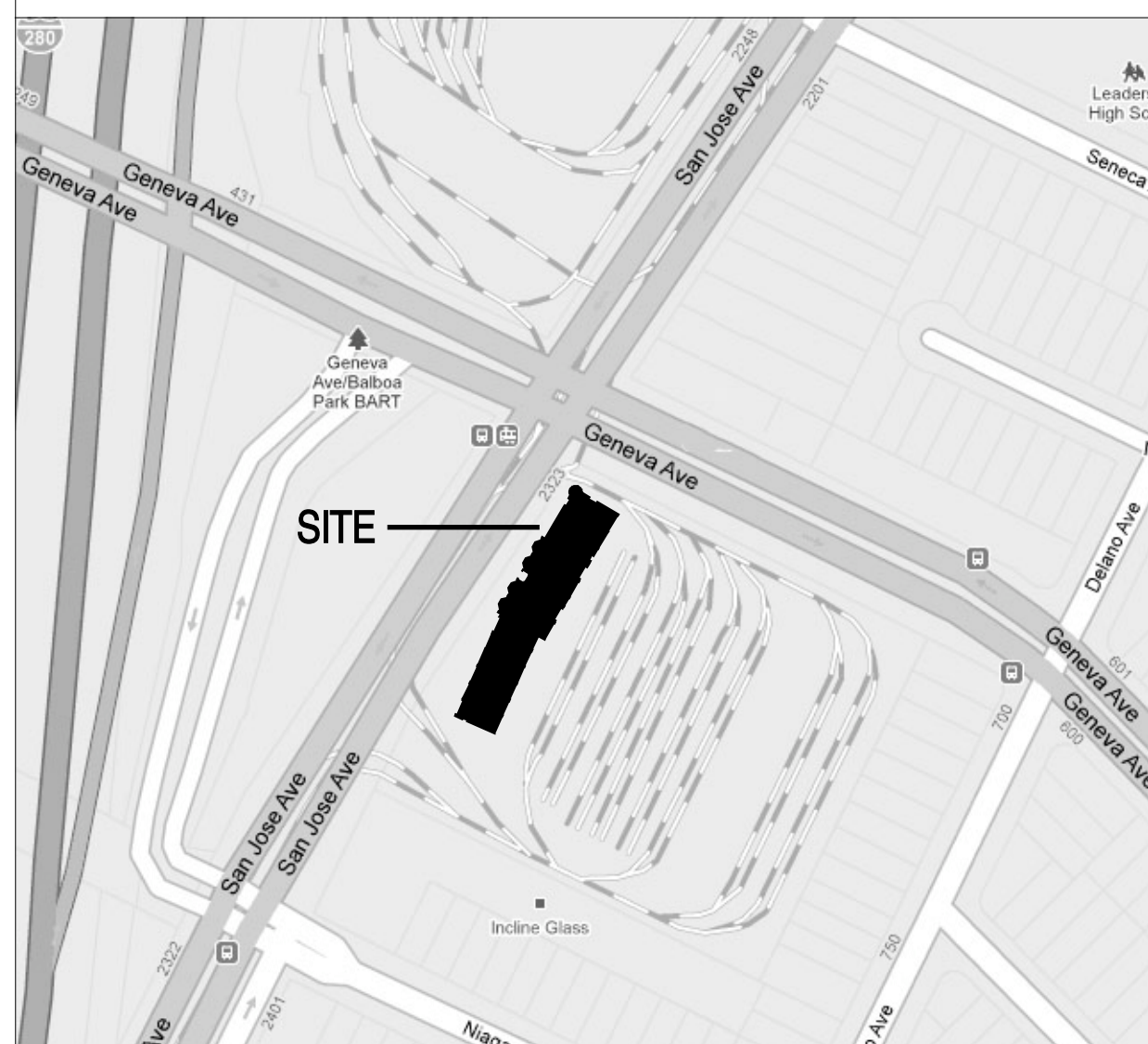


SITE LOCATION MAP (NOT TO SCALE)



ABBREVIATIONS

&	And	MFR	Manufacturer
@	At	MIN	Minimum
ABV	Above	MIR	Mirror
AC	Air Conditioning	MISC	Miscellaneous
ACT	Acoustic Ceiling Tile	MSRY	Masonry
ADJ	Adjustable	MTD	Mounted
A.F.F.	Above Finish Floor	MTG	Mounting
ALT	Alternate	(N)	New, to be Added
ALUM	Aluminum	NAT	Natural
ANOD	Anodized	NIC	Not in Contract
APPROX	Approximate	NO or #	Number
ARCH	Architectural	NOM	Nominal
AXON	Axonometric	NTS	Not to Scale
BD	Board	OBS	Obscure
BEY	Beyond	OC	On Center
BJ	Butt Joint	OD	Outside Diameter (Dim)
BLDG	Building	OPF	Opaque Finish
BLKG	Blocking	OH	Opposite Hand
B.O.	Bottom of	OPER	Operable
BP	Building Paper	OPNG	Opening
BUR	Built-Up Roof	OPP	Opposite
CAB	Cabinet	OS	Outside
CEM	Cement	PART	Partition
CER	Ceramic	PERF	Perforated
CF	Clear Finish	PL	Plate or Property Line
CHAN	Channel	PLAM	Plastic Laminate
C.I.P.	Cast-in-place	PLAS	Plaster
CL	Centerline	PLYWD	Plywood
CLG	Ceiling	PNI	Panel
CLO	Closet	PNT	Paint
CLR	Clear	PROP	Property
CMU	Concrete Masonry Unit	FTD	Painted
COL	Column	R	Riser
CONC	Concrete	RB	Resilient Base
CONT	Continuous	REF	Reference
CORR	Corridor	REFRIG	Refrigerator
CPT	Carpet	REFIN	Refinish
CT	Ceramic Tile	REINF	Reinforced
CTR	Center	RECD	Required/Revised
DEPT	Department	RM	Room
DET	Detail	RO	Rough Opening
DF	Douglas Fir	RTD	Rated
DIA	Diameter	RWL	Rain Water Leader
DIM	Dimension	SC	Solid Core
DR	Door	SCHED	Schedule
DN	Down	SD	Soap Dispenser/Dish
DW	Dishwasher	SECT	Section
DWG	Drawing	SED	See Electrical Drawing
(E)	Existing	SHT	Sheet
EA	Each	SHTG	Sheathing
EL or ELEV	Elevation	SIM	Similar
ELEC	Electrical	SL	Sliding
ENGR	Engineer	SLD	See Landscape Drawing
EO	Equal	SMD	See Mechanical Drawing
EOPT	Equipment	SPD	See Plumbing Drawing
EXEC	Executive	SPC	Specification or Special
EXP	Expansion	SSD	See Structural Drawing
EXT	Exterior	SS	Stainless Steel
FAB	Fabric	STD	Standard
FD	Floor Drain	STL	Steel
FEC	Fire Extinguisher Cabinet	STN	Stone
FIN	Finish	STOR	Storage
FIXT	Fixture	STRUC	Structural
FL or FLR	Floor	SUSP	Suspended
FOF	Face of Finish	SYM	Symmetrical
FOS	Face of Studs	T	Tread
FOC	Face of Concrete	T.B.D.	To Be Determined
FRMG	Framing	TEL	Telephone
FT	Foot or Feet	TF	Transparent Finish
FURR	Furring	TFWD	Transparent Finish Wood
GA	Gauge	T&G	Tongue and Groove
GALV	Galvanized	TL	Tile
GD	Garbage Disposal	TMP	Tempered/Temporary
GEN	General	T.O.	Top of
GL	Glass	TOC	Top of Concrete
GYP	Gypsum	TOW	Top of Wall
GWB	Gypsum Wall Board	TRANS	Translucent
HB	Hose Bib	TV	Television
HC	Hollow Core	TYP	Typical
HDWD	Hardwood	UBC	Uniform Building Code
HGT or HT	Height	UC	Under Counter
HORIZ	Horizontal	UNF	Unfinished
HR	Hour	UON	Unless Otherwise Noted
HM	Hollow Metal	UTIL	Utility
HW	Hot Water	VAR	Varies
IN	Inch	VCT	Vinyl Composition Tile
ID	Inside Diameter	VEN	Veneer
INSUL	Insulation	VERT	Vertical
INT	Interior	VEST	Vestibule
JAN	Janitor	VIF	Verify in Field
JT	Joint	VP	Veneer Plaster
KIT	Kitchen	W/	With
LA	Layer	WC	Water Closet
LAC	Lacquer	WD	Wood
LAM	Laminate	WD	Washer/Dryer
LAV	Lavatory	WDW	Window
LOC	Location	WH	Water Heater
LTWT	Lightweight	WO	Without
LVL	Level	WO	Where Occurs
MAT	Material	WP	Waterproof
MAX	Maximum	WT	Weight
MC	Medicine Cabinet		
MECH	Mechanical		
MB	Moisture Barrier		
MEMB	Membrane		
MTL	Metal		

GENERAL NOTES

- A.I.A Document A201-General Conditions for the Performance of a Contract, is hereby incorporated into these drawings and shall be considered as part of the requirements for the completion of work.
- The Contractor shall thoroughly examine the premises and shall base his bid on the existing conditions. The Contractor shall notify the Architect immediately of any discrepancies between the drawings and the actual field conditions. The contractor shall verify and be responsible for all dimensions and field conditions.
- The work included under this contract shall include all labor, materials, transportation, tools and equipment necessary for the construction of the project, leaving all work ready for use.
- Prior to construction, discrepancies between the architectural and engineering drawings shall be reported to the Architect.
- The Contractor shall be responsible for providing all materials and workmanship in accordance with the applicable uniform building code, handicap access code and all applicable ordinances, including state and local building codes and requirements.
- These plans indicate the general extent of demolition and new construction necessary for the work, but are not intended to be all inclusive. All demolition and all new work necessary to allow for a finished job in accordance with the intention of these documents shall be included regardless of whether shown on the drawings or in the notes. Do not demolish any items that appear structural, unless specifically indicated to be demolished in the construction document, without prior review and written approval by the Architect.
- Any errors, omissions, and conflicts found in these construction documents shall be brought to the attention of the architect and owner for clarification before proceeding with work.
- All dimensions are to face of finish unless noted otherwise. All dimensions shall be verified.
- The Contractor shall confirm in writing approximate on-site delivery dates for all construction items as required by the construction documents, and shall notify the Architect in writing of any possible delays affecting occupancy.
- The Contractor shall provide a schedule for construction as required to meet the Owner's phasing requirements and ultimate completion date.
- The Contractor shall verify that no conflicts exist in the location of any and all mechanical, electrical, telephone, lighting, plumbing and fire sprinkler work (including piping, ductwork and conduit), and that all clearances for installation and maintenance are provided.
- No work defective in construction or quality or deficient in any requirement of the contract documents will be acceptable in consequence of the Owner's or Architect's failure to discover or point out deficiencies or defects during construction. Defective work revealed within the time required by guarantees shall be replaced by work conforming to the intent of the contract. No payment, either partial or final, shall be construed as acceptance of defective work or improper materials.
- The Contractor shall take care not to damage existing construction and shall be responsible for repairing all damages caused by contractor and sub-contractors.
- The Contractor shall review, approve, stamp and submit with reasonable promptness and in such sequence as to cause no delay in the work, product data, shop drawings and samples for the project.
- By approving, stamping and submitting shop drawings, product data and samples, the Contractor represents that he has determined and verified materials, field measurements, and field construction criteria related thereto and that he has checked and coordinated the information within such submittals with the requirements of the work and contract documents.
- The Contractor shall not be relieved of responsibility for any deviation from the requirements of the contract documents by the Architect's review of the shop drawings, product data or samples, unless the Contractor has specifically informed the Architect in writing of such deviation at the time of submission and the Architect has given written approval to the specific deviation.
- The Contractor shall submit to the Architect three (3) prints, typically, of each shop drawing submittal plus three (3) copies of either product data or samples.
- The Architect assumes no responsibility for dimensions or quantities on reviewed submittals.
- Substitutions, revisions and/or changes must have prior written approval by the Architect.
- The Contractor shall maintain a current and complete set of construction documents on the job site during all phases of construction for use by all trades and shall provide all subcontractors with current construction documents as required.
- The Contractor shall provide complete product data and related information appropriate for the owner's maintenance and operation of products furnished under the contract.
- Work under this Contract shall be warranted by the Contractor against all defects for one (1) year from the date of substantial completion of the work or designated portions thereof or for one (1) year after acceptance by the Owner of designated equipment. In the case of items remaining uncompleted after the date of substantial completion, the one-year warranty period shall be from date of acceptance of such items.
- Each trade shall examine the premises to insure that conditions are appropriate for his work to commence, prior to commencing his work. Areas not appropriate shall be brought to the attention of the Architect. Commencing work implies acceptance of existing conditions.
- The General Contractor shall assist in the coordination and be responsible for the installation of N.I.C. items, including but not limited to furniture, equipment, appliances, plumbing fixtures, dishwashers, voice/data cabling, telephone work, etc.
- The Contractor shall be responsible for complete installation as required for accessory items including sink, dishwasher, refrigerator, laundry equipment, etc.
- All drawings and notes are considered complementary, and what is called for by either will be as binding as if called for by all. Any work shown or referred to on any one set of drawings shall be provided as though shown on all related drawings.
- Verify all architectural details and coordinate drawings with structural and MEP drawings before initiation of any related work.
- All installations shall be in accordance with manufacturer's specifications, industry and building standards, and code requirements. Sealant, weatherstripping, and flashing locations in drawings are not intended to be inclusive.
- Larger scale detailed drawings supercedes smaller scaled elevation and plan drawings.
- All work pertaining to or effected by this contract shall conform to 2007 U.B.C., U.P.C., U.M.C., & U.E.C.
- Allwork pertaining to or effected by this contract shall conform to County of San Francisco, CA and CA Title 24 requirements

SYMBOLS

	Window Symbol		Wall Washer
	Door Symbol		Surface Mounted Fixture
	Revision		Recessed Downlight Halo or Equal
	Detail No Sheet No		Pendant Fixture
	Elevation No Sheet No		Wall Mounted Fixture
	Section No Sheet No		Cove Light
	Align		Under Counter Light
	Fan		Track Lighting
	Ceiling Mounted Smoke Detector		Flourescent Lighting
	Fire Sprinkler		Ceiling Junction Box
	Return		Wall Mounted Junction Box
	Supply		1 Button Wall Station
	Airbar		4 Button Wall Station
	Hose Bib		Occupancy Sensor
	Exit Sign		Wall Mounted Telephone/CAT-5/Video Outlets
	Lighting Timer		Wall Mounted Telephone
			Cable Television Jack
			Wall Mounted Duplex Receptacle
			Switched Outlet
			Dedicated Duplex Outlet
			GFI-Protected Duplex Outlet
			Quadplex Outlet
			Flush Mounted Floor Outlet
			Exterior Waterproof Outlet
			Lightswitch (Elevation)

PROJECT DATA

Address:
2301 San Jose Avenue
San Francisco, CA 94112

Block: 6972

Lot: 036

Zoning: P (Public)

Height & Bulk: 40-X, Existing to remain

Parking: None provided

Type of Construction: Type III-B, unprotected combustible protection. Corridors and exit stairs to be 1 hour rated.

Proposed Occupancy: A-2, A-3 & B Mixed with restaurant, community room, theater without fixed seats, classrooms and offices.

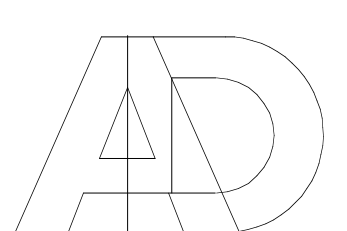
DIRECTORY

Architect:
Aidin Darling Design
Contact: Joshua Aidin, Roslyn Cole
500 Third Street, Suite 410
San Francisco, CA. 94107
T 415-974-5603
F 415-974-0849

SHEET INDEX

ARCHITECTURAL

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A1.1	Basement Level Demolition Plan
A1.2	Level 1 Demolition Plan
A1.3	Level 2 Demolition Plan
A1.4	Level 3 Demolition Plan
A1.5	Roof Demolition Plan
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A2.4	Level 3 Plan
A2.5	Roof Plan
A5.1	Exterior Elevations
A5.2	Exterior Elevations
A5.3	Exterior Elevations
A5.4	Building Sections
A5.5	Building Sections
A5.6	Building Sections



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GENEVA CAR BARN AND POWERHOUSE

2301 SAN JOSE AVENUE
SAN FRANCISCO, CA

DATE: 07.08.10

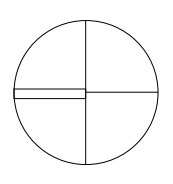
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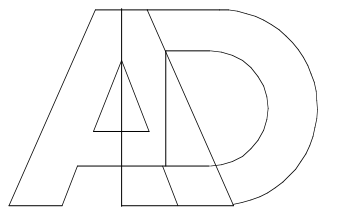
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SCHEMATIC PRICING	07.12.10

NORTH



A0.1

PROJECT INFORMATION



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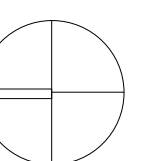
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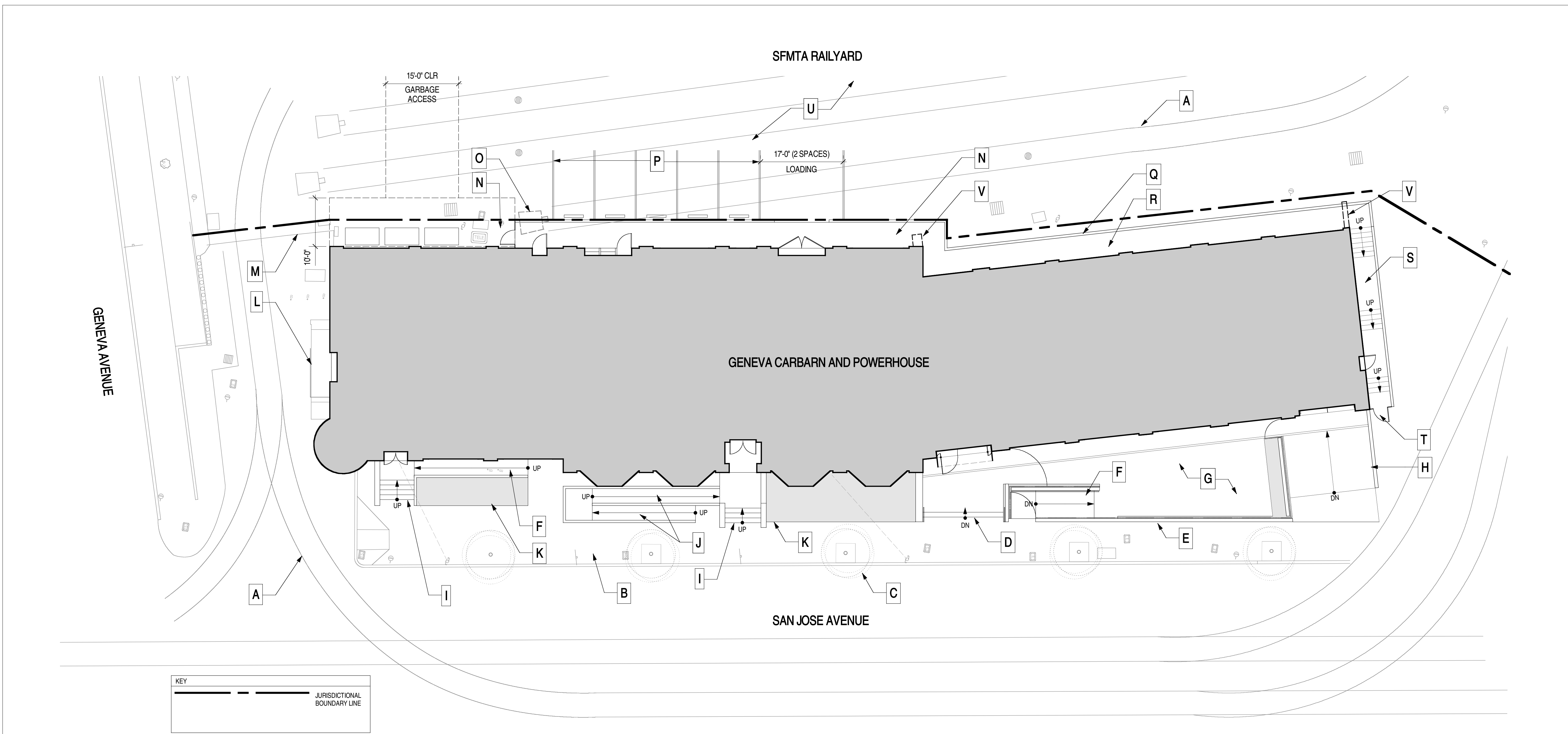
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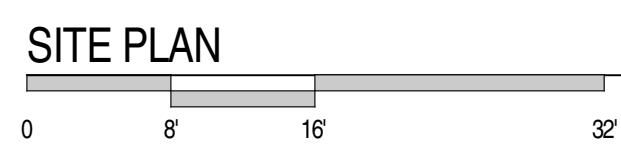


A0.2

SITE PLAN



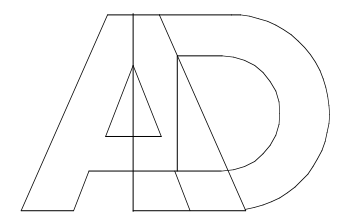
KEY	JURISDICTIONAL BOUNDARY LINE
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1

KEY NOTES

- A- EXISTING MUNI TRACKS TO REMAIN, TYPICAL.
- B- REPLACE EXISTING ASPHALT SIDEWALK WITH CONCRETE. EXISTING CURB TO REMAIN IN PLACE.
- C- STREET TREES WITH METAL GRATES WHERE SHOWN.
- D- CONCRETE STEPS WITH PAINTED METAL HANDRAILS. PROVIDE INTEGRAL STRIPING AT EACH STEP, TYPICAL.
- E- CONCRETE RETAINING WALLS WITH GUARDRAIL OF PAINTED STEEL VERTICAL PICKETS. SEE RENDERING VIEW IN OUTLINE SPECIFICATIONS FOR DESIGN INTENT.
- F- ACCESSIBLE 1:12 CONCRETE RAMP WITH CODE COMPLIANT PAINTED METAL HANDRAILS.
- G- PERMEABLE PAVING SURFACE AT GARDEN. ASSUME 20% OF AREA TO HAVE PLANTING.
- H- CONCRETE CURB/RETAINING WALL AT LOADING AREA.
- I- REMOVE AND REPLACE EXISTING STAIRS. PROVIDE CONCRETE CURBS AT STAIRS TO MATCH EXISTING. PROVIDE PAINTED STEEL HANDRAILS AND INTEGRAL STRIPING AT EACH STEP, TYPICAL.
- J- ACCESSIBLE 1:20 CONCRETE RAMP WITH CURB AS WHEEL STOP. NO HANDRAILS.
- K- LOW PLANTING BED.
- L- EXISTING WOOD PLATFORM TO BE RETAINED.
- M- EXISTING GATE TO REMAIN.
- N- REMOVE AND REPLACE EXISTING ASPHALT PAVING TO PROVIDE EGRESS PATH ALONG BUILDING.
- O- REMOVE ABANDONED BUMPERS SHOWN DASHED.
- P- RESTRIPE PARKING SPACES ALONG BUILDING.
- Q- PAINTED METAL FENCE AT APPROXIMATELY 4'-6" HIGH ALONG EGRESS PATH. ASSUME DESIGN SIMILAR TO THAT AT GARDEN. PROVIDE GATES AT LOADING DOORS AND AT GARBAGE ACCESS.
- R- PROVIDE 1 FOOTCANDLE MINIMUM LIGHTING ALONG EXTERIOR EGRESS PATH, TYPICAL.
- S- CONCRETE STAIR AND RETAINING WALL WITH PAINTED METAL HANDRAIL.
- T- PROVIDE GATE IN EXISTING METAL FENCE WITH EGRESS PANIC HARDWARE.
- U- ALL SITE WORK AND SITE ACCESS WITHIN SFMTA RAILYARD TO BE COORDINATED WITH SFMTA.
- V- EXISTING WING WALLS TO BE DEMOLISHED TO ALLOW EGRESS ACCESS. TO THE EXTENT POSSIBLE, WALLS ABOVE 7'-0" SHOULD BE RETAINED AND SUPPORTED AS HISTORIC BUILDING FABRIC USING A.E.S.S. FRAME.



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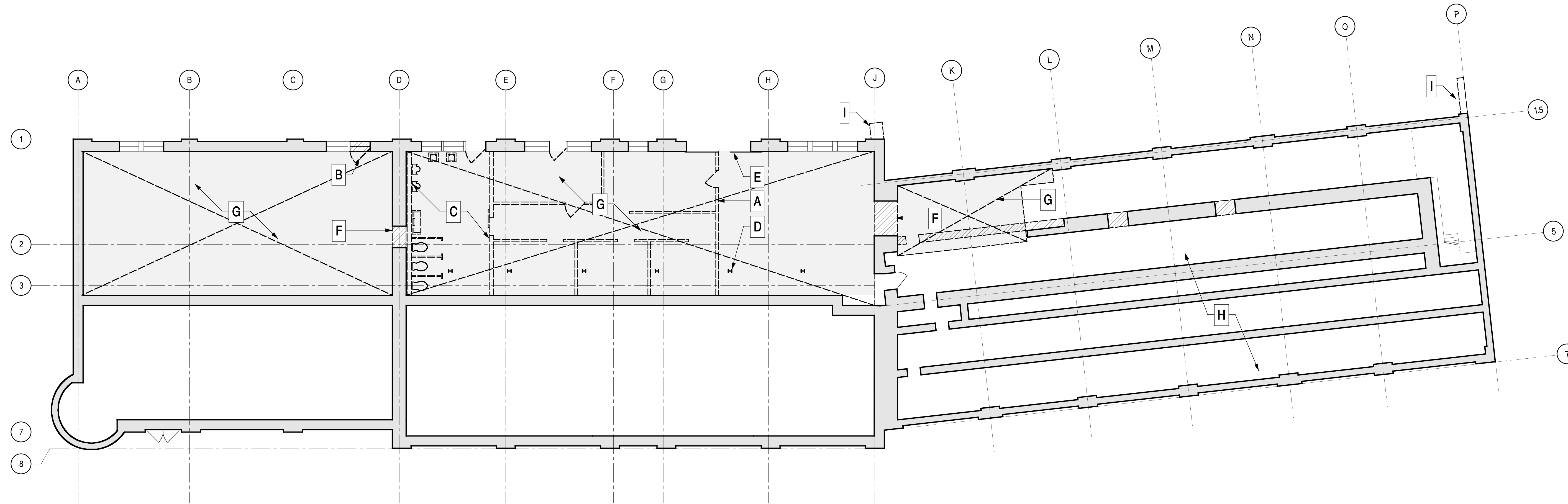
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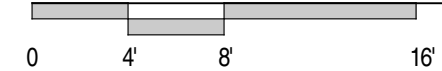
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SCHEMATIC PRICING	07.12.10



KEY	
	EXISTING WALL
	DEMOLITION
	DEMOLITION-PERIOD OF SIGNIFICANCE

BASEMENT LEVEL - DEMOLITION



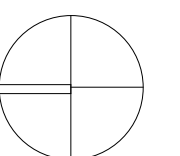
GENERAL DEMOLITION NOTES

PROTECT ALL EXISTING HISTORIC MATERIAL TO REMAIN IN PLACE DURING CONSTRUCTION.
 PROTECT SALVAGED DEMOLITION MATERIALS AS REQUIRED FOR REINSTALLATION.
 DEMOLISH ALL PLYWOOD WINDOW AND DOOR COVERINGS.
 DEMOLISH ALL WATER DAMAGED, BROKEN AND LOOSE PLASTER.
 COORDINATE REMOVAL OF HAZARDOUS MATERIALS FROM SITE. ASSUME EXISTING PAINT IS LEAD BASED AND WILL REQUIRE REMOVAL AT POWERHOUSE, ASSUME FLAKING PAINT TO BE REMOVED WITH REMAINING PAINT TO BE RETAINED AND ENCAPSULATED.
 REMOVE ALL WINDOW SASHES FROM FRAMES FOR RESTORATION AND REPLACEMENT OF GLASS.

KEY NOTES

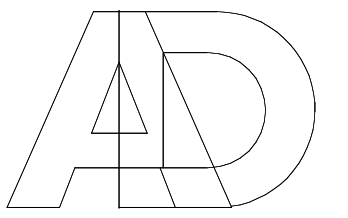
- A- DEMO WALLS AND DOORS SHOWN DASHED, TYPICAL.
- B- DEMO EXTERIOR DOORS, THREE TOTAL.
- C- REMOVE EXISTING TOILET FIXTURES AND ACCESSORIES. REMOVE EXISTING FINISHES FOR NEW WORK.
- D- RETAIN EXISTING STEEL COLUMNS, TYPICAL.
- E- REMOVE AND RETAIN STEEL LOADING DOORS FOR RE-HANGING IN OUTWARD SWINGING CONFIGURATION.
- F- CUT NEW OPENINGS IN EXISTING BRICK WALL.
- G- DEMO EXISTING FLOOR SLAB
- H- REMOVE SOIL FROM TUNNEL AREA, TYPICAL.
- I- SEE SITE PLAN FOR INFORMATION.

NORTH



A1.1

BASEMENT LEVEL
DEMOLITION PLAN



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**GENEVA CAR BARN
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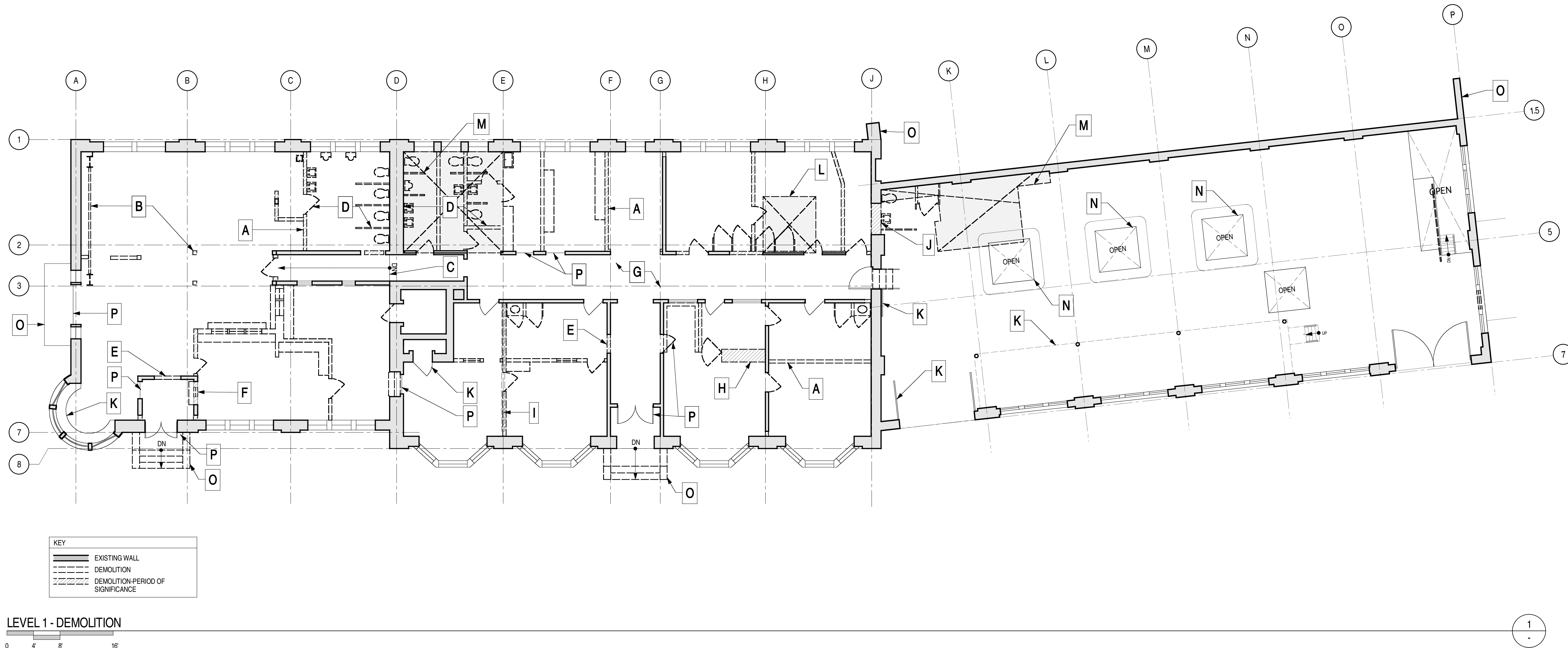
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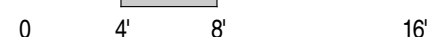
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ISSUE	DATE
SCHEMATIC PRICING	07.12.10



KEY	
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	DEMOLITION
	DEMOLITION-PERIOD OF SIGNIFICANCE

LEVEL 1 - DEMOLITION



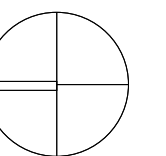
GENERAL DEMOLITION NOTES

PROTECT ALL EXISTING HISTORIC MATERIAL TO REMAIN IN PLACE DURING CONSTRUCTION.
 PROTECT SALVAGED DEMOLITION MATERIALS AS REQUIRED FOR REINSTALLATION.
 DEMOLISH ALL PLYWOOD WINDOW AND DOOR COVERINGS.
 DEMOLISH ALL WATER DAMAGED, BROKEN AND LOOSE PLASTER.
 COORDINATE REMOVAL OF HAZARDOUS MATERIALS FROM SITE. ASSUME EXISTING PAINT IS LEAD BASED AND WILL REQUIRE REMOVAL AT POWERHOUSE. ASSUME FLAKING PAINT TO BE REMOVED WITH REMAINING PAINT TO BE RETAINED AND ENCAPSULATED.
 REMOVE ALL WINDOW SASHES FROM FRAMES FOR RESTORATION AND REPLACEMENT OF GLASS.

KEY NOTES

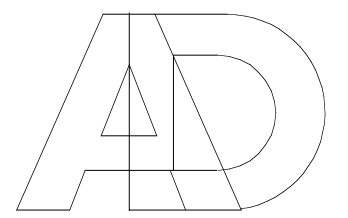
- A- DEMO WALLS, DOORS AND CASEWORK SHOWN DASHED, TYPICAL
- B- DEMO EXISTING STRUCTURE SHOWN DASHED. SEE STRUCTURAL DRAWINGS.
- C- DEMO EXISTING RAMP.
- D- REMOVE EXISTING TOILET FIXTURES AND ACCESSORIES. REMOVE EXISTING FINISHES FOR NEW WORK.
- E- DEMO OPENING FOR NEW WINDOW.
- F- DEMO OPENING FOR NEW DOOR.
- G- REMOVE AND RETAIN WOOD FLOORING THROUGHOUT FOR REUSE.
- H- REMOVE AND RETAIN CASEWORK FOR RELOCATION.
- I- REMOVE WALL BELOW COVED CEILING MOLDING. RETAIN SURFACE ABOVE.
- J- CUT OPENING IN EXISTING BRICK WALL.
- K- RETAIN AND PROTECT EXISTING HISTORIC ELEMENT, TYPICAL.
- L- REMOVE STRUCTURE AS REQUIRED FOR ELEVATOR. SEE STRUCTURAL DRAWINGS.
- M- REMOVE STRUCTURE AS REQUIRED FOR STAIR OPENING. SEE STRUCTURAL DRAWINGS.
- N- REMOVE SOIL AND PLANT MATERIAL, TYPICAL.
- O- SEE SITE PLAN FOR INFORMATION.
- P- EXISTING DOOR TO REMAIN.

NORTH



A1.2

LEVEL 1
 DEMOLITION PLAN



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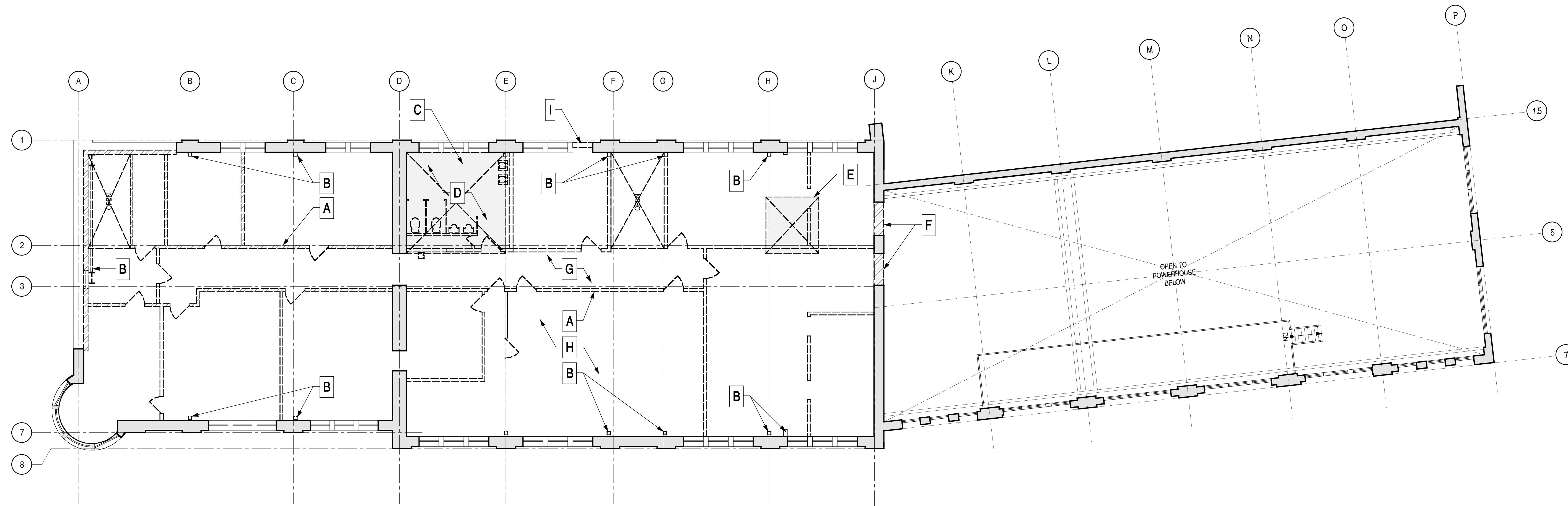
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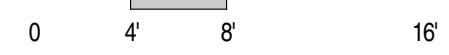
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ISSUE	DATE
SCHEMATIC PRICING	07.12.10



KEY	
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	DEMOLITION
	DEMOLITION-PERIOD OF SIGNIFICANCE

LEVEL 2 - DEMOLITION



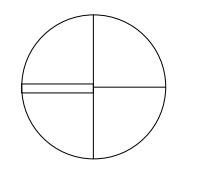
GENERAL DEMOLITION NOTES

PROTECT ALL EXISTING HISTORIC MATERIAL TO REMAIN IN PLACE DURING CONSTRUCTION.
 PROTECT SALVAGED DEMOLITION MATERIALS AS REQUIRED FOR REINSTALLATION.
 DEMOLISH ALL PLYWOOD WINDOW AND DOOR COVERINGS.
 DEMOLISH ALL WATER DAMAGED, BROKEN AND LOOSE PLASTER.
 COORDINATE REMOVAL OF HAZARDOUS MATERIALS FROM SITE. ASSUME EXISTING PAINT IS LEAD BASED AND WILL REQUIRE REMOVAL AT POWERHOUSE. ASSUME FLAKING PAINT TO BE REMOVED WITH REMAINING PAINT TO BE RETAINED AND ENCAPSULATED.
 REMOVE ALL WINDOW SASHES FROM FRAMES FOR RESTORATION AND REPLACEMENT OF GLASS.

KEY NOTES

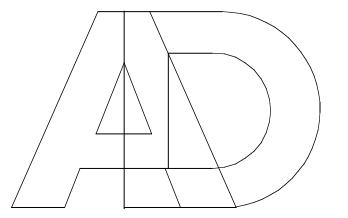
- A- DEMO WALLS, DOORS AND CASEWORK SHOWN DASHED, TYPICAL
- B- DEMO EXISTING STRUCTURE SHOWN DASHED. SEE STRUCTURAL DRAWINGS.
- C- REMOVE STRUCTURE AS REQUIRED FOR STAIR OPENING. SEE STRUCTURAL DRAWINGS.
- D- REMOVE EXISTING TOILET FIXTURES AND ACCESSORIES. REMOVE EXISTING FINISHES FOR NEW WORK.
- E- REMOVE STRUCTURE AS REQUIRED FOR ELEVATOR. SEE STRUCTURAL DRAWINGS.
- F- CUT OPENING IN EXISTING BRICK WALL.
- G- REMOVE AND RETAIN WOOD FLOORING THROUGHOUT FOR REUSE. DEMO SUBFLOOR TO EXISTING JOISTS.
- H- REMOVE AND SALVAGE EXISTING WOOD WALL AND CEILING FINISH FOR REPLACEMENT WITHIN THEATER.
- I- REMOVE WOOD PROTECTION AT CARMEN STRIKE DOOR. RETAIN AND PROTECT EXISTING SURROUNDING HISTORIC ELEMENTS, TYPICAL.

NORTH



A1.3

LEVEL 2
DEMOLITION PLAN



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**GENEVA CAR BARN
 AND POWERHOUSE**

2301 SAN JOSE AVENUE
 SAN FRANCISCO, CA

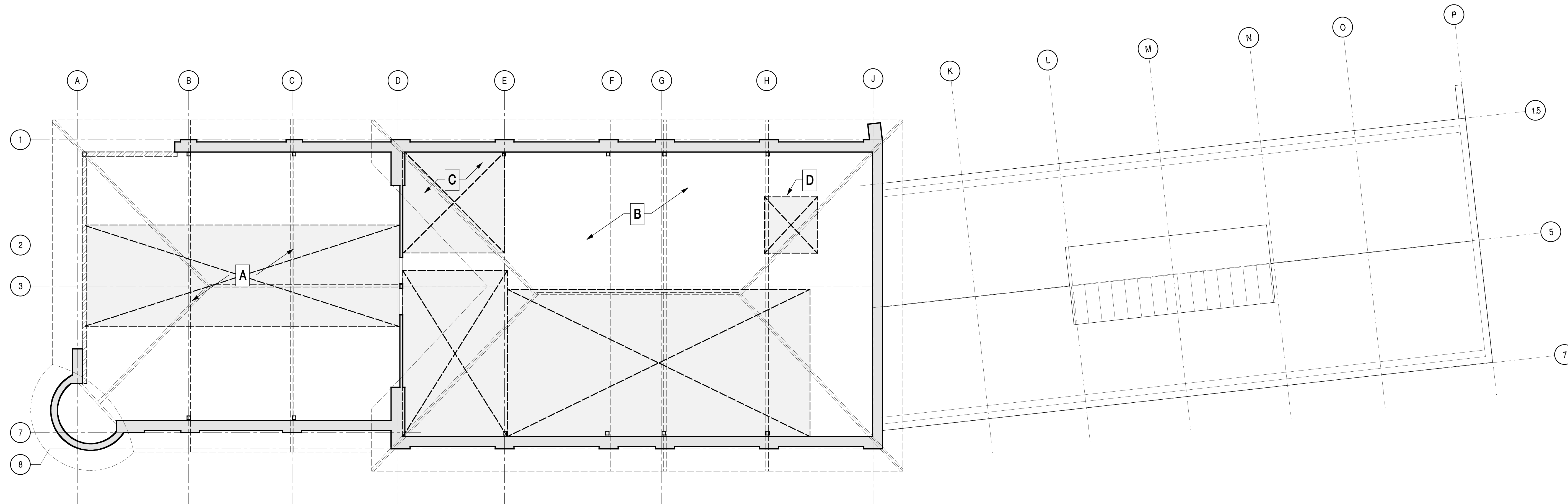
DATE: 07.08.10

JOB: 0906

DRAWN: CW

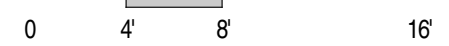
SCALE: AS NOTED

ISSUE	DATE
SCHEMATIC PRICING	07.12.10



KEY	
	EXISTING WALL
	DEMOLITION
	DEMOLITION PERIOD OF SIGNIFICANCE

LEVEL 3 - DEMOLITION



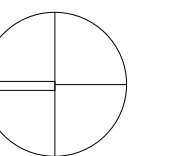
GENERAL DEMOLITION NOTES

PROTECT ALL EXISTING HISTORIC MATERIAL TO REMAIN IN PLACE DURING CONSTRUCTION.
 PROTECT SALVAGED DEMOLITION MATERIALS AS REQUIRED FOR REINSTALLATION.
 DEMOLISH ALL PLYWOOD WINDOW AND DOOR COVERINGS.
 DEMOLISH ALL WATER DAMAGED, BROKEN AND LOOSE PLASTER.
 COORDINATE REMOVAL OF HAZARDOUS MATERIALS FROM SITE. ASSUME EXISTING PAINT IS LEAD BASED AND WILL REQUIRE REMOVAL. AT POWERHOUSE, ASSUME FLAKING PAINT TO BE REMOVED WITH REMAINING PAINT TO BE RETAINED AND ENCAPSULATED.
 REMOVE ALL WINDOW SASHES FROM FRAMES FOR RESTORATION AND REPLACEMENT OF GLASS.

KEY NOTES

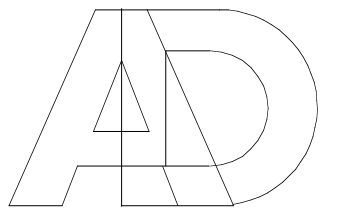
- A- REMOVE FLOOR-CEILING ASSEMBLY FOR LEVEL 2 MEZZANINES.
- B- REMOVE FLOOR-CEILING ASSEMBLY FOR LEVEL 3.
- C- REMOVE STRUCTURE AS REQUIRED FOR STAIR OPENING. SEE STRUCTURAL DRAWINGS.
- D- REMOVE STRUCTURE AS REQUIRED FOR ELEVATOR. SEE STRUCTURAL DRAWINGS.

NORTH



A1.4

LEVEL 3
 DEMOLITION PLAN



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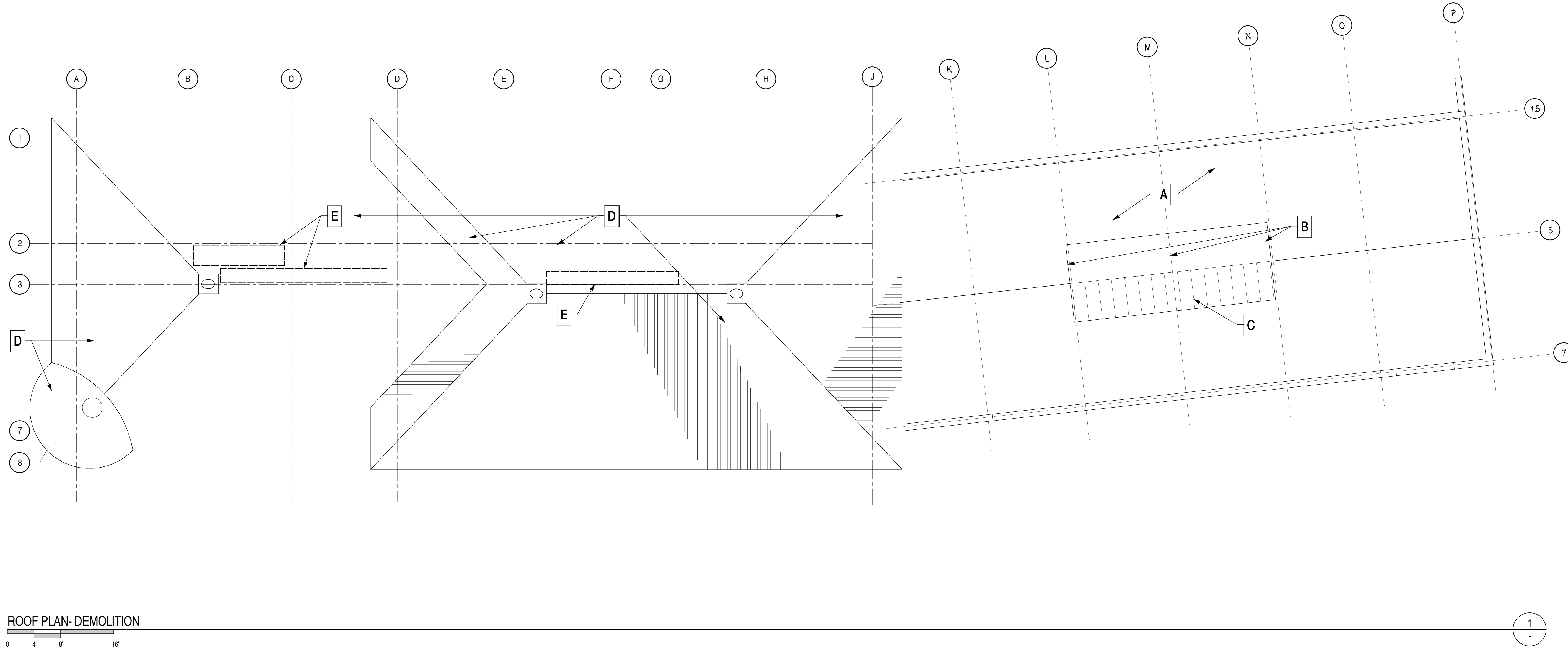
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DRAWN: CW

SCALE: AS NOTED

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ROOF PLAN- DEMOLITION

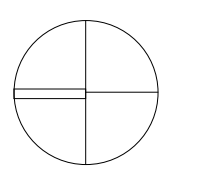
GENERAL DEMOLITION NOTES

PROTECT ALL EXISTING HISTORIC MATERIAL TO REMAIN IN PLACE DURING CONSTRUCTION.
 PROTECT SALVAGED DEMOLITION MATERIALS AS REQUIRED FOR REINSTALLATION.
 DEMOLISH ALL PLYWOOD WINDOW AND DOOR COVERINGS.
 DEMOLISH ALL WATER DAMAGED, BROKEN AND LOOSE PLASTER.
 COORDINATE REMOVAL OF HAZARDOUS MATERIALS FROM SITE. ASSUME EXISTING PAINT IS LEAD BASED AND WILL REQUIRE REMOVAL AT POWERHOUSE, ASSUME FLAKING PAINT TO BE REMOVED WITH REMAINING PAINT TO BE RETAINED AND ENCAPSULATED.
 REMOVE ALL WINDOW SASHES FROM FRAMES FOR RESTORATION AND REPLACEMENT OF GLASS.

KEY NOTES

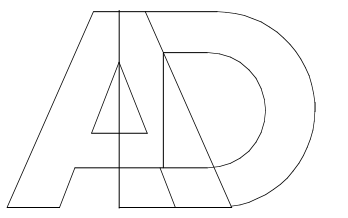
- A- DEMO EXISTING ROOF ASSEMBLY AT POWERHOUSE. SEE STRUCTURAL DRAWINGS.
- B- DEMO EXISTING CORRUGATED METAL CLADDING FOR RE-CLADDING.
- C- REMOVE ALL SKYLIGHT GLAZING. RETAIN MULLIONS AND MUNTINS FOR RESTORATION.
- D- EXISTING ROOFING TO REMAIN. PROVIDE OPENINGS AS REQUIRED ALONG EAST SIDE FOR VENTING. SEE MECHANICAL SCHEMATIC NARRATIVE IN SCHEMATIC DESIGN REPORT.
- E- DEMO FOR SKYLIGHTS.

NORTH



A1.5

ROOF DEMOLITION
 PLAN



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**GENEVA CAR BARN
 AND POWERHOUSE**

2301 SAN JOSE AVENUE
 SAN FRANCISCO, CA

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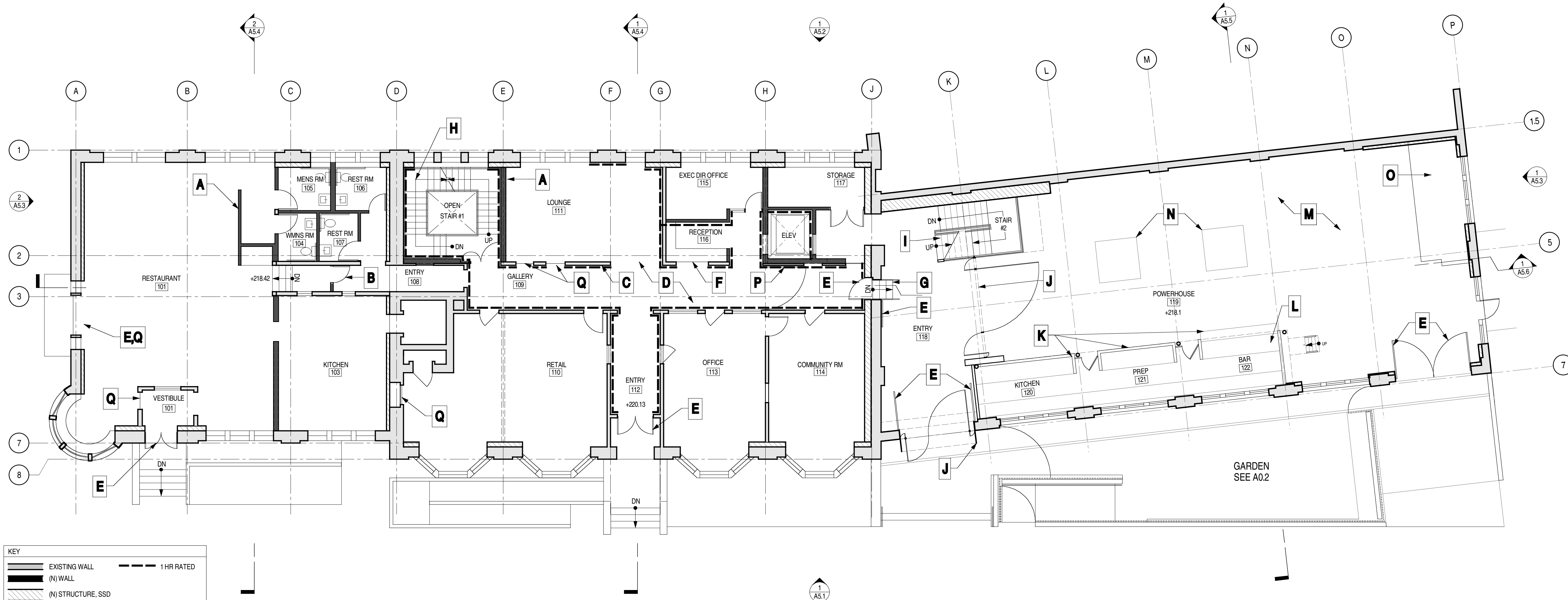
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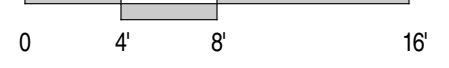
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LEVEL 1 - NEW CONSTRUCTION



GENERAL NOTES

PROTECT ALL EXISTING HISTORIC MATERIALS TO REMAIN IN PLACE DURING CONSTRUCTION.

ALL WINDOWS TO BE RESTORED FOR REPLACEMENT IN EXISTING LOCATIONS. PROVIDE NEW GLASS IN EXISTING FRAMES COMPRISED OF (2) LAYERS OF 1/8" GLASS, LAMINATED.

SEE STRUCTURAL REPORT AND DRAWINGS PREPARED BY WJE FOR BUILDING ENVELOPE EVALUATION AND REPAIR RECOMMENDATIONS.

SEE HISTORIC STRUCTURES REPORT PREPARED BY ARCHITECTURAL RESOURCES GROUP FOR CONDITIONS ASSESSMENT AND TREATMENT. CONDITIONS ASSESSMENT AND TREATMENT INFORMATION INCLUDES THE FOLLOWING: BRICK; CONCRETE; EXTERIOR WOOD; WINDOWS AND DOORS; ROOF AND DRAINAGE; INTERIOR PLASTER; INTERIOR WOOD; AND BUILDING SYSTEMS.

SEE SCHEMATIC DESIGN REPORT FOR ROOM FINISHES AND SYSTEM DESCRIPTION.

SEE RENDERING VIEWS IN SCHEMATIC DESIGN REPORT FOR DESIGN INTENT OF POWERHOUSE, THEATER AND STUDIO MEZZANINES.

SEE STRUCTURAL DRAWINGS FOR COMPLETE STRUCTURAL SCOPE.

KEY NOTES X

A- PROVIDE WALLS WHERE SHOWN, TYPICAL. WALLS TO BE COMPRISED OF METAL STUDS WITH ONE LAYER GYPSUM BOARD EACH SIDE AND INSULATION UNLESS OTHERWISE NOTED. WALLS TO BE ONE HOUR RATED WHERE IDENTIFIED.

B- PROVIDE SOLID CORE WOOD DOOR WHERE SHOWN.

C- RESTORE HISTORIC WOOD WAINSCOT AND TRIM. PATCH AND REPAIR PLASTER, TYPICAL, AT EXISTING WALLS AND CEILING.

D- REUSE EXISTING WOOD FLOOR TO THE GREATEST EXTENT POSSIBLE. FOR PRICING PURPOSES, ASSUME 50% CAN BE SALVAGED AND REUSED. REPLACE PLYWOOD SUBSTRATE AS REQUIRED. SEE STRUCTURAL DRAWINGS.

E- REFURBISH EXISTING HISTORIC DOOR FOR USE IN EXISTING LOCATION.

F- RECEPTION DESK WITH EXISTING WAINSCOTING BELOW.

G- REPLACE EXISTING STAIR WITH COMPLIANT CONCRETE STAIR WITH PAINTED METAL HANDRAILS AND INTEGRAL CONTRASTING STRIPING AT TOP AND BOTTOM STEPS, TYPICAL.

H- CONCRETE STAIR WITH METAL GUARDRAIL AND HANDRAIL, CONTINUOUS ALL FOUR FLOORS.

I- WOOD TREAD STAIR WITH METAL HANDRAIL. SEE RENDERING VIEW IN SCHEMATIC DESIGN REPORT FOR DESIGN INTENT.

J- PAINTED METAL AND GLASS SYSTEM. SEE RENDERING VIEW IN SCHEMATIC DESIGN REPORT FOR DESIGN INTENT.

K- COPPER SHEET METAL CLAD PARTITIONS, WITH TILT DOWN SECTIONS AT KITCHEN, PREP AND BAR. SEE RENDERING VIEW IN SCHEMATIC DESIGN REPORT FOR DESIGN INTENT.

L- STAINLESS STEEL COUNTERTOPS OVER OWNER PROVIDED EQUIPMENT, TYPICAL AT KITCHEN, PREP AND BAR.

M- PROVIDE 5" CONCRETE SLAB OVER EXISTING. SEE STRUCTURAL DRAWINGS.

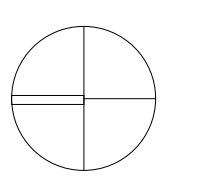
N- PROVIDE STRUCTURAL GLASS OVER TURBINE LOCATIONS, TYPICAL OF TWO.

O- PROVIDE SLIP RESISTANT METAL COVER OVER STORAGE AREA.

P- FRAMELESS GLASS PIVOTING DOOR.

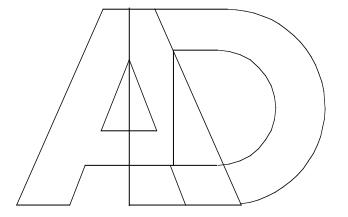
Q- DOORS TO BE FIXED IN PLACE AND HARDWARE REMOVED.

NORTH



A22

LEVEL 1 PLAN



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GENEVA CAR BARN
AND POWERHOUSE

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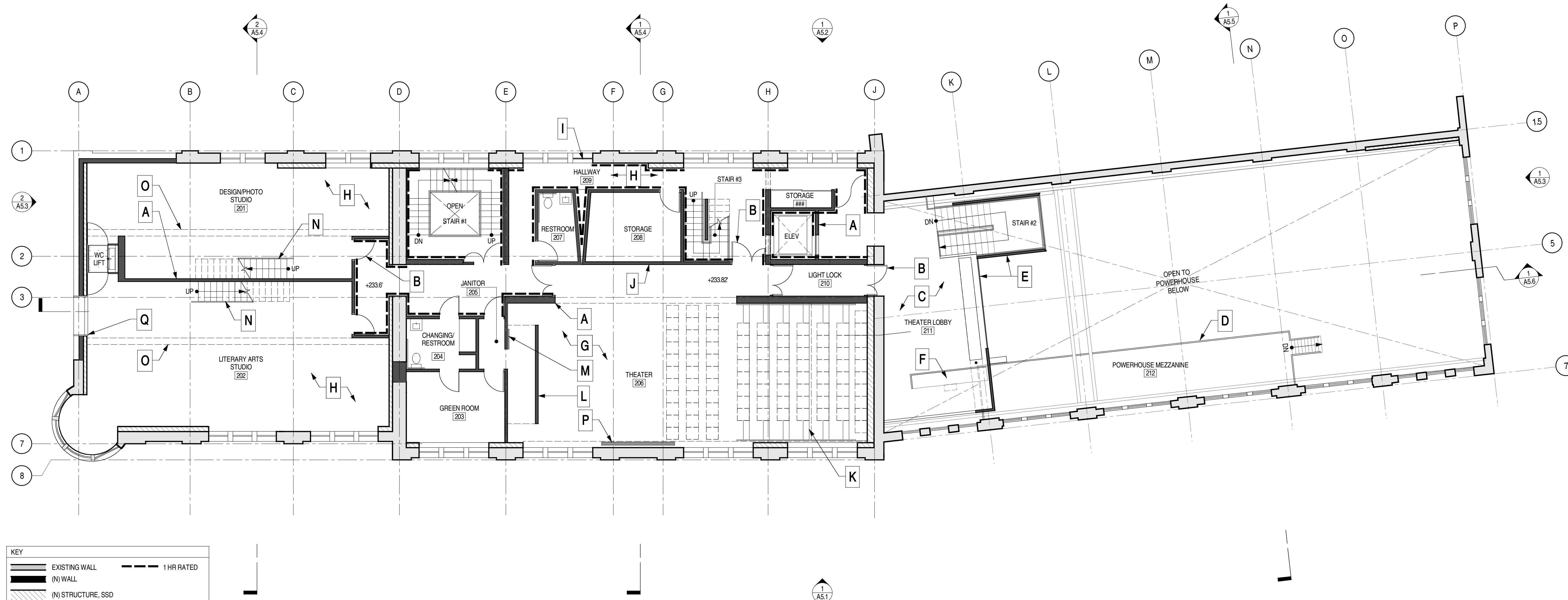
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DRAWN: CW

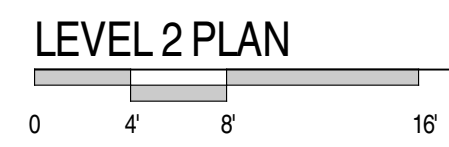
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KEY

	EXISTING WALL		1 HR RATED
	(N) WALL		
	(N) STRUCTURE, SSD		



GENERAL NOTES

PROTECT ALL EXISTING HISTORIC MATERIALS TO REMAIN IN PLACE DURING CONSTRUCTION.

ALL WINDOWS TO BE RESTORED FOR REPLACEMENT IN EXISTING LOCATIONS. PROVIDE NEW GLASS IN EXISTING FRAMES COMPRISED OF (2) LAYERS OF 1/8" GLASS, LAMINATED.

SEE STRUCTURAL REPORT AND DRAWINGS PREPARED BY WJE FOR BUILDING ENVELOPE EVALUATION AND REPAIR RECOMMENDATIONS.

SEE HISTORIC STRUCTURES REPORT PREPARED BY ARCHITECTURAL RESOURCES GROUP FOR CONDITIONS ASSESSMENT AND TREATMENT. CONDITIONS ASSESSMENT AND TREATMENT INFORMATION INCLUDES THE FOLLOWING: BRICK; CONCRETE; EXTERIOR WOOD; WINDOWS AND DOORS; ROOF AND DRAINAGE; INTERIOR PLASTER; INTERIOR WOOD; AND BUILDING SYSTEMS.

SEE SCHEMATIC DESIGN REPORT FOR ROOM FINISHES AND SYSTEM DESCRIPTION.

SEE RENDERING VIEWS IN SCHEMATIC DESIGN REPORT FOR DESIGN INTENT OF POWERHOUSE, THEATER AND STUDIO MEZZANINES.

SEE STRUCTURAL DRAWINGS FOR COMPLETE STRUCTURAL SCOPE.

KEY NOTES X

A- PROVIDE WALLS WHERE SHOWN, TYPICAL. WALLS TO BE COMPRISED OF METAL STUDS WITH ONE LAYER GYPSUM BOARD EACH SIDE AND INSULATION UNLESS OTHERWISE NOTED. WALLS TO BE ONE HOUR RATED WHERE IDENTIFIED.

B- PROVIDE SOLID CORE WOOD DOOR WHERE SHOWN.

C- INTEGRAL COLORED CONCRETE FLOOR.

D- EXISTING MEZZANINE STRUCTURE TO BE RESTORED. PROVIDE CONCRETE FLOOR INFILL PER STRUCTURAL DRAWINGS.

E- PAINTED METAL, COPPER AND GLASS SYSTEM. SEE RENDERING VIEW IN SCHEMATIC DESIGN REPORT FOR DESIGN INTENT.

F- TICKET AND CONCESSION DESK.

G- FLOOR SYSTEM AT THEATER TO BE MARLEY OVER 1/2" MASONITE OVER TWO LAYERS 1/2" PLYWOOD ON 1X SLEEPERS ON 1/2" SUPER W PAD OVER TWO LAYERS 1/2" STRUCTURAL PLYWOOD. PROVIDE INSULATION WITHIN SLEEPER SYSTEM.

H- FLOOR SYSTEM AT STUDIOS AND HALLWAY TO BE SALVAGED WOOD OVER ACOUSTIC UNDERLAY OVER 1" GYPCRETE OVER TWO LAYERS 1/2" STRUCTURAL PLYWOOD. REUSE EXISTING WOOD FLOOR TO THE GREATEST EXTENT POSSIBLE; FOR PRICING PURPOSES, ASSUME 50% CAN BE SALVAGED AND REUSED.

I- FIXED GLAZING AT CARMEN STRIKE DOOR LOCATION.

J- CAMERA OBSCURA SLOT.

K- LINE OF CONTROL BOOTH ABOVE.

L- STAGE WALL

M- SLIDING DOOR.

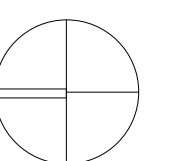
N- STEEL STAIRS WITH METAL GUARDRAIL.

O- OPEN SLOT TO ATTIC ABOVE.

P- STACKED MOVABLE PARTITIONS ON METAL TRACK TO COVER WINDOWS

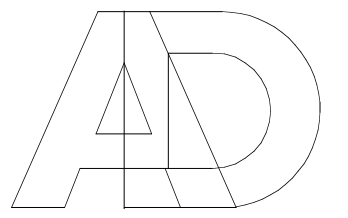
Q- PAINTED METAL FRAME ASSEMBLY W/ FIXED GLAZING

NORTH



A2.3

LEVEL 2 PLAN



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GENEVA CAR BARN
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SAN FRANCISCO, CA

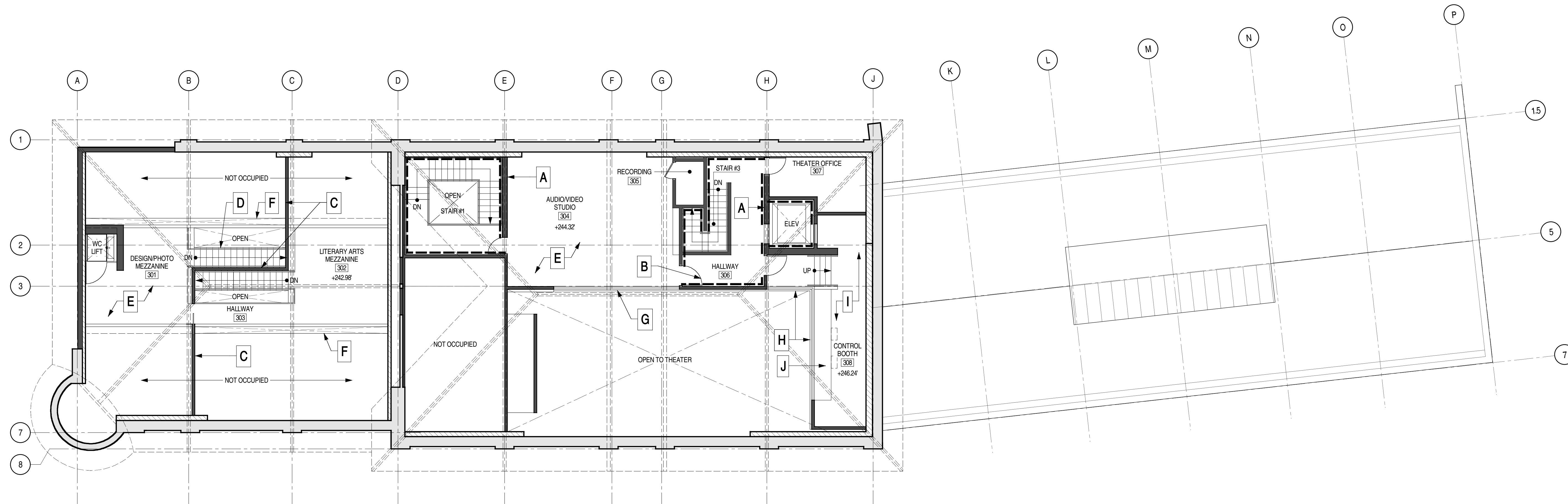
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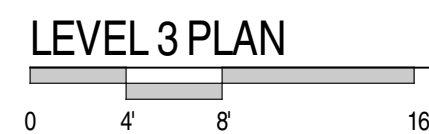
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KEY	
	EXISTING WALL
	1 HR RATED
	(N) WALL
	(N) STRUCTURE, SSD



GENERAL NOTES

PROTECT ALL EXISTING HISTORIC MATERIALS TO REMAIN IN PLACE DURING CONSTRUCTION.

ALL WINDOWS TO BE RESTORED FOR REPLACEMENT IN EXISTING LOCATIONS. PROVIDE NEW GLASS IN EXISTING FRAMES COMPRISED OF (2) LAYERS OF 1/8" GLASS, LAMINATED.

SEE STRUCTURAL REPORT AND DRAWINGS PREPARED BY WJE FOR BUILDING ENVELOPE EVALUATION AND REPAIR RECOMMENDATIONS.

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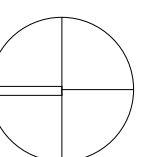
SEE RENDERING VIEWS IN SCHEMATIC DESIGN REPORT FOR DESIGN INTENT OF POWERHOUSE, THEATER AND STUDIO MEZZANINES.

SEE STRUCTURAL DRAWINGS FOR COMPLETE STRUCTURAL SCOPE.

KEY NOTES

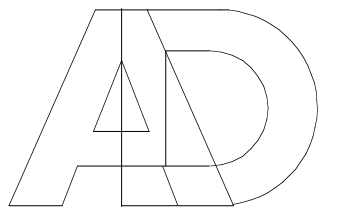
- A- PROVIDE WALLS WHERE SHOWN, TYPICAL. WALLS TO BE COMPRISED OF METAL STUDS WITH ONE LAYER GYPSUM BOARD EACH SIDE AND INSULATION UNLESS OTHERWISE NOTED. WALLS TO BE ONE HOUR RATED WHERE IDENTIFIED.
- B- PROVIDE SOLID CORE WOOD DOOR WHERE SHOWN.
- C- WALL TO EXTEND TO UNDERSIDE OF ROOF FOR ACOUSTIC SEPARATION.
- D- PAINTED METAL GUARDRAIL ALONG STAIR, TYPICAL.
- E- FLOOR TO BE WOOD OVER PLYWOOD SUBFLOOR.
- F- LOW WALL, SEE RENDERING VIEW IN SCHEMATIC DESIGN REPORT FOR DESIGN INTENT.
- G- 1" INSULATED WINDOW WITH BLACK OUT SHADE.
- H- 1" INSULATED WINDOW. ASSUME 50% OPERABLE.
- I- FLOOR TO BE CARPET ON PLYWOOD OVER METAL PAN.
- J- PLASTIC LAMINATE BUILT IN DESK.

NORTH



A2.4

LEVEL 3 PLAN



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**GENEVA CAR BARN
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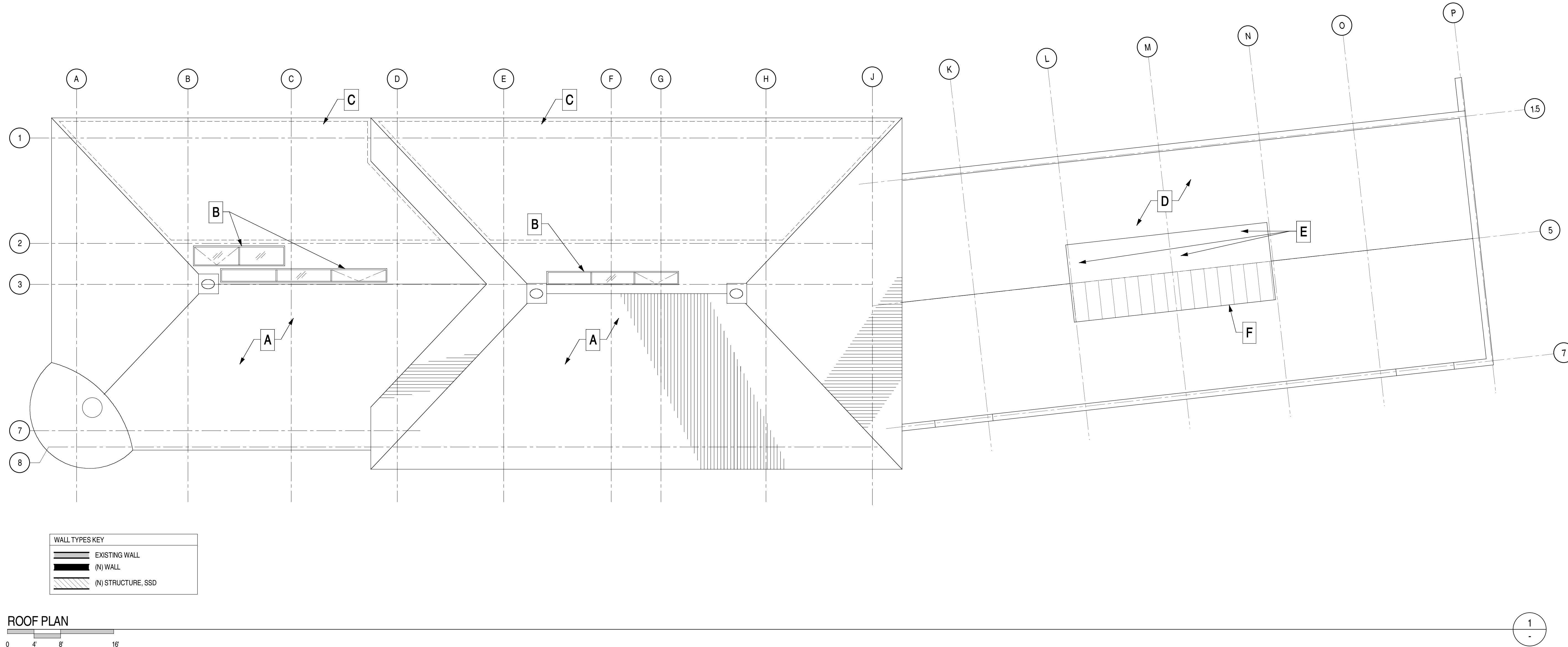
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GENERAL NOTES

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ALL WINDOWS TO BE RESTORED FOR REPLACEMENT IN EXISTING LOCATIONS. PROVIDE NEW GLASS IN EXISTING FRAMES COMPRISED OF (2) LAYERS OF 1/8" GLASS, LAMINATED.

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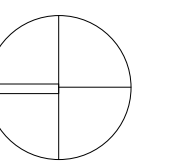
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SEE STRUCTURAL DRAWINGS FOR COMPLETE STRUCTURAL SCOPE.

KEY NOTES

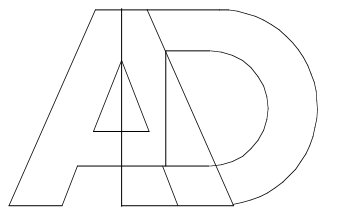
- A- EXISTING ROOF TO REMAIN. SEAL REQUIRED PENETRATIONS FOR MECHANICAL SYSTEM. PROVIDE RIGID INSULATION AND PLYWOOD STAINED TO MATCH EXISTING BEAMS AT UNDERSIDE FOR FINISHED CEILING SYSTEM.
- B- PROVIDE MOTORIZED OPERABLE SKYLIGHTS WHERE SHOWN.
- C- PROVIDE AMORPHOUS SILICONE PHOTOVOLTAIC SYSTEM AT EAST SIDE OF ROOF - ASSUME 2,000 SQUARE FEET OF AVAILABLE ROOF AREA. SEE MEP SCHEMATIC NARRATIVE.
- D- CONCRETE ROOF STRUCTURE WITH RIGID INSULATION AND SLATE TILE ROOFING. PROVIDE SYNTHETIC SLATE AS ROOFING ALTERNATE. SEE STRUCTURAL DRAWINGS.
- E- CORRUGATED GALVANIZED CLADDING OVER EXISTING SKYLIGHT STRUCTURE.
- F- REPLACE GLAZING WITHIN EXISTING SKYLIGHT SYSTEM. REPAIR AND REPAINT GLAZING STRUCTURE.

NORTH



A2.5

ROOF PLAN



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GENEVA CAR BARN

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JOB: 0906

DRAWN: CW

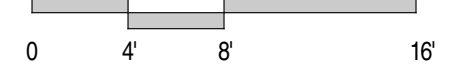
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WEST ELEVATION



1

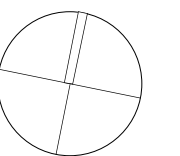
GENERAL NOTES

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 ALL WINDOWS TO BE RESTORED FOR REPLACEMENT IN EXISTING LOCATIONS. PROVIDE NEW GLASS IN EXISTING FRAMES COMPRISED OF (2) LAYERS OF 1/8" GLASS, LAMINATED.
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 SEE STRUCTURAL DRAWINGS FOR COMPLETE STRUCTURAL SCOPE.

KEY NOTES

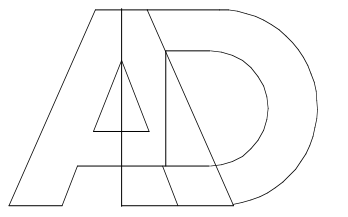
- A- EXISTING ROOF TO REMAIN. SEAL REQUIRED PENETRATIONS FOR MECHANICAL SYSTEM.
- B- CONCRETE ROOF STRUCTURE WITH SLATE TILE ROOFING. PROVIDE SYNTHETIC SLATE AS ROOFING ALTERNATE. SEE STRUCTURAL DRAWINGS.
- C- CORRUGATED GALVANIZED CLADDING OVER EXISTING SKYLIGHT STRUCTURE.
- D- REPLACE GLAZING WITHIN EXISTING SKYLIGHT SYSTEM. REPAIR AND REPAINT GLAZING STRUCTURE FOR WATERTIGHT ASSEMBLY.
- E- PATCH AND REPAIR WOODEN PANEL DETAILING, TYPICAL.
- F- REFURBISH EXISTING HISTORIC DOORS FOR REUSE.
- G- REPLACE EXISTING DOWNSPOUTS WITH COPPER, TYPICAL.
- H- REMOVE AND REPLACE EXISTING STAIRS. PROVIDE CONCRETE CURBS AT STAIRS TO MATCH EXISTING. PROVIDE PAINTED STEEL HANDRAILS AND INTEGRAL STRIPING AT EACH STEP, TYPICAL.
- I- ACCESSIBLE 1:12 CONCRETE RAMP WITH CODE COMPLIANT PAINTED METAL HANDRAILS.
- J- ACCESSIBLE 1:20 CONCRETE RAMP WITH CURB AS WHEEL STOP. NO HANDRAILS.
- K- CONCRETE RETAINING WALLS WITH GUARDRAIL OF PAINTED STEEL VERTICAL PICKETS. SEE RENDERING VIEW IN SCHEMATIC DESIGN REPORT FOR DESIGN INTENT.
- L- CONCRETE CURB/RETAINING WALL AT LOADING AREA.
- M- PAINTED METAL AND GLASS ENTRY DOOR. SEE RENDERING VIEW IN SCHEMATIC DESIGN REPORT FOR DESIGN INTENT.
- N- CONCRETE STEPS WITH PAINTED METAL HANDRAILS. PROVIDE INTEGRAL STRIPING AT EACH STEP, TYPICAL.

NORTH



A5.1

EXTERIOR ELEVATIONS



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GENEVA CAR BARN

2301 SAN JOSE AVENUE
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JOB: 0906

DRAWN: CW

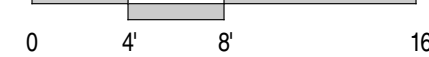
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EAST ELEVATION



2

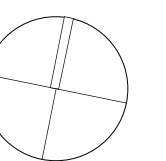
GENERAL NOTES

PROTECT ALL EXISTING HISTORIC MATERIALS TO REMAIN IN PLACE DURING CONSTRUCTION.
 ALL WINDOWS TO BE RESTORED FOR REPLACEMENT IN EXISTING LOCATIONS. PROVIDE NEW GLASS IN EXISTING FRAMES COMPRISED OF (2) LAYERS OF 1/8" GLASS, LAMINATED.
 SEE STRUCTURAL REPORT AND DRAWINGS PREPARED BY WJE FOR BUILDING ENVELOPE EVALUATION AND REPAIR RECOMMENDATIONS.
 SEE HISTORIC STRUCTURES REPORT PREPARED BY ARCHITECTURAL RESOURCES GROUP FOR CONDITIONS ASSESSMENT AND TREATMENT. CONDITIONS ASSESSMENT AND TREATMENT INFORMATION INCLUDES THE FOLLOWING: BRICK; CONCRETE; EXTERIOR WOOD; WINDOWS AND DOORS; ROOF AND DRAINAGE; INTERIOR PLASTER; INTERIOR WOOD; AND BUILDING SYSTEMS.
 SEE SCHEMATIC DESIGN REPORT FOR ROOM FINISHES AND SYSTEM DESCRIPTION.
 SEE RENDERING VIEWS IN SCHEMATIC DESIGN REPORT FOR DESIGN INTENT OF POWERHOUSE, THEATER AND STUDIO MEZZANINES.
 SEE STRUCTURAL DRAWINGS FOR COMPLETE STRUCTURAL SCOPE.

KEY NOTES X

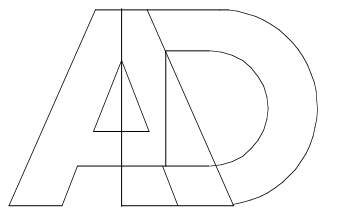
- A- EXISTING ROOF TO REMAIN. SEAL REQUIRED PENETRATIONS FOR MECHANICAL SYSTEM.
- B- PROVIDE SKYLIGHTS WHERE SHOWN.
- C- PROVIDE AMORPHOUS SILICONE PHOTOVOLTAIC SYSTEM AT EAST SIDE OF ROOF - ASSUME 2,000 SQUARE FEET OF AVAILABLE ROOF AREA. SEE MEP SCHEMATIC NARRATIVE.
- D- CONCRETE ROOF STRUCTURE WITH RIGID INSULATION AND SLATE TILE ROOFING. PROVIDE SYNTHETIC SLATE AS ROOFING ALTERNATE. SEE STRUCTURAL DRAWINGS.
- E- CORRUGATED GALVANIZED CLADDING OVER EXISTING SKYLIGHT STRUCTURE.
- F- REFURBISHED EXISTING METAL DOORS AND HANG AS OUT-SWINGING.
- G- REPLACE EXISTING DOWNSPOUTS WITH COPPER, TYPICAL.
- H- REPLACE EXISTING DOOR WITH FIXED GLAZING.
- I- REPLACE EXTERIOR WOOD DOOR IN EXISTING LOCATION.
- J- PROVIDE METAL LOUVER WITHIN WINDOW FRAME. SEE MECHANICAL SCHEMATIC NARRATIVE IN SCHEMATIC DESIGN REPORT.
- K- POWDER COATED BLACK ALUM. PANELS
- L- FENCING IN FRONT NOT SHOWN. SEE PLAN

NORTH



A5.2

EXTERIOR ELEVATIONS



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GENEVA CAR BARN

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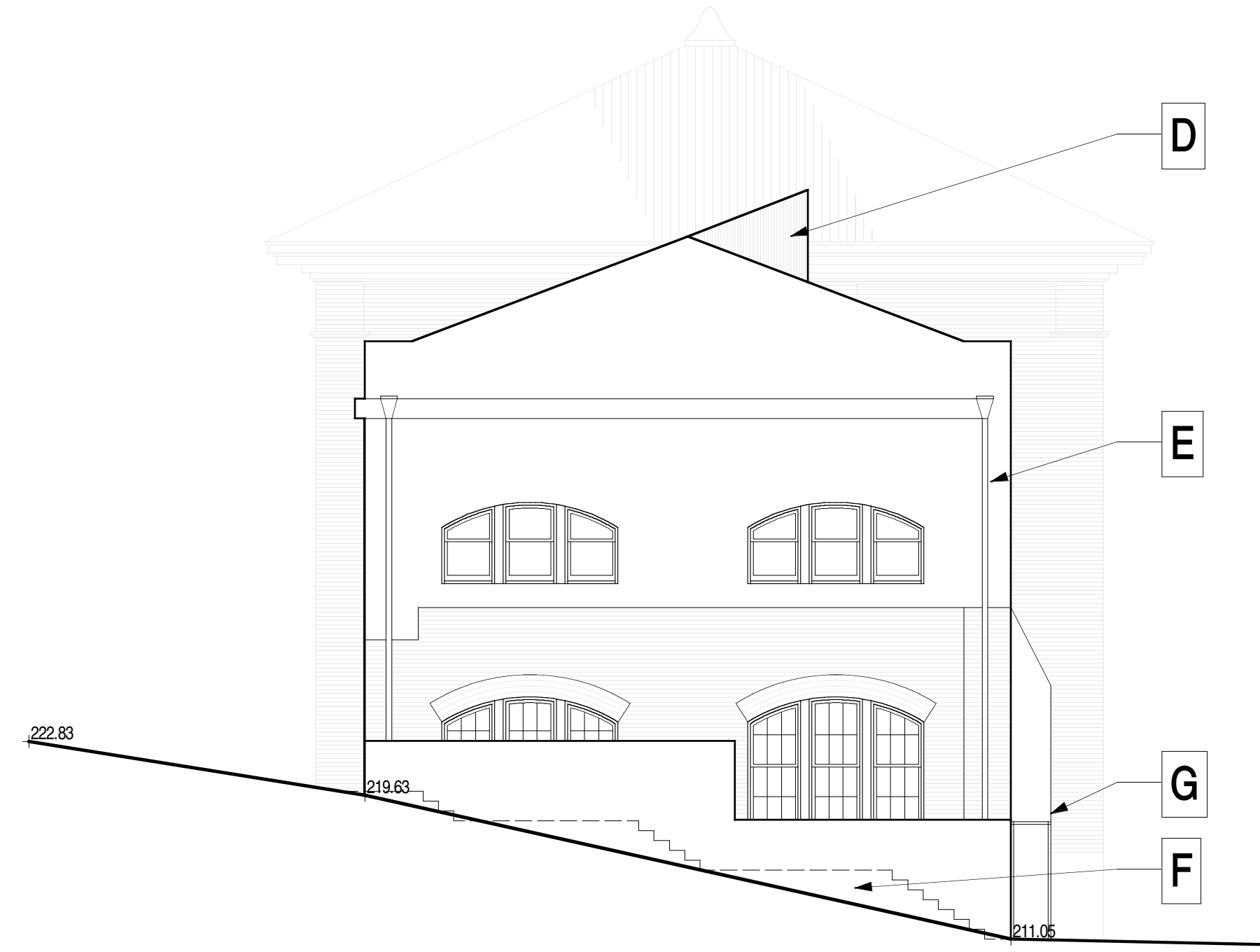
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JOB: 0906

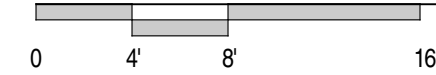
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SCHEMATIC PRICING	07.12.10

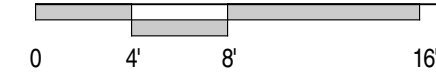


NORTH ELEVATION



2
-

SOUTH ELEVATION



1
-

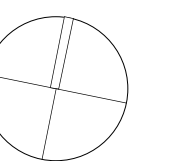
GENERAL NOTES

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 SEE STRUCTURAL DRAWINGS FOR COMPLETE STRUCTURAL SCOPE.

KEY NOTES

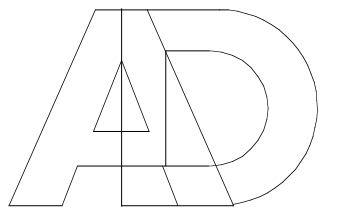
- A- POWDER COATED BLACK ALUM. PANELS OVER CONCRETE.
- B- REPLACE EXISTING WINDOW IN EXISTING LOCATION.
- C- PATCH AND REPAIR WOODEN PANEL DETAILING, TYPICAL.
- D- CORRUGATED GALVANIZED CLADDING OVER EXISTING SKYLIGHT STRUCTURE.
- E- REPLACE EXISTING DOWNSPOUTS WITH COPPER, TYPICAL.
- F- CONCRETE RETAINING WALL WITH EGRESS STAIRS BEYOND.
- G- EXISTING WING WALLS TO BE DEMOLISHED BELOW 7'-0" TO ALLOW EGRESS ACCESS. TO THE EXTENT POSSIBLE, WALLS ABOVE 7'-0" SHOULD BE RETAINED AS HISTORIC BUILDING FABRIC, TO BE SUPPORTED BY PAINTED AESS FRAME BELOW.
- H- PAINTED METAL FRAME ASSEMBLY W/ FIXED GLAZING, TO RECREATE THE LOCATION OF THE WINDOW OPENING PRIOR TO THE 1906 EARTHQUAKE.

NORTH



A5.3

EXTERIOR ELEVATIONS



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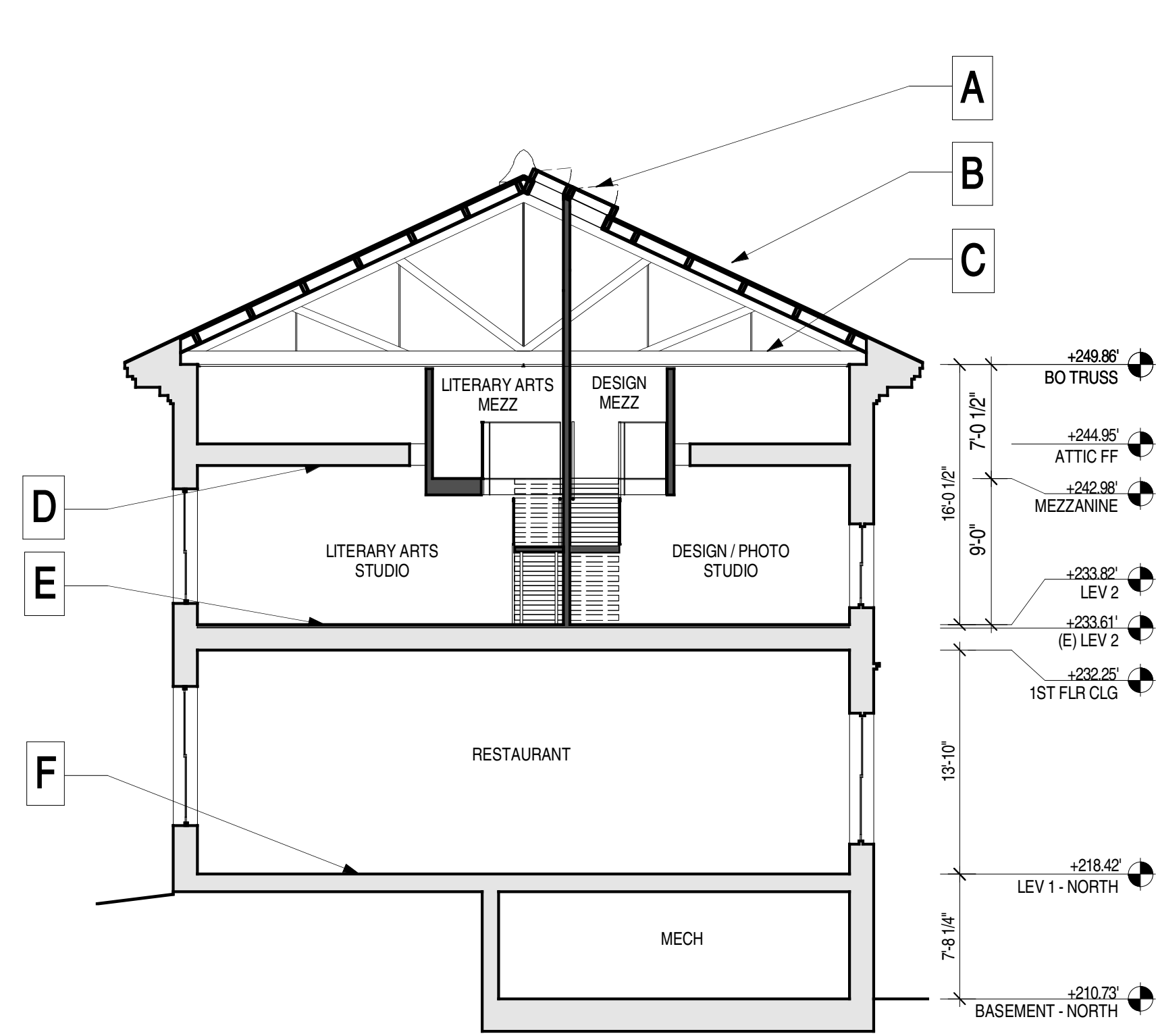
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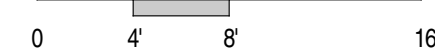
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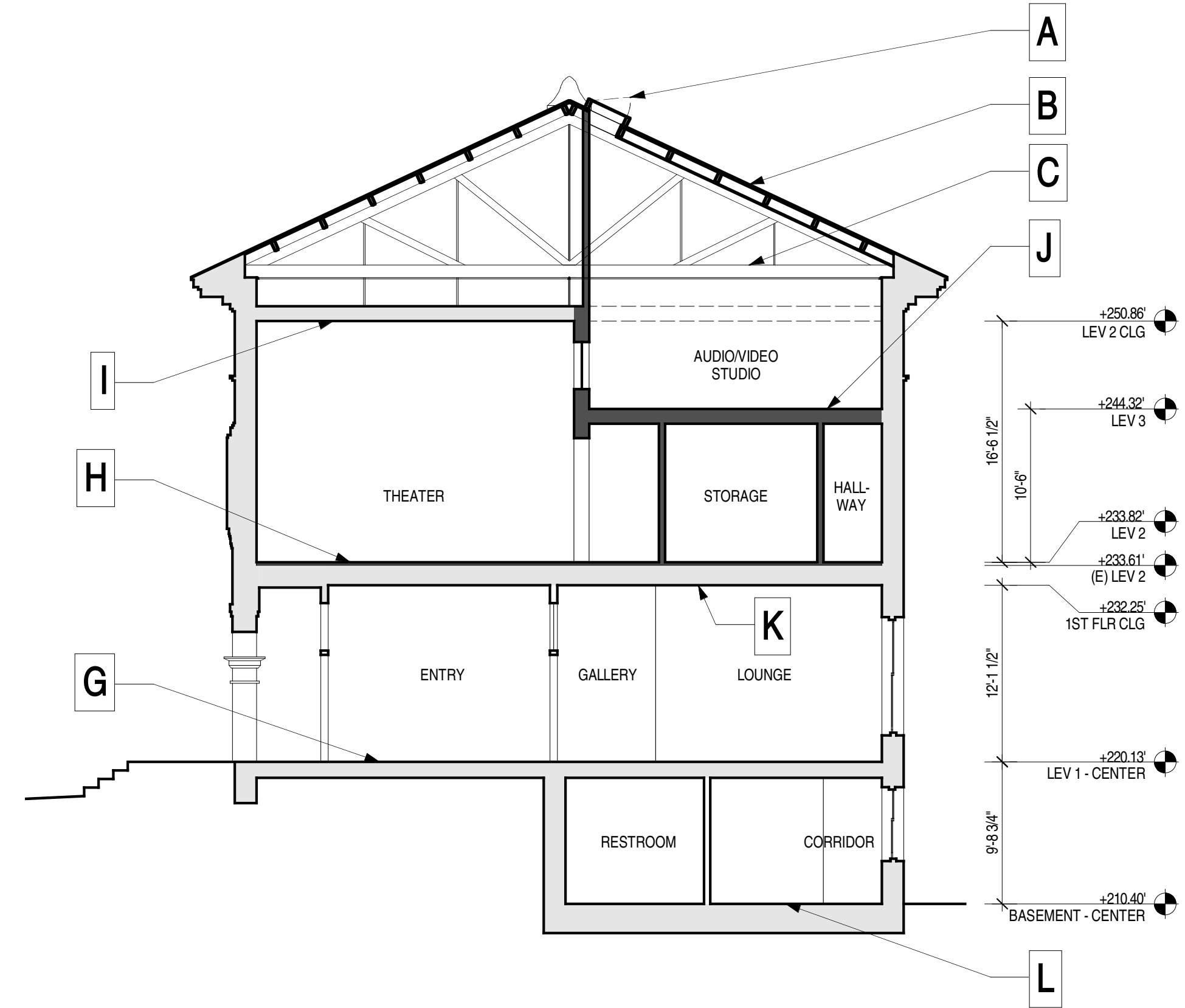
SCHEMATIC PRICING 07.12.10



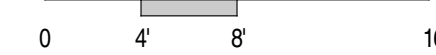
CROSS SECTION - DESIGN / LITERARY ARTS STUDIOS



2



CROSS SECTION - THEATER



1

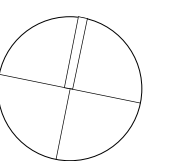
GENERAL NOTES

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- SEE STRUCTURAL DRAWINGS FOR COMPLETE STRUCTURAL SCOPE.

KEY NOTES

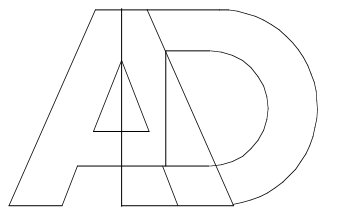
- A- OPERABLE SKYLIGHTS.
- B- EXISTING ROOF TO REMAIN. PROVIDE RIGID INSULATION BETWEEN EXISTING JOISTS WITH STAINED PLYWOOD AS FINISHED CEILING SURFACE, EXCEPT AT: THEATER, HALLWAY, GREEN RM, REST RM. PROVIDE INSULATION ONLY AT OTHER AREAS.
- C- EXISTING TRUSSES TO REMAIN. SEE STRUCTURAL DRAWINGS FOR CROSS BRACING AT UNDERSIDE OF TRUSSES.
- D- EXISTING PLASTER CEILING TO BE PATCHED AND PAINTED.
- E- FLOOR SYSTEM AT STUDIOS AND HALLWAY TO BE SALVAGED WOOD OVER ACOUSTIC UNDERLAY OVER 1" GYPCRETE OVER TWO LAYERS " STRUCTURAL PLYWOOD. REUSE EXISTING WOOD FLOOR TO THE GREATEST EXTENT POSSIBLE; FOR PRICING PURPOSES, ASSUME 50% CAN BE SALVAGED AND REUSED.
- F- AT RESTAURANT PROVIDE PLYWOOD FLOOR SUBSTRATE FOR FUTURE TENANT BUILD OUT. RETAIN SALVAGED WOOD FLOOR FOR POTENTIAL USE IN THESE SPACES.
- G- REUSE EXISTING WOOD FLOOR TO THE GREATEST EXTENT POSSIBLE. FOR PRICING PURPOSES, ASSUME 50% CAN BE SALVAGED AND REUSED. REPLACE PLYWOOD SUBSTRATE AS REQUIRED. SEE STRUCTURAL DRAWINGS.
- H- FLOOR SYSTEM AT THEATER TO BE MARLEY OVER " MASONITE OVER TWO LAYERS " PLYWOOD ON 1X SLEEPERS ON " SUPER W PAD OVER TWO LAYERS " STRUCTURAL PLYWOOD. PROVIDE INSULATION WITHIN SLEEPER SYSTEM.
- I- SALVAGED REDWOOD CEILING AT THEATER. SEE ARCHITECTURAL NARRATIVE FOR RESTORATION FINISH WORK.
- J- FLOORS TO BE STAINED PLYWOOD.
- K- EXISTING PLASTER TO BE PATCHED AND PAINTED.
- L- CONCRETE SLAB ON GRADE.

NORTH



A5.4

BUILDING SECTIONS



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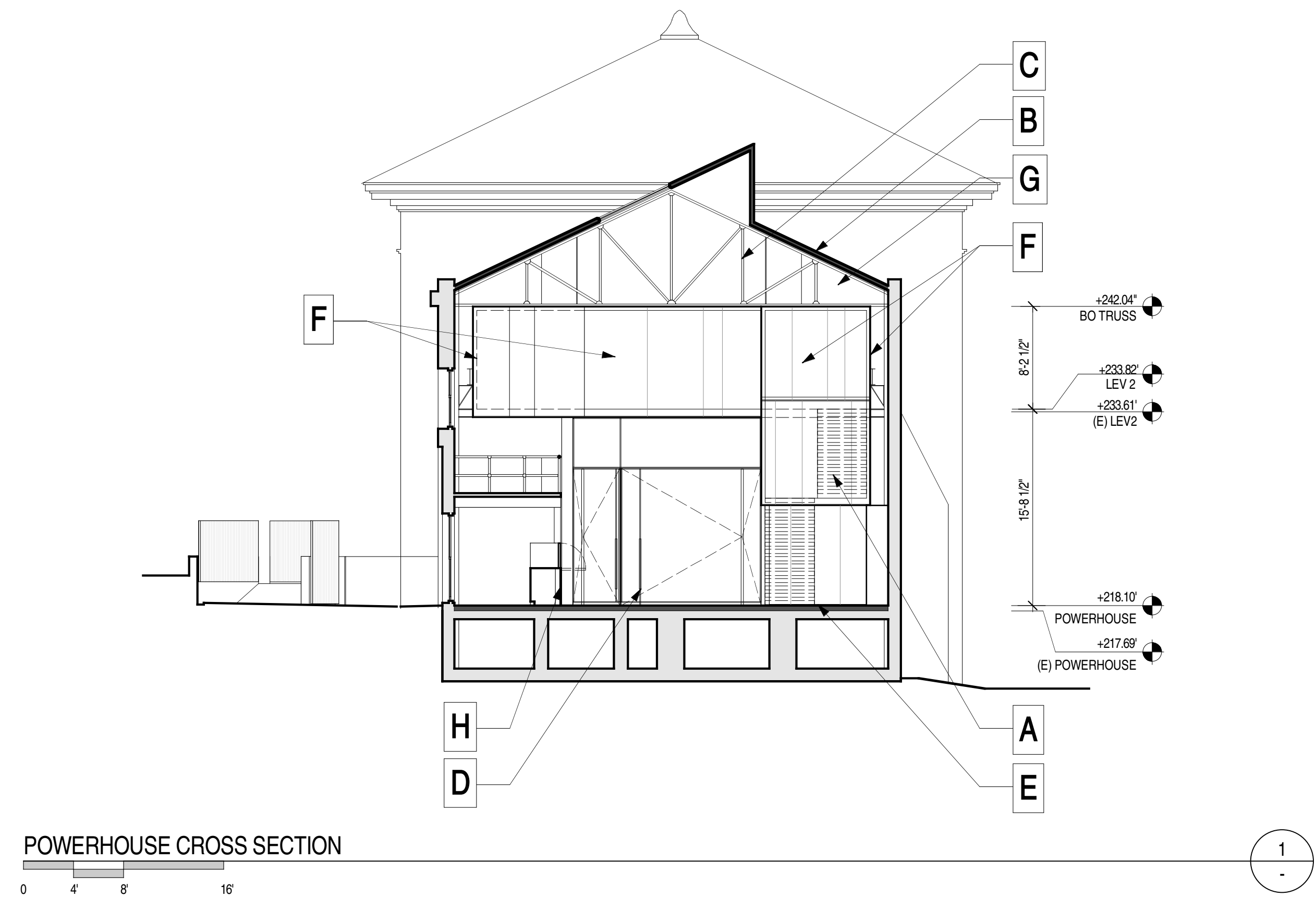
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POWERHOUSE CROSS SECTION

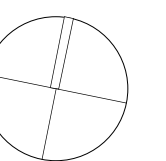
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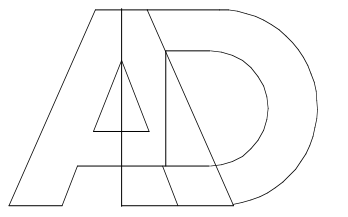
- A- OPEN WOOD TREAD STAIRS WITH METAL SUBFRAME ASSEMBLY AND METAL HANDRAIL. SEE RENDERING VIEWS IN SCHEMATIC DESIGN REPORT FOR DESIGN INTENT.
- B- REPLACE (E) CONCRETE ROOF STRUCTURE.
- C- EXISTING TRUSSES TO REMAIN.
- D- PAINTED METAL AND GLASS DOOR ASSEMBLY. SEE RENDERING VIEWS IN SCHEMATIC DESIGN REPORT FOR DESIGN INTENT.
- E- 5' SMOOTH TROWEL INTEGRAL COLORED CONCRETE FLOOR OVER EXISTING.
- F- PATINATED COPPER SHEET METAL CLADDED PLYWOOD PANEL ASSEMBLY OVER STEEL FRAMING, W/ BUTT GLAZING INFILL.
- G- BUTT GLAZING ASSEMBLY BEHIND TRUSS.
- H- PATINATED COPPER SHEET METAL CLAD PARTITIONS, WITH TILT DOWN SECTIONS

NORTH



A5.5

BUILDING SECTIONS



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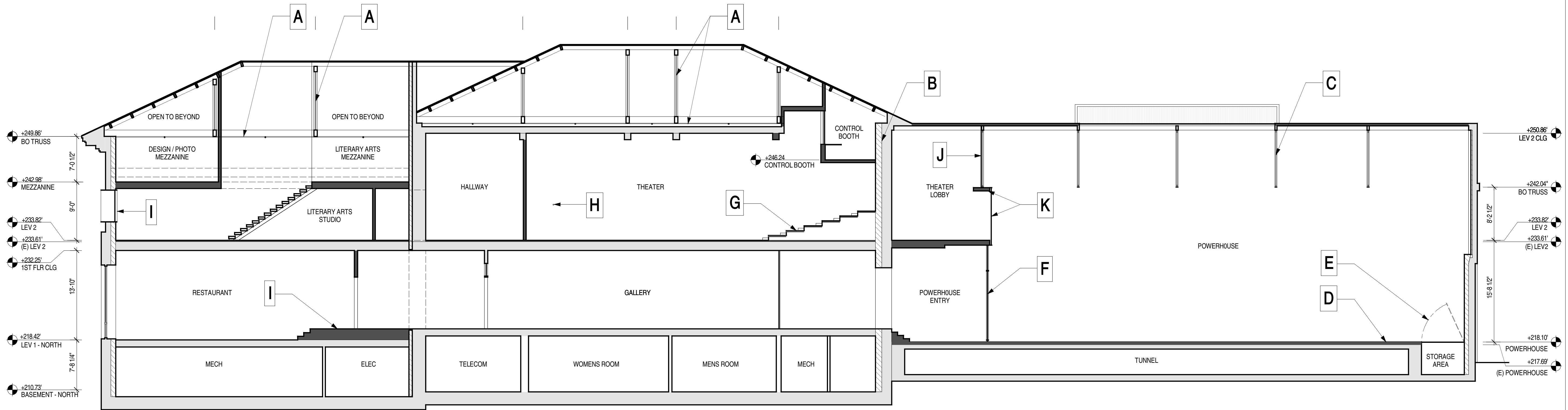
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POWERHOUSE LONGITUDINAL SECTION



1

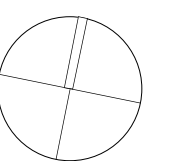
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KEY NOTES

- A- EXISTING TRUSSES TO REMAIN. SEE STRUCTURAL DRAWINGS FOR CROSS BRACING AT UNDERSIDE OF TRUSSES.
- B- STRUCTURAL CONCRETE WALLS SHOWN HATCHED. SEE STRUCTURAL DRAWINGS.
- C- EXISTING STEEL TRUSSES TO REMAIN.
- D- OPERABLE SLIP RESISTANT METAL COVER OVER STORAGE AREA.
- E- 5' SMOOTH TROWEL INTEGRAL COLORED CONCRETE FLOOR OVER EXISTING.
- F- STEEL AND GLASS WINDOW WALL ASSEMBLY.
- G- RETRACTABLE RISER SYSTEM.
- H- CAMERA OBSCURA PEEP HOLE
- I- RAISED FLOOR AND STAIR SYSTEM AT EXISTING RAMP LOCATION.
- J- BUTT GLAZING ASSEMBLY BEHIND TRUSS
- K- PATINATED COPPER SHEET METAL CLADDED PLYWOOD PANEL ASSEMBLY OVER STEEL FRAMING, W/ BUTT GLAZING INFILL.
- L- PAINTED METAL FRAME ASSEMBLY W/ FIXED GLAZING

NORTH



A5.6

BUILDING SECTIONS