Exhibit B

Project Plans for 34 Sites
MATCHLINE 2/A0.S3
MATCHLINE 3/A0.S3
6'-0" RIGHT
OF WAY CLR.

MATCHLINE 3/A0.S3
MATCHLINE 4/A0.S3

5 T H  S T R E E T
601   B R A N N A N

MATCHLINE 1/A0.S3
MATCHLINE 2/A0.S3

NOTE: NO BIKE PARKING PROPOSED ON 5TH STREET.

11'-0" CLR.
11'-0" CLEARANCE AT BUILDING ENTRANCE, TYP.

1/8" = 1'-0"
Streetscape Plan - Bluxome Street

NOTE: NO BIKE RACKS PROPOSED ON BLUXOME STREET TO MAINTAIN 6'-0" RIGHT-OF-WAY.

MATCHLINE 3/A0.S3
MATCHLINE 4/A0.S3

6'-0" RIGHT
OF WAY CLR.

MATCHLINE 1/A0.S3
MATCHLINE 2/A0.S3

601 BRANNAN

MATCHLINE 3/A0.S3
MATCHLINE 4/A0.S3

NOTE: NO BIKE PARKING PROPOSED ON BLUXOME STREET.

11'-0" CLR.
11'-0" CLEARANCE AT BUILDING ENTRANCE, TYP.

1/8" = 1'-0"
Streetscape Plan - 5th Street

6'-0" RIGHT
OF WAY CLR.

79 New Montgomery Street
San Francisco, CA  94105

AS NOTED
1420 Sutter Street
San Francisco, CA  94109
T 415.391.7918  F 415.391.7309
TEFarch.com

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

GENERAL NOTES
ABBREVIATIONS
(E) = EXISTING
(N) = NEW, PROPOSED
CLR. = CLEARANCE
TYP. = TYPICAL
⅊ = PROPERTY LINE

BIKE PARKING COUNT
CLASS: II
EXISTING
(E) BIKE PARKING SPACES
PROPOSED
(N) BIKE PARKING SPACES
TOTAL: 8

ABBREVIATIONS
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⅊ = PROPERTY LINE
GENERAL NOTES

1. LOCALIZE THE CONDITIONS PRESENTED IN THIS PLAN SET, UNLESS OTHERWISE NOTED.

2. PROPOSED WORK INVOLVING MODIFICATIONS TO THE EXTERIOR OF THE BUILDING, INCLUDING LIGHTING, PREVIOUSLY PERFORMED IN A MANNER CONSISTENT WITH THE REQUIREMENTS OF THE NEIGHBORING BUILDING, THE BUILDING PERMITS FOR ALL SUCH WORK WILL BE REVIEWED AND APPROVED BY ARCHITECTS.

3. REMOVE ALL ABANDONED EQUIPMENT AND ATTACHMENTS ON THE EXTERIOR ROUTE ALL CONDUIT TO THE INTERIOR OF THE BUILDING.

4. LIGHTING SHOULD BE REMOVED TO THE GREATEST DEGREE POSSIBLE. ROUTE ALL CONDUIT TO THE INTERIOR OF THE BUILDING OR CONCEAL BEHIND EXISTING FEATURES.

5. ANY PROPOSED NEW LIGHTING ATTACHED VIA MORTAR JOINTS AND NOT DRILLED DIRECTLY INTO MASONRY WORK.

6. ALL NEW PROPOSED SECURITY CARRIERS, LIGHTING, SIGNAGE, TO HAVE ALL ASSOCIATED CONDUIT TO BE ROUTED INTERNALLY IN THE BUILDING. NO NEW CONDUIT TO BE EXPOSED.

KEYNOTES

SEE SHEET A2 FOR KEYNOTES

MASTERSCHEDULE

SEALERS RECOMMENDED FOR USE LISTED AT WWW.FEDERALHOPPERS.COM

LEGEND

PROPOSED SIGNAGE SEE SIGNAGE CONSULTANT DRAWING

AAU INSTITUTIONAL COMPLIANCE SET

EXISTING FUTURE REPLANT WITH NEW LED RETROFIT LIGHTING

SOUTHEAST ELEVATION - BLUXOM STREET

EXISTING)

SOUTHEAST ELEVATION - BLUXOM STREET

PROPOSED)

SOUTHEAST ELEVATION - BLUXOM STREET

DEMO)
Survery Required

Not for Production
ACADEMY of ART UNIVERSITY

SURVEY REQUIRED
NOT FOR PRODUCTION
SOUTHEAST ELEVATION - LOW WALL AT BLUXOME STREET (PROPOSED)

3/32" x 1" 4

Proposed Location

SURVEY REQUIRED
NOT FOR PRODUCTION
SURVEY REQUIRED
NOT FOR PRODUCTION
BIKE PARKING COUNT

CLASS II
EXISTING
(E) BIKE PARKING SPACES
PROPOSED
(N) BIKE PARKING SPACES
TOTAL: 8

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

ABBREVIATIONS
(E) = EXISTING
(N) = NEW, PROPOSED
CLR. = CLEARANCE
⅊ = PROPERTY LINE

ABBREVIATIONS
(E) = EXISTING
(N) = NEW, PROPOSED
CLR. = CLEARANCE
⅊ = PROPERTY LINE
NOTE: NO BIKE PARKING PROPOSED ON ST. GEORGE ALLEY TO MAINTAIN 4'-0" RIGHT OF WAY.

ST. GEORGE ALLEY (AT BUSH STREET)

ST. GEORGE ALLEY (AT PINE STREET)

STREETSCAPE DRAWINGS

GENERAL NOTES

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

NOTE:

1) ASSUMED PROPERTY LINE AT FACE OF BUILDING

WARNING

N

AAU INSTITUTIONAL COMPLIANCE SET

79 New Montgomery Street
San Francisco, CA  94105

410 BUSH
San Francisco, CA 94108

PG&E

(E) BIKE RACK, CLASS II

(E) IN-GROUND UTILITY

(E) NO PARKING SIGN

(E) WARNING RIVERS

(E) PASSENGER LOADING (WHITE CURB)

(T.V.) CABLE

NOTE:

SCALE: 1/8"=1'-0"

SCALE: 1/4"=1'-0"

SCALE: 1/8"=1'-0"

SCALE: 1/8"=1'-0"
SITE HISTORY

Constructed between 1915 and 1916, in
alliance with the 1914 opening of the
Framed Steel, 1457 Mission Street was
completed by the Associated Steel
Building Company for an estimated cost
of $300,000. Designed by Francis Wright &
Reginald Williams, this building is one of
the earliest and most notable warehouses
in the city, at the time of its construction.
The site was particularly promising, given its
proximity to both the waterfront and adjacent
residential area. The fireproof construction,
recognized within the city but not by
capitalists, who sought more valuable
buildings in the same warehouse district.

The building was originally occupied by
general warehousing and specialized
warehousing that utilized the space for storage and
building operations.

The collective, industrial character of the
adjacent area reflects the development of
warehoused over a 100-year period along
along the southern waterfront of San
Francisco.

The interdependence of architecture
every day can be seen from scale
at the edge of warehouse forms
along the southern waterfront. Unlike
warehouses in the South End
barracks constitutes an
concentration of structures that
Almost every structure was
expressed by a \nSurely, the
masonry of masonry and materials,
the uniformly constructed building
usually recognized place.

The Southern
District represented a rich and varied
landscape of warehouses with
architectural expression of the period.
GENERAL NOTES

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

BIKE PARKING COUNT

CLASS II
EXISTING
E) BIKE PARKING SPACES
PROPOSED
N) BIKE PARKING SPACES
TOTAL: 14

NOTES:
1) BIKE RACKS IN PASSENGER
LOADING ZONE ARE ACCEPTED ON
A CASE-BY-CASE BASIS

2) ASSUMED PROPERTY LINE AT
FACE OF BUILDING

ABBREVIATIONS
(E) = EXISTING
(N) = NEW, PROPOSED
CLR. = CLEARANCE
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LEVEL 5 - PROPOSED

LEGEND

- OCCUPIED FLOOR AREA
- OCCUPIED FLOOR AREA IN ACTIVE USE ZONE
- GROSS FLOOR AREA
- PROPERTY LINE

ROOM TAG

Name
Room Name
Room Number
Restroom

PAGE OF FINAL ARCH

A2.7

AAU INSTITUTIONAL COMPLIANCE SET

1400 Sutter Street
San Francisco, CA 94109
T 415.291.7489 F 415.291.7399

79 New Montgomery Street
San Francisco, CA 94105
KEYNOTES

- REMOVE EXISTING ADJACENT SECURITY CAMERAS AND EXTERIOR SECTIONS OF FLEX CONDUT
- EXISTING ROLL-UP DOOR ON GROUND LEVEL AT MAIN ENTRANCE TO BE LEGALIZED AS IS
- EXISTING METAL ROLL-UP DOOR LOCATION AT NEW ELEVATION. ALTERNATIVE AT LOCATION NO 18
- INSTALL SINGLE FLOOR TO FLOOR PERFECT DOOR WITH COIL SPRING CROSSBAR.
- INSTALL SINGLE FLOOR TO FLOOR PERFECT DOOR WITH COIL SPRING CROSSBAR FROM THE EXISTING EXTERIOR ARCHITECTURAL BOX.
- PROPOSED IDENTIFY SIGN ON EXISTING CLUSTERS TRANSOM ABOVE ENTRANCE, SEE SIGNAGE CONSULTANT DRAWINGS
- PROPOSED INDIRECTLY ILLUMINATED AND BRUSHED WALL SIGN POINTED ON ROLL-UP DOOR, SEE SIGNAGE CONSULTANT DRAWINGS
- REMOVE EXISTING IDENTIFYING SIGN
- PROPOSED SHEET METAL SIGN ON.sheet 1 OF 1
- AREA OF EXISTING WINDOW OPENING EXPANSION (SHOWN MATCHED)
- EXISTING WINDOW OPENING TO BE LEGALIZED
- EXISTING FIRE STAND PIPE
- EXISTING VENT PIPE
- REMOVE PVC PIPES
- REMOVE JULIET BALCONY
- REMOVE EXISTING WINDOW
- REMOVE BOLT, PATCH & REPAIR WALL TO MATCH ADJACENT WALL
- REPLACE DOOR TO MATCH DOOR ABOVE
- EXISTING ROLL-UP DOOR
- DELEGATE EXISTING DRAIN PIPE TO INTERIOR
- REMOVE EXISTING LIGHT FIXTURE
- REMOVE TO EXISTING CLASS DOOR SYSTEM
- NEW STEEL WINDOWS WITH TRUE DIVIDED LIGHTS TO MATCH HISTORIC PSEINELOCATIONS
- NEW STEEL FRAME DOORS WITH SELF-EXTINGUISHED DESIGN TO MATCH EXISTING DOOR
- NEW WINDOW, RESTORES TO MATCH ORIGINAL SIZE & HISTORIC PSEINELOCATIONS MATCHES
Painted Logo on Roll Up Door

Scale: 1" = 1' - 0"

Indirect LED Lighting Bar Above Painted Door

L.E.D. Light Bar

Red

Black

White
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.

(A) IN-GROUND UTILITY
(B) NO PARKING
(C) PASSENGER LOADING (WHITE CURB)
(D) TREE, TYP.
(E) TREEWELL, TYP.
(F) TRASH RECEPTACLE
(G) CART RECEPTACLE
(H) PASSENGER LOADING (WHITE CURB)
(I) NO PARKING
(J) PARKING SIGN
(K) PLOW MARKER
(L) DIRECTORY
(M) NEON SIGN
(N) PARKING METER

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.
BICYCLE RACK, TYP. (E) PAVING SURFACE FLANGE MOUNTING PER MANUFACTURER’S INSTRUCTIONS, TYP.

MANUFACTURER: PALMER GROUP, LLC
WEBSITE: BIKEPARKING.COM
PRODUCT: WELLE CIRCULAR RACK
MODEL: WCR02-SQ-SF
2"X2" SQUARE TUBE, GALVANIZED STEEL

6'-0" RIGHT OF WAY CLR.

VENT

STREET LIGHT

(E) TREE, TYP.
(E) TREEWELL, TYP.

GENERAL NOTES
ABBREVIATIONS
(E) = EXISTING
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CLR. = CLEARANCE
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NOTES:
1) ASSUMED PROPERTY LINE AT FACE OF BUILDING

ABBREVIATIONS
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BIKE PARKING COUNT

AAU INSTITUTIONAL COMPLIANCE SET

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

Streetscape Plan - Jefferson Street

2 Streetscape Plan - Jefferson Street

Bike Rack

ABBREVIATIONS
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AAU INSTITUTIONAL COMPLIANCE SET

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t 415.688.2506

Streetscape Plan - Jefferson Street

2 Streetscape Plan - Jefferson Street

Bike Rack
Refurbish Existing D/F Neon Illuminated Blade Sign

Scale: 1" = 1' - 0"

Repaint Existing Sign
Add New Neon as Shown

Proposed Sign Result

Existing Signage
S/F Internally Illuminated Wall Sign

Scale: 1" = 1'-0"

2' Sq Tube Frame w/ a .125" Alum. Panel - Painted Black
10' Surfaco Vinyl Graphic: 3M 3630 143 Posi-pod Logo/Black
Extremely Illuminated w/ L.E.D. Downlights
D/F Internally Illuminated Blade Sign

Scale: 1" = 1' - 0"
18 Sq Ft

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

Existing Sign To Remain

SURVEY REQUIRED
NOT FOR PRODUCTION
D/F Internally Illuminated Blade Sign

Scale: 1" = 1' - 0"

Aluminum Cabinet - Painted Black
1st Surface Black Vinyl (Ikgd) w/ Reversed Out Copy on White Lexan Face & 3M 3631-143 Poppy Red Logo/Vinyl, Internally Illuminated w/ LED Modules
E  Re-face Existing D/F Internally Illuminated Blade Sign
Scab: 1’ = 1” - 0”

Re-Face Existing Blades Sign

Existing Aluminum Cabinet - Painted Black
1st Surface Black Vinyl Bldg. w/ Reversed Out Copy
on White Lexan Face & 3M 3530-143 Poppy Red Logo/Vinyl
Internally Illuminated w/ LED Modules

SURVEY REQUIRED
NOT FOR PRODUCTION
SITE HISTORY

79 New Montgomery was constructed in 1915 as a two-story commercial building designed to be expanded in phases up to five stories. The building was called the Oscars Building, which originally occupied the site but was destroyed in the 1906 San Francisco earthquake and fire. The first two stories were designed by architect Crocker & Stewart. The building underwent significant additions and alterations over the years, including the addition of a third story in the 1950s.

Among the new building enhancements made this week was the main remodeling of one of the first A structure on the northeast corner of Mission and Montgomery streets, the building was recently acquired by A. Armstrong in an exchange of properties from the previous owner, who had planned to be eventually the first to add an additional in-office structure office structure.

Ownership and tenancy in the building appears to have changed hands on several occasions through the years. Ownership of the property included Theodor C. Emery, who acquired the property in 1923. The 1923 edition brought more attention. The building is a current residential building, different from the original commercial structure.

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SITE HISTORY

180 New Montgomery Street was constructed in 1905 to serve as the San Francisco Furniture Exchange. The building was designed by architect Washington Roebling and constructed by the Charmel & Manville Construction Company at a cost of $700,000 and completed by the Shoenbohm Brothers in 1906.

The building was a response to the growing city's need for a landmark commercial building that could accommodate large crowds and serve as a central gathering place for the city's growing population. The building's design was influenced by the needs of the furniture industry, which was a major contributor to the city's economy at the time.

By the late 1920s, the building served as the headquarters for the United Furniture Manufacturers Association. The building continued to be a hub of activity for the city's furniture industry until the late 20th century, when it was converted into office space.

The building was listed on the National Register of Historic Places in 1975 and has since been renovated and repurposed for various uses, including commercial offices and retail space.
**GENERAL NOTES**

<table>
<thead>
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<th>ABBREVIATIONS</th>
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<tr>
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**BIKE PARKING COUNT**

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<th>PROPOSED</th>
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**NOTES:**

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

---

**ABBREVIATIONS:**

- (E) = EXISTING
- (N) = NEW, PROPOSED
- CLR. = CLEARANCE
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**LEGEND:**

- (E) BIKE RACK, CLASS II
- (N) BIKE RACK, CLASS II
- (E) POLE LIGHT
- (E) IN-GROUND UTILITY
- (E) PARKING SIGN
- (N) NO PARKING (RED CURB)
- (E) COMMERCIAL LOADING (YELLOW CURB)
- (E) PASSENGER LOADING (WHITE CURB)

**NOTES:**

1) BIKE RACKS IN PASSENGER LOADING ZONE ARE ACCEPTED ON A CASE-BY-CASE BASIS
2) ASSUMED PROPERTY LINE AT FACE OF BUILDING
LEVEL 8 - EXISTING

LEGEND

- OCCUPIED FLOOR AREA
- OCCUPIED FLOOR AREA IN ACTIVE USE ZONE
- GROSS FLOOR AREA
- PROPERTY LINE

ROOM TAG

- Name
- Room Name
- Room Number
- Restroom

A1.9
GENERAL NOTES

1. LEGALIZE THE CONDITIONS PRESENTED IN THIS PLAN SET UNLESS OTHERWISE NOTED

2. PROPOSED WORK INVOLVES MODIFICATIONS TO THE EXISTING BUILDING INCLUDING REPAIRS, DEMOLITION, AND INSTALLATION. ALL REPAIRS AND INSTALLATION SHALL BE PERFORMED IN A MANNER CONSISTENT WITH THE APPLICABLE ARCHITECTURAL, ENGINEERING, AND SAFETY STANDARDS. THE BUILDING PERMIT FOR ALL SUCH WORK IS REQUIRED TO BE APPROVED BY THE DEPARTMENT. THE CONTRACTOR SHALL ASSUME SUCH RESPONSIBILITY AND THE CONTRACTOR IS NOT LIMITED TO THE USE OF THE CONTRACTOR’S OWN CONSTRUCTION METHODS OF ABALATION, ATTACHMENT, AND PATCHING

3. SIGNAGE BUILDING PERMIT APPLICATION WILL BE DROPPED AND 2019 PASSPORT TO BE GOTTEN

4. ALL NEW PROPOSED SECURITY CAMERAS, LIGHTING, SIGNAGE TO HAVE ALL ASSOCIATED CONDUIT TO BE ROUTED THROUGH THE BUILDING AND NEW CONDUIT TO BE PARAPERT

5. TIE TO PROVIDE DETAIL CONSTRUCTION OF EXTERIOR, CONDUIT, AND INTERNAL POWER SOURCES. SHOWING WHERE, HOW AND WHY EACH METHOD THESE ARE ATTACHED TO THE BUILDING. ALL WIRING WILL BE ROUTED INTERIORLY TO THE BUILDING. ALL FUTURES FOR EACH BUILDING TO BE SHOWN IN PLAN VIEW. 25 VOLTAGE VIEWS AND A LEGEND FOR EACH VOLTAGE VIEWS THAT WILL BE ROUTED THROUGH PLUMBING AND CAN BE REVIEWS AT THAT TIME

6. SECURITY CAMERA, LIGHTING AND ASSOCIATED CONDUIT PROPOSED TO BE INSTALLED IN THESE AREAS. THIS IS WORK PURSUANT TO THE OCEANSIDE AGREEMENT, BUT IS NOT WORK THAT IS PURSUED TO REPLACE EXISTING SECURITY, LIGHTING AND ASSOCIATED CONDUIT SUBJECT TO REMEDIAL REQUIREMENTS

KEYNOTES

1. PROPOSED HOLLOW PANELS TO MATCH EXITING
2. METAL DUCT VENT
3. RAILING AT ROOF LEVEL
4. RECESSED LIGHT FIXTURES AT ENTRY ALCOVE TYPE OF IH
5. SPRINKLER HEADS AT ALCOVE SOCKETS, TYP
6. LIGHT FIXTURE
7. METAL BASES ADDED TO TOP/LEAF ALCOVE, TYP
8. WINDOW WITH BROKEN GLAZING TO BE REPLACED
9. MINOR PROJECTIONS (APPEARING TO BE ATTACHMENTS) CONCENTRATED AT CORNERS IN THE MARRIED STUDIO AREA TO BE REPLACED
10. BIKE RACK
11. PUBLIC LIGHT FIXTURE AND ASSOCIATED CONDUIT ADDED TO CONCRETE COLUMN
12. EXISTING FIRE ALARMS TO BE REMOVED

KEYNOTES CONT.

13. EXISTING PIDDLE PANELS TO MATCH EXITING
14. METAL DUCT VENT
15. RAILING AT ROOF LEVEL
16. RECESSED LIGHT FIXTURES AT ENTRY ALCOVE TYPE OF IH
17. SPRINKLER HEADS AT ALCOVE SOCKETS, TYP
18. LIGHT FIXTURE
19. METAL BASES ADDED TO TOP/LEAF ALCOVE, TYP
20. WINDOW WITH BROKEN GLAZING TO BE REPLACED
21. MINOR PROJECTIONS (APPEARING TO BE ATTACHMENTS) CONCENTRATED AT CORNERS IN THE MARRIED STUDIO AREA TO BE REPLACED
22. BIKE RACK
23. PUBLIC LIGHT FIXTURE AND ASSOCIATED CONDUIT ADDED TO CONCRETE COLUMN
24. EXISTING FIRE ALARMS TO BE REMOVED

KEYNOTES

2. STOREFRONT PANELS AT THE CORNER OF 2019 MONTGOMERY AND HOWARD STREET MUST BE DOWN TO MATCH EXISTING AFTER NEW OCCUPATION
3. REMOVE EXISTING SECURITY CAMERA, TRU CONDUIT AND ANY UNGRADED PATHWAYS, GUT
4. REPLACE EXISTING CAMERA TO THE CORNER OF THE ENTRY AREA, DELIVER THE CEMENT CONCRETE TO THE INTERIOR OF THE NEW EXTERAL PATHWAYS
5. PROVIDE SMALL EXHAUST OR COVER SMACK AT SIDE OF BUILDING THROUGH STOREFRONT PANEL ALONG THE INSIDE EDGE OF THE COLUMN DIRECTLY INTO THE CAMERA HOUSING
6. REMOVE FLOOD LIGHTS AND ASSOCIATED EXPOSED CONDUITS
7. NEW RECESSED LIGHT FIXTURE AT ALCOVE SOCKETS, TYP
8. CONDUIT CORRECTED ABOVE BOLT COURSE CONTACT THE HORIZONTAL 2X4 INSIDE BOLT SERIES, PROTECT TERROSTIC CROWN DURING INSTALLATION
9. REMOVE EXISTING SQUARE WALL MOUNTED SIGN
10. STRUCTURAL LINES SHOWN TO MATCH FRAME OF PROJECT SECTIONS FROM ISSUE DATE BUILDING PERMIT FILE BY AUTHORIZED AGENT OF S.F. MUSEUM OF MODERN ART
11. KEEP STOREFRONT PANEL TO MATCH EXISTING COLOR OF BUILDING (SHOWN HATCHED)
12. ALUMINUM FRAME WINDOWS AT THE FIFTH STREET STORIES ON THE NEW MONTGOMERY AND HOWARD FACADES MATCHED EXISTING JOURNEYS IN COLOR MATCHED ALUMINUM FRAME WINDOWS
13. REMOVE EXISTING LAMP AS OF REPAIRED TO MATCH EXISTING AS SHOWN ON SHOT A-1-1
14. ITEMS BELOW NOTED DURING PERMIT REVIEW

EXISTING/PROPOSED EXTERIOR ELEVATIONS

SOUTHWEST ELEVATION - PROPERTY LINE (EXISTING/PROPOSED) A3.5

1. 1450 Sutter Street
San Francisco, CA 94110
T 415.391.7369 F 415.391.7339
W TFLinc.com

2. 180 NEW MONTGOMERY
San Francisco, CA 94105

3. ACADEMY ART UNIVERSITY

4. 79 New Montgomery Street
San Francisco, CA 94105

5. AAU INSTITUTIONAL COMPLIANCE SET

6. 3URMHFW1XPEHU6WUHHW

7. 6FDOH

8. 3ULQW'DWH

9. 1R 'DWH 'HVFULSWLRQ

10. 7(' 167($7(3$1(/6$7&+(;,67,1*

11. 72%(5(3$,176725()52173$1(/6$7&251(5

12. 38%/,&/,*+7),;785($1'

13. 72&21&5(7(:$//$1'

14. 38%/,&)851,785(,1&/8',1*

15. 7,0(7+/5(3/$&(0(172)

16. 51$5$77$&+('727+(6758&785($1'+2:&21'8,7

17. 48,5(':25.$$80$<

18. 3$1(/6$75((7$/&29(66(($57,167$//$7,213+2726

19. 3$57,$/5(3/$&(0(172)

20. 0$7&+(;,67,1*

21. /,*+7),;785(6$7&29(7<32)

22. 48,5(':25.$$80$<
SITE HISTORY

625 Polk is a German Renaissance designed by Frederick Meyer and completed in 1922. Originally named California Hall and later renamed Polk Theatre, this building once stood as a social hall for one of San Francisco’s principal ethnic communities.

625 Polk is a prime example of a German Renaissance style in San Francisco and is one of a limited number of structures associated with the city’s German community. The building was constructed with fundraising contributions from the community and served as a social center for the community.

The cornerstone was laid in March of 1922. The design, heavily influenced by European architecture, was completed in 1922 in an elaborate celebration with a cornerstone of German beer from Germany. The German architecture is reminiscent of Kehl Castle in Germany.
**NOTE:**
No higher than (2) Horizontal Bands
(Survey Required)

Cut vinyl graphics on painted sign panel

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

**Note:** Bolt into Grout Lines Only

**Aluminum Wall Sign w/ Vinyl Graphics**

**QTY 2**

**Scale:** 3” = 1’ - 0”

**SURVEY REQUIRED**

**NOT FOR PRODUCTION**

**GG 2.0**
3267

by a former missionary determined to bring God to the godless masses of a large city. Members first met in a small, wooden building on Jackson Street, between Stockton and Powell streets, fashioned to the current modern building. The church building itself is

now a multi-scattered bower, can seat 1,200 comfortably.

As recently as the 1960s, the congregation numbered 100, with the church building

heavily shadowed by a large structure—what the church now calls the "fear"—which

was once the bell tower. The church was purchased by AAI in 2001.

AAI INSTITUTIONAL COMPLIANCE SET

491 POST
San Francisco, CA 94102

1405 Sutter Street
San Francisco, CA 94108

T 415.291.7919 F 415.291.7289
TIFosh.com

ACADEMY ART UNIVERSITY
79 New Montgomery Street
San Francisco, CA 94105

SOURCE: 608M Case No. 2006-0060 - Appendix A

491 Post Street was constructed between 1905 and 1907 as a house of the First
Congregational Church of San Francisco. This building replaced the grungy wooden
Celtic-style church constructed on the site in 1872 and destroyed in the 1906 Earthquake.
The First Congregational Church owned and occupied the building from the 1910s to
nearly 1930, until 1911, when the building was sold to the congregation's
missionary's wife. The house was purchased by AAI in 2001.

On the occasion of the building's sale, the San Francisco Chronicle noted that the First Congregational Church had

been established in 1848.

By a former missionary determined to bring God to the godless masses of a

large city. Members first met in a small, wooden building on Jackson Street, between Stockton and Powell streets, fashioned to the current modern building. The church building itself is

now a multi-scattered bower, can seat 1,200 comfortably.

As recently as the 1960s, the congregation numbered 100, with the church building

heavily shadowed by a large structure—what the church now calls the "fear"—which

was once the bell tower. The church was purchased by AAI in 2001.
A/B

Additional Indirect lighting to existing signs

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

SURVEY REQUIRED
NOT FOR PRODUCTION
ANSON PLACE (AT POWELL STREET)

NOTE: NO BIKE PARKING PROPOSED ON ANSON PLACE TO MAINTAIN 4'-0" RIGHT OF WAY.

ANSON PLACE (AT DEAD END)

NOTE: NO BIKE PARKING PROPOSED ON ANSON PLACE TO MAINTAIN 4'-0" RIGHT OF WAY.

BIKE PARKING COUNT

CLASS II

EXISTING:
(E) PARKING SIGN

PROPOSED:
(N) BIKE PARKING SPACES

TOTAL: 8

NOTE:
1) ASSUMED PROPERTY LINE AT FACE OF BUILDING

ABBREVIATIONS
(E) = EXISTING
(N) = NEW, PROPOSED
CLR. = CLEARANCE
⅊ = PROPERTY LINE

GENERAL NOTES

BIKE PARKING COUNT

LEGEND

BIKE PARKING COUNT

ANSON PLACE

NOTE: NO BIKE PARKING PROPOSED ON ANSON PLACE TO MAINTAIN 4'-0" RIGHT OF WAY.

540 POWELL

ANSON PLACE

NOTE: NO BIKE PARKING PROPOSED ON ANSON PLACE TO MAINTAIN 4'-0" RIGHT OF WAY.

540 POWELL

A0.S3
NEW WOOD WINDOWS SHALL BE INSTALLED TO MATCH HISTORICAL PENETRATION IN TERMS OF CONFIGURATION, FUNCTION, MUNTIN PATTERNS, PROFILE AND THICKNESS OF PROFILE, MATERIAL, WINDOW ON THE ACADEMY SHALL BE REPLACED AND ITS ORIGINAL ORNAMENTATION APPEARANCE RESTORED.

NON-ORIGINAL, VINYL WINDOWS SHALL BE REMOVED IN THE LEAST POSSIBLE MANNER TO POSSIBLY SAVES AS MANY AN ORIGINAL WOODEN WINDOW ON THE ACADEMY SHALL BE REPLACED AND ITS ORIGINAL ORNAMENTATION APPEARANCE RESTORED.

GENERAL NOTES
1. LEGALIZE THE CONDITIONS PRESENTED IN THIS PLAN SET, UNLESS OTHERWISE NOTED.
2. PROPOSED WORK INVOLVES MODIFICATIONS TO THE BUILDING INCLUDING REPAIR, RESTORATION, AND INSTALLATION SHALL BE PERFORMED IN A MANOR CONSISTENT WITH THE STANDARDS SET OUT IN THE HISTORIC BUILDING STANDARDS. THE BUILDING PERMITS FOR ALL SUCH WORK WILL BE REVIEWED AND APPROVED BY THE PLANNING DEPARTMENT TO ENSURE SUCH CONSISTENCY INCLUDING BUT NOT LIMITED TO APPROPRIATE PLANS FOR ARCHITECTURAL DRAWINGS.
3. SEPARATELY AND RETAIN THE EXISIPT MATERIALS TO MATCH EXISTING MATERIALS AND APPEARANCE AS REQUIRED.
4. ALL NEW PROPOSED SECURITY CHASERS, LIGHTING, TECHNIQUE TO HAVE ALL ASSOCIATED CONDENTS TO BE ROUTED INDEPENDENTLY IN THE BUILDING NO NEW CONDUCT TO BE INSTALLED.
5. TIE TO PROVIDE DETAIL DRAWINGS FOR FUTURES, CONDUCT, AND RETAIN THE EXISTING MATERIALS TO MATCH EXISTING MATERIALS AND APPEARANCE AS REQUIRED.
6. THE EXISTING MUNITION WALLS WILL BE ROUTED INDEPENDENTLY FROM THE POWER SOURCE WITHIN THE BUILDING.
7. ALL OUTLETS FOR EACH ROOM SHALL BE SPECIFIED AND SHOWN IN PLAN VIEWS. A SEPARATE VIEW AND A SECTION DETAIL DRAWING WITH EACH PROPERTY'S SWIMMING AND OVEN BE REVISED AT THAT TIME.
8. SECURITY AND LIGHTING AND ASSOCIATED CONDUCT PROPOSED WORK IN THESE PLANS IS NOT REQUIRED WORK FURNISHED TO THIS AGREEMENT BUT IS WORK AWAAY CUS OR TO REPLACE EXISTING SECURITY AND ASSOCIATED CONDUCT SUBJECT TO MICROSTON REQUIREMENTS.

WINDOW SCOPE

PARTIAL ENLARGED WEST ELEVATION (PROPOSED)

PHOTOS - EXISTING UPPER LEVEL WINDOWS

PARTIAL ENLARGED WEST ELEVATION (EXISTING)
Existing Sign Location

Proposed New Sign Location

Remove Existing Awnings

Existing Plaque to Remain
SITE HISTORY

In 1921, Meyers engaged the firm to design 625 Sutter (then 325 Sutter) Hillman and Aymar, architects, in a new departure in office buildings, representing a shift to the residential type rather than the commercial type.

Ownership of the building changed several times, including a subsequent change to the ownership by each occupant. Building permits include the date of 1926, the building was owned by R. M. Gilner, which was 186 Leland Avenue at this time. The building was purchased by Hills and Co. in 1930, and the owner was listed as the owner, ten years later, in 1939. It was owned by S. Blum. During the 1940s, the American Trust and the U.S. Army leased the building.

The building was owned by Herbert W., and the Leland, Douglas & Co., and it was transferred to the new owners. Edel & Wang of the building. As of 1942, the building was owned by the California State University. It was leased partially to the June Terry School for Boys. In 1946, it leased ownership the building, since then it has completed a number of renovations, most recently to the ground level of the east (front) elevation.

AAU INSTITUTIONAL COMPLIANCE SET

625 SUTTER
San Francisco, CA 94102

- SITE PLAN AERIAL IMAGE

- SITE PLAN AERIAL IMAGE & SITE HISTORY
INSTALL NEW 2nd Surface Vinyl Graphics

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"

SURVEY REQUIRED NOT FOR PRODUCTION
GENERAL NOTES

1. PREPARATIONS TO BE MADE: A SURVEY OF THE EXISTING CONSTRUCTION MATERIALS AND APPEARANCE WILL BE COMPLETED TO CONSIDER THE COLOR, TEXTURE, AND DETAILED APPEARANCE OF THE EXISTING CONSTRUCTION MATERIALS AND APPEARANCE.

2. ALL FURNISHINGS RESULTING FROM THE PREVIOUSLY ILLUMINATED LIT-UP SIGNAGE WILL BE STORED AT LOCATION TO BE DETERMINED.

3. THE PROPOSED SIGN DESIGN WILL BE PRESENTED TO THE STAFF AND COMMISSIONER FOR REVIEW.

4. THE CONSTRUCTION MATERIALS WILL BE SUCH THAT THEY ARE APPROPRIATELY FINISHED TO MATCH EXISTING MATERIALS AND APPEARANCE.

5. THE EXISTING DISTANCE BETWEEN THE EXISTING BUILDING AND THE PROPOSED LOCATION OF THE SIGNAGE WILL BE CONSIDERED.

KEYNOTES

- EXISTING BUILDING NAMEPLATE TO BE REMOVED
- EXISTING BUILDING SIGNAGE TO BE REMOVED
- EXISTING BUILDING SIGNAGE TO BE RETRANSMITTED
- EXISTING BUILDING SIGNAGE TO BE RETRANSMITTED
- EXISTING BUILDING SIGNAGE TO BE RETRANSMITTED
- EXISTING BUILDING SIGNAGE TO BE RETRANSMITTED

ITEMS BEING NOTED DURING HISTORIC WORK:

- BLDG NAMEPLATE
- BLDG SIGNAGE
- BLDG SIGNAGE
- BLDG SIGNAGE
- BLDG SIGNAGE

LEGEND

PROPOSED SIGNAGE: SEE SIGNAGE CONSULTANT DRAWINGS

EXISTING EXTERIOR SIGNAGE

A3.2

WEST ELEVATION - TAYLOR STREET (PROPOSED)

WEST ELEVATION - TAYLOR STREET (EXISTING)
GENERAL NOTES

1. PROPOSED WORK INVOLVING MODIFICATIONS TO THE EXTERIOR OF THE BUILDING INCLUDING REPAIR, GENERATION, AND INSTALLATION SHALL BE PERFORMED IN A MANNER CONSISTENT WITH THE SECRETARY OF THE DEPARTMENT'S STANDARDS. THE BUILDING OFFICE FOR ALL SUCH WORK SHALL BE REVIEWED AND APPROVED BY THE PLANNING DEPARTMENT STAFF TO ENSURE CONSISTENCY. INCLUDING BUT NOT LIMITED TO APPROPRIATE PLANS FOR METHOD OF REMOVAL, ATTACHMENT, AND PATCHING.

2. LEGALIZE THE CONDITIONS PRESENTED IN THIS SET UNLESS OTHERWISE NOTED.

LEGEND

PROPOSED SIGNAGE: SEE SIGNAGE CONSULTANT DRAWINGS

KEYNOTES

SEE SHEET A3.3 FOR KEYNOTES

SOUTHEAST ELEVATION - TOWNSEND STREET (PROPOSED)

SOUTHEAST ELEVATION - TOWNSEND STREET (DEMO)

SOUTHEAST ELEVATION - TOWNSEND STREET (EXISTING)
GENERAL NOTES

1. LEGALIZE THE CONDITIONS PROPOSED IN THIS PLAN SET UNLESS OTHERWISE NOTED
2. PROPOSED WORK INVOLVING MODIFICATIONS TO THE EXTERIOR OF THE BUILDING, INCLUDING REPAIR, DEMOLITION, AND INSTALLATION SHALL BE CONSISTENT WITH THE REQUIREMENTS OF THE REVISIONS TO THE "STANDARD ENFORCEMENT" OF THE CITY OF SAN FRANCISCO. THE BUILDING PERMIT IS NOT APPLICABLE TO ALL SUCH WORK, AND THE WORK MAY BE APPROVED BY PLANNING DEPARTMENT STAFF TO ENSURE COMPLIANCE WITH THE CODES (INCLUDING ANY ADDED TO THE CITY OF SAN FRANCISCO) AND FOR METHOD OF REMOVAL, ATTACHMENT, AND FASTENING.
3. ALL NEW PROPOSED SECURITY CAMERAS, LIGHTING, SEATING, TO HAVE ALL ASSOCIATED WIRING AND NEW CONDUIT TO BE EXPOSED.

KEYNOTES

- INSTALLATION OF METAL VENT HOOD, POST-2006
- PROPOSED INDIRECTLY ILLUMINATED BUSINESS AWNING SIGNS, SEE SIGNAGE CONSULTANT DRAWINGS
- EXISITING SECURITY CAMERA
- EXISTING ROLL UP DOOR
- EXISTING LIGHTS, TYP.
- EXISTING FUTURISTIC WORK PROPOSED TO BE LEGALIZED 4/16
- EXISTING VENT
- EXISTING FLAG POLE
- REMOVE "AM" BRANDED FLAG
- EXISTING AWNING AT MAIN ENTRY
- NOT USED
- EXISTING PLUMBING PIPE
- EXISTING METAL HOOD
- EXISTING SECURITY GATE
- EXISTING PIPES
- EXISTING MECH VENTS
- EXISTING STAND PIPE
- EXISTING PANEL
- EXISTING STREET SIGN
- EXISTING GOOSENECK LIGHT FIXTURE
- REMOVE (1) GOOSENECK LIGHT FIXTURE

LEGEND

- PROPOSED SIGNAGE, SEE SIGNAGE CONSULTANT DRAWINGS

OUTDOOR LIGHTING
- EXISTING OUTDOOR LIGHTING
- PROPOSED OUTDOOR LIGHTING

SURFACE MOUNTED LIGHT FIXTURES
- EXISTING SURFACE MOUNTED LIGHT FIXTURES
- PROPOSED SURFACE MOUNTED LIGHT FIXTURES

PLANTERS
- EXISTING PLANTERS
- PROPOSED PLANTERS

SOUTH ELEVATION - SIXTH STREET (PROPOSED)

SOUTH ELEVATION - SIXTH STREET (EXISTING)
S/F Indirectly Illuminated Wall Sign

ACADEMY of ART UNIVERSITY
FOUNDED IN 1929

Aluminum Cabinet Painted Black w/ 1st Surface Vinyl Graphics w/ 3M Poppy Red Logo & White Copy. External Illumination is w/ White LED Light Bar
S/F Externally Illuminated Awning Sign
Scale: 1" = 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

Proposed Location

Survey Required
Not for Production
Golden Gate Sign
2508 Bass Lane, Suite 200
Camarillo, CA 93010
(805) 383-7200
CA License #108382

Project ID

Client: A. Bartusz
Designer: G. Groves

Sheet No.
GG 4.0

Location

Academy of Art University
Founded in 1929

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

L.E.D. Light Bar

Goose neck LED Light

Electrical to Lights
(By Others)

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

Survey Required

Not for Production
Academy of Art University
Founded in 1929

S/F Externally Illuminated Wall Sign

Scale: 1" = 1' - 0"

Proposed Location

Electrical to Lights (By Others)

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

Golden Gate Sign

2501 Beaz Lom, Ste 200
San Anselmo CA 94960
415.771.6258 Phone
CA License #663882

Project ID

Dem. 0/19/19

Size: 44.0'' x 64.0''

Design: G. Groves

Rev. Date

Business Hours

Screened
Panoramic
Single Face
Double Face

Type of Lighting:

Neon
Fluorescent
LED

Address
4414 Webster Street
San Francisco CA 94118

Customer Approval

Signature

[Redacted]

Sheet No.

GG 5.0

SUITABLE NOT FOR PRODUCTION