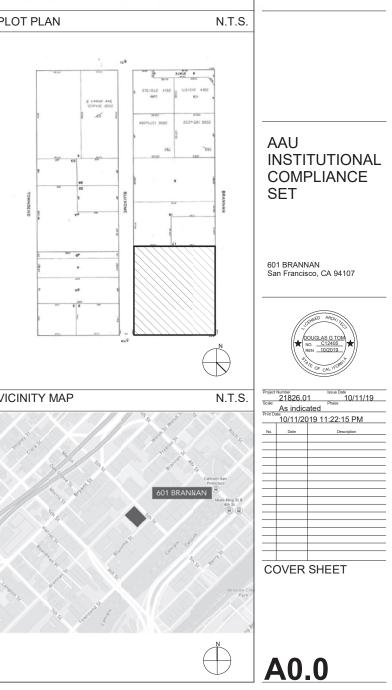
Exhibit B

Project Plans for 34 Sites

EXISTING SITES	Academy of Art University Project ECHNICAL MEMORANDUM Academy of Art University Project ESTM Case N0. 2008.0586E	CODE NOTES REFERENCE: SAN FRANCISCO PLANNING CODE AS EXISTING ON JANUARY 1, 2019.		EX	
EXISTING SITES T Recommend Condition o Approval Num ES-31: TR-1 ES-31: TR-2 ES-31: TR-2 ES-31: TR-3 ES-31: TR-4 ES-31: TR-4 ES-31: TR-4	ECHNICAL MEMORANDUM ESTM Case N0. 2008.0586E different Recommended Condition of Approval ber Recommended Condition of Approval Shuttle Demand and Capacity. Consistent with AAU Shuttle Demand and Capacity. Consistent with AAU Shuttle Dolicy, AAU shall continue to assess, adjust and monitor the shuttle bus capacity for its shuttle routes, specifically Routes G, H, and I, potentially increasing frequency or capacity to meet the measured demand of this and other academic and residential buildings along the routes. AAU PROPOSAL: To be addressed under separate cover in AAU's Transportation Management Plan Pedestrians and Parking Lot Design. AAU shall remove two of the four driveway curb cuts, the west driveway and curb cut on Bluxome Street, and the east driveway and curb cut on Brannan Street, taking into account possible operational and safety considerations. AAU PROPOSAL: AAU proposes to close and fill both curb cuts on Brannan Street and relocate the basketball court that had been in the middle of the lot to Brannan Street. AAU proposes retaining both curb cuts on Bluxome Street and incorpating Code-compliant parking as shown on the site plan. AAU submits this proposal meets the intent of the condition while also factoring in operational and safety considerations. Bicycle Parking Relocation. AAU shall relocate the existing bicycle parking paces to a more convenient location such as in front of the main entrance to the building and add signage to direct students to bicycle parking location, taking into consideration space constraints and operational demands. Bicycle parking shall be consistent with San Francisco Planning Department guidance.<	CODE AS EXISTING ON JANUARY 1, 2019. A-FLOOR AREAS SAM FRANCISCO PLANNING CODE SEC. 102 DEFINITIONS FLOOR AREA PLOOR AREA SAM FRANCISCO PLANNING CODE SEC. 102 DEFINITIONS FLOOR AREA PLOOR AREA PLOOR AREA PLOOR AREA CODE AS EXISTING ON JANUARY 1, 2019. PLOOR AREA PLOUP PLOUP <td colspa<="" th=""><th>SHEET INDEX 9999000000000000000000000000000000000</th><th></th></td>	<th>SHEET INDEX 9999000000000000000000000000000000000</th> <th></th>	SHEET INDEX 9999000000000000000000000000000000000	
	REMAINS SUBJECT TO REVIEW AND APPROVAL BY OTHER CITY AGENCIES, SUCH AS	PART 16-2016 CALIFORNIA ENERGY CODE PART 10-2016 CALIFORNIA ENERGY CODE PART 9-2016 CALIFORNIA FIRE CODE THE NATIONAL FIRE CODES STANDARD AND THE FIRE PROTECTION HANDBOOK OF THE NFPA ALL APPLICABLE NFPA CODE SECTIONS INCLUDING BUT NOT LIMITED TO CCSF, FIRE MARSHAL ADMIN BULLETINS PROJECT SCOPE	PROPERTY INFORMATION	VIC	
		PROJECT SCOPE PURSUANT TO CASE NUMBER 2008.0586, THE PROJECT PROPOSES TO CHANGE THE USE OF 601 BRANNAN FROM THE LAST LEGAL USE OF GENERAL OFFICE TO POST-SECONDARY EDUCATIONAL INSTITUTIONAL. PLANNING CODE EXCEPTIONS REQUESTED AS PART OF THE PROJECT ARE LISTED ON THIS COVER SHEET. PROPOSED COMPLIANCE WITH RECOMMENDED CONDITIONS OF APPROVAL FOR 601 BRANNAN LISTED IN TABLE 26 OF THE ACADEMY OF ART UNIVERSITY PROJECT EXISTING SITES TECHNICAL MEMORANDUM PUBLISHED ON MAY 4, 2016, ARE LISTED ON THIS COVER OF THIS PROJECT ARE NOTED ON SHEET A3.2. THE PROJECT PROPOSES TO ABATE AND CLOSE ENFORCEMENT	ADDRESS 601 BRANNAN BLOCK/LOT 3785/132 DISTRICTS 2001 ZONING MUG HEIGHT/BULK 160-CS SPECIAL USE WITHIN 1/4 MILE OF AN EXISTING FRINGE FINANCIAL SERVICE WESTERN SOMA USE CENTRAL SOMA LAST LEGAL OFFICE PROPOSED INSTITUTIONAL: POST-SECONDARY EDUCATION No OF STORIES 2 (NO CHANGE)		
		CASES 9114 (CONVERSION OF OFFICE TO POST-SECONDARY EDUCATIONAL INSTITUTION WITHOUT BENEFIT OF PERMIT) AND 2015-01259 (PAINTED WALL SIGN AT 601 BRANNAN WITHOUT PERMIT. BPA 2010.06.08.4045 AND 2010.06.08.4046 ON HOLD PENDING LEGALIZATION). CONDITIONAL USE AUTHORIZATION REQUESTED TO INSTITUTE POST-SECONDARY EDUCATIONAL SERVICES USE IN THE MUG DISTRICT. NEW SIGNAGE PROPOSED AS PART OF PROJECT.	HISTORIC EVALUATION A- Historic Resource Present 601 BRANNAN A- Historic Resource Present NATIONAL REGISTER HISTORIC DISTRICTS None CALIFORNIA REGISTER HISTORIC DISTRICTS NONE HISTORIC RESOURCE EVALUATION HISTORIC LI D DESIGNATED HISTORIC None ARTICLE 10 DESIGNATED HISTORIC None DISTRICT LANDMARKS None MILLS ACT None LEGACY BUSINESS REGISTRY None	- And	
All drawings and written the Architect and may not	naterial appearing herein constitute original and unpublished work of be duplicated, used or disclosed without consent of Architect.	If this drawing is not 24° x 30°, then the drawing has been revised from its original size. Noted scales must be adjusted. This line should be equal to one inch.	1	1	

EXTERIOR VIEW





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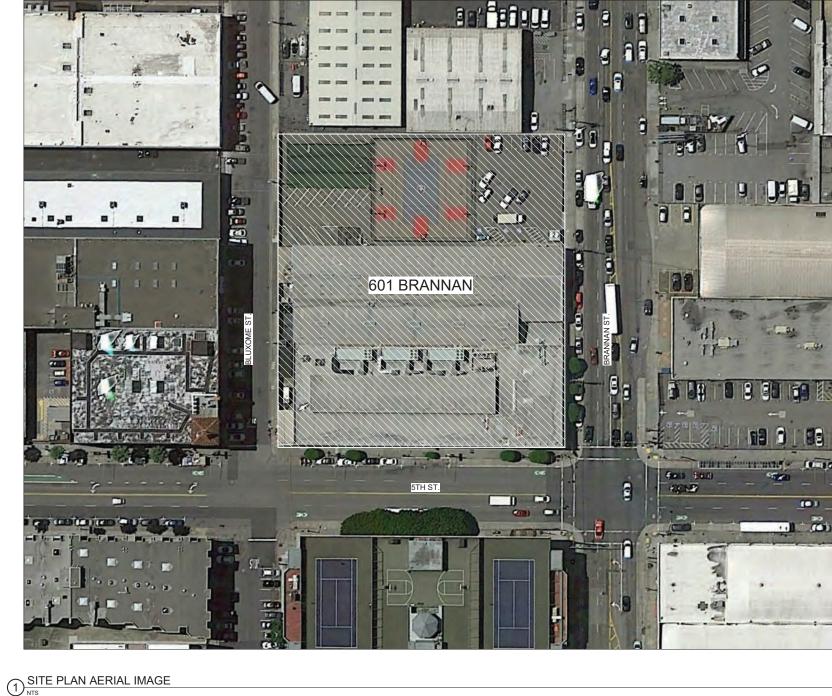
1420 Sutter Street San Francisco, CA 94109

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79 New Montgomery Street San Francisco, CA 94105



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ACADEMY of ART UNIVERSITY

79 New Montgomery Street San Francisco, CA 94105

AAU INSTITUTIONAL COMPLIANCE SET

601 BRANNAN San Francisco, CA 94107

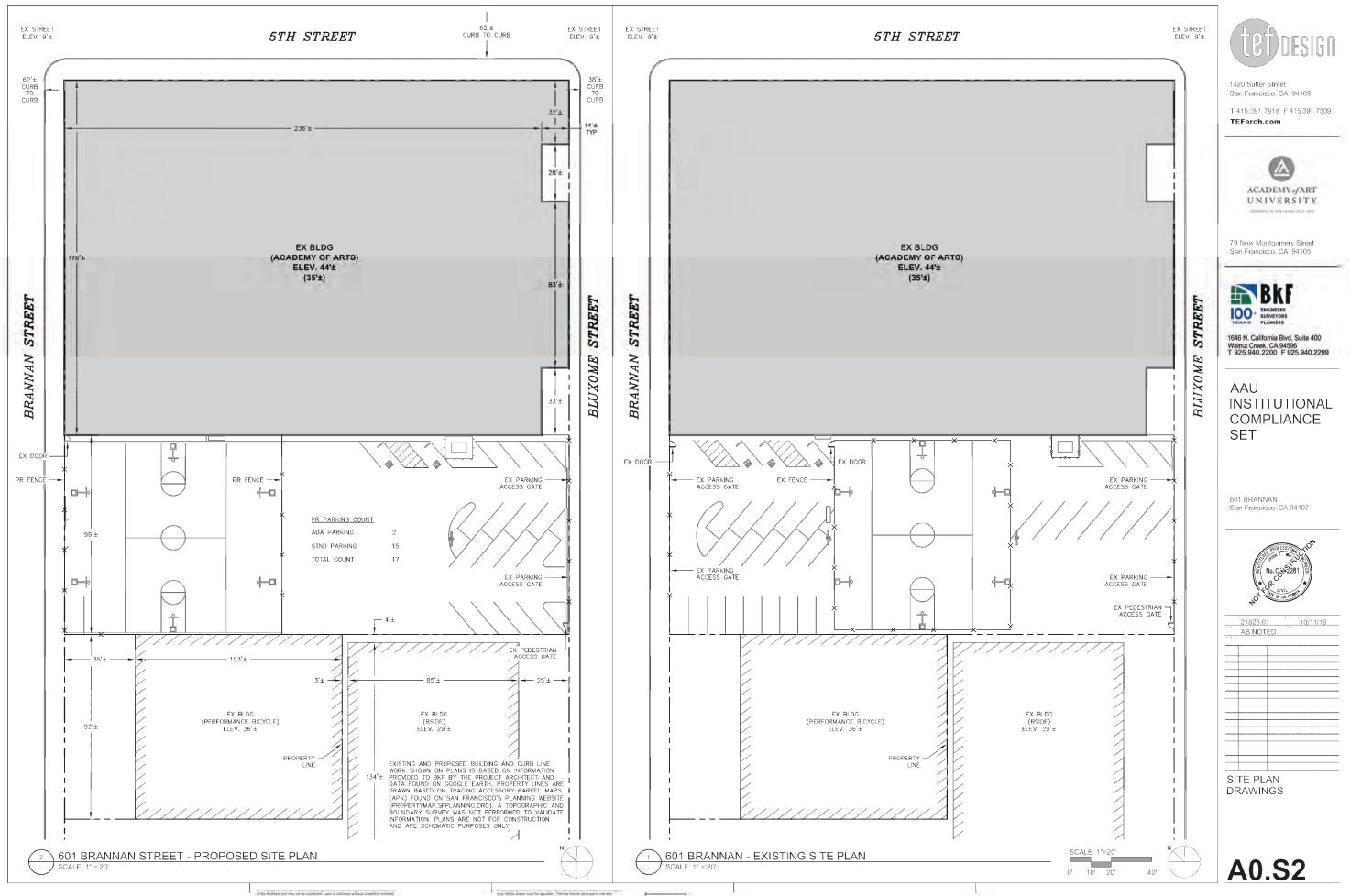


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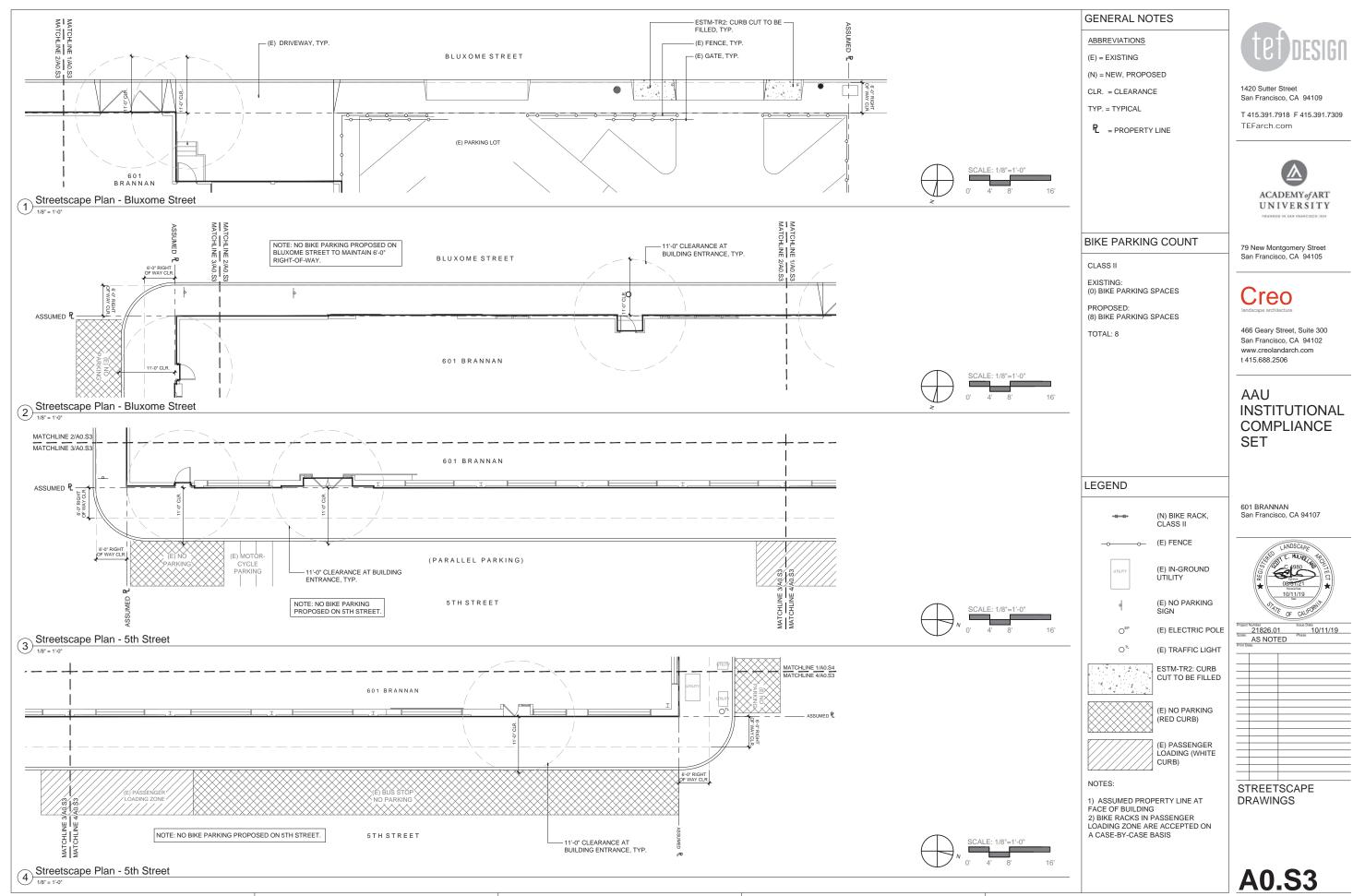
SITE PLAN AERIAL IMAGE



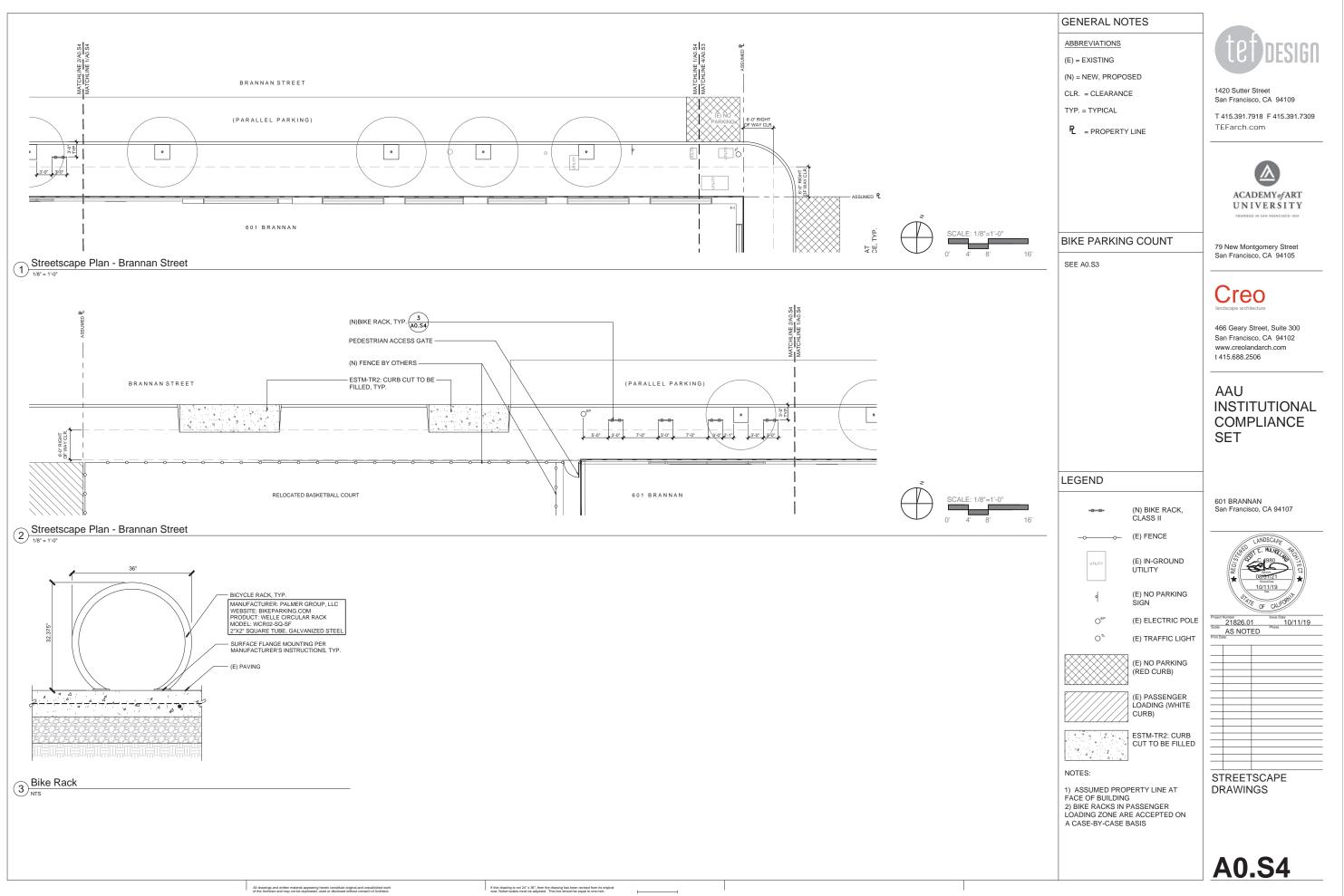


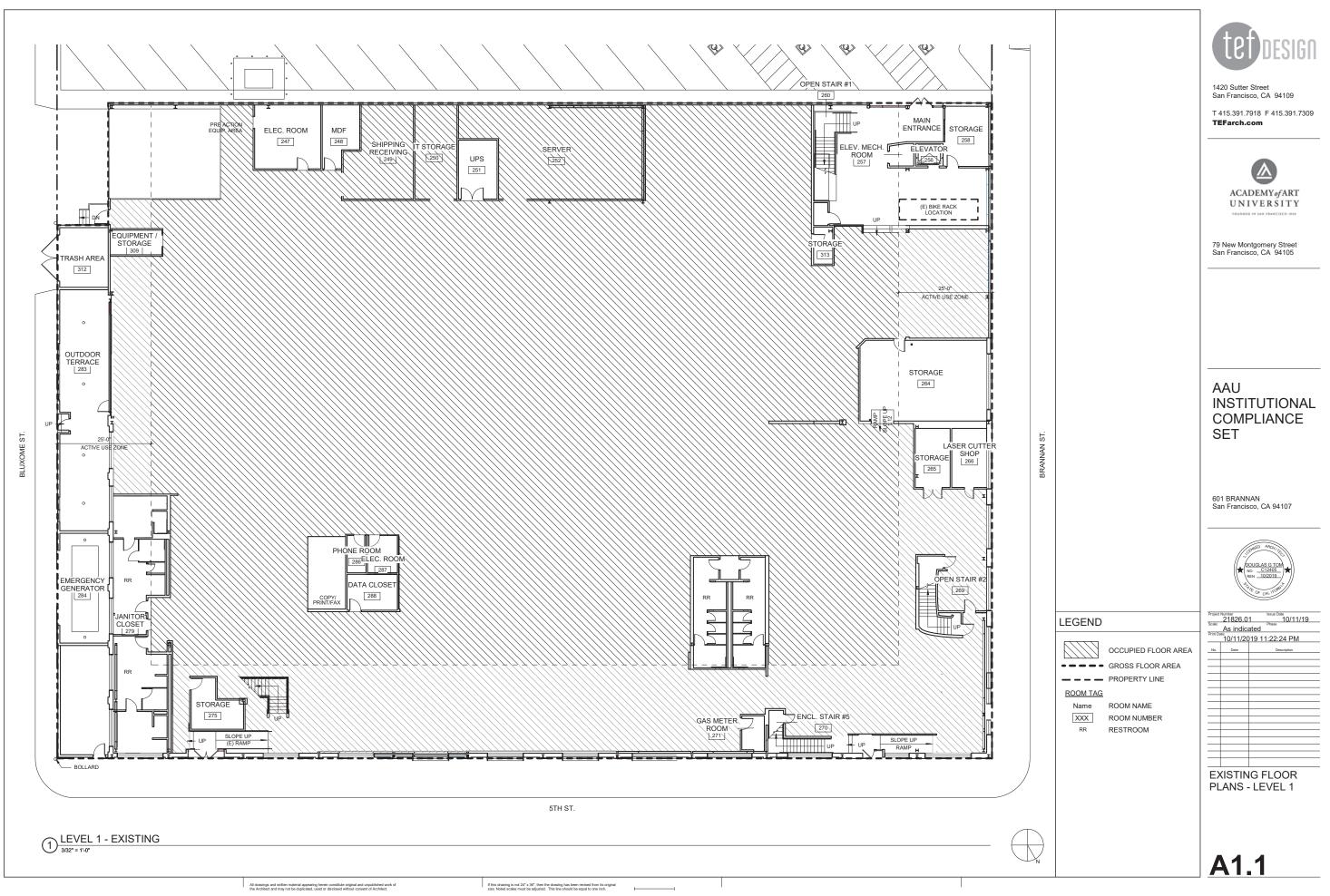


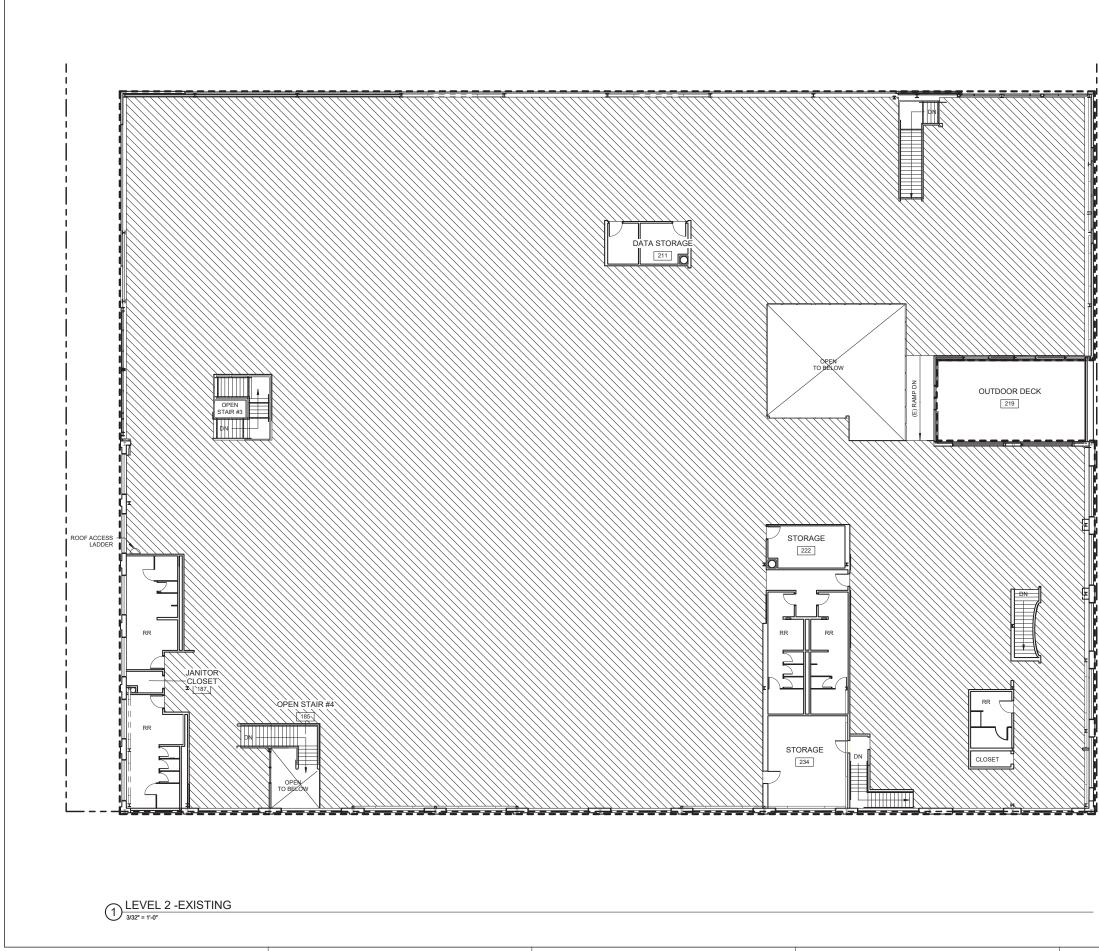
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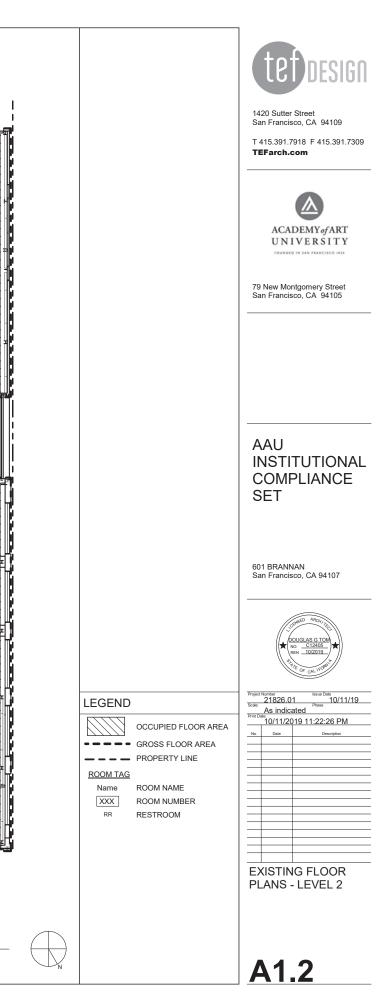


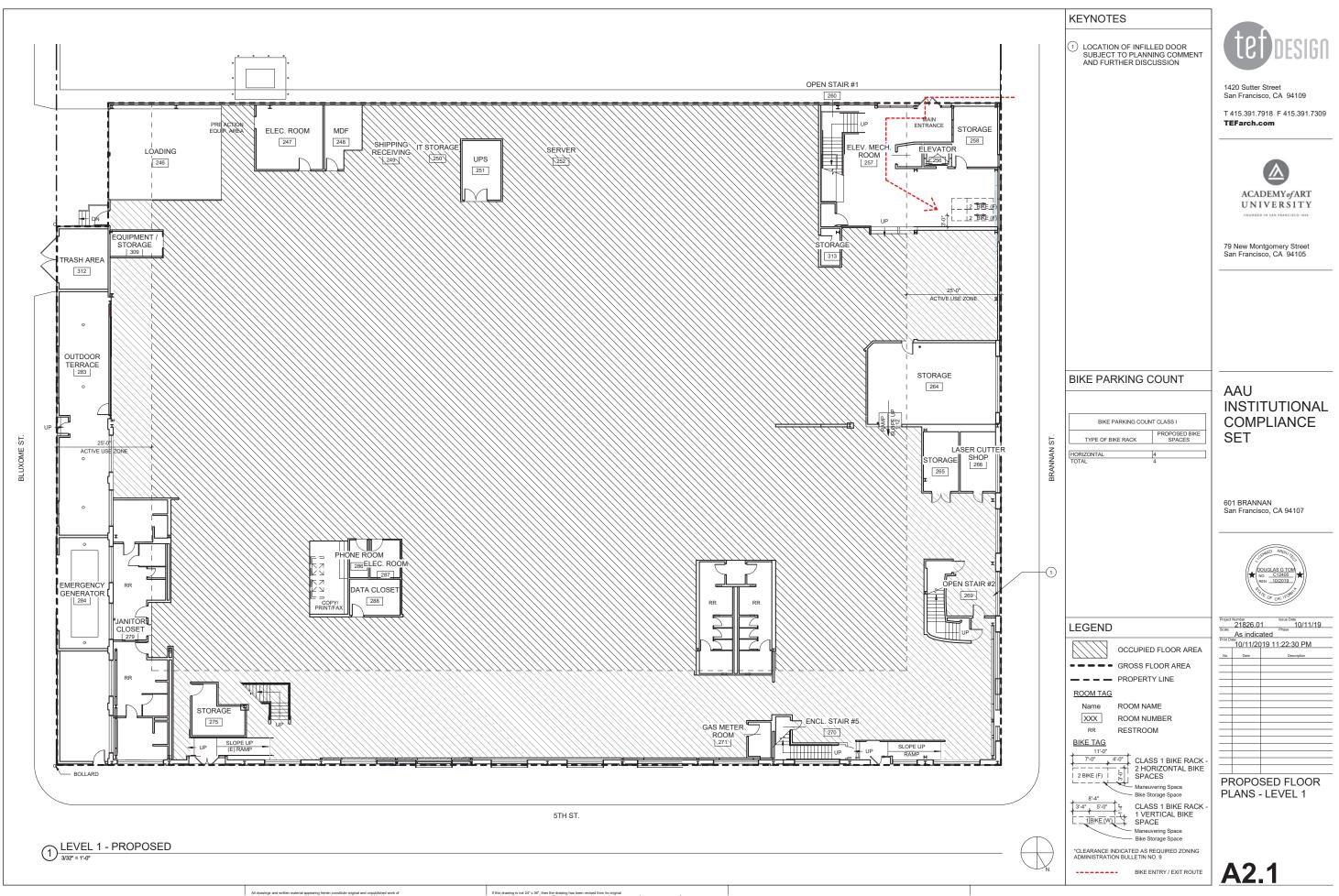
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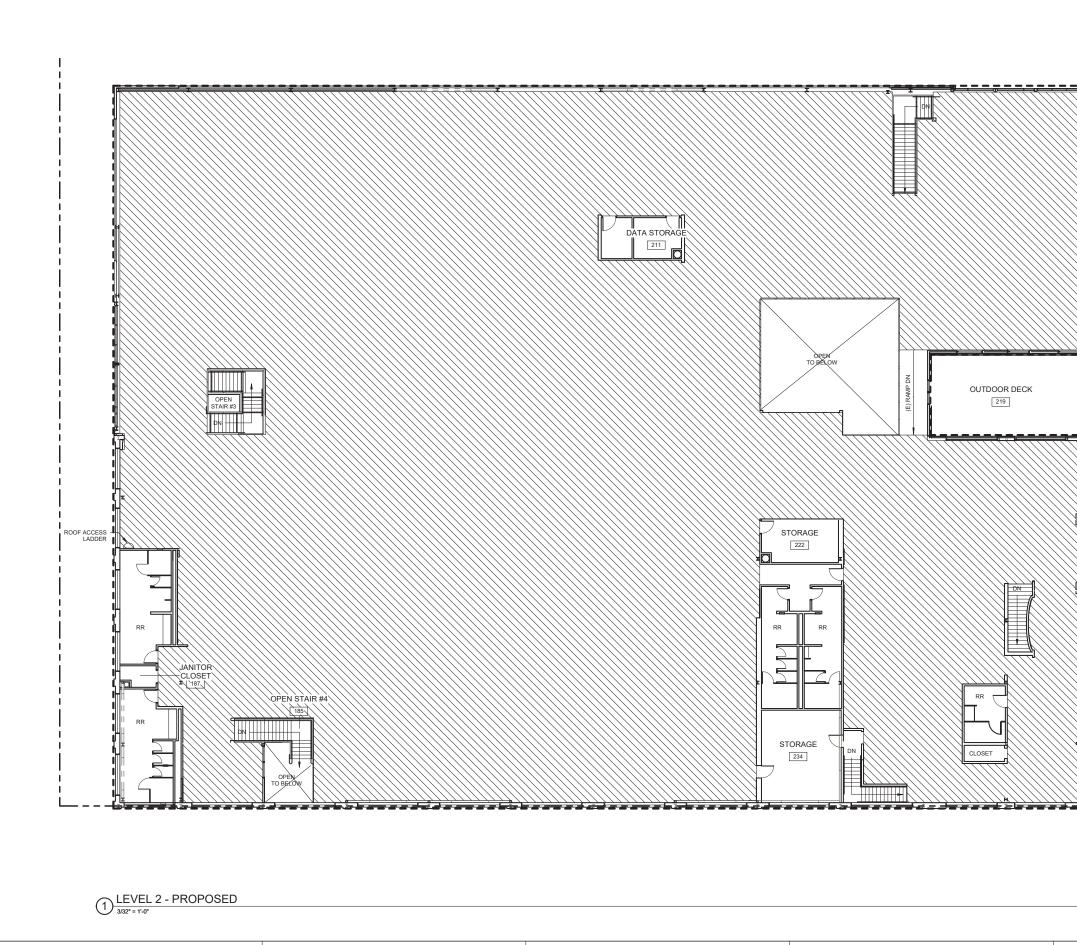


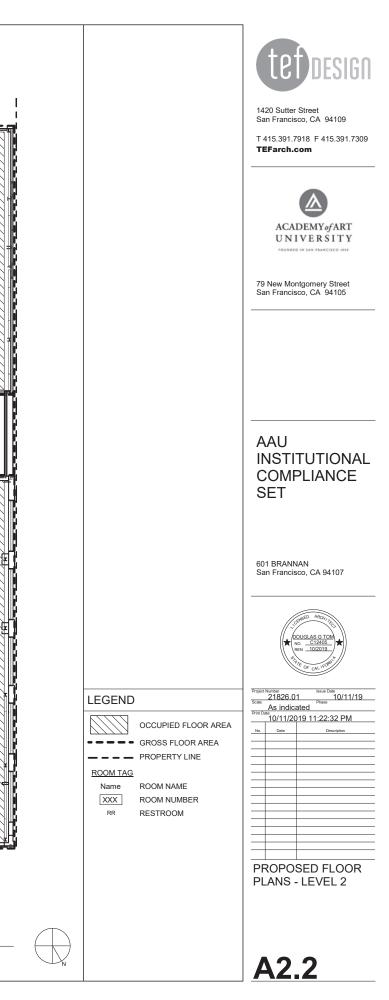


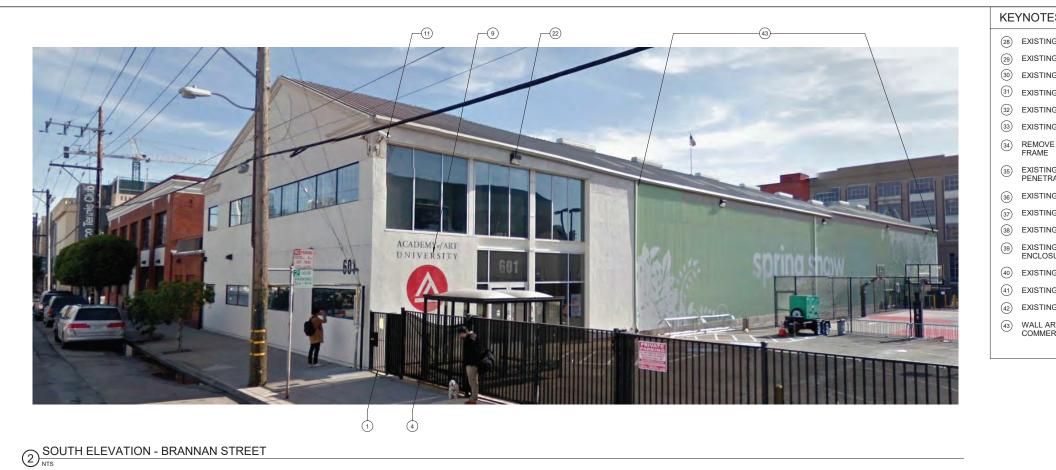
















DNORTH ELEVATION - BRANNAN ST - 2019

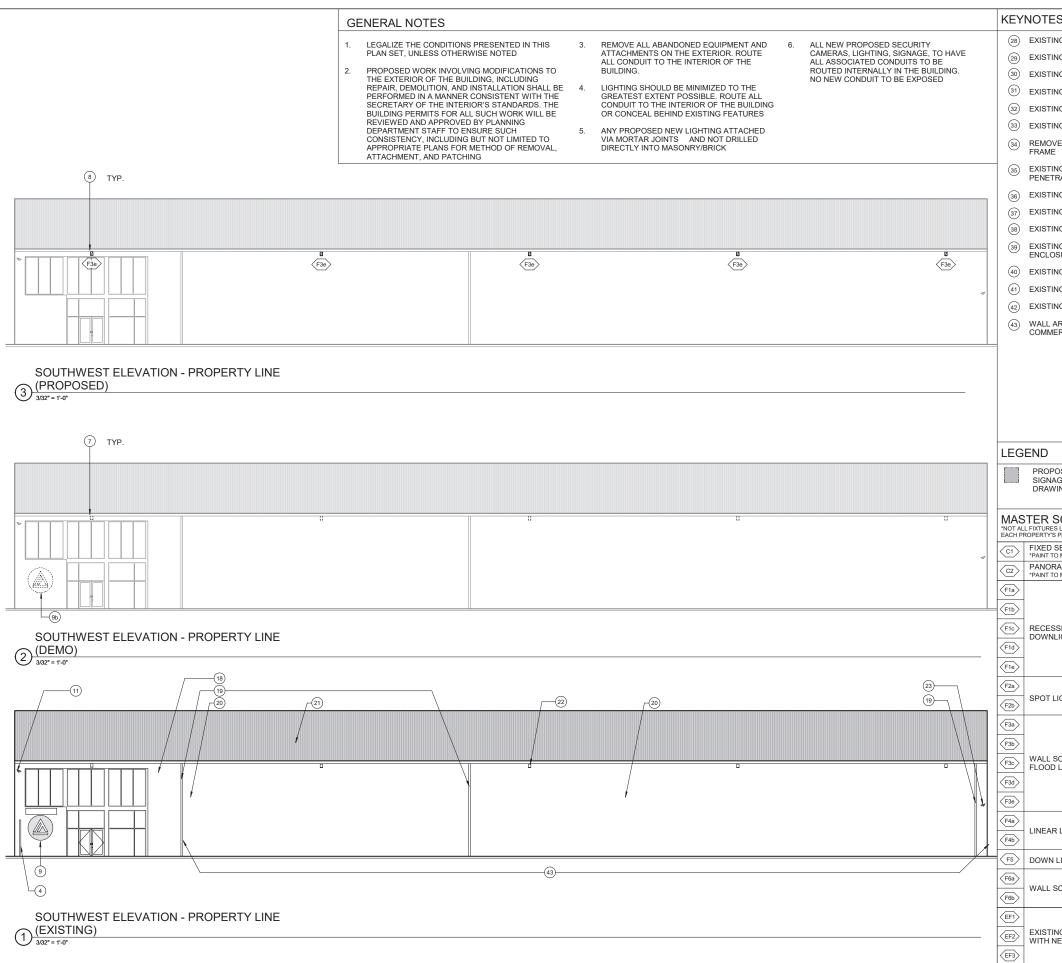
S	KE	YNOTES
G ADA PUSH BUTTON	1	EXISTING PEDESTRIAN ACCESS
G STAND PIPE		
G FIRE ALARM BELL	(2)	PROPOSED FENCE 12'-0" MIN. HIGH AT SPORTS COURT
G VENT	3	EXISTING PARKING ACCESS GATE
G PIPE PENETRATION	4	EXISTING FENCE
G BLADE SIGN	5	REMOVE EXISTING FENCE ALONG RELOCATED SPORTS COURT
E EXISTING METAL	6	FILM APPLIED ON WINDOWS WITHIN ACTIVE USE AREA TO BE
G PVC PIPE ATING WINDOW	7	REMOVED, TYP. EXISTING FLOOD LIGHT FIXTURES
G BOLLARD G METAL RAILING		TO BE REMOVED PROPOSED FLOOD LIGHT
G AWNING STRUCTURE	(8)	FIXTURE, TYP
G ROLL-UP DOOR &	9	SIGNAGE PERMITS 201006084046 & 201006084045 TO BE WITHDDRAWN
G GLAZING WALL	9b	REMOVE EXISTING PAINTED SIGN
G CINDER BLOCK WALL	(10)	EXISTING STUCCO WALL INFILL
G SCUPPER	106)	REMOVE STUCCO WALL INFILL
RTWORK (NOT A RCIAL SIGN)	(10c)	INFILL TO MATCH EXISTING STEEL FRAME AND SINGLE PANE WINDOW. MATCH BRICK SILL AND BRICK PONY WALL
	(11)	SECURITY CAMERAS TO BE LEGALIZED AS-IS, SEE PHOTOS ON SHT A4.1
	(12)	PROPOSED INDIRECTLY ILLUMINATED AAU BUSINESS WALL SIGN, ATTACH THROUGH MORTAR JOINTS
	(13)	EXISTING WALL MOUNTED PROJECTING SIGN
	136)	PROPOSED DIRECTLY ILLUMINATED AAU BUSINESS PROJECTING SIGN AT 45° ANGLE
	(13c)	SEE SIGNAGE CONSULTANT DRAWINGS
	(13d)	REMOVE EXISTING WALL MOUNTED PROJECTING SIGN & MOUNTING STRUCTURE
	(14)	NEW EXTERIOR LIGHT FIXTURES AT BRICK BUILDING PORTION OF BLUXOME STREET OT HAVE NEW POWER FEEDS FROM INTERIOR OF BUILDING
P	(15)	PROPOSED NEW DISCREET CONDUIT RUN FROM EXISTING ORIGIN, ALONG UNDERSIDE OF PEDIMENT, TO F3 LIGHT FIXTURES AT CORRUGATED METAL BUILDING
L	(16)	POINT OF ORIGIN OF EXISTING CONDUIT AT ADJACENT PARKING LOT
		ITEMS BELOW NOTED DURING 9/27/19 SITE WALK *SEE PHOTOS ON SHT A4.1
1	(17)	EXISTING METAL GATE & FENCE
	(18)	EXISTING STUCCO SIDING
	(19)	EXISTING RAIN WATER LEADER
= 8)	20	EXISTING CORRUGATED METAL SIDING
	21)	EXISTING STANDING SEAM METAL ROOF
	22	EXISTING LIGHT FIXTURE
	23	EXISTING SECURITY CAMERA
	24)	EXISTING BRICK ANCHOR PLATES
	25	EXISTING BRICK WALL
	26	EXISTING BRICK PILASTER
	27)	EXISTING AAU SHUTTLE INFORMATION

$[\mathbf{P}]$ 1420 Sutter Street San Francisco, CA 94109 G ACCESS GATE T 415.391.7918 F 415.391.7309 G FENCE ALONG TEFarch.com LIGHT FIXTURES ACADEMY of ART UNIVERSITY 5 201006084046 & 79 New Montgomery Street San Francisco, CA 94105 G PAINTED SIGN EXISTING STEEL LE PANE BRICK SILL AND AAU INSTITUTIONAL COMPLIANCE SET 601 BRANNAN San Francisco, CA 94107 DISCREET ROM EXISTING INDERSIDE OF LIGHT FIXTURES METAL Project Number 21826.01 Scale: Number Issue Date 10/11/19 Phase Not To Scale Print 10/11/2019 11:22:34 PM No. Date EXTERIOR ELEVATION IMAGES NCHOR PLATES A3.1a



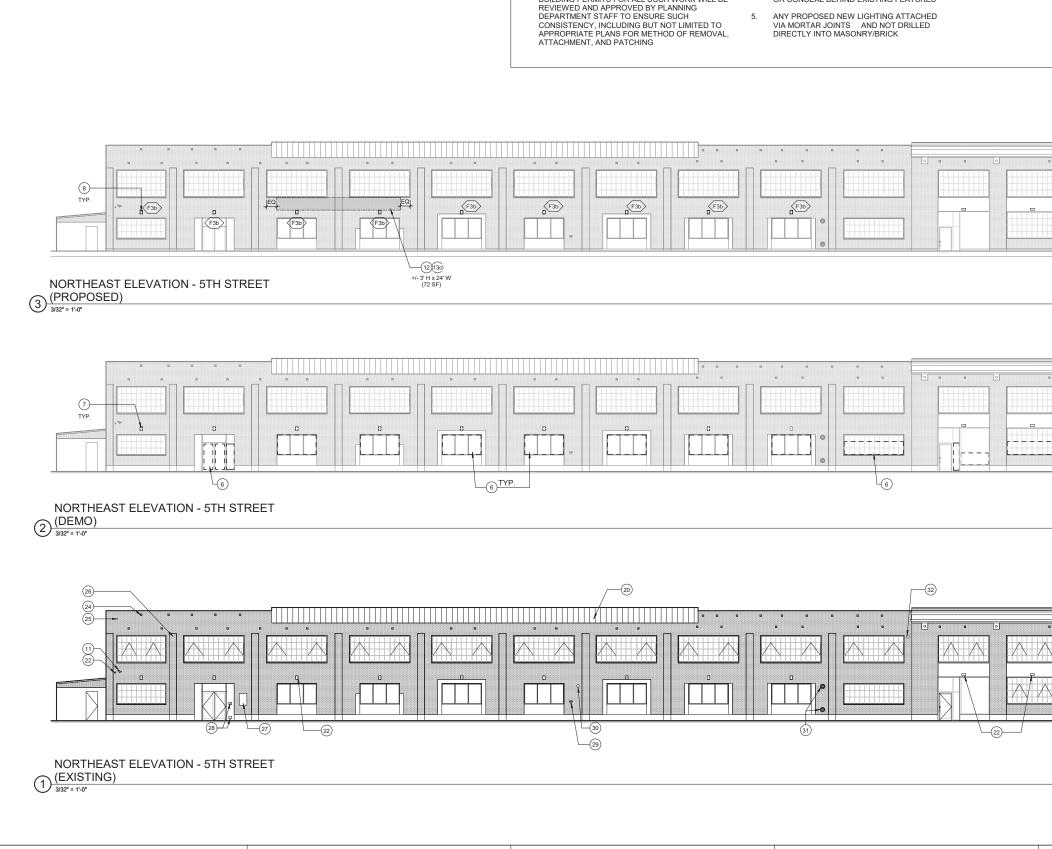
S	KEYNOTES	
ADA PUSH BUTTON	1 EXISTING PEDESTRIAN ACCESS	
STAND PIPE	GATE	
FIRE ALARM BELL	(2) PROPOSED FENCE 12'-0" MIN. HIGH AT SPORTS COURT	
VENT	③ EXISTING PARKING ACCESS GATE	
PIPE PENETRATION	EXISTING FENCE	
BLADE SIGN	5 REMOVE EXISTING FENCE ALONG RELOCATED SPORTS COURT	
EXISTING METAL	6) FILM APPLIED ON WINDOWS	
PVC PIPE	WITHIN ACTIVE USE AREA TO BE REMOVED, TYP.	
TING WINDOW	(7) EXISTING FLOOD LIGHT FIXTURES	
BOLLARD	TO BE REMOVED	
METAL RAILING	PROPOSED FLOOD LIGHT FIXTURE, TYP	
AWNING STRUCTURE	(9) SIGNAGE PERMITS 201006084046 &	
ROLL-UP DOOR & IRE	201006084045 TO BE WITHDDRAWN	
GLAZING WALL	(9) REMOVE EXISTING PAINTED SIGN	
CINDER BLOCK WALL	10 EXISTING STUCCO WALL INFILL	
SCUPPER	(10b) REMOVE STUCCO WALL INFILL	
TWORK (NOT A CIAL SIGN)	(10) INFILL TO MATCH EXISTING STEEL FRAME AND SINGLE PANE	
	WINDOW. MATCH BRICK SILL AND BRICK PONY WALL	
	(1) SECURITY CAMERAS TO BE	
	LEGALIZED AS-IS, SEE PHOTOS ON SHT A4.1	
19)	(12) PROPOSED INDIRECTLY	
	ULLUMINATED AAU BUSINESS WALL SIGN, ATTACH THROUGH	
	MORTAR JOINTS	
	EXISTING WALL MOUNTED PROJECTING SIGN	
	(13b) PROPOSED DIRECTLY	
	ILLUMINATED AAU BUSINESS PROJECTING SIGN AT 45° ANGLE	
	MOUNTED PROJECTING SIGN & MOUNTING STRUCTURE	
	AT BRICK BUILDING PORTION OF BLUXOME STREET OT HAVE NEW	
	POWER FEEDS FROM INTERIOR OF BUILDING	
	(15) PROPOSED NEW DISCREET	
	ORIGIN, ALONG UNDERSIDE OF	
	PEDIMENT, TO F3 LIGHT FIXTURES AT CORRUGATED METAL	
	BUILDING	
	(16) POINT OF ORIGIN OF EXISTING CONDUIT AT ADJACENT PARKING LOT	
-13		
	9/27/19 SITE WALK *SEE PHOTOS ON SHT A4.1	
-22	(17) EXISTING METAL GATE & FENCE	
	(18) EXISTING STUCCO SIDING	
	(19) EXISTING RAIN WATER LEADER	
	(1) EXISTING CORRUGATED METAL	
	SIDING	
	(21) EXISTING STANDING SEAM METAL ROOF	
	(22) EXISTING LIGHT FIXTURE	
	(23) EXISTING SECURITY CAMERA	
the second second	24) EXISTING BRICK ANCHOR PLATES	
and the	(25) EXISTING BRICK WALL	
	(26) EXISTING BRICK PILASTER	
	(27) EXISTING AAU SHUTTLE	
	1	1

tefdesign 1420 Sutter Street San Francisco, CA 94109 T 415.391.7918 F 415.391.7309 TEFarch.com ACADEMY of ART UNIVERSITY 79 New Montgomery Street San Francisco, CA 94105 AAU INSTITUTIONAL COMPLIANCE SET 601 BRANNAN San Francisco, CA 94107 Project Number Issue Date 21826.0.1 10/10/19 State: 1/8" = 1'-0" Protect 10/11/2019 11:22:38 PM No. Date EXTERIOR ELEVATION IMAGES A3.1b



S	KE	YNOTES
NG ADA PUSH BUTTON	1	EXISTING PEDESTRIAN ACCES
NG STAND PIPE		GATE PROPOSED FENCE 12'-0" MIN.
NG FIRE ALARM BELL	(2)	HIGH AT SPORTS COURT
NG VENT	~	EXISTING PARKING ACCESS G
NG PIPE PENETRATION	(4)	EXISTING FENCE
NG BLADE SIGN	(5)	REMOVE EXISTING FENCE ALC RELOCATED SPORTS COURT
/E EXISTING METAL	6	FILM APPLIED ON WINDOWS WITHIN ACTIVE USE AREA TO REMOVED, TYP.
RATING WINDOW NG BOLLARD	7	EXISTING FLOOD LIGHT FIXTU TO BE REMOVED
NG METAL RAILING	8	PROPOSED FLOOD LIGHT FIXTURE, TYP
NG AWNING STRUCTURE	(9)	SIGNAGE PERMITS 201006084
NG ROLL-UP DOOR & SURE	9	201006084045 TO BE WITHDDRAWN
NG GLAZING WALL	9ь	REMOVE EXISTING PAINTED S
NG CINDER BLOCK WALL	10	EXISTING STUCCO WALL INFIL
NG SCUPPER	(106)	REMOVE STUCCO WALL INFILI
ARTWORK (NOT A ERCIAL SIGN)	(10c)	INFILL TO MATCH EXISTING ST FRAME AND SINGLE PANE WINDOW. MATCH BRICK SILL / BRICK PONY WALL
	(11)	SECURITY CAMERAS TO BE LEGALIZED AS-IS, SEE PHOTO ON SHT A4.1
	(12)	PROPOSED INDIRECTLY ILLUMINATED AAU BUSINESS WALL SIGN, ATTACH THROUG MORTAR JOINTS
	(13)	EXISTING WALL MOUNTED PROJECTING SIGN
OSED SIGNAGE; SEE AGE CONSULTANT /INGS	(<u>13</u> 6)	PROPOSED DIRECTLY ILLUMINATED AAU BUSINESS PROJECTING SIGN AT 45° ANG
	(13c)	SEE SIGNAGE CONSULTANT DRAWINGS
SCHEDULE S LISTED BELOW ARE USED AT PROPOSAL SECURITY CAMERA	(13d)	REMOVE EXISTING WALL MOUNTED PROJECTING SIGN MOUNTING STRUCTURE
D MATCH EXTERIOR BLDG. COLOR RAMIC SECURITY CAMERA D MATCH EXTERIOR BLDG. COLOR	(14)	NEW EXTERIOR LIGHT FIXTUR AT BRICK BUILDING PORTION BLUXOME STREET OT HAVE N POWER FEEDS FROM INTERIC OF BUILDING
SED LIGHT FIXTURE	(15)	PROPOSED NEW DISCREET CONDUIT RUN FROM EXISTING ORIGIN, ALONG UNDERSIDE O PEDIMENT, TO F3 LIGHT FIXTL AT CORRUGATED METAL BUILDING
LIGHT FIXTURE	(16)	POINT OF ORIGIN OF EXISTING CONDUIT AT ADJACENT PARK LOT
		ITEMS BELOW NOTED DURING 9/27/19 SITE WALK *SEE PHOTOS ON SHT A4.1
	(17)	EXISTING METAL GATE & FEN
SCONCE/ LIGHT FIXTURE	(18)	EXISTING STUCCO SIDING
	(19)	EXISTING RAIN WATER LEADE
	20	EXISTING CORRUGATED META
R LIGHT FIXTURE	21)	EXISTING STANDING SEAM METAL ROOF
	22	EXISTING LIGHT FIXTURE
LIGHT FIXTURE	23	EXISTING SECURITY CAMERA
SCONCE FIXTURE	24)	EXISTING BRICK ANCHOR PLA
	25	EXISTING BRICK WALL
	26	EXISTING BRICK PILASTER
NG FIXTURE. RELAMP NEW LED RETROFIT LAMP	27)	EXISTING AAU SHUTTLE INFORMATION

EDESTRIAN ACCESS	tef)design
FENCE 12'-0" MIN. ORTS COURT	CONDECTOR
ARKING ACCESS GATE	1420 Sutter Street
ENCE	San Francisco, CA 94109
KISTING FENCE ALONG D SPORTS COURT	T 415.391.7918 F 415.391.7309 TEFarch.com
ED ON WINDOWS TIVE USE AREA TO BE TYP.	
LOOD LIGHT FIXTURES OVED	
FLOOD LIGHT YP	ACADEMY of ART UNIVERSITY
ERMITS 201006084046 & 45 TO BE WN	FOUNDED IN SAN FRANCISCO 1929
KISTING PAINTED SIGN	79 New Montgomery Street San Francisco, CA 94105
TUCCO WALL INFILL	
FUCCO WALL INFILL	
IATCH EXISTING STEEL) SINGLE PANE IATCH BRICK SILL AND Y WALL	
CAMERAS TO BE AS-IS, SEE PHOTOS 1	
INDIRECTLY ED AAU BUSINESS , ATTACH THROUGH DINTS	AAU
/ALL MOUNTED IG SIGN	INSTITUTIONAL COMPLIANCE
DIRECTLY ED AAU BUSINESS IG SIGN AT 45° ANGLE	SET
GE CONSULTANT	
KISTING WALL PROJECTING SIGN & STRUCTURE	601 BRANNAN San Francisco, CA 94107
RIOR LIGHT FIXTURES UILDING PORTION OF STREET OT HAVE NEW EDS FROM INTERIOR G	
NEW DISCREET UN FROM EXISTING DNG UNDERSIDE OF TO F3 LIGHT FIXTURES GATED METAL	(1) (1) (1) (1) (1) (1) (1) (1) (1) (1)
ORIGIN OF EXISTING T ADJACENT PARKING	Project Number Issue Date 10/11/19
DW NOTED DURING E WALK OS ON SHT A4.1	As indicated Print Date 10/11/2019 11:22:40 PM No. Date Description
IETAL GATE & FENCE	
TUCCO SIDING	
AIN WATER LEADER	
ORRUGATED METAL	
TANDING SEAM	
IGHT FIXTURE	
ECURITY CAMERA	EXISTING/PROPOSED EXTERIOR
RICK ANCHOR PLATES	ELEVATIONS
RICK WALL	
RICK PILASTER	
AU SHUTTLE ON	A3.2



GENERAL NOTES

2.

LEGALIZE THE CONDITIONS PRESENTED IN THIS PLAN SET, UNLESS OTHERWISE NOTED

PROPOSED WORK INVOLVING MODIFICATIONS TO

THE EXTERIOR OF THE BUILDING, INCLUDING REPAIR, DEMOLITION, AND INSTALLATION SHALL BE

PERFORMED IN A MANNER CONSISTENT WITH THE SECRETARY OF THE INTERIOR'S STANDARDS. THE BUILDING PERMITS FOR ALL SUCH WORK WILL BE

REMOVE ALL ABANDONED EQUIPMENT AND ATTACHMENTS ON THE EXTERIOR. ROUTE

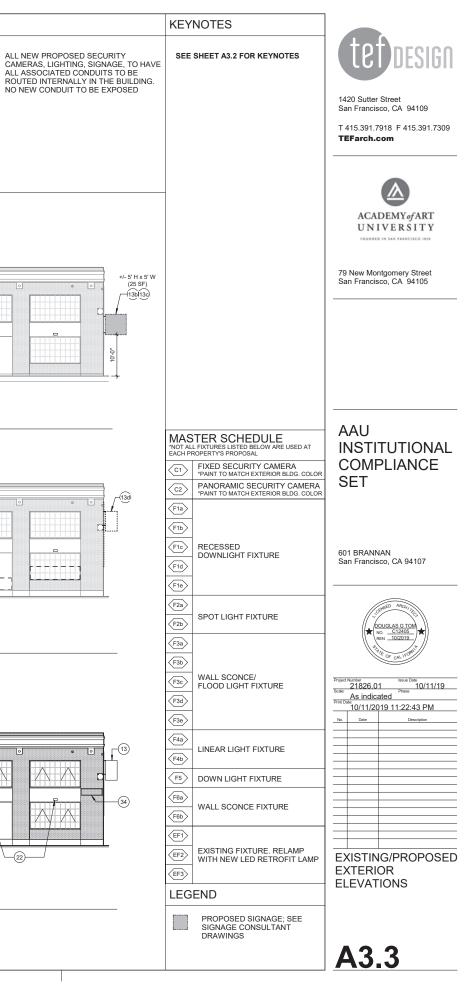
ALL CONDUIT TO THE INTERIOR OF THE BUILDING.

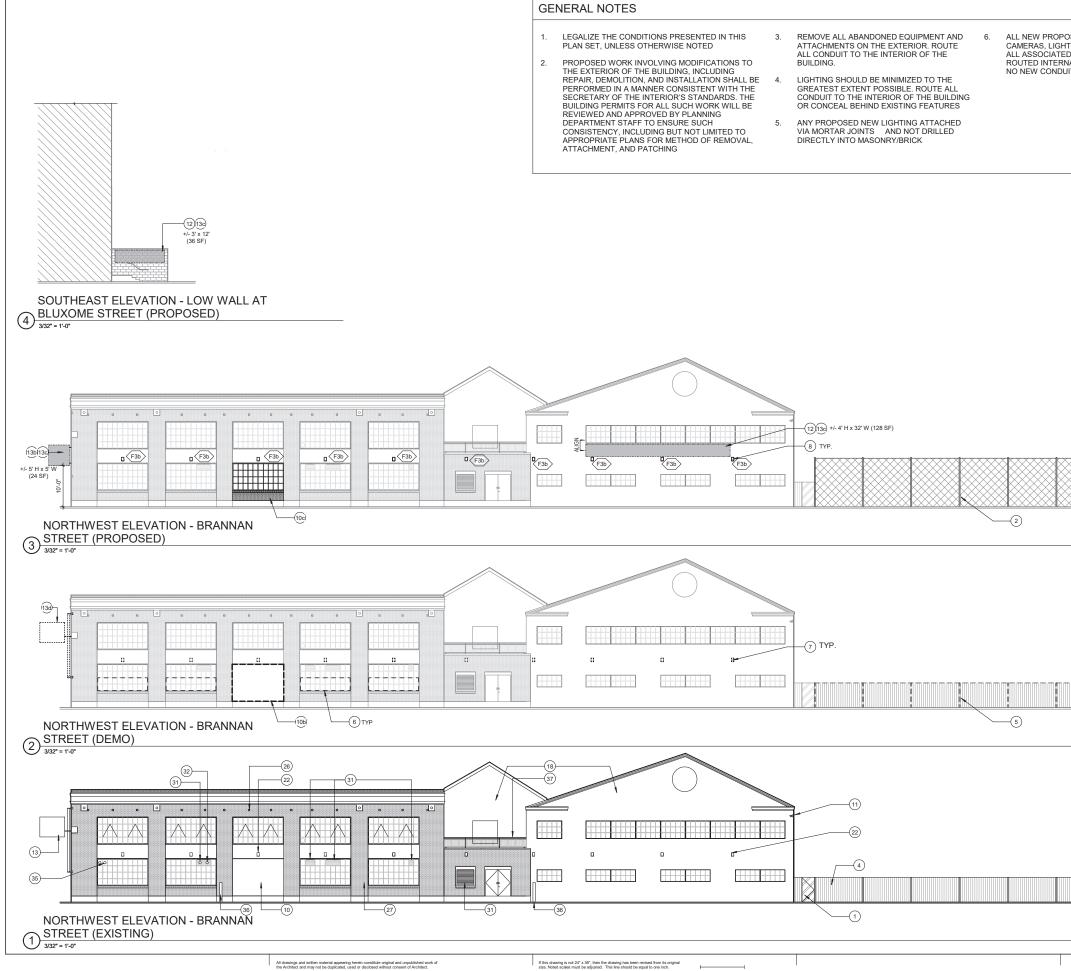
LIGHTING SHOULD BE MINIMIZED TO THE

GREATEST EXTENT POSSIBLE. ROUTE ALL CONDUIT TO THE INTERIOR OF THE BUILDING OR CONCEAL BEHIND EXISTING FEATURES

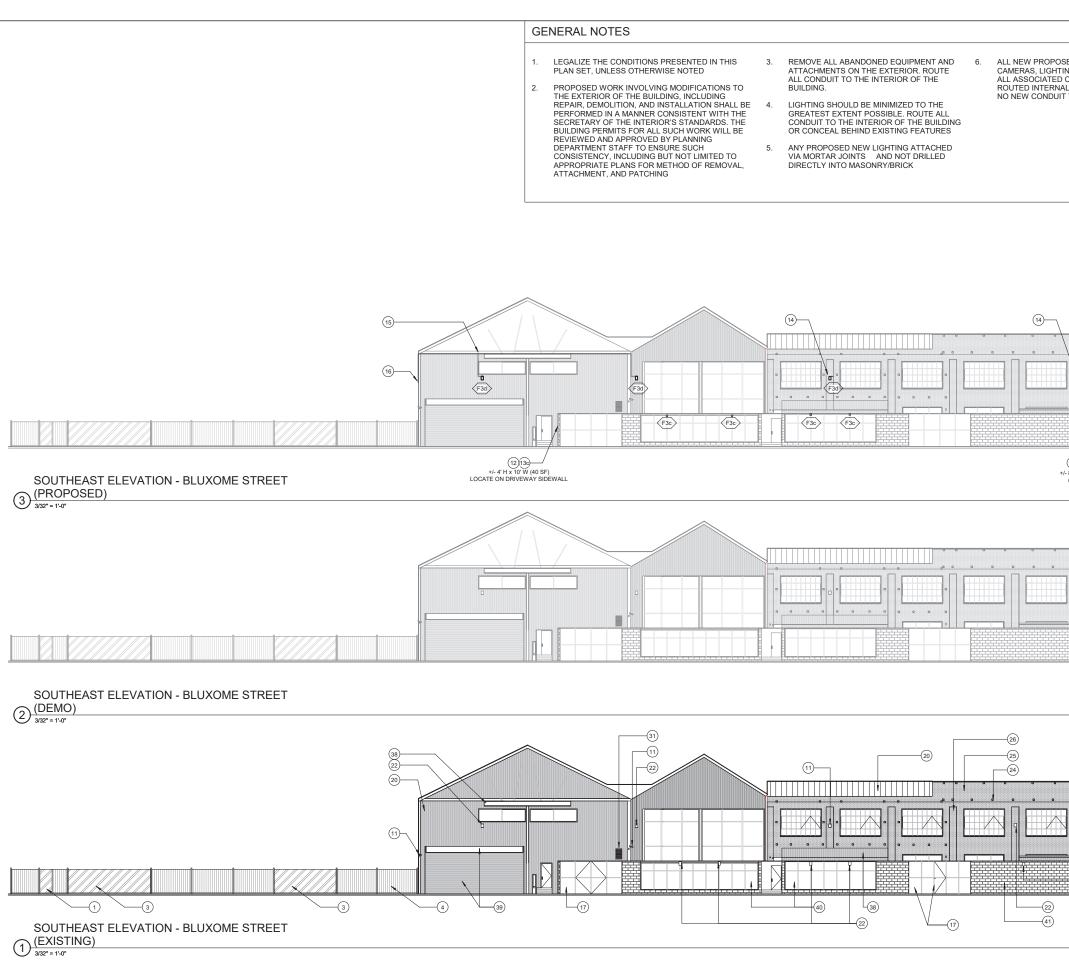
3.

4.





	KEY	NOTES	
OSED SECURITY TING, SIGNAGE, TO HAVE ED CONDUITS TO BE		SHEET A3.2 FOR KEYNOTES	tef design
NALLY IN THE BUILDING. UIT TO BE EXPOSED	LEG	END	
			1420 Sutter Street San Francisco, CA 94109
		PROPOSED SIGNAGE; SEE SIGNAGE CONSULTANT DRAWINGS	T 415.391.7918 F 415.391.7309 TEFarch.com
	*NOT AL	TER SCHEDULE L FIXTURES LISTED BELOW ARE USED AT ROPERTY'S PROPOSAL	
	< <u>C1</u> >	FIXED SECURITY CAMERA *PAINT TO MATCH EXTERIOR BLDG. COLOR	
	C2>	PANORAMIC SECURITY CAMERA *PAINT TO MATCH EXTERIOR BLDG. COLOR	ACADEMY of ART UNIVERSITY
	F1a		FOUNDED IN SAN FRANCISCO 1929
	F1c	RECESSED	79 New Montgomery Street San Francisco, CA 94105
	(F1d)	DOWNLIGHT FIXTURE	
	F1e		
	F2a		
	F2b	SPOT LIGHT FIXTURE	
	F3a		
	(F3b)		
	F3c	WALL SCONCE/ FLOOD LIGHT FIXTURE	
	F3d>		AAU
1	F3e>		INSTITUTIONAL
*****	F4a	LINEAR LIGHT FIXTURE	COMPLIANCE
	F4b		SET
	F5	DOWN LIGHT FIXTURE	
	(F6a)	WALL SCONCE FIXTURE	
	(F6b)		601 BRANNAN
		EXISTING FIXTURE. RELAMP	San Francisco, CA 94107
	EF2	WITH NEW LED RETROFIT LAMP	
	(EF3)		CONSCIENCE APOLY/PC DOUGLAS C TOM NO. <u>C12405</u> REN. <u>102019</u> PT/2 OF CALIFORN
			Project Number Issue Date 21826.01 10/11/19 Scale: Phase
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			EXISTING/PROPOSED
			ELEVATIONS
		—	A3.4



	KEY	NOTES	
DSED SECURITY TING, SIGNAGE, TO HAVE O CONDUITS TO BE IALLY IN THE BUILDING. IT TO BE EXPOSED	SEE \$	SHEET A3.2 FOR KEYNOTES	tefarch.com
	*NOT AL	TER SCHEDULE LFIXTURES LISTED BELOW ARE USED AT ROPERTYS PROPOSAL FIXED SECURITY CAMERA "PAINT TO MATCH EXTERIOR BLDG. COLOR PANORAMIC SECURITY CAMERA "PAINT TO MATCH EXTERIOR BLDG. COLOR	ACADEMY of ART UNIVERSITY POWER DE LA FRANCISCO 1979 79 New Montgomery Street San Francisco, CA 94105
	F1c F1d F1e	RECESSED DOWNLIGHT FIXTURE	
	F2b F2b F3a F3b F3c	SPOT LIGHT FIXTURE WALL SCONCE/ FLOOD LIGHT FIXTURE	AAU INSTITUTIONAL COMPLIANCE
+/- 8' H X 8' W (64 SF)	F3d F3e F4a F4b	LINEAR LIGHT FIXTURE	SET
	F5 F6a F6b	DOWN LIGHT FIXTURE	601 BRANNAN San Francisco, CA 94107
	EF1 EF2 EF3	EXISTING FIXTURE. RELAMP WITH NEW LED RETROFIT LAMP	CUBED ARC7/765 ★ CUBES GTOM Mo <u>C12405</u> REN <u>102019</u> ARC7/765 ARC7/76
			Project Number Issue Date 21826.01 10/11/19 Scate Phase As indicated Phase 10/11/2019 11:22:49 PM No. No. Date Description
	LEG	PROPOSED SIGNAGE; SEE SIGNAGE CONSULTANT DRAWINGS	EXISTING/PROPOSED EXTERIOR ELEVATIONS
			A3.5

If this drawing is not 24" x 36", then the drawing has been revised from its original size. Noted scales must be adjusted. This line should be equal to one inch. -







1 IMAGE @ BLUXOME ST



EXTERIOR LIGHTING @ BASKETBALL

IMAGE @ BRANNAN ST



8 IMAGE @ BLUXOME ST



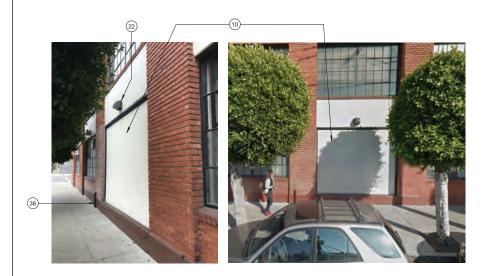
BRANNAN ST DOOR INFILL BEYOND



















(12) IMAGE @ 5TH ST



(35) EXISTING PVC PIPE PENETRATING WINDO (36) EXISTING BOLLARD 37) EXISTING METAL RAI (38) EXISTING AWNING ST



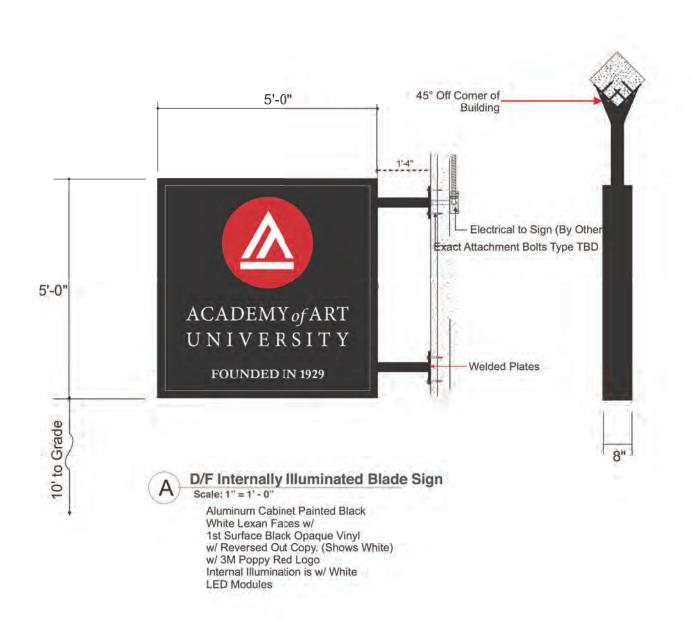
5 IMAGE @ SOUTHWEST WALL

(39) EXISTING ROLL-UP DO ENCLOSURE (40) EXISTING GLAZING V (4) EXISTING CINDER BL (42) EXISTING SCUPPER (43) WALL ARTWORK (NO COMMERCIAL SIGN)

KEYNOTES	KEYNOTES	
(28) EXISTING ADA PUSH BUTTON	1 EXISTING PEDESTRIAN ACCESS	
(29) EXISTING STAND PIPE	GATE	
30 EXISTING FIRE ALARM BELL	PROPOSED FENCE 12'-0" MIN. HIGH AT SPORTS COURT	
31 EXISTING VENT	③ EXISTING PARKING ACCESS GATE	
32 EXISTING PIPE PENETRATION	(4) EXISTING FENCE	
33 EXISTING BLADE SIGN	5 REMOVE EXISTING FENCE ALONG RELOCATED SPORTS COURT	
(34) REMOVE EXISTING METAL FRAME	6 FILM APPLIED ON WINDOWS WITHIN ACTIVE USE AREA TO BE	-
 (35) EXISTING PVC PIPE PENETRATING WINDOW (36) EXISTING BOLLARD 	REMOVED, TYP. (7) EXISTING FLOOD LIGHT FIXTURES TO BE REMOVED	
(37) EXISTING METAL RAILING	 PROPOSED FLOOD LIGHT FIXTURE, TYP 	
 38 EXISTING AWNING STRUCTURE (39) EXISTING ROLL-UP DOOR & 	(9) SIGNAGE PERMITS 201006084046 & 201006084045 TO BE	
ENCLOSURE EXISTING GLAZING WALL	WITHDDRAWN (9b) REMOVE EXISTING PAINTED SIGN	
(41) EXISTING CINDER BLOCK WALL	(10) EXISTING STUCCO WALL INFILL	.
(42) EXISTING SCUPPER	(10b) REMOVE STUCCO WALL INFILL	
(43) WALL ARTWORK (NOT A COMMERCIAL SIGN)	(10) INFILL TO MATCH EXISTING STEEL FRAME AND SINGLE PANE WINDOW. MATCH BRICK SILL AND BRICK PONY WALL	
(1)	(1) SECURITY CAMERAS TO BE LEGALIZED AS-IS, SEE PHOTOS ON SHT A4.1	
	(12) PROPOSED INDIRECTLY ILLUMINATED AAU BUSINESS WALL SIGN, ATTACH THROUGH MORTAR JOINTS	-
13 11-	(13) EXISTING WALL MOUNTED PROJECTING SIGN	
Ga -	(139) PROPOSED DIRECTLY ILLUMINATED AAU BUSINESS PROJECTING SIGN AT 45° ANGLE	
	(13c) SEE SIGNAGE CONSULTANT DRAWINGS	
	REMOVE EXISTING WALL MOUNTED PROJECTING SIGN & MOUNTING STRUCTURE	
	NEW EXTERIOR LIGHT FIXTURES AT BRICK BUILDING PORTION OF BLUXOME STREET OT HAVE NEW POWER FEEDS FROM INTERIOR OF BUILDING	-
@ BRANNAN ST	(15) PROPOSED NEW DISCREET CONDUIT RUN FROM EXISTING ORIGIN, ALONG UNDERSIDE OF PEDIMENT, TO F3 LIGHT FIXTURES AT CORRUGATED METAL BUILDING	
	(16) POINT OF ORIGIN OF EXISTING CONDUIT AT ADJACENT PARKING LOT	ר ז ר
	ITEMS BELOW NOTED DURING 9/27/19 SITE WALK *SEE PHOTOS ON SHT A4.1	
	17 EXISTING METAL GATE & FENCE	
	EXISTING STUCCO SIDING	
	(19) EXISTING RAIN WATER LEADER	
	20 EXISTING CORRUGATED METAL SIDING	
	(21) EXISTING STANDING SEAM	-
	METAL ROOF EXISTING LIGHT FIXTURE	
H	(23) EXISTING SECURITY CAMERA (24) EXISTING BRICK ANCHOR PLATES	
1-11-		
16-111		
@ BLUXOME ST		
	(27) EXISTING AAU SHUTTLE INFORMATION	

tet design 1420 Sutter Street San Francisco, CA 94109 T 415.391.7918 F 415.391.7309 TEFarch.com ACADEMYofART UNIVERSITY 79 New Montgomery Street San Francisco, CA 94105 AAU INSTITUTIONAL COMPLIANCE SET 601 BRANNAN San Francisco, CA 94107 Project Number Issue Date 10/11/ 21826.01 10/11/ State: 1*0" Pritase 10/11/2019 11:22:54 PM Issue Date 10/11/19 Phase Date EXTERIOR ELEVATION DETAIL IMAGES A4.1







A Remove Existing Blade Sign Scale: NTS

SURVEY REQUIRED NOT FOR PRODUCTION



Concord, CA 94520 925.771.6300 Phone CA License #665363 Project ID 8/19/19 Date: Sales: A. Bartizal Designer G. Graves Rev. #: 1 Date: 9/18/19 **Revision Notes:** × Exterior Interior Single Faced X Double Faced × Illuminated Non-Illuminated Type of Lighting: Lamps X L.E.D. Neon Other Address **601 BRANNAN STREET** SAN FRANCISCO **Customer Approval** Signature MM/DD/YYYY 2019 All Rights Reserved. This is an original unpublished drawing submitted in connection with a project we are planning for you. It is not to be a copied, reproduced, exhibited or shown to anyone auticide of your argumization without written permission of Golden Gate Sign Company. This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Cade and other applicable codes. This includes proper grounding and banding of the sign. (4) All Signs to be Title 24 Compliant WSA Sign Associates CSA) BBB 1SA Sheet No. **GG 2.0**

Company, Care 2500 Bisso Lane, Suite 200 4'-0"



ACADEMY of ART UNIVERSIT



S/F Externally Illuminated Wall Sign Scale: 3/4" = 1' - 0"

Aluminum Cabinet Painted Black. w/ 1st Surface Vinyl Graphics w/ 3M Poppy Red Logo & White Copy. External Illumination is w/ White LED Light Bars



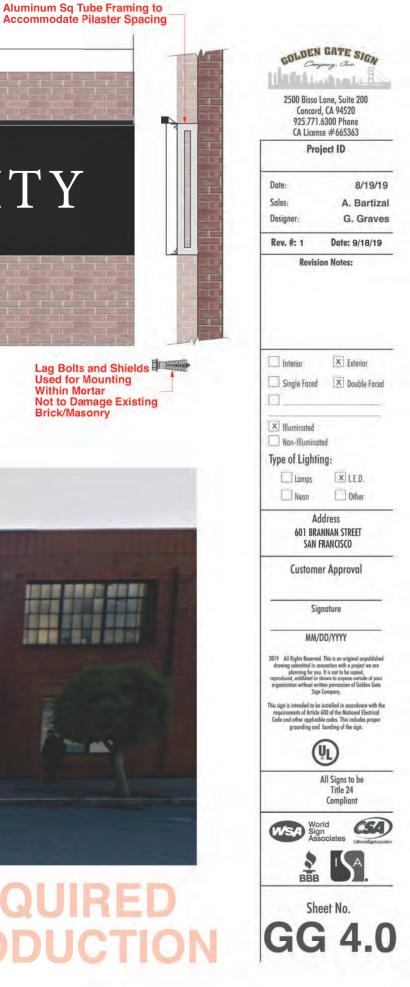
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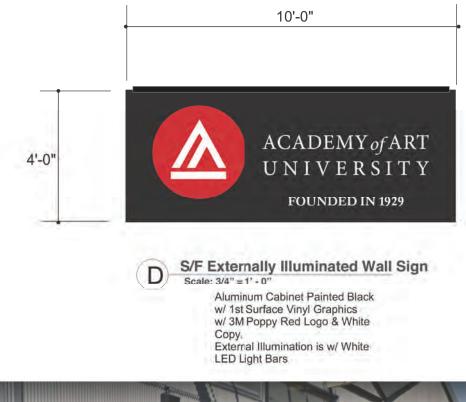
2500 Bisso Lane, Suite 200 Concord, CA 94520 925.771.6300 Phone CA License #665363 Project ID Date: 8/19/1		TUDE	N GATE SIGN
Concred Cd 4520 95:771.300 Phone CA Lience #665333 Project ID Date: 8/19/1 Salas: A. Bartiz Disigner: G. Grava Rev. #: 1 Date: 9/18/19 Revision Notes: Revision Notes:		GULG	myoning, the
Date: 8/19/1 Sales: A. Bartiz Description: G. Grave Rev. #: 1 Det:: 9/18/19 Revision Notes: Revision Notes: Initiation Revision Notes: Single Food Double food Single Food Double food Munimated Non-Illuminated Type of Lighting: Double food Barderss 01 Brankinkin SREFT San RRANCSCO Customer Approval Signature Non-Illuminated Type of Lighting: Double food Barderss 01 Brankinkin SREFT San RRANCSCO Customer Approval Signature Non-Illuminated MUDDIYYY Mit All Right Brankersh. This or any equivalent description of the state of the		Conco 925.77	rd, CA 94520 1.6300 Phone
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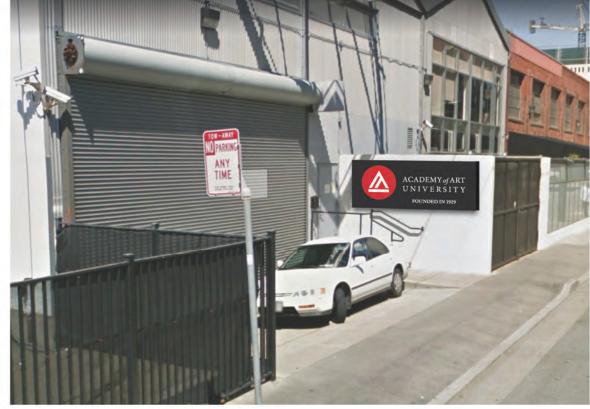
Existing Protruding Pilaster Here

24'-0" ACADEMY of ART UNIVERSITY 3'-0" S/F Externally Illuminated Wall Sign Aluminum Cabinet Painted Black C w/ 1st Surface Vinyl Graphics Scale: 1" = 1' - 0" w/ 3M Poppy Red Logo & White Copy. Existing Lights in This Area Field Verify Height External Illumination is w/ White LED Light Bars Existing Protruding Pilaster Here 13 🙆 ACADEMY of ART UNIVERSITY

SURVEY REQUIRED NOT FOR PRODUCTION





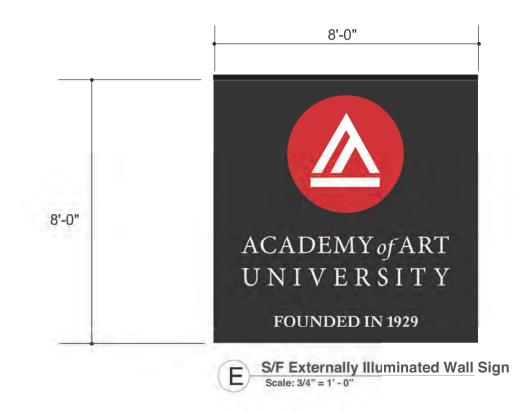


Proposed Location



SURVEY REQUINOT FOR PRODU

	2500 Rive Long Suite 200
	2500 Bisso Lane, Suite 200 Concord, CA 94520 925.771.6300 Phone CA License #665363
	Project ID
	Date: 8/19/19
	Sales: A. Bartiza
	Designer: G. Graves
	Rev. #: 1 Date: 9/18/19
	Revision Notes:
	Interior X Exterior
	Single Foced X Double Foced
	Double Foced
	La Illuminated
	Non-Illuminated
	Type of Lighting:
	Lamps X L.E.D.
	Neon Other
	Address 601 Brannan Street San Francisco
	Customer Approval
	Signature
	MM/DD/YYYY
	2019 All Rights Reserved. This is an original unpublished drawing submitted in connections with a project we are planning for you. It is not be copied, reproduced, exhibited or shown to enyone outside of your argenization without written permission of Golden Gate Sign Company.
	This sign is intended to be installed in accordance with the requirements of Arricle 600 of the National Electrical Code and other applicable codes. This includes proper grounding and bonding of the sign.
	(ŲL)
	All Signs to be Title 24 Compliant
	World Sign Associates
-	BBB LA.
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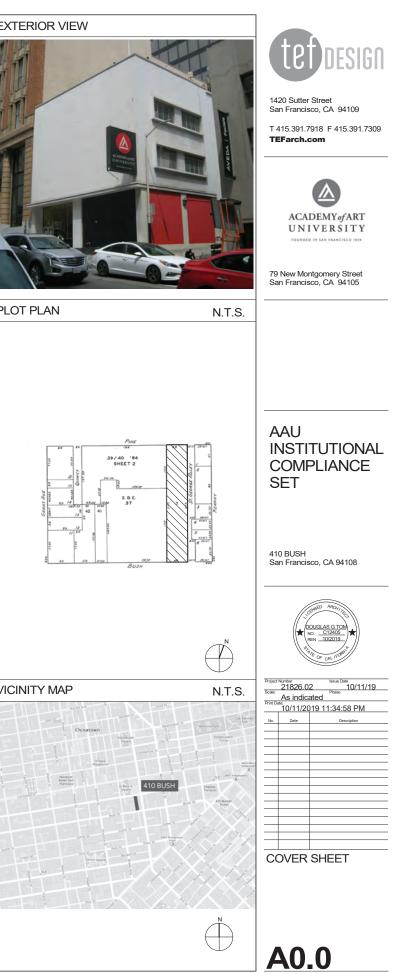


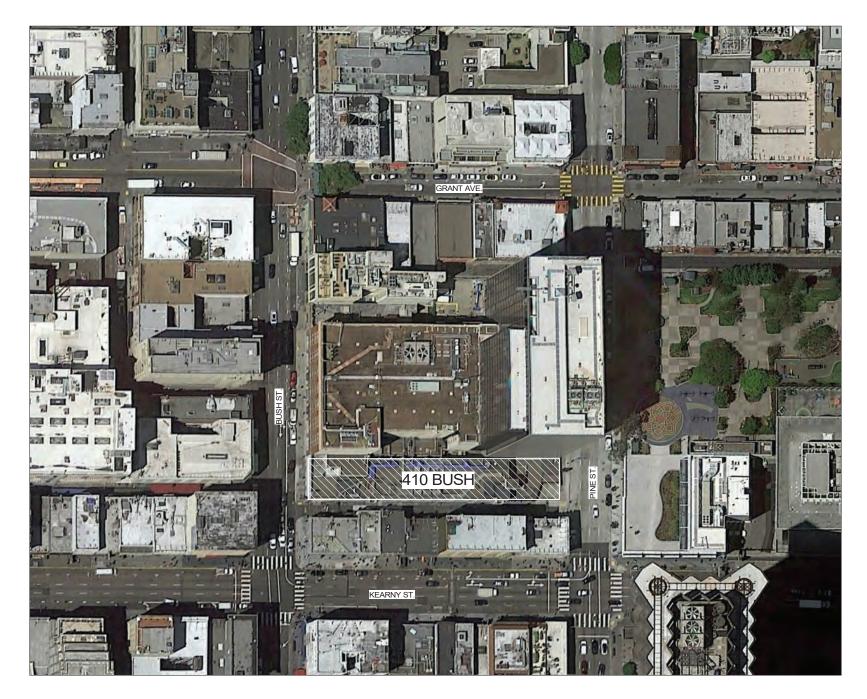
Proposed Location

SURVEY REQUINOT FOR PRODU

	Concor 925.771	Lane, Suite 200 d, CA 94520 .6300 Phone se #665363
	CA License #665363 Project ID	
	Date: Sales:	8/19/19 A. Bartiza
	Designer:	G. Grave
	Rev. #: 1 Revis	Date: 9/18/19 on Notes:
um Cabinet Painted Black Surface Vinyl Graphics		
oppy Red Logo & White	Interior	X Exterior
Illumination is w/ White It Bars	Single Foced	X Double Faced
	X Illuminated	ted
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	Lamps	× L.E.D.
	Neon	Olher
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	drawing submitted in a planning for yo reproduced, exhibited or organization without we	d. This is an original unpublished annection with a project we are u, it is not to be copied, shown to anyone outside of your item permission of Golden Gate a Company.
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ESTM EXISTING SIT	CONDITIONS	ANDUM ACademy of ANDUM ESTM Case I	Art University Project No. 2008.0586E	CODE NOTES REFERENCE CODE AS E	CE: SAN FRANCISCO EXISTING ON JANUA	PLANNING RY 1, 2019.	SHE	ET INDEX			EXT
Recommer Conditior Approval Nu ES-26: HR-	nded of Signage. The rear (north) el current guidar Conservation compliance A repair/patch a	commended Condition exterior signs on the fi levations do not appea nee for signage within Districts. To bring the AU shall remove the p ind refinish the exterior terials and appearance	açade (south) and r to comply with signage into roject box signs, wall to match	A- FLOOR AREAS SAN FRANCISCO PLANNING CODE SEC. 11 FLOOR AREA. GROSS: IN THE C-3 AND CE DISTRICTS, THE SUM OF THE GROSS ARE BUILDINGS, MEASURED ALONG THE GLAS ABOVE THE FINISHED FLOOR AND ALONG OVERALL BUILDING WALL PLANE CONNEC	ENTRAL SOMA AND VAN NESS EAS OF THE SEVERAL FLOORS SS LINE AT WINDOWS AT A HEI G A PROJECTED STRAIGHT LINE CTING THE ENDS OF INDIVIDUA	OF A BUILDING OR GHT OF FOUR FEET E PARALLEL TO THE AL WINDOWS,	Sheet	* Minor Permit to Alter requires HISTORIC PRESERVATION COMMISSION REVIEW	PLANNING DEPT ISSUE	ESERVATION ISSUE* DBI ISSUE	
	sign that is inc	directly illuminated as a signage in Article 11 C	specified in applicable	PROVIDED, HOWEVER, THAT SUCH LINE S THE WALL.	SHALL NOT BE INWARD OF THE	EINTERIOR FACE OF	Number	Sheet Name	Ч Ч	SF PR	
	AAU PROPO	SAL: See Notes on Sh	eet A3.2	FLOOR AREA, OCCUPIED: FLOOR AREA D PRINCIPAL OR CONDITIONAL USE AND ITS		BEING DEVOTED TO, A	A0.0 A0.1	COVER SHEET PROJECT INFORMATION	•	••	
*SEE S	PARKING SUMMAR HEET A2.1 FOR PR	OPOSED CLASS I BI	CYCLE PARKING	GROSS FLOOR A	REA (NO CHANGE)			GENERAL NOTES SITE PLAN AERIAL IMAGE & SITE HISTORY	•	•	
*SEE S	HEET A0.S3 FOR P	ROPOSED CLASS II I	BICYCLE PARKING	Level BASEMENT	Existing (SF) 7,243	Proposed (SF) 7,243		SITE PLAN DRAWINGS STREETSCAPE DRAWINGS	•	•	
		PARKING SUMMARY		LEVEL 1* LEVEL 2	9,941 9,663	9,941 9,663	A0.S4	STREETSCAPE DRAWINGS	•		
CLASS I	ESTM REQUIRED	CODE REQUIRED	PROPOSED 5	LEVEL 3	9,663	9,663		OCCUPANCY AND EGRESS PLANS SF GREEN BUILDING COMPLIANCE FORM	\vdash		-
CLASS I	-	8 (2 + 6*)	8	GROSS SF TOTAL	36,510	36,510	A0.T3a	ACCESSIBILITY DIAGRAMS (1 of 3)		•	
*PER SF PLANNI CLASS II BICYCLI LESS THAN SIX (**THE PROPOSA	E PARKING: ONE CLASS 2 SP CLASS 2 SPACES.	ATE PARKING GARAGE MINIMU	ES, EXCEPT IN NO CASE	Level BASEMENT LEVEL 1* LEVEL 1* LEVEL 2 LEVEL 3 OCCUPIED SF TOTAL B- ACTIVE USE *SEE SHEET A2.1 PROPOSE REFERENCE C- OFF-STREET CAR SPACES *SEE SHEETS A2.1 FOR REP MAXIMUM AREA PERMITTED BY CODE FOR ACCESSORY PARKING1 EXISTING	-0(SD), C-3-S, C-3-S(SU), AND C STRICT DEVOTED TO BUILDING- 0N 210.2 - TABLE 210 3,200 SF = 118,800 SF AREA (NO CHANGE) Existing (SF) 2,743 7,302 8,106 7,613 25,764 ED LEVEL 1 FLOOR F FERENCE 1,804 SF. 10	CLUDE THE -3-G DISTRICTS, AND OR PEDESTRIAN 1.2): Proposed (SF) 2,743 7,302 8,106 7,613 25,764	A0.T3c A1.1 A1.2 A2.1 A2.2 A3.0 A3.1 A3.2 A3.1 A3.2 A3.3 A3.4 A4.1 A4.2 PROO BLOCK DISTRI ZONINK HEIGH SPECI/ USE EXISTII PROPC No OF	JECT INFORMATION SS 410 BUSH STREET <u>7LOT</u> 0270/007 CTS G C-3-O (DOWNTOWN-OFFICE) T/BULK 80-130-F AL USE WITHIN 1/4 MILE OF AN EXISTING FRINGE FINANCIAL SERVICE CHANGE OF USE REQUIRED NG OFFICE			PLO
				EXISTING PARKING AREA PROPOSED ² PROPOSED CAR SHARE SPACES (1) PER SF PLANNING CODE TABLE 151.1 MAXIMUM (2) PER CONDITIONAL USE REQUESTED FOR PRIV STAFF (3) PER SF PLANNING CODE TABLE 166 REQUIRED (4) EXISTING PARKING AREA (PERMITTED PRIOR TI PROPOSED AS LEGAL NONCONFORMING. SEE BUI	1,973 SF 10 0 (10 < 25: not req 10 / 10 / 10 / 10 / 10 / 10 / 10 / 10 /	EA IR AAU FACULTY AND S CONTROLS)	NATIO DISTRI CALIFO DISTRI HISTO EVALU ARTICI HISTO	NAL REGISTER HISTORIC ICTS ORNIA REGISTER HISTORIC		ling -	VICI
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				APPLICABLE CODES				JECT SCOPE			
				APPLICABLE CODES ALL WORK SHALL COMPLY WIT AMENDMENTS, RULES, REGULA ORDERS, APPROVALS, ETC. TH, AUTHORITIES. IN THE EVENT O STRINGENT REQUIREMENTS IN TO THE CURRENT APPLICABLE THE FOLLOWING (OR OTHERWI 2016 SAN FRANCISCO BUILDING PART 2- 2016 CALIFORNIA BUILL PART 4- 2016 CALIFORNIA EUEC PART 3- 2016 CALIFORNIA EUEC PART 9- 2016 CALIFORNIA ENES PART 9- 2016 CALIFORNIA EXIS PART 9- 2016 CALIFORNIA EXIS PART 9- 2016 CALIFORNIA EXIS PART 9- 2016 CALIFORNIA FIRE THE NATIONAL FIRE CODES ST/ PROTECTION HANDBOOK OF TH ALL APPLICABLE NFPA CODE SI LIMITED TO CCSF, FIRE MARSH	ATIONS, ORDINANCE IAT ARE REQUIRED E JF CONFLICT, THE M ICLUDE, BUT ARE NC EDITIONS OR PUBLI ISE NOTED): 3 CODE DING CODE HANICAL CODE CODE STING BUILDING COE CODE STING BUILDING COE CODE ANDARD AND THE FI HE NFPA ECTIONS INCLUDING	IS, LAWS, BY PUBLIC OST DT LIMITED CATIONS OF DE DE RE B BUT NOT	PURSU TO CH4 OFFICE PLANN PROJE COMPL FOR 41 UNIVEF PUBLIS EXISTIF PROJE THE PF INSTITU FOR 4C PROJE PROJE PROVC PURSU WORK CAMER	JUET SCOPE IANT TO CASE NUMBER 2008.0586, THE PROJECT PF ANGE THE USE OF 410 BUSH FROM A LAST LEGAL U E TO POST-SECONDARY EDUCATIONAL INSTITUTION ING CODE EXCEPTIONS REQUESTED AS PART OF T CT ARE LISTED ON THIS COVER SHEET. PROPOSEE JANCE WITH RECOMMENDED CONDITIONS OF APP 10 BUSH LISTED IN TABLE 26 OF THE ACADEMY OF, RSITY PROJECT EXISTING SITES TECHNICAL MEMOI 9 BUSH LISTED IN TABLE 26 OF THE ACADEMY OF, RSITY PROJECT EXISTING SITES TECHNICAL MEMOI 9 BUSH LISTED IN TABLE 26 OF THE ACADEMY OF, RSITY PROJECT EXISTING SITES TECHNICAL MEMOI 9 BUSH LISTED IN TABLE 26 OF THE ACADEMY OF, RSITY PROJECT EXISTING SITES TECHNICAL MEMOI 9 BUSH LISTED IN TABLE 26 OF THE ACADEMY OF CT ARE NOTED ON SHEET A3.2. ROJECT ALSO PROPOSES TO REFLECT THAT THE LE UTED USE OF BASEMENT PARKING IN 410 BUSH IS CADEMY OF ART UNIVERSITY FACULTY AND STAFF. CT PROPOSES CONDITIONAL USE AUTHORIZATION TE PARKING GARAGE USE IN THE BASEMENT OF 410 RITY CAMERA, LIGHTING AND ASSOCIATED CONDUIT INT TO THE DEVELOPMENT AGREEMENT, BUT INS' AAU MAY PURSUE TO REPLACE EXISTING SECURIT XAS, LIGHTING AND ASSOCIATED CONDUIT SUBJECT /AL REQUIREMENTS.	ISE OI N. HE NOVAI ART RAND SHEE SHEE THIS EGALL THE FOR D BUS T D WOI TEAD Y	F UM T. S _Y A H.	
All drawings and wri the Architect and ma	itten material appearing herein constitute ay not be duplicated, used or disclosed w	original and unpublished work of without consent of Architect.		If this drawing is not 24" x 36", then the drawing has been revised from size. Noted scales must be adjusted. This line should be equal to one in	n its original inch.						





1 SITE PLAN AERIAL IMAGE

SITE HISTORY

SOURCE: ESTM Case No. 2008.0586E -Appendix HR

According to building permits on file with the San Francisco Planning Department, 410 Bush Street was initially designed and constructed in 1915 as the St. George Garage. This date falls within the era of rapid, post-fire construction within the Kearny-Market-Mason-Sutter Conservation District, with most of the district's architecturally significant buildings constructed between 1907 and 1918. Made of reinforced concrete and rising 41 feet, the building was commissioned by Charles F. Haulou. San Francisco architects the O'Brien Brothers, Inc. constructed the property at a cost of \$25,000 in early 1915, with additional structural work carried out by the O'Brien Brothers completed numerous commissions in San Francisco, with a focus on commercial and automobile-related designs in the 1910s and 1920s. By 1933 and into the early 1940s, the property, now owned by the Grant Company, continued operating as garage. All floors of the building, including the basement, were originally utilized

In the immediate postwar period, in 1946/1947, the St. George Garage was converted to office space by the Westinghouse Electric Company. The earlytwentieth-century appearance and features of the building were replaced, and the façade underwent a \$150,000, Mid-Century Modern make-over by San Francisco architect Albert F. Roller, in collaboration with contractors Barrett & Hilp.

A native of San Francisco, Roller (1891-1981) worked in the offices of Coxhead & Coxhead, Ward & Blohme, among others, before opening his open practice in 1926. Roller's many commissions in San Francisco include 100 California Street (Bethehem Steel Building, 1959), completed by Roller and Welton Becket in 1959, 444 Taylor Street (National Broadcasting Company Studios, 1941), 1111 California Street (Masonic Auditorium, 1959), in the postwar period, Roller served on the San Francisco Redevelopment Agency between 1951 and 1953, as well as the San Francisco Art Commission between 1955 and 1958. According to the San Francisco Modern Architecture and Landscape Design 1935-1970 Historic Context Statement, Roller is recognized as a master architect in San Francisco.

As presented in Architect and Engineer in November 1949, "The Westinghouse Electric Corporation's new three-story building at 410 Bush Street in San Francisco now provides a thoroughly modern, centrally located, office headquarters for the company's engineering sales and executive personnel... The new quarters affords ample space to meet current and immediate future office space requirements and fills a long need for consolidation in one downtown, central location." Following the remodel, the building spanned approximately 40,000 square feet, with the 40-foot storefront facing Bush Street.

By 1967, the property was owned and occupied by Commercial Union Insurance Group, which remained in the building through at least 1975. At the time of the 1978 San Francisco Architectural Quality Survey, 410 Bush Street still retained signage for Commercial Union Company and appeared to be for sale at the time. Until AAU occupied the property in 1994, a variety of tenants appear to have occupied its office space, including a San Francisco branch of the United Way, which operated in the building from the early 1980s until 1994.



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AAU INSTITUTIONAL COMPLIANCE SET

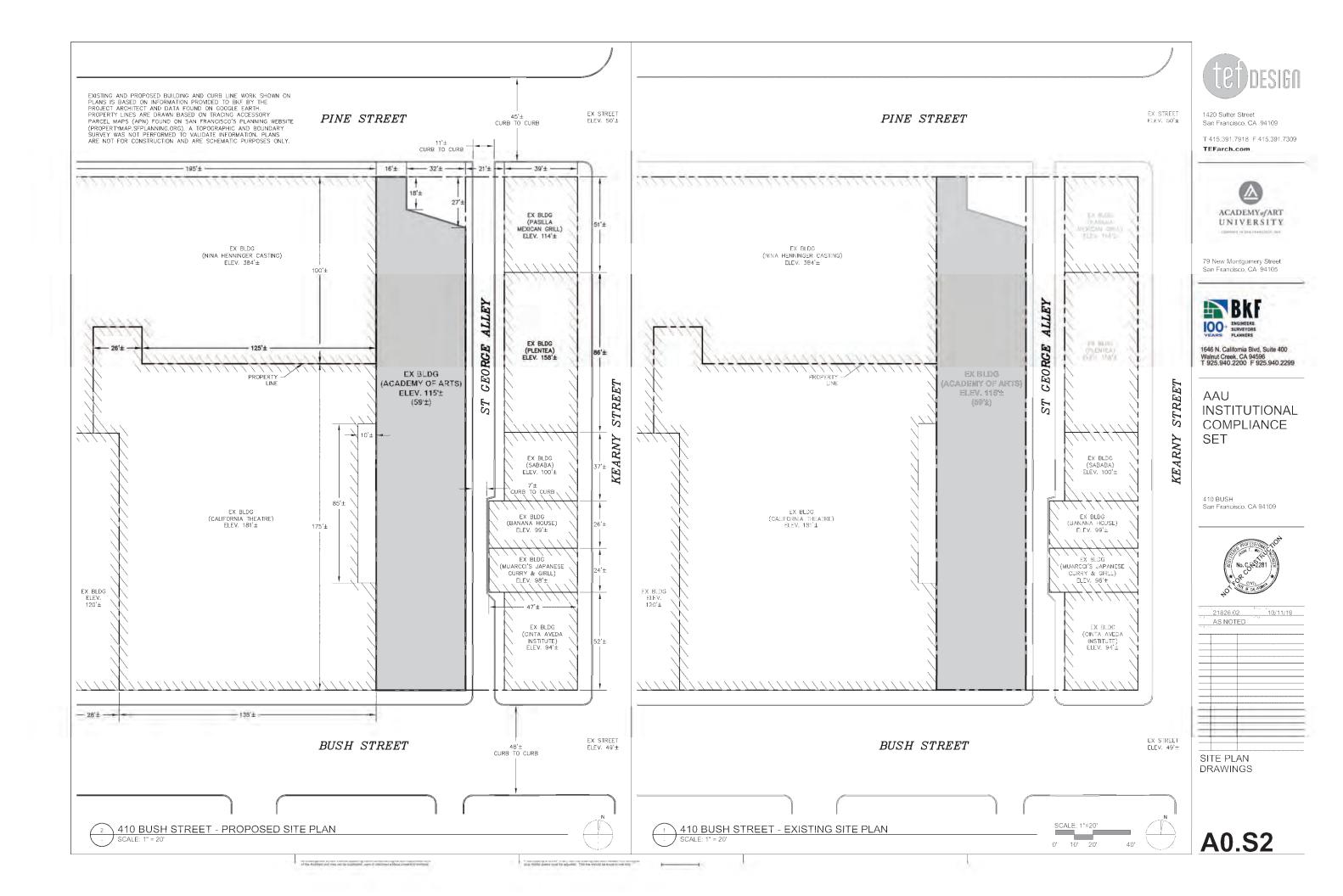
410 BUSH San Francisco, CA 94108

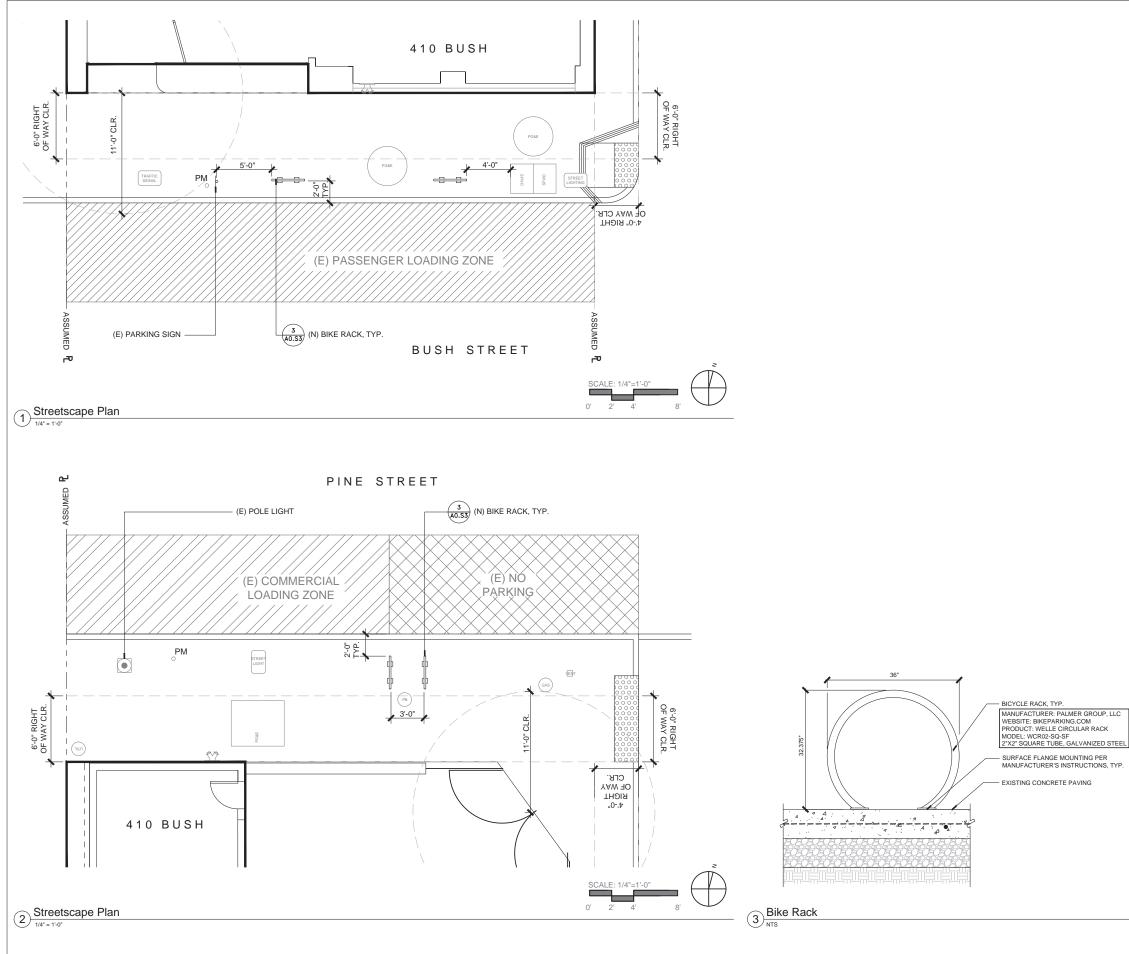


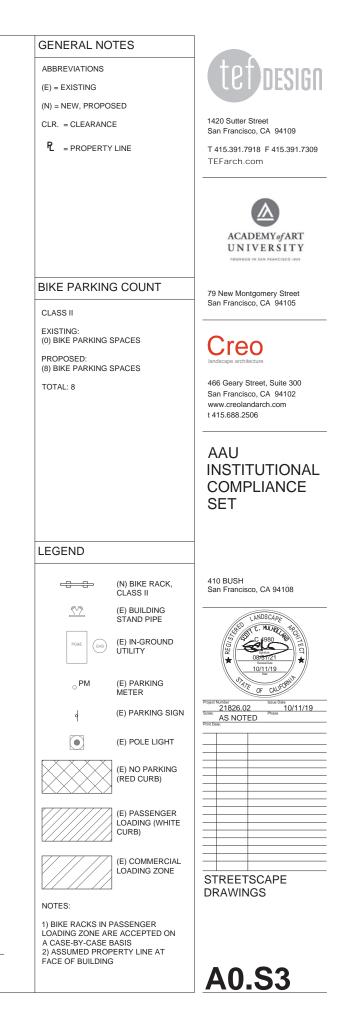
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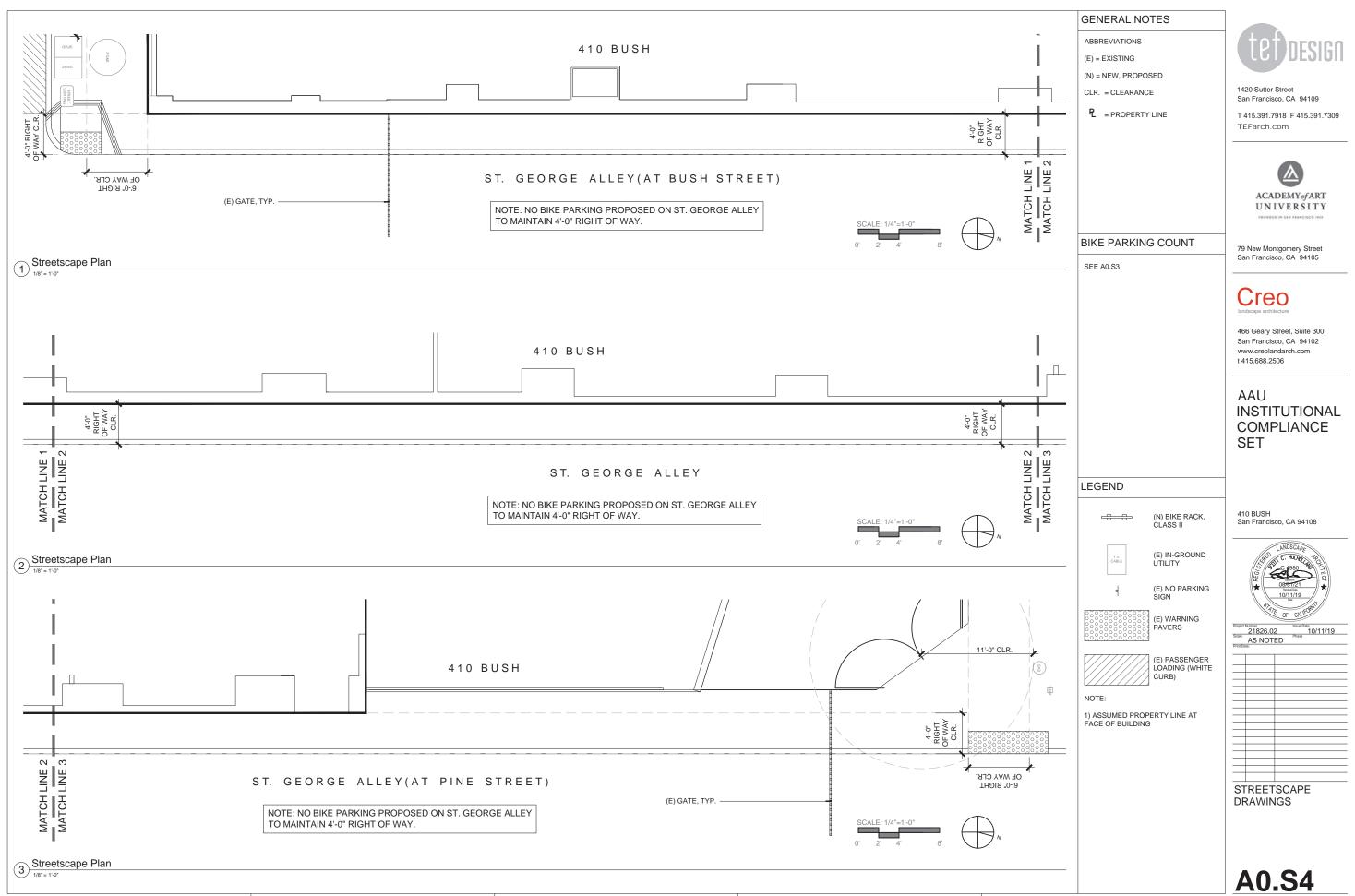
SITE PLAN AERIAL IMAGE & SITE HISTORY

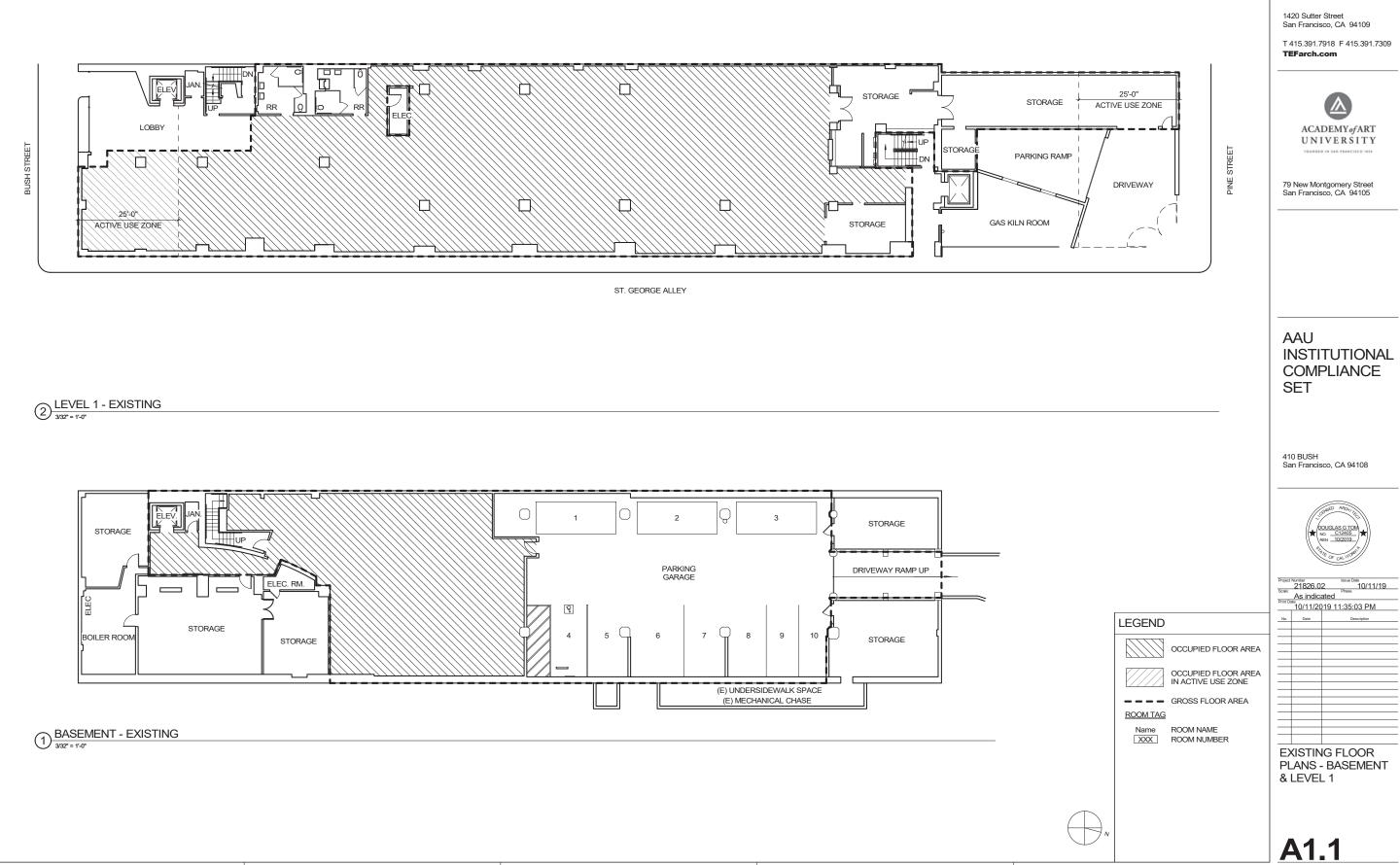
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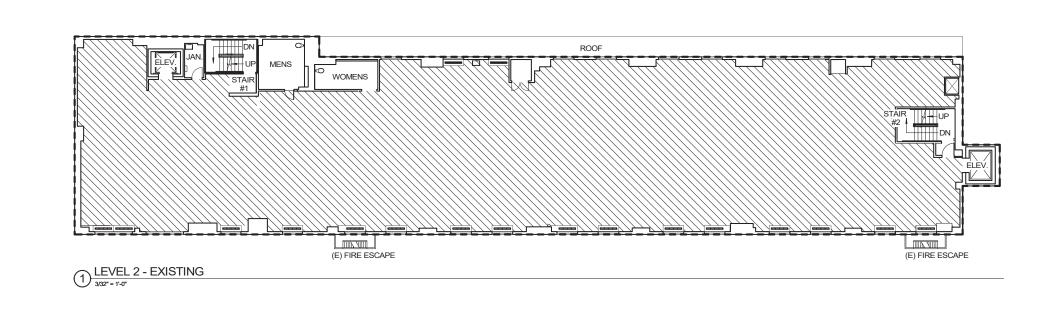


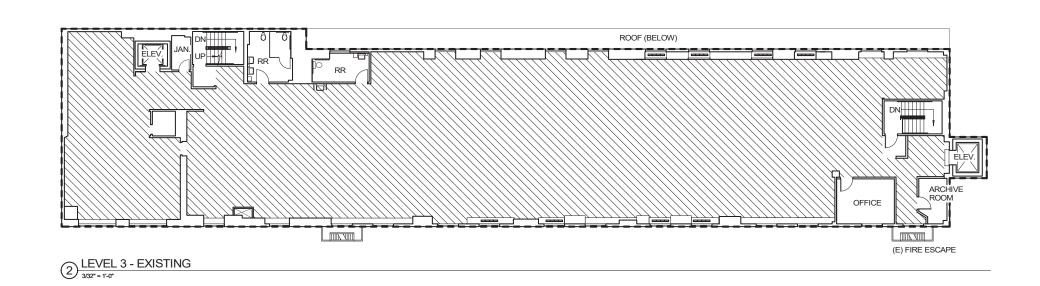


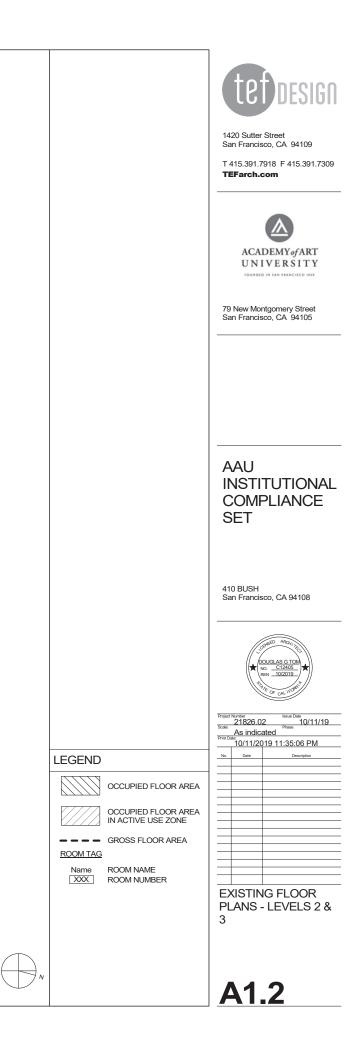


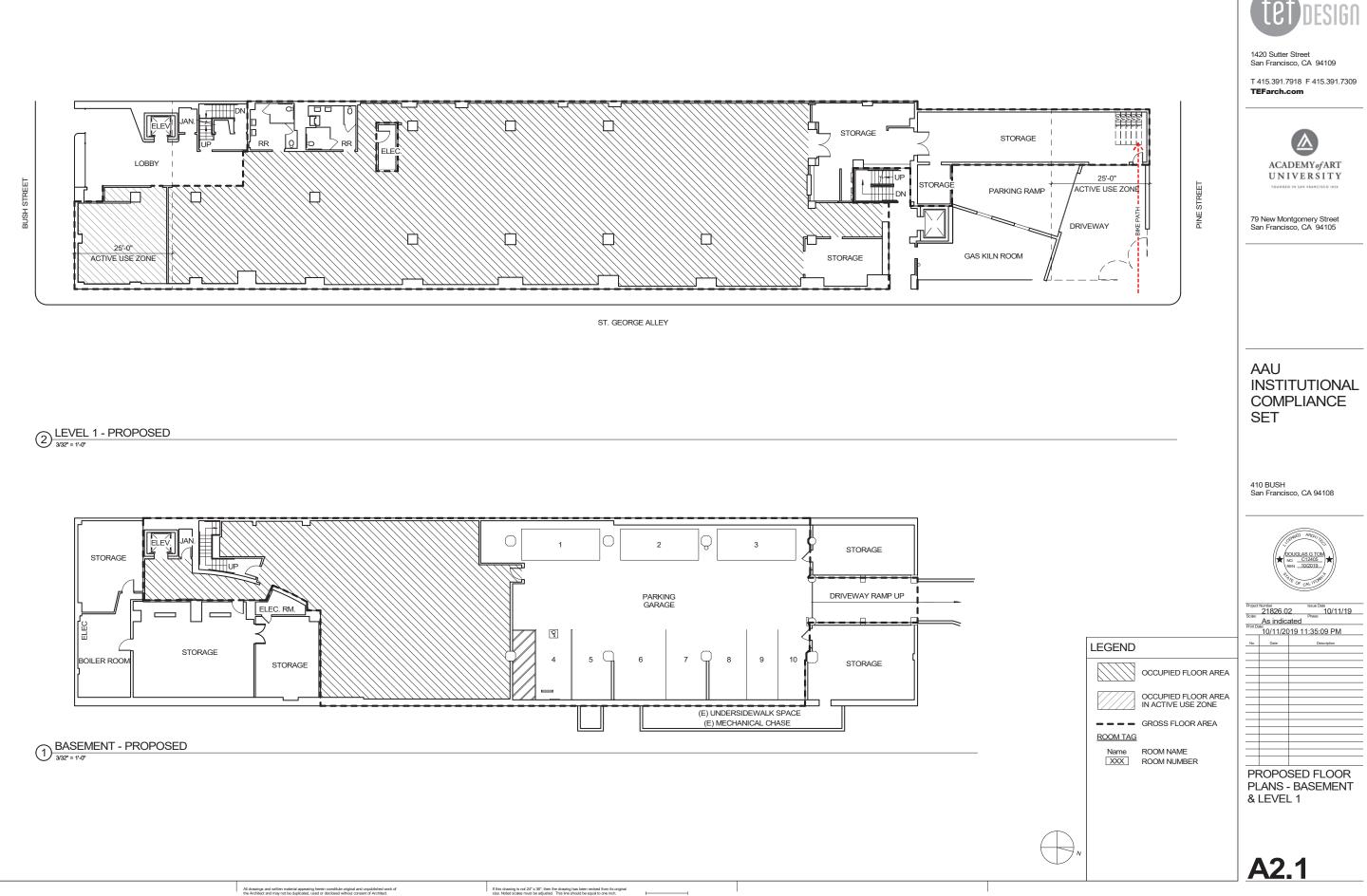


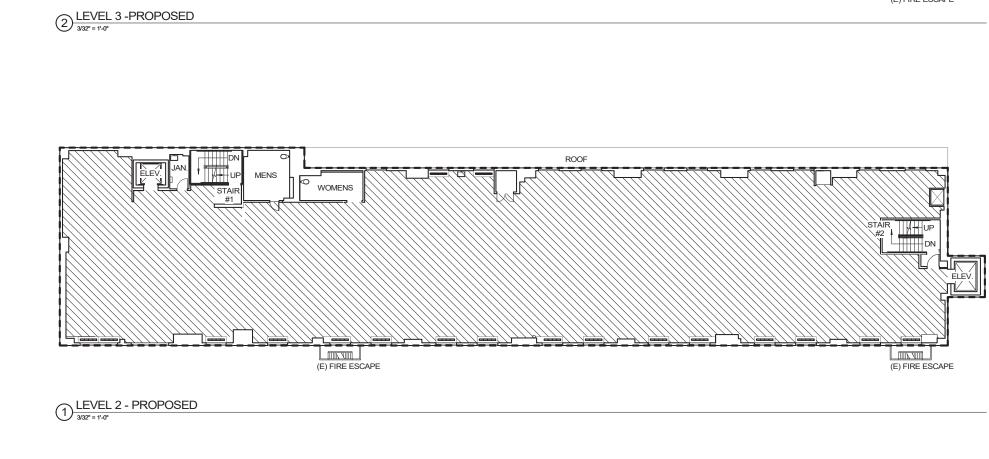
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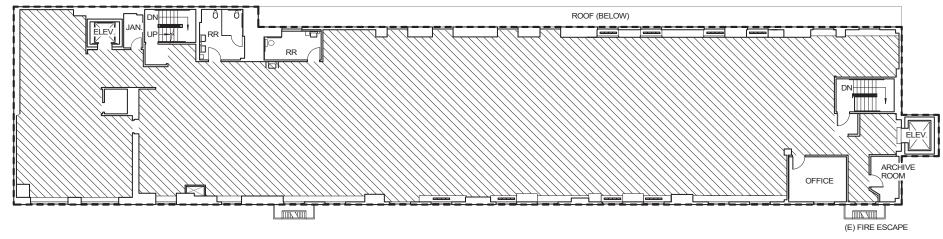


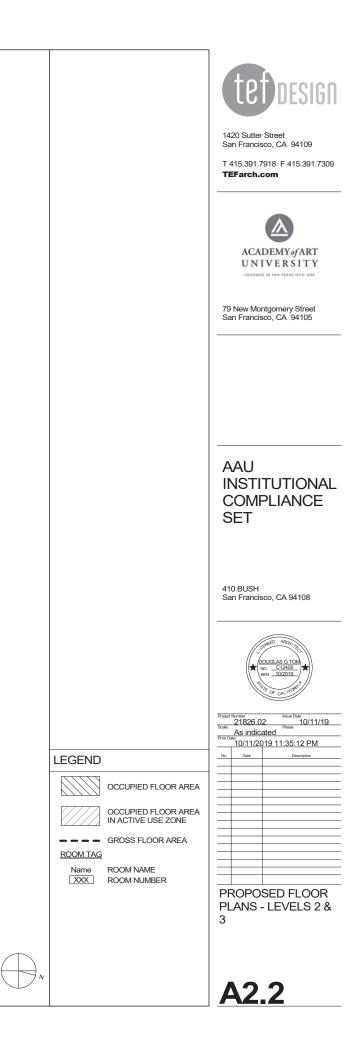














3 SOUTH ELEVATION - (1949) SOURCE: ESTM Case No. 2008.0586E - Appendix HR



O SOUTH ELEVATION - (1964) SOURCE: ESTM Case No. 2008.0586E - Appendix HR



 SOUTH ELEVATION - (1978)

 SOURCE:
 ESTM Case No. 2008.0586E - Appendix HR



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HISTORICAL EXTERIOR ELEVATION IMAGES





(14) (15) (2)







SOUTH ELEVATION - BUSH STREET



KEYNOTES

- (1) ESTM ES-26, HR-1 SIGNAGE LEGALLY PERMITTED BY PERMIT NOS 9404204, 9404205, 200512301328, 200512130163, 201002226883, 201003228698
- (2) EXISTING FLOOD LIGHT FIXTURES AND ASSOCIATED CONDUIT ALONG ALLEY TO BE REMOVED
- (2b) PROPOSED FLOOD LIGHT FIXTURES ADDED, POWER FEED FOR ALL LIGHT FIXTURES ALONG ST. GEORGE ALLEY TO BE PROVIDED FROM WITHIN THE BUILDING; NO EXPOSED CONDUIT
- (3) EXISTING SECURITY CAMERA WITH MINIMAL PROFILE AND CONCEALED CONDUIT
- (3b) EXISTING SECURITY CAMERA SYSTEM AT ALLEY, TYP., PROPOSED TO BE RETAINED
- (4) TILE TO BE REPAINTED IN A MEDIUM/DARK GREY (CHARCOAL) COLOR DISTINCT FROM EXISTING FACADE PAINT COLOR, TO REFLECT THE HISTORIC LOOK OF THE BUILDING
- 5 PLANTER ENCLOSED AND SHEATHED IN BLACK TILE

6a 6b 6c 6d 6e 6f

EXISTING ALUMINUM WINDOWS REPLACED WITHOUT THE BENEFIT OF A PERMIT: AAU PROPOSES TO LEGALIZE; SEE PHOTOS ON A4.1

- 7 POWER FEED FOR ALL LIGHT FIXTURES ALONG ST. GEORGE ALLEY TO BE PROVIDED FROM WITHIN THE BUILDING; NO EXTERIOR CONDUIT
- 8 PAINT ALL PATHWAYS AND HOUSING TO MATCH THE EXTERIOR BUILDING COLOR
- REMOVE EXISTING PAINTED SIGN
 <u>ITEMS BELOW NOTED DURING</u>
 <u>9/25/19 SITE WALK</u>
 *SEE IMAGES ON SHT. A4.1
- 10 FIRE ALARM DEVICE
- (1) WINDOW TRANSOM PANEL REPLACED BY VENT
- 12 CHAIN LINK FENCE
- (13) EXISTING BARBED WIRE
- (13b) REMOVE EXISTING BARBED WIRE
- (14) EXISTING FIRE ESCAPE BALCONIES
- (15) EXISTING ACCORDIAN FIRE LADDER



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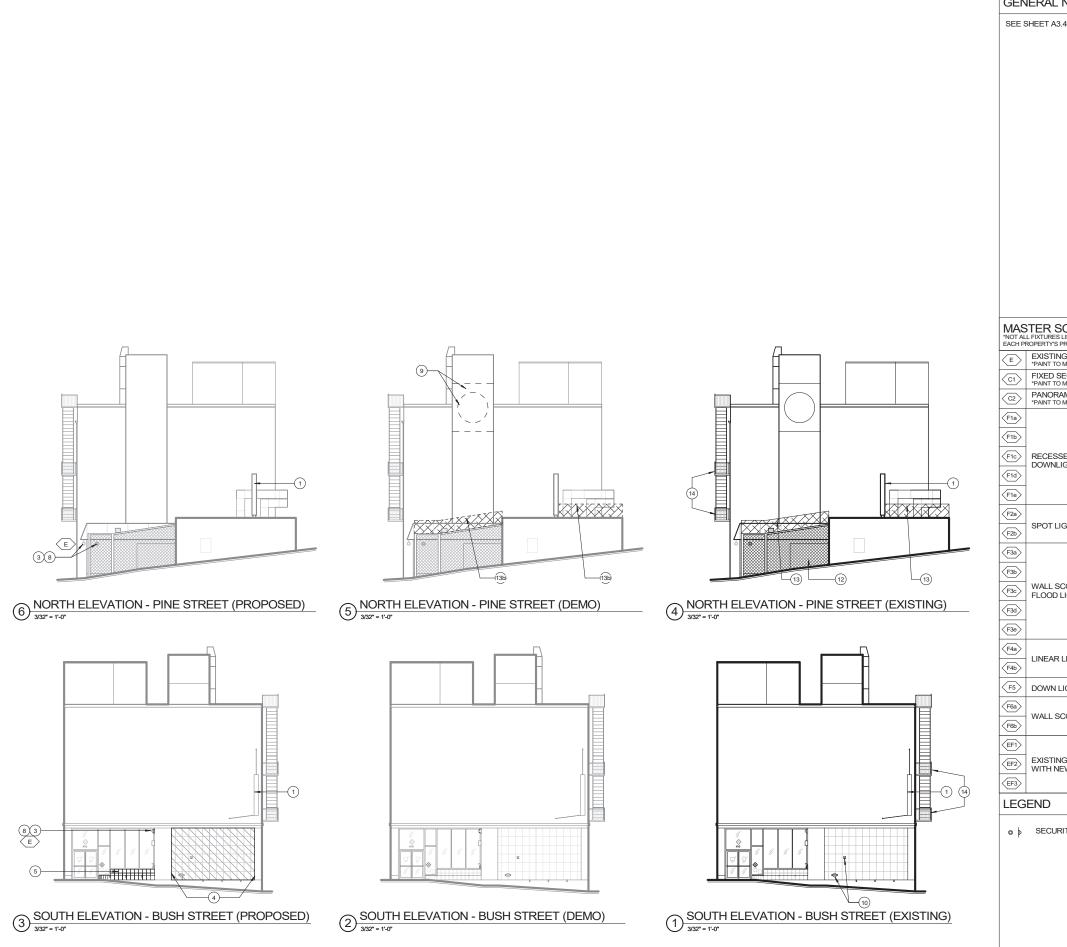


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EXTERIOR ELEVATION IMAGES

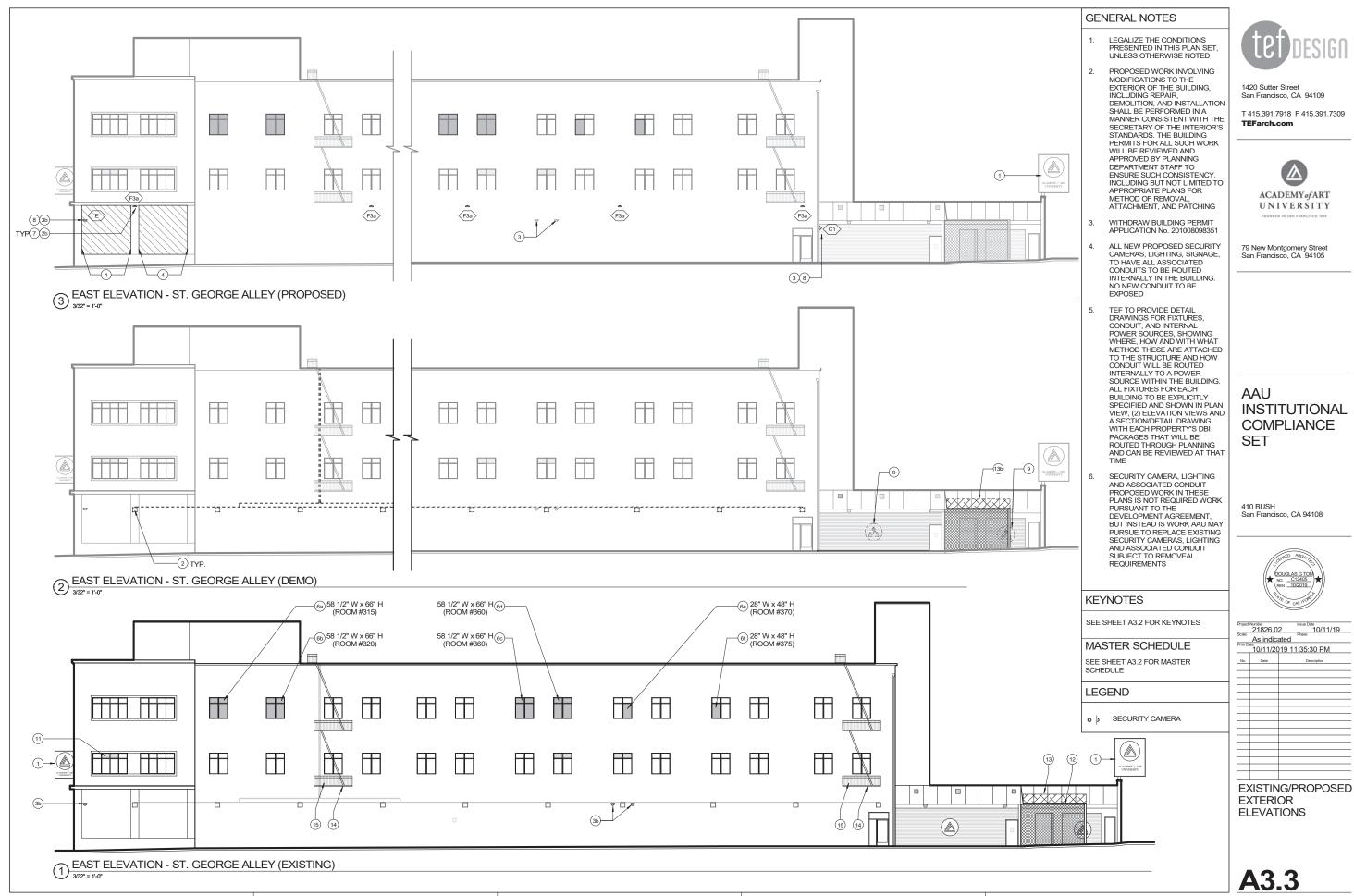


If this drawing is not 24" x 36", then the drawing has been revised from its original size. Noted scales must be adjusted. This line should be equal to one inch. -



GENERAL

NOTES	KEYNOTES	
3.4 FOR GENERAL NOTES	(1) ESTM ES-26, HR-1 SIGNAGE LEGALLY PERMITTED BY PERMIT NOS 9404204, 9404205, 200512301328, 200512130163, 201002226883, 201003228698	tefdesign
	2 EXISTING FLOOD LIGHT FIXTURES AND ASSOCIATED CONDUIT ALONG ALLEY TO BE REMOVED	1420 Sutter Street San Francisco, CA 94109
	(2) PROPOSED FLOOD LIGHT FIXTURES ADDED, POWER FEED FOR ALL LIGHT FIXTURES ALONG ST. GEORGE ALLEY TO BE PROVIDED FROM WITHIN THE BUILDING; NO EXPOSED CONDUIT	T 415.391.7918 F 415.391.7309 TEFarch.com
	3 EXISTING SECURITY CAMERA WITH MINIMAL PROFILE AND CONCEALED CONDUIT	ACADEMYofART
	(3) EXISTING SECURITY CAMERA SYSTEM AT ALLEY, TYP., PROPOSED TO BE RETAINED	UNIVERSITY rounded in san francisco 1929
	(4) TILE TO BE REPAINTED IN A MEDIUMDARK GREY (CHARCOAL) COLOR DISTINCT FROM EXISTING FACADE PAINT COLOR, TO REFLECT THE HISTORIC LOOK OF THE BUILDING	79 New Montgomery Street San Francisco, CA 94105
	PLANTER ENCLOSED AND SHEATHED IN BLACK TILE	
SCHEDULE LISTED BELOW ARE USED AT	6a 6b 6c 6d 6e 6f	
PROPOSAL NG SECURITY CAMERA D MATCH EXTERIOR BLDG. COLOR SECURITY CAMERA	EXISTING ALUMINUM WINDOWS REPLACED WITHOUT THE BENEFIT OF A PERMIT: AAU PROPOSES TO LEGALIZE; SEE PHOTOS ON A4.1	
MATCH EXTERIOR BLDG. COLOR AMIC SECURITY CAMERA MATCH EXTERIOR BLDG. COLOR	POWER FEED FOR ALL LIGHT FIXTURES ALONG ST. GEORGE ALLEY TO BE PROVIDED FROM WITHIN THE BUILDING; NO EXTERIOR CONDUIT	AAU INSTITUTIONAL
SED .IGHT FIXTURE	8 PAINT ALL PATHWAYS AND HOUSING TO MATCH THE EXTERIOR BUILDING COLOR	COMPLIANCE
	(9) REMOVE EXISTING PAINTED SIGN <u>ITEMS BELOW NOTED DURING</u> <u>9/25/19 SITE WALK</u> *SEE IMAGES ON SHT. A4.1	
IGHT FIXTURE	fire alarm device fine and the second device fine window transom panel	410 BUSH San Francisco, CA 94108
CONCE/ LIGHT FIXTURE	REPLACED BY VENT 12 CHAIN LINK FENCE 13 EXISTING BARBED WIRE 13b REMOVE EXISTING BARBED WIRE 14 EXISTING FIRE ESCAPE BALCONIES	CDUGAS G TOM → CC2405 AROUTING COUGAS G TOM AROUTING AROUTIN
LIGHT FIXTURE	(15) EXISTING ACCORDIAN FIRE LADDER	Project Number Issue Date 21826.02 10/11/19 State As indicated
LIGHT FIXTURE		Print Date: 10/11/2019 11:35:27 PM No. Date Description
CONCE FIXTURE		
NG FIXTURE. RELAMP EW LED RETROFIT LAMP		
RITY CAMERA		EXISTING/PROPOSED EXTERIOR ELEVATIONS
		A3.2
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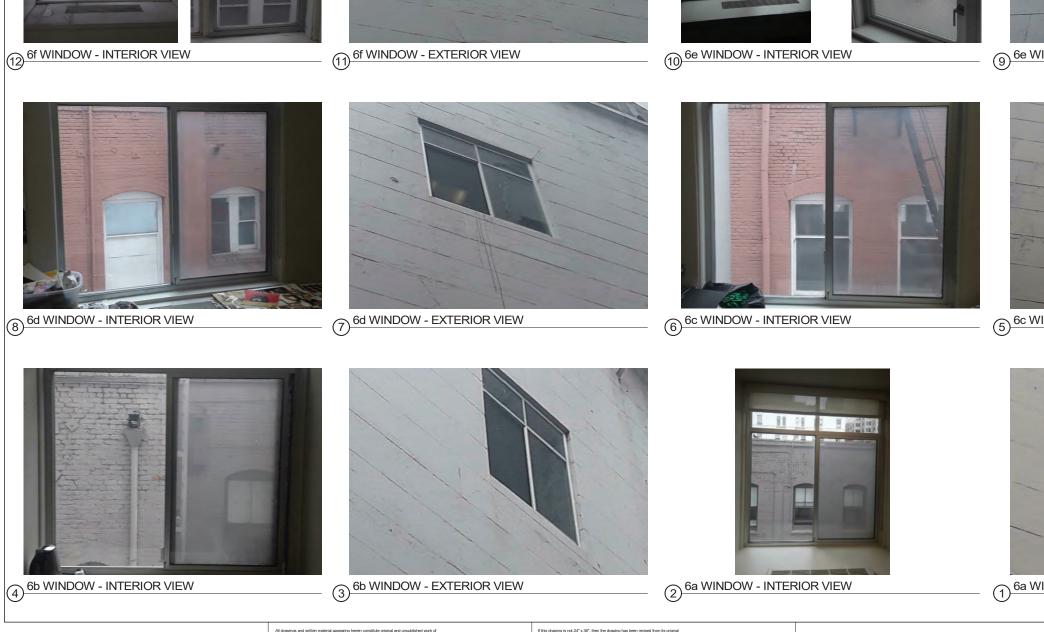


All drawings and written material appearing herein constitute original and unpublished work of	
the Architect and may not be duplicated, used or disclosed without consent of Architect.	

							INTERN SOURCE ALL FIXT BUILDIN SPECIFII VIEW, (2 A SECTI WITH EA PACKAG ROUTEE AND CAT TIME 6. SECURIT AND ASS PROPOS PLANS IS PURSUA SECURIT AND ASS SUBJEC REQUIRT
]
U WEST ELEVATION - PROPERTY LINE (EXI 332" = 1-0"	STING/PI	ROPOSED)				 	
	I drawings and written mate	ial appearing herein constitute original and unpublished wor	k of	this drawing is not $24^{\circ} \times 36^{\circ}$, then the drawing has been revis	ed from its original		

GEN	IERAL N
1.	LEGALIZE PRESENTE UNLESS O
2.	PROPOSE MODIFICA' EXTERIOR INCLUDING DEMOLITIG SHALL BE MANNER (SECRETAB STANDAR PERMITS I WILL BE R WILL BE R WILL BE R MILL BE R INCLUDING APPROVE ENSURE S INCLUDING APPROPR ATTACHM
3.	WITHDRAN APPLICAT
4.	ALL NEW F CAMERAS TO HAVE A CONDUITS INTERNAL NO NEW C EXPOSED

GENERAL NOTES	KEYNOTES	
 LEGALIZE THE CONDITIONS PRESENTED IN THIS PLAN SET, UNLESS OTHERWISE NOTED PROPOSED WORK INVOLVING 	(1) ESTM ES-26, HR-1 SIGNAGE LEGALLY PERMITTED BY PERMIT NOS 9404204, 9404205, 200512301328, 200512130163, 201002226893, 201003226698	tefdesign
MODIFICATIONS TO THE EXTERIOR OF THE BUILDING, INCLUDING REPAIR, DEMOLITION, AND INSTALLATION	 EXISTING FLOOD LIGHT FIXTURES AND ASSOCIATED CONDUIT ALONG ALLEY TO BE REMOVED 	1420 Sutter Street San Francisco, CA 94109
SHALL BE PERFORMED IN A MANNER CONSISTENT WITH THE SECRETARY OF THE INTERIOR'S STANDARDS. THE BUILDING PERMITS FOR ALL SUCH WORK WILL BE REVIEWED AND APPROVED BY PLANNING	(2b) PROPOSED FLOOD LIGHT FIXTURES ADDED, POWER FEED FOR ALL LIGHT FIXTURES ALONG ST. GEORGE ALLEY TO BE PROVIDED FROM WITHIN THE BUILDING; NO EXPOSED CONDUIT	T 415.391.7918 F 415.391.7309 TEFarch.com
DEPARTMENT STAFF TO ENSURE SUCH CONSISTENCY, INCLUDING BUT NOT LIMITED TO APPROPRIATE PLANS FOR METHOD OF REMOVAL,	EXISTING SECURITY CAMERA WITH MINIMAL PROFILE AND CONCEALED CONDUIT	ACADEMY
ATTACHMENT, AND PATCHING 3. WITHDRAW BUILDING PERMIT APPLICATION No. 201008098351	(3b) EXISTING SECURITY CAMERA SYSTEM AT ALLEY, TYP., PROPOSED TO BE RETAINED	UNIVERSITY JOUNDED IN SAM FRANCISCO 1939
 ALL NEW PROPOSED SECURITY CAMERAS, LIGHTING, SIGNAGE, TO HAVE ALL ASSOCIATED CONDUITS TO BE ROUTED INTERNALLY IN THE BUILDING. 	(4) TILE TO BE REPAINTED IN A MEDIUM/DARK GREY (CHARCOAL) COLOR DISTINCT FROM EXISTING FACADE PAINT COLOR, TO REFLECT THE HISTORIC LOOK OF THE BUILDING	79 New Montgomery Street San Francisco, CA 94105
NO NEW CONDUIT TO BE EXPOSED	5 PLANTER ENCLOSED AND SHEATHED IN BLACK TILE	
5. TEF TO PROVIDE DETAIL DRAWINGS FOR FIXTURES, CONDUIT, AND INTERNAL POWER SOURCES, SHOWING WHERE, HOW AND WITH WHAT METHOD THESE ARE ATTACHED TO THE STRUCTURE AND HOW	(6a) (6b) (6c) (6d) (6e) (6f) EXISTING ALUMINUM WINDOWS REPLACED WITHOUT THE BENEFIT OF A PERMIT: AAU PROPOSES TO LEGALIZE; SEE PHOTOS ON A4.1	
CONDUIT WILL BE ROUTED INTERNALLY TO A POWER SOURCE WITHIN THE BUILDING. ALL FIXTURES FOR EACH BUILDING TO BE EXPLICITLY SPECIFIED AND SHOWN IN PLAN.	POWER FEED FOR ALL LIGHT FIXTURES ALONG ST. GEORGE ALLEY TO BE PROVIDED FROM WITHIN THE BUILDING; NO EXTERIOR CONDUIT	AAU INSTITUTIONAL
VIEW, (2) ELEVATION VIEWS AND A SECTION/DETAIL DRAWING WITH EACH PROPERTY'S DBI PACKAGES THAT WILL BE ROUTED THROUGH PLANNING AND CAN BE REVIEWED AT THAT	PAINT ALL PATHWAYS AND HOUSING TO MATCH THE EXTERIOR BUILDING COLOR REMOVE EXISTING PAINTED SIGN	COMPLIANCE SET
TIME 6. SECURITY CAMERA, LIGHTING AND ASSOCIATED CONDUIT	ITEMS BELOW NOTED DURING 9/25/19 SITE WALK *SEE IMAGES ON SHT. A4.1	
PROPOSED WORK IN THESE PLANS IS NOT REQUIRED WORK PURSUANT TO THE DEVELOPMENT AGREEMENT,	FIRE ALARM DEVICE WINDOW TRANSOM PANEL REPLACED BY VENT	410 BUSH San Francisco, CA 94108
BUT INSTEAD IS WORK AAU MAY PURSUE TO REPLACE EXISTING SECURITY CAMERAS, LIGHTING	(12) CHAIN LINK FENCE	
AND ASSOCIATED CONDUIT SUBJECT TO REMOVEAL REQUIREMENTS	(13) EXISTING BARBED WIRE (13) REMOVE EXISTING BARBED WIRE	JOBNEED ARCHIERS
	(14) EXISTING FIRE ESCAPE BALCONIES	
	(15) EXISTING ACCORDIAN FIRE LADDER	Project Number lissue Date
		21826.02 10/11/19 Scale Phase Phase Phase 10/11/2019 11:35:33 PM
		ELEVATIONS
		<u>A3.4</u>



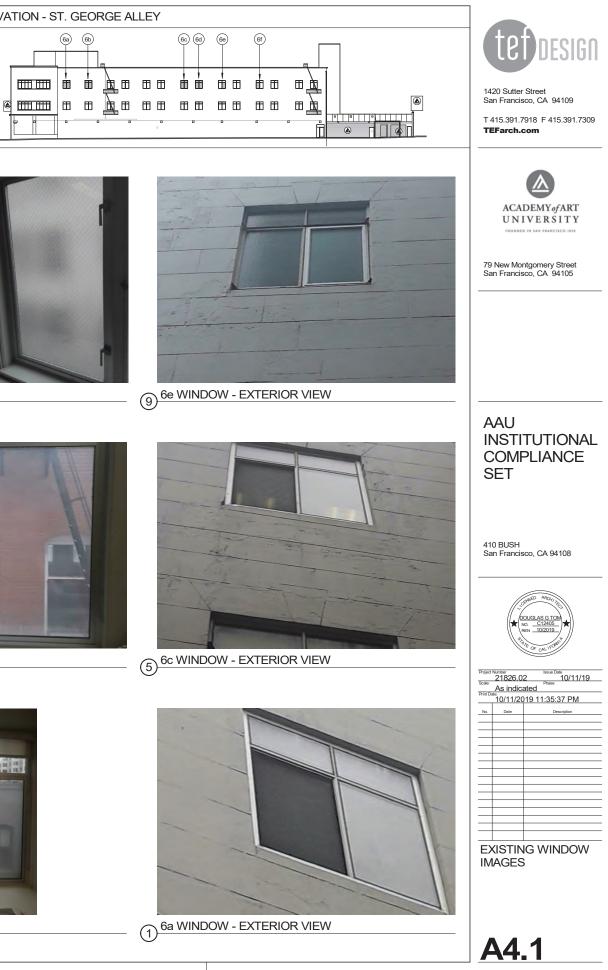










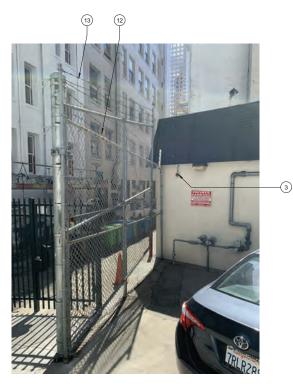


FOR MORE INFORMATION, REFER TO ELEVATIONS ON A3.3 EXISTING ALUMINUM WINDOWS REPLACED BY AAU: AAU PROPOSES TO LEGALIZE 2

GENERAL NOTES

KEY ELEVATION - ST. GEORGE ALLEY

6a (b)



(4) IMAGE 3/16" = 1'-0"



3 IMAGE



(10)-



KEYNOTES

- (1) ESTM ES-26, HR-1 SIGNAGE LEGALLY PERMITTED BY PERMIT NOS 9404204, 9404205, 200512301328, 200512130163, 201002226883, 201003226698
- (2) EXISTING FLOOD LIGHT FIXTURES AND ASSOCIATED CONDUIT ALONG ALLEY TO BE REMOVED
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- 5 PLANTER ENCLOSED AND SHEATHED IN BLACK TILE
- 6a 6b 6c 6d 6e 6f

EXISTING ALUMINUM WINDOWS REPLACED WITHOUT THE BENEFIT OF A PERMIT: AAU PROPOSES TO LEGALIZE; SEE PHOTOS ON A4.1

- POWER FEED FOR ALL LIGHT FIXTURES ALONG ST. GEORGE ALLEY TO BE PROVIDED FROM WITHIN THE BUILDING; NO EXTERIOR CONDUIT
- 8 PAINT ALL PATHWAYS AND HOUSING TO MATCH THE EXTERIOR BUILDING COLOR
- REMOVE EXISTING PAINTED SIGN
 <u>ITEMS BELOW NOTED DURING</u>
 <u>9/25/19 SITE WALK</u>
 *SEE IMAGES ON SHT. A4.1
- (10) FIRE ALARM DEVICE
- (1) WINDOW TRANSOM PANEL REPLACED BY VENT
- 12 CHAIN LINK FENCE
- (13) EXISTING BARBED WIRE
- 136 REMOVE EXISTING BARBED WIRE
- (14) EXISTING FIRE ESCAPE BALCONIES
- EXISTING ACCORDIAN FIRE

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	Number 21826.0	2 10/11/19				
	As indicated					
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No.	Date	Description				
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EXTERIOR ELEVATION DETAIL IMAGES

A4.2

ESTM CO	NDITIONS ECHNICAL MEMORANDUM	Academy of Art U ESTM Case No.	Jniversity Project 2008.0586E	CODE NOTES REFERENCE: S. CODE AS EXIST	AN FRANCISCO	PLANNING RY 1, 2019.	SHE	ET INDEX			EXTERI	OR VIEW
Recommended Condition of Approval Numbe		ended Condition of A		A- FLOOR AREAS SAN FRANCISCO PLANNING CODE SEC. 102 DEFI	VITIONS			* Administrative Certificate of Appropriateness requires HISTORIC PRESERVATION	- ISSUE	NUE*	A Nain	
ES-30: TR-1	and monitor the shu serving 58-60 Fede frequency or capaci	d Capacity: AAU sha uttle bus capacity for ral Street, potentially ity to meet the measu emic and residential	Shuttle Route G increasing ured demand of	ELOOR AREA. GROSS: IN THE C-3 AND CENTRAL DISTRICTS, THE SUM OF THE GROSS AREAS OF BUILDINGS, MEASURED ALONG THE GROSS AREAS OF ABOVE THE FINISHED FLOOR AND ALONG A PRO OVERALL BUILDING WALL PLANE CONNECTING T	SOMA AND VAN NESS S HE SEVERAL FLOORS (AT WINDOWS AT A HEIG JECTED STRAIGHT LINE HE ENDS OF INDIVIDUAI	OF A BUILDING OR GHT OF FOUR FEET PARALLEL TO THE L WINDOWS,		COMMISSION REVIEW	SF PLANNING DEPT	ESERVATION ISSI DBI ISSUE		
ES-30: TR-2	in AAU's Transporta	To be addressed und ation Management P shall work with SFMT	an .	PROVIDED, HOWEVER, THAT SUCH LINE SHALL N THE WALL. FLOOR AREA, OCCUPIED: FLOOR AREA DEVOTED			Sheet Number	Sheet Name	SFP	PRE SF D		
	alternate shuttle bus Federal and Rincon Street building, taki	s stop, such as near streets, to serve the ng into account poss	the intersectin of 58-60 Federal	PRINCIPAL OF CONDITIONAL USE AND ITS ACCES	SORY USES.			COVER SHEET PROJECT INFORMATION GENERAL NOTES	•	•••		
	AAU PROPOSAL:	AAU respectfully con	tends that it has	Level BASEMENT (LOWER) - NON-AAU	Existing (SF) 7,767	Proposed (SF) 7,767	A0.3 A0.S1	ACCESSIBILITY REPORT SITE PLAN AERIAL IMAGE & SITE HISTORY	•	•		are-
ES-30: TR-3	stop directly in front Street.	of the subject prope	rty on Federal	BASEMENT LEVEL 1	12,417 15,629	12,417 15,629	A0.S3	SITE PLAN DRAWINGS STREETSCAPE DRAWINGS OCCUPANCY AND EGRESS PLANS	•	•		
20 00. 110	and adjacent busine pedestrian condition along the west side	of the building. Measurements along Federal Stre	thods to improve et, predominantly sures could	LEVEL 2 LEVEL 3 LEVEL 4 LEVEL 5	15,625 15,625 15,625 15,625	15,625 15,625 15,625 15,625	A0.T2 A0.T3a A0.T3b	SF GREEN BUILDING COMPLIANCE FORM ACCESSIBILITY DIAGRAMS (1 of 3) ACCESSIBILITY DIAGRAMS (2 of 3)		•	24	
	signalized pedestria AAU PROPOSAL: / conditions, but resp	an crossing. AAU proposes to cor ectfully contends tha	tinually monitor	GROSS SF TOTAL	98,313	98,313	A1.1	ACCESSIBILITY DIAGRAMS (3 of 3) EXISTING FLOOR PLANS - BASEMENT (LOWER) EXISTING FLOOR PLANS - BASEMENT	•	•		Growtha
ES-30: TR-4	bicycle racks (36 Cl basement of the bu racks (36 Class II s	king: AAU reports the ass II bicycle parking ilding. AAU should re paces) to the ground	spaces) in the locate these floor in a more	FLOOR AREA RATIO (PER SECTION 12	<u>4):</u>		A1.4 A1.5	EXISTING FLOOR PLANS - LEVEL 1 EXISTING FLOOR PLANS - LEVEL 2 EXISTING FLOOR PLANS - LEVEL 3 EXISTING FLOOR PLANS - LEVEL 4	• • •	• • • • • • • • • • • • • • • • • • • •	PLOT PL	LAN
	bicycle parking loca consistent with San	and add signage to tion. Bicycle parking Francicsco Planning	shall be	MAXIMUM ALLOWED GROSS SF MUO FAR X LOT AREA = 5.0 X 18,162 S	F = 90,810 SF		A2.1	EXISTING FLOOR PLANS - LEVEL 5 PROPOSED FLOOR PLANS - BASEMENT (LOWER)	•	•		
	guidance. AAU PROPOSAL: Sheet.	See Bicycle Parking	Summary on this	INSTITUTIONAL OCCUPIED FLOO			A2.2 A2.3 A2.4	PROPOSED FLOOR PLANS - BASEMENT PROPOSED FLOOR PLANS - LEVEL 1 PROPOSED FLOOR PLANS - LEVEL 2	•	•		
ES-30: GHG-1	shall design, locate	e Bicycle Parking Re and configure all bic ce with Planning Coc	vcle parking	- Level BASEMENT LEVEL 1	Existing (SF) 6,548 13,079	Proposed (SF) 6,548 13,079	A2.5 A2.6	PROPOSED FLOOR PLANS - LEVEL 3 PROPOSED FLOOR PLANS - LEVEL 4	ŀ	•	a sea	~
	- 155.4.	See Bicycle Parking		LEVEL 2 LEVEL 3 LEVEL 4	13,495 11,884 13,517	13,495 11,884 13,517		PROPOSED FLOOR PLANS - LEVEL 5 HISTORIC EXTERIOR ELEVATION IMAGES EXTERIOR ELEVATION IMAGES	• •	• • • •	t	
*SEE SHEE	KING SUMMARY T A2.3 FOR PROPOS T A0.S3 FOR PROPO			LEVEL 5 OCCUPIED SF TOTAL	13,537 72,060	13,537 72,060	A3.2 A3.3 A3.4 A4.1	EXISTING/PROPOSED EXTERIOR ELEVATIONS EXISTING/PROPOSED EXTERIOR ELEVATIONS EXISTING/PROPOSED EXTERIOR ELEVATIONS EXTERIOR ELEVATION IMAGES	-	• • • • • •	2 FEDI	
	BICYCLE PARK STM REQUIRED _OCATE EXISTING	ING SUMMARY CODE REQUIRED 4	PROPOSED 22	- B- ACTIVE USE *SEE SHEET A2.3 PROPOSED LE REFERENCE	VEL 1 FLOOR P	LAN FOR		SIGNAGE SIGNAGE DETAILS	·	•••	2 2 2 3 2 2 2 2 2 2 2 2	87.50 62.90
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^{**} THE PROPOSAL REM SFMTA, BUILDING AND	MAINS SUBJECT TO REVIEW A	ND APPROVAL BY OTHER CI	TY AGENCIES, SUCH AS	MAXIMUM PERMITTED BY CODE ¹ 12 EXISTING/PROPOSED 8 PROPOSED CAR SHARE SPACES ² 0 (1) PER SF PLANNING CODE TABLE 151.1 MAXIMUM 1 OFF- (2) PER SF PLANNING CODE TABLE 166 REQUIRED CAR-SH	(8 < 25: not requi	r 2 CLASSROOMS					64 001	
	BLE CODES			PROJECT SCOPE			_	PERTY INFORMATION			VICINIT	YMAP
AMENDMENTS ORDERS, APF AUTHORITIES	HALL COMPLY WITH S, RULES, REGULAT PROVALS, ETC. THA B. IN THE EVENT OF REQUIREMENTS INC	TONS, ORDINANCE T ARE REQUIRED E CONFLICT, THE M	S, LAWS, BY PUBLIC OST	PURSUANT TO CASE NUMBER 2008.050 TO CHANGE THE USE OF 58-60 FEDER USE OF GENERAL OFFICE TO POST-SE INSTITUTIONAL.	AL FROM THE LA	AST LEGAL	ADDRE BLOCK		E)			Comments the
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	υυς, ΓΙΚΕ ΙΜΑΚΟΗΑ	L ADIVIIN BULLETIN	5	PURSUANT TO THE DEVELOPMENT AG WORK AAU MAY PURSUE TO REPLACE CAMERAS, LIGHTING AND ASSOCIATED REMOVAL REQUIREMENTS.	REEMENT, BUT	INSTEAD IS URITY	DISTRI HISTO EVALU	RIC RESOURCE None			14 M. St. 4	and the filters
							HISTO ARTIC DESIG	LE 10 DESIGNATED South End RIC DISTRICT LANDMARKS LE 11 PRESERVATION None			107	
							MILLS LEGAC	ACT None CY BUSINESS REGISTRY None			<u> </u>	
All drawings and written mate the Architect and may not be	rial appearing herein constitute original and duplicated, used or disclosed without cons	a unpublished work of ent of Architect.		If this drawing is not 24" x 36", then the drawing has been revised from its original size. Noted scales must be adjusted. This line should be equal to one inch.	+						1	

EXTERIOR VIEW



N.T.S.

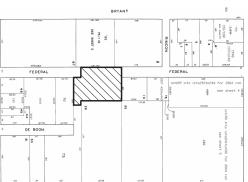


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N.T.S.







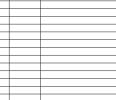


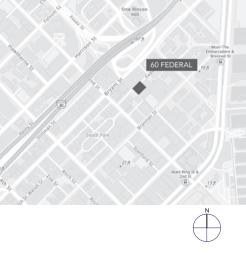














COVER SHEET



SITE HISTORY

SOURCE: ESTM Case No. 2008.0586E -Appendix HR

Constructed between 1910 and 1912, in advance of the 1914 opening of the Panama Canal, 58-60 Federal Street was commissioned by M.J. Hawley of the Rincon Warehouse Company for an estimated cost of \$200,000. Designed by Perseo Righett & August G. Headman, the building was "one of the largest and most costly warehouses in the city" at the time of its construction. The site was particularly promising, given its proximity to both the harbor and adjacent rail lines, an advantage that had become "recognized within the last two weeks by capitalists, who bought two valuable holdings in the same warehouse districts." The building was originally occupied by Weston Basket and Barrel Company, which utilized the space for offices, storage, and manufacturing operations.

The cohesive, industrial character of the adjacent area reflects "the development of warehouses over a 120-year period along the southern waterfront" of San Francisco.

> The interdependence of architecture and history can be seen forms a look at the evolution of warehouse forms along the southern waterfront. Unlike most other areas of the San Francisco waterfront, the South End district contains an extraordinary concentration of buildings from almost every period of San Francisco's maritime history. Several street fronts. ..are characterized by solid walls of brick and reinforced concrete warehouses. With this harmony of scale and materials, the South End Historic District is clearly a visually recognizable place. ...The buildings of the South End Historic District represent a rich and varied cross-section of the prominent local architects and builders of the period.

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 Issue Date

 21826.03
 10/11/19

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 Phase

 Print Date:
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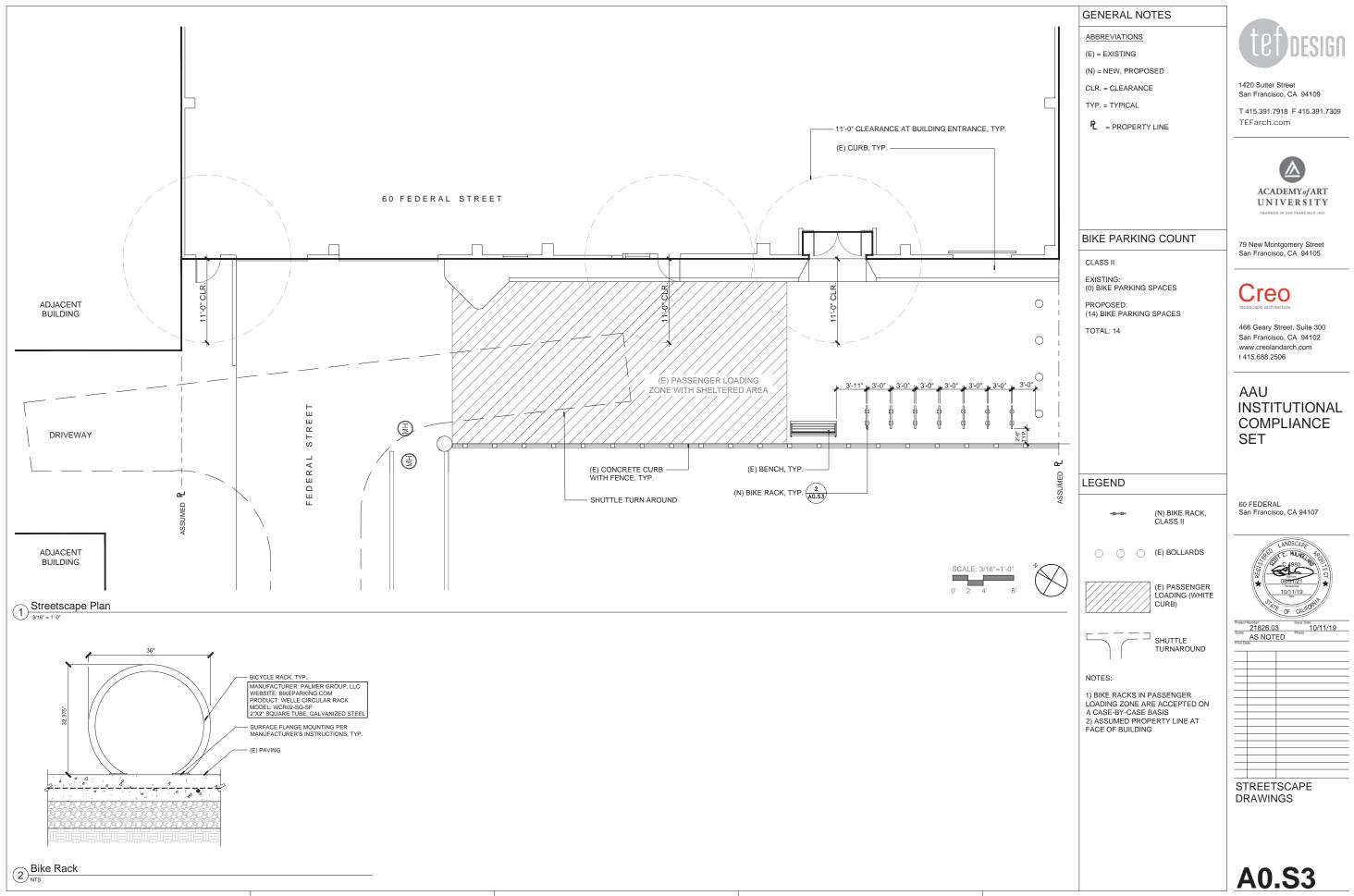
No.	Date	Description

SITE PLAN AERIAL IMAGE & SITE HISTORY

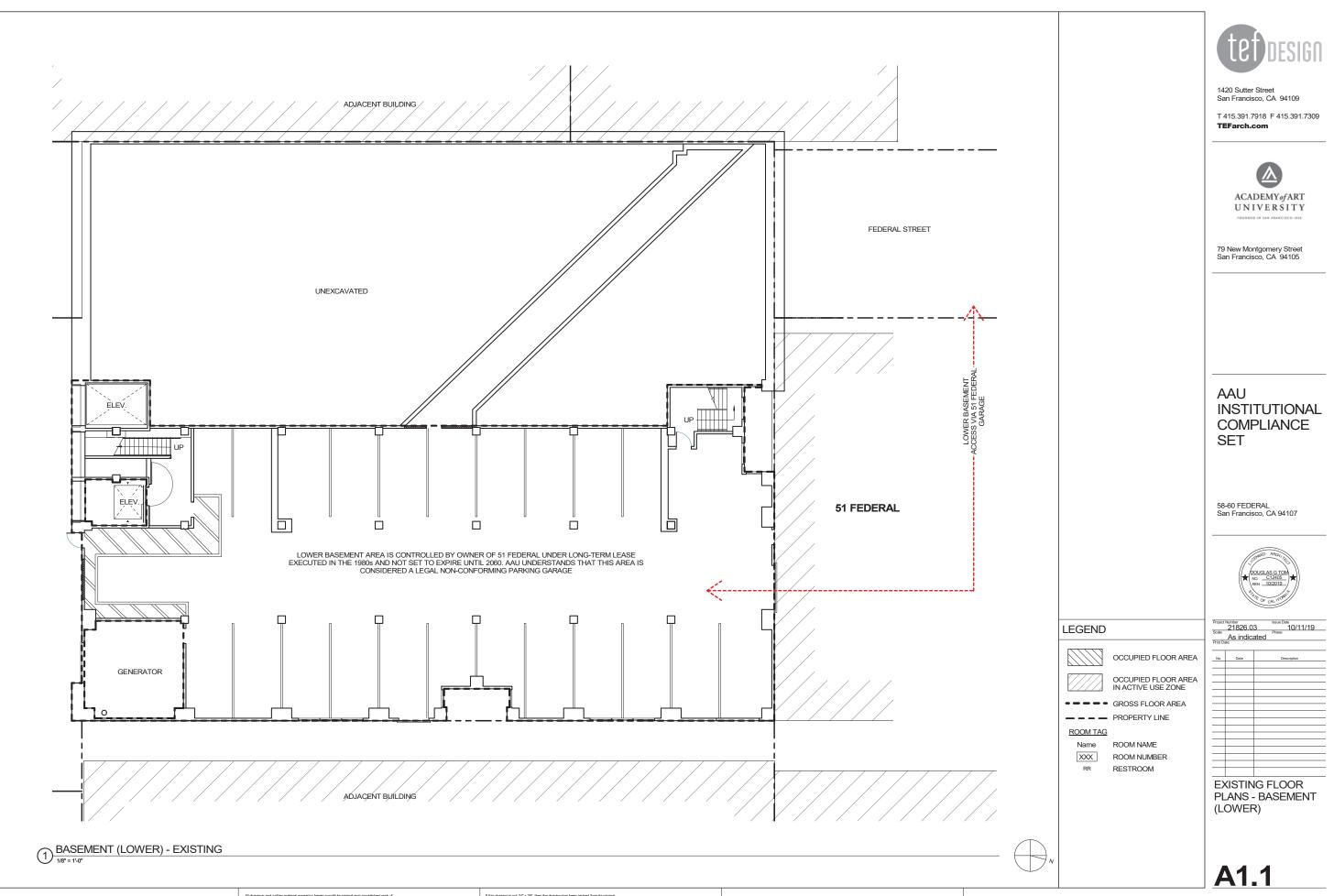


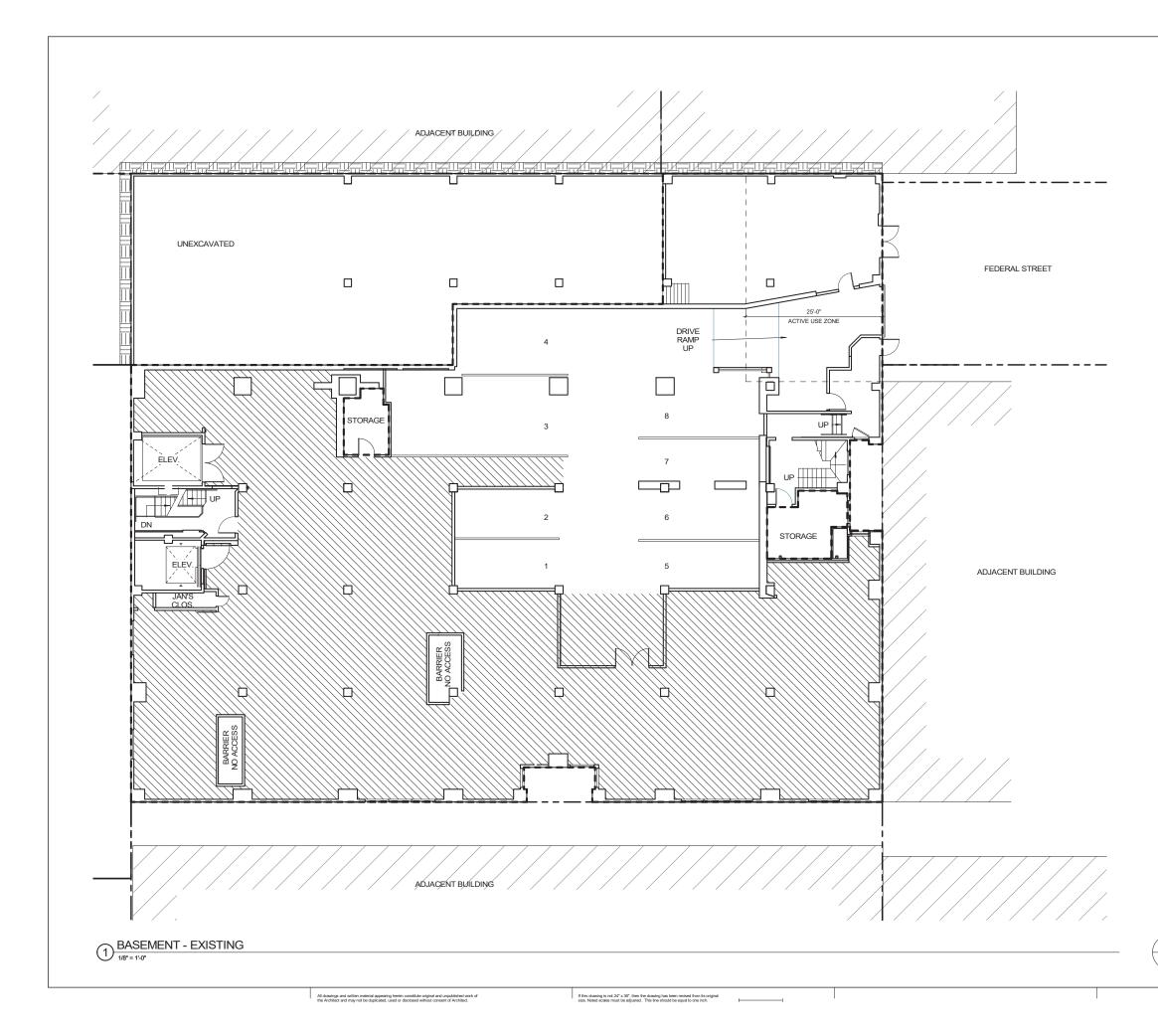


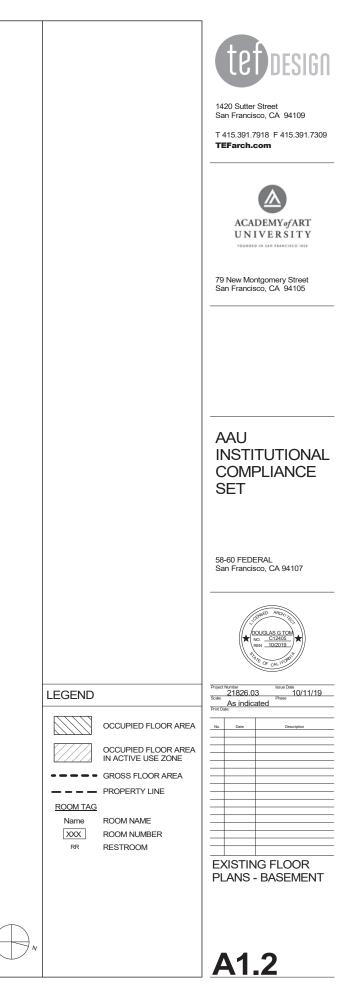




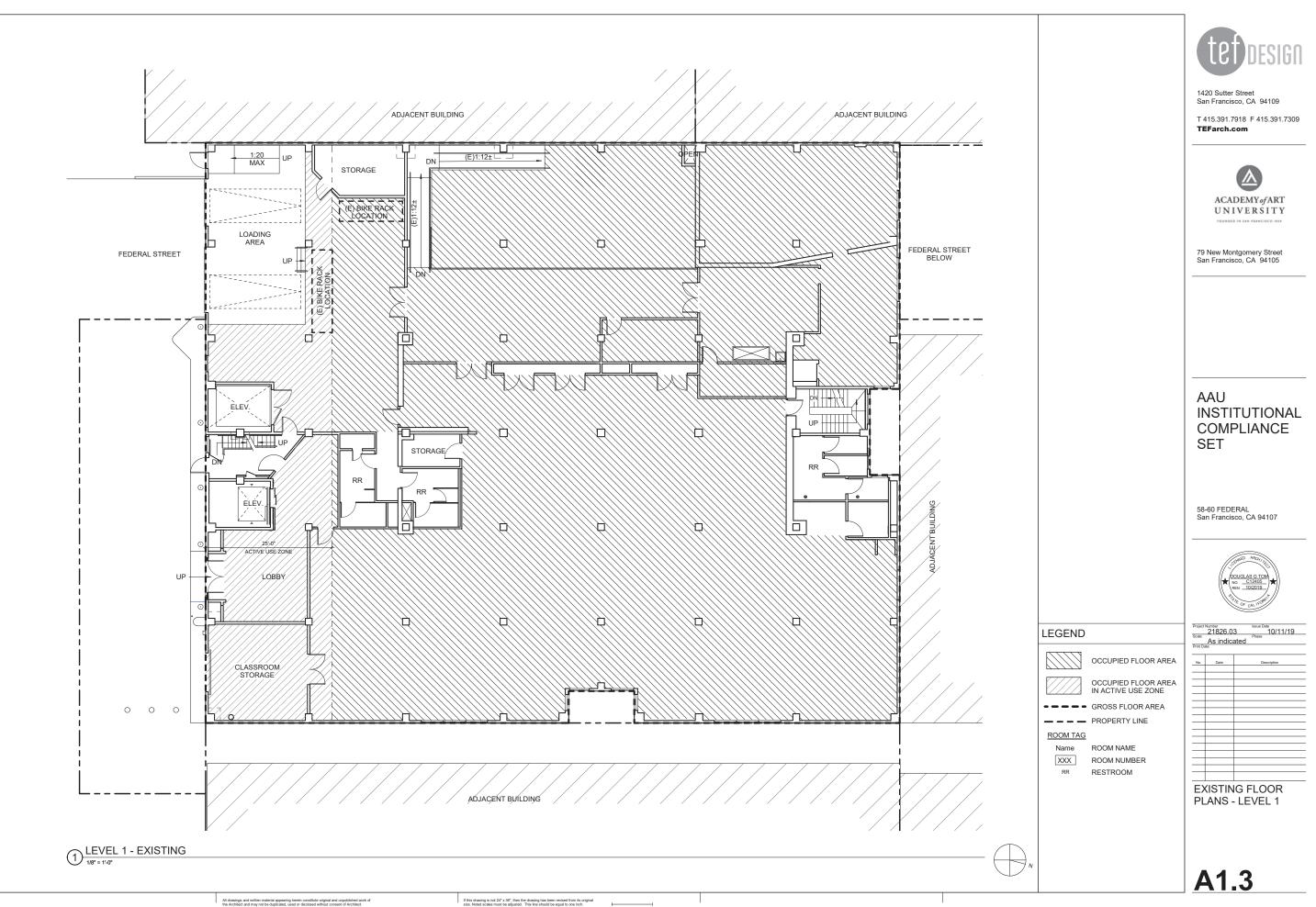
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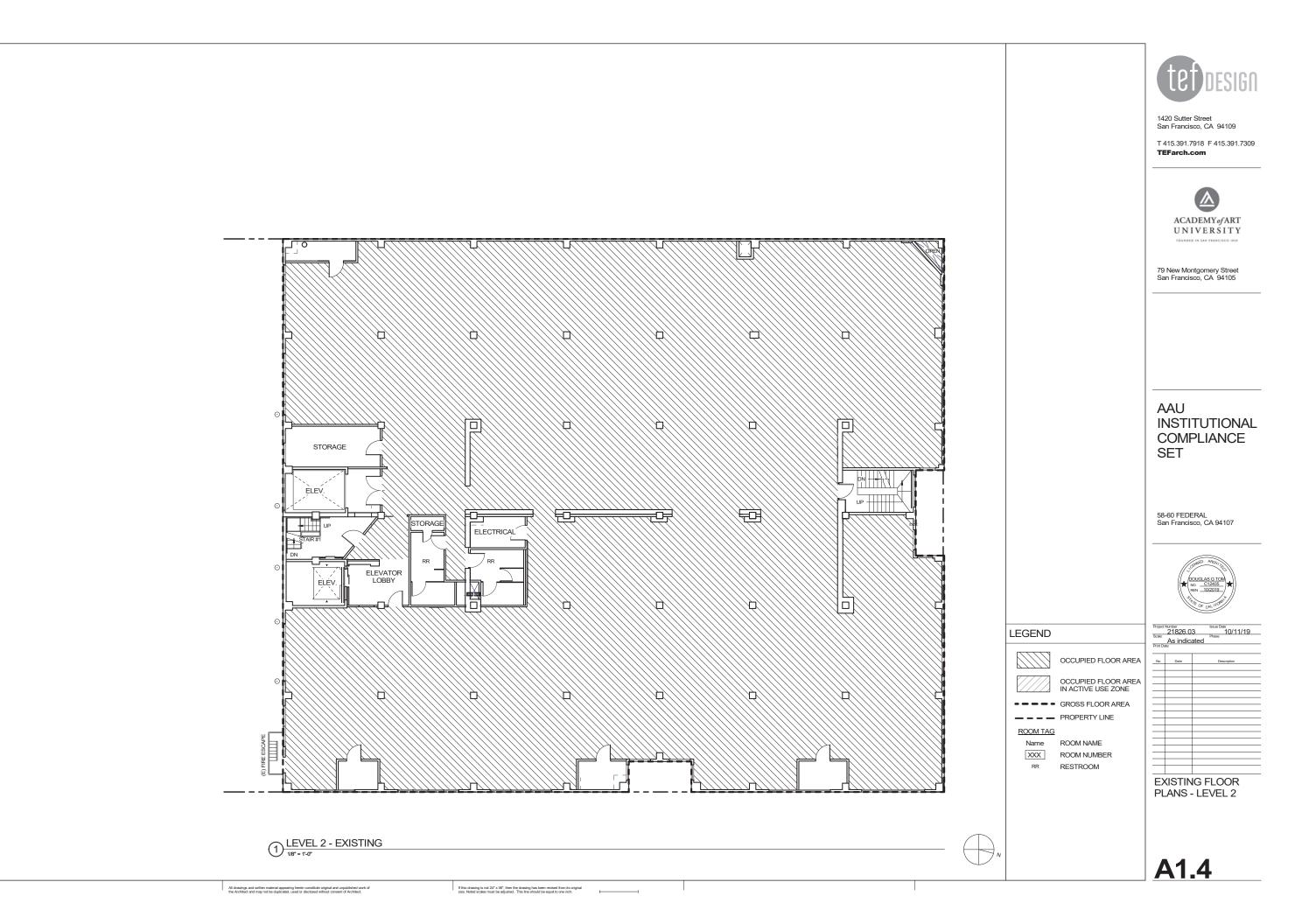


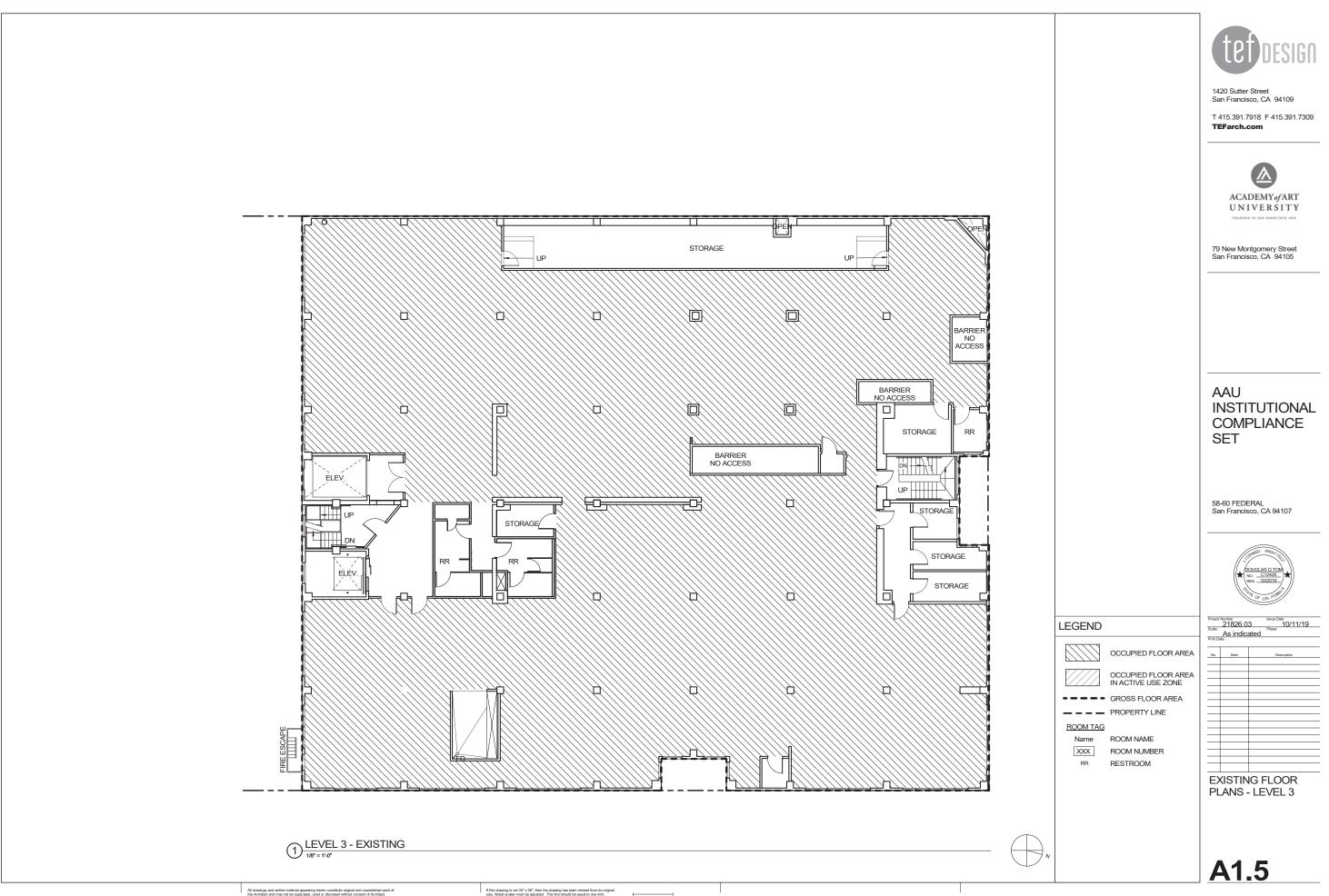


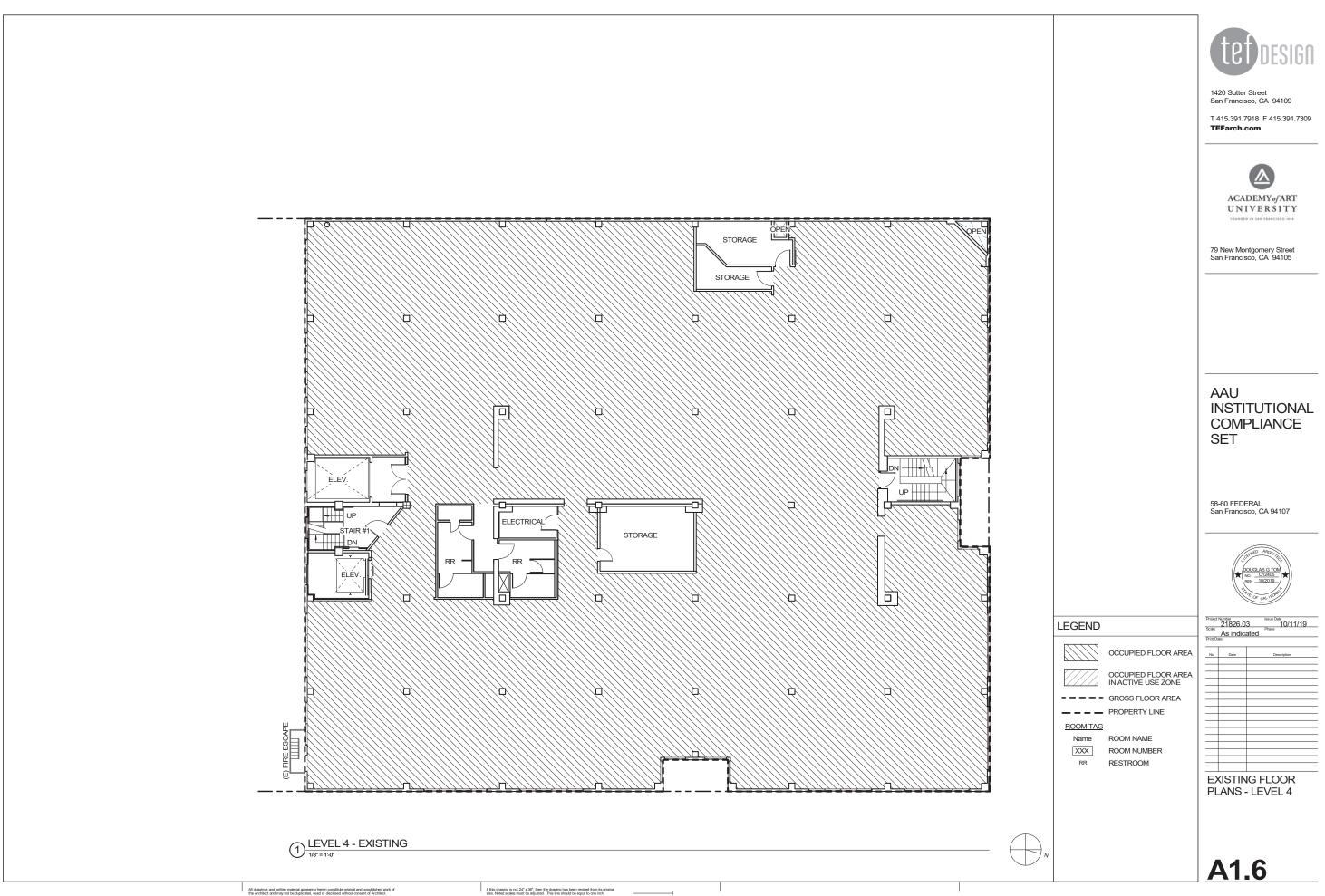


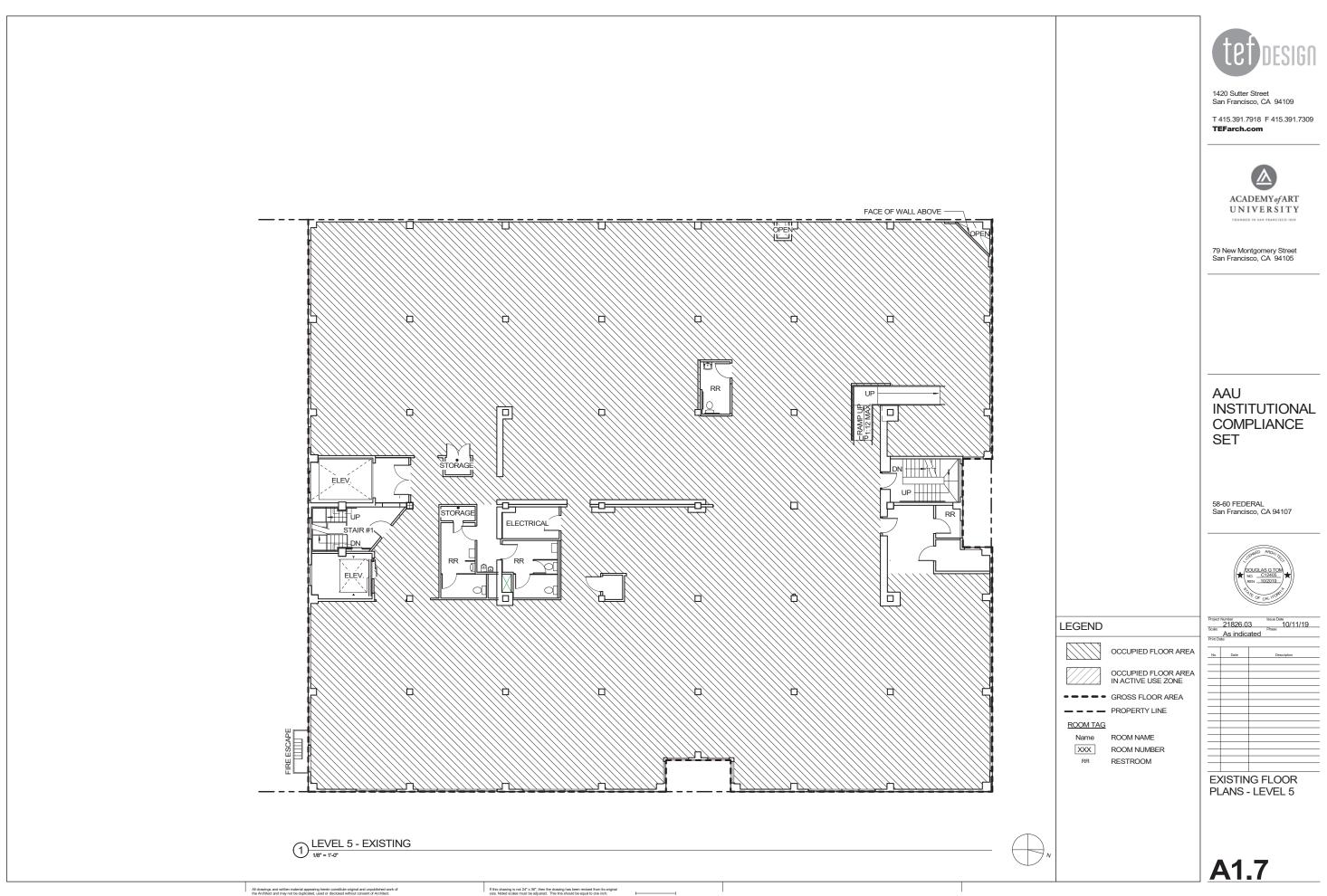




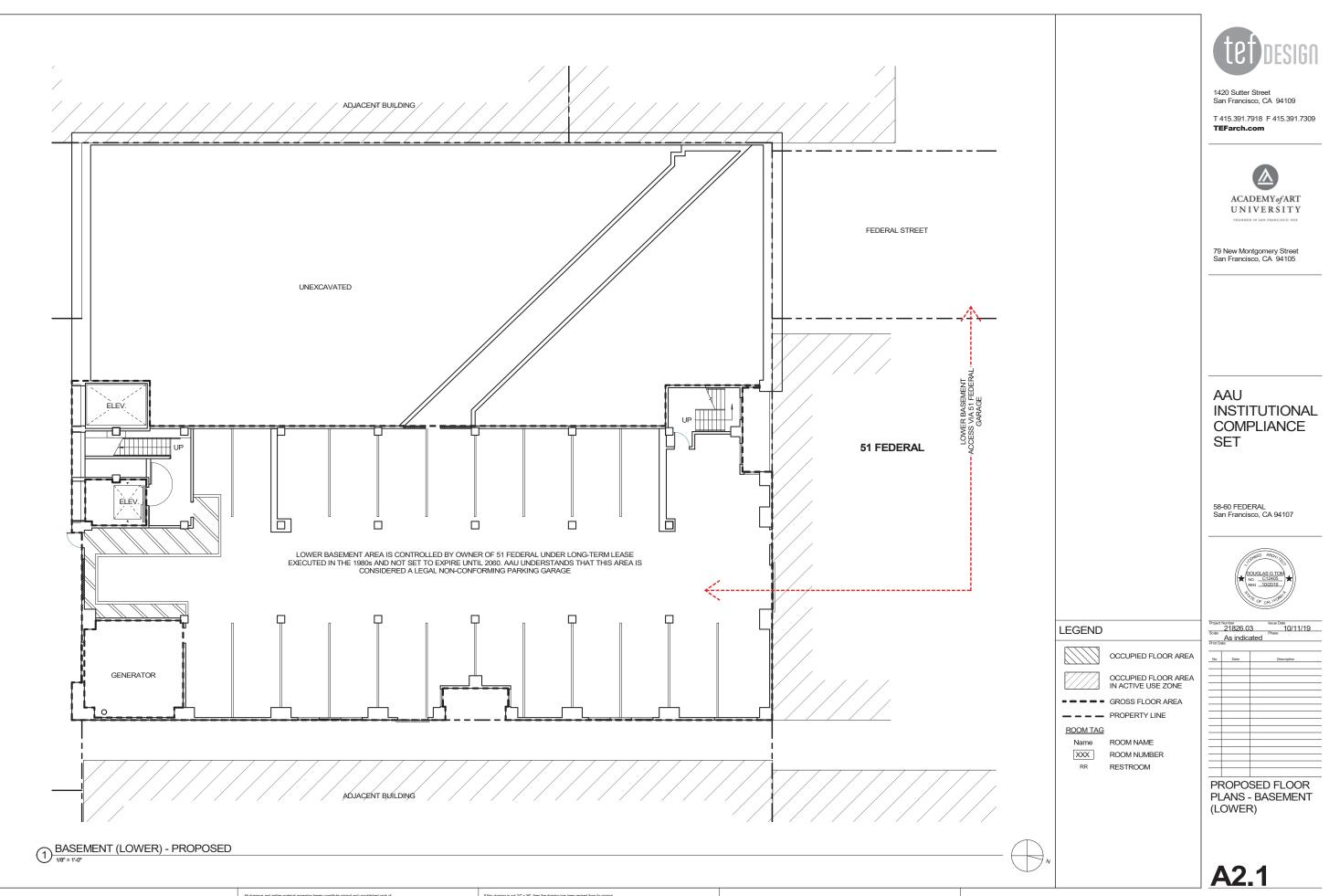


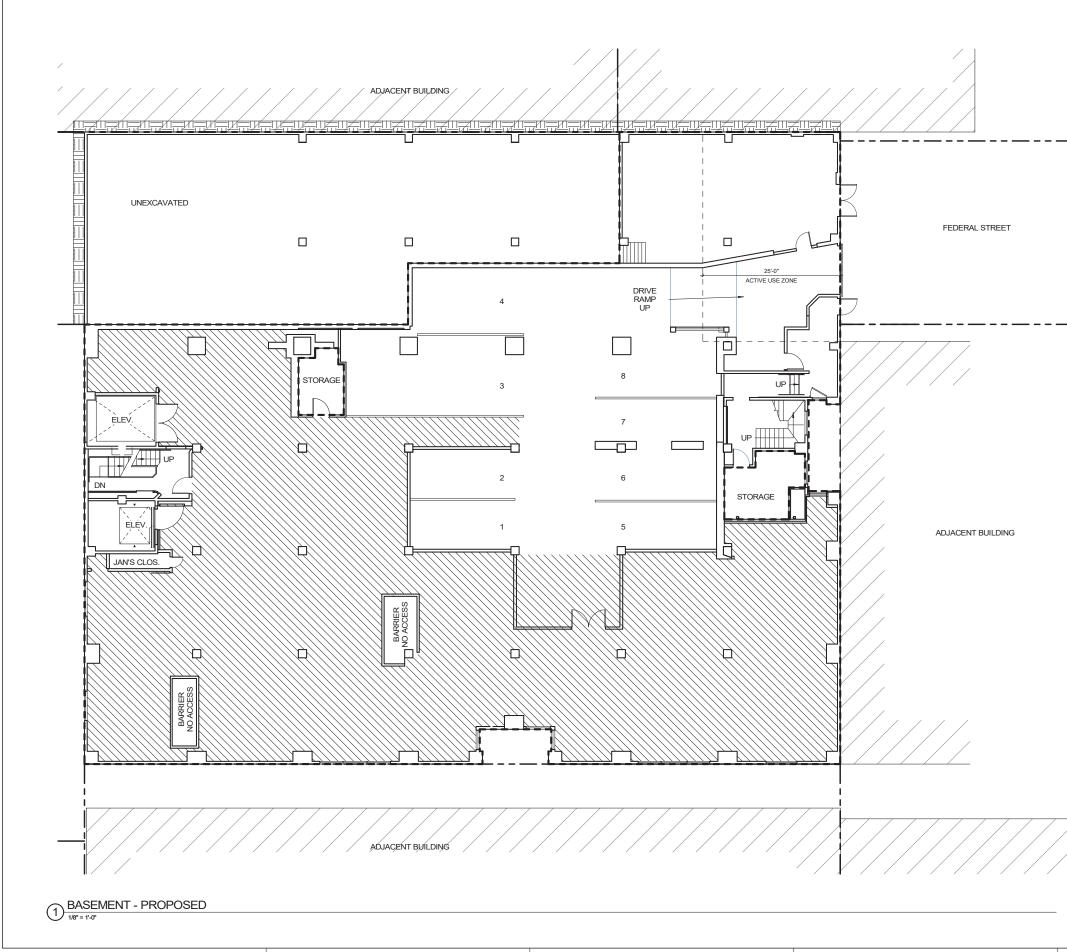


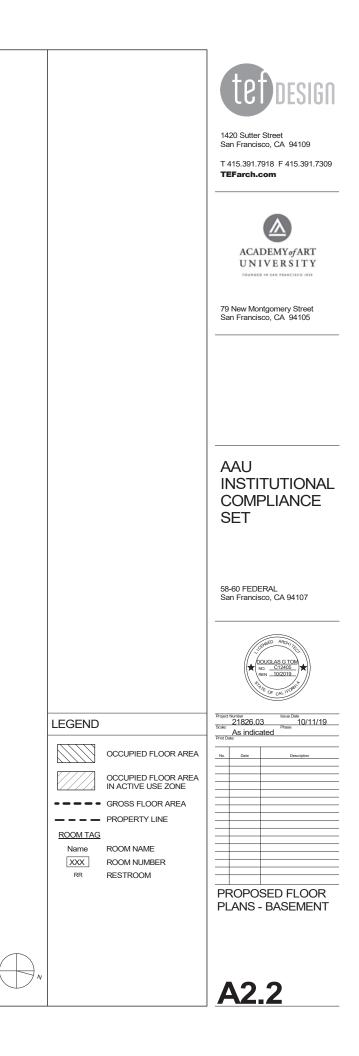


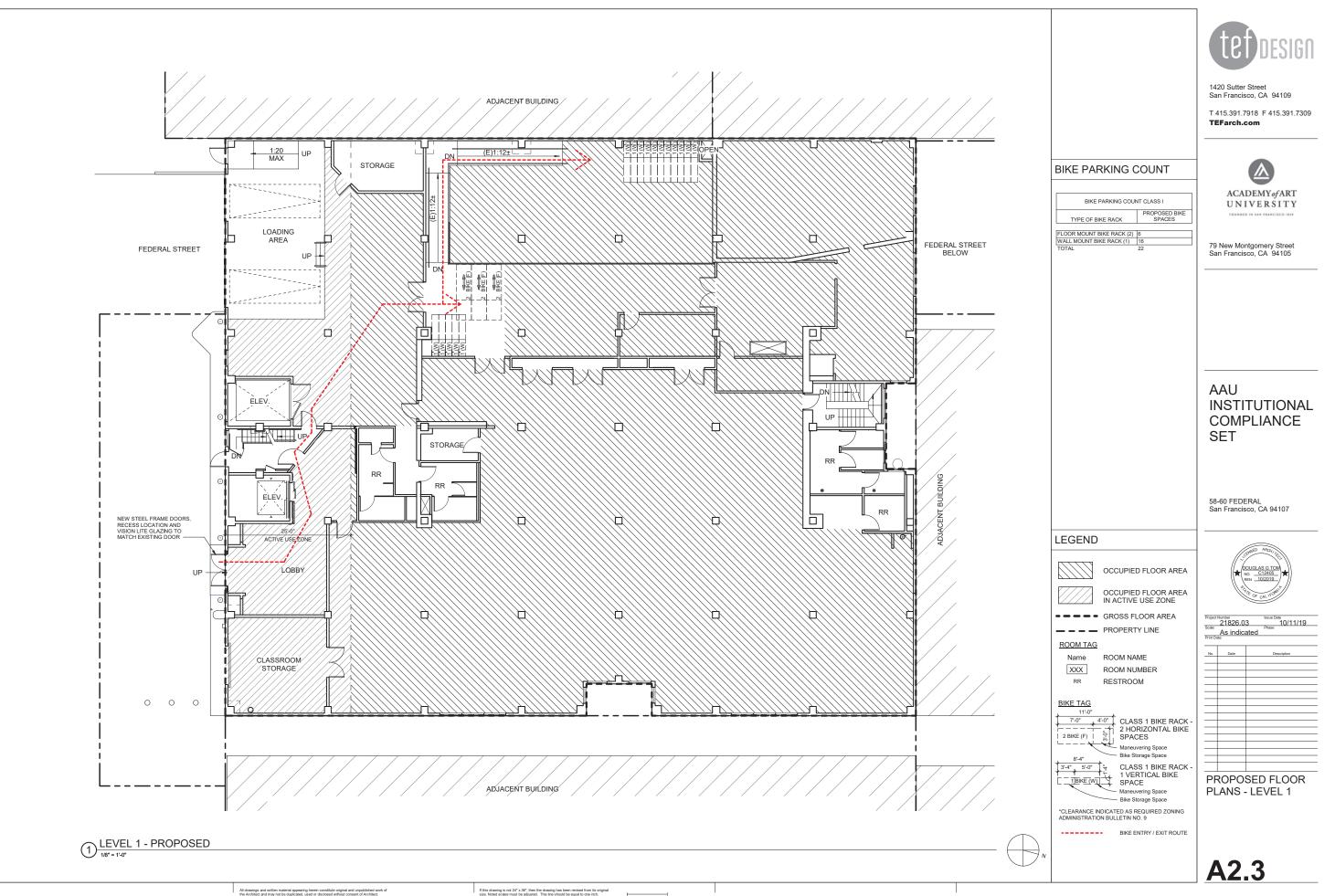


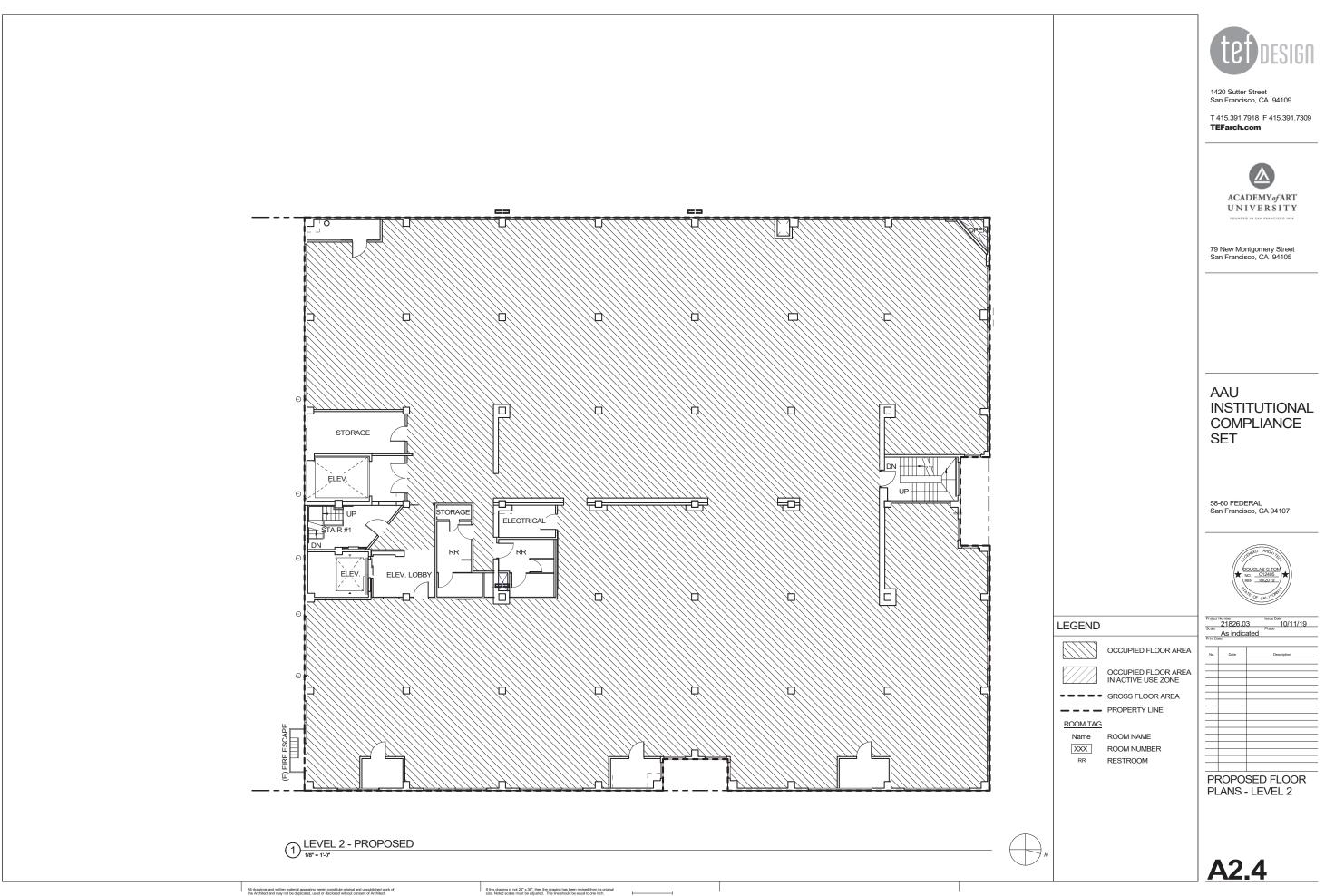
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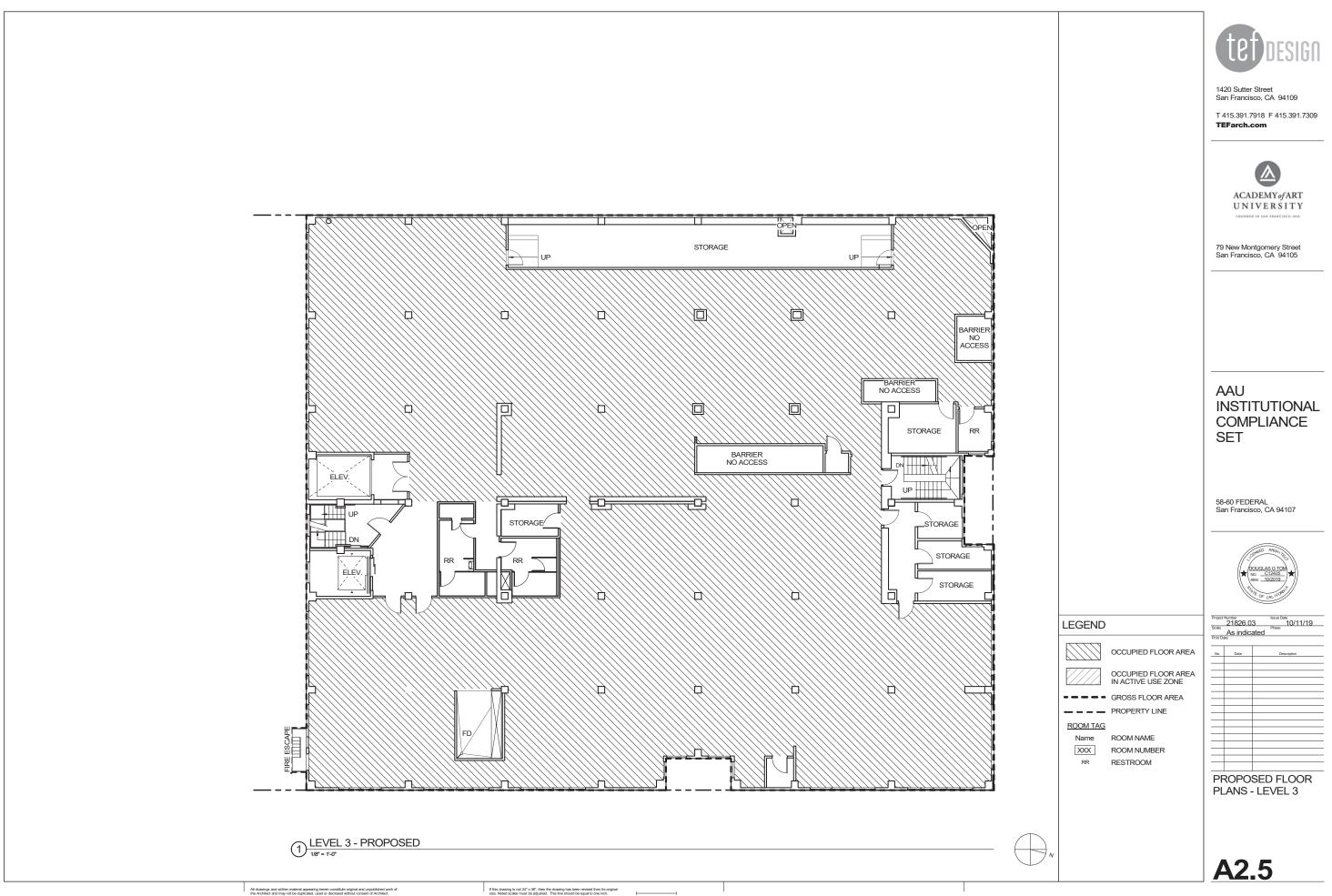




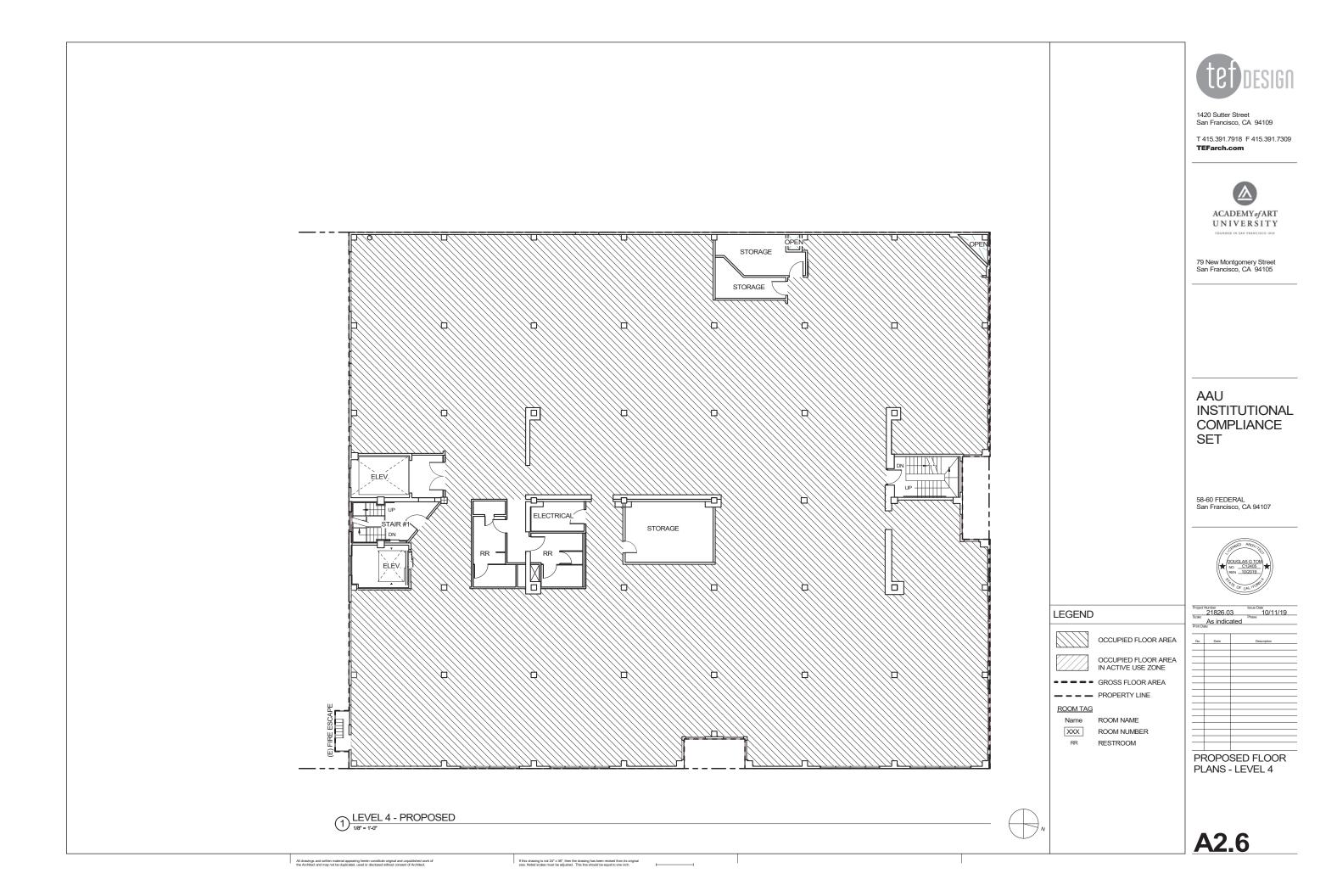


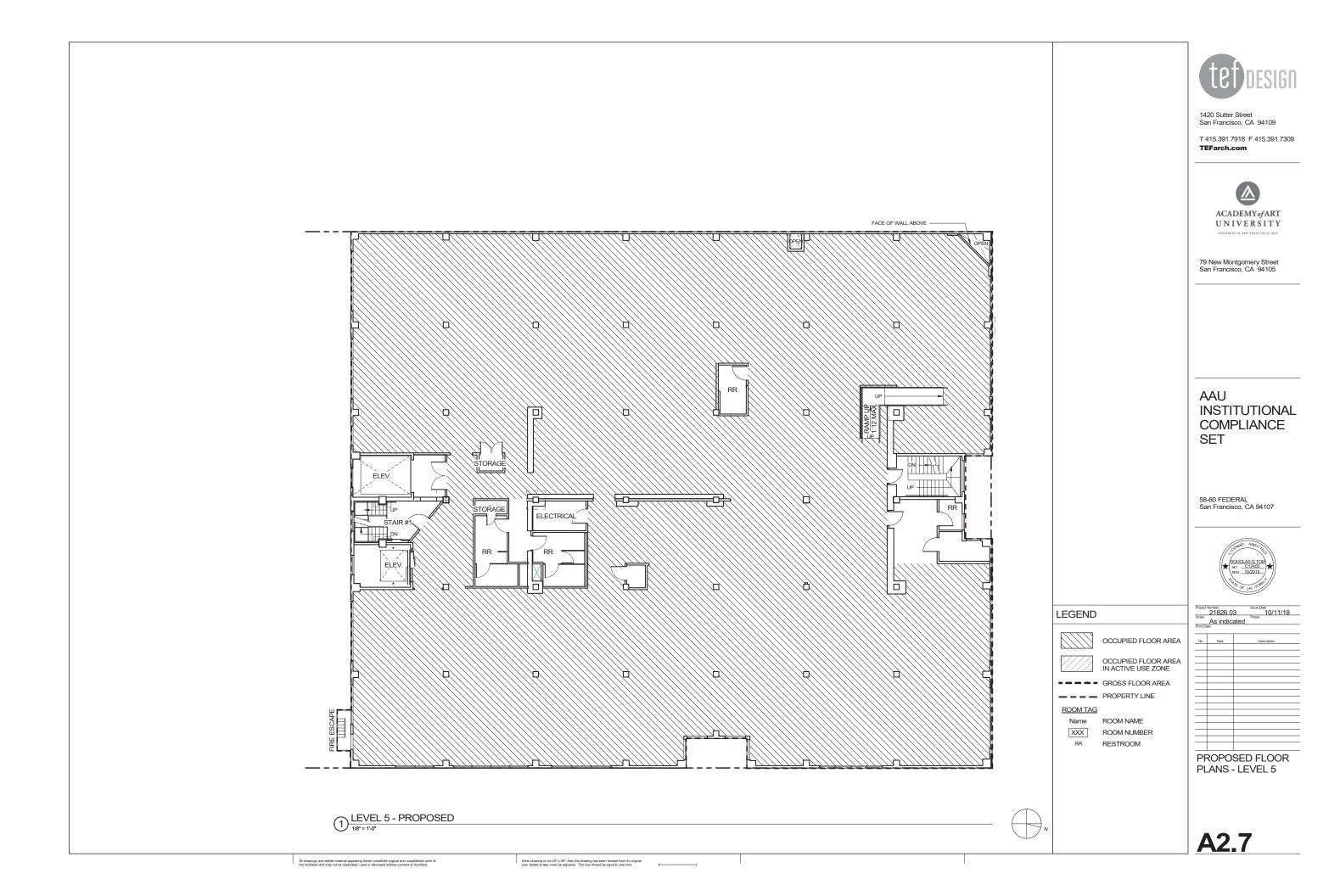






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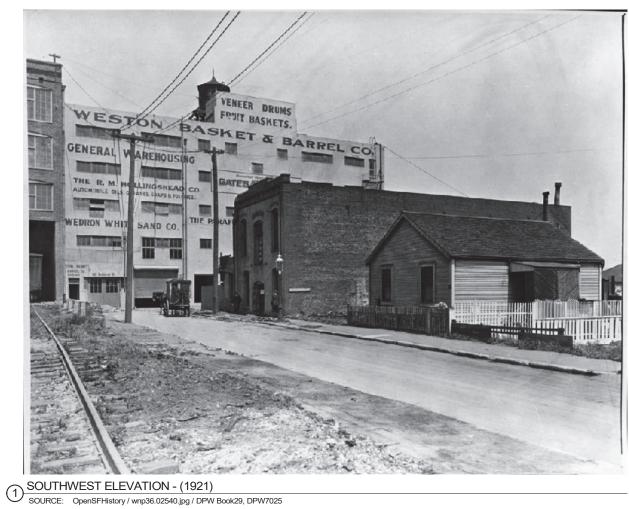




3 SOUTHWEST ELEVATION - (1980) SOURCE: ESTM Case No. 2008.0586E - Appendix HR



OSURCE: ESTM Case No. 2008.0586E - Appendix HR



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Preject Nerriber Issue Date 10/11/19 21826.03 10/11/19 Scate Not To Scale Prese

No.	Date	Description

HISTORIC EXTERIOR ELEVATION IMAGES





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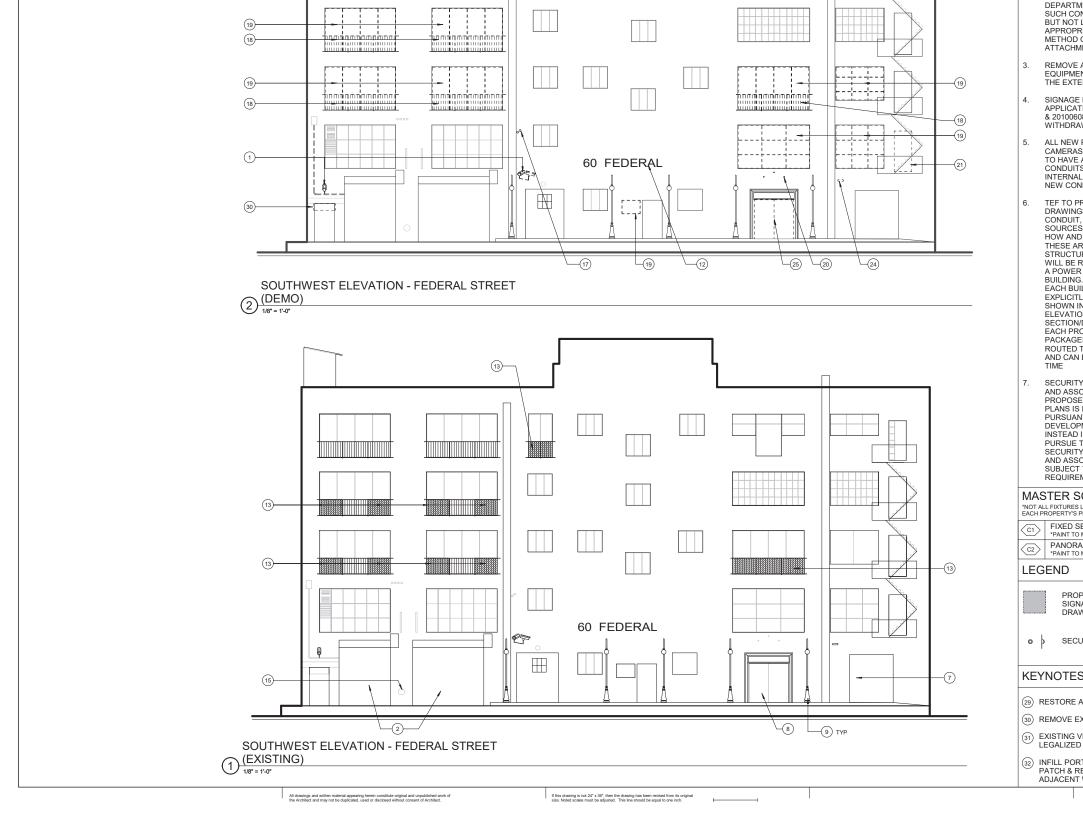
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No.	Date	Description

EXTERIOR ELEVATION IMAGES



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(19)

(18)

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GENERAL

-(19

NERAL NOTES	KI
LEGALIZE THE CONDITIONS PRESENTED IN THIS PLAN SET, UNLESS OTHERWISE NOTED	(1
PROPOSED WORK INVOLVING MODIFICATIONS TO THE EXTERIOR OF THE BUILDING,	2
INCLUDING REPAIR, DEMOLITION, AND INSTALLATION SHALL BE PERFORMED IN A MANNER	3
CONSISTENT WITH THE SECRETARY OF THE INTERIOR'S STANDARDS. THE BUILDING PERMITS FOR ALL SUCH WORK	
WILL BE REVIEWED AND APPROVED BY PLANNING	4
DEPARTMENT STAFF TO ENSURE SUCH CONSISTENCY, INCLUDING BUT NOT LIMITED TO	(5
APPROPRIATE PLANS FOR METHOD OF REMOVAL, ATTACHMENT, AND PATCHING	6
REMOVE ALL ABANDONED EQUIPMENT & ATTACHMENTS ON THE EXTERIOR	0
SIGNAGE BUILDING PERMIT APPLICATION NOS. 201006084048 & 201006084047 TO BE WITHDRAWN	(7)
ALL NEW PROPOSED SECURITY	9
CAMERAS, LIGHTING, SIGNAGE, TO HAVE ALL ASSOCIATED CONDUITS TO BE ROUTED	(10
INTERNALLY IN THE BUILDING. NO NEW CONDUIT TO BE EXPOSED	
TEF TO PROVIDE DETAIL DRAWINGS FOR FIXTURES, CONDUIT, AND INTERNAL POWER	(11
SOURCES, SHOWING WHERE, HOW AND WITH WHAT METHOD	
THESE ARE ATTACHED TO THE STRUCTURE AND HOW CONDUIT WILL BE ROUTED INTERNALLY TO	(11
A POWER SOURCE WITHIN THE BUILDING. ALL FIXTURES FOR	
EACH BUILDING TO BE EXPLICITLY SPECIFIED AND	
SHOWN IN PLAN VIEW, (2) ELEVATION VIEWS AND A SECTION/DETAIL DRAWING WITH	(12
EACH PROPERTY'S DBI PACKAGES THAT WILL BE	
ROUTED THROUGH PLANNING AND CAN BE REVIEWED AT THAT TIME	(13
SECURITY CAMERA, LIGHTING AND ASSOCIATED CONDUIT	
PROPOSED WORK IN THESE PLANS IS NOT REQUIRED WORK	(14
PURSUANT TO THE DEVELOPMENT AGREEMENT, BUT	(15
INSTEAD IS WORK AAU MAY PURSUE TO REPLACE EXISTING	(16
SECURITY CAMERAS, LIGHTING AND ASSOCIATED CONDUIT SUBJECT TO REMOVEAL	(17
REQUIREMENTS	(18
STER SCHEDULE ALL FIXTURES LISTED BELOW ARE USED AT	(19
	(20
*PAINT TO MATCH EXTERIOR BLDG. COLOR	(21
*PAINT TO MATCH EXTERIOR BLDG. COLOR	(22
GEND	(23
PROPOSED SIGNAGE; SEE SIGNAGE CONSULTANT DRAWINGS	(24
SECURITY CAMERA	(25 (26
YNOTES	6
RESTORE ARCADE	(27
REMOVE EXISTING AWNING	
EXISTING VENTS TO BE LEGALIZED	(28
INFILL PORTION OF WINDOW; PATCH & REPAIR TO MATCH ADJACENT WALL	
	_

EYNOTES

- REMOVE EXISTING BULLET STYLE SECURITY CAMERAS AND EXTERIOR SECTIONS OF FLEX CONDUIT
- 2 EXISTING ROLL-UP DOOR ON GROUND LEVEL AT MAIN FACADE TO BE LEGALIZED AS IS
- 3) EXISTING METAL ROLL-UP DOOR LOCATED ON SECOND LEVEL TO BE LEGALIZED AS IS. SEE SHEET A4.1. ROLL-UP DOOR DOES NOT HAVE BARREL ON EXTERIOR
- (4) EXISTING VENTILATION GRATE TO BE LEGALIZED
- 5) EXISTING RAILING ON ROOF LINE
-) INSTALL SMALL FORMFACTOR DOME CAMERA. LOWER THE CAMERA TO SIT ABOVE THE EXISTING ELECTRICAL GUTTER. INSTALL 3/4" CONDUIT ROUTED ABOVE THE ELECTRICAL GUTTER
- 7) EXISTING METAL DOOR
-) WEST FRONTAGE RELOCATED PURSUANT PERMIT NO. 8600336
- EXISTING STREET LAMPS
 PROPOSED FOR LEGALIZATION
- 10 INSTALL SINGLE SMALL FORM FACTOR PANORAMIC DOME CAMERA, EXTEND ONE 3/4" UP FROM THE EXISTING EXTERIOR JUNCTION BOX
- 1a) PROPOSED IDENTIFYING SIGN ON EXISTING GLAZED TRANSOM ABOVE ENTRANCE: SEE SIGNAGE CONSULTANT DRAWINGS
- PROPOSED INDIRECTLY ILLUMINATED AAU BUSINESS WALL SIGN PAINTED ON ROLL-UP DOOR; SEE SIGNAGE CONSULTANT DRAWINGS
- 2) REMOVE EXISTING IDENTIFYING SIGN

ITEMS NOTED BELOW ON 9/25/19 SITE WALK: *SEE PHOTOS ON SHT A4.1

- (13) AREA OF EXISTING WINDOW OPENING EXPANSION (SHOWN HATCHED)
- 4) EXISTING WINDOW OPENING TO BE LEGALIZED
- 15) EXISTING FIRE STAND PIPE
- (16) EXISTING VENT PIPE
- 7) REMOVE PVC PIPES
- 18) REMOVE JULIET BALCONY
- 9 REMOVE EXISTING WINDOW
- REMOVE BOLT; PATCH & REPAIR WALL TO MATCH ADJACENT WALL
- 21) REPLACE DOOR TO MATCH DOOR ABOVE
- 22) EXISTING ROLL-UP DOOR
- RELOCATE EXISTING DRAIN PIPE TO INTERIOR
- 24) REMOVE EXISTING LIGHT FIXTURE
- 25) REMOVE EXISTING GLASS DOOR SYSTEM
- NEW STEEL WINDOWS WITH TRUE DIVIDED LITES TO MATCH HISTORIC FENESTRATIONS
- 27 NEW STEEL FRAME DOORS RECESS LOCATION AND VISION LITE GLAZING TO MATCH EXISTING DOOR
- 28) NEW WINDOW, RESTORE TO MATCH ORIGINAL SIZE & HISTORIC FENESTRATION FEATURES

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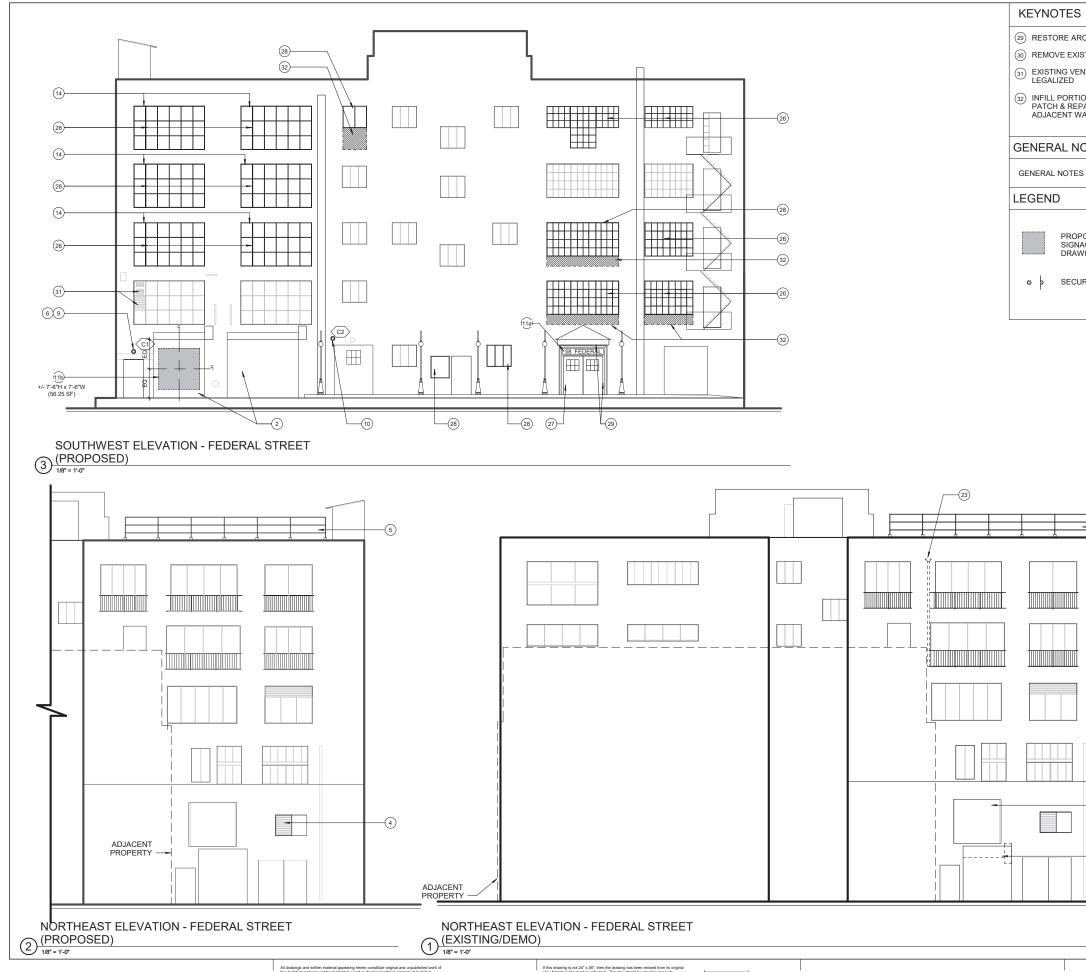
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Project Number 21826.03 Scale: 10/11/19 Phase As indicated

No.	Date	Description
-		

EXISTING/PROPOSED EXTERIOR ELEVATIONS



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	KEYNOTES	
CADE STING AWNING NTS TO BE	1 REMOVE EXISTING BULLET STYLE SECURITY CAMERAS AND EXTERIOR SECTIONS OF FLEX CONDUIT	tef design
DN OF WINDOW; AIR TO MATCH	EXISTING ROLL-UP DOOR ON GROUND LEVEL AT MAIN FACADE TO BE LEGALIZED AS IS	1420 Sutter Street San Francisco, CA 94109
ALL	EXISTING METAL ROLL-UP DOOR LOCATED ON SECOND LEVEL TO BE LEGALIZED AS IS, SEE SHEET A4.1. ROLL-UP DOOR DOES NOT	T 415.391.7918 F 415.391.7309 TEFarch.com
DTES	HAVE BARREL ON EXTERIOR	
SEE SHEET A3.2	EXISTING VENTILATION GRATE TO BE LEGALIZED	
	5 EXISTING RAILING ON ROOF LINE	ACADEMYofART
OSED SIGNAGE; SEE IGE CONSULTANT INGS	INSTALL SMALL FORMFACTOR DOME CAMERA. LOWER THE CAMERA TO SIT ABOVE THE EXISTING ELECTRICAL GUTTER. INSTALL 3/4" CONDUIT ROUTED ABOVE THE ELECTRICAL GUTTER	UNIVERSITY
	7 EXISTING METAL DOOR	79 New Montgomery Street San Francisco, CA 94105
RITY CAMERA	(8) WEST FRONTAGE RELOCATED PURSUANT PERMIT NO. 8600336	
	(9) EXISTING STREET LAMPS PROPOSED FOR LEGALIZATION	
	(10) INSTALL SINGLE SMALL FORM FACTOR PANORAMIC DOME CAMERA, EXTEND ONE 3/4" UP FROM THE EXISTING EXTERIOR JUNCTION BOX	
	11a PROPOSED IDENTIFYING SIGN ON EXISTING GLAZED TRANSOM ABOVE ENTRANCE; SEE SIGNAGE CONSULTANT DRAWINGS	AAU
	ITE PROPOSED INDIRECTLY ILLUMINATED AAU BUSINESS WALL SIGN PAINTED ON ROLL-UP DOOR; SEE SIGNAGE CONSULTANT DRAWINGS	INSTITUTIONAL COMPLIANCE SET
_	(12) REMOVE EXISTING IDENTIFYING SIGN	
5	ITEMS NOTED BELOW ON 9/25/19 SITE WALK: *SEE PHOTOS ON SHT A4.1	
	(13) AREA OF EXISTING WINDOW OPENING EXPANSION (SHOWN HATCHED)	58-60 FEDERAL San Francisco, CA 94107
	(14) EXISTING WINDOW OPENING TO BE LEGALIZED	NGED AROY
	(15) EXISTING FIRE STAND PIPE	DOUGLAS G TOM
	(16) EXISTING VENT PIPE	(★ NO. <u>C12405</u> ★)
	(17) REMOVE PVC PIPES	AT THE OF CAL IF ON T
		Project Number Issue Date
	 (19) REMOVE EXISTING WINDOW (20) REMOVE BOLT; PATCH & REPAIR 	21826.03 10/11/19 Scale: Phase
	WALL TO MATCH ADJACENT WALL (21) REPLACE DOOR TO MATCH DOOR	No. Date Description
Π	ABOVE 22 EXISTING ROLL-UP DOOR	
	 ⁽³⁾ RELOCATE EXISTING DRAIN PIPE TO INTERIOR 	
	²⁴ REMOVE EXISTING LIGHT FIXTURE	
3	25 REMOVE EXISTING GLASS DOOR SYSTEM	
	(26) NEW STEEL WINDOWS WITH TRUE DIVIDED LITES TO MATCH HISTORIC FENESTRATIONS	EXISTING/PROPOSED
(2)	27 NEW STEEL FRAME DOORS RECESS LOCATION AND VISION LITE GLAZING TO MATCH EXISTING DOOR	EXTERIOR ELEVATIONS
	(28) NEW WINDOW, RESTORE TO MATCH ORIGINAL SIZE & HISTORIC FENESTRATION FEATURES	
		A3.3

			1. 2.
			3. 4. 5. 6.
			6 .
			(3) R (3) R (3) E (3) I P A
NORTHWEST ELEVATION (EXISTING/PROPOSED) 1/8" = 1-0"			

NOTES	KE	Y
THE CONDITIONS ED IN THIS PLAN SET, DTHERWISE NOTED	1	RE SE EX
D WORK INVOLVING TIONS TO THE OF THE BUILDING, G REPAIR, DEMOLITION, ALLATION SHALL BE	2	EX GF TC
ALLATION SHALL BE IED IN A MANNER ENT WITH THE RY OF THE INTERIOR'S DS. THE BUILDING FOR ALL SUCH WORK EEVIEWED AND	3	EX LC BE A4 H/
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LIMITED TO IATE PLANS FOR OF REMOVAL, ENT, AND PATCHING	(5) (6)	
ALL ABANDONED NT & ATTACHMENTS ON RIOR		CA EX IN AE
BUILDING PERMIT ION NOS. 201006084048 84047 TO BE WN	7 8	E> WI PL
PROPOSED SECURITY 5, LIGHTING, SIGNAGE, ALL ASSOCIATED	9	E> PF
S TO BE ROUTED LY IN THE BUILDING. NO DUIT TO BE EXPOSED ROVIDE DETAIL	10	IN FA CA FF JU
IS FOR FIXTURES, AND INTERNAL POWER 5, SHOWING WHERE, WITH WHAT METHOD RE ATTACHED TO THE	(11a)	PF EX AE CO
RE AND HOW CONDUIT ROUTED INTERNALLY TO SOURCE WITHIN THE . ALL FIXTURES FOR LDING TO BE Y SPECIFIED AND N PLAN VIEW, (2)	(11b)	PF ILI W. DC CC
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BE REVIEWED AT THAT (CAMERA, LIGHTING DCIATED CONDUIT	(13)	*S AF OF H/
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WALL	(24)	RE
	(25)	RE S`I
	26	NE DI HI
	27	ne Re Li ⁻ E>
	28	ne M/ Fe

NOTES EMOVE EXISTING BULLET STYLE

- SECURITY CAMERAS AND EXTERIOR SECTIONS OF FLEX ONDUIT
- EXISTING ROLL-UP DOOR ON GROUND LEVEL AT MAIN FACADE TO BE LEGALIZED AS IS
- XISTING METAL ROLL-UP DOOR OCATED ON SECOND LEVEL TO BE LEGALIZED AS IS, SEE SHEET A4.1. ROLL-UP DOOR DOES NOT HAVE BARREL ON EXTERIOR
- EXISTING VENTILATION GRATE TO BE LEGALIZED
- XISTING RAILING ON ROOF LINE
- NSTALL SMALL FORMFACTOR DOME CAMERA. LOWER THE CAMERA TO SIT ABOVE THE EXISTING ELECTRICAL GUTTER. NSTALL 3/4" CONDUIT ROUTED
- XISTING METAL DOOR
- VEST FRONTAGE RELOCATED PURSUANT PERMIT NO. 8600336
- XISTING STREET LAMPS ROPOSED FOR LEGALIZATION
- NSTALL SINGLE SMALL FORM FACTOR PANORAMIC DOME CAMERA, EXTEND ONE 3/4" UP ROM THE EXISTING EXTERIOR UNCTION BOX
- ROPOSED IDENTIFYING SIGN ON EXISTING GLAZED TRANSOM ABOVE ENTRANCE; SEE SIGNAGE ONSULTANT DRAWINGS
- PROPOSED INDIRECTLY LLUMINATED AAU BUSINESS VALL SIGN PAINTED ON ROLL-UP DOOR; SEE SIGNAGE
- EMOVE EXISTING IDENTIFYING IGN
- TEMS NOTED BELOW ON 9/25/19 SITE WALK: SEE PHOTOS ON SHT A4.1
- REA OF EXISTING WINDOW DPENING EXPANSION (SHOWN HATCHED)
- EXISTING WINDOW OPENING TO BE LEGALIZED
- XISTING FIRE STAND PIPE
- XISTING VENT PIPE EMOVE PVC PIPES
- EMOVE JULIET BALCONY
- EMOVE EXISTING WINDOW
- REMOVE BOLT; PATCH & REPAIR VALL TO MATCH ADJACENT WALL
- EPLACE DOOR TO MATCH DOOR BOVE
- XISTING ROLL-UP DOOR
- ELOCATE EXISTING DRAIN PIPE O INTERIOR
- EMOVE EXISTING LIGHT FIXTURE
- EMOVE EXISTING GLASS DOOR YSTEM
- NEW STEEL WINDOWS WITH TRUE DIVIDED LITES TO MATCH ISTORIC FENESTRATIONS
- EW STEEL FRAME DOORS RECESS LOCATION AND VISION XISTING DOOR
- NEW WINDOW, RESTORE TO MATCH ORIGINAL SIZE & HISTORIC TENESTRATION FEATURES

1420 Sutter Street San Francisco, CA 94109

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79 New Montgomery Street San Francisco, CA 94105

AAU INSTITUTIONAL COMPLIANCE SET

58-60 FEDERAL San Francisco, CA 94107



Project Number Issue Date 21826.03 10/11/19 Scale: Phase As indicated

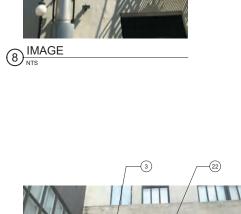
No.	Date	Description
-		

EXISTING/PROPOSED EXTERIOR ELEVATIONS

If this drawing is not 24" x 36", then the drawing has been revised from its original size. Noted scales must be adjusted. This line should be equal to one inch. -

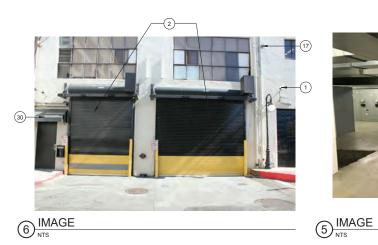
2 IMAGE











-(23)





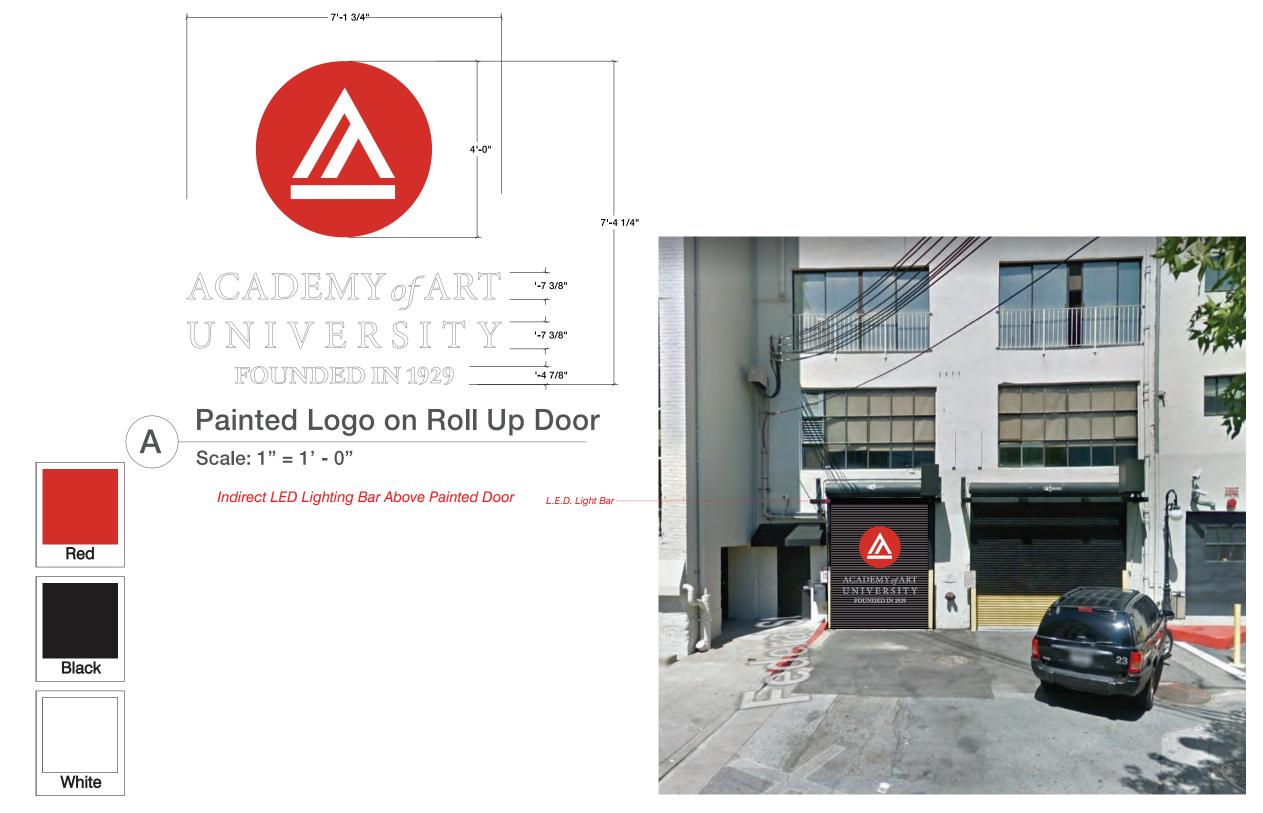
27



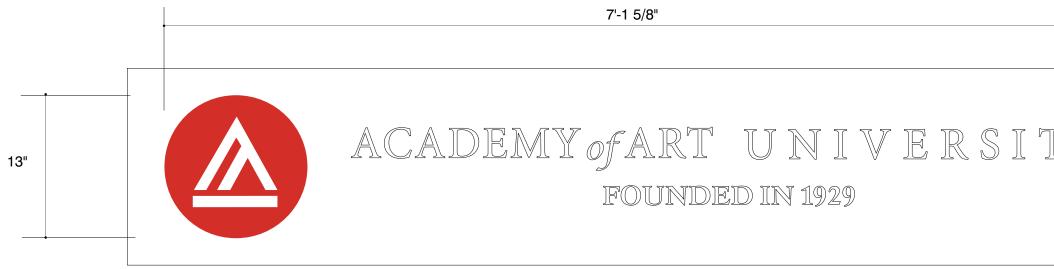


KEYNOTES

KEYNOTES	KEYNOTES	
(29) RESTORE ARCADE (30) REMOVE EXISTING AWNING	REMOVE EXISTING BULLET STYLE SECURITY CAMERAS AND EXTERIOR SECTIONS OF FLEX CONDUIT	tef design
EXISTING VENTS TO BE LEGALIZED INFILL PORTION OF WINDOW;	(2) EXISTING ROLL-UP DOOR ON GROUND LEVEL AT MAIN FACADE TO BE LEGALIZED AS IS	1420 Sutter Street San Francisco, CA 94109
PATCH & REPAIR TO MATCH ADJACENT WALL	EXISTING METAL ROLL-UP DOOR LOCATED ON SECOND LEVEL TO BE LEGALIZED AS IS, SEE SHEET A4.1. ROLL-UP DOOR DOES NOT HAVE BARREL ON EXTERIOR	T 415.391.7918 F 415.391.7309 TEFarch.com
	(4) EXISTING VENTILATION GRATE TO BE LEGALIZED	
	5 EXISTING RAILING ON ROOF LINE	
	(6) INSTALL SMALL FORMFACTOR DOME CAMERA. LOWER THE CAMERA TO SIT ABOVE THE EXISTING ELECTRICAL GUTTER. INSTALL 3/4" CONDUIT ROUTED ABOVE THE ELECTRICAL GUTTER	ACADEMY of ART UNIVERSITY
	(7) EXISTING METAL DOOR	79 New Montgomery Street San Francisco, CA 94105
	(a) WEST FRONTAGE RELOCATED PURSUANT PERMIT NO. 8600336	
	(9) EXISTING STREET LAMPS PROPOSED FOR LEGALIZATION	
	(10) INSTALL SINGLE SMALL FORM FACTOR PANORAMIC DOME CAMERA, EXTEND ONE 3/4" UP FROM THE EXISTING EXTERIOR JUNCTION BOX	
	PROPOSED IDENTIFYING SIGN ON EXISTING GLAZED TRANSOM ABOVE ENTRANCE; SEE SIGNAGE CONSULTANT DRAWINGS	AAU
	(11) PROPOSED INDIRECTLY ILLUMINATED AAU BUSINESS WALL SIGN PAINTED ON ROLL-UP DOOR; SEE SIGNAGE CONSULTANT DRAWINGS	INSTITUTIONAL COMPLIANCE SET
	(12) REMOVE EXISTING IDENTIFYING SIGN	SEI
	ITEMS NOTED BELOW ON 9/25/19 SITE WALK: *SEE PHOTOS ON SHT A4.1	
	(13) AREA OF EXISTING WINDOW OPENING EXPANSION (SHOWN HATCHED)	58-60 FEDERAL San Francisco, CA 94107
	(14) EXISTING WINDOW OPENING TO BE LEGALIZED	
	(15) EXISTING FIRE STAND PIPE	CONSED ARCHITEC
	(16) EXISTING VENT PIPE	(★ DOUGLAS G TOM NO. <u>C12405</u> REN <u>10/2019</u> ★
	(17) REMOVE PVC PIPES	of FIF OF CALIFORN
	(18) REMOVE JULIET BALCONY	
		Project Number Issue Date 21826.03 10/11/19 Scale: 100 Phase
	(20) REMOVE BOLT; PATCH & REPAIR WALL TO MATCH ADJACENT WALL	<u>1/8" = 1'-0"</u>
(8)	(1) REPLACE DOOR TO MATCH DOOR ABOVE	No. Date Description
	2 EXISTING ROLL-UP DOOR	
4	(23) RELOCATE EXISTING DRAIN PIPE TO INTERIOR	
	(24) REMOVE EXISTING LIGHT FIXTURE	
	(25) REMOVE EXISTING GLASS DOOR SYSTEM	
	(26) NEW STEEL WINDOWS WITH TRUE DIVIDED LITES TO MATCH HISTORIC FENESTRATIONS	
	 (2) NEW STEEL FRAME DOORS RECESS LOCATION AND VISION LITE GLAZING TO MATCH EXISTING DOOR 	EXTERIOR ELEVATION IMAGES
	(28) NEW WINDOW, RESTORE TO MATCH ORIGINAL SIZE & HISTORIC FENESTRATION FEATURES	
		A4.1

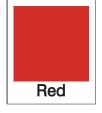


GOLDEN GATE SIGN Company, Onc.
2500 Bisso Lane, Suite 200
Concord, CA 94520 925.771.6300 Phone
CA License #665363
Project ID
Date: 8/14/19
Sales: A. Bartizal
Designer: N. Ford
Rev. #: 2 Date: 9/20/19
Revision Notes: A) Revised placement and size of alum. wall sign
B) Removed painted logo on roll up door on Southwest Elevation
Interior X Exterior
Single Faced Double Faced
Non-Illuminated
Type of Lighting:
Lamps X L.E.D.
Neon Other
Address
58-60 FEDERAL STREET SAN FRANCISCO
Customer Approval
Signature
MM/DD/YYYY
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This sign is intended to be installed in accordance with the requirements of Article 600 the National Electrical Code and other applicable codes. This includes proper grounding and bonding of the sign.
(UL)
All Signs to be Title 24 Compliant
World Sign
Associates CititorriaSignAssociation
Sheet No.
GG 2.0





Vinyl Window Graphics - Applied To Transom Window above Doors Scale: 3"=1'-0"



Match Poppy Red 3630-143

White

White Opaque Vinyl



Y	

GOLDEN GATE SIGN Company, Onc.
2500 Bisso Lane, Suite 200 Concord, CA 94520
925.771.6300 Phone CA License #665363
Project ID
Date: 8/14/19
Sales: A. Bartizal
Designer: N. Ford
Rev. #: 2 Date: 9/20/19
Revision Notes: A) Revised placement and size of alum. wall sign
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Interior X Exterior
∑ Single Faced □ Double Faced
X Illuminated
Type of Lighting:
Lamps X L.E.D.
Neon Other
Address 58-60 FEDERAL STREET SAN FRANCISCO
Customer Approval
Signature
MM/DD/YYYY
2019 All Rights Reserved. This is an original unpublished drawing submitted in connection with a project we are planning for you. It is not to be copied, reproduced, exhibited or shown to anyone outside of your organization without written permission of Golden Gate Sign Company.
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and other applicable codes. This includes proper grounding and bonding of the sign.
(UL)
All Signs to be Title 24 Compliant
World Sign Associates
Sheet No.
GG 3.0

	CODE NOTES 20	EFERENCE: 016 SAN FRANCISCO P	LANNING CODE	PRO	JECT INFORMATION		_	EXTERIOR VIE
	A- FLOOR AREAS					ISSUE		
		CODE SEC. 102 DEFINITIONS				5 L		
		STRICTS OTHER THAN C-3, THE SU A BUILDING OR BUILDINGS, MEASU				DEPT		
	FACES OF EXTERIOR WALLS BUILDINGS.	S OR FROM THE CENTERLINES OF	WALLS SEPARATING TWO			PLANNING	SUE	
						ANA	DBI ISSU	-
		LOOR AREA DEVOTED TO, OR CAP L USE AND ITS ACCESSORY USES		Sheet	Object Name	SF PL	Ö	
				Number	Sheet Name	ō	SF	
	GROSS I	FLOOR AREA (NO CHA	NGE)		COVER SHEET	•	•	1
	Level	Existing (SF)	Proposed (SF)		PROJECT INFORMATION GENERAL NOTES		•	
	LEVEL 1 LEVEL 2	42,290 34,134	42,290 34,134		SITE PLAN AERIAL IMAGE	•	\vdash	Jan 1
	MEZZANINE	13,466	13,466		SITE PLAN DRAWINGS	•		
	LEVEL 3	35,091	35,091		STREETSCAPE DRAWINGS	•		
	GROSS SF TOTAL	124,981	124,981	A0.S4 A0.S5	STREETSCAPE DRAWINGS STREETSCAPE DRAWINGS	•		
					STREETSCAPE DRAWINGS	•		
	FLOOR AREA RATIO (PE	R SECTION 209.3 - TAB	BLE 209.3):		OCCUPANCY AND EGRESS PLANS		•	
	MAXIMUM ALLOWED GR	OSS SF		A0.T2 A0.T3a	SF GREEN BUILDING COMPLIANCE FORM ACCESSIBILITY DIAGRAMS (1 of 3)		•	
	C-2 FAR X LOT AREA = 5	X 66.124 SF = 330.620	SF		ACCESSIBILITY DIAGRAMS (2 of 3)		•	
					ACCESSIBILITY DIAGRAMS (3 of 3)		•	
	INSTITUTIO	NAL OCCUPIED FLOO	R AREA	A1.1 A1.2	EXISTING FLOOR PLANS - LEVEL 1 EXISTING FLOOR PLANS - LEVEL 2	•	•	PLOT PLAN
	Level	Existing (SF)	Proposed (SF)		EXISTING FLOOR PLANS - MEZZANINE	•	•	
	LEVEL 1 LEVEL 2	14,025 27,325	0 27,325		EXISTING FLOOR PLANS - LEVEL 3	•	•	
	MEZZANINE	6,260	6,260		PROPOSED FLOOR PLANS - LEVEL 1 PROPOSED FLOOR PLANS - LEVEL 2	•	$\mathbf{\cdot}$	
	LEVEL 3	31,036	31,036		PROPOSED FLOOR PLANS - MEZZANINE	•		
-	OCCUPIED SF TOTAL	78,646	64,621		PROPOSED FLOOR PLANS - LEVEL 3	•	•	
				A3.1 A3.2	EXTERIOR ELEVATION IMAGES EXISTING/PROPOSED EXTERIOR ELEVATIONS	•	•	
·				A3.3	EXISTING/PROPOSED EXTERIOR ELEVATIONS	•	÷	
		OCCUPIED FLOOR AF		A3.4	EXISTING/PROPOSED EXTERIOR ELEVATIONS	•	•	
	Level	Existing (SF) 22,037	Proposed (SF) 36,062	A3.5 A4.1	EXISTING/PROPOSED EXTERIOR ELEVATIONS EXTERIOR ELEVATION DETAIL IMAGES	•	•	
	LEVEL 2	929	929	7.4.1	SIGNAGE SHEETS	لنا		
	MEZZANINE	0	0	G 2.0	SIGNAGE DETAILS		1.	
-	LEVEL 3 OCCUPIED SF TOTAL	0 22,966	0 36,991	G 3.0	SIGNAGE DETAILS	•	$\mathbf{\dot{\cdot}}$	
		22,000	00,001	G 4.0	SIGNAGE DETAILS	•	•	A TUE
	B- ACTIVE USE *SEE SHEET A2.3 F	PROPOSED LEVEL 1 FL	OOR PLAN FOR		SIGNAGE DETAILS SIGNAGE DETAILS	•	ŀ	2 I U.S.A.
	REFERENCE			0 0.0	TOTAL SHEET	S: 26		
	C- BICYCLE PARKING SI			PRO	PERTY INFORMATION			
	*SEE SHEET A2.1 FOR	R PROPOSED CLASS I						
	*SEE SHEET A0.S3 FC	OR PROPOSED CLASS	II BICYCLE PARKING	ADDRE BLOCK	SS 2801 LEAVENWORTH STREET /LOT 0010/001		l	1
	BICY	CLE PARKING SUMMAF	RY	DISTRI	CIS		l	
-	ESTM REQUI		D PROPOSED	ZONIN	G C-2			
	CLASS I -	4	4	SPECIA	T/BULK 40-X AL USE WATERFRONT 2			
-	CLASS II -	8	10 EXISTING	USE	CHANGE OF USE REQUIRED			
	**THE PROPOSAL REMAINS SUBJECT	TO REVIEW AND APPROVAL BY O	THER CITY AGENCIES, SUCH AS	LAST L			l	
	SFMTA, BUILDING AND FIRE DEPARTM		,	PROPC		JUCATI	ON	
					& RETAIL			
				No OF	STORIES 3 + MEZZANINE (NO CHANGE)			VICINITY MAP
				HISTOP	RIC EVALUATION		l	
				1	RIC RESOURCE STATUS A- Historic Reso	urce Pre	esent	
				DISTRI	VAL REGISTER HISTORIC None		l	
				CALIFC	ORNIA REGISTER HISTORIC None		l	San Francisco Maritime National
				HISTOP	RIC RESOURCE EVALUATION None			Historical Park
-				RESPO	INSES E 10 DESIGNATED HISTORIC		l	
-	APPLICABLE CO	IDES		DISTRI	CT LANDMARKS None			
	ALL WORK SHALL COM AMENDMENTS, RULES			ARTICL DESIG	LE 11 PRESERVATION None			
	ORDERS, APPROVALS,	, ETC. THAT ARE REQU	JIRED BY PUBLIC	MILLS			l	
	AUTHORITIES. IN THE STRINGENT REQUIREN	MENTS INCLUDE, BUT A	ARE NOT LIMITED		Y BUSINESS REGISTRY None			
	TO THE CURRENT APP THE FOLLOWING (OR (PUBLICATIONS OF	PRO	JECT SCOPE			Ghirardelli
	2016 SAN FRANCISCO							Square
	PART 2- 2016 CALIFORI PART 4- 2016 CALIFORI	NIA BUILDING CODE	F	PROPC	ANT TO CASE NUMBER 2008.0586, THE PROJECT SSES TO CHANGE THE ABOVE GROUND LEVEL US	SES OF		North Point St
	PART 3- 2016 CALIFOR	NIA ELECTRICAL CODE			EAVENWORTH FROM LAST LEGAL GENERAL OFFI ST-SECONDARY EDUCATIONAL INSTITUTIONAL.	CE USE	÷ .	Bay St
	PART 6- 2016 CALIFOR PART 10- 2016 CALIFOR	RNIA EXISTING BUILDIN	NG CODE	NO CH	ANGE OF USE TO EXISTING RETAIL SALES AND S	ERVICE	ES	
	PART 9- 2016 CALIFOR	NIA FIRE CODE		USES (ON THE GROUND FLOOR OF 2801 LEAVENWORTH SED; HOWEVER, PURSUANT TO THE DEVELOPM	IS	l	
	THE NATIONAL FIRE CO PROTECTION HANDBO		THE FIRE	AGREE	MENT, THE PROJECT PROPOSES INSTITUTING G) -	
	ALL APPLICABLE NFPA	CODE SECTIONS INCL			CONTROLS SPECIFIED ON SHEETS A2.1.			
	LIMITED TO CCSF, FIRE	E MARSHAL ADMIN BUI	LIETINS	NEW S	IGNAGE PROPOSED AS PART OF PROJECT.			<u> </u>
sitten material annearing herein constitute original and ungukiehed work of	If this drawing is not 24" x 38", then the drawing have	been revised from its original		1				1

XTERIOR VIEW





JEFFERSON

BEACH

2 U.S.A.



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2801 LEAVEN









Ι

LEAV





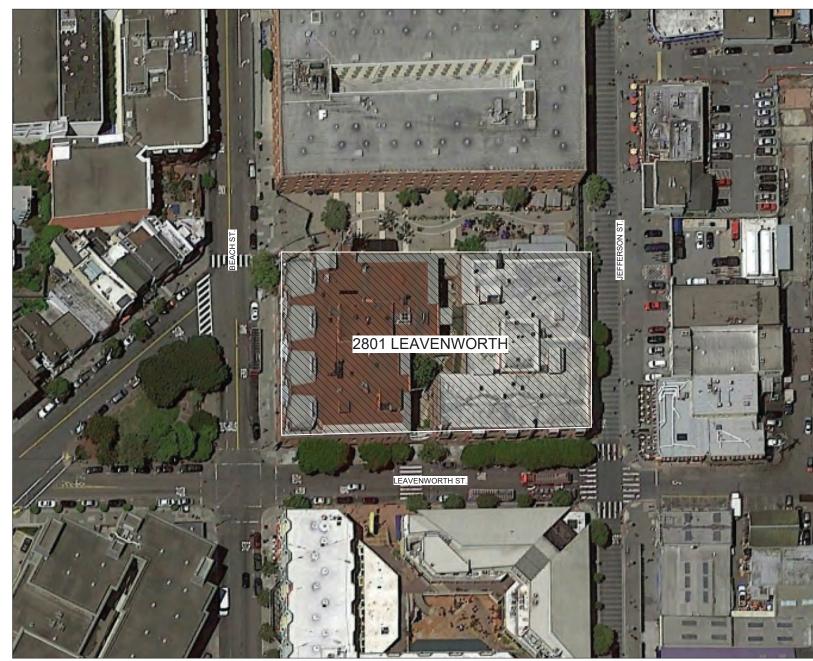












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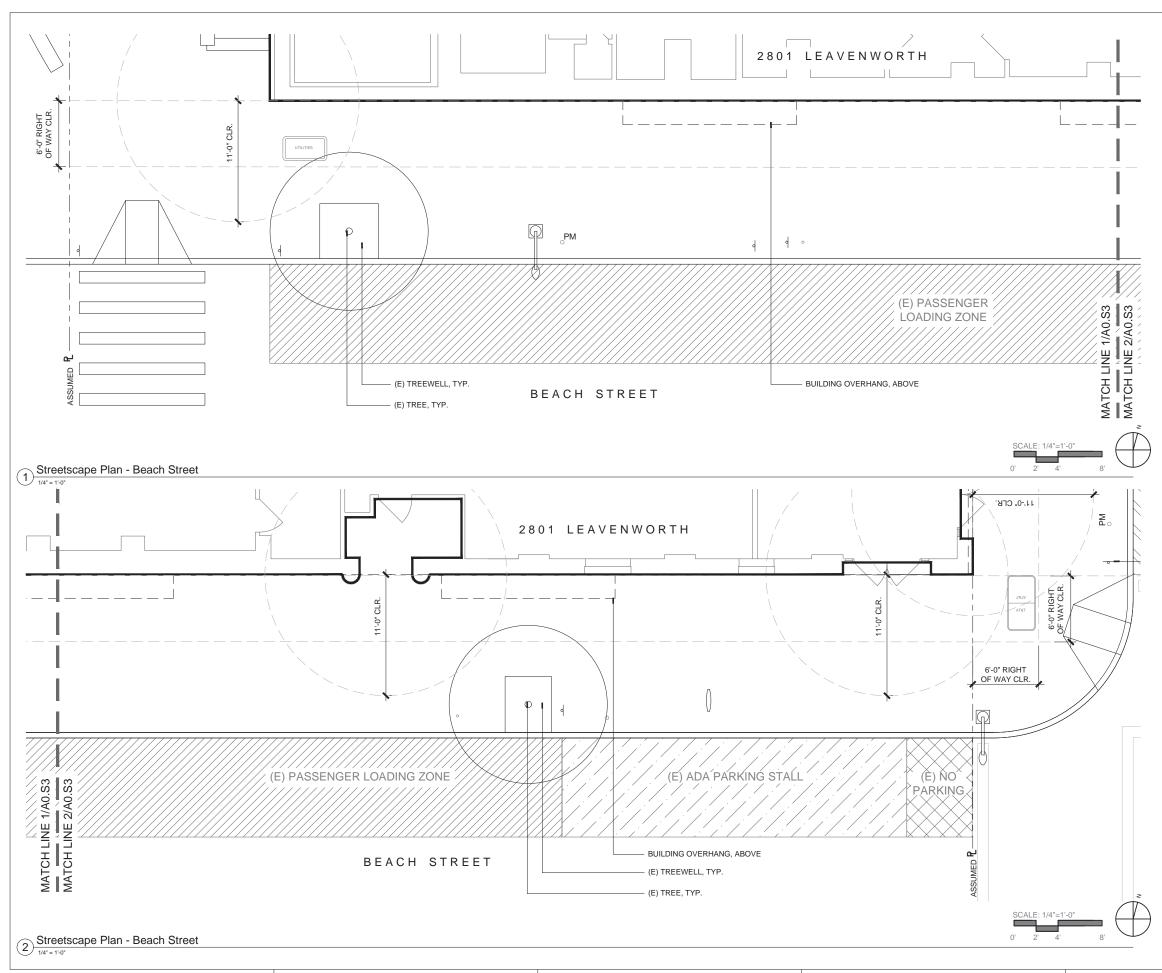
Project	Number	Issue Date
	21826.1	7 10/11/19
Scale:	Not To S	
Print D		Jeane
Phile Do	10/12/20)19 2:07:19 AM
No.	Date	Description
C I		

SITE PLAN AERIAL IMAGE

A0.S1







GENERAL NOTES

- ABBREVIATIONS (E) = EXISTING
- (N) = NEW, PROPOSED
- CLR. = CLEARANCE
- TYP. = TYPICAL
- **P** = PROPERTY LINE

BIKE PARKING COUNT

CLASS II EXISTING: (10) BIKE PARKING SPACES PROPOSED: (0) BIKE PARKING SPACES TOTAL: 10

LEGEND

181A A181

_ PM

(E) IN-GROUND UTILITY (E) PARKING SIGN

(E) PARKING METER

(E) POLE LIGHT

(E) DIRECTORY

(E) NO PARKING (RED CURB)

(E) PASSENGER LOADING (WHITE CURB)

(E) ADA PARKING (BLUE CURB)



1) BIKE RACKS IN PASSENGER LOADING ZONE ARE ACCEPTED ON A CASE-BY-CASE BASIS 2) ASSUMED PROPERTY LINE AT FACE OF BUILDING 3) BIKE RACKS ARE NOT ALLOWED AT ADA PARKING.



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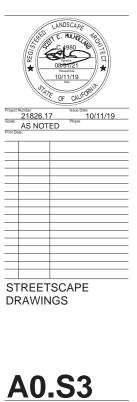
79 New Montgomery Street San Francisco, CA 94105

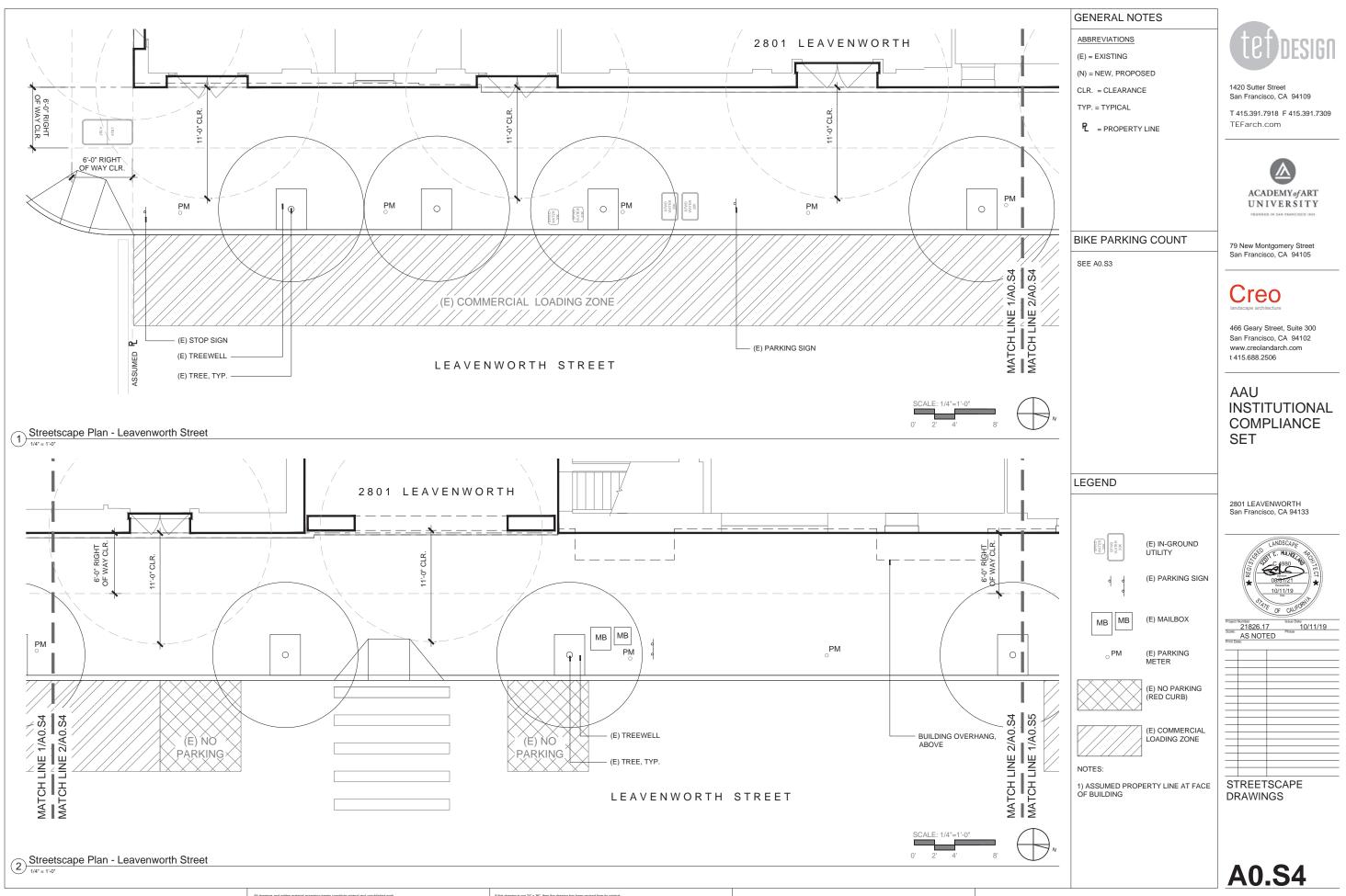
Creo Iandscape architecture

466 Geary Street, Suite 300 San Francisco, CA 94102 www.creolandarch.com t 415.688.2506

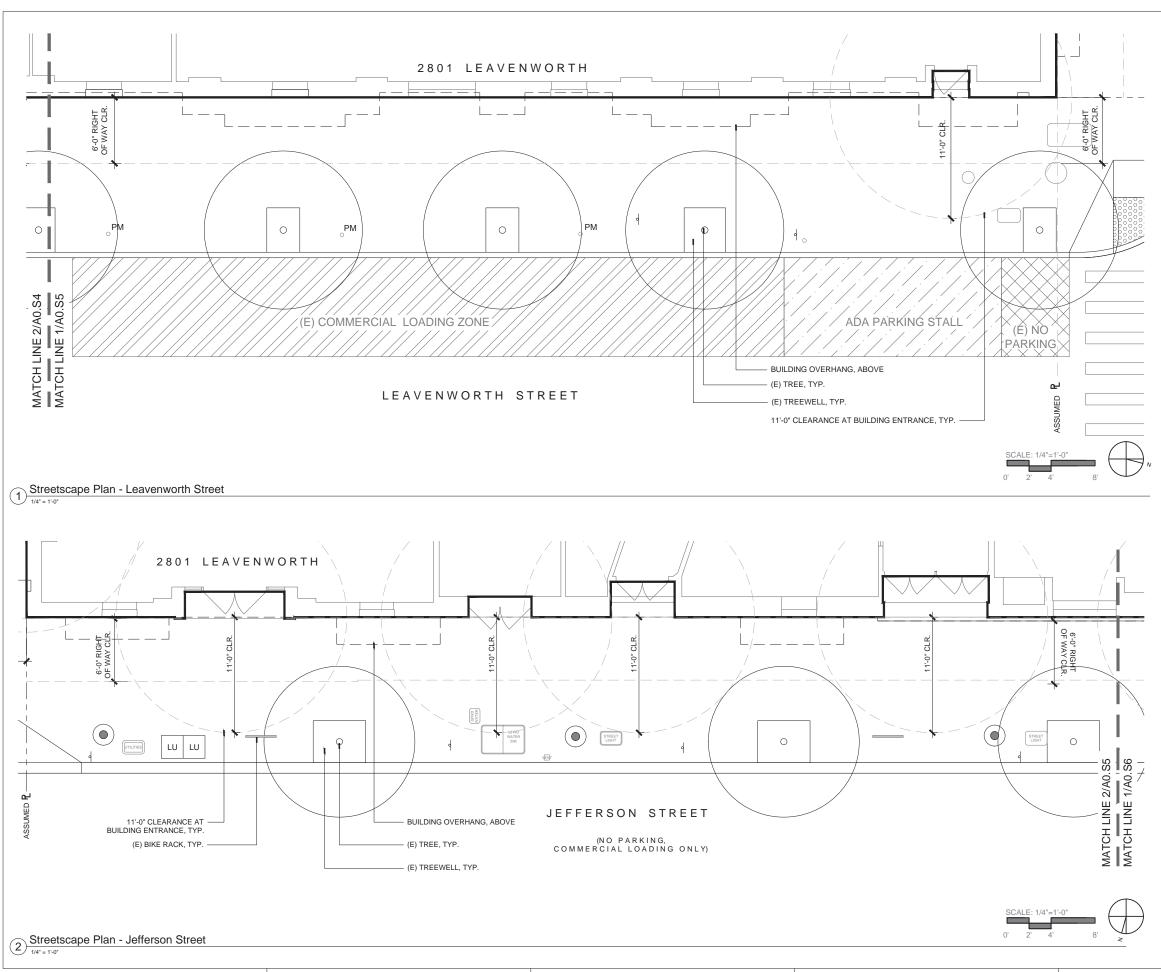
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GENERAL NOTES

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(N) = NEW, PROPOSED

CLR. = CLEARANCE

TYP. = TYPICAL

P = PROPERTY LINE

BIKE PARKING COUNT

SEE A0.S3

LEGEND

(E) BIKE RACK, CLASS II

(E) IN-G UTILITY

SFWD WATER 20K

PM

(ullet)

LU LU

(E) PARKING SIGN

(E) PARKING METER

(E) POLE LIGHT

(E) LITTER UNIT

(E) NO PARKING (RED CURB)

(E) COMMERCIAL LOADING ZONE

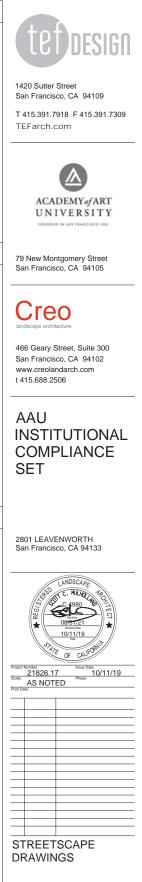
(E) ADA PARKING (BLUE CURB)

(E) WARNING

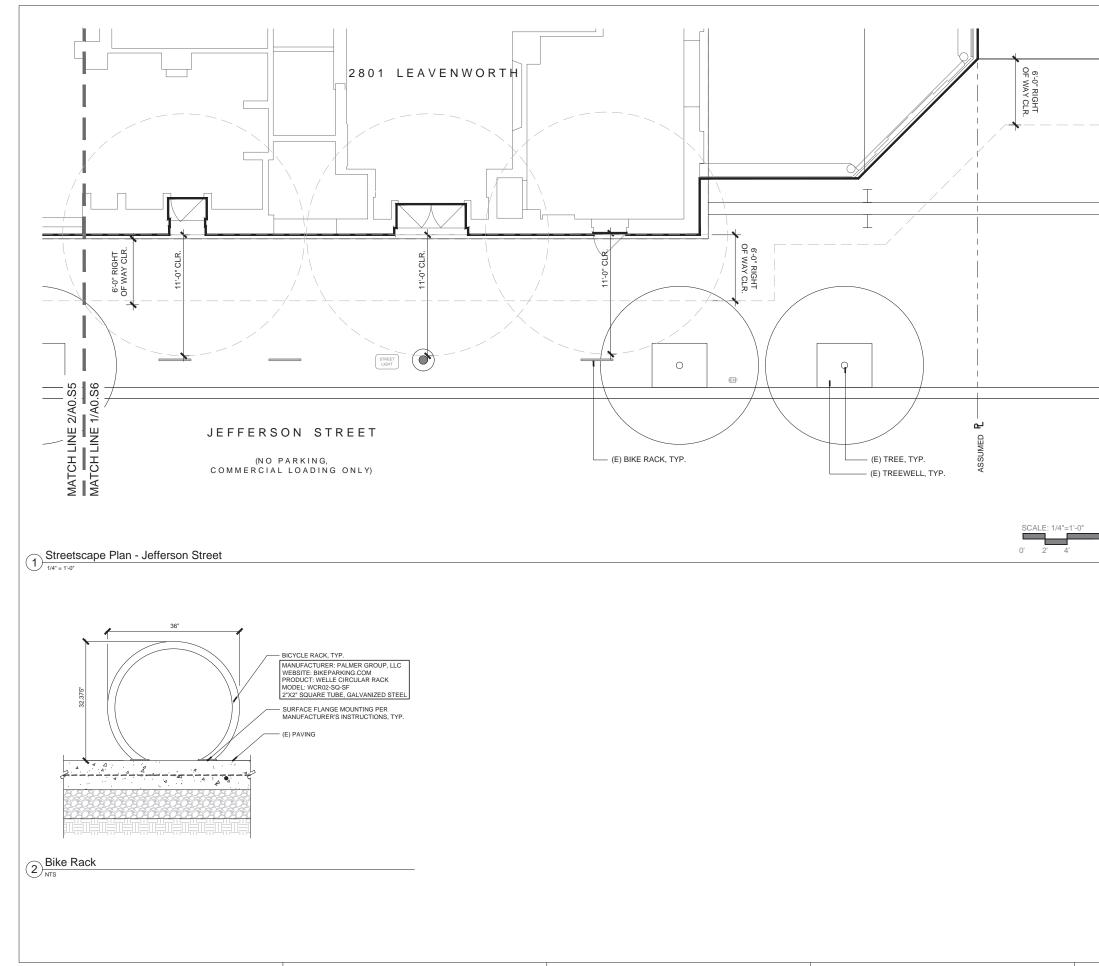
NOTES:

1) BIKE RACKS IN PASSENGER LOADING ZONE ARE ACCEPTED ON A CASE-BY-CASE BASIS 2) ASSUMED PROPERTY LINE AT FACE OF BUILDING

3) BIKE RACKS ARE NOT ALLOWED AT ADA PARKING.



A0.S5



GENERAL NOTES

- ABBREVIATIONS
- (E) = EXISTING (N) = NEW, PROPOSED
- CLR. = CLEARANCE
- TYP. = TYPICAL
- **P** = PROPERTY LINE

BIKE PARKING COUNT

SEE A0.S3



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(E) BIKE RACK, CLASS II



LEGEND



(lacksquare

(E) IN-GROUND UTILITY

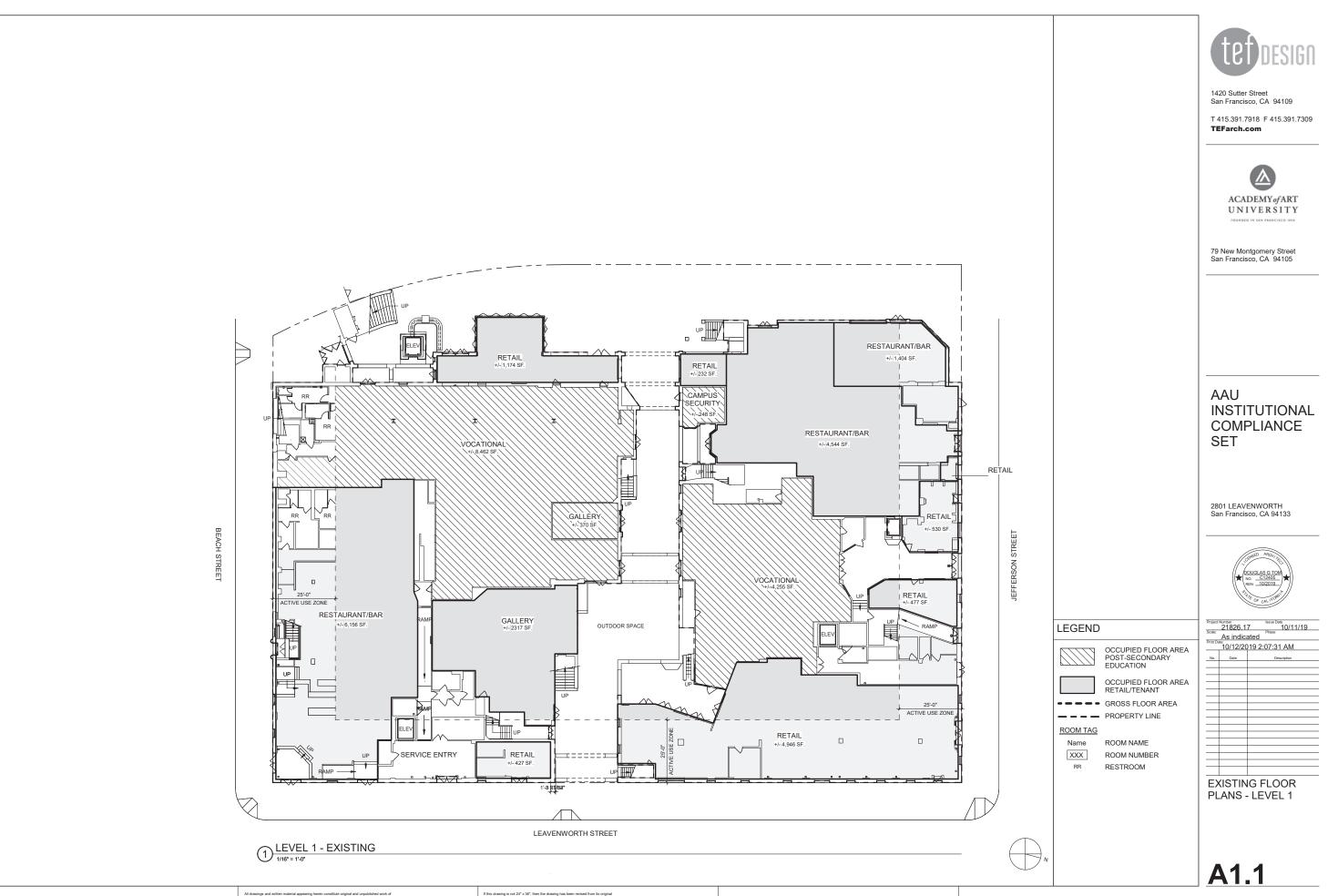
(E) POLE LIGHT

NOTES:

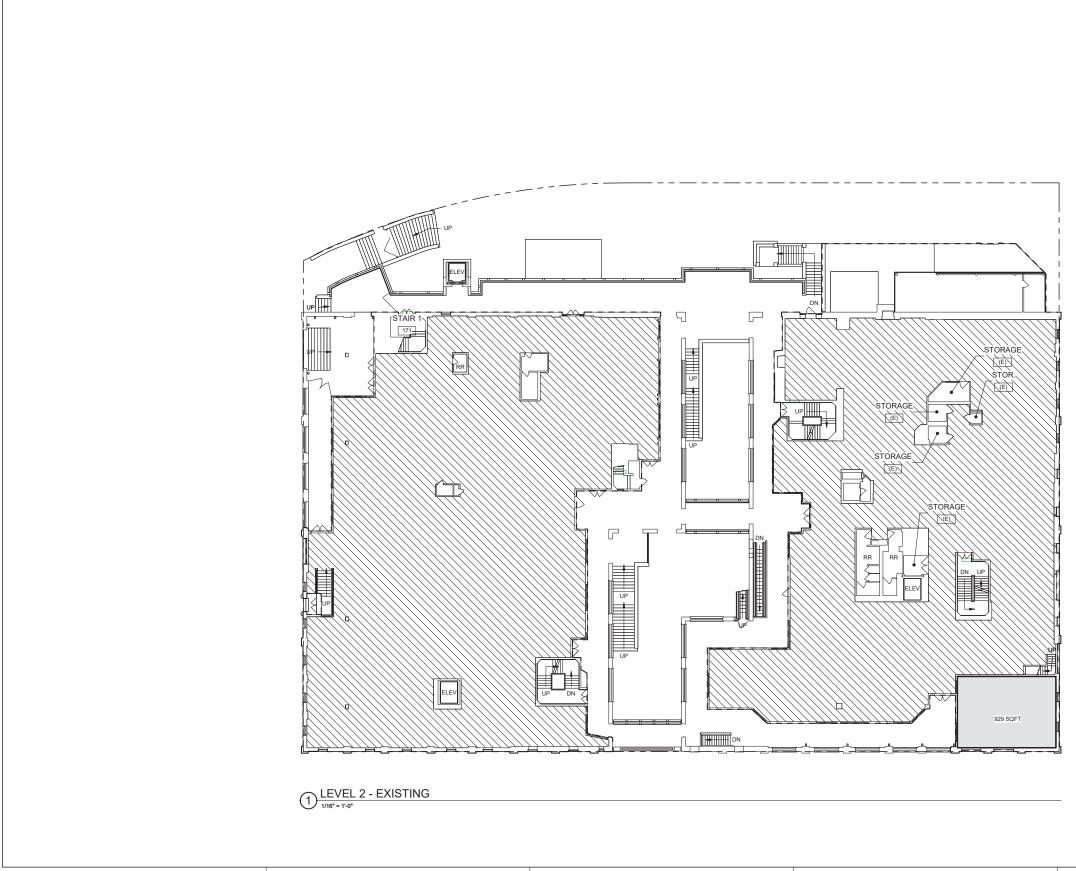
1) ASSUMED PROPERTY LINE AT FACE OF BUILDING

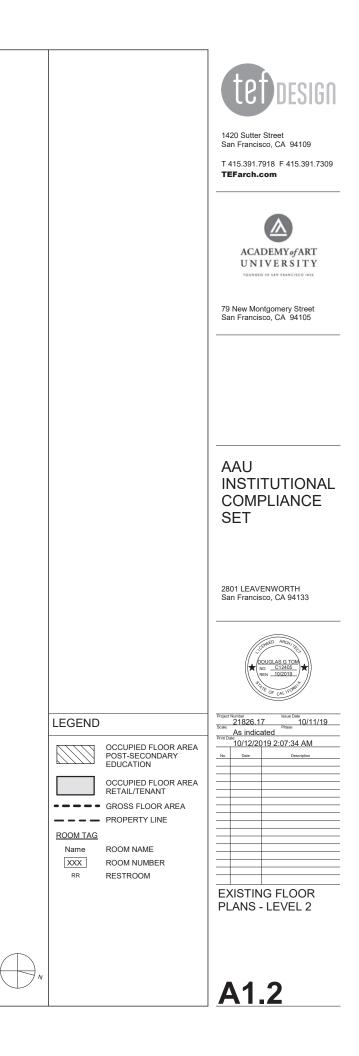


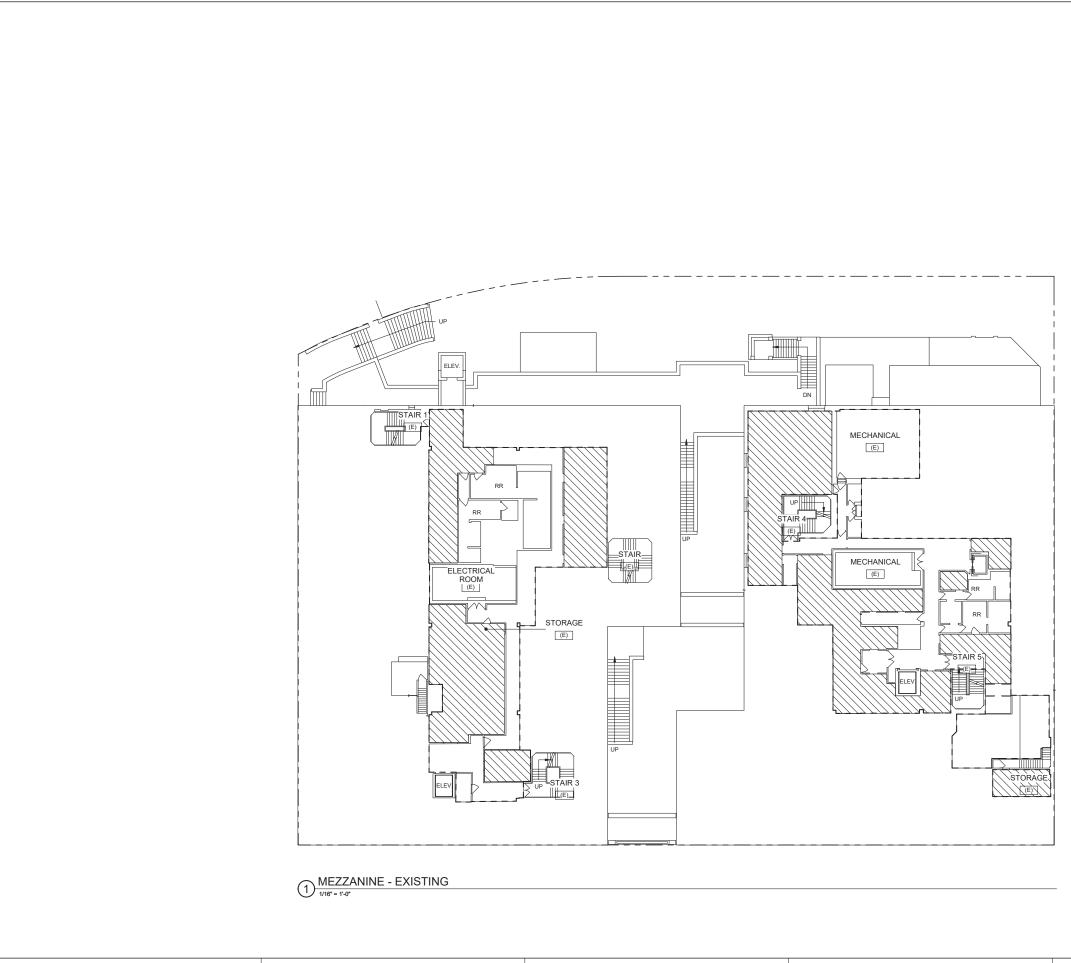
A0.S6

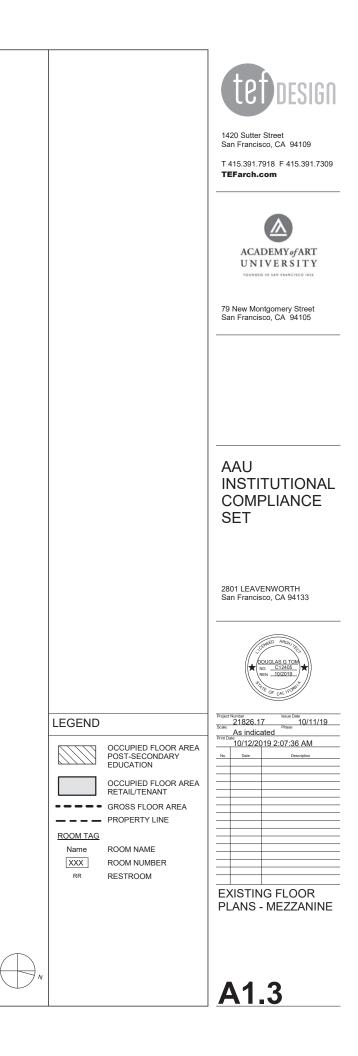


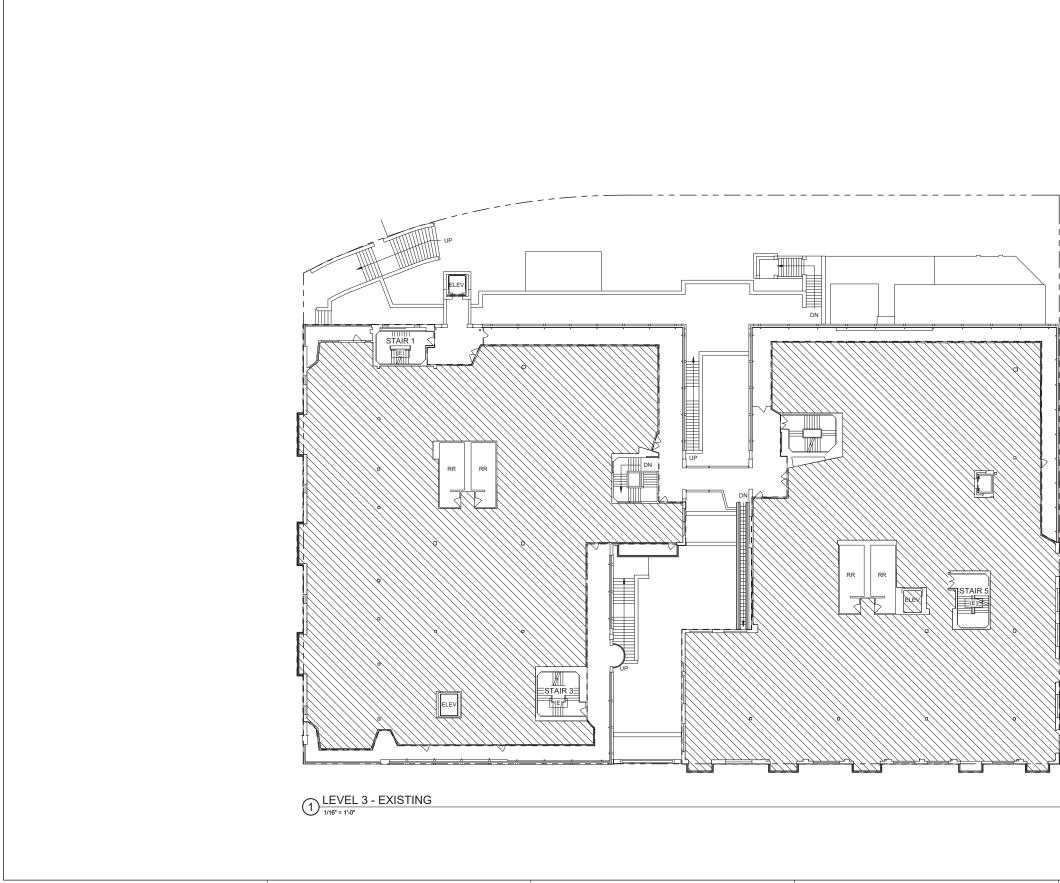
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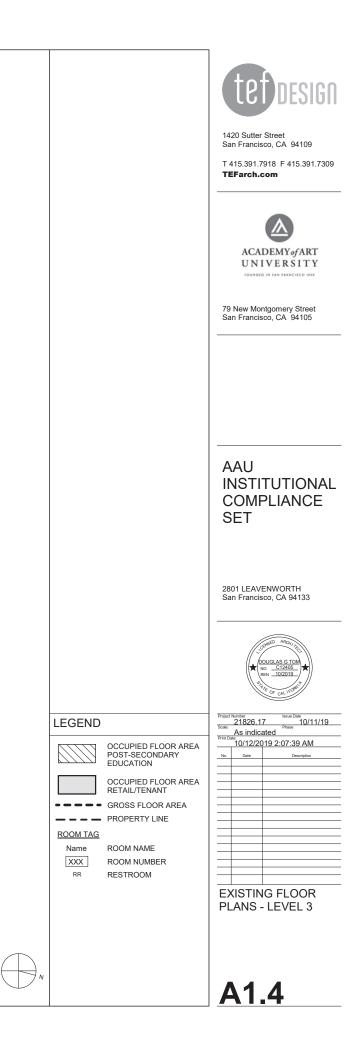


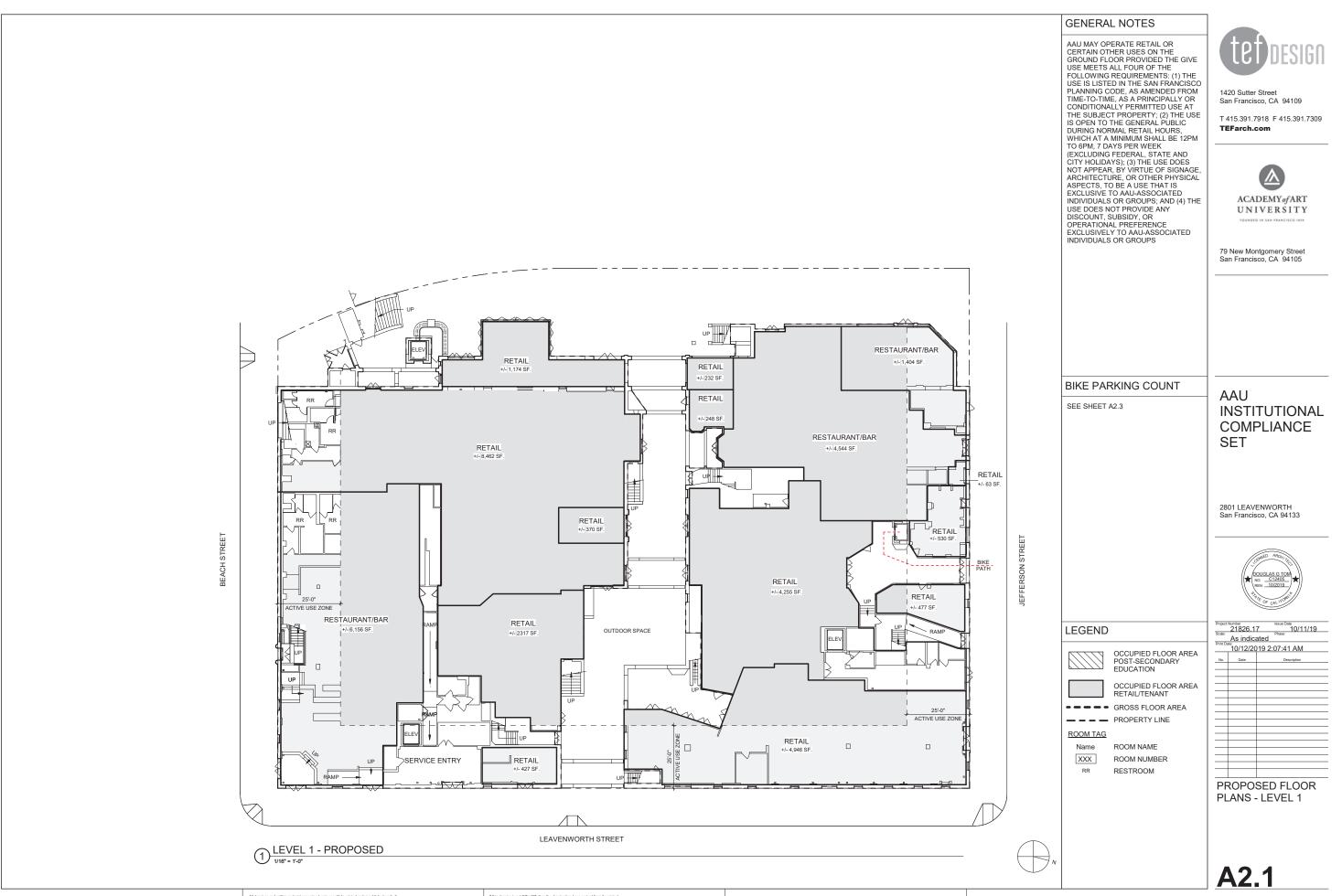


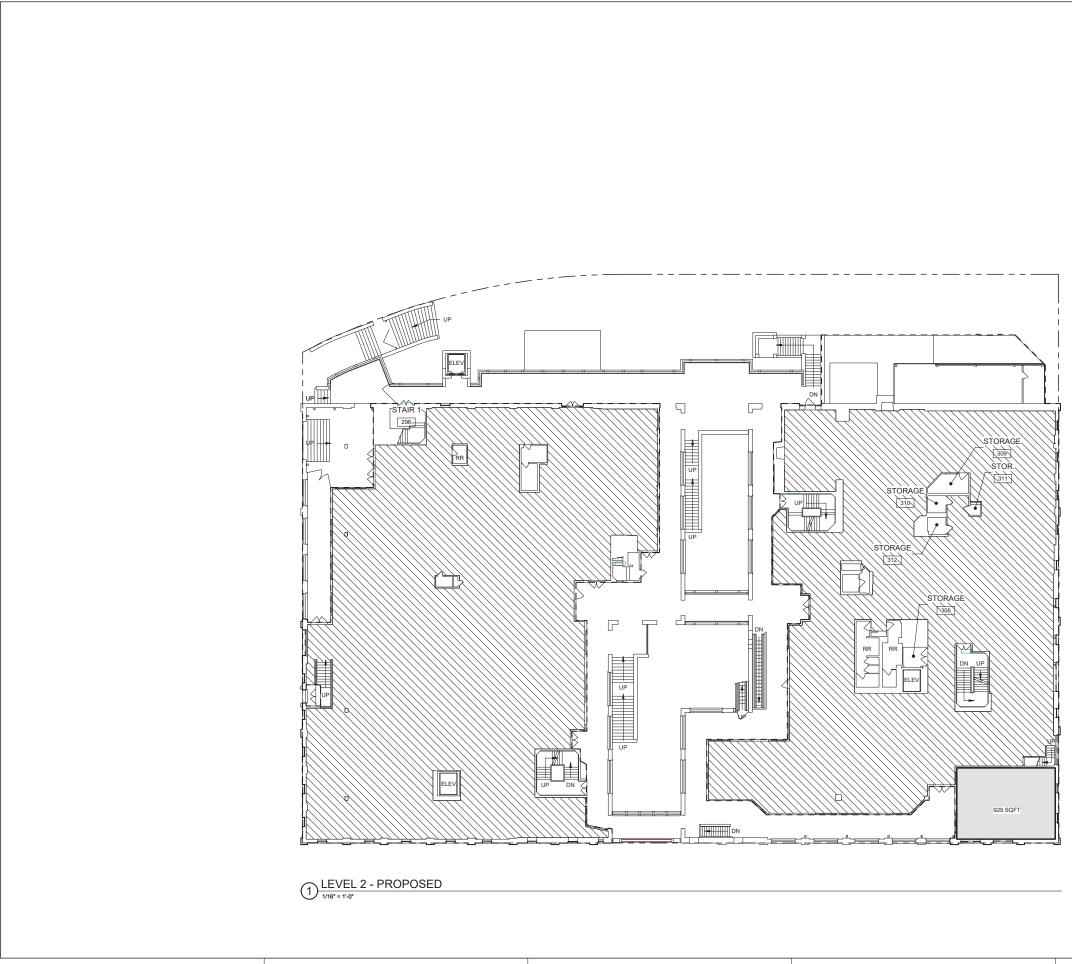


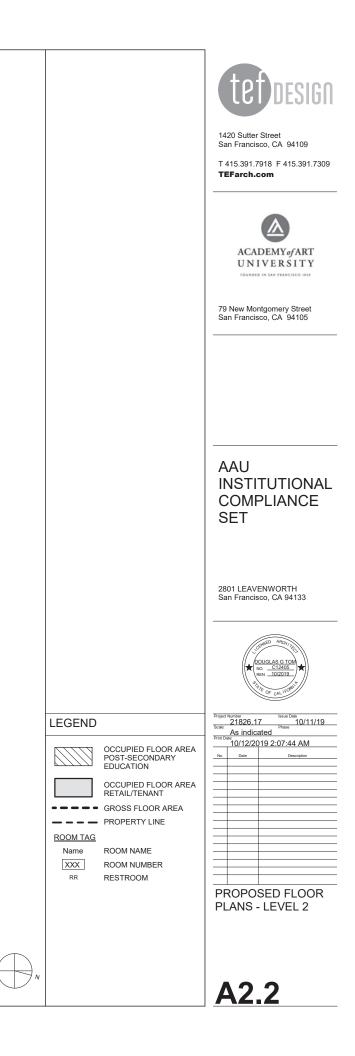


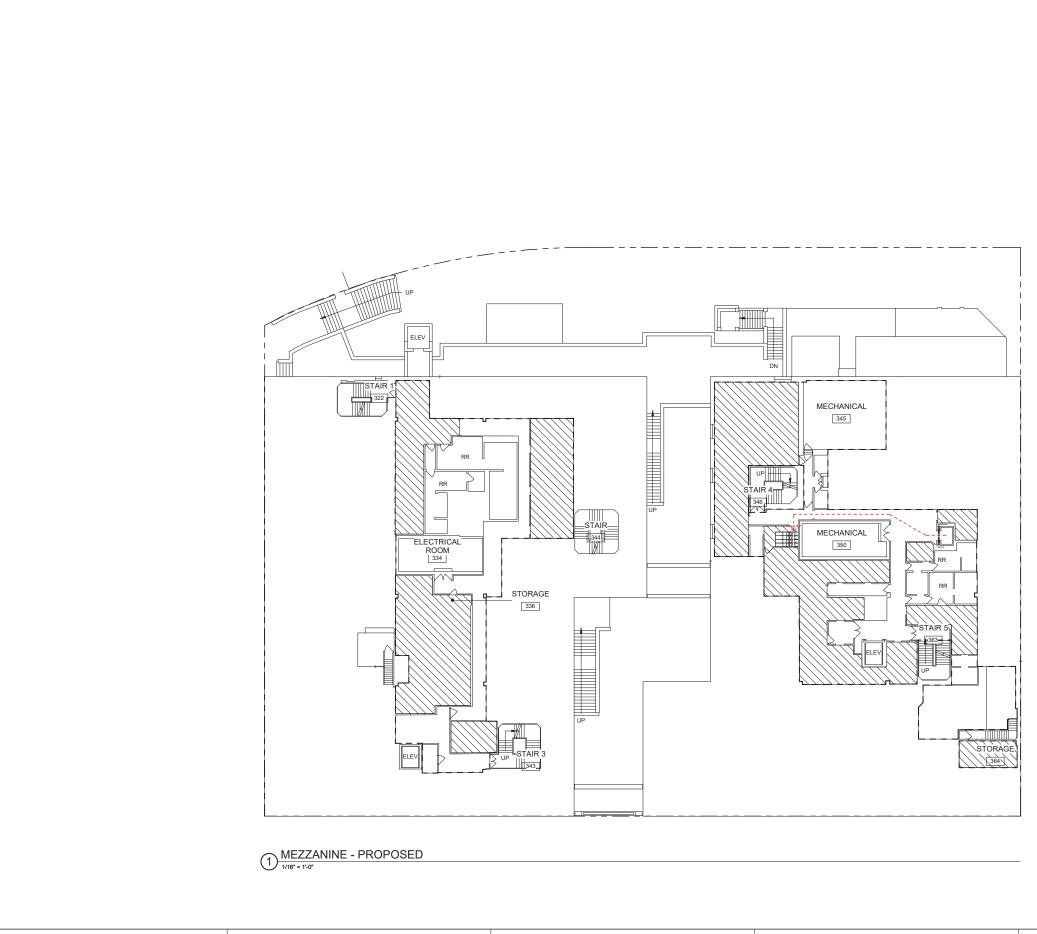


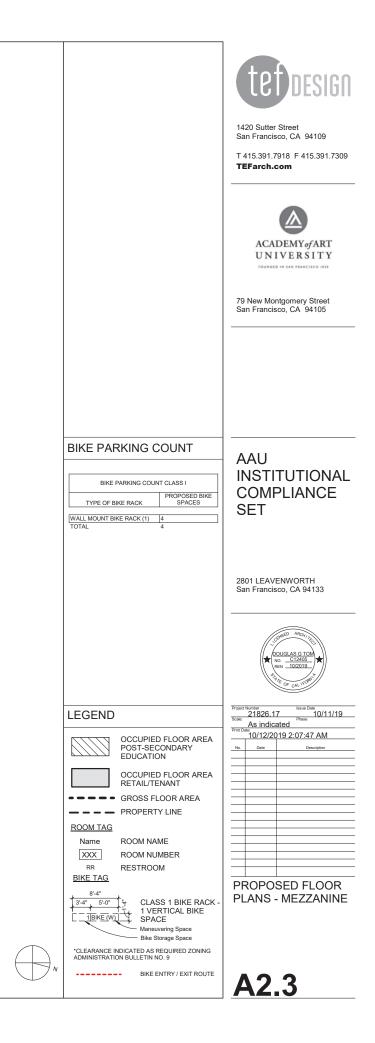


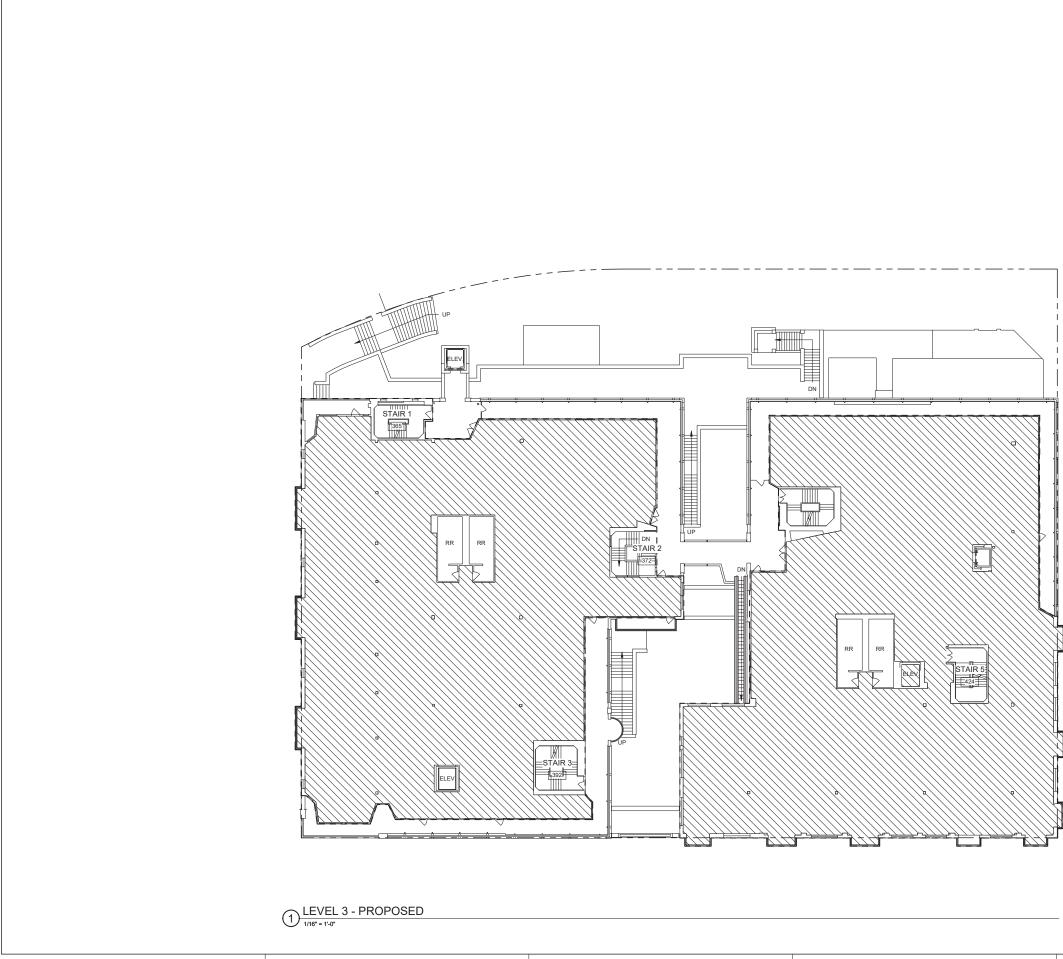


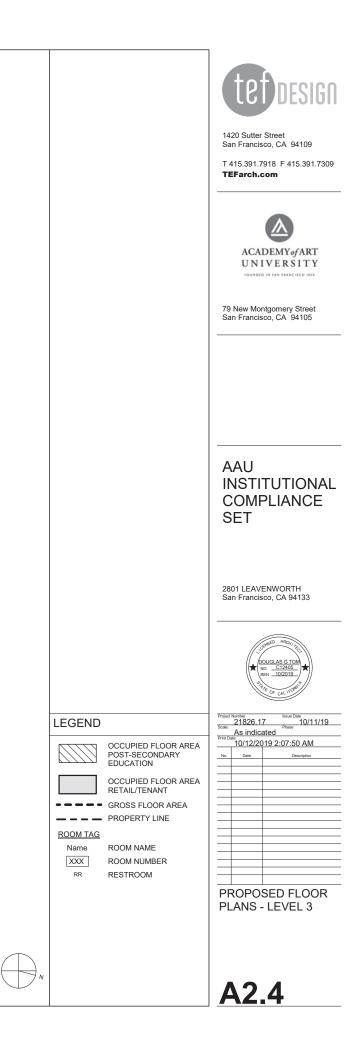


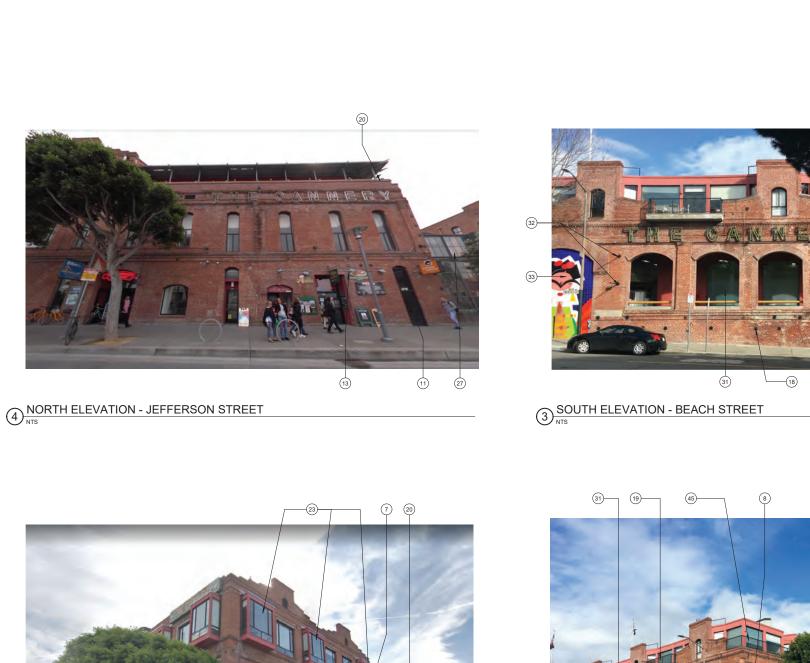














(2) EXISTING PROJECTING SIGN DIMENSIONS: SIGN HEIGHT: 14'-0" SIGN LENGTH: 6'-0"

1

14

SIGN LENGTH: X'-X" SIGN THICKNESS: X'-X" OF SIGN: X'-X"

WALK: (7) EXISTING BRICK

(14) EXISTING LOUVER

(20) EXISTING BALCONY

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25

(9) (10)

NORTHEAST CORNER - LEAVENWORTH

2 STREET & JEFFERSON STREET

KEYNOTES

- (1a) EXISTING NON-AAU WALL SIGN (1b) EXISTING NON-AAU WINDOW SIGN TO REMAIN (1c) EXISTING NON-AAU PROJECTING SIGN TO REMAIN
- (1d) REMOVE EXISTING NON-AAU WALL SIGN
- (2a) REFURBISHED NEON SIGN, SEE SIGNAGE CONSULTANT DRAWINGS

 - (BOTTOM PORTION) SIGN THICKNESS: 1'-2"
 - HEIGHT FROM GROUND TO BOTTOM OF SIGN: 13'-6" HEIGHT FROM GROUND TO TOP OF SIGN: 27'-6"
- (3) REMOVE EXISTING NEON COCKTAIL CUP AND "BAR" LETTERING SIGN COPY; EXISTING SIGN STRUCTURE TO REMAIN / PRESERVE
- PROPOSED NEW DIRECTLY
 ILLUMINATED AAU BUSINESS PROJECTING SIGN, SEE SIGNAGE DRAWINGS
- (5a) REUSE EXISTING PROJECTING SIGN AND CHANGE TO DIRECTLY ILLUMINATED AAU BUSINESS SIGN; SIZE COPY AS NEEDED TO MEET CODE REQUIREMENTS; SEE SIGNAGE CONSULTANT DRAWINGS
- (5b) EXISTING PROJECTING SIGN DIMENSIONS: V.I.F. SIGN HEIGHT: X'-X"

 - HEIGHT FROM GROUND TO BOTTOM OF SIGN: X'-X" HEIGHT FROM GROUND TO TOP
- (6) REMOVE EXISTING SIGNAGE BRACKETING
- ITEMS NOTED ON 9/25/19 SITE
- (8) EXISTING SIGN "QUIET ZONE"
- (9) EXISTING SHUTTER AWNING
- (10) EXISTING EXPOSED CONCRETE PATCH / HEADER @ BRICK WALL
- (11) EXISTING IDENTIFYING SIGN
- (12) EXISTING SECURITY CAMERA
- (13) EXISTING LIGHT FIXTURE
- (15) EXISTING STAND PIPE
- (16) EXISTING FIRE ALARM BELL
- (17) EXISTING LIGHT FIXTURE CONDUIT
- (18) EXISTING BRICK ANCHOR PLATES, TYP
- (19) EXISTING METAL RAILING AT BALCONY
- (21) EXISTING SIGN SCULPTURE
- (22) EXISTING ROUND DUCT
- (23) EXISTING BAY WINDOWS

- (24) EXISTING NON-AAU WINDOW SIGN (25) EXISTING ALARM BELL ²⁶ EXISTING POLE, TO REMAIN (27) EXISTING GLAZING WALL (28) EXISTING CANOPY WITH WALL SIGN (29) EXISTING PATCH OF BRICK WALL REMOVED (30) EXISTING SECURITY GATE OVER GLASS ENTRANCE DOOR (31) OPEN TO BEYOND, TYP (32) EXISTING ROD (BANNER SIGN SUPPORTS (33) EXISTING PAINTED MURAL (34) EXISTING PROTRUDING GLASS ENCLOSURE
- (35) EXISTING METAL SECURITY GATE
- (36) EXISTING CONCRETE AWNING
- (37) EXISTING RESTAURANT SIGNAGE
- (38) EXISTING CORRUGATED METAL ROOF
- (39) EXISTING VENT
- (40) EXISTING DOWN LIGHT ON PORCH
- (41) EXISTING MECH DUCTS
- (42) EXISTING BRIDGE
- (43) EXISTING EXTERIOR CONCRETE ELEVATOR STRUCTURE
- (44) EXISTING NON-AAU PAINTED SIGN
- (45) EXISTING RAILING AT BALCONY



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UNIVERSITY

79 New Montgomery Street San Francisco, CA 94105

AAU INSTITUTIONAL COMPLIANCE SET

2801 LEAVENWORTH San Francisco, CA 94133

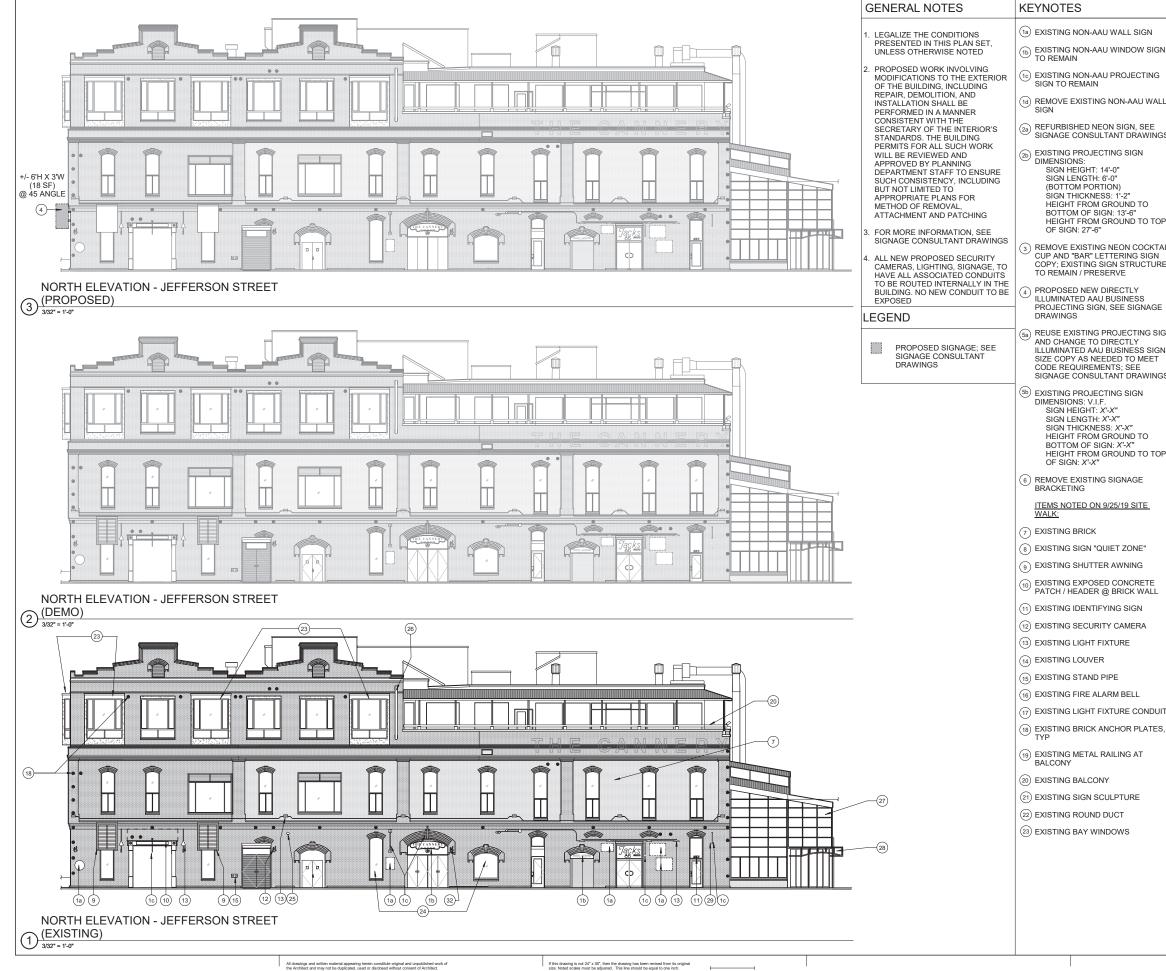


Project	Number	Issue Date
Scale:	21826.1	7 10/11/19 Phase
	Not To S	Scale
Print D	10/12/20)19 2:07:54 AM
No.	Date	Description

EXTERIOR ELEVATION IMAGES



All drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used or disclosed without consent of Architect.



- (1b) EXISTING NON-AAU WINDOW SIGN TO REMAIN 1c EXISTING NON-AAU PROJECTING SIGN TO REMAIN
- (1d) REMOVE EXISTING NON-AAU WALL
- (2a) REFURBISHED NEON SIGN, SEE SIGNAGE CONSULTANT DRAWINGS

 - HEIGHT FROM GROUND TO
 - BOTTOM OF SIGN: 13'-6" HEIGHT FROM GROUND TO TOP
- 3) REMOVE EXISTING NEON COCKTAIL CUP AND "BAR" LETTERING SIGN COPY; EXISTING SIGN STRUCTURE
- PROPOSED NEW DIRECTLY PROJECTING SIGN, SEE SIGNAGE
- (5a) REUSE EXISTING PROJECTING SIGN AND CHANGE TO DIRECTLY ILLUMINATED AAU BUSINESS SIGN; SIZE COPY AS NEEDED TO MEET CODE REQUIREMENTS; SEE SIGNAGE CONSULTANT DRAWINGS
- (5b) EXISTING PROJECTING SIGN

 - BOTTOM OF SIGN: X'-X" HEIGHT FROM GROUND TO TOP
- (12) EXISTING SECURITY CAMERA
- (17) EXISTING LIGHT FIXTURE CONDUIT

(24) EXISTING NON-AAU WINDOW SIGN (25) EXISTING ALARM BELL 26) EXISTING POLE, TO REMAIN 27) EXISTING GLAZING WALL (28) EXISTING CANOPY WITH WALL SIGN 29) EXISTING PATCH OF BRICK WALL REMOVED 30 EXISTING SECURITY GATE OVER GLASS ENTRANCE DOOR (31) OPEN TO BEYOND, TYP (32) EXISTING ROD (BANNER SIGN SUPPORTS (33) EXISTING PAINTED MURAL 34) EXISTING PROTRUDING GLASS ENCLOSURE 35) EXISTING METAL SECURITY GATE 36) EXISTING CONCRETE AWNING (37) EXISTING RESTAURANT SIGNAGE (38) EXISTING CORRUGATED METAL ROOF (39) EXISTING VENT (40) EXISTING DOWN LIGHT ON PORCH (41) EXISTING MECH DUCTS (42) EXISTING BRIDGE (43) EXISTING EXTERIOR CONCRETE ELEVATOR STRUCTURE (44) EXISTING NON-AAU PAINTED SIGN (45) EXISTING RAILING AT BALCONY



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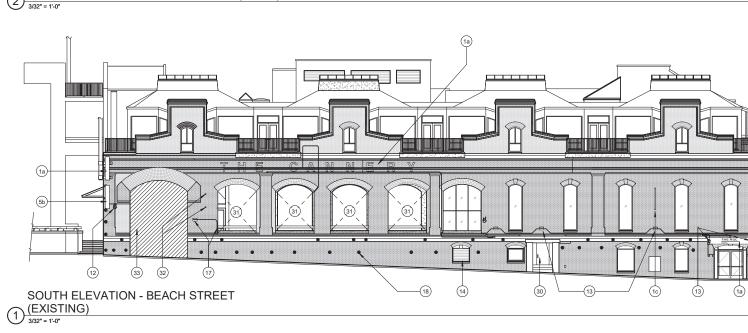
AAU INSTITUTIONAL COMPLIANCE SET

2801 LEAVENWORTH San Francisco, CA 94133

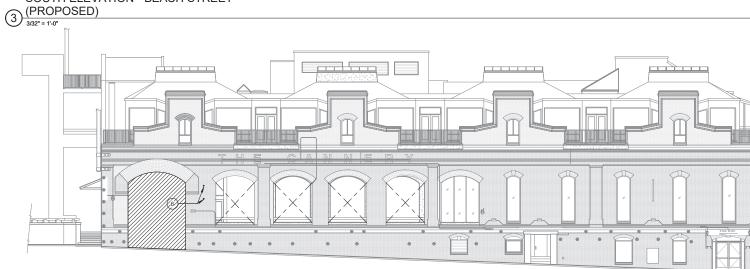


Project	Number	Issue Date
	21826.1	7 10/11/19
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No.	Date	Description

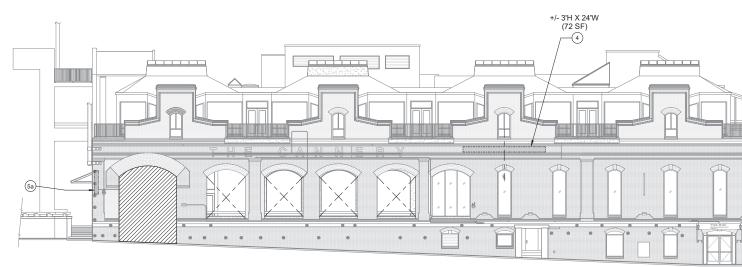
EXISTING/PROPOSED EXTERIOR **ELEVATIONS**



2 SOUTH ELEVATION - BEACH STREET (DEMO)



SOUTH ELEVATION - BEACH STREET









GENERAL NOTES

- LEGALIZE THE CONDITIONS PRESENTED IN THIS PLAN SET, UNLESS OTHERWISE NOTED
- PROPOSED WORK INVOLVING MODIFICATIONS TO THE EXTERIOR OF THE BUILDING, INCLUDING REPAIR, DEMOLITION, AND REPAIR, DEMOLITION, AND INSTALLATION SHALL BE PERFORMED IN A MANNER CONSISTENT WITH THE SECRETARY OF THE INTERIOR'S STANDARDS. THE BUILDING PERMITS FOR ALL SUCH WORK WILL BE REVIEWED AND APPROVED BY PLANNING DEPARTMENT STAFF TO ENSURE SUCH CONSISTENCY INCLUDING DEPARTMENT 51 AFF TO ENSORE SUCH CONSISTENCY, INCLUDING BUT NOT LIMITED TO APPROPRIATE PLANS FOR METHOD OF REMOVAL, ATTACHMENT AND PATCHING
- FOR MORE INFORMATION, SEE SIGNAGE CONSULTANT DRAWINGS
- ALL NEW PROPOSED SECURITY CAMERAS, LIGHTING, SIGNAGE, TO HAVE ALL ASSOCIATED CONDUITS TO BE ROUTED INTERNALLY IN THE BUILDING, NO NEW CONDUIT TO BE EXPOSED

KEYNOTES

LEGEND

PROPOSED SIGNAGE; SEE

SIGNAGE CONSULTANT DRAWINGS

SEE SHEET A3.3 FOR KEYNOTES



2801 LEAVENWORTH San Francisco, CA 94133

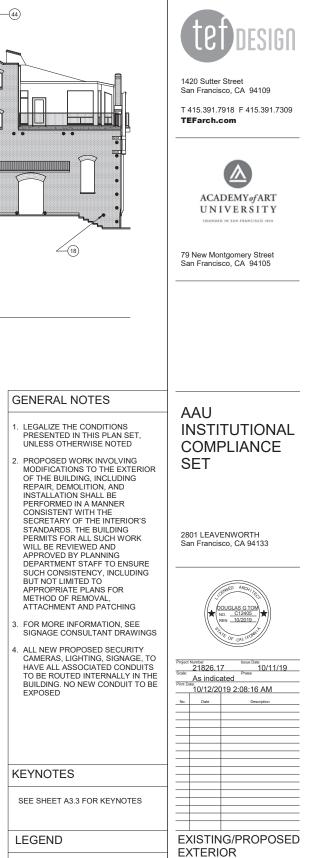


Project	Number	ISSUE Date
	21826.1	7 10/11/19
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No.	Date	Description

EXISTING/PROPOSED EXTERIOR ELEVATIONS



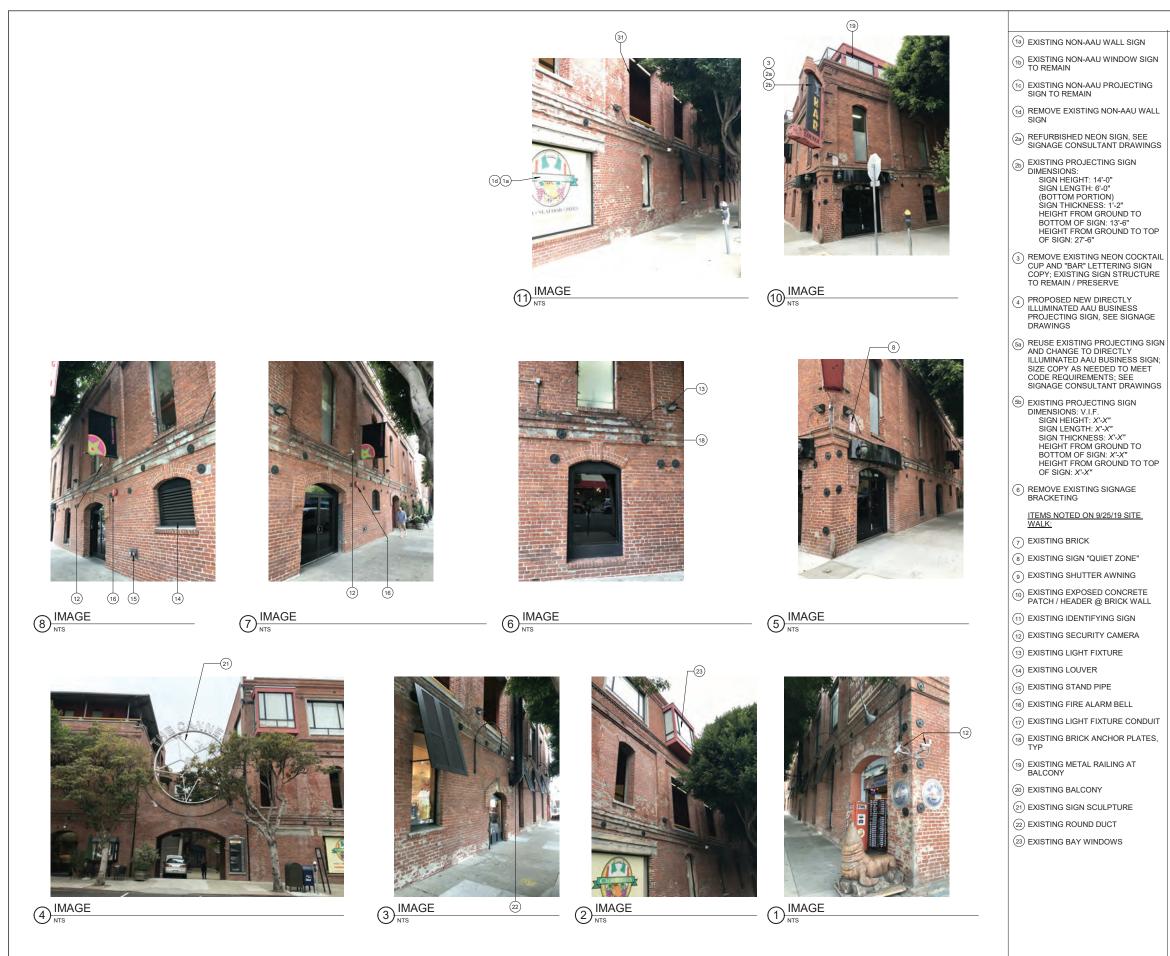




ELEVATIONS

PROPOSED SIGNAGE; SEE

SIGNAGE CONSULTANT DRAWINGS



NON-AAU WALL SIGN
NON-AAU WINDOW SIGN N
NON-AAU PROJECTING REMAIN
EXISTING NON-AAU WALL
HED NEON SIGN, SEE CONSULTANT DRAWINGS
PROJECTING SIGN NS: EIGHT: 14'-0" ENGTH: 6'-0" DM PORTION) HICKNESS: 1'-2" FROM GROUND TO M OF SIGN: 13'-6" FROM GROUND TO TOP N: 27'-6"
EXISTING NEON COCKTAIL "BAR" LETTERING SIGN STING SIGN STRUCTURE N / PRESERVE
D NEW DIRECTLY

SIZE COPY AS NEEDED TO MEET CODE REQUIREMENTS; SEE SIGNAGE CONSULTANT DRAWINGS

HEIGHT FROM GROUND TO BOTTOM OF SIGN: X'-X"

KEYNOTES

(24) EXISTING NON-AAU WINDOW SIGN (25) EXISTING ALARM BELL (26) EXISTING POLE, TO REMAIN

(27) EXISTING GLAZING WALL

(28) EXISTING CANOPY WITH WALL SIGN

(29) EXISTING PATCH OF BRICK WALL REMOVED

(3) EXISTING SECURITY GATE OVER GLASS ENTRANCE DOOR

(31) OPEN TO BEYOND, TYP

(32) EXISTING ROD (BANNER SIGN SUPPORTS

(33) EXISTING PAINTED MURAL

(34) EXISTING PROTRUDING GLASS ENCLOSURE

(35) EXISTING METAL SECURITY GATE

(36) EXISTING CONCRETE AWNING

(37) EXISTING RESTAURANT SIGNAGE

(38) EXISTING CORRUGATED METAL ROOF

(39) EXISTING VENT

(40) EXISTING DOWN LIGHT ON PORCH

(41) EXISTING MECH DUCTS

(42) EXISTING BRIDGE

(43) EXISTING EXTERIOR CONCRETE ELEVATOR STRUCTURE

(44) EXISTING NON-AAU PAINTED SIGN

(45) EXISTING RAILING AT BALCONY

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(tet)design

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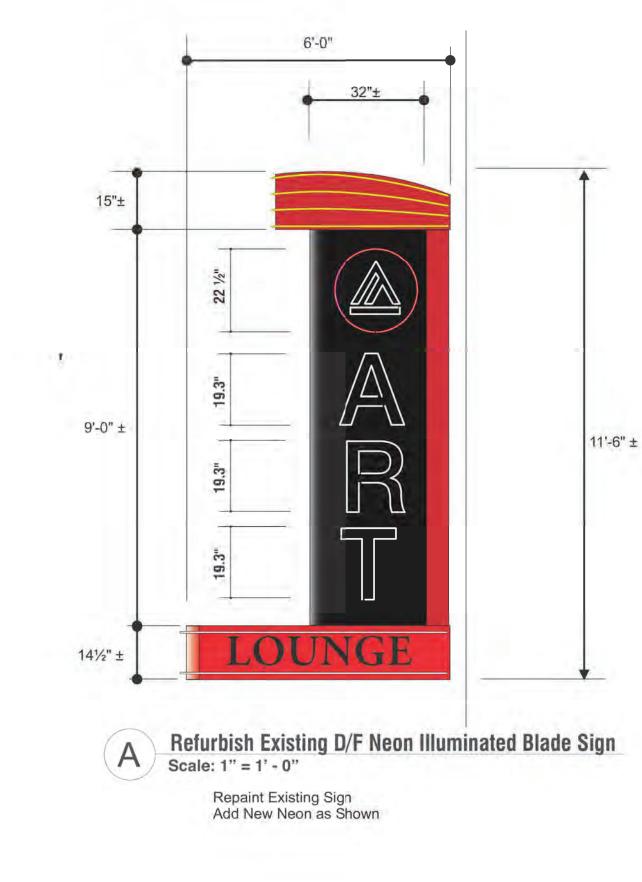
2801 LEAVENWORTH San Francisco, CA 94133



Project	Number 21826.1	7 10/11/19
Scale:	1/8" = 1	
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No.	Date	Description

EXTERIOR ELEVATION DETAIL IMAGES





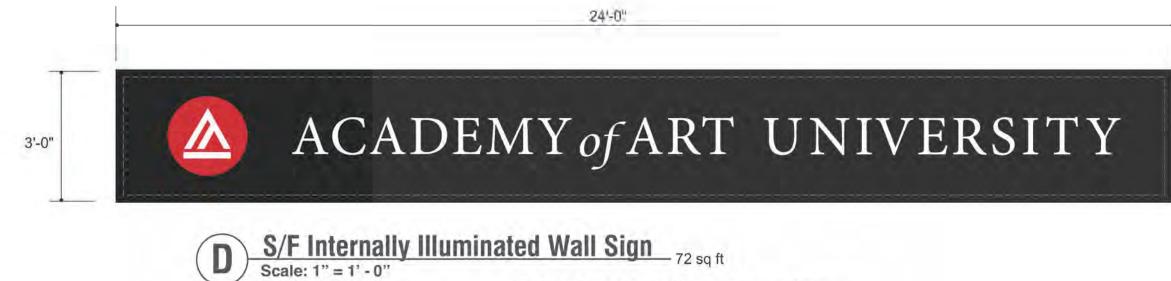


Proposed Sign Results





Concord 925.771.	ane, Suite 200 , CA 94520 6300 Phone se #665363
Pro	ject ID
Date:	8/20/19
Sales:	A. Bartiza
Designer:	G. Graves
Rev. #:	Date:
Revisio	on Notes:
Interior	X Exterior
× Single Faced	Double Faced
× Illuminated	
Non-Illuminat	
Type of Lightin	
Lamps	X LE.D.
Neon	Other
2801 LEAVE	dress NWORTH STREET RANCISCO
Custome	er Approval
Sig	nature
MM/I	DD/YYYY
drawing submitted in co planning for you reproduced, exhibited or s organization without writ	This is an original unpublished anotion with a project we are . It is not to be copied, hown to anyone outside of your ten permission of Golden Gete Company.
requirements of Article Code and other applicab	installed in accordance with the 600 of the National Electrical le codes. This includes proper banding of the sign.
(ŀ.)
	All Signs to be Title 24 Compliant
WSA Sig	
	1 SA
BBB	

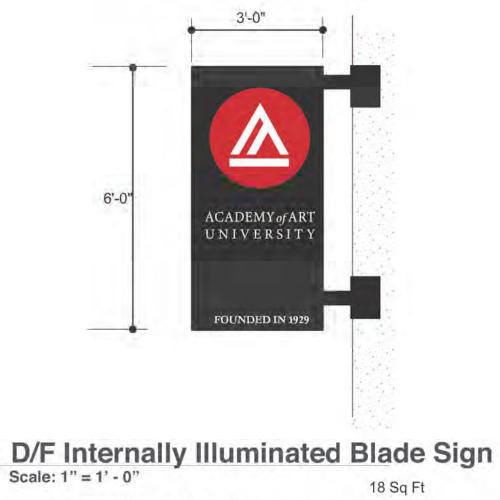


2" Sq Tube Frame w/ a .125" Alum, Panel - Painted Black 1st Surface Vinyl Graphics: 3M 3630-143 Poppy Red Logo/Vinyl. Externally Illuminated w/ L.E.D. Downlights



OR PRODU

' min. Clearance	Cargo	GATE SIGN
	Concord, 925.771.6	ine, Suite 200 CA 94520 300 Phone
		#665363
	Date:	8/20/1
	Sales:	A. Bartiza
-	Designer:	G. Grave
=	Rev. #:	Date: n Notes:
1	Revisio	1 110159:
	Interior	X Exterior
	X Single Foced	Double Face
	× Illuminated	_
	Non-Illuminate	
	Type of Lightin	g:
	Lomps	X L.E.D.
	Neon	Other
	2801 LEAVEN	FESS WORTH STREET ANCISCO
	Customer	Approval
	Sign	ature
	MM/D	D/YYYY
	drawing submitted in con- planning for you. I magging a state	his is an aciginal unpublished action with a project we are it in not to be copied, seen to conyone outside of your approximities and Golden Gotte ampeony.
	This sign is intended to be in requirements of Article of Code and other applicable	
	(D
	A	Il Signs to be Title 24 Compliant
	Worl Sign Sign Sign Sign BBB	d ciales
	She	et No.
		3.



Aluminum Cabinet - Painted Black 1st Surface Black Vinyl Bkgd. w/ Reversed Out Copy on White Lexan Face & 3M 3630-143 Poppy Red Logo/Vinyl. Internally Illuminated w/ LED Modules



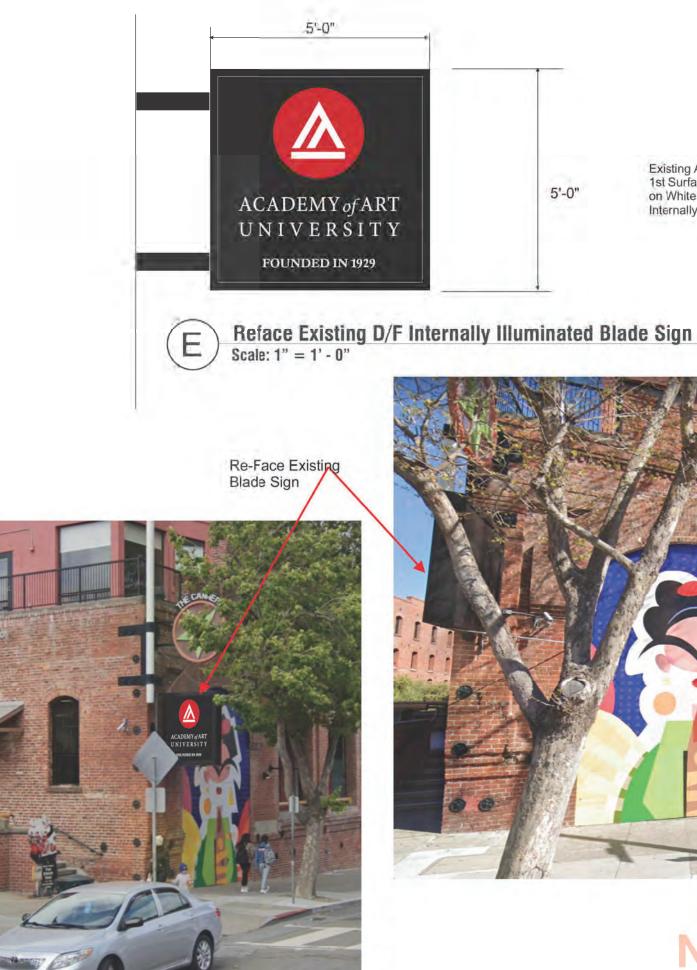
В

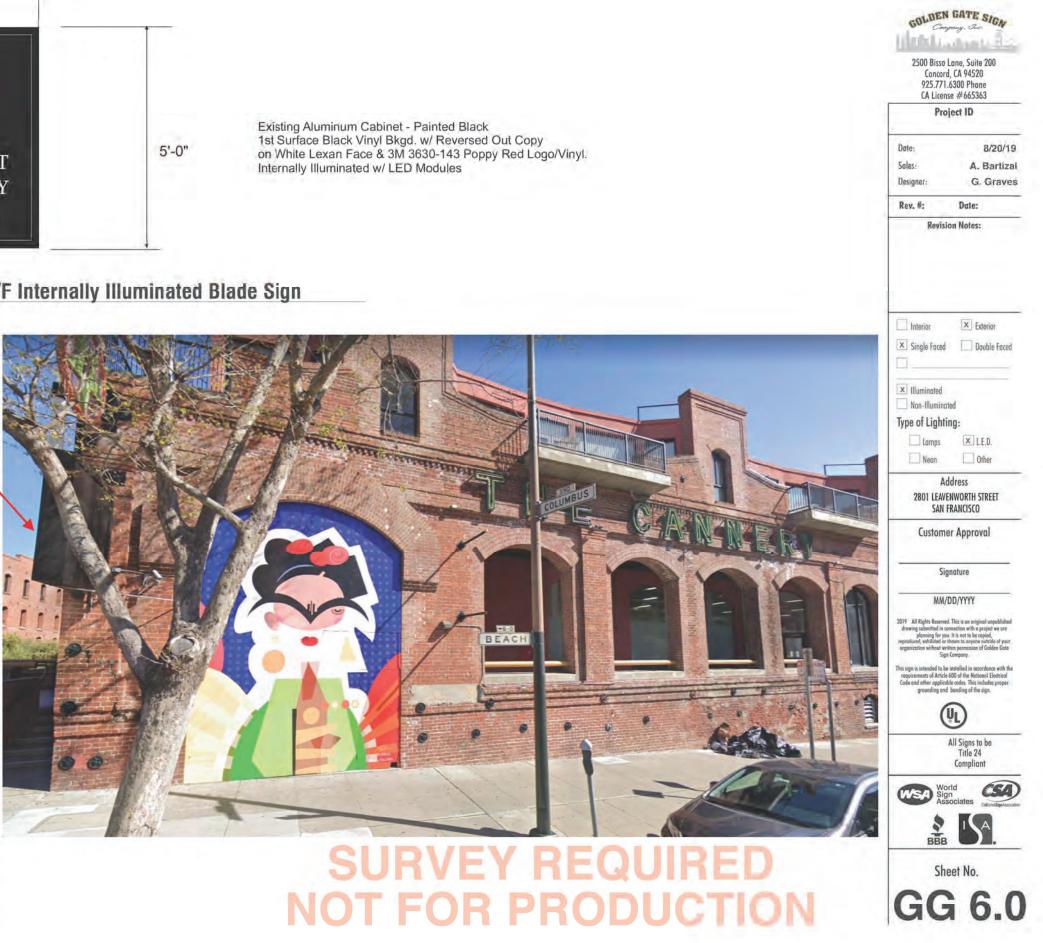
Existing Sign To Remain **NOT FOR PRODUCTION**

2500 Bisso L	ane, Suite 200
Concord	, CA 94520 5300 Phone
CA License	e #665363
Proj	ect ID
Date:	8/20/19
Sales:	A. Bartiza
Designer:	G. Graves
Rev. #:	Date:
Revisio	n Notes:
Interior	X Exterior
X Single Foced	Double Faced
<u> </u>	
× Illuminated	
Non-Illuminate	ed
Type of Lightin	ig:
Lomps	X L.E.D.
Neon	Other
2801 LEAVER	dress NWORTH STREET RANCISCO
Custome	r Approval
Sign	nature
MM/D	D/YYYY
drawing submitted in con planning for you. reproduced, exhibited or sh erganization without write	This is an original unpublished neution with a project we are it in not to be copied, nows to anyone outside of your- im permission al Golden Gate Company.
requirements of Article &	nstalled in accerdance with the 80 of the National Electrical e codes. This includes proper bonding of the sign.
(I)
ļ	All Signs to be Title 24 Compliant
WSA Sign	Id ociates
BBB	'S^.
She	et No.

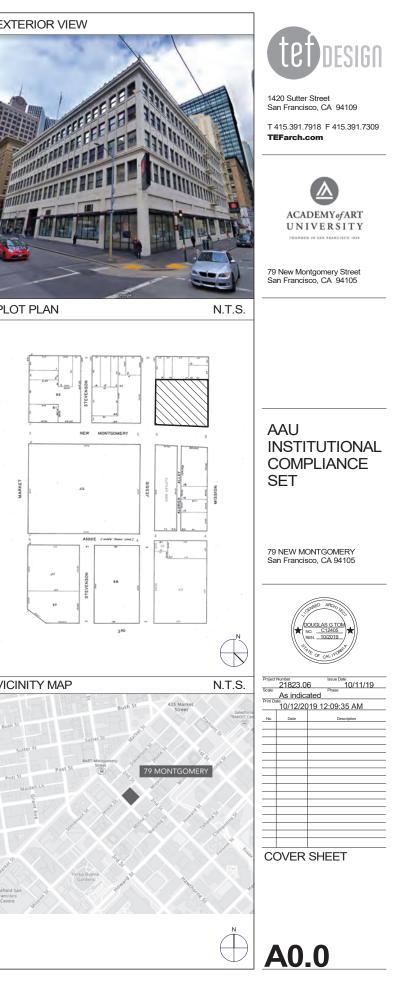
EQUIRED







	NDITIONS	Academy of Art University Project	CODE NOTES REFERENCE	E: SAN FRANCISCO	PLANNING	SHE	ET INDEX			EXT
EXISTING SITES TE Recommended Condition of	ECHNICAL MEMORANDUM	ESTM Case N0. 2008.0586E	CODE AS EX	KISTING ON JANUAF	RY 1, 2019.			*	7	
Approval Numbe ES-27: HR-1	Signage. The projec	nded Condition of Approval ting signs do not appear to comply cle 11 quidelines, With three large	A- FLOOR AREAS SAN FRANCISCO PLANNING CODE SEC. 102	DEFINITIONS			* Minor Permit to Alter requires HISTORIC PRESERVATION COMMISSION REVIEW	PRESERVATION ISSUE		
	projecting signs, place	ced above the ground story, the signs	FLOOR AREA, GROSS: IN THE C-3 AND CEN				D g	10	Ξщ	
		e what was intended to be a lesign. To facilitate compliance, The	DISTRICTS, THE SUM OF THE GROSS AREAS BUILDINGS, MEASURED ALONG THE GLASS					A	ISSUE	por 1
		on the most visible elevations of the n at the center of the building and one	ABOVE THE FINISHED FLOOR AND ALONG A OVERALL BUILDING WALL PLANE CONNECT			Chart	LA1	SEP	DBII	辞
	other sign) shall be r	emoved, and the original surface d where necessary and refinished to	PROVIDED, HOWEVER, THAT SUCH LINE SH THE WALL.			Sheet Number	Sheet Name	PRE	L LS	
	match existing in ma	terials and appearance. nce with Article 11 guidelines, the one	FLOOR AREA, OCCUPIED: FLOOR AREA DEV	/OTED TO. OR CAPABLE OF B	EING DEVOTED TO. A	A0.0	COVER SHEET •	•	• •	P and
	remaining sign shall	be designed, installed, and located in	PRINCIPAL OR CONDITIONAL USE AND ITS A			A0.1	PROJECT INFORMATION		•	
	above, with respect	eets the specifications enumerated to illumination, placement, and	GROSS FLOOR AR	EA (NO CHANGE)		A0.2 A0.S1	GENERAL NOTES SITE PLAN AERIAL IMAGE & SITE HISTORY	•	•	
	lighting, if feasible.	ns, exposed conduit was noted on the	Level	Existing (SF)	Proposed (SF)	A0.S2	SITE PLAN DRAWINGS •	•		
	exterior walls left of t	he entrance. AAU shall conceal any n view, per the Article 11 guidelines	BASEMENT LEVEL 1	28,367	28,367 18,466	A0.S3 A0.T1	STREETSCAPE DRAWINGS OCCUPANCY AND EGRESS PLANS	-	•	
		oted Conservation Districts.	LEVEL 2	22,372	22,372	A0.T2	SF GREEN BUILDING COMPLIANCE FORM		•	ERTR
	AAU PROPOSAL: S	ee Notes on Sheet A3.2	LEVEL 3	21,380	21,380	A0.T3a	ACCESSIBILITY DIAGRAMS (1 of 3)	_	•	
ES-27: TR-1	Shuttle Demand and	Capacity. Consistent with AAU shall continue to assess, adjust and	LEVEL 4 LEVEL 5	22,372 21,388	22,372 21,388	A0.T3b A0.T3c	ACCESSIBILITY DIAGRAMS (2 of 3) ACCESSIBILITY DIAGRAMS (3 of 3)	-	•	
	monitor the shuttle b	us capacity for its shuttle routes,	LEVEL 6	6,300	6,300	A1.1	EXISTING FLOOR PLANS - BASEMENT •	_	•	
	increasing frequency	and Hayes Express, potentially or capacity to meet the measured	GROSS SF TOTAL	140,645	140,645	A1.2 A1.3	EXISTING FLOOR PLANS - LEVEL 1	_	•	
	demand of this and of buildings along the r	other academic and residential	+			A1.3 A1.4	EXISTING FLOOR PLANS - LEVEL 2 EXISTING FLOOR PLANS - LEVEL 3	_	•	-
	3 3	outes. o be addressed under separate cover	*PER SF PLANNING CODE SECTION 102.b.13, GROSS FOLLOWING:	FLOOR AREA SHALL NOT INC	CLUDE THE	A1.5	EXISTING FLOOR PLANS - LEVEL 4		•	PLC
	in AAU's Transporta	ion Management Plan				A1.6	EXISTING FLOOR PLANS - LEVEL 5	_	•	-
ES-27: TR-2		ne on New Montgomery Street. A assenger loading zone is located	GROUND FLOOR AREA IN THE C-3-0, C-3-0(IN THE CENTRAL SOMA SPECIAL USE DISTR			A1.7 A2.1	EXISTING FLOOR PLANS - LEVEL 6 PROPOSED FLOOR PLANS - BASEMENT •		+:	1
	adjacent to the site of	on New Montgomery Street. Since this	CIRCULATION AND BUILDING SERVICE.			A2.2	PROPOSED FLOOR PLANS - LEVEL 1		•	1.
		ed for AAU shuttle operations, AAU val of SFMTA, return this area to	FLOOR AREA RATIO (PER SECTION	N 210.2 - TABLE 210	.2):	A2.3	PROPOSED FLOOR PLANS - LEVEL 2	_	•	
	on-street off-peak pa	rking or commercial loading.	MAXIMUM ALLOWED GROSS SF			A2.4 A2.5	PROPOSED FLOOR PLANS - LEVEL 3 PROPOSED FLOOR PLANS - LEVEL 4	_	•	
		ONDITION HAS BEEN REMOVED no Response dated 1/23/19	C-3-O (SD) FAR X LOT AREA = 9.0 X	(22 550 SF = 202 95	0 SF	A2.6	PROPOSED FLOOR PLANS - LEVEL 5	_	•	
ES-27: TR-3	Monitor Pedestrian	raffic. Since pedestrian flows on				A2.7	PROPOSED FLOOR PLANS - LEVEL 6	_	•	
		o the 77 New Montgomery Street site avy, AAU shall monitor pedestrian	OCCUPIED FLOOR A			A3.0 A3.1	HISTORIC EXTERIOR ELEVATION IMAGES • EXTERIOR ELEVATION IMAGES •	-	•	1
	volumes and queuin	g on the sidewalks at the site, rolumes during the peak periods. If	Level	Existing (SF) 17,373	Proposed (SF) 17,373	A3.2	EXISTING/PROPOSED EXTERIOR ELEVATIONS •	•		
	pedestrian traffic is o	bserved to be blocked during any of	LEVEL 1	13,226	13,226	A3.3	EXISTING/PROPOSED EXTERIOR ELEVATIONS		_	1
		shall implement measures such as inside for shuttles, reminding	LEVEL 2	16,614	16,614	A3.4 A4.1	EXISTING/PROPOSED EXTERIOR ELEVATIONS ELEVATION IMAGES - DOORS	_		÷ .
	students not to block	adjacent sidewalks, providing a	LEVEL 3 LEVEL 4	16,241	16,241 16,202	A4.2	EXTERIOR ELEVATION DETAIL IMAGES	•	•	1.
	reduce this activity, t	e the building, or other measures to aking into account possible	LEVEL 5	16,202	16,202	1	TOTAL SHEETS: 25			
	operational and safe	ty considerations.	LEVEL 6	5,151	5,151	1				
	AAU PROPOSAL: A measure	AU proposes to comply with this	OCCUPIED SF TOTAL	101,074	101,074					· ·
ES-27: TR-4	Bicycle Parking Loca	ation. AAU shall relocate the Class I more convenient location on the	B- ACTIVE USE *SEE SHEET A2.2 PROPOSED	LEVEL 1 FLOOR PI	LAN FOR		LICABLE CODES			, .
	ground floor, and ad	d signage to help students locate the	REFERENCE				ORK SHALL COMPLY WITH THE APPLICABLE CODES,			n ge ar
	bicycle parking	oo Riovolo Parking Summer 4	*EXCEPTION REQUEST: The project				DMENTS, RULES, REGULATIONS, ORDINANCES, LAW RS, APPROVALS, ETC. THAT ARE REQUIRED BY PUBL			1
	Sheet	ee Bicycle Parking Summary on this	Section 145.1 Active use controls to ac 25 ft of ground floor.	d Class I bicycle par	king in the first	AUTHO	GENT REQUIREMENTS INCLUDE, BUT ARE NOST			
ES-27: TR-5		ces. AAU shall provide an additional rking spaces (for a total of 34 Class I				TO TH	E CURRENT APPLICABLE EDITIONS OR PUBLICATION			l
	spaces) to meet the	parking demand, or in coordination					OLLOWING (OR OTHERWISE NOTED):			
	New Montgomery St	Class II bicycle parking spaces along reet. The public bicycle racks along					AN FRANCISCO BUILDING CODE 2- 2016 CALIFORNIA BUILDING CODE			
	New Montgomery St	reet were observed to be highly hool year by AAU students and/or	PROPERTY INFORMATI			PART	4- 2016 CALIFORNIA MECHANICAL CODE			
	staff. Bicycle parking	shall be consistent with San	ADDRESS 79 NEW MONTGO	MERY STREET		PART	3- 2016 CALIFORNIA ELECTRICAL CODE 6- 2016 CALIFORNIA ENERGY CODE			
	ů	Department guidance. ee Bicycle Parking Summary on this	BLOCK/LOT 3707/014			PART	10-2016 CALIFORNIA EXISTING BUILDING CODE 9-2016 CALIFORNIA FIRE CODE			
	Sheet	, , ,	ZONING C-3-O (SD)							VIC
ES-27: GHG-1		Bicycle Parking Requirements. AAU and configure all bicycle parking	HEIGHT/BULK 150-S SPECIAL USE WITHIN 1/4 MILE (OF AN EVICTING		PROTI	ATIONAL FIRE CODES STANDARD AND THE FIRE ECTION HANDBOOK OF THE NFPA			10
	spaces in complianc	e with Planning Code Sections 155.1	FRINGE FINANCIA				PPLICABLE NFPA CODE SECTIONS INCLUDING BUT N ED TO CCSF, FIRE MARSHAL ADMIN BULLETINS	TON		FE
	- 155.4.	ee Bicycle Parking Summary on this	USE CHANGE OF USE	REQUIRED						Bush S
	Sheet		LAST LEGAL OFFICE	POST-SECONDARY	EDUCATION	PRO	JECT SCOPE		_	Ŀ
	KING SUMMARY		<u>No OF STORIES</u> 7 (NO CHANGE)		-		ANT TO CASE NUMBER 2008.0586, THE PROJECT PRO	OPC	OSES	tockto
		ED CLASS I BICYCLE PARKING SED CLASS II BICYCLE PARKING				TO CHA	ANGE THE USE OF 77-79 NEW MONTGOMERY FROM T	THE		ST Post
		SED OD NO II DIO I OLE FAIMING	HISTORIC EVALUATION HISTORIC RESOURCE STATUS	A- Historic Resource	o Procent		EGAL USE OF GENERAL OFFICE TO POST-SECONDAF TIONAL INSTITUTIONAL.	۱۲۲Y		1 BU
	BICYCLE PARKI	NG SUMMARY	NATIONAL REGISTER HISTORIC		5 FICSEIIL	PLANN	ING CODE EXCEPTIONS REQUESTED AS PART OF TH	ΗE		re H
	ESTM REQUIRED	CODE REQUIRED PROPOSED	DISTRICTS	None		PROJE	TARE LISTED ON THIS COVER SHEET. PROPOSED		~1	되나
CLASS I RE	ELOCATE EXISTING 18 OR	5 16 10 26	CALIFORNIA REGISTER HISTORIC DISTRICTS	None		FOR 77	-79 NEW MONTGOMERY ARE LISTED IN TABLE 26 OF			
36,00 11	10 01	10 20	HISTORIC RESOURCE EVALUATION RESPONSES	None			MY OF ART UNIVERSITY PROJECT EXISTING SITES ICAL MEMORANDUM PUBLISHED ON MAY 4, 2016, LIS	STER	D ON	EC
**			ARTICLE 10 DESIGNATED			THIS CO	OVER SHEET. EXISTING EXTERIOR ALTERATIONS WI COPE OF THIS PROJECT ARE NOTED ON SHEETS A3.2	ITHI	N	2.5
	MAINS SUBJECT TO REVIEW AND FIRE DEPARTMENTS.	ID APPROVAL BY OTHER CITY AGENCIES, SUCH AS	HISTORIC DISTRICT LANDMARKS	None	a No					harris
			ARTICLE 11 PRESERVATION DESIGNATION	I - Significant Buildir Alterations. Conserv	ation District:		OJECT PROPOSES TO ABATE AND CLOSE ENFORCE 015-013579 (UNAUTHORIZED USE).	⊨MEI	IN Í	Westfield S Francisco
			MILLS ACT	New Montgomery - I None	wission - 2nd St		ITY CAMERA, LIGHTING AND ASSOCIATED CONDUIT			Francisco Centre
			LEGACY BUSINESS REGISTRY	None			SED WORK IN THESE DRAWINGS IS NOT REQUIRED ANT TO THE DEVELOPMENT AGREEMENT, BUT INST			
						WORK	AAU MAY PURSUE TO REPLACE EXISTING SECURITY AS, LIGHTING AND ASSOCIATED CONDUIT SUBJECT	Y		
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All drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used or disclosed without consent of Architect.		If this drawing is not 24" x 36", then the drawing has been revised from its size. Noted scales must be adjusted. This line should be equal to one inch	original		I				1	
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SITE HISTORY

SOURCE: ESTM Case No. 2008.0586E -Appendix HR

77-79 New Montgomery was constructed in 1913 as a two-story commercial building designed to be expanded in phases up to eight stories. This commission replaced the Crossley Building, which originally occupied the site but was destroyed in the 1906 earthquake and fire. In the initial phase of construction, the first two stories were designed by San Francisco architect Sylvain Schnaittacher (1874-1926), for an estimated cost of \$150,000. The property was commissioned by Central Realty Company and its principal stockholder, A. Aronson, "one of the ablest realty operators in the city." The phased building plan was due to the size and divisions of the parcel, which consisted of three separate lots. As building plans were announced in May 1913, the San Francisco Chronicle thus described 77-79 New Montgormery:

> Among the new building announcements made this week the most interesting is that of a Class A structure at the northeast corner of Mission and New Montgomery streets [sic]...The site of the new building was recently acquired by A. Aronson in an exchange of properties from Mrs. Oelrichs. The building is intended to be eventually the first two stories and basement of a big office structure of eight stories....The plans have been so laid out that in the event of a purchaser acquiring either one of the three buildings.

While the architect listed for the 1920 expansion of the property is Mel Schwartz, it appears that the plans and design had already been determined in Schnaittacher's 1913 plans. The 1920 addition brought three more stories, bringing the building to its current five-story massing (rather than the original planned eight stories).

Ownership and tenancy in the building appears to have changed hands on several occasions through the years. Owners/ tenants included Associated Oil Company, which occupied the building as early as the 1920s through the mid-1950s, Allied Properties as of the late 1950s, which commissioned the Gardner Dailey remodel of the entrance, and Crocker National Bank/Crocker Properties, which occupied at least a portion of the property from as early as 1960 through the late 1980s. As of 1968, Pacific Telephone and Telegraph occupied office space as a tenant

tet design

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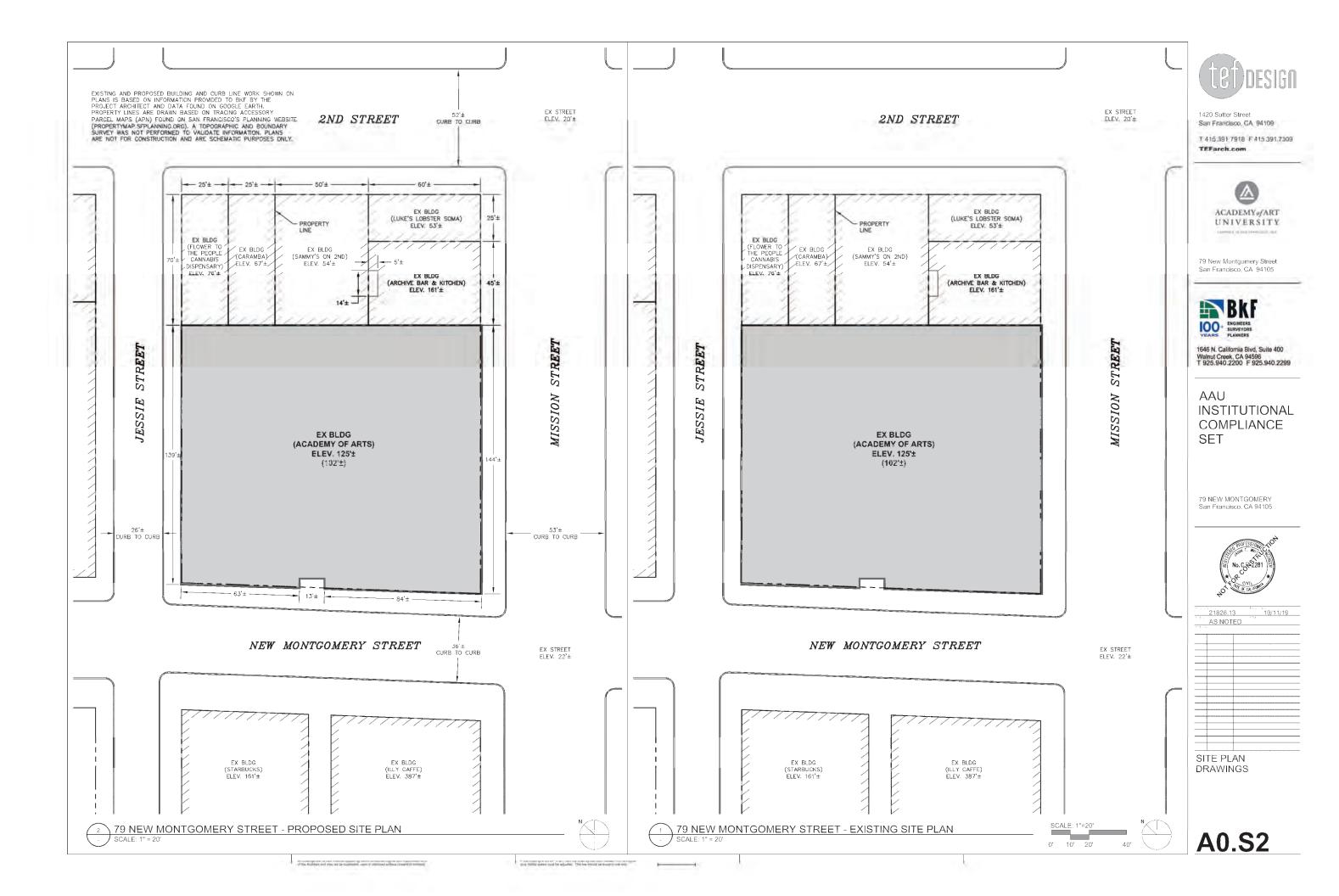
79 NEW MONTGOMERY San Francisco, CA 94105

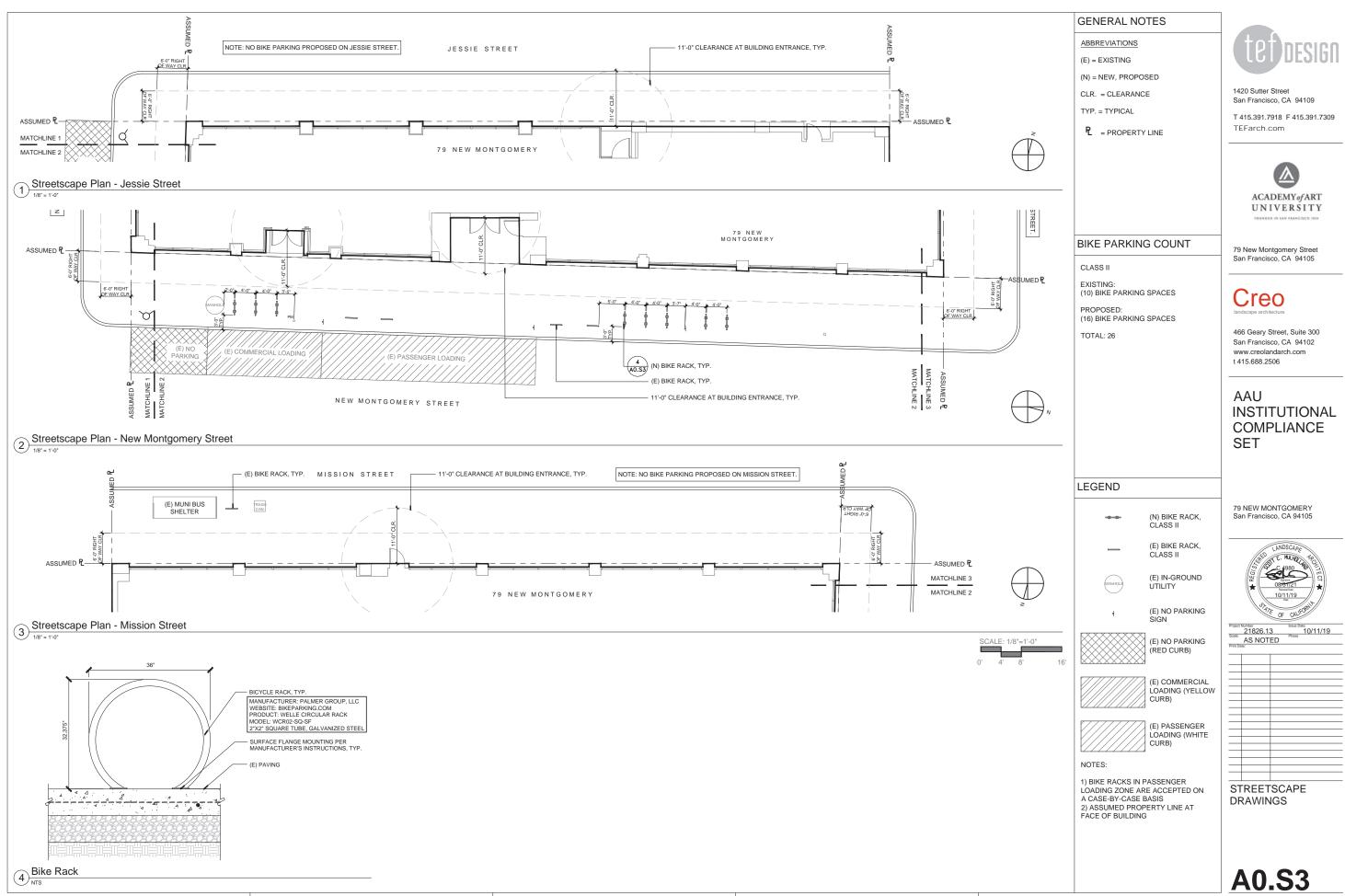


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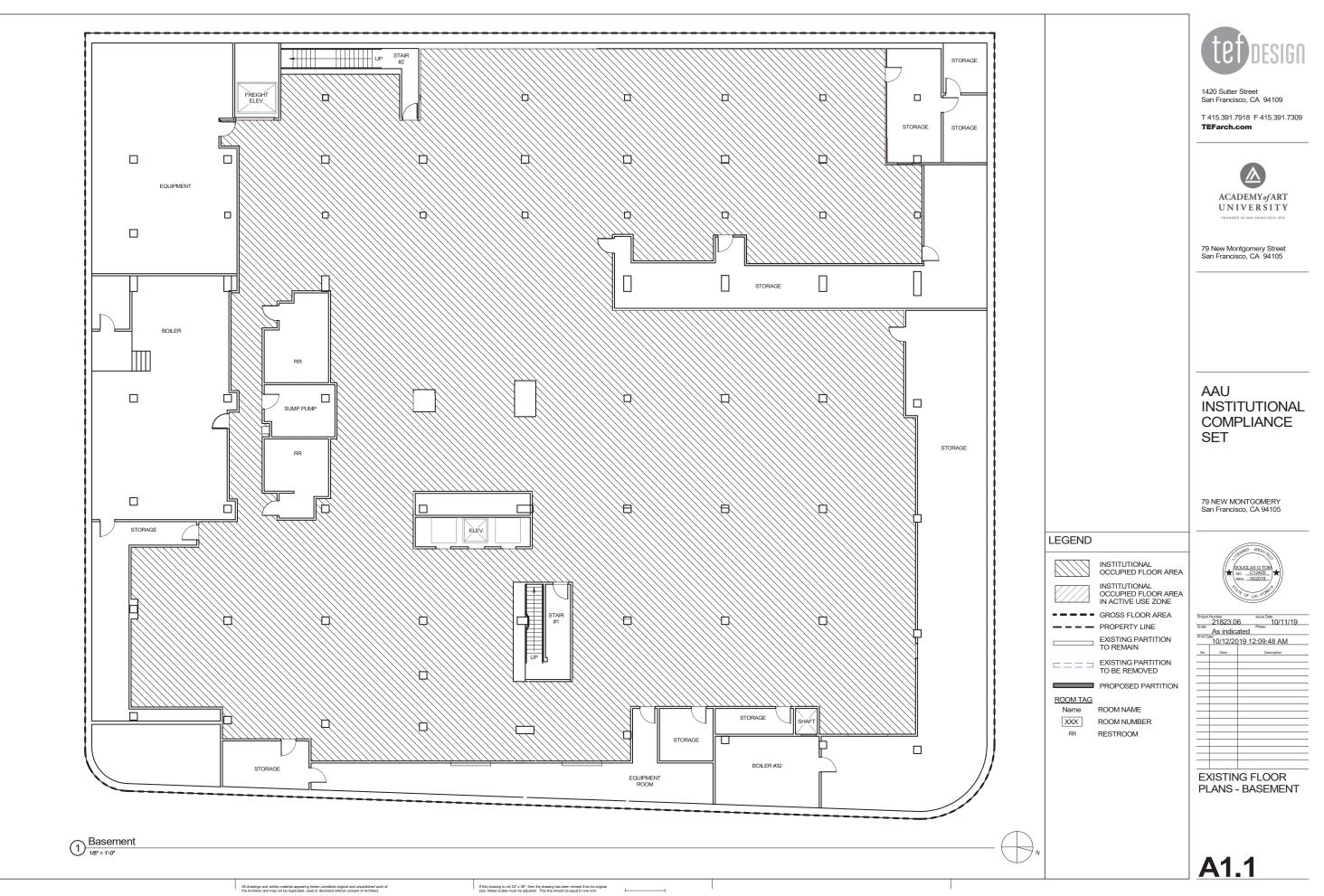
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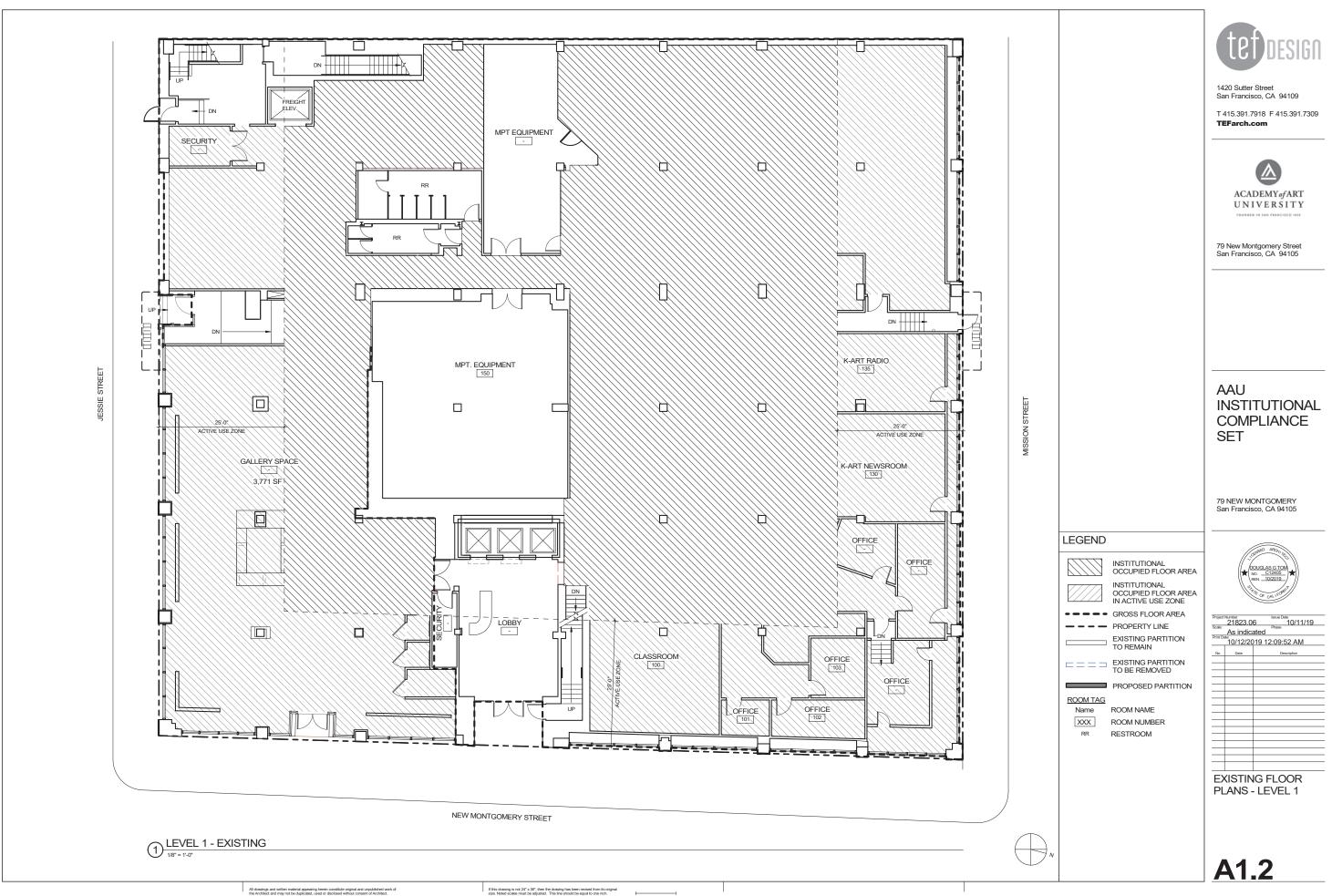
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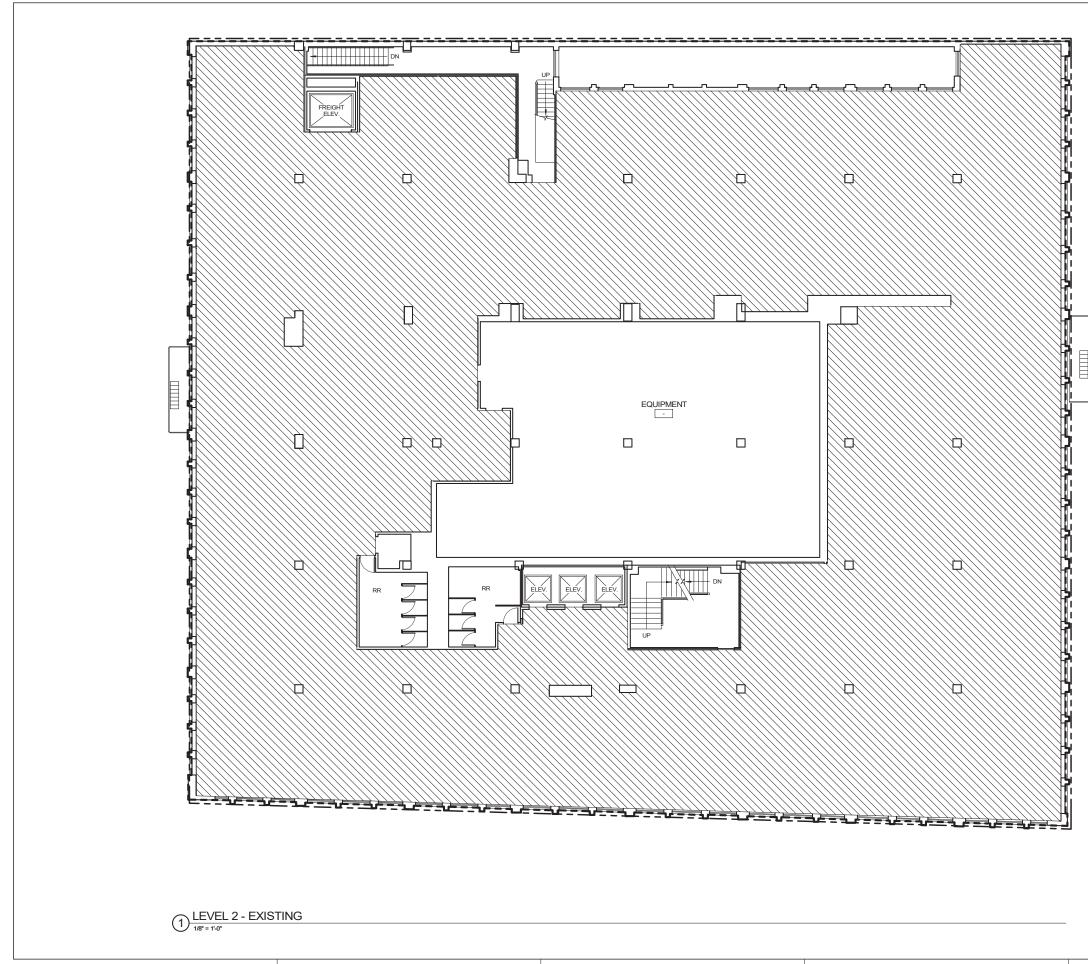


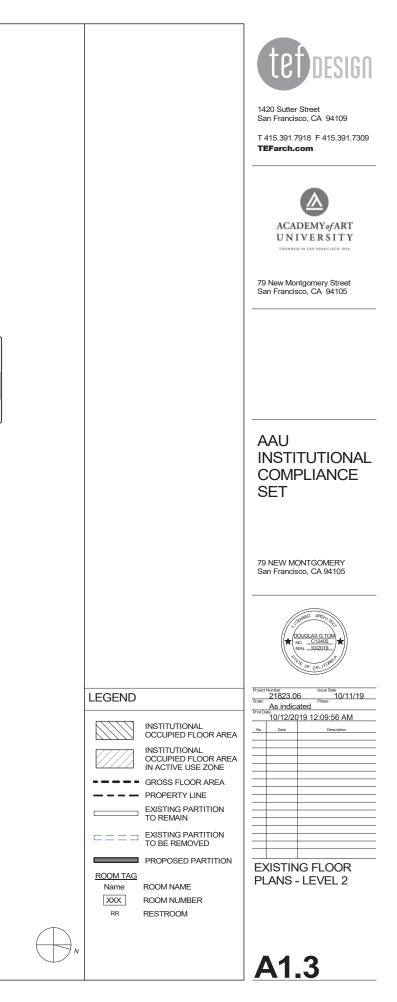


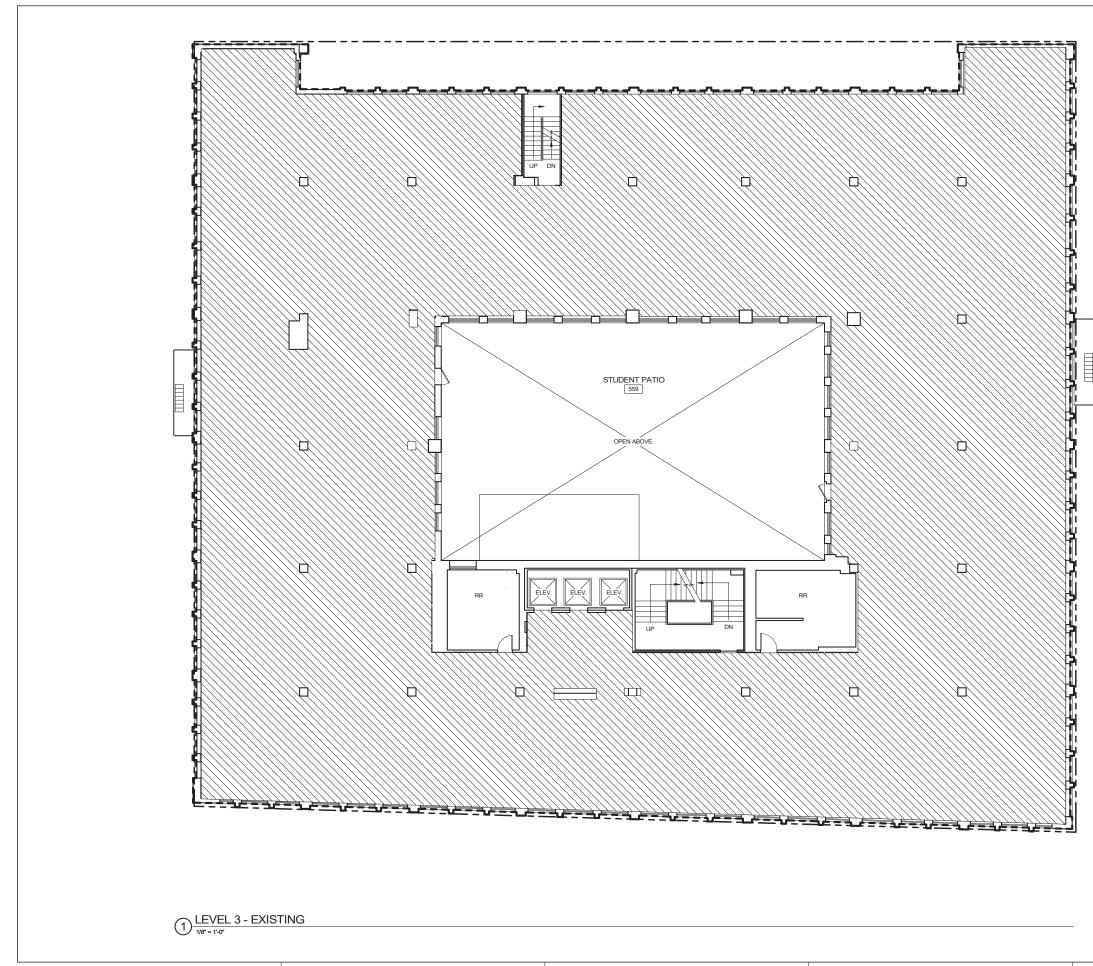
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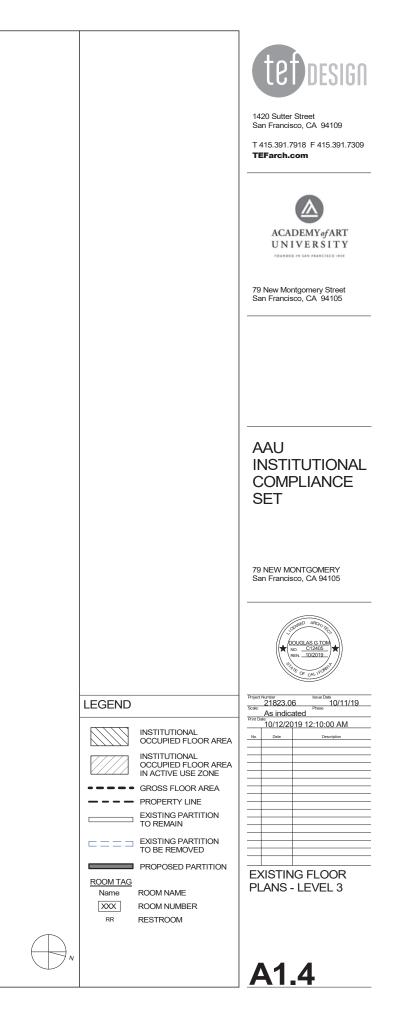


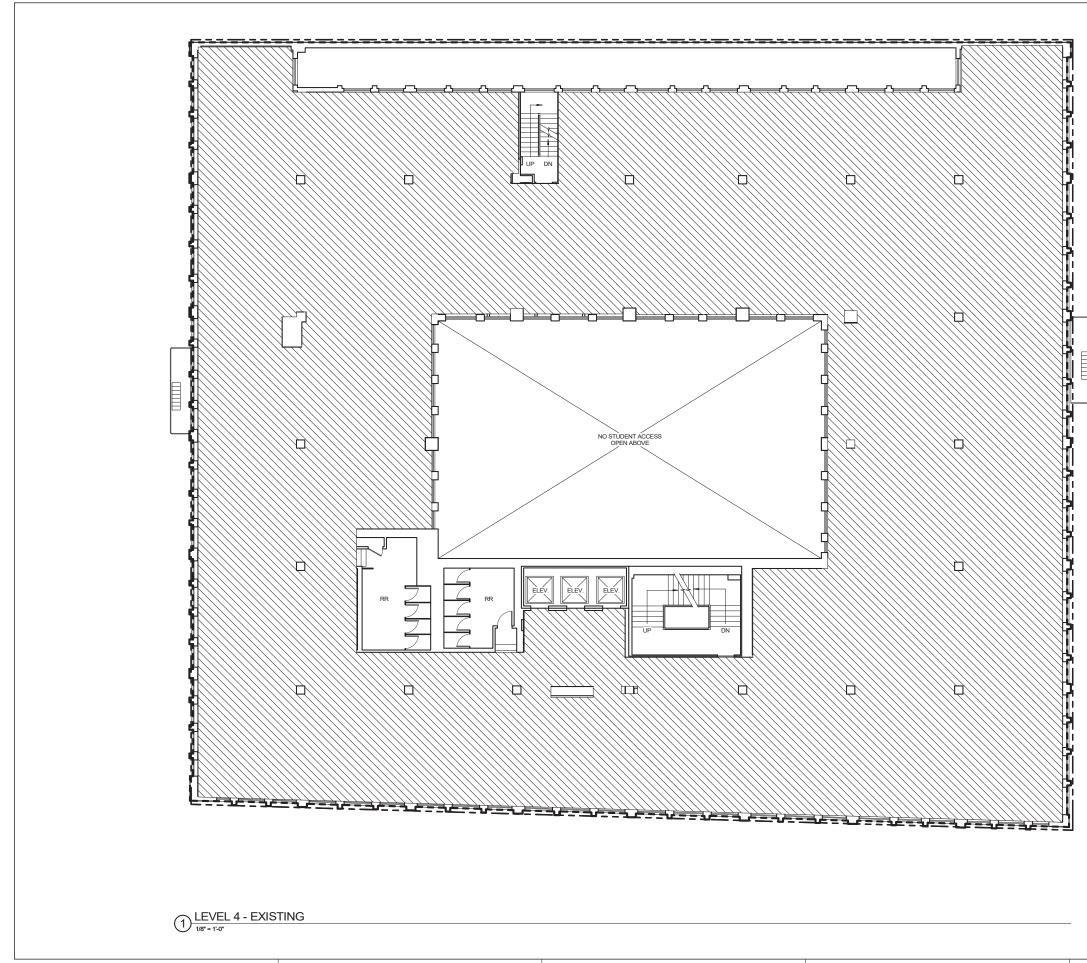


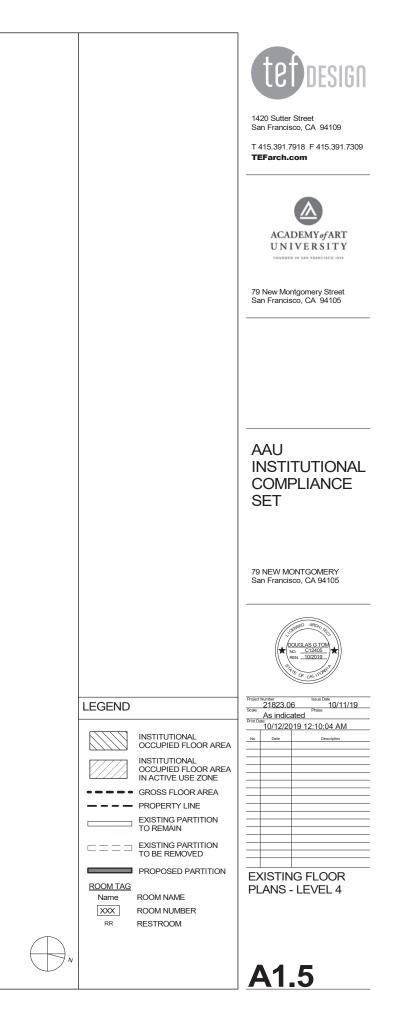


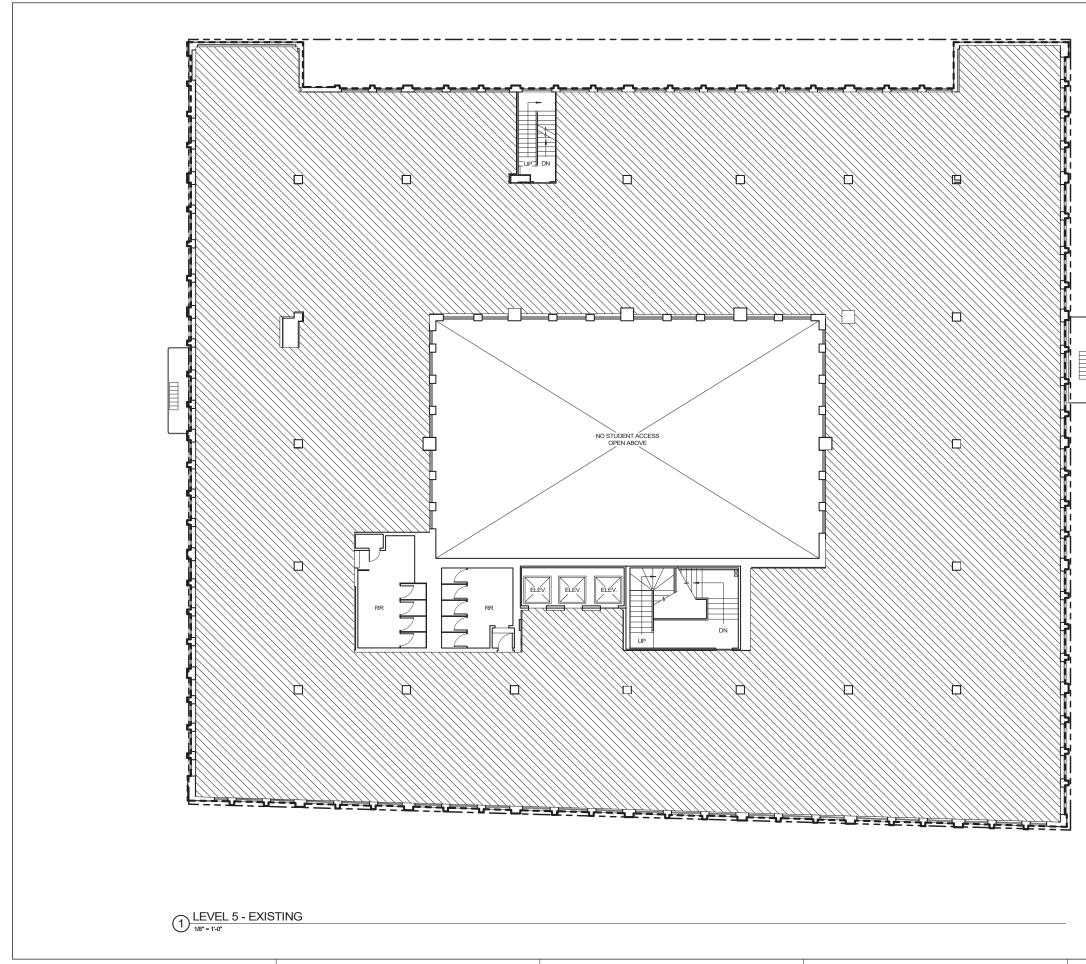


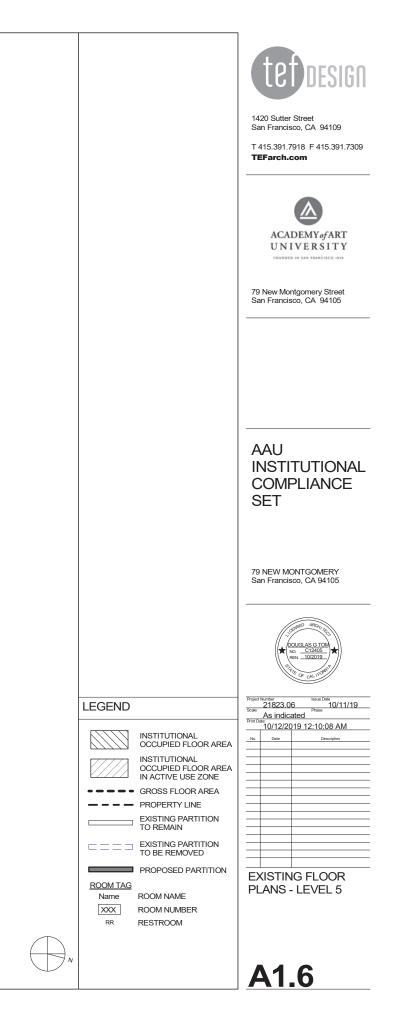


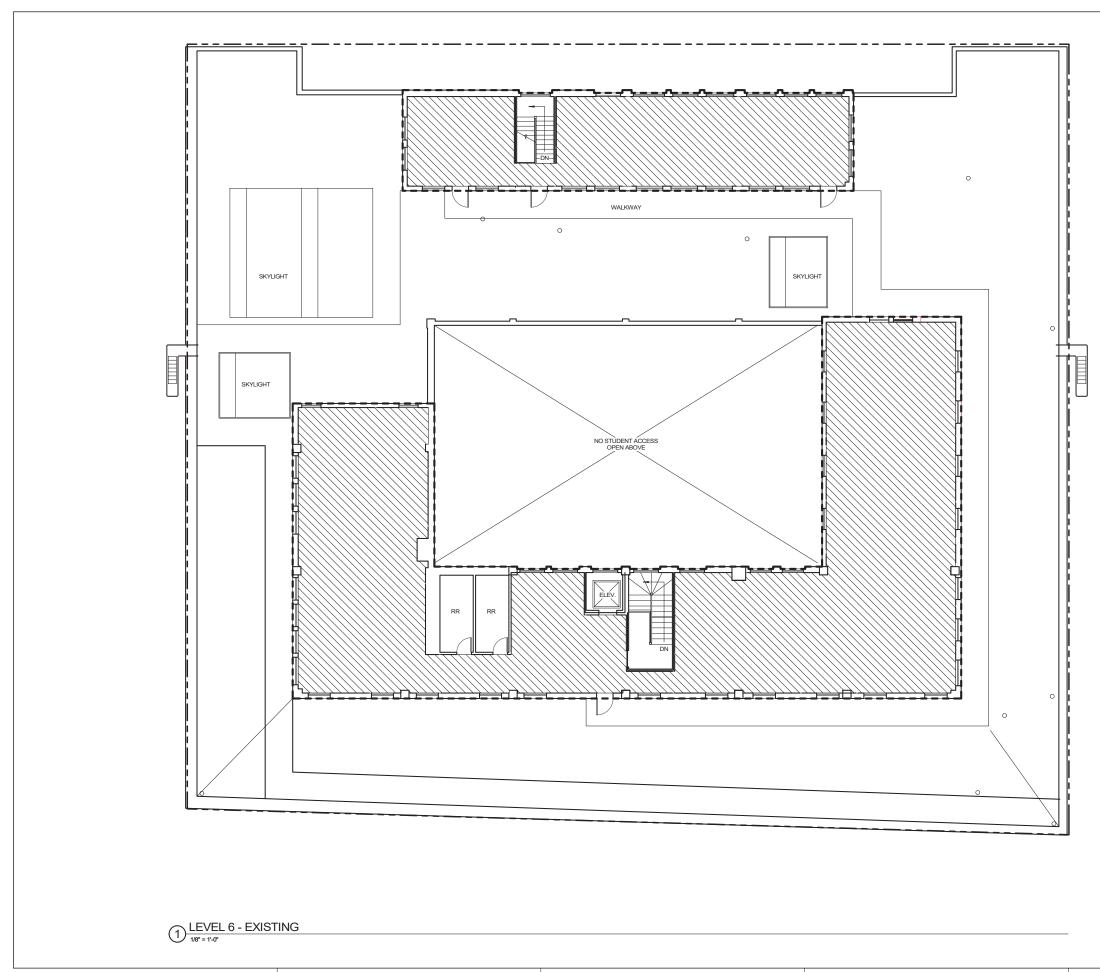


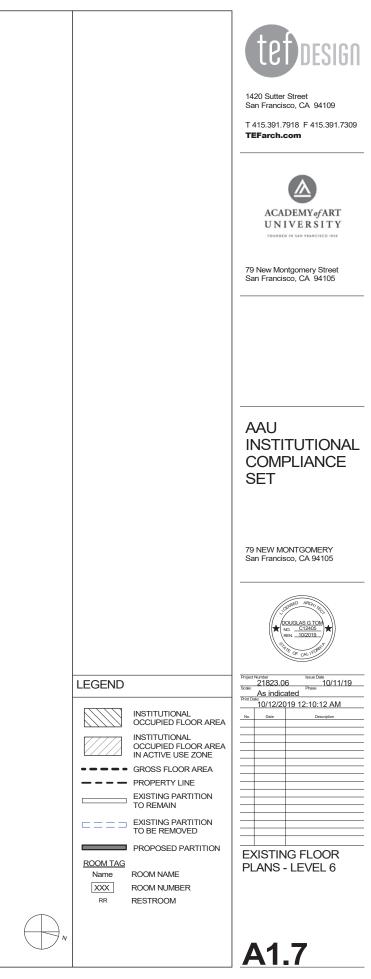


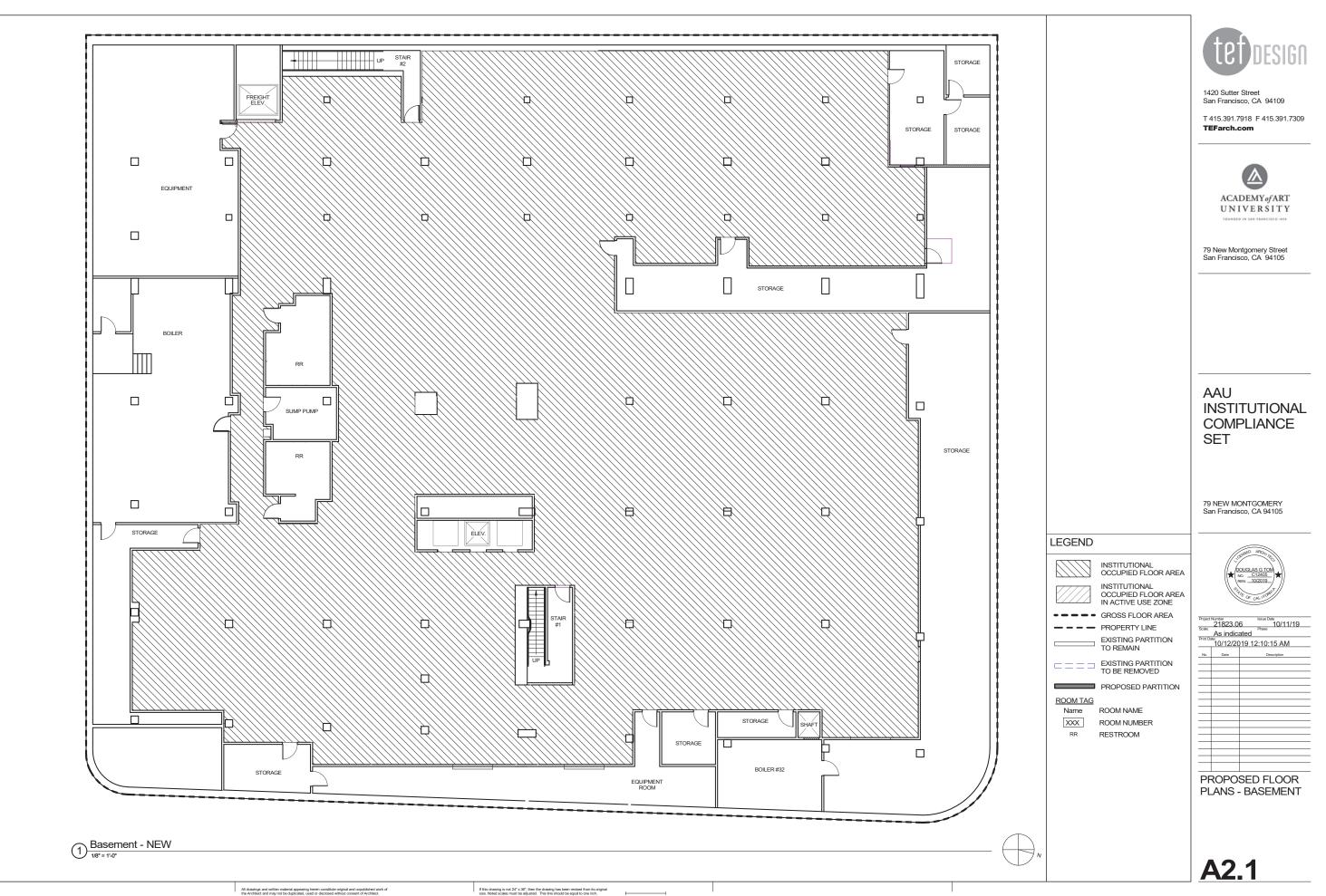


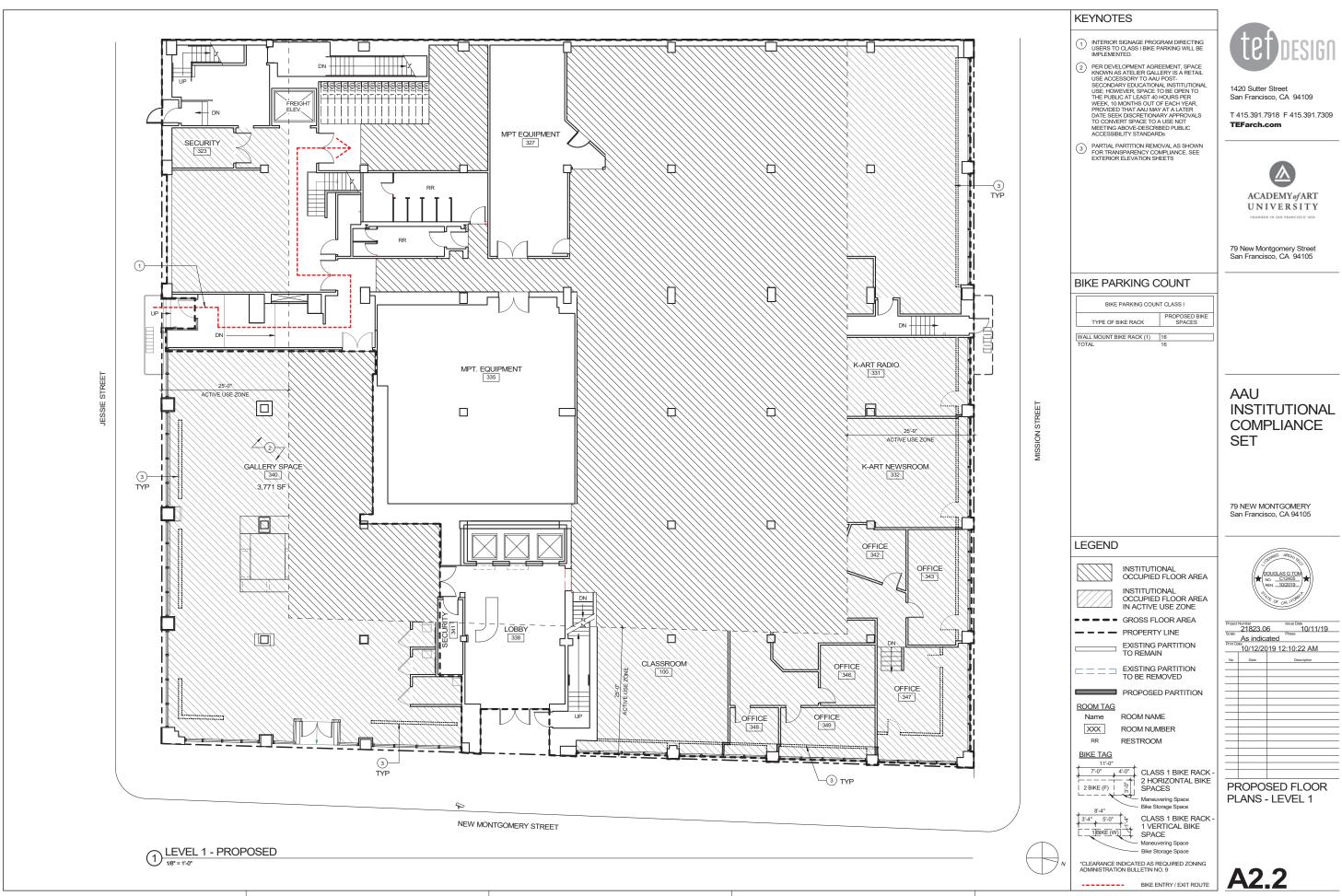


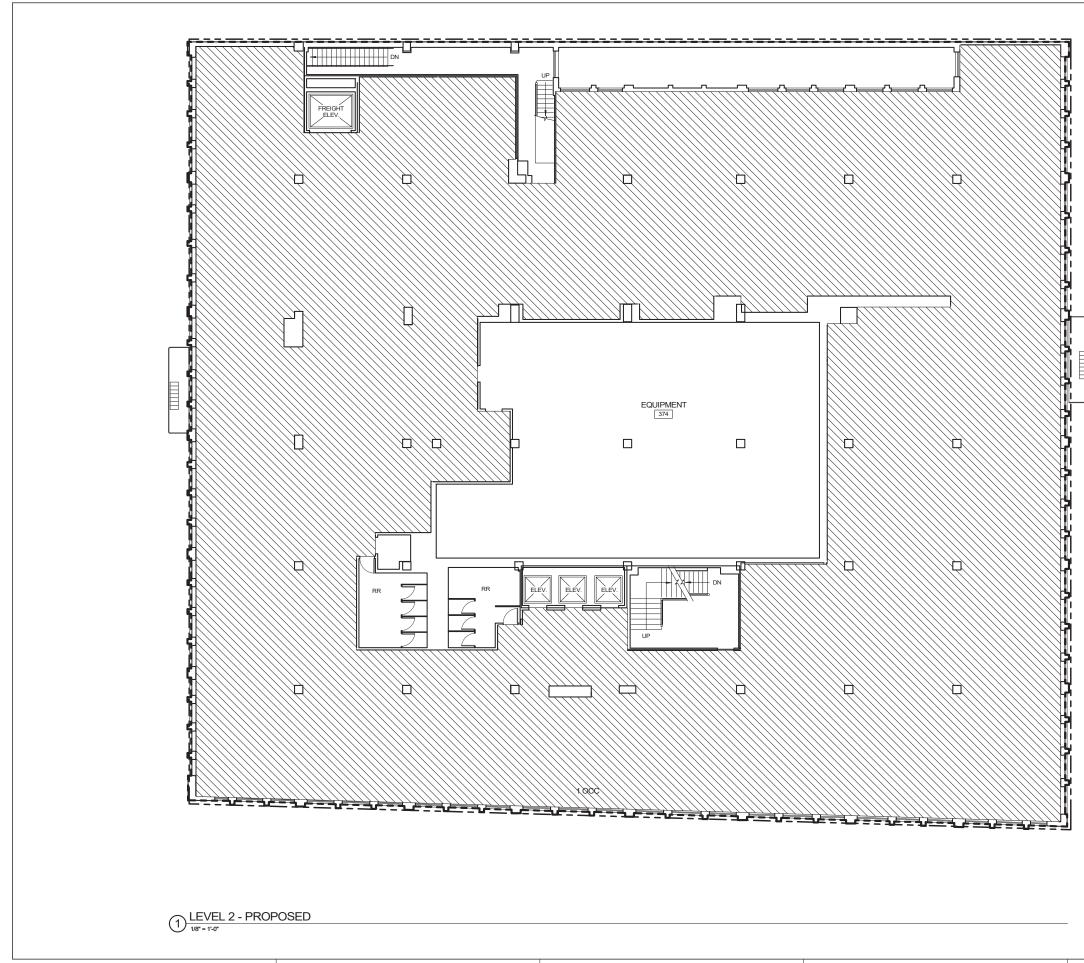


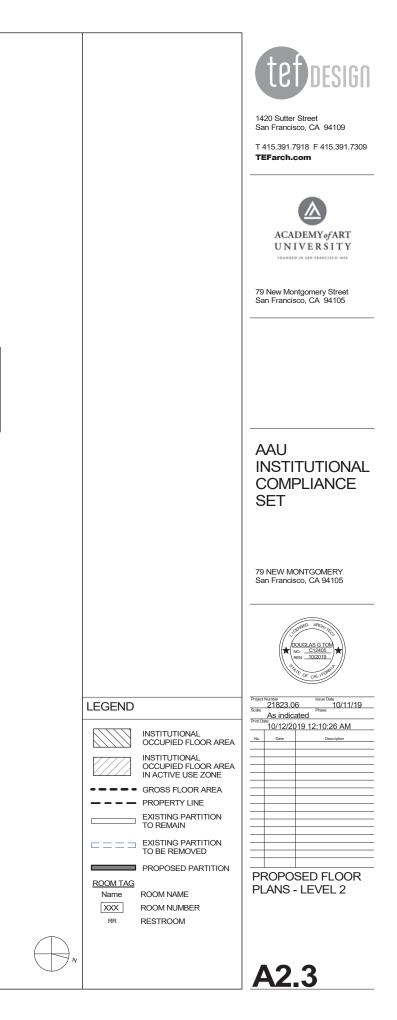


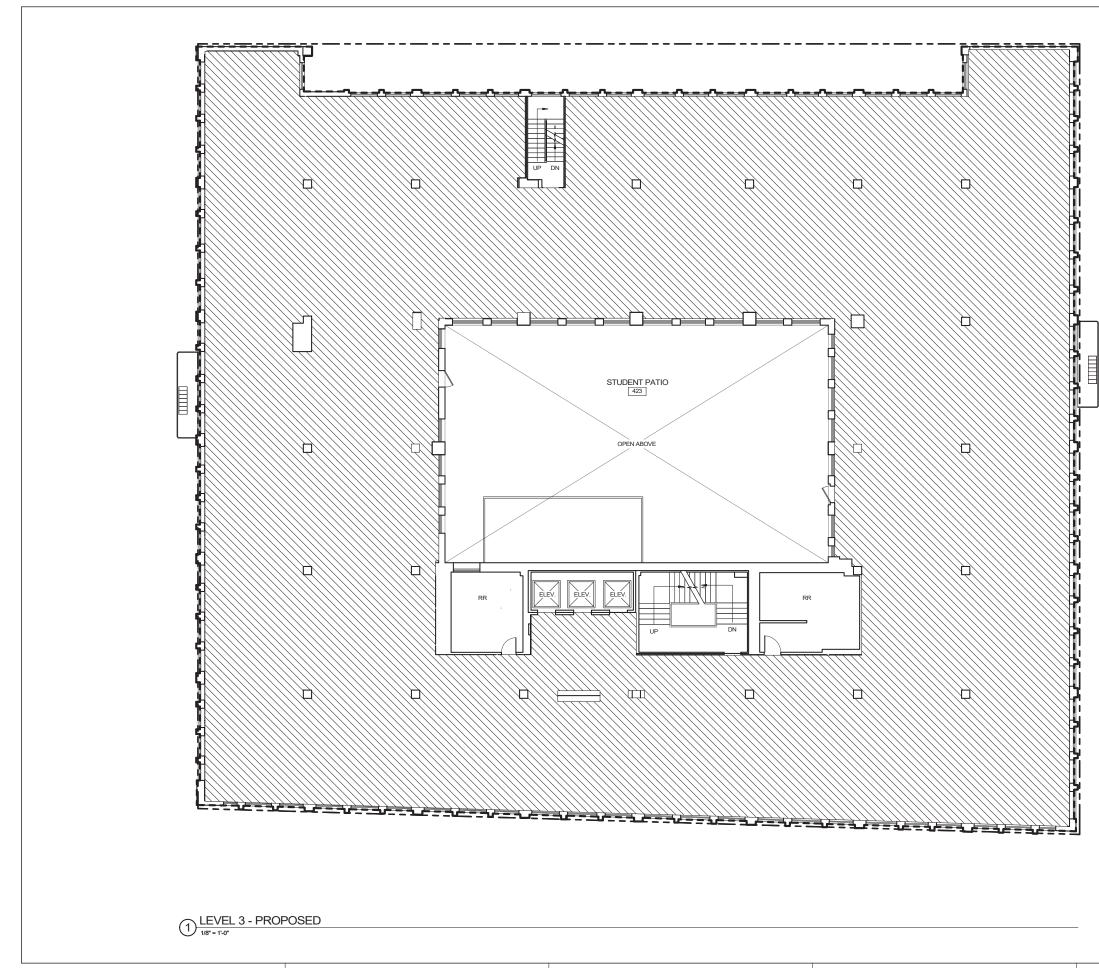


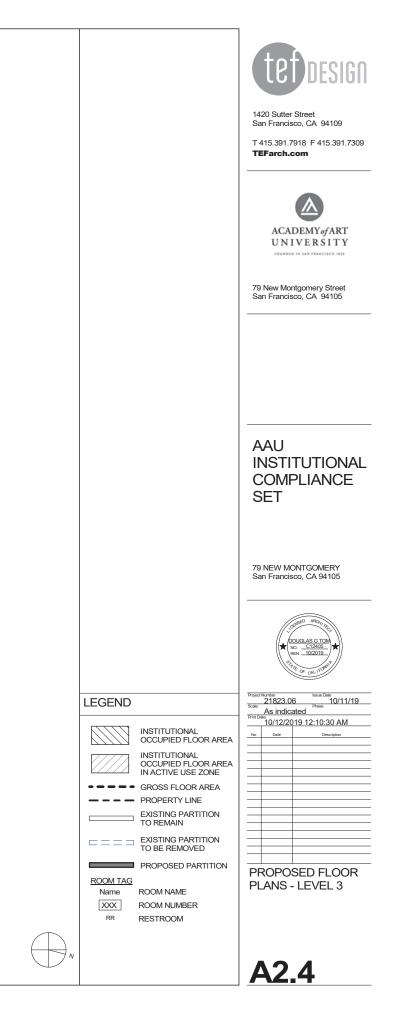


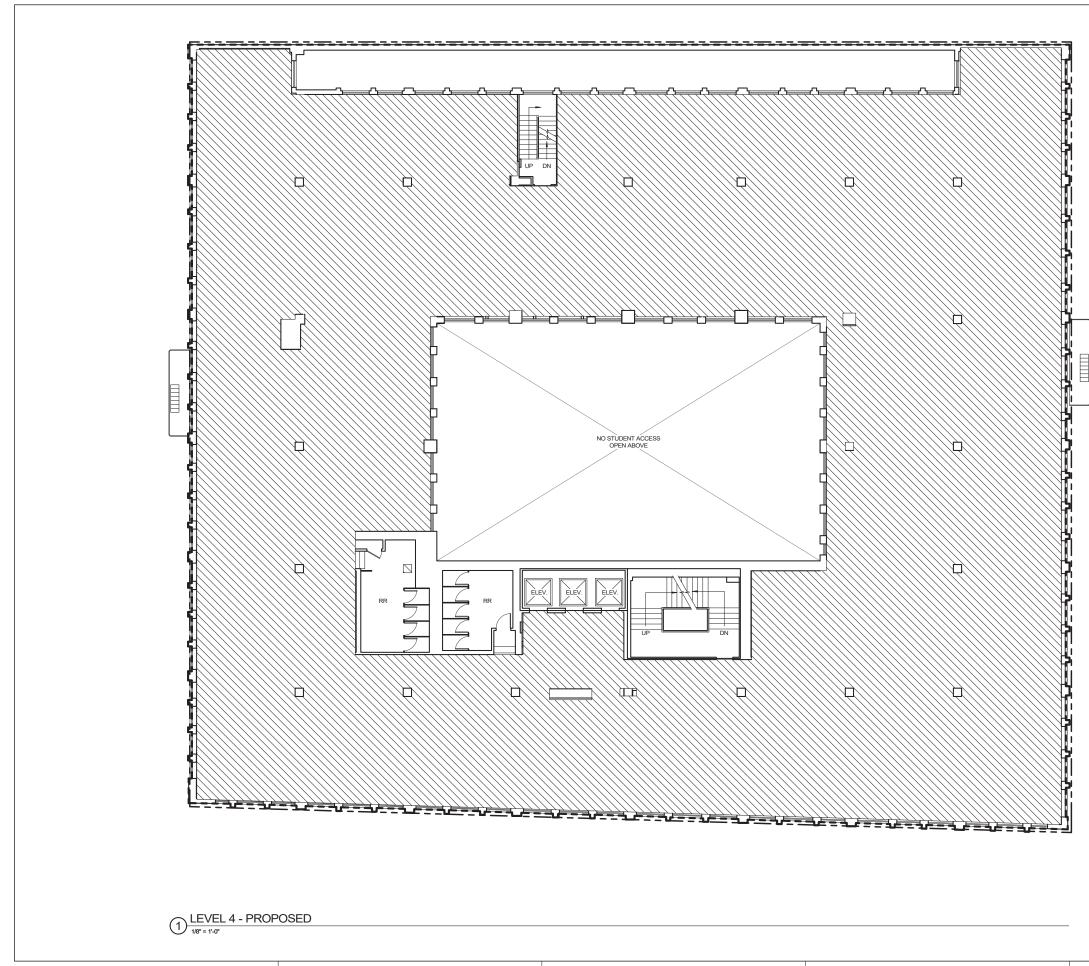


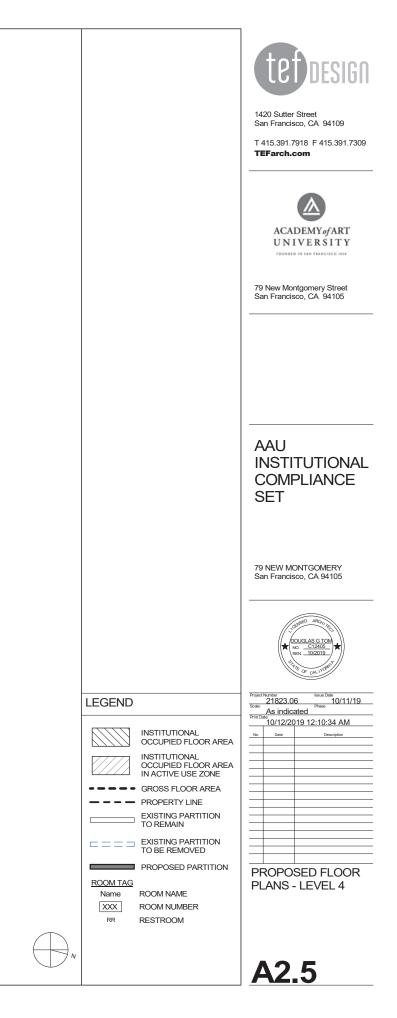


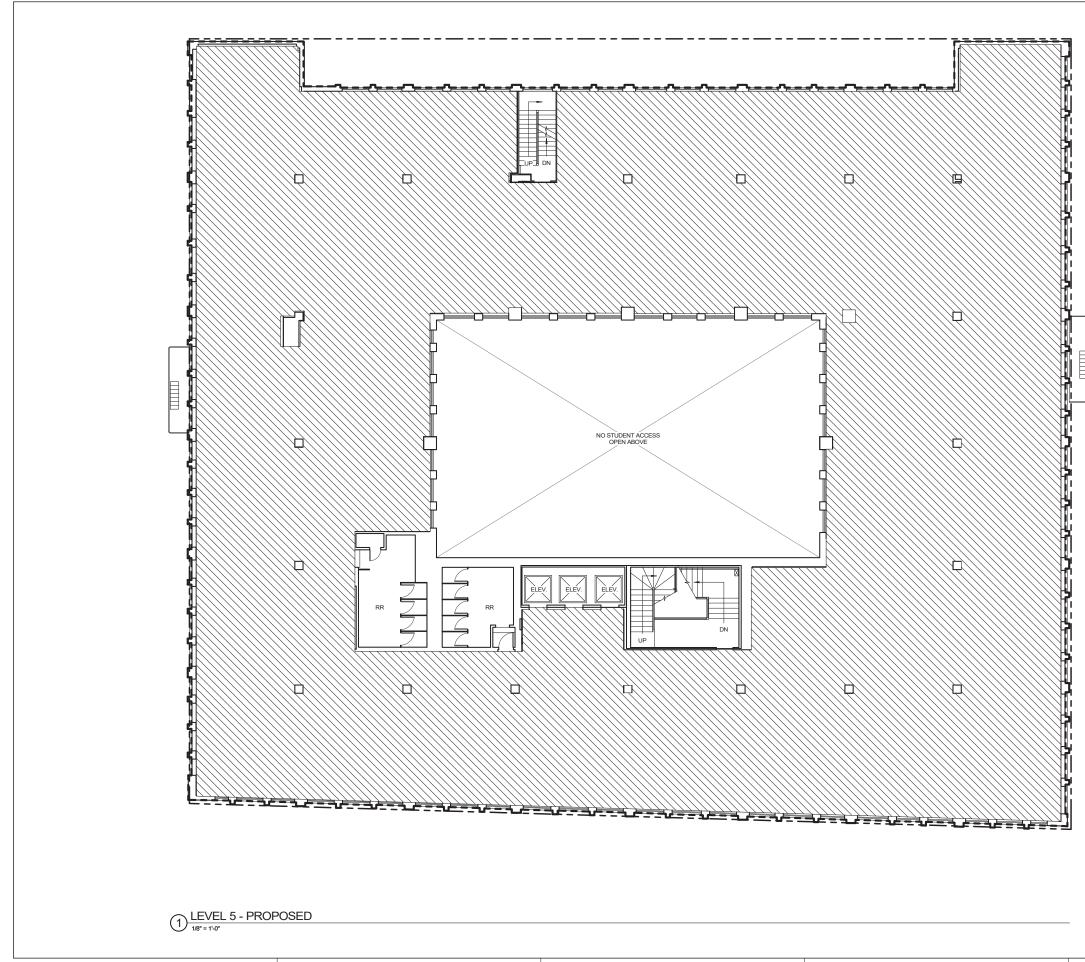


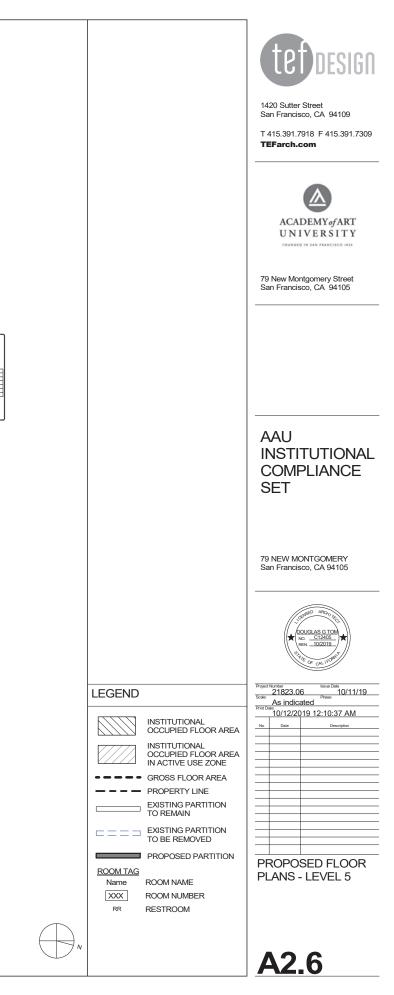


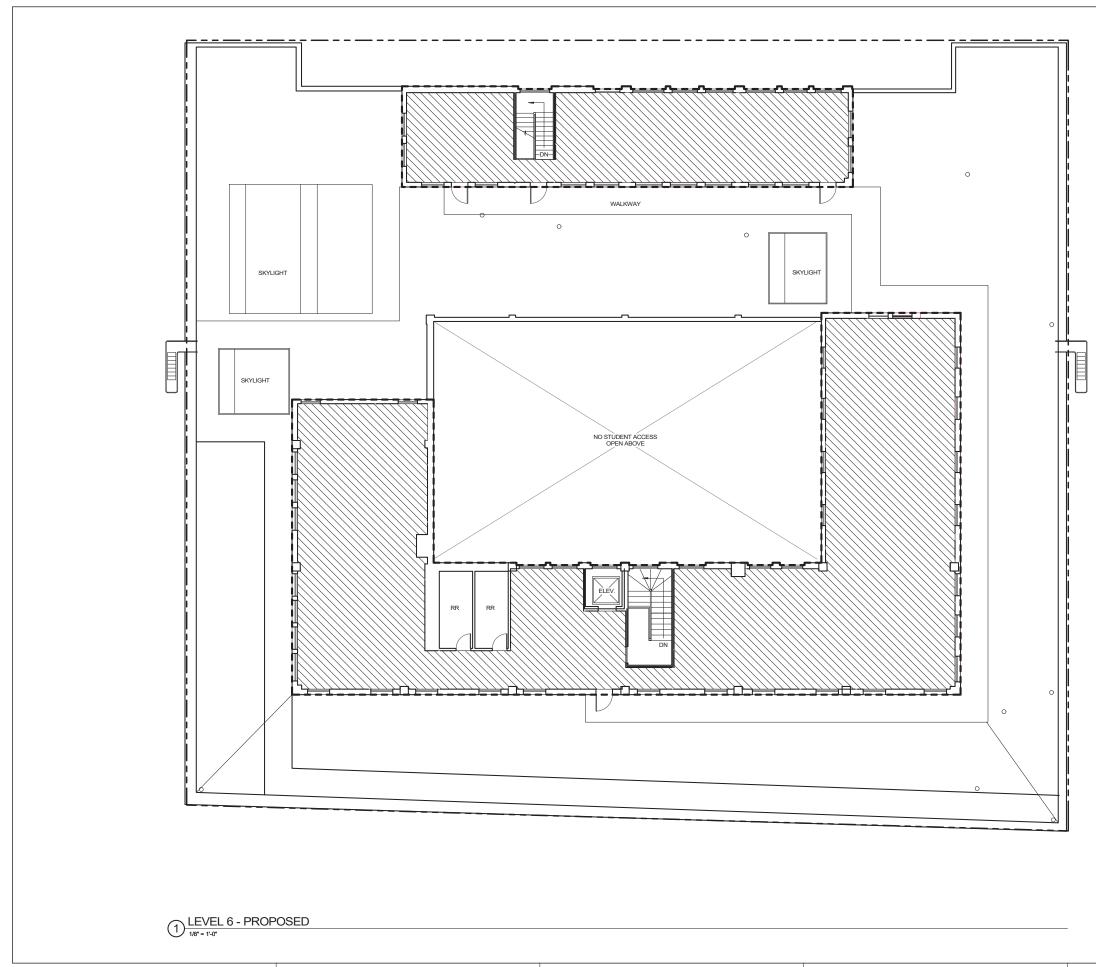


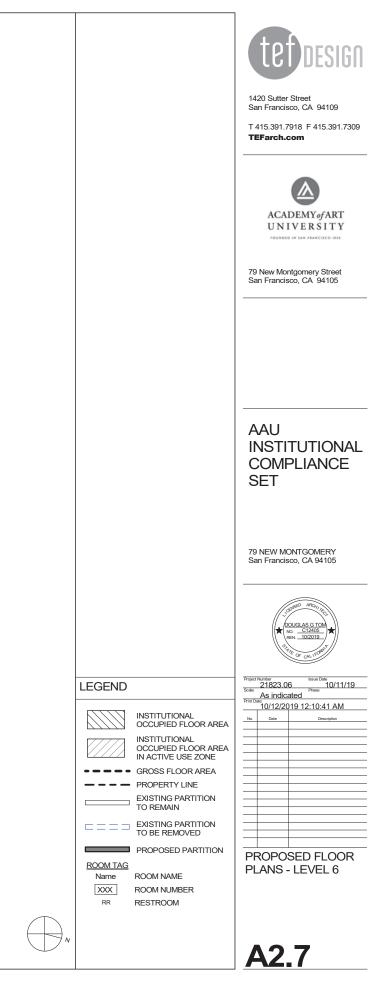


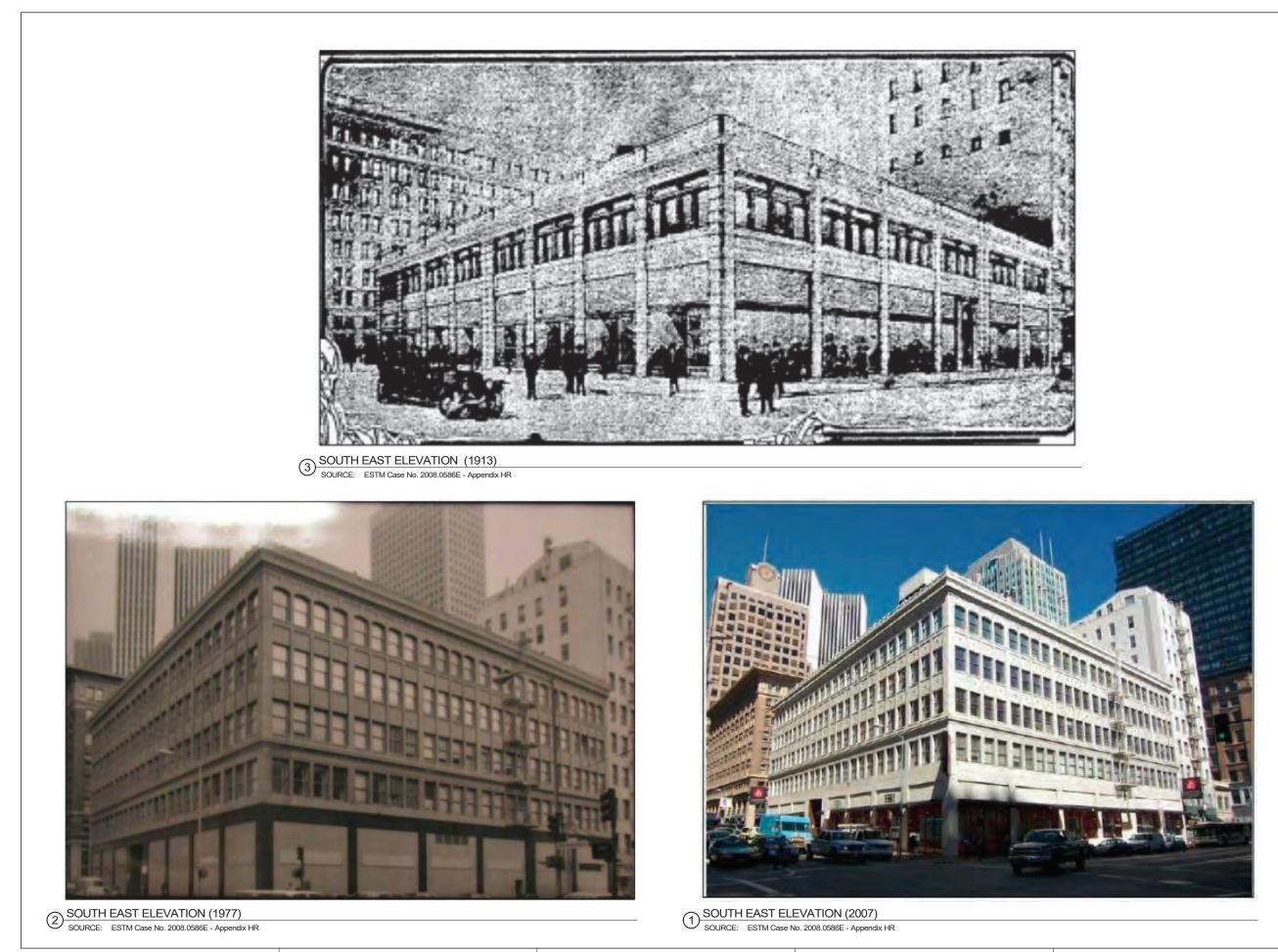












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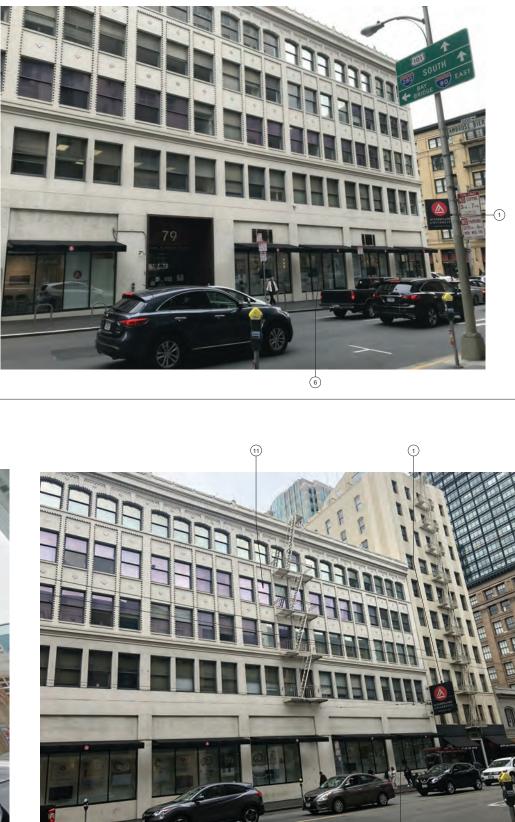
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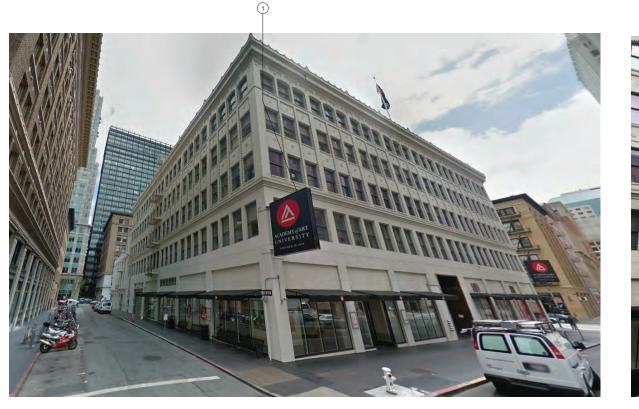
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HISTORIC EXTERIOR ELEVATION IMAGES





3 SOUTH ELEVATION - NEW MONTGOMERY



SOUTH WEST ELEVATION - NEW 2 MONTGOMERY AND JESSIE STREET 3

(1) EAST ELEVATION - MISSION STREET

KEYNOTES

- 1) ES-27, HR-1 PROJECTING SIGNAGE LEGALLY PERMITTED BY PERMIT NOS [9305460, 9305461, 9305463, 200106282578, 200106282581, 200108166236, 20100119488]
- (1b) EXTERIOR CONDUITS FOR THE EXISTING SIGNS TO BE EXISTING SIGNS TO BE CONCEALED BEHIND EXISTING FEATURES OR INTERNALLY ROUTED, IF POSSIBLE
- 2) EXISTING BULLET-STYLE SECURITY CAMERAS AND ASSOCIATED CONDUITS TO BE REMOVED; SALVAGE CAMERA EQUIPMENT FOR REINSTALL
- (2) REINSTALL SALVAGED CAMERA UNDER THE AWNING; NO EXPOSED CONDUITS. FEED THE CAMERA FROM INSIDE THE BUILDING, THROUGH THE SOFFIT
- (2) PROPOSED SINGLE SMALL FORM FACTOR DOME CAMERA; ROUTE CABLE THROUGH EXISTING BUILDING PENETRATION
- 3 WINDOWS ALONG ALL FRONTAGES TO BE BROUGHT INTO COMPLIANCE WITH TRANSPARENCY REQUIREMENTS OF SEC 145.1. SEE LEVEL 1 FLOOR PLAN ON SHT A2.2 FOR REMOVAL SCOPE.
- (4) SECONDARY ENTRANCE DOOR INSTALLED, 2009
- SPECIFICATION FOR THE ROLLING DOOR (WHICH THE ESTM NOTES WAS REPLACED IN 2011) PROVIDED TO PLANNING DEPARTMENT UNDER SEPARATE COVER; AAU DOES NOT HAVE RECORD OF ANY ADDITIONAL DOOR REPLACEMENTS; MAY BE LEGALIZED AS IS.
- (6) EXISTING AWNINGS WITH UNDERMOUNT LINEAR LIGHT FIXTURES
- (6a) PURSUANT TO REVIEW WITH PLANNING DEPARTMENT HISTORIC PRESERVATION STAFF, PERMITS AUTHORIZING AWNINGS ARE EXPIRED. AWNINGS PROPOSED FOR LEGITIMIZATION; CONDUITS ASSOCIATED WITH LIGHTING TO BE INTERNALLY ROUTED
- (b) REMOVE EXISTING AAU PAINTED COPY ON AWNING, TYP.
- EXISTING LIGHT FIXTURES TO REMAIN; CONCEAL ASSOCIATED EXPOSED CONDUITS
-) REMOVE WINDOW SIGNAGE DECALS AND FILM ON GLAZING AT ALCOVE. SEE PHOTOS ON SHT. A4.1
- ITEMS BELOW NOTED DURING 9/25/19 SITE WALK
- (9) EXISTING METAL SIGNAGE BOXES DEDICATED TO GALLERY SPACE, TYP. OF (3) TO REMAIN
- (10) INFILLED WINDOWS, TYP. OF (2) ON JESSIE ST. ELEVATION
- EXISTING TINTED FILM AT SOME OF THE EXTERIOR WINDOWS ON 3RD & 4TH LEVELS OF NEW MONTGOMERY ST. ELEVATION

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EXTERIOR ELEVATION IMAGES



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KEYNOTES

- ES-27, HR-1 PROJECTING SIGNAGE LEGALLY PERMITTED BY PERMIT NOS [9305460, 9305461, 9305463, 200106282578, 200106282581, 200108166236, 20100119488]
- EXTERIOR CONDUITS FOR THE EXISTING SIGNS TO BE CONCEALED BEHIND EXISTING FEATURES OR INTERNALLY ROUTED, IF POSSIBLE
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- PROPOSED SINGLE SMALL FORM FACTOR DOME CAMERA; ROUTE CABLE THROUGH EXISTING BUILDING PENETRATION
- 3) WINDOWS ALONG ALL FRONTAGES TO BE BROUGHT INTO COMPLIANCE WITH TRANSPARENCY REQUIREMENTS OF SEC 145.1. SEE LEVEL 1 FLOOR PLAN ON SHT A2.2 FOR REMOVAL SCOPE.
- (4) SECONDARY ENTRANCE DOOR INSTALLED, 2009
- 5) SPECIFICATION FOR THE ROLLING DOOR (WHICH THE ESTM NOTES WAS REPLACED IN 2011) PROVIDED TO PLANNING DEPARTMENT UNDER SEPARATE COVER; AAU DOES NOT HAVE RECORD OF ANY ADDITIONAL DOOR REPLACEMENTS; MAY BE LEGALIZED AS IS.
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- REMOVE WINDOW SIGNAGE DECALS AND FILM ON GLAZING AT ALCOVE. SEE PHOTOS ON SHT. A4.1

ITEMS BELOW NOTED DURING 9/25/19 SITE WALK

- EXISTING METAL SIGNAGE BOXES DEDICATED TO GALLERY SPACE, TYP. OF (3) TO REMAIN
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- EXISTING TINTED FILM AT SOME OF THE EXTERIOR WINDOWS ON 3RD & 4TH LEVELS OF NEW MONTGOMERY ST. ELEVATION

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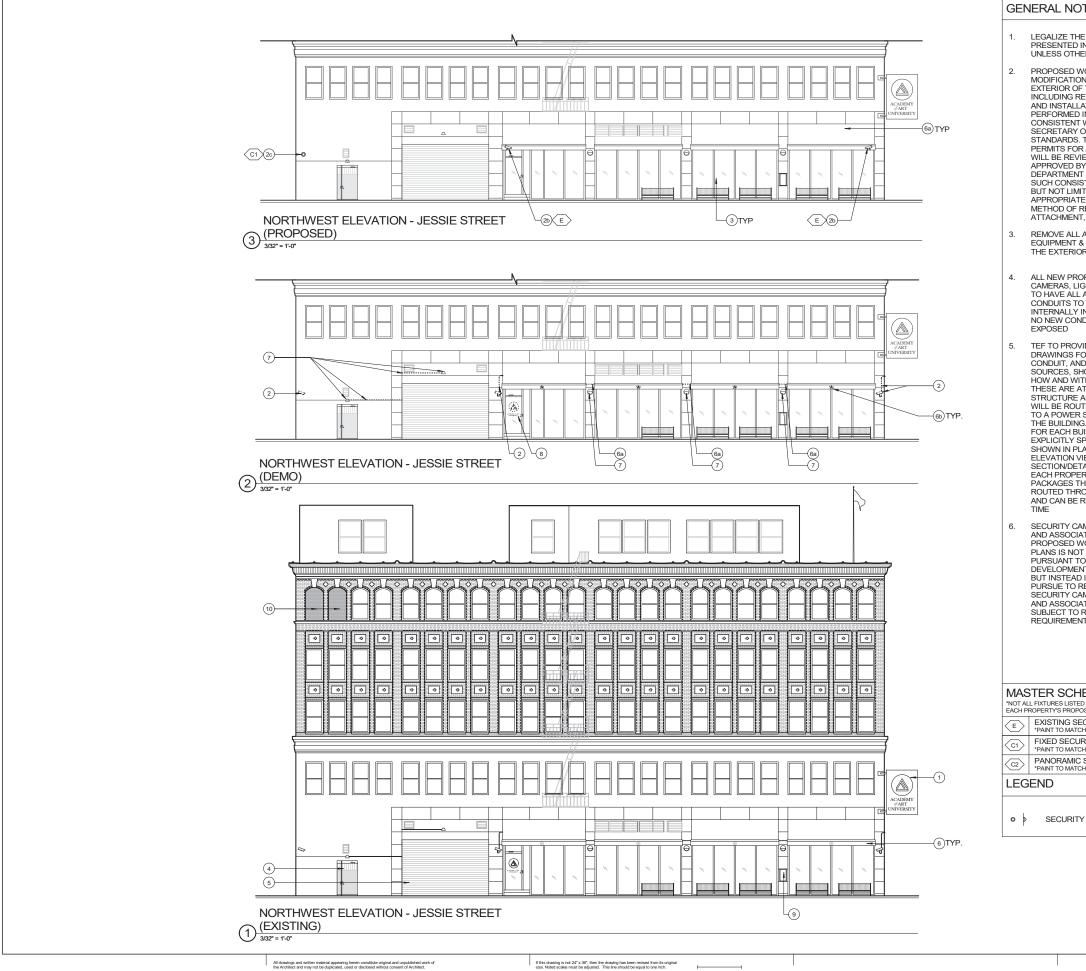
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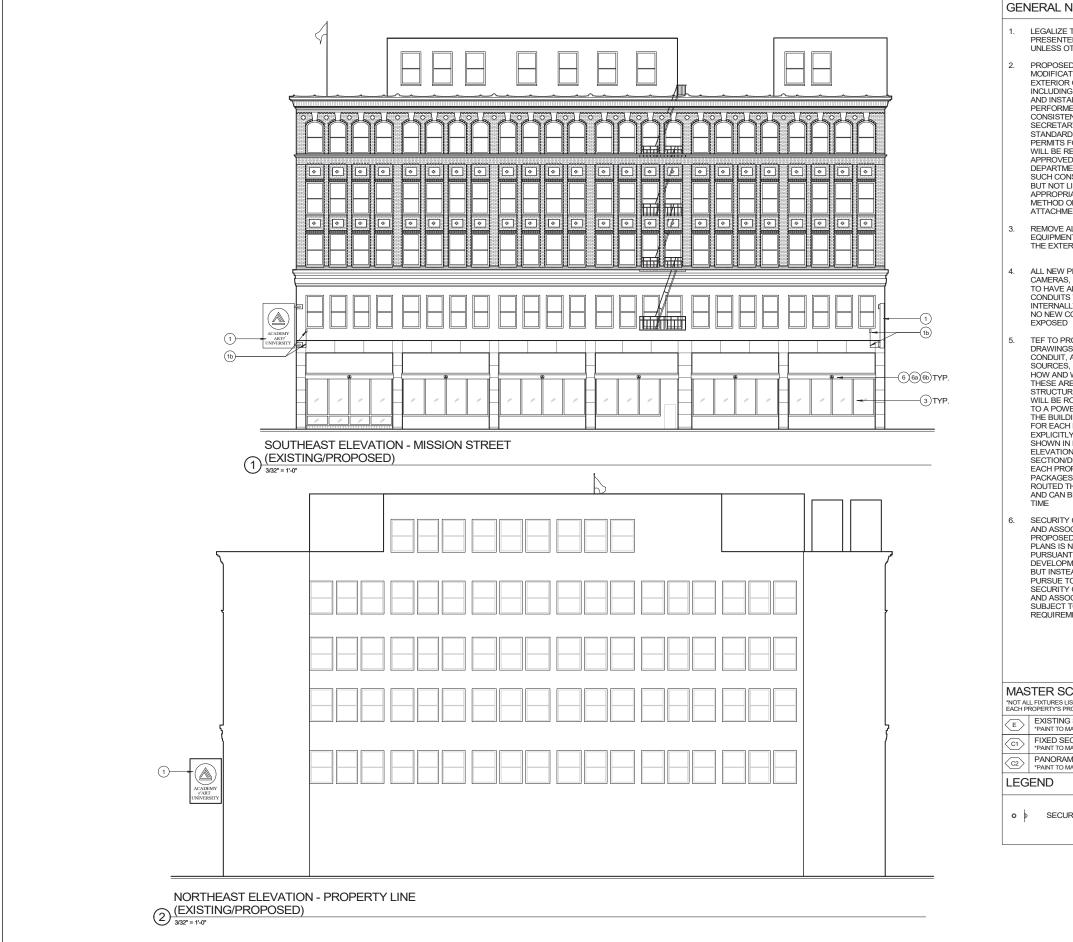


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EXISTING/PROPOSED EXTERIOR ELEVATIONS



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ES-27, HR-1 PROJECTING SIGNAGE LEGALLY PERMITTED BY PERMIT NOS [9305460, 9305461, 9305463, 200106282578, 2001068282581, 200108166236, 20100119488]

EXTERIOR CONDUITS FOR THE EXISTING SIGNS TO BE CONCEALED BEHIND EXISTING FEATURES OR INTERNALLY ROUTED, IF POSSIBLE

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3) WINDOWS ALONG ALL FRONTAGES TO BE BROUGHT INTO COMPLIANCE WITH TRANSPARENCY REQUIREMENTS OF SEC 145.1. SEE LEVEL 1 FLOOR PLAN ON SHT A2.2 FOR REMOVAL SCOPE.

SECONDARY ENTRANCE DOOR
 INSTALLED, 2009

SPECIFICATION FOR THE ROLLING DOOR (WHICH THE ESTM NOTES WAS REPLACED IN 2011) PROVIDED TO PLANNING DEPARTMENT UNDER SEPARATE COVER: AAU DOES NOT HAVE RECORD OF ANY ADDITIONAL DOOR REPLACEMENTS; MAY BE LEGALIZED AS IS.

EXISTING AWNINGS WITH UNDERMOUNT LINEAR LIGHT FIXTURES

PURSUANT TO REVIEW WITH PLANNING DEPARTMENT HISTORIC PRESERVATION STAFF, PERMITS AUTHORIZING AWNINGS ARE EXPIRED, AWNINGS PROPOSED FOR LEGITIMIZATION; CONDUITS ASSOCIATED WITH LIGHTING TO BE INTERNALLY ROUTED

REMOVE EXISTING AAU PAINTED COPY ON AWNING, TYP.

EXISTING LIGHT FIXTURES TO REMAIN; CONCEAL ASSOCIATED EXPOSED CONDUITS

8 REMOVE WINDOW SIGNAGE DECALS AND FILM ON GLAZING AT ALCOVE. SEE PHOTOS ON SHT. A4.1

ITEMS BELOW NOTED DURING 9/25/19 SITE WALK

) EXISTING METAL SIGNAGE BOXES DEDICATED TO GALLERY SPACE, TYP. OF (3) TO REMAIN

) INFILLED WINDOWS, TYP. OF (2) ON JESSIE ST. ELEVATION

EXISTING TINTED FILM AT SOME OF THE EXTERIOR WINDOWS ON 3RD & 4TH LEVELS OF NEW MONTGOMERY ST. ELEVATION

tet design

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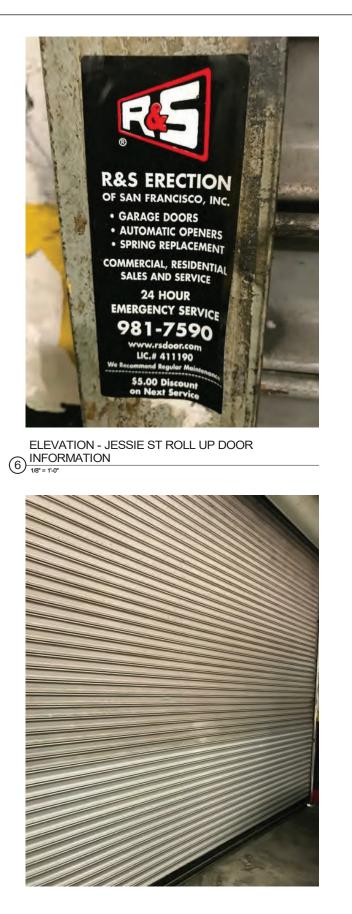
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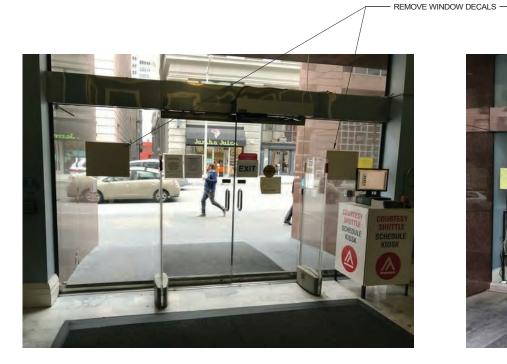


Project	Number	Issue Date
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EXISTING/PROPOSED EXTERIOR ELEVATIONS



3 ELEVATION - JESSIE ST. ROLL UP DOOR



5 ELEVATION - MAIN ENTRY - INTERIOR



ELEVATION - JESSIE ST. SIDE DOOR -2 INTERIOR



 $(\underline{4}_{\underline{18^{s}=1^{\circ}0^{s}}}^{\underline{\mathsf{ELEVATION}}-\underline{\mathsf{MAIN}}}_{\underline{18^{s}=1^{\circ}0^{s}}}$



ELEVATION - JESSIE ST. SIDE DOOR -1 EXTERIOR



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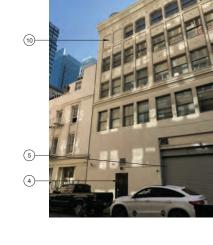
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ELEVATION IMAGES -DOORS

A4.1









2 IMAGE

KE	YNOTES	
1	ES-27, HR-1 PROJECTING SIGNAGE LEGALLY PERMITTED BY PERMIT NOS [9305460, 9305461, 9305463, 200106282578, 200106282581, 200108166236, 20100119488]	tef design
(1b)	EXTERIOR CONDUITS FOR THE EXISTING SIGNS TO BE CONCEALED BEHIND EXISTING FEATURES OR INTERNALLY ROUTED, IF POSSIBLE	1420 Sutter Street San Francisco, CA 94109 T 415.391.7918 F 415.391.7309 TEFarch.com
2	EXISTING BULLET-STYLE SECURITY CAMERAS AND ASSOCIATED CONDUITS TO BE REMOVED; SALVAGE CAMERA EQUIPMENT FOR REINSTALL	
2b	REINSTALL SALVAGED CAMERA UNDER THE AWNING; NO EXPOSED CONDUITS. FEED THE CAMERA FROM INSIDE THE BUILDING, THROUGH THE SOFFIT	ACADEMY of ART UNIVERSITY
2c)	PROPOSED SINGLE SMALL FORM FACTOR DOME CAMERA; ROUTE CABLE THROUGH EXISTING BUILDING PENETRATION	79 New Montgomery Street San Francisco, CA 94105
3	WINDOWS ALONG ALL FRONTAGES TO BE BROUGHT INTO COMPLIANCE WITH TRANSPARENCY REQUIREMENTS OF SEC 145.1. SEE LEVEL 1 FLOOR PLAN ON SHT A2.2 FOR REMOVAL SCOPE.	
4	SECONDARY ENTRANCE DOOR INSTALLED, 2009	
5	SPECIFICATION FOR THE ROLLING DOOR (WHICH THE ESTM NOTES WAS REPLACED IN 2011) PROVIDED TO PLANNING DEPARTMENT UNDER SEPARATE COVER: AAU DOES NOT HAVE RECORD OF ANY ADDITIONAL DOOR REPLACEMENTS; MAY BE LEGALIZED AS IS.	AAU INSTITUTIONAL COMPLIANCE
6	EXISTING AWNINGS WITH UNDERMOUNT LINEAR LIGHT FIXTURES	SET
6a)	PURSUANT TO REVIEW WITH PLANNING DEPARTMENT HISTORIC PRESERVATION STAFF, PERMITS AUTHORZING AWNINGS ARE EXPIRED. AWNINGS PROPOSED FOR LEGITIMIZATION; CONDUITS ASSOCIATED WITH LIGHTING TO BE INTERNALLY ROUTED	79 NEW MONTGOMERY San Francisco, CA 94105
(6b)	REMOVE EXISTING AAU PAINTED COPY ON AWNING, TYP.	
7	EXISTING LIGHT FIXTURES TO REMAIN; CONCEAL ASSOCIATED EXPOSED CONDUITS	
8	REMOVE WINDOW SIGNAGE DECALS AND FILM ON GLAZING AT ALCOVE. SEE PHOTOS ON SHT. A4.1	Prijed Nurder 21922 06 issue Date J0/11/1/10
	ITEMS BELOW NOTED DURING 9/25/19 SITE WALK	21823.06 10/11/19 Scate: Phase 1/8" = 1'-0" Print Date: 10/12/2019 12:11:23 AM
9	EXISTING METAL SIGNAGE BOXES DEDICATED TO GALLERY SPACE, TYP. OF (3) TO REMAIN	No. Date Description
10	INFILLED WINDOWS, TYP. OF (2) ON JESSIE ST. ELEVATION	
(11)	EXISTING TINTED FILM AT SOME OF THE EXTERIOR WINDOWS ON 3RD & 4TH LEVELS OF NEW MONTGOMERY ST. ELEVATION	EXTERIOR ELEVATION DETAIL IMAGES
		A4.2

D	Academy of Art University Project ESTM Case N0. 2008.0586E	CODE NOTES CODE AS EXIS	SAN FRANCISCO PLANNING STING ON JANUARY 1, 2019.	SHE	ET INDEX			E)	<
Recommended Condition of		A- FLOOR AREAS SAN FRANCISCO PLANNING CODE SEC. 102 D	PEFINITIONS		* Minor Permit to Alter requires HISTORIC PRESERVATION		ISSUE		
Approval Numbe ES-28: HR-1	Recommended Condition of Approval Signage. The projecting signs do not comply with the	FLOOR AREA, GROSS: IN THE C-3 AND CENTR			COMMISSION REVIEW				
20-20.111(-1	SOIS or Article 11 guidelines. With three large projecting	DISTRICTS, THE SUM OF THE GROSS AREAS O	OF THE SEVERAL FLOORS OF A BUILDING OR						
	signs placed just above the ground story, the signs segment and obscure what was intended to be a	BUILDINGS, MEASURED ALONG THE GLASS LI					9 J		
	continuous, unified design. To facilitate compliance, AAU	ABOVE THE FINISHED FLOOR AND ALONG A P OVERALL BUILDING WALL PLANE CONNECTIN						ISS	
	shall remove the two projecting signs on the most visible	PROVIDED, HOWEVER, THAT SUCH LINE SHAL	LL NOT BE INWARD OF THE INTERIOR FACE O				PLANNING DE	DBIISSUE	
	elevations of the building (i.e., the sign at the center of the building and one other sign) patch and repair the original			Sheet Numbe			SF P BBF	L R	
	surface where necessary, and refinish to match existing in materials and appearance.	FLOOR AREA, OCCUPIED: FLOOR AREA DEVO PRINCIPAL OR CONDITIONAL USE AND ITS AC		Α					
	In order to facilitate compliance with Article 11 guidelines,			A0.0 A0.1	COVER SHEET PROJECT INFORMATION	F	• •	• •	1
	the one remaining sign should be designed, installed, and located in such a way that it meets the specifications			A0 2	GENERAL NOTES				J
	enumerated above, with respect to illumination,	Level	Existing (SF) Proposed (S 18,033 18,033	-) A0.S1	SITE PLAN AERIAL IMAGE & SITE HI	STORY	• •		1
	placement, and lighting.	LEVEL 1	18,033 18,033 18,075 18,075	A0.S2	SITE PLAN DRAWINGS		• •		
ES-28: TR-1	AAU PROPOSAL: See Notes on Sheet A3.2 Shuttle Demand and Capacity. Consistent with AAU	LEVEL 2	21,667 21,667	A0.S3 A0.T1	STREETSCAPE DRAWINGS OCCUPANCY AND EGRESS PLANS		•	15/	
20-20. 111-1	Shuttle Policy, AAU shall continue to assess, adjust, and	LEVEL 3	21,667 21,667	A0.11 A0.T2	SF GREEN BUILDING COMPLIANCE	FORM		•	
	monitor the shuttle bus capacity for its shuttle routes, potentially increasing frequency or capacity to meet the		21,667 21,667	A0.T3a	ACCESSIBILITY DIAGRAMS (1 of 3)			• 757	
	measured demand of this and other academic and	LEVEL 5 LEVEL 6	21,667 21,667 21,667 21,667	A0.T3b				• 1/4	ħ
	residential buildings along the route.	I EVEL 7	21,667 21,667	A0.T3c		NT.	-	•	
	AAU PROPOSAL: To be addressed under separate cover in AAU's Transportation Management Plan	LEVEL 8	21,667 21,667	A1.1	EXISTING FLOOR PLANS - BASEMEN EXISTING FLOOR PLANS - LEVEL 1		•		
ES-28: TR-2	Monitor Pedestrian Traffic. Since pedestrian flows on	GROSS SF TOTAL	187,777 187,777	A1.2	EXISTING FLOOR PLANS - LEVEL 2		•		
	sidewalks adjacent to the 180 New Montgomery Street	*		A1.4	EXISTING FLOOR PLANS - LEVEL 3		•	•	
	site are intermittently heavy, AAU shall monitor pedestrian volumes and queuing on the sidewalk at the site,	*PER SF PLANNING CODE SECTION 102.b.13, GROSS FI FOLLOWING:	LOOR AREA SHALL NOT INCLUDE THE	A1.5	EXISTING FLOOR PLANS - LEVEL 4		•	• PL	_(
	particularly student volumes during the peak periods. If			A1.6 A1.7	EXISTING FLOOR PLANS - LEVEL 5 EXISTING FLOOR PLANS - LEVEL 6		•		-
	pedestrian traffic is observed to be blocked during any of these periods, AAU shall implement measures such as	GROUND FLOOR AREA IN THE C-3-0, C-3-0(SE IN THE CENTRAL SOMA SPECIAL USE DISTRIC		A1.7	EXISTING FLOOR PLANS - LEVEL 6 EXISTING FLOOR PLANS - LEVEL 7		•		
	having students wait inside for shuttles (providing	CIRCULATION AND BUILDING SERVICE.		A1.9	EXISTING FLOOR PLANS - LEVEL 8		•	•	
	real-time information on shuttle arrivals [similar to NextBus]), reminding students not to block adjacent	FLOOR AREA RATIO (PER SECTION	210.2 - TABLE 210.2):	A2.1	PROPOSED FLOOR PLANS - BASEM		•	•	
	sidewalks, providing a gathering area inside the building,		<i></i>	A2.2	PROPOSED FLOOR PLANS - LEVEL		•	•	
	and/or other measures to reduce this activity, taking into account possible operational and safety considerations.	MAXIMUM ALLOWED GROSS SF		A2.3 A2.4	PROPOSED FLOOR PLANS - LEVEL 2 PROPOSED FLOOR PLANS - LEVEL 2		•	•	
	AAU PROPOSAL: AAU proposes to comply with this	- C-3-O (SD) FAR X LOT AREA = 6.0 X 2	21,418 SF = 128,508 SF	A2.4 A2.5	PROPOSED FLOOR PLANS - LEVEL		•	•	
	measure	OCCUPIED FLOOR AR	REA (NO CHANGE)	A2.6	PROPOSED FLOOR PLANS - LEVEL	5	•	•	
ES-28: TR-3	Bicycle Parking. AAU shall provide at least an additional	Level	Existing (SF) Proposed (S	A2.7	PROPOSED FLOOR PLANS - LEVEL		•	•	
	16 Class I bicycle parking spaces (adding to the existing 28, for a total of 44 spaces), or shall coordinate with	BASEMENT	15,347 15,347	⁻⁾ A2.8 A2.9	PROPOSED FLOOR PLANS - LEVEL PROPOSED FLOOR PLANS - LEVEL		•	•	
	SFMTA to provide 16 Class II bicycle parking spaces along New Montgomery Street to meet the estimated	LEVEL 1	17,990 17,990	A2.9 A3.0	HISTORIC EXTERIOR ELEVATION IM		•		
	demand. The Class II bicycle parking spaces on the	LEVEL 2	18,545 18,545	A3.1	EXTERIOR ELEVATION IMAGES		• •	•	
	adjacent street shall be coordinated and reviewed by	LEVEL 3 LEVEL 4	18,533 18,533 18,643 18,643	A3.2	EXISTING/PROPOSED EXTERIOR EL		• •		
	SFMTA. Bicycle parking shall be consistent with San Francisco Planning Department guidance.	LEVEL 4 LEVEL 5	18,643 18,643 18,615	A3.2a	EXISTING/PROPOSED EXTERIOR EL ALTERNATE INFILL	EVATIONS -	• •	• • •	
	AAU PROPOSAL: See Bicycle Parking Summary on this	LEVEL 6	18,426 18,426	A3.3	EXISTING/PROPOSED EXTERIOR EL	EVATIONS	• •	•	
	Sheet	LEVEL 7	17,953 17,953	A3.4	EXISTING/PROPOSED EXTERIOR EL		• •		
ES-28: GHG-1	Compliance with the Bicycle Parking Requirements. AAU shall design, locate and configure all bicycle parking		17,912 17,912	A3.5	EXISTING/PROPOSED EXTERIOR EL		• •		
	spaces in compliance with	OCCUPIED SF TOTAL	161,964 161,964	A4.1	EXTERIOR ELEVATION DETAIL IMAG		30		
	Planning Code Sections 155.1 – 155.4. AAU PROPOSAL: See Bicycle Parking Summary on this Sheet	B- ACTIVE USE *SEE SHEET A2.1 PROPOSED REFERENCE	LEVEL 1 FLOOR PLAN FOR		IUIAL	UNILE 10.	50		
	KING SUMMARY T A2.1 FOR PROPOSED CLASS I BICYCLE PARKING	PROJECT SCOPE							
	T A0.S3 FOR PROPOSED CLASS II BICYCLE PARKING	PURSUANT TO CASE NUMBER 2008.0	0586, THE PROJECT PROPOSE	s					
		TO CHANGE THE USE OF 180 NEW M LEGAL USE OF GENERAL OFFICE TO	IONTGOMERY FROM THE LAS						
	BICYCLE PARKING SUMMARY	EGAL USE OF GENERAL OFFICE TO EDUCATIONAL INSTITUTION.		P	ROPERTY INFORMATION				
	ESTM REQUIRED CODE REQUIRED PROPOSED	PROPOSED COMPLIANCE WITH REC							
CLASS I (E) CLASS II	28 + (P) 16 = 44 OR 7 28 16 OR 15 16	APPROVAL FOR 180 NEW MONTGON	IERY ARE LISTED IN TABLE 26		RESS 180 NEW MONTGOMERY	STREET			_
	10 10	 OF THE ACADEMY OF ART UNIVERSI TECHNICAL MEMORANDUM PUBLISH 		BLO	<u>CK/LOT</u> 3722/022			VI	C
		LISTED ON THIS COVER SHEET. EXIS	STING EXTERIOR ALTERATION		F STORIES 9 (NO CHANGE)				i.
	MAINS SUBJECT TO REVIEW AND APPROVAL BY OTHER CITY AGENCIES, SUCH AS	WITHIN THE SCOPE OF THIS PROJEC	CT ARE NOTED ON SHEET A3.	DIST	RICTS			sutt	ar,
SFMTA, BUILDING AND	D FIRE DEPARTMENTS.	THE PROJECT PROPOSES TO ABATE		ZON	ING C-3-O (SD)			IL CA	
		CASE 2015-013540 (NO AUTHORIZATI OFFICE USE TO POST-SECONDARY I			GHT/BULK 150-S CIAL USE WITHIN 1/4 MILE OF AN E	EXISTING FRIN	GE	st St	
APPLICAE	BLE CODES		,		FINANCIAL SERVICE			Ma	he
		SECURITY CAMERA, LIGHTING AND A PROPOSED WORK IN THESE DRAWII		USE		RED		10E	
	SHALL COMPLY WITH THE APPLICABLE CODES, TS, RULES, REGULATIONS, ORDINANCES, LAWS,	PURSUANT TO THE DEVELOPMENT /	AGREEMENT, BUT INSTEAD IS	LAST	T LEGAL OFFICE POSED INSTITUTIONAL: POST-S				
AWENDIVIEN	PROVALS, ETC. THAT ARE REQUIRED BY PUBLIC S. IN THE EVENT OF CONFLICT, THE MOST	WORK AAU MAY PURSUE TO REPLAC CAMERAS, LIGHTING AND ASSOCIAT				LOUNDART EL	JUUH		
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PLOT PLAN

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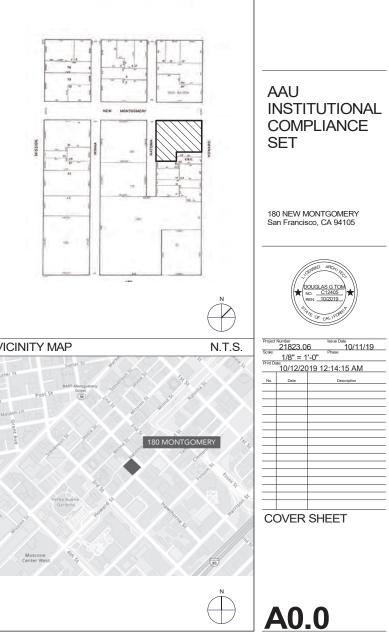
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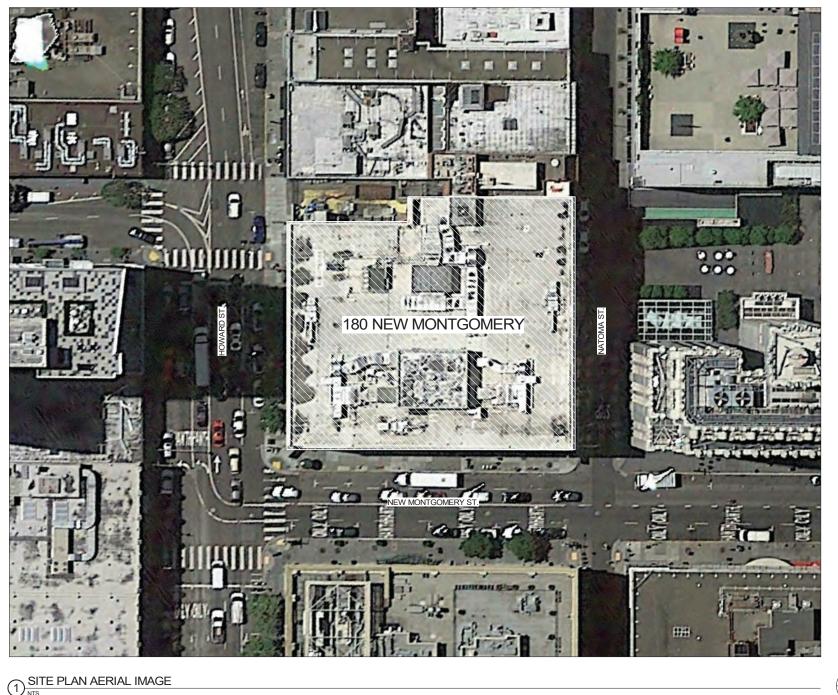
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All drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used or disclosed without consent of Architect.

SITE HISTORY

SOURCE: ESTM Case No. 2008.0586E -Appendix HR

Appendix HR Designed by architect Kenneth MacDonald, Jr., 170-180 New Montgomery Street was constructed in 1920 to serve as the San Francisco Furniture Exchange. The building was constructed for an estimated cost of \$700,000 and commissioned by the Sharon Estate and Henry J. Moore, head of the city's Eurniture Evchange. Upon its construction Estate and Henry J. Moore, head of the city's Furniture Exchange. Upon its construction, the building was heralded in the San Francisco Chronicle as offering "a practical solution of what has been one of the city's greatest commercial problems"—namely, that previously "foreign buyers landing at any Pacific Coast port and representatives of Western houses" had been "compelled to make a long trip East to inspect furniture stocks." Once completed, space in the building went quickly, with "practically all the large manufacturers of furniture in the United States represented" in the Furniture Exchange.

By the late 1960s, for at least twenty years, the building served as one of several locations in San Francisco for the offices of Pacific Telephone & Telegraph Company/Pacific Bell.



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AAU INSTITUTIONAL COMPLIANCE SET

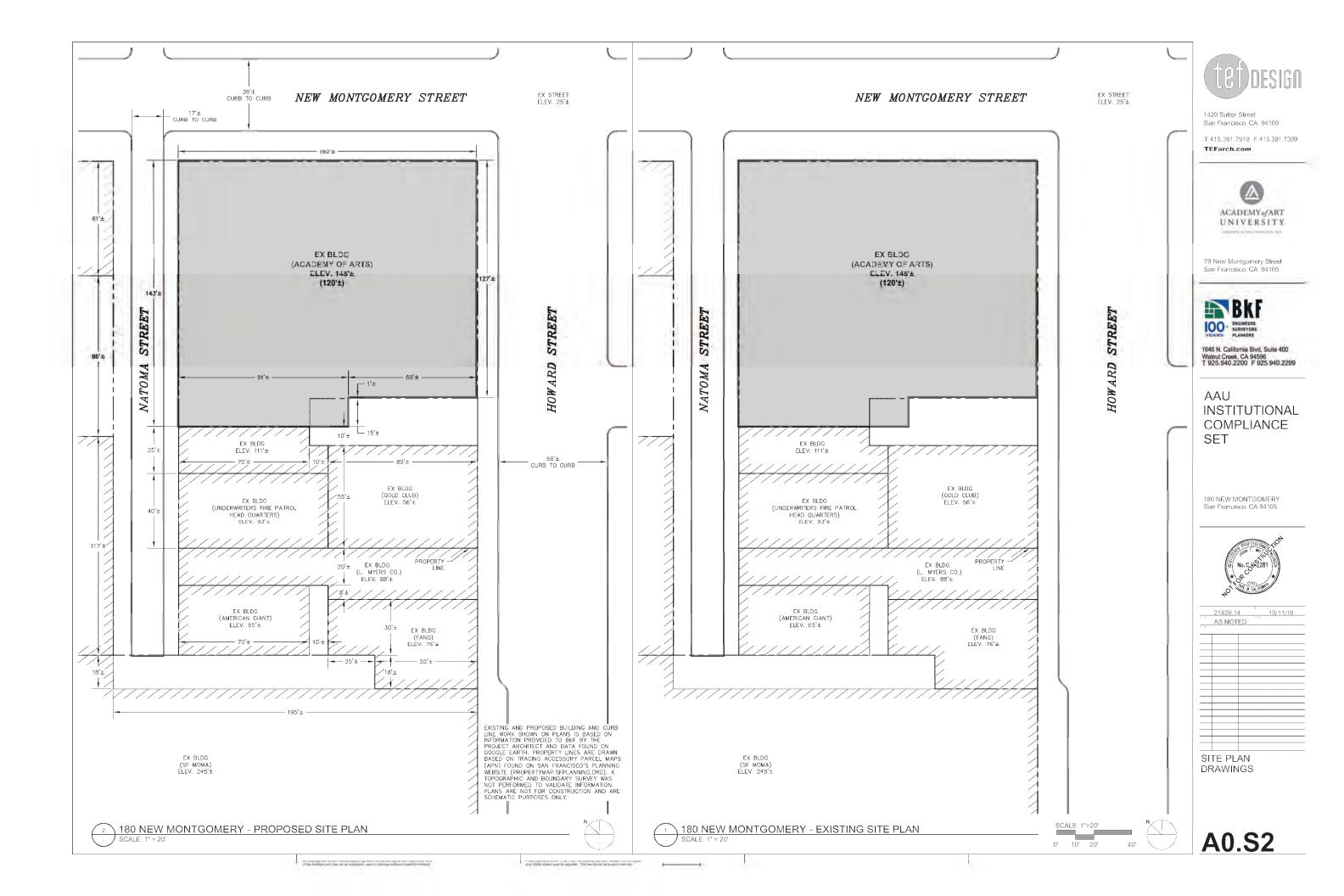
180 NEW MONTGOMERY San Francisco, CA 94105

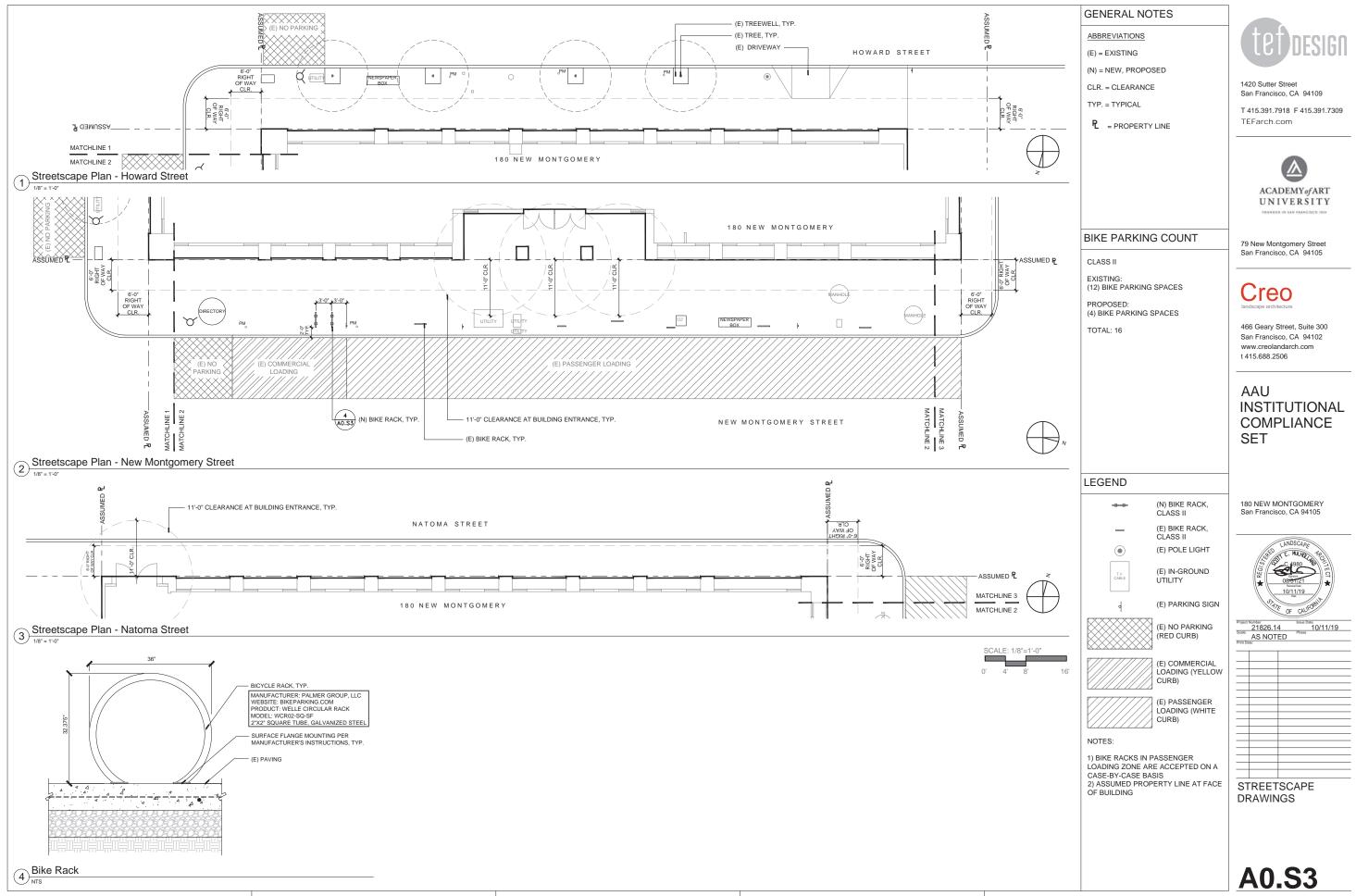


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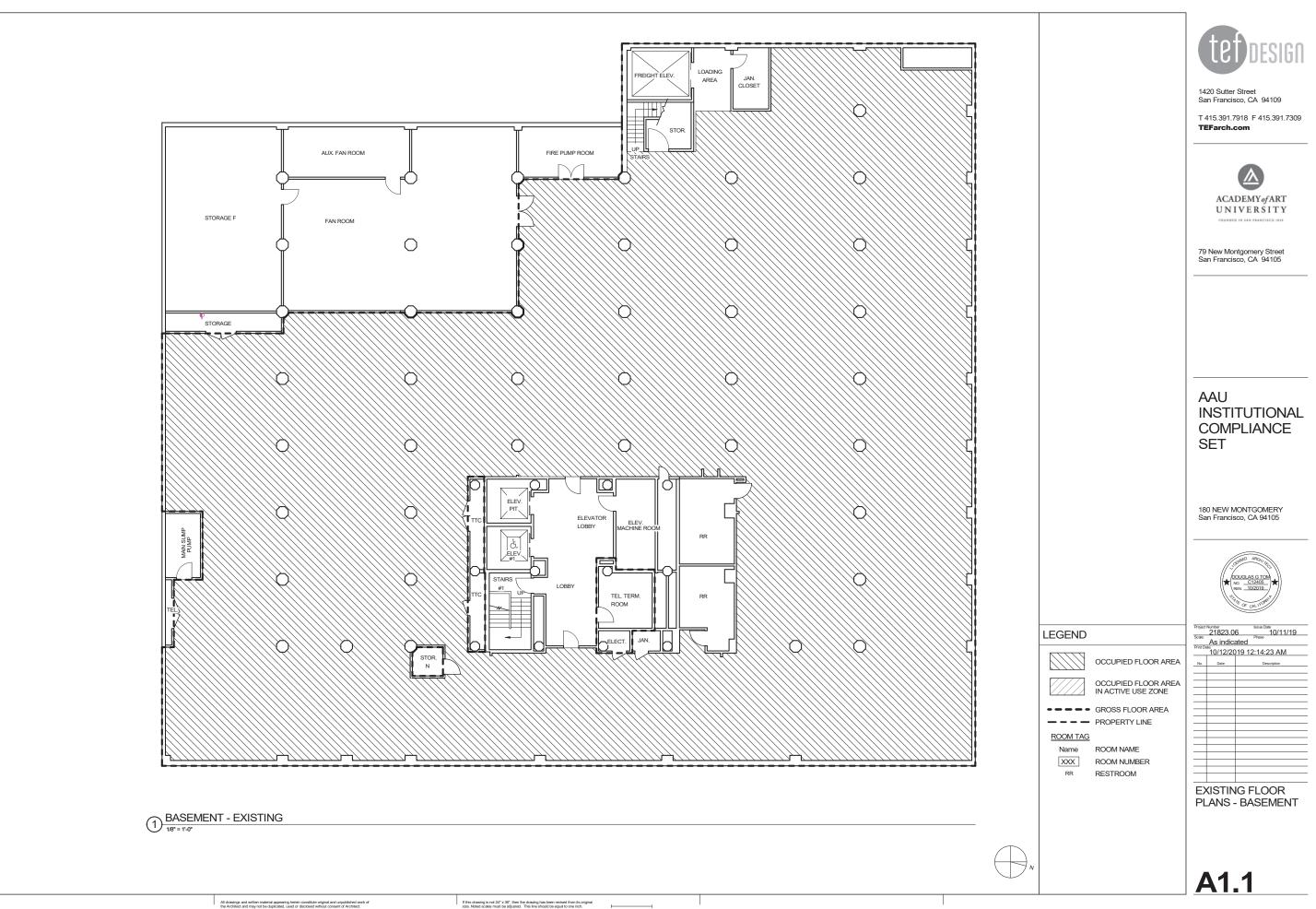
SITE PLAN AERIAL IMAGE & SITE HISTORY

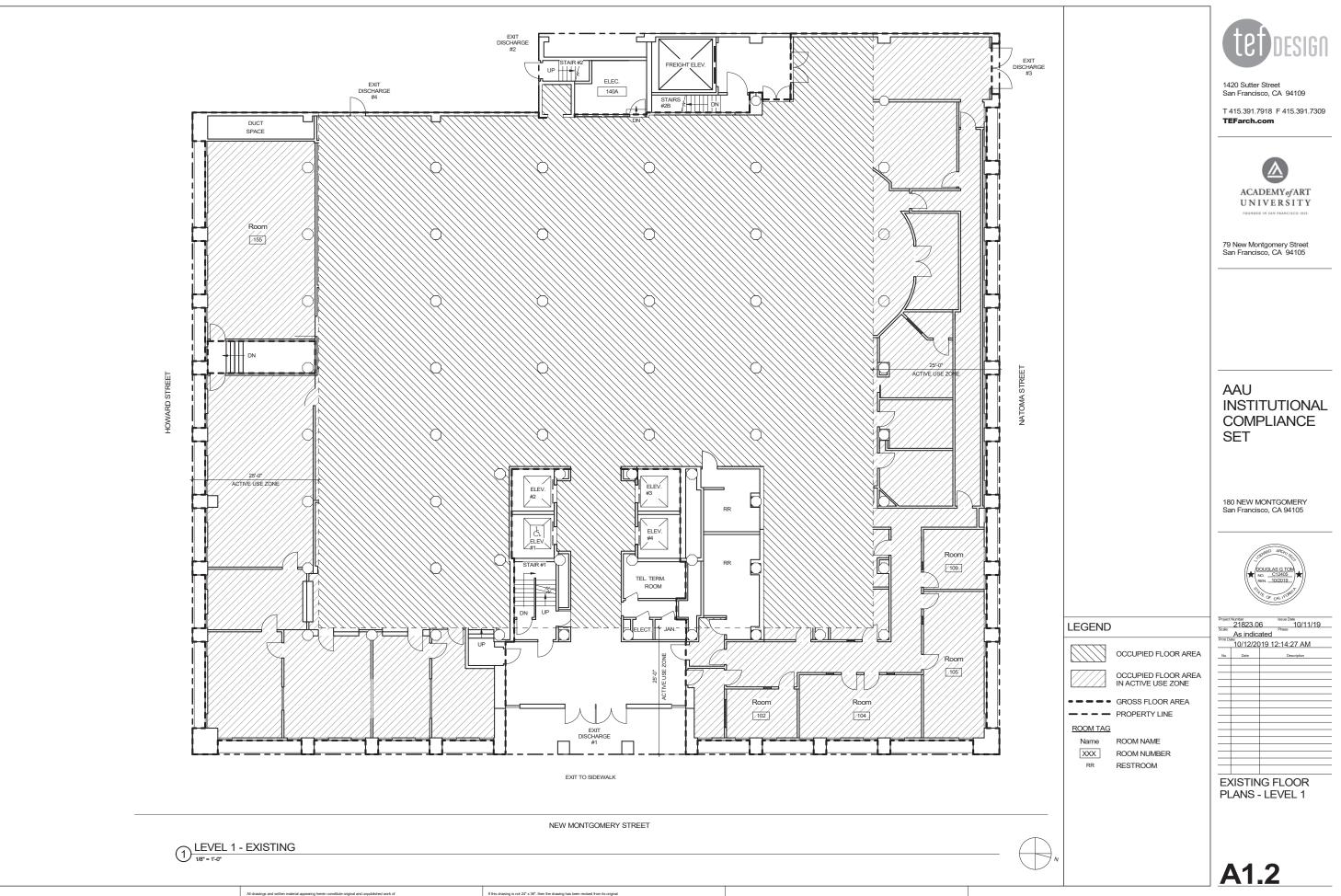


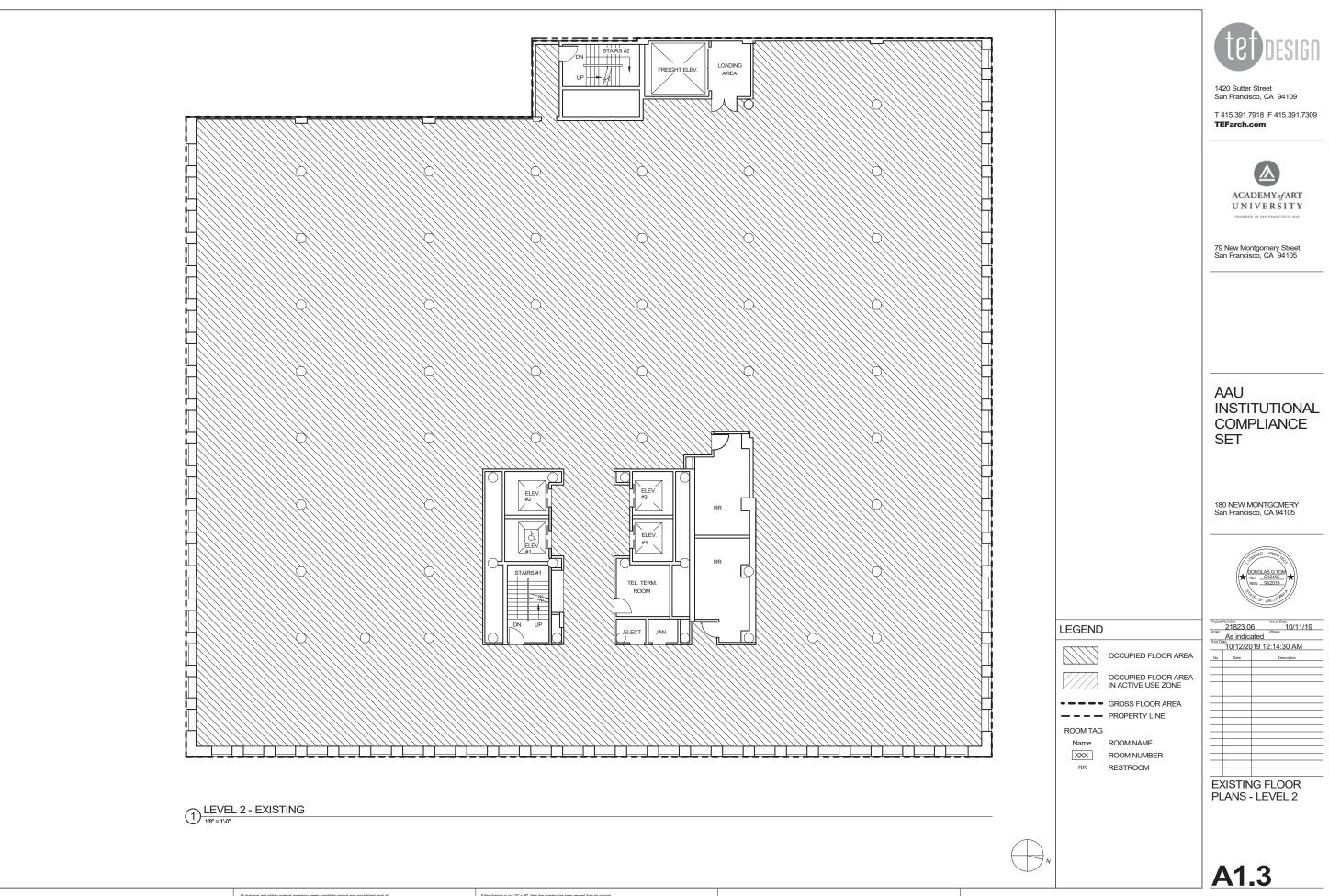


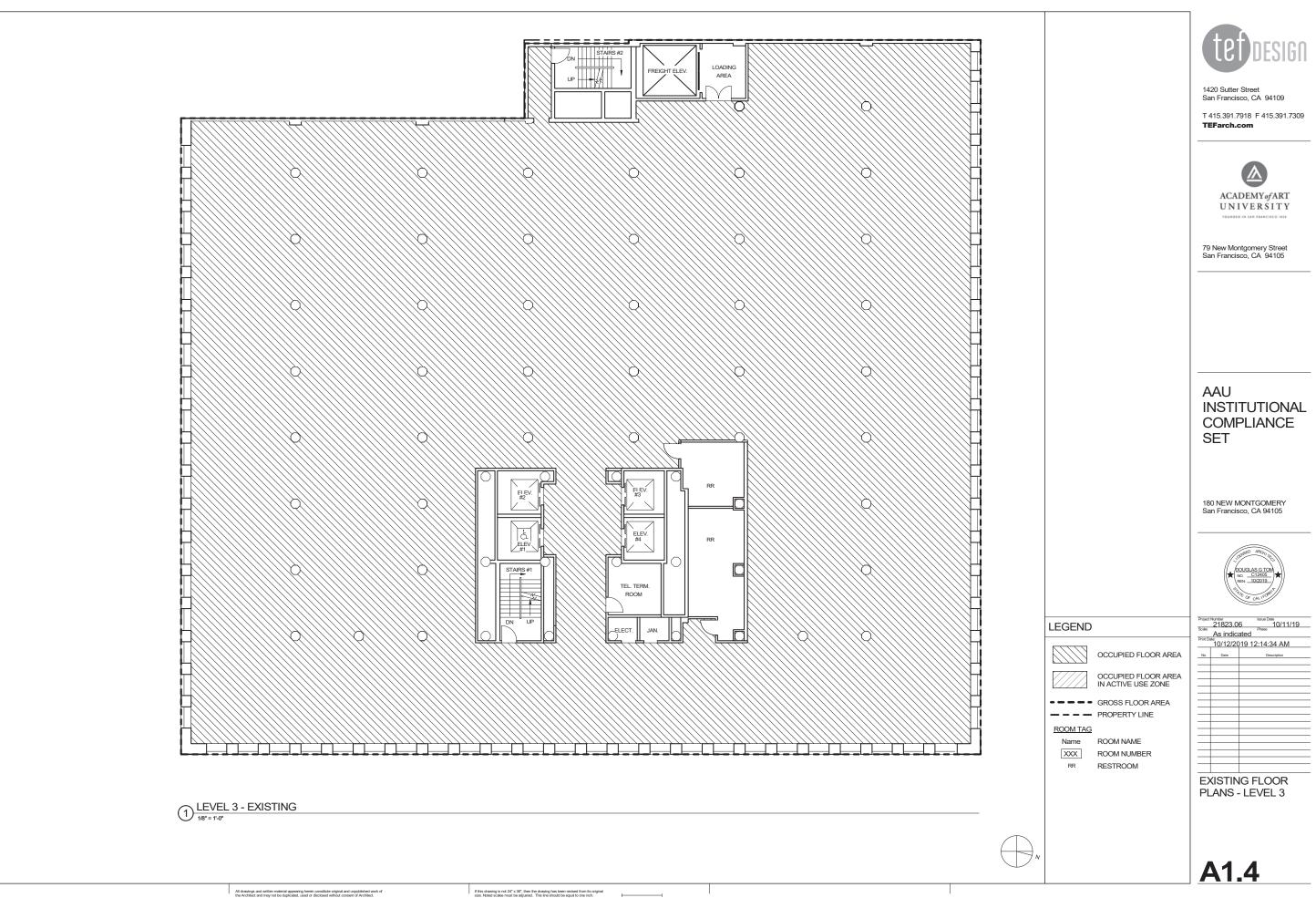


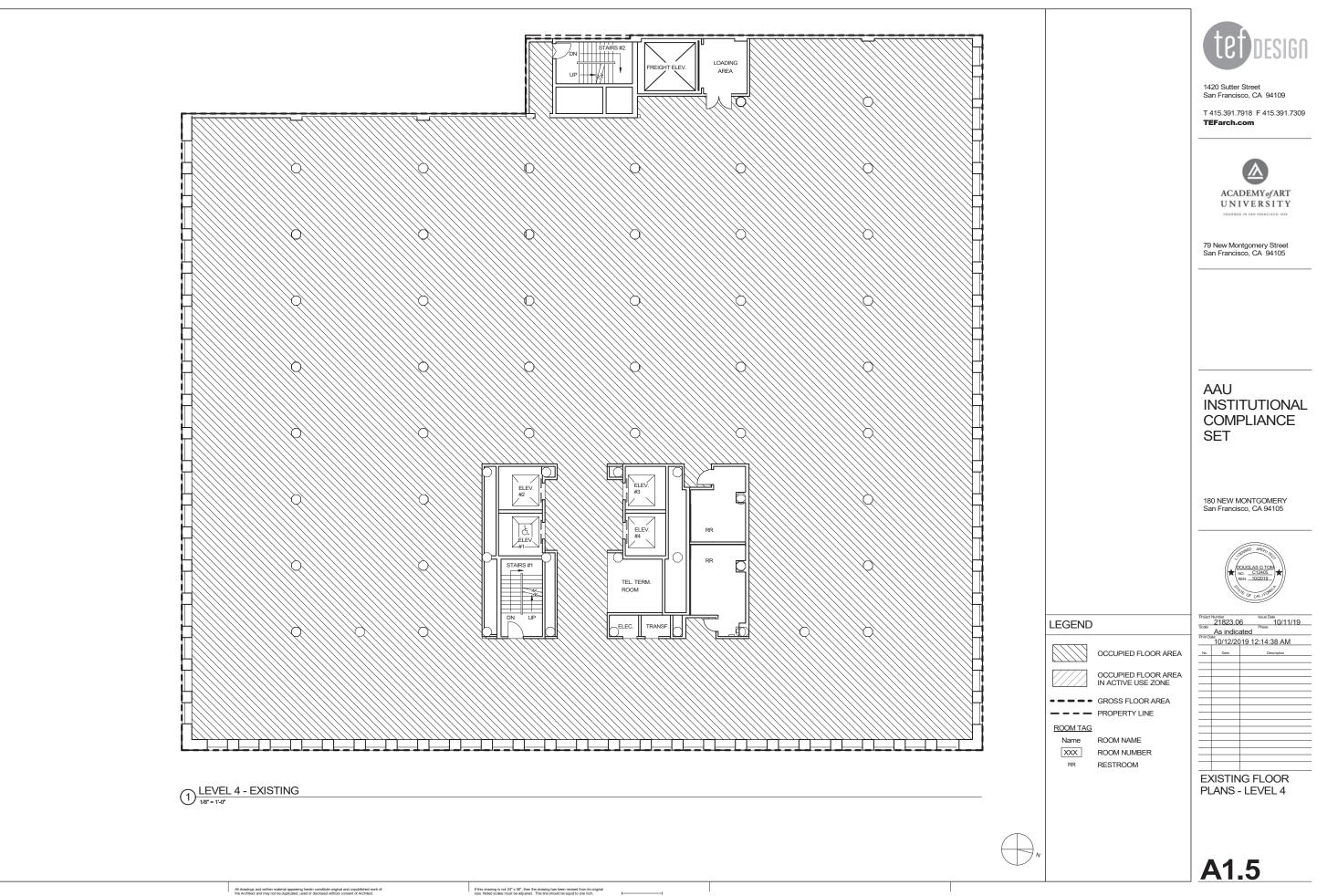
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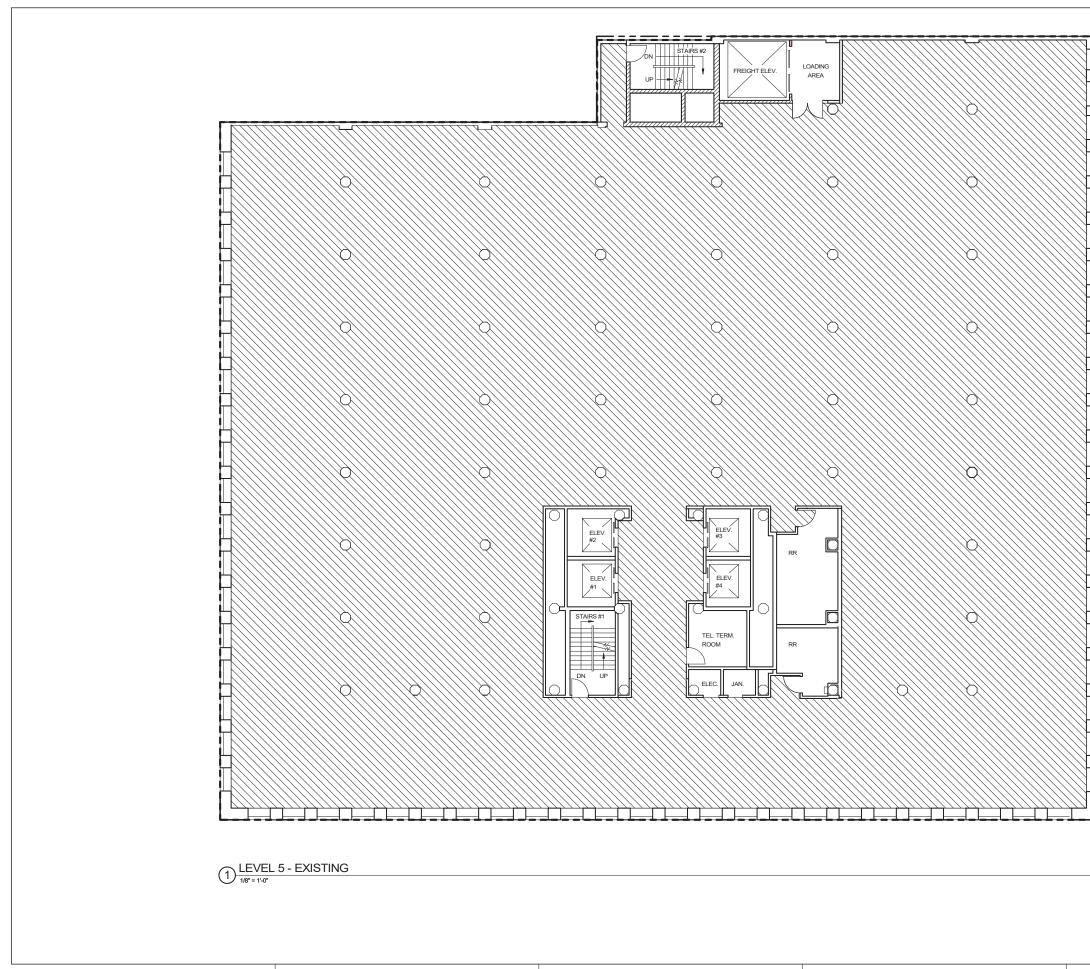


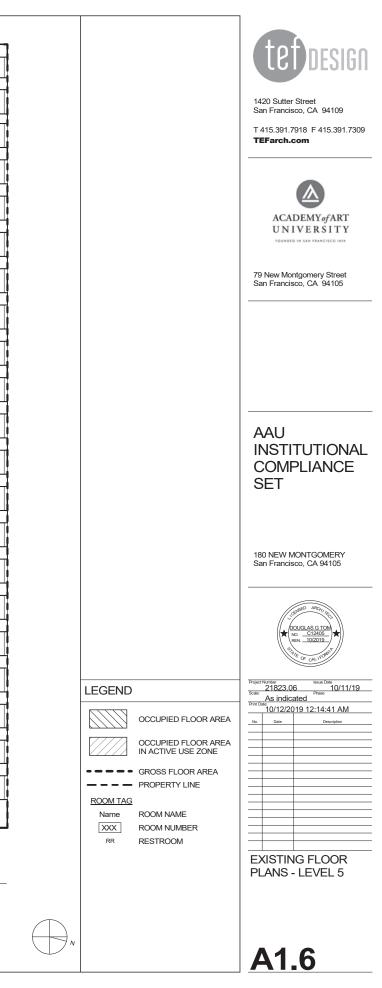


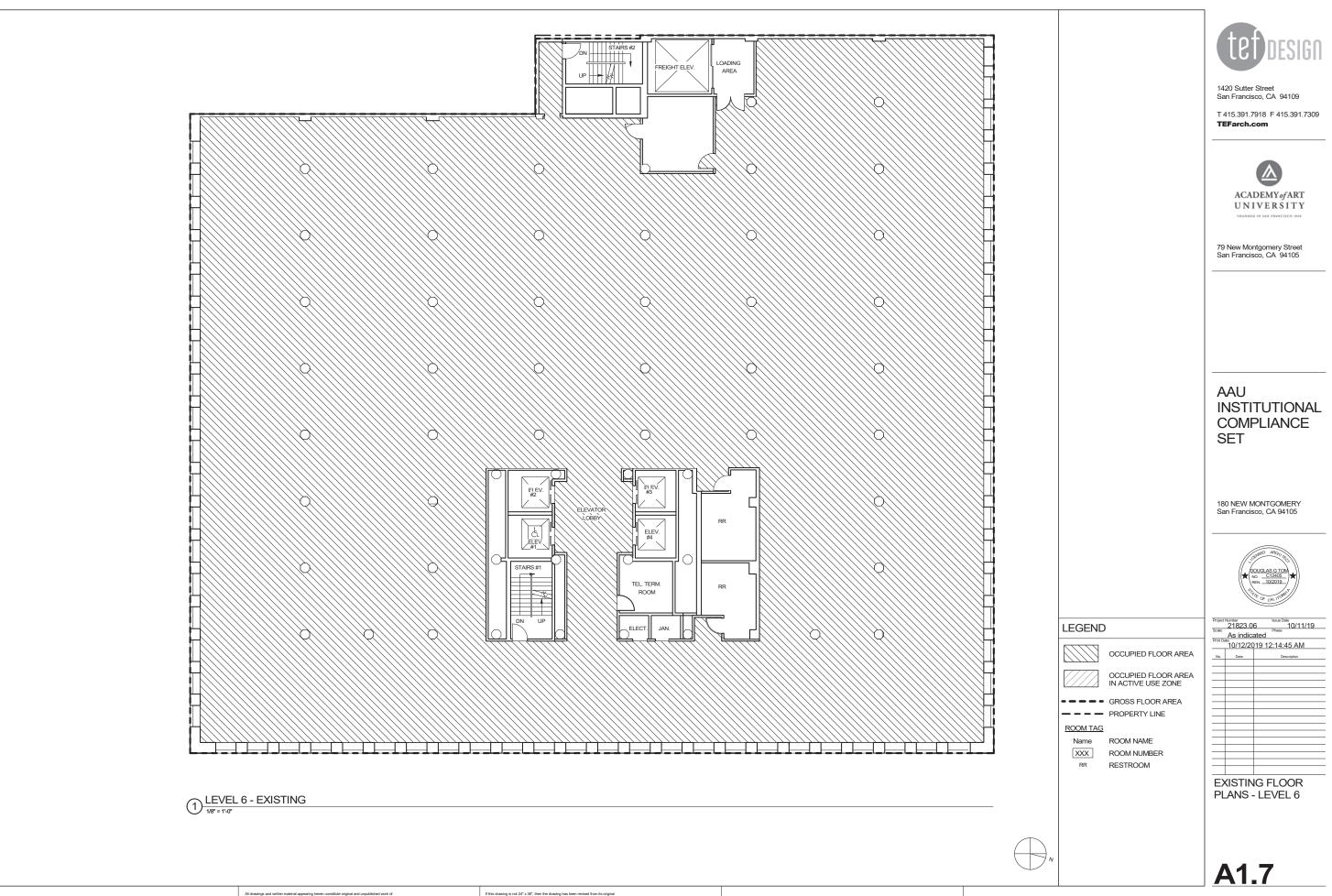


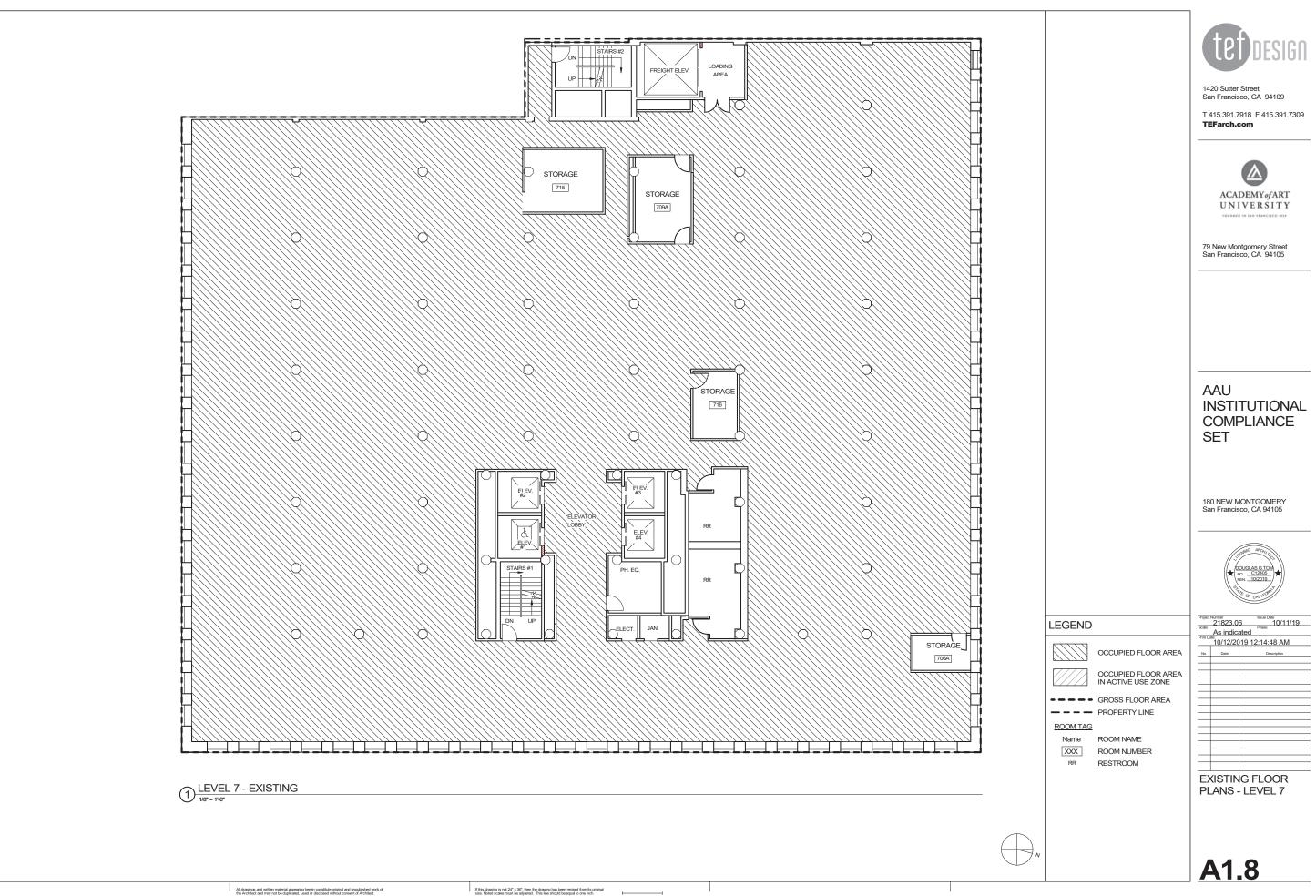


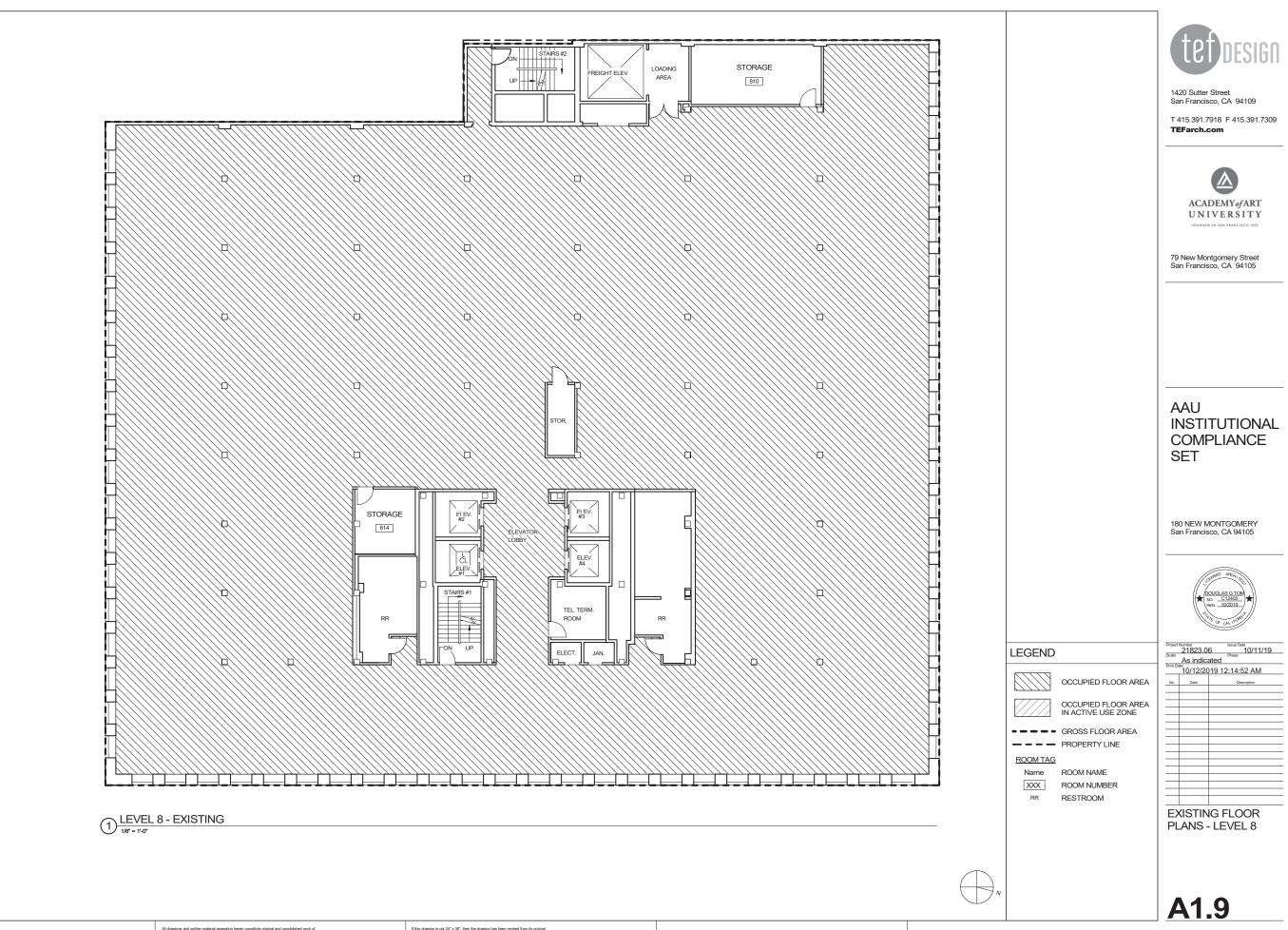


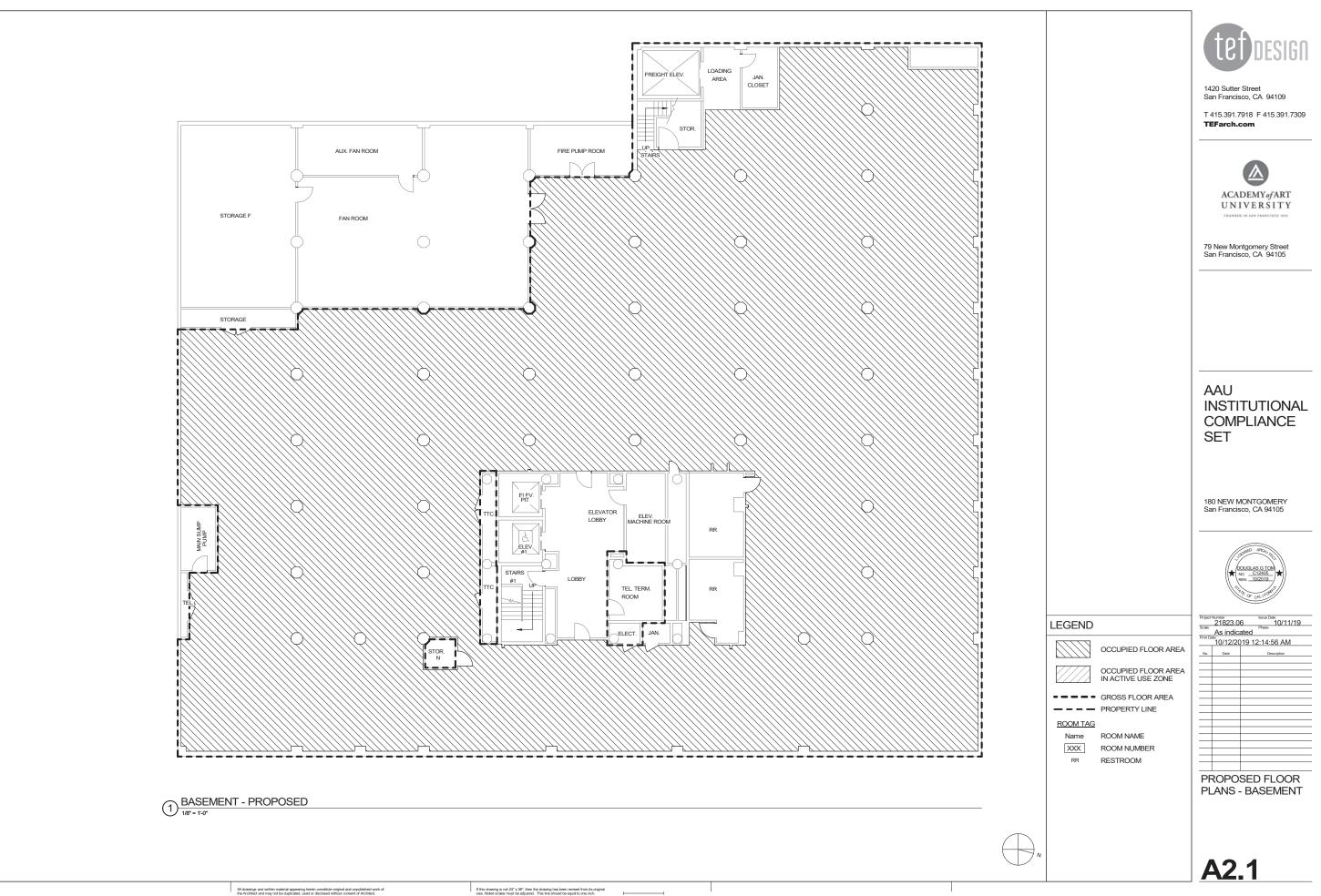


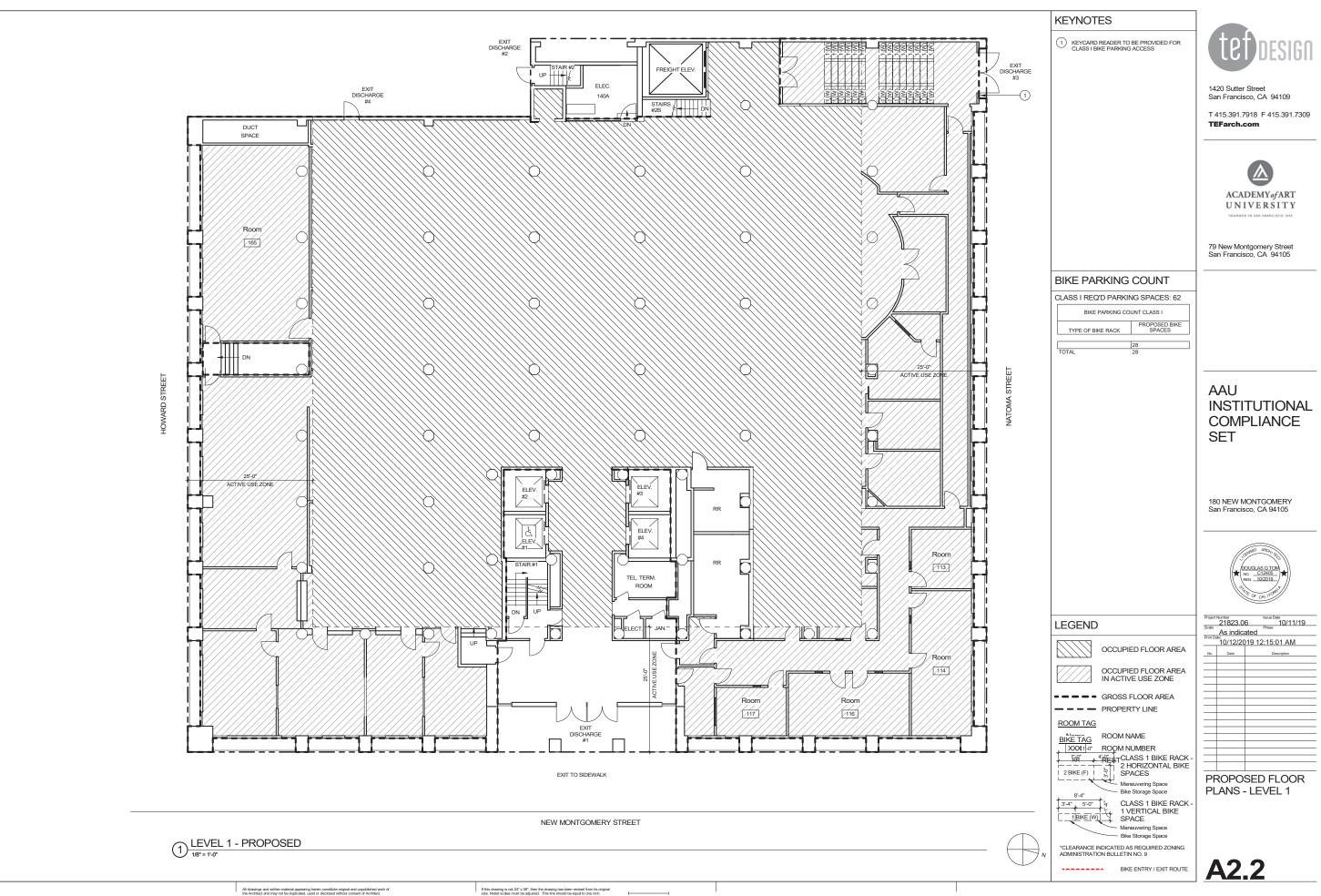


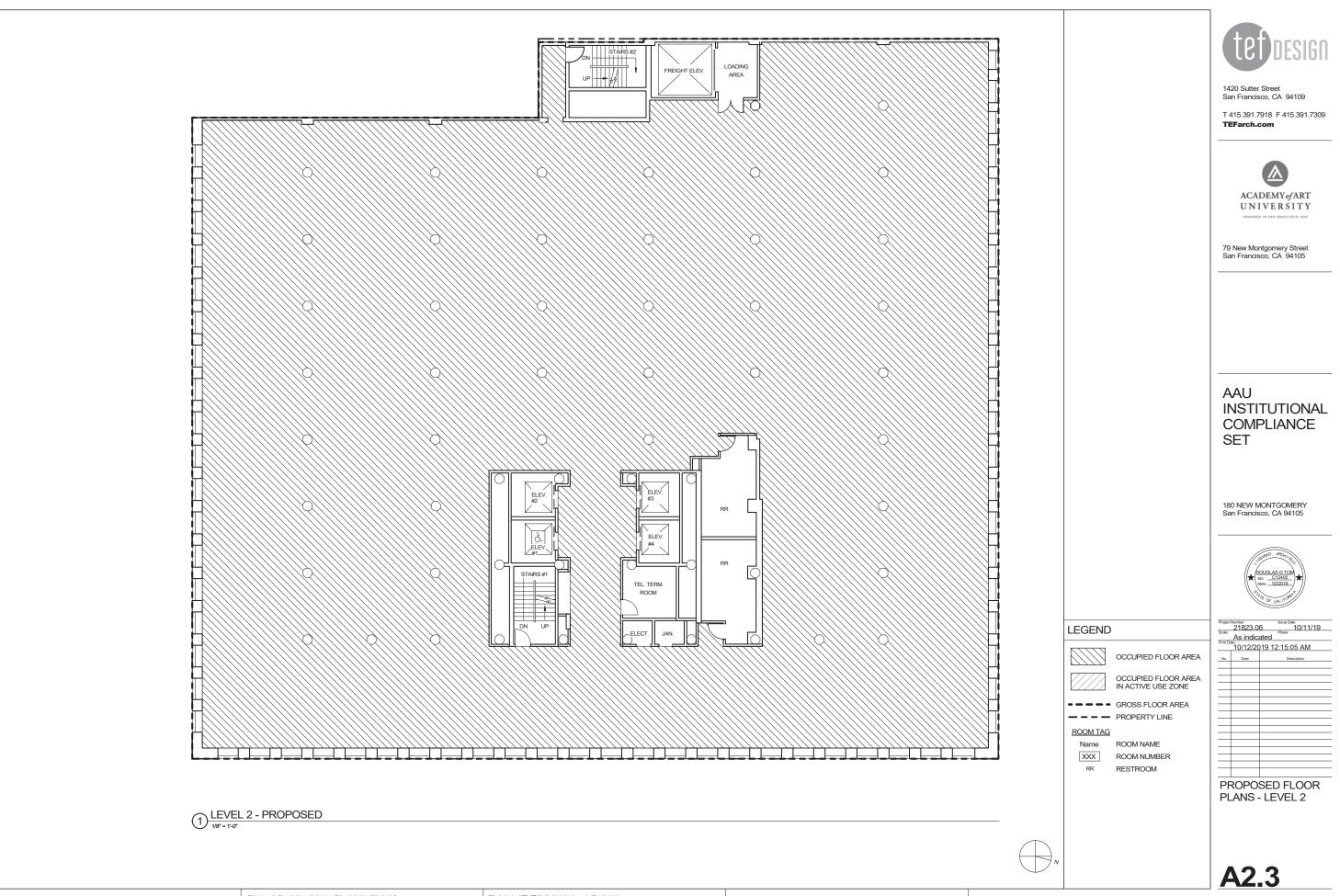


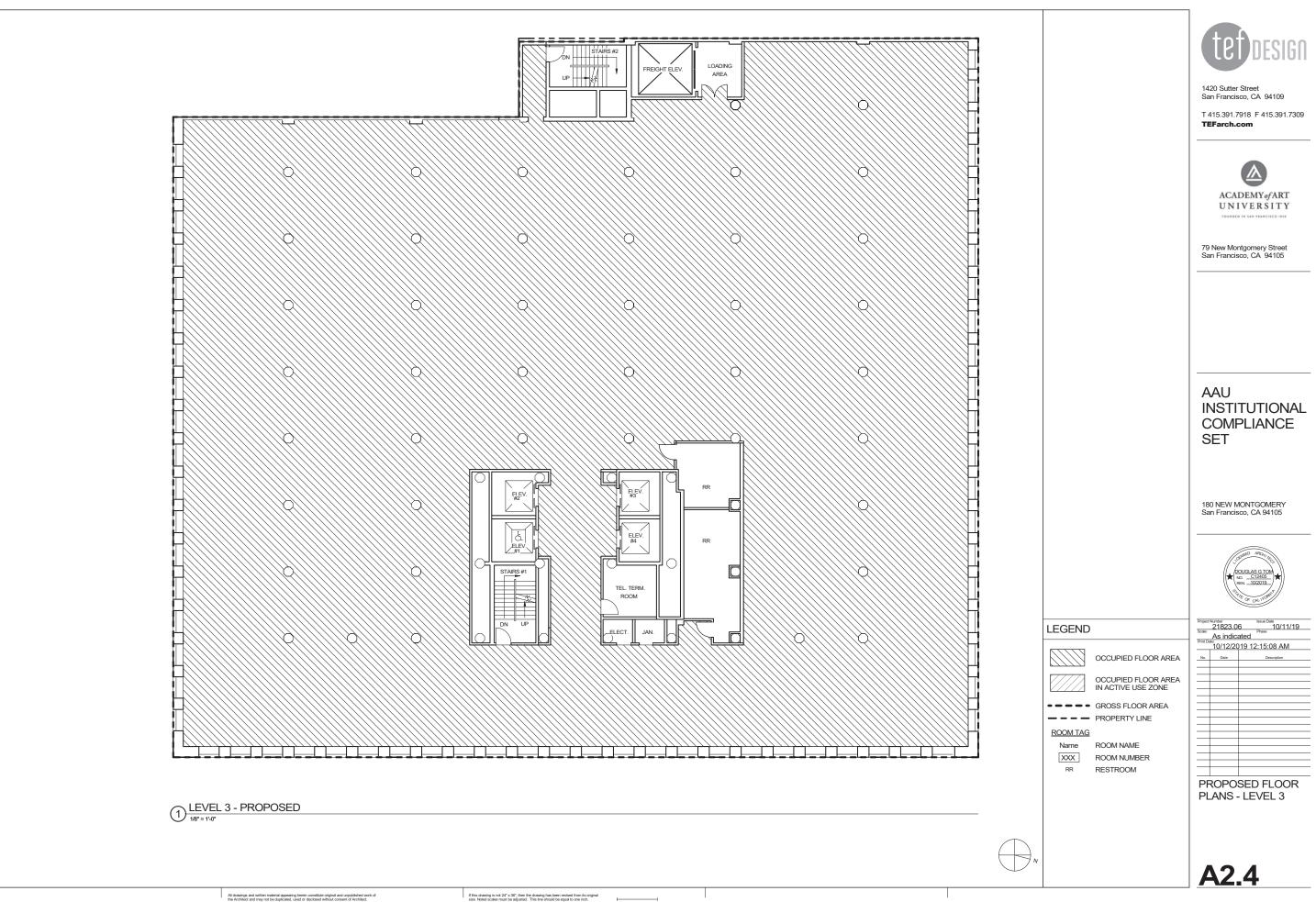


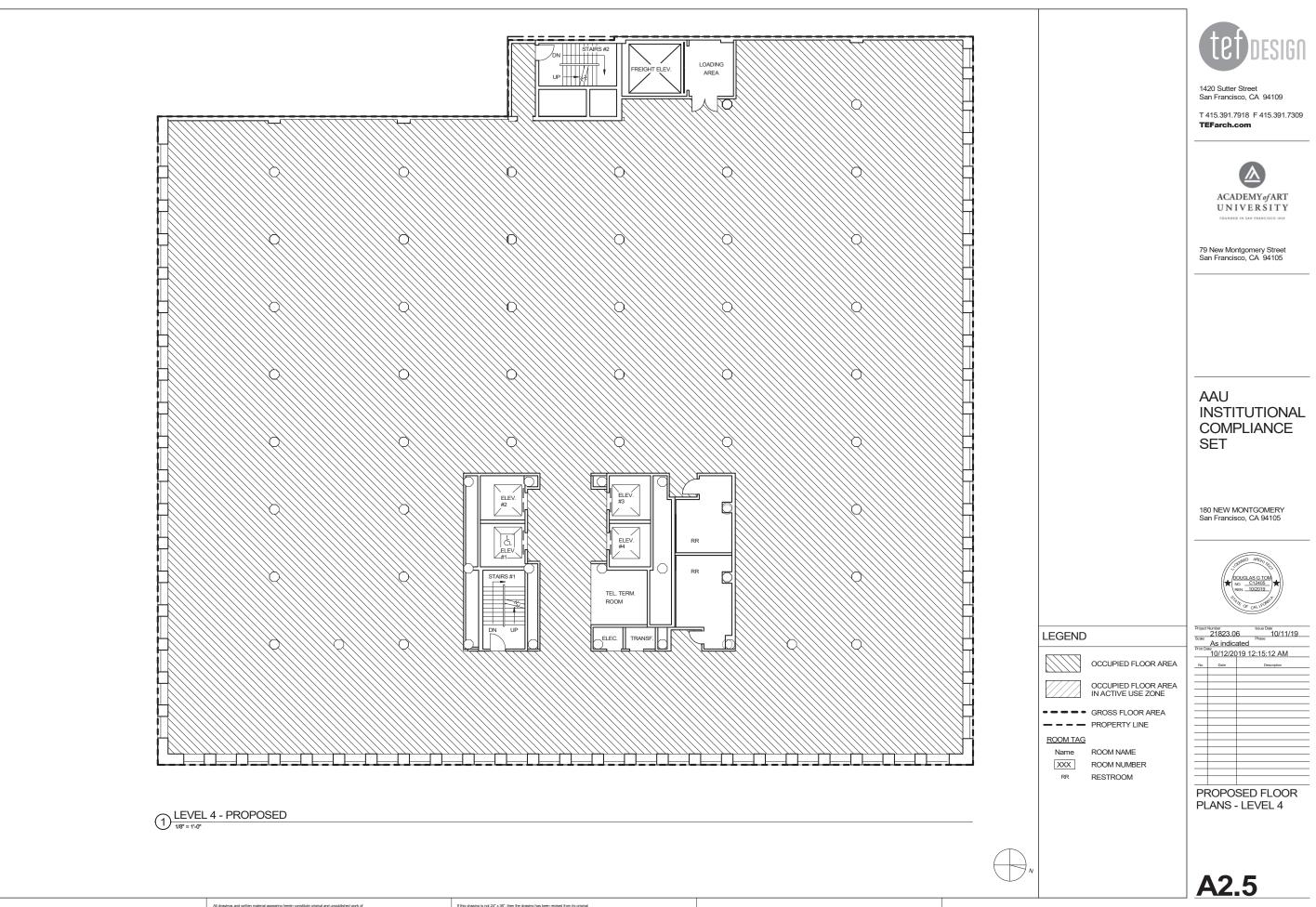


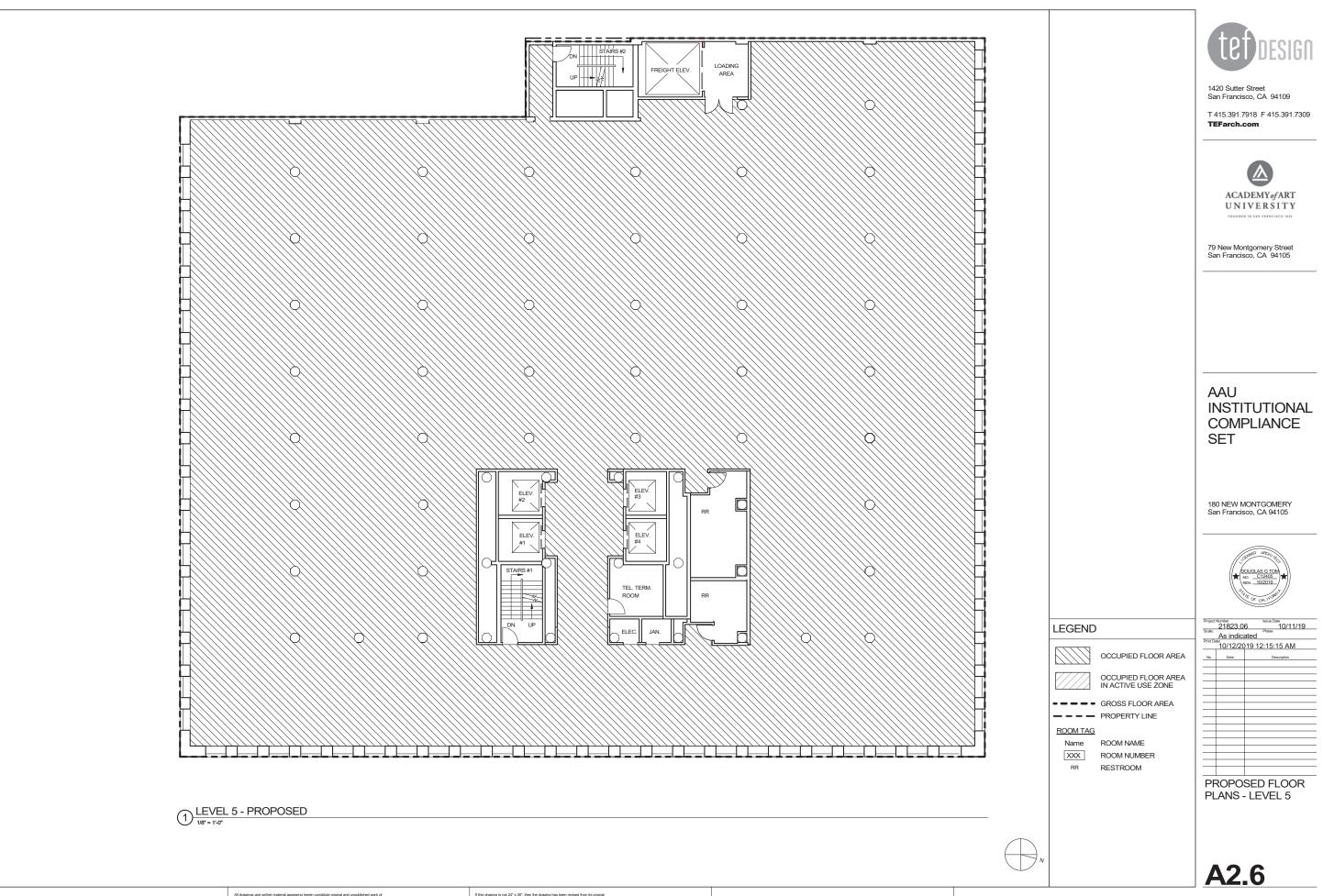


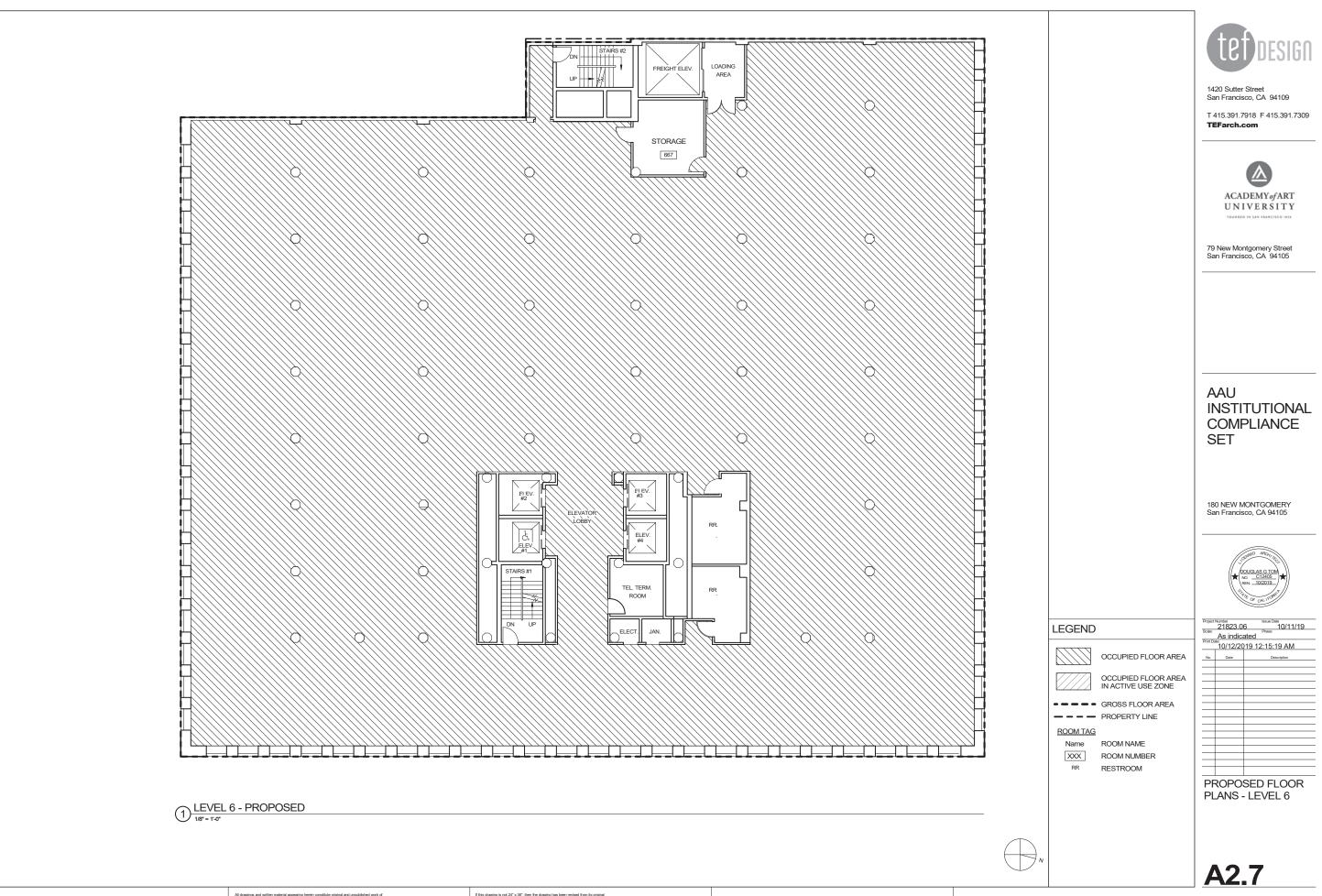


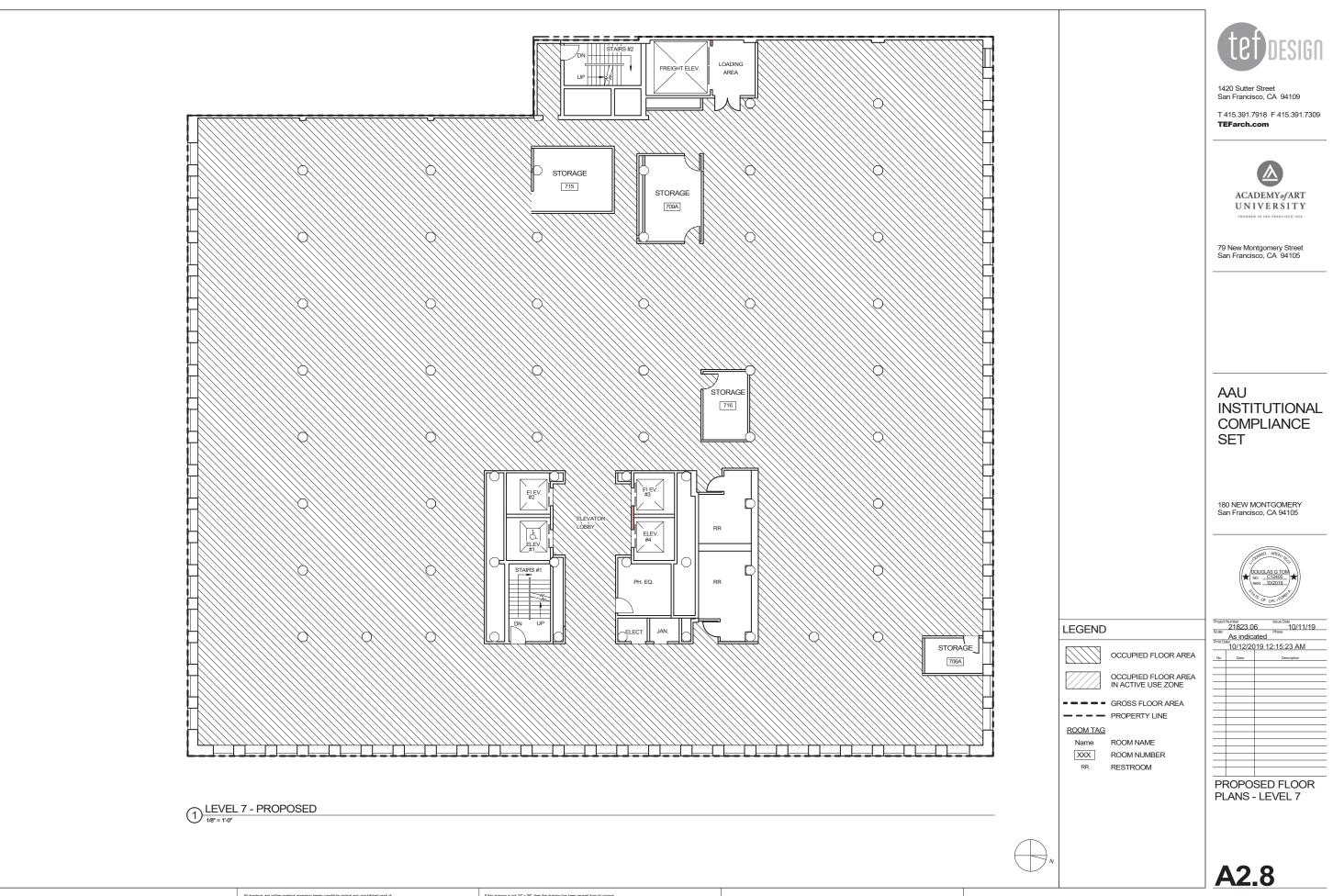


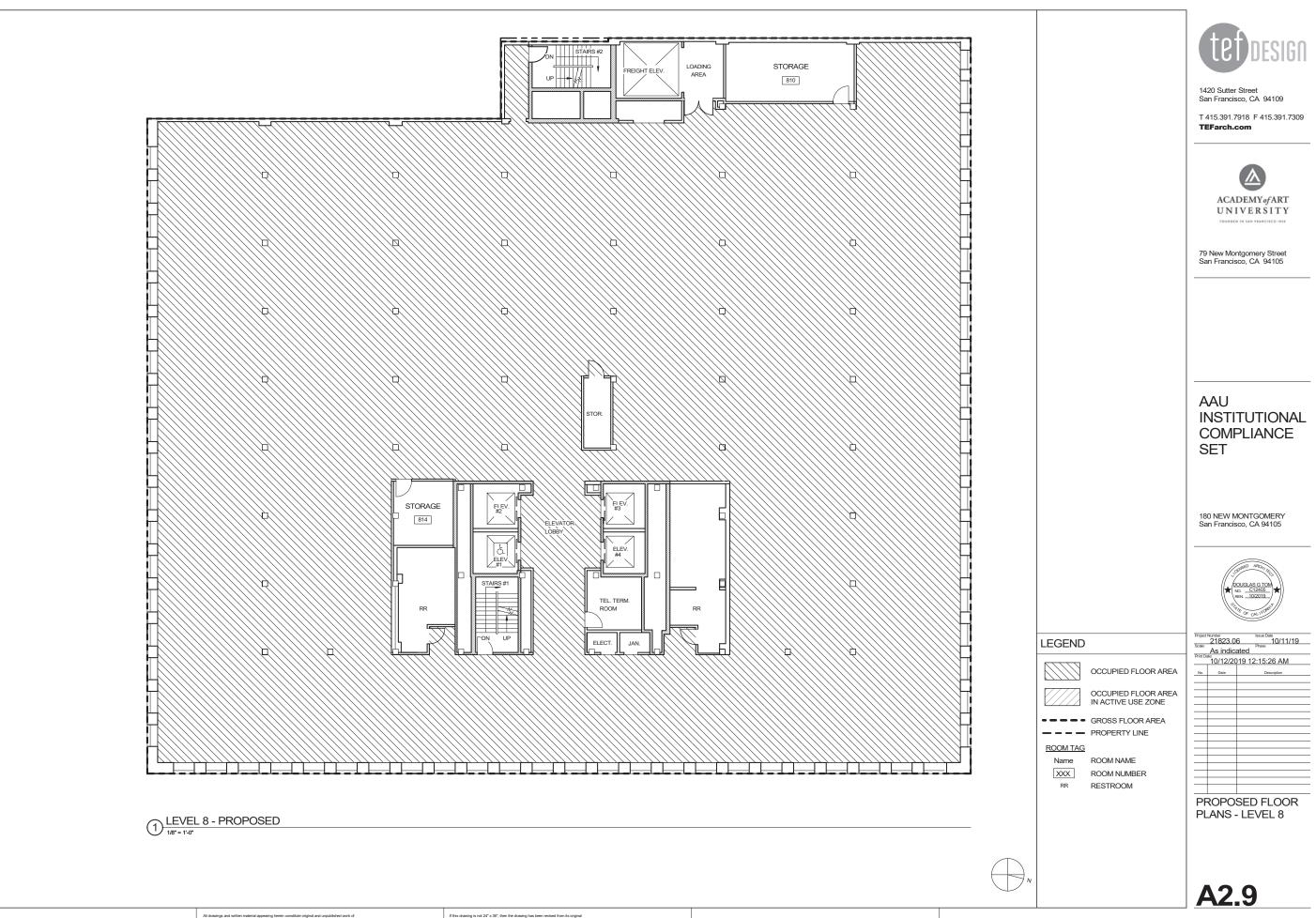














SOURCE: ESTM Case No. 2008.0586E - Appendix HR



2 SOUTHEAST ELEVATION (1977) SOURCE: ESTM Case No. 2008.0586E - Appendix HR



() SOUTHEAST ELEVATION (1995) SOURCE: ESTM Case No. 2008.0586E - Appendix HR



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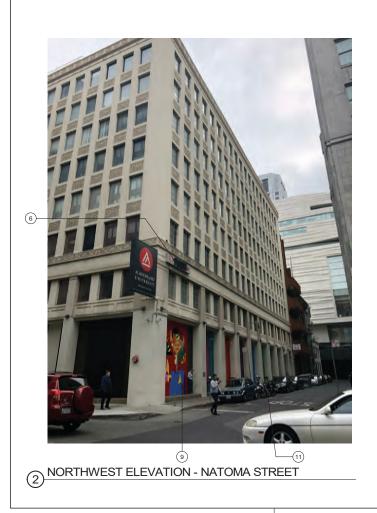
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HISTORIC EXTERIOR ELEVATION IMAGES





NORTHEAST ELEVATION - NEW
3
MONTGOMERY STREET

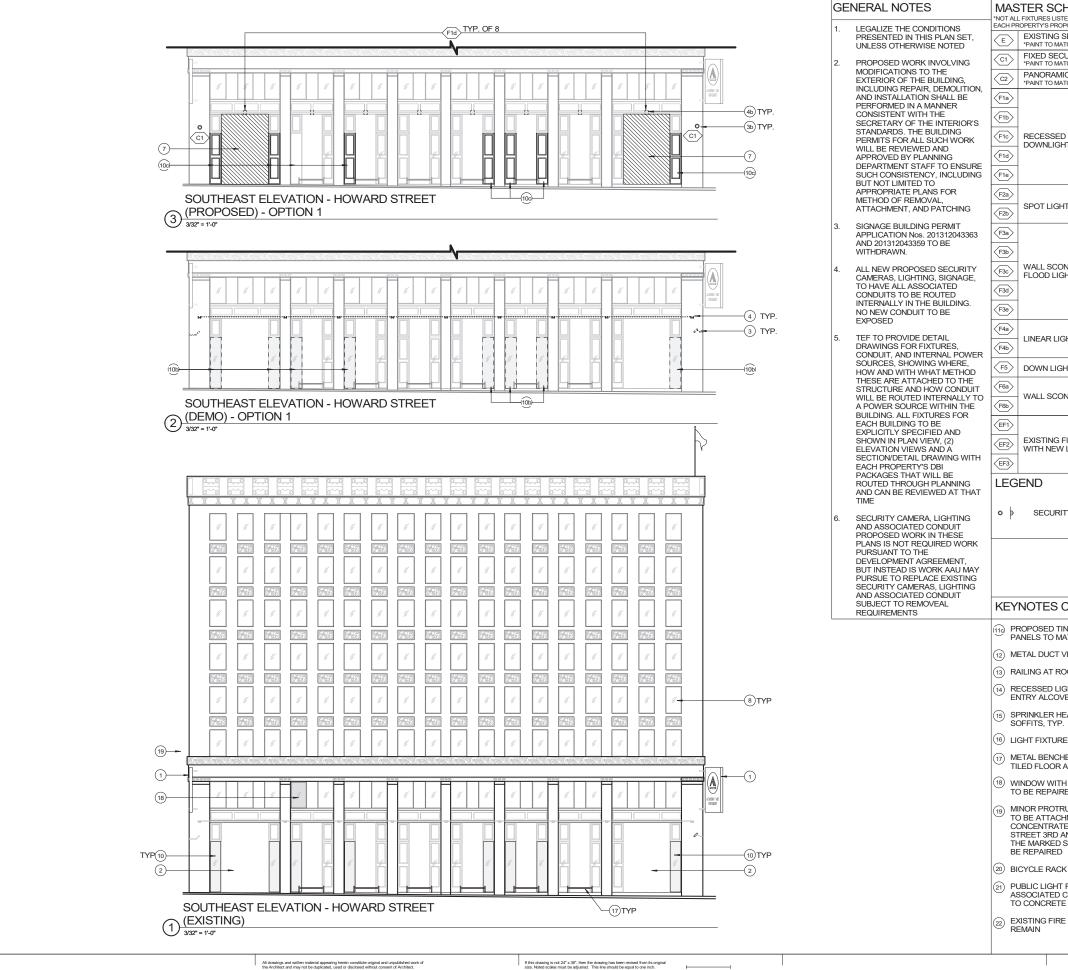


KEYNOTE

- (11c) PROPOSED PANELS TO (12) METAL DUG 13 RAILING AT (14) RECESSED ENTRY ALC (15) SPRINKLEF SOFFITS, T 16 LIGHT FIXT 17 METAL BEN TILED FLOO (18) WINDOW W TO BE REP
- (19) MINOR PRO TO BE ATTA CONCENTR STREET 3R THE MARKE BE REPAIR
- 20 BICYCLE R (21) PUBLIC LIG ASSOCIATE TO CONCRI

22 EXISTING F REMAIN

	KE	YNOTES	
	1	ES-28, HR-1 SIGNAGE LEGALLY PERMITTED BY PERMIT NOS [9404204, 9404205, 2005 12301328, 2005 12130163, 2010 02226883, 2010 03228698]	tef) design
	2	STOREFRONT PANELS AT THE CORNER OF NEW MONTGOMERY AND HOWARD STREETS NOTED IN ESTM PAINTED AFTER AAU OCCUPATION	1420 Sutter Street San Francisco, CA 94109 T 415.391.7918 F 415.391.7309 TEFarch.com
	3	REMOVE EXISTING SECURITY CAMERAS, FLEX CONDUIT AND ANY UNUSED PATHWAYS, U.O.N.	
	Зь	RELOCATE EXISTING CAMERA TO THE CORNER OF THE ENTRY AREA, BELOW THE CENTER WINDOW MULLION, REMOVE ALL EXTERNAL PATHWAYS	ACADEMY of ART
	30	PROVIDE SMALL FORMFACTOR DOME CAMERA AT EDGE OF COLUMN, ROUTE CONDUIT THROUGH STOREFRONT PANEL ALONG THE INSIDE EDGE OF THE COLUMN DIRECTLY INTO THE CAMERA HOUSING	79 New Montgomery Street San Francisco, CA 94105
	4	REMOVE FLOODLIGHTS AND ASSOCIATED EXPOSED CONDUITS	
	(4b)	NEW RECESSED LIGHT FIXTURE AT ALCOVE SOFFITS, TYP	
	(4c)	CONDUIT CONCEALED ABOVE BELT COURSE; CONNECT 2"X4" HORIZONTAL J-BOX ABOVE BELT COURSE; PROTECT TERRACOTA CROWN DURING INSTALLATION	
	5	REMOVE EXISTING SQUARE WALL MOUNTED SIGN	
	6	EXISTING WALL SIGN "PARK" TO BE REMOVED EITHER AS PART OF AAU PROJECT BUILDING PERMIT OR SEPARATE BUILDING PERMIT FILED BY AUTHORIZED AGENT OF S.F. MUSEUM OF MODERN ART.	AAU INSTITUTIONAL COMPLIANCE SET
	7	REPAINT STOREFRONT PANEL TO MATCH BEIGE COLOR OF BUILDING (SHOWN HATCHED)	
	8	ALUMINUM FRAMED WINDOWS AT THE UPPER SEVEN STORIES ON THE NEW MONTGOMERY AND HOWARD FACADES REPLACED WITHOUT BENEFIT OF PERMIT, PROPOSED TO BE LEGALIZED AS- IS. SEE PHOTOS ON SHT. A4.1	180 NEW MONTGOMERY San Francisco, CA 94105
	_	ITEMS BELOW NOTED DURING 9/25/19 SITE WALK *SEE PHOTOS ON SHT. A4.1	CONSEL ANCHINE
ES CONT.	9	STOREFRONT PANELS AT CORNER	(★ DOUGLAS G TOM No C12405 REN 10/2019
O MATCH EXISTING		OF NATOMA STREET PAINTED WITH ART MURAL AFTER AAU OCCUPATION, SEE ART INSTALLATION PHOTOS	17 TR OF CALIFORN
T ROOF LEVEL D LIGHT FIXTURES AT COVE, TYP OF (6)	9b	CONCRETE AND METAL PANELS AT (5) NATOMA STREET ALCOVES PAINTED AFTER AAU OCCUPATION, SEE ART INSTALLATION PHOTOS	Project Number Issue Date 21823.06 10/11/19 Scate Not To Scalee Print Date 10/12/2019 12:15:36 AM No. Date Description
IR HEADS AT ALCOVE TYP. TURE INCHES AFFIXED TO NOR AT ALCOVE, TYP.	9c	PUBLIC FURNITURE, INCLUDING PROJECTING ACRYLIC BOX, AFFIXED TO CONCRETE WALL AND TILED FLOOR AT (5) NATOMA STREET ALCOVES, SEE ART INSTALLATION PHOTOS	
WITH BROKEN GLAZING PAIRED	10	PARTIAL REPLACEMENT OF PAINTED METAL PANEL BY TINTED	
COTRUSIONS (APPEARING FACHMENTS) RATED AT HOWARD		GLAZING WITHOUT THE BENEFIT OF A PERMIT - AT HOWARD AND NEW MONTGOMERY STREET LEVELS, TYP OF (10)	
RD AND 4TH LEVELS IN (ED STUCCO AREA, TO RED		REMOVE GLAZING PANELS PROPOSED METAL PANELS TO	EXTERIOR ELEVATION IMAGES
RACK		MATCH EXISTING	
GHT FIXTURE AND TED CONDUITS AFFIXED RETE COLUMN	(11)	ALTERNATE PANEL INFILL AT HOWARD STREET, WITH SPONSOR ELECTION TO BE SPECIFIED IN BUILDING PERMIT APPLICATION	
FIRE ALARM BELL TO	(116)	REMOVE METAL PANELS	A3.1

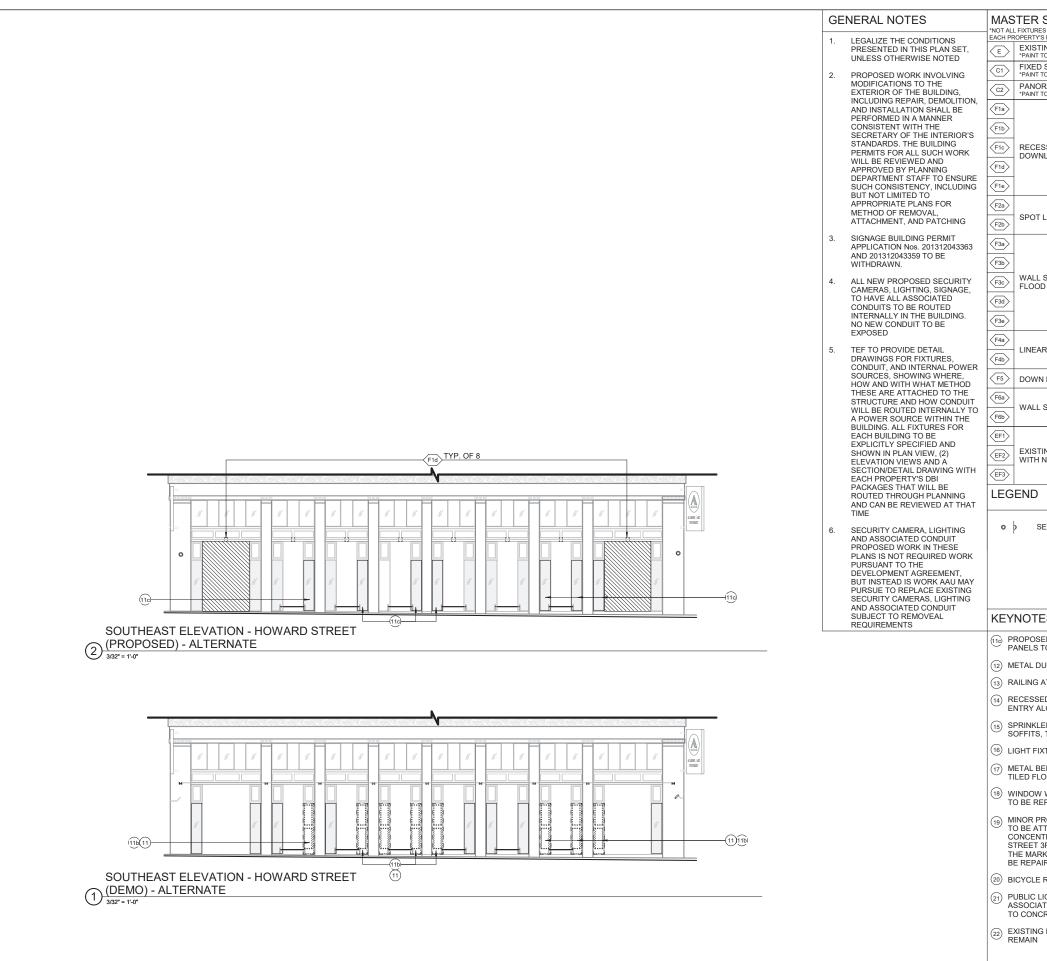


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PROPOSAL NG SECURITY CAMERA D MATCH EXTERIOR BLDG. COLOR SECURITY CAMERA D MATCH EXTERIOR BLDG. COLOR	1	ES-28, HR-1 SIGNAGE LEGALLY PERMITTED BY PERMIT NOS [9404204, 9404205, 2005 12301328, 2005 12130163, 2010 02226883, 2010 03228698]
AMIC SECURITY CAMERA MATCH EXTERIOR BLDG. COLOR	2	STOREFRONT PANELS AT THE CORNER OF NEW MONTGOMERY AND HOWARD STREETS NOTED IN ESTM PAINTED AFTER AAU OCCUPATION
SED JIGHT FIXTURE	3	REMOVE EXISTING SECURITY CAMERAS, FLEX CONDUIT AND ANY UNUSED PATHWAYS, U.O.N.
	3b)	RELOCATE EXISTING CAMERA TO THE CORNER OF THE ENTRY AREA, BELOW THE CENTER WINDOW MULLION, REMOVE ALL
IGHT FIXTURE	(3c)	EXTERNAL PATHWAYS PROVIDE SMALL FORMFACTOR
CONCE/ LIGHT FIXTURE	0	DOME CAMERA AT EDGE OF COLUMN, ROUTE CONDUIT THROUGH STOREFRONT PANEL ALONG THE INSIDE EDGE OF THE COLUMN DIRECTLY INTO THE CAMERA HOUSING
	4	REMOVE FLOODLIGHTS AND ASSOCIATED EXPOSED CONDUITS
	(4b)	NEW RECESSED LIGHT FIXTURE AT ALCOVE SOFFITS, TYP
LIGHT FIXTURE	(4c)	CONDUIT CONCEALED ABOVE BELT COURSE; CONNECT 2"X4" HORIZONTAL J-BOX ABOVE BELT COURSE; PROTECT TERRACOTA CROWN DURING INSTALLATION
CONCE FIXTURE	5	REMOVE EXISTING SQUARE WALL MOUNTED SIGN
NG FIXTURE. RELAMP EW LED RETROFIT LAMP	6	EXISTING WALL SIGN "PARK" TO BE REMOVED EITHER AS PART OF AAU PROJECT BUILDING PERMIT OR SEPARATE BUILDING PERMIT FILED BY AUTHORIZED AGENT OF S.F. MUSEUM OF MODERN ART.
	7	REPAINT STOREFRONT PANEL TO MATCH BEIGE COLOR OF BUILDING (SHOWN HATCHED)
URITY CAMERA	8	ALUMINUM FRAMED WINDOWS AT THE UPPER SEVEN STORIES ON THE NEW MONTGOMERY AND HOWARD FACADES REPLACED WITHOUT BENEFIT OF PERMIT, PROPOSED TO BE LEGALIZED AS- IS. SEE PHOTOS ON SHT. A4.1
S CONT.		ITEMS BELOW NOTED DURING. 9/25/19 SITE WALK *SEE PHOTOS ON SHT. A4.1
D TINTED GLAZING D MATCH EXISTING CT VENT	9	STOREFRONT PANELS AT CORNER OF NATOMA STREET PAINTED WITH ART MURAL AFTER AAU OCCUPATION, SEE ART INSTALLATION PHOTOS
TROOF LEVEL DIGHT FIXTURES AT COVE, TYP OF (6)	9b	CONCRETE AND METAL PANELS AT (5) NATOMA STREET ALCOVES PAINTED AFTER AAU OCCUPATION, SEE ART INSTALLATION PHOTOS
R HEADS AT ALCOVE YP.	9c)	PUBLIC FURNITURE, INCLUDING PROJECTING ACRYLIC BOX, AFFIXED TO CONCRETE WALL AND
URE NCHES AFFIXED TO		TILED FLOOR AT (5) NATOMA STREET ALCOVES, SEE ART INSTALLATION PHOTOS
OR AT ALCOVE, TYP.	(10)	PARTIAL REPLACEMENT OF PAINTED METAL PANEL BY TINTED
'AIRED OTRUSIONS (APPEARING ACHMENTS) RATED AT HOWARD		GLAZING WITHOUT THE BENEFIT OF A PERMIT - AT HOWARD AND NEW MONTGOMERY STREET LEVELS, TYP OF (10)
RD AND 4TH LEVELS IN ED STUCCO AREA, TO RED	(10Ы	REMOVE GLAZING PANELS PROPOSED METAL PANELS TO
ACK	(10c)	MATCH EXISTING
SHT FIXTURE AND ED CONDUITS AFFIXED ETE COLUMN	(11)	ALTERNATE PANEL INFILL AT HOWARD STREET, WITH SPONSOR ELECTION TO BE SPECIFIED IN BUILDING PERMIT APPLICATION
FIRE ALARM BELL TO	(11b)	REMOVE METAL PANELS

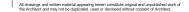
2)	STOREFRONT PANELS AT THE CORNER OF NEW MONTGOMERY AND HOWARD STREETS NOTED IN ESTM PAINTED AFTER AAU OCCUPATION	1420 : San F T 415 TEFa
3)	REMOVE EXISTING SECURITY CAMERAS, FLEX CONDUIT AND ANY UNUSED PATHWAYS, U.O.N.	
в	RELOCATE EXISTING CAMERA TO THE CORNER OF THE ENTRY AREA, BELOW THE CENTER WINDOW MULLION, REMOVE ALL EXTERNAL PATHWAYS	
30	PROVIDE SMALL FORMFACTOR DOME CAMERA AT EDGE OF COLUMN, ROUTE CONDUIT THROUGH STOREFRONT PANEL ALONG THE INSIDE EDGE OF THE COLUMN DIRECTLY INTO THE CAMERA HOUSING	79 Ne San F
4)	REMOVE FLOODLIGHTS AND ASSOCIATED EXPOSED CONDUITS	
Ь	NEW RECESSED LIGHT FIXTURE AT ALCOVE SOFFITS, TYP	
E)	CONDUIT CONCEALED ABOVE BELT COURSE; CONNECT 2"X4" HORIZONTAL J-BOX ABOVE BELT COURSE; PROTECT TERRACOTA CROWN DURING INSTALLATION	
5)	REMOVE EXISTING SQUARE WALL MOUNTED SIGN	
6)	EXISTING WALL SIGN "PARK" TO BE REMOVED EITHER AS PART OF AAU PROJECT BUILDING PERMIT OR SEPARATE BUILDING PERMIT FILED BY AUTHORIZED AGENT OF S.F. MUSEUM OF MODERN ART.	AA INS CC SE
7	REPAINT STOREFRONT PANEL TO MATCH BEIGE COLOR OF BUILDING (SHOWN HATCHED)	
8)	ALUMINUM FRAMED WINDOWS AT THE UPPER SEVEN STORIES ON THE NEW MONTGOMERY AND HOWARD FACADES REPLACED WITHOUT BENEFIT OF PERMIT, PROPOSED TO BE LEGALIZED AS- IS. SEE PHOTOS ON SHT. A4.1	180 N San F
	ITEMS BELOW NOTED DURING 9/25/19 SITE WALK *SEE PHOTOS ON SHT. A4.1	
9)	STOREFRONT PANELS AT CORNER OF NATOMA STREET PAINTED WITH ART MURAL AFTER AAU OCCUPATION, SEE ART INSTALLATION PHOTOS	
9	CONCRETE AND METAL PANELS AT (5) NATOMA STREET ALCOVES PAINTED AFTER AAU OCCUPATION, SEE ART INSTALLATION PHOTOS	Project Numbries 21
	PUBLIC FURNITURE, INCLUDING PROJECTING ACRYLIC BOX, AFFIXED TO CONCRETE WALL AND TILED FLOOR AT (5) NATOMA STREET ALCOVES, SEE ART INSTALLATION PHOTOS	
0	PARTIAL REPLACEMENT OF PAINTED METAL PANEL BY TINTED GLAZING WITHOUT THE BENEFIT OF A PERMIT - AT HOWARD AND NEW MONTGOMERY STREET LEVELS, TYP OF (10)	
00	REMOVE GLAZING PANELS	EXIS
00)	PROPOSED METAL PANELS TO MATCH EXISTING	EXT ELE
1	ALTERNATE PANEL INFILL AT HOWARD STREET, WITH SPONSOR ELECTION TO BE SPECIFIED IN BUILDING PERMIT APPLICATION	
16	REMOVE METAL PANELS	Λ
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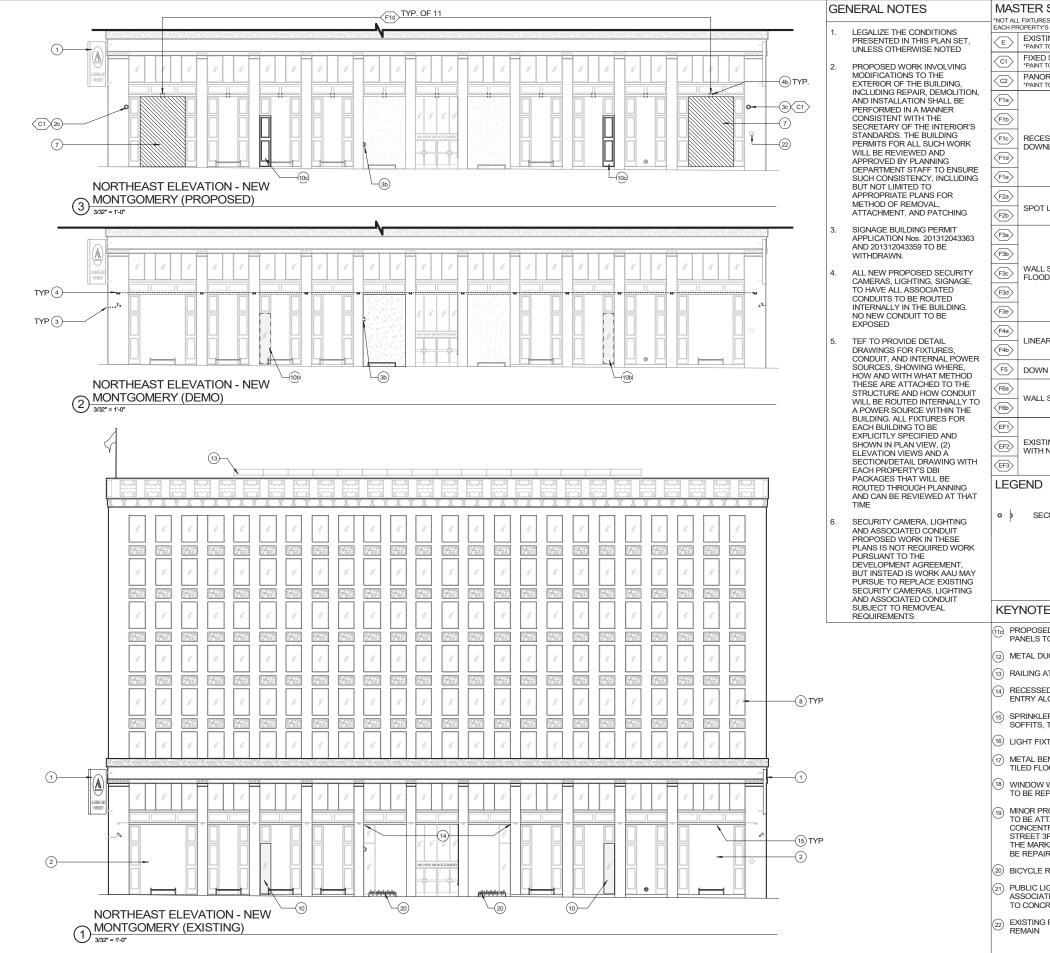




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Y'S PROPOSAL TING SECURITY CAMERA T TO MATCH EXTERIOR BLDG. COLOR D SECURITY CAMERA T TO MATCH EXTERIOR BLDG. COLOR	(1) ES-28, HR-1 SIGNAGE LEGALLY PERMITTED BY PERMIT NOS [9404204, 9404205, 2005 12301328, 2005 12130163, 2010 02226883, 2010 03228698]	tefdesign
ORAMIC SECURITY CAMERA T TO MATCH EXTERIOR BLDG. COLOR	(2) STOREFRONT PANELS AT THE CORNER OF NEW MONTGOMERY AND HOWARD STREETS NOTED IN ESTM PAINTED AFTER AAU OCCUPATION	1420 Sutter Street San Francisco, CA 94109 T 415.391.7918 F 415.391.7309 TEFarch.com
ESSED /NLIGHT FIXTURE	REMOVE EXISTING SECURITY CAMERAS, FLEX CONDUIT AND ANY UNUSED PATHWAYS, U.O.N. BRECCATE EXISTING CAMERA TO THE CONVENCE THE EVIDENCE.	
T LIGHT FIXTURE	THE CORNER OF THE ENTRY AREA, BELOW THE CENTER WINDOW MULLION, REMOVE ALL EXTERNAL PATHWAYS	ACADEMY of ART UNIVERSITY
L SCONCE/ DD LIGHT FIXTURE	DOME CAMERA AT EDGE OF COLUMN, ROUTE CONDUIT THROUGH STOREFRONT PANEL ALONG THE INSIDE EDGE OF THE COLUMN DIRECTLY INTO THE CAMERA HOUSING	79 New Montgomery Street San Francisco, CA 94105
	REMOVE FLOODLIGHTS AND ASSOCIATED EXPOSED CONDUITS (4b) NEW RECESSED LIGHT FIXTURE	
AR LIGHT FIXTURE	AT ALCOVE SOFFITS, TYP (4c) CONDUIT CONCEALED ABOVE	
/N LIGHT FIXTURE	 BELT COURSE; CONNECT 2"X4" HORIZONTAL J-BOX ABOVE BELT COURSE; PROTECT TERRACOTA CROWN DURING INSTALLATION 	
L SCONCE FIXTURE	5 REMOVE EXISTING SQUARE WALL MOUNTED SIGN	
TING FIXTURE. RELAMP H NEW LED RETROFIT LAMP	6 EXISTING WALL SIGN "PARK" TO BE REMOVED EITHER AS PART OF AAU PROJECT BUILDING PERMIT OR SEPARATE BUILDING PERMIT FILED BY AUTHORIZED AGENT OF S.F. MUSEUM OF MODERN ART.	AAU INSTITUTIONAL COMPLIANCE SET
)	 REPAINT STOREFRONT PANEL TO MATCH BEIGE COLOR OF BUILDING (SHOWN HATCHED) 	<u>SEI</u>
SECURITY CAMERA	(a) ALUMINUM FRAMED WINDOWS AT THE UPPER SEVEN STORIES ON THE NEW MONTGOMERY AND HOWARD FACADES REPLACED WITHOUT BENEFIT OF PERMIT, PROPOSED TO BE LEGALIZED AS- IS. SEE PHOTOS ON SHT. A4.1	180 NEW MONTGOMERY San Francisco, CA 94105
ES CONT.	ITEMS BELOW NOTED DURING 9/25/19 SITE WALK *SEE PHOTOS ON SHT. A4.1	JEPSEED ARCHITECT
SED TINTED GLAZING TO MATCH EXISTING	(9) STOREFRONT PANELS AT CORNER OF NATOMA STREET PAINTED WITH ART MURAL AFTER AAU OCCUPATION, SEE ART INSTALLATION PHOTOS	(★CullAS G TOM No. C12465 REN. 10/2019 ¢7/2 CP CAL 11 ⁷⁵⁸
G AT ROOF LEVEL SED LIGHT FIXTURES AT ALCOVE, TYP OF (6)	(9) CONCRETE AND METAL PANELS AT (5) NATOMA STREET ALCOVES PAINTED AFTER AAU OCCUPATION, SEE ART INSTALLATION PHOTOS	Project Number Issue Date 21823.06 10/11/19 Scale Prase As indicated 10/12/2019 Prise 10/12/2019 12:26:44 AM No. Date Description
LER HEADS AT ALCOVE S, TYP. TIXTURE BENCHES AFFIXED TO	Ge PUBLIC FURNITURE, INCLUDING PROJECTING ACRYLIC BOX, AFFIXED TO CONCRETE WALL AND TILED FLOOR AT (5) NATOMA STREET ALCOVES, SEE ART INSTALLATION PHOTOS	
LOOR AT ALCOVE, TYP. W WITH BROKEN GLAZING REPAIRED PROTRUSIONS (APPEARING	(10) PARTIAL REPLACEMENT OF PAINTED METAL PANEL BY TINTED GLAZING WITHOUT THE BENEFIT OF A PERMIT - AT HOWARD AND NEW MONTGOMERY STREET	
ATTACHMENTS) NTRATED AT HOWARD I 3RD AND 4TH LEVELS IN RKED STUCCO AREA, TO AIRED	LEVELS, TYP OF (10) 1000 REMOVE GLAZING PANELS 1000 PROPOSED METAL PANELS TO MATCH EXISTING	EXISTING/PROPOSED EXTERIOR EL EVATIONS
E RACK LIGHT FIXTURE AND IATED CONDUITS AFFIXED ICRETE COLUMN	11 ALTERNATE PANEL INFILL AT HOWARD STREET, WITH SPONSOR ELECTION TO BE SPECIFIED IN BUILDING PERMIT APPLICATION	ELEVATIONS - ALTERNATE INFILL
IG FIRE ALARM BELL TO	11 REMOVE METAL PANELS	A3.2a

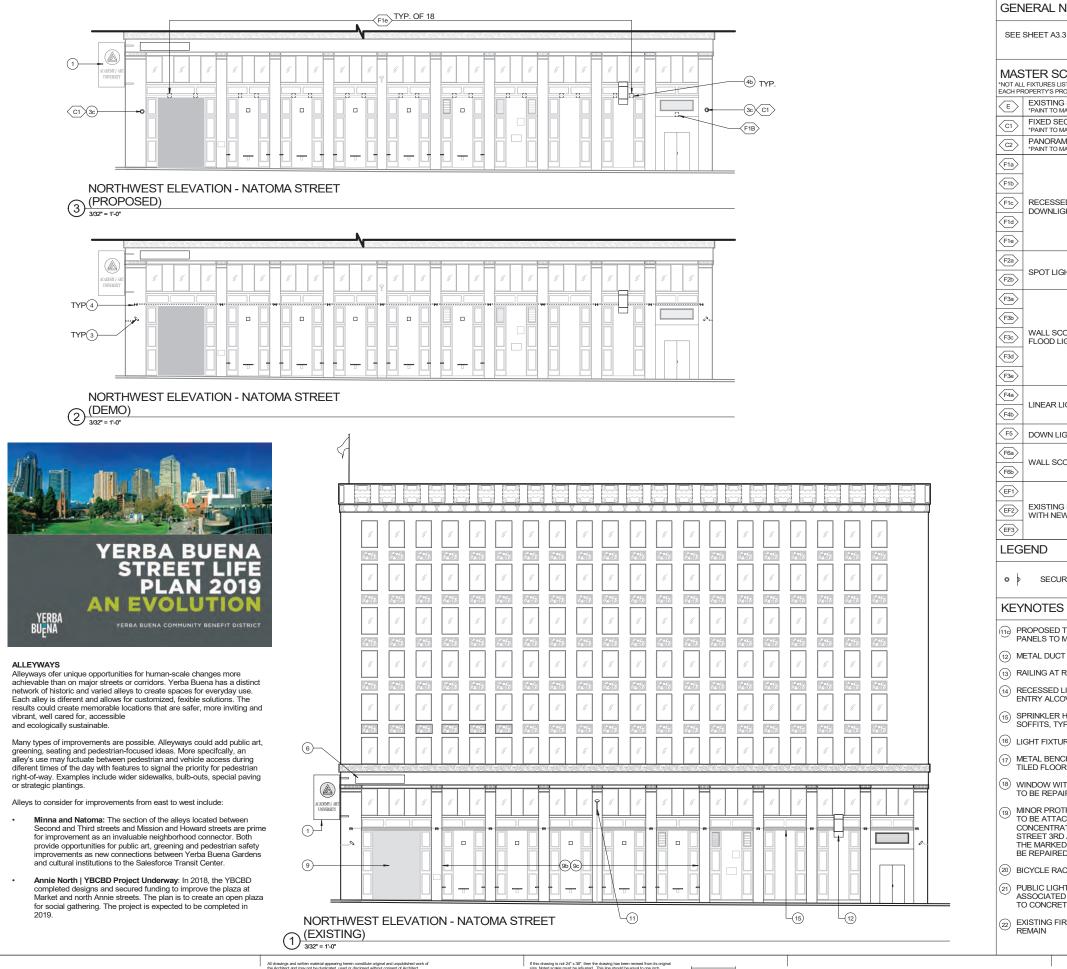






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S PROPOSAL ING SECURITY CAMERA TO MATCH EXTERIOR BLDG. COLOR D SECURITY CAMERA TO MATCH EXTERIOR BLDG. COLOR	1	ES-28, HR-1 SIGNAGE LEGALLY PERMITTED BY PERMIT NOS [9404204, 9404205, 2005 12301328, 2005 12130163, 2010 02226883, 2010 03228688]
RAMIC SECURITY CAMERA TO MATCH EXTERIOR BLDG, COLOR	2	STOREFRONT PANELS AT THE CORNER OF NEW MONTGOMERY AND HOWARD STREETS NOTED IN ESTM PAINTED AFTER AAU OCCUPATION
SSED NLIGHT FIXTURE	3	REMOVE EXISTING SECURITY CAMERAS, FLEX CONDUIT AND ANY UNUSED PATHWAYS, U.O.N.
	Зb	RELOCATE EXISTING CAMERA TO THE CORNER OF THE ENTRY AREA, BELOW THE CENTER
LIGHT FIXTURE	(3c)	WINDOW MULLION, REMOVE ALL EXTERNAL PATHWAYS PROVIDE SMALL FORMFACTOR
SCONCE/ D LIGHT FIXTURE	•	DOME CAMERA AT EDGE OF COLUMN, ROUTE CONDUIT THROUGH STOREFRONT PANEL ALONG THE INSIDE EDGE OF THE COLUMN DIRECTLY INTO THE CAMERA HOUSING
	4	REMOVE FLOODLIGHTS AND ASSOCIATED EXPOSED CONDUITS
	(4b)	NEW RECESSED LIGHT FIXTURE AT ALCOVE SOFFITS, TYP
NR LIGHT FIXTURE	(4c)	CONDUIT CONCEALED ABOVE BELT COURSE; CONNECT 2"X4" HORIZONTAL J-BOX ABOVE BELT COURSE; PROTECT TERRACOTA
	(5)	CROWN DURING INSTALLATION REMOVE EXISTING SQUARE WALL
SCONCE FIXTURE	6	MOUNTED SIGN EXISTING WALL SIGN "PARK" TO
ING FIXTURE. RELAMP NEW LED RETROFIT LAMP	0	BE REMOVED EITHER AS PART OF AAU PROJECT BUILDING PERMIT OR SEPARTE BUILDING PERMIT FILED BY AUTHORIZED AGENT OF S.F. MUSEUM OF MODERN ART.
	7	REPAINT STOREFRONT PANEL TO MATCH BEIGE COLOR OF BUILDING (SHOWN HATCHED)
CURITY CAMERA	8	ALUMINUM FRAMED WINDOWS AT THE UPPER SEVEN STORIES ON THE NEW MONTGOMERY AND HOWARD FACADES REPLACED WITHOUT BENEFIT OF PERMIT, PROPOSED TO BE LEGALIZED AS- IS. SEE PHOTOS ON SHT. A4.1
		ITEMS BELOW NOTED DURING 9/25/19 SITE WALK *SEE PHOTOS ON SHT. A4.1
ES CONT.	(9)	STOREFRONT PANELS AT CORNEF
ED TINTED GLAZING FO MATCH EXISTING UCT VENT		OF NATOMA STREET PAINTED WITH ART MURAL AFTER AAU OCCUPATION, SEE ART INSTALLATION PHOTOS
AT ROOF LEVEL	(9b)	CONCRETE AND METAL PANELS A
ED LIGHT FIXTURES AT LCOVE, TYP OF (6)		(5) NATOMA STREET ALCOVES PAINTED AFTER AAU OCCUPATION SEE ART INSTALLATION PHOTOS
ER HEADS AT ALCOVE TYP.	9c	PUBLIC FURNITURE, INCLUDING PROJECTING ACRYLIC BOX,
(TURE ENCHES AFFIXED TO		AFFIXED TO CONCRETE WALL AND TILED FLOOR AT (5) NATOMA STREET ALCOVES, SEE ART
WITH BROKEN GLAZING	10	INSTALLATION PHOTOS PARTIAL REPLACEMENT OF
ROTRUSIONS (APPEARING TACHMENTS)		PAINTED METAL PANEL BY TINTED GLAZING WITHOUT THE BENEFIT OF A PERMIT - AT HOWARD AND NEW MONTGOMERY STREET
TRATED AT HOWARD BRD AND 4TH LEVELS IN KED STUCCO AREA, TO	(10b)	LEVELS, TYP OF (10) REMOVE GLAZING PANELS
RED	(10c)	PROPOSED METAL PANELS TO MATCH EXISTING
IGHT FIXTURE AND TED CONDUITS AFFIXED RETE COLUMN	(11)	ALTERNATE PANEL INFILL AT HOWARD STREET, WITH SPONSOF ELECTION TO BE SPECIFIED IN BUILDING PERMIT APPLICATION
FIRE ALARM BELL TO	(<u>11</u> b)	REMOVE METAL PANELS
	-	

33, 2010 1420 Sutter Street MERY DTED IN San Francisco, CA 94109 T 415.391.7918 F 415.391.7309 TEFarch.com RA TO ACADEMYofART UNIVERSITY THE 79 New Montgomery Street San Francisco, CA 94105 NDUITS WALL AAU INSTITUTIONAL COMPLIANCE SET NEL TO WS AT 180 NEW MONTGOMERY San Francisco, CA 94105 ORNER roject Number 21823.06 10/11/19 Phase Scale As indicated PATION, 10/12/2019 12:15:54 AM DTOS Date LL AND TINTED EXISTING/PROPOSED EXTERIOR **ELEVATIONS** ONSOR A3.3



All drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used or disclosed without consent of Architect.

If this drawing is not 24" x 36", then the drawing has been revised from its original size. Noted scales must be adjusted. This line should be equal to one inch.

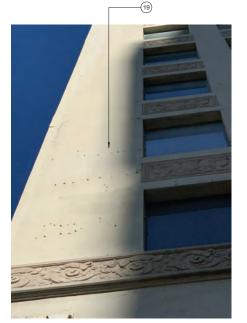
L NOTES	KE	YNOTES		
A3.3 FOR GENERAL NOTES	1	ES-28, HR-1 SIGNAGE LEGALLY PERMITTED BY PERMIT NOS [9404204, 9404205, 2005 12301328, 2005 12130163, 2010 02226883, 2010 03228698]		
SCHEDULE IS LISTED BELOW ARE USED AT S PROPOSAL ING SECURITY CAMERA TO MATCH EXTERIOR BLDG. COLOR SECURITY CAMERA		STOREFRONT PANELS AT THE CORNER OF NEW MONTGOMERY AND HOWARD STREETS NOTED IN ESTM PAINTED AFTER AAU OCCUPATION		
TO MATCH EXTERIOR BLDG. COLOR RAMIC SECURITY CAMERA TO MATCH EXTERIOR BLDG. COLOR	3	REMOVE EXISTING SECURITY CAMERAS, FLEX CONDUIT AND ANY UNUSED PATHWAYS, U.O.N.		
SSED	3b	RELOCATE EXISTING CAMERA TO THE CORNER OF THE ENTRY AREA, BELOW THE CENTER WINDOW MULLION, REMOVE ALL EXTERNAL PATHWAYS		
NLIGHT FIXTURE		PROVIDE SMALL FORMFACTOR DOME CAMERA AT EDGE OF COLUMN, ROUTE CONDUIT THROUGH STOREFRONT PANEL ALONG THE INSIDE EDGE OF THE COLUMN DIRECTLY INTO THE		
LIGHT FIXTURE	(4)	CAMERA HOUSING REMOVE FLOODLIGHTS AND		
	(4b)	ASSOCIATED EXPOSED CONDUITS NEW RECESSED LIGHT FIXTURE		
SCONCE/ D LIGHT FIXTURE	(4c)	AT ALCOVE SOFFITS, TYP CONDUIT CONCEALED ABOVE BELT COURSE; CONNECT 2"X4" HORIZONTAL J-BOX ABOVE BELT COURSE; PROTECT TERRACOTA CROWN DURING INSTALLATION		
R LIGHT FIXTURE	5	REMOVE EXISTING SQUARE WALL MOUNTED SIGN		
N LIGHT FIXTURE	6	EXISTING WALL SIGN "PARK" TO BE REMOVED EITHER AS PART OF AAU PROJECT BUILDING PERMIT OR SEPARATE BUILDING PERMIT		
SCONCE FIXTURE		FILED BY AUTHORIZED AGENT OF S.F. MUSEUM OF MODERN ART.		
ING FIXTURE. RELAMP	(7)	REPAINT STOREFRONT PANEL TO MATCH BEIGE COLOR OF BUILDING (SHOWN HATCHED) ALUMINUM FRAMED WINDOWS AT		
NEW LED RETROFIT LAMP	(8)	THE UPPER SEVEN STORIES ON THE NEW MONTGOMERY AND HOWARD FACADES REPLACED WITHOUT BENEFIT OF PERMIT, PROPOSED TO BE LEGALIZED AS- IS. SEE PHOTOS ON SHT. A4.1		
		ITEMS BELOW NOTED DURING 9/25/19 SITE WALK *SEE PHOTOS ON SHT, A4,1		
ES CONT.	(9)	STOREFRONT PANELS AT CORNER		
UCT VENT		OF NATOMA STREET PAINTED WITH ART MURAL AFTER AAU OCCUPATION, SEE ART INSTALLATION PHOTOS		
AT ROOF LEVEL ED LIGHT FIXTURES AT LCOVE, TYP OF (6)	9ь	CONCRETE AND METAL PANELS AT (5) NATOMA STREET ALCOVES PAINTED AFTER AAU OCCUPATION, SEE ART INSTALLATION PHOTOS		
ER HEADS AT ALCOVE , TYP.	90	PUBLIC FURNITURE, INCLUDING PROJECTING ACRYLIC BOX, AFFIXED TO CONCRETE WALL AND		
XTURE ENCHES AFFIXED TO OOR AT ALCOVE, TYP.		TILED FLOOR AT (5) NATIONA STREET ALCOVES, SEE ART INSTALLATION PHOTOS		
WITH BROKEN GLAZING	10	PARTIAL REPLACEMENT OF PAINTED METAL PANEL BY TINTED GLAZING WITHOUT THE BENEFIT		
ROTRUSIONS (APPEARING TACHMENTS) TRATED AT HOWARD 3RD AND 4TH LEVELS IN		OF A PERMIT - AT HOWARD AND NEW MONTGOMERY STREET LEVELS, TYP OF (10)		
IRED	(10b)	REMOVE GLAZING PANELS PROPOSED METAL PANELS TO		
RACK	(11)	MATCH EXISTING ALTERNATE PANEL INFILL AT		
IGHT FIXTURE AND TED CONDUITS AFFIXED CRETE COLUMN		HOWARD STREET, WITH SPONSOR ELECTION TO BE SPECIFIED IN BUILDING PERMIT APPLICATION		
S FIRE ALARM BELL TO	(11b)	REMOVE METAL PANELS		

1420 Sutter Street San Francisco, CA 94109 T 415.391.7918 F 415.391.7309 TEFarch.com ACADEMYofART UNIVERSITY 79 New Montgomery Street San Francisco, CA 94105 AAU INSTITUTIONAL COMPLIANCE SET 180 NEW MONTGOMERY San Francisco, CA 94105 Project Number 21823.06 Scaler 10/11/19 Phase As indicated 10/12/2019 12:16:02 AM No. Date EXISTING/PROPOSED EXTERIOR **ELEVATIONS** A3.4

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					3. SIGNAGE BU APPLICATIOI AND 2013120 WITHDRAWN
					4. ALL NEW PR CAMERAS, LI TO HAVE ALL CONDUITS T INTERNALLY NO NEW CON EXPOSED
					5. TEF TO PRO DRAWINGS F CONDUIT, AN SOURCES, S HOW AND W THESE ARE STRUCTURE WILL BE ROL
					WILL BE ROL A POWER SC BUILDING, AI EACH BUILDI EXPLICITLY 3 SHOWN IN P ELEVATION SECTION/DE EACH PROPE PACKAGES 1
					ROUTED THE AND CAN BE TIME
					6. SECURITY C AND ASSOCI PROPOSED \ PLANS IS NO PURSUANT T DEVELOPME BUT INSTEAL PURSUE TO SECURITY C AND ASSOCI SUBJECT TO REQUIREMEI
					KEYNOTES C
					PROPOSED TIL PANELS TO M
					12 METAL DUCT V 13 RAILING AT RO
					(14) RECESSED LIC ENTRY ALCOV
ļ]	(15) SPRINKLER HE SOFFITS, TYP.
				ſ ()	
					17 METAL BENCH TILED FLOOR / 18 WINDOW WITH
					CONCENTRATI STREET 3RD A
					THE MARKED S BE REPAIRED
	EST ELEVATION - PROPERTY LINE G/PROPOSED)				(2) BICYCLE RACK (21) PUBLIC LIGHT ASSOCIATED (
(1) (EXISTING 3/32" = 1-0"					TO CONCRETE
All drawings and written maker	ial appearing herein constitute original and unpublished work of	If this drawing is not 24" x 36", then the drawing has been revis	sed from its original		(22) EXISTING FIRE REMAIN

DTES	KEYNOTES	
HE CONDITIONS D IN THIS PLAN SET, HERWISE NOTED WORK INVOLVING ONS TO THE	(1) ES-28, HR-1 SIGNAGE LEGALLY PERMITTED BY PERMIT NOS [9404204, 9404205, 2005 12301328,	tefdesign
ONS TO THE F THE BUILDING, REPAIR, DEMOLITION, LATION SHALL BE O IN A MANNER T WITH THE Y OF THE INTERIOR'S	2005 12130163, 2010 02226883, 2010 03228698] (2) STOREFRONT PANELS AT THE CORNER OF NEW MONTGOMERY AND HOWARD STREETS NOTED IN ESTM PAINTED AFTER AAU	1420 Sutter Street San Francisco, CA 94109 T 415.391.7918 F 415.391.7309 TEFarch.com
S. THE BUILDING JR ALL SUCH WORK VIEWED AND BY PLANNING VI STAFF TO ENSURE SISTENCY, INCLUDING	OCCUPATION REMOVE EXISTING SECURITY CAMERAS, FLEX CONDUIT AND ANY UNUSED PATHWAYS, U.O.N.	
AITED TO TE PLANS FOR REMOVAL, IT, AND PATCHING	(3b) RELOCATE EXISTING CAMERA TO THE CORNER OF THE ENTRY AREA, BELOW THE CENTER WINDOW MULLION, REMOVE ALL EXTERNAL PATHWAYS	ACADEMY of ART UNIVERSITY
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ND INTERNAL POWER SHOWING WHERE, /ITH WHAT METHOD ATTACHED TO THE E AND HOW CONDUIT UTED INTERNALLY TO	CONDUIT CONCEALED ABOVE BELT COURSE; CONNECT 2"X4" HORIZONTAL J-BOX ABOVE BELT COURSE; PROTECT TERRACOTA CROWN DURING INSTALLATION	
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IATED CONDUIT D REMOVEAL ENTS	ITEMS BELOW NOTED DURING 9/25/19 SITE WALK *SEE PHOTOS ON SHT. A4.1	(★ DOUGLAS G TOM NO12405 REN10/2019 ★
CONT. INTED GLAZING ATCH EXISTING VENT	STOREFRONT PANELS AT CORNER OF NATOMA STREET PAINTED WITH ART MURAL AFTER AAU OCCUPATION, SEE ART INSTALLATION PHOTOS	Projet Number 21823.06 Kasindicated
OOF LEVEL GHT FIXTURES AT /E, TYP OF (6)	(9b) CONCRETE AND METAL PANELS AT (5) NATOMA STREET ALCOVES PAINTED AFTER AAU OCCUPATION, SEE ART INSTALLATION PHOTOS	No. Date Description No. Date Description
EADS AT ALCOVE E HES AFFIXED TO AT ALCOVE, TYP.	(9c) PUBLIC FURNITURE, INCLUDING PROJECTING ACRYLIC BOX, AFFIXED TO CONCRETE WALL AND TILED FLOOR AT (5) NATOMA STREET ALCOVES, SEE ART INSTALLATION PHOTOS	
H BROKEN GLAZING RED RUSIONS (APPEARING HMENTS)	(10) PARTIAL REPLACEMENT OF PAINTED METAL PANEL BY TINTED GLAZING WITHOUT THE BENEFIT OF A PERMIT - AT HOWARD AND NEW MONTGOMERY STREET	
ED AT HÓWARD AND 4TH LEVELS IN STUCCO AREA, TO	LEVELS, TYP OF (10) 100 REMOVE GLAZING PANELS 100 PROPOSED METAL PANELS TO MATCH EVISION MATCH EVISION	EXISTING/PROPOSED EXTERIOR ELEVATIONS
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E ALARM BELL TO	BUILDING PERMIT APPLICATION	A3.5





(10)-

(17)







-(19)



KEYNOTES CONT.

(11c) PROPOSED TINTED GLAZING PANELS TO MATCH EXISTING

(12) METAL DUCT VENT (13) RAILING AT ROOF LEVEL

(14) RECESSED LIGHT FIXTURES AT ENTRY ALCOVE, TYP OF (6)

(15) SPRINKLER HEADS AT ALCOVE SOFFITS, TYP

(16) LIGHT FIXTURE

(17) METAL BENCHES AFFIXED TO TILED FLOOR AT ALCOVE, TYP.

(18) WINDOW WITH BROKEN GLAZING TO BE REPAIRED

(19) MINOR PROTRUSIONS (APPEARING TO BE ATTACHMENTS) CONCENTRATED AT HOWARD STREET 3RD AND 4TH LEVELS IN THE MARKED STUCCO AREA, TO BE REPAIRED

(20) BICYCLE RACK

21) PUBLIC LIGHT FIXTURE AND ASSOCIATED CONDUITS AFFIXED TO CONCRETE COLUMN

(22) EXISTING FIRE ALARM BELL TO REMAIN

KEYNOTES

- (1) ES-28, HR-1 SIGNAGE LEGALLY PERMITTED BY PERMIT NOS [9404204, 9404205, 2005 12301328, 2005 12130163, 2010 02226883, 2010 032286981
- (2) STOREFRONT PANELS AT THE CORNER OF NEW MONTGOMERY AND HOWARD STREETS NOTED IN ESTM PAINTED AFTER AAU OCCUPATION
- (3) REMOVE EXISTING SECURITY CAMERAS, FLEX CONDUIT AND ANY UNUSED PATHWAYS, U.O.N.
- (3b) RELOCATE EXISTING CAMERA TO THE CORNER OF THE ENTRY AREA, BELOW THE CENTER WINDOW MULLION, REMOVE ALL EXTERNAL PATHWAYS
- 3 PROVIDE SMALL FORMFACTOR DOME CAMERA AT EDGE OF COLUMN, ROUTE CONDUIT THROUGH STOREFRONT PANEL ALONG THE INSIDE EDGE OF THE COLUMN DIRECTLY INTO THE CAMERA HOUSING
- (4) REMOVE FLOODLIGHTS AND ASSOCIATED EXPOSED CONDUITS
- (4b) NEW RECESSED LIGHT FIXTURE AT ALCOVE SOFFITS, TYP
- (4c) CONDUIT CONCEALED ABOVE BELT COURSE; CONNECT 2"X4" HORIZONTAL J-BOX ABOVE BELT COURSE; PROTECT TERRACOTA CROWN DURING INSTALLATION
- (5) REMOVE EXISTING SQUARE WALL MOUNTED SIGN
- 6 EXISTING WALL SIGN "PARK" TO BE REMOVED EITHER AS PART OF AAU PROJECT BUILDING PERMIT OR SEPARATE BUILDING PERMIT FILED BY AUTHORIZED AGENT OF S.F. MUSEUM OF MODERN ART.
- (7) REPAINT STOREFRONT PANEL TO MATCH BEIGE COLOR OF BUILDING (SHOWN HATCHED)
- (8) ALUMINUM FRAMED WINDOWS AT THE UPPER SEVEN STORIES ON THE NEW MONTGOMERY AND HOWARD FACADES REPLACED WITHOUT BENEFIT OF PERMIT, PROPOSED TO BE LEGALIZED AS-IS. SEE PHOTOS ON SHT. A4.1

ITEMS BELOW NOTED DURING 9/25/19 SITE WALK *SEE PHOTOS ON SHT. A4.1

- (9) STOREFRONT PANELS AT CORNER OF NATOMA STREET PAINTED WITH ART MURAL AFTER AAU OCCUPATION, SEE ART INSTALLATION PHOTOS
- (9b) CONCRETE AND METAL PANELS AT (5) NATOMA STREET ALCOVES PAINTED AFTER AAU OCCUPATION SEE ART INSTALLATION PHOTOS
- (9c) PUBLIC FURNITURE, INCLUDING PROJECTING ACRYLIC BOX, AFFIXED TO CONCRETE WALL AND TILED FLOOR AT (5) NATOMA STREET ALCOVES. SEE ART INSTALLATION PHOTOS
- (10) PARTIAL REPLACEMENT OF PAINTED METAL PANEL BY TINTED GLAZING WITHOUT THE BENEFIT OF A PERMIT - AT HOWARD AND NEW MONTGOMERY STREET LEVELS, TYP OF (10)
- (10b) REMOVE GLAZING PANELS
- (10c) PROPOSED METAL PANELS TO MATCH EXISTING
- (1) ALTERNATE PANEL INFILL AT HOWARD STREET, WITH SPONSOR ELECTION TO BE SPECIFIED IN BUILDING PERMIT APPLICATION
- (11b) REMOVE METAL PANELS



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ACADEMYofART UNIVERSITY

79 New Montgomery Street San Francisco, CA 94105

AAU INSTITUTIONAL COMPLIANCE SET

180 NEW MONTGOMERY San Francisco, CA 94105



	Number 21823.0	6 10/11/19
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No.	Date	Description

EXTERIOR ELEVATION DETAIL IMAGES



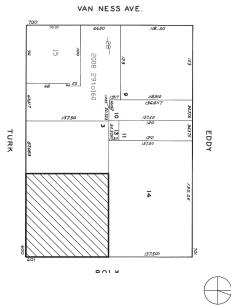
CODE NOTE			CODE NOTES REFERENCE: SAN FRANCISCO PLANNING CODE AS EXISTING ON JANUARY 1, 2019.			ET INDEX				EXT
A- FLOOR AREAS			-	,		* Administrative Certificate of	<u>۳</u>		1	
	NNING CODE SEC. 102 DEFINITION	<u>NS</u>				Appropriateness requires	SF PLANNING DEPT ISSUE	Щ		
						HISTORIC PRESERVATION	Ē	PRESERVATION ISSUE		
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	AL USE AND ITS ACCESSORY US		BEING	DEVOTED TO, A			Ā	L H	Ē	
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	Level	Existing (,	Proposed (SF)	A0.0	COVER SHEET	•	•	•	
BASEMENT	Level	21,639	· /	21,639	A0.1	PROJECT INFORMATION	F	-	ŀ	
LEVEL 1		18,522		18,522	A0.2	GENERAL NOTES			ŀ	AT
MEZZANINE		4,513	3	4,513	A0.S1	SITE PLAN AERIAL IMAGE & SITE HISTORY	•	•		1
LEVEL 2		18,301		18,301	A0.S2	SITE PLAN DRAWINGS	•	•		H
LEVEL 3		9,648		9,648	A0.T1 A0.T2	OCCUPANY AND EGRESS PLANS SF GREEN BUILDING COMPLIANCE FORM			•	
LEVEL 4 LEVEL 5		9,666		9,666 8,392	A0.12 A0.T3a	ACCESSIBILITY DIAGRAMS (1 of 3)		-	Ľ	
GROSS SF TOT/	AI	90,681		90,681	A0.T3b	ACCESSIBILITY DIAGRAMS (2 of 3)				
		00,00	<u> </u>	00,001	A0.T3c	ACCESSIBILITY DIAGRAMS (3 of 3)			ŀ	
					A1.0	EXISTING FLOOR PLANS - BASEMENT	•		•	-
FLOOR AREA RAI	TIO (PER SECTION 712	- TABLE /	12):		A1.1	EXISTING FLOOR PLANS - LEVEL 1	•		•	-
MAXIMUM ALLOW	/ED GROSS SF				A1.1M	EXISTING FLOOR PLANS - MEZZANINE	•		ŀ	
	AREA = 3.6 X 18.906 SF	- 60 060 6			A1.2 A1.3	EXISTING FLOOR PLANS - LEVEL 2 EXISTING FLOOR PLANS - LEVEL 3	•		ŀ	
NC-3 FAR A LOT A	AREA - 3.0 × 10,900 SF	- 00,002 3	ЪГ		A1.3 A1.4	EXISTING FLOOR PLANS - LEVEL 3	ŀ	-	ŀ	PLO
OC	CUPIED FLOOR AREA	(NO CHAN	IGE)		A1.5	EXISTING FLOOR PLANS - LEVEL 5	•	-		
L	Level	Existing ((SF)	Proposed (SF)		PROPOSED FLOOR PLANS - BASEMENT	•		•	1
BASEMENT		18,596		18,596	A2.1	PROPOSED FLOOR PLANS - LEVEL 1	•		•	
LEVEL 1		13,261		13,261	A2.1M	PROPOSED FLOOR PLANS - MEZZANINE	•		•]
MEZZANINE		4,513		4,513	A2.2	PROPOSED FLOOR PLANS - LEVEL 2	•		ŀ	
LEVEL 2 LEVEL 3		11,312		11,312 7,321	A2.3	PROPOSED FLOOR PLANS - LEVEL 3	ŀ		ŀ	-
LEVEL 3		7,308		7,308	A2.4 A2.5	PROPOSED FLOOR PLANS - LEVEL 4 PROPOSED FLOOR PLANS - LEVEL 5	ŀ	-	Ľ	-
LEVEL 5		6,496		6,496	A3.0	HISTORICAL EXTERIOR ELEVATION IMAGES	I.	•	I.	1
OCCUPIED SF T	OTAL	68,807		68,807	A3.1	EXTERIOR ELEVATION DETAIL IMAGES	•	•	ŀ	1
					A3.2	EXISTING/PROPOSED EXTERIOR ELEVATIONS	•	•	ŀ	1
B- ACTIVE USE					A3.3	EXISTING/PROPOSED EXTERIOR ELEVATIONS &	•	•	ŀ	
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REFERENCE					A3.4	SIGNAGE	Ι.	•	Ľ	
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C-BICYCLE PARK	KING SUMMARY				A4.2	EXTERIOR ELEVATION DETAIL IMAGES	•	•	•]
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XTERIOR VIEW



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CINITY MAP

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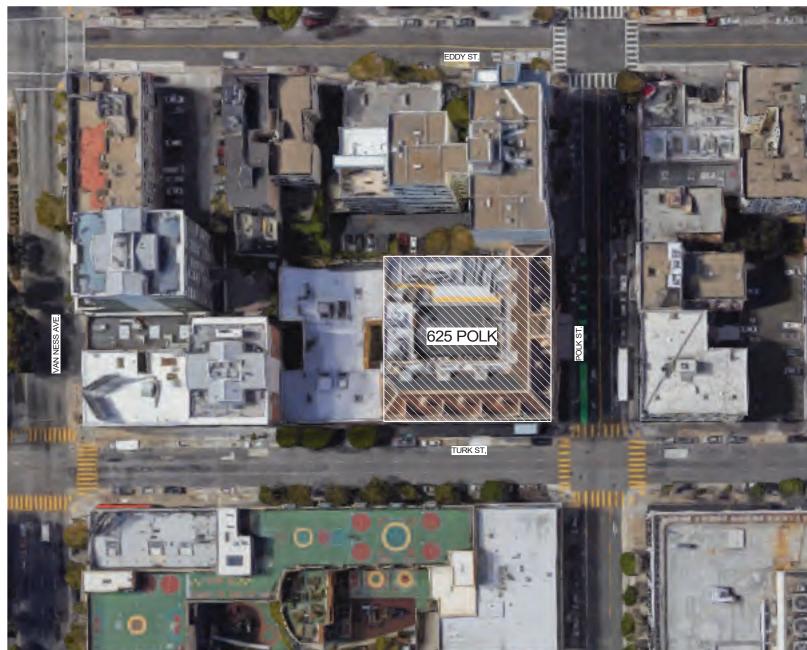
601-625 POLK San Francisco, CA 94102



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COVER SHEET

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SITE HISTORY

SOURCE: San Francisco Planning Commision Resolution No.9985

625 Polk is a German Renaissance designed by Frederick Meyer and completed in 1912. Originally named California Hall and owned by the California Hall Association, this building was built as a social hall for one of San Francisco's principle ethnic communities.

625 Polk is a finely detailed example of a rarely seen architectural style in San Francisco, and is one of a limited number of structures associated with the city's German Community. The building was constructed from funds raised by German societies and served as a social center for the community.

The cornerstone was laid in March of 1912 by John Hermann, founder of Hermann Safe Company. The hall opened in December of 1912 in an elaborate celebration with a message of personal best wishes from Kaiser Wilhelm. The design of the structure is reminiscent of Heidelberg Castle in Germany.



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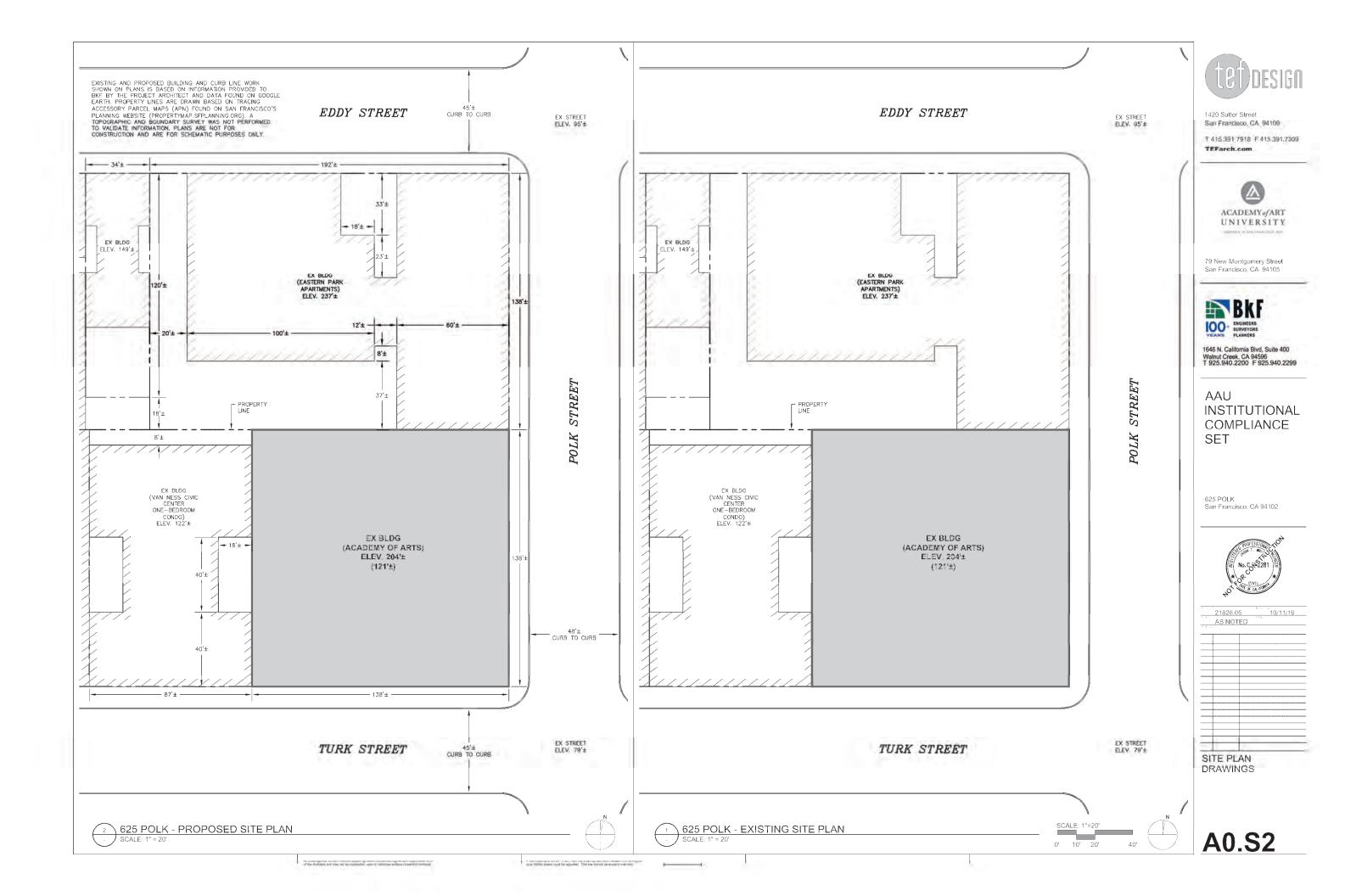
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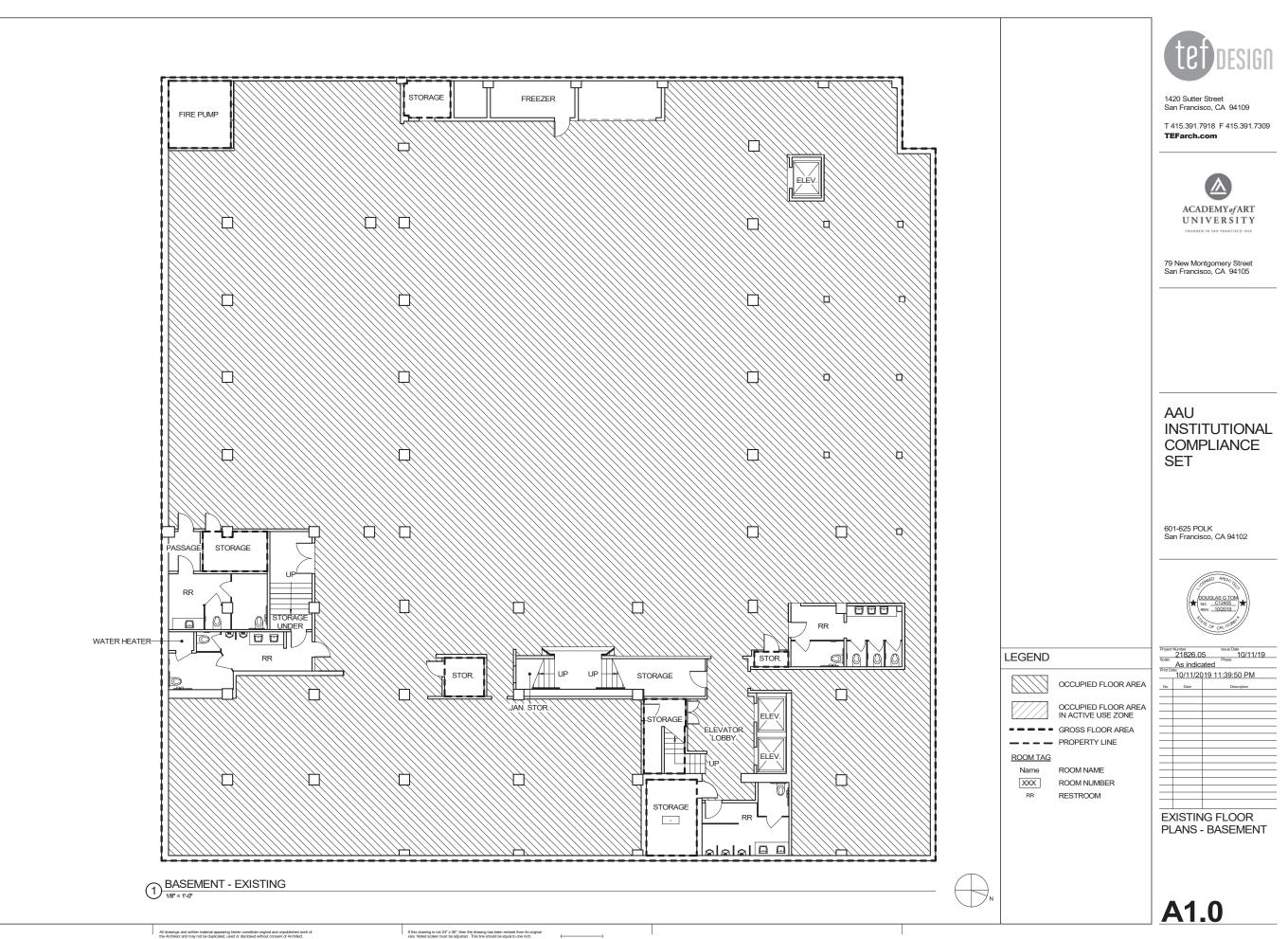
SITE PLAN AERIAL IMAGE & SITE HISTORY

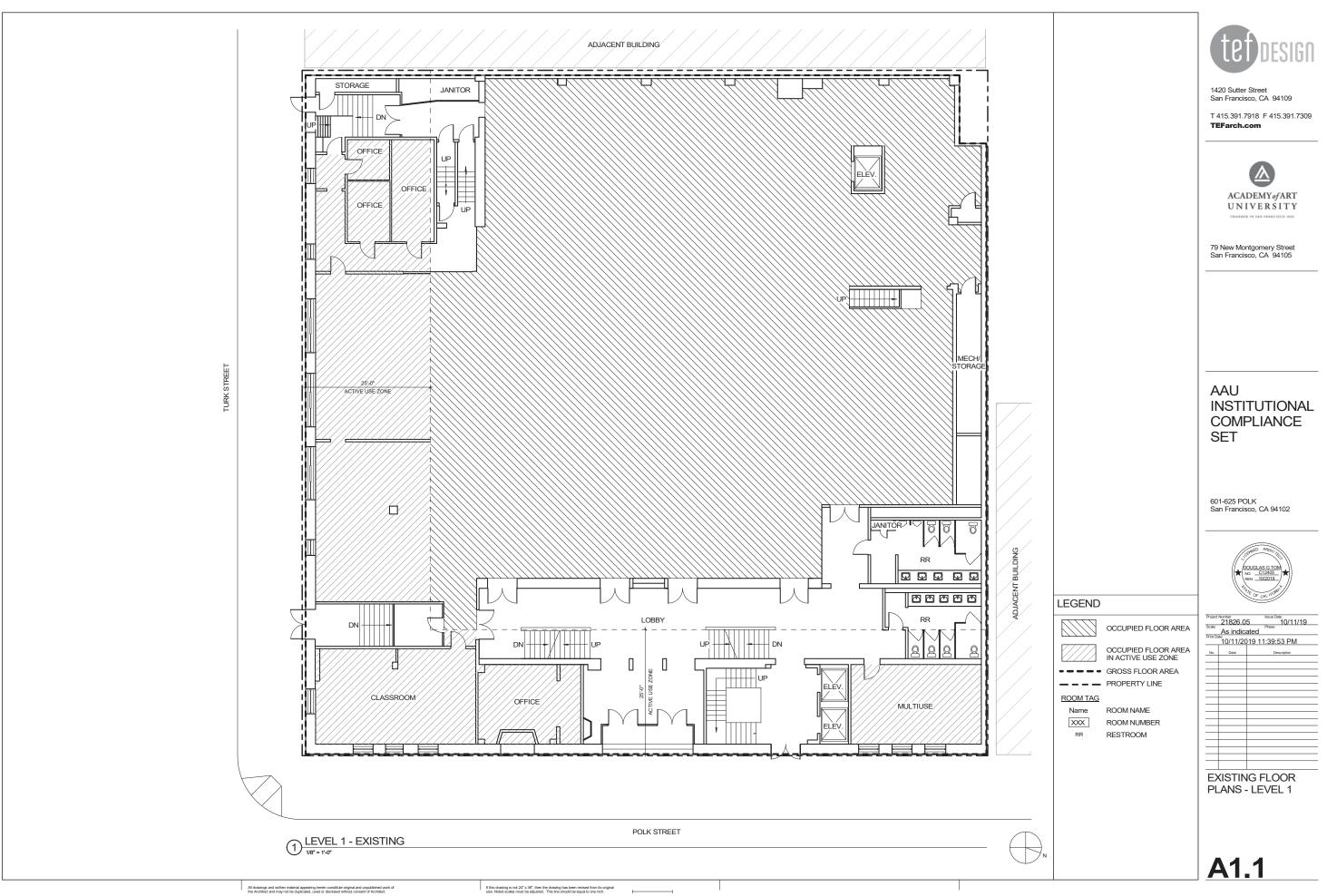


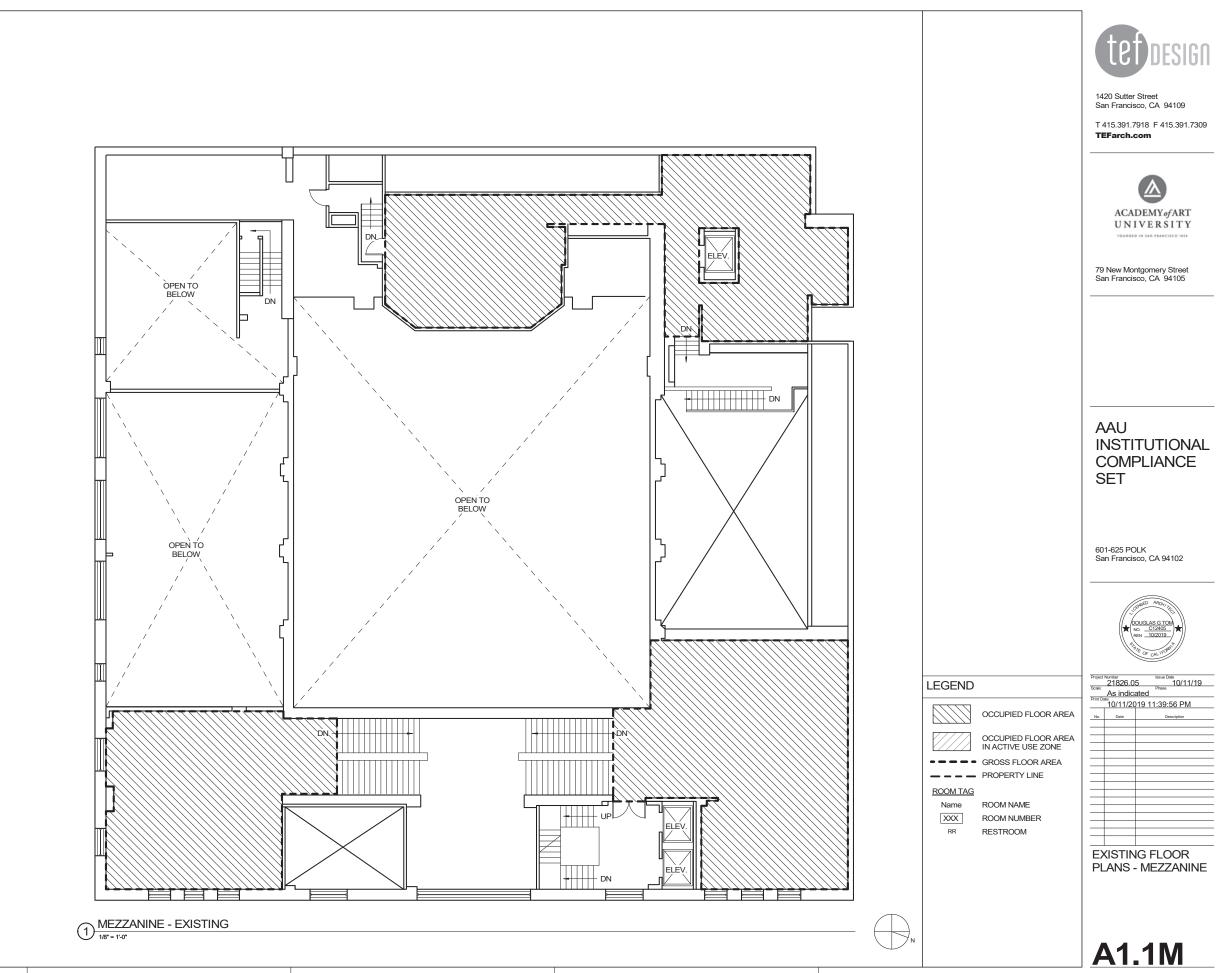


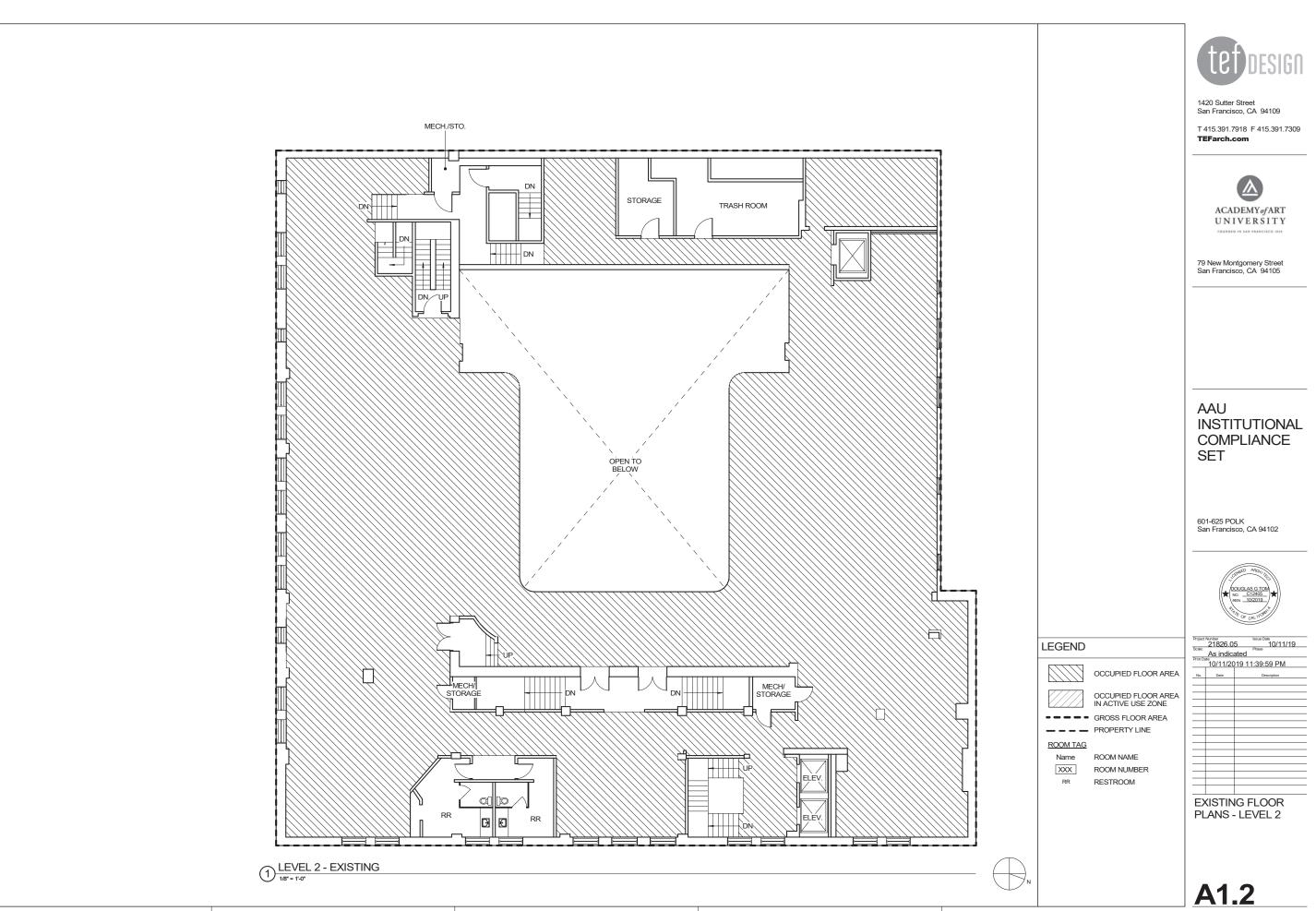
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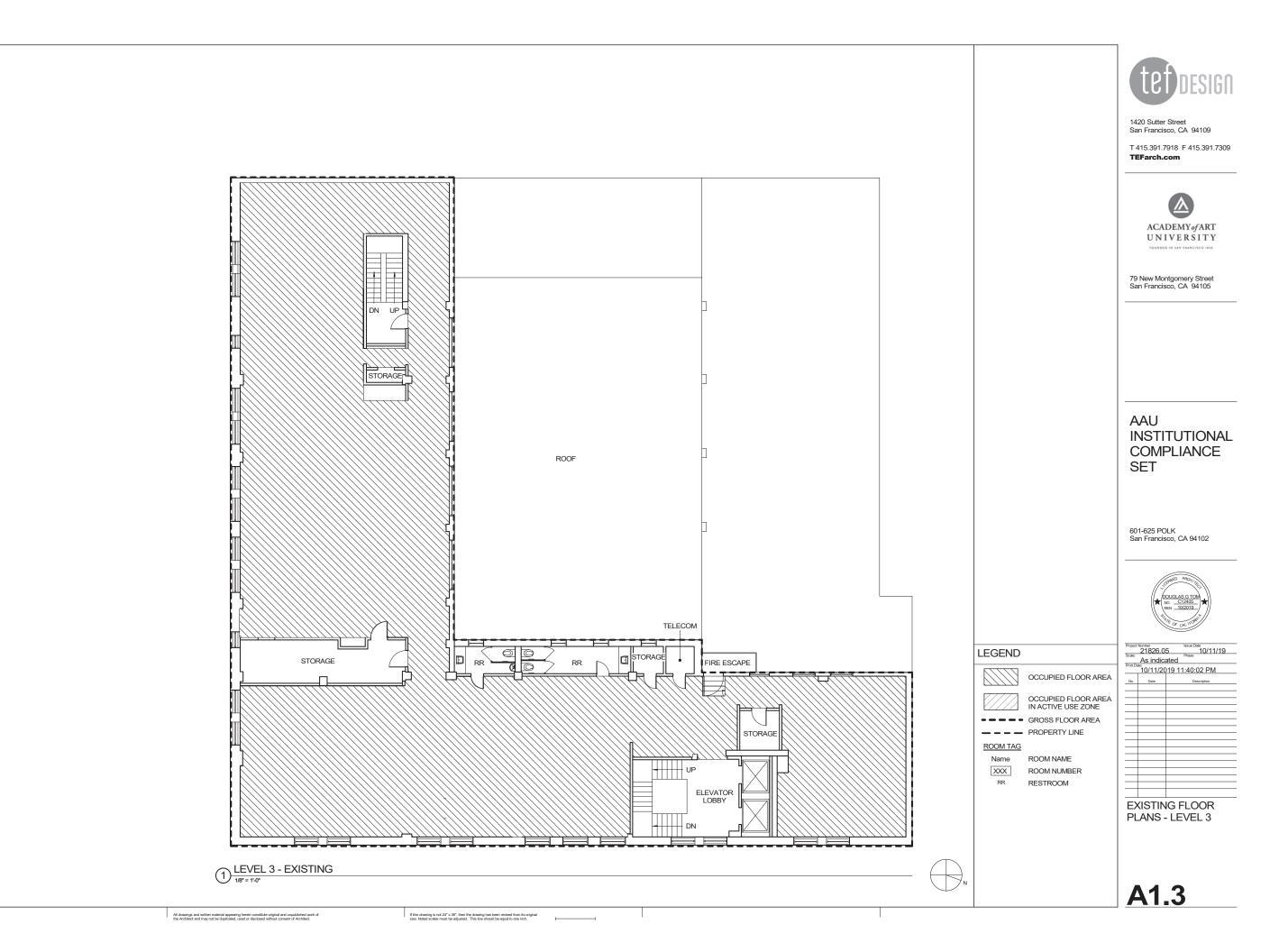


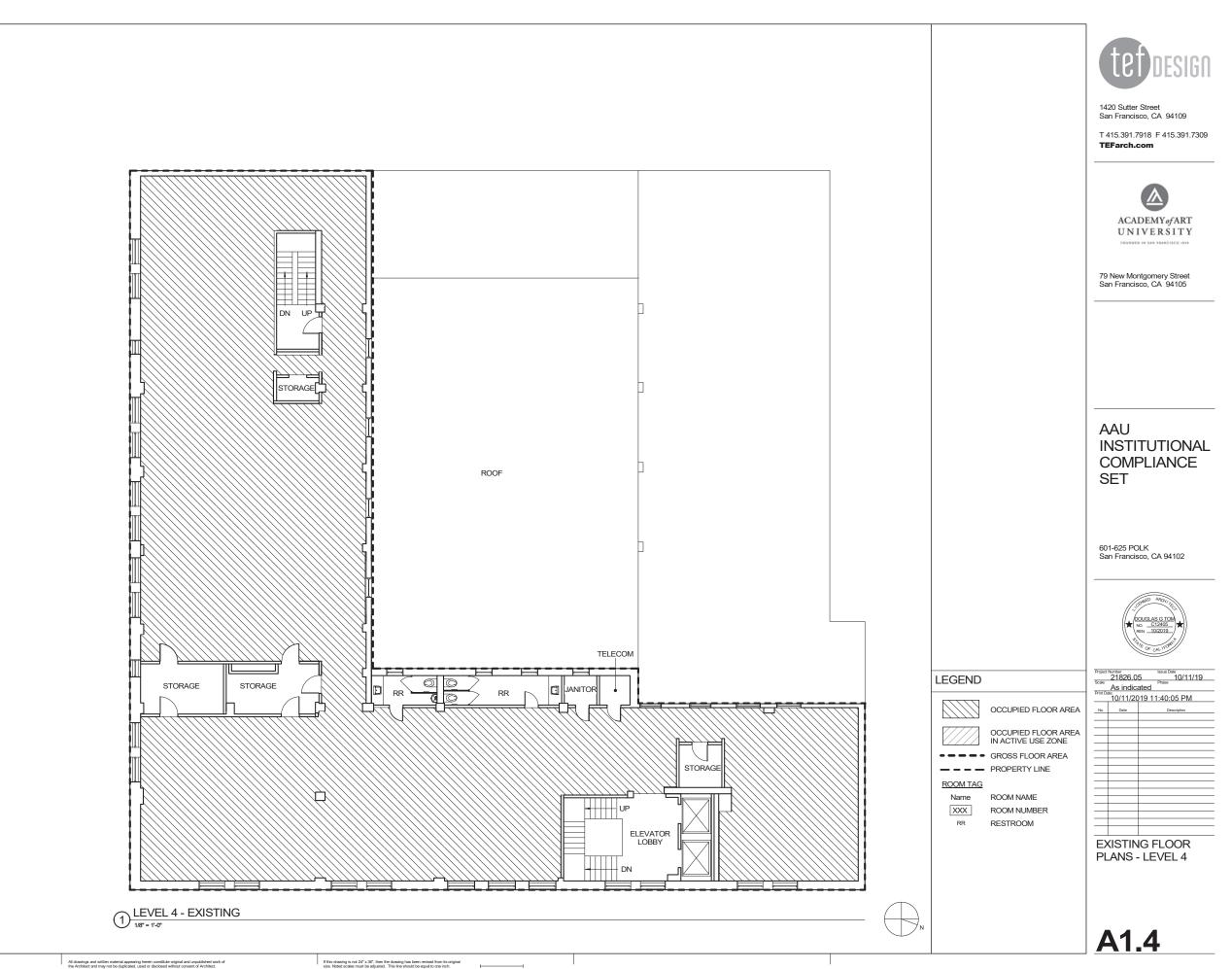


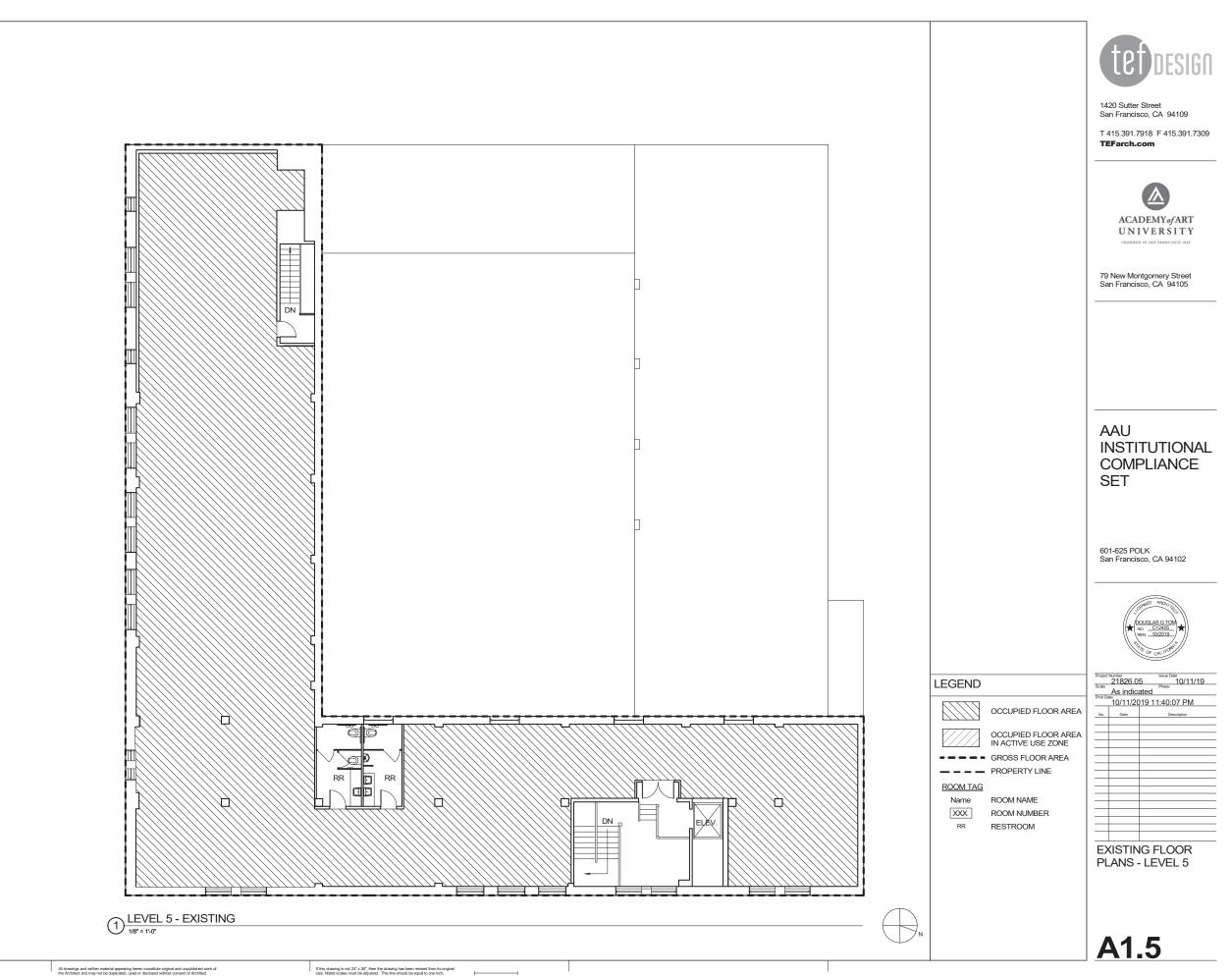


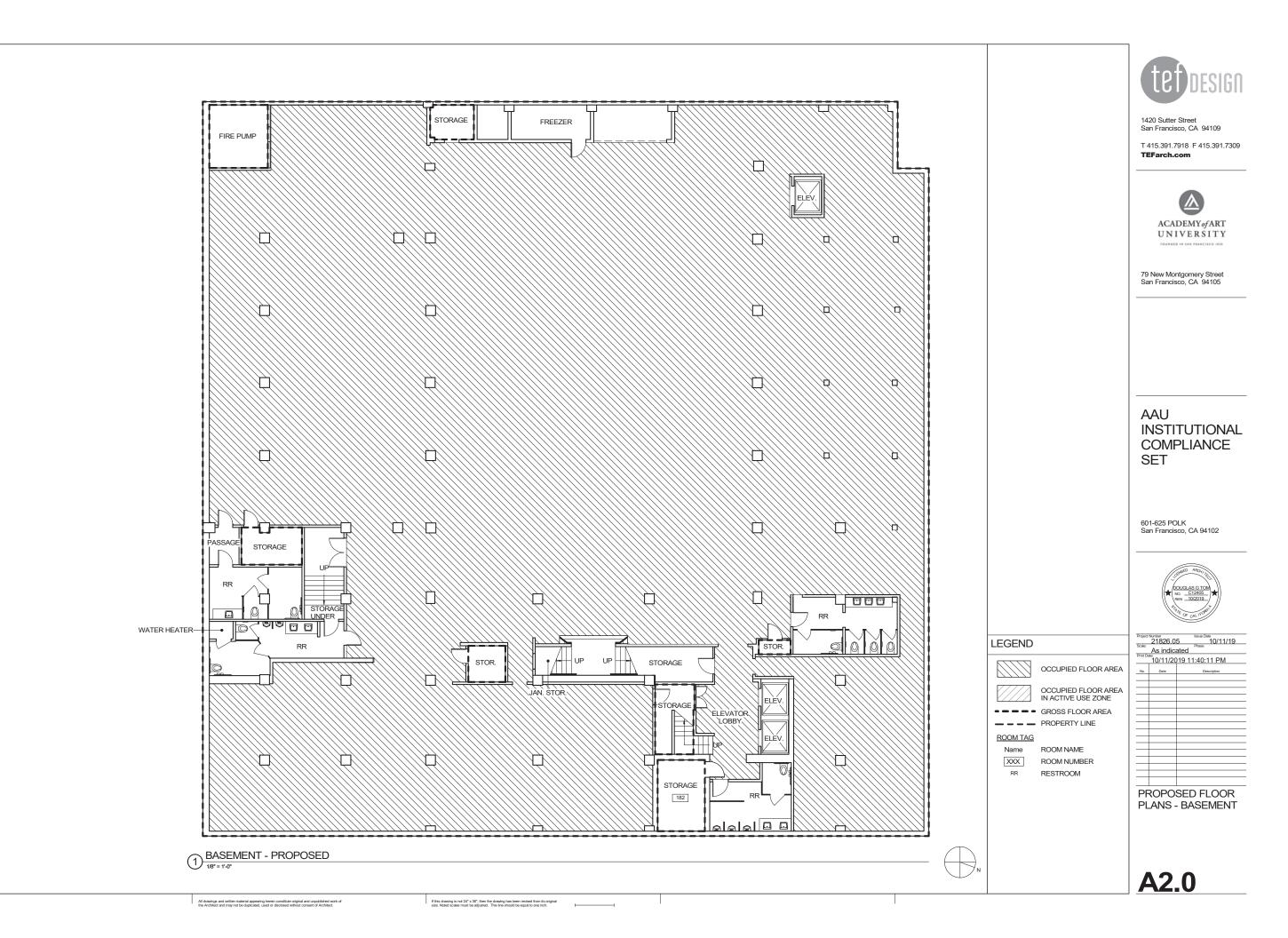


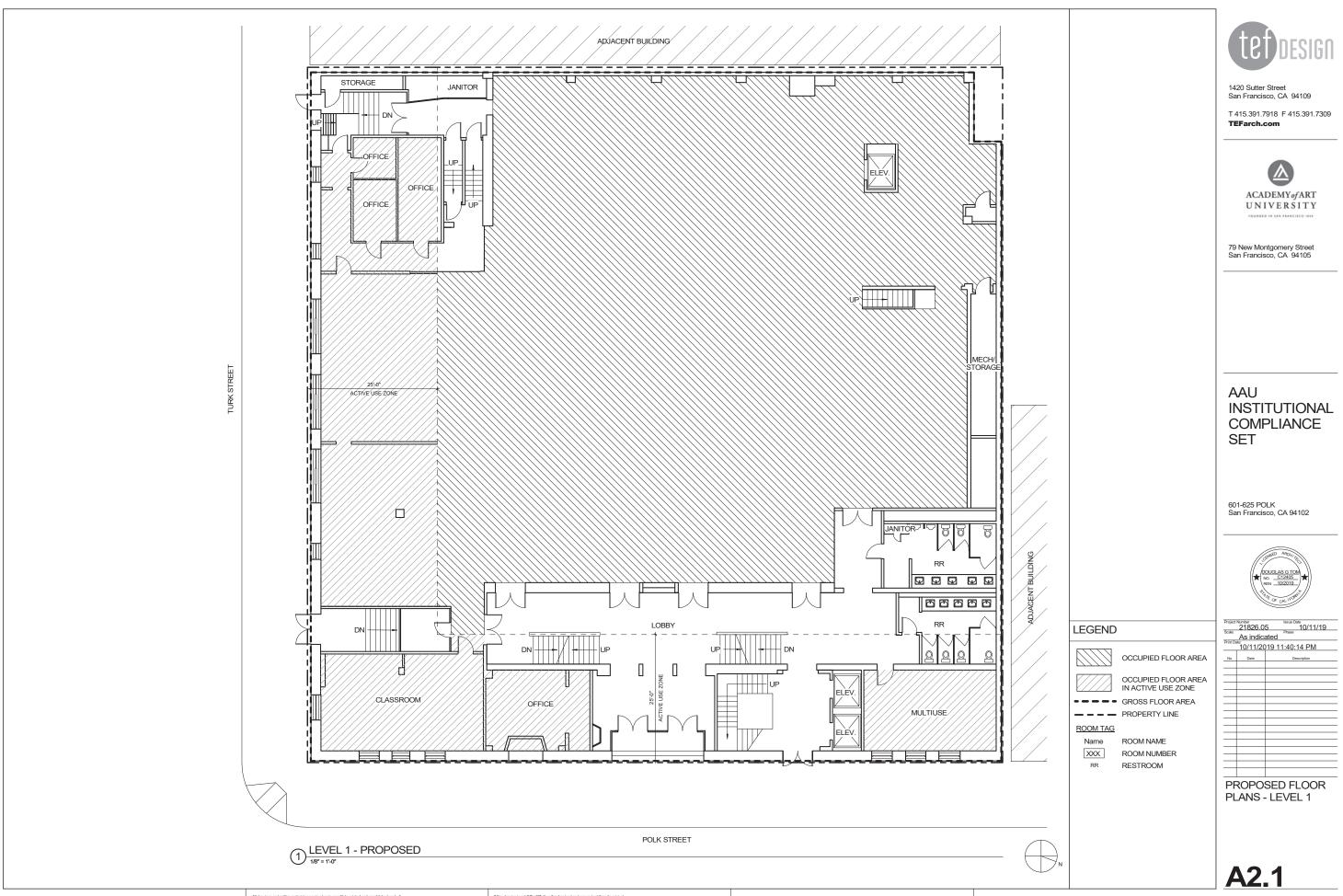


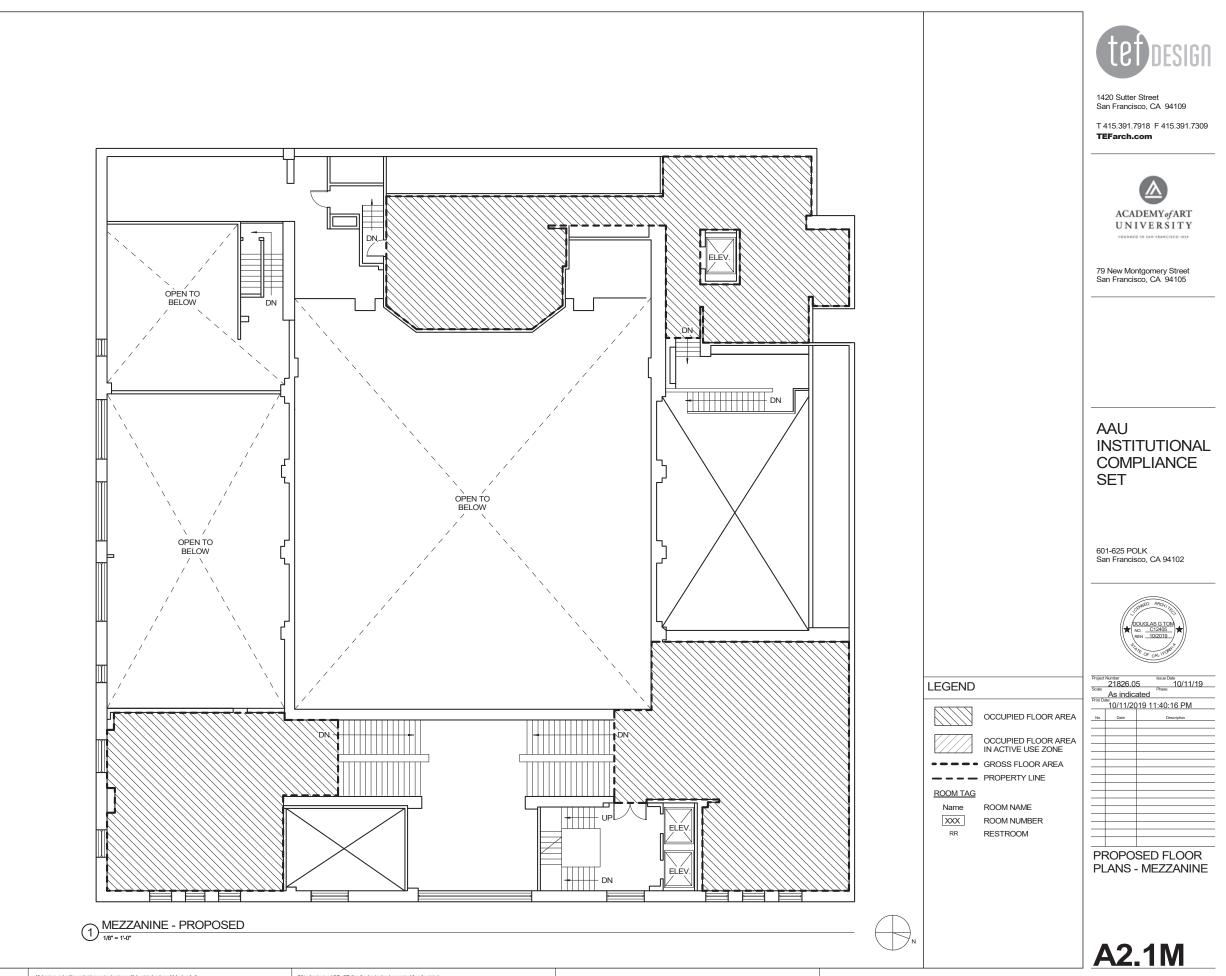


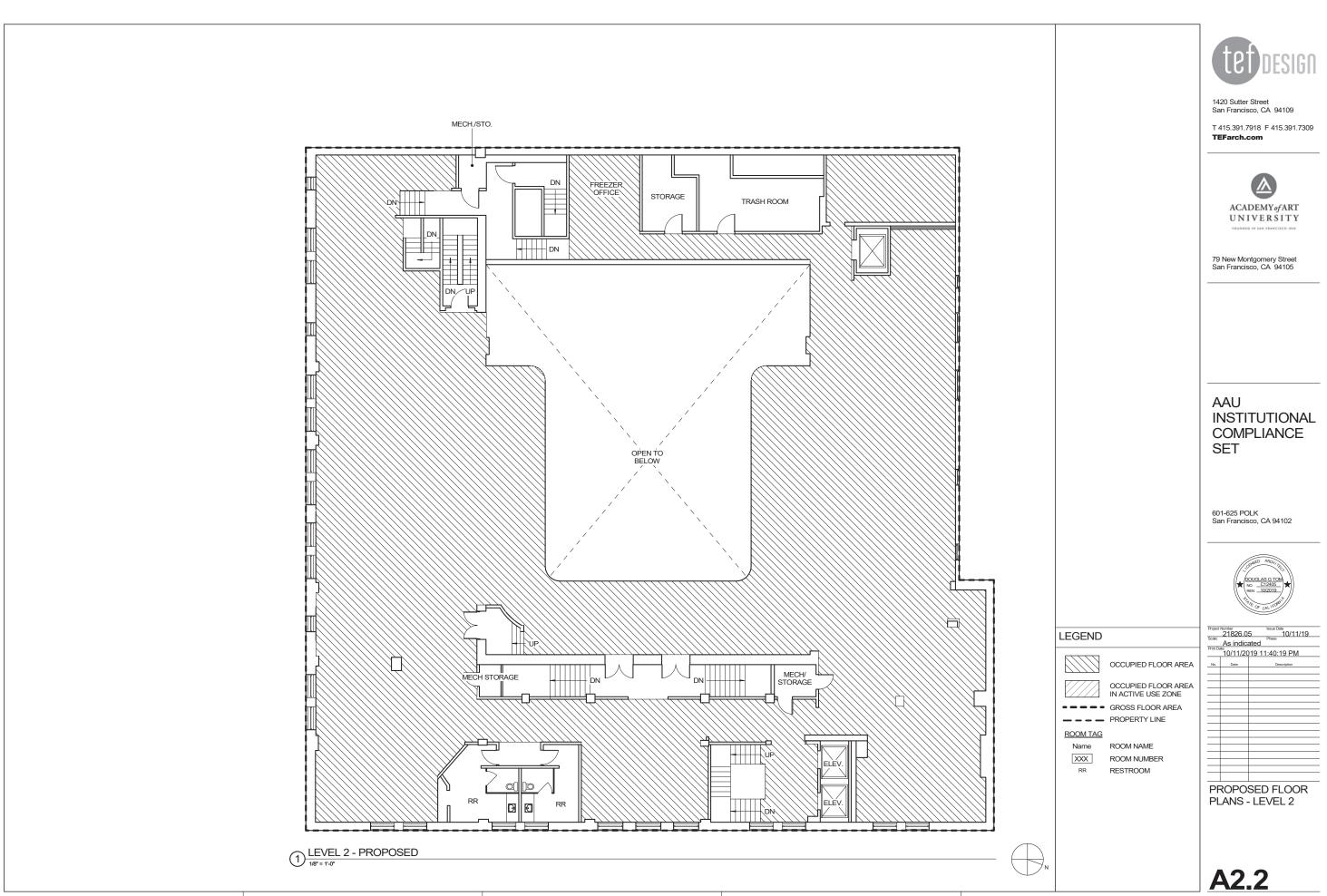


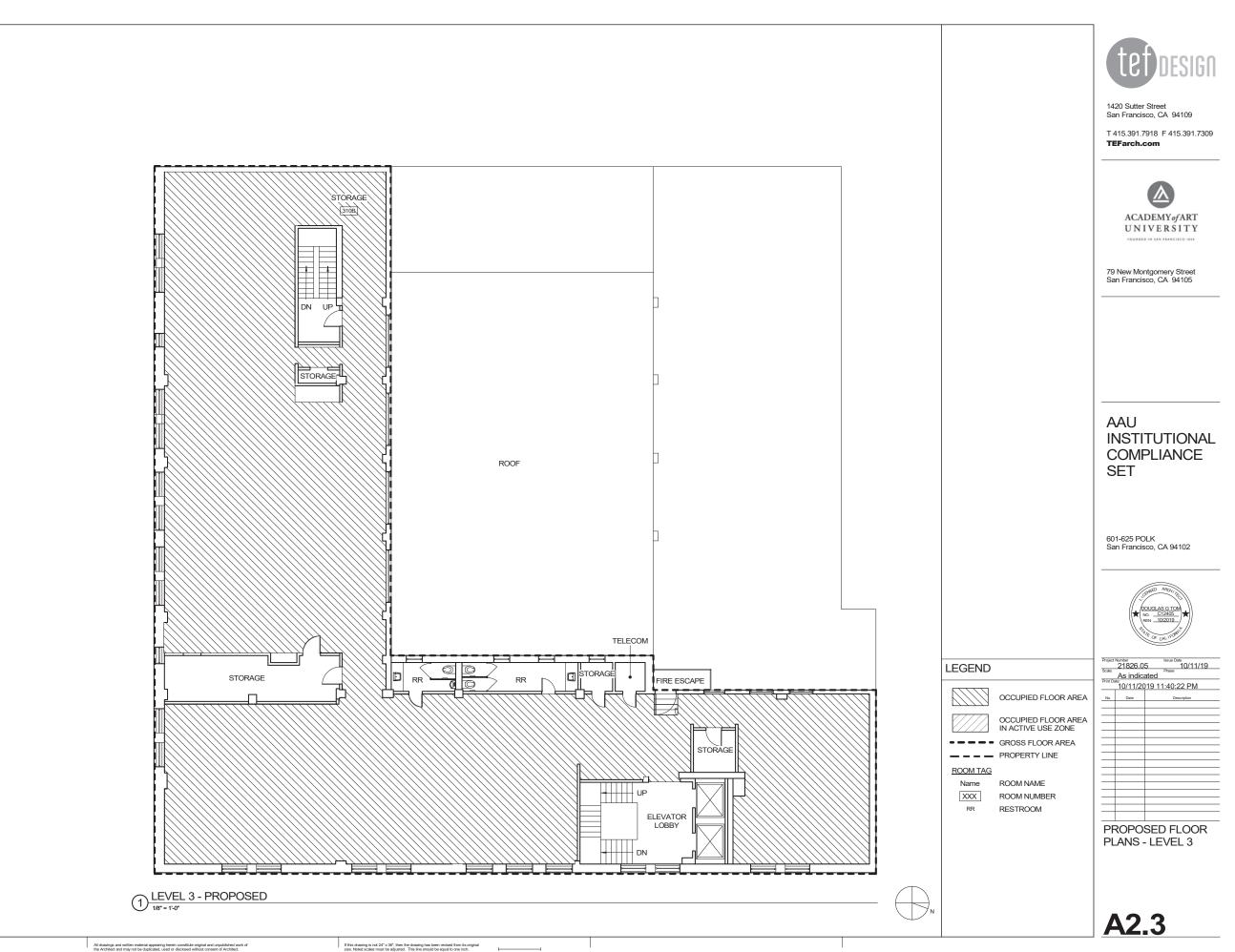


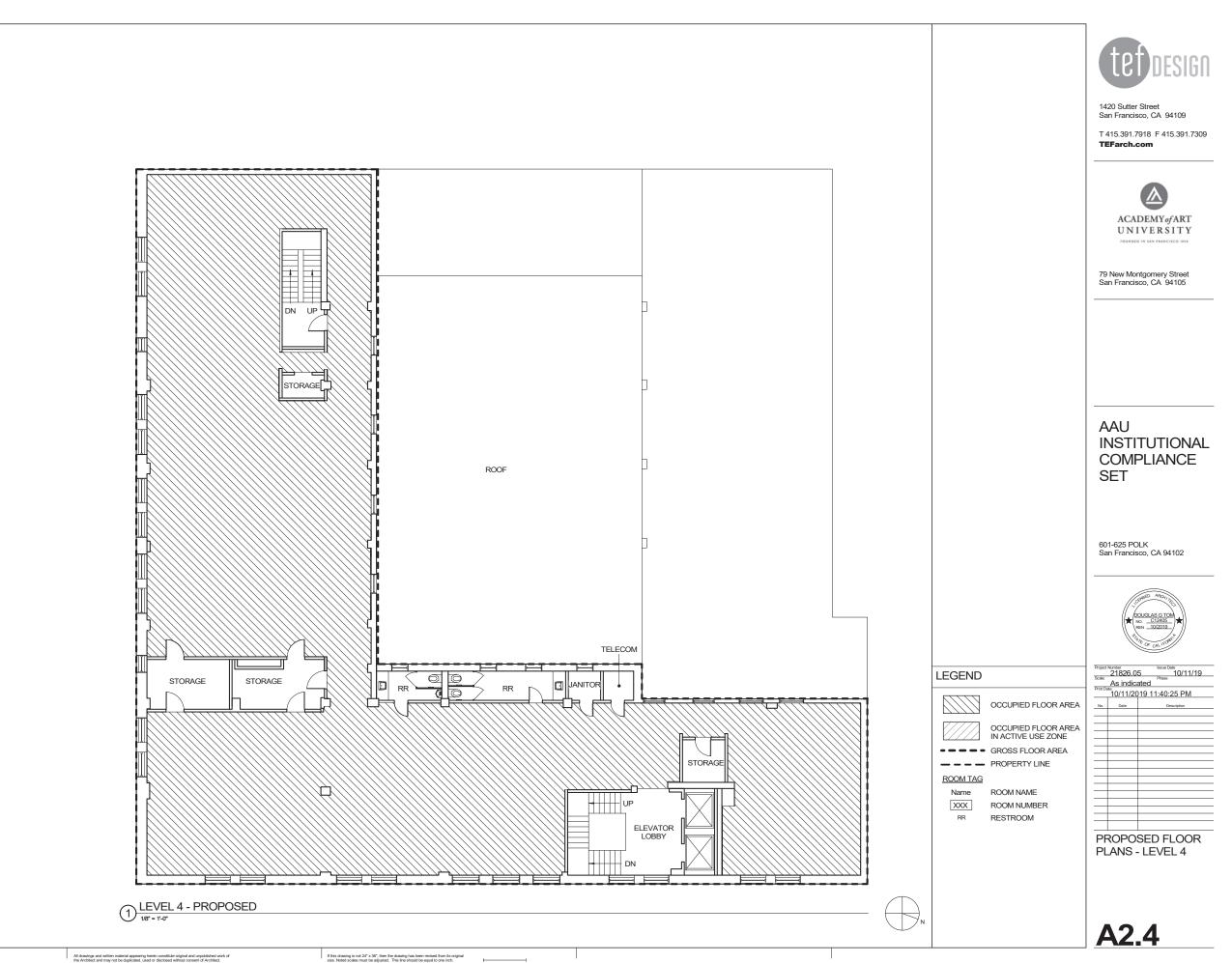


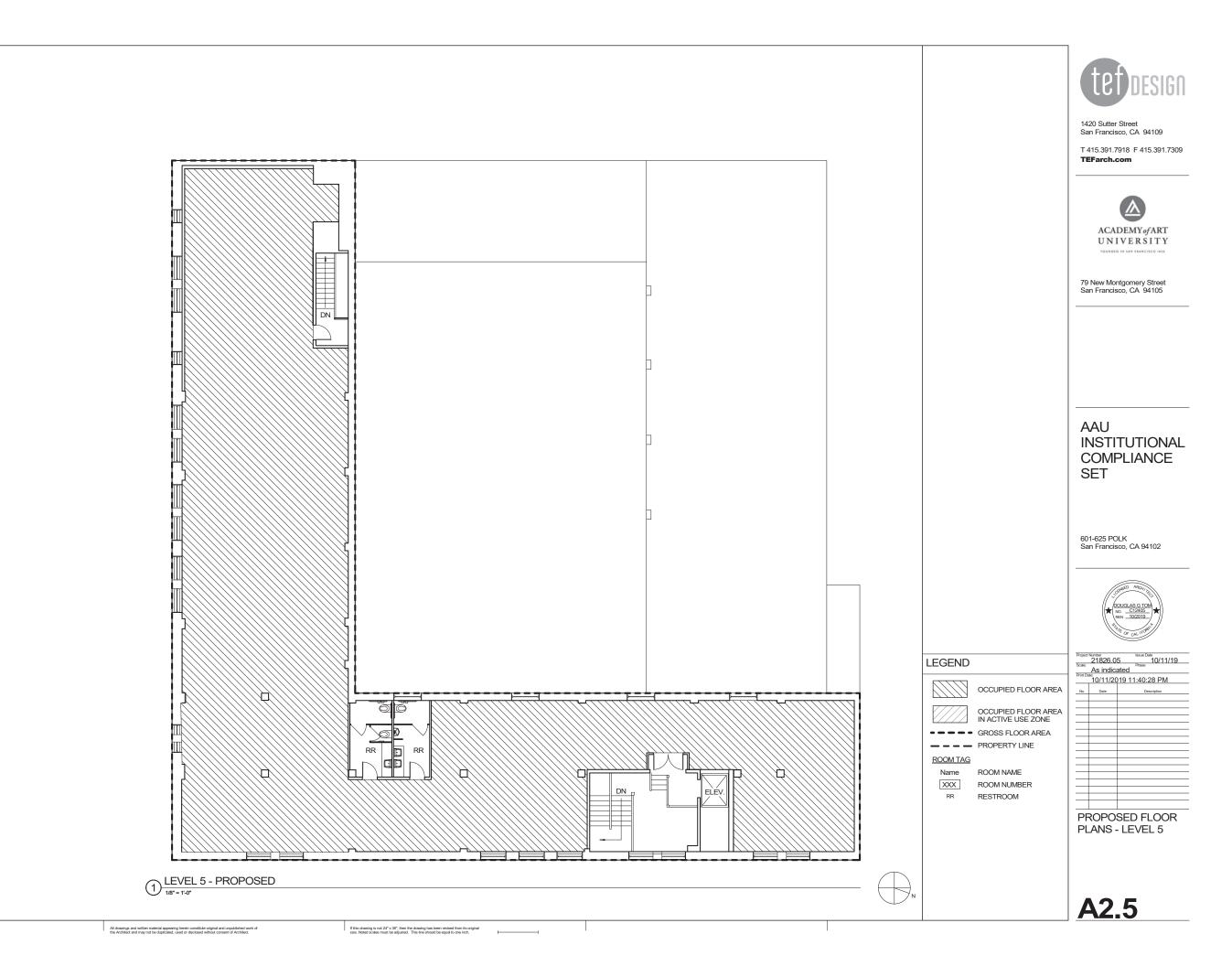














1 EAST ELEVATION - (1964) SOURCE: SAN FRANCISCO PUBLIC LIBRARY



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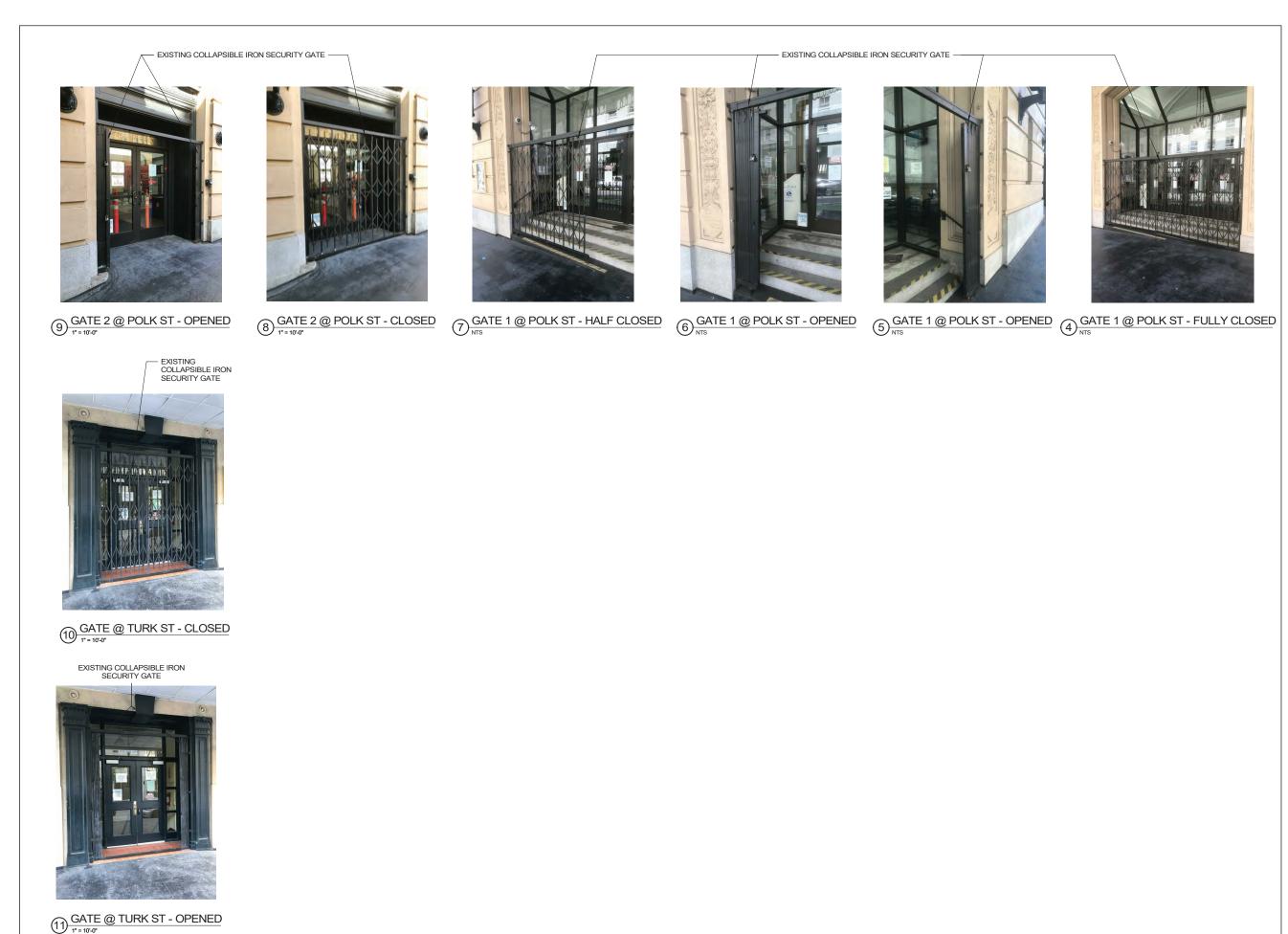
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HISTORICAL EXTERIOR ELEVATION IMAGES

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EXTERIOR ELEVATION DETAIL IMAGES







GENERAL NOTES

- 7. ALL NEW PROPOSED SE CAMERAS, LIGHTING, SI HAVE ALL ASSOCIATED TO BE ROUTED INTERN BUILDING. NO NEW CON EXPOSED
- 8. TEF TO PROVIDE DETAIL DRAWINGS FOR FIXTUR CONDUIT, AND INTERNA SOURCES, SHOWING WI AND WITH WHAT METHO ARE ATTACHED TO THE STRUCTURE AND HOW WILL BE ROUTED INTER POWER SOURCE WITHI BUILDING. ALL FIXTURE BUILDING TO BE EXPLIC SPECIFIED AND SHOWN VIEW, (2) ELEVATION VIE SECTION/DETAIL DRAWI EACH PROPERTY'S DBI THAT WILL BE ROUTED

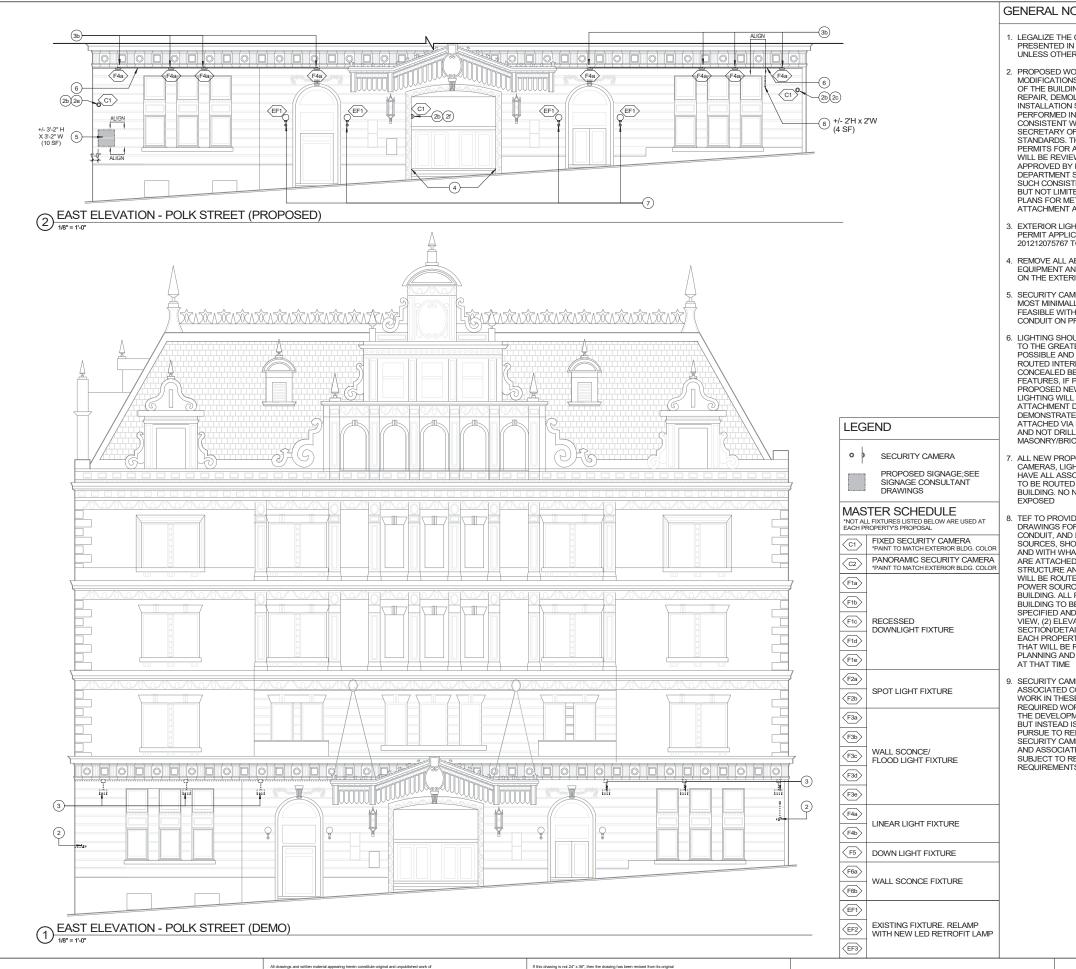
GENERAL NOTES	KEYNOTES	
LEGALIZE THE CONDITIONS PRESENTED IN THIS PLAN SET, UNLESS OTHERWISE NOTED PROPOSED WORK INVOLVING MODIFICATIONS TO THE EXTERIOR OF THE BUILDING, INCLUDING REPAIR, DEMOLITION, AND	 EXISTING HISTORIC FIXTURES REMOVE EXISTING BULLET STYLE SECURITY CAMERAS AND ASSOCIATED CONDUITS; REMOVE EXISTING CAMERA BACKBOX OR JUNCTION BOX 	1420 Sutter Street San Francisco, CA 94109
INSTALLATION SHALL BE PERFORMED IN A MANNER CONSISTENT WITH THE SECRETARY OF THE INTERIOR'S STANDARDS. THE BUILDING PERMITS FOR ALL SUCH WORK WILL BE REVIEWED AND APPROVED BY PLANNING DEPARTMENT STAFF TO ENSURE SUCH CONSISTENCY, INCLUDING BUT NOT LIMITED TO APPROPRIATE PLANS FOR METHOD OF REMOVAL, ATTACHMENT AND PATCHING.	 INSTALL SWALL FORM FACTOR DOME CAMERA, INSTALL THE CABLE WITHIN THE CAMERA HOUSING, PAINT THE CAMERA BODY TO MATCH EXTERIOR BUILDING COLOR: VERIFY EXISTING SYSTEMS ARE FUNCTIONAL, TYPE TO BE REVIEWED BY PLANNING DEPARTMENT STAFF PRIOR TO APPROVAL/ INSTALLATION UTILIZE THE EXISTING BUILDING 	T 415.391.7918 F 415.391.7309 TEFarch.com
3. EXTERIOR LIGHTING BUILDING PERMIT APPLICATION No. 201212075767 TO BE WITHDRAWN	PENETRATION ROUTE CABLE THROUGH EXISTING CONDUIT	UNIVERSITY founded in eam francisco 1939
4. REMOVE ALL ABANDONED EQUIPMENT AND ATTACHMENTS ON THE EXTERIOR	(28) ROUTE CABLE FROM INSIDE OF BUILDING	79 New Montgomery Street San Francisco, CA 94105
5. SECURITY CAMERAS SHALL BE THE	(27) PROPOSED CAMERA LOCATION AT EDGE OF COLUMN	
MOST MINIMALLY VISIBLE FIXTURE FEASIBLE WITH REMOVAL OF ALL CONDUIT ON PRIMARY FACADE	(3) EXISTING EXTERIOR LIGHTS AND ASSOCIATED CONDUITS TO BE REMOVED	
6. LIGHTING SHOULD BE MINIMIZED TO THE GREATEST EXTENT POSSIBLE AND ALL CONDUIT ROUTED INTERNALLY OR	(3) PROPOSED NEW LIGHT FIXTURES, SEE LIGHTING CUT SHEETS	
ROOTED INTERNALLY OR CONCEALED BEHIND EXISTING FEATURES, IF POSSIBLE. ANY PROPOSED NEW OR RETAINED LIGHTING WILL REQUIRE ATTACHMENT DETAILS THAT DEMONSTRATE THAT LIGHTS ARE ATTACHED VIA MORTAR JOINTS AND NOT DRILLED DIRECTLY INTO MASONRY/BRICK	STEEL FOLDING SECURITY GATES PROPOSED FOR LEGALIZATION SUBJECT TO FIRE AND BUILDING CODE REVIEW. SEE PHOTOS 4-11 ON SHEET A3.1 AND ATTACHMENT DETAILS ON A4.1 (DETAIL ON MATERIALS TO BE PROVIDED TO PLANNING UNDER SEPARATE COVER)	AAU INSTITUTIONAL
7. ALL NEW PROPOSED SECURITY CAMERAS, LIGHTING, SIGNAGE, TO HAVE ALL ASSOCIATED CONDUITS TO BE ROUTED INTERNALLY IN THE BUILDING. NO NEW CONDUIT TO BE EXPOSED	PROPOSED NON-ILLUMINATED WALL SIGN; SEE SIGNAGE CONSULTANT DRAWINGS CONDUIT CONCEALED WITHIN GROOVE, CONNECTS TO J-BOX WITHIN CPOOVE	COMPLIANCE SET
8. TEF TO PROVIDE DETAIL DRAWINGS FOR FIXTURES, CONDUIT, AND INTERNAL POWER SOURCES, SHOWING WHERE, HOW AND WITH WHAT METHOD THESE ARE ATTACHED TO THE STRUCTURE AND HOW CONDUIT WILL BE ROUTED INTERNALLY TO A	WITHIN GROOVE RETROFIT HISTORIC LIGHT FIXTURES WITH LED LAMPS PROPOSED INDIRECTLY ILLUMINATED BLADE SIGN, SEE SIGNAGE CONSULTANT DRAWINGS	601-625 POLK San Francisco, CA 94102
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9. SECURITY CAMERA, LIGHTING AND ASSOCIATED CONDUIT PROPOSED WORK IN THESE PLANS IS NOT REQUIRED WORK PURSUANT TO THE DEVELOPMENT AGREEMENT, BUT INSTEAD IS WORK AAU MAY PURSUE TO REPLACE EXISTING SECURITY CAMERAS, LIGHTING AND ASSOCIATED CONDUIT SUBJECT TO REMOVEAL REQUIREMENTS	EXISTING SIGN PROPOSED FOR EGALIZATION. MODIFY ATTACHMENTS TO ALIGN AT MORTAR JOINTS	Scate Totalicated Press Main clicated Prior User 10/11/2019 11:40:40 PM No Date Description
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SOUTH ELEVATION - TURK STREET (PROPOSED) INF = 1.07 Inf = 1.07	
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	MASTER SCHEDULE MOT ALL FIXTURES LISTED BELOW ARE USED AT EACH PROPERTY'S PROPOSAL C1 FIXED SECURITY CAMERA 'PAINT TO MATCH EXTERIOR BLDG. COLOF 'PAINT TO MATCH EXTERIOR BLDG. COLOF 'PAINT TO MATCH EXTERIOR BLDG. COLOF 'PAINT TO MATCH EXTERIOR BLDG. COLOF
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	(F5) DOWN LIGHT FIXTURE (F6a) WALL SCONCE FIXTURE
EAST ELEVATION - POLK STREET (EXISTING)	EF1 E2 E2 E72 EF2 EF3 EXISTING FIXTURE. RELAMP WITH NEW LED RETROFIT LAMP

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All drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used or disclosed without consent of Architect.

OTES	KEYNOTES	
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TO BE WITHDRAWN ABANDONED	2e ROUTE CABLE FROM INSIDE OF BUILDING	79 New Montgomery Street
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		A3.4



GATE AT TURK - ATTACHMENT DETAIL



9 GATE AT TURK - ATTACHMENT DE TAIL





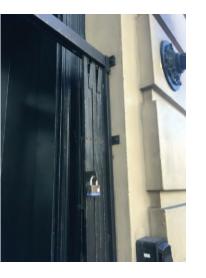
(1) GATE 2 AT POLK - ATTACHMENT DETAIL



GATE 2 AT POLK - ATTACHMENT DETAIL



BATE 2 AT POLK - ATTACHMENT DETAIL



(7) GATE 2 AT POLK - ATTACHMENT DETAIL



5 GATE 1 AT POLK ST - ATTACHMENT DETAIL



GATE 1 AT POLK ST - ATTACHMENT DETAIL



3 GATE AT TURK - ATTACHMENT DETAIL



(2) GATE 1 AT POLK ST - ATTACHMENT DETAIL



GATE 1 AT POLK ST - ATTACHMENT DETAIL

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- GENERAL NOTES
- GATE ATTACHMENTS SHALL BE CONSISTENT WITH THE SECRETARY OF THE INTERIOR'S STANDARDS.

KEYNOTES

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EXTERIOR ELEVATION DETAIL IMAGES



5 (E) MOUNTING MARK AT TURK ST

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GENERAL NOTES

GATE ATTACHMENTS SHALL BE CONSISTENT WITH THE SECRETARY OF THE INTERIOR'S STANDARDS.

KEYNOTES

- (1) EXISTING HISTORIC FIXTURES
- (2) REMOVE EXISTING BULLET STYLE SECURITY CAMERAS AND ASSOCIATED CONDUITS; REMOVE EXISTING CAMERA BACKBOX OR JUNCTION BOX
- (2) INSTALL SMALL FORM FACTOR DOME CAMERA, INSTALL THE CABLE WITHIN THE CAMERA HOUSING, PAINT THE CAMERA BODY TO MATCH EXTERIOR BUILDING COLOR; VERIFY EXISTING SYSTEMS ARE FUNCTIONAL, TYPE TO BE REVIEWED BY PLANNING DEPARTMENT STAFF PRIOR TO APPROVAL/ INSTALLATION
- (20) UTILIZE THE EXISTING BUILDING PENETRATION
- (2d) ROUTE CABLE THROUGH EXISTING CONDUIT
- 20 ROUTE CABLE FROM INSIDE OF BUILDING
- (2f) PROPOSED CAMERA LOCATION AT EDGE OF COLUMN
- (3) EXISTING EXTERIOR LIGHTS AND ASSOCIATED CONDUITS TO BE REMOVED
- (3b) PROPOSED NEW LIGHT FIXTURES, SEE LIGHTING CUT SHEETS
- (4) STEEL FOLDING SECURITY GATES PROPOSED FOR LEGALIZATION SUBJECT TO FIRE AND BUILDING CODE REVIEW. SEE PHOTOS 4-11 ON SHEET A3.1 AND ATTACHMENT DETAILS ON A4.1 (DETAIL ON MATERIALS TO BE PROVIDED TO PLANNING UNDER SEPARATE COVER)
- PROPOSED NON-ILLUMINATED 5 WALL SIGN; SEE SIGNAGE CONSULTANT DRAWINGS
- CONDUIT CONCEALED WITHIN 6 GROOVE, CONNECTS TO J-BOX WITHIN GROOVE
- RETROFIT HISTORIC LIGHT (7) FIXTURES WITH LED LAMPS
- PROPOSED INDIRECTLY ROPOSED INDIRECTLT
 ILLUMINATED BLADE SIGN, SEE
 SIGNAGE CONSULTANT DRAWINGS

ITEMS NOTED ON 9/25/19 SITE WALK: *SEE PHOTOS ON SHT A4.2

- EXISTING PENETRATIONS SHALL BE APPROPRIATELY REPAIRED IN ACCORDANCE WITH THE SECRETARY OF THE INTERIOR'S STANDARDS, SEE PHOTOS (9 PROVIDED ON A4.2
- EXISTING SIGN PROPOSED FOR 10 LEGALIZATION. MODIFY ATTACHMENTS TO ALIGN AT MORTAR JOINTS

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19

EXTERIOR ELEVATION DETAIL IMAGES

A4.2



3 EAST ELEVATION - POLK STREET



2 SOUTH ELEVATION - TURK STREET



1) SOUTHEAST CORNER - POLK STREET & TURK STREET

 KE	YNOTES	
1	EXISTING HISTORIC FIXTURES	
2	REMOVE EXISTING BULLET STYLE SECURITY CAMERAS AND ASSOCIATED CONDUITS; REMOVE EXISTING CAMERA BACKBOX OR JUNCTION BOX	1420 S San Fi
2b	INSTALL SMALL FORM FACTOR DOME CAMERA, INSTALL THE CABLE WITHIN THE CAMERA HOUSING, PAINT THE CAMERA BODY TO MATCH EXTERIOR BUILDING COLOR; VERIFY EXISTING SYSTEMS ARE FUNCTIONAL, TYPE TO BE REVIEWED BY PLANNING DEPARTMENT STAFF PRIOR TO APPROVAL/ INSTALLATION	T 415. TEFa
2c)	UTILIZE THE EXISTING BUILDING PENETRATION	I L
(2d)	ROUTE CABLE THROUGH EXISTING CONDUIT	
(2e)	ROUTE CABLE FROM INSIDE OF BUILDING	79 Nev San Fi
2f)	PROPOSED CAMERA LOCATION AT EDGE OF COLUMN	
3	EXISTING EXTERIOR LIGHTS AND ASSOCIATED CONDUITS TO BE REMOVED	
3b	PROPOSED NEW LIGHT FIXTURES, SEE LIGHTING CUT SHEETS	
4	STEEL FOLDING SECURITY GATES PROPOSED FOR LEGALIZATION SUBJECT TO FIRE AND BUILDING CODE REVIEW. SEE PHOTOS 4-11 ON SHEET A3.1 AND ATTACHMENT DETAILS ON A4.1 (DETAIL ON MATERIALS TO BE PROVIDED TO PLANNING UNDER SEPARATE COVER)	AA INS CO
5	PROPOSED NON-ILLUMINATED WALL SIGN; SEE SIGNAGE CONSULTANT DRAWINGS	SE
6	CONDUIT CONCEALED WITHIN GROOVE, CONNECTS TO J-BOX WITHIN GROOVE	
7	RETROFIT HISTORIC LIGHT FIXTURES WITH LED LAMPS	601-62 San Fi
8	PROPOSED INDIRECTLY ILLUMINATED BLADE SIGN, SEE SIGNAGE CONSULTANT DRAWINGS	
9	ITEMS NOTED ON 9/25/19 SITE WALK: *SEE PHOTOS ON SHT A4.2 EXISTING PENETRATIONS SHALL BE APPROPRIATELY REPAIRED IN ACCORDANCE WITH THE SECRETARY OF THE INTERIOR'S STANDARDS. SEE PHOTOS PROVIDED ON A4.2	Project Nambe
(10)	EXISTING SIGN PROPOSED FOR LEGALIZATION. MODIFY ATTACHMENTS TO ALIGN AT MORTAR JOINTS	

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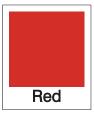
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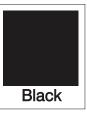


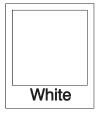
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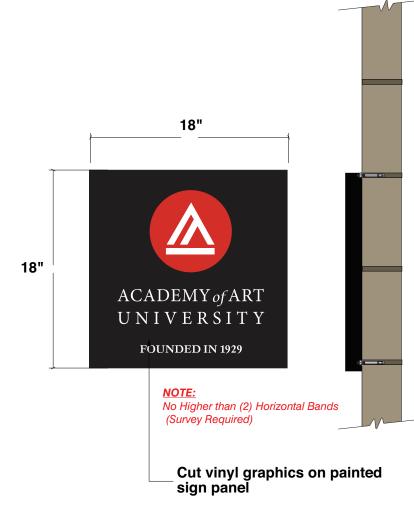
TERIOR EVATION IMAGES

A4.3



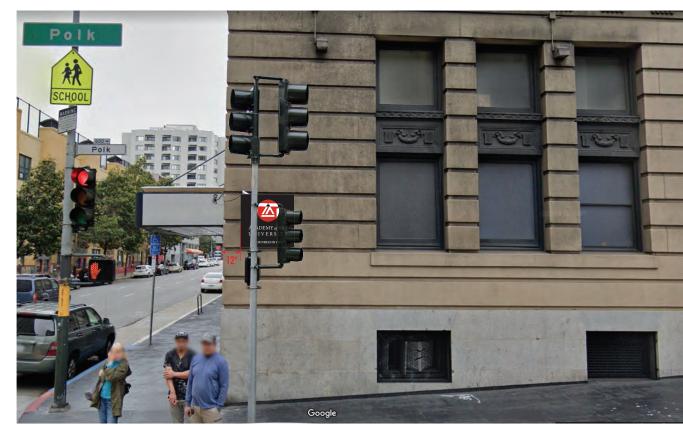






1-1/2" alum. sq. tube frame w/ .125" alum. sign face painted black

Note: Bolt into Grout Lines Only



12" away from Corner





12" away from Corner



Aluminum Wall Sign w/ Vinyl Graphics QTY 2

RVEY REQUIRED **NOT FOR PRODUCTION**

Scale: 3" = 1' - 0"

GOLDEN GATE SIGN					
Company, Juc.					
2500 Bisso Lane, Suite 200 Concord, CA 94520					
925.771.6300 Phone CA License #665363					
Project ID					
Date: 8/14/19					
Sales: A. Bartizal Designer: N. Ford					
Rev. #: 1 Date: 9/20/19					
Revision Notes: Revised sign placements					
Interior X Exterior					
🗴 Single Faced 🗌 Double Faced					
Illuminated					
× Non-Illuminated					
Type of Lighting:					
Lamps L.E.D.					
Neon Other					
Address 625 POLK STREET SAN FRANCISCO					
Customer Approval					
Signature					
MM/DD/YYYY					
2019 All Rights Reserved. This is an original unpublished draving submitted in connection with a project we are planing for you. It is not the cogied, reproduced, exhibited or shown to anyone outside of your organization without written parentission of Golden Gate Sign Company.					
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and other applicable codes. This includes proper grounding and bonding of the sign.					
(Ůľ)					
All Signs to be Title 24 Compliant					
World Sign Associates					
Sheet No.					
GG 2.0					

EXISTING SITES T	Academy of Art University Project ESTM Case N0. 2008.0586E	CODE NOTES REFERENCE: SA CODE AS EXISTI			SHE					Ε>	
Recommende Condition of Approval Numb	f Recommended Condition of Approval	A- FLOOR AREAS SAN FRANCISCO PLANNING CODE SEC. 102 DEFINITION	INS			* Minor Permit to Alter requires HISTORIC PRESERVATION COMMISSION REVIEW		T ISSUE			
ES-23: HR-1	Signs and Statues. The banner signs and statues shall be removed, areas of damage repaired, and the original appearance restored and refinished to match existing in	FLOOR AREA, GROSS: IN THE C-3 AND CENTRAL SOMA DISTRICTS, THE SUM OF THE GROSS AREAS OF THE SI						SF PLANNING DEPT ISS PRESERVATION ISSUE*	ш		
	materials and appearance. If a new sign is to be installed,	BUILDINGS, MEASURED ALONG THE GLASS LINE AT WI	INDOWS AT A HEIGHT	OF FOUR FEET				NIN(VAT	SSUE		
	it shall be placed in a location that does not obscure character-defining features, installed in a manner that	ABOVE THE FINISHED FLOOR AND ALONG A PROJECTE OVERALL BUILDING WALL PLANE CONNECTING THE EN	NDS OF INDIVIDUAL W	INDOWS,				PLANNING	DBI IS		
	results in minimal damage to historic materials, and designed and placed to comply with applicable Article 11	PROVIDED, HOWEVER, THAT SUCH LINE SHALL NOT BE WALL.	E INWARD OF THE INT	ERIOR FACE OF THE	Sheet Number	Sheet Name		SF PL PRES	SF D		
	guidelines. AAU PROPOSAL: CONDITION REMOVED. See Notes on Sheet A3.2.	FLOOR AREA, OCCUPIED; FLOOR AREA DEVOTED TO, O PRINCIPAL OR CONDITIONAL USE AND ITS ACCESSOR		G DEVOTED TO, A	A0.0	COVER SHEET		• •			
ES-23: TR-1	Bicycle Parking. AAU reports the presence of two bicycle	-			A0.1 A0.2	PROJECT INFORMATION GENERAL NOTES		┨┼┤			
	racks (20 Class I spaces) in the basement of the building. AAU shall relocate these	GROSS FLOOR AREA (I			A0.S1 A0.S2	SITE PLAN AERIAL IMAGE & SITE SITE PLAN DRAWINGS	E HISTORY	••			
	racks to the ground floor in a more convenient location and add signage to direct students to the bicycle parking	Level BASEMENT (LOWER)	Existing (SF)	Proposed (SF) 0	A0.S3	STREETSCAPE PLANS	-	•		and the second s	
	location. Bicycle parking shall be consistent with San Francisco Planning Department guidance.	BASEMENT	14,668	14,668	A0.T1 A0.T2	OCCUPANY AND EGRESS PLANS SF GREEN BUILDING COMPLIAN		┨┼┤		÷	
	Bicycle Parking. AAU reports the presence of two bicycle racks (20 Class I spaces) in the basement of the building.		13,711 13,501	13,711 13,501	A0.T3a	ACCESSIBILITY DIAGRAMS (1 of	3)		•		
	AAU shall relocate these racks to the ground floor in a more convenient location	GROSS SF TOTAL	41,880	41,880	A0.T3b A0.T3c	ACCESSIBILITY DIAGRAMS (2 of ACCESSIBILITY DIAGRAMS (3 of	3)		•		
	and add signage to direct students to the bicycle parking location. Bicycle parking shall be consistent with San	*PER SF PLANNING CODE SECTION 102.b.13, GROSS FLOOP	R AREA SHALL NOT IN	ICLUDE THE	A1.1 A1.2	EXISTING FLOOR PLANS - BASE EXISTING FLOOR PLANS - BASE		•	•		
	Francisco Planning Department guidance.	FOLLOWING:			A1.3	EXISTING FLOOR PLANS - LEVE	iL 1	•	•		
	AAU PROPOSAL: See Bicycle Parking Summary on this Sheet	GROUND FLOOR AREA IN THE C-3-0, C-3-0(SD), C-3-8, THE CENTRAL SOMA SPECIAL USE DISTRICT DEVOTED TO I			A1.4 A1.5	EXISTING FLOOR PLANS - STAG EXISTING FLOOR PLANS - LEVE		•	•	PL	
ES-23: TR-2	Reconfigure Curb Space to Accommodate Relocated Shuttle Stop. If the recommended Condition of Approval	CIRCULATION AND BUILDING SERVICE.			A2.1	PROPOSED FLOOR PLANS - BAS	SEMENT (LOWER)	•	•		
	in the discussions of 860 Sutter Street (ES-13) and 620 Sutter Street (ES-20) is implemented, the shuttle zone	FLOOR AREA RATIO (PER SECTION 210	0.2 - TABLE 210	<u>).2):</u>	A2.2 A2.3	PROPOSED FLOOR PLANS - BAS PROPOSED FLOOR PLANS - LEV		•	•		
	along Post Street at the 491 Post Street site would be required to increase in size, subject to SFMTA approval,	MAXIMUM ALLOWED GROSS SF			A2.4	PROPOSED FLOOR PLANS - STA	AGE LEVEL	•	•		
	from 40 feet to 80 feet to accommodate the additional six routes (E, G, H, I, M, and Sutter Express). With the	C-3-G FAR X LOT AREA = 6 X 15,124 SF	= 90,744 SF		A2.5 A3.0	PROPOSED FLOOR PLANS - LEV HISTORICAL EXTERIOR ELEVAT	TION IMAGES	•	•		
	potential shuttle zone expansion, the commercial loading space in front of the 491 Post Street site would have to be	OCCUPIED FLOOR AREA	A (NO CHANGE)	A3.1 A3.2	EXTERIOR ELEVATION IMAGES EXISTING/PROPOSED EXTERIO		••	•		
	relocated to the west, shortening the tour bus zone along Post Street by 20 feet. All changes to the curb zone shall	Level		Proposed (SF)	A3.3 A3.4	EXISTING/PROPOSED EXTERIO	R ELEVATIONS	••	•		
	be reviewed and approved by SFMTA.	BASEMENT (LOWER) BASEMENT	0 10,446	0 10,446	A4.1	EXISTING DOORS & SKATE BOA	RD STOPS	•••	•		
	AAU PROPOSAL: See Notes on Sheet A0.S3 AAU moved shuttle service from 620 Sutter and 860 Sutter	LEVEL 1	9,632	9,632	A4.2	EXTERIOR ELEVATION DETAIL I		• •	•		
	properties to 491 Post between the hours of 4-6pm. Due to increased usage and pursuant to the provisions of this	LEVEL 2 OCCUPIED SF TOTAL	6,076 26,154	6,076 26,154	620	SIGNAGE DETAILS	EIS				
	condition, AAU proposes to increase the zone from 40' to 80'.				G 2.0	SIGNAGE DETAILS	TOTAL SHEETS	•••		7	
ES-23: GHG-1	Compliance with the Bicycle Parking Requirements. AAU shall design, locate and configure all bicycle parking spaces in compliance with Planning Code Sections 155.1 – 155.4.	B-ACTIVE USE *SEE SHEET A2.3 PROPOSED LEVEL REFERENCE	L 1 FLOOR PLA	N FOR			I UTAL OREE IS	. 22		MASON	
	ALU PROPOSAL: See Bicycle Parking Summary on this Sheet	-									
					PRC	OPERTY INFORMATION	N				
BICYCLE PARKING SUMMARY *SEE SHEET A2.3 FOR PROPOSED CLASS I BICYCLE PARKING *SEE SHEET A0.S3 FOR PROPOSED CLASS II BICYCLE PARKING					ADDRESS 491 POST STREET BLOCK/LOT 0307/009 DISTRICTS						
	BICYCLE PARKING SUMMARY	1			ZONIN	<u>ICTS</u> IG C-3-G IT/BULK 80-130-F					
	ESTM REQUIRED CODE REQUIRED PROPOSED RELOCATE EXISTING 2 14	-				AL USE WITHIN 1/4 MILE OF THE WITHIN 1/4 MILE OF AN EXISTI		S RUD			
CLASS I R CLASS II	ELOCATE EXISTING 2 14 PER CODE 4 10				FIN	IANCIAL SERVICE					
	REMAINS SUBJECT TO REVIEW AND APPROVAL BY OTHER CITY AGENCIES, SUCH AS					CHANGE OF USE REG LEGAL INSTITUTIONAL: RELIGIO	DUS				
SFMTA, BUILDING AI	ND FIRE DEPARTMENTS.				PROP(OSED INSTITUTIONAL: POST-SI STORIES 4 (NO CHANGE)	ECONDARY EDUC	ATION		. //	
						<u>STORIES</u> 4 (NO CHANGE) RIC EVALUATION			_	VI	
APPLICA	ABLE CODES	PROJECT SCOPE			1	RIC RESOURCE STATUS	A- Historic Resou	Irce Prese	ent		
	SHALL COMPLY WITH THE APPLICABLE CODES,	PURSUANT TO CASE NUMBER 2008.058 TO CHANGE THE USE OF 491 POST FRO	OM THE LAST L	EGAL USE OF	DISTR		None		Lea		
ORDERS, A	ENTS, RULES, REGULATIONS, ORDINANCES, LAWS, APPROVALS, ETC. THAT ARE REQUIRED BY PUBLIC	RELIGIOUS INSTITUTION TO POST-SECO			CALIFO	ORNIA REGISTER HISTORIC ICTS	None		Ivenwo	Bi	
STRINGEN	IES. IN THE EVENT OF CONFLICT, THE MOST IT REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED	PROPOSED COMPLIANCE WITH RECOM	MMENDED CON	IDITIONS OF	HISTO	RIC RESOURCE EVALUATION	None		ofth av	15 4	
	JRRENT APPLICABLE EDITIONS OR PUBLICATIONS OF OWING (OR OTHERWISE NOTED):	APPROVAL FOR 491 POST ARE LISTED ACADEMY OF ART UNIVERSITY PROJECT	IN TABLE 26 O CT EXISTING S	F THE ITES	ARTIC	LE 10 DESIGNATED HISTORIC	Landmark Numbe	er: 117	3		
		TECHNICAL MEMORANDUM PUBLISHED LISTED ON THIS COVER SHEET. EXISTI	O ON MAY 4, 20 ING EXTERIOR	16, ARE ALTERATIONS			I - Significatn Buil	lding, No	S. m	.17	
PART 4- 20	016 CALIFORNIA BUILDING CODE 016 CALIFORNIA MECHANICAL CODE	WITHIN THE SCOPE OF THIS PROJECT	ARE NOTED O	N SHEET A3.2.		LE 11 PRESERVATION	Alterations. Cons District: Kearny -		PO	ost S	
PART 6- 20 PART 10- 2	016 CALIFORNIA ELECTRICAL CODE 016 CALIFORNIA ENERGY CODE 0216 CALIFORNIA EXISTING BUILDING CODE 016 CALIFORNIA FIRE CODE	THE PROJECT PROPOSES TO ABATE AI CASE 8623 (POST-SECONDARY EDUCAT WITHOUT PERMIT. INSTALLATION OF S	TIONAL INSTIT	UTION	MILLS		Mason - Sutter None None		Ge	, 17 Post S Geary	
	DNAL FIRE CODES STANDARD AND THE FIRE	BUILDING).							ST T		
PROTECTI	INAL FIRE CODES STANDARD AND THE FIRE ION HANDBOOK OF THE NFPA CABLE NFPA CODE SECTIONS INCLUDING BUT NOT	NEW PROPOSED SIGNAGE							10		
	CABLE INFA CODE SECTIONS INCLUDING BUT NOT O CCSF, FIRE MARSHAL ADMIN BULLETINS	SECURITY CAMERA, LIGHTING AND ASS PROPOSED WORK IN THESE DRAWING PURSUANT TO THE DEVELOPMENT AG WORK AAU MAY PURSUE TO REPLACE	S IS NOT REQU REEMENT, BU	UIRED WORK T INSTEAD IS CURITY					nde cre Cer	atio nter	
		CAMERAS, LIGHTING AND ASSOCIATED REMOVAL REQUIREMENTS.	D CONDUIT SUE	BJECT TO							
All drawings and written m the Architect and may not	material appearing herein constitute original and unpublished work of be duplicated, used or disclosed without consent of Architect.	If this drawing is not 24" x 36", then the drawing has been revised from its original size. Noted scales must be adjusted. This line should be equal to one inch.								_	

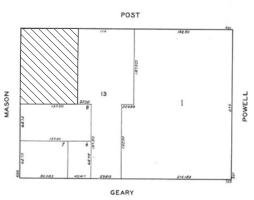
EXTERIOR VIEW





N.T.S.

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AAU INSTITUTIONAL COMPLIANCE SET

tet design

1420 Sutter Street San Francisco, CA 94109

T 415.391.7918 F 415.391.7309 **TEFarch.com**

ACADEMY of ART UNIVERSITY

79 New Montgomery Street San Francisco, CA 94105

491 POST San Francisco, CA 94102



 Project Number
 Issue Date

 21826.12
 10/11/19

 State:
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 As indicated
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 No. Date





COVER SHEET



All drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used or disclosed without consent of Architect.

SITE HISTORY

SOURCE: ESTM Case No. 2008.0586E -Appendix HR

491 Post Street was constructed between 1913 and 1915 as the home of the First Congregational Church of San Francisco. This building replaced the group's earlier Gothic Revival-style church constructed on the site in 1870 and destroyed in the 1906 earthquake and fire. The First Congregational Church owned and occupied the building from the 1910s for nearly 90 years, until 2001, when the building was sold due to the congregation's declining numbers and need for a smaller space. On the occasion of the building's sale, the San Francisco Chronice noted that the First Congregational Church had been established in 1850

by a former missionary determined to bring God to the godless masses of a Gold Rush boomtown. Members first met in a small, wooden building on Jackson Street, between Stockton and Powell streets, before moving to the current site, at the corner of Mason and Post

a gently sloping floor and U-shaped balcony, can seat 1,200 comfortably.

As recently as the 1960s, the article noted, the congregation's numbers held steady, with more than 700 well into the postwar period. As the years wore on, however, congregation members "drifted off to the suburbs or other parts of the city. The crowds—even supplemented by tourists wandering in from their hotels—shrank. The church now [as of 2001] has about 60 active members."

Faced with a monumental, large-capacity building and a dwindling congregation,

The magnificent home gradually became a burden.... Church members decided to put the building up for sale and hunt for a more appropriate place. It's a wrenching sort of thing and yet we're much too small to stay here,' said Ed Steiner, 82, who joined the congregation in 1950.

The building was purchased by AAU in 2001.

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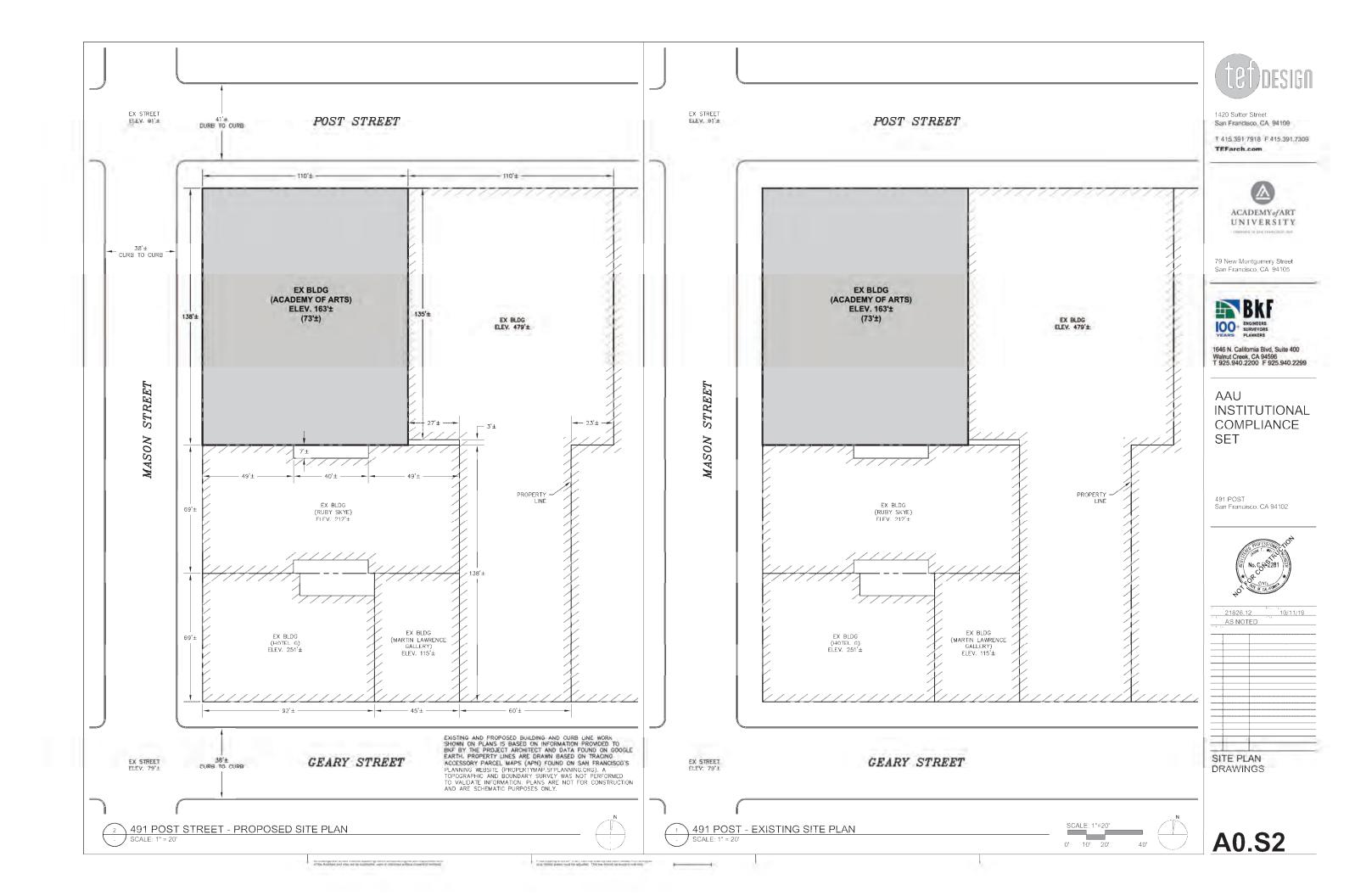


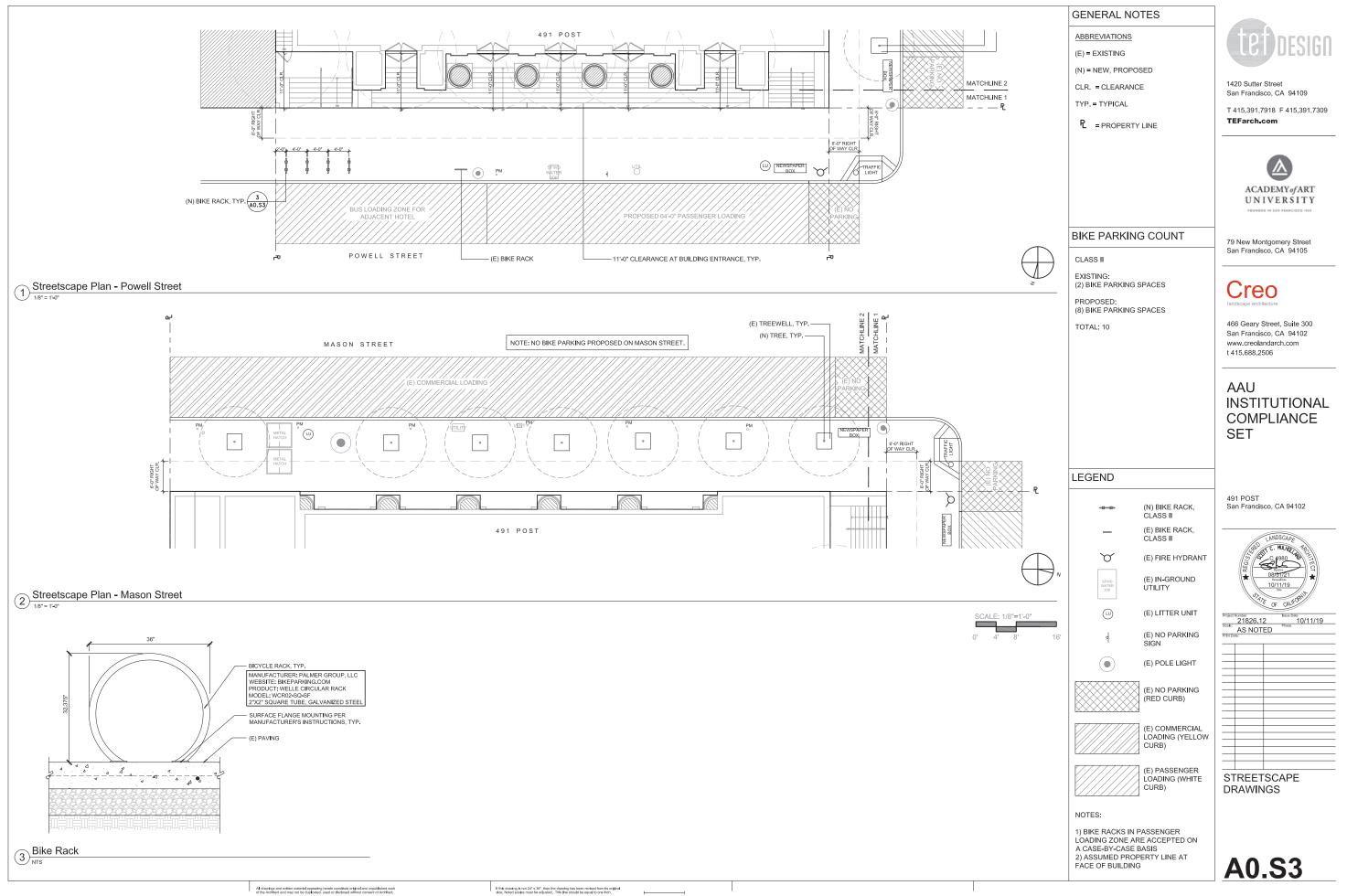
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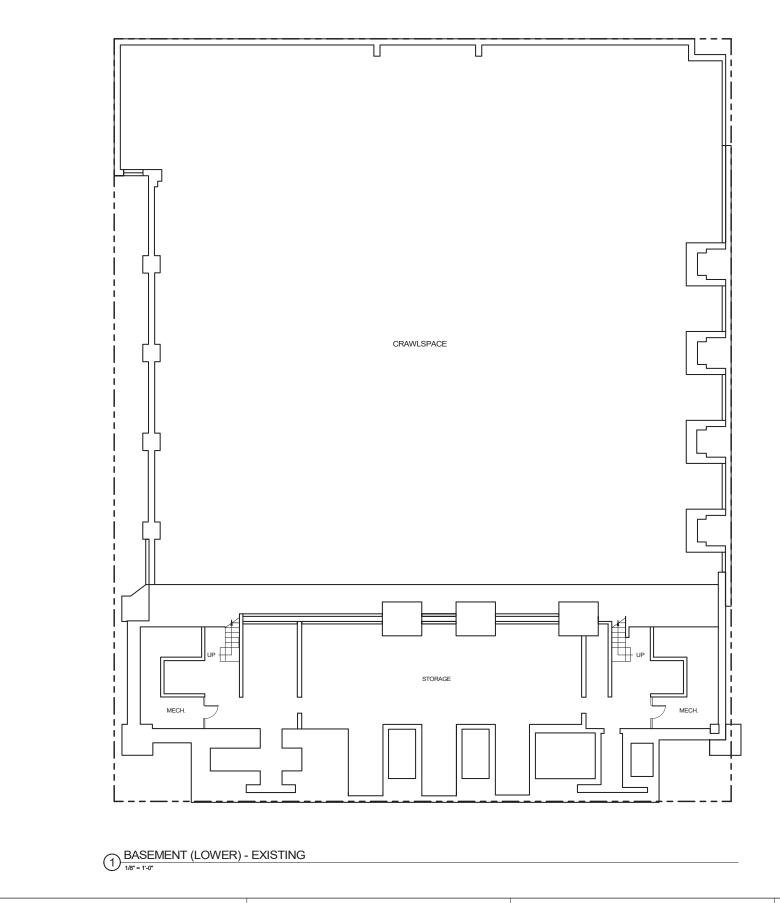
SITE PLAN AERIAL IMAGE & SITE HISTORY

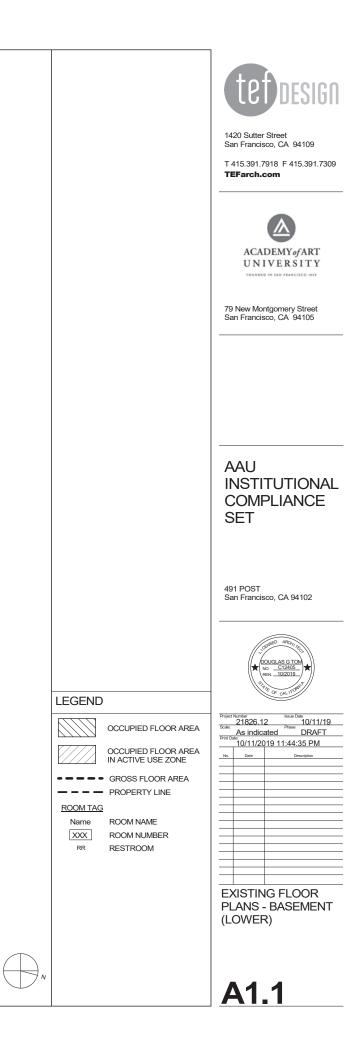


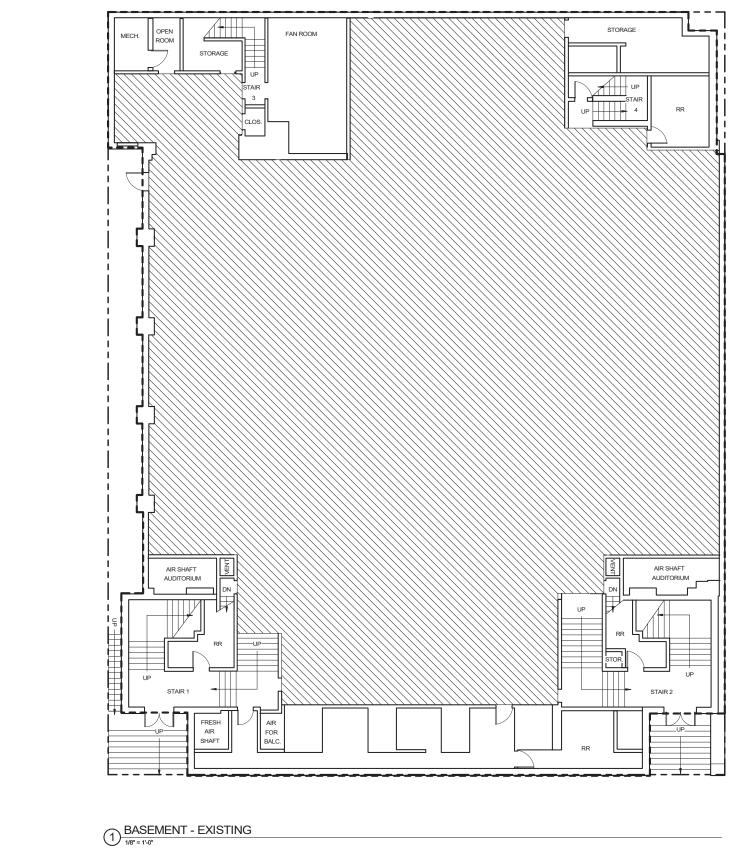


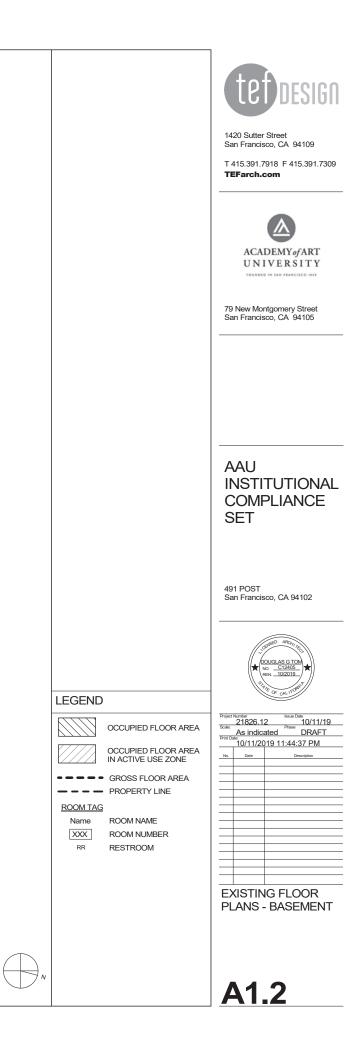


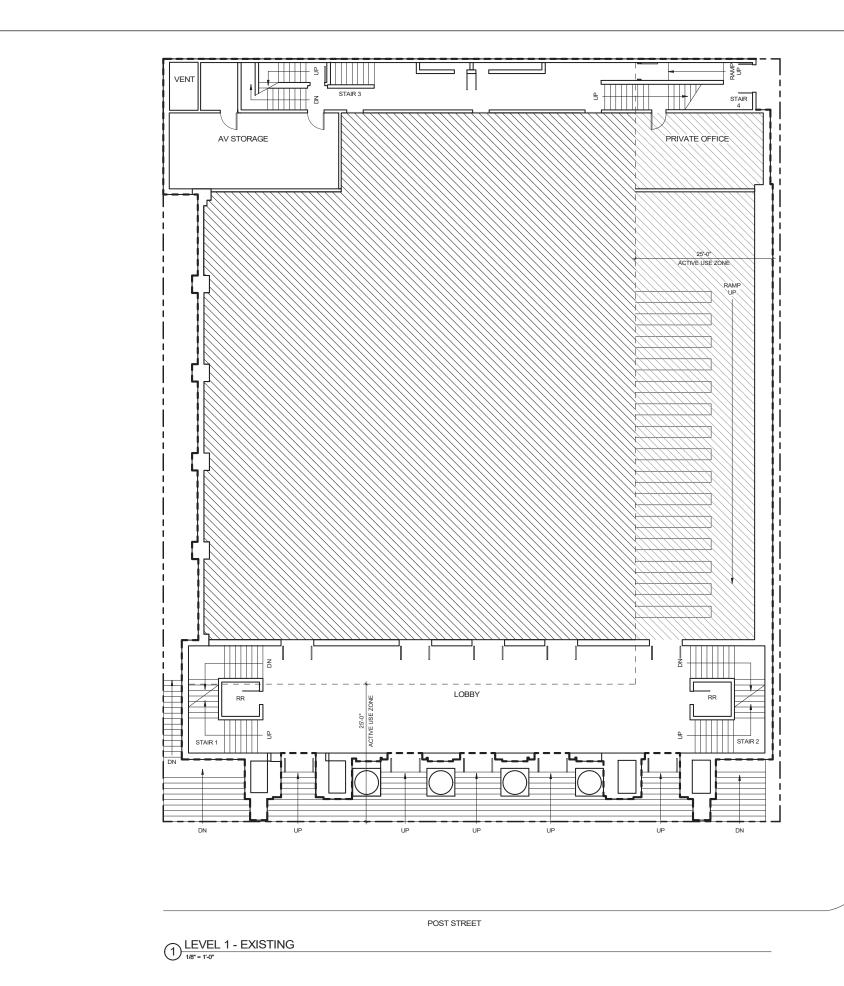


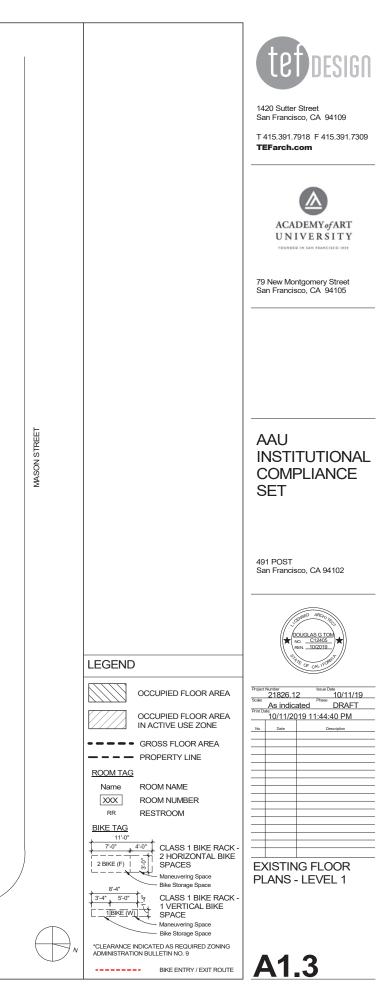


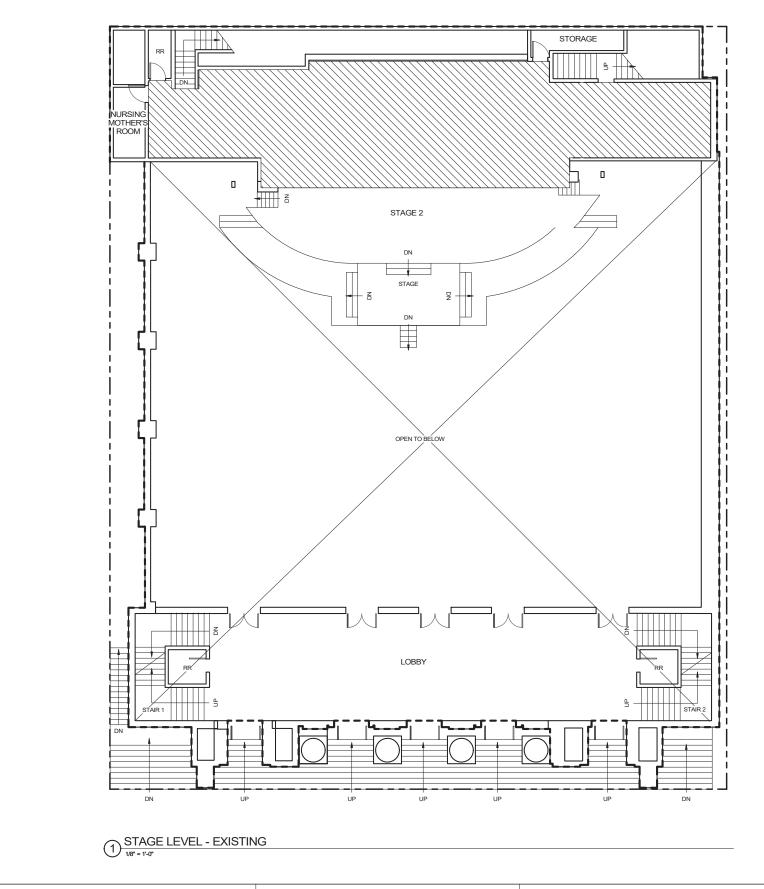


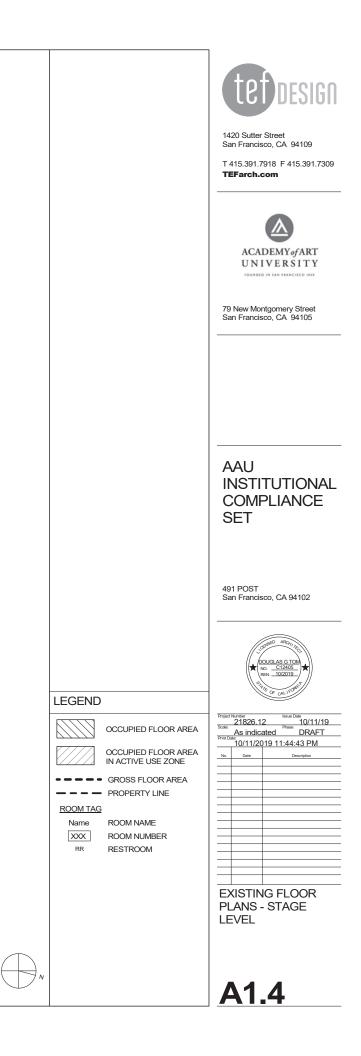


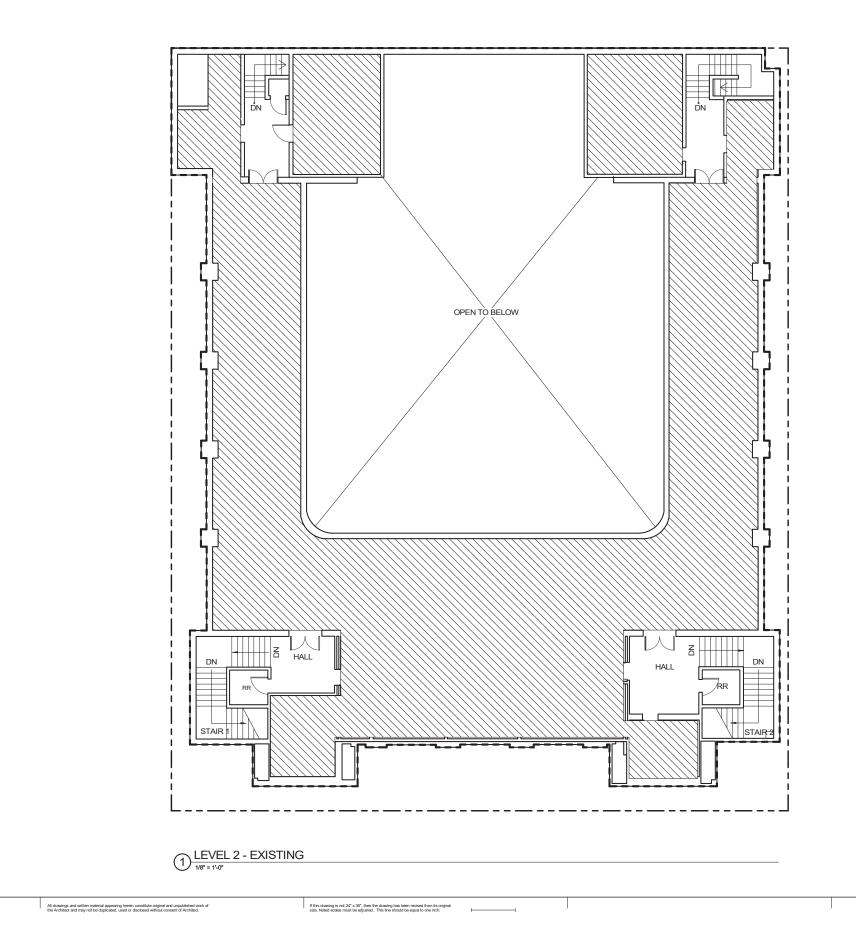


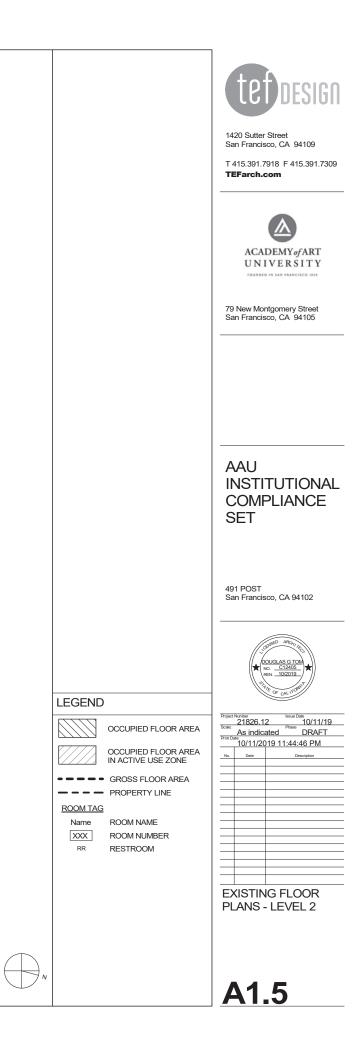


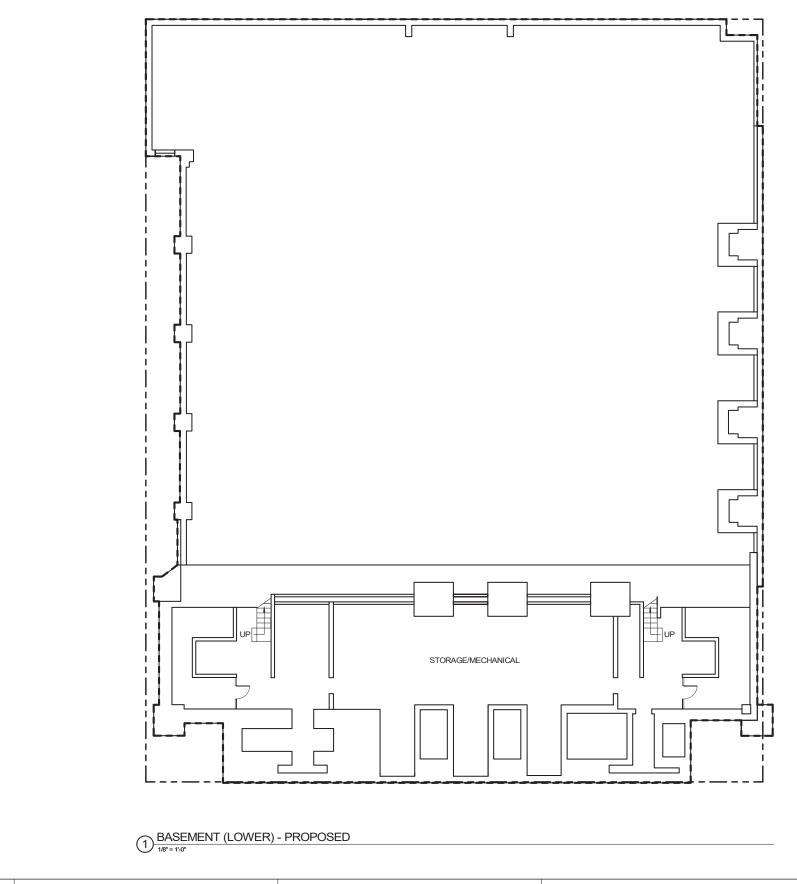


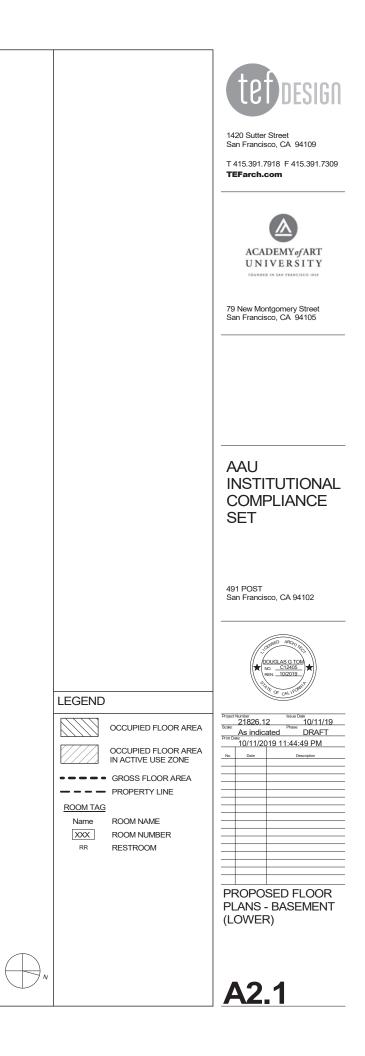


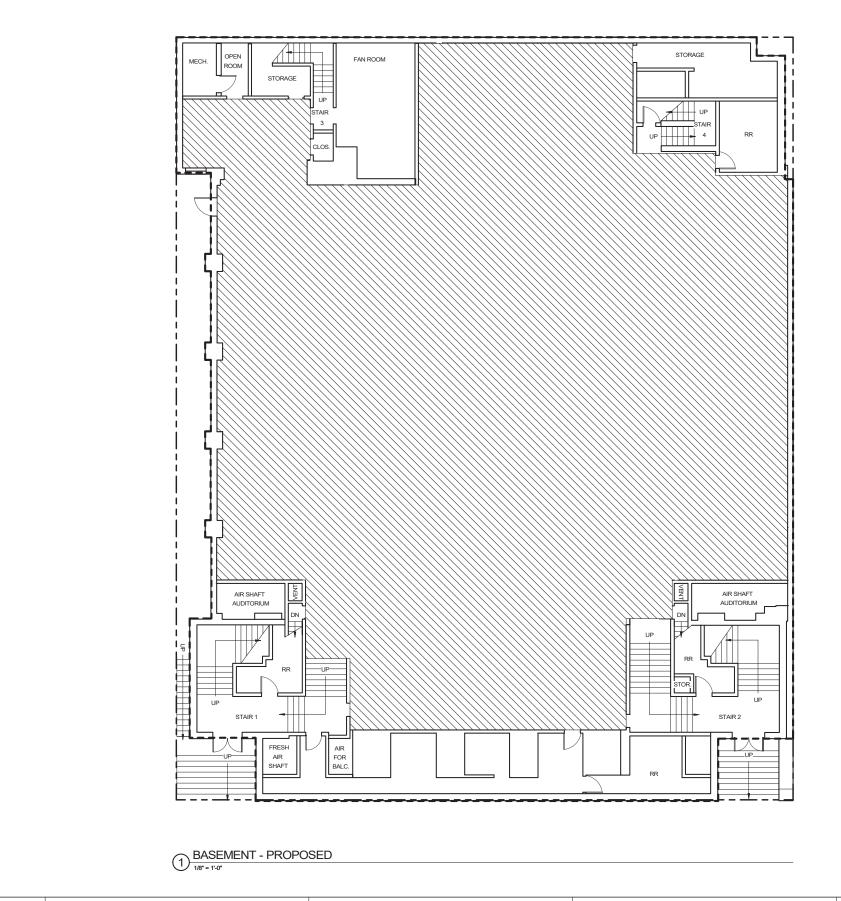


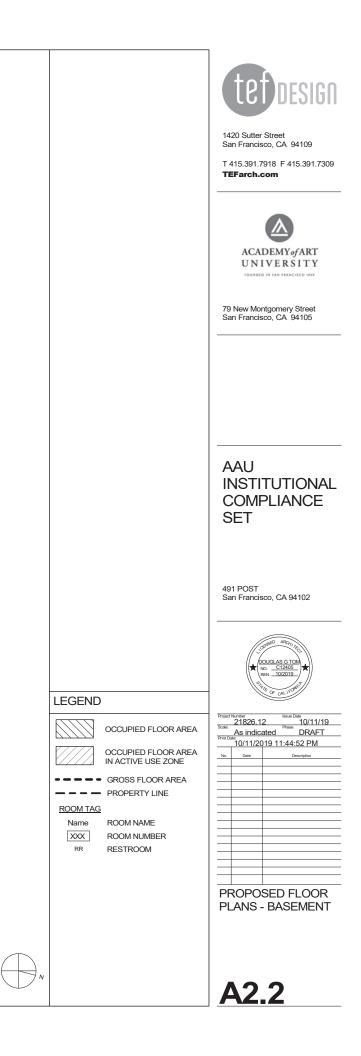


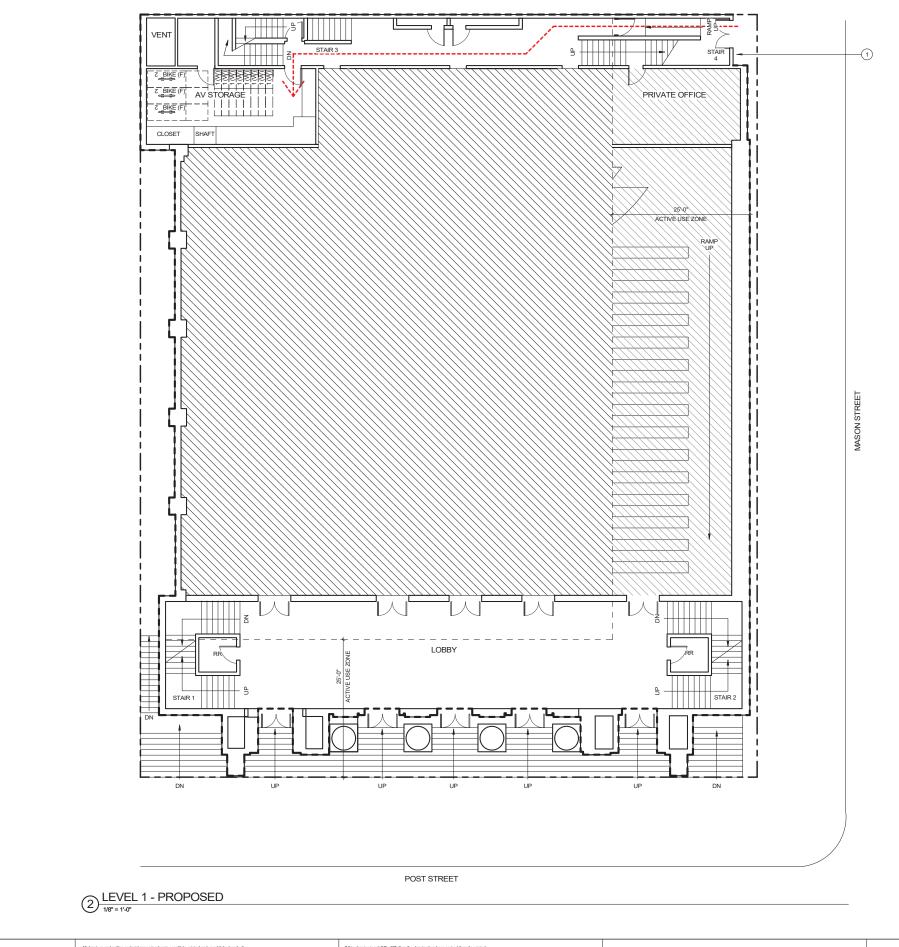




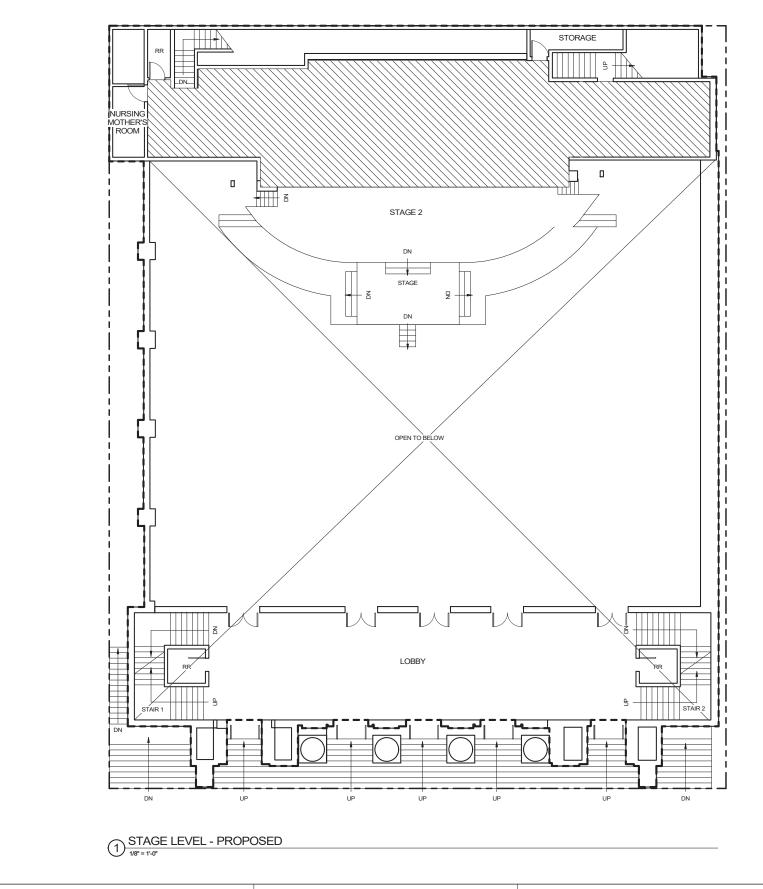




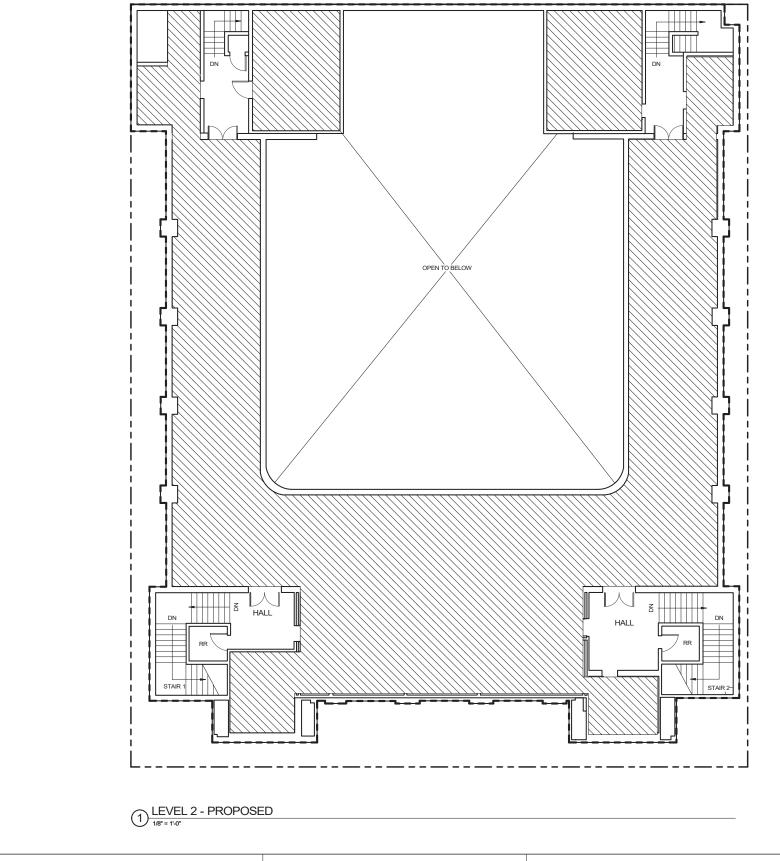


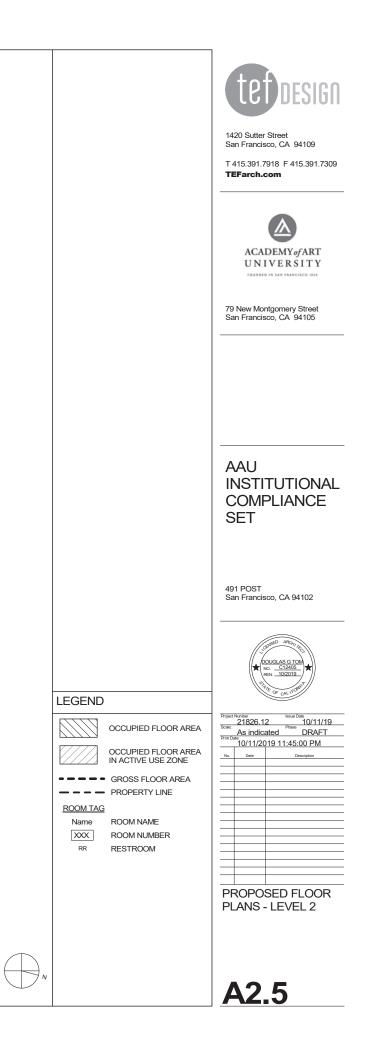


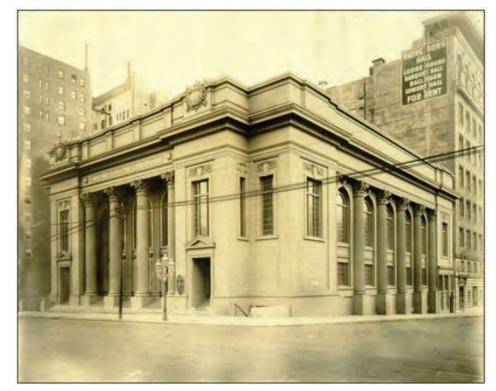
KEYNOTES (1) KEY CARD ACCESS WILL BE PROVIDED AT THE DOOR ON MASON STREET FOR CLASS I BICYCLE ACCESS 9 1420 Sutter Street San Francisco, CA 94109 T 415.391.7918 F 415.391.7309 TEFarch.com ACADEMY of ART UNIVERSITY 79 New Montgomery Street San Francisco, CA 94105 AAU INSTITUTIONAL COMPLIANCE SET 491 POST San Francisco, CA 94102 LEGEND Project Number 21826.12 10/11/19 State: As indicated Prese Print Date: 10/11/19 Print Date: 10/11/2019 11:44:55 PM OCCUPIED FLOOR AREA //// OCCUPIED FLOOR AREA IN ACTIVE USE ZONE No. Date ---- GROSS FLOOR AREA ---- PROPERTY LINE ROOM TAG Name ROOM NAME XXX ROOM NUMBER RESTROOM RR BIKE TAG 111-0" CLASS 1 BIKE RACK -2 HORIZONTAL BIKE 2 BIKE (F) 6 SPACES Maneuvering Space 11'-0' PROPOSED FLOOR PLANS - LEVEL 1 Bike Storage Space 8'-4" 8'-4" Elke Storage space 3'-4" 5'-0" T CLASS 1 BIKE RACK -1 VERTICAL BIKE SPACE Maneuvering Space Maneuvering Space
 Bike Storage Space *CLEARANCE INDICATED AS REQUIRED ZONING ADMINISTRATION BULLETIN NO. 9 A2.3 BIKE ENTRY / EXIT ROUTE



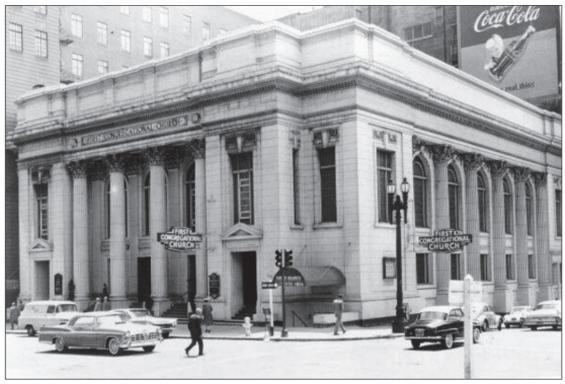








3 NORTHWEST CORNER (1932) SOURCE: ESTM Case No. 2008.0586E - Appendix HR



(2) NORTHWEST CORNER (1959) SOURCE: ESTM Case No. 2008.0586E - Appendix HR



1 NORTHWEST CORNER (1978) SOURCE: ESTM Case No. 2008.0586E - Appendix HR

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TOUNDED IN SAN FRANCISCO 1929

79 New Montgomery Street San Francisco, CA 94105

AAU INSTITUTIONAL COMPLIANCE SET

491 POST San Francisco, CA 94102



	Number 21826.1	2	Issue Date 10/11/19		
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Print Date: 10/11/2019 11:45:03 PM					
No.	Date		Description		

HISTORICAL EXTERIOR ELEVATION IMAGES









KEYNOTES

- 1 ESTM ES-23, HR-1 BANNER SIGNS PERMITTED BY PERMIT NO 2008111966923 AND 201301188360 AND THE STATUES LEGALIZED BY PERMIT NO 200801112355 AND 20110277764.
- 2 EXISTING DOUBLE DOORS ALLOWING BASEMENT LEVEL ACCESS FROM POST, PROPOSED FOR LEGITIMIZATION, DETAILS PROVIDED ON SHEET A4.1
- (3) DEMO UNUSED CONDUIT PATHWAY, REMOVE BACKBOX
- (4) SKATEBOARD DETERRENTS ON POST STREET STAIRS, DETAIL ON DETERRENTS PROVIDED ON SHEET A4.1
- (5) NEW LIGHT MOUNTED IN SAME LOCATION. REUSE EXISTING JUNCTION BOX
- (6) PAINT CAMERA HOUSING TO MATCH BUILDING COLOR
- (7) EXISTING LIGHTING ABOVE THE STATUES AT THE POST STREET FRONTAGE TO BE REMOVED, SEE REVISED LIGHTING ON PROPOSED ELEVATION
- (8) EXISTING CHURCH WALL FIXTURE SIGN +/- 2'X4' VIF (WHICH AAU UNDERSTANDS WERE INSTALLED BY CHURCH WITHOUT PERMIT) PROPOSED FOR LEGITIMIZATION AS AAU BUSINESS SIGN AND ADD INDIRECT ILLUMINATION; SEE SIGNAGE CONSULTANT DRAWINGS
- (9) INSTALL CONDUIT ADAPTER TO FEED DIRECTLY INTO CAMERA BODY
- (10) NOT USED
- 1) KEY CARD ACCESS WILL BE PROVIDED AT THE DOOR ON MASON STREET FOR CLASS I BICYCLE ACCESS
- (12) EXISTING CHURCH WALL SIGN +/-2'X4' VIF (WHICH AAU UNDERSTANDS WERE INSTALLED BY CHURCH WITHOUT PERMIT) PROPOSED FOR LEGITIMIZATION AS INTERPRETIVE PANEL ON THE BUILDING'S HISTORY AND ADD INDIRECT ILLUMINATION; SEE SIGNAGE CONSULTANT DRAWINGS

ITEMS NOTED ON 9/25/19 SITE WALK:

SEE PHOTOS ON SHEET A4.2

- (13) EXISTING ENCLOSURE AND LIGHT FIXTURE INSIDE
- (14) EXISTING FENCE
- (15) EXISTING SIGN
- (156) REMOVE EXISTING SIGN
- (16) EXISTING SCREEN PROPOSED TO BE LEGALIZED AS IS
- (17) EXISTING VENT
- (18) EXISTING SKATEBOARD DETERRENTS
- DETERRENTS
- (19) EXISTING METAL CHAIN STANCHION

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ACADEMY of ART UNIVERSITY

79 New Montgomery Street San Francisco, CA 94105

AAU INSTITUTIONAL COMPLIANCE SET

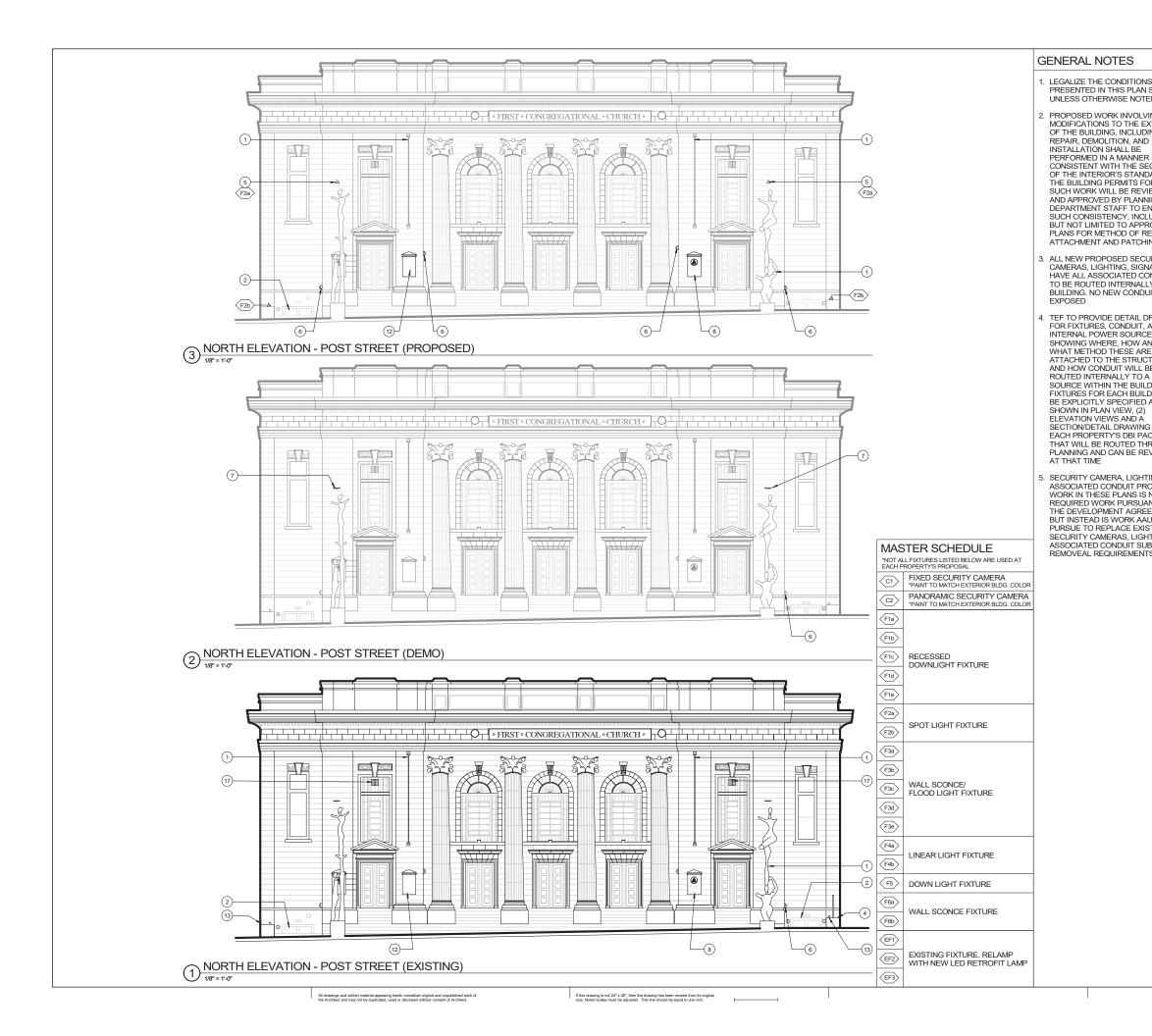
491 POST San Francisco, CA 94102



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EXTERIOR ELEVATION IMAGES

A3.1

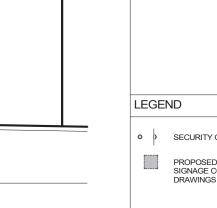


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	KEYNOTES	
S SET ED 'ING XTERIOR	(1) ESTM ES-23, HR-1 BANNER SIGNS PERMITTED BY PERMIT NO 2008111966923 AND 201301188360 AND THE STATUES LEGALIZED BY PERMIT NO 200801112355 AND 20110277764.	tefdesign
ING)	2 EXISTING DOUBLE DOORS	1420 Sutter Street San Francisco, CA 94109
R ECRETARY DARDS. DR ALL IEWED	ALLOWING BASEMENT LEVEL ACCESS FROM POST, PROPOSED FOR LEGITIMIZATION, DETAILS PROVIDED ON SHEET A4.1	T 415.391.7918 F 415.391.7309 TEFarch.com
NNG NSURE	(3) DEMO UNUSED CONDUIT PATHWAY, REMOVE BACKBOX	
LUDING ROPRIATE EMOVAL, ING	(4) SKATEBOARD DETERRENTS ON POST STREET STAIRS, DETAIL ON DETERRENTS PROVIDED ON SHEET A4.1	ACADEMY of ART
URITY NAGE, TO ONDUITS LY IN THE JIT TO BE	5 NEW LIGHT MOUNTED IN SAME LOCATION. REUSE EXISTING JUNCTION BOX	UNIVERSITY founded in San francisco 1939
RAWINGS	PAINT CAMERA HOUSING TO MATCH BUILDING COLOR	79 New Montgomery Street San Francisco, CA 94105
AND ES, ND WITH E TURE 3E	(7) EXISTING LIGHTING ABOVE THE STATUES AT THE POST STREET FRONTAGE TO BE REMOVED, SEE REVISED LIGHTING ON PROPOSED ELEVATION	
A POWER DING. ALL DING TO AND G WITH CKAGES ROUGH	(B) EXISTING CHURCH WALL FIXTURE SIGN +/- 2'X4' VIF (WHICH AAU UNDERSTANDS WERE INSTALLED BY CHURCH WITHOUT PERMIT) PROPOSED FOR LEGITIMIZATION AS AAU BUSINESS SIGN AND ADD INDIRECT ILLUMINATION; SEE SIGNAGE CONSULTANT DRAWINGS	
EVIEWED	INSTALL CONDUIT ADAPTER TO FEED DIRECTLY INTO CAMERA BODY	AAU
ING AND	10 NOT USED	INSTITUTIONAL COMPLIANCE
NOT NT TO EMENT, U MAY STING ITING AND	(1) KEY CARD ACCESS WILL BE PROVIDED AT THE DOOR ON MASON STREET FOR CLASS I BICYCLE ACCESS	SET
BJECT TO	(12) EXISTING CHURCH WALL SIGN +/- 2'X4' VIF (WHICH AAU UNDERSTANDS WERE INSTALLED BY CHURCH WITHOUT PERMIT) PROPOSED FOR LEGITIMIZATION AS INTERPRETIVE PANEL ON THE BUILDING'S HISTORY AND ADD INDIRECT ILLUMINATION; SEE SIGNAGE CONSULTANT DRAWINGS	491 POST San Francisco, CA 94102
	ITEMS NOTED ON 9/25/19 SITE WALK:	JEBBED ARCHI REJ
	SEE PHOTOS ON SHEET A4.2	
	(13) EXISTING ENCLOSURE AND LIGHT FIXTURE INSIDE	of the OF CALLFORNE
	(14) EXISTING FENCE	Project Number Issue Date
	(15) EXISTING SIGN	21826.12 10/11/19 Scale: As indicated DRAFT Print Date: 0/11/2010 11/2010
	(15b) REMOVE EXISTING SIGN	10/11/2019 11:45:15 PM No. Date Description
	(16) EXISTING SCREEN PROPOSED TO BE LEGALIZED AS IS	
	17 EXISTING VENT	
	(18) EXISTING SKATEBOARD DETERRENTS	
	(19) EXISTING METAL CHAIN STANCHION	
	LEGEND	
	SECURITY CAMERA	EXISTING/PROPOSED
	PROPOSED SIGNAGE; SEE SIGNAGE CONSULTANT DRAWINGS	EXTERIOR
		A3.2



NOTES	KEYNOTES	
2 FOR GENERAL NOTES	1 ESTM ES-23, HR-1 BANNER SIGNS PERMITTED BY PERMIT NO 2008111966923 AND 201301188360 AND THE STATUES LEGALIZED BY PERMIT NO 200801112355 AND 20110277764.	tef design
	2 EXISTING DOUBLE DOORS ALLOWING BASEMENT LEVEL ACCESS FROM POST, PROPOSED FOR LEGITIMIZATION, DETAILS PROVIDED ON SHEET A4.1	TeFarch.com
	③ DEMO UNUSED CONDUIT PATHWAY, REMOVE BACKBOX	
	(4) SKATEBOARD DETERRENTS ON POST STREET STAIRS, DETAIL ON DETERRENTS PROVIDED ON SHEET A4.1	ACADEMY of ART UNIVERSITY
	5 NEW LIGHT MOUNTED IN SAME LOCATION. REUSE EXISTING JUNCTION BOX	FOUNDED IN SAN FRANCISCO 1929
	6 PAINT CAMERA HOUSING TO MATCH BUILDING COLOR	79 New Montgomery Street San Francisco, CA 94105
	7 EXISTING LIGHTING ABOVE THE STATUES AT THE POST STREET FRONTAGE TO BE REMOVED, SEE REVISED LIGHTING ON PROPOSED ELEVATION	
	8 EXISTING CHURCH WALL FIXTURE SIGN +/- 2'X4' VIF (WHICH AAU UNDERSTANDS WERE INSTALLED BY CHURCH WITHOUT PERMIT) PROPOSED FOR LEGITIMIZATION AS AAU BUSINESS SIGN AND ADD INDIRECT ILLUMINATION; SEE SIGNAGE CONSULTANT DRAWINGS	
	(9) INSTALL CONDUIT ADAPTER TO FEED DIRECTLY INTO CAMERA	AAU
URITY CAMERA		
POSED SIGNAGE; SEE IAGE CONSULTANT WINGS	(1) KEY CARD ACCESS WILL BE PROVIDED AT THE DOOR ON MASON STREET FOR CLASS I BICYCLE ACCESS	COMPLIANCE SET
CHEDULE LISTED BELOW ARE USED AT 'ROPOSAL ECURITY CAMERA MATCH EXTERIOR BLDG. COLOR MIC SECURITY CAMERA MATCH EXTERIOR BLDG. COLOR	(2) EXISTING CHURCH WALL SIGN +/- 2X4' VIF (WHICH AAU UNDERSTANDS WERE INSTALLED BY CHURCH WITHOUT PERMIT) PROPOSED FOR LEGITIMIZATION AS INTERPRETIVE PANEL ON THE BUILDING'S HISTORY AND ADD INDIRECT ILLUMINATION; SEE	491 POST San Francisco, CA 94102
ed Ght fixture	SIGNAGE CONSULTANT DRAWINGS ITEMS NOTED ON 9/25/19 SITE. WALK: SEE PHOTOS ON SHEET A4.2 (3) EXISTING ENCLOSURE AND LIGHT FIXTURE INSIDE (4) EXISTING FENCE	(1)0000 APC+1701 (1)0000 APC+1701 (1)0000 APC+1701 (1)0000 APC+1700 (1)0000 APC+17000 (1)0000 APC+17000 (1)0000 APC+17000 (1)0000
GHT FIXTURE	(b) EXISTING SIGN (b) REMOVE EXISTING SIGN (b) EXISTING SCREEN PROPOSED TO	Priget Number Issue Date Scale 10/11/19 Scale As indicated Pire Date DRAFT 10/11/2019 11:45:21 PM No. Date Descripton
CONCE/ LIGHT FIXTURE	(16) BE LEGALIZED AS IS (7) EXISTING VENT (8) EXISTING SKATEBOARD DETERRENTS (9) EXISTING METAL CHAIN STANCHION	
LIGHT FIXTURE		
IGHT FIXTURE		EXISTING/PROPOSED EXTERIOR
CONCE FIXTURE		ELEVATIONS
G FIXTURE. RELAMP W LED RETROFIT LAMP		A3.3

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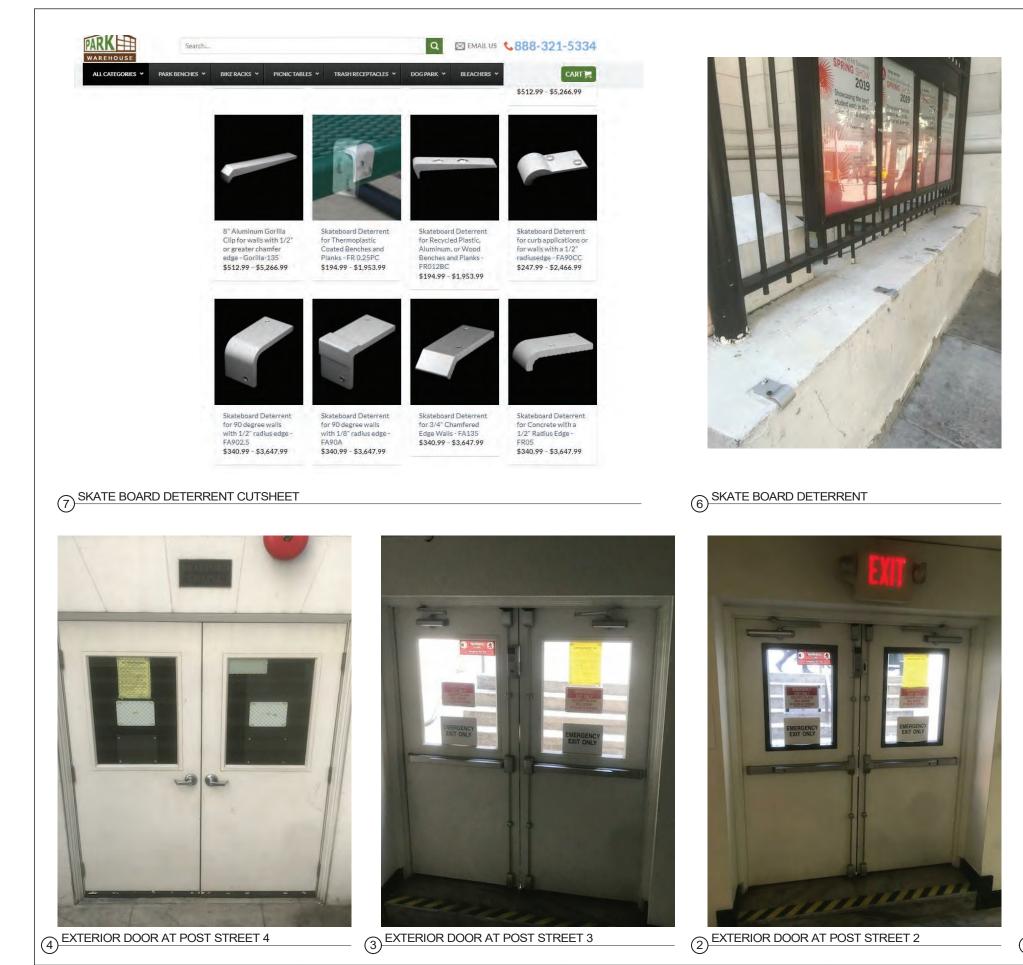


2 EAST ELEVATION - @ PROPERTY LINE (EXISTING / NO WORK)

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					AE
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GENERAL NOTES	KEYNOTES	
LEGALIZE THE CONDITIONS PRESENTED IN THIS PLAN SET UNLESS OTHERWISE NOTED PROPOSED WORK INVOLVING	(1) ESTM ES-23, HR-1 BANNER SIGNS PERMITTED BY PERMIT NO 2008111966923 AND 201301188360 AND THE STATUES LEGALIZED BY PERMIT NO 200801112355 AND	tefdesign
MODIFICATIONS TO THE EXTERIOR OF THE BUILDING, INCLUDING REPAIR, DEMOLITION, AND INSTALLATION SHALL BE PERFORMED IN A MANNER CONSISTENT WITH THE SECRETARY OF THE INTERIOR'S STANDARDS. THE BUILDING PERMITS FOR ALL SUCH WORK WILL BE REVIEWED	20110277764. (2) EXISTING DOUBLE DOORS ALLOWING BASEMENT LEVEL ACCESS FROM POST, PROPOSED FOR LEGITIMIZATION, DETAILS PROVIDED ON SHEET A4.1	1420 Sutter Street San Francisco, CA 94109 T 415.391.7918 F 415.391.7309 TEFarch.com
AND APPROVED BY PLANNING DEPARTMENT STAFF TO ENSURE SUCH CONSISTENCY, INCLUDING BUT NOT LIMITED TO APPROPRIATE PLANS FOR METHOD OF REMOVAL, ATTACHMENT AND PATCHING	DEMO UNUSED CONDUIT PATHWAY, REMOVE BACKBOX SKATEBOARD DETERRENTS ON POST STREET STAIRS, DETAIL ON DETERRENTS PROVIDED ON SHEET A4.1	ACADEMY of ART
3. ALL NEW PROPOSED SECURITY CAMERAS, LIGHTING, SIGNAGE, TO HAVE ALL ASSOCIATED CONDUITS TO BE ROUTED INTERNALLY IN THE BUILDING. NO NEW CONDUIT TO BE EXPOSED	NEW LIGHT MOUNTED IN SAME LOCATION. REUSE EXISTING JUNCTION BOX 6 PAINT CAMERA HOUSING TO	UNIVERSITY
4. TEF TO PROVIDE DETAIL DRAWINGS	MATCH BUILDING COLOR	79 New Montgomery Street San Francisco, CA 94105
FOR FIXTURES, CONDUIT, AND INTERNAL POWER SOURCES, SHOWING WHERE, HOW AND WITH WHAT METHOD THESE ARE ATTACHED TO THE STRUCTURE	(7) EXISTING LIGHTING ABOVE THE STATUES AT THE POST STREET FRONTAGE TO BE REMOVED, SEE REVISED LIGHTING ON PROPOSED ELEVATION	
AND HOW CONDUIT WILL BE ROUTED INTERNALLY TO A POWER SOURCE WITHIN THE BUILDING. ALL FIXTURES FOR EACH BUILDING TO BE EXPLICITLY SPECIFIED AND SHOWN IN PLAN VIEW, (2) ELEVATION VIEWS AND A SECTION/DETAIL DRAWING WITH EACH PROPERTY'S DBI PACKAGES	8 EXISTING CHURCH WALL FIXTURE SIGN +/- 2'X4' VIF (WHICH AAU UNDERSTANDS WERE INSTALLED BY CHURCH WITHOUT PERMIT) PROPOSED FOR LEGITIMIZATION AS AAU BUSINESS SIGN AND ADD INDIRECT ILLUMINATION; SEE SIGNAGE CONSULTANT DRAWINGS	
THAT WILL BE ROUTED THROUGH PLANNING AND CAN BE REVIEWED AT THAT TIME 5. SECURITY CAMERA, LIGHTING AND	(9) INSTALL CONDUIT ADAPTER TO FEED DIRECTLY INTO CAMERA BODY	AAU INSTITUTIONAL
ASSOCIATED CONDUIT PROPOSED WORK IN THESE PLANS IS NOT REQUIRED WORK PURSUANT TO THE DEVELOPMENT AGREEMENT, BUT INSTEAD IS WORK AAU MAY PURSUE TO REPLACE EXISTING SECURITY CAMERAS, LIGHTING AND	(1) NOT USED (1) KEY CARD ACCESS WILL BE PROVIDED AT THE DOOR ON MASON STREET FOR CLASS I BICYCLE ACCESS	COMPLIANCE SET
ASSOCIATED CONDUIT SUBJECT TO REMOVEAL REQUIREMENTS	(2) EXISTING CHURCH WALL SIGN +/- 2X4' VIF (WHICH AAU UNDERSTANDS WERE INSTALLED BY CHURCH WITHOUT PERMIT) PROPOSED FOR LEGITIMIZATION AS INTERPRETIVE PANEL ON THE BUILDING'S HISTORY AND ADD INDIRECT ILLUMINATION; SEE SIGNAGE CONSULTANT DRAWINGS	491 POST San Francisco, CA 94102
	ITEMS NOTED ON 9/25/19 SITE WALK: SEE PHOTOS ON SHEET A4.2 (1) EXISTING ENCLOSURE AND LIGHT FIXTURE INSIDE	(1) (1) (1) (1) (1) (1) (1) (1)
	(14) EXISTING FENCE	
	(15) EXISTING SIGN	Project Number Issue Date <u>21826.12</u> <u>10/11/19</u> Scate: <u>Phase</u> DRAFT
	(15b) REMOVE EXISTING SIGN	Print Date: 10/11/2019 11:45:25 PM No. Date Description
	(16) EXISTING SCREEN PROPOSED TO BE LEGALIZED AS IS	
	(17) EXISTING VENT	
	(18) EXISTING SKATEBOARD DETERRENTS	
	(19) EXISTING METAL CHAIN STANCHION	
LEGEND		EXISTING/PROPOSED EXTERIOR
		ELEVATIONS
PROPOSED SIGNAGE; SEE SIGNAGE CONSULTANT		
DRAWINGS		A3.4







5 EXTERIOR DOOR - FIRE RATING LABEL



(tet) design

1420 Sutter Street San Francisco, CA 94109

T 415.391.7918 F 415.391.7309 TEFarch.com



79 New Montgomery Street San Francisco, CA 94105

AAU INSTITUTIONAL COMPLIANCE SET

491 POST San Francisco, CA 94102



Project	Number		Issue Date
	21826.1	2	10/11/19
Scale:	As indic	ated	Phase
Print D	ater		
	10/11/20) <u>19 1</u>	1:45:28 PM
No.	Date		Description

EXISTING DOORS & SKATE BOARD STOPS





7 IMAGE



6 IMAGE







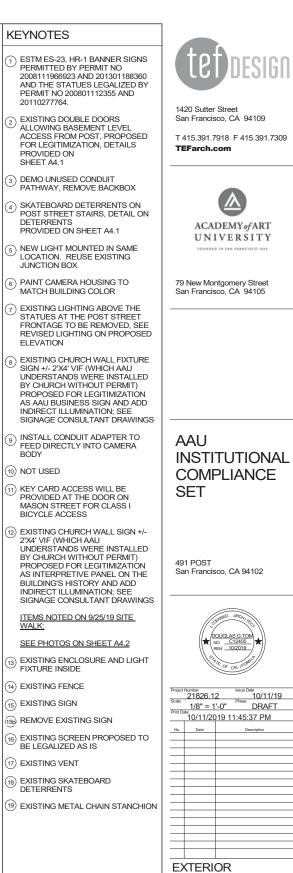


2 IMAGE



All drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used or disclosed without consent of Architect.

If this drawing is not 24" x 36", then the drawing has been revised from its original size. Noted scales must be adjusted. This line should be equal to one inch.



- ELEVATION
 - BY CHURCH WITHOUT PERMIT) PROPOSED FOR LEGITIMIZATION AS AAU BUSINESS SIGN AND ADD INDIRECT ILLUMINATION; SEE SIGNAGE CONSULTANT DRAWINGS

 - (10) NOT USED
 - (1) KEY CARD ACCESS WILL BE PROVIDED AT THE DOOR ON MASON STREET FOR CLASS I BICYCLE ACCESS
 - 12) EXISTING CHURCH WALL SIGN +/-2'X4' VIF (WHICH AAU UNDERSTANDS WERE INSTALLED BY CHURCH WITHOUT PERMIT) PROPOSED FOR LEGITIMIZATION AS INTERPRETIVE PANEL ON THE BUILDING'S HISTORY AND ADD INDIRECT ILLUMINATION: SEE SIGNAGE CONSULTANT DRAWINGS

SEE PHOTOS ON SHEET A4.2

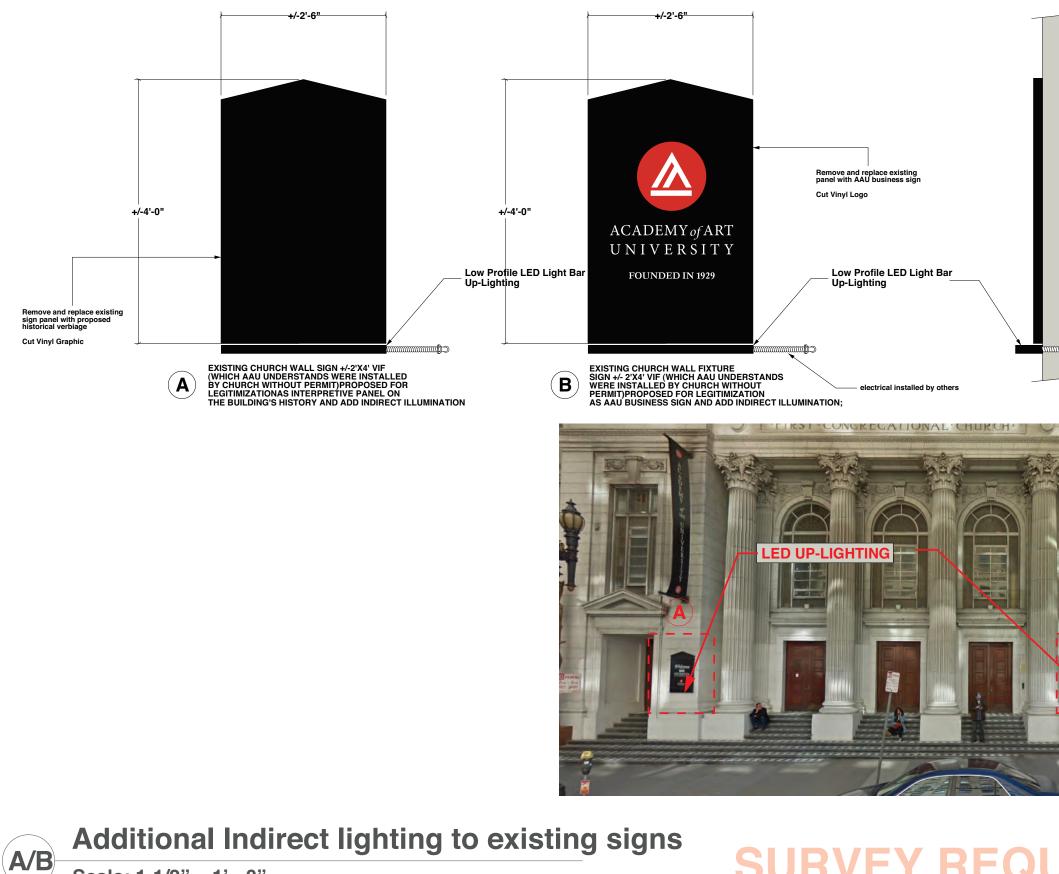
- (13) EXISTING ENCLOSURE AND LIGHT FIXTURE INSIDE
- (14) EXISTING FENCE
- (15) EXISTING SIGN
- (15b) REMOVE EXISTING SIGN
- (17) EXISTING VENT

Project	Number		Issue Da		
Scaler	21826.1	2	Phase	10/11/19	
	1/8" = 1	'-0"	Phase	DRAFT	
Print Date: 10/11/2019 11:45:37 PM					
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ELEVATION DETAIL IMAGES

A4.2





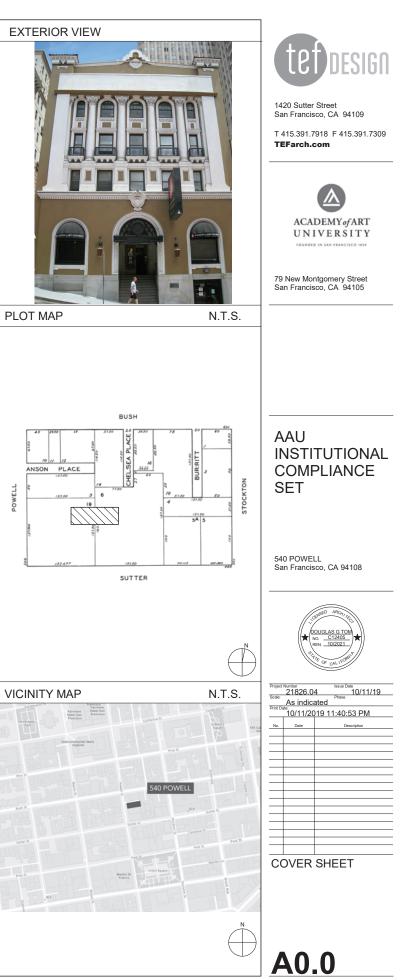
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SURVEY REQUIRED NOT FOR PRODUCTION

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GOLDEN GATE SIGN							
2500 Bisso Lane, Suite 200 Concord, CA 94520 925.771.6300 Phone CA License #665363							
Project ID							
Date: 8/14/19							
Sales: A. Bartizal Designer: N. Ford							
Rev. #: 2 Date: 9/20/19							
Revision Notes:							
A) Revised sign verbiageB) Revised sign replacement							
,							
Interior X Exterior							
× Single Faced Double Faced							
× Illuminated							
Non-Illuminated							
Type of Lighting:							
Neon Other							
Address							
491 POST STREET SAN FRANCISCO							
Customer Approval							
Signature							
MM/DD/YYYY							
2019 All Rights Reserved. This is an original unpublished drawing submitted in connection with a project we are planning for you. It is not to be copied, reproduced, abuiltabled or shown to anyonae outside of your organization without written permission of Golden Gate Sign Company.							
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and other applicable codes. This includes proper grounding and bonding of the sign.							
(UL)							
All Signs to be Title 24 Compliant							
World Sign Associates							
BEB D							
Sheet No.							
GG 2 0							
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	ONDITIONS		Art University Project No. 2008.0586E	CODE NOTES REFERENCE	E: SAN FRANCISC	O PLANNING	SHEE	ET INDEX			E
Recommend		ANDUM LOTIVICASE	NO. 2000.0300L	A- FLOOR AREAS		ART 1, 2013.		* Minor Permit to Alter requires		<u> </u>	
Condition of	f		- f A					HISTORIC PRESERVATION		PLANNING DEPT ISSUE ESERVATION ISSUE* DBI ISSUF	
Approval Num ES-25: HR-1		commended Condition projecting wall sign sha		SAN FRANCISCO PLANNING	CODE SEC. 102 D	EFINITIONS		COMMISSION REVIEW		1 L	
L3-23. TIX-1		vsical appearance of v		FLOOR AREA, GROSS: IN TH	E C-3 AND CENTR	AL SOMA AND				Ш Z	
		etails and finish restore		VAN NESS SPECIAL USE DIS	STRICTS, THE SUM	1 OF THE				일 을 뜨	í
		shall be placed in a lo vation that does not ob		GROSS AREAS OF THE SEVE OR BUILDINGS, MEASURED						NIN NIS	ś
	character-defi	ning features, installed	in a manner that	WINDOWS AT A HEIGHT OF I	FOUR FEET ABOV	'E THE				PLAN ESER DBI 1	5
		mal damage to historic inated per Article 11 a		FINISHED FLOOR AND ALON			Sheet				1
	quidelines.	inateu per Article 11 a	nu Anticle o	PARALLEL TO THE OVERALL CONNECTING THE ENDS OF			Number	Sheet Name		Я <mark>Я </mark>	5
	•	SAL: See Notes on Sh	eet A3 2	PROVIDED, HOWEVER THAT	T SUCH LINE SHAL	L NOT BE	A0.0	COVER SHEET			
ES-25: HR-2		barrel window awnings		INWARD OF THE INTERIOR F	FACE OF THE WAL	.L.	A0.0	PROJECT INFORMATION			
		sive manner possible, t		FLOOR AREA, OCCUPIED: FL	LOOR AREA DEVO	TED TO, OR	A0.2	GENERAL NOTES		•	
		ric fabric, and the appe ires restored per docur		CAPABLE OF BEING DEVOTE			A0.S1	SITE PLAN AERIAL IMAGE & SIT	E HISTORY	• •	
	Materials shal	I be repaired and refini		CONDITIONAL USE AND ITS /	ACCESSORY USE	5.	A0.S2	SITE PLAN DRAWINGS		• •	
	existing.			GROSS FLOOR AR			A0.S3	STREETSCAPE DRAWINGS	10	•	_
ES-25: HR-3		SAL: See Notes on She he parapet repair to be				-	A0.T1 A0.T2	OCCUPANCY AND EGRESS PLA SF GREEN BUILDING COMPLIAN			-
L0-20.111-0		ne steel reinforcement		Level	Existing (SF) 5,633	Proposed (SF) 5,633	A0.T3a	ACCESSIBILITY DIAGRAMS (1 of			
		replaced with supports		LEVEL 1	5,599	5,599	A0.T3b	ACCESSIBILITY DIAGRAMS (2 of	3)	•	
		to character-defining t m. The appearance an		LEVEL 2	6,767	6,767	A0.T3c	ACCESSIBILITY DIAGRAMS (3 of	3)	•	
	parapet shall b	be repaired and restore	ed using documentary	LEVEL 3	6,426	6,426	A1.1	EXISTING FLOOR PLANS - BASE		• •	
	evidence, and refinished to n	wall materials shall be natch existing	e patched and	LEVEL 4	6,429	6,429	A1.2	EXISTING FLOOR PLANS - LEVE		•••	
		SAL: See Notes on Sh	eet A3 2	LEVEL 5	6,373	6,373	A1.3 A2.1	EXISTING FLOOR PLANS - LEVE PROPOSED FLOOR PLANS - BA		•••••••••••••••••••••••••••••••••••••••	
ES-25: HR-4		original vinyl windows		GROSS SF TOTAL	37,227	37,227	A2.1	PROPOSED FLOOR PLANS - LE			Р
	the least invas	sive manner possible, t	o avoid damaging	*			A2.3	PROPOSED FLOOR PLANS - LEV		• •	
		ric fabric, surfaces, or evidence or extant orig		*PER SF PLANNING CODE SECTION 102.b.13, GROSS FOLLOWING:	S FLOOR AREA SHALL NOT	INCLUDE THE	A3.0	HISTORICAL EXTERIOR ELEVAT	TON IMAGES	• • •	
	windows shall	be installed to match i	nistoric fenestration in				A3.1	EXTERIOR ELEVATION IMAGES		•••	
		guration, function, mun of frames. Similarly, th		GROUND FLOOR AREA IN THE C-3-0, C-3-0			A3.2	EXISTING/ PROPOSED EXTERIO		••	-
	window on the	e façade shall be replac		IN THE CENTRAL SOMA SPECIAL USE DISTR CIRCULATION AND BUILDING SERVICE.	NULL DEVUIED TO BUILDING	G OR PEUESTRIAN	A3.3 A3.4	EXISTING/ PROPOSED EXTERIO EXISTING/ PROPOSED EXTERIO		•••	
		earance restored.				10.2);	A3.4 A4.1	WINDOW SCOPE	ALLE VATIONO		1
	AAU PROPOS	SAL: See Notes on Sh	eet A3.2	FLOOR AREA RATIO (PER SECTIO)	10.2 - TABLE 21	<u>10.2):</u>	A4.2	EXTERIOR ELEVATION DETAIL I	MAGES	• • •	
				MAXIMUM ALLOWED GROSS SF			A4.3	BUILDING MATERIALS DAMAGE		•••	
BICYCLER	RKING SUMMAR	Y		C-3-R FAR X LOT AREA = 6.0 X 6,87	75 SF = 41.250 SF			SIGNAGE			
*SEE SH	EET A2.1 FOR PR	OPOSED CLASS I BIO					GG1.0	SIGNAGE DETAILS	1		
*SEE SH	EET A0.S3 FOR PI	ROPOSED CLASS II E	BICYCLE PARKING	OCCUPIED FLOOR A	AREA (NO CHANGE	=)				• • •	
	BICYCLE I	PARKING SUMMARY		Level	Existing (SF)	Proposed (SF)			TOTAL SHEETS:	20	1
1		CODE REQUIRED	PROPOSED	BASEMENT	4,055	4,055					
CLASSI	-		0	LEVEL 1 LEVEL 2	564 4,599	564 4,599					
CLASS II	-	0	8	LEVEL 2 LEVEL 3	4,599	4,599					
				LEVEL 4	4,969	4,969					
**		VIEW AND APPROVAL BY OTHE		LEVEL 5	2,452	2,452					
	REMAINS SUBJECT TO RE IND FIRE DEPARTMENTS.	VIEW AND APPROVAL BY OTHE	IN GITT AGENULES, SUCH AS	OCCUPIED SF TOTAL	21,388	21,388					
								JECT INFORMATION			
							- 1.0				-
							ADDRE BLOCK				
L							ZONIN		RETAIL)		
APPLIC	ABLE CODE	S		PROJECT SCOPE			HEIGH	T/BULK 80-130-F	,		V
							SPECI	AL USE WITHIN 1/4 MILE OF T WITHIN 1/4 MILE OF A			V
		WITH THE APPLICA		PURSUANT TO CASE NUMBER 200				FINANCIAL SERVICE		-	100
		GULATIONS, ORDINA	NCES, LAWS,	PROPOSES TO CHANGE THE USE POWELL NOT CURRENTLY ENTITL							T
				EDUCATIONAL INSTITUTIONAL USI			USE EXISTI		HOTEL		530
ORDERS,	APPROVALS, ETC	INT OF CONFLICT, TH	HE MOST						T-SECONDARY EDU	CATION	
ORDERS, AUTHORI STRINGE	APPROVALS, ET TIES. IN THE EVENT REQUIREMENT	INT OF CONFLICT, TH TS INCLUDE, BUT AR	E NOT LIMITED	EDUCATIONAL INSTITUTION. AAU	UNDERSTANDS TH	HAT SOME,	PROPO				
ORDERS, AUTHORI STRINGEN TO THE C	APPROVALS, ET(TIES. IN THE EVE NT REQUIREMENT URRENT APPLICA	ENT OF CONFLICT, TH TS INCLUDE, BUT AR ABLE EDITIONS OR P	E NOT LIMITED		UNDERSTANDS TI AS ENTITLED AS /	HAT SOME, AN EROTIC	PROPO				- D
ORDERS, AUTHORI STRINGEI TO THE C THE FOLL	APPROVALS, ET(TIES. IN THE EVE IT REQUIREMENT URRENT APPLICA OWING (OR OTHE	INT OF CONFLICT, TH TS INCLUDE, BUT AR ABLE EDITIONS OR P ERWISE NOTED):	E NOT LIMITED	EDUCATIONAL INSTITUTION. AAU BUT NOT ALL OF THE BUILDING W. ART MUSEUM PRIOR TO AAU'S OC	UNDERSTANDS TI /AS ENTITLED AS / CCUPATION IN THE	HAT SOME, AN EROTIC E 1970s.	PROPO	STORIES 4 (NO CHANGE)			T
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1/8" = 1'-0"

SITE HISTORY

SOURCE: ESTM Case No. 2008.0586E -Appendix HR

Construction of 540 Powell Street commenced with a ground-breaking ceremony in November 1908. The San Francisco Lodge, No. 3, Benevolent and Protective Order of Elks commissioned the building after its members raised \$150,000 for the construction through the sale of stock. The Spanish Renaissance/Mission Revival-style building was designed by wellregarded and prolific San Francisco architect (and Elks lodge member), Alexander Aimwell Cantin. The San Francisco Chronicle, in an article published 2 October 1908, hearlded the amenities and details of the new Elks building:

> The basement will be fitted up as a jinksroom and ballroom, with heavy timbered beams, clinker brick walls and high wainscot. The demands of the social side of the lodge, which are exacting, will be met on the first floor, which is to be luxuriously furnished and arranged as a lounging room with nooks and cozy corners, a large dining room, billiard-rooms, library, writing-rooms, telephone and hat rooms and office. The second floor will be exclusively devoted to livingrooms with baths, as will be the front part of the third and fourth floors. In the rear of the third and fourth floors will be richly wainscoted to a height of twelve feet and the walls and ceiling will be decorated and topped by a grand dome. The funishings throughout will be on par with the style of the building itself, which will be used exclusively by the lodge as a club and for fraternal purposes and also for its numerous social functions.

By 1927, 540 Powell Street had been purchased by the University of California, which used the property as an extension space. A major remodel of the building took place in 1927, consisting of nearly \$50,000 of work carried out by architect W.P. Stephenson; these alterations appear to have included the construction of classrooms. According to available building permits, the building's decorative, overhanging cornice line, which appears in historic photographs, was removed by the University of California in 1943. By circa 1970, San Francisco State College began occupying the building. Prior to the AAU's 1977 acquisition of the property, a portion of the building was occupied by the Erotic Art Museum.



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UNIVERSITY

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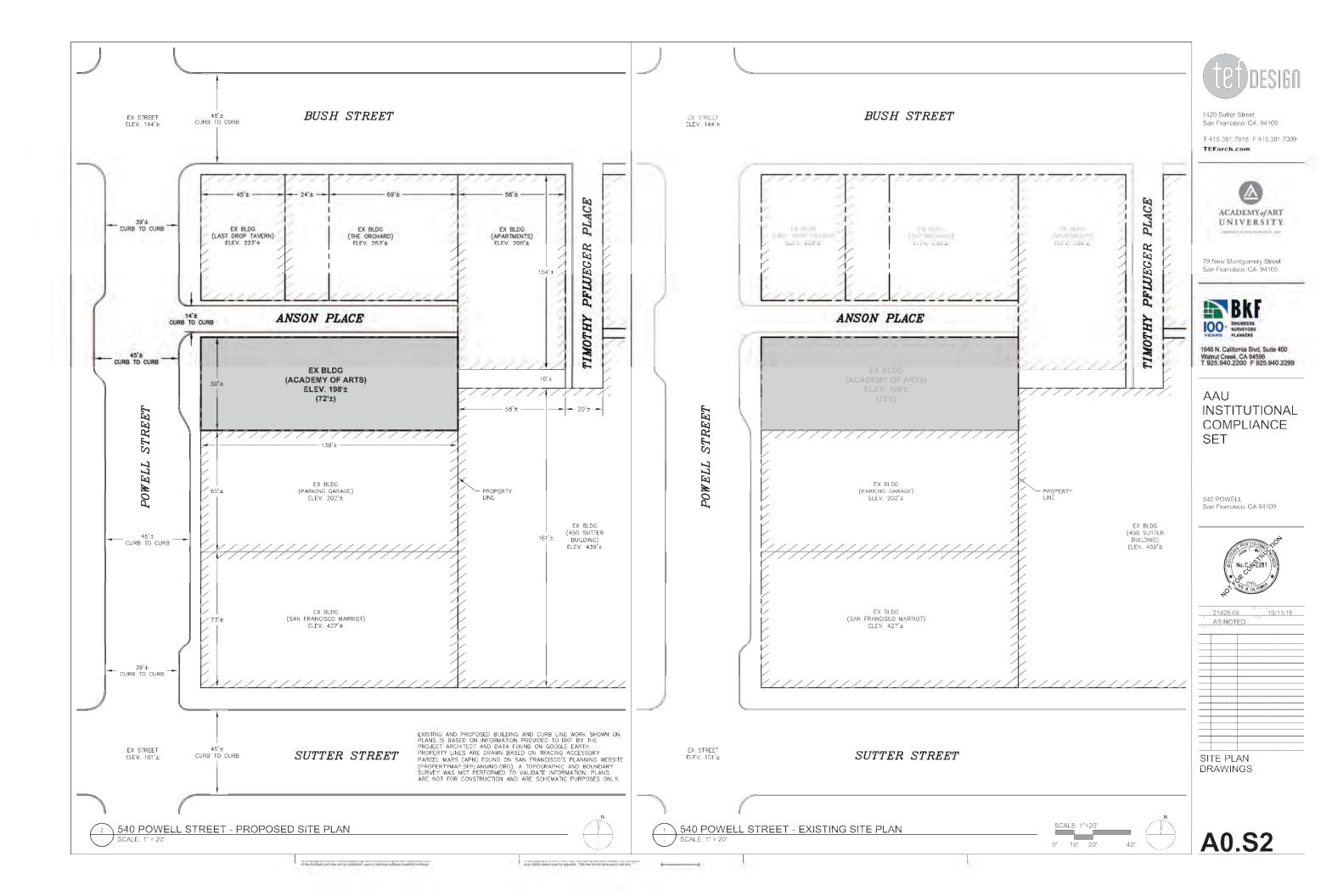
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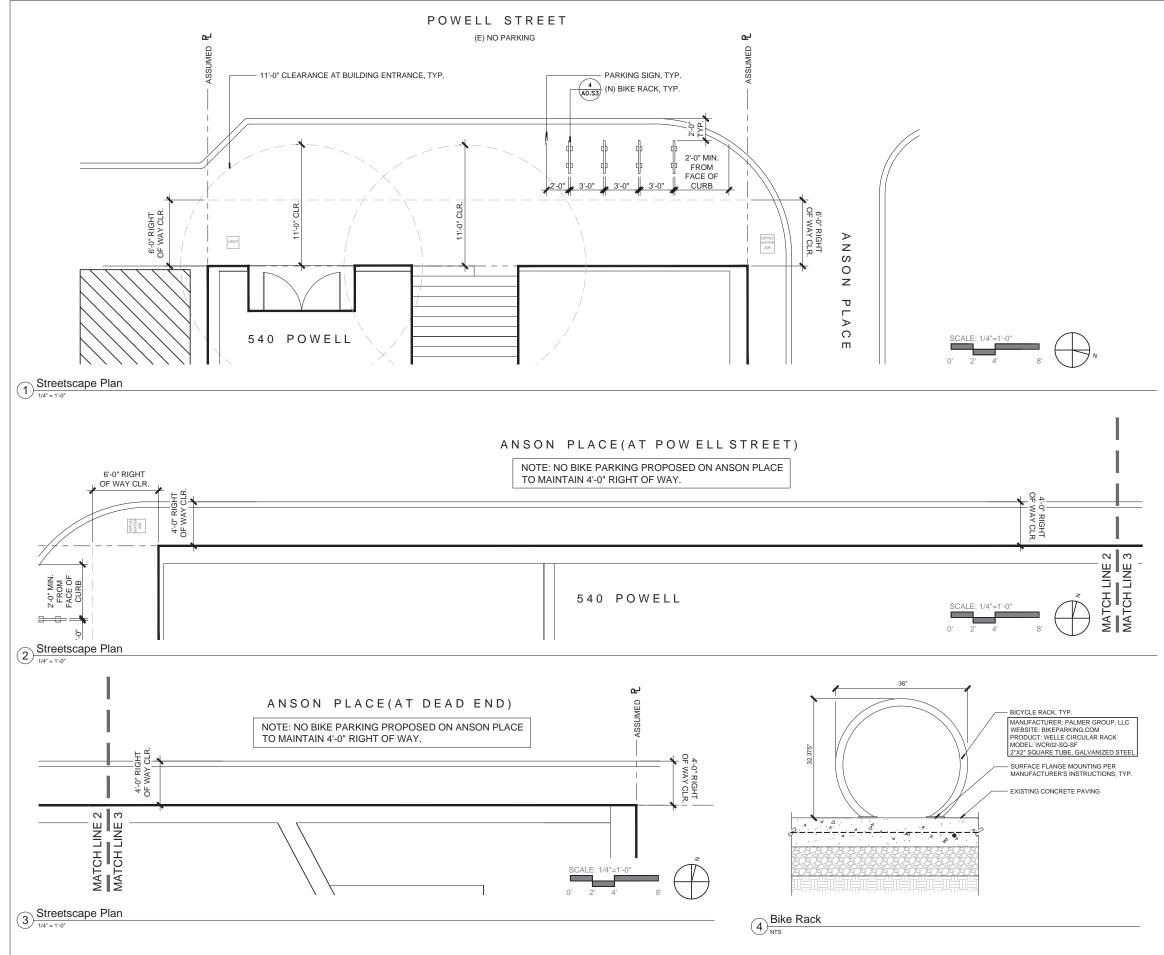
540 POWELL San Francisco, CA 94108



SITE PLAN AERIAL IMAGE & SITE HISTORY

A0.S1





GENERAL NOTES

- ABBREVIATIONS
- (E) = EXISTING
- (N) = NEW, PROPOSED
- CLR. = CLEARANCE
- **P** = PROPERTY LINE

		MATC	
MER GRO NG.COM CULAR RA GALVANIZ	ACK		
DUNTING F		TYP.	
PAVING			



CLASS II

EXISTING: (0) BIKE PARKING SPACES PROPOSED: (8) BIKE PARKING SPACES

TOTAL: 8

LEGEND



(N) BIKE RACK, CLASS II



(E) IN-GROUND UTILITY

(E) PARKING SIGN

NOTE:

1) ASSUMED PROPERTY LINE AT FACE OF BUILDING



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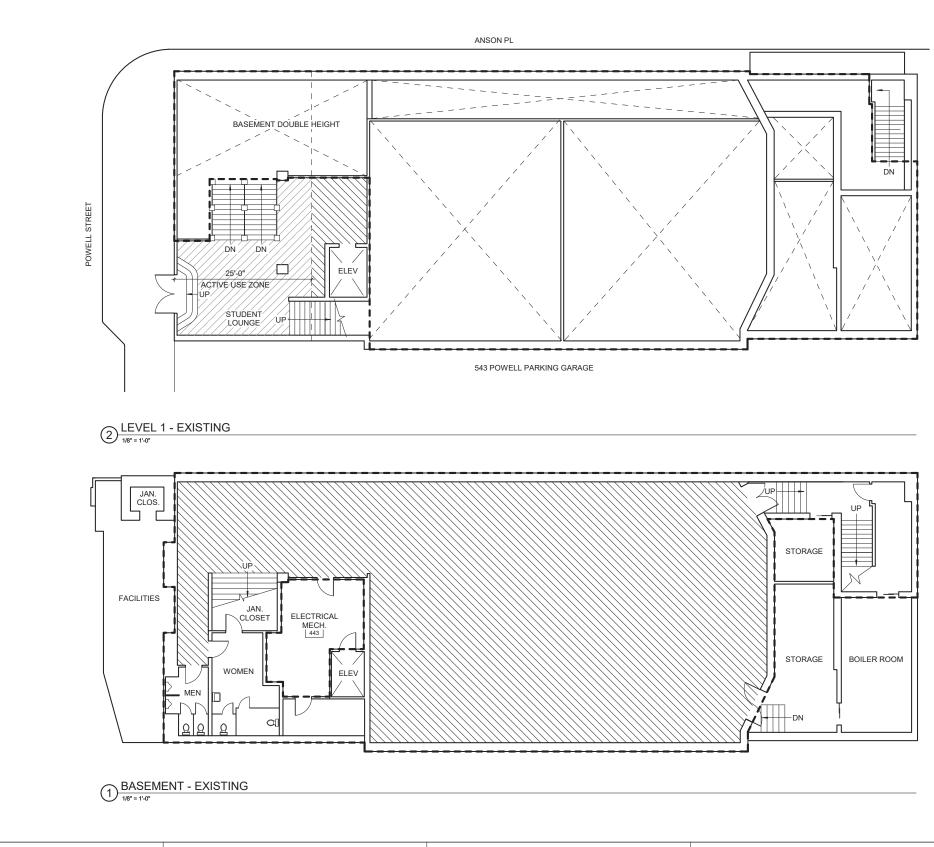
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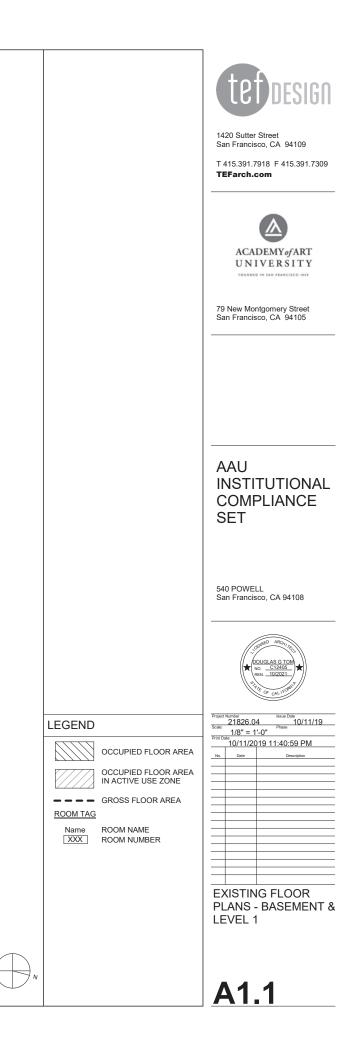
466 Geary Street, Suite 300 San Francisco, CA 94102 www.creolandarch.com t 415.688.2506

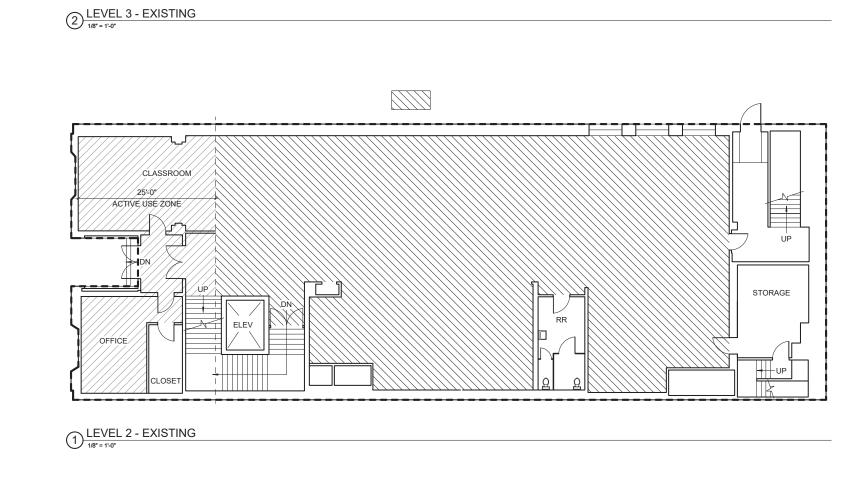
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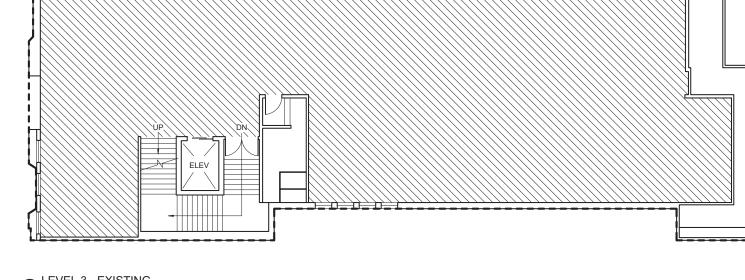
540 POWELL San Francisco, CA 94108

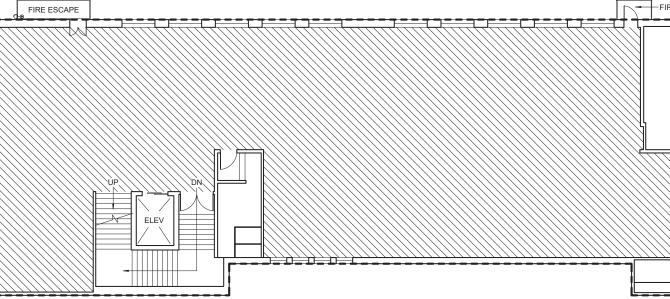




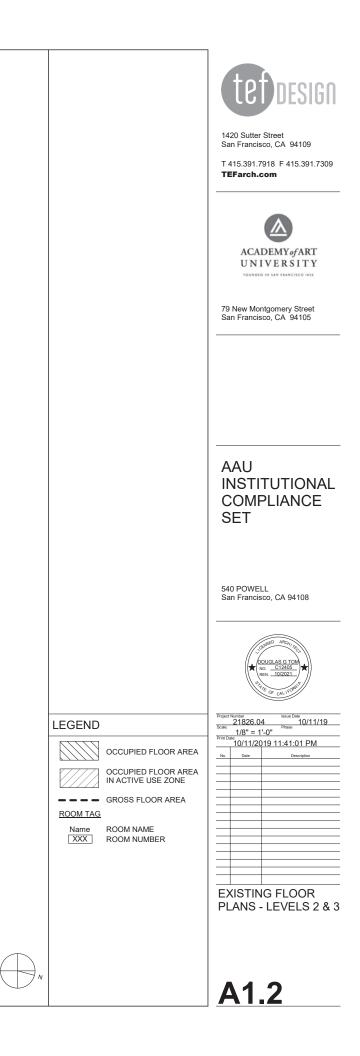




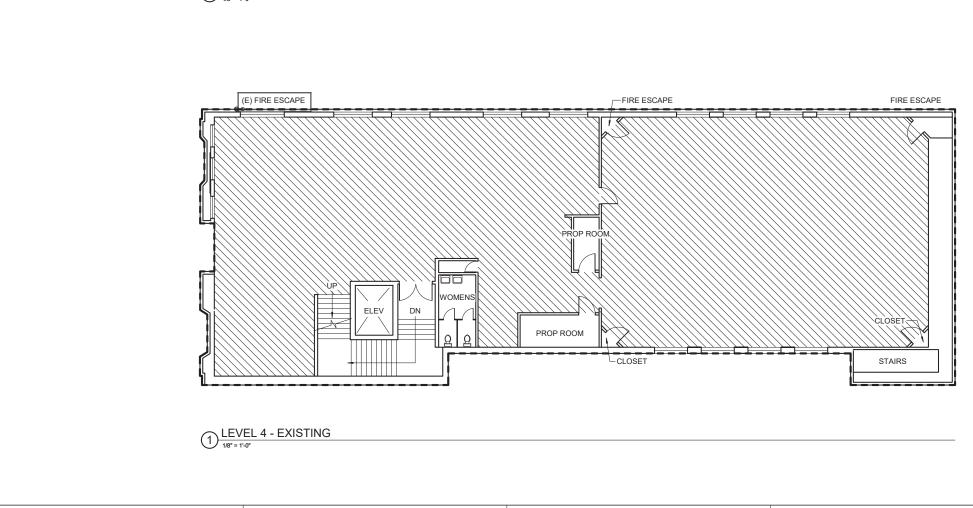


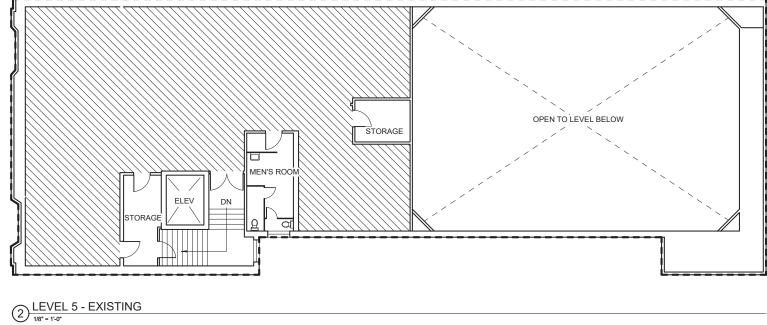


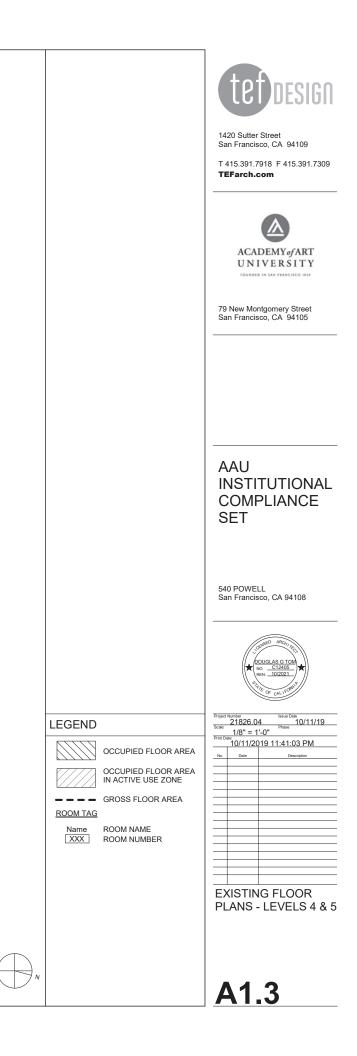
FIRE ESCAPE

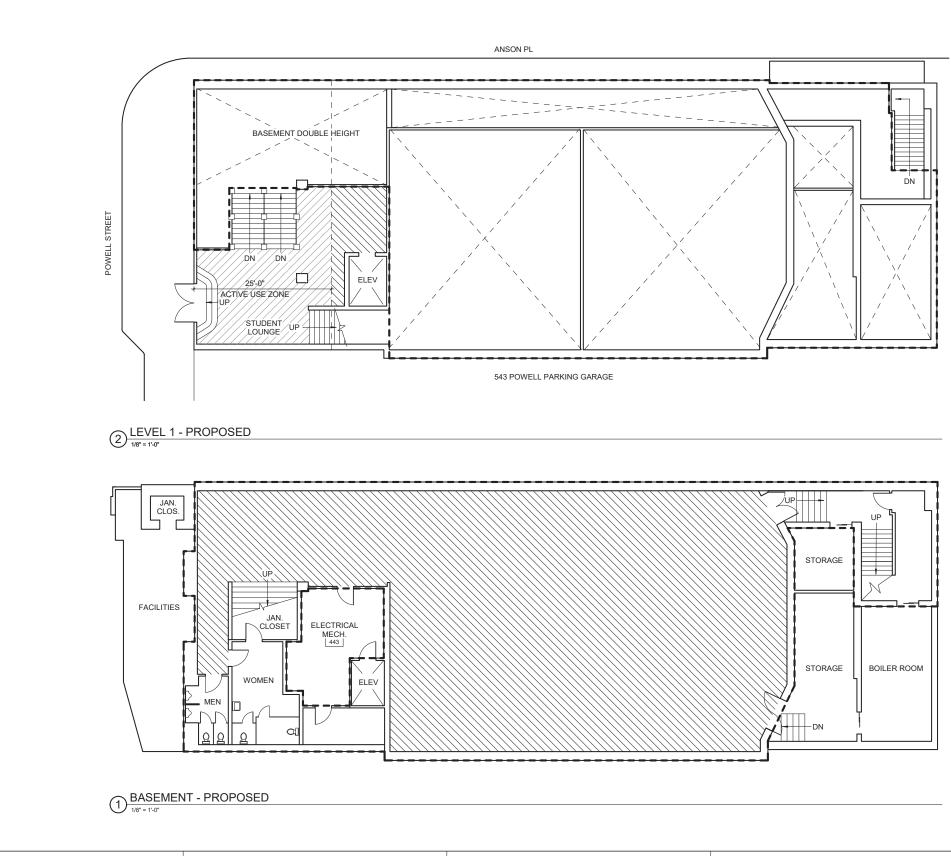


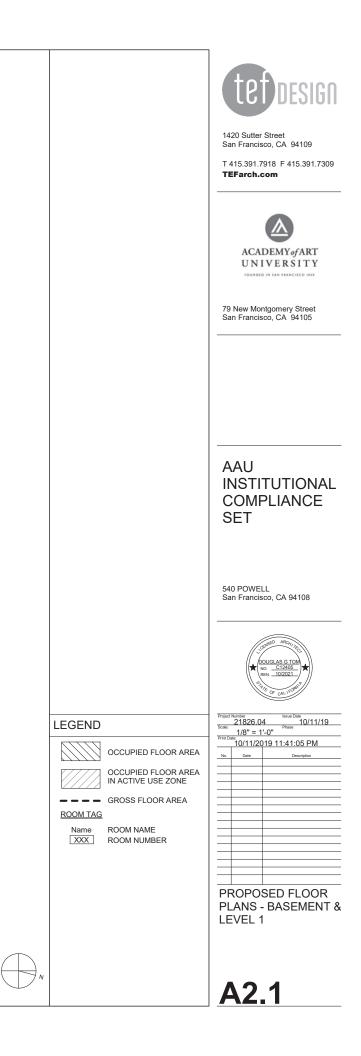
(E) FIRE ESCAPE

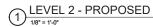




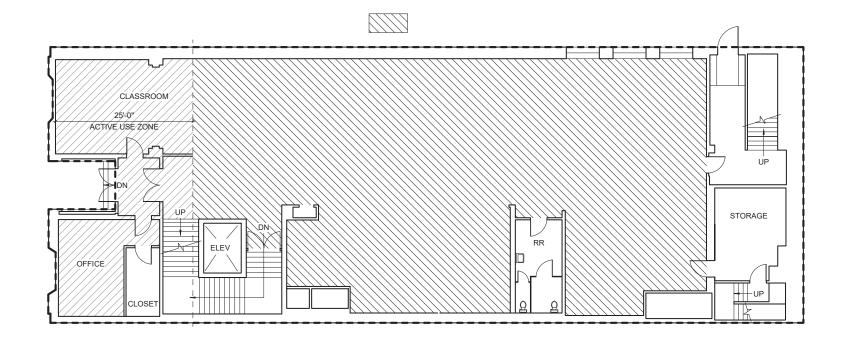


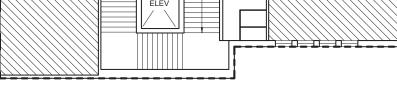


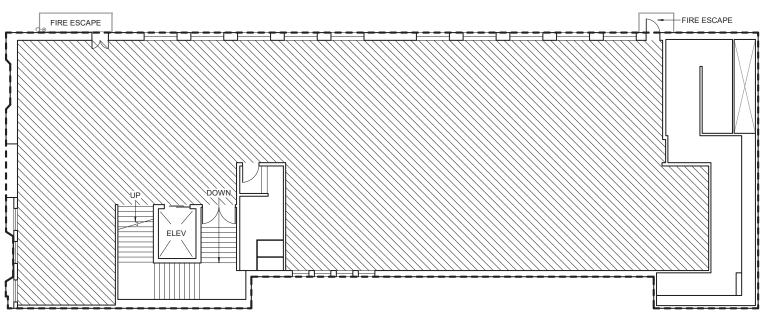


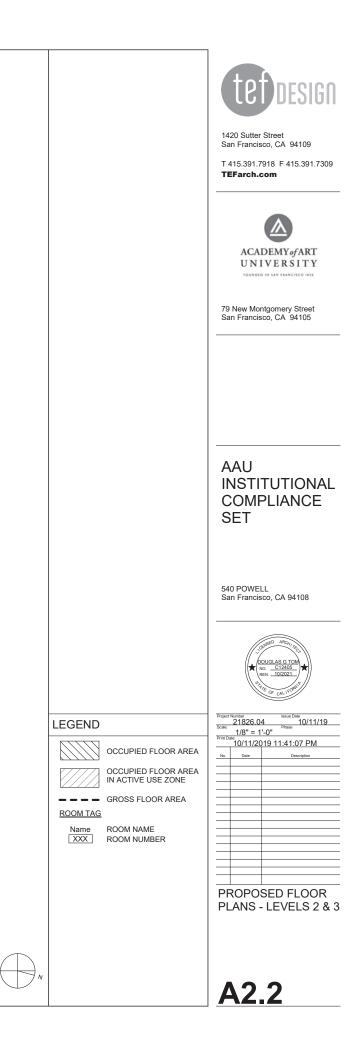


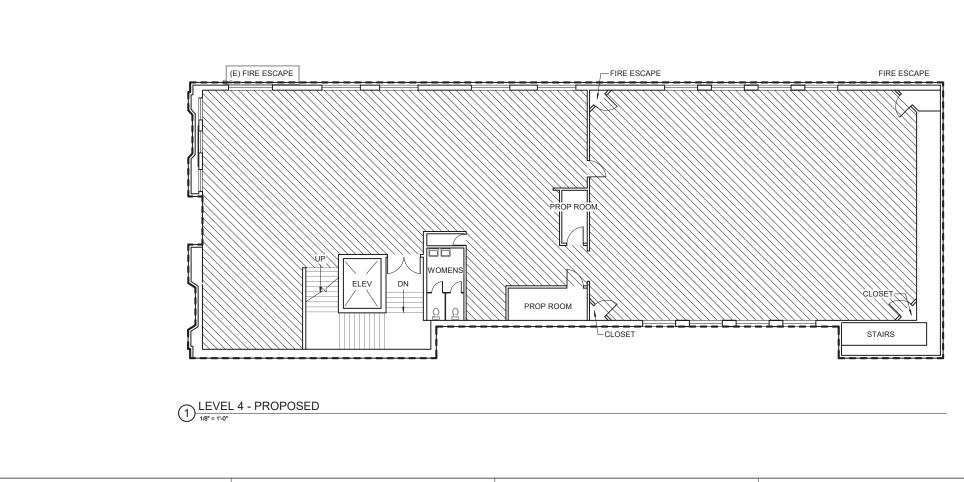
2 LEVEL 3 - PROPOSED



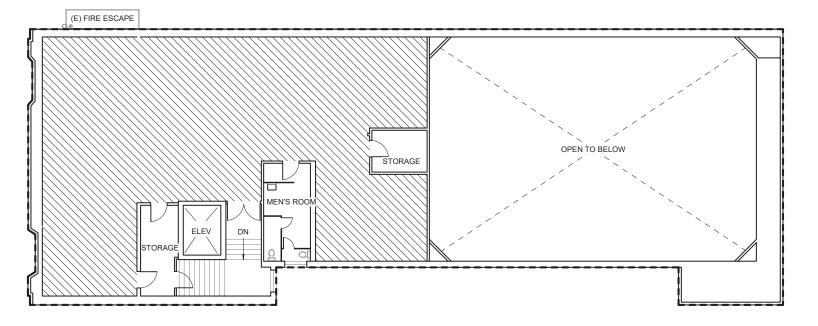


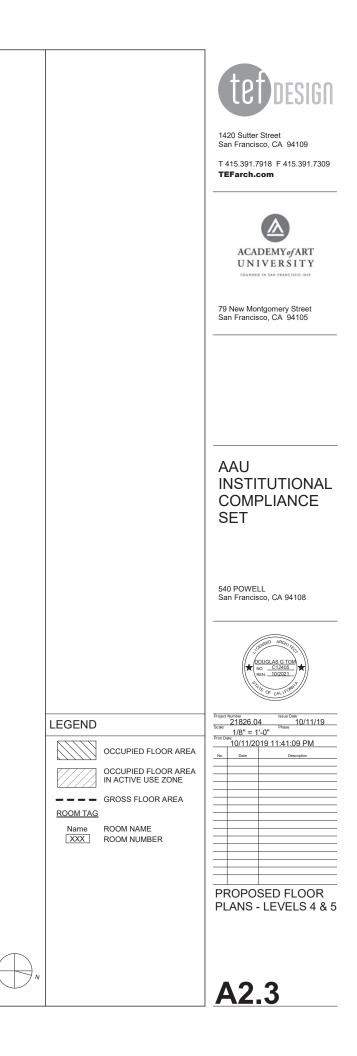


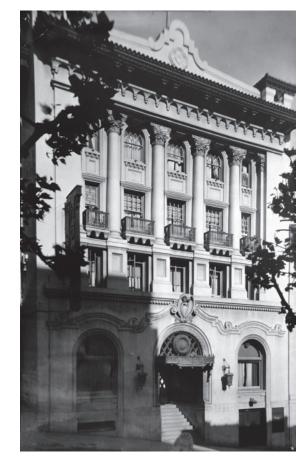




2 LEVEL 5 -PROPOSED







3 EARLY PHOTOGRAPH (NO DATE) SOURCE: ESTM Case No. 2008.0586E - Appendix HR



PHOTOGRAPH (1968) SOURCE: ESTM Case No. 2008.0586E - Appendix HR



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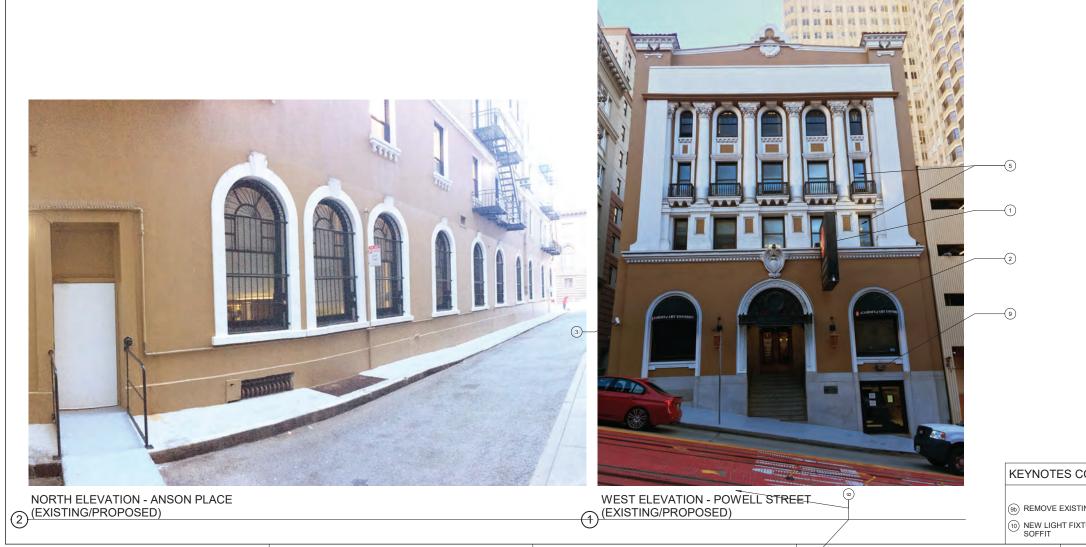
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HISTORICAL EXTERIOR ELEVATION IMAGES

A3.0



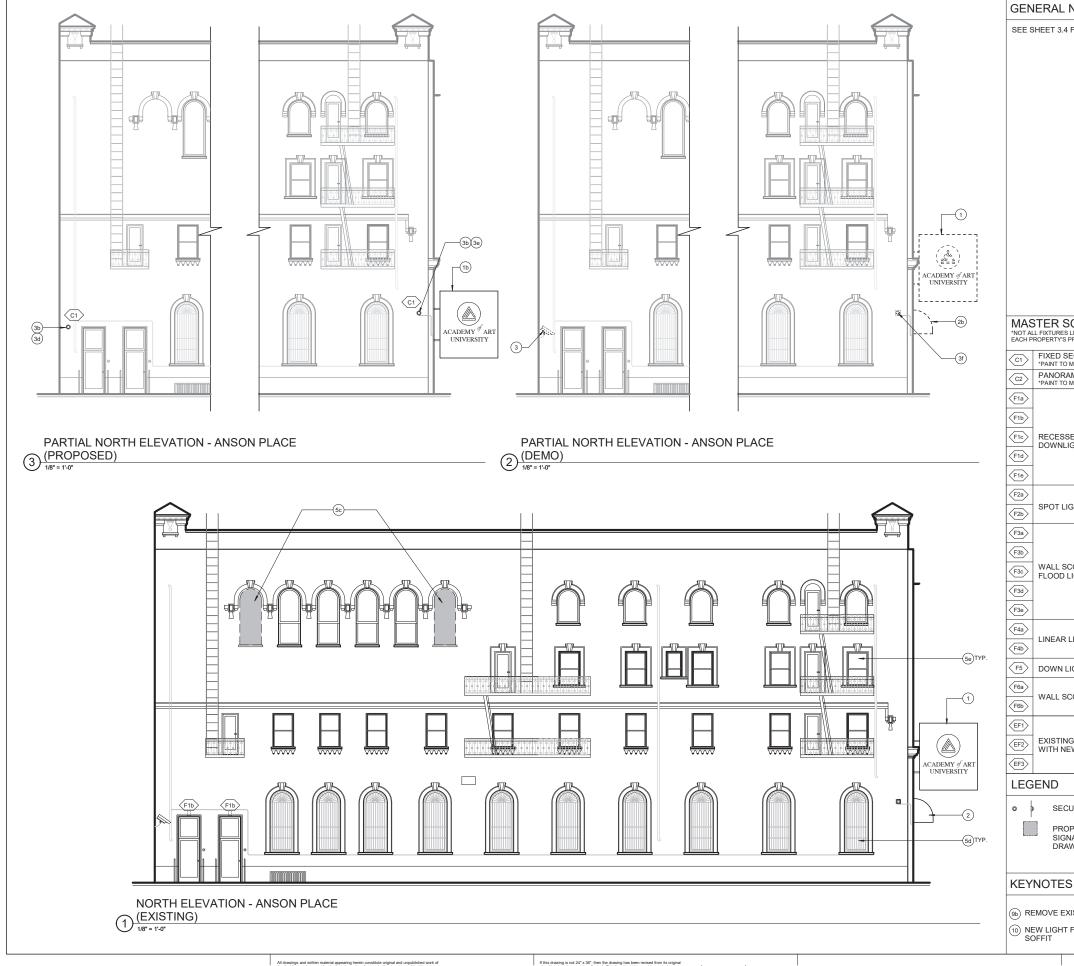
3 PERSPECTIVE (EXISTING/PROPOSED)



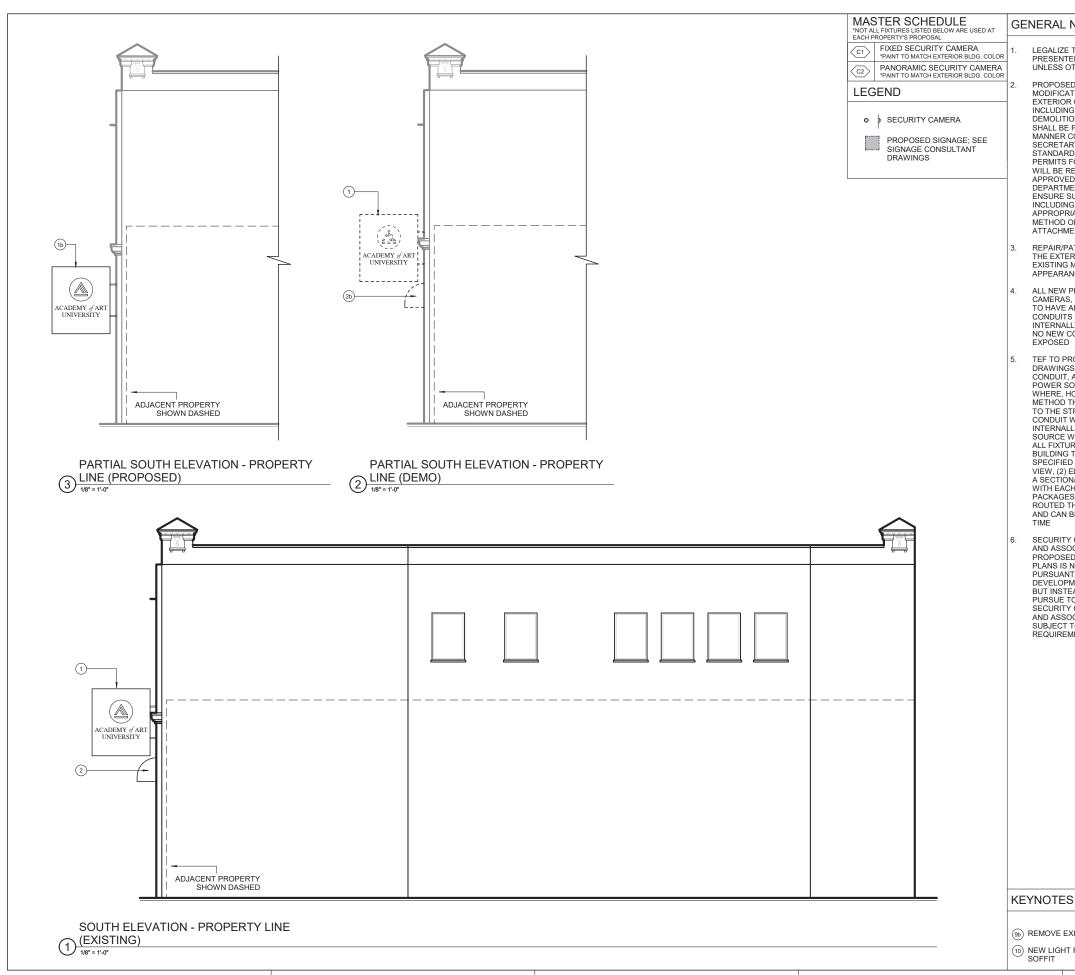
	KE	EYNOTES	
	1	ESTM ES-25, HR-1; SALVAGE AND RELOCATE (E) PROJECTING SIGN	tef design
	(1ь)	PROPOSED LOCATION FOR REINSTALLATION OF EXISTING PROJECTING SIGN	1420 Sutter Street
	(1c)	EXISTING PLAQUE SIGN TO REMAIN	San Francisco, CA 94109
	2	ESTM ES-25, HR-2 AWNINGS LEGALLY PERMITTED BY PERMIT NO. 9214035	T 415.391.7918 F 415.391.7309 TEFarch.com
	2b	REMOVE EXISTING AWNINGS; RESTORE TRANSOMS AND LEAVE ORIGINAL MUNTIN DETAIL. GLAZING TO BE TRANSPARENT	
	3	REMOVE THE EXISTING BULLET- STYLE CAMERA, DEMO EXISTING PATHWAY AND ANY UNUSED PATHWAYS	ACADEMY of ART UNIVERSITY
	3b	INSTALL SMALL FORM FACTOR DOME CAMERA; PAINT CAMERA BODY AND ASSOCIATED PATHWAYS TO MATCH BUILDING EXTERIOR	79 New Montgomery Street San Francisco, CA 94105
	3c)	ROUTE CABLE BEHIND CAMERA TO THE BUILDING INTERIOR	
	3d	ROUTE CONDUIT THROUGH THE PANEL ABOVE THE EXIT DOOR	
	3e)	INSTALL A CONDUIT ADAPTER TO ROUTE THE CABLE DIRECTLY INTO THE CAMERA HOUSING; ROUTE CABLE THROUGH EXISTING BUILDING PENETRATION	
	3f)	REMOVE THE EXISTING CAMERA BACKBOX AND CAMERA	
	4	ESTM ES-25, HR-3 PARAPET LEGALLY PERMITTED BY PERMIT NO 8104080; ANY FUTURE RESTORATION OF THE EXISTING PARAPET WILL REQUIRE REMOVAL OF THE EXISTING SUPPORT STRUCTURE AND REPLACEMENT WITH A MORE SENSITIVE STABILITZATION THAT MEETS CURRENT PRESERVATION AND BUILDING SAFETY REQUIREMENTS. THE EXSITING BRACE IS NOW APPROXIMATELY 37 YEARS OLD.	AAU INSTITUTIONAL COMPLIANCE SET
	5	ESTM ES-25, HR-4 WINDOW TO BE REMOVED AND REPLACED IN ACCORDANCE WITH SCHEDULE OF PERFORMANCE	540 POWELL San Francisco, CA 94108
	56	PROPOSED NEW WOOD WINDOWS SHALL BE INSTALLED TO MATCH HISTORIC FENESTRATION IN TERMS OF CONFIGURATION, FUNCTION, MUNTIN PATTERNS, PROFILE AND THICKNESS OF FRAMES. SIMILARLY, THE ALTERED ORIGINAL WINDOW ON THE FACADE SHALL BE REPLACED AND ITS ORIGINAL CHARACTER / APPEARANCE RESTORED, SEE SHT. A4.1	Control ARCHY ARC
	(5c)	FILLED-IN WINDOWS, TYP. OF 2	Project Number Issue Date 21826.04 10/11/19 Scale: Phase
	5d	METAL SECURITY BARS ADDED TO FIRST-STORY WINDOWS ALONG THE EAST ELEVATION WITHOUT BENEFIT OF PERMIT, PROPOSED TO BE LEGALIZED AS-IS	No. Date Description
	5e	WINDOWS REPLACED TO SECOND & THIRD-STORY ALONG THE EAST ELEVATION WITHOUT BENEFIT OF PERMIT, PROPOSED TO BE LEGALIZED AS-IS	
	6	ITEMS BELOW NOTED DURING 9/25/19 SITE WALK *SEE PHOTOS ON SHT. A4.2	
	7	FACADE MATERIALS DAMAGE IDENTIFIED AT THE ENTRY AREA, SEE SHT. A4.2, A4.3	EXTERIOR ELEVATION IMAGES
CONT.	8	ENTRY MARQUEE METAL/GLASS LID DAMAGE TO BE REPAIRED (REQUIRES TO BE SAFELY SECURED TEMPORARILY)	
TING FLOOD LIGHT	9	EXISTING VENT AT WINDOW TRANSOM	
XTURE RECESSED IN		EXISTING FLOOD LIGHT FIXTURE	<u>A3.1</u>



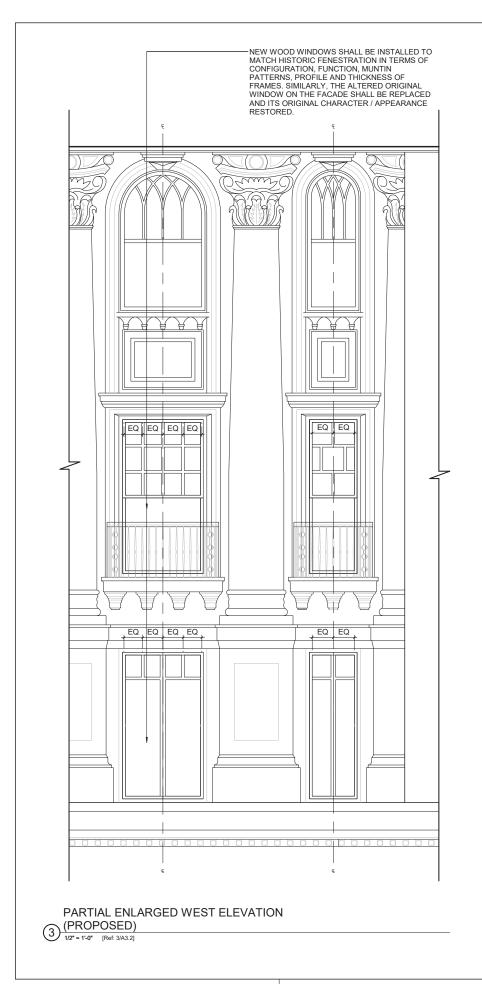
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NOTES	KEYNOTES	
.4 FOR GENERAL NOTES	① ESTM ES-25, HR-1; SALVAGE AND RELOCATE (E) PROJECTING SIGN	tef design
	(b) PROPOSED LOCATION FOR REINSTALLATION OF EXISTING PROJECTING SIGN	
	(1c) EXISTING PLAQUE SIGN TO REMAIN	1420 Sutter Street San Francisco, CA 94109
	ESTM ES-25, HR-2 AWNINGS LEGALLY PERMITTED BY PERMIT NO. 9214035	T 415.391.7918 F 415.391.7309 TEFarch.com
	(2b) REMOVE EXISTING AWNINGS; RESTORE TRANSOMS AND LEAVE ORIGINAL MUNTIN DETAIL. GLAZING TO BE TRANSPARENT	
	REMOVE THE EXISTING BULLET- STYLE CAMERA, DEMO EXISTING PATHWAY AND ANY UNUSED PATHWAYS	ACADEMY of ART UNIVERSITY
	(3b) INSTALL SMALL FORM FACTOR DOME CAMERA; PAINT CAMERA BODY AND ASSOCIATED PATHWAYS TO MATCH BUILDING EXTERIOR	79 New Montgomery Street
	© ROUTE CABLE BEHIND CAMERA TO THE BUILDING INTERIOR	San Francisco, CA 94105
	(3d) ROUTE CONDUIT THROUGH THE PANEL ABOVE THE EXIT DOOR	
SCHEDULE IS LISTED BELOW ARE USED AT S PROPOSAL SECURITY CAMERA	(3e) INSTALL A CONDUIT ADAPTER TO ROUTE THE CABLE DIRECTLY INTO THE CAMERA HOUSING; ROUTE CABLE THROUGH EXISTING BUILDING PENETRATION	
O MATCH EXTERIOR BLDG. COLOR RAMIC SECURITY CAMERA O MATCH EXTERIOR BLDG. COLOR	(3) REMOVE THE EXISTING CAMERA BACKBOX AND CAMERA	
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IGHT FIXTURE	APPROXIMATELY 37 YEARS OLD.	
	(5) ESTM ES-25, HR-4 WINDOW TO BE REMOVED AND REPLACED IN ACCORDANCE WITH SCHEDULE OF PERFORMANCE	540 POWELL San Francisco, CA 94108
SCONCE/ LIGHT FIXTURE	PROPOSED NEW WOOD WINDOWS SHALL BE INSTALLED TO MATCH HISTORIC FENESTRATION IN TERMS OF CONFIGURATION, FUNCTION, MUNTIN PATTERNS, PROFILE AND THICKNESS OF FRAMES. SIMILARLY THE ALTERED ORIGINAL WINDOW ON THE FACADE SHALL BE	CENSED ARCHITEC
R LIGHT FIXTURE	REPLACED AND ITS ORIGINAL CHARACTER / APPEARANCE RESTORED, SEE SHT. A4.1	PARE OF CALIFORT
LIGHT FIXTURE	(5c) FILLED-IN WINDOWS, TYP. OF 2	Project Number Issue Date 21826.04 10/11/19 Scale: 1/9" = 1' 0" Phase
SCONCE FIXTURE	(5d) METAL SECURITY BARS ADDED TO FIRST-STORY WINDOWS ALONG THE EAST ELEVATION WITHOUT BENEFIT OF PERMIT, PROPOSED TO BE LEGALIZED AS-IS	1/8" = 1'-0" The Date 10/11/2019 11:41:18 PM No. Date Description
NG FIXTURE. RELAMP NEW LED RETROFIT LAMP	WINDOWS REPLACED TO SECOND & THIRD-STORY ALONG THE EAST ELEVATION WITHOUT BENEFIT OF PERMIT, PROPOSED TO BE LEGALIZED AS-IS	
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ROPOSED SIGNAGE; SEE GNAGE CONSULTANT RAWINGS	(7) FACADE MATERIALS DAMAGE IDENTIFIED AT THE ENTRY AREA, SEE SHT. A4.2, A4.3	EXISTING/ PROPOSED
S CONT.	ENTRY MARQUEE METAL/GLASS LIE DAMAGE TO BE REPAIRED (REQUIRES TO BE SAFELY SECURED TEMPORARILY)	EXTERIOR ELEVATIONS
EXISTING FLOOD LIGHT	(9) EXISTING VENT AT WINDOW TRANSOM	
IT FIXTURE RECESSED IN	EXISTING FLOOD LIGHT FIXTURE	A3.2

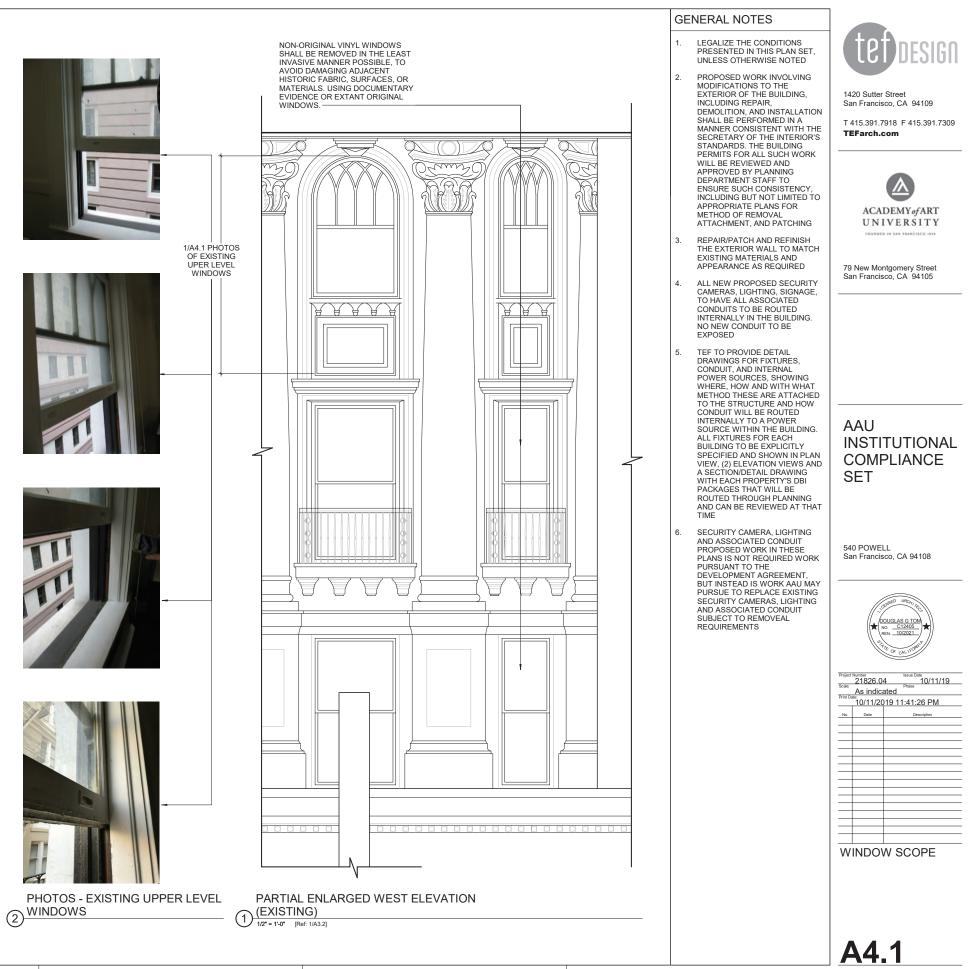


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S CONT. (8) (REQUIRES TO BE SAFELY SECURED TEMPORARILY) (EXTERIOR ELEVATIONS	
XISTING FLOOD LIGHT (9) EXISTING VENT AT WINDOW TRANSOM	
EXISTING FLOOD LIGHT FIXTURE A3.3	



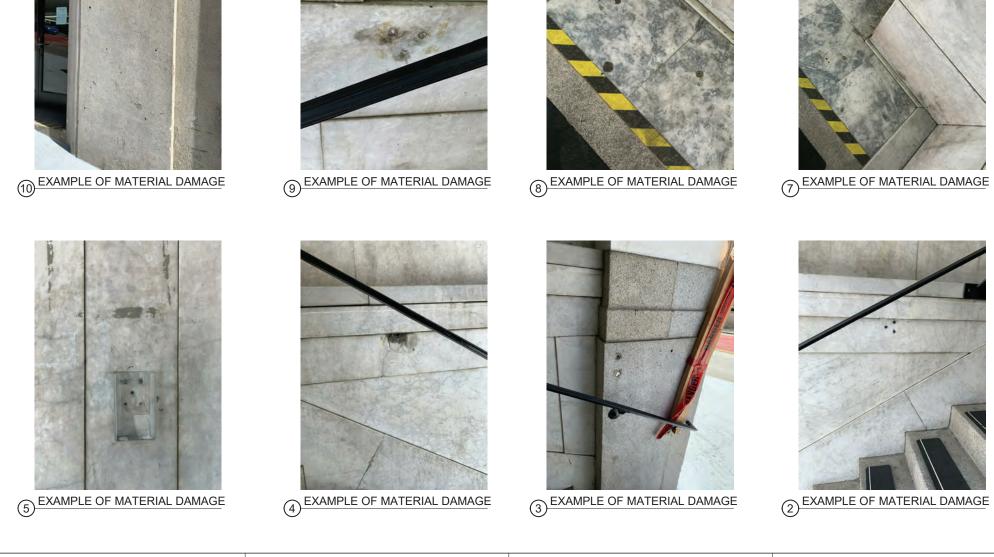
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ED WORK INVOLVING ATIONS TO THE R OF THE BUILDING,	(1b) PROPOSED LOCATION FOR REINSTALLATION OF EXISTING PROJECTING SIGN	1420 Sutter Street
IG REPAIR, ION, AND INSTALLATION	(10) EXISTING PLAQUE SIGN TO REMAIN	San Francisco, CA 94109
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	50 FILLED-IN WINDOWS, TYP. OF 2	Project Number Issue Date 21826.04 10/11/19 Scale: 1/8" = 1'-0"
	(iii) METAL SECURITY BARS ADDED TO FIRST-STORY WINDOWS ALONG THE EAST ELEVATION WITHOUT BENEFIT OF PERMIT, PROPOSED TO BE LEGALIZED AS-IS	No. Date Description
	(5e) WINDOWS REPLACED TO SECOND & THIRD-STORY ALONG THE EAST ELEVATION WITHOUT BENEFIT OF PERMIT, PROPOSED TO BE LEGALIZED AS-IS	
	(6) <u>1TEMS BELOW NOTED DURING</u> <u>9/25/19 SITE WALK</u> *SEE PHOTOS ON SHT. A4.2	
	(7) FACADE MATERIALS DAMAGE IDENTIFIED AT THE ENTRY AREA, SEE SHT. A4.2, A4.3	EXISTING/ PROPOSED EXTERIOR
S CONT.	ENTRY MARQUEE METAL/GLASS LID DAMAGE TO BE REPAIRED (8) (REQUIRES TO BE SAFELY SECURED TEMPORARILY)	ELEVATIONS
XISTING FLOOD LIGHT	(9) EXISTING VENT AT WINDOW	
T FIXTURE RECESSED IN	TRANSOM EXISTING FLOOD LIGHT FIXTURE	A3.4







	KEYNOTES	
	(1) ESTM ES-25, HR-1; SALVAGE AND	tet design
	RELOCATE (E) PROJECTING SIGN (b) PROPOSED LOCATION FOR REINSTALLATION OF EXISTING	LGT DESIGI
	PROJECTING SIGN (b) EXISTING PLAQUE SIGN TO REMAIN	1420 Sutter Street San Francisco, CA 94109
	2 ESTM ES-25, HR-2 AWNINGS LEGALLY PERMITTED BY PERMIT NO. 9214035	T 415.391.7918 F 415.391.7309 TEFarch.com
	(2) REMOVE EXISTING AWNINGS; RESTORE TRANSOMS AND LEAVE ORIGINAL MUNTIN DETAIL. GLAZING TO BE TRANSPARENT	
	(3) REMOVE THE EXISTING BULLET- STYLE CAMERA, DEMO EXISTING PATHWAY AND ANY UNUSED PATHWAYS	ACADEMY of ART UNIVERSITY
	(3) INSTALL SMALL FORM FACTOR DOME CAMERA; PAINT CAMERA BODY AND ASSOCIATED PATHWAYS TO MATCH BUILDING EXTERIOR	79 New Montgomery Street
	③ ROUTE CABLE BEHIND CAMERA TO THE BUILDING INTERIOR	San Francisco, CA 94105
	(3d) ROUTE CONDUIT THROUGH THE PANEL ABOVE THE EXIT DOOR	
	(3e) INSTALL A CONDUIT ADAPTER TO ROUTE THE CABLE DIRECTLY INTO THE CAMERA HOUSING; ROUTE CABLE THROUGH EXISTING BUILDING PENETRATION	
	(3) REMOVE THE EXISTING CAMERA BACKBOX AND CAMERA	
	(4) ESTM ES-25, HR-3 PARAPET LEGALLY PERMITTED BY PERMIT NO 8104080; ANY FUTURE RESTORATION OF THE EXISTING PARAPET WILL REQUIRE REMOVAL OF THE EXISTING SUPPORT STRUCTURE AND REPLACEMENT WITH A MORE SENSITIVE STABILITZATION THAT MEETS CURRENT PRESERVATION AND BUILDING SAFETY REQUIREMENTS. THE EXSITING BRACE IS NOW APPROXIMATELY 37 YEARS OLD.	AAU INSTITUTIONAL COMPLIANCE SET
	5 ESTM ES-25, HR-4 WINDOW TO BE REMOVED AND REPLACED IN ACCORDANCE WITH SCHEDULE OF PERFORMANCE	540 POWELL San Francisco, CA 94108
	B PROPOSED NEW WOOD WINDOWS SHALL BE INSTALLED TO MATCH HISTORIC FENESTRATION IN TERMS OF CONFIGURATION, FUNCTION, MUNTIN PATTERNS, PROFILE AND THICKNESS OF FRAMES. SIMILARLY THE ALTERED ORIGINAL WINDOW ON THE FACADE SHALL BE REPLACED AND ITS ORIGINAL CHARACTER / APPEARANCE RESTORED, SEE SHT. A4.1	(36%) (36%) (36%) (37%) (
S CONT.	5c) FILLED-IN WINDOWS, TYP. OF 2	Project Number Issue Date 10/11/19 Scate: 1/8" = 1'-0"
	(53) METAL SECURITY BARS ADDED TO FIRST-STORY WINDOWS ALONG THE EAST ELEVATION WITHOUT BENEFIT OF PERMIT, PROPOSED TO BE LEGALIZED AS-IS	No. Date Description
	(5e) WINDOWS REPLACED TO SECOND & THIRD-STORY ALONG THE EAST ELEVATION WITHOUT BENEFIT OF PERMIT, PROPOSED TO BE LEGALIZED AS-IS	
	(6) <u>9/25/19 SITE WALK</u> *SEE PHOTOS ON SHT. A4.2	
	FACADE MATERIALS DAMAGE IDENTIFIED AT THE ENTRY AREA, SEE SHT. A4.2, A4.3	EXTERIOR ELEVATION DETAIL
	ENTRY MARQUEE METAL/GLASS LID DAMAGE TO BE REPAIRED (REQUIRES TO BE SAFELY SECURED TEMPORARILY)	IMAGES
	(9) EXISTING VENT AT WINDOW TRANSOM	
HT FIXTURE RECESSED IN	EXISTING FLOOD LIGHT FIXTURE	<u>A4.2</u>







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79 New Montgomery Street San Francisco, CA 94105



6 EXAMPLE OF MATERIAL DAMAGE



(1) EXAMPLE OF MATERIAL DAMAGE

AAU INSTITUTIONAL COMPLIANCE SET

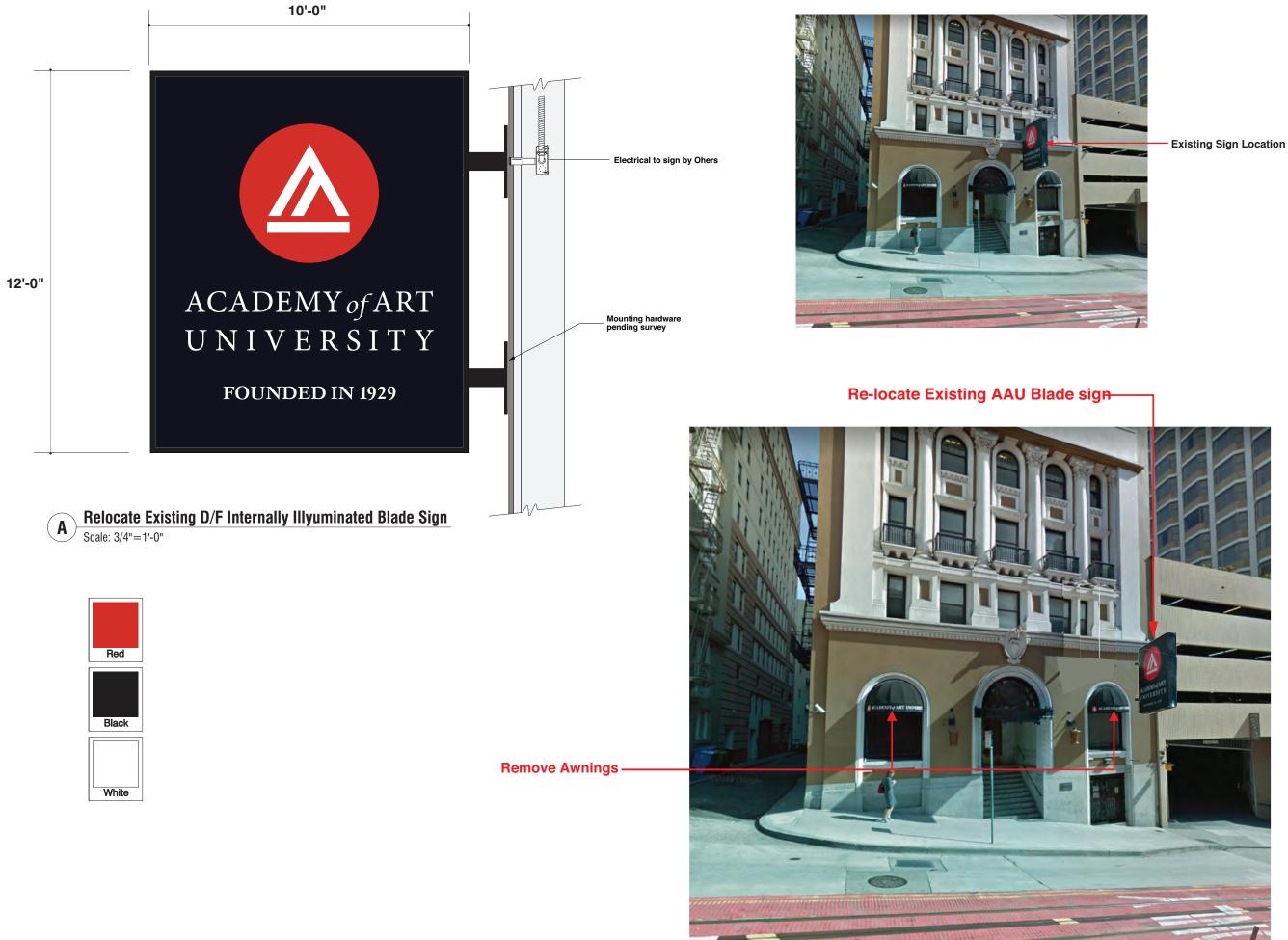
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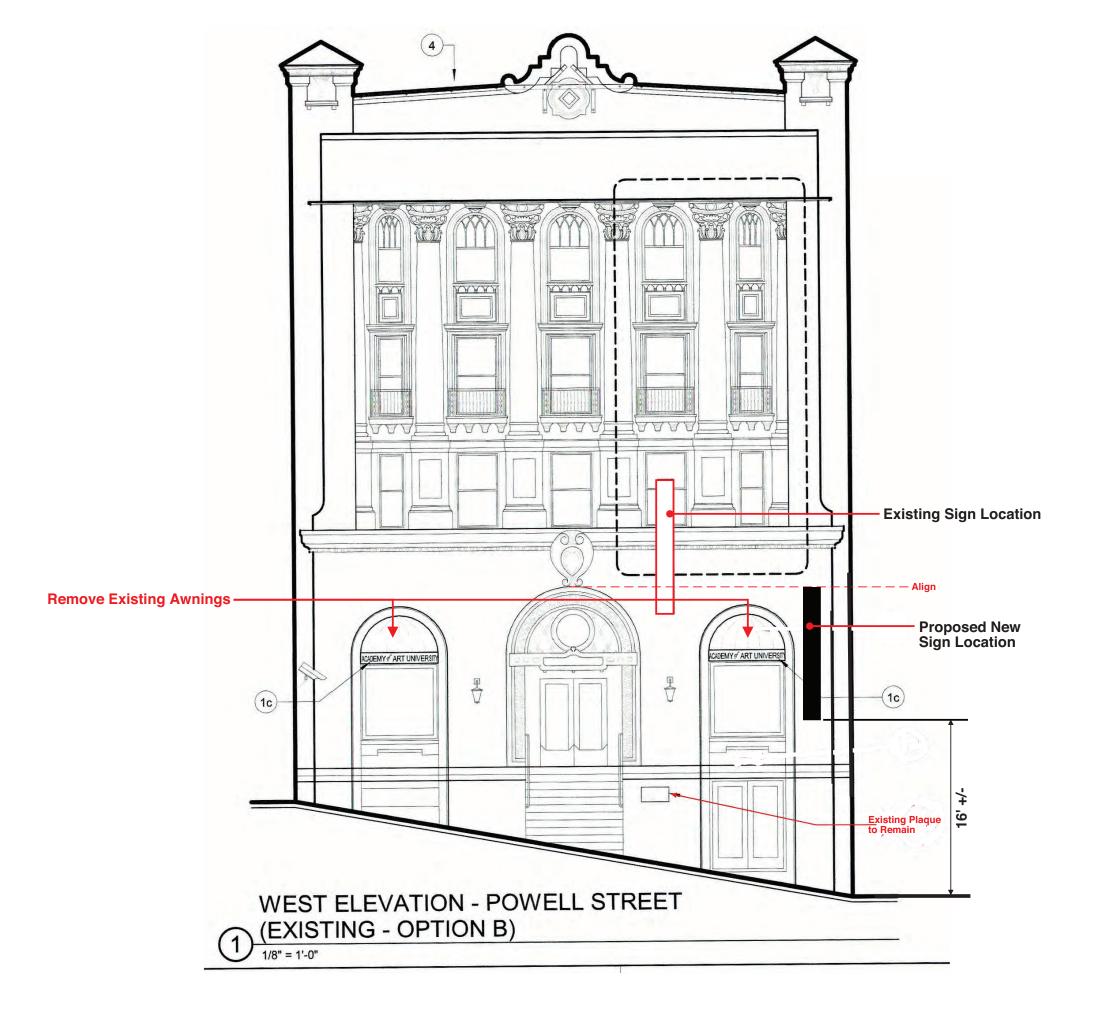
BUILDING MATERIALS DAMAGE

A4.3



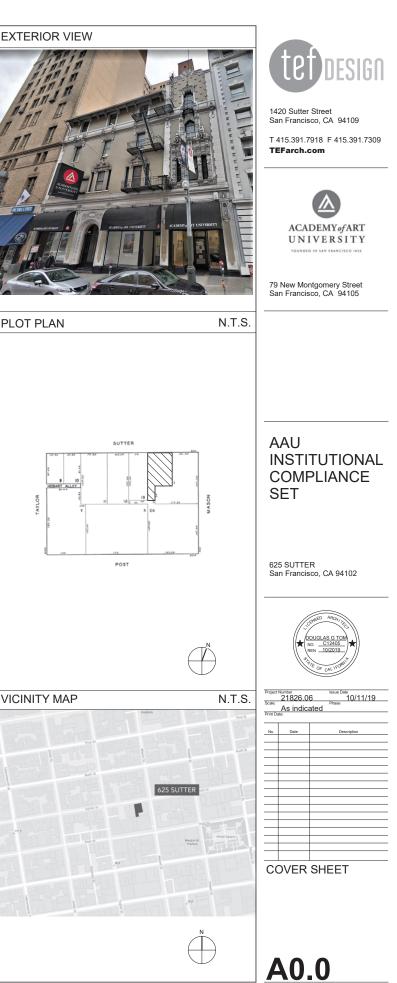


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organization without wr	u. It is not to be copied, shown to anyone outside of you itten permission of Golden Gate
Sig	n Company. e installed in accordance with tl
requirements of Article Code and other applica	e 600 of the National Electrical ible codes. This includes proper d bonding of the sign.
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	All Signs to be
	Title 24
	Compliant
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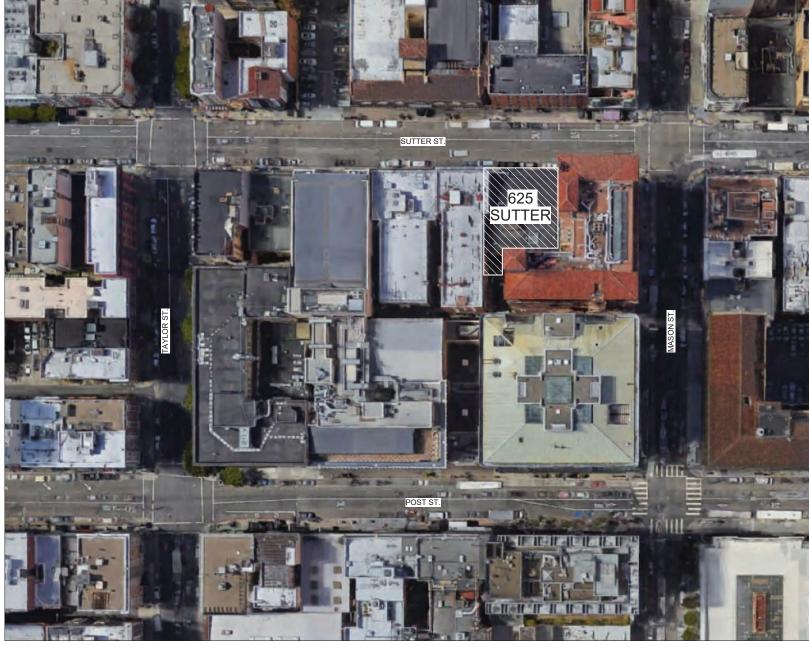


GOLDEN GATE SIGN					
Company, Ono.					
2500 Bisso Lane, Suite 200					
Concord, CA 94520					
925.771.6300 Phone CA License #665363					
Project ID					
Date: 8/14/19					
Sales: A. Bartizal					
Designer: N. Ford					
Rev. #: Date:					
Revision Notes:					
Interior X Exterior					
Single Faced X Double Faced					
X Illuminated					
Non-Illuminated					
Type of Lighting:					
Lamps X L.E.D.					
Neon Other					
Address					
540 Powell st.					
Customer Approval					
Signature					
MM/DD/YYYY					
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drawing submitted in connection with a project we are planning for you. It is not to be copied, reproduced, exhibited or shown to anyone outside of your					
reproduced, exhibited or shown to anyone outside ot your organization without written permission of Golden Gate Sign Company.					
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical					
Code and other applicable codes. This includes proper grounding and bonding of the sign.					
All Signs to be					
Title 24 Compliant					
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Sign Associates					
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EXISTING SIT	CONDITION		Academy of ESTM Case	Art University Project N0. 2008.0586E	CODE NO	OTES REFERENCE: S CODE AS EXIST	AN FRANCISCO	PLANNING RY 1, 2019.	SHEE	ET INDEX				EX
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1 SITE PLAN AERIAL IMAGE



SITE HISTORY

SOURCE: ESTM Case N0. 2008.0586E -Appendix HR

In 1921, Meyers commissioned the firm to design 625-629 Sutter. When it was completed in 1925, four years later, the San Francisco Chronicle reported that:

[t]he building, which is the workmanship of Samuel Lightner Hyman and Abraham Appleton, architects, is a new departure in store buildings, representing a rich, old Spanish structure appealing to the aesthetic rather than the commercial taste.

Ownership of the building changed on numerous occasions in subsequent decades, with various improvements undertaken by each occupant. Building permits indicate that, as of 1929, the building was owned by F.M Gilberd, who in April of that year added a one-story addition to the rear. By October of 1929, D.R. Eisenbach was listed as the owner; ten years later, in 1939, it was owned by S. Weisser. During the 1940s, the American Red Cross and the U.S. Army leased the building.

The building was owned by Herbert W. and Barbara F. Richards by April of 1946 before it transferred again to new owners Walter & Ross in October of that year. By 1959, U.P. Channon had taken ownership of the building. As of 1962, the building was owned by George B. McDonald and occupied at least partially by the June Terry Finishing School. In 1968, AAU took ownership of the building; since that time it has completed a number of alterations, most notably to the storefronts on the ground level of the main (north) elevation.



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625 SUTTER San Francisco, CA 94102



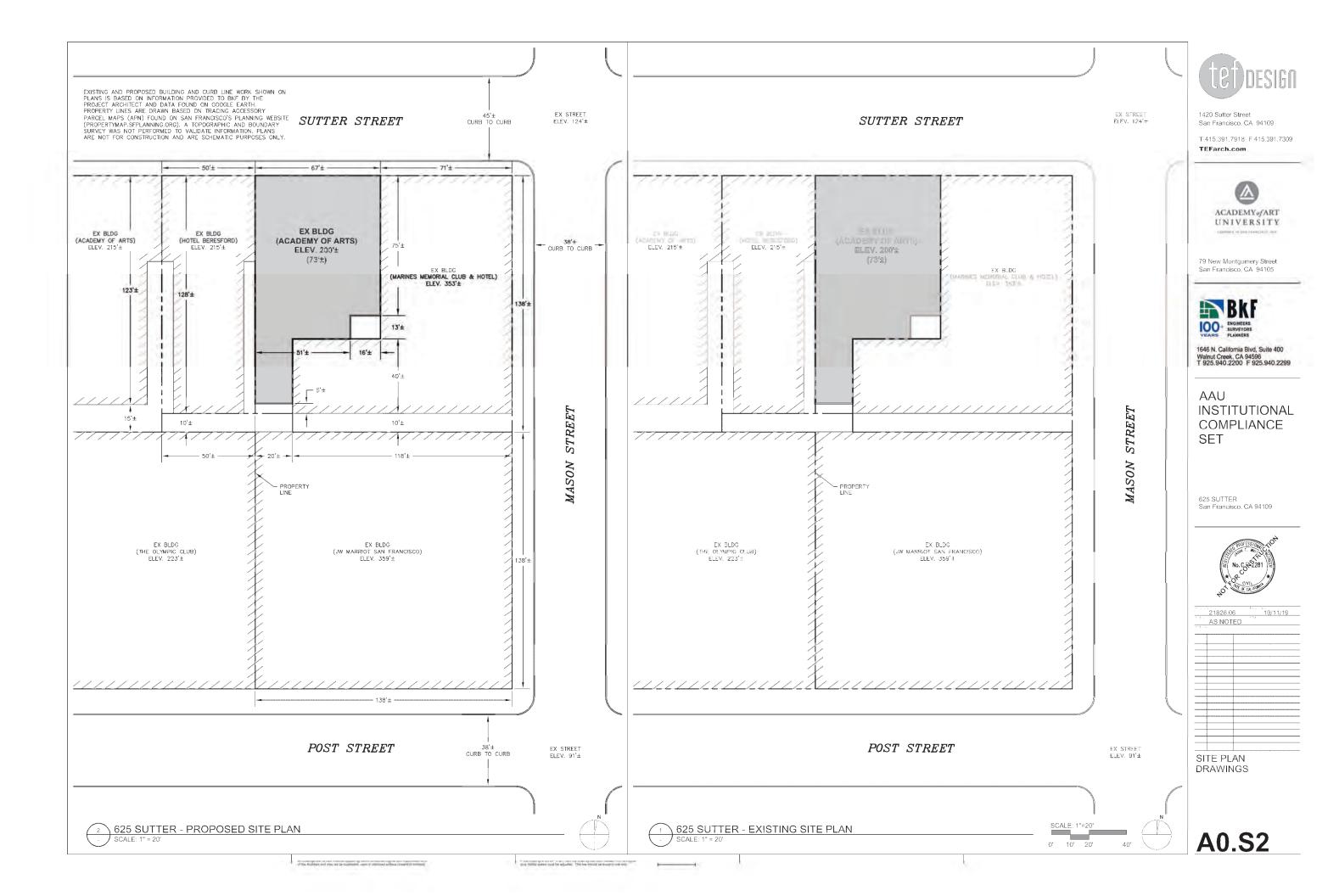
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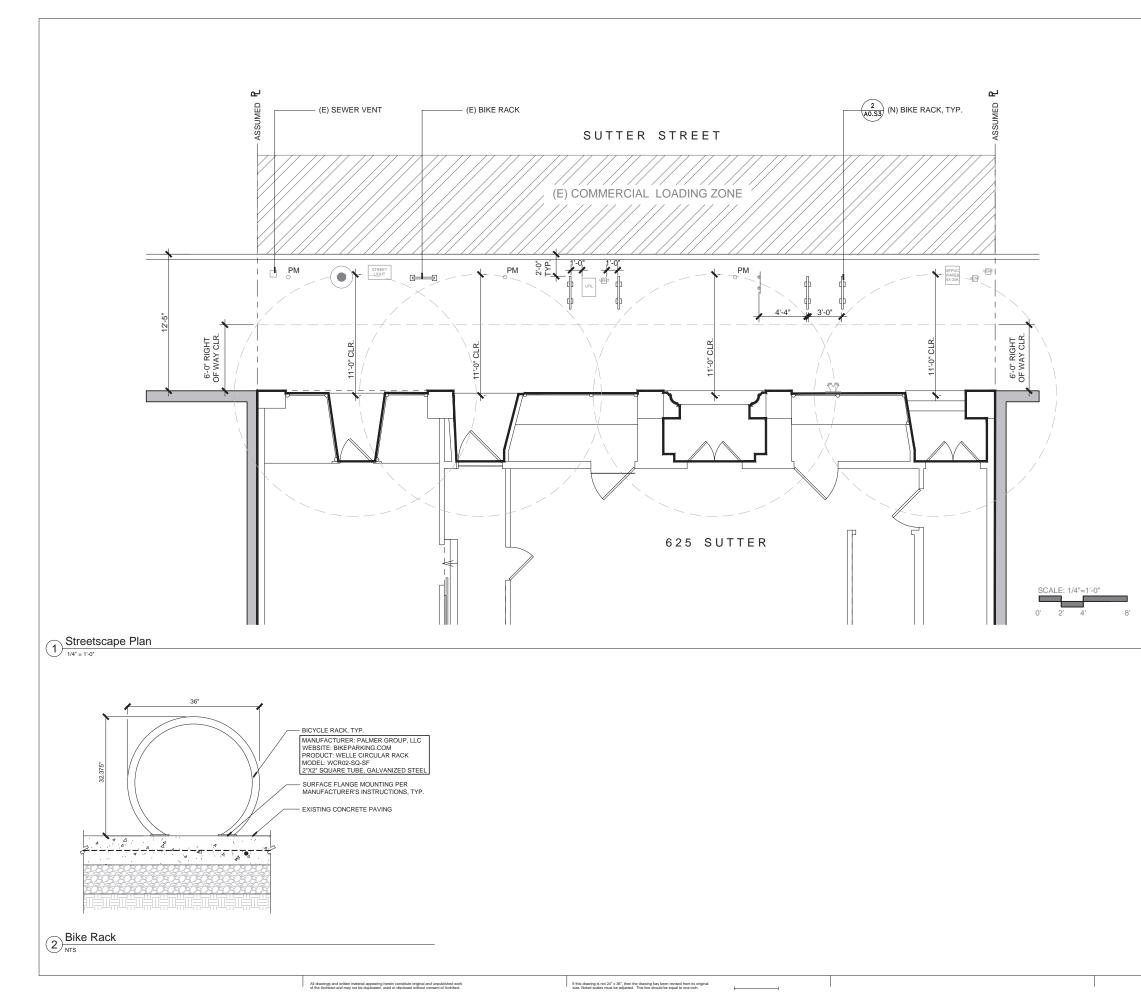
No.	Date	Description
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SITE PLAN AERIAL IMAGE & SITE HISTORY











ABBREVIATIONS

(E) = EXISTING

(N) = NEW, PROPOSED

CLR. = CLEARANCE

P = PROPERTY LINE

BIKE PARKING COUNT

EXISTING: (2) BIKE PARKING SPACES

PROPOSED: (8) BIKE PARKING SPACES

CLASS II

TOTAL: 10

LEGEND



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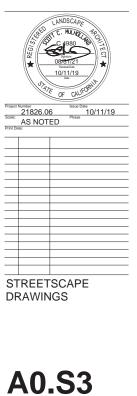
79 New Montgomery Street San Francisco, CA 94105

Creo Iandscape architecture

466 Geary Street, Suite 300 San Francisco, CA 94102 www.creolandarch.com t 415.688.2506

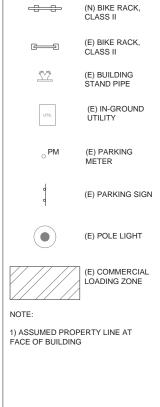
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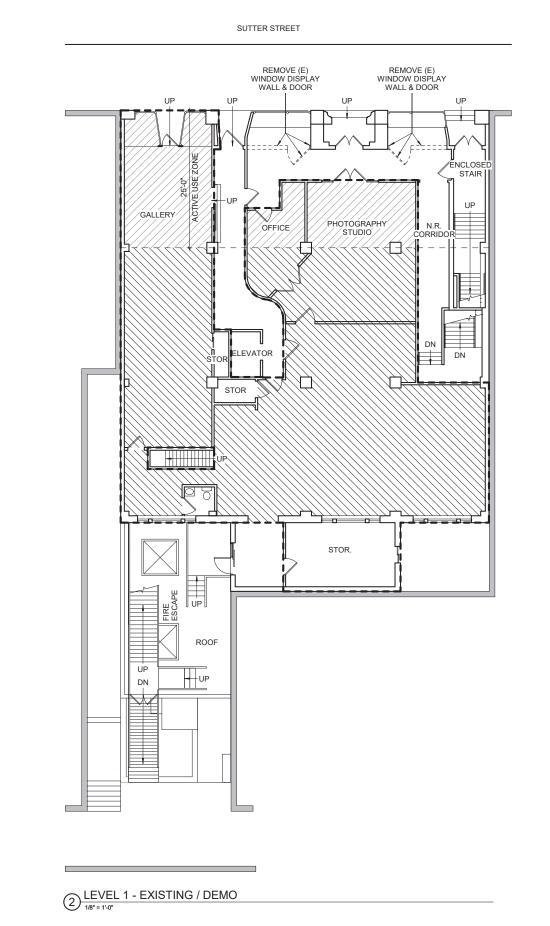
625 SUTTER San Francisco, CA 94102

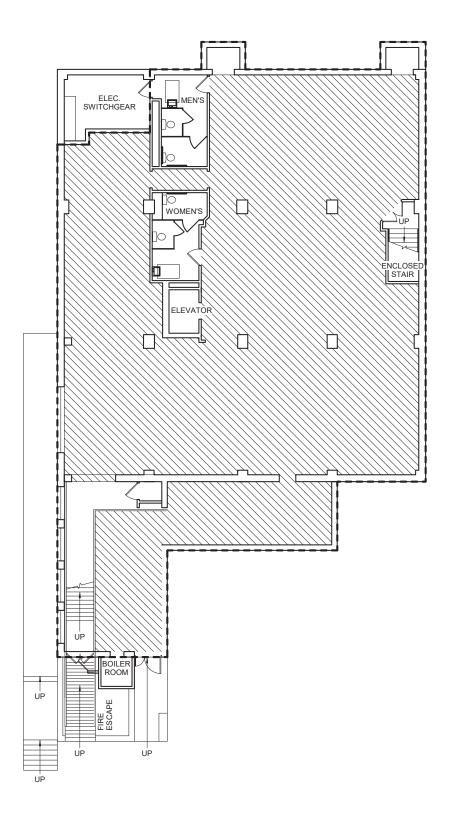






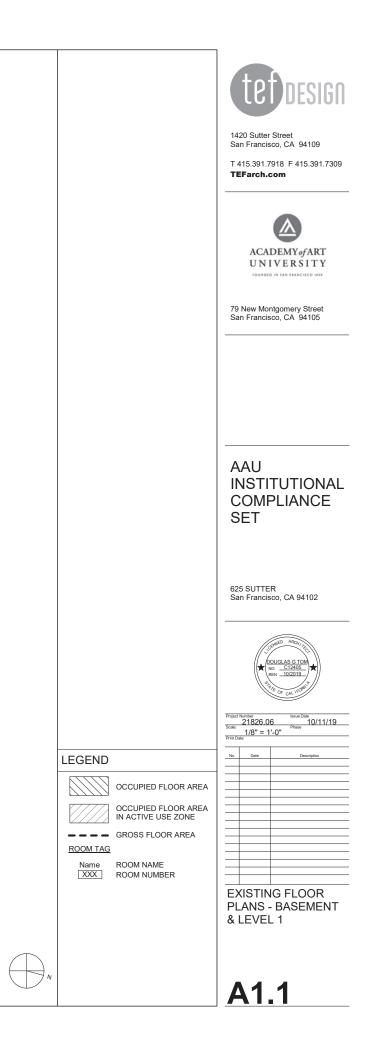


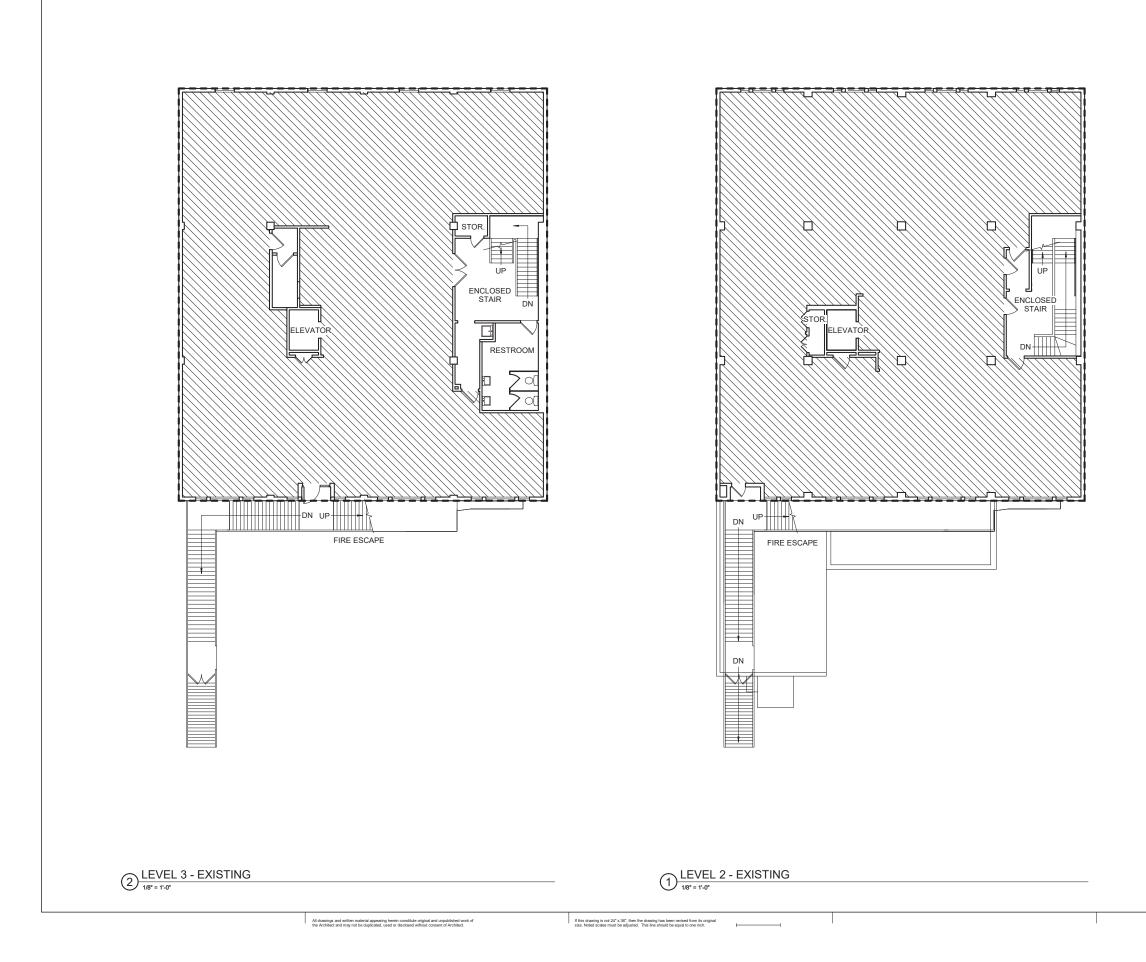


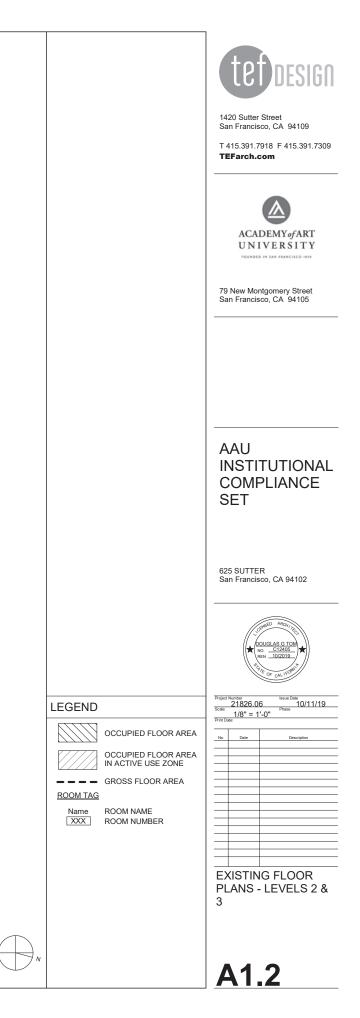


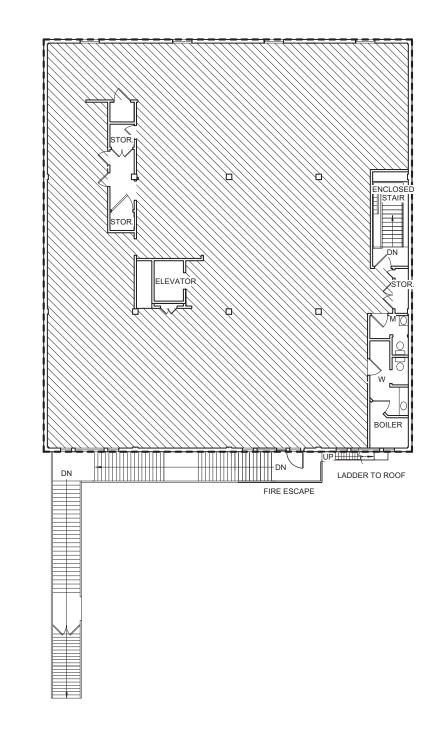
BASEMENT - EXISTING

1/8" = 1

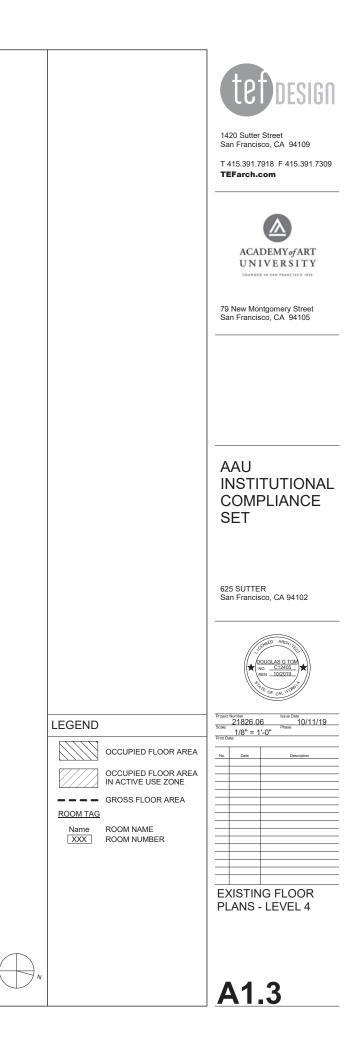


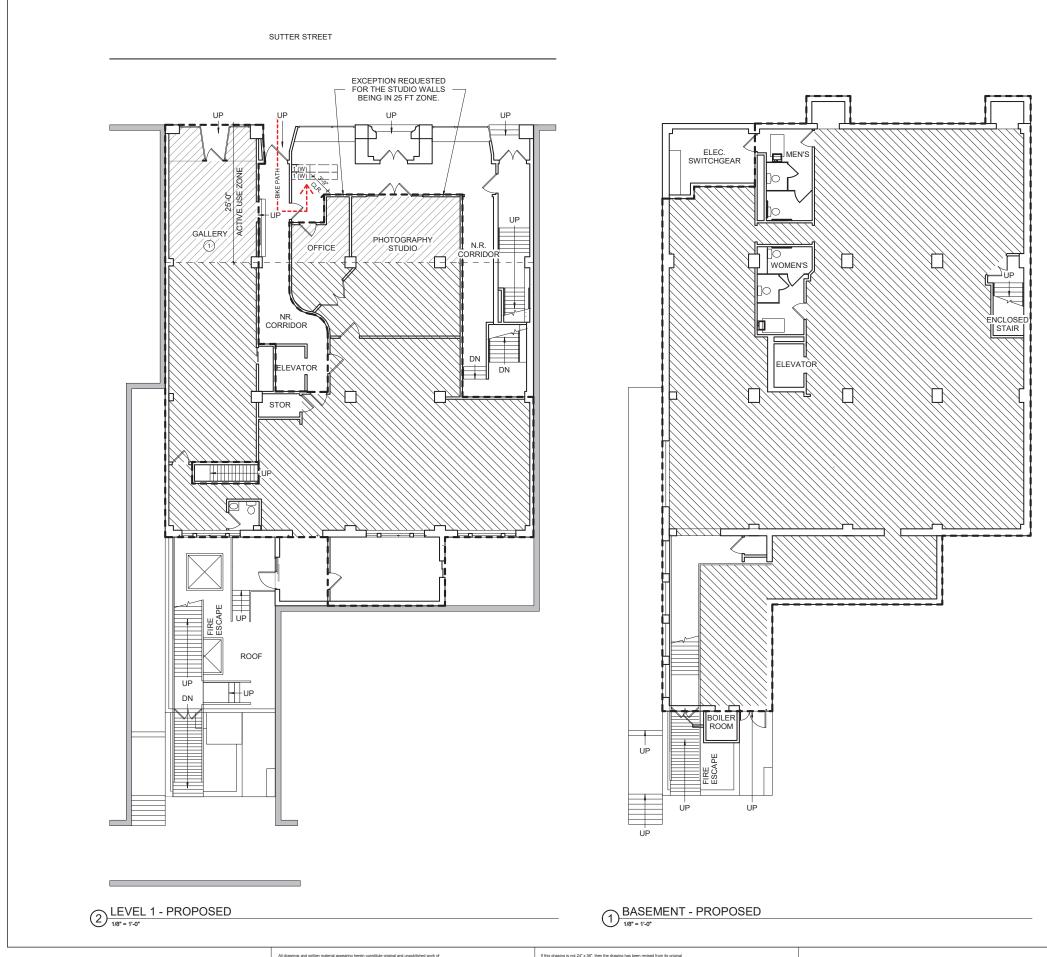




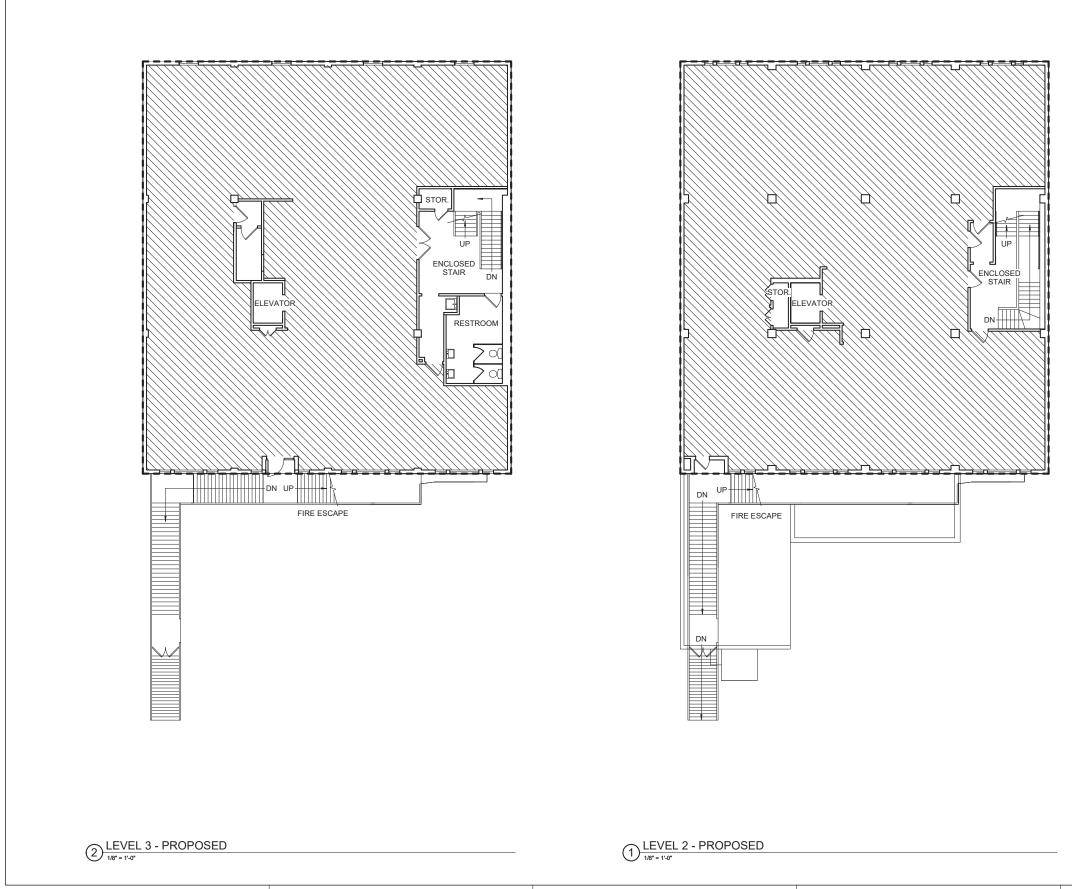


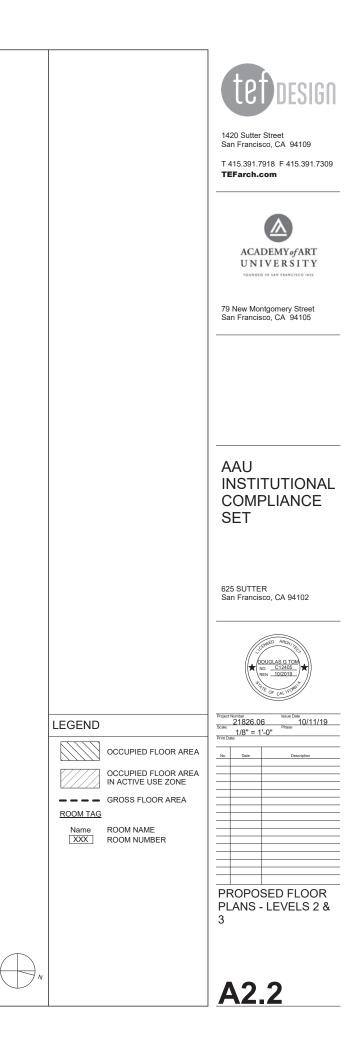
1 <u>LEVEL 4 - EXISTING</u>

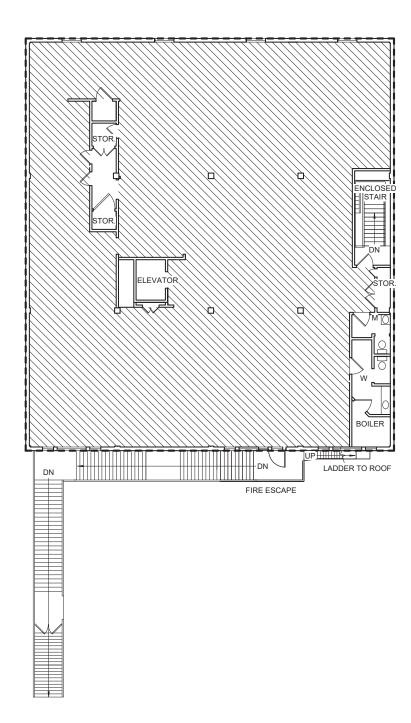




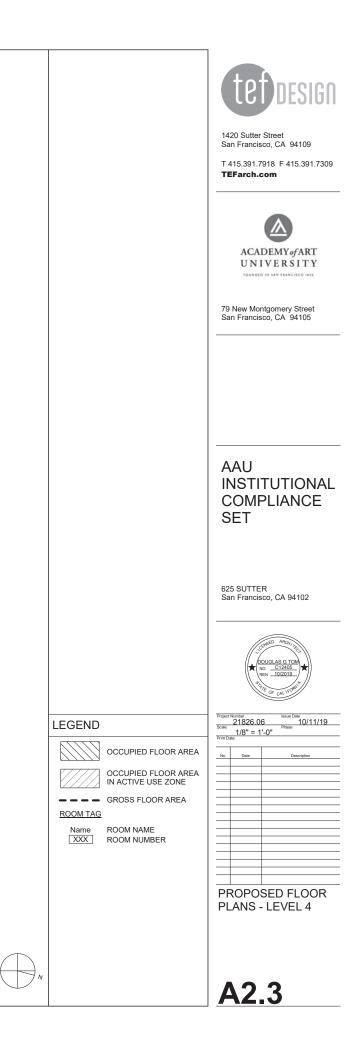
KEYNOTES 1 PER DEVELOPMENT AGREEMENT, [9]) PER DEVELOPMENT AGREEMENT, GALLERY SPACE IS A RETAIL USE ACCESSORY TO AAU POST-SECONDARY EDUCATIONAL INSTITUTIONAL USE; HOWEVER, SPACE TO BE OPEN TO THE PUBLIC AT LEAST 40 HOURS PER WEEK, 10 MONTHS OUT OF EACH VEAP. PROVIDED THAT AAU MAY 1420 Sutter Street San Francisco, CA 94109 YEAR, PROVIDED THAT AAU MAY AT A LATER DATE SEEK T 415.391.7918 F 415.391.7309 ALA LATER DATE SEEK DISCRETIONARY APPROVALS TO CONVERT SPACE TO A USE NOT MEETING ABOVE-DESCRIBED PUBLIC ACCESSIBILITY STANDARDS TEFarch.com ACADEMYofART UNIVERSITY 79 New Montgomery Street San Francisco, CA 94105 AAU INSTITUTIONAL COMPLIANCE SET 625 SUTTER San Francisco, CA 94102 LEGEND OCCUPIED FLOOR AREA OCCUPIED FLOOR AREA IN ACTIVE USE ZONE ---- GROSS FLOOR AREA Project Number 21826.06 Scale: Issue Date 10/11/19 Phase ROOM TAG $\frac{1/8"}{1/8"} = 1'-0"$ Name ROOM NAME XXX ROOM NUMBER No. Date BIKE TAG BIKE TAG 11-0" CLASS 1 BIKE RACK -2 HORIZONTAL BIKE SPACES Waneuvering Space Bike Storage Space CLASS 1 BIKE RACK B'-4" 3'-4" 5'-0" ↓ CLASS 1 BIKE RACK -1 VERTICAL BIKE SPACE - Maneuvering Space - Bike Storage Space *CLEARANCE INDICATED AS REQUIRED ZONING ADMINISTRATION BULLETIN NO. 9 PROPOSED FLOOR PLANS - BASEMENT BIKE ENTRY / EXIT ROUTE & LEVEL 1 A2.1







(1) <u>LEVEL 5 - PROPOSED</u> 1/8" = 1'-0"





1 NORTH ELEVATION (1964) SOURCE: ESTM Case NO. 2008.0586E - Appendix HR



ONRTH ELEVATION (1976) SOURCE: ESTM Case NO. 2008.0586E - Appendix HR



3 NORTH ELEVATION (UNKNOWN DATE) SOURCE: ESTM Case NO. 2008.0586E - Appendix HR



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 Project Number
 Issue Date

 21826.06
 10/11/19

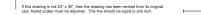
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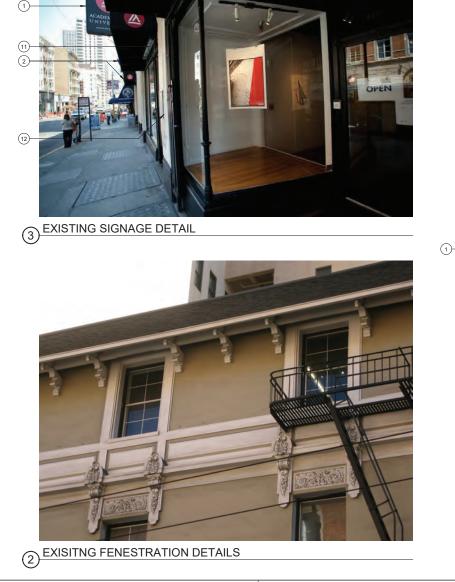
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HISTORICAL EXTERIOR ELEVATION IMAGES









The second

ACADEMY of ART NIVERSITY FOUNDED IN NYS



(1) NORTH ELEVATION - SUTTER STREET



(2)

KEYNOTES

- (1) ESTM ES-22, HR-1 SIGNAGE RETAIN EXISTING PROJECTING SIGN
- (2) ESTM ES-22, HR-2 AWNINGS TO BE REMOVED USING GENTLEST MEANS POSSIBLE
- (2b) RESTORE TRANSOMS AND LEAVE ORIGINAL MUNTIN DETAIL; GLAZING TO BE TRANSPARENT
- (3) ESTM ES-22, HR-4 NON-ORIGINAL WINDOW CONDITION TO BE REMOVED IN GENTLEST MEANS POSSIBLE
- (4) STOREFRONTS TO ALLOW FOR TRANSPARENCY INTO THE BUILDING. OBSTRUCTIONS TO BE REMOVED.
- 5 LOCATION OF STOREFRONT AND TRANSOM WINDOWS REMOVED AND/OR IN-FILLED WITH PLYWOOD PANELS. WINDOWS TO BE RESTORED
- (6) REPAIR AND REFINISH SURFACE AND MATERIALS TO MATCH EXISTING
- INSTALL NEW WOOD CASEMENT WINDOW WITH SASH AND MUNTINS TO MATCH ORIGINAL HISTORIC PROFILES SUBJECT TO SCHEDULE OF PERFORMANCE
- (8) EXISTING TRACK FLOOD LIGHTS
- (8b) REMOVE EXISTING TRACK FLOOD LIGHTS AND ASSOCIATED CONDUITS
- (9) DECORATIVE PEDESTRIAN LEVEL LIGHT FIXTURE
- (9b) RECESSED LIGHT FIXTURE IN SOFFIT
- (1) EXISTING REAR METAL STAIRS NOTED IN ESTM HISTORIC RESOURCES APPENDIX
- (1) PROPOSED NON-ILLUMINATED AAU BUSINESS WINDOW SIGN; SEE SIGNAGE CONSULTANT DRAWINGS

ITEMS NOTED ON 9/25/19 SITE WALK: *SEE IMAGES ON SHT. A4.2

- (12) EXISTING IDENTIFYING SIGN, AAU 15"x18" PLAQUE
- (13) TRANSOM GLAZING COVERED WITH WOOD PANELING
- (14) BROKEN WINDOW GLAZING TO BE REPLACED
- (5) EXISTING LINEAR LIGHT FIXTURES AND ASSOCIATED CONDUITS TO BE REMOVED



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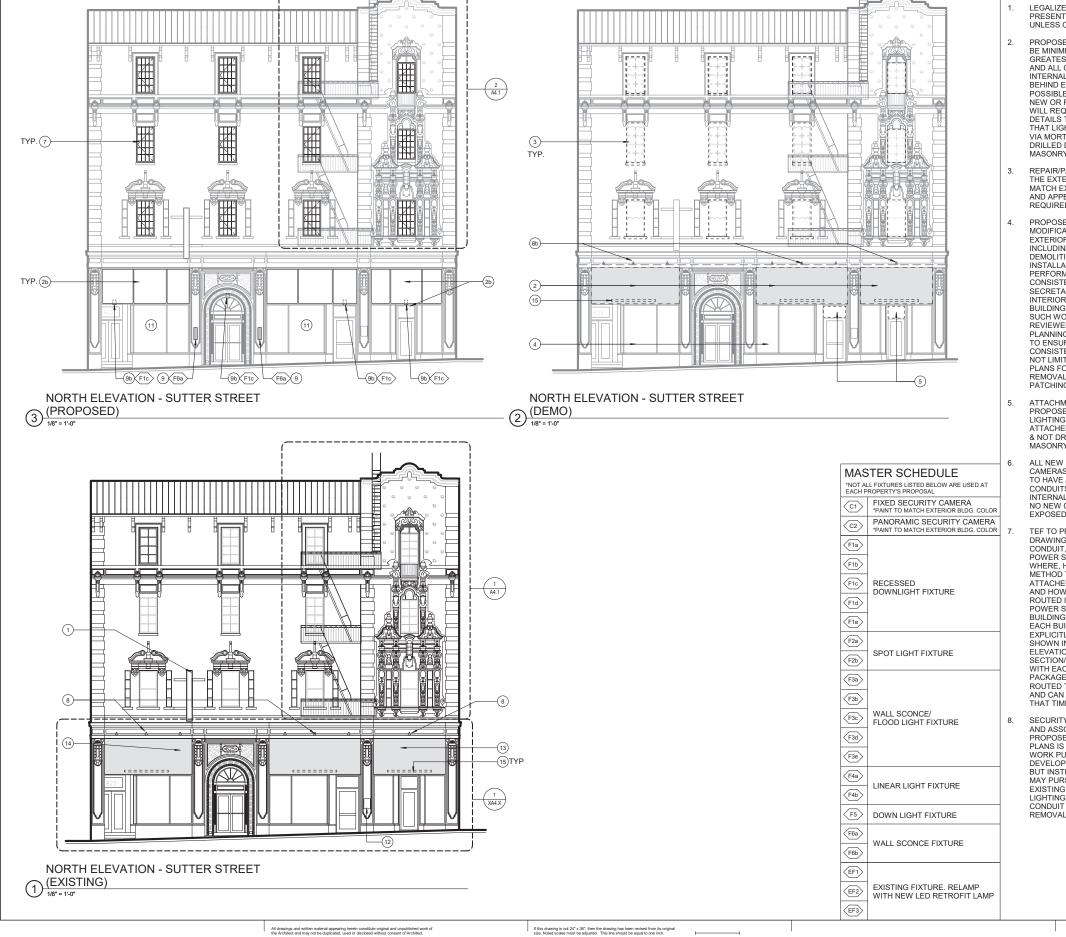
625 SUTTER San Francisco, CA 94102



No.	Date	Description

EXTERIOR ELEVATION IMAGES

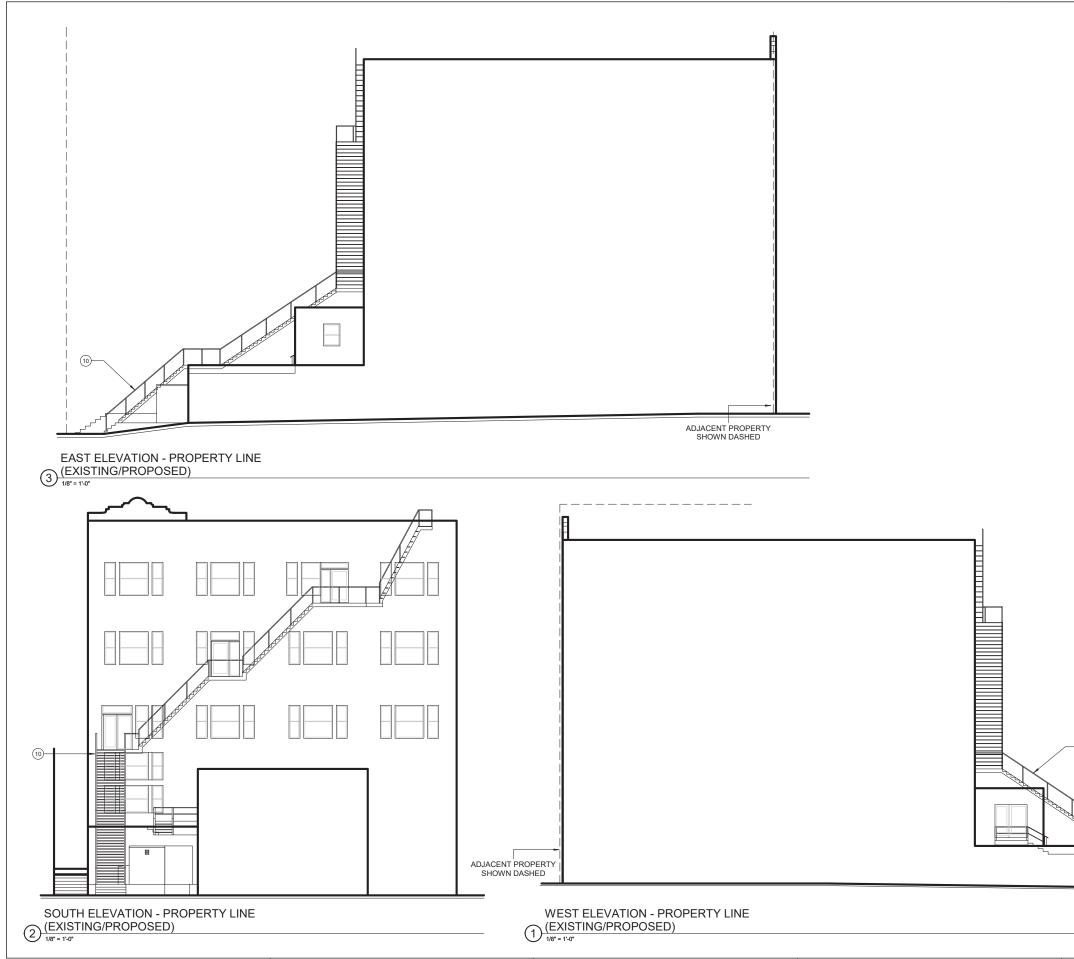




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LE. ANY PROPOSED R RETAINED LIGHTING QUIRE ATTACHMENT 5 THAT DEMONSTRATE GHTS ARE ATTACHED	(3) ESTM ES-22, HR-4 NON-ORIGINAL WINDOW CONDITION TO BE REMOVED IN GENTLEST MEANS POSSIBLE	
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PROVIDE DETAIL IGS FOR FIXTURES, T, AND INTERNAL	(12) EXISTING IDENTIFYING SIGN, AAU 15"x18" PLAQUE	
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N/DETAIL DRAWING ACH PROPERTY'S DBI GES THAT WILL BE		No. Date Description
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TEAD IS WORK AAU RSUE TO REPLACE G SECURITY CAMERAS, G AND ASSOCIATED		
T SUBJECT TO AL REQUIREMENTS	LEGEND	EXISTING/PROPOSED EXTERIOR
	PROPOSED SIGNAGE; SEE SIGNAGE CONSULTANT DRAWINGS	ELEVATIONS
		A3.2

GENERAL

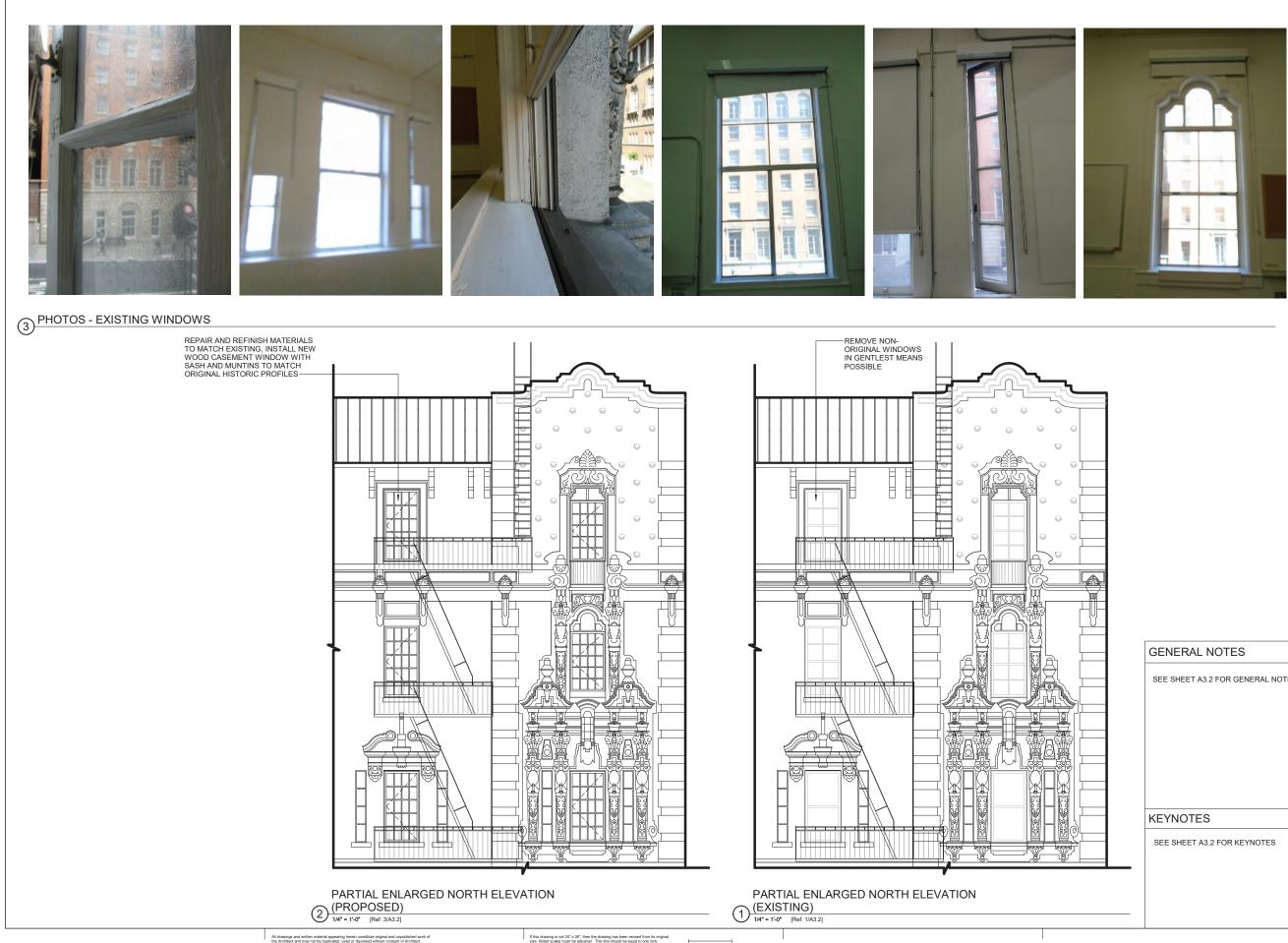
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GE	NERAL NOTES			
SEE	SHEET A3.2 FOR GENERAL NOTES	tefdesign		
KE	YNOTES	1420 Sutter Street San Francisco, CA 94109		
1	ESTM ES-22, HR-1 SIGNAGE RETAIN EXISTING PROJECTING SIGN	T 415.391.7918 F 415.391.7309 TEFarch.com		
2	ESTM ES-22, HR-2 AWNINGS TO BE REMOVED USING GENTLEST MEANS POSSIBLE			
(2b)	RESTORE TRANSOMS AND LEAVE ORIGINAL MUNTIN DETAIL; GLAZING TO BE TRANSPARENT	ACADEMY of ART UNIVERSITY		
3	ESTM ES-22, HR-4 NON-ORIGINAL WINDOW CONDITION TO BE REMOVED IN GENTLEST MEANS POSSIBLE	FOUNDED IN SAN FRANCISCO 1999		
4	STOREFRONTS TO ALLOW FOR TRANSPARENCY INTO THE BUILDING. OBSTRUCTIONS TO BE REMOVED.	79 New Montgomery Street San Francisco, CA 94105		
5	LOCATION OF STOREFRONT AND TRANSOM WINDOWS REMOVED AND/OR IN-FILLED WITH PLYWOOD PANELS. WINDOWS TO BE RESTORED			
6	REPAIR AND REFINISH SURFACE AND MATERIALS TO MATCH EXISTING			
7	INSTALL NEW WOOD CASEMENT WINDOW WITH SASH AND MUNTINS TO MATCH ORIGINAL HISTORIC PROFILES SUBJECT TO SCHEDULE OF PERFORMANCE	AAU INSTITUTIONAL		
8	EXISTING TRACK FLOOD LIGHTS	COMPLIANCE		
86	REMOVE EXISTING TRACK FLOOD LIGHTS AND ASSOCIATED CONDUITS	SET		
9	DECORATIVE PEDESTRIAN LEVEL LIGHT FIXTURE			
(9b)	RECESSED LIGHT FIXTURE IN SOFFIT	625 SUTTER		
(10)	EXISTING REAR METAL STAIRS NOTED IN ESTM HISTORIC RESOURCES APPENDIX	San Francisco, CA 94102		
(11)	PROPOSED NON-ILLUMINATED AAU BUSINESS WINDOW SIGN; SEE SIGNAGE CONSULTANT DRAWINGS	CONSCIENCES CONSCIENCES COULDEAS G TOM No CT2405 ★		
	ITEMS NOTED ON 9/25/19 SITE WALK: *SEE IMAGES ON SHT. A4.2	REN 10/2019 Pro OF CAL FORT		
(12)	EXISTING IDENTIFYING SIGN, AAU 15"x18" PLAQUE	Project Number Issue Date 21826.06 10/11/19 Scale: Phase		
(13)	TRANSOM GLAZING COVERED WITH WOOD PANELING	1/8" = 1'-0" Print Date: No. Date Description		
(14)	BROKEN WINDOW GLAZING TO BE REPLACED	No. Date Description		
(15)	EXISTING LINEAR LIGHT FIXTURES AND ASSOCIATED CONDUITS TO BE REMOVED			
		EXISTING/PROPOSED EXTERIOR ELEVATIONS		

-(10)



All drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used or disclosed without consent of Architect.



1420 Sutter Street San Francisco, CA 94109

T 415.391.7918 F 415.391.7309 TEFarch.com



79 New Montgomery Street San Francisco, CA 94105

AAU INSTITUTIONAL COMPLIANCE SET

625 SUTTER San Francisco, CA 94102



Project Number Issue Date 21826.06 10/11/19 Scale: Phase As indicated

No.	Date	Description

WINDOW SCOPE

SEE SHEET A3.2 FOR GENERAL NOTES

A4.1









2 IMAGE





KE,	YNOTES	
1	ESTM ES-22, HR-1 SIGNAGE RETAIN EXISTING PROJECTING SIGN	(te
2	ESTM ES-22, HR-2 AWNINGS TO BE REMOVED USING GENTLEST MEANS POSSIBLE	1420 Sutte
(2b)	RESTORE TRANSOMS AND LEAVE ORIGINAL MUNTIN DETAIL; GLAZING TO BE TRANSPARENT	San Franci T 415.391. TEFarch
3	ESTM ES-22, HR-4 NON-ORIGINAL WINDOW CONDITION TO BE REMOVED IN GENTLEST MEANS POSSIBLE	
4	STOREFRONTS TO ALLOW FOR TRANSPARENCY INTO THE BUILDING, OBSTRUCTIONS TO BE REMOVED.	ACA
5	LOCATION OF STOREFRONT AND TRANSOM WINDOWS REMOVED AND/OR IN-FILLED WITH PLYWOOD PANELS. WINDOWS TO BE	UN
6	RESTORED REPAIR AND REFINISH SURFACE AND MATERIALS TO MATCH EXISTING	79 New Mo San Franci
7	INSTALL NEW WOOD CASEMENT WINDOW WITH SASH AND MUNTINS TO MATCH ORIGINAL HISTORIC PROFILES SUBJECT TO SCHEDULE OF PERFORMANCE	
8	EXISTING TRACK FLOOD LIGHTS	
8b)	REMOVE EXISTING TRACK FLOOD LIGHTS AND ASSOCIATED CONDUITS	
9	DECORATIVE PEDESTRIAN LEVEL LIGHT FIXTURE	AAU
9b)	RECESSED LIGHT FIXTURE IN SOFFIT	INST
(10)	EXISTING REAR METAL STAIRS NOTED IN ESTM HISTORIC RESOURCES APPENDIX	COM SET
(11)	PROPOSED NON-ILLUMINATED AAU BUSINESS WINDOW SIGN; SEE SIGNAGE CONSULTANT DRAWINGS	
	ITEMS NOTED ON 9/25/19 SITE WALK: *SEE IMAGES ON SHT. A4.2	625 SUTTI San Franci
(12)	EXISTING IDENTIFYING SIGN, AAU 15"x18" PLAQUE	
(13)	TRANSOM GLAZING COVERED WITH WOOD PANELING	ſ
(14)	BROKEN WINDOW GLAZING TO BE REPLACED	
(15)	EXISTING LINEAR LIGHT FIXTURES AND ASSOCIATED CONDUITS TO BE REMOVED	Project Number 21826.1 Scate I/8" = Print Date
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tet design

1420 Sutter Street San Francisco, CA 94109

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ACADEMY of ART UNIVERSITY

79 New Montgomery Street San Francisco, CA 94105

AAU INSTITUTIONAL COMPLIANCE SET

625 SUTTER San Francisco, CA 94102

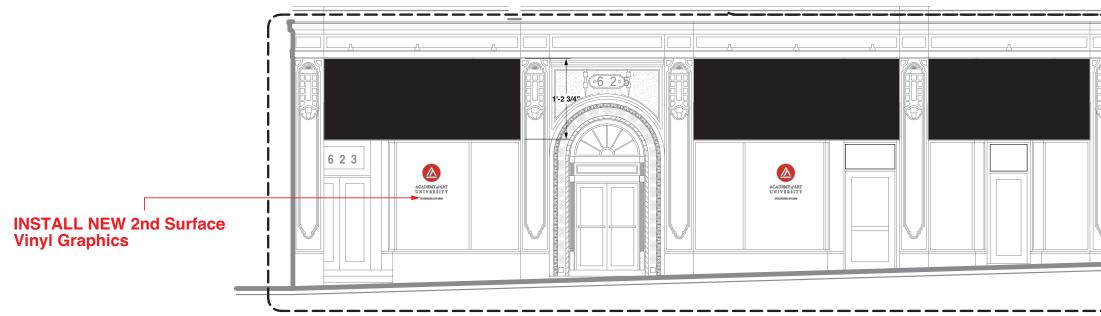


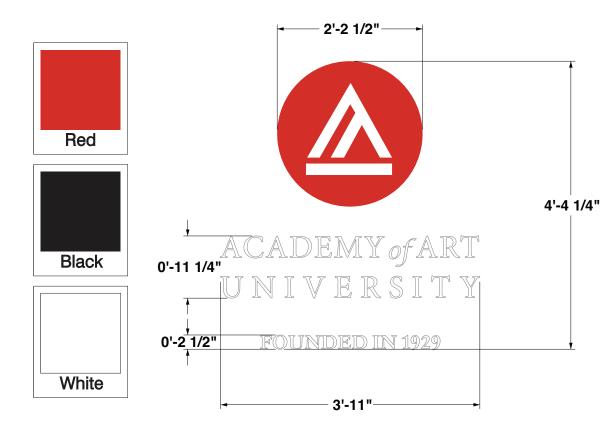
roject Number Issue Date 10/11/19 cate: 1/8" = 1'-0" Phase

No.	Date	Description

EXTERIOR ELEVATION DETAIL IMAGES







THIS DRAWING IS ONLY SHOWING SIGNAGE LOGOS ON **GLAZING. SEE ARCHITECTURAL ELEVATION FOR ALL** OTHER SCOPE.

2nd Surface Vinyl Window Signs (OPTION B) QTY 2

Scale: 1-1/2" = 1' - 0"

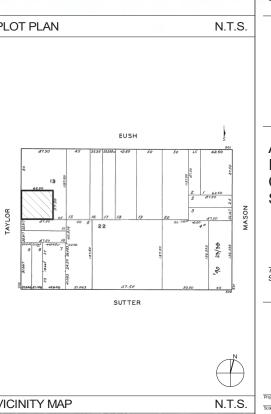
Α



CODE NOTES REFERENCE: 2016 SAN FRANCISCO PLANNING CODE			SHEET INDEX					
A- FLOOR AREAS				* Minor Permit to Alter r HISTORIC PRESERVAT		ISSUE	*	
FLOOR AREA, GROSS: IN THE C-3 AND CENTRAL SOMA AND VAN NESS SPECIAL USE DISTRICTS, THE SUM OF THE GROSS AREAS OF THE SEVERAL FLOORS OF A BUILDING OR BUILDINGS, MEASURED ALONG THE GLASS LINE AT WINDOWS AT A HEIGHT OF FOUR FEET ABOVE THE FINISHED FLOOR AND ALONG A PROJECTED STRAIGHT LINE PARALLEL TO THE				COMMISSION REVIEW		SF PLANNING DEPT IS	VATION ISSUE*	ISSUE
			Sheet Number	Sheet	Name	SF PLAN	ESE	SF DBI IS
FLOOR AREA, OCCUPIED: FLOOR AREA DE PRINCIPAL OR CONDITIONAL USE AND ITS		BEING DEVOTED TO, A	A0.0	COVER SHEET		•	-	
			A0.1	PROJECT INFORMATION GENERAL NOTES	1	٠		
GROSS FLOOR AR			A0.2 A0.S1	SITE PLAN AERIAL IMAG	E AND SITE HISTORY	•	-	•
Level	Existing (SF) 2,677	Proposed (SF) 2,677	A0.S2	SITE PLAN DRAWINGS		•	٠	٠
LEVEL 1	2,518	2,518	A0.T1 A0.T2	OCCUPANY AND EGRES			\square	•
LEVEL 2	2,518	2,518		ACCESSIBILITY DIAGRA				•
LEVEL 3	2,518	2,518		ACCESSIBILITY DIAGRA				٠
GROSS SF TOTAL	10,231	10,231	A0.T3c A1.1		MS (3 of 3) S - BASEMENT & LEVELS	•	Н	•
FLOOR AREA RATIO (PER SECTIO	N 209.3 - TABLE 20	<u>9.3):</u>	A2.1	1, 2, & 3 PROPOSED FLOOR PLA	NS - BASEMENT &	•	Н	•
MAXIMUM ALLOWED GROSS SF			A3.1	LEVELS 1, 2, & 3 EXTERIOR ELEVATION I	MAGES	•		•
RC-4 FAR X LOT AREA = 4.8 X 3,594	4 SF = 17,251 SF		A3.2	EXISTING/PROPOSED E	XTERIOR SIGNAGE	•	•	•
OCCUPIED FLOOR A		E)	A4.1	EATERIOR ELEVATION [TOTAL SHEETS:	•	6	•
Level	Existing (SF)	Proposed (SF)	-				-	
BASEMENT	1,080	1,080	1					
LEVEL 1	1,740	1,740]					
LEVEL 2 LEVEL 3	1,492	1,492	4					
OCCUPIED SF TOTAL	1,744 6,056	1,744 6.056	1					
C- BICYCLE PARKING SUMMARY								
BICYCLE PARK		PROPOSED						
CLASS I -								
	0	0						
			_					
APPLICABLE CODES		0	PRO	PERTY INFORMA	TION			
APPLICABLE CODES	0	0 4 (EXISTING)		<u>SS</u> 740 TAYLOR S				
APPLICABLE CODES ALL WORK SHALL COMPLY WITH- AMENDMENTS, RULES, REGULA' ORDERS, APPROVALS, ETC. THA	0	0 4 (EXISTING) CODES, ES, LAWS, BY PUBLIC	ADDRE	<u>SS</u> 740 TAYLOR S <u>/LOT</u> 0283/012				
APPLICABLE CODES	0 I THE APPLICABLE TIONS, ORDINANCI IT ARE REQUIRED CONFLICT, THE N	0 4 (EXISTING) CODES, ES, LAWS, BY PUBLIC MOST	ADDRE BLOCK DISTRI ZONIN	<u>SS</u> 740 TAYLOR S <u>/LOT</u> 0283/012 <u>CTS</u> 3 RC-4				
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TERIOR VIEW







AAU INSTITUTIONAL COMPLIANCE SET

740 TAYLOR San Francisco, CA 94108



Project Number Issue Date 21826.18 10/11/19 Scale: Phase Scale: Phase Phase Phase Phase Phase Phase Phase Phint Date: Print Date: 10/11/2019 8:40:32 PM No. Date Description

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COVER SHEET



1420 Sutter Street San Francisco, CA 94109

T 415.391.7918 F 415.391.7309 **TEFarch.com**

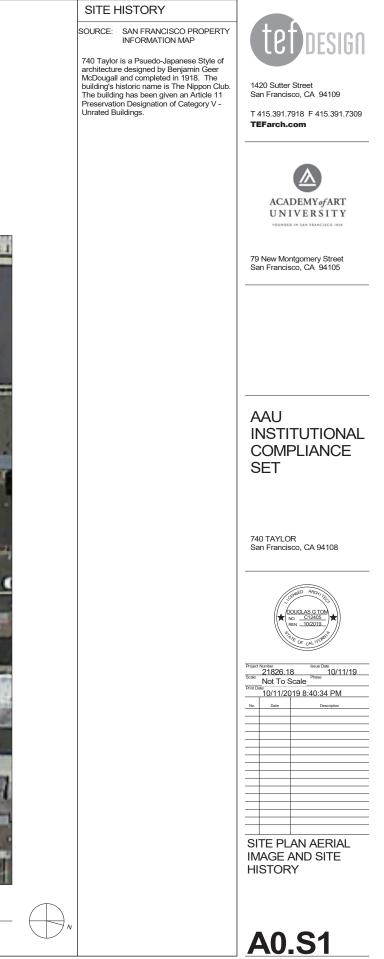


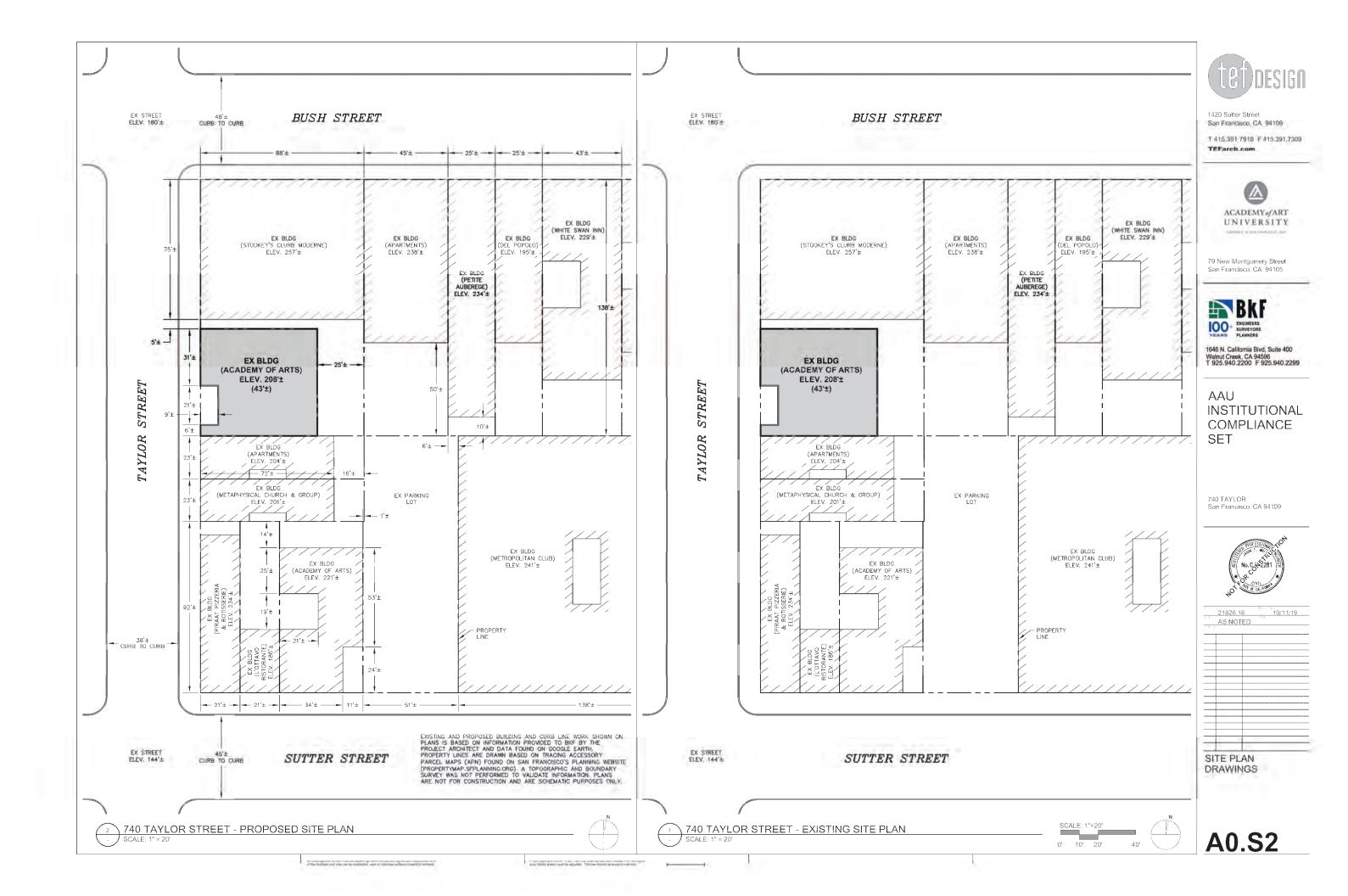
79 New Montgomery Street San Francisco, CA 94105



1 SITE PLAN AERIAL IMAGE

All drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used or disclosed without consent of Architect.











3 WEST ELEVATION - (2007)



U WEST ELEVATION - TAYLOR STREET



KEYNOTES

- (1) EXISTING AAU PROJECTING SIGN PERMITTED BY PERMIT No. 8302268 TO REMAIN
- (2) REINSTALL EXISTING, PREVIOUSLY REMOVED INDIRECTLY ILLUMINATED AAU BUSINES WALL SIGN; SEE SIGNAGE CONSULTANT DRAWINGS
- 3 EXISTING BUILDING NAMEPLATE TO REMAIN

ITEMS BELOW NOTED DURING 9/27/19 SITE WALK

- (E) MTL LOUVERS OVER WINDOWS
- 5 (E) STUCCO
- (E) WOOD LOUVERS OVER WINDOWS
- (7) (E) LIGHT
- (8) (E) STUCCO WALL DETAIL PATTERN
- (9) (E) BLDG NAMEPLATE
- (10) (E) TILE SHINGLE AWNING
- (1) (E) DOME SECURITY CAMERA
- (12) (E) PLANTER
- (13) (E) WHEEL CHAIR LIFT
- (14) (E) STAND PIPE
- (E) SHED
- (E) FIRE ALARM BELL
- (17) (E) FIXED WINDOWS W/ HEX PATTERN
- (18) (E) WOOD DETAIL OVER STUCCO
- (19) (E) SLIDING WINDOW GRATE OVER WINDOW
- (E) DOWN LIGHT, TYP.
- (E) ROOF

tet design

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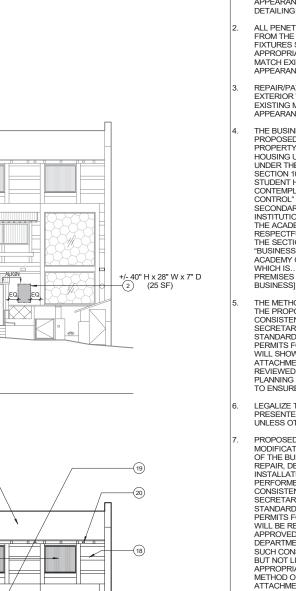
AAU INSTITUTIONAL COMPLIANCE SET

740 TAYLOR San Francisco, CA 94108



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EXTERIOR ELEVATION IMAGES



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-(7)

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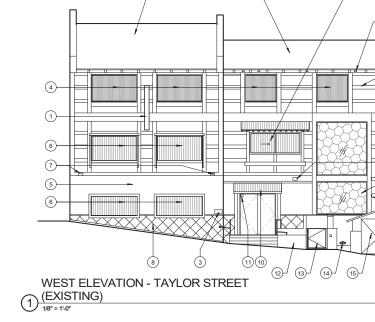
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GENERAL

ALIGN

WEST ELEVATION - TAYLOR STREET

(PROPOSED) 1/8" = 1'-0"

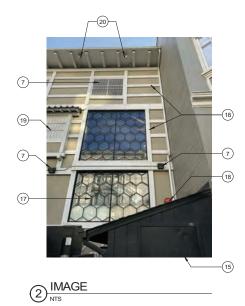


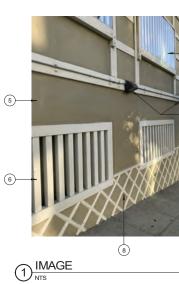
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PATCHED, REPAIRED AND RESTORED TO MATCH EXISTING APPEARANCE (COLOR, TEXTURE, DETAILING	(2) REINSTALL EXISTING, PREVIOUSLY REMOVED INDIRECTLY ILLUMINATED AAU BUSINES WALL SIGN; SEE SIGNAGE CONSULTANT	1420 Sutter Street San Francisco, CA 94109
ALL PENETRATIONS RESULTING FROM THE REMOVAL OF LIGHT FIXTURES SHALL BE APPROPRIATELY REPAIRED TO MATCH EXISTING MATERIALS AND	CONSOLTANT DRAWINGS EXISTING BUILDING NAMEPLATE TO REMAIN	T 415.391.7918 F 415.391.7309 TEFarch.com
MATCH EXISTING MATERIALS AND APPEARANCE REPAIR/PATCH AND REFINISH THE EXTERIOR WALL TO MATCH EXISTING MATERIALS AND APPEARANCE AS REQUIRED THE BUSINESS SIGN IS PROPOSED AT A RESIDENTIAL PROPERTY WITH STUDENT HOUSING USE CHARACTERISTIC UNDER THE RATIONALE THAT THE SECTION 102 DEFINITION OF STUDENT HOUSING CONTEMPLATES "OPERATION AND CONTROL" BY A POST- SECONDARY EDUCATIONAL INSTITUTION (I.E. A BUSINESS). THE ACADEMY OF ART RESPECTFULLY SUBMITS THAT THE SECTION 602 DEFINITION OF "BUSINESS SIGN" COVERS THE ACADEMY OF ARTS "ACTIVITY WHICH ISCONDUCTED ON THE PREMISES UPON WHICH (THE BUSINESS) SIGN IS LOCATED. THE METHOD OF ATTACHMENT OF THE PREMISES UPON WHICH THE SECRETARY OF THE INTERIOR'S STANDARDS. THE BUILDING PERMITS FOR ANY SUCH SIGNAGE WILL SHOW THE METHOD OF ATTACHMENT, AND WILL BE REVIEWED AND APPROVED BY PLANNING DEPARTMENT STAFF TO ENSURE SUCH CONSISTENCY. LEGALIZE THE CONDITIONS PRESENTED IN THIS PLAN SET UNLESS OTHERWISE NOTED PROPOSED WORK INVOLVING MODIFICATIONS TO THE EXTERIOR PREVIEWED AND APPROVED BY PLANNING DEPARTMENT STAFF TO ENSURE SUCH CONSISTENCY. LEGALIZE THE CONDITIONS PRESENTED IN THIS PLAN SET UNLESS OTHERWISE NOTED PROPOSED WORK INVOLVING MODIFICATIONS TO THE EXTERIOR REPAIR, DEMOLITION, AND INSTALLATION SHALL BE PERFORMED IN A MANNER CONSISTENT WITH THE SECRETARY OF THE INTERIOR'S STANDARDS. THE BUILDING REPAIR, DEMOLITION, AND INSTALLATION SHALL BE PERFORMED IN A MANNER CONSISTENT WITH THE SECRETARY OF THE INTERIOR'S STANDARDS. THE BUILDING REPAIR, DEMOLITION, AND INSTALLATION SHALL BE PERFORMED IN A MANNER CONSISTENT WITH THE SECRETARY OF THE INTERIOR'S STANDARDS. THE BUILDING PERMITS FOR ANY EMENTED		AAU AAU STITUTIONAL COMPLIANCE SET
APPROVED BY PLANNING DEPARTMENT STAFF TO ENSURE SUCH CONSISTENCY, INCLUDING BUT NOT LIMITED TO APPROPRIATE PLANS FOR METHOD OF REMOVAL, ATTACHMENT, AND PATCHING ALL NEW PROPOSED SECURITY CAMERAS, LIGHTING, SIGNAGE, TO HAVE ALL ASSOCIATED CONDUITS TO BE ROUTED INTERNALLY IN THE BUILDING. NO NEW CONDUIT TO BE EXPOSED TEF TO PROVIDE DETAIL DRAWINGS FOR FIXTURES, CONDUIT, AND INTERNAL POWER SOURCES, SHOWING WHERE, HOW AND WITH WHAT METHOD THESE ARE ATTACHED TO THE STRUCTURE AND HOW CONDUIT WILL BE ROUTED INTERNALLY TO A POWER SOURCE WITHIN THE BUILDING ALL FIXTURES FOR EACH BUILDING TO BE EXPLICITLY SPECIFIED AND SHOWIN IN PLAN VIEW, (2) ELEVATION VIEWS AND A SECTION/DETAIL DRAWING WITH EACH PROPERTY'S DBI PACKAGES THAT WILL BE ROUTED THROUGH PLANNING AND CAN BE REVIEWED AT THAT TIME	LEGEND PROPOSED SIGNAGE; SEE SIGNAGE CONSULTANT DRAWINGS	Ministry of the second sec





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KEYNOTES

- EXISTING AAU PROJECTING SIGN PERMITTED BY PERMIT No. 8302268 TO REMAIN
- 2 REINSTALL EXISTING, PREVIOUSLY REMOVED INDIRECTLY ILLUMINATED AAU BUSINES WALL SIGN; SEE SIGNAGE CONSULTANT DRAWINGS
- 3 EXISTING BUILDING NAMEPLATE TO REMAIN

ITEMS BELOW NOTED DURING 9/27/19 SITE WALK

- (E) MTL LOUVERS OVER WINDOWS
- 5 (E) STUCCO
- (E) WOOD LOUVERS OVER WINDOWS
- (7) (E) LIGHT
- (8) (E) STUCCO WALL DETAIL PATTERN
- (E) BLDG NAMEPLATE
- (10) (E) TILE SHINGLE AWNING
- (11) (E) DOME SECURITY CAMERA
- (12) (E) PLANTER
- (E) WHEEL CHAIR LIFT
- (14) (E) STAND PIPE
- (E) SHED
- (16) (E) FIRE ALARM BELL
- (17) (E) FIXED WINDOWS W/ HEX PATTERN
- (18) (E) WOOD DETAIL OVER STUCCO
- (E) SLIDING WINDOW GRATE OVER WINDOW
- OVERVINEDOW
- (E) DOWN LIGHT, TYP.
- (E) ROOF



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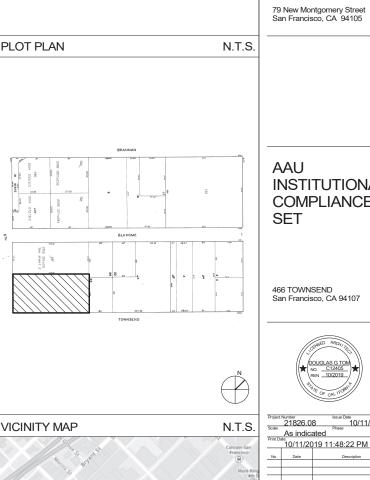
EXTERIOR ELEVATION DETAIL IMAGES



	1					
ESTM CC	ONDITIONS Academy of Art University Project ESTM Case NO. 2008.0586E	CODE NOTES REFERENCE: 2016 SAN FRANCI	ISCO PLANNING CODE	SHEET INDEX		EX
Recommender Condition of Approval Numb ES-34: TR-1	Per Recommended Condition of Approval Shuttle Demand and Capacity. Consistent with AAU Shuttle Policy, AAU shall continue to assess, adjust, and monitor the shuttle bus capacity for its shuttle routes (G, H, and I), potentially increasing frequency or capacity to meet the measured demand of this and other academic and residential buildings along the route. AAU PROPOSAL: To be addressed under separate cover	A- FLOOR AREAS SAN FRANCISCO PLANNING CODE SEC. 102 DEFINIT FLOOR AREA. GROSS: IN THE C-3 AND CENTRAL SC DISTRICTS, THE SUMO THE GROSS AREAS OF THE BUILDINGS, MEASURED ALONG THE GLASS LINE AT ABOVE THE FINISHED FLOOR AND ALONG A PROJEC OVERALL BUILDING WALL PLANE CONNECTING THE PROVIDED, HOWEVER, THAT SUCH LINE SHALL NOT THE WALL	2MA AND VAN NESS SPECIAL USE E SEVERAL FLOORS OF A BUILDING OR WINDOWS AT A HEIGHT OF FOUR FEET CTED STRAIGHT LINE PARALLEL TO THE E ENDS OF INDIVIDUAL WINDOWS,	Sheet Number Sheet Name	SF PLANNING DEPT ISSUE PRESERVATION ISSUE SF DBI ISSUE	
ES-34: TR-2	in AAU's Transportation Management Plan AAU Pedestrian Traffic. Since pedestrian flows on adjacent sidewalks of the 466 Townsend Street site may be intermittently heavy, AAU shall monitor pedestrian volumes and queuing on the sidewalk at the site, particularly student volumes during the peak pedestrian periods, is recommended. If pedestrian traffic is observed to be blocked during any of these periods, AAU shall implement measures such as having students wait inside for shuttles (providing real-time information on shuttle arrivals [similar to NextBus]), reminding students not to block adjacent sidewalks, providing a gathering area inside the building, and/or other measures to reduce this activity, taking into account possible operational and safety considerations.	FLOOR AREA. OCCUPIED: FLOOR AREA DEVOTED T PRINCIPAL OR CONDITIONAL USE AND ITS ACCESSO GROSS FLOOR AREA (N Level LEVEL 1 LEVEL 2 LEVEL 3 GROSS SF TOTAL	DRY USES. Existing (SF) Proposed (SF) 37,995 37,995 37,914 37,914 37,750 37,750 113,659 113,659	A0.0 COVER SHEET A0.1 PROJECT INFORMATION A0.2 GENERAL NOTES A0.51 SITE PLAN AERIAL IMAGE & SITE HISTO A0.52 SITE PLAN AERIAL IMAGE & SITE HISTO A0.53 STREETSCAPE DRAWINGS A0.71 OCCUPANY AND EGRESS PLANS A0.72 SF GREEN BUILDING COMPLIANCE FOI A0.73a ACCESSIBILITY DIAGRAMS (1 of 3) A0.73b ACCESSIBILITY DIAGRAMS (2 of 3) A0.73c ACCESSIBILITY DIAGRAMS (3 of 3)	ORY • • • • • • • •	s
ES-34: TR-3	AAU PROPOSAL: AAU proposes to comply with this measure Bicycle Parking. AAU shall relocate the existing bicycle parking spaces to a more convenient location, such as the service alley between the two Townsend Street buildings and the ground floors of the building, taking safety conditions into consideration, and add signage to direct students to the bicycle parking location. Bicycle parking shall be consistent with San Francisco Planning Department guidance.	FLOOR AREA RATIO (PER SECTION 249. THERE SHALL BE NO MAXIMUM FLOOR / LOTS WITHIN THE CMUO, MUR, MUG AN THIS SUD. OCCUPIED FLOOR AREA (Level LEVEL 1 LEVEL 2	AREA RATIO LIMIT FOR D WMUP DISTRICTS IN (NO CHANGE) Existing (SF) Proposed (SF) 34,811 34,811	A1.1 EXISTING FLOOR PLANS - LEVEL 1 A1.2 EXISTING FLOOR PLANS - LEVEL 2 A1.3 EXISTING FLOOR PLANS - LEVEL 3 A2.1 PROPOSED FLOOR PLANS - LEVEL 3 A2.2 PROPOSED FLOOR PLANS - LEVEL 1 A2.3 PROPOSED FLOOR PLANS - LEVEL 1 A3.1 EXTERIOR ELEVATION IMAGES A3.2 EXISTING/PROPOSED EXTERIOR ELEVA A3.3 EXISTING/PROPOSED EXTERIOR ELEVA		• PL
ES-34: TR-4	AAU PROPOSAL: See Bicycle Parking Summary on this Sheet Class I or II Bicycle Parking, AAU shall provide at least 2 additional Class I bicycle parking spaces, or in coordination with SFMTA, provide 2 Class II bicycle parking spaces along Townsend Street. The location of additional Class II bicycle parking spaces shall be coordinated with SFMTA. Class I or II Bicycle Parking, AAU shall provide at least 2 additional Class I bicycle parking spaces, or in coordination with SFMTA, provide 2 Class II bicycle parking spaces along Townsend	LEVEL 3 OCCUPIED SF TOTAL B- ACTIVE USE *SEE SHEET A2.3 PROPOSED LEV REFERENCE		A3.4 EXISTING/PROPOSED EXTERIOR ELEV A4.1 EXTERIOR ELEVATION DETAIL IMAGES G 2.0 SIGNAGE DETAILS G 3.0 SIGNAGE DETAILS G 4.0 SIGNAGE DETAILS G 5.0 SIGNAGE DETAILS TOTAL PROPERTY INFORMATION		•
*SEE SHEE	Street. The location of additional Class II bicycle parking spaces shall be coordinated with SFMTA. AAU PROPOSAL: See Bicycle Parking Summary on this Sheet Compliance with the Bicycle Parking Requirements. AAU shall design, locate and configure all bicycle parking spaces in compliance with Planning Code Sections 155.1 – 155.4. AAU PROPOSAL: See Bicycle Parking Summary on this Sheet RKING SUMMARY ET A2.1 FOR PROPOSED CLASS I BICYCLE PARKING ET A0.33 FOR PROPOSED CLASS II BICYCLE PARKING			ADRESS 466 TOWNSEND STREET BLOCKLOT 3785/005 DISTRICTS ZONING CMUO HEIGHT/BULK 80-X SPECIAL USE WESTERN SOMA CENTRAL SOMA USE CHANGE OF USE REQUIRED LAST LEGAL INDUSTRIAL: INTERNET SER PROPOSED INSTITUTIONAL: POST-SECC N₀ OF STORIES 3 (NO CHANGE) HISTORIC EVALUATION	RVICE EXCHANGE	614 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
LASS I RE CLASS II CLASS II	BICYCLE PARKING SUMMARY ESTM REQUIRED CODE REQUIRED PROPOSED ELOCATE EXISTING 6 6 ADD 2 OR 11 12 REMAINS SUBJECT TO REVIEW AND APPROVAL BY OTHER CITY AGENCIES, SUCH AS - ND FIRE DEPARTMENTS.			NATIONAL REGISTER HISTORIC DISTRICTS None	ome Townsend Historic ict e	t
		APPLICABLE CODES ALL WORK SHALL COMPLY WITH THE A AMENDMENTS, RULES, REGULATIONS, ORDERS, APPROVALS, ETC. THAT ARE AUTHORITIES. IN THE EVENT OF CONF STRINGENT REQUIREMENTS INCLUDE, TO THE CURRENT APPLICABLE EDITION THE FOLLOWING (OR OTHERWISE NOT	ORDINANCES, LAWS, REQUIRED BY PUBLIC FLICT, THE MOST BUT ARE NOT LIMITED NS OR PUBLICATIONS OF	ARTICLE 11 PRESERVATION None DESIGNATION MILLS ACT None LEGACY BUSINESS REGISTRY None PROJECT SCOPE PURSUANT TO CASE NUMBER 2008.0586, THE TO CHANGE THE USE OF 466 TOWNSEND FRO SERVICE EXCHANGE (UT1LITY AND INFRASTRIL POST-SECONDARY EDUCATIONAL INSTITUTIO	PROJECT PROPOSES DM INTERNET UCTURE USE) TO	S
		2016 SAN FRANCISCO BUILDING CODE PART 2- 2016 CALIFORNIA BUILDING CO PART 4- 2016 CALIFORNIA MECHANICAL PART 3- 2016 CALIFORNIA ELECTRICAL PART 6- 2016 CALIFORNIA ELECTRICAL PART 9- 2016 CALIFORNIA EXISTING BI PART 9- 2016 CALIFORNIA FIRE CODE THE NATIONAL FIRE CODES STANDARE PROTECTION HANDBOOK OF THE NFPA ALL APPLICABLE NFPA CODE SECTION:	CODE CODE DE UILDING CODE AND THE FIRE S INCLUDING BUT NOT	RELATED TO PDR AND ARTS ACTIVITIES USES PROPOSED COMPLIANCE WITH RECOMMENDE APPROVAL FOR 466 TOWNSEND LISTED IN TAI ACADEMY OF ART UNIVERSITY PROJECT EXIS TECHNICAL MEMORANDUM PUBLISHED ON MA LISTED ON THIS COVER SHEET. EXISTING EXT WITHIN THE SCOPE OF THIS PROJECT ARE NO THE PROJECT PROPOSES TO ABATE AND CLO CASE 7622 (CHANGE OF USE TO EDUCATIONA	ED CONDITIONS OF BLE 26 OF THE STING SITES AY 4, 2016, ARE TERIOR ALTERATIONS OTED ON SHEET A3.2. DSE ENFORCEMENT	
		LIMITED TO CCSF, FIRE MARSHAL ADM		BUILDING PERMIT). CONDITIONAL USE AUTHORIZATION REQUEST POST-SECONDARY EDUCATIONAL INSTITUTIO PRIOR LEGAL USE WAS PDR, PER CODE SECT DEVELOPMENT AGREEMENT PROVISION PROI CODE SECTION 202.8(A) REPLACEMENT REQU RESTRICTION ON AAU PROGRAMMING IN BUIL TO PDR AND ARTS ACTIVITY RELATED INSTRU	TED TO INSTITUTE DNAL USE WHERE TION 202.8(A). POSED TO WAIVE JIREMENT WITH LDING (I.E., LIMITED	4
All drawings and written ms the Architect and may not b	saterial appening herein constitute original and unpublished work of be duplicated, used or disclosed without consent of Architect.	If this drawing is not 24° x 35° , then the drawing has been revised from its original size. Noted scales must be adjusted. This line should be equal to one inch.		PROJECT PROPOSES NEW SIGNAGE.		

EXTERIOR VIEW







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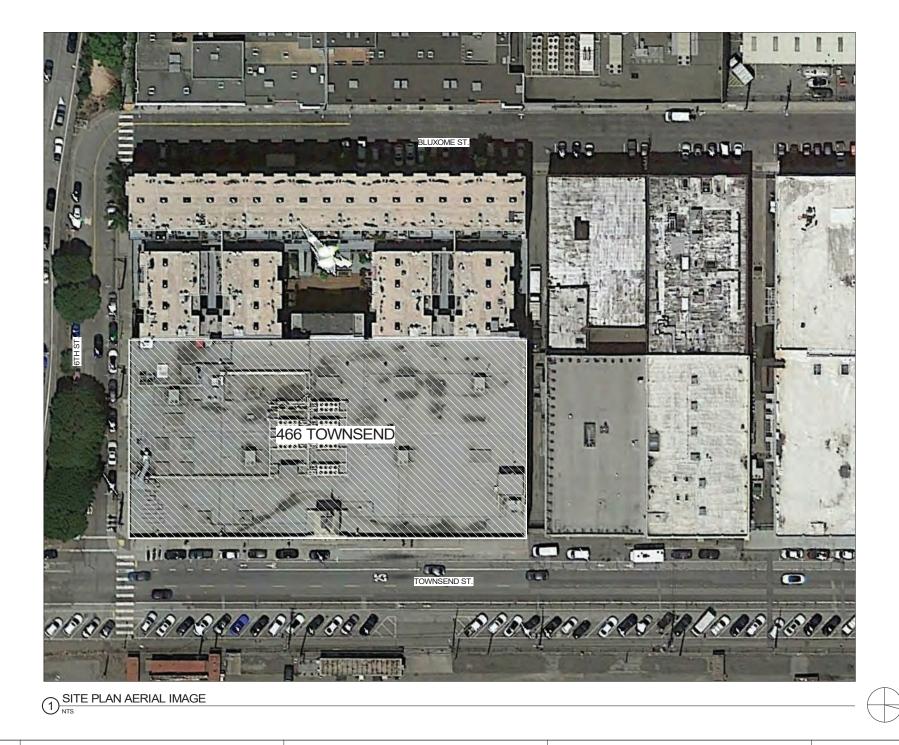
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COVER SHEET





SITE HISTORY

Constructed in 1920, the building at 466 Townsend Street has provided warehouse space for a variety of tenants since its space for a variety of tenants since its construction. Historic newspapers and city directories offer limited information on its early tenants. From circa 1945 through 1958, the building was occupied by wholesale grocers. United Grocers Ltd, followed by house furnishing manufacturer Ellery of California, Jencraft Manufacturing Company and Westerm Curtain Company, and Western Curtain Manufacturing Company in 1968.

By 1978, the building was occupied by Frontier Management Corp., who employed Roger Benson to install movable partitions on the interior. Roll-up doors on the ground levels were subsequently replaced by Bill Wrens Towing in 1980, and by 1987 the building was owned by San Francisco Partners. Building permits indicate that the Parners, Building permits indicate that the building was occupied by multiple tenants in 2000, including Markley Steams Partner, Firstworld Communications, and Adelphia Business Solutions. It was during this time, and prior to AAU's acquisition of the building in 2005, that the upper-level windows were infilled as part of seismic upgrades to the building.

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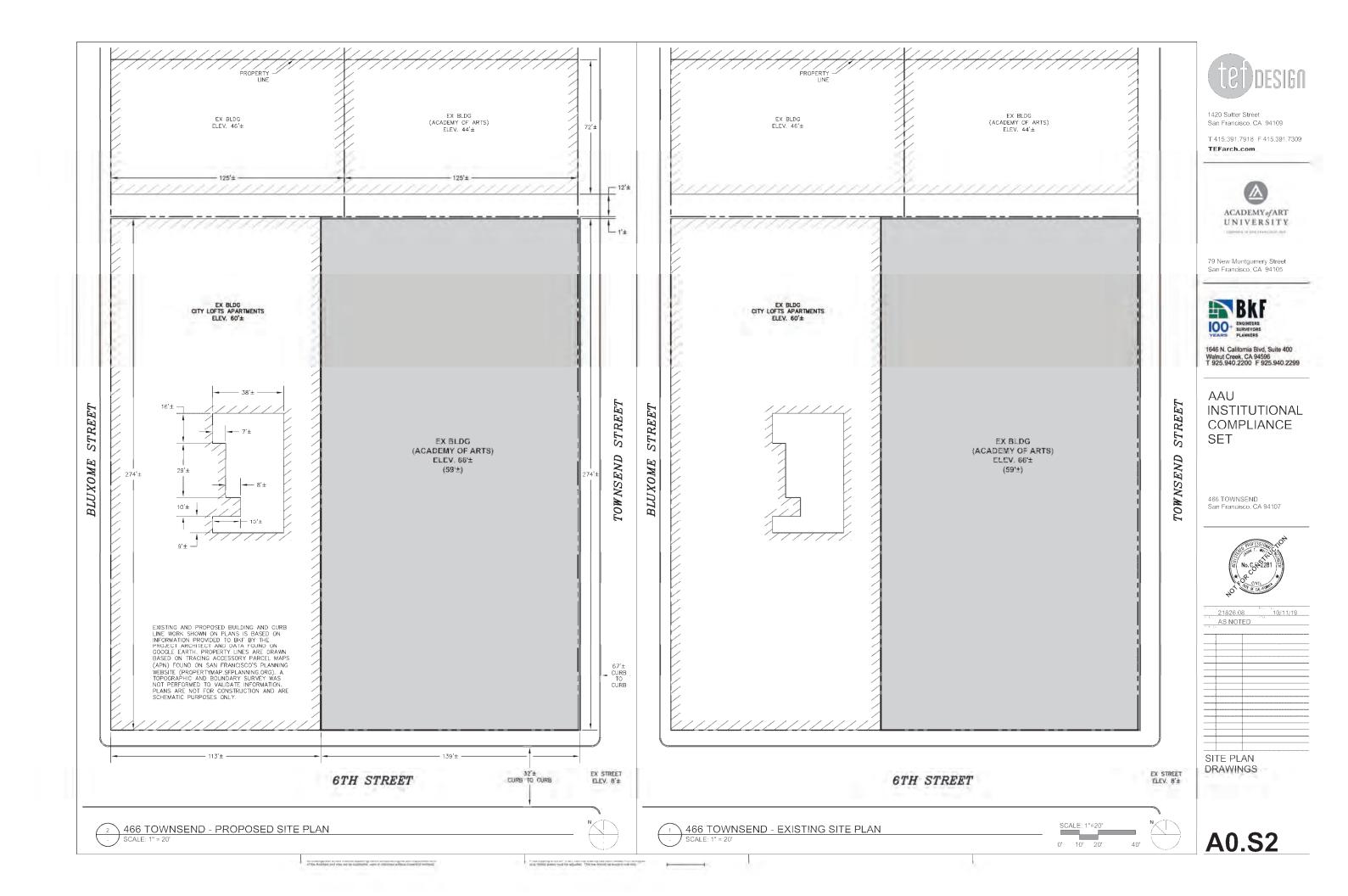
466 TOWNSEND San Francisco, CA 94107

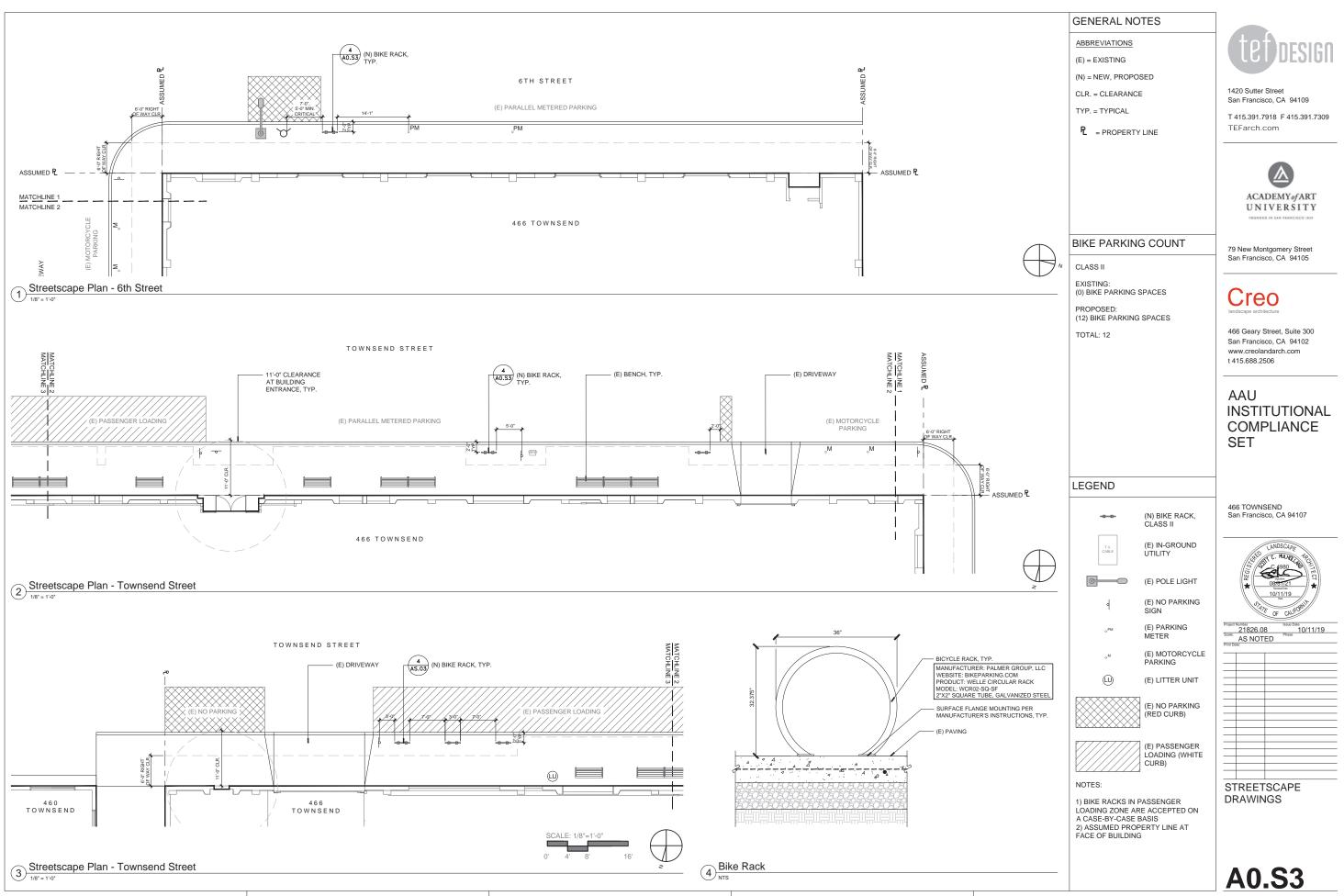


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SITE PLAN AERIAL IMAGE & SITE HISTORY

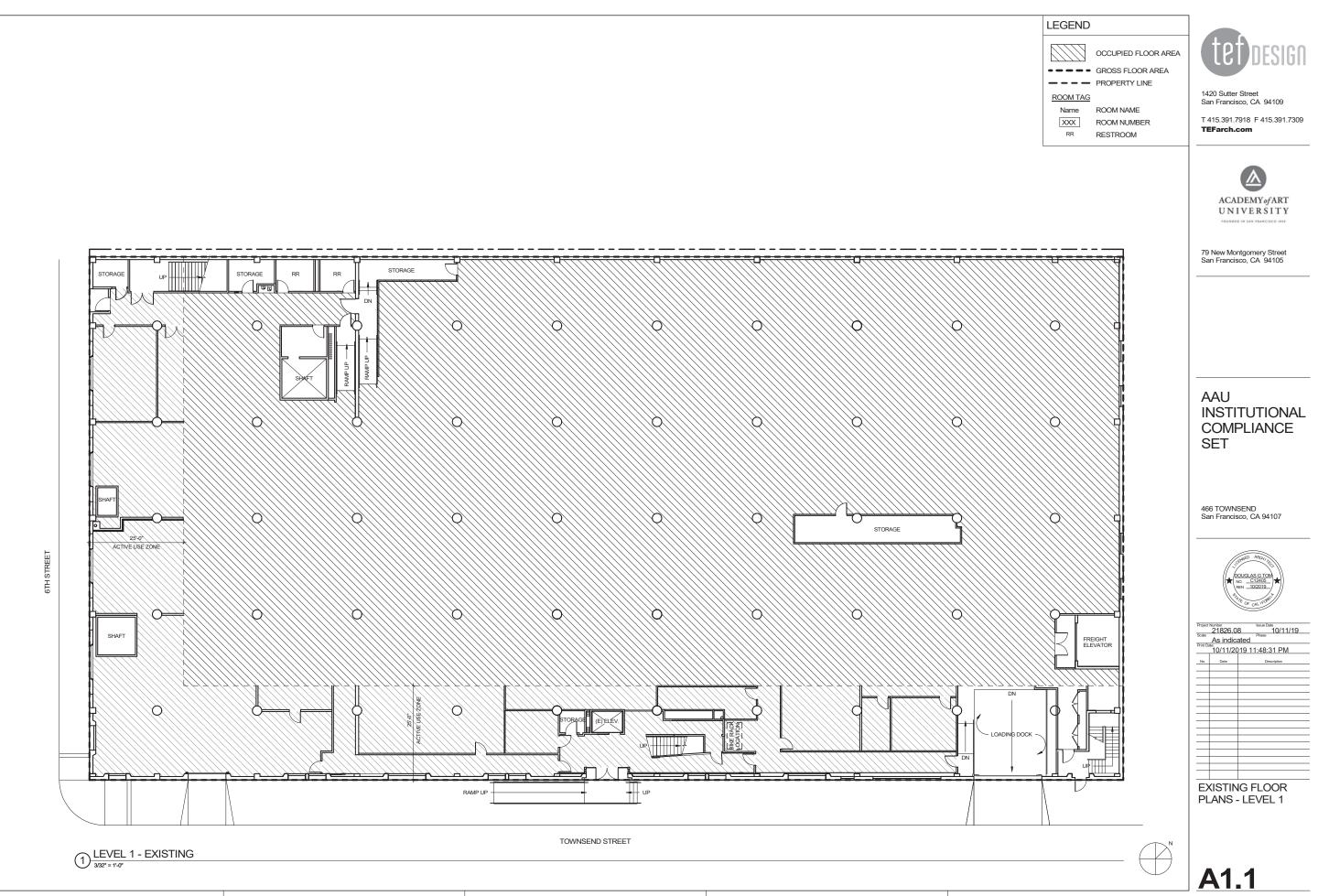


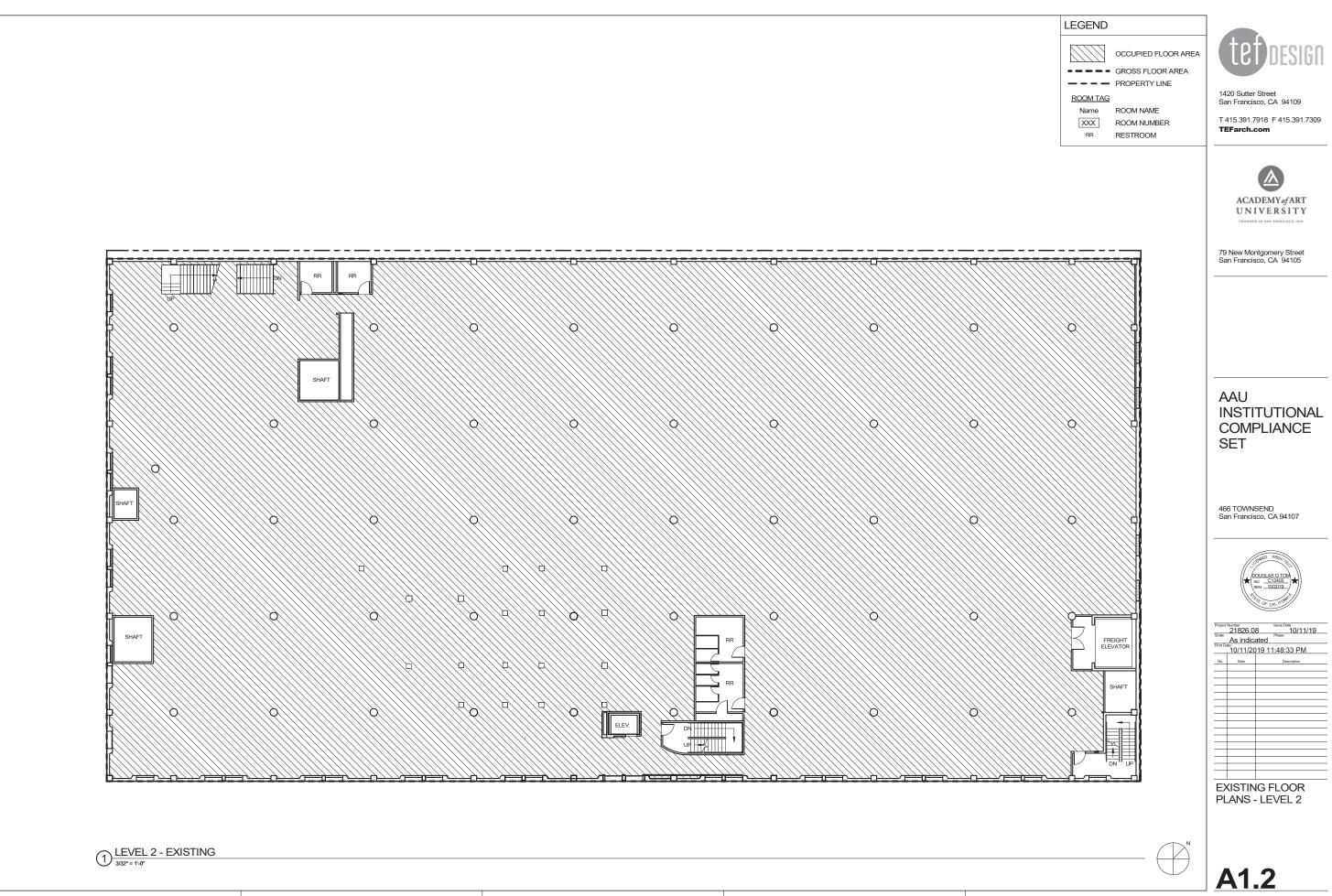


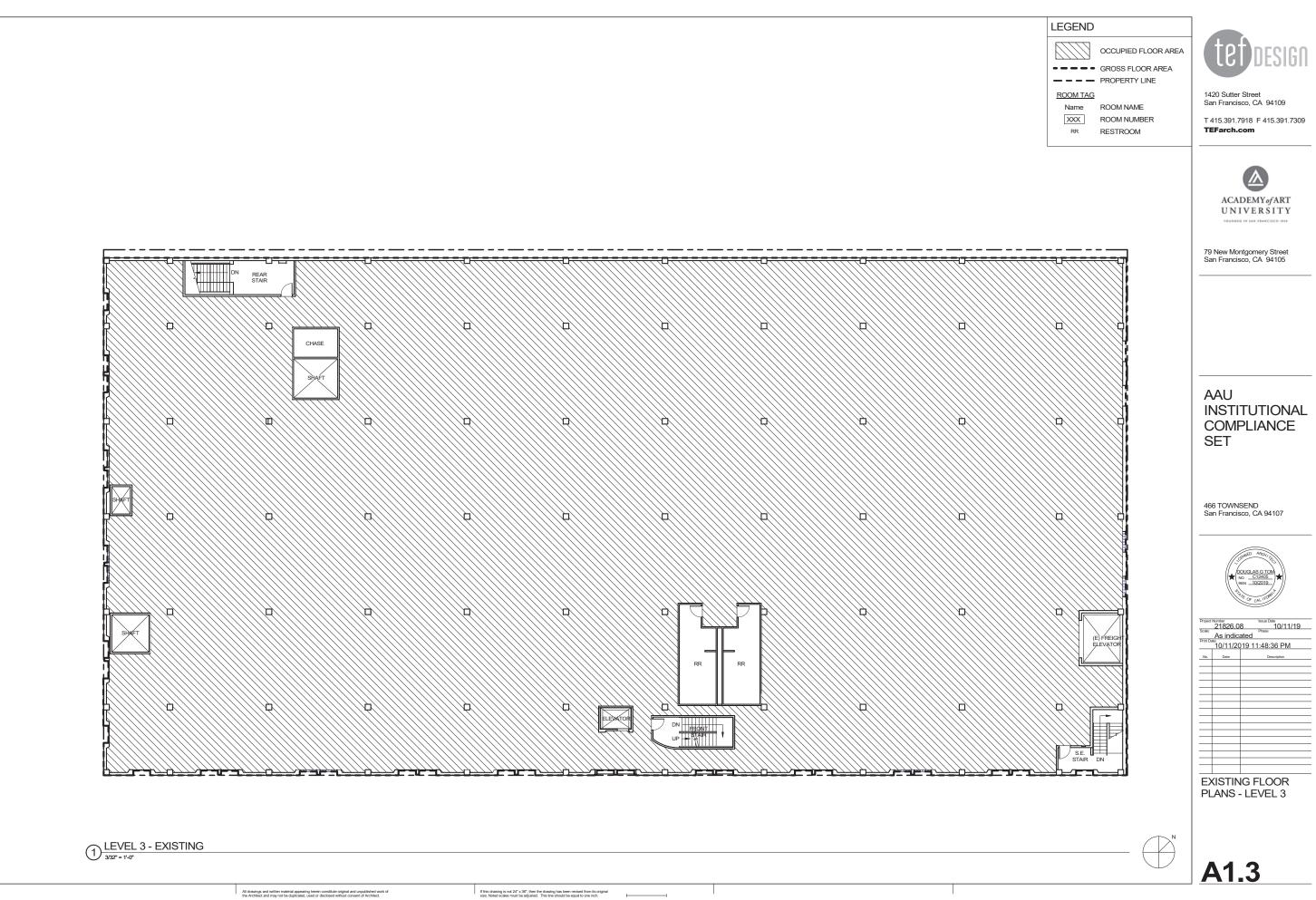


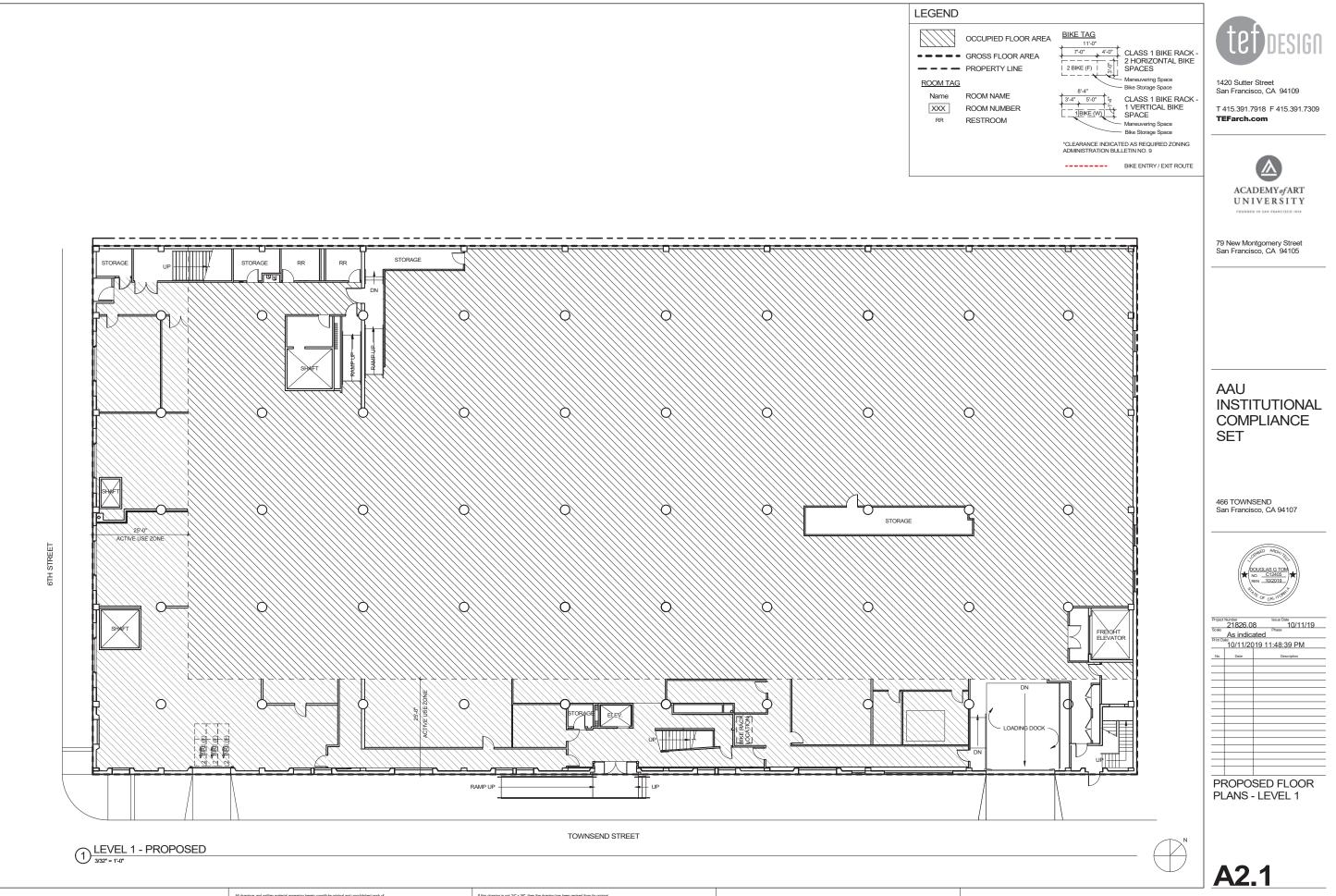
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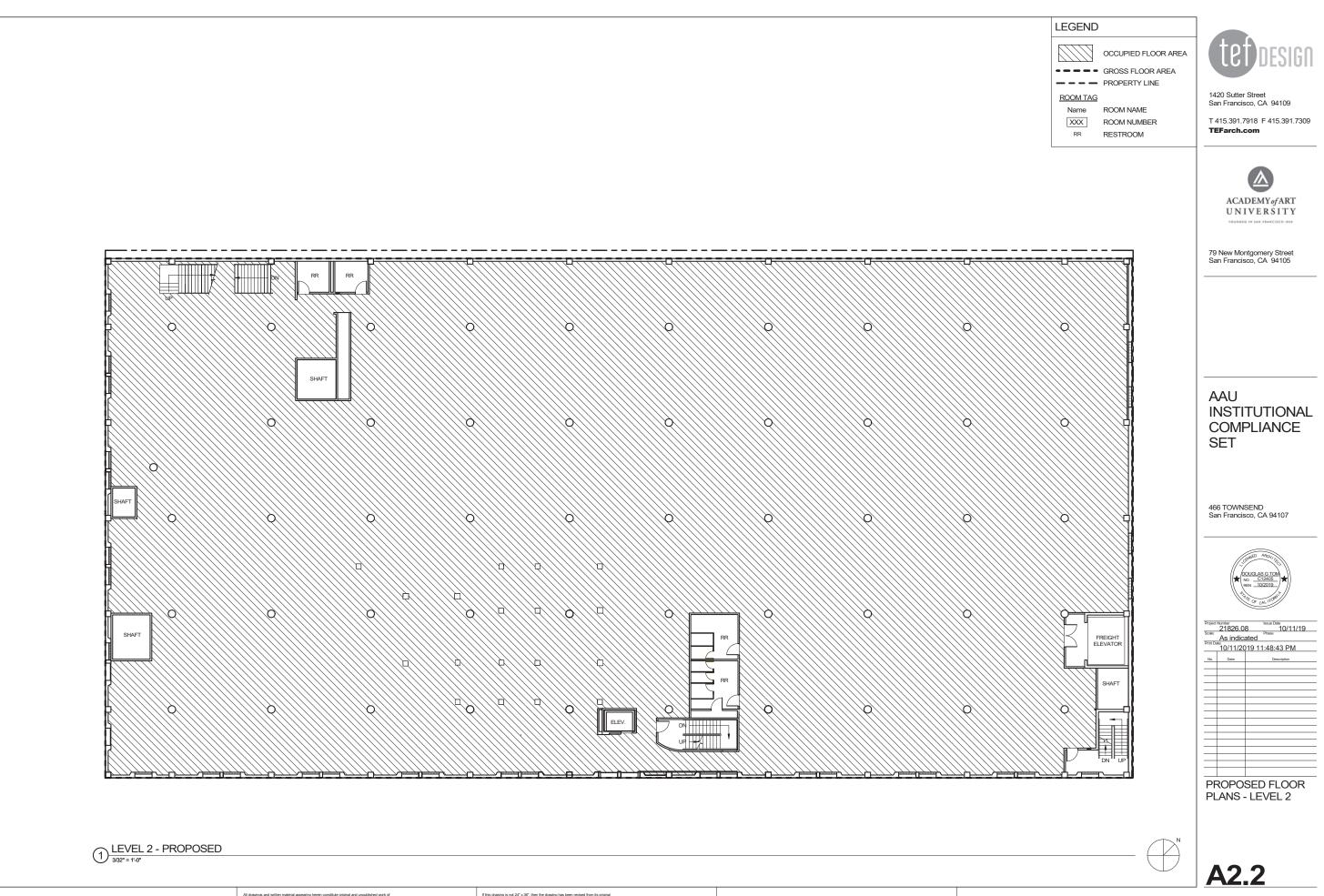


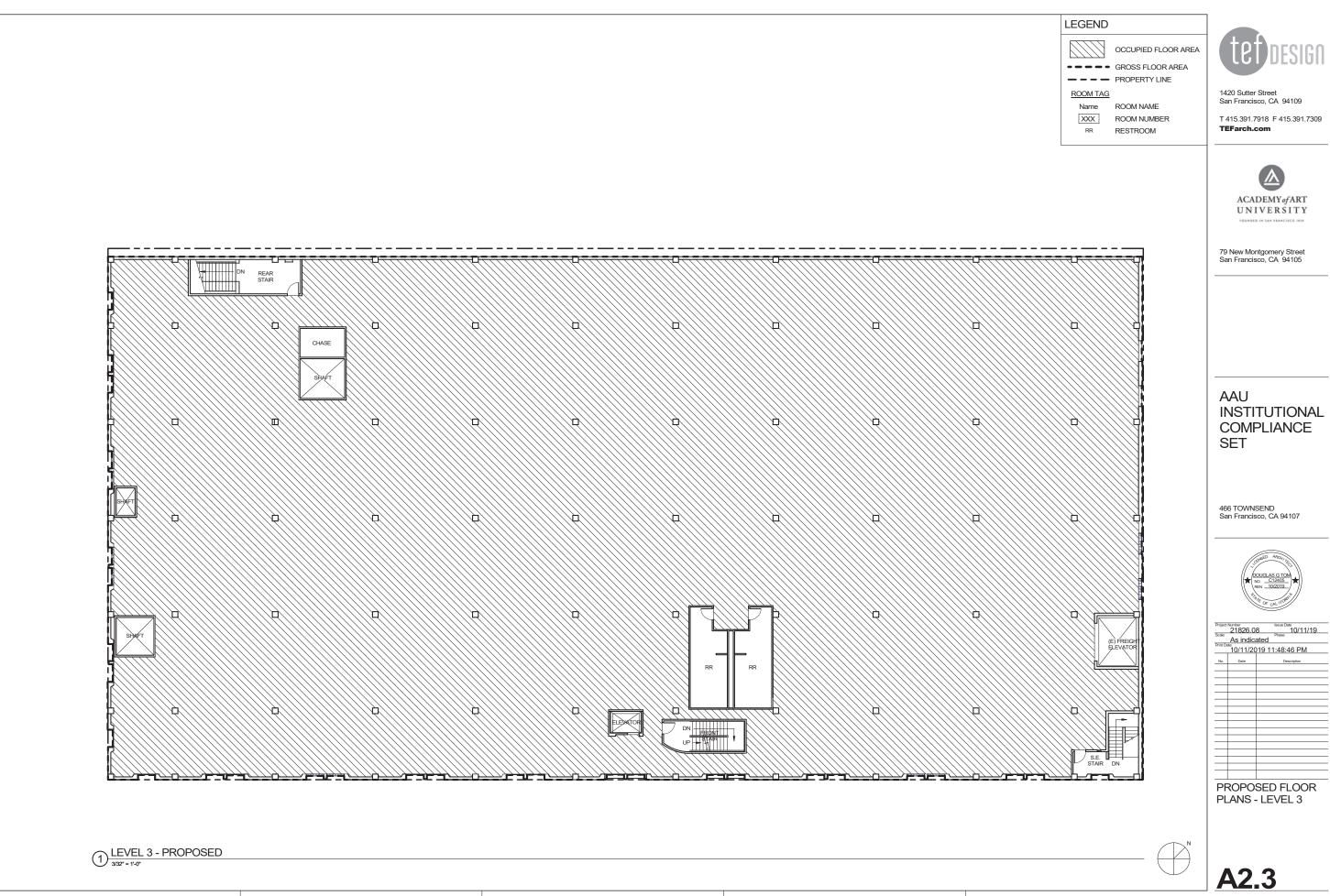






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UMEST ELEVATION - SIXTH STREET - 2019

90

- (1) INSTALLATION OF METAL VENT HOOD, POST-2005
- (2) PROPOSED INDIRECTLY ILLUMINATED BUSINESS WALL SIGN; SEE SIGNAGE CONSULTANT DRAWINGS
- (3) PROPOSED INDIRECTLY ILLUMINATED AAU BUSINESS AWNING SIGN; SEE SIGNAGE CONSULTANT DRAWINGS

ITEMS BELOW NOTED DURING 9/27/19 SITE WALK *SEE PHOTOS ON SHT A4.1

- 5 EXISTING SECURITY CAMERA
- (7) EXISTING LIGHTS, TYP.
- (8) EXISTING INFILLED WINDOWS PROPOSED TO BE LEGALIZED AS-IS

- 1000 REMOVE "AAU" BRANDED FLAG
- (11) EXISTING AWNING AT MAIN ENTRY
- (13) EXISTING PROTRUDING PIPE
- (14) EXISTING METAL HOOD
- (15) EXISTING SECURITY GATE

- (20) EXISTING STREET SIGN
- (21) EXISTING GOOSENECK LIGHT FIXTURE
- REMOVE (E) GOOSENECK LIGHT

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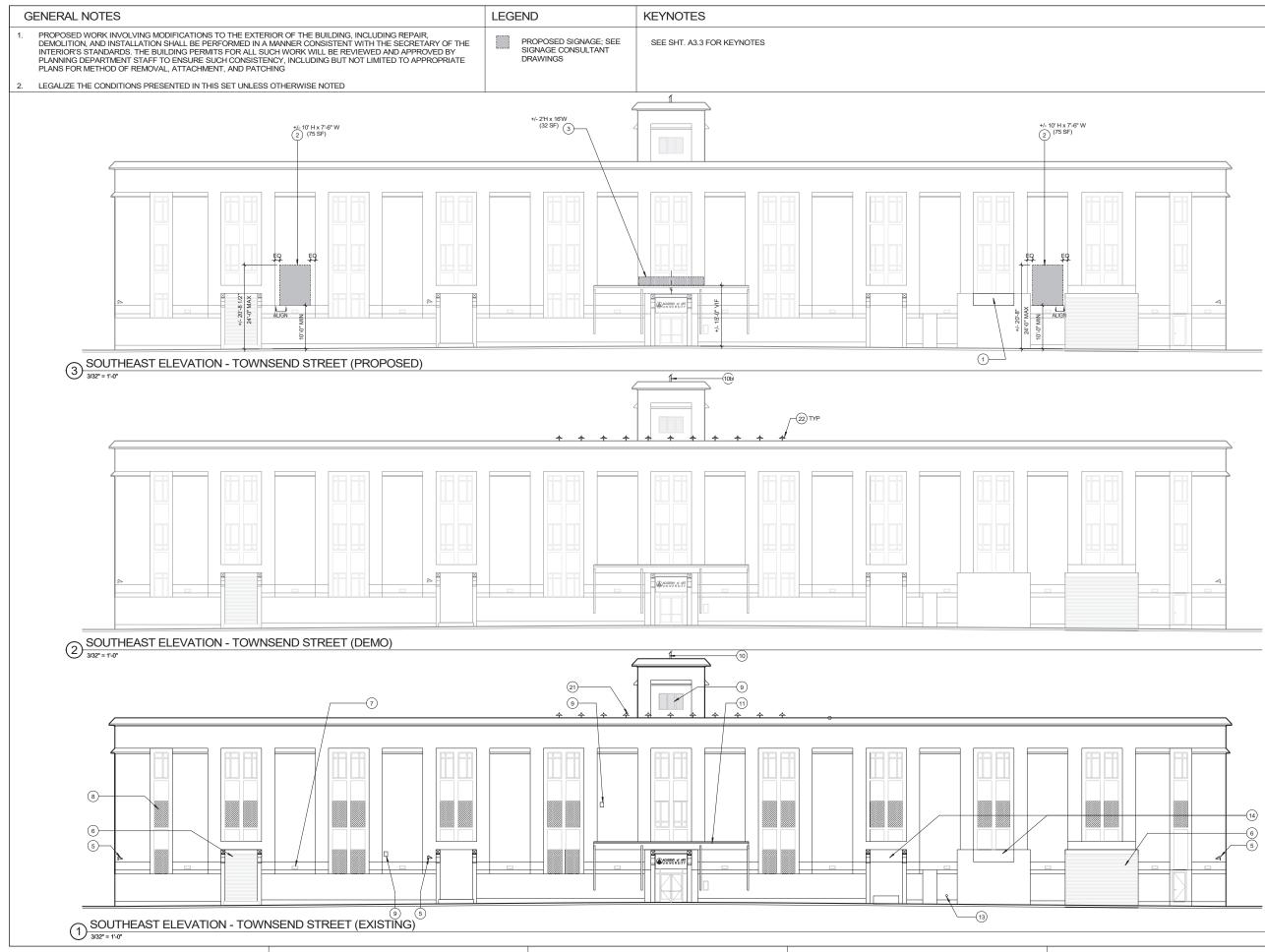
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EXTERIOR ELEVATION IMAGES





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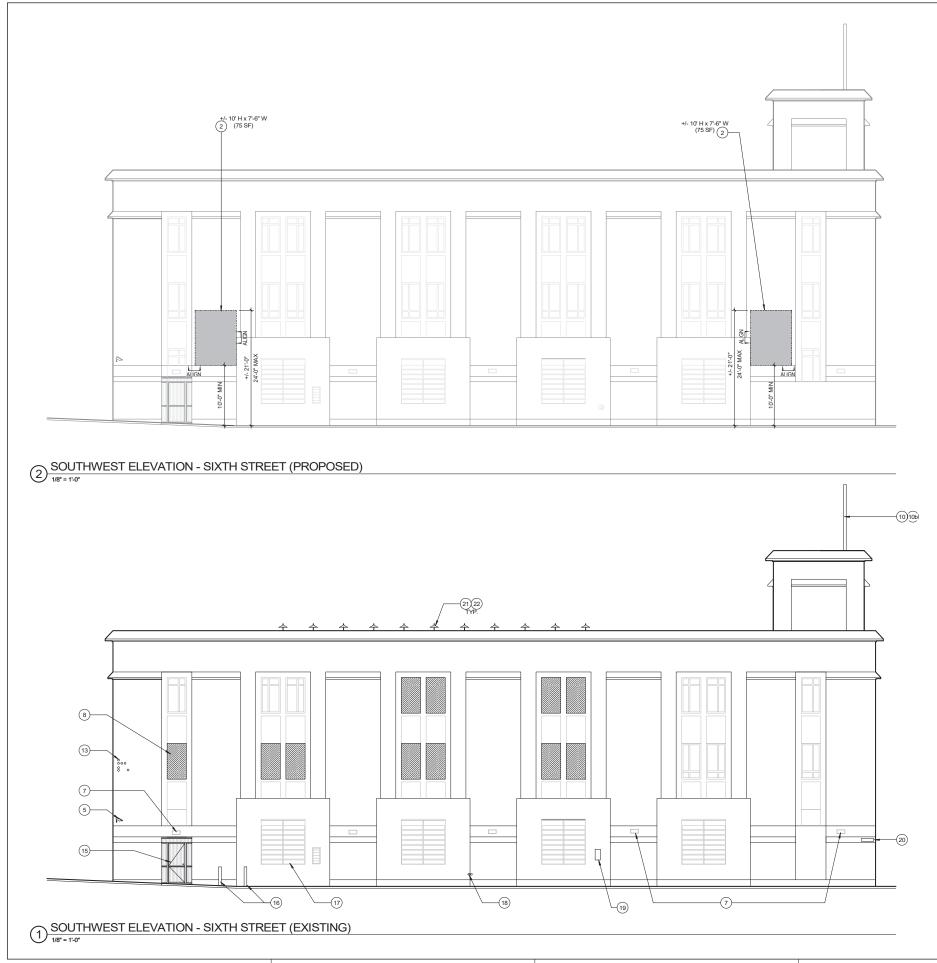
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EXISTING/PROPOSED EXTERIOR ELEVATIONS

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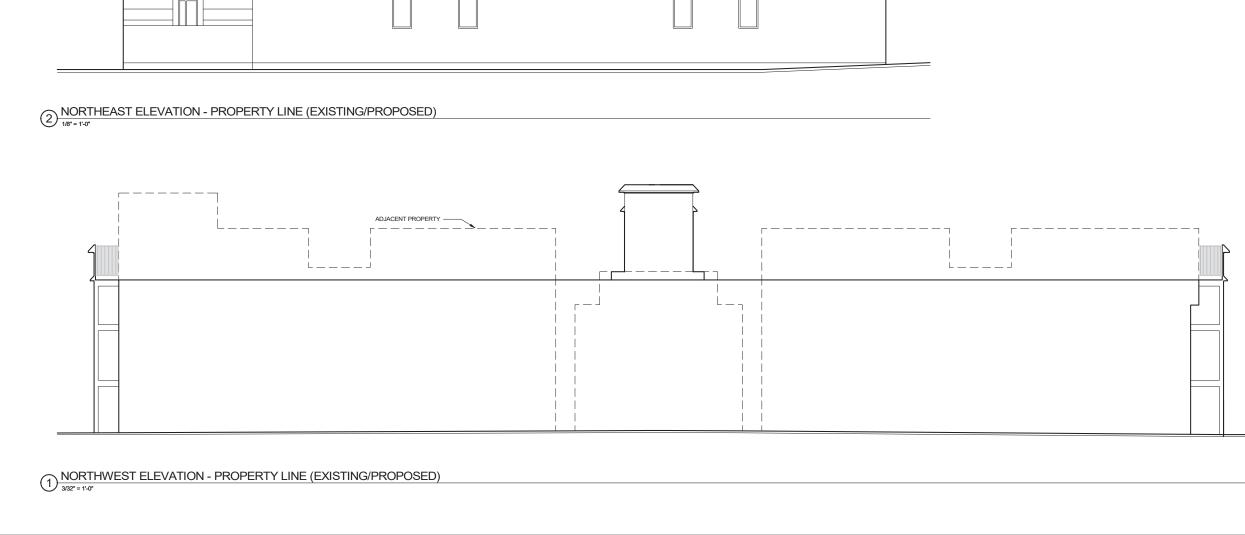


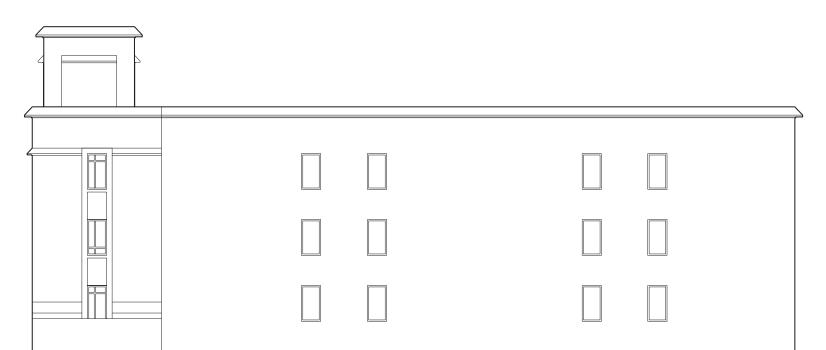
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PRESENTED IN TH UNLESS OTHERW PROPOSED WORK MODIFICATIONS TO EXTERIOR OF THE INCLUDING REPAIF AND INSTALLATION PERFORMED IN A I CONSISTENT WITH SECRETARY OF TH STANDARDS. THE I PERMITS FOR ALL WILL BE REVIEWEI APPROVED BY PLA DEPARTMENT STA SUCH CONSISTENCE BUT NOT LIMITED TA APPROPRIATE PLA METHOD OF REMO ATTACHMENT, ANE

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E BUILDING .L SUCH WORK /ED AND LANNING	CONSULTANT DRAWINGS (4) NOT USED	
TAFF TO ENSURE NCY, INCLUDING D TO LANS FOR	ITEMS BELOW NOTED DURING 9/27/19 SITE WALK *SEE PHOTOS ON SHT A4.1	
/OVAL, ND PATCHING	5 EXISTING SECURITY CAMERA	ACADEMY <i>of</i> ART U N I V E R S I T Y
SED SECURITY	6 EXISTING ROLL UP DOOR	FOUNDED IN SAN FRANCISCO 1929
TING, SIGNAGE, SOCIATED	(7) EXISTING LIGHTS, TYP.	
E ROUTED "HE BUILDING. NO O BE EXPOSED	EXISTING INFILLED WINDOWS PROPOSED TO BE LEGALIZED AS-IS	79 New Montgomery Street San Francisco, CA 94105
	(10) EXISTING FLAG POLE	
	(10b) REMOVE "AAU" BRANDED FLAG	
	12 NOT USED	
		AAU
	(16) EXISTING PIPES	INSTITUTIONAL
	(17) EXISTING MECH VENTS	COMPLIANCE
	(18) EXISTING STAND PIPE	SET
	(19) EXISTING PANEL	OLI
	(20) EXISTING STREET SIGN	
	(21) EXISTING GOOSENECK LIGHT FIXTURE	
	22) REMOVE (E) GOOSENECK LIGHT FIXTURE	466 TOWNSEND San Francisco, CA 94107
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	PROPOSED SIGNAGE; SEE SIGNAGE CONSULTANT DRAWINGS	DUUSLAS G TOX No. C12405 Rev. 102019 Sylp OF ON 11795
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GENERAL NOTES

- I. PROPOSED WORK INVOLVING MODIFICATIONS TO THE EXTERIOR OF THE BUILDING, INCLUDING REPAIR, DEMOLITION, AND INSTALLATION SHALL BE PERFORMED IN A MANNER CONSISTENT WITH THE SECRETARY OF THE INTERIOR'S STANDARDS. THE BUILDING PERMITS FOR ALL SUCH WORK WILL BE REVIEWED AND APPROVED BY PLANNING DEPARTMENT STAFF TO ENSURE SUCH CONSISTENCY, INCLUDING BUT NOT LIMITED TO APPROPRIATE PLANS FOR METHOD OF REMOVAL, ATTACHMENT, AND PATCHING
- 2. LEGALIZE THE CONDITIONS PRESENTED IN THIS PLAN SET UNLESS OTHERWISE NOTED
- 3. ALL NEW PROPOSED SECURITY CAMERAS, LIGHTING, SIGNAGE, TO HAVE ALL ASSOCIATED CONDUITS TO BE ROUTED INTERNALLY IN THE BUILDING. NO NEW CONDUIT TO BE EXPOSED



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EXISTING/PROPOSED EXTERIOR ELEVATIONS



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-(19)

KEYNOTES

- (1) INSTALLATION OF METAL VENT HOOD, POST-2005
- 2 PROPOSED INDIRECTLY ILLUMINATED BUSINESS WALL SIGN; SEE SIGNAGE CONSULTANT DRAWINGS
- (3) PROPOSED INDIRECTLY ILLUMINATED AAU BUSINESS AWNING SIGN; SEE SIGNAGE CONSULTANT DRAWINGS
- (4) NOT USED

ITEMS BELOW NOTED DURING 9/27/19 SITE WALK *SEE PHOTOS ON SHT A4.1

- 5 EXISTING SECURITY CAMERA
- (6) EXISTING ROLL UP DOOR
- (7) EXISTING LIGHTS, TYP.
- (8) EXISTING INFILLED WINDOWS PROPOSED TO BE LEGALIZED AS-IS
- (9) EXISTING VENT
- (10) EXISTING FLAG POLE
- (10b) REMOVE "AAU" BRANDED FLAG
- (11) EXISTING AWNING AT MAIN ENTRY
- (12) NOT USED
- (13) EXISTING PROTRUDING PIPE
- (14) EXISTING METAL HOOD
- (15) EXISTING SECURITY GATE
- (16) EXISTING PIPES
- 17 EXISTING MECH VENTS
- (18) EXISTING STAND PIPE
- (19) EXISTING PANEL
- (20) EXISTING STREET SIGN
- (21) EXISTING GOOSENECK LIGHT FIXTURE
- (22) REMOVE (E) GOOSENECK LIGHT FIXTURE



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AAU INSTITUTIONAL COMPLIANCE SET

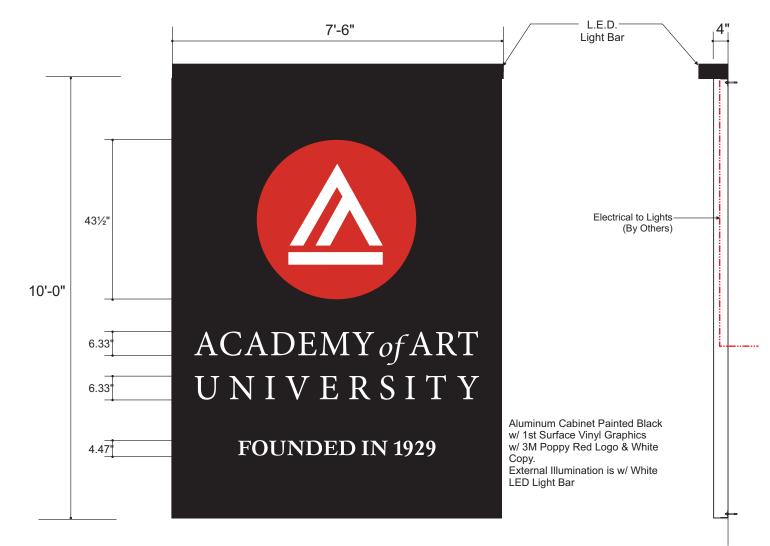
466 TOWNSEND San Francisco, CA 94107



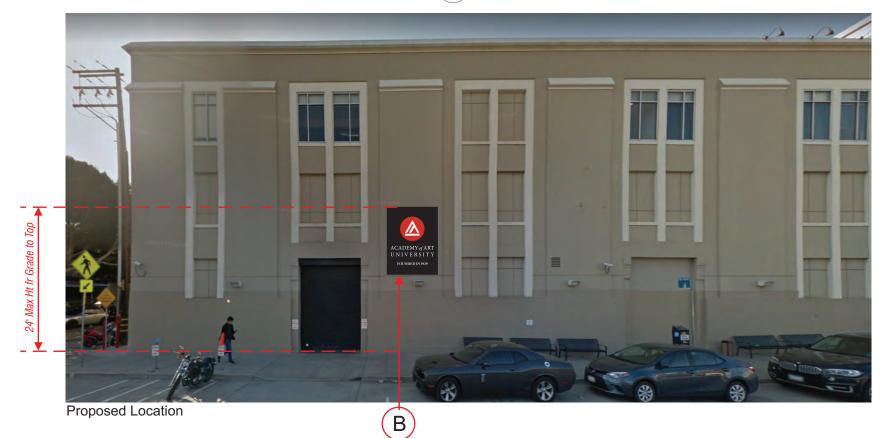
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EXTERIOR ELEVATION DETAIL IMAGES

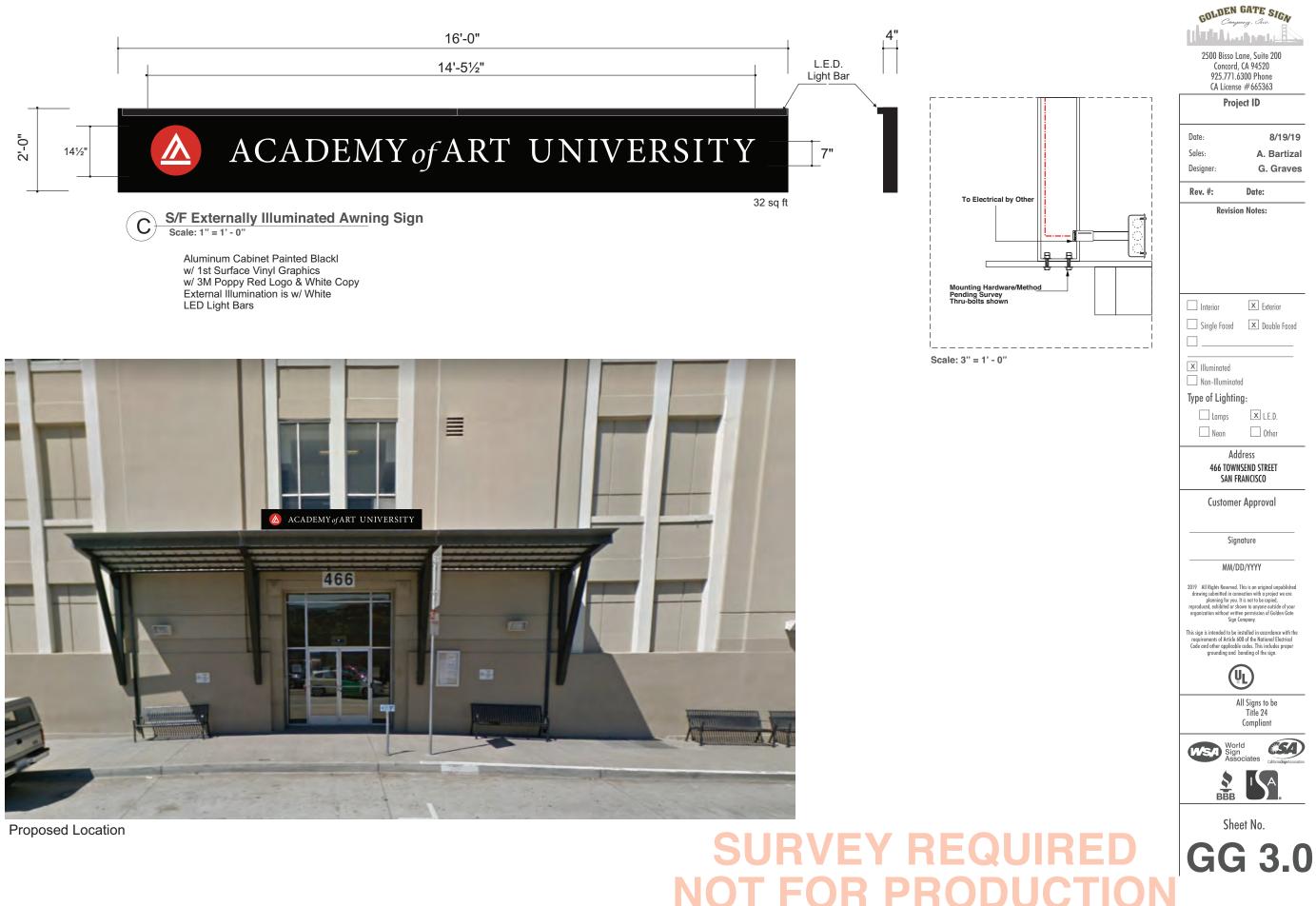




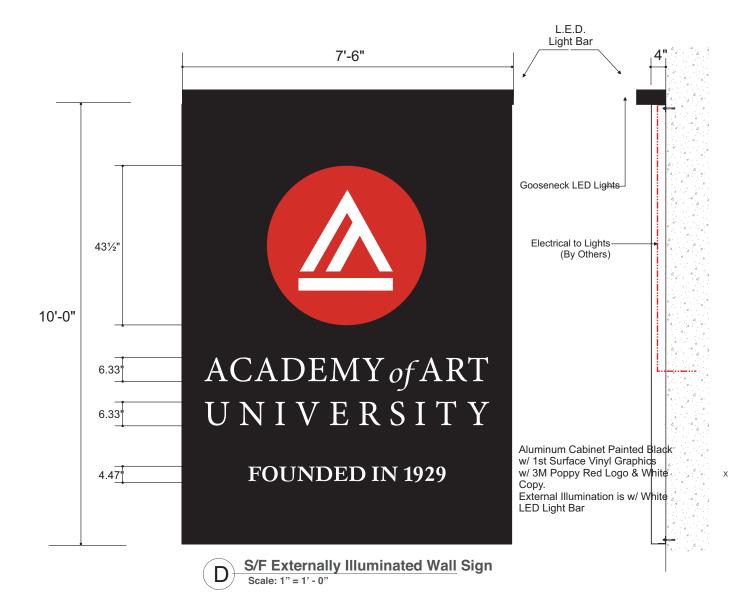




GOLDEN GA	TE SIGN
2500 Bisso Lane Concord, CA 925.771.630	94520 0 Phone
#CA License Project	
Date:	8/19/19
Sales:	A. Bartizal
Designer:	G. Graves
	Date:
Revision N	votes:
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2019 All Rights Reserved. This drawing submitted in connectiv planning for you. It is reproduced, exhibited or shown organization without writen pe Sign Comp	on with a project we are not to be copied, to anyone outside of your rmission of Golden Gate
This sign is intended to be instal requirements of Article 600 of Code and other applicable cod grounding and bond	the National Electrical es. This includes proper
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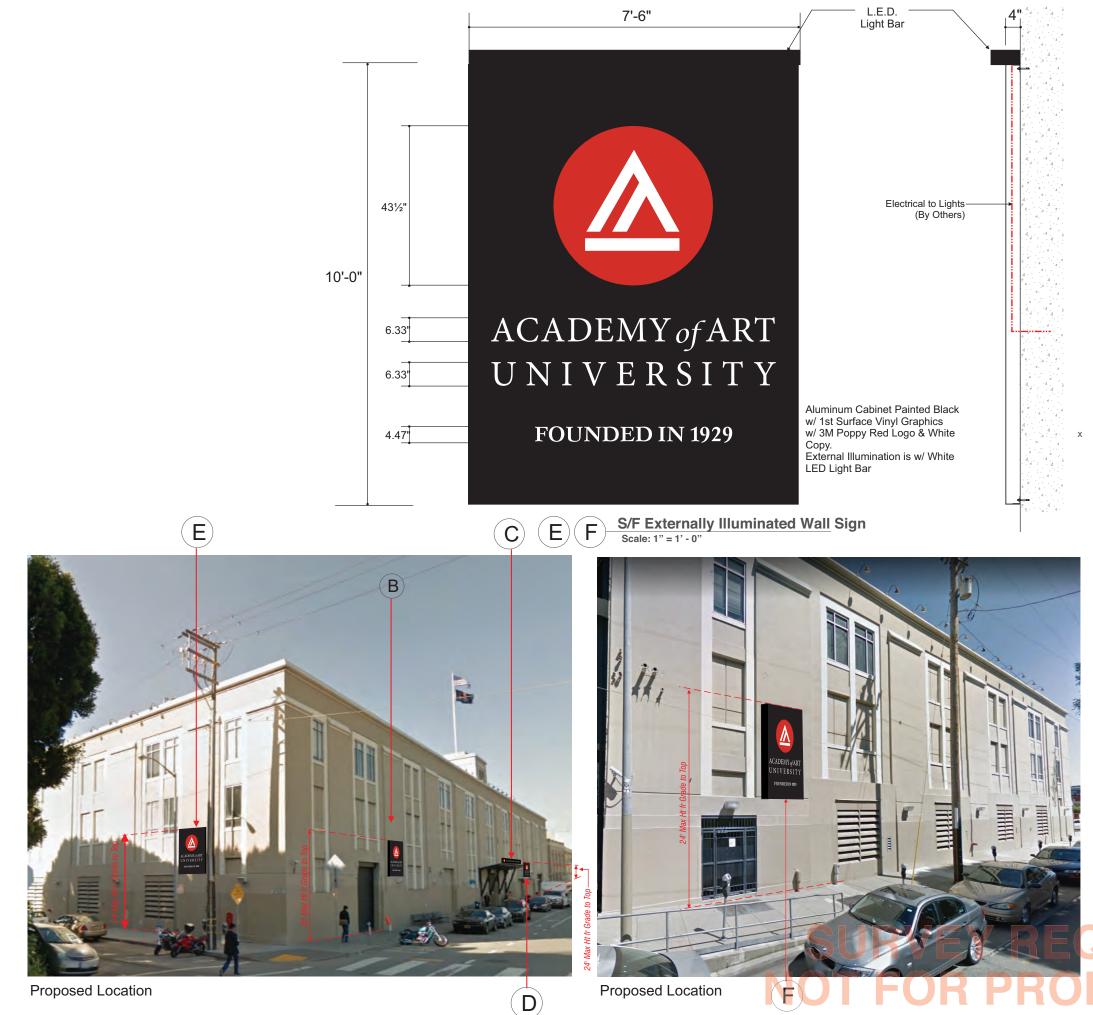


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Concord, 925.771.6	ane, Suite 200 CA 94520 300 Phone e #665363
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Designer:	G. Grave
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2019 All Rights Reserved. drawing submitted in con planning for you. reproduced, exhibited or sh organization without writh	This is an original unpublished nection with a project we are It is not to be copied, own to anyone outside of your en permission of Golden Gate ompany.
requirements of Article 6 Code and other applicable	nstalled in accordance with th D0 of the National Electrical e codes. This includes proper bonding of the sign.
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Customer Appro	val
Signature	
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This sign is intended to be installed in acc requirements of Article 600 of the Nati Code and other applicable codes. This i grounding and bonding of the	onal Electrical ncludes proper
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