



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Abbreviated Institutional Master Plan

HEARING DATE: MARCH 5, 2015

Date: February 26, 2015
Case No.: **2014-00107IMP**
Project Address: **536 Mission Street and
40 Jessie Street**
Zoning: C-3-O (SD) (Downtown Office Special Development District)
700-S-2 Height and Bulk District and
500-S Height and Bulk District
Block/Lot: 3708/098 and
3708/023
Project Sponsor: Robert D. Hite
Golden Gate University
536 Mission Street
San Francisco, CA 94105
Staff Contact: Nicholas Foster – (415) 575-9167
nicholas.foster@sfgov.org
Recommendation: **No action necessary – informational item**

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

BACKGROUND ON INSTITUTIONAL MASTER PLANS

Golden Gate University (“GGU” or the “University”) has submitted an Abbreviated Institutional Master Plan (“IMP” or the “Plan”) for consideration by the Planning Commission (“Commission”) as required by Section 304.5 of the Planning Code.

Planning Code Section 304.5 requires post-secondary educational and medical institutions in the city to provide the Planning Commission with a long range development plan every 10 years, with updates provided every two years. Institutions located in the C-3 (Downtown, Commercial) Districts occupying, or proposing to occupy, less than 100,000 square feet of floor area may submit an Abbreviated IMP. An Abbreviated IMP requires a description of the following: the institution’s physical plant; employment characteristics; services provided and service population; ownership of properties throughout the City and County of San Francisco; the impact on the “Eight Priority Policies” of Planning Code Section 101.1; and parking availability and other relevant general information.

The purpose of the IMP is to provide this information to the Commission and the public. The IMP is available for public review, and has been posted on the Planning Department’s website. Any proposed changes in land use described in an IMP would require separate review and approval by the Commission and/or department staff, as applicable.

PROJECT DESCRIPTION

The project is the submission of an Abbreviated IMP for GGU. This is University's first update since the submission of its most recent Abbreviated IMP in 2004 (the 2004 Abbreviated IMP was approved by the City in January of 2005).

SUMMARY OF THE CONTENTS OF THE ABBREVIATED IMP

Founded in 1901, Golden Gate University is a private, non-profit undergraduate and graduate institution focusing in the fields of accounting, law, taxation, business and related areas. The San Francisco campus is located in the heart of the city's downtown commercial district (C-3-O (SD) zoning district). GGU also operates three teaching sites outside San Francisco, including locations in: Los Angeles, California; Santa Clara, California; and Seattle, Washington.

Population Characteristics: While the maximum number of students that could be on campus attending class at any given time is approximately 1,700 students, average enrollment at the GGU's San Francisco campus varies each semester, and is therefore closer to approximately 1,000 students per instructional term. Along with the student population, Golden Gate University's Abbreviated IMP identifies 68 full-time faculty, and 221 part-time or adjunct faculty, and 229 staff.¹

Facilities: At present, Golden Gate University owns/occupies two buildings in the South of Market area: 536 Mission Street and 40 Jessie Street. The main campus building located at 536 Mission Street is comprised of two wings—West and East—at seven and six stories above grade, respectively. This 33,008 SF building houses an array of instructional spaces and administrative offices. The building located at 40 Jessie Street houses many activities (e.g. Student Services Center, University bookstore, etc.) that support and promote student, staff, and faculty life at the University. Since the adoption of the 2004 Abbreviated IMP, Golden Gate University has consolidated operations at a third building—62 First Street—into both the 536 Mission Street and 40 Jessie Street buildings.

Parking and Campus Access: Positioned in a transit-rich environment of San Francisco's Financial District, GGU is served by numerous MUNI lines using Market Street and Mission Street near campus, two BART stops at Montgomery and Embarcadero, Golden Gate Transit and AC Transit Service at the Transbay Terminal. With an array of transit options, over 50 percent of students elect to take public transit to campus. In addition, since the majority of classes are offered at night (from 4:00p until 10:30p), parking has not historically been an issue for those students who drive to campus.

The Plan states GGU's parking philosophy is to encourage public transportation and carpooling for employees and students.

Current Projects/Future Expansion:

The Plan does not call for any future expansion of existing facilities beyond basic tenant improvements (e.g. interior renovations and facility upgrades to support GGU educational and operational requirements). All projects proposed by GGU will require standard Planning Department review upon their submission; receipt of this Plan does not convey approval of any or all proposed projects within it.

¹ The total number of part-time/adjunct faculty varies by term and is adjusted to account for average student enrollment.

ENVIRONMENTAL REVIEW STATUS

The Project is categorically exempt from the California Environmental Quality Act ("CEQA"), Section 15301 (Class 1, Minor Alternations to Existing Structures).

PUBLIC COMMENT

No public comment has been received by the Department since the filing of the application.

REQUIRED COMMISSION ACTION

The item is an informational item, and no action is required. However, the Planning Commission has the discretion under Planning Code Section 304.5(d) to hold or not hold public hearing on an Abbreviated IMP. If the Commission requests a hearing, it will be scheduled for a later date.

STAFF RECOMMENDATION

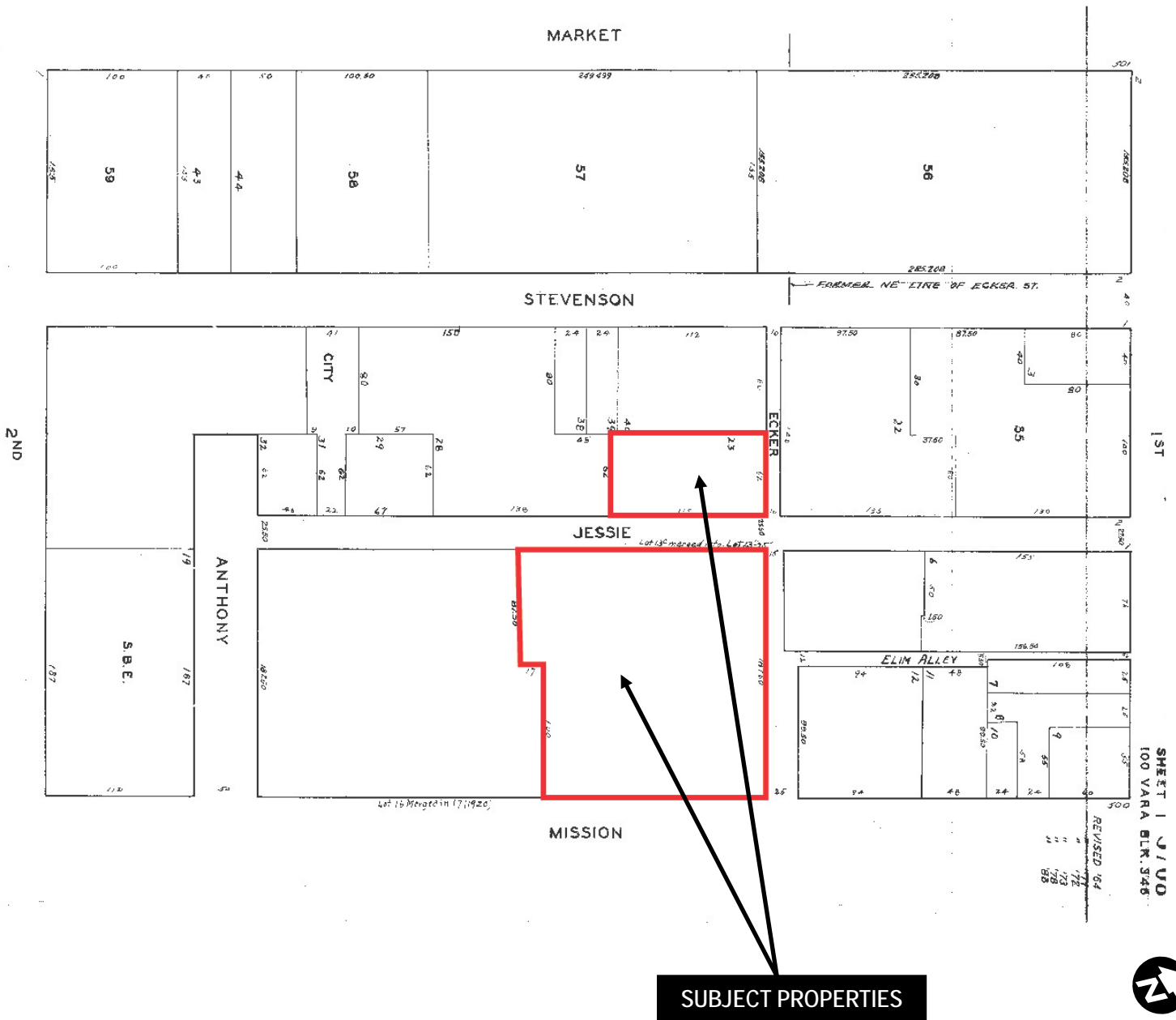
The Golden Gate University abbreviated institutional master plan includes all information required by Planning Code Section 304.5. The staff recommendation is to accept the Abbreviated IMP as submitted and **not hold** a hearing.

RECOMMENDATION:	Do not require a public hearing on this IMP
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Attachments:

Block Book Map
Sanborn Map
Zoning Map
Context Photographs
Golden Gate University's Abbreviated IMP
Statement of no anticipation of future expansion
Floor Plans (536 Mission Street and 40 Jessie Street)

Parcel Map

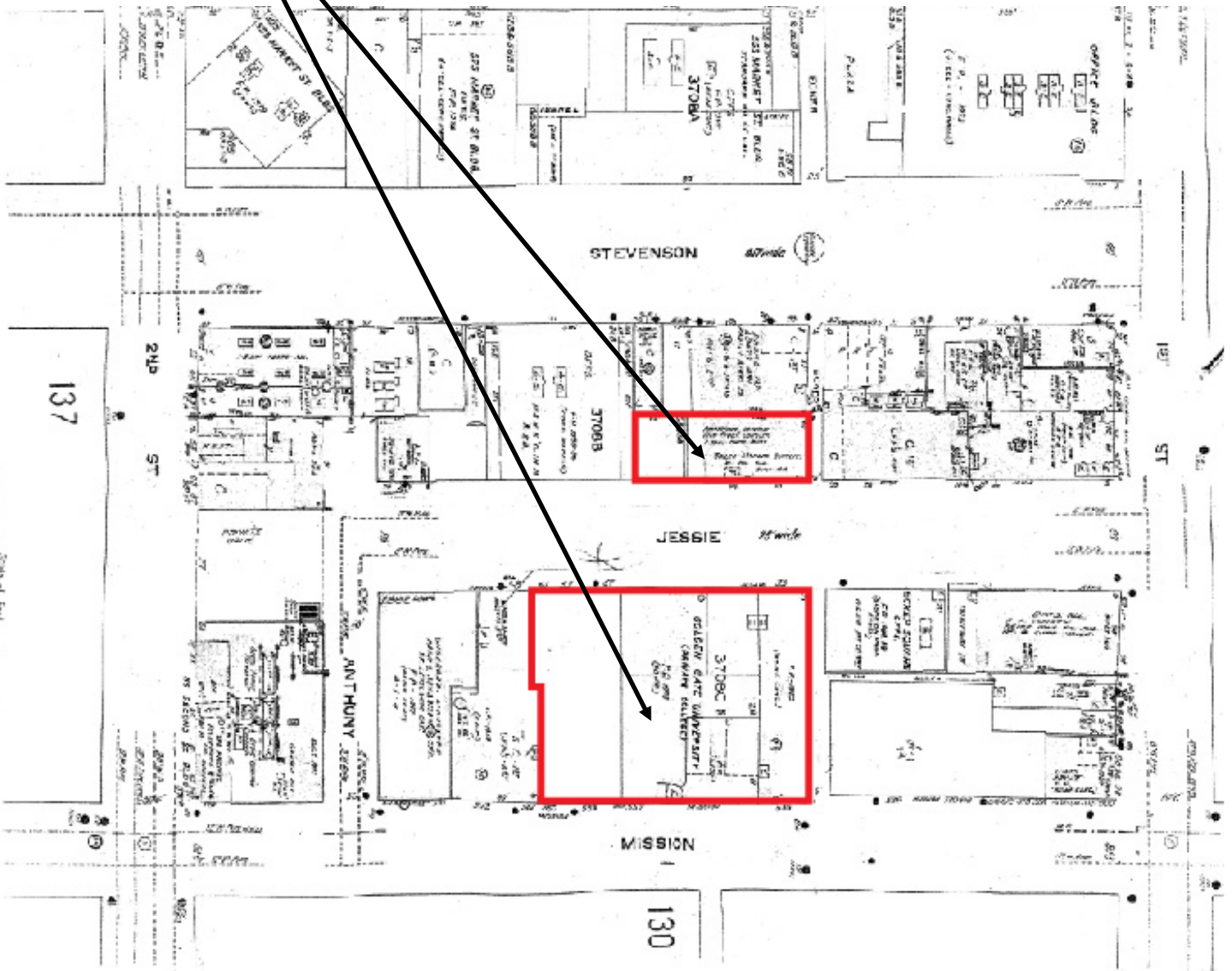


SUBJECT PROPERTIES

Abbreviated Institutional Master Plan
Case Number 2014-001071IMP
Golden Gate University
536 Mission Street/40 Jessie Street

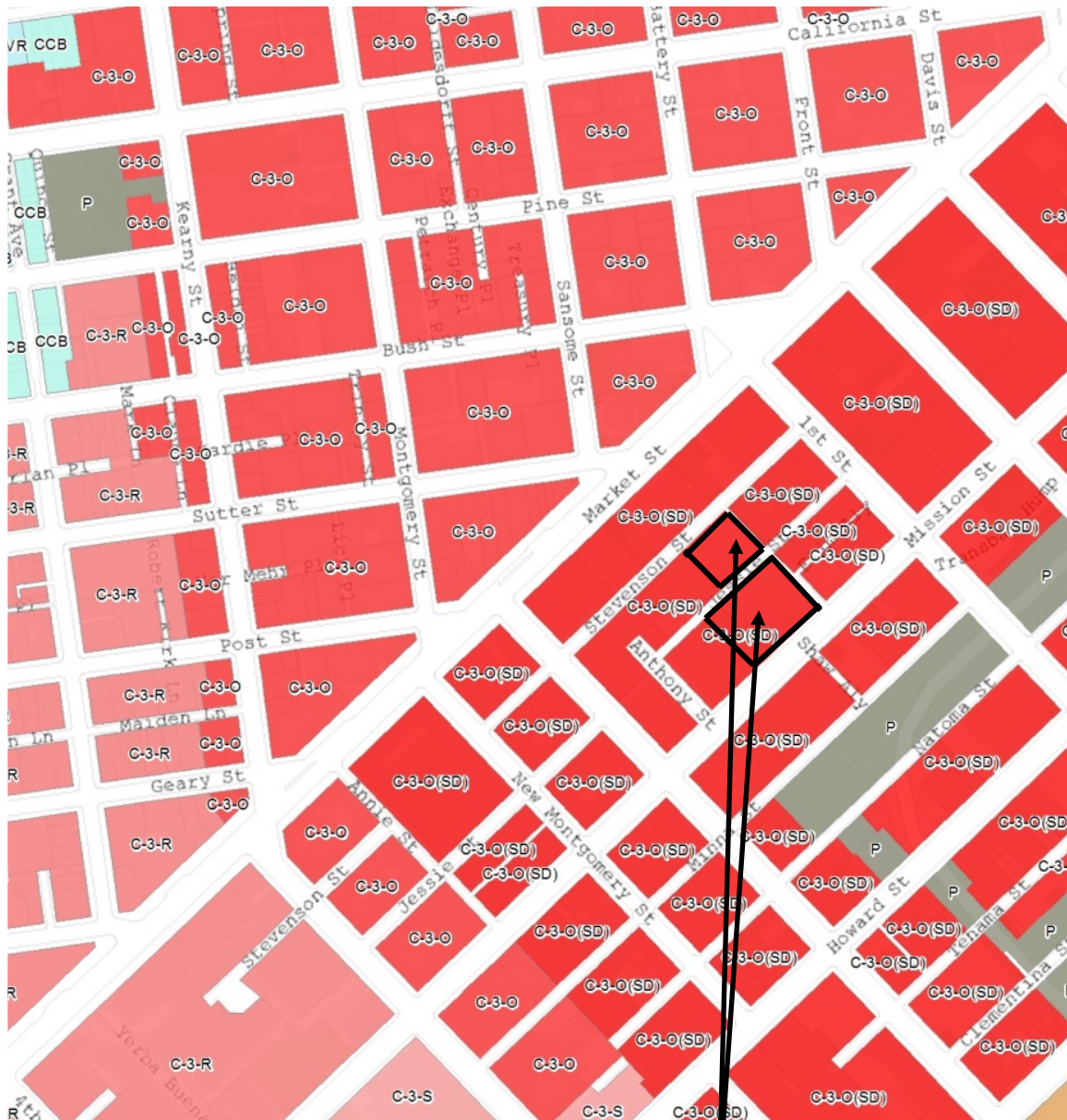
Sanborn Map*

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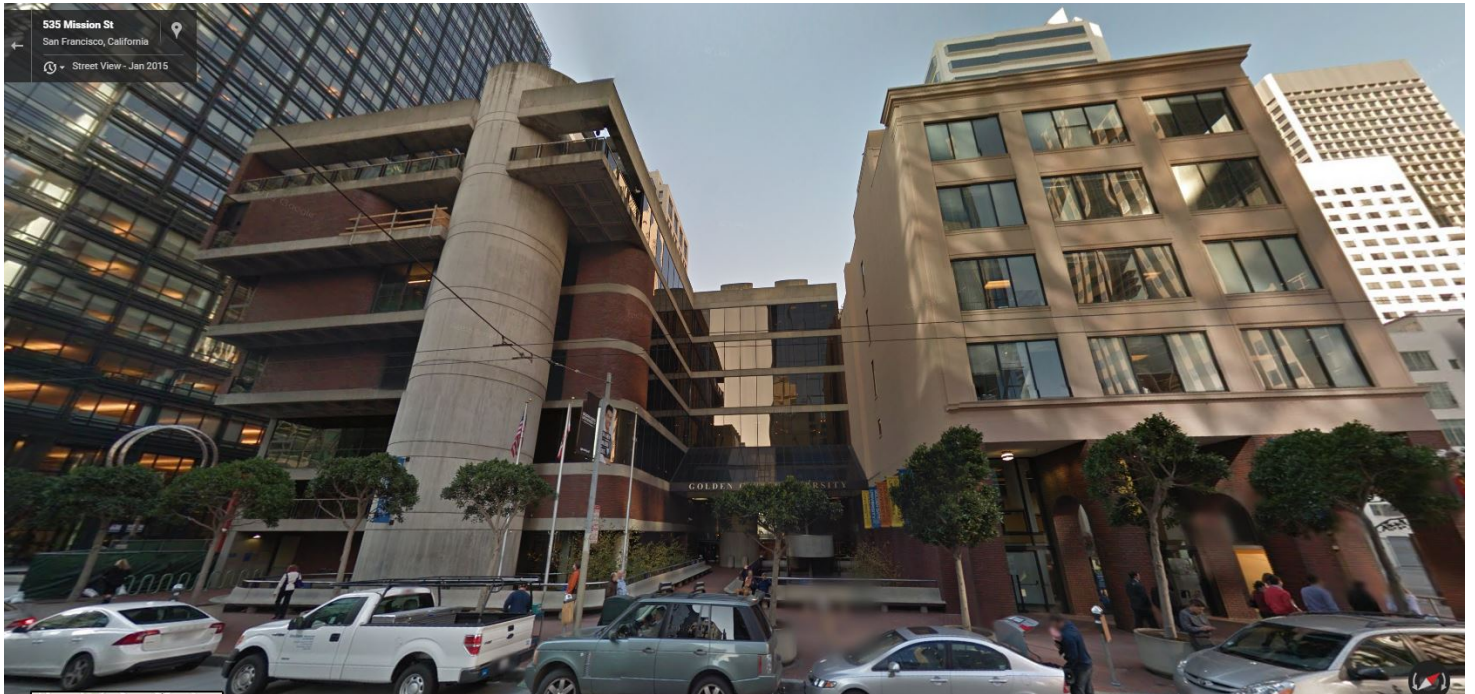
Zoning Map



SUBJECT PROPERTIES

Abbreviated Institutional Master Plan
Case Number 2014-001071IMP
Golden Gate University
536 Mission Street/40 Jessie Street

Site Photo



View of 536 Mission Street Building

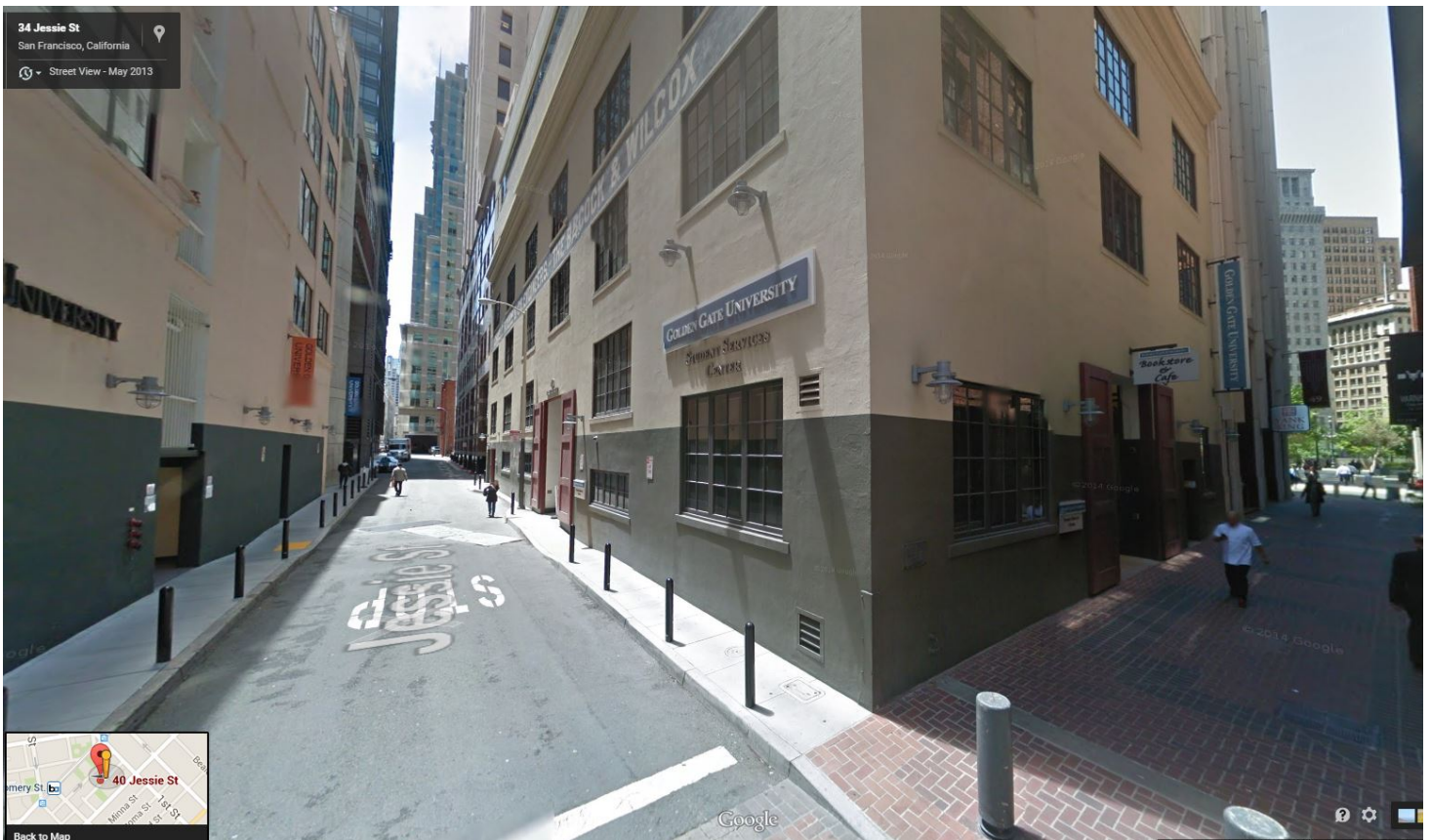
Site Photo



View of 536 Mission Street Building (building on left; view from Ecker Street at Jessie Street)

Abbreviated Institutional Master Plan
Case Number 2014-001071IMP
Golden Gate University
536 Mission Street/40 Jessie Street

Site Photo



View of 40 Jessie Street Building (building on right)

Abbreviated Institutional Master Plan
Case Number 2014-001071IMP
Golden Gate University
536 Mission Street/40 Jessie Street



Abbreviated Institutional Master Plan

GOLDEN GATE UNIVERSITY - SAN FRANCISCO CAMPUS

Submitted Date: November 2014

Approval Date: _____

Golden Gate University: San Francisco Campus

Abbreviated Institutional Master Plan

Submitted

November 2014

Prepared for

THE CITY OF SAN FRANCISCO

Planning Commission

Owner

GOLDEN GATE UNIVERSITY

536 Mission Street

San Francisco, CA 94105

Owner Contact

BOB HITE

Chief Financial Officer + VP of Business Affairs

415.442.7058

bhite@ggu.edu

Prepared by

MKTHINK

1500 Sansome Street

San Francisco, CA 94111

415.402.0888

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Introduction

As required by the conditions of the City of San Francisco Planning Code, Section 304.5, Golden Gate University has prepared the following report addressing the requirements for submittal of an Abbreviated Institutional Master Plan.

This report serves as an update to the 2004 Abbreviated Institutional Master Plan submitted to and on file with the City (approved 01.06.2005). It reflects information about the school's ongoing mission, philosophy, programs, and services that remain consistent with current operations.

The following report updates this 2004 Abbreviated Institutional Master Plan and includes information regarding the university's nature, a description of the services provided by the university and the service population, a description of the university's employment characteristics, a list of all properties within the City owned by Golden Gate University, a description of parking availability within the vicinity, and an overview of the university's response to the Eight Priority Policies of Section 101.1 of the Planning Code.

This Master Plan was prepared in 2014 by MKThink in consultation with Bob Hite, Vice President of Operations and CFO for Golden Gate University, and other university staff.

01 Physical Plant

LOCATION AND LAND USE

Golden Gate University owns and operates two buildings, located at 536 Mission Street and 40 Jessie Street.

The Mission Street property is the academic building and is primarily used for classes and related programs. Various university administrative operations are also located at this property. The building at 40 Jessie Street houses many activities that support and promote student, staff, and faculty life at the university.

The building at 536 Mission Street occupies a lot of 33,008 sf and is part of Assessor's Block Number 3708, lot 98. Lot 98 was previously consolidated by the city from 2 adjacent lots into a single lot. The lot measures 175.11 feet at the northern edge along Jessie Street, 187.5 feet at the eastern edge along Ecker Place, and 158.11 feet at the southern edge along Mission Street. The western edge of the lot has a 17 foot setback at Mission Street.

The building at 40 Jessie Street occupies a lot of 7,130 SF, and is part of Assessor's Block number 3708, lot 98. The site is 62 feet by 115 feet; it is bordered by Jessie Street to the south, Ecker Place to the east, and has common lot lines on the west and north.

The total land use by Golden Gate University is 40,138 SF or roughly 0.92 acres.



Plan - GGU's San Francisco Campus Properties

BUILDING AREA

536 Mission Street

The West Wing of the 536 Mission Street facility is comprised of seven stories above grade, and two levels below grade (the Plaza Level and the Basement Level). This Wing houses all of the instructional spaces including but not limited to a Library, Lecture Halls, and Classrooms. The 6th Floor is allocated primarily for staff and faculty use including the University Executive Offices.

The East wing is comprised of six stories above grade, including a Mezzanine Level, and one level below grade (the Plaza Level). The East Wing houses most of the faculty and administrative offices as well as a library.

40 Jessie Street, GGU Student Services Center

In 2004 the Board of Trustees approved the plan to convert the 40 Jessie warehouse into the building that stands today. The structure is comprised of a Basement Level and 6 stories. All the floors of the existing building were completely gutted and rebuilt. What was the Mezzanine was remade into the current 2nd Floor; and what is now the 4th Floor was previously the rooftop of the existing warehouse. The 5th and 6th floors were added as part of the renovation of the facility.

40 Jessie Street now houses many activities that support academic and administrative functions.

02 Services & Service Population

SERVICES

Basic Character

Golden Gate University specializes in professionally oriented undergraduate and graduate education in the fields of Business, Law, Accounting, and Taxation. The University serves over 5,000 students on the San Francisco campus, online, and at their two satellite campuses in Los Angeles, California and Seattle, Washington.

PROGRAMS OFFERED

Bruce F. Braden School of Taxation

Graduate

- Master of Science in Taxation
- Master of Science Financial Planning and Taxation
- Preparation in Language and University Studies Program

Edward S. Ageno School of Business

Business & Management

Graduate

- Doctor of Business Administration
- Master of Business Administration
- Master of Business Administration / Juris Doctor (Joint Degree)
- Professional Master of Business Administration

Undergraduate

- Bachelor of Arts in Management
- Bachelor of Science in Business

Finance/Financial Planning

Graduate

- Master of Science in Finance
- Master of Science in Personal Financial Planning

Human Resources

Graduate

- Master of Science in Human Resource Management

IT Management

Graduate

- Master of Science in Information Technology Management

Marketing & Public Relations

Graduate

- Master of Science in Marketing

Preparation in Language & University Studies (Plus)

Graduate

Preparation in Language and University Studies Program

Project Management

Graduate

Master of Science in Project Management

Psychology

Graduate

Master of Arts in Psychology

Public Administration

Graduate

Executive Master of Public Administration

School of Accounting

Graduate

Master of Accountancy

Master of Science in Accounting

School of Law

Graduate

Juris Doctor

Juris Doctor / Masters of Business Administration

Master of Laws in Environmental Law

Master of Laws in Intellectual Property Law

Master of Laws in International Legal Studies

Master of Laws in Taxation

Master of Laws in US Legal Studies

Doctor of Juridical Science

ADDITIONAL SERVICES OFFERED

Golden Gate University also offers a number of services focused on the work-study schedule of its primary student population. These services include career and internship services, counseling, academic advising, workshops to support student success, disability services, various student organizations to support professional and social activities and student government organizations.

SERVICE POPULATION

The majority of the population of students at the San Francisco campus attends classes in the evening - approximately 67.9 percent. 32.1 percent of students are enrolled during daytime business hours and 6.1 percent are enrolled both day and night time.

Distribution by school in the San Francisco Campus is as follows:

Law: **36.3%**
Ageno School of Business (Graduate): **34.8%**
Undergraduate Programs: **9.5%**
Graduate Accounting: **8.1%**
Taxation: **7.8%**
Open Enrollment: **3.5%**

The personal and social characteristics of the student body served indicate the university's continued commitment to serving the higher educational needs of all segments of the business, commercial, and legal population.

A breakdown of the student population indicates a diverse mix:

Male: **54%**
Female: **46%**

Average Age: **31**

% Minority Groups:

African American: **4.8%**
American/Alaska Native: **0.4%**
Asian: **15.4%**
Hispanic: **8.8%**
Pacific Islander: **0.9%**
Nonresident: **19.9%**
Two or More Races: **1.6%**
White: **31.9%**
Other: **16.3%**

% Military Veterans: **10%***

**this is an approximate number*

03 Employment Characteristics

EMPLOYMENT CHARACTERISTICS

Golden Gate University (GGU) employs full and part-time faculty as well as full and part-time administrative staff. Tables 1-6 contain information about GGU's staff and faculty. Source: GGU Employment Characteristics Update September 2014. Active employees as of 09.15.2014.

Ethnic Origin	Female	Male	Grand Total
Asian	75	63	138
Black or African American	34	22	56
Hispanic or Latino	36	27	63
Native Hawaiian/Other Pacific Islander	7	9	16
Two or More Races	2	5	7
White	335	386	721
Grand Total	489	512	1001

Table 1: Number of employees by ethnicity and gender

Ethnic Origin	Female	Male
Asian	7.49%	6.29%
Black or African American	3.40%	2.20%
Hispanic or Latino	3.60%	2.70%
Native Hawaiian/Other Pacific Islander	0.70%	0.90%
Two or More Races	0.20%	0.50%
White	33.47%	38.56%
Grand Total	489	512

Table 2: Percentage employees by ethnicity and gender

Job Classification	Total
Administrative Support	232
Executive/Sr. Official & Mgrs	25
First/Mid-Level Officials & Managers	86
Professional	640
Service Workers	18
Grand Total	1001

Table 3: Number of employees by EEO Job Category

Gender	Ethnic	# Faculty
Female	Asian	3
	Black or African American	0
	Hispanic or Latino	1
	White	26
Female Total		30
Male	Asian	4
	Black or African American	4
	Hispanic or Latino	0
	White	36
Male Total		44
Grand Total		74

Table 4: Number of full-time faculty by gender and ethnicity

Gender	Ethnic	# Faculty
Female	Asian	19
	Black or African American	15
	Hispanic or Latino	6
	White	154
Female Total		194
Male	Asian	23
	Black or African American	11
	Hispanic or Latino	8
	White	268
Male Total		310
Grand Total		504

Table 5: Number of part-time faculty by gender and ethnicity

Job Classification	EEO Job Category						Grand Total
	Asian	Black or African American	Hispanic or Latino	Native Hawaiian/Other Pacific Islander	Two or More Races	White	
Administrative Support	89	17	22	5	2	120	255
Executive/Sr. Official & Mgrs	2	1				22	25
First/Mid-Level Officials & Managers	17	12	10	3	1	47	90
Professional	44	16	7	4		278	349
Service Workers	3	1	15	1		4	24
Grand Total	155	47	54	13	3	471	743

Table 6: Number of employees by EEO Job Category and ethnicity

EMPLOYMENT AT GOLDEN GATE UNIVERSITY

For more information on these and other employment policies at GGU, please see our Employee Handbook.

EQUAL OPPORTUNITY EMPLOYMENT

GGU does not discriminate in employment opportunities or practices on the basis of race, color, religion, sex, sexual orientation, national origin, age, disability, or any other characteristic protected by law.

DISABILITY ACCOMMODATION

GGU is committed to complying fully with the Americans with Disabilities Act (ADA) and ensuring equal opportunity in employment for qualified persons with disabilities. All employment practices and activities are conducted on a nondiscriminatory basis.

SEXUAL AND OTHER UNLAWFUL HARASSMENT

GGU's policy prohibits harassment based on race, color, religion, creed, gender, sexual orientation, marital status, age, national origin, ancestry, veteran's status, disability, medical condition, or any other basis that is protected by federal or state law.

DRUG AND ALCOHOL-FREE WORKPLACE

GGU has adopted and implemented a program to prevent the unlawful possession, use, or distribution of illicit drugs and alcohol by its employees and students on school premises or as part of any of its activities.

WORKPLACE VIOLENCE PREVENTION

GGU is committed to preventing workplace violence and to maintaining a safe working environment. GGU has adopted guidelines to deal with intimidation, harassment, or other threats of (or actual) violence that may occur during business hours or on its premises.

04 Properties Owned

PROPERTIES OWNED

As described in Section 1, Golden Gate University owns the two properties located at 536 Mission Street and 40 Jessie Street in San Francisco.

The University also owns a 7.1 acre site in Monterey, California; and GGU operates two leased teaching sites. One is located in Los Angeles, California, and the other is located in Seattle, Washington.



Plan - GGU's San Francisco Campus Properties

PARKING AND CAMPUS ACCESS

The University encourages the use of public transportation and carpools for students and employees with similar schedules. The University has no plans to provide any off-street parking.

The majority of the class periods run from 4:00p.m. until 10:30 p.m. Monday through Friday. Therefore parking has not historically been an issue for students who drive. Many of the students who drive also work in the San Francisco Financial District or SOMA, so they park close to their place of employment and then walk to class after work. Others drive from their place of employment and park in one of the many lots surrounding GGU that become vacant during the late afternoon or early evening.

PUBLIC TRANSPORTATION

Due to its central location, GGU is at the hub of several Bay Area transportation systems, with stops and stations for BART, Golden Gate Transit, East Bay Transit, and MUNI bus and subway within a three-block radius of the university. These services include:

MUNI Service Near GGU:

Mission Street Lines: 14, 14L

Market Street Lines: 5, 6, 38, 38L, 2, 7, 21, 31, 66, 71, 71L, F, OWL, L, N, 9, J, K, M, S

BART Stations Near GGU:

Montgomery

Embarcadero

Golden Gate Transit Service Near GGU:

Mission Street Lines: 70, 80, 72, 73, 76, 93

Ferry Service:

Larkspur, Sausalito Ferries to the Ferry Terminal Building

AC Transit Service Near GGU:

Transbay Terminal

PARKING AVAILABILITY

There are several public and private parking structures and open lots within 1/4 mile of the campus that are available to the public. In addition, Mission, First, and Second Streets all have parking meters and unrestricted parking in the evening.

TRAVEL DEMAND

The maximum number of students that could be on campus attending class at any given time is approximately 1,700 students. However, the actual total is lower and varies each semester. We estimate that over 50% of this total uses public transportation or car pools.

The University encourages the use of public transportation whenever possible. Students and employees are aware of the limited parking availability and the high cost.

Aside from scheduling many classes during off-peak hours, the university also has a vibrant E-Learning program. This allows students to fulfill many of their course requirements via the on-line learning program. This then does not require any travel to the campus. In addition, the registration process and textbook ordering can also be accomplished online. This also reduces the number of trips students have to make to the campus to register for class or to purchase textbooks.

06 Additional Information: 2004 Master Plan

ADDITIONAL INFORMATION

Since the 2004 Abbreviated Institutional Master Plan, the University has completed various remodeling projects. The University will continue to refresh and upgrade the facilities in support of the GGU educational and operational requirements.

IMPACT ON THE “EIGHT PRIORITY POLICIES”

1. Preservation of existing neighborhood-serving retail uses:

GGU proposes no change to the existing neighborhood surrounding the university and will continue to support a student population that in turn supports the local retail economy.

2. Preservation of existing housing and neighborhood character:

GGU is currently located in a vibrant commercial and financial district, surrounded by several high-rise office buildings. The university proposes no changes to its existing facilities that would detract from or alter the characteristics of its surrounding neighborhood.

3. Preserve the City’s supply of affordable housing:

Having been in existence for over 100 years, GGU considers itself a long-standing part of the community with an intention to remain so for the foreseeable future. As such, given the enrollment pattern over the last 25 years and the ability of existing facilities to accommodate the university’s needs, GGU does not anticipate creating any negative impact on the City’s supply of affordable housing.

4. Commuter traffic will not impede MUNI transit service or overburden streets or neighborhood parking:

As discussed in Section 5, the student population uses public transportation or drives to work in San Francisco. Therefore, there are very few “driving” trips made into the City for the express purpose of attending class. Further, the surrounding neighborhood consists of primarily daytime business hour use, with little residential presence or overnight street parking requirements in the neighborhood.

5. Maintain a diverse economic base by protecting industrial and service sectors from displacement due to commercial office development:

GGU is located in the Transit Center District of San Francisco’s Central Business District and plans to remain in its current location.

6. Achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake:

All renovations and improvements have been completed to meet or exceed all building code requirements at the time of construction. All fire and life safety systems have been incrementally updated.

7. Preservation of landmarks and historic buildings:

The university facility at 40 Jessie Street was once the home of a family owned and operated printing company for over 20 years and is considered a historic resource. Prior to that, this building also served as a boiler factory for the maritime industry and is clearly part of the neighborhood fabric of warehouse buildings. The building renovation completed in 2008 preserved the historic nature of the building while providing space that supports the University mission. The University is committed to the continued preservation of this resource in order to support its mission.

8. Protect parks and open spaces from development:

At the 536 Mission Street facility, the university has an entry plaza at and below grade. This provides an open gathering space for the students and employees.

MKTHINK

February 25, 2015

Mr. Nicholas Foster
Planner, Northeast Quadrant, Current Planning
Planning Department, City and County of San Francisco
1650 Mission Street
Suite 400
San Francisco, CA 94104

Subject: **Abbreviated Institutional Master Plan**

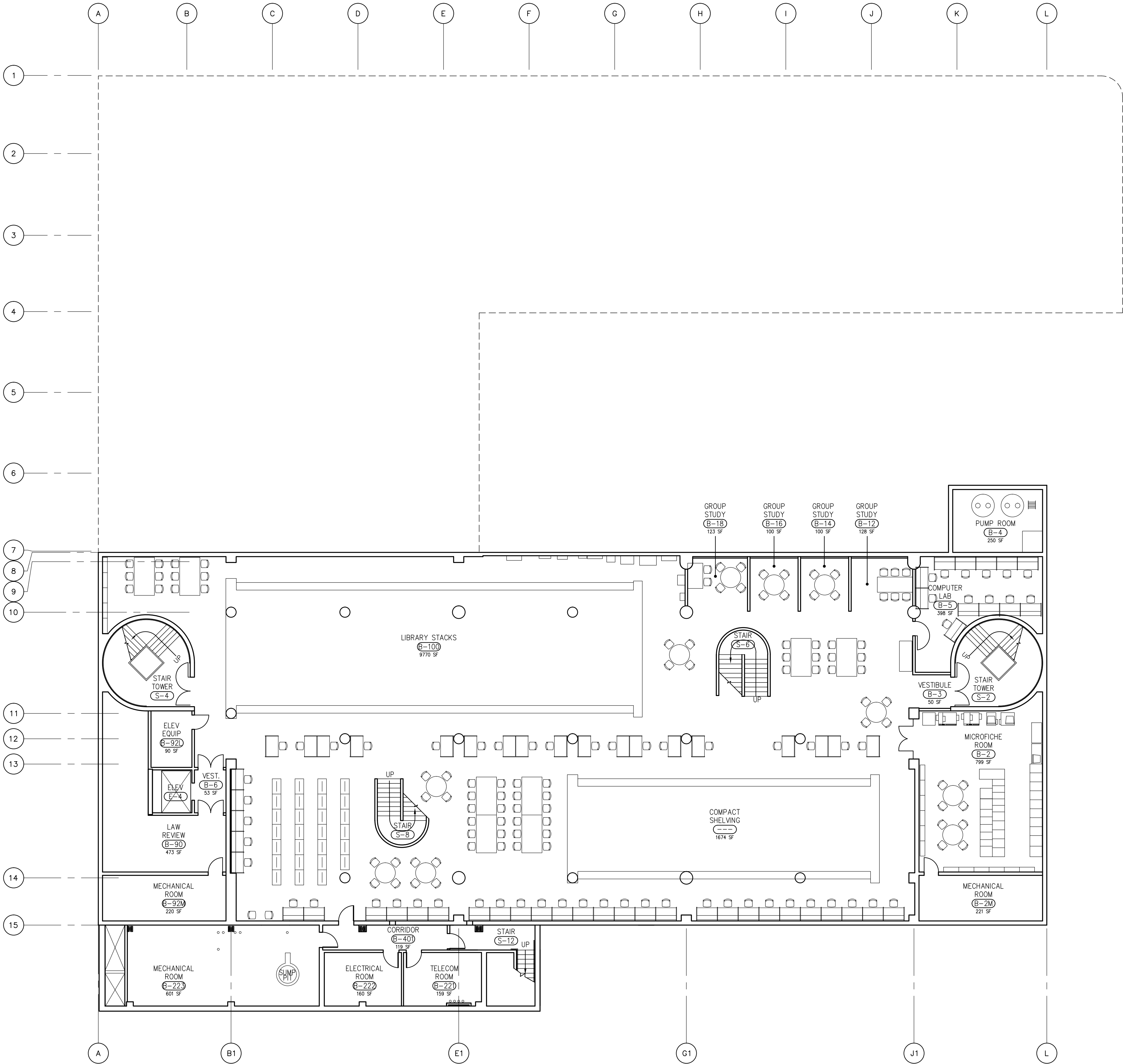
In reference to Planning Code 304.5(d), Golden Gate University does not currently anticipate any future expansion.

Sincerely,



Robert D. Hite
Business Affairs Vice President & Chief Financial Officer

A1.01 BASEMENT FLOOR PLAN.dwg - 2014-10-14



MKTHINK

Architects:

MKTHINK
Roundhouse One, 1500 Sansome Street
San Francisco, CA 94111
p 415 402 0888
f 415 288 3363
mkthink.com

All drawings and written material contained herein constitute original and unpublished work of the architect and may not be duplicated, used or disclosed without written consent of the architect. Accuracy of drawings is for design purposes only. Do not scale off drawings.

Project:

REFERENCE DRAWINGS

Project Number:

415

Clients:

GOLDEN GATE UNIVERSITY

GOLDEN GATE UNIVERSITY
536 MISSION STREET
SAN FRANCISCO, CA 94105
p 415 442 7800

Rev.	Issue	Date

Seal:

DRAFT
NOT FOR
CONSTRUCTION

Scale: **3/32"=1'-0"**
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Drawing Description:

BASEMENT FLOOR PLAN

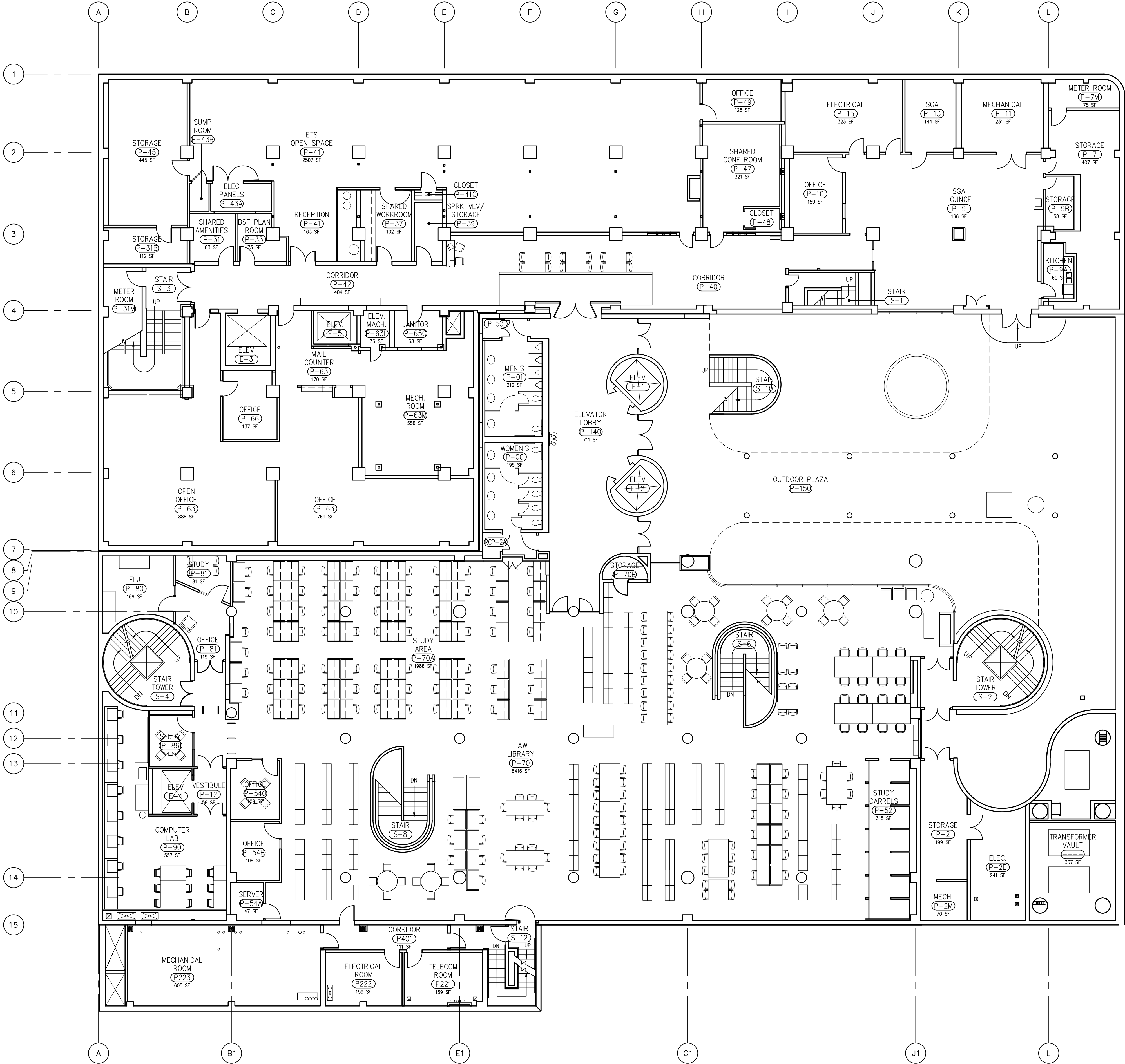
Date: **10/14/2014**

Drawn By:

Checked By:

Sheet Number:

A1.01



MKTHINK

Architects:

MKTHINK
Roundhouse One, 1500 Sansome Street
San Francisco, CA 94111
p 415 402 0888
f 415 288 3383
mkthink.com

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Project:

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GOLDEN GATE UNIVERSITY

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536 MISSION STREET
SAN FRANCISCO, CA 94105
p 415 442 7800

Rev.	Issue	Date

Seal:

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Scale: **3/32"=1'-0"**
0' 4' 8' 16'
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Drawing Description:

PLAZA LEVEL FLOOR PLAN

Date: **10/14/2014**

Drawn By: Checked By:

Sheet Number:

A1.02

Architects:

MKTHINK
Roundhouse One, 1500 Sansome Street
San Francisco, CA 94111
p 415 402 0888
f 415 288 3383
mkthink.com

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0' 4' 8' 16'
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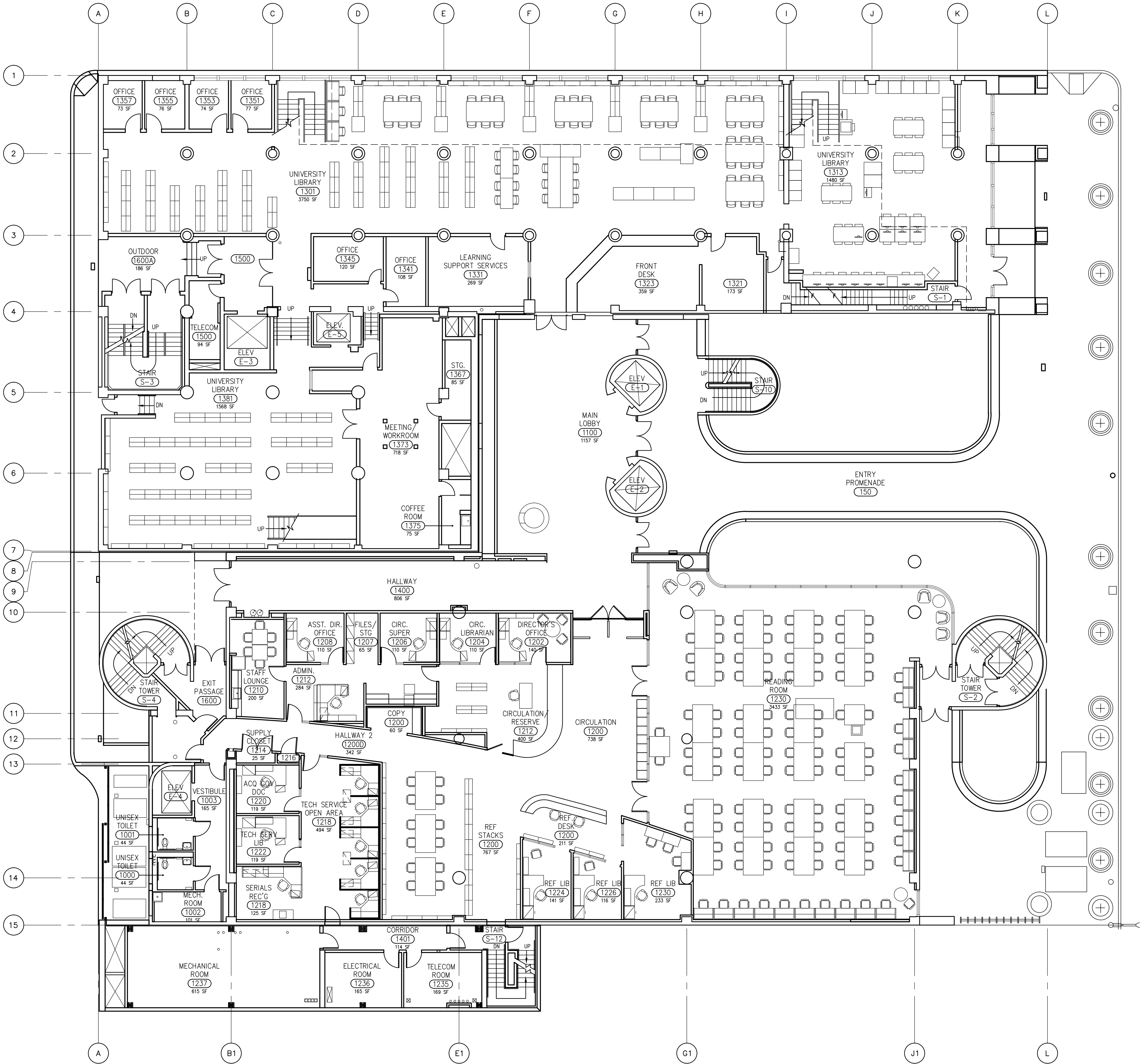
1ST FLOOR PLAN

Date: **10/14/2014**

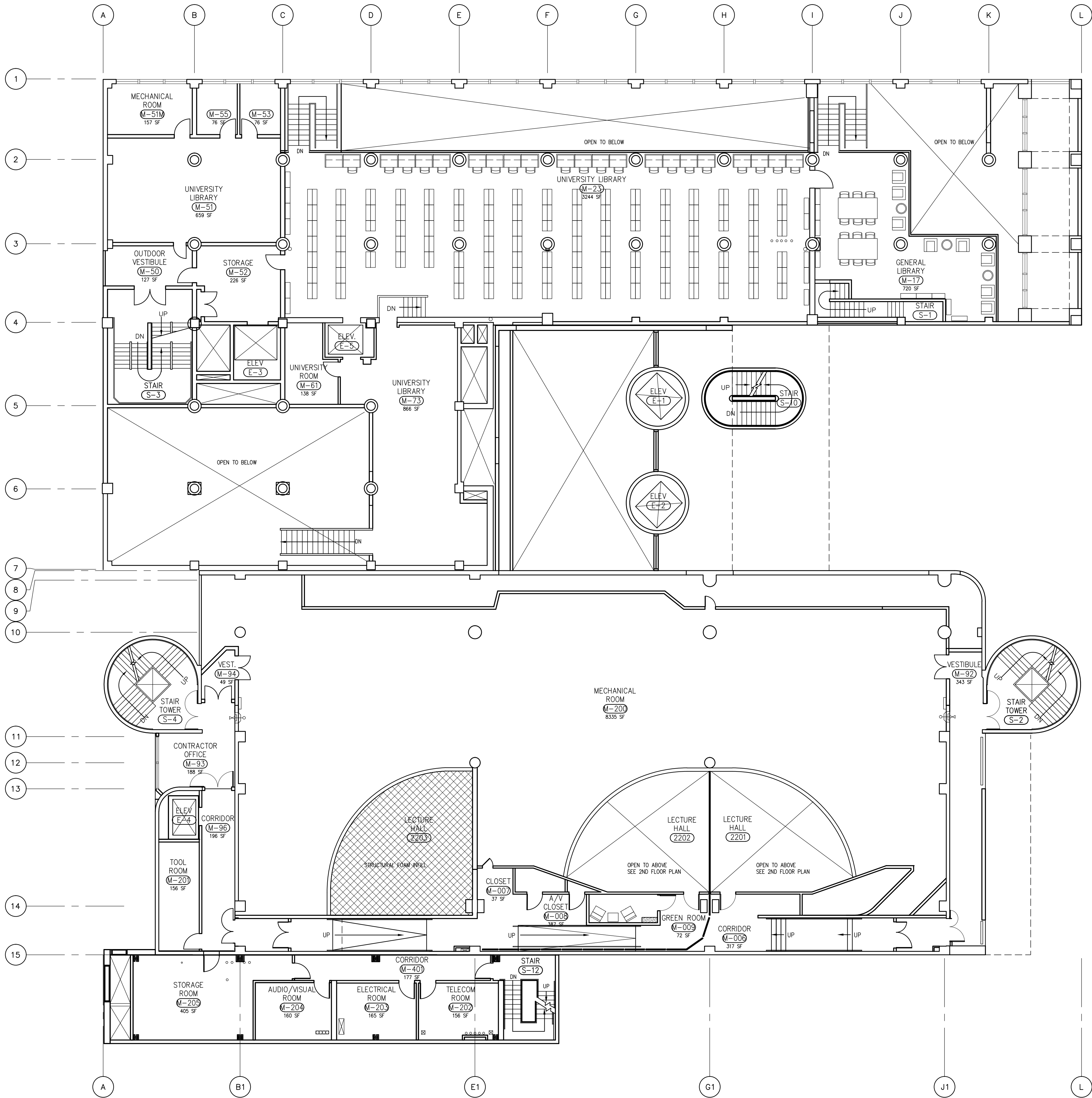
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A1.10



A1.11 MEZZANINE FLOOR PLAN.dwg - 2014-10-14



MKTHINK

Architects:

MKTHINK
Roundhouse One, 1500 Sansome Street
San Francisco, CA 94111
p 415 402 0888
f 415 288 3383
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415

Clients:

GOLDEN GATE UNIVERSITY

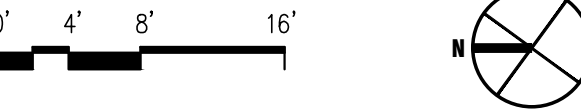
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536 MISSION STREET
SAN FRANCISCO, CA 94105
p 415 442 7800

Rev.	Issue	Date

Seal:

**DRAFT
NOT FOR
CONSTRUCTION**

Scale: **3/32" = 1'-0"**



Drawing Description:

MEZZANINE FLOOR PLAN

Date: **10/14/2014**

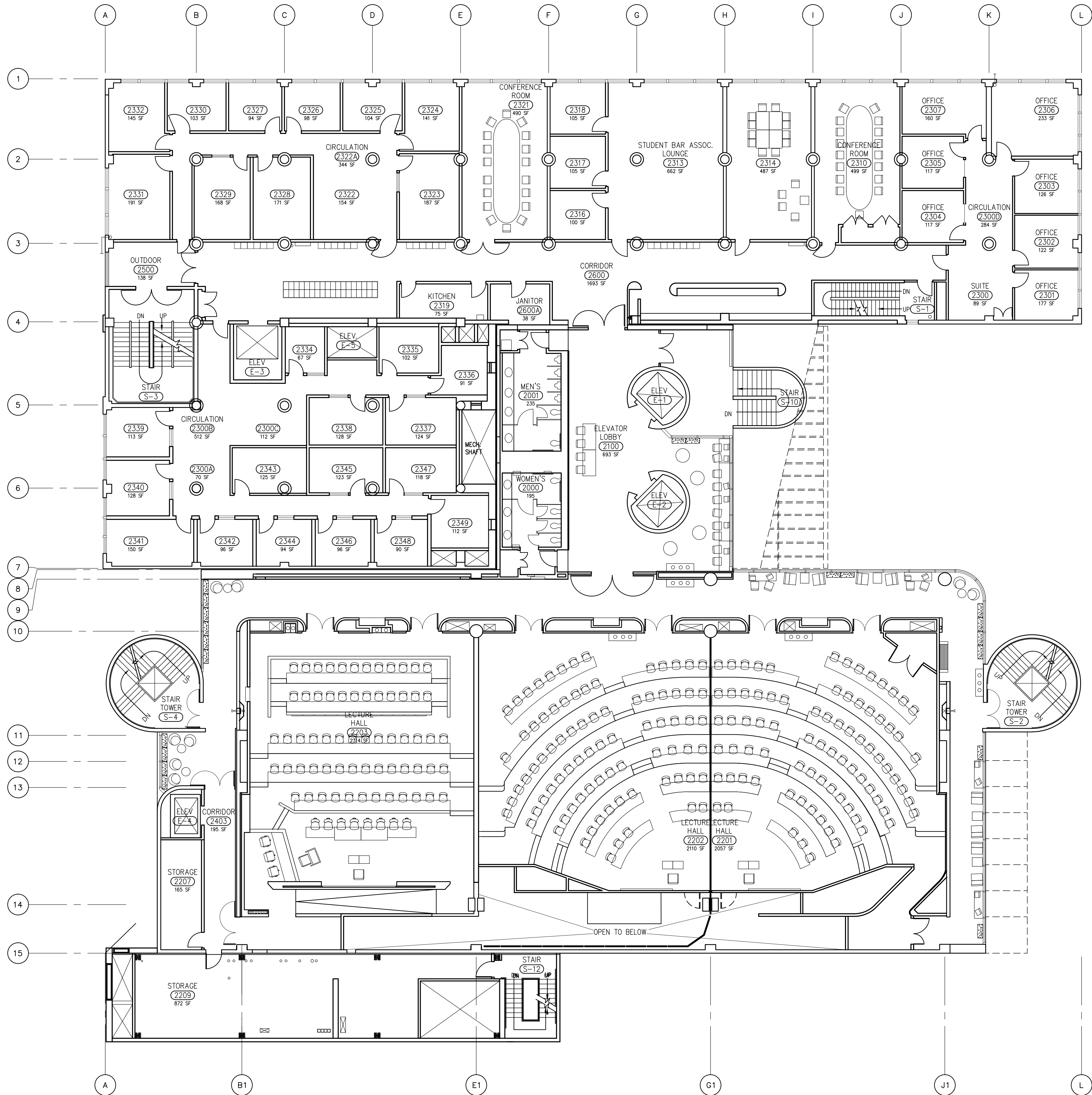
Drawn By:

Checked By:

Sheet Number:

A1.11

A1.20 2ND FLOOR PLAN.dwg - 2014-10-14



MKTHINK

Architects:

MKTHINK
Roundhouse One, 1500 Sansome Street
San Francisco, CA 94111
p 415 402 0888
f 415 288 3383
mkthink.com

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Project:

REFERENCE DRAWINGS

Project Number:

415

Clients:

GOLDEN GATE UNIVERSITY

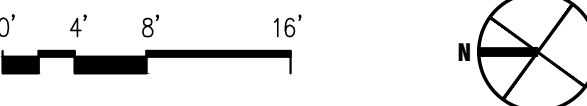
GOLDEN GATE UNIVERSITY
536 MISSION STREET
SAN FRANCISCO, CA 94105
p 415 442 7800

Rev.	Issue	Date

Seal:

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CONSTRUCTION

Scale: 3/32"=1'-0"



Drawing Description:

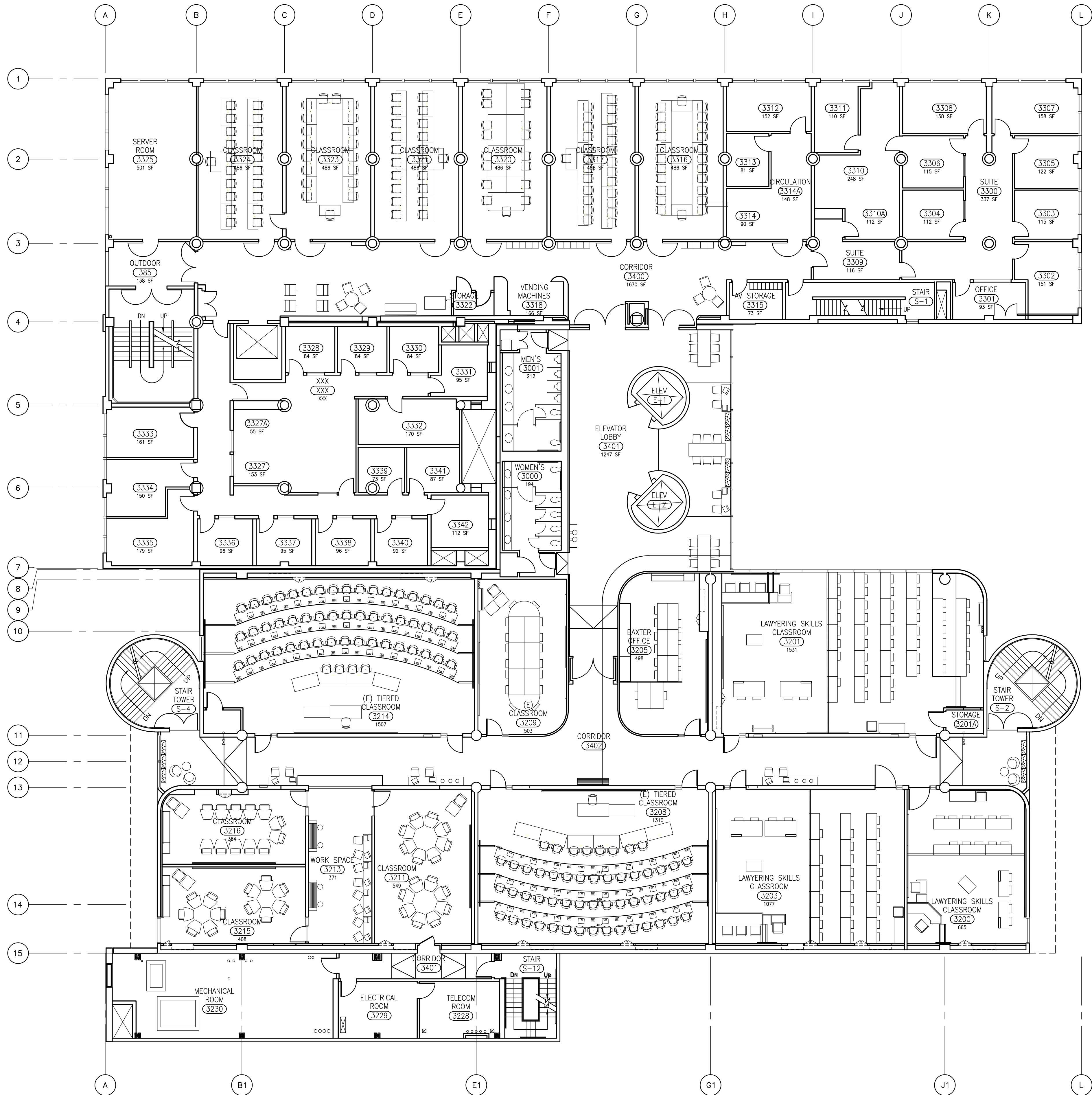
2ND FLOOR PLAN

Date: 10/14/2014

Drawn By: Checked By:

Sheet Number:

A1.20



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Architects:

MKTHINK
Roundhouse One, 1500 Sansome Street
San Francisco, CA 94111
p 415 402 0888
f 415 288 3383
mkthink.com

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Project:

REFERENCE DRAWINGS

Project Number:

415

Clients:

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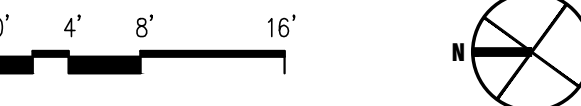
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SAN FRANCISCO, CA 94105
p 415 442 7800

Rev.	Issue	Date

Seal:

DRAFT
NOT FOR
CONSTRUCTION

Scale: 3/32" = 1'-0"



Drawing Description:

3RD FLOOR PLAN

Date: 10/14/2014

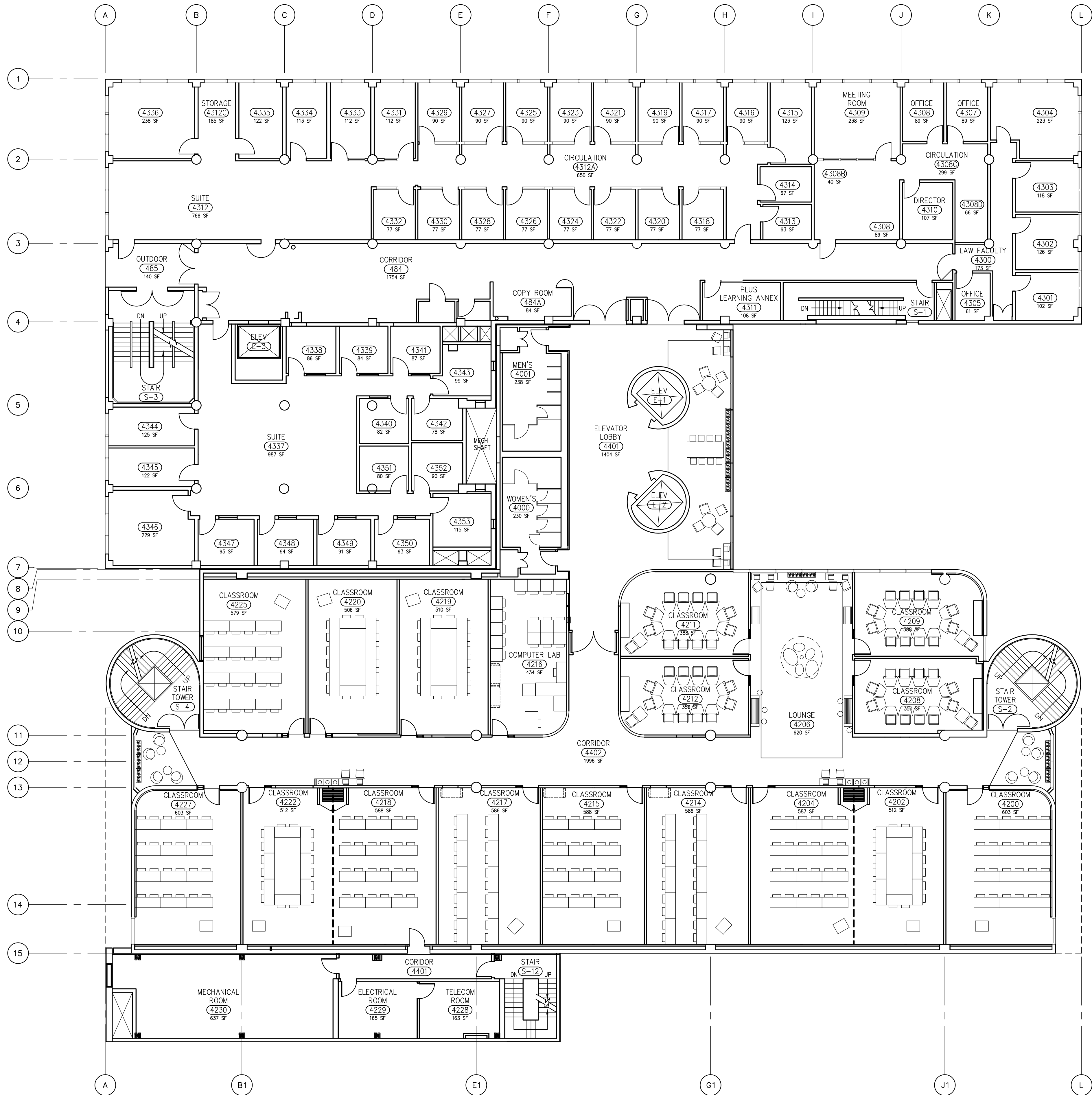
Drawn By:

Checked By:

Sheet Number:

A1.30

A1.40 4TH FLOOR PLAN.dwg - 2014-10-14



MKTHINK

Architects:

MKTHINK
Roundhouse One, 1500 Sansome Street
San Francisco, CA 94111
p 415 402 0888
f 415 288 3363
mkthink.com

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Project:

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Project Number:

415

Clients:

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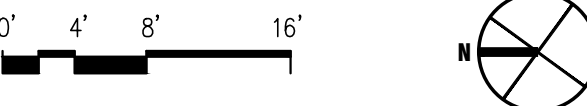
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p 415 442 7800

Rev.	Issue	Date

Seal:

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CONSTRUCTION

Scale: 3/32"=1'-0"



Drawing Description:

4TH FLOOR PLAN

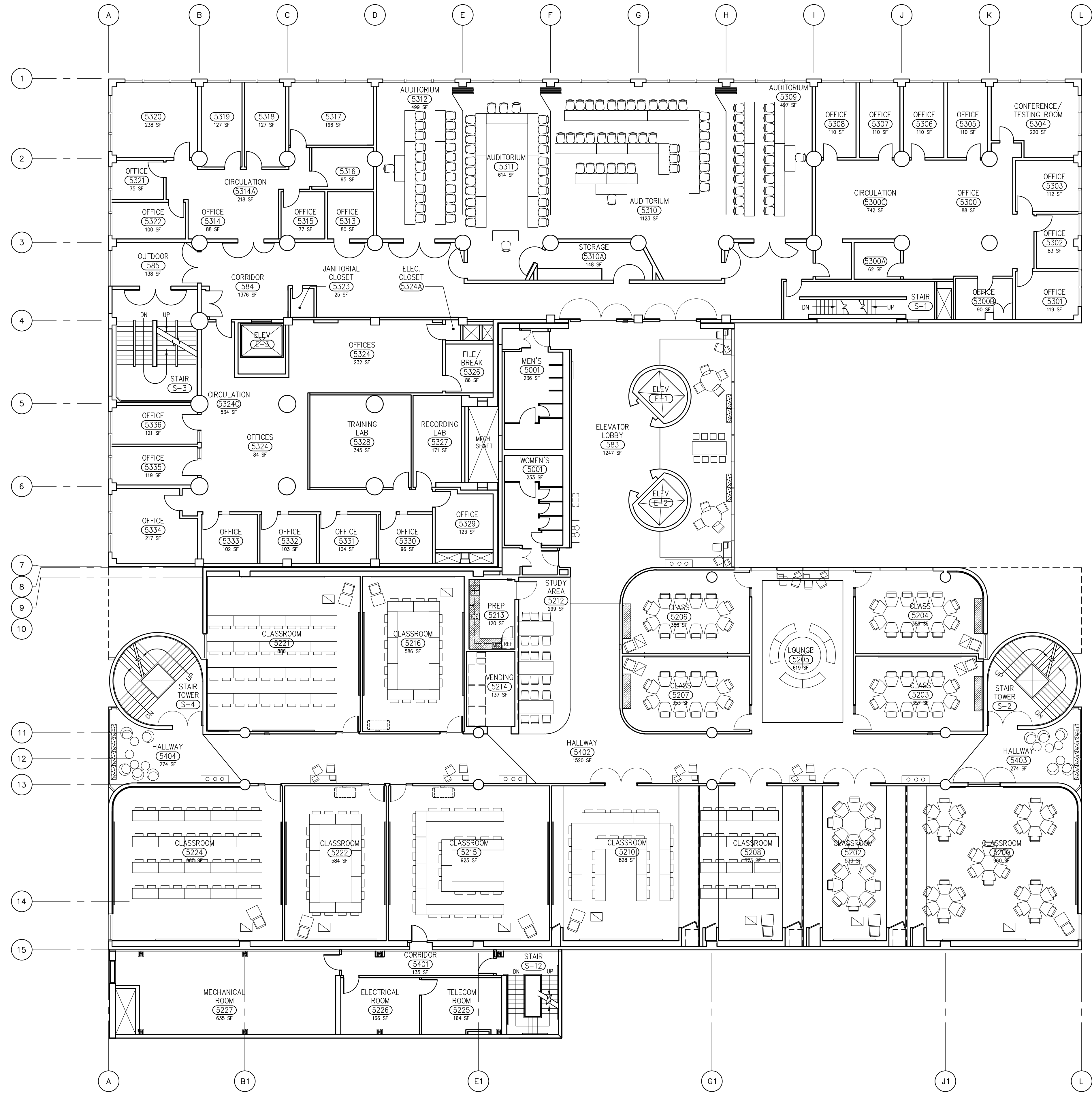
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Drawn By: Checked By:

Sheet Number:

A1.40

A1.50 5TH FLOOR PLAN.dwg - 2014-11-26



MKTHINK

Architects:

MKTHINK
Roundhouse One, 1500 Sansome Street
San Francisco, CA 94111
p 415 402 0888
f 415 288 3383
mkthink.com

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Project:

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Project Number:

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Clients:

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p 415 442 7800

Rev.	Issue	Date

Seal:

DRAFT
NOT FOR
CONSTRUCTION

Scale: **3/32"=1'-0"**
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Drawing Description:

5TH FLOOR PLAN

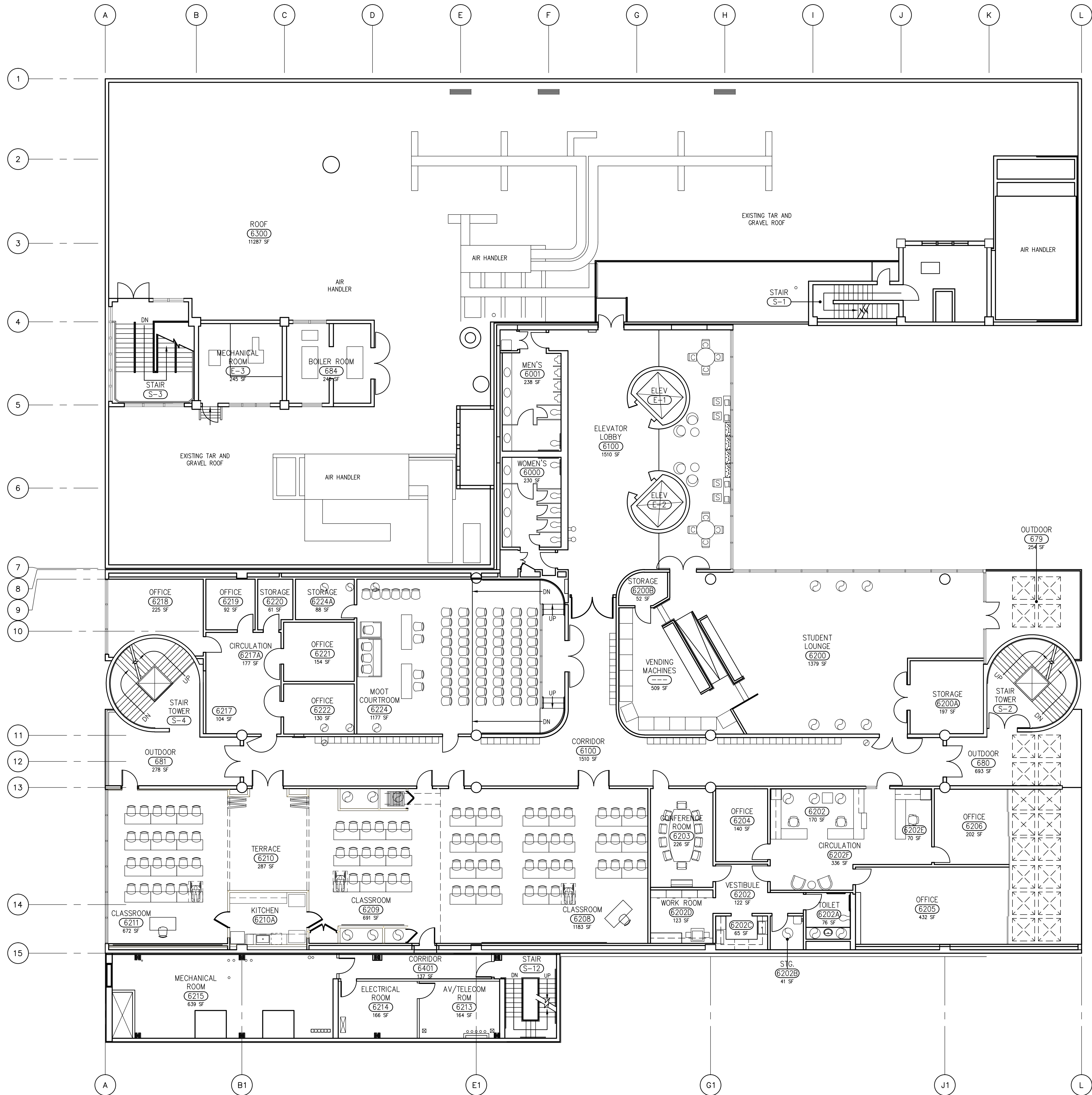
Date: **11/26/2014**

Drawn By: Checked By:

Sheet Number:

A1.50

A1.60 6TH FLOOR PLAN.dwg - 2014-10-14



MKTHINK

Architects:

MKTHINK
Roundhouse One, 1500 Sansome Street
San Francisco, CA 94111
p 415 402 0888
f 415 288 3383
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Project:

REFERENCE DRAWINGS

Project Number:

415

Clients:

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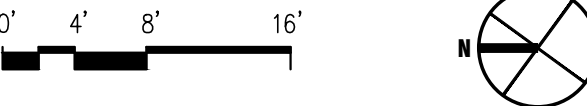
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p 415 442 7800

Rev.	Issue	Date

Seal:

DRAFT
NOT FOR
CONSTRUCTION

Scale: 3/32"=1'-0"



Drawing Description:

6TH FLOOR PLAN

Date: 10/14/2014

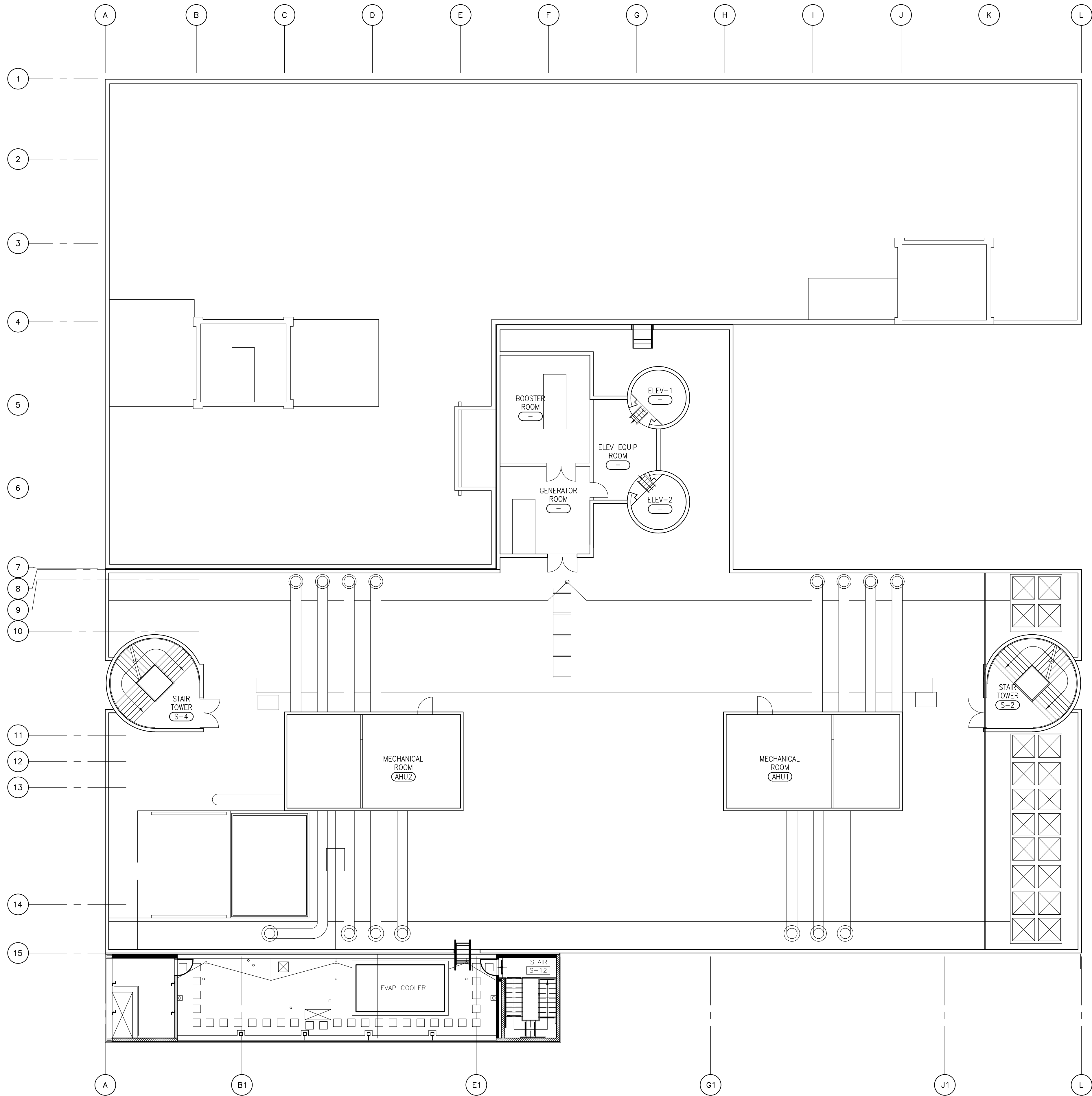
Drawn By:

Checked By:

Sheet Number:

A1.60

A1:70 ROOF PLAN.dwg - 2014-10-14



MKTHINK

Architects:

MKTHINK
Roundhouse One, 1500 Sansome Street
San Francisco, CA 94111
p 415 402 0888
f 415 288 3383
mkthink.com

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Project:

REFERENCE DRAWINGS

Project Number:

415

Clients:

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Rev.	Issue	Date

Seal:

**DRAFT
NOT FOR
CONSTRUCTION**

Scale: **3/32" = 1'-0"**
0' 4' 8' 16'
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Drawing Description:

ROOF PLAN

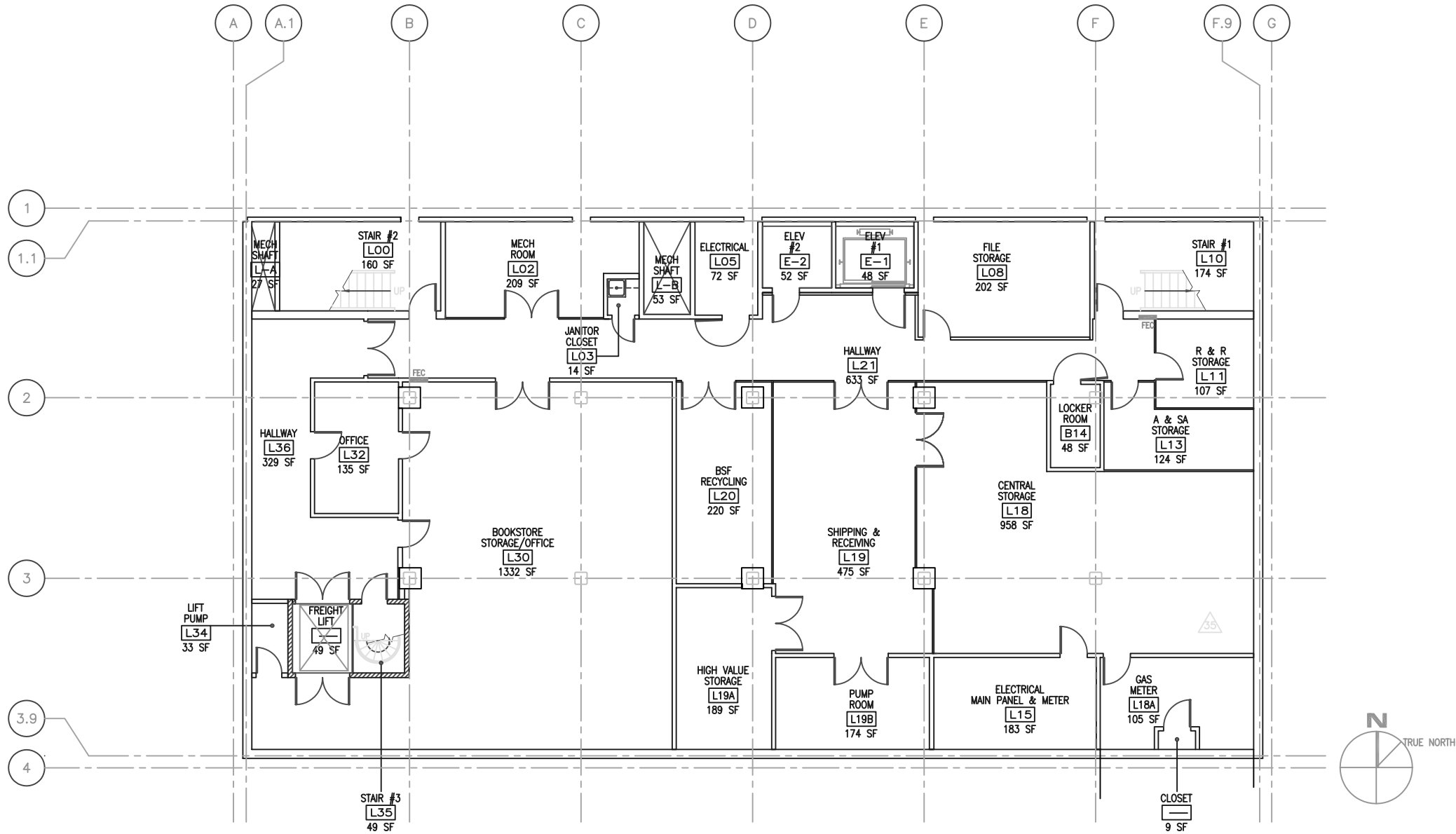
Date: **10/14/2014**

Drawn By:

Checked By:

Sheet Number:

A1.70



PROJECT TITLE

**GOLDEN
GATE
UNIVERSITY**

40 Jessie Street
San Francisco, California
94105

FLOOR PLANS

DATE	DESCRIPTION	REV
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SHEET TITLE

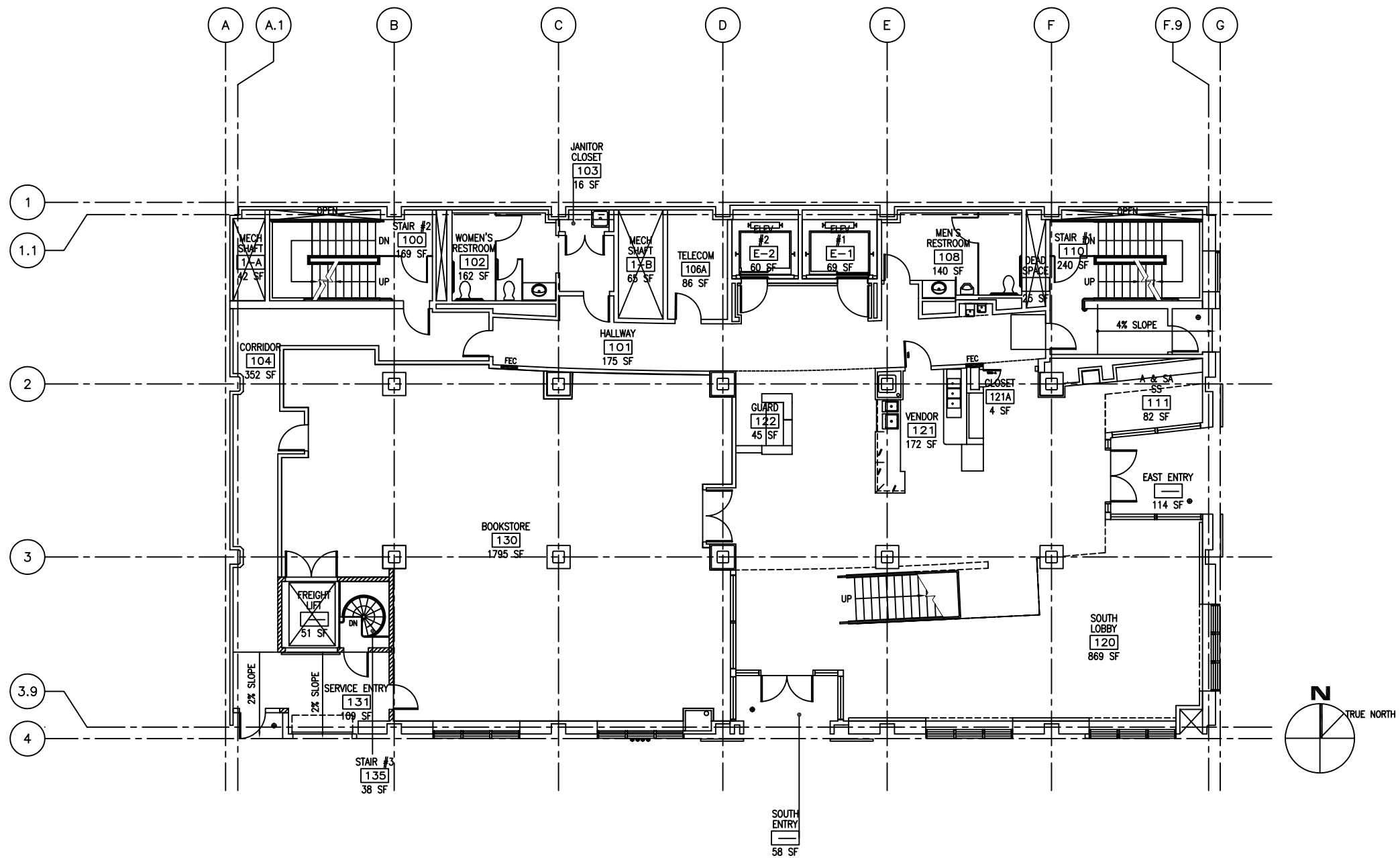
**LOWER LEVEL
FLOOR PLAN**

SCALE
3/16" = 1'-0"

DRAWN	DATE
-	01 APRIL 10

SHEET NUMBER

A-LL



PROJECT TITLE

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PROJECT TITLE

**GOLDEN
GATE
UNIVERSITY**
40 Jessie Street
San Francisco, California
94105
FLOOR PLANS

DATE	DESCRIPTION	REV
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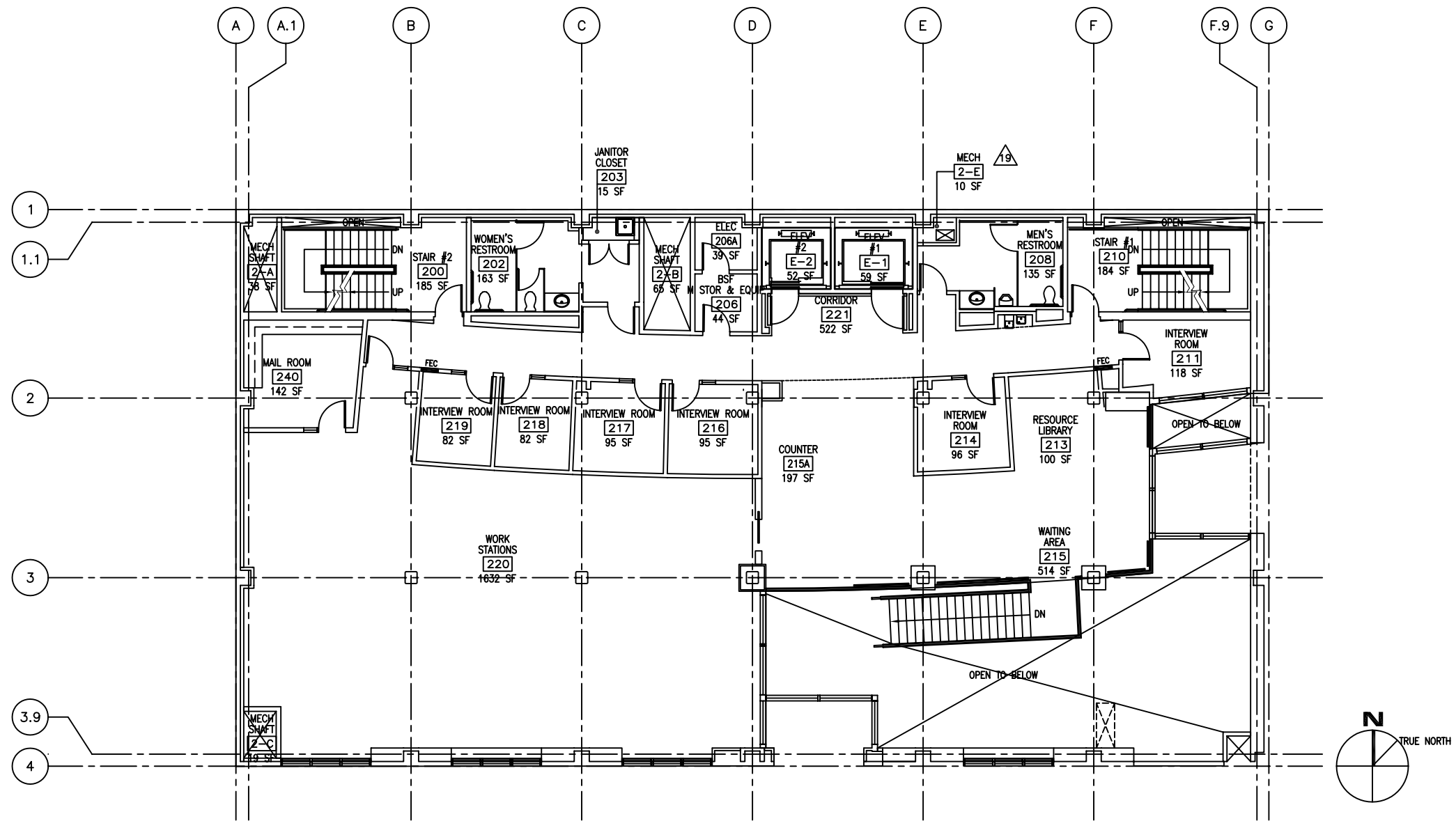
SHEET TITLE

1st FLOOR PLAN

SCALE
3/16" = 1'-0"

DRAWN
DATE
01 APRIL 10

SHEET NUMBER
A1.0



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PROJECT TITLE
**GOLDEN
GATE
UNIVERSITY**
40 Jessie Street
San Francisco, California
94105
FLOOR PLANS

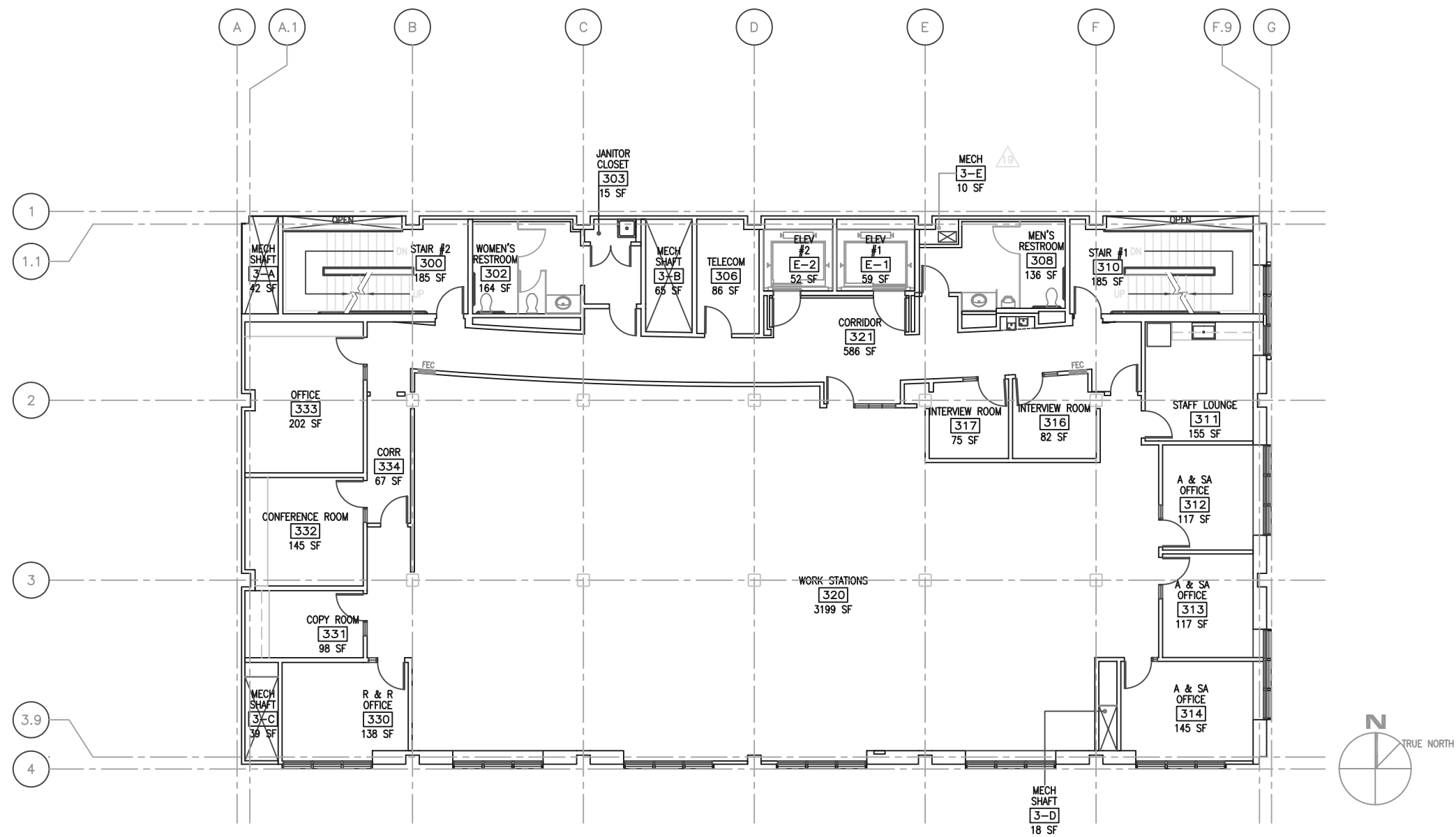
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SHEET TITLE
2nd FLOOR PLAN

SCALE
3/16" = 1'-0"

DRAWN -	DATE 01 APRIL 10
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SHEET NUMBER
A2.0



PROJECT TITLE

**GOLDEN
GATE
UNIVERSITY**

40 Jessie Street
San Francisco, California
94105

FLOOR PLANS

DATE	DESCRIPTION	REV
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SHEET TITLE

3rd FLOOR PLAN

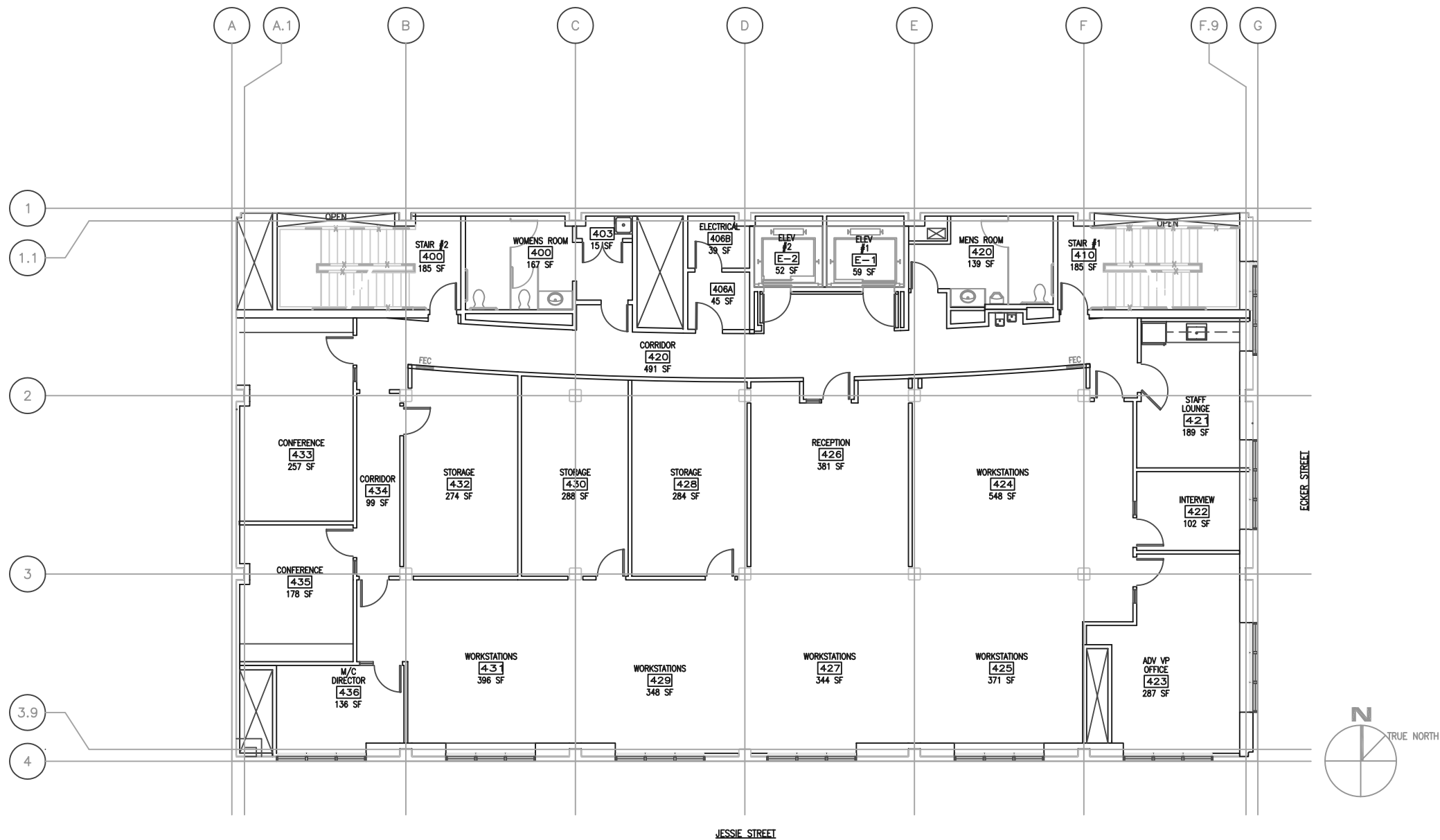
SCALE

3/16" = 1'-0"

DRAWN	DATE
-	01 APRIL 10

SHEET NUMBER

A3.0



PROJECT TITLE

**GOLDEN
GATE
UNIVERSITY**

40 Jessie Street
San Francisco, California
94105

FLOOR PLANS

DATE	DESCRIPTION	REV
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SHEET TITLE

4th FLOOR PLAN

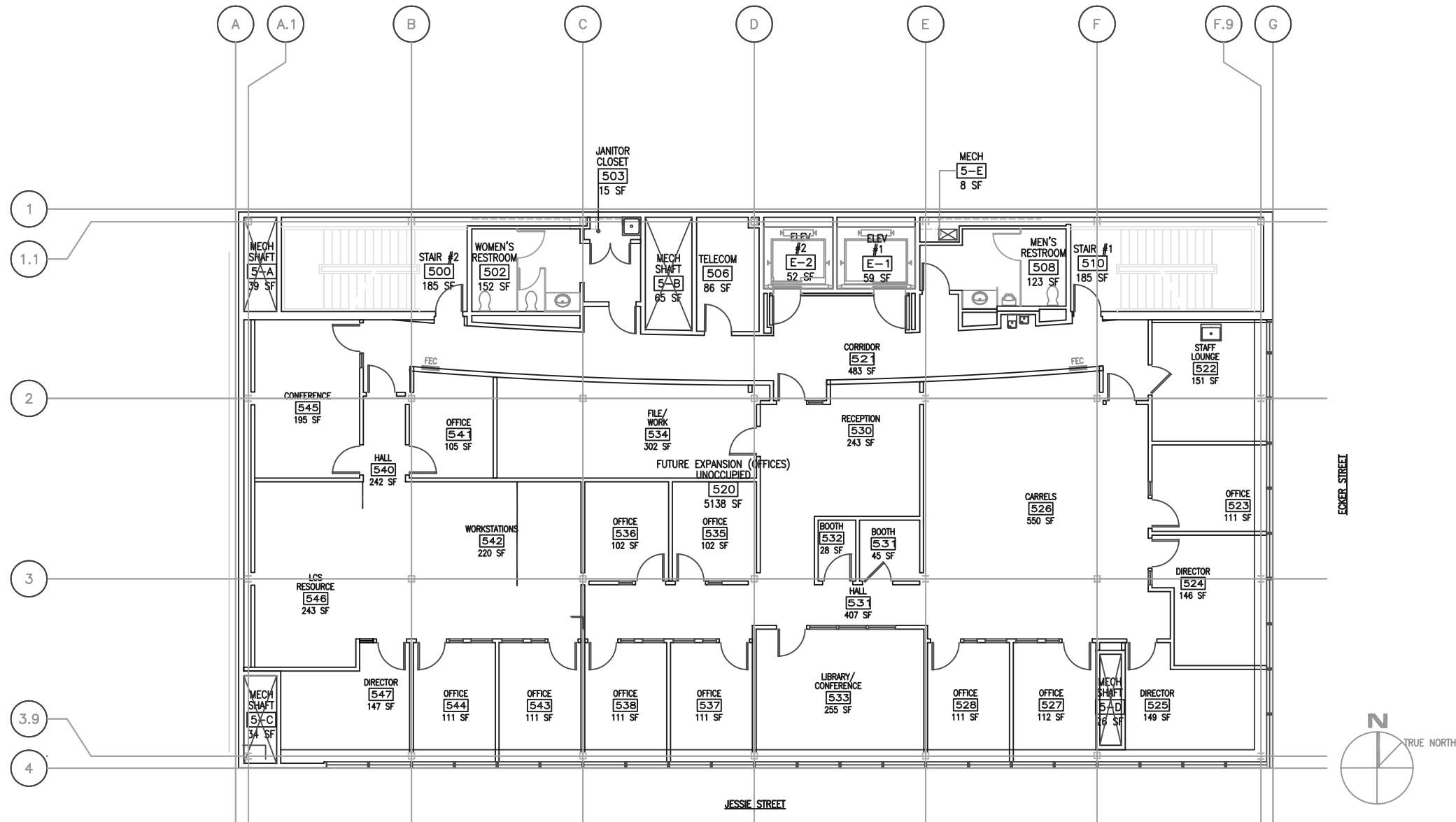
SCALE

3/16" = 1'-0"

DRAWN	DATE
—	01 APRIL 10

SHEET NUMBER

A4.0



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PROJECT TITLE
**GOLDEN
GATE
UNIVERSITY**
40 Jessie Street
San Francisco, California
94105
FLOOR PLANS

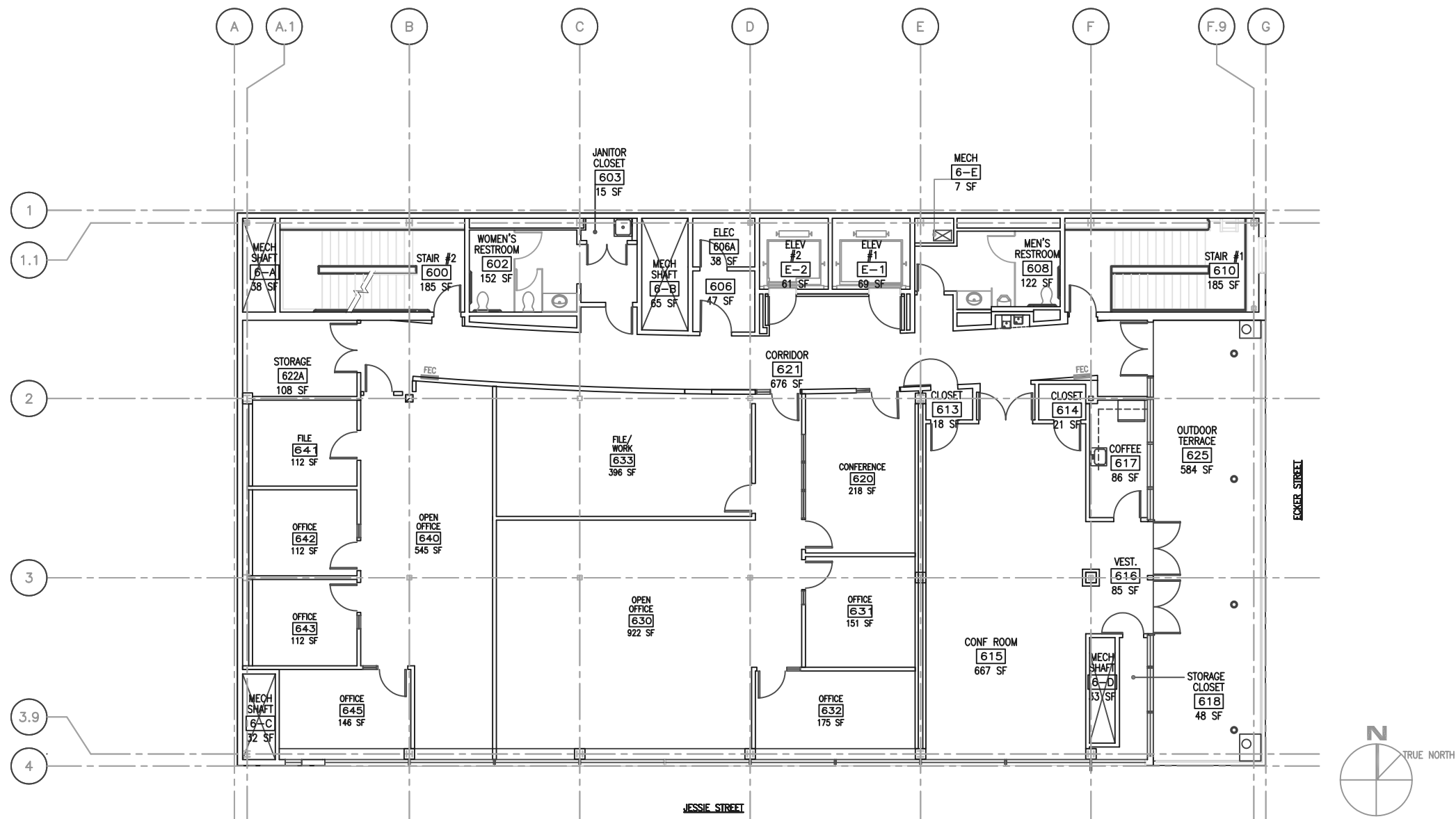
DATE	DESCRIPTION	REV
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SHEET TITLE
5th FLOOR PLAN

SCALE
3/16" = 1'-0"

DRAWN —	DATE 01 APRIL 10
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SHEET NUMBER
A5.0



PROJECT TITLE

GOLDEN GATE UNIVERSITY

40 Jessie Street
San Francisco, California
94105

FLOOR PLANS

DATE	DESCRIPTION	REV
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SHEET TITLE

6th FLOOR PLAN

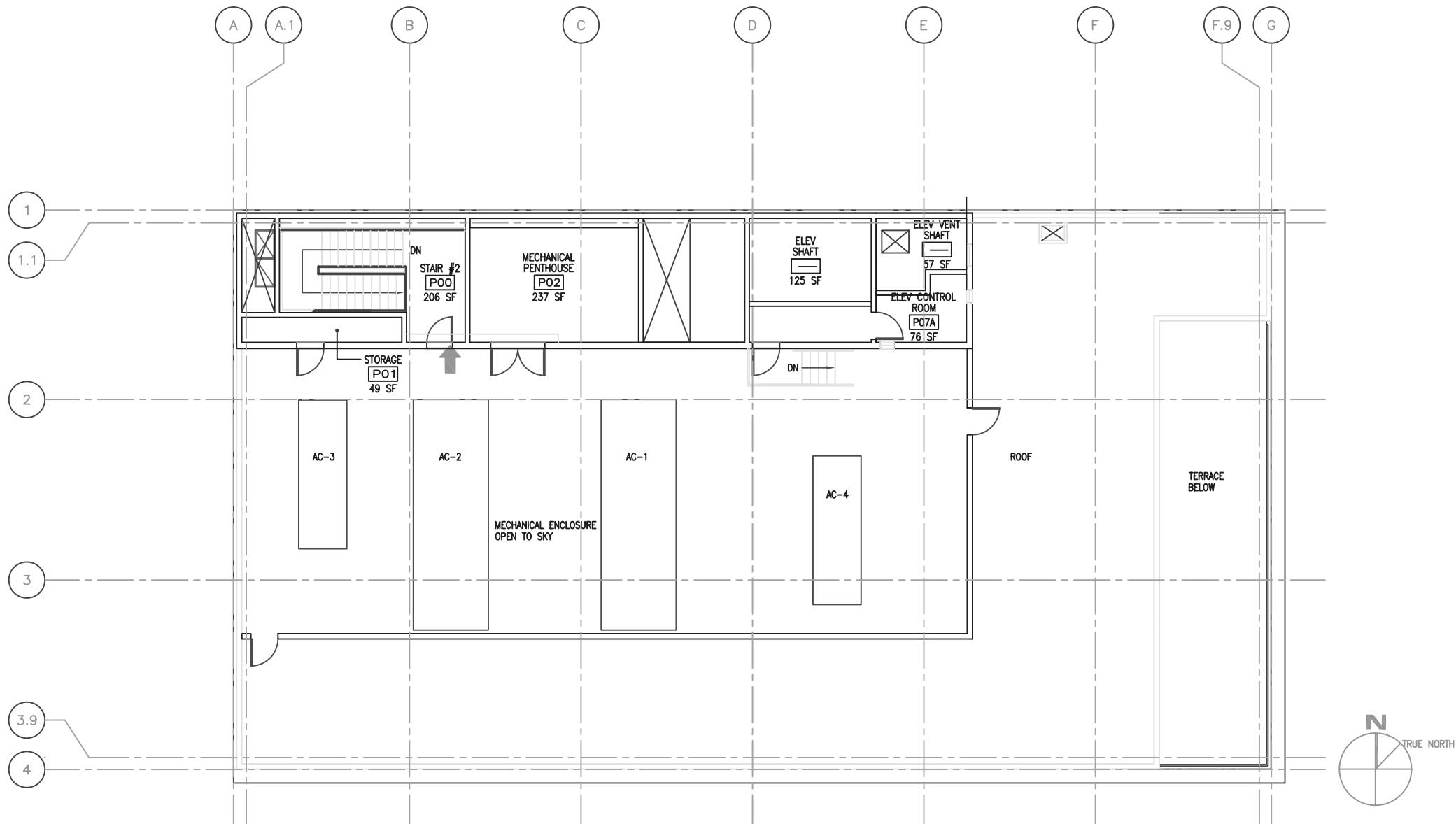
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DRAWN	DATE
—	01 APRIL 10

SHEET NUMBER

A6.0



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PROJECT TITLE
**GOLDEN
GATE
UNIVERSITY**
40 Jessie Street
San Francisco, California
94105
FLOOR PLANS

DATE	DESCRIPTION	REV
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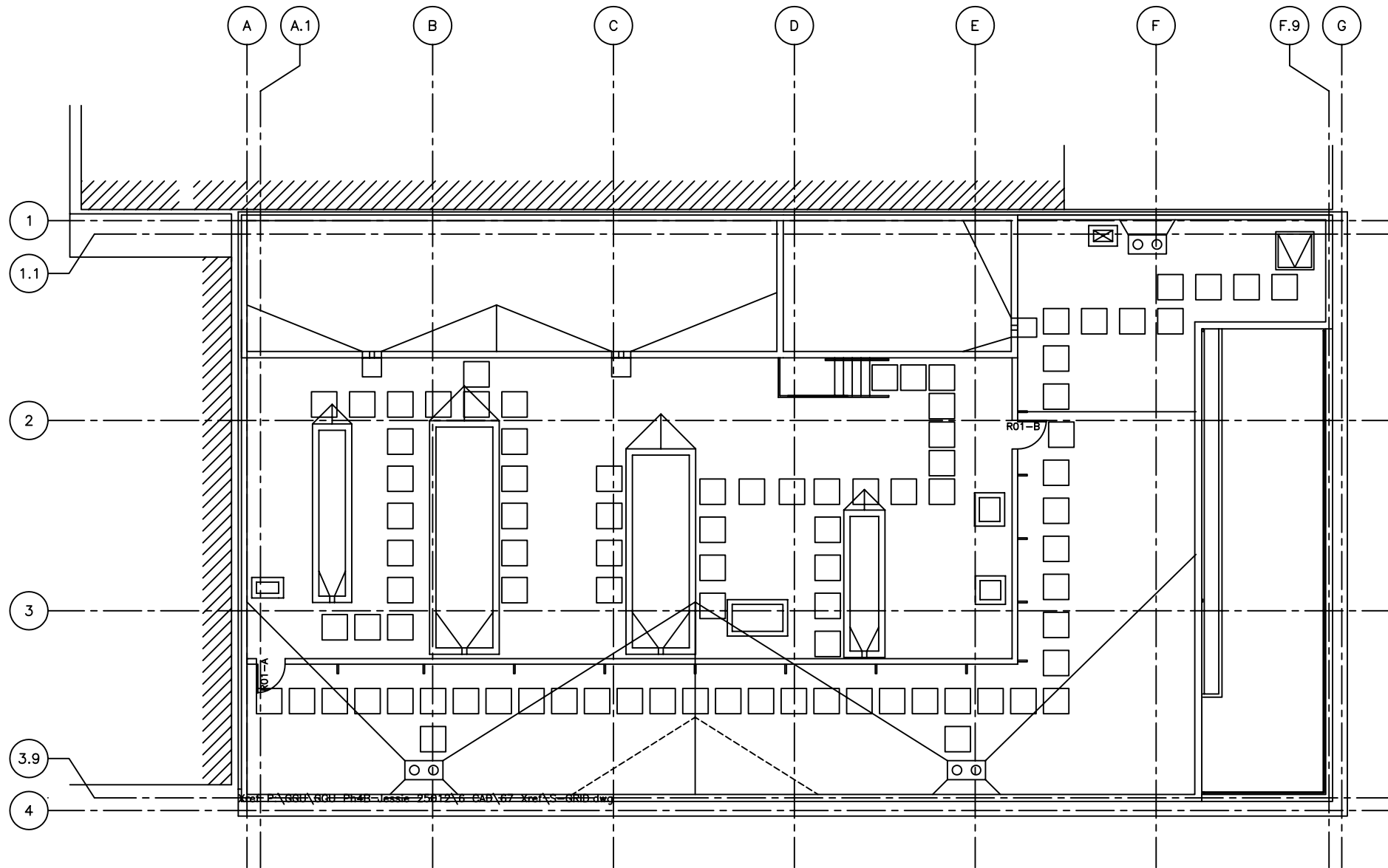
SHEET TITLE
**PENTHOUSE
FLOOR PLAN**

SCALE
3/16" = 1'-0"

DRAWN
-

DATE
01 APRIL 10

SHEET NUMBER
A-PH



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PROJECT TITLE
**GOLDEN
GATE
UNIVERSITY**
40 Jessie Street
San Francisco, California
94105
FLOOR PLANS

DATE	DESCRIPTION	REV
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SHEET TITLE
ROOF PLAN

SCALE
3/16" = 1'-0"

DRAWN
-

DATE
01 APR 10

SHEET NUMBER
A.R