



SHEET INDEX

1. COVER SHEET
2. SITE CONTEXT
3. SITE PHOTOS
4. SITE PHOTOS
5. INTERIOR PHOTOS
6. EXTERIOR ELEVATIONS
7. SITE PLAN - FULL BUILD OUT
8. SITE PLAN - PHASE 1 IMPROVEMENTS
9. SITE PLAN - PHASE 1 IMPROVEMENTS
10. PROPOSED VIEW
11. BUILDING EXTERIOR MATERIAL PALETTE
12. SITE MATERIAL PALETTE
13. PLANTING PLAN
14. PLANT PALETTE

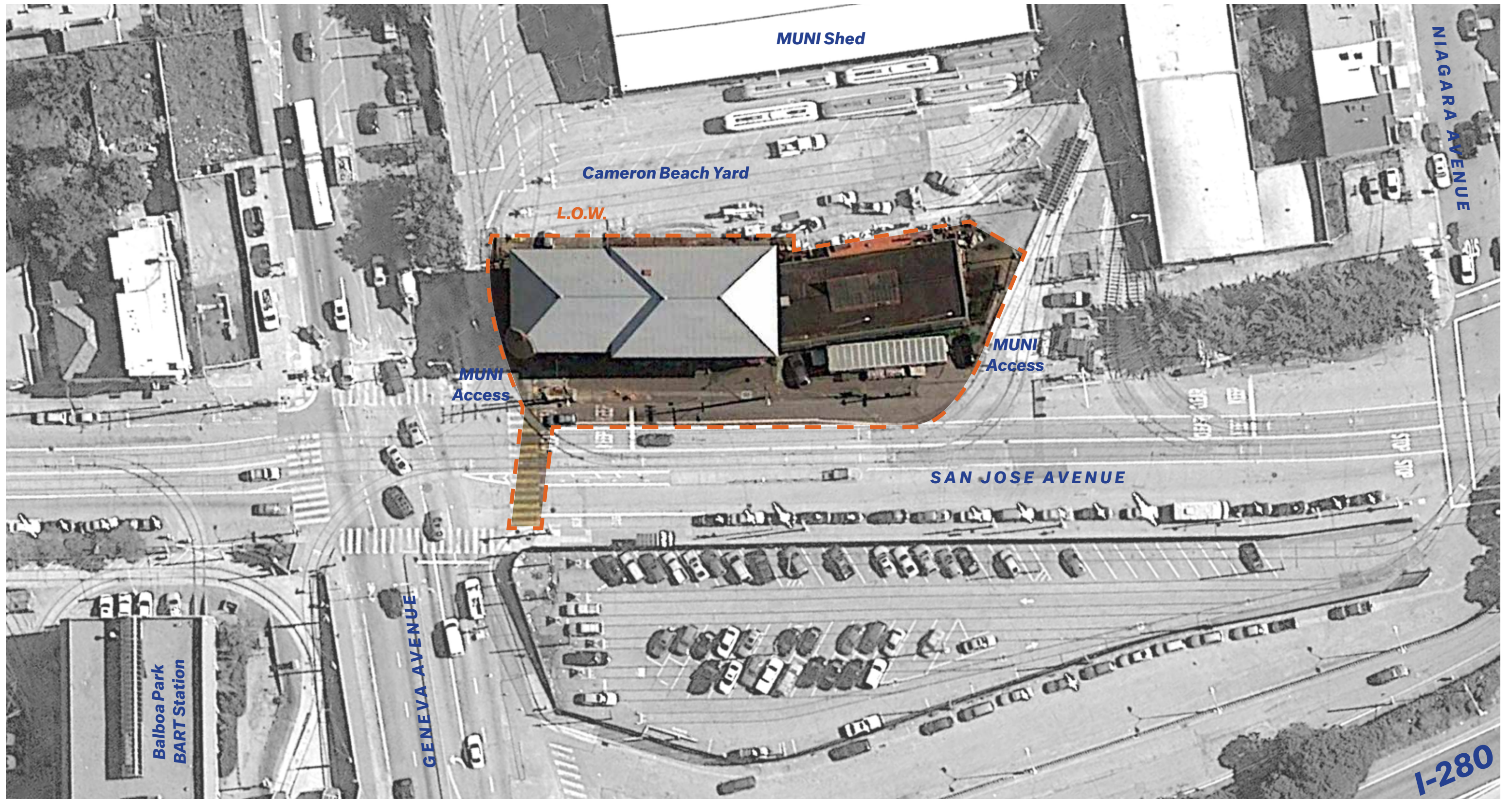
GENEVA CAR BARN HISTORY

The Geneva Car Barn and Powerhouse was designed by the Reid Brothers in 1901 and 1903 respectively. The building served as a depot for the San Francisco's private railroads, as well as The San Francisco Municipal Railway and remains the last physical reminder of San Francisco's first electric railway. In 1985, the Car Barn was declared a San Francisco city landmark, but after being heavily damaged in the 1989 Loma Prieta earthquake, it was abandoned. In 1998, Muni announced plans to demolish the structure. In response, the Friends of the Geneva Car Barn and Powerhouse was formed as a neighborhood citizens group and succeeded in halting the demolition plans. In 2003, a Stabilization Project for the building was completed which included temporary seismic bracing and a new roof. In 2004, ownership of the building was transferred to the San Francisco Department of Recreation and Parks who, in partnership with the Friends group, developed a specific program for adaptive reuse based on Chicago's award-winning Gallery 37.

In 2010, the Car Barn was listed on the National Register of Historic Places and design work began for the adaptive reuse and restoration of the building to create a youth arts education center, theater and community assembly space. The rehabilitation will preserve and restore the exterior façade and the period-of-significance historic finishes while modifying the interior for code compliance, seismic strengthening and the building's new use as a youth arts education center and community cultural center.

The project is currently starting the Construction Documents phase of design. The construction of the project will be phased; Phase 1 will renovate the Powerhouse and Phase 2 will renovate the Office Building. The project has received SHPO Part 2 approval.







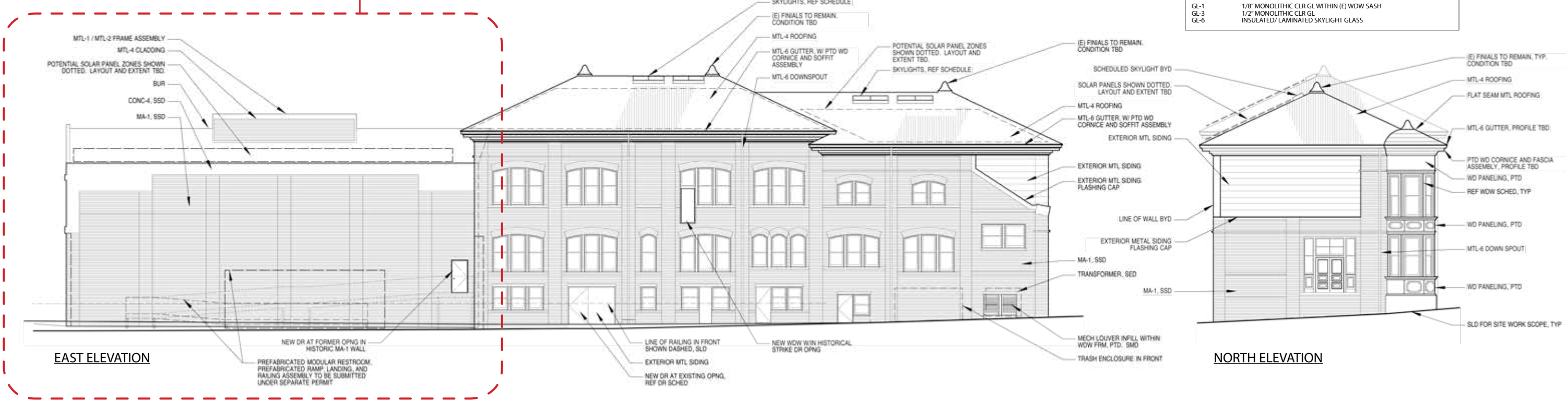




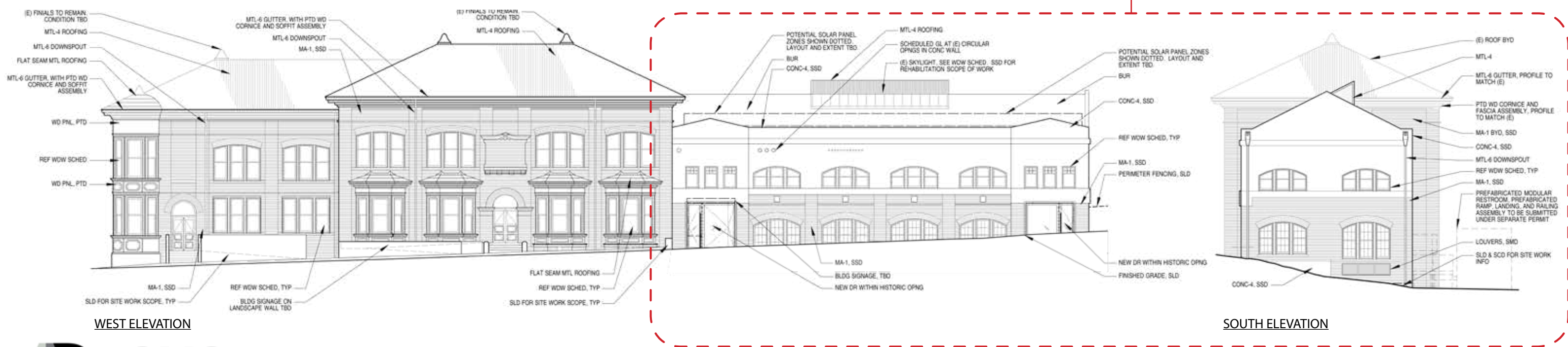
EXTERIOR MATERIAL LEGEND

CONC-4 CONC-5 WHERE OCCURS	(E) CONCRETE WALL (W/ (E) SKIM COAT WHERE OCCURS) NON BOARD FORMED CONC WALL, SKIM COAT TO MATCH (E)
MA-1	EXISTING MASONRY WALL
MTL-1	ORNAMENTAL STEEL
MTL-2	EXISTING STEEL
MTL-4	CORRUGATED METAL
MTL-5	GALVANIZED STEEL
MTL-6	GALVANIZED STEEL
GL-1	1/8" MONOLITHIC CLR GL WITHIN (E) WDW SASH
GL-3	1/2" MONOLITHIC CLR GL
GL-6	INSULATED / LAMINATED SKYLIGHT GLASS

PHASE 1 IMPROVEMENTS

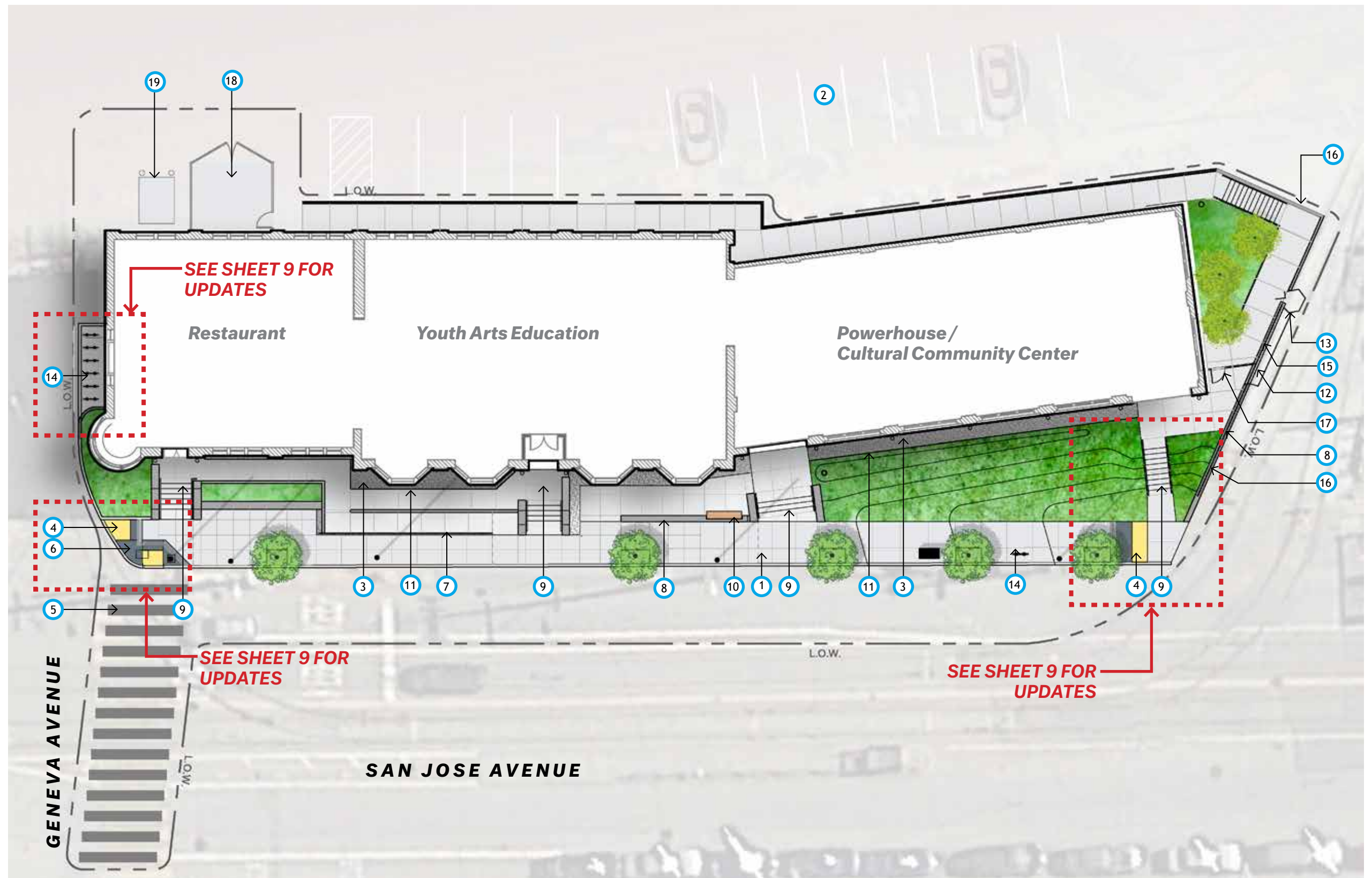


PHASE 1 IMPROVEMENTS

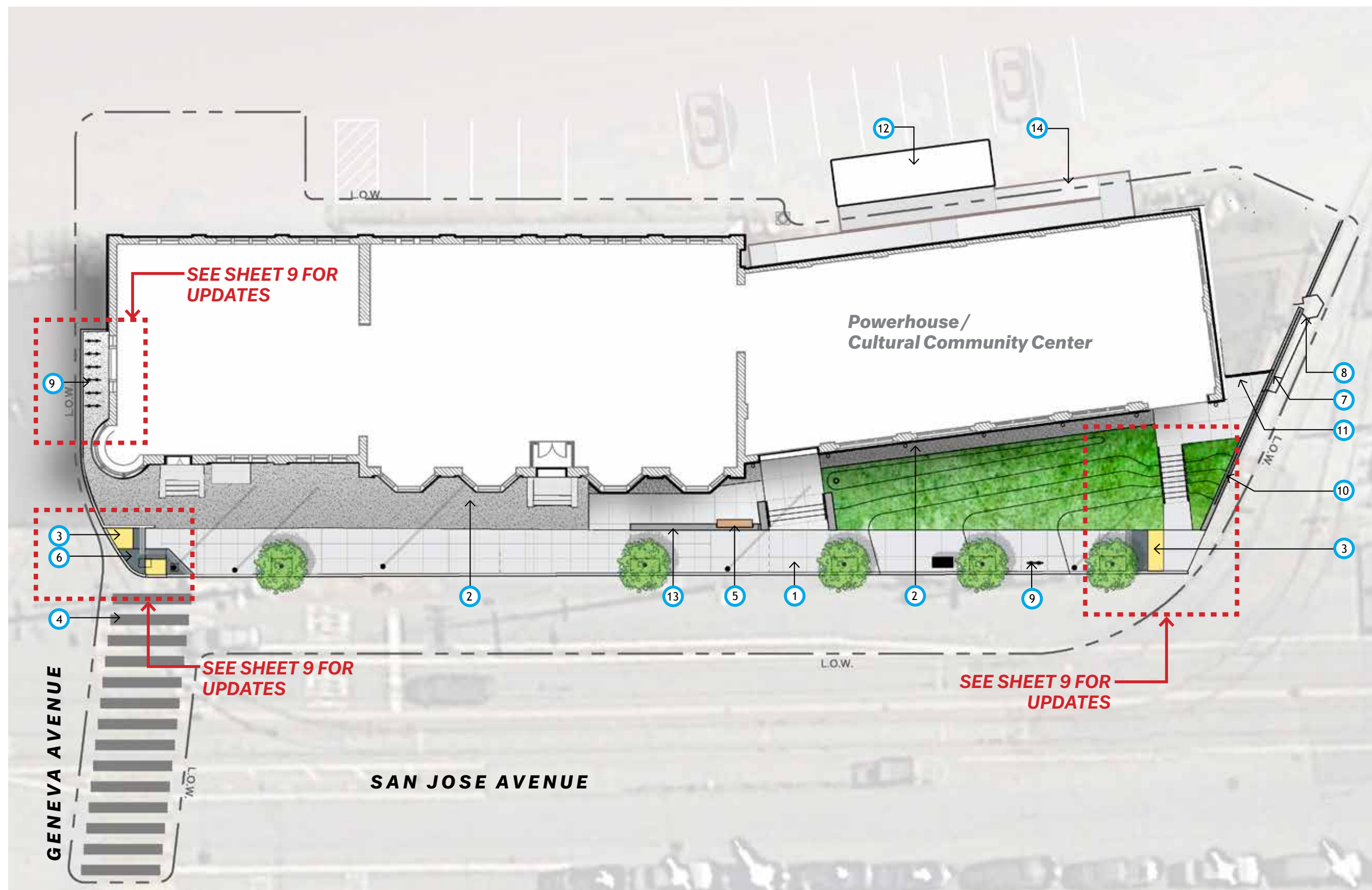


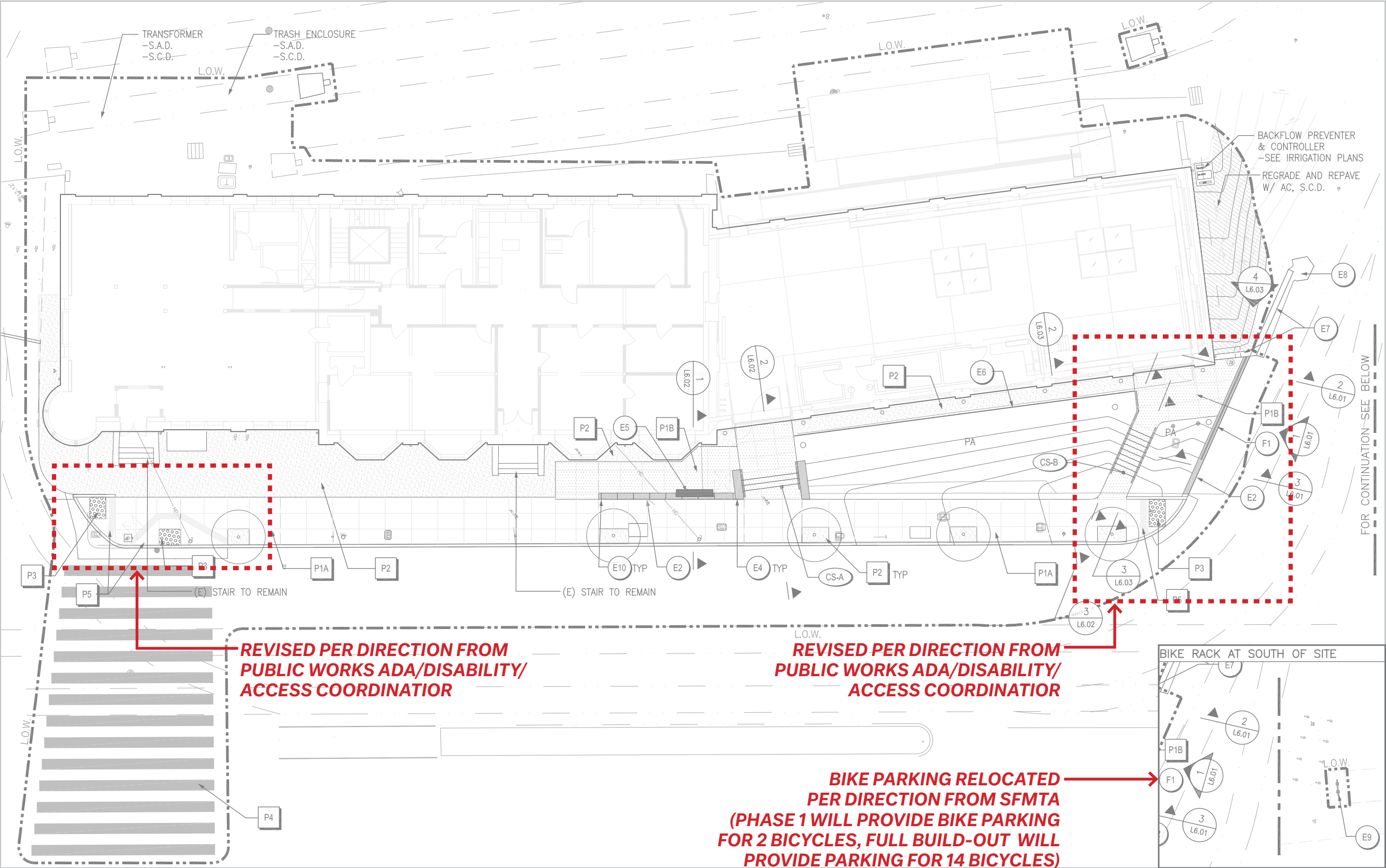
EXTERIOR ELEVATIONS

- ① **Natural Concrete**
With Saw-Cut Joints
- ② **Muni Parking**
- ③ **Crushed Rock Mulch**
- ④ **Detectable Warning Paving**
- ⑤ **Painted Crosswalk**
- ⑥ **Concrete Curb Ramp**
- ⑦ **Steel Plate Sign**
- ⑧ **Concrete Seat Wall**
- ⑨ **Concrete Stair**
- ⑩ **Custom Wood Bench**
- ⑪ **Steel Landscape Header**
- ⑫ **(E) Wall to Remain**
- ⑬ **(E) Muni Yard Gate**
-To remain
- ⑭ **Bike Racks**
SF city standard bike racks
- ⑮ **Security Fence**
8'-0" w/ Welded
Wire Mesh Infill
- ⑯ **Guardrail**
42" w/Wire mesh infill
- ⑰ **Emergency Egress Gate**
- ⑱ **Recycle/Trash Enclosure**
- ⑲ **Transformer**



- ① **Natural Concrete**
with saw-cut joints
- ② **Crushed Rock Mulch**
- ③ **Detectable Warning Paving**
- ④ **Painted Crosswalk**
- ⑤ **Custom Wood Bench**
- ⑥ **Concrete Curb Ramp**
- ⑦ **(E) Wall to Remain**
- ⑧ **(E) Muni Yard Gate**
To remain
- ⑨ **Bike Racks**
SF city standard bike racks
- ⑩ **Guardrail**
42" w/ Wire mesh infill
- ⑪ **(E) Muni Yard Fence**
To remain
- ⑫ **Temporary Restroom**
- ⑬ **Concrete Seat Wall**
- ⑭ **Temporary Accessible Ramp**





PAVING SCHEDULE		
TAG	SYMBOL	DESCRIPTION
P1A		PEDESTRIAN CIP CONCRETE PAVING, TYPE A
P1B		PEDESTRIAN CIP CONCRETE PAVING, TYPE B
P2		CRUSHED ROCK MULCH
P3		DETECTABLE WARNING PAVER
P4		PAINTED CROSSWALK
P5		C.I.P. CONCRETE CURB RAMP
SITE ELEMENTS		
TAG	SYMBOL	DESCRIPTION
E2		CIP CONCRETE RETAINING WALL
E4		CIP CONCRETE CHEEK WALL
E5		WOOD COVERED SEATWALL
E6		STEEL LANDSCAPE EDGE RESTRAINTS
E7		EXISTING WALL & SECURITY FENCE TO REMAIN
E8		EXISTING MUNI YARD GATE POST TO REMAIN
E9		BIKE RACK - CITY STANDARD
E10		SKATE DETERRENT
FENCE & GATE SCHEDULE		DESCRIPTION
F1		42" GUARD RAIL W/ WELDED WIRE MESH INFILL
		SCALE: 1" = 10'-0"
		NORTH





Office Building - Corrugated Roof Color



- *Powerhouse - New Metal Entry Storefront and Metal Surround*
- *Office Building - Aluminum Panels at 1906 Wall*



Painted Sheet Metal Downspout, Bay Window Metal Roofing, Metal Railing Color

*Office Building Brick Color (For General Reference only,
Not Accounting For Natural Color Variations)*





Saw-Cut Natural Concrete



Security Fence and Gate- Amopanel by Ametco- color black



Crushed Rock Mulch- Black Basalt



Bike Rack Welle by Palmer Group



Western Red Cedar Bench



Painted Steel Plate Curb (Custom Tnemec paint color)

PA-1 - Planting Mix



Arctostaphylos densiflora 'Howard McMinn'
Manzanita



Fragaria chiloensis 'Carole Ann'
Coast Strawberry



Eriogonum latifolium
Coast Buckwheat



Ceanothus griseus var. *horizontalis* 'Yankee Point'
Carmel Mountain Lilac

Accent Succulent



Agave americana
American Aloe - Century Plant

Tree Planting



Olea europaea 'Majestic Beauty'
Fruitless Olive Tree

