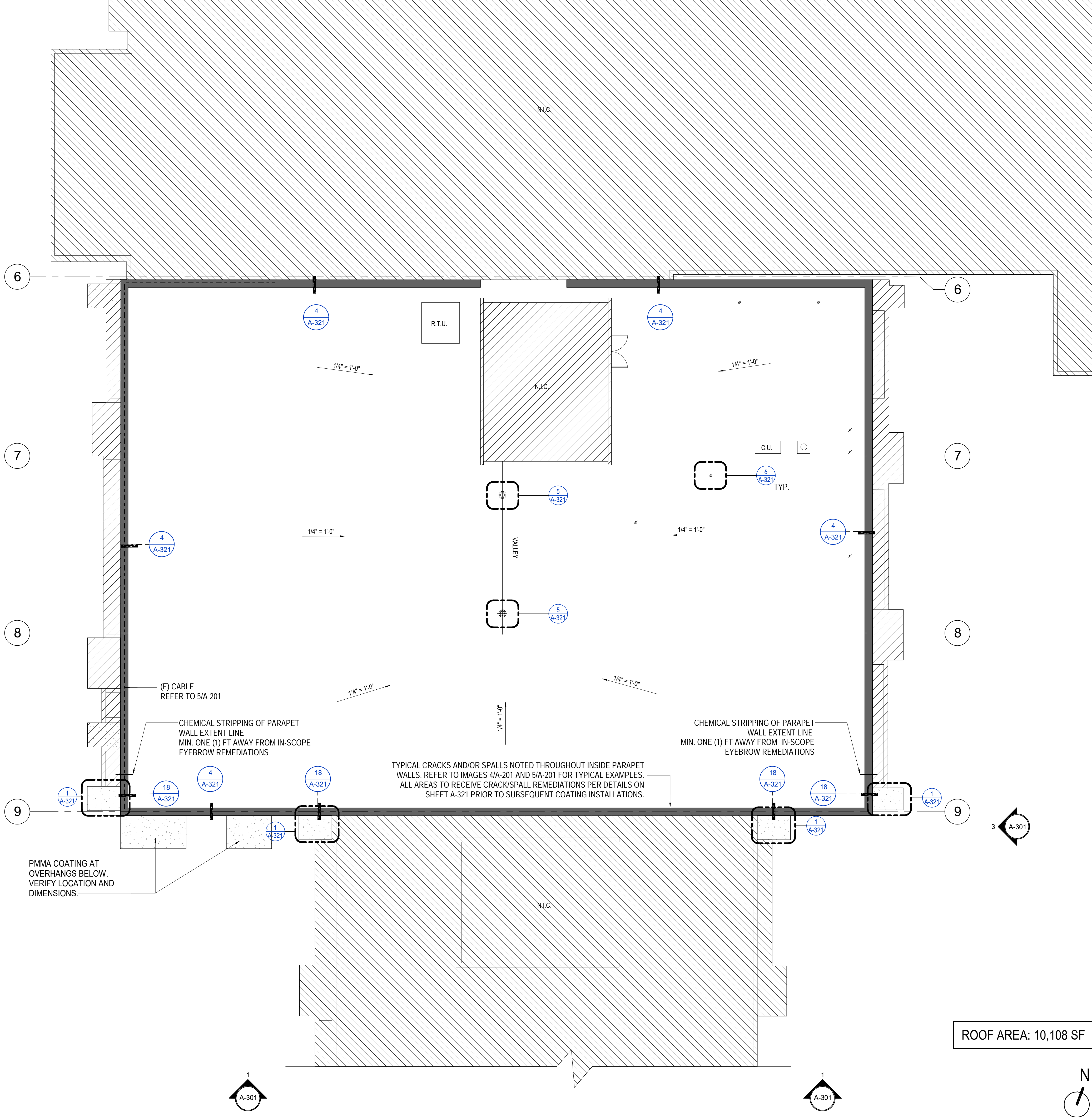
5 TYPICAL PARAPET WALL CRACKS/SPALLS
N.T.S.



4 TYPICAL PARAPET WALL CRACKS/SPALLS
N.T.S.

- 3 ROOF LEGEND**
N.T.S.
- (E) PIPE THRU ROOF RE: 6 / A-321
 - (E) ROOF DRAIN
 - RIDGE LINE/ VALLEY
 - ▨ N.I.C. (NOT IN CONTRACT)
 - EXISTING ROOF SLOPE
 - RT.U. EXISTING R.T.U.
 - ▤ EXISTING CONCRETE EYEBROW
 - CU. EXISTING CONDENSING UNIT
 - EXISTING EXHAUST FAN

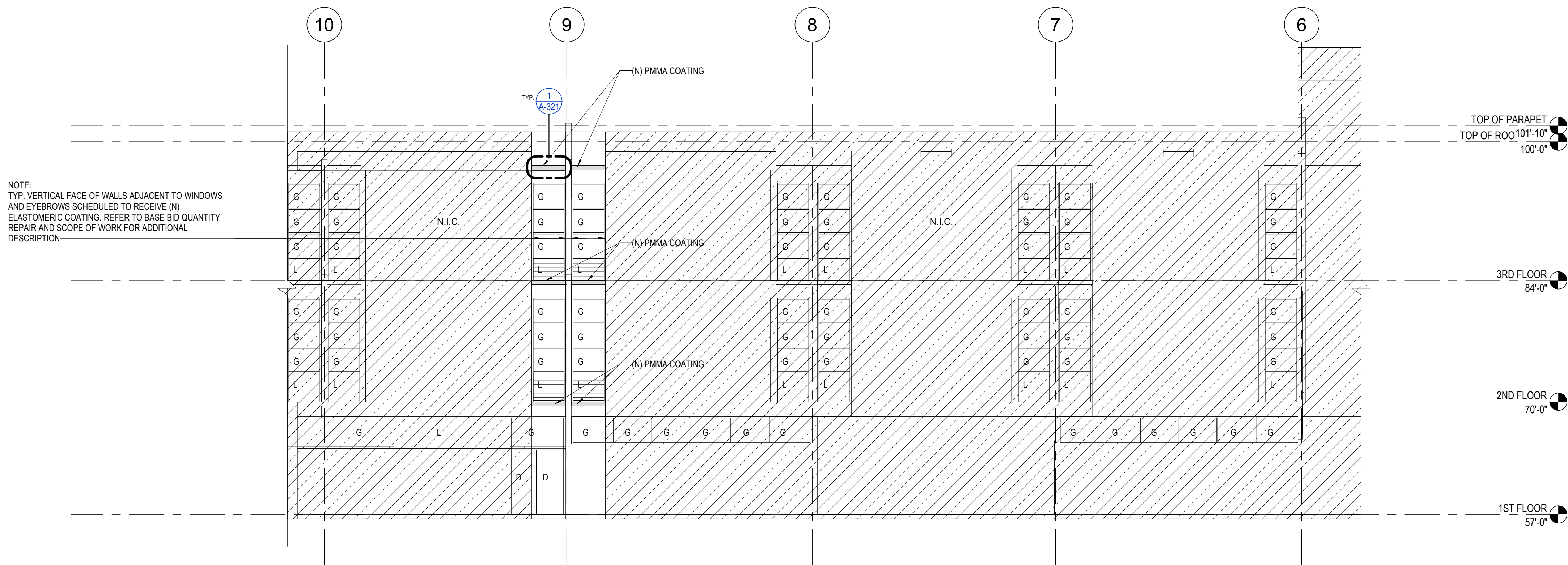
- 1 GENERAL NOTES**
1 1/2" = 1'-0"
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 - ALL OUTSIDE AIR INTAKES SHALL BE COVERED TO ELIMINATE ODORS AND FUMES FROM ENTERING INTO THE BUILDING DURING CONSTRUCTION WORK.
 - PRIOR TO COMMENCEMENT OF WORK, COORDINATE WALK OF ENTIRE ROOF WITH ROOFING MANUFACTURER'S TECHNICAL REPRESENTATIVE TO IDENTIFY AND CONDITIONS WHICH MIGHT REQUIRE SPECIAL PROCEDURES FOR SYSTEM ATTACHMENT.



ROOF AREA: 10,108 SF

2 ROOF PLAN - SCOPE
1/8" = 1'-0"

1 GENERAL NOTES
1 1/2" = 1'-0"



3 EAST ELEVATION
1/8" = 1'-0"

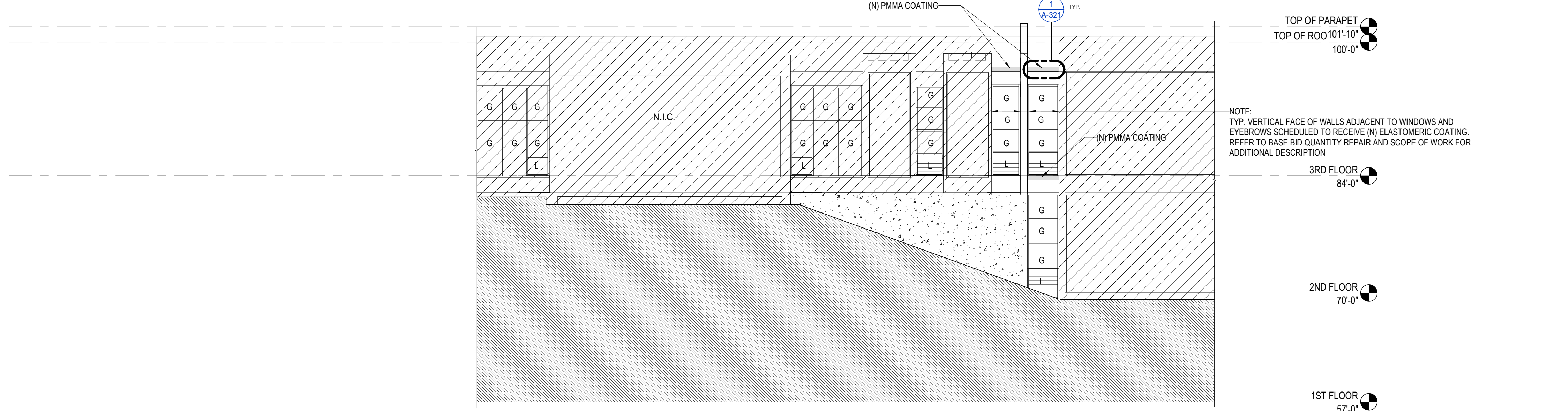
CRACKS/SPALLS BENEATH EYEBROWS CONSIDERED TYPICAL THROUGHOUT ALL EYEBROWS WITHIN SCOPE. ENSURE CRACKS ARE ADDRESSED PER DETAILS ON SHEET A-321



CRACKS/SPALLS AND THE PRESENCE OF WHAT APPEARS TO BE BLACK MOLD ALONG TOP INTERFACE OF WALL TO EYEBROW CONSIDERED TYPICAL THROUGHOUT ALL EYEBROWS WITHIN SCOPE. ENSURE EYEBROWS ARE CLEANED AND ADDRESSED PER DETAILS ON SHEET A-321 PRIOR TO SUBSEQUENT INSTALLATIONS.



6 TYPICAL EYEBROW CRACKS/SPALLS
N.T.S.

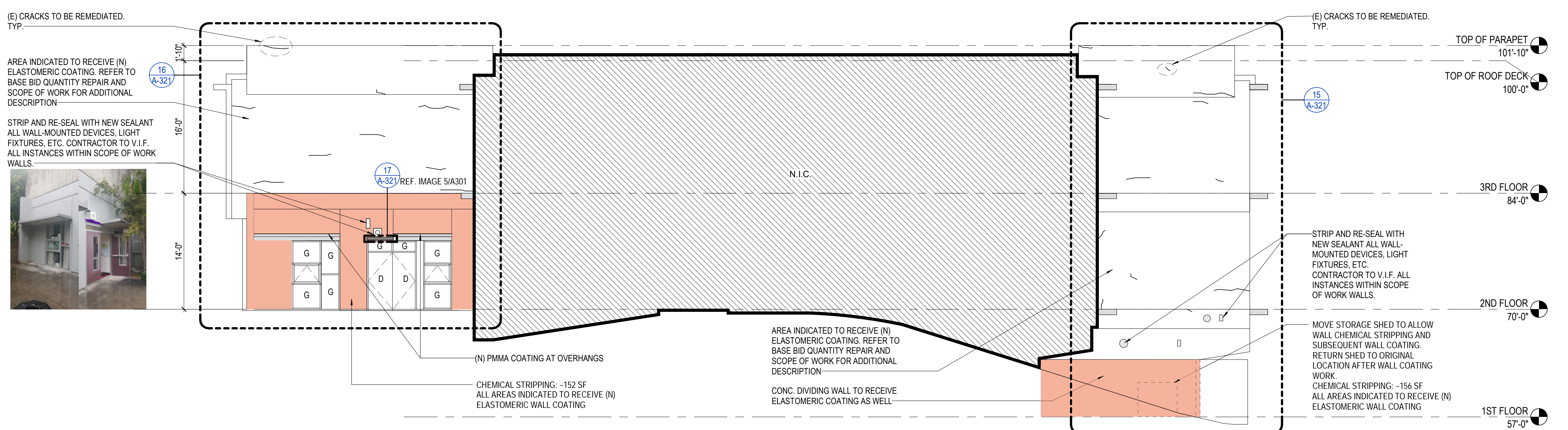


2 WEST ELEVATION
1/8" = 1'-0"

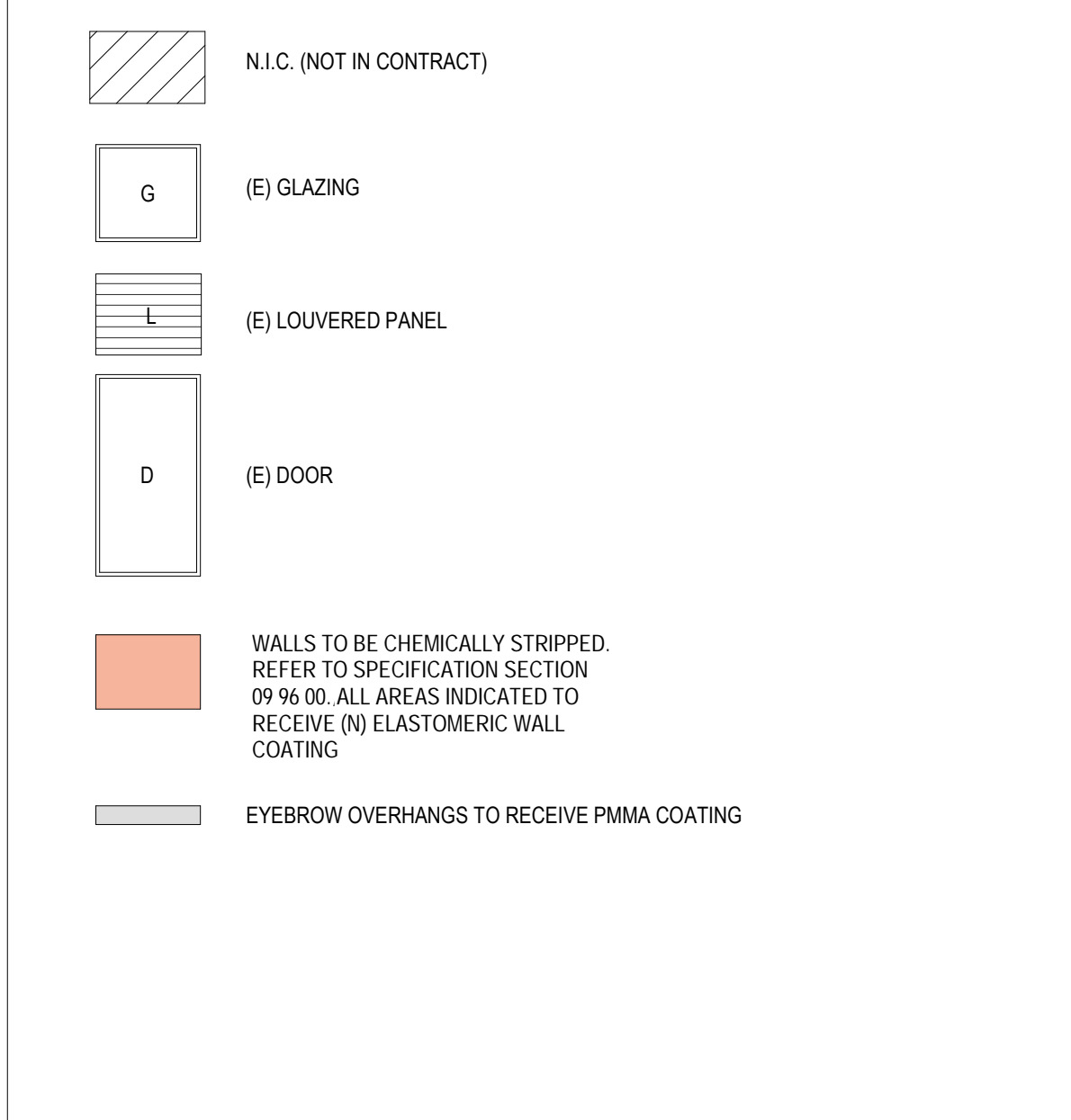


*NOTE: IMAGE SHOWN FOR UNDERSTANDING OF (E) CONDITIONS OF STOREFRONT TRANSOM-TO-FIXTURE PROXIMITY REFER TO DETAIL 17/A-321 FOR S.S. FLASHING OVERHANG INTENT

5 STOREFRONT-TO-FIXTURE PROXIMITY
N.T.S.



1 SOUTH ELEVATION
1/8" = 1'-0"



4 GENERAL ELEVATION LEGEND
N.T.S.

Date	No.	Revisions
04/24/2026		BID SET

Approvals

SHEET NO: A-301	BEAM JOB NO. #260139		
OF SHEETS			
DATE 04/24/2026	DRAFTER MF	CREATED BY AS	SITE NO. #
SCALE AS NOTED	PROJECT NUMBER: 12563		

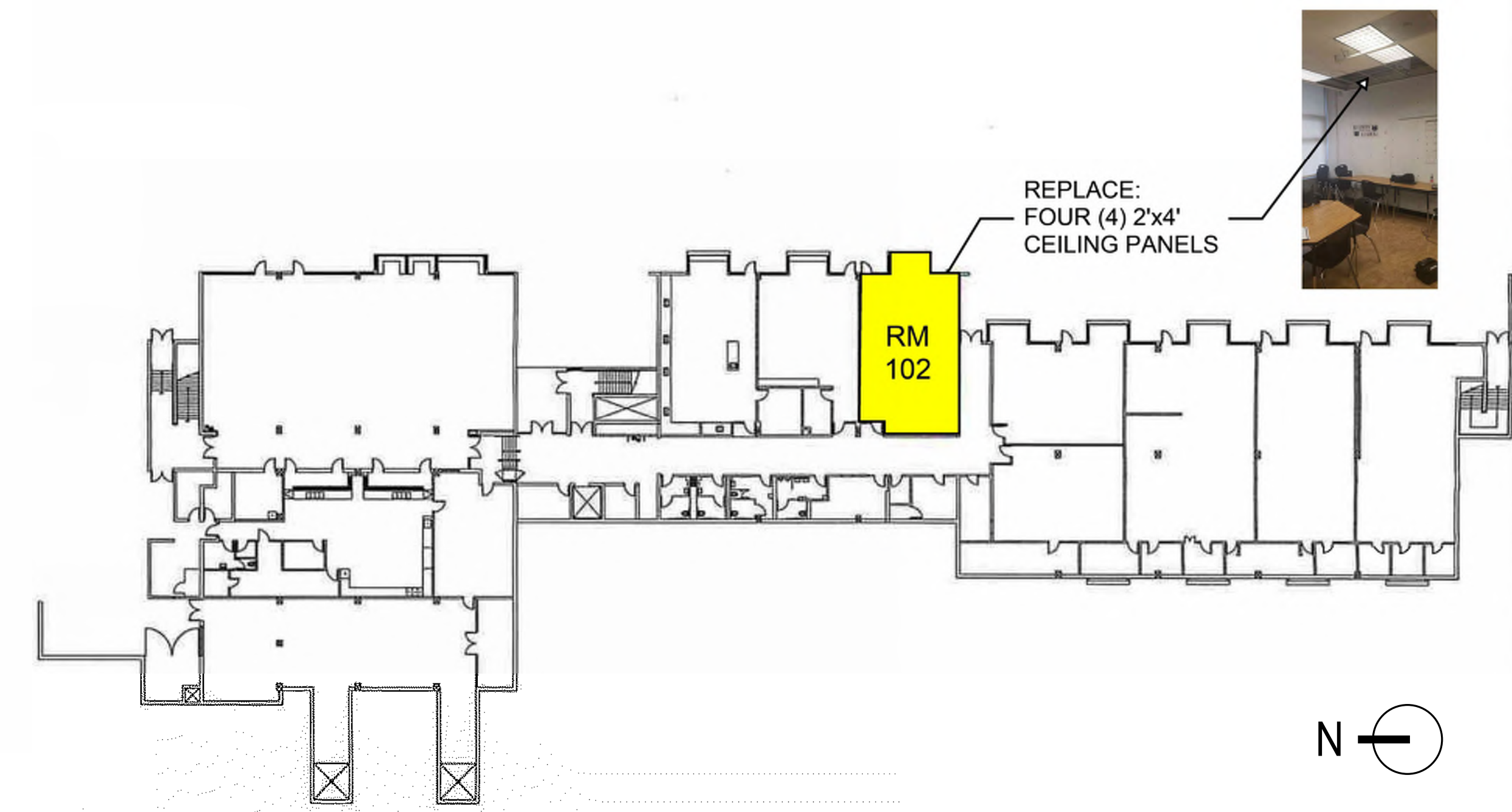
Date	No.	Revisions
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SAN FRANCISCO INTERNATIONAL HIGH SCHOOL - MITIGATION OF WATER INTRUSION

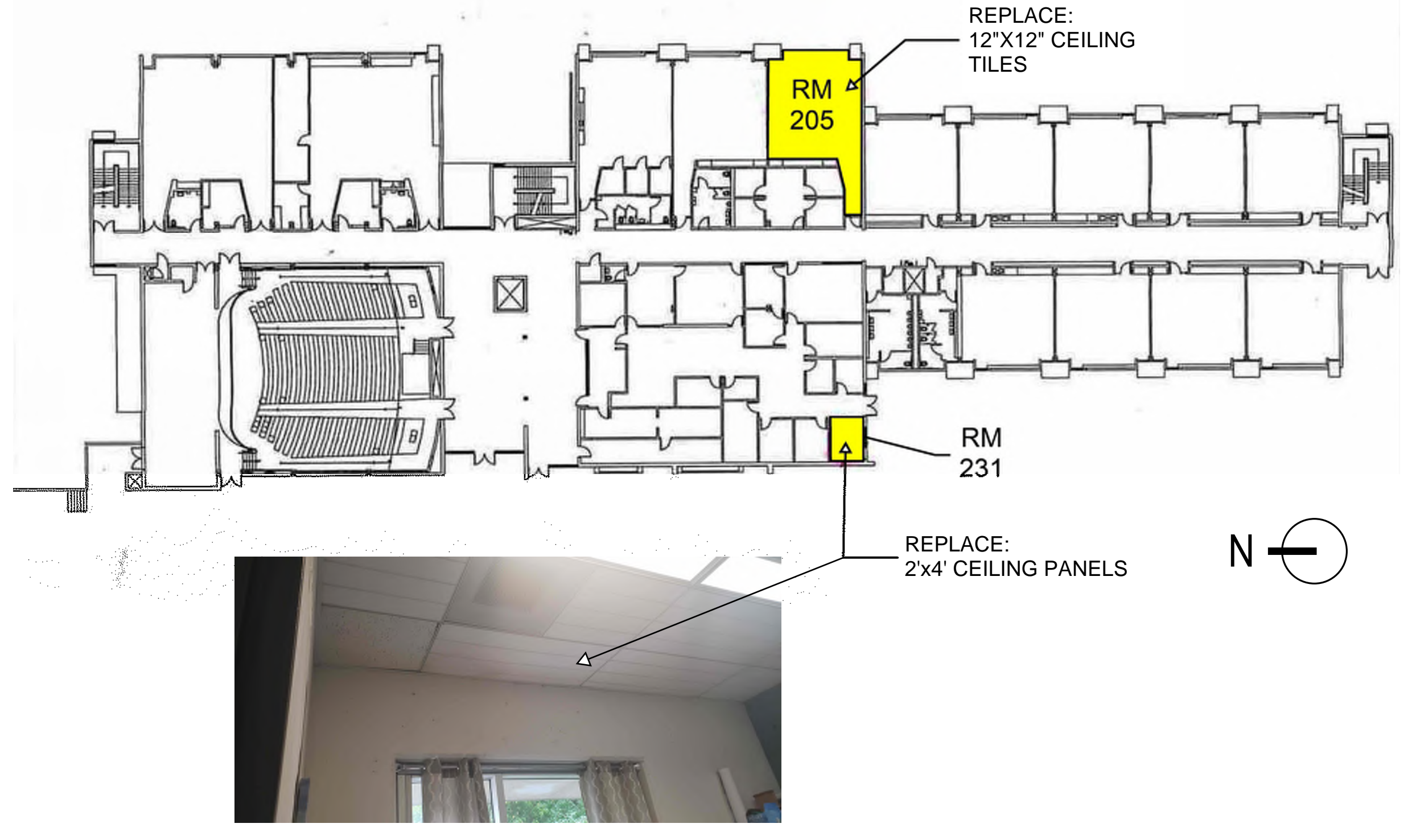
Approvals

DRAWING TITLE:
CEILING TILE REPLACEMENT LOCATIONS

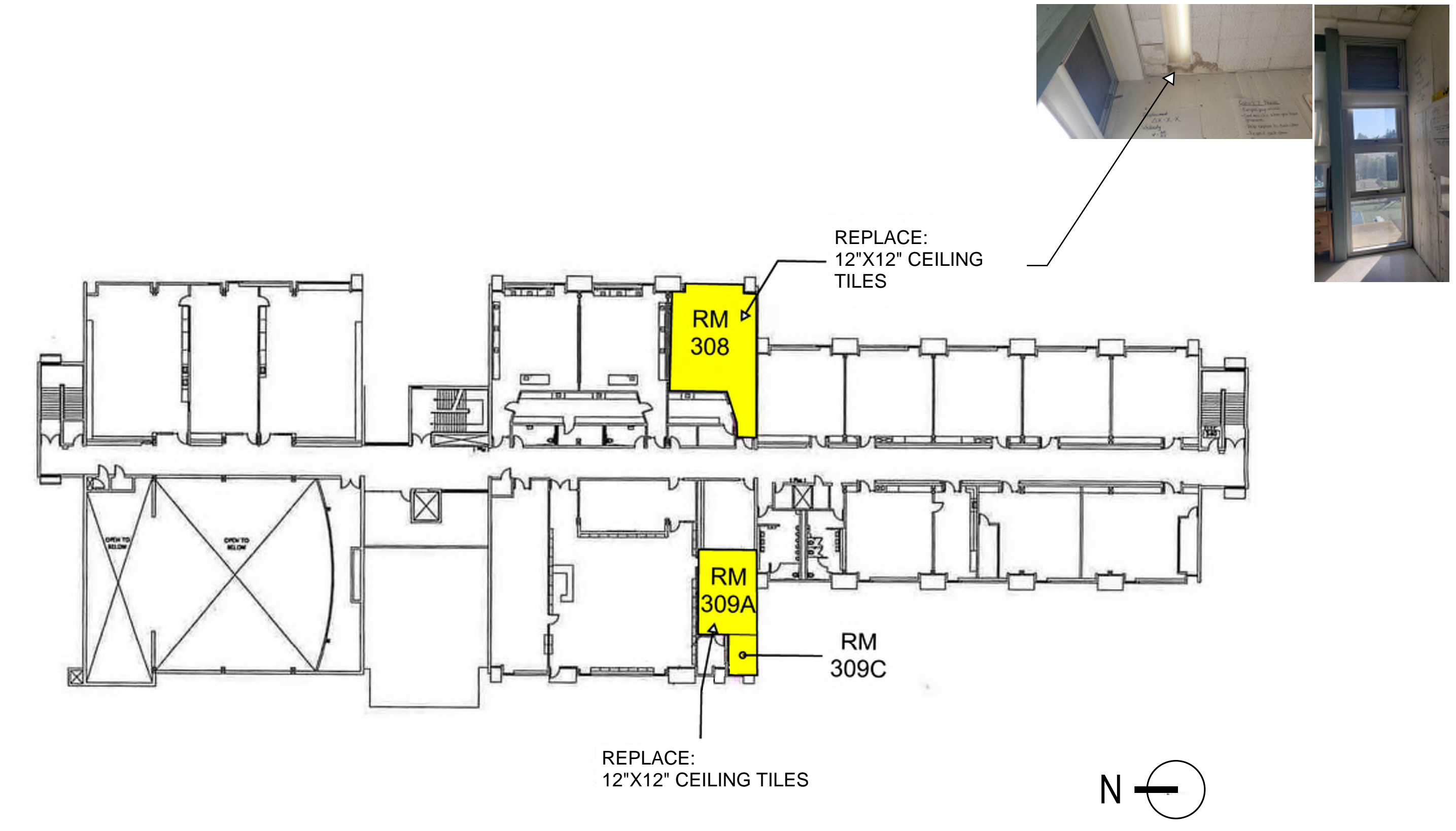
SHEET NO: A-302		BEAM JOB NO. #260139	
OF SHEETS			
DATE 04/24/2026	DRAFTER MF	CREATED BY AS	SITE NO. #
SCALE AS NOTED		PROJECT NUMBER: 12563	



1 FIRST FLOOR - CEILING TILE REPLACEMENT - SCOPE
N.T.S.

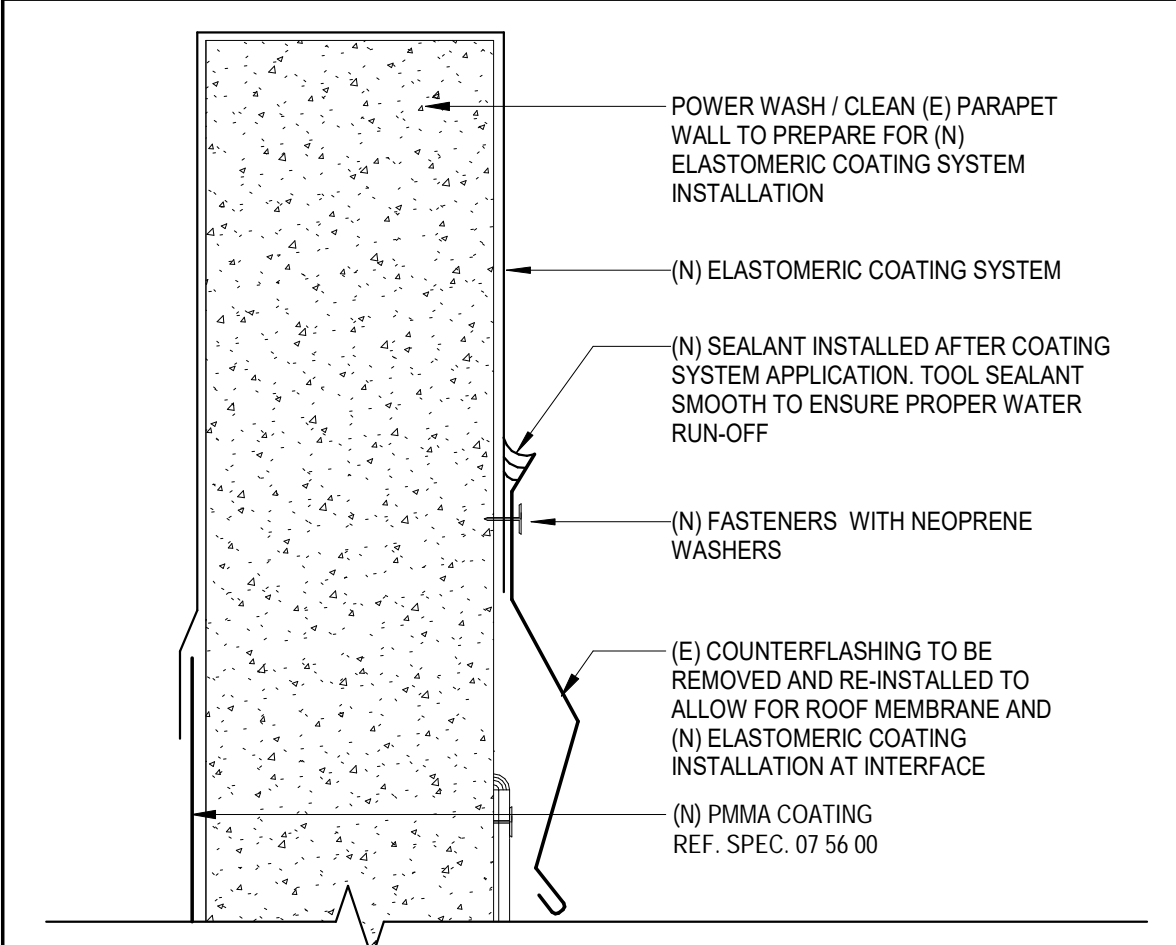


2 SECOND FLOOR - CEILING TILE REPLACEMENT - SCOPE
N.T.S.

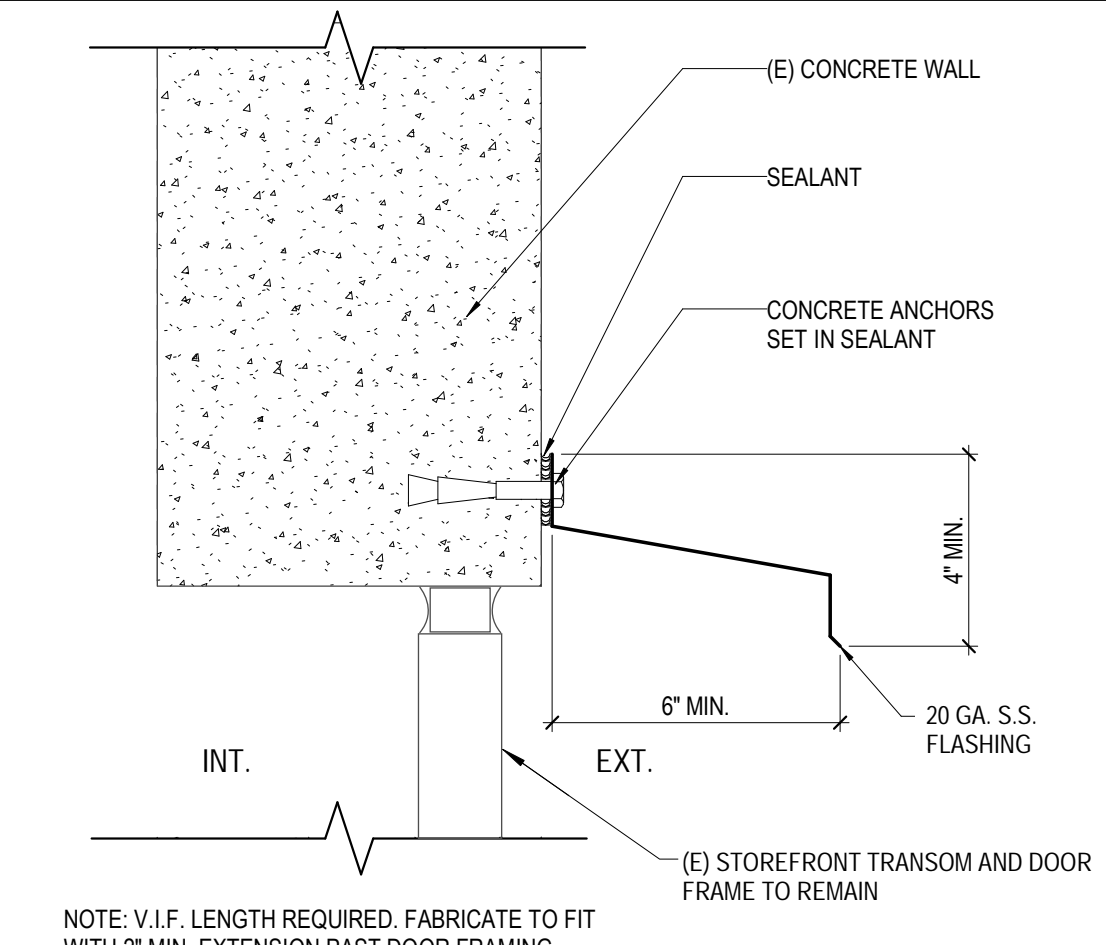


3 THIRD FLOOR - CEILING TILE REPLACEMENT - SCOPE
N.T.S.

*NOTE:
 INTENT TO REPLACE STAINED, MISSING, OR DAMAGED CEILING TILES OR LAY-IN CEILING PANELS IN-KIND TO MATCH EXISTING CONDITIONS. REFER TO SPECIFICATIONS AND BID ALLOWANCE FOR CEILING WORK SHOWN IN BID FORM.



18 COAT. TO COAT. INTERFACE @ PARAPET WALL
3" = 1'-0"



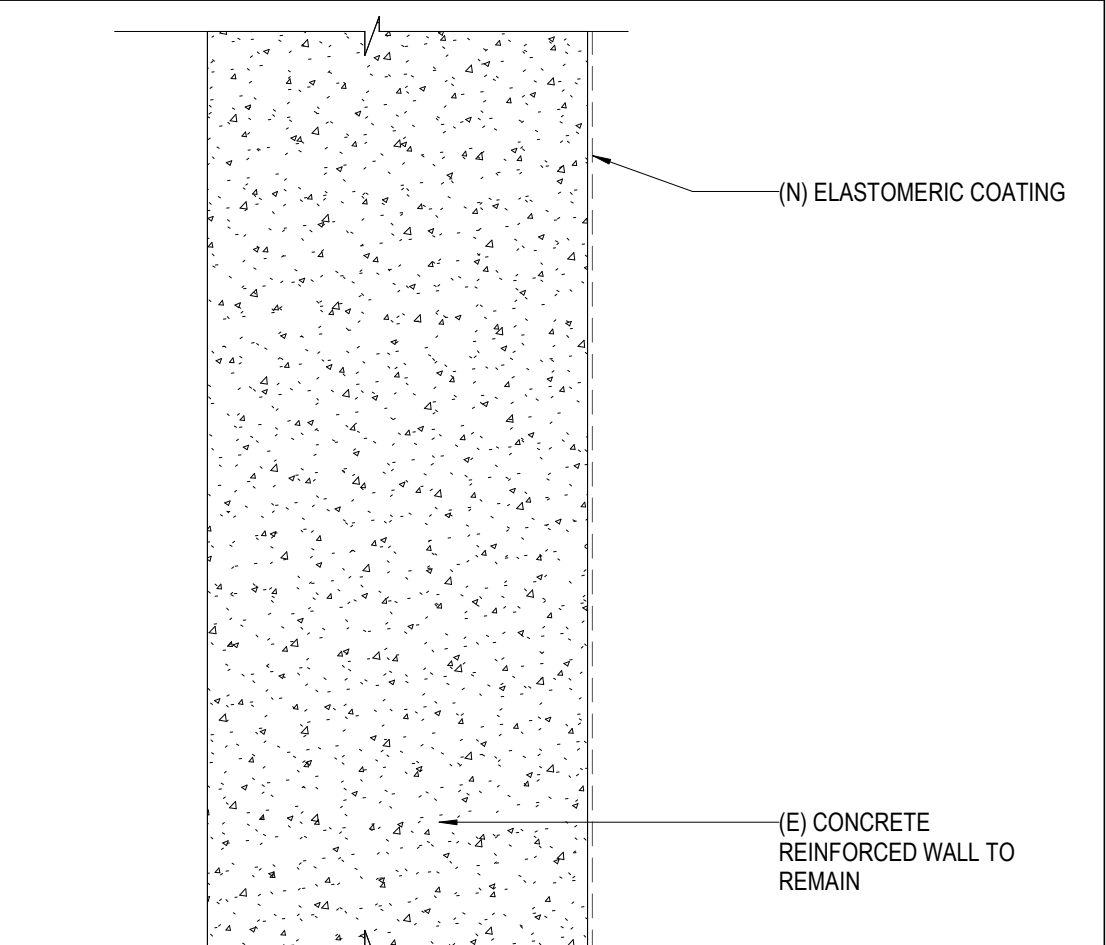
17 S.S. FLASHING OVERHANG
N.T.S.



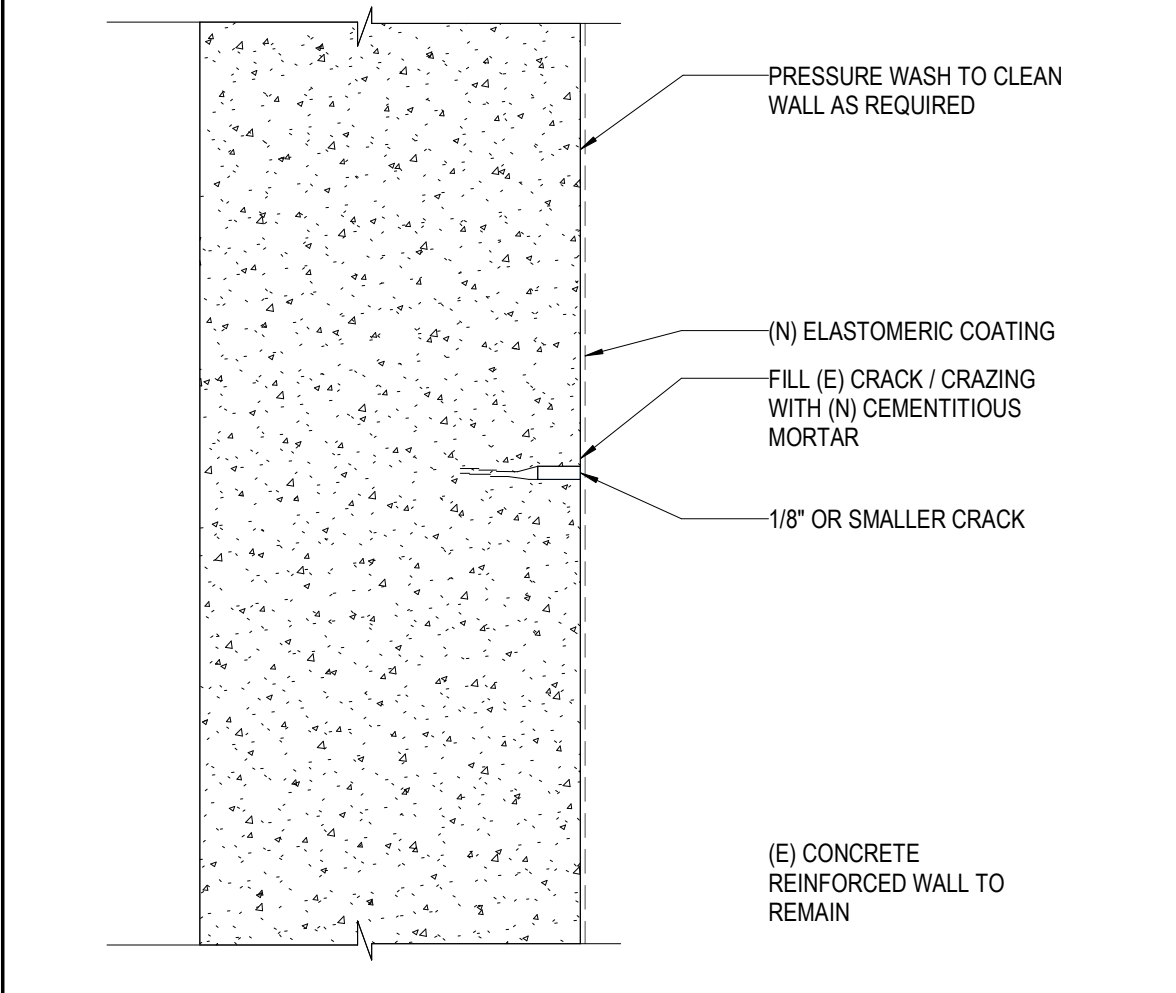
16 SOUTHWEST ELEV. ELASTOMERIC AREA
N.T.S.



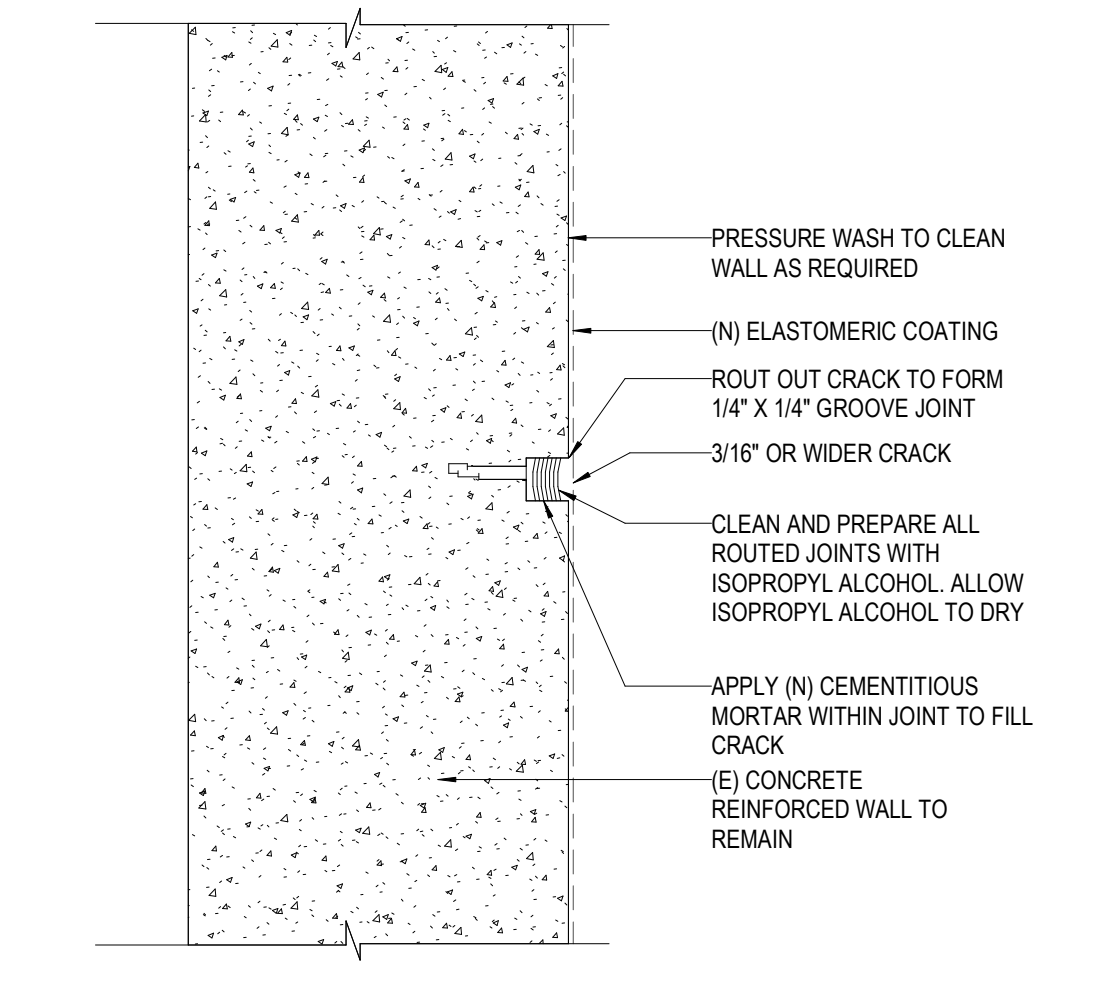
15 SOUTHEAST ELEV. ELASTOMERIC AREA
N.T.S.



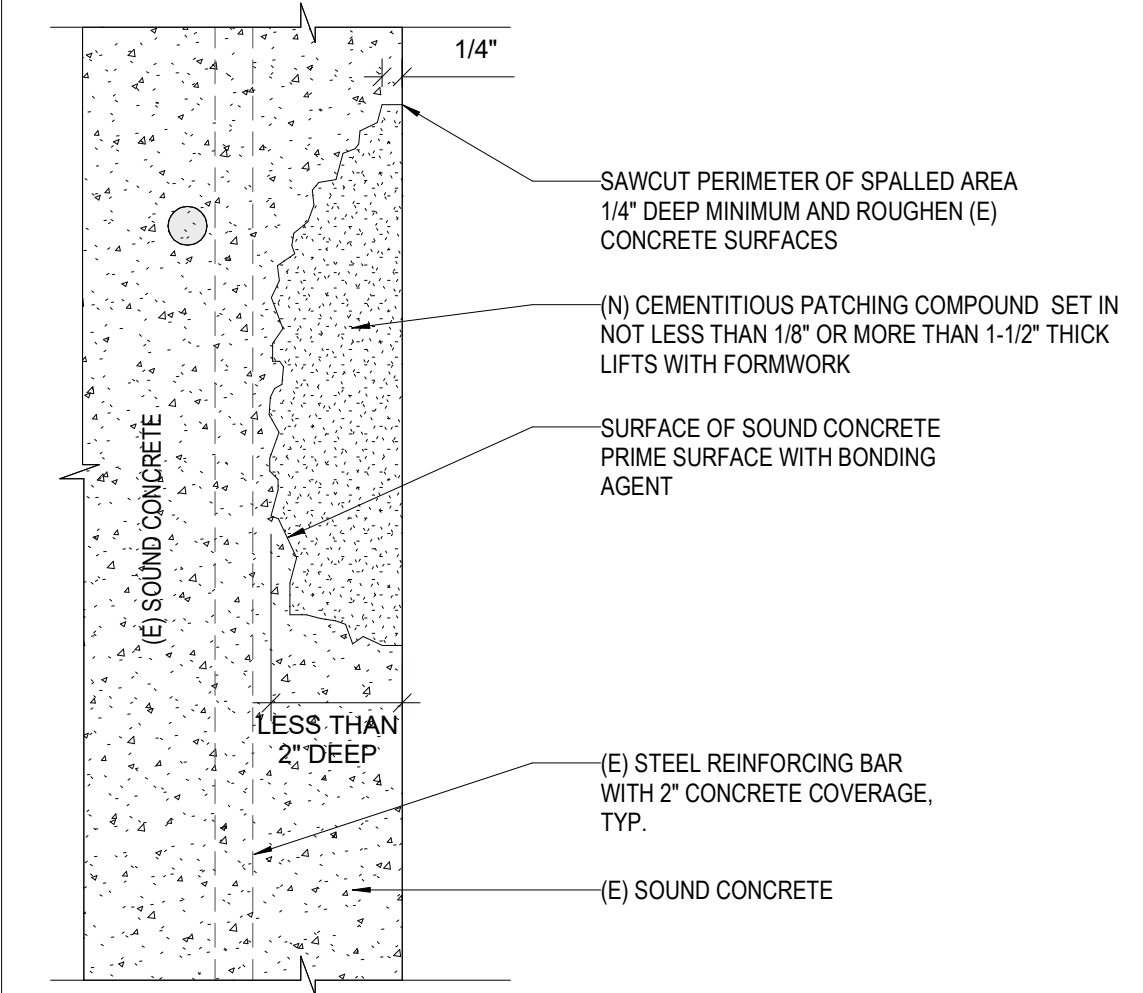
14 EXTERIOR WALL ASSEMBLY TYP.
N.T.S.



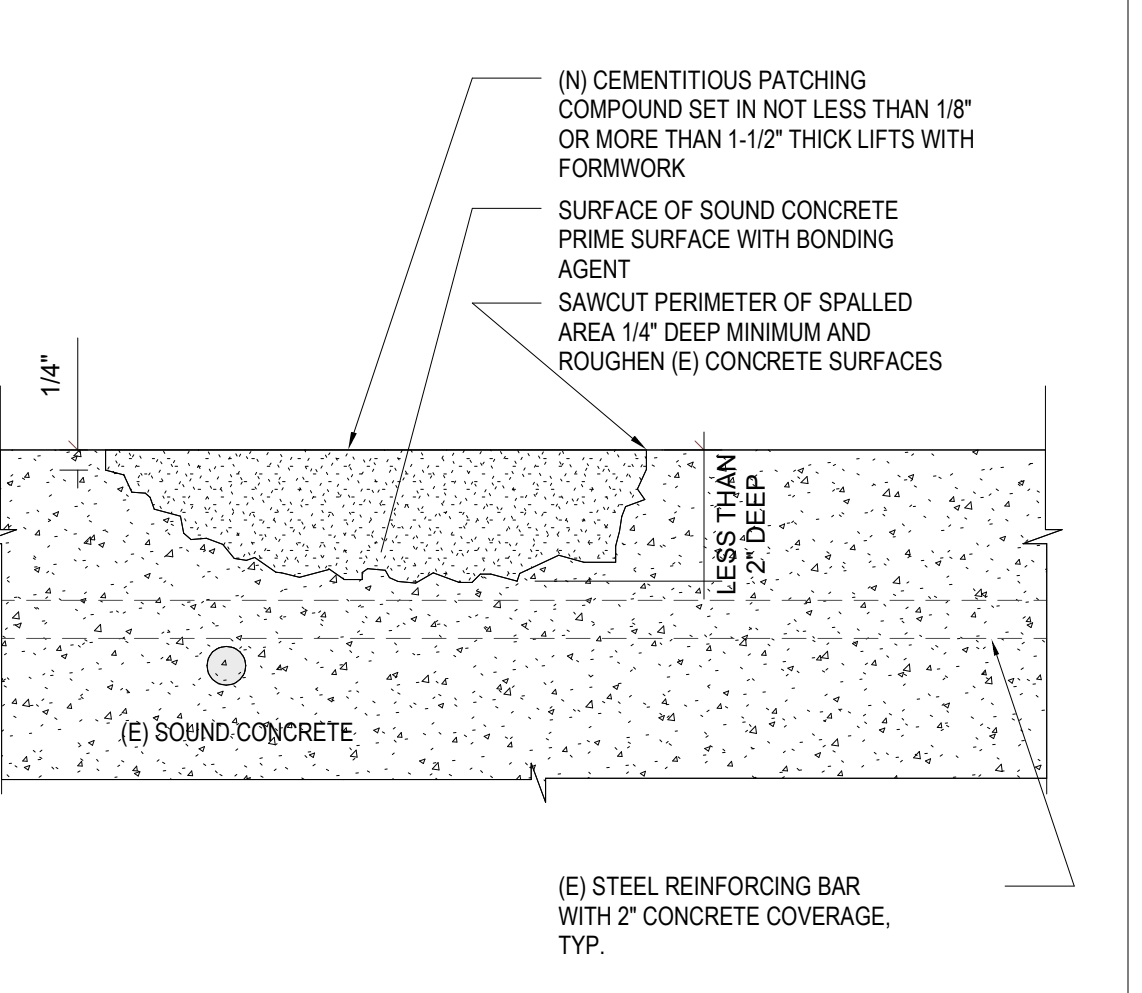
13 NARROW CRACK REPAIR
N.T.S.



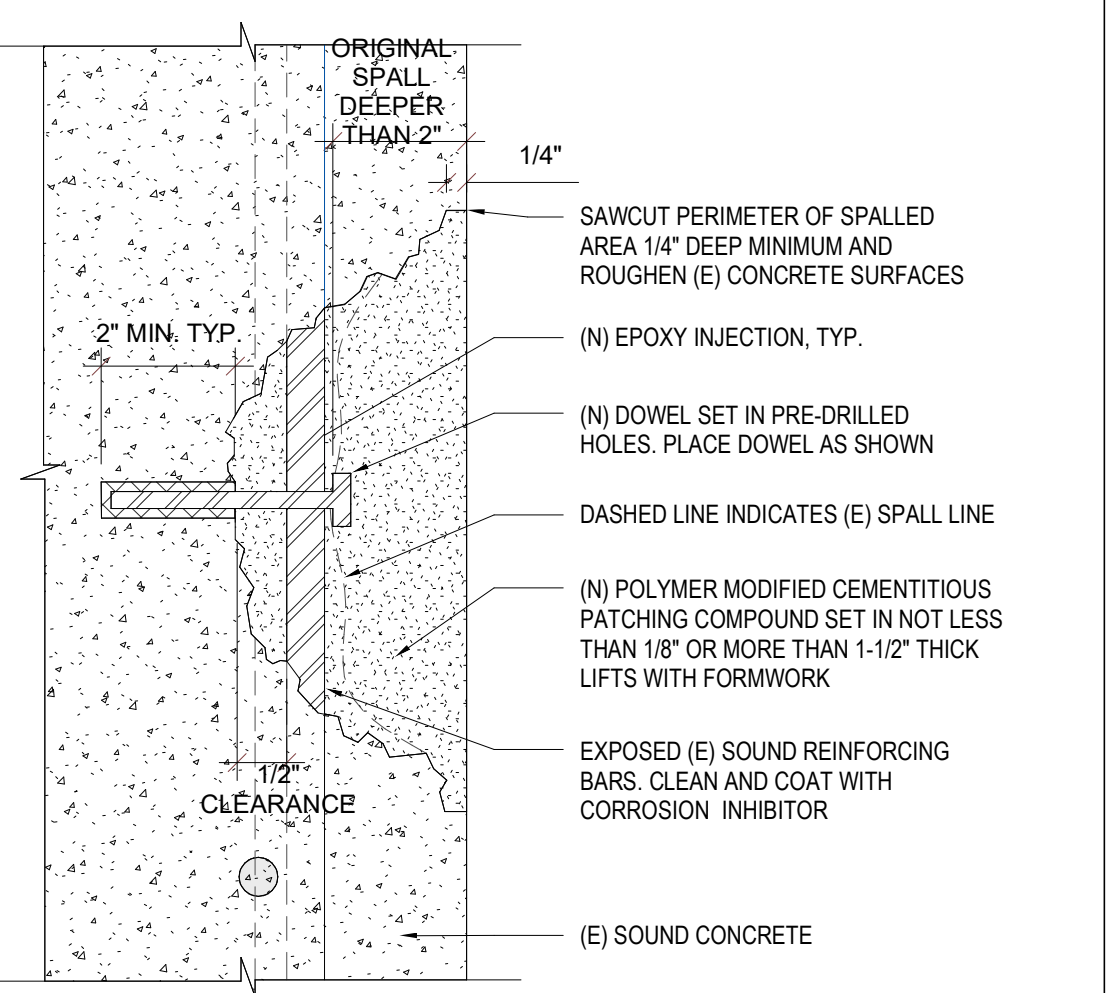
12 WIDE CRACK REPAIR
N.T.S.



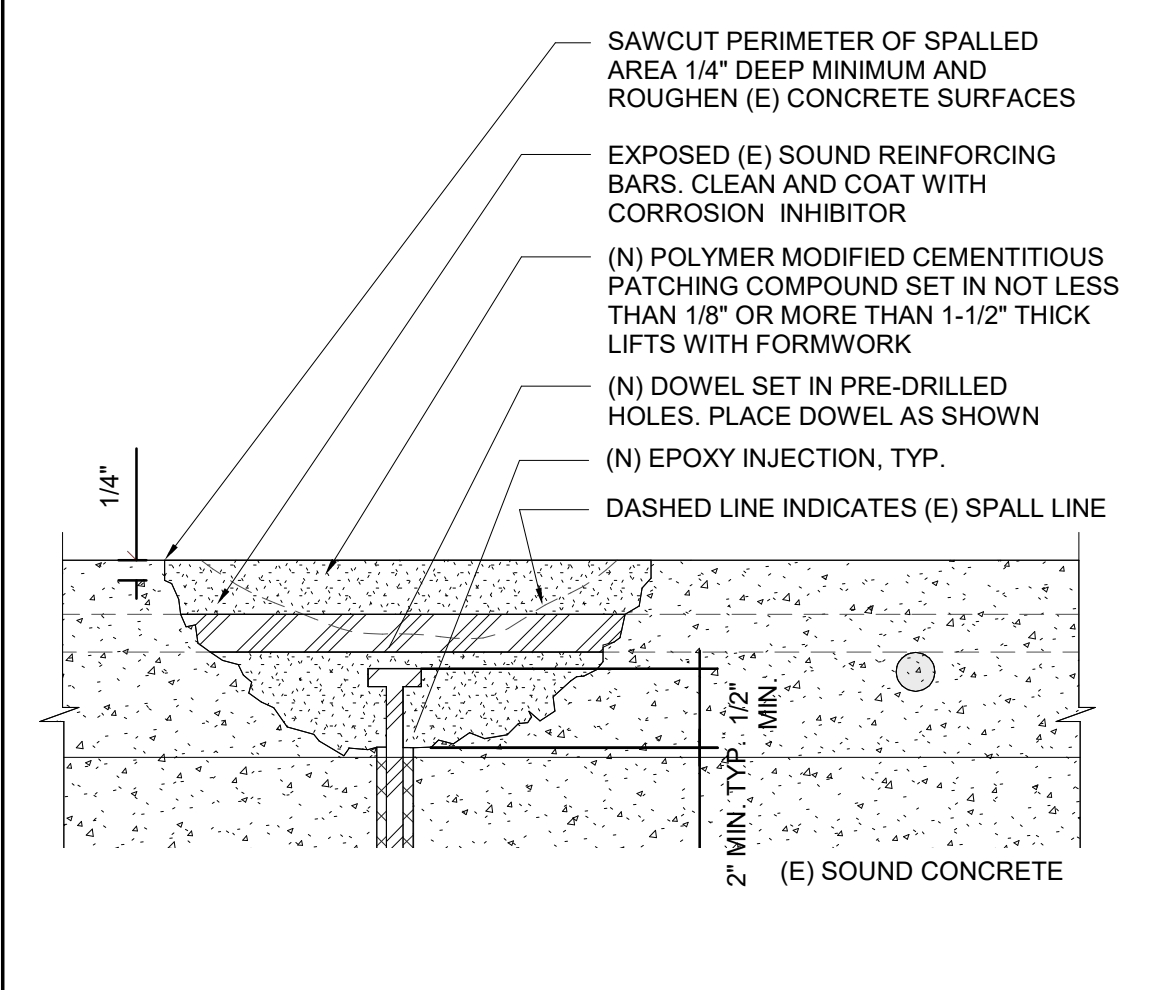
11 SPALL REPAIR - VERT. W/O EXPOSED BAR
N.T.S.



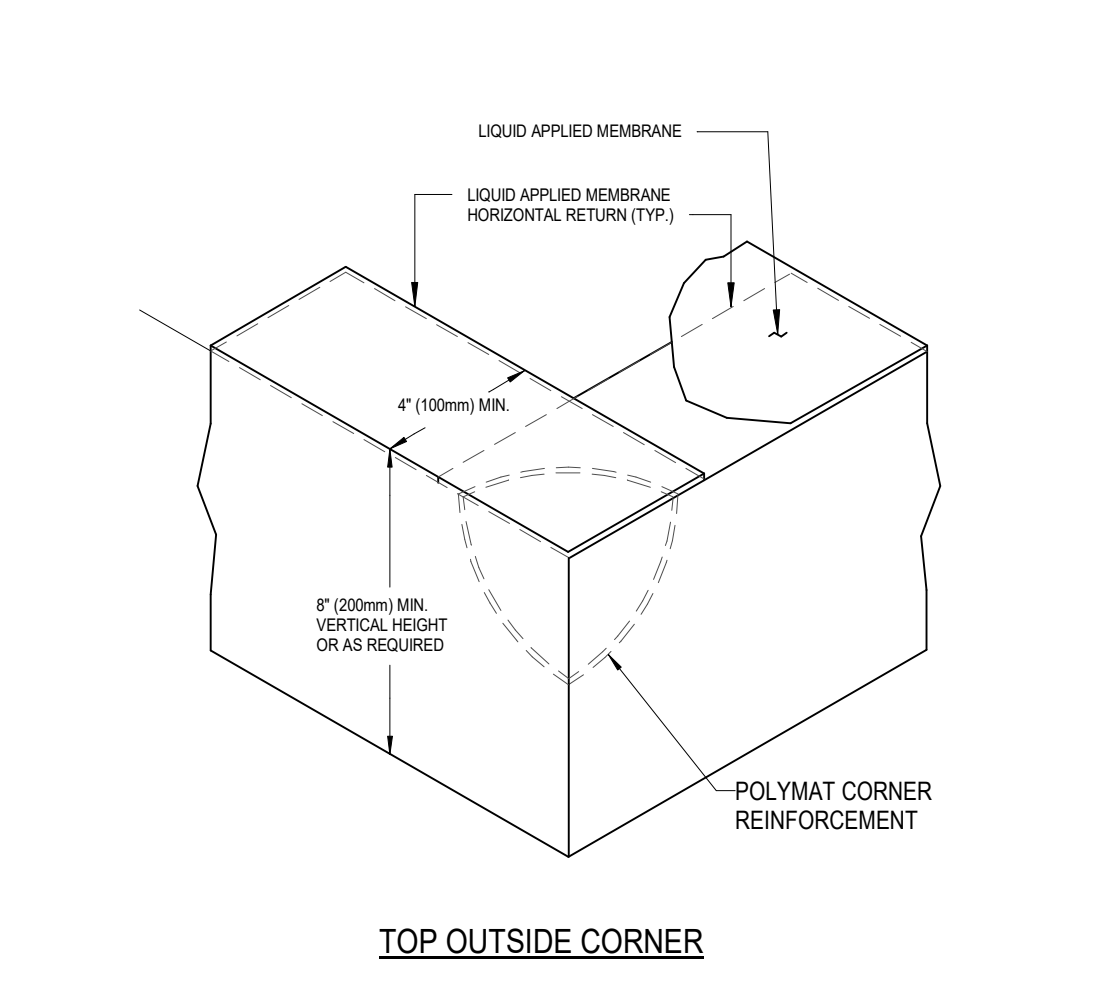
10 SPALL REPAIR - HORZ. W/O EXPOSED REBAR
N.T.S.



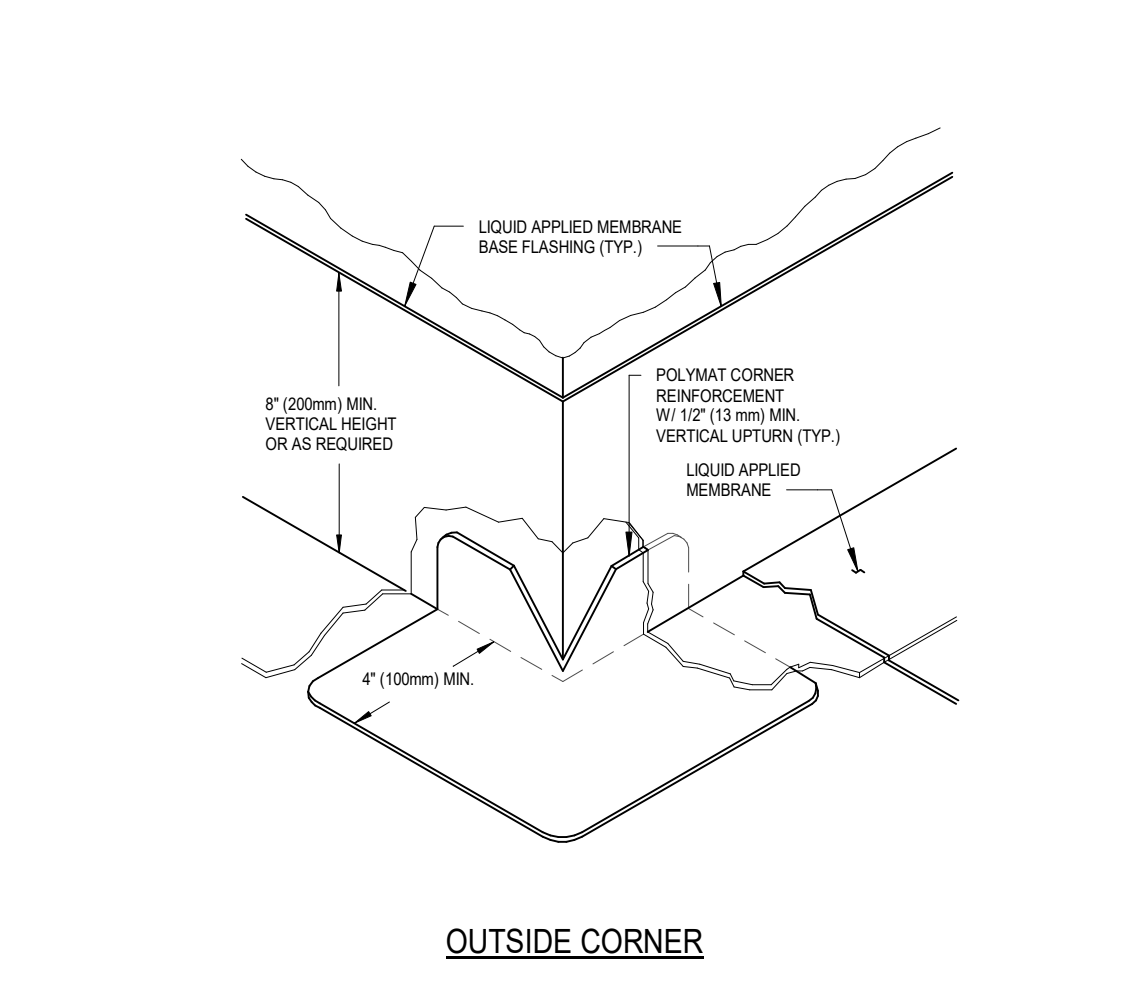
9 SPALL REPAIR - VERT. W/ EXPOSED REBAR
N.T.S.



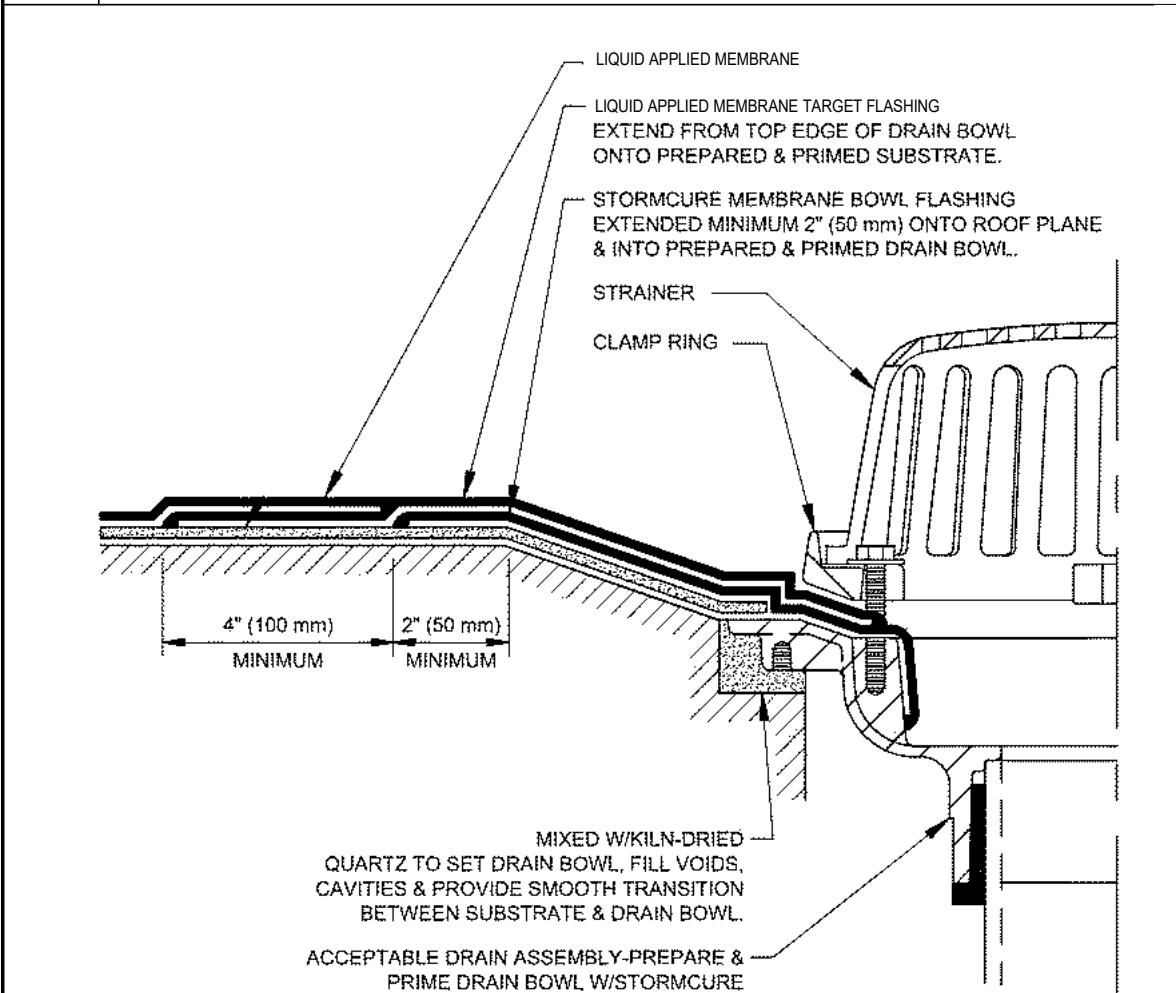
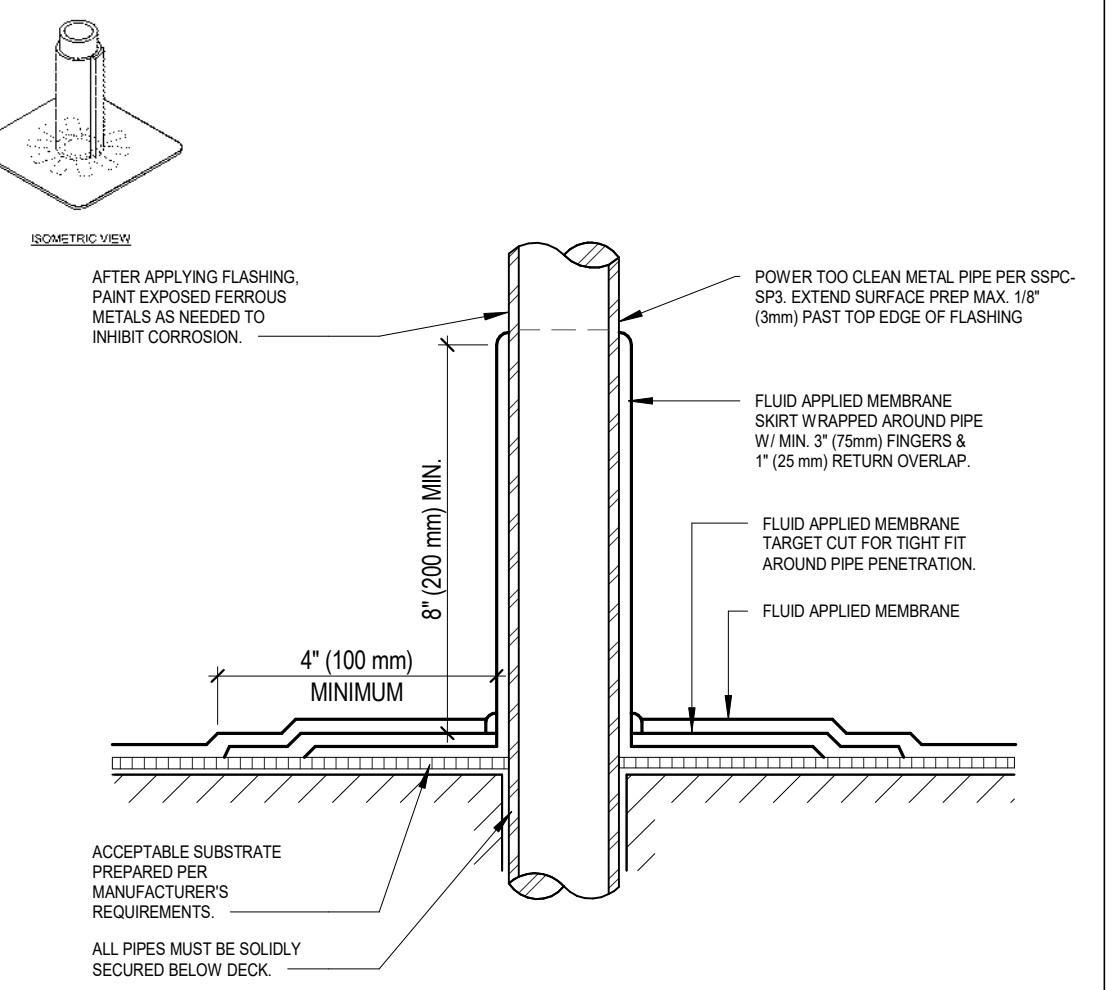
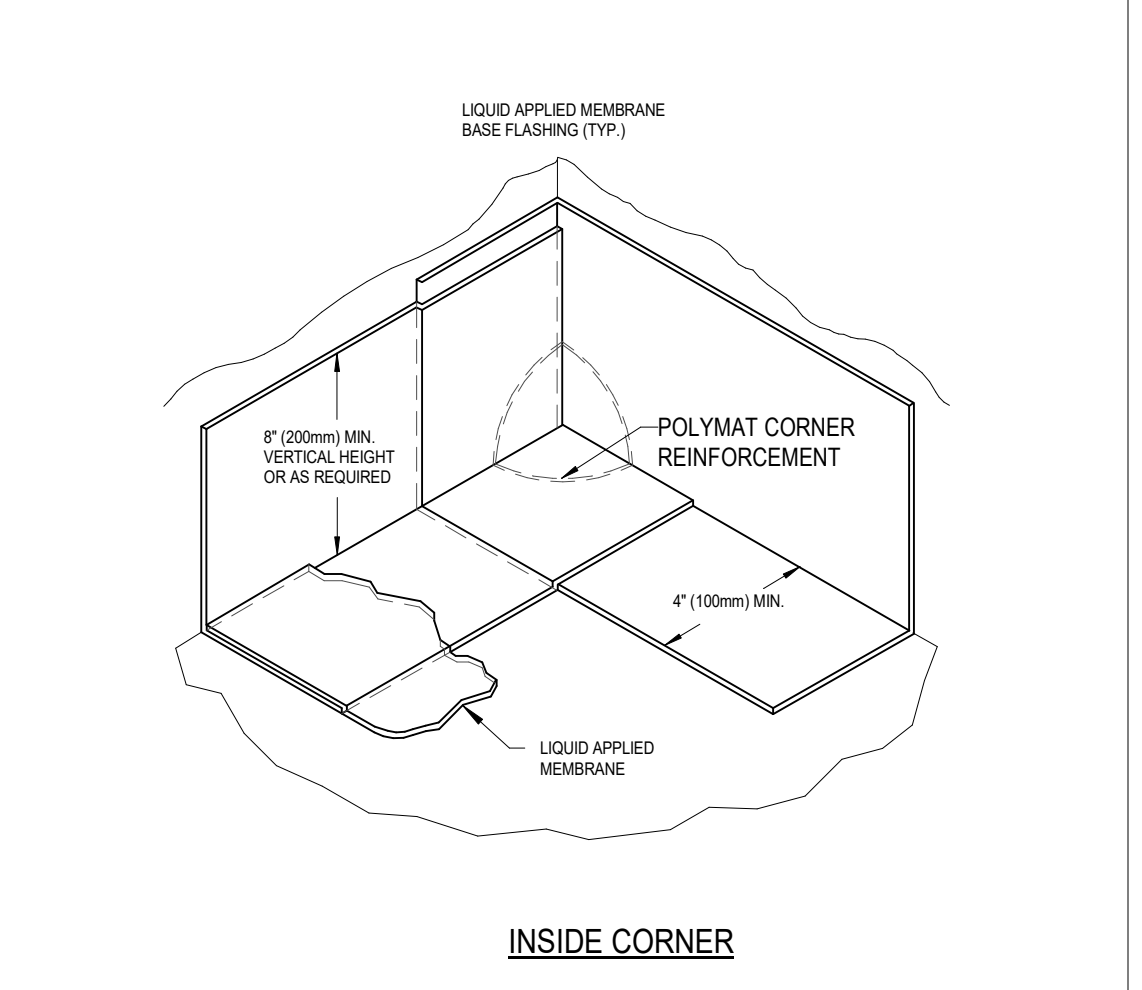
8 SPALL REPAIR - HORZ. W/ EXPOSED REBAR
N.T.S.



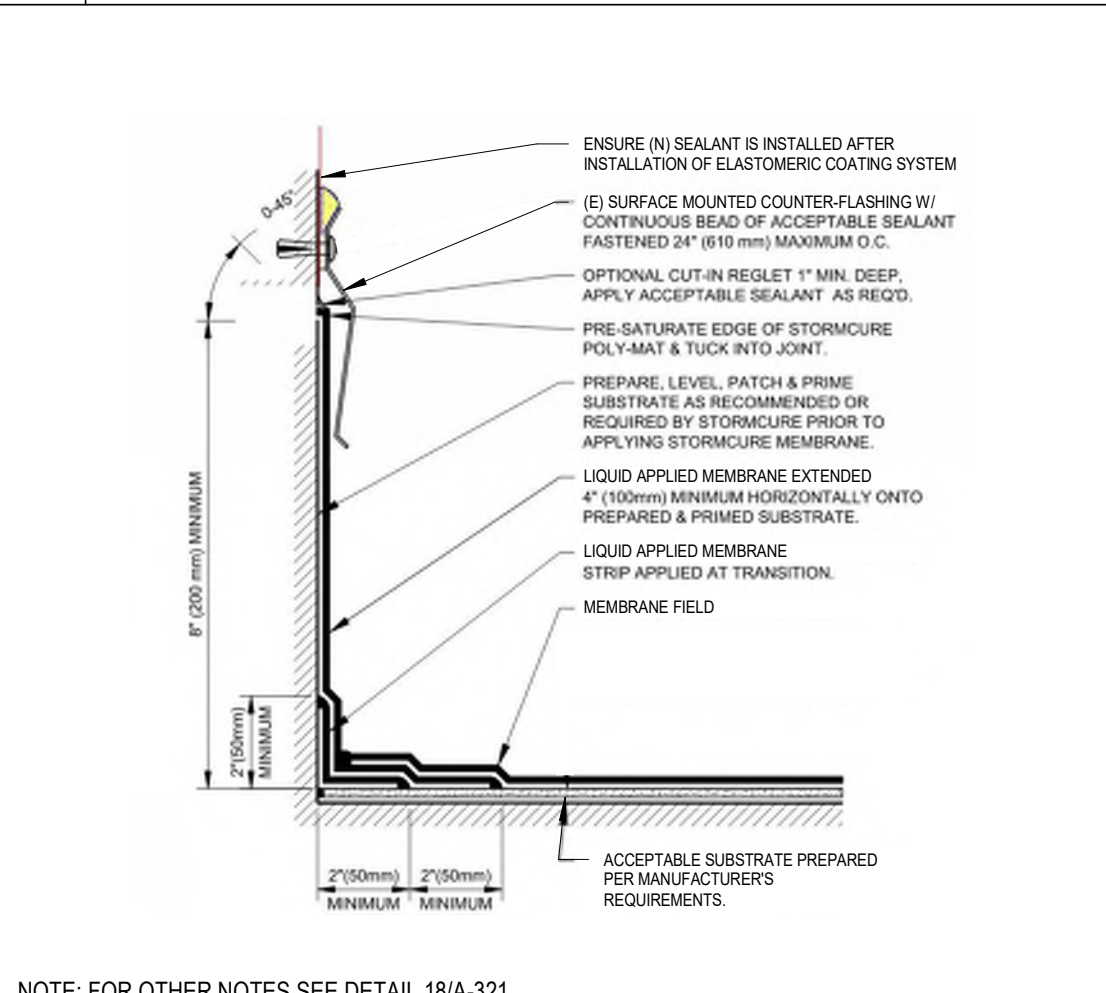
7 GENERAL TYP. LIQUID FLASHINGS AT CORNER CONDITIONS
1/2" = 1'-0"



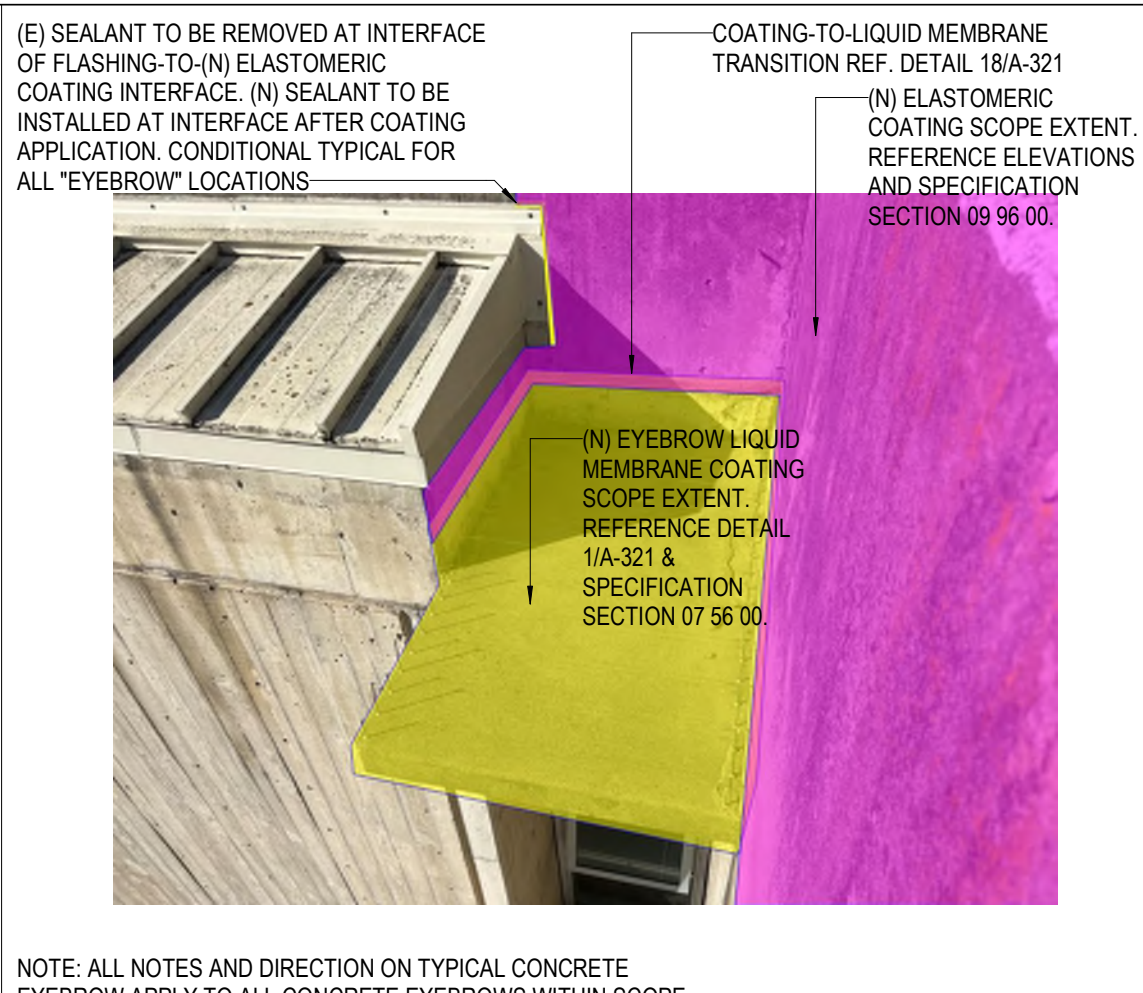
6 PIPE PENETRATION
N.T.S.



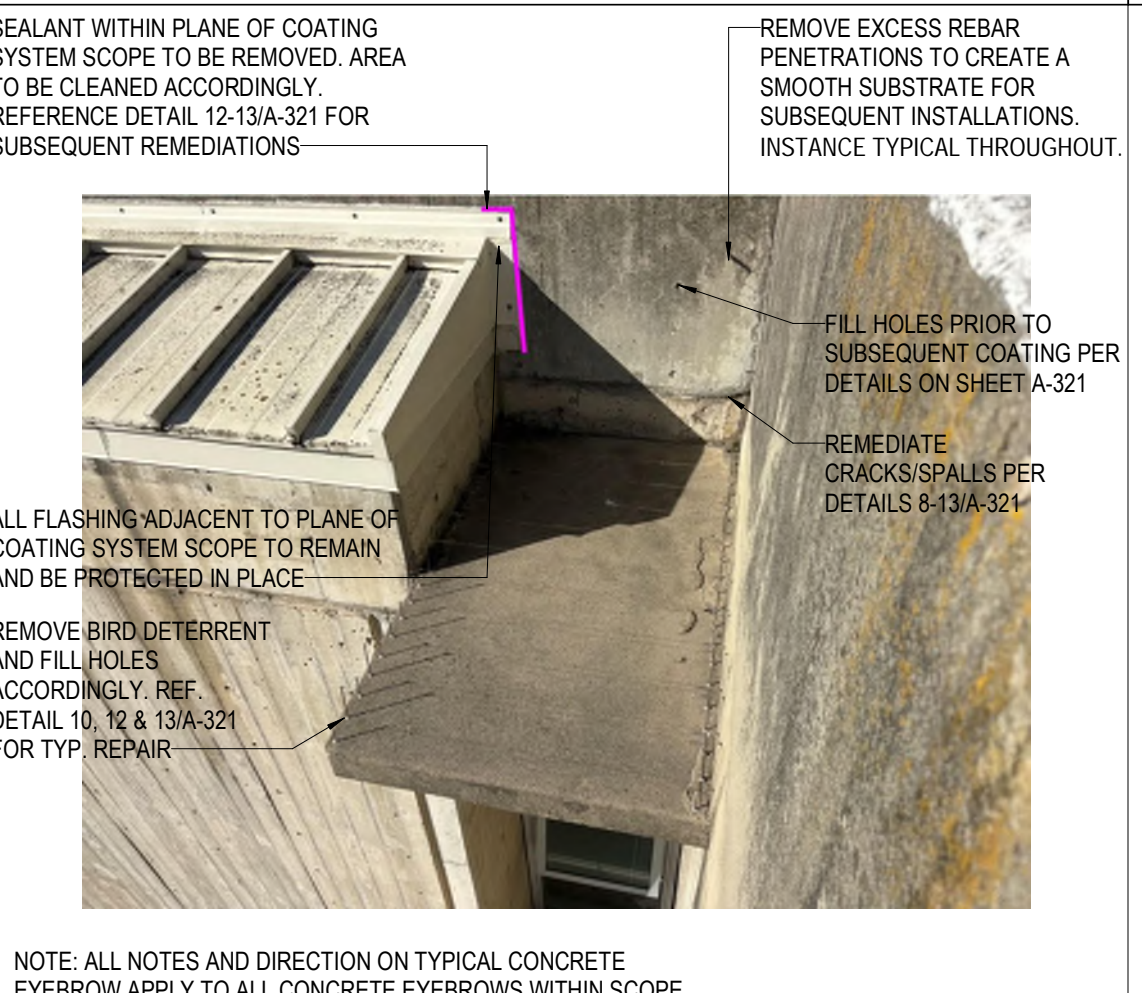
5 TYP. DRAIN BOWL FLASHING
N.T.S.



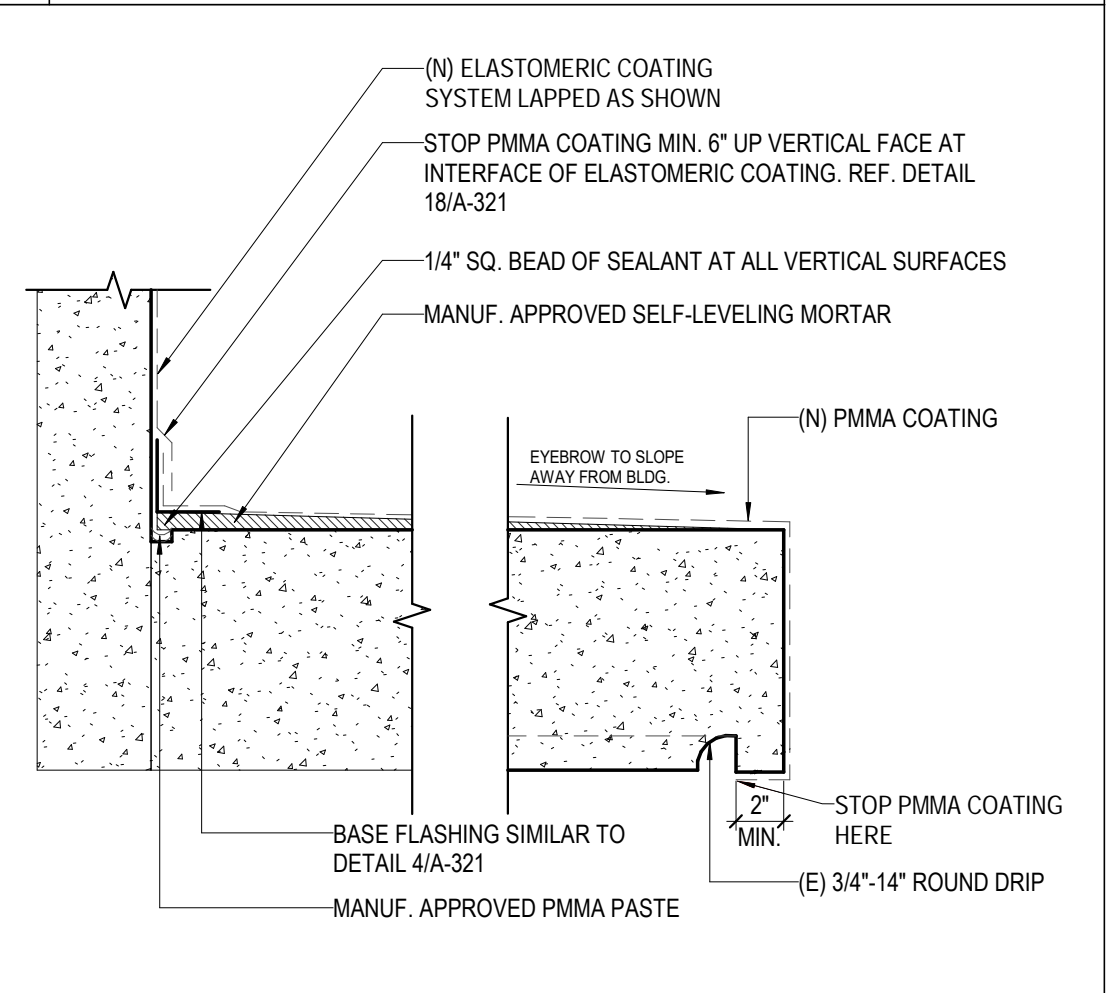
4 SURFACE MOUNTED COUNTER FLASHING
N.T.S.



3 TYP. CONC. EYEBROW REMEDIATION
N.T.S.



2 TYP. CONCRETE EYEBROW DEMO
N.T.S.



1 ELASTOMERIC COATING @ EYEBROW
1 1/2" = 1'-0"



School Name and Address
SAN FRANCISCO - INTERNATIONAL HIGH SCHOOL
655 De Haro Street,
San Francisco, CA 94107

Date	No.	Revisions
04/24/2026		BID SET

Project Name
SAN FRANCISCO INTERNATIONAL HIGH SCHOOL - MITIGATION OF WATER INTRUSION

Approvals

DRAWING TITLE:
ROOF & ELEVATION DETAILS

SHEET NO.	OF SHEETS	BEAM JOB NO.	
A-321		#260139	
DATE	DRAFTER	CREATED BY	SITE NO.
04/24/2026	MF	AS	#
SCALE AS NOTED	PROJECT NUMBER: 12563		