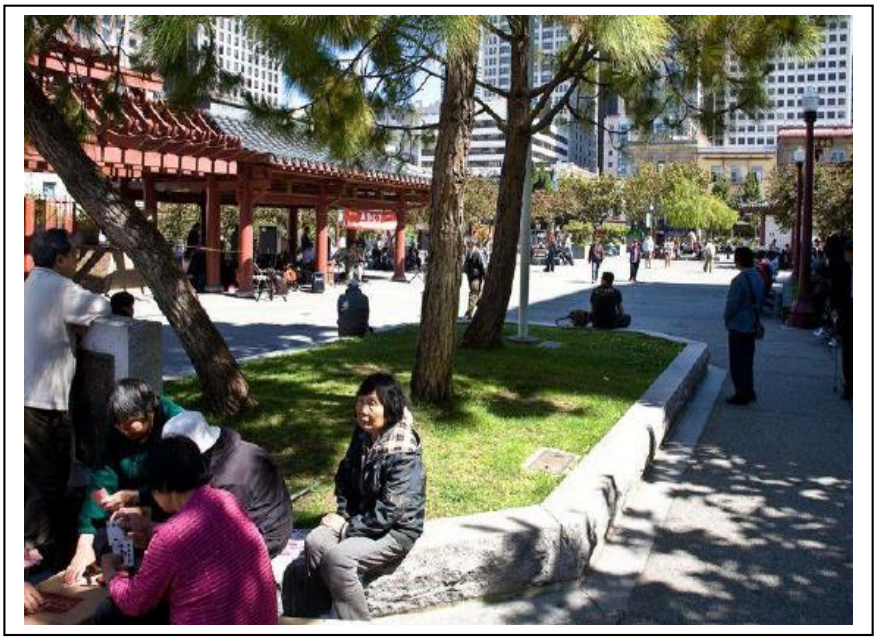
PORTSMOUTH SQUARE PLAZA GARAGE

733 KEARNY STREET, SF CA 94108



Deferred maintenance and miscellaneous upgrades for health and safety.

PORTSMOUTH SQUARE PLAZA GARAGE

733 KEARNY STREET, SF CA 94108

Originally constructed Wood Slat Louvers for air intake are being replaced with a new metal louver. This will reduce the water infiltration into the garage to reduce future maintenance.

AIROLITE®
The look that works.™

LOUVER TYPE
SCV501

STORM CLASS™ LOUVER

Visible Mullion Louver Type	SCV501
Material	Extruded Aluminum (Alloy 6063-T5)
Stationary Blade	0.060 in. (1.524 mm)
Frame	0.081 in. (2 mm)
Louver Depth	5 in. (127.0 mm)
Free Area – 4 ft. x 4 ft. Unit	8.71sq. ft. (0.81 m²)
Percent Free Area	54.4%
Free Area Velocity at Beginning Point of Water Penetration – 0.01 oz H_2O/sq. ft. Free Area	above 1,250 fpm (6.350 m/s)
Air Volume Flow Rate at Beginning Point of Water Penetration – 4 ft. x 4 ft. Unit	10,888 cfm (5.139 m³/s)
Pressure Drop at Beginning Point of Water Penetration	0.27 in. H_2O (0.067 kPa)

Wind-Driven Rain Water Penetration Data

Exterior Wind Velocity	29 mph (13 m/s)
Rainfall Rate	3 in. (75 mm)/hour
Effectiveness	100.0%
Core Ventilation Rate	991 fpm (5.0 m/s)
Exterior Wind Velocity	50 mph (22 m/s)
Rainfall Rate	8 in. (200 mm)/hour
Effectiveness	99.3%
Core Ventilation Rate	882 fpm (4.5 m/s)

RECOMMENDED SPECIFICATION

GENERAL
Furnish and install where indicated on plans or described in schedules Storm Class™ Louver Type SCV501 as designed and manufactured by The Airolite Company LLC, Schofield, Wisconsin. Louvers shall be furnished with bird screen, insect screen, supports, installation hardware and finishes as specified and as required for a complete installation.

SUBMITTALS
Manufacturer shall submit shop drawings incorporating key plans, elevations, sections and details showing profiles, angles and spacing of louver blades and frames; unit dimensions related to wall openings and construction; and, anchorage details and locations. Provide samples of manufacturer's finish and color charts showing the full range of colors available. For each type of product specified, submit free area, air performance, water penetration and wind-driven rain ratings determined in accordance with AMCA Standard 500-L and licensed under the AMCA Certified Ratings Program.

PRODUCTS
Louvers shall be Storm Class™ type and rated to resist water penetration under wind-driven rain conditions. Louvers shall be 5-inches (127.0 mm) deep and assembled entirely from extruded aluminum components. Blades shall be 0.060 (1.524 mm) inches and frames shall be 0.081 inch (2 mm) thick aluminum, alloy 6063-T5. Blades shall be vertical with a center hook and spaced 1.5 inches (38.1 mm) on center.

STRUCTURAL DESIGN CRITERIA
Manufacturer shall design and furnish all supports required to withstand a wind force of not less than 25 pounds per square foot. Louvers larger than 60-inches (152 cm) wide x 96-inches (244 cm) high will be fabricated and installed in multiple sections. Louver blades, frames, mullions and anchorages shall be demonstrated to withstand the specified wind design load.

PERFORMANCE RATINGS

FREE AREA:	8.71 sq. ft. (0.81 m²)
MINIMUM FREE AREA VELOCITY at Beginning Point of Water Penetration:	1,250 fpm (6.350 m/s)
MINIMUM AIR VOLUME FLOW RATE at Beginning Point of Water Penetration:	10,888 cfm (5.139 m³/s)
MAXIMUM STATIC PRESSURE at Beginning Point of Water Penetration:	0.27 in. H_2O (0.067 kPa)

See page 3 for complete Wind-driven Rain Performance
See page 4 for complete finish options

Louver Replacement

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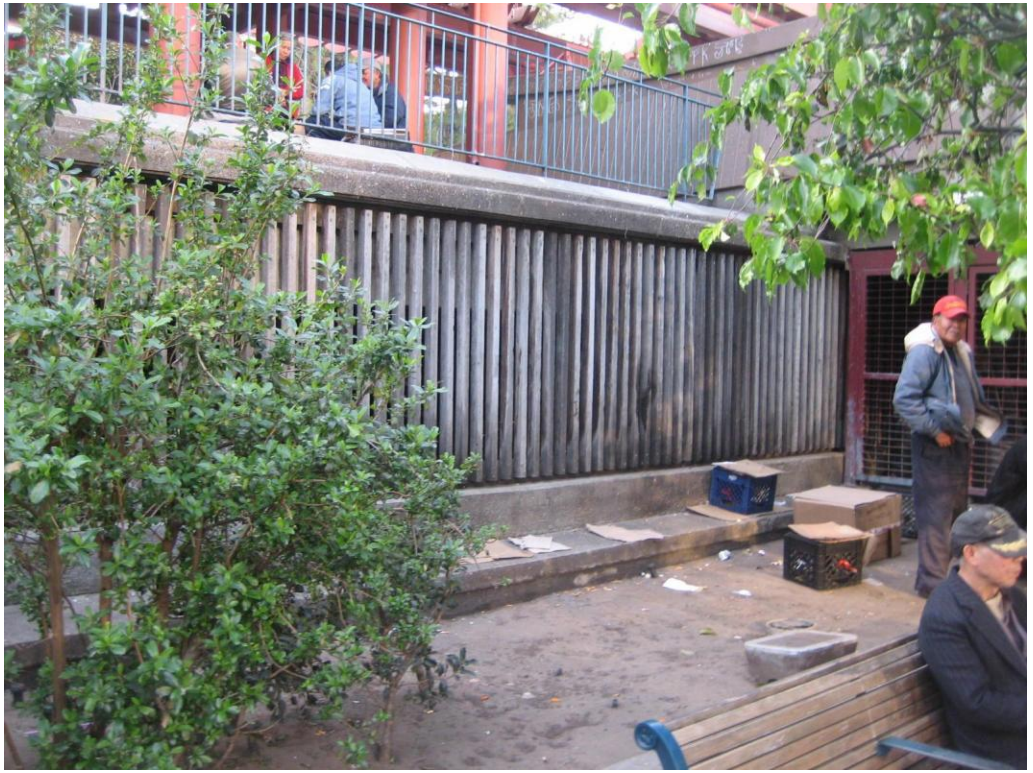
WATERPROOF ALUMINUM LOUVER
PROPOSED

Portsmouth Square Parking Garage
San Francisco, CA
3/20/15

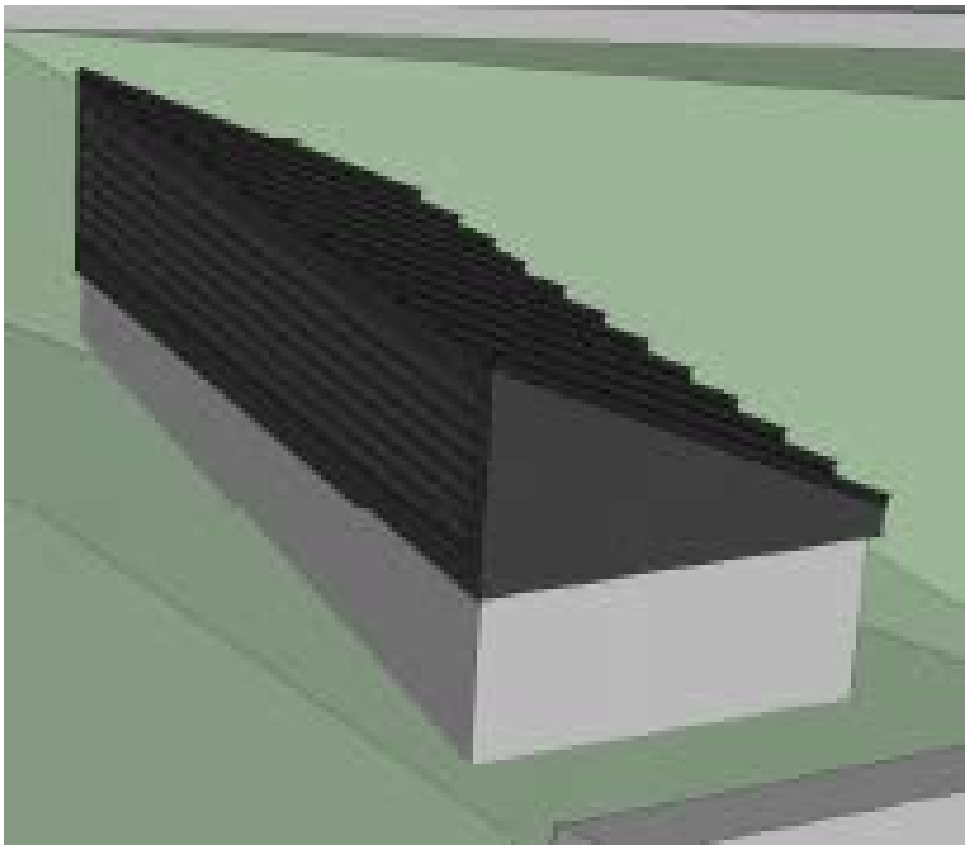


PORTSMOUTH SQUARE PLAZA GARAGE

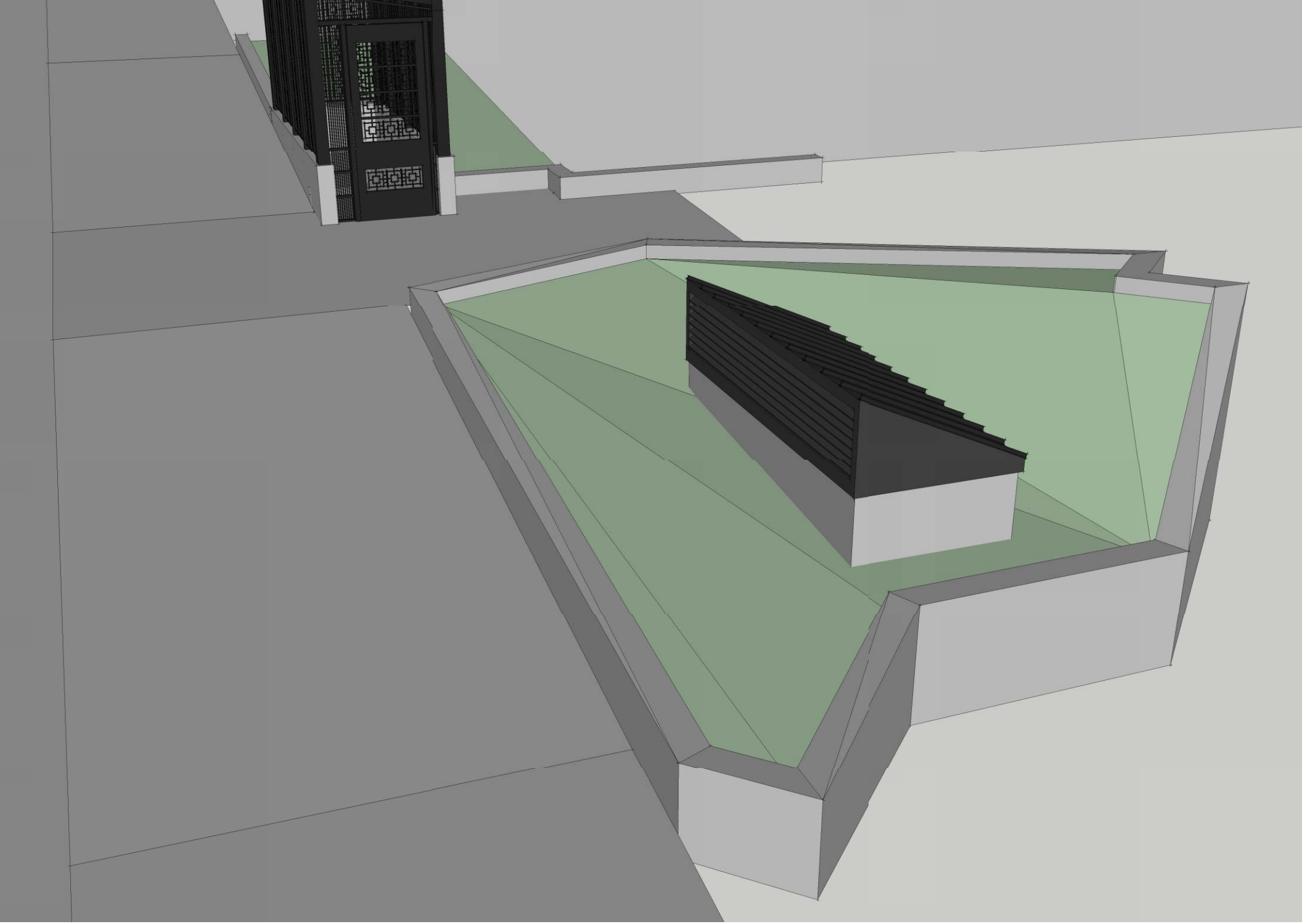
733 KEARNY STREET, SF CA 94108

Exhaust vents from the garage are currently open to the air. When it rains the garage exhaust system is filled with water creating severe damage to the ducting and surrounding areas.

The existing vents will be covered by a metal hood to reduce water and debris from entering the garage exhaust sytem.



Exhaust Vent Covers



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MECHANICAL SHAFT
WATERPROOF COVER, TYP. OF 4

Portsmouth Square Parking Garage
San Francisco, CA
3/20/15

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MECHANICAL SHAFT OPENINGS
EXISTING

Portsmouth Square Parking Garage
San Francisco, CA
3/20/15

PORTSMOUTH SQUARE PLAZA GARAGE

733 KEARNY STREET, SF CA 94108

The garage is open 24 hours a day 7 days a week. It currently has no security in place in the event of any emergency. A rolldown gate and man doors are being added to the Kearny Street Entrance for the protection of property.

Models 670, 671 and 674. Security That's Both Practical and Stylish.

When your project calls for an upward-coiling grille that is as versatile and attractive as it is rugged and secure, look no further than Models 670, 671 and 674. These grilles provide an attractive yet functional means to secure areas where public access must be restricted, without blocking air, light or sight. A wide range of options make these grilles an ideal choice for interior or exterior use in a variety of retail, industrial and commercial settings.

The Choice of Aluminum, Galvanized Steel or Stainless Steel.
Models 670, 671 and 674 offer a choice of curtain materials to meet the aesthetic and functional requirements of almost any environment. The Model 670 features an aluminum curtain, with optional fire-retardant polycarbonate inserts. The Model 671 is fabricated of galvanized steel. Stainless steel and fire-retardant polycarbonate inserts are also options. The standard curtain pattern for both the Model 670 and 671 is a straight lattice configuration, but you can opt for a staggered brick design.

The Model 674 features a perforated aluminum curtain that provides increased security, visibility and light infiltration in an attractive design. Ideal for interior applications, the aluminum construction of the model 674 is lightweight - while the perforated design enhances security without hindering air infiltration and visibility.

High-Performance, Low Maintenance.
These security grilles are built for long-lasting, trouble-free performance. The counterbalance assembly features heavy-duty helical torsion springs in a steel tube or pipe barrel to provide long and reliable service. Guides feature silicon woolpile strips or PVC inserts for ease of operation and noise reduction. Surfaces are factory pre-finished to minimize field preparation and enhance the finish's durability. Optional crank or electric motor further simplifies grille operation. An optional heavy usage package (670, 671) provides extended life in applications requiring higher-duty cycles, such as parking garages and service access gates.

Model 670. Installation and Service: Overhead Door Company of Bellingham.

Model 671. Perforated Aluminum Security Grille featuring PowderGuard™ powder coat finish in white

Emergency Egress Options
For public building applications, where grilles are utilized to secure access to public areas, an emergency egress may be necessary to prevent entrapment in the event of emergency or power failure. Applications including hospitals, schools, office buildings and libraries are ideal for adding this safety option to the door system. The emergency egress allows exit in the event of an alarm or power failure. The door is unlocked and therefore allowing exit. This feature avoids entrapment as well as provides immediate access to emergency personnel. Overhead Door offers two different ways to implement the emergency egress option. Both ways meet the IBC 1008.1.4.4 requirements. One option is the auto unlock and auto release option using an egress electric operator system designed specifically to work with Overhead Door emergency egress (670, 671). The other option is the auto unlock and manual release which can be operated with standard Overhead Door commercial operators.

Optional Electric Operation
These security grilles are available with an electric operator to provide automatic passage for a variety of commercial and industrial uses, including schools, hospitals, libraries, public access buildings and parking garages. Our commercial operators are designed to work with the 670, 671 and 674 Models to ensure precise, smooth and safe operation for years to come. These operators are available with a variety of safety and actuator options that make these grilles suitable for nearly any commercial or retail application. These options include:

- Entrapment protection, including an electric or pneumatic sensing edge or photoelectric sensors
- Push-button, key or combination stations; surface or flush-mounted for interior or exterior locations
- Vehicle detectors, key card readers, photocell and door timer controls
- Treadle or pull-switch stations
- Telephone entry and coded keyboard stations
- Universal programmable door timer
- Radio control systems (24 VAC or 120 VAC)
- Emergency egress allows for exiting without electrical power

For additional information, or special project requirements, consult your Overhead Door distributor or the Overhead Door Architectural Design Manual.

Roll Down Security Gate and Man Doors

Standard Features At a Glance

Warranty	12 month limited
Operation	Manual unless size requires chain hoist
Curtain	
Material/Finish	670: aluminum, mill finish 671: galvanized steel or optional stainless steel (2B or 4) 674: aluminum, clear anodized
Pattern	670/671: straight lattice (standard); staggered brick; straight with polycarbonate panels 674: perforated aluminum panels
Bottom bar	Extruded aluminum, mill finish (670); Double angle steel (671); Clear anodized (674)
Guide type	Guide channels are extruded aluminum with continuous PVC wear strips; 670/671 mill finish; 674 clear anodized; Wall angles and any pack-out angles are galvanized steel
Mounting	Interior face of wall is standard Between jamb options available
Brackets	Steel with black powdercoat finish
Pipe	Steel sized for maximum deflection of .03" per linear foot
Springs	Oil tempered, 20,000 cycle, torsion springs
Locking	670/671: Slide bolt for manual and crank operation; chain lock for chain hoist operation 674: Center locking bottom bar, with 1/2" diameter steel throw rods; Comes standard with cylinder locks on both sides or thumb turn on secured side

Options

- Operation: Electric operator, chain hoist, removable awning crank or crank box
- Electric operator with automatic emergency egress (670, 671); compliant with IBC 1008.1.4.4 & NFPA 101
- Controls: Time clock, card reader, keypad access
- Hood: Primed galvanized or stainless steel, mill finished or clear anodized aluminum
- Fascia and back hoods: aluminum, stainless steel
- Optional guide finishes: clear or bronze anodized, stainless steel
- PowderGuard™ premium powder coat paint finish in 197 standard colors, or color-matched to specification available on hood, curtain, bottom bar (not on 674), guides, headplates
- PowderGuard™ Zinc and PowderGuard™ Weathered finishes
- Heavy usage package (670/671)
- Locking options include cylinder locks, slide bolts (670, 671), security rods (670, 671), interlocks

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High-Performance, Low Maintenance.

These security grilles are built for long-lasting, trouble-free performance. The counterbalance assembly features heavy-duty helical torsion springs in a steel tube or pipe barrel to provide long and reliable service. Guides feature silicon woolpile strips or PVC inserts for ease of operation and noise reduction. Surfaces are factory pre-finished to minimize field preparation and enhance the finish's durability. Optional crank or electric motor further simplifies grille operation. An optional heavy usage package (670, 671) provides extended life in applications requiring higher-duty cycles, such as parking garages and service access gates.

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That's Both Practical and Stylish.

Emergency Egress Options

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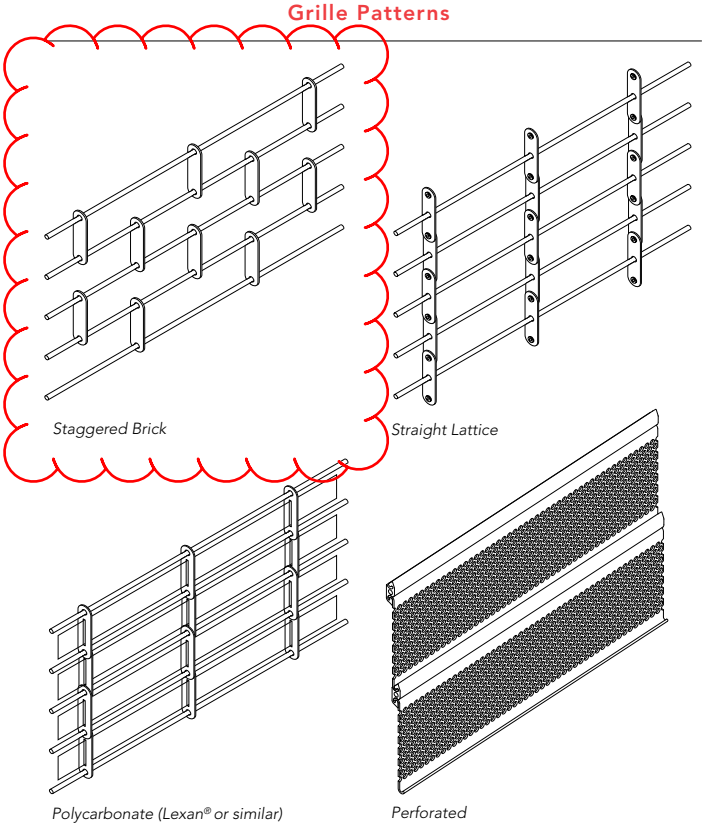
Grille Patterns



Note: These products allow air infiltration and are not weather tight.

Optional Electric Operation

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- Emergency egress allows for exiting without electrical power

Model 670 upward-coiling grille. Installation and Service: Overhead Door Company of Huntsville.

For additional information, or special project requirements, consult your Overhead Door distributor or the Overhead Door Architectural Design Manual.

Upward-Coiling Grilles, Grille Patterns, Face-of-Wall Clearance Dimensions

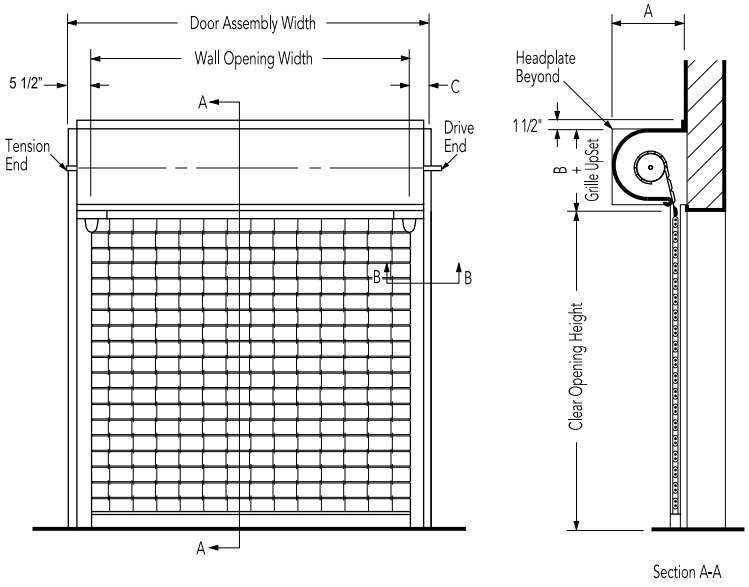
MODELS 670 671 674

Grille Clearance Elevations

Face-of-Wall Mounted

Operation: Push-up, chain hoist, crank or electric.

For clearance details on electrically operated grilles, see Motor Operator details on page 20.



Headroom and Sideroom Clearance Dimensions

Dimensions A and B	670/671/674	
Opening Height	**"A"**	**"B"***
Thru 6'7" (2006mm)	15" (381mm)	16" (432mm)
Thru 10'10" (3302mm)	17" (432mm)	18" (483mm)
Thru 15'10" (4826mm)	19" (483mm)	20" (533mm)
Thru 19'6" (5944mm)	21" (533mm)	22" (584mm)
Thru 22'6" (6858mm)	23" (584mm)	24" (635mm)
Thru 24'0" (7315mm)	25" (609mm)	26" (686mm)

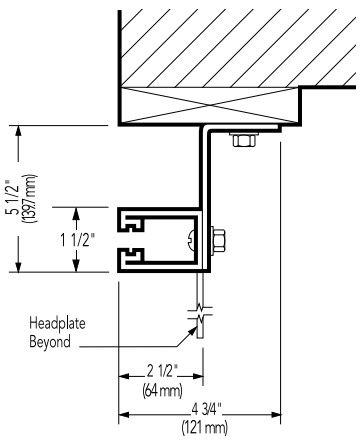
* If Motor Operated add 2 1/4" (57mm) to B
* If Safety Edge add 3 3/4" (95mm) to B

Grille UpSets	670/671/674			
	Manual w/o Weather Strip	**Manual with Weather trip**	**Electric w/o Safety Edge**	**With Safety Edge**
Double Angle Bottom Bar	1 3/4" (44mm)	2 3/4" (70mm)	5 1/4" (133mm)	5 1/4" (133mm)
Tubular	2 1/2" (63mm)	3 3/4" (95mm)	4 3/4" (121mm)	6 1/4" (159mm)
Extruded "T"	1 3/4" (44mm)	2 3/4" (70mm)	3 3/4" (95mm)	5 1/4" (133mm)

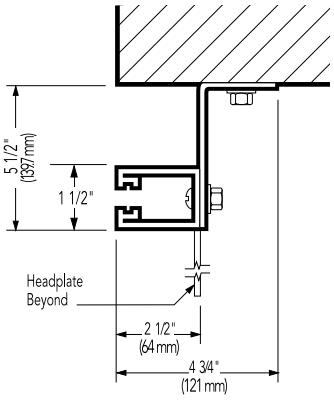
Dimension C	670/671/674	
Operation	**"C"**	**Add to "A"**
Chain STD	9 1/4" (235mm)	
F.O.H. Chain	5 1/2" (140mm)	+10" (254mm)
Awning Crank	5 1/2" (140mm)	+12" (305mm)
Push-Up	5 1/2" (140mm)	
Electric Model RMX®	9 1/4" (235mm)	
Electric Model RSX®	9 1/4" (235mm)	
Electric Model 1 RHX®	6 3/4" (172mm)	S70
	5 1/2" (140mm)	Special Mart

Face-of-Wall Mounted Guide Details (Section B-B)

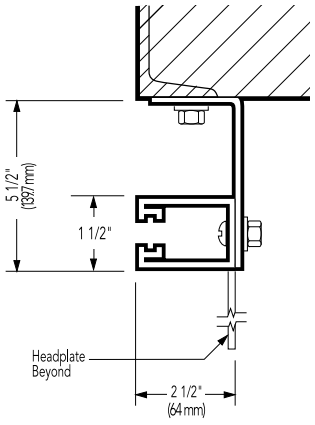
Wood Jamb



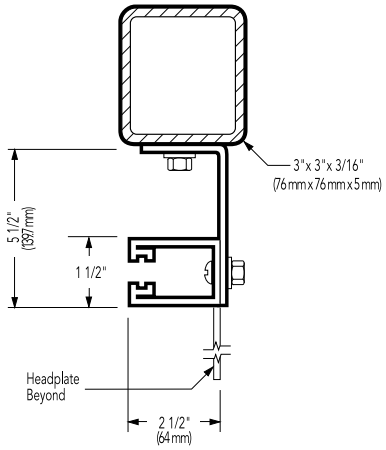
Masonry/Concrete Jamb



Steel Jamb



Steel Tube Jamb



For more detailed information, refer to the Overhead Door Corporation's Architectural Design Manual, or consult your local Overhead Door distributor.

Steel tube requires coping out for drive clearance on crank or motor operated grilles

Roll down gates to be used in the event of an emergency or under special circumstances. The man doors will be installed with similar pattern to Stair enclosure but will be left open unless there is an emergency.


Man Gate Sample

PORTSMOUTH SQUARE PLAZA GARAGE

733 KEARNY STREET, SF CA 94108

The Stair Entrances are a major safety concern. They are currently open areas that are being used as toilets and sleeping areas. The health and safety of Garage patrons is of primary concern. The intent is to surround the entrances with exit only doors and enclosures.

Stair Entrance Revisions

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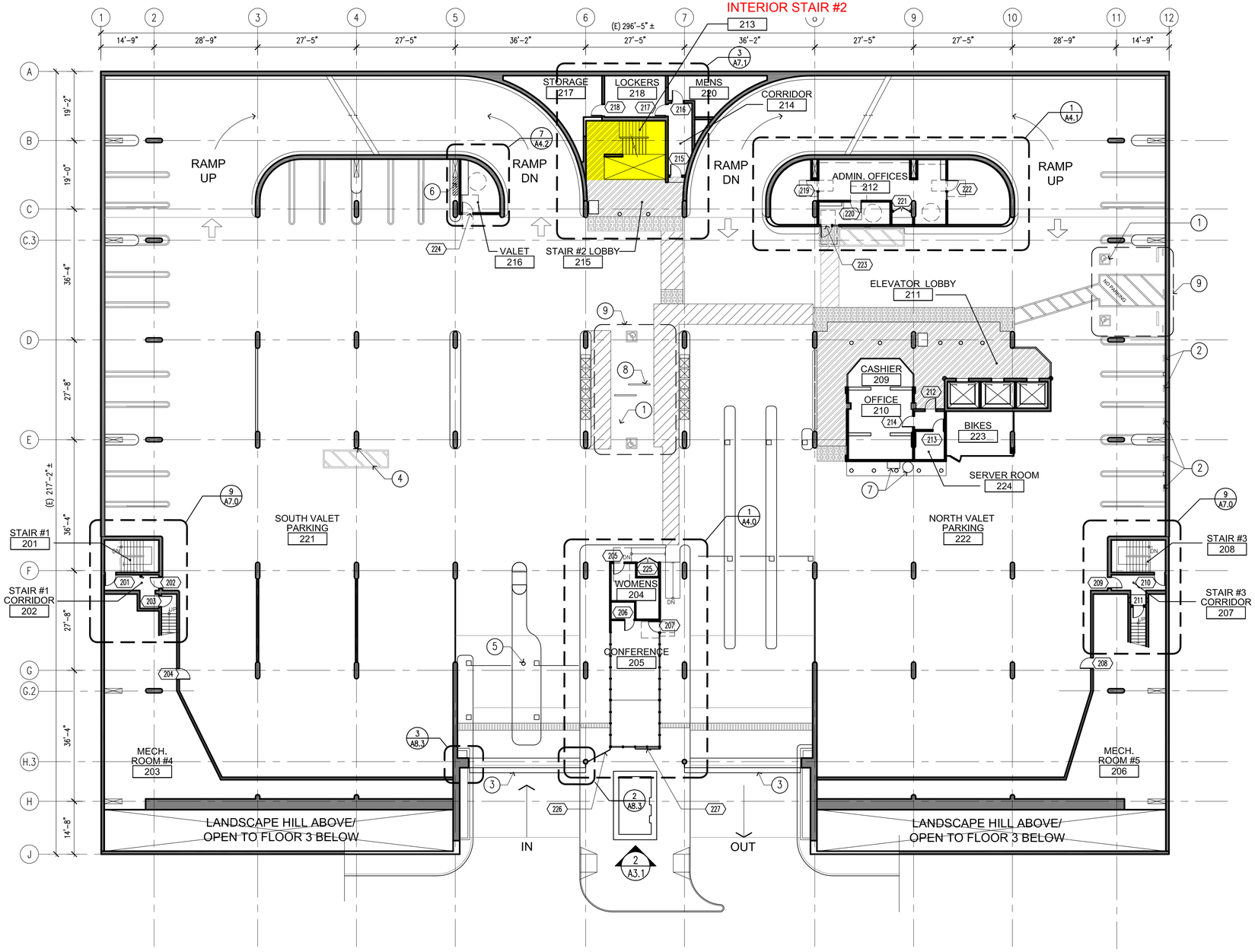
STAIR #2 INTERIOR
EXISTING CONDITION- ENCLOSED EXIT STAIR

Portsmouth Square Parking Garage
San Francisco, CA
3/20/15



1 A2.2 PLAN - FLOOR 2 - MAIN KEARNY STREET ENTRY LEVEL

1/16" = 1'-0"

GENERAL NOTES:

1 STRIPING THROUGHOUT TO MATCH EXISTING EXCEPT WHERE INDICATED TO BE REMOVED ON DEMO DRAWINGS.

2 ALL GRID/COLUMN LINE DIMS. ARE (E) – V.I.F. AS NEEDED.

PLAN SHEET NOTES:

1 (E) VAN-ACCESSIBLE PARKING

2 (E) ELECTRIC VEHICLE CHARGING STATION

3 ROLL-DOWN SECURITY GRILLE.

4 STRIPED ADA-ACCESSIBLE VALET UNLOADING ZONE & SIGNAGE

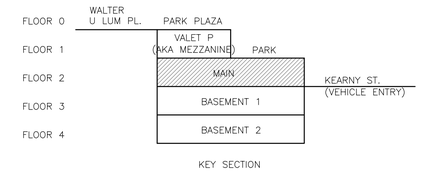
5 CONC. BOLLARD

6 CONC. FLOOR INFILL – S.S.D.

7 (E) SAND TRAP – SEE PLUMBING DRAWINGS

8 WHEEL STOP

9 EXISTING ACCESSIBLE PARKING STALLS WITH COMPLIANT SIGNAGE, CURBS, AND STRIPING



KEY SECTION

PROJECT NORTH

16' 0 16' 32'

ARCHITECT

BMA
Beth Morris Architecture
1067 Market Street #5004
San Francisco, CA 94103
t: 415 518 8275
www.bmasf.com

STAMP

CONSULTANT

PROJECT

PORTSMOUTH SQUARE GARAGE RENOVATION
733 KEARNY STREET SAN FRANCISCO, CA 94108

No REVISION DATE

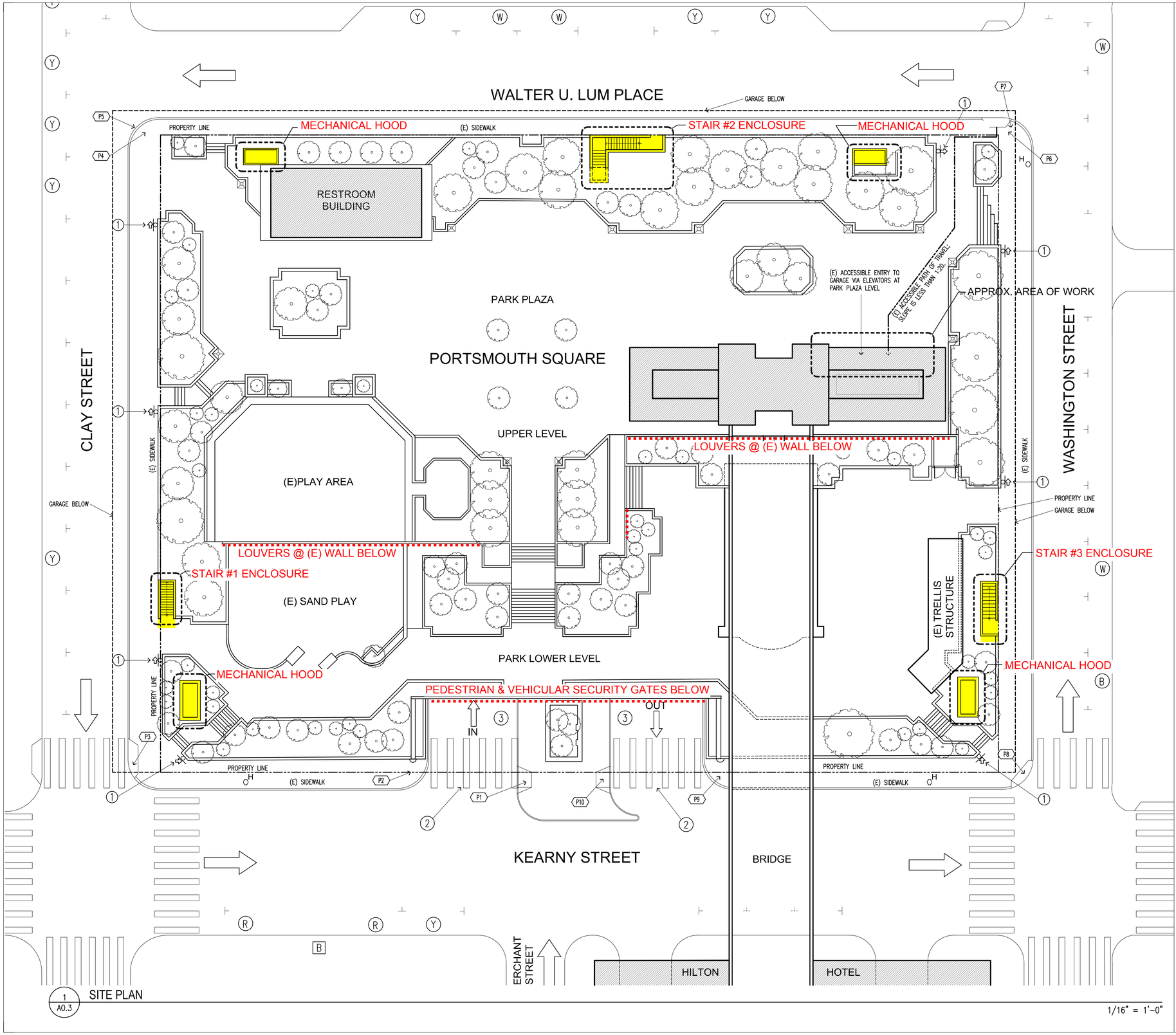
DATE: 6/26/15
JOB No: 1404
PHASE: CD'S
ISSUED FOR: 70% CD's
PERMIT No: –

SHEET TITLE

PLAN– FLOOR 2– MAIN

SHEET No

A2.2



1 SITE PLAN
A0.3

1/16" = 1'-0"

PROJECT NORTH

16' 0 16' 32'

GENERAL NOTES:

1 DRAWING SHOWS EXISTING CONDITIONS FOR REFERENCE.

2 AREAS OF WORK INDICATED ARE AT PARK LEVELS; COMPLETE CONTRACT DOCUMENTS DESCRIBE FULL SCOPE/AREA OF WORK.

SHEET NOTES:

1 (E) POST-MOUNTED DIRECTIONAL SIGNAGE TO ACCESSIBLE ENTRY AT CORNER OF WASHINGTON STREET AND WALTER U LUM PLACE

2 (E) STRIPED PEDESTRIAN CROSSWALK

3 GARAGE VEHICULAR & PEDESTRIAN ENTRY/EXIT – (E) SLOPE VARIES FROM 3-6% (NOT AN ACCESSIBLE ENTRY)

LEGEND:

- (E) CURB CUT LOCATION
- (B) SF MTA BLUE ZONE (DISABLED PARKING)
- (R) SF MTA RED ZONE (NO PUBLIC PARKING)
- (W) SF MTA WHITE ZONE (PASSENGER LOADING)
- (Y) SF MTA YELLOW ZONE (COMMERCIAL LOADING)
- [B] PUBLIC BUS STOP
- (P) PHOTO OF (E) CURB RAMP – SEE A0.3A

ARCHITECT

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STAMP

CONSULTANT

PROJECT

PORTSMOUTH SQUARE
GARAGE RENOVATION
733 KEARNY STREET SAN FRANCISCO, CA 94108

No	REVISION	DATE

DATE:	6/26/15
JOB No:	1404
PHASE:	CD'S
ISSUED FOR:	70% CD's
PERMIT No:	–

SHEET TITLE

SITE PLAN

SHEET No

A0.3

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PROPOSED STAIR ENCLOSURE
WALTER U. LUM PLACE

Portsmouth Square Parking Garage
San Francisco, CA
3/20/15

BMA
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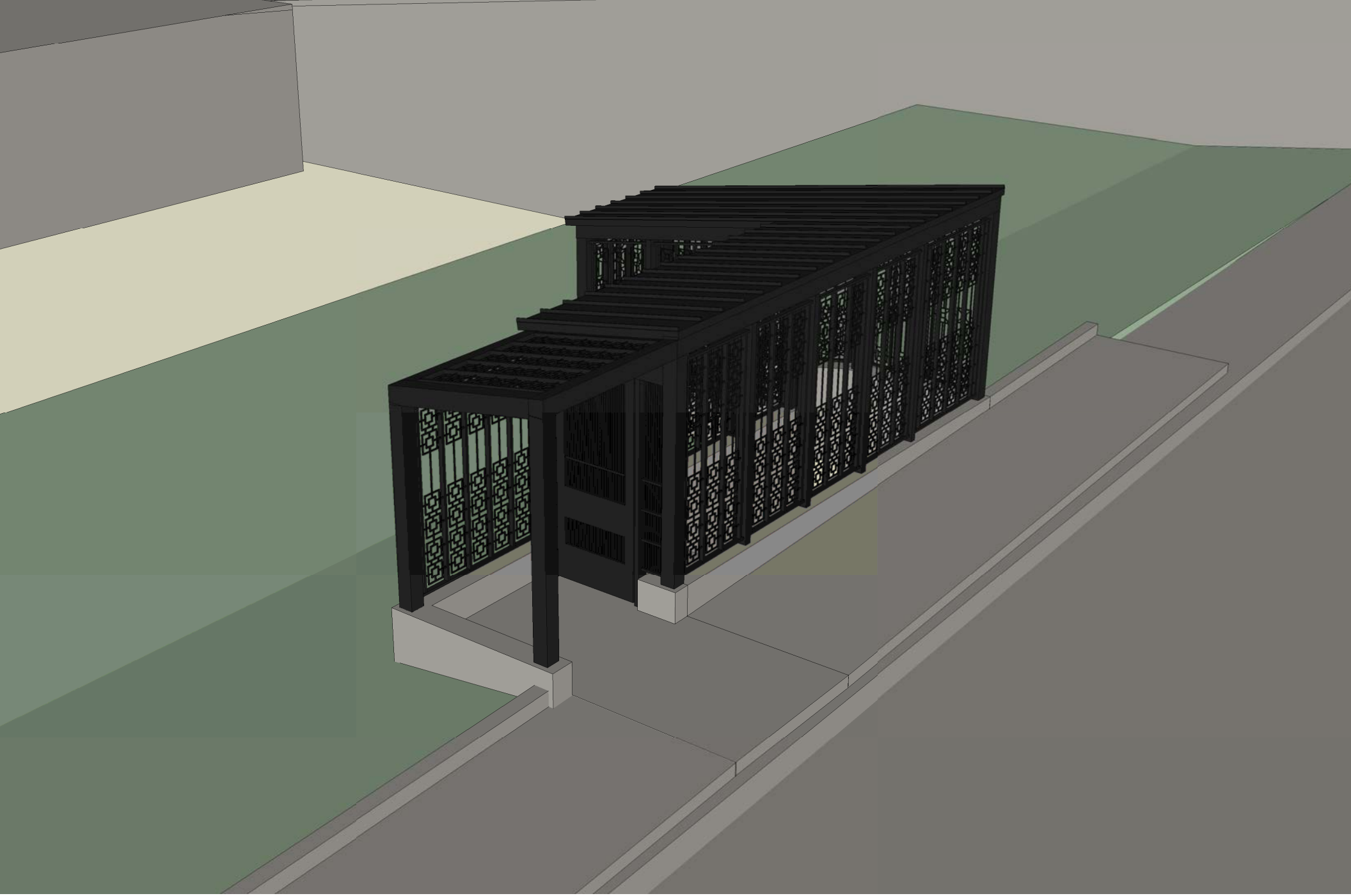
PROPOSED STAIR ENCLOSURE
WALTER U LUM PLACE

Portsmouth Square Parking Garage
San Francisco, CA
3/20/15



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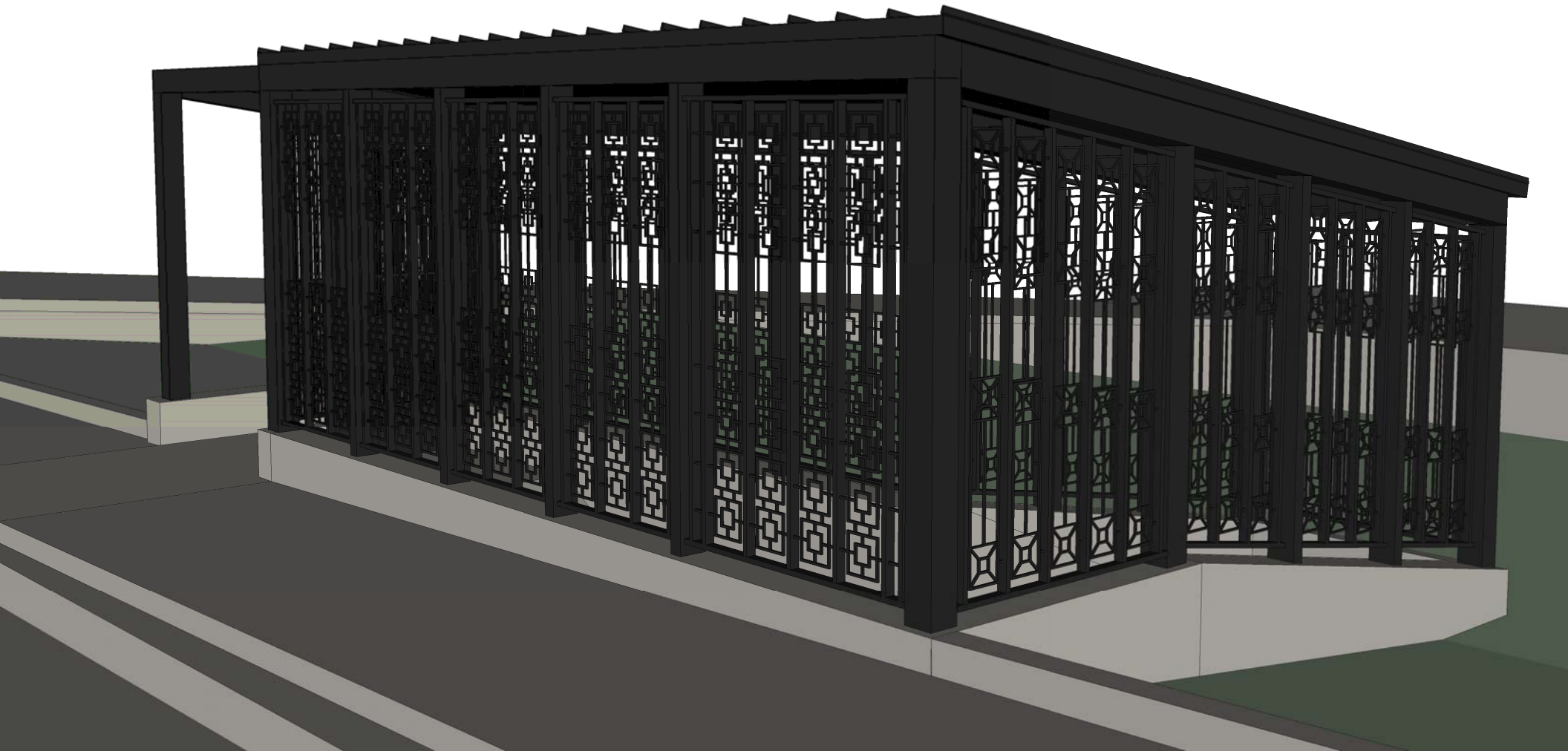
STAIR #2 ENCLOSURE
VIEW FROM WALTER U LUM

Portsmouth Square Parking Garage
San Francisco, CA
3/20/15



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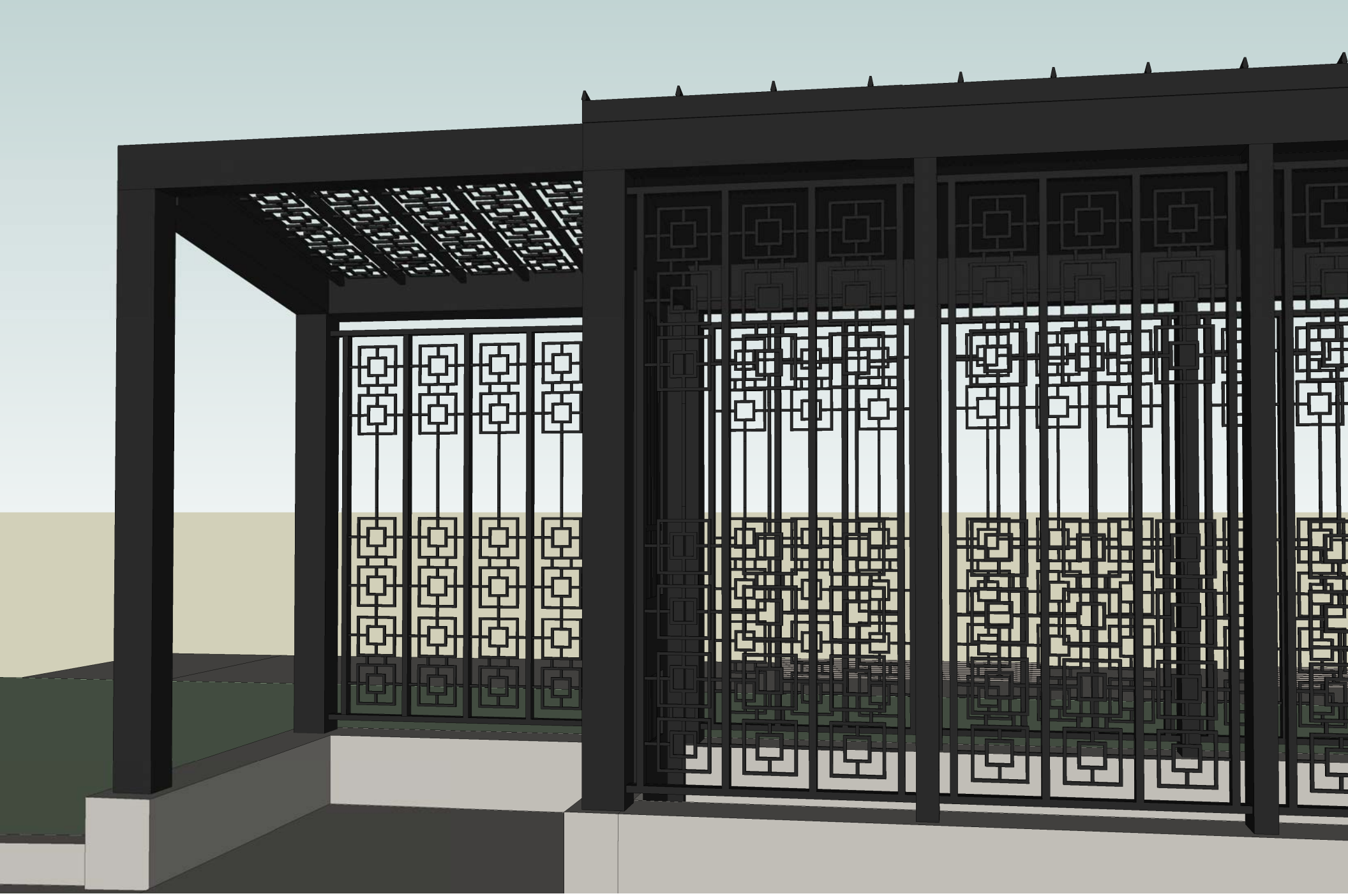
STAIR #2 ENCLOSURE
VIEW FROM WALTER U LUM

Portsmouth Square Parking Garage
San Francisco, CA
3/20/15



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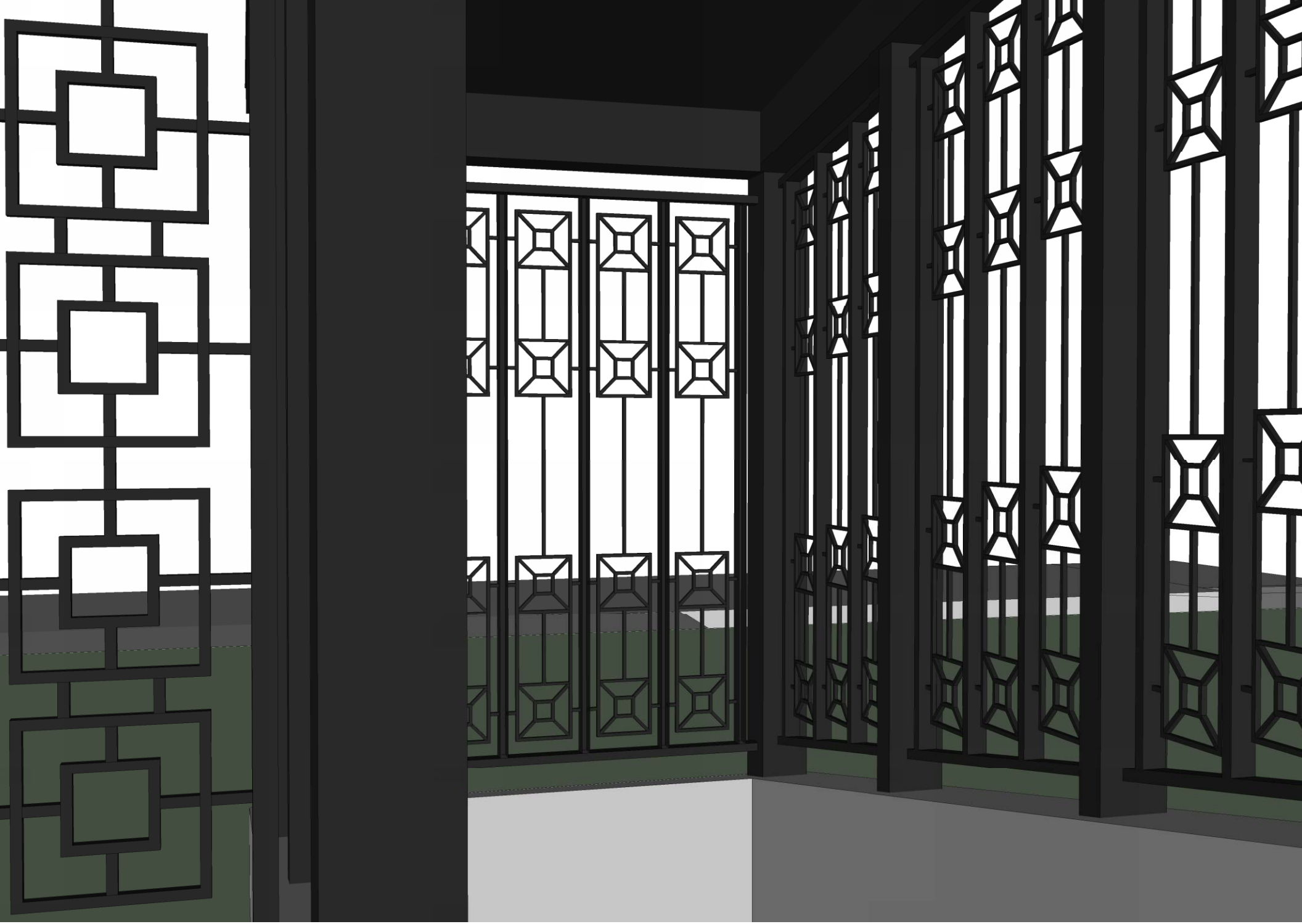
STAIR #2 ENCLOSURE
VIEW FROM INTERIOR

Portsmouth Square Parking Garage
San Francisco, CA
3/20/15



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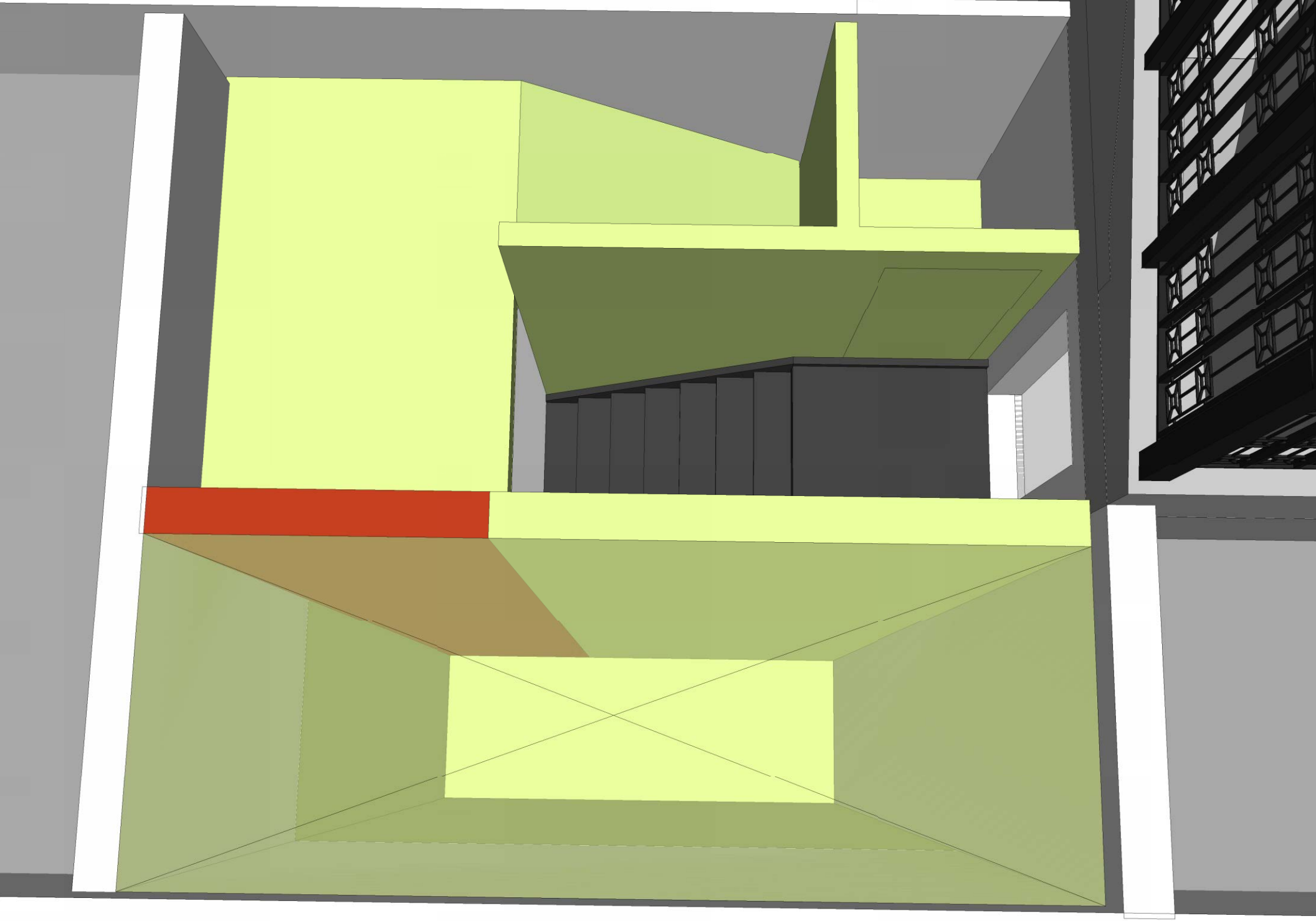
STAIR #2 ENCLOSURE
VIEW FROM INTERIOR

Portsmouth Square Parking Garage
San Francisco, CA
3/20/15



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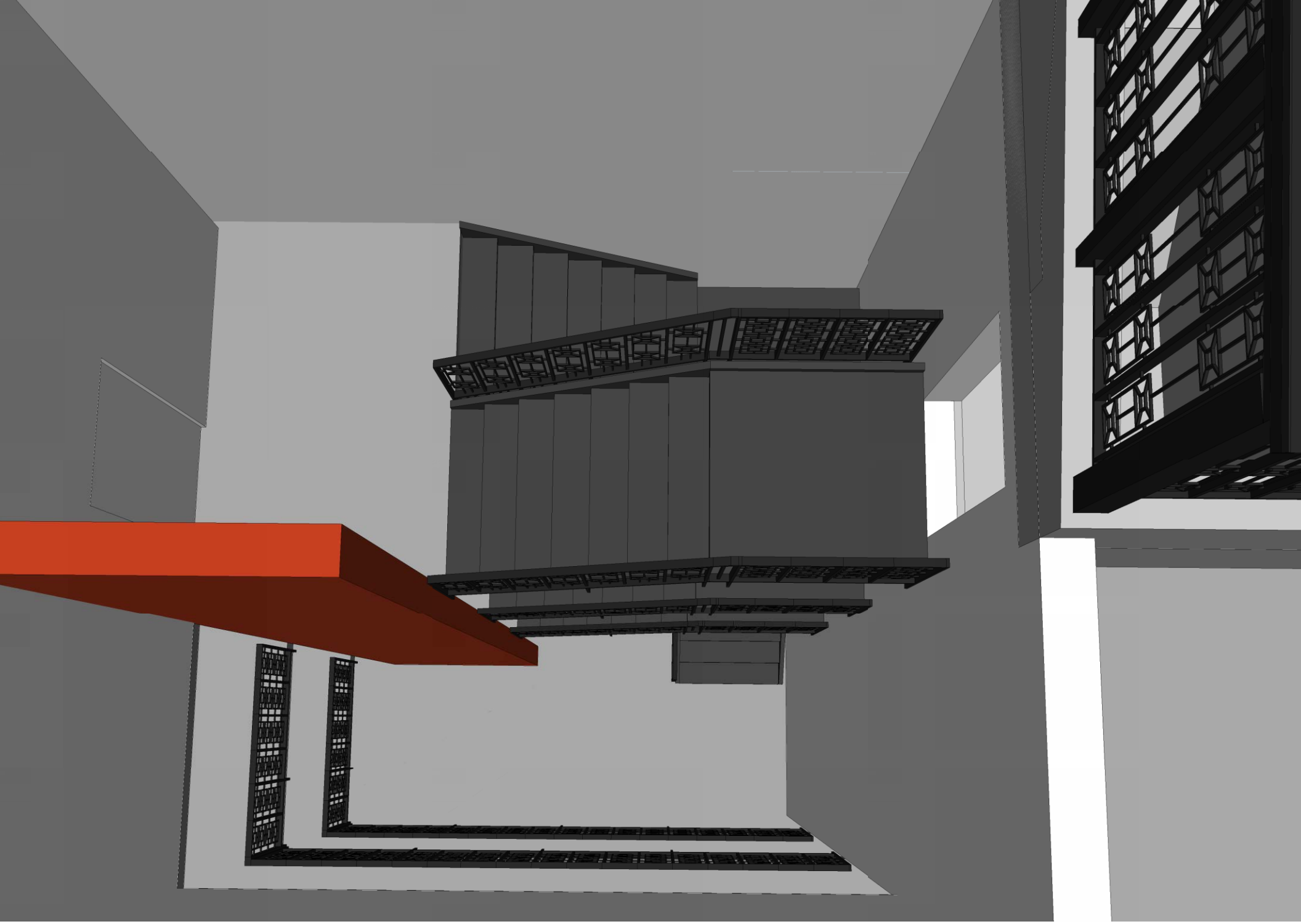
STAIR #2 INTERIOR, EXISTING TOP
(ROOF NOT SHOWN FOR CLARITY)

Portsmouth Square Parking Garage
San Francisco, CA
3/20/15



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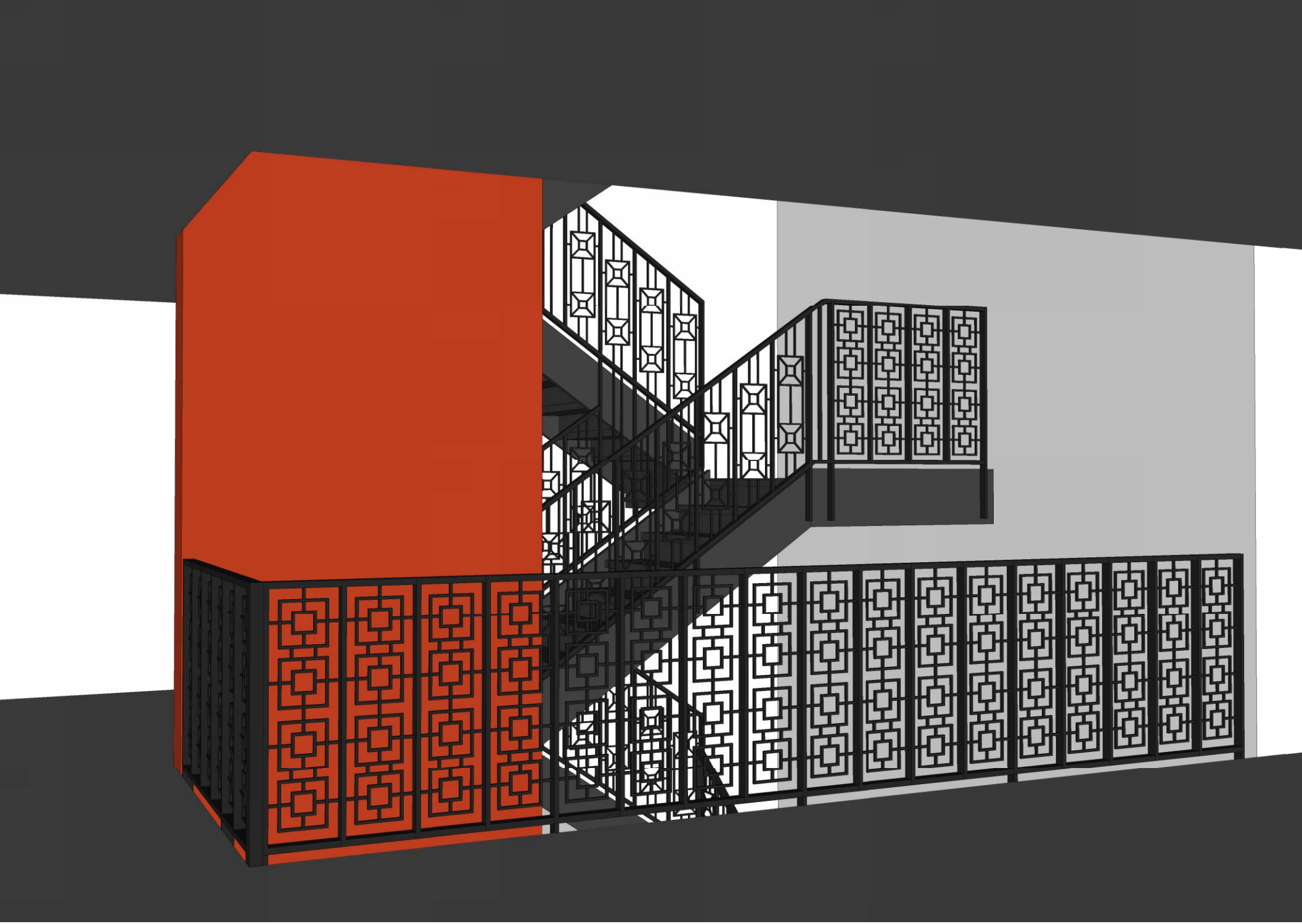
STAIR #2 INTERIOR, PROPOSED
TOP (ROOF NOT SHOWN)

Portsmouth Square Parking Garage
San Francisco, CA
3/20/15



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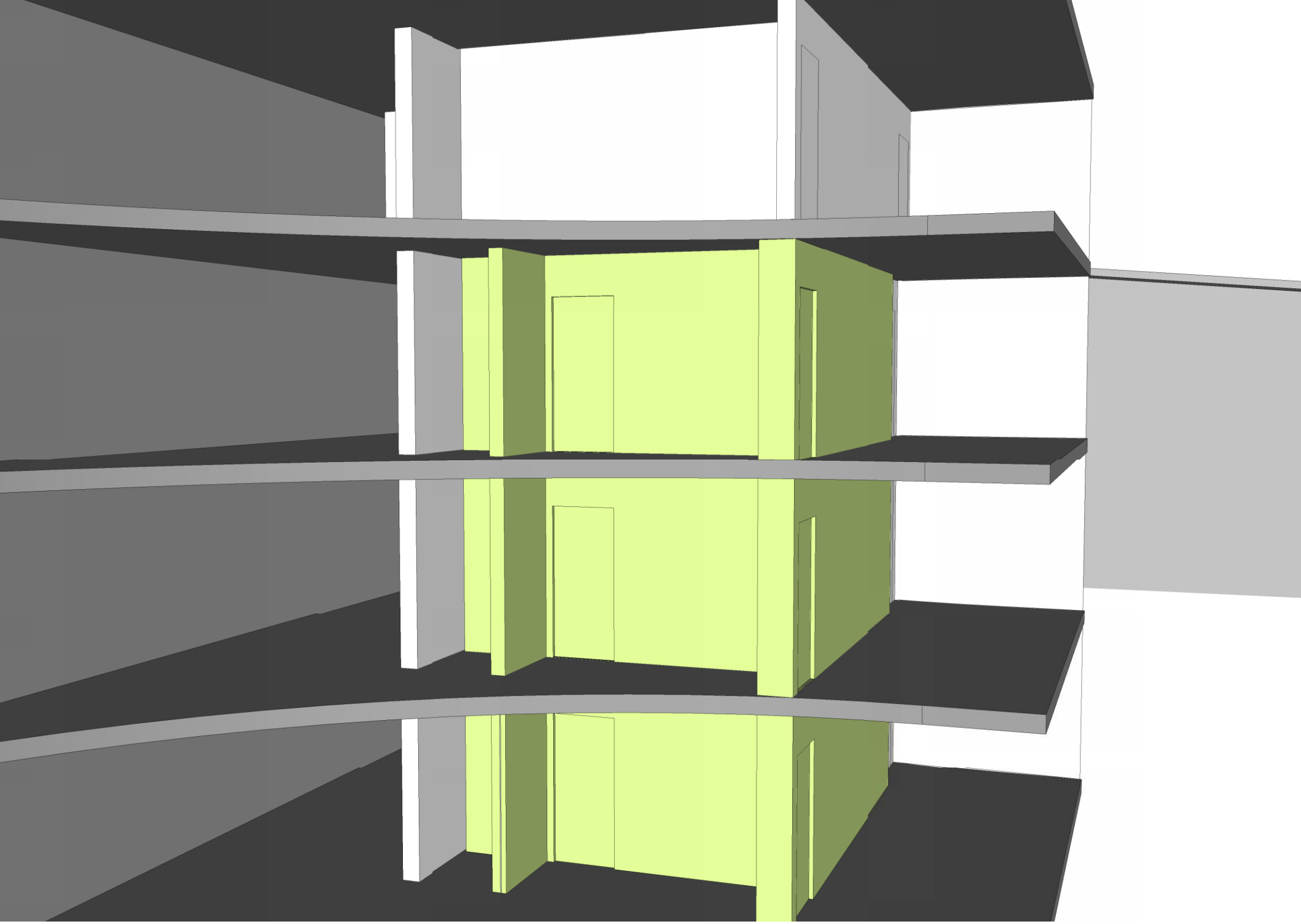
STAIR #2 INTERIOR, PROPOSED
VIEW FROM GARAGE FLOOR

Portsmouth Square Parking Garage
San Francisco, CA
3/20/15



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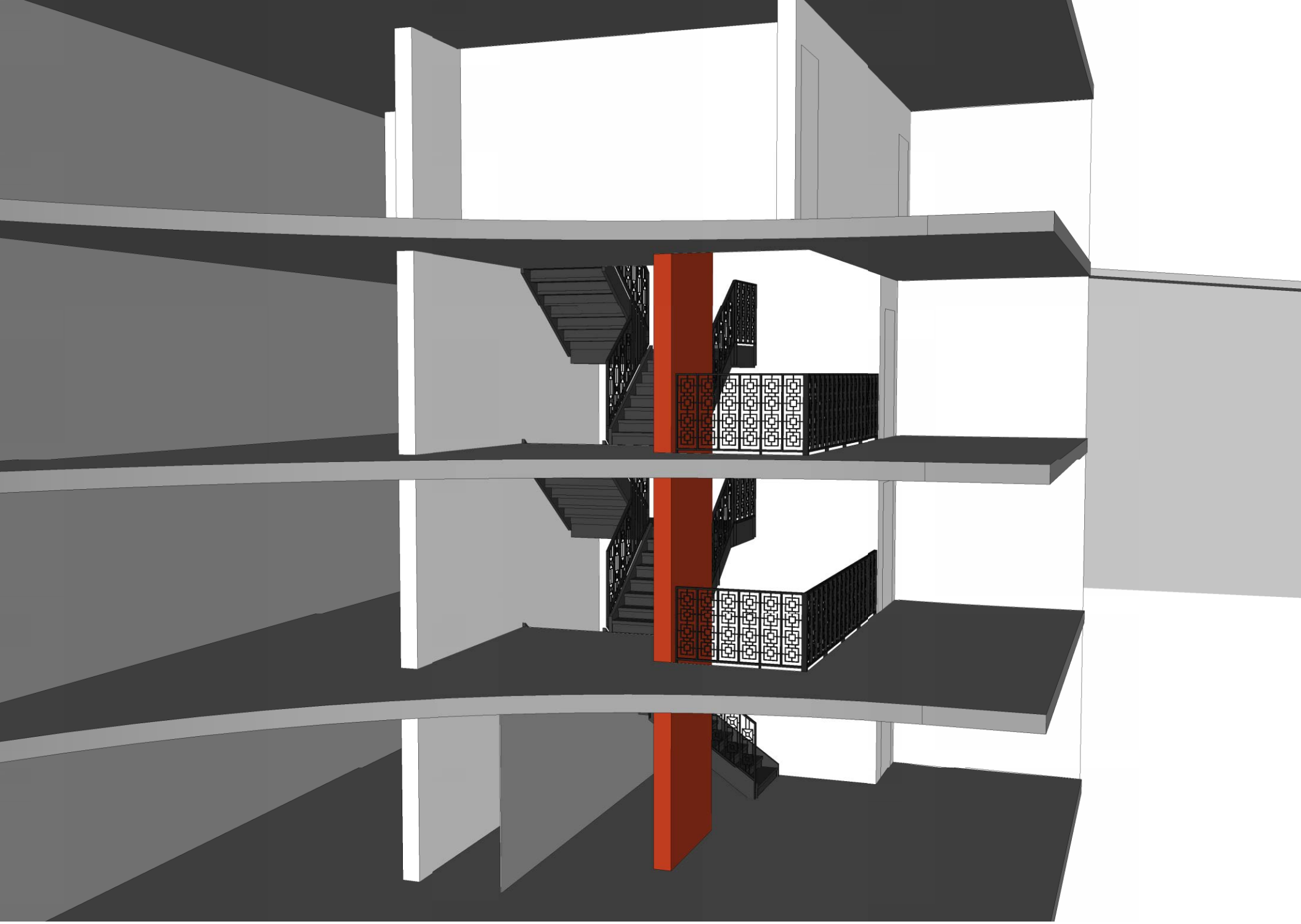
Beth Morris Architecture

STAIR #2 INTERIOR, EXISTING
SIDE (EXPLODED VIEW)

Portsmouth Square Parking Garage
San Francisco, CA
3/20/15



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STAIR #2 INTERIOR, PROPOSED
SIDE (EXPLODED VIEW)

Portsmouth Square Parking Garage
San Francisco, CA
3/20/15

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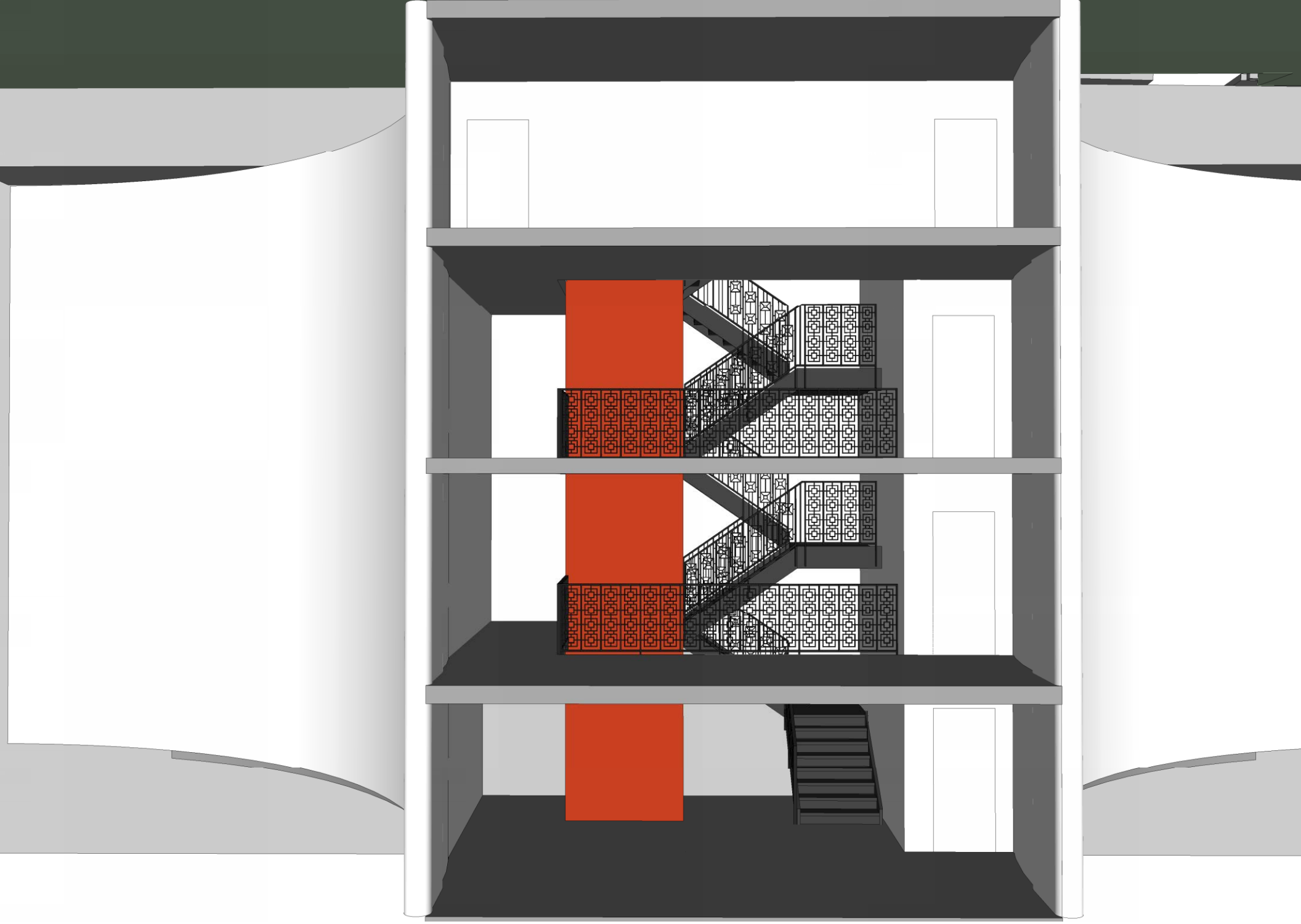
STAIR #2 INTERIOR, EXISTING
FRONT (EXPLODED VIEW)

Portsmouth Square Parking Garage
San Francisco, CA
3/20/15



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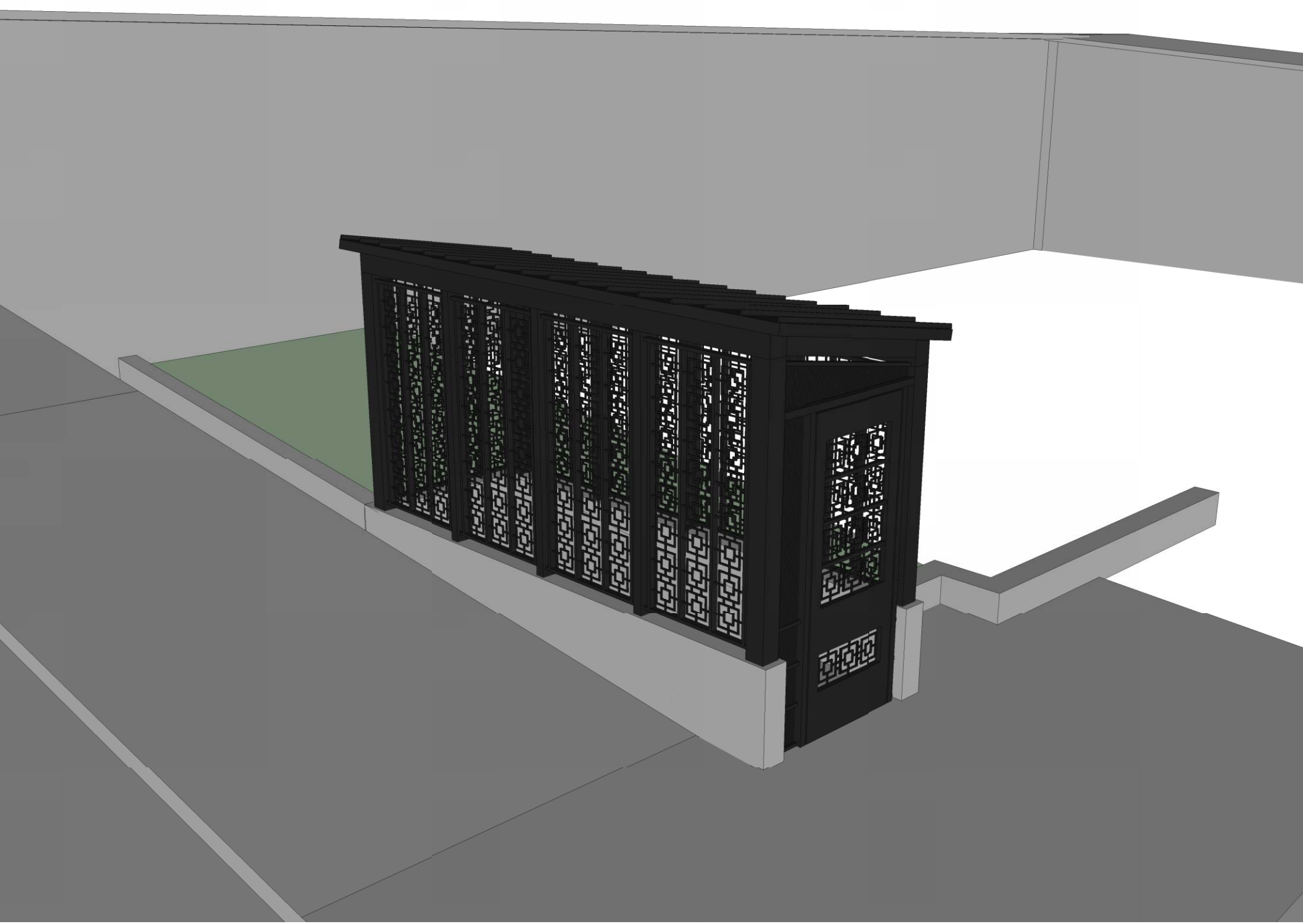
STAIR #2 INTERIOR, PROPOSED
FRONT (EXPLODED VIEW)

Portsmouth Square Parking Garage
San Francisco, CA
3/20/15

STAIRS #1 ON CLAY STREET

STAIRS #3 ON WASHINGTON STREET



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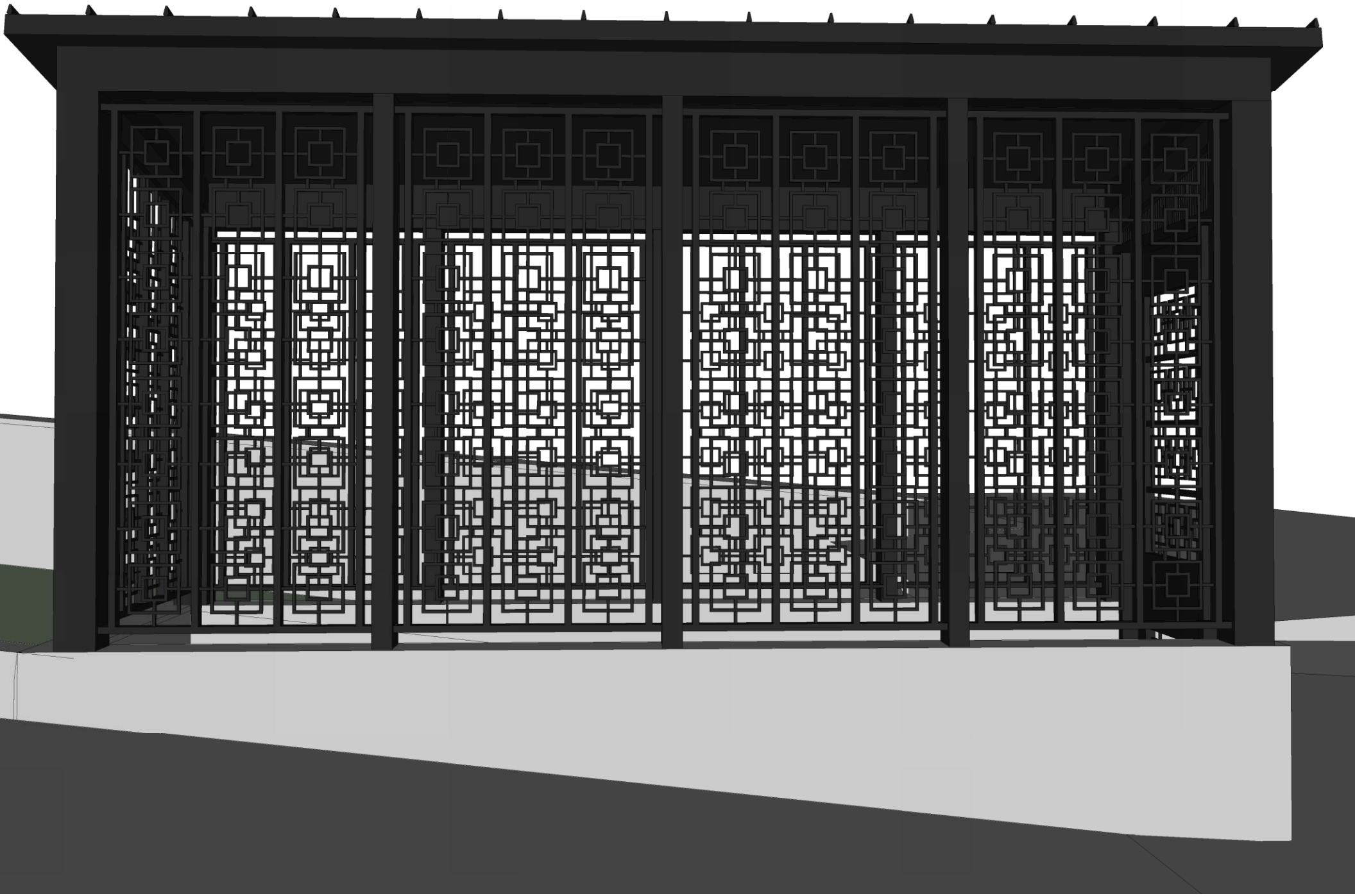
STAIR #1 ENCLOSURE, PROPOSED
(STAIR #3 SIM.)

Portsmouth Square Parking Garage
San Francisco, CA
3/20/15



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STAIR #1 ENCLOSURE
ELEVATION FROM CLAY STREET

Portsmouth Square Parking Garage
San Francisco, CA
3/20/15

BMA
Beth Morris Architecture

STAIR #1 ENCLOSURE
VIEW FROM INTERIOR

Portsmouth Square Parking Garage
San Francisco, CA
3/20/15