

SF MTA - LOMBARD STREET GARAGE IMPROVEMENTS
CIVIC DESIGN REVIEW PHASE III - MARCH 2017



LOMBARD STREET PHOTOMONTAGE

PROJECT INFORMATION

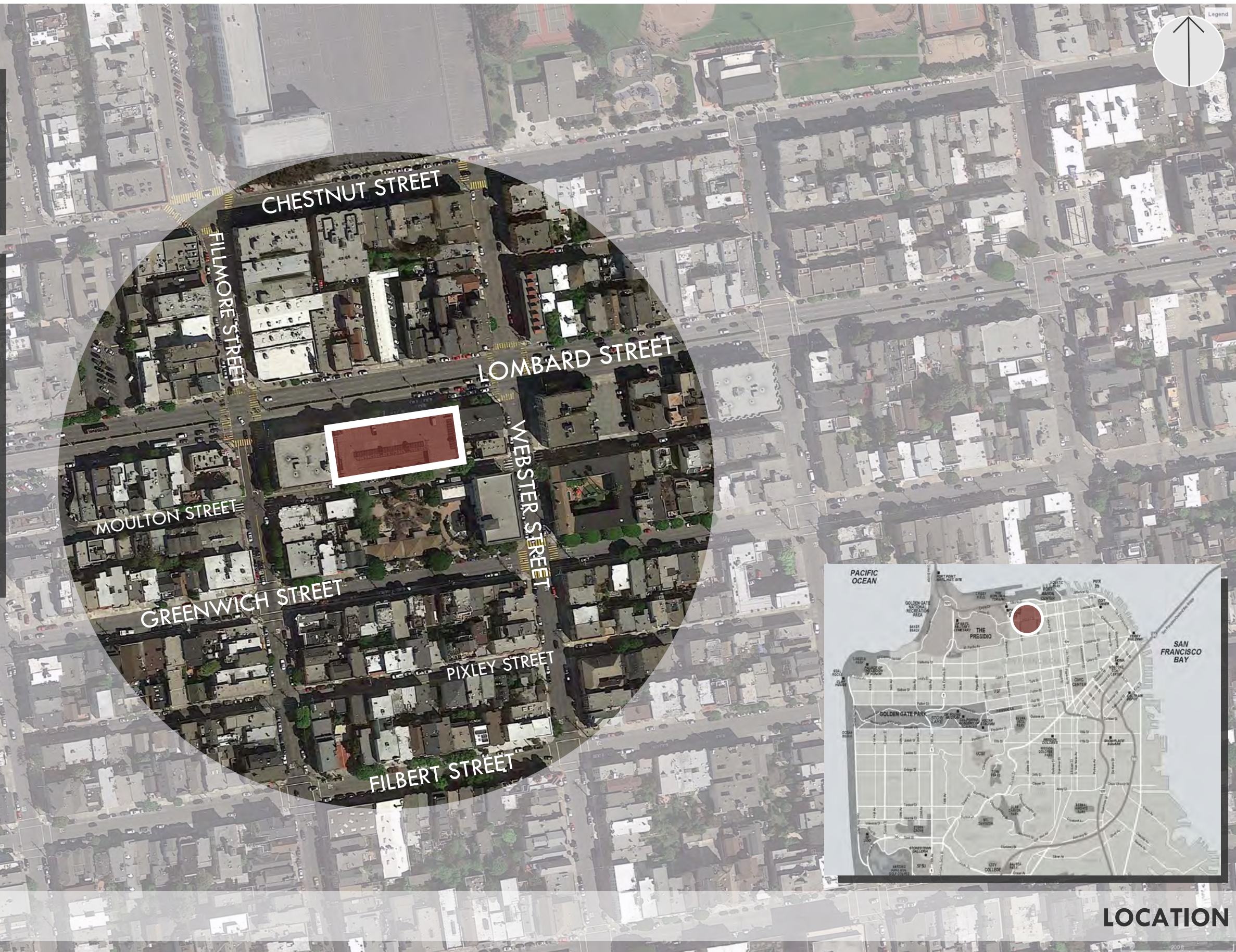
Lombard Street Garage
2055 Lombard Street, San Francisco, CA

The Lombard Street Garage is a four-story cast-in-place posttensioned concrete structure. It is located in the Marina District with vehicle entry on Moulton Street, which is a minor street. Street level commercial space is available on Lombard Street and is occupied by the United States Postal Service. Year Built 1988.

Total Footprint 225 ft x 89 ft
Total Floor Area 79,700 sq ft
No. of Levels Above Ground 4
No. of Levels Below Ground 0

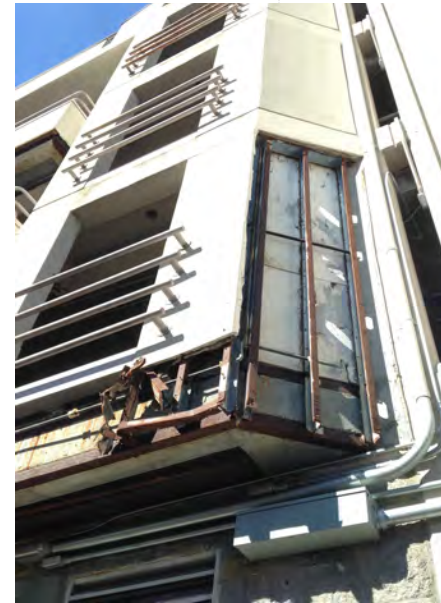
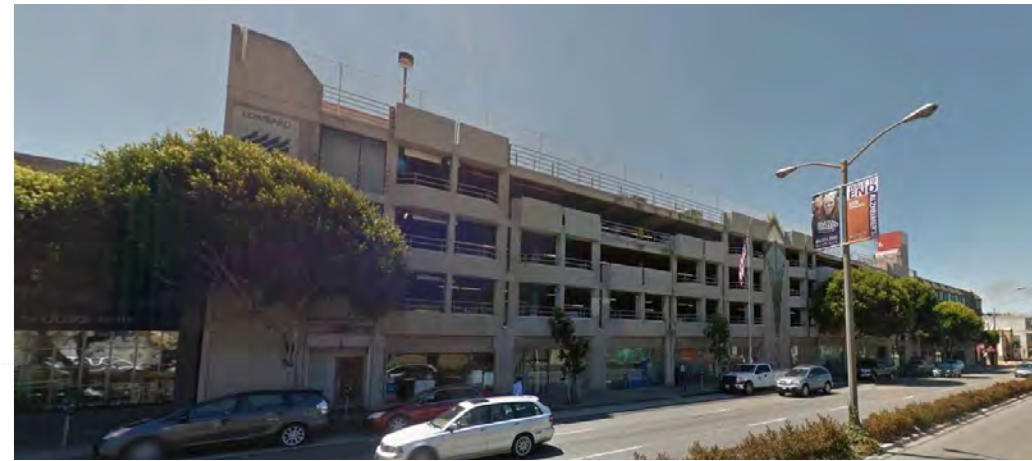
Total Vehicle Capacity 205
Number of Accessible Spaces 8
Number of Electric Vehicle Charging Stations 2 Building

Condition Observed defects of the Lombard Street Garage are typical to this type of structure of this age. Metal corrosion is obvious from the exterior and is also visible on metal guardrails and pipes. The majorities of repair or improvement costs are associated with the replacement of the exterior wall system and related waterproofing measures. The guardrails should also be replaced to meet code required vehicular loads and corroded metals cleaned or replace.



LOCATION

EXISTING CONDITIONS

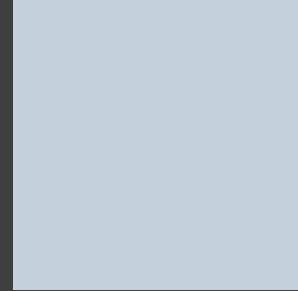
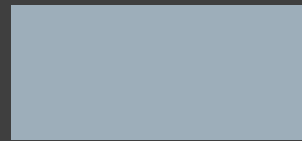




MOULTON STREET PHOTOMONTAGE

MATERIALS

PREFERED COLOR SCHEME



BUILDING:
DE6376
LOOKING GLASS

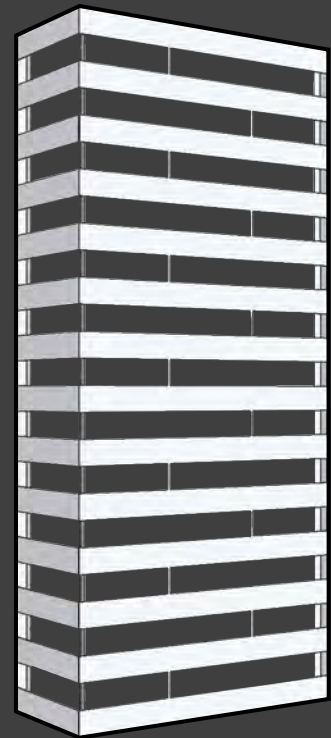
SCREEN:
DE6334
LONG LAKE
DE6333
HAMILTON BLUE

SCREEN:
DE6332
GLEN FALLS

TEXTURES



WALLS:
CEMENT PLASTER + PAINT

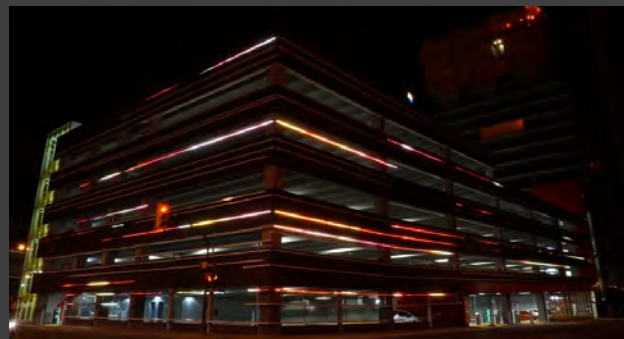


MODULAR METAL SCREENS:
PERFORATED ALUMINUM SHEET+LASER CUT PATTERN. FLOUROPOLYMER PVDF COATING COLOR SYSTEM.



LOMBARD STREET - NORTH VIEW

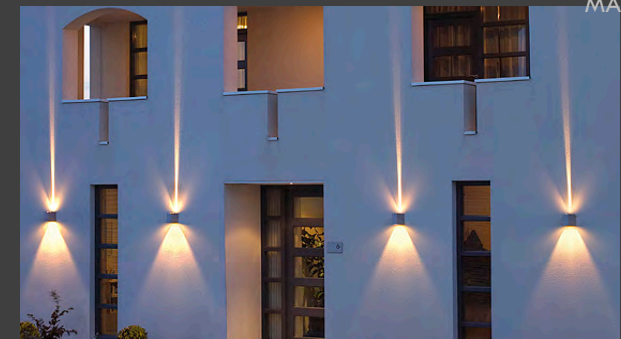
LIGHT FIXTURES:



LUMENFACADE - LUMENPULSE SURFACE -MOUNTED LIGHT FIXTURE LED



MATRIX 1 SQUARE WALL UP-DOWN HP LED





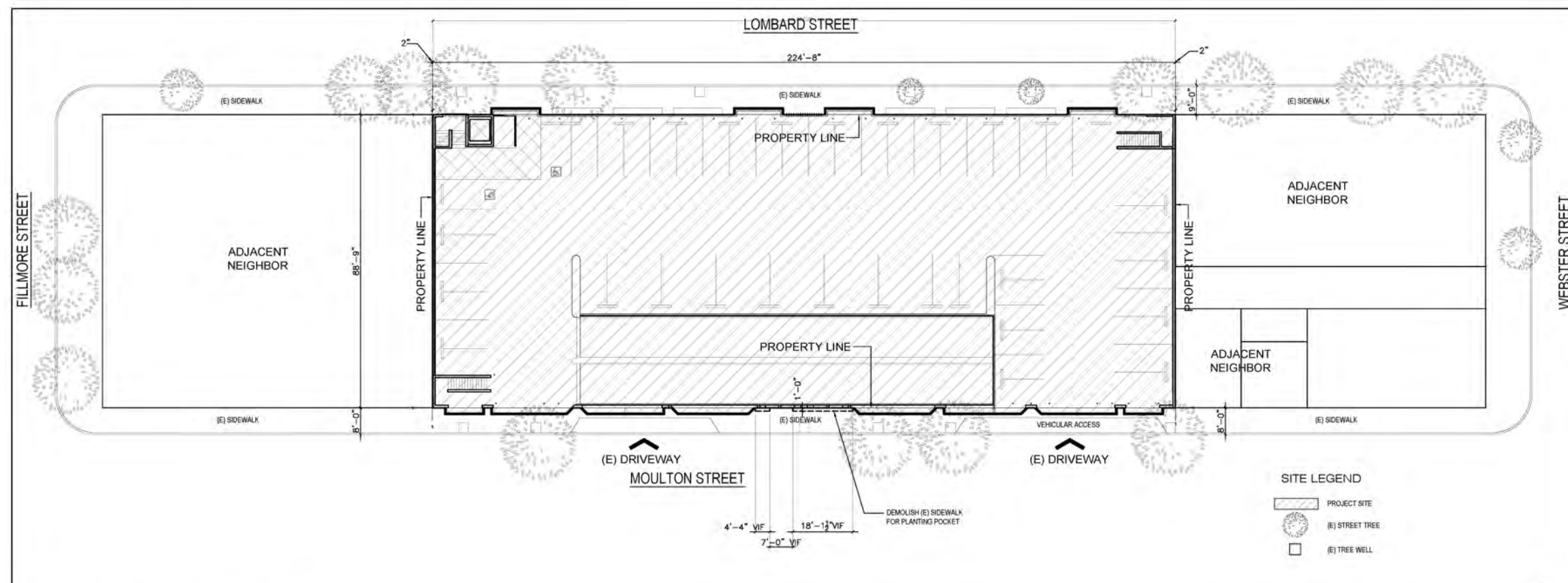
Julia Laine - Principal Architect/Division Manager
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Project _____

LOMBARD PARKING GARAGE
IMPROVEMENTS

2055 LOMBARD STREET
SAN FRANCISCO
CALIFORNIA 94133

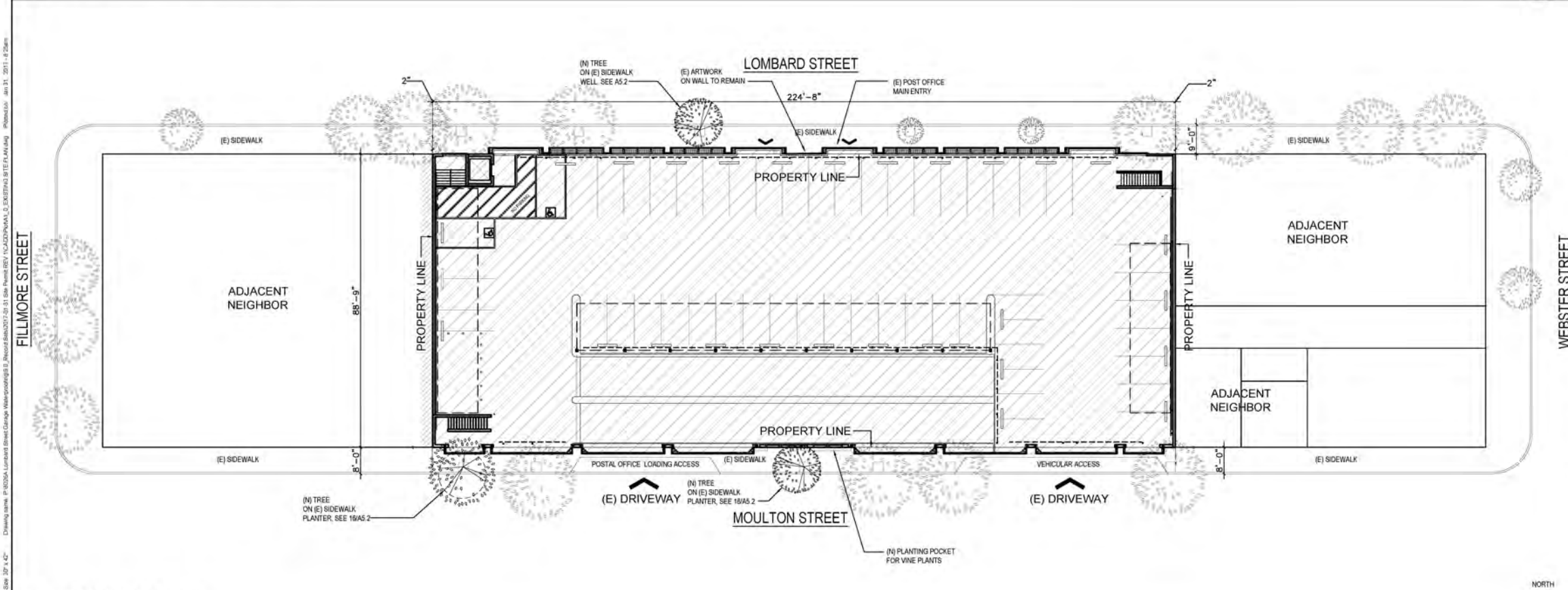
Consultant _____



SITE LEGEND

- PROJECT SITE
- (E) STREET TREE
- (E) TREE WELL

1 EXISTING/DEMOLITION SITE PLAN
SCALE: 1/8" = 1'-0"



2 PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"



Issue _____
SITE PERMIT
JULY 13, 2016

No.	Date	Revisions
1	01.31.2017	Site Permit Revision

Mark Doran - Manager, Architecture Services

Drawn	SK	
Proj. Arch	JCR	
Proj. Mgr.	DU	
Section Head	TL	
Phase	CD	

Drawing Title _____

EXISTING & PROPOSED
SITE PLAN

Sheet No. _____
A1.0

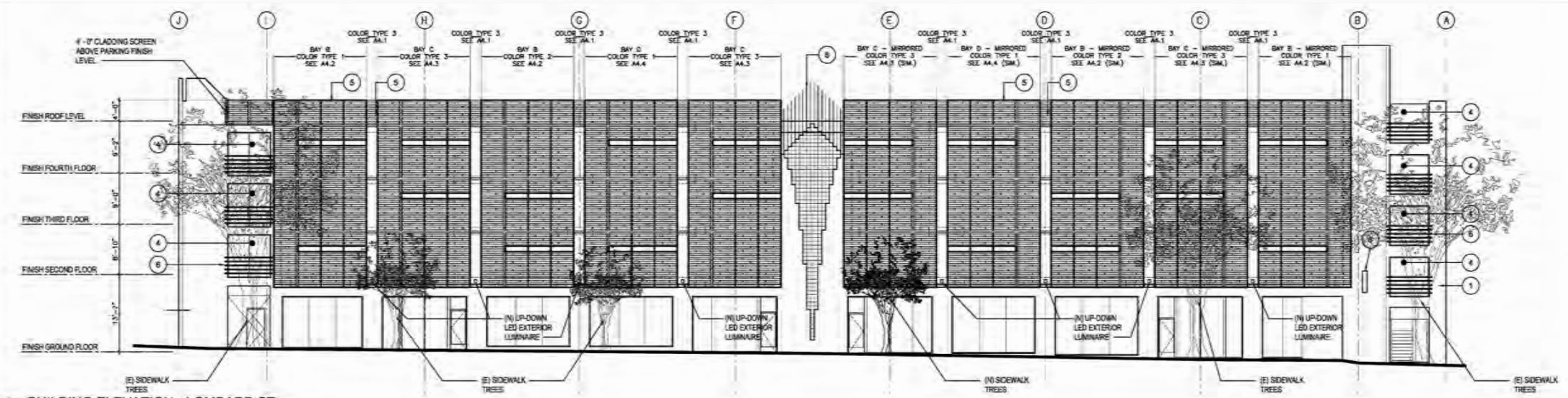
Scale AS NOTED

Job No. 8026A

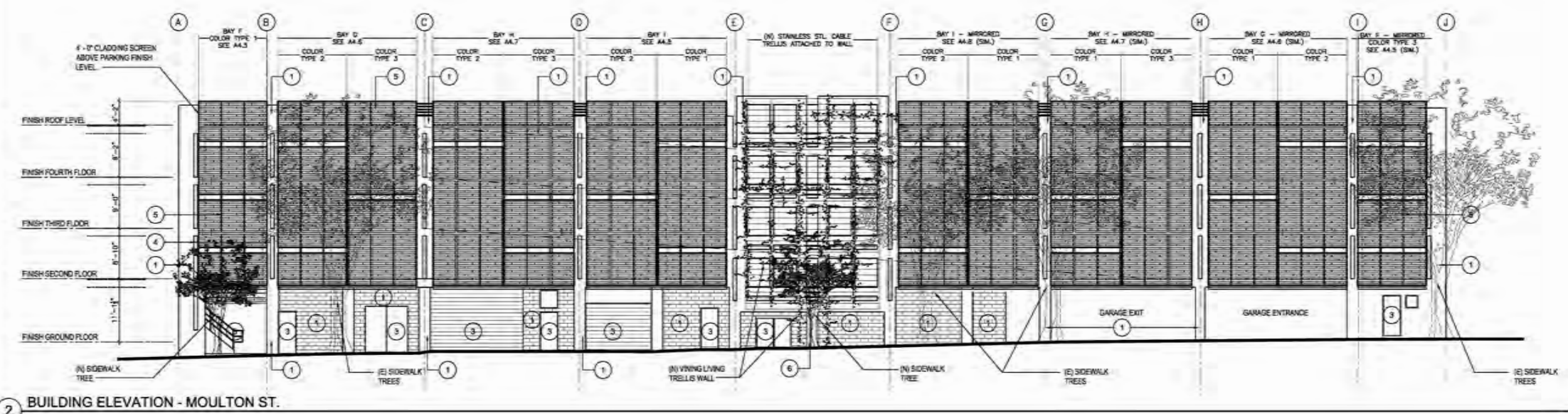


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Project: **LOMBARD PARKING GARAGE
IMPROVEMENTS**
2055 LOMBARD STREET
SAN FRANCISCO
CALIFORNIA 94133



1 BUILDING ELEVATION - LOMBARD ST.
SCALE: 1/8" = 1'-0"



2 BUILDING ELEVATION - MOULTON ST.
SCALE: 1/8" = 1'-0"

GENERAL NOTES	SHEET NOTES	LEGEND
<ol style="list-style-type: none"> ALL CONSTRUCTION AND INSTALLATION WORK SHOWN IN DRAWINGS OR INDICATED IN SPECIFICATIONS SHALL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES OF GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE PROJECT. PROTECT ALL UTILITIES, IMPROVEMENTS AND STRUCTURES AND RESTORE TO NEW CONDITION AT NO ADDITIONAL COST TO THE CITY IF DAMAGED DURING THE COURSE OF WORK. VERIFY THAT EXISTING CONDITIONS ARE AS INDICATED ON THE DRAWINGS AND SPECIFICATIONS. NOTIFY THE CITY REPRESENTATIVE IMMEDIATELY OF VARIATIONS OR DISCREPANCIES. DO NOT PROCEED WITH AFFECTED WORK UNTIL THE VARIATIONS OR DISCREPANCIES ARE RESOLVED BY THE CITY REPRESENTATIVE. PROVIDE AND MAINTAIN TEMPORARY BARRICADES, CLOSURE WALLS, ETC., AS REQUIRED TO PROTECT THE PUBLIC DURING PERIOD OF CONSTRUCTION. INSTALL MANUFACTURED MATERIALS AND EQUIPMENT ACCORDING TO MANUFACTURERS' RECOMMENDATIONS AND INSTRUCTIONS. (U.O.N.) WORK REQUIRED UNDER THIS CONTRACT INCLUDES ALL LABOR, MATERIALS, EQUIPMENT, ETC. NECESSARY TO COMPLETE THE PROJECT. DO NOT SCALE DRAWINGS. USE DIMENSIONS SHOWN. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SECURITY OF THE SITE DURING THE TERM OF THE CONTRACT. ANY DAMAGE OR LOSS OF PROPERTY DURING THE TERM OF THE CONTRACT SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO COST TO THE CITY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ROOF IN DETAIL TO ASSURE THAT ITEMS NOT SPECIFICALLY NOTED OR DETAILED, BUT REQUIRED FOR A COMPLETE AND PROFESSIONAL INSTALLATION, ARE PROVIDED. ITEMS NOT SPECIFICALLY NOTED BUT IDENTIFIED IN LIKE, TYPICAL, OR SIMILAR IN FASHION, REMAIN THE RESPONSIBILITY OF THE CONTRACTOR AND ARE PART OF THE SCOPE OF WORK. LIMIT THE AMOUNT OF DUST AND DIRT RISING AND SCATTERING IN THE AIR TO COMPLY WITH GOVERNMENTAL REGULATIONS. KEEP CONSTRUCTION AREAS BROOM CLEAN FROM ALL DUST, DIRT, AND DEBRIS CAUSED BY DEMOLITION OPERATIONS. CONTRACTOR IS RESPONSIBLE FOR TOUCH UP, REPAIR, AND PROTECTION OF ALL ADJACENT AREAS OF THE SCOPE OF WORK. COLORS AND FINISHES TO MATCH (E). WHERE DISSIMILAR METALS ARE IN CONTACT, OR WHERE ALUMINUM IS IN CONTACT WITH CONCRETE, MORTAR, MASONRY OR ABSORPTIVE MATERIALS SUBJECT TO WETTING, THE SURFACES SHALL BE PROTECTED WITH A HEAVY COAT OF BITUMINOUS PAINT. BITUMINOUS PAINT SHALL BE APPLIED SO AS NOT TO BE EXPOSED TO VIEW. FIELD VERIFY LOCATIONS OF ALL POST TENSION SLAB TENDONS, REBAR AND STRIPS IN CONCRETE PRIOR TO ANY CORING, DRILLING OR REMOVAL OF CONCRETE. POWER WASH, CLEAN & REPAIR ALL SURFACES. PATCH & REPAIR ANY DENTS AND CRACKS. PREPARE AND PRIME SURFACES TO BE PAINTED AS SPECIFIED. IMMEDIATELY NOTIFY ARCHITECT OF ANY CRACKS WIDER THAN 1/8". REVIEW ALL JOINTS, INCLUDING BUT NOT LIMITED TO: AT GROUND, DOOR & WINDOW FRAME AND CONTROL JOINTS. CAULK & SEAL ALL HORIZONTAL AND VERTICAL JOINTS. CAULK WITHIN PAINTED AREAS TO BE PAINTABLE AND COMPATIBLE WITH SPECIFIED COATINGS, COLOR TO MATCH EXISTING ADJ. SEALANT. REVIEW AND COORDINATE WITH CM AND/OR HAZARDOUS MATERIALS REPORT PRIOR START OF WORK. WHERE AN ITEM OR SURFACE IS NOT SPECIFICALLY MENTIONED, PAINT THE SAME AS SIMILAR ADJACENT MATERIALS OR SURFACES. CONFIRM WITH ARCHITECT AND CM PRIOR TO PAINTING. PAINT ALL EXPOSED AND EXISTING PAINTED SURFACES NOT LIMITED TO: MECHANICAL, PLUMBING AND ELECTRICAL CONDUITS / PIPES, AND ACCESSORIES; U.O.N. DOCUMENT AND CATALOG & REMOVE HARDWARE & HARDWARE ACCESSORIES: PLATES, MACHINED SURFACES, LIGHTING FIXTURES, PLACARDS, SIGNS, BIRD DETERRENTS & SIMILAR ITEMS ALREADY INSTALLED THAT ARE NOT TO BE PAINTED, OR PROVIDE SURFACE-APPLIED PROTECTION PRIOR TO SURFACE PREP, & PAINTING. REMOVE THESE ITEMS, IF NECESSARY, TO COMPLETELY PAINT THE ITEMS & ADJACENT SURFACES. FOLLOWING COMPLETION OF PAINTING OPERATIONS, HAVE ITEMS REINSTALLED, AS CONFIRMED BY CM AND SFFD, BY WORKERS SKILLED IN THE TRADES INVOLVED. FOR DRILLING INTO CONCRETE BEAMS AND SLAB SEE "DRILLING NOTES FOR CONCRETE SLABS AND BEAMS" UNDER GENERAL NOTES ON SHEET A0.1 BOLLARDS AND CABLES SHALL BE DESIGNED AND BUILT BY CONTRACTOR'S ENGINEER WHO IS REGISTERED IN STATE OF CALIFORNIA. PROVIDE SHOP DRAWINGS FOR BOLLARDS AND CABLES TO CITY REPRESENTATIVE FOR REVIEW. 	<ol style="list-style-type: none"> (N) HIGH PERFORMANCE WALL COATING OVER (E) CMU CONCRETE AND STUCCO WALLS. TYP. REPAIR ANY DAMAGED CMU, CONCRETE AND STUCCO THAT COMPROMISES THE WATERPROOFING OF THE EXTERIOR WALL PRIOR TO APPLICATION OF HIGH PERFORMANCE WALL COATING, TYP. (E) WALL TO REMAIN AS-IS, TYP. (E) DOOR / OVERHEAD DOOR TO REMAIN AS-IS, TYP. (E) STOREFRONT TO REMAIN AS-IS, TYP. (N) ALUMINUM PANELS, TYP. PAINT (E) PIPE RAIL, TYP. (N) LIGHT FIXTURE, QTY=6, SED (N) ILLUMINATED PARKING SIGN (DSC), SED 	<p>LEGEND</p> <p> PANEL TYPE, REFER TO DRAWING A0.1</p>

DATE: _____

SITE PERMIT
JULY 13, 2016

No.	Date	Revisions
1	07/13/17	Site Permit Revision

Mark Dornan - Manager, Architecture Services

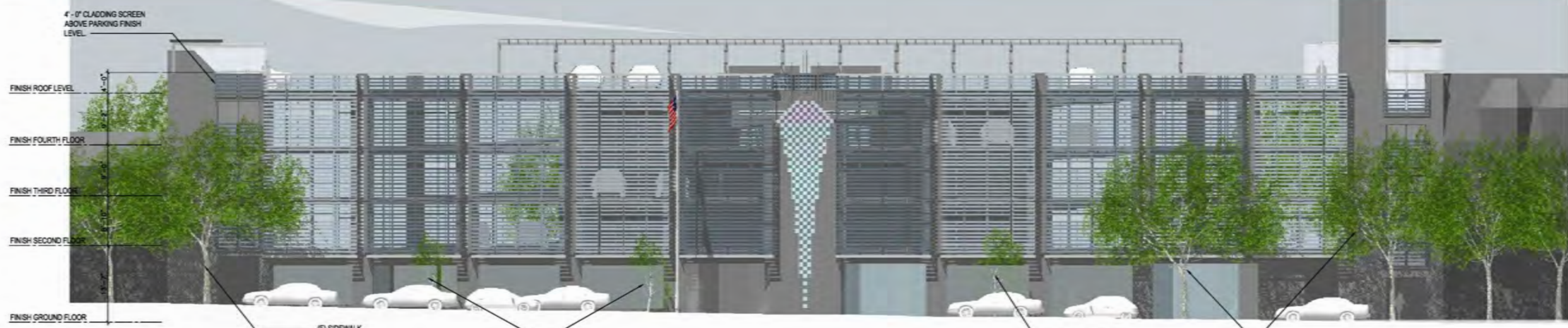
Drawn: _____
Proj. Archt: _____
Proj. Mgr: _____
Section Head: _____
Phone: _____

**BUILDING ELEVATIONS
PROPOSED**

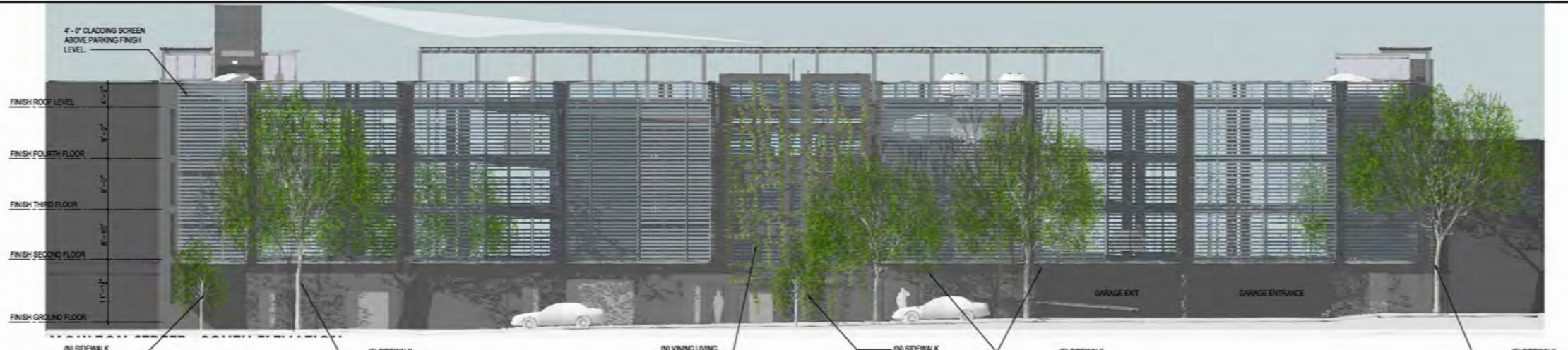
Sheet No: **A3.1**

Scale: AS NOTED

Job No: **8026A**



1 BUILDING ELEVATION - LOMBARD ST.
SCALE: 1/8" = 1'-0"



2 BUILDING ELEVATION - MOULTON ST.
SCALE: 1/8" = 1'-0"



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94102-8028 Fax (415) 557-4701

Project: LOMBARD PARKING GARAGE IMPROVEMENTS
2055 LOMBARD STREET
SAN FRANCISCO
CALIFORNIA 94133

Consultant:

Issue: SITE PERMIT
JULY 13, 2016

No.	Date	Revisions
1	07.31.2017	Site Permit Revision

Mark Doran - Manager, Architecture Services

Drawn	SK
Proj. Arch.	JDR
Proj. Mgr.	DU
Section Head	TL
Phase	CD

Drawing Title: BUILDING ELEVATIONS PROPOSED RENDERINGS

Sheet No: A3.1R

Scale: AS NOTED
Job No: 8026A



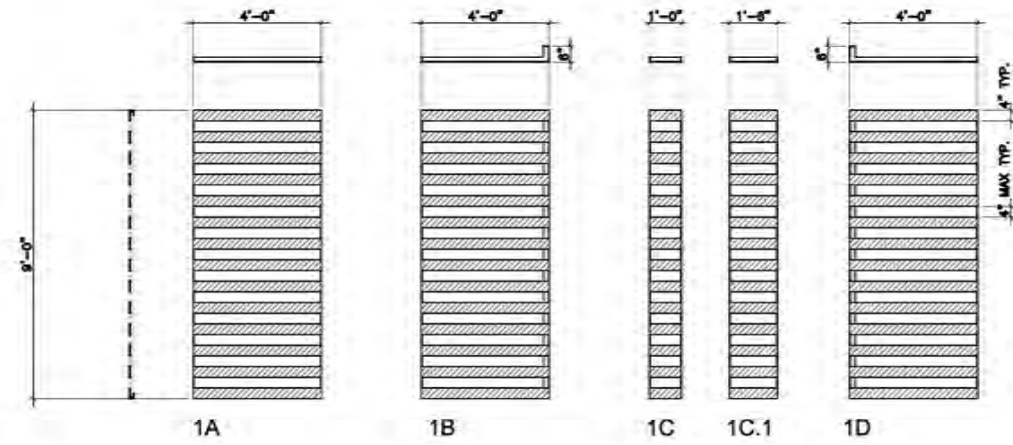
30 Van Ness Avenue Suite 4100
San Francisco, CA (415) 557-4700
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Project: _____

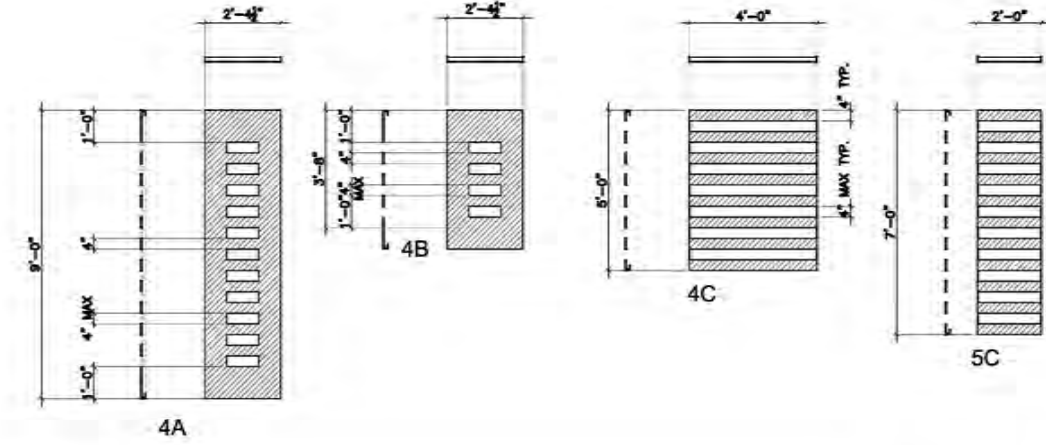
LOMBARD PARKING GARAGE
IMPROVEMENTS

2056 LOMBARD STREET
SAN FRANCISCO
CALIFORNIA 94133

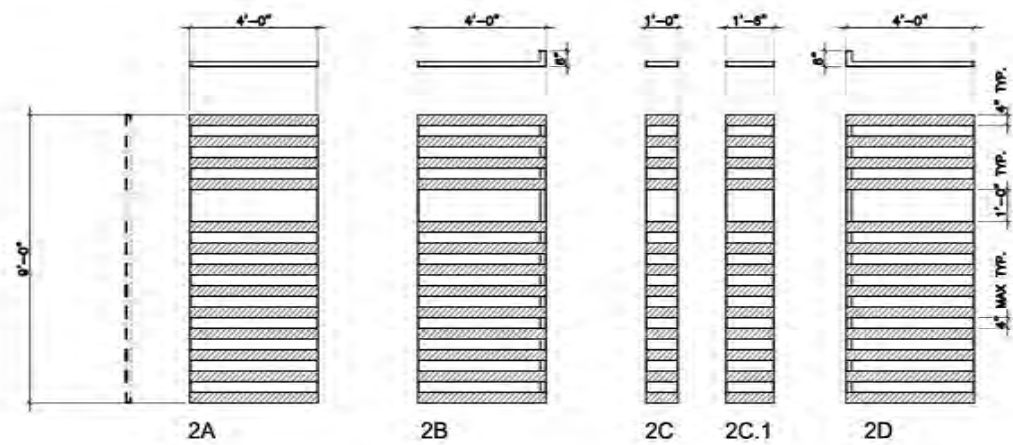
Consultant: _____



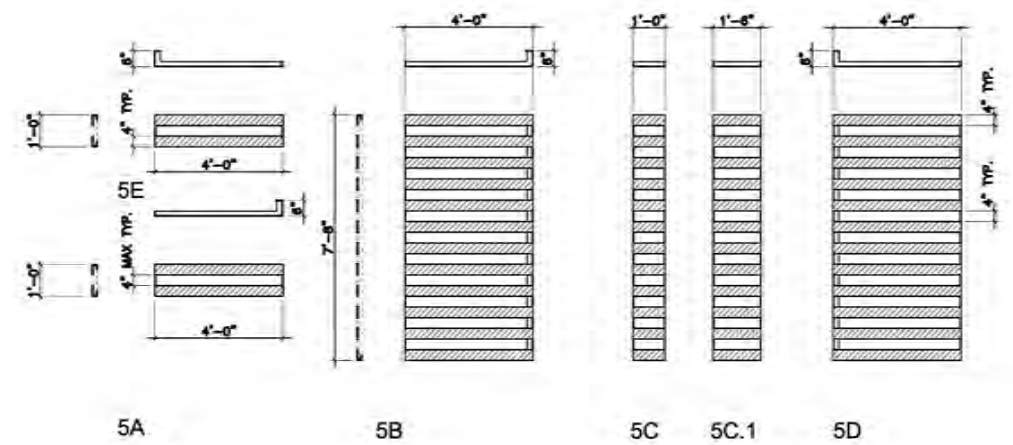
1 PANEL GROUP 1
SCALE: 1/2" = 1'-0"



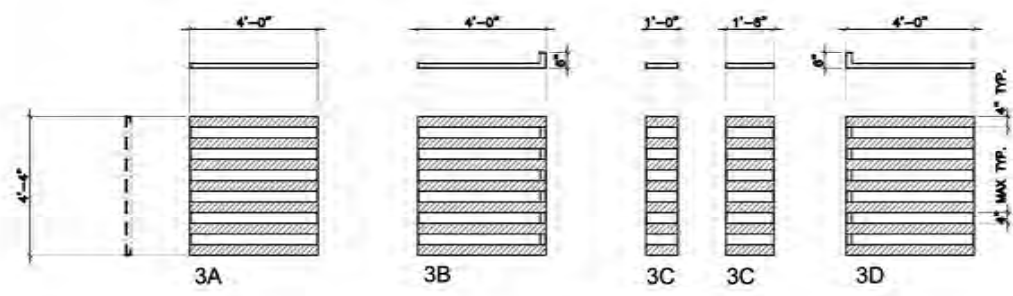
4 PANEL GROUP 4
SCALE: 1/2" = 1'-0"



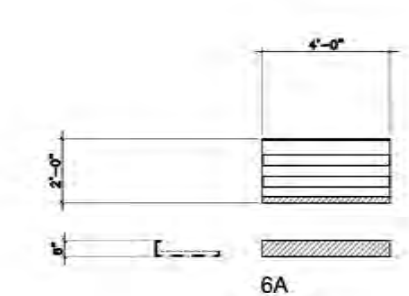
2 PANEL GROUP 2
SCALE: 1/2" = 1'-0"



5 PANEL GROUP 5
SCALE: 1/2" = 1'-0"



3 PANEL GROUP 3
SCALE: 1/2" = 1'-0"



6 PANEL GROUP 6
SCALE: 1/2" = 1'-0"

Original Drawing Size: 10" x 14" Drawing name: P:\MS04 Lombard Street Garage Waterwall\010_Design\01_Coverage\02\Panel Schedule.dwg Plot Date: Feb 11, 2017 4:55pm

- GENERAL NOTES**
1. ALL PANELS MUST COMPLY WITH 2013 CALIFORNIA BUILDING CODE SECTION 1013 GUARDS. 4" SPHERE SHALL NOT PASS THROUGH ANY OPENING IN ALUMINUM PANELS.
 2. ALUMINUM FLOOR PANELS TO BE PROVIDED BY ALUMINUM PANEL MANUFACTURER AS PART OF THE ALUMINUM PANEL SYSTEM.
 3. SEE STRUCTURAL DRAWINGS FOR BASE PLATE ATTACHMENT DETAIL FOR METAL SCREENS.
 4. ALL DIMENSIONS SHOWN MUST BE FIELD VERIFIED.

BID SET
01.11.2017

No.	Date	Revisions

Drawn: JORRG
Proj. Arch: WV
Proj. Mgr: DU
Scale: 1/2" = 1'-0"
Sheet No.: A4.1
Project Architect: _____

Drawing Title: _____

PANEL SCHEDULE

Sheet No.: A4.1

Scale: AS NOTED
Job No.: 8026A



30 Van Ness Avenue
San Francisco, CA
94102-6028

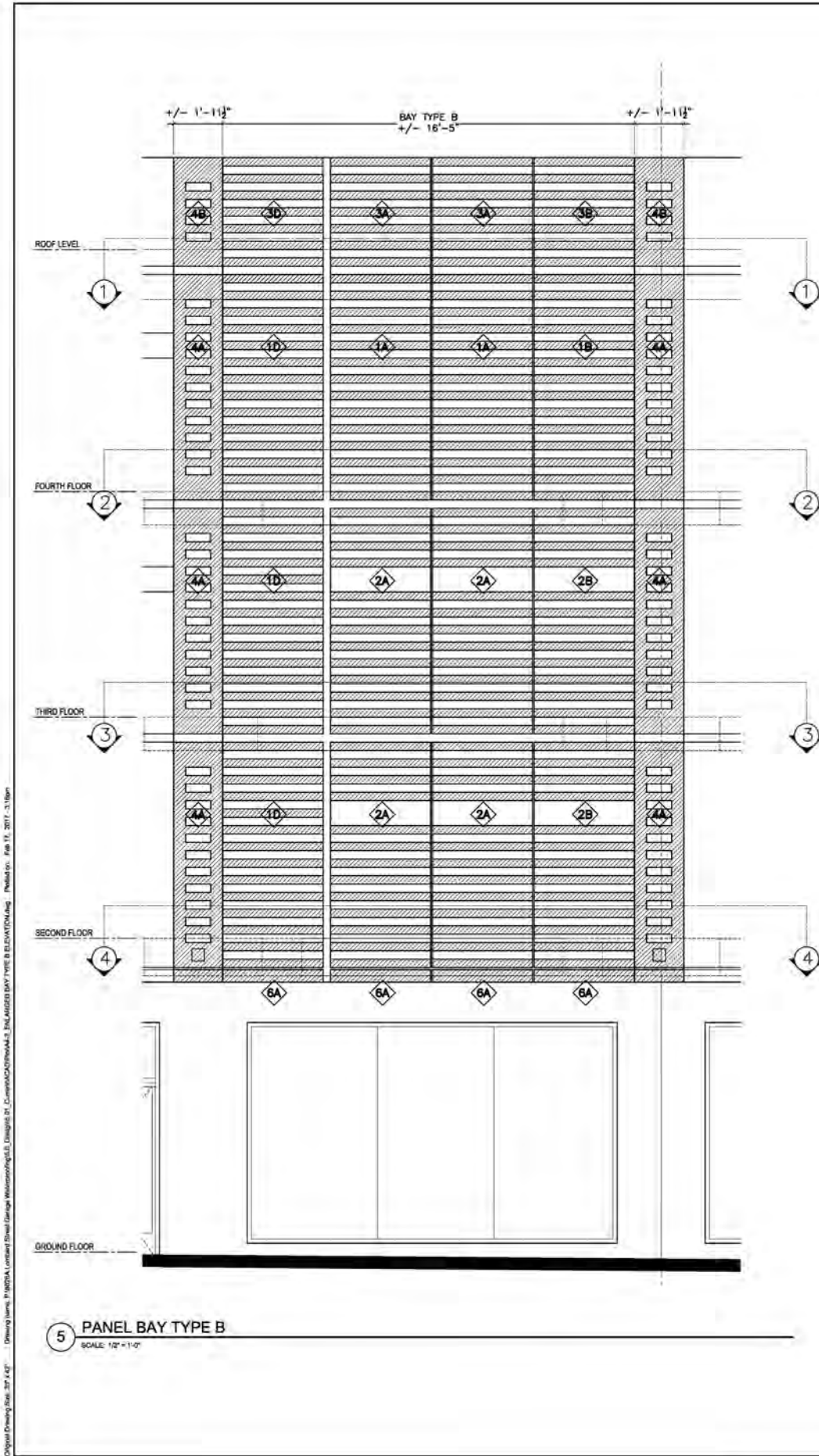
Suite 4100
(415) 567-4700
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Project _____

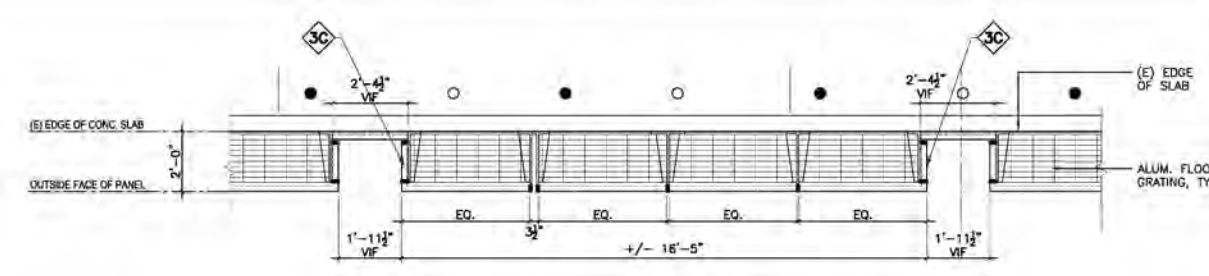
LOMBARD PARKING GARAGE
IMPROVEMENTS

2055 LOMBARD STREET
SAN FRANCISCO
CALIFORNIA 94133

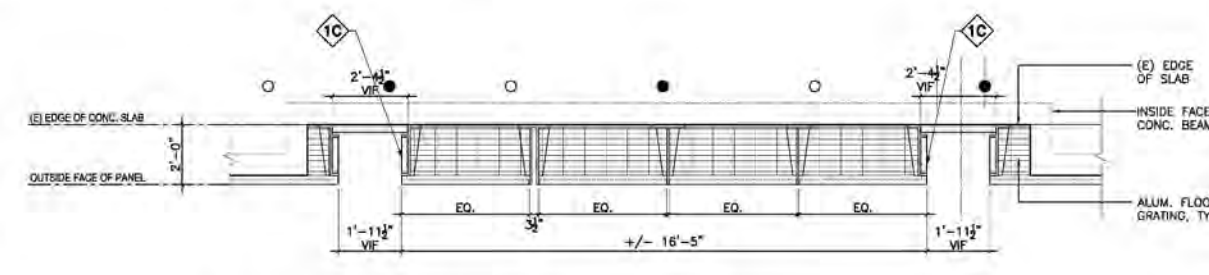
Consultant _____



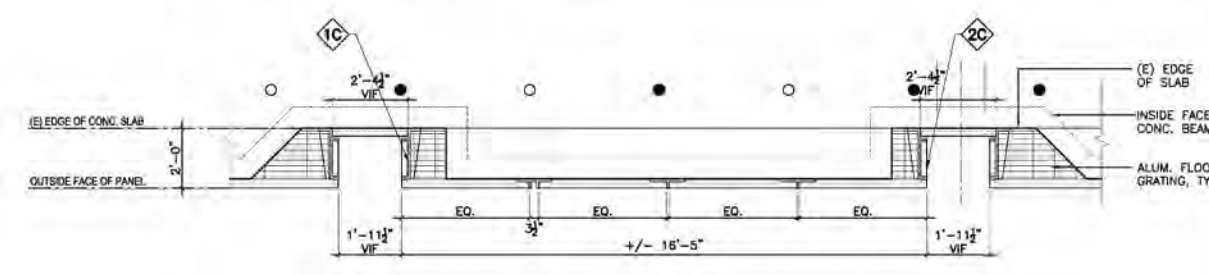
5 PANEL BAY TYPE B
SCALE: 1/2" = 1'-0"



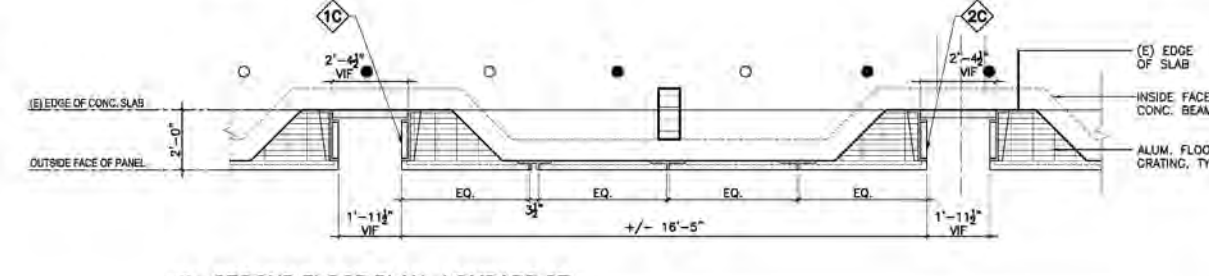
1 ROOF PLAN - LOMBARD ST
SCALE: 1/2" = 1'-0"



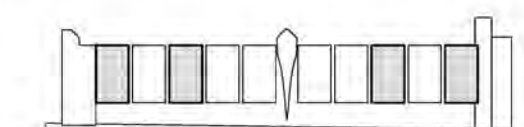
2 FOURTH FLOOR PLAN - LOMBARD ST
SCALE: 1/2" = 1'-0"



3 THIRD FLOOR PLAN - LOMBARD ST
SCALE: 1/2" = 1'-0"



4 SECOND FLOOR PLAN - LOMBARD ST
SCALE: 1/2" = 1'-0"



KEY ELEVATION - LOMBARD ST

LEGEND

◆ PANEL TYPE, REFER TO DRAWING A4.1

GENERAL NOTES

- SEE SHEET A4.1 FOR GENERAL NOTES

Issue _____

BID SET
01.11.2017

No.	Date	Revisions

Drawn: JORVRE
Proj. Arch: VY
Proj. Mgr: DU
Checked: [Signature]
Project Architect: [Signature]

Drawing Title: _____

PANEL BAY TYPE B

Sheet No.: _____

A4.2

Scale: AS NOTED

Job No.: 8026A