EXISTING SITES TEC Recommended	CHNICAL MEMORANDUM EST	demy of Art University Project M Case N0. 2008.0586E	CODE NOTE	CODE AS EXISTING ON SAIN		SHE	ET INDEX	<u>"</u>	EXTERIOR VIEW		
Condition of pproval Number S-10: TR-1		nd Van Ness Avenue, in PW and the Planning	FLOOR AREA, GR DISTRICTS, THE S BUILDINGS, MEAS	PLANNING CODE SEC. 102 DEFINITIONS OSS: IN THE C-3 AND CENTRAL SOMA AND VAN NISUM OF THE GROSS AREAS OF THE SEVERAL FLOX SURED ALONG THE GLASS LINE AT WINDOWS AT A	ORS OF A BUILDING OR HEIGHT OF FOUR FEET			PLANNING DEPT ISSUE ESERVATION ISSUE DBI ISSUE			tet desi
	conditions along O'Farrell St and potentially increases the and/or commercial parking a AAU PROPOSAL: See Shee with Planning Department st	reet and Van Ness Avenue, amount of on-street parking djacent to the project site. et A0.S3. After coordination	OVERALL BUILDIN PROVIDED, HOWI THE WALL.	HED FLOOR AND ALONG A PROJECTED STRAIGHT NG WALL PLANE CONNECTING THE ENDS OF INDIVI EVER, THAT SUCH LINE SHALL NOT BE INWARD OF CUPIED: FLOOR AREA DEVOTED TO, OR CAPABLE	IDUAL WINDOWS, THE INTERIOR FACE OF	Sheet Numbe	r Sheet Name	SF PLANNI PRESERVA SF DBI ISS			1420 Sutter Street San Francisco, CA 94109 T 415.391.7918 F 415.391 TEFarch.com
	and use of the building and c curb cuts, AAU will fill the no Ness, maintaining the other	desired use of the existing rthern curb cut along Van	A PRINCIPAL OR (CONDITIONAL USE AND ITS ACCESSORY USES.		A0.0 A0.1	COVER SHEET PROJECT INFORMATION				
	Ness Ave, Olive and O'Farre being retained are necessary	Il Streets. The curb cuts for the circulation of cars		Level Existing (SF) Proposed (SI	7 10.01	GENERAL NOTES SITE PLAN AERIAL IMAGE				
	into the basement, ground flo spaces of the building, as we space at 963 O'Farrell.		BASEMENT LEVEL 1	16,813 16,495	16,495	A0.S2 A0.S3	SITE PLAN DRAWINGS STREETSCAPE PLANS	•			
S-11: HR-1	Canopy Removal. Any wall p	perforations or damage to	MEZZANINE LEVEL 2	3,378 12,909	12,909	A0.T1 A0.T2	OCCUPANY AND EGRESS PLANS SF GREEN BUILDING COMPLIANCE FORM	:			ACADEMY <i>of</i> AR UNIVERSIT
	historic materials shall be reprefinished to match existing sappearance.		GROSS SF TOTA	AL 49,595	5 49,595	A0.T3a A0.T3b	- (- /	•			FOUNDED IN SAN FRANCISCO 19:
	AAU PROPOSAL: See Note	on Sheet A3.2	FLOOR AREA RAT	TIO (PER PER SECTION 243.c.1):		A0.T3c	ACCESSIBILITY DIAGRAMS (3 of 3) EXISTING FLOOR PLANS - BASEMENT	. :			
*SEE SHEE	KING SUMMARY T A2.1 FOR PROPOSED CLA T A0.S3 FOR PROPOSED CL		MAXIMUM ALLOW FAR X LOT AREA	<u>/ED GROSS SF</u> = 7 X 15,806 SF = 110,642 SF		A1.1 A1.1M A1.2 A2.0	EXISTING FLOOR PLANS - LEVEL 1 EXISTING FLOOR PLANS - MEZZANINE EXISTING FLOOR PLANS - LEVEL 2	• •	PLOT PLAN	NTO	79 New Montgomery Stree San Francisco, CA 94105
			ос	CUPIED FLOOR AREA (NO CHANG		A2.1	PROPOSED FLOOR PLANS - BASEMENT PROPOSED FLOOR PLANS - LEVEL 1	• •	PLOTPLAN	N.T.S.	
EST	BICYCLE PARKING SUI		BASEMENT	Level Existing (13,55°	SF) Proposed (S 1 13,551	A2.2	PROPOSED FLOOR PLANS - MEZZANINE PROPOSED FLOOR PLANS - LEVEL 2				
CLASS I	- 4 - 2	4 2	LEVEL 1 MEZZANINE	14,419 2,908		A3.1 A3.2	EXTERIOR ELEVATION IMAGES & SIGNAGE EXISTING/PROPOSED EXTERIOR ELEVATIONS	• • •	VAN NESS AVE.		
		1	LEVEL 2 OCCUPIED SF T	11,230	11,230	A4.1	& SIGNAGE EXISTING ELEVATION DETAILS		100 to 30 No 100	7	
	MAINS SUBJECT TO REVIEW AND APPROV O FIRE DEPARTMENTS.	AL BY OTHER CITY AGENCIES, SUCH AS		,	,	A4.2	EXISTING ELEVATION DETAILS SIGNAGE SHEETS	• •	2005		
				T A2.1 PROPOSED LEVEL 1 FLOO	R PLAN FOR				2275		A A I I
			REFERENC	E		G 2.0 G 3.0	SIGNAGE DETAILS SIGNAGE DETAILS	• • •	# 15 E		AAU INSTITUTIOI
						G 4.0	SIGNAGE DETAILS		5 5 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		COMPLIANC
							TOTAL SHEET	S: 19		0'54	SET
									ELLIS STAN	FARREL	021
									5	1	
			PROPERTY	INFORMATION					20	2	
			ADDRESS	930-950 VAN NESS AVENUE/ 963 O'FARRELL STREET		HISTORIC EVALUATION C - No Historic			0 W N	97.0	930-950 VAN NESS/ 963 O'FARRELL San Francisco, CA 94109
			BLOCK/LOT	0718/021			Age Ellig	e Present/Not jible			allo Alexandria
			DISTRICTS ZONING HEIGHT/BULK SPECIAL USE	RC-4 130-V VAN NESS VAN NESS AUTOMOTIVE WITHIN 1/4 MILE OF THE FRINGE SERVICES RUD WITHIN 1/4 MILE OF AN EXISTIN- FINANCIAL SERVICE		CALIF HISTO RESP ARTIO DISTF	NAL REGISTER HISTORIC DISTRICTS None ORNIA REGISTER HISTORIC DISTRICTS None RIC RESOURCE EVALUATION DNSES LE 10 DESIGNATED HISTORIC ICT LANDMARKS LE 11 PRESERVATION DESIGNATION ACT None		POLK		DOUGLAS G TOM No. C12495 FRN. 1002021 Prince Number Douglas G ToM No. C12495 Prince Number Date Date Date
			<u>USE</u> LAST LEGAL	CHANGE OF USE REQUIRED RETAIL: AUTOMOBILE SALES			CY BUSINESS REGISTRY None		VICINITY MAP	N.T.S.	Project Number 21823.11 10/ Scale: As indicated Phase 10/11/2019 11:51:41 F
			PROPOSED	PRIVATE PARKING GARAGE					t Q Fern St Fern St System St.	171 /2	No. Date Description
			No OF STORIES	4 (NO CHANGE)					Hemiox St.	Post St Geary St	
			APPLICABL	E CODES			DJECT SCOPE UANT TO CASE NUMBER 2008.0586, THE PROJECT	^T	Post 51 Geary Bird 930-950 VAN	NESS	
			AMENDMENTS, ORDERS, APPRI AUTHORITIES. I STRINGENT REC TO THE CURREI	LL COMPLY WITH THE APPLICABI RULES, REGULATIONS, ORDINAN OVALS, ETC. THAT ARE REQUIRE IN THE EVENT OF CONFLICT, THE QUIREMENTS INCLUDE, BUT ARE NT APPLICABLE EDITIONS OR PUI G (OR OTHERWISE NOTED):	ICES, LAWS, ED BY PUBLIC E MOST NOT LIMITED	PROF RETA CLAS MUSE MAST	OSES TO CHANGE THE USE OF 930-950 VAN NE. L AUTOMOTIVE TO PRIVATE PARKING GARAGE SIC CAR COLLECTION WITH GROUND FLOOR CL UM OPERATION PURSUANT TO JULY 5, 2019 INS ER PLAN.	SS FROM FOR ASSIC CAR STITUTIONAL	Ellis 24 Millon 24 August 25 Cline 24 Whiten 24	derioin Recreation Center	
			2016 SAN FRANG PART 2- 2016 CA PART 4- 2016 CA PART 3- 2016 CA PART 6- 2016 CA	CISCO BUILDING CODE ALIFORNIA BUILDING CODE ALIFORNIA MECHANICAL CODE ALIFORNIA ELECTRICAL CODE ALIFORNIA ENERGY CODE ALIFORNIA EXISTING BUILDING O	CODE	APPR ACAD TECH LISTE	OSED COMPLIANCE WITH RECOMMENDED CON DVAL FOR 950 VAN NESS LISTED IN TABLE 26 O EMY OF ART UNIVERSITY PROJECT EXISTING SI NICAL MEMORANDUM PUBLISHED ON MAY 4, 20 D ON THIS COVER SHEET.	F THE ITES 16, ARE R PRIVATE	influences of the state of the	Turk & Hyde Min Park Golden Gate Ave	COVER SHEET
			PART 9- 2016 CA	ALIFORNIA FIRE CODE			NG GARAGE USE IN THE RC-4 AND AUTOMOTIV ISTRICTS.	E SPECIAL	McAllis		
			PROTECTION HA	FIRE CODES STANDARD AND THE ANDBOOK OF THE NFPA E NFPA CODE SECTIONS INCLUD	ING BUT NOT		ROJECT PROPOSES TO CLOSE ENFORCEMENT IGE OF USE TO PRIVATE AUTOMOBILE STORAG			\bigcap^{N}	400
			LIMITED TO CCS	SF, FIRE MARSHAL ADMIN BULLET	IINS	NEW	SIGNAGE PROPOSED AS PART OF PROJECT.				A0.0

GENERAL NOTES



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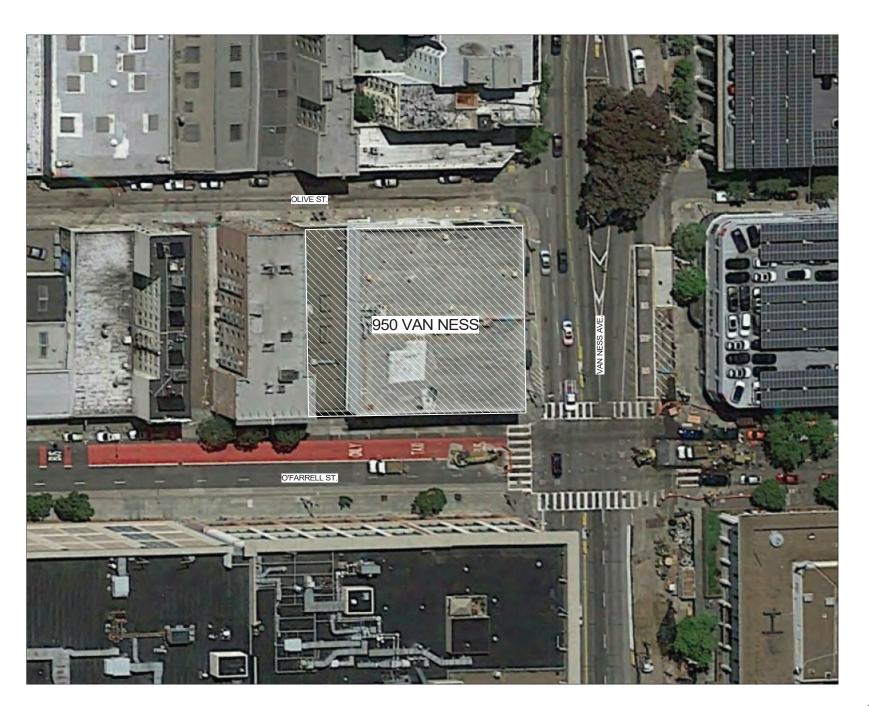


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SITE PLAN AERIAL IMAGE

A0.S1

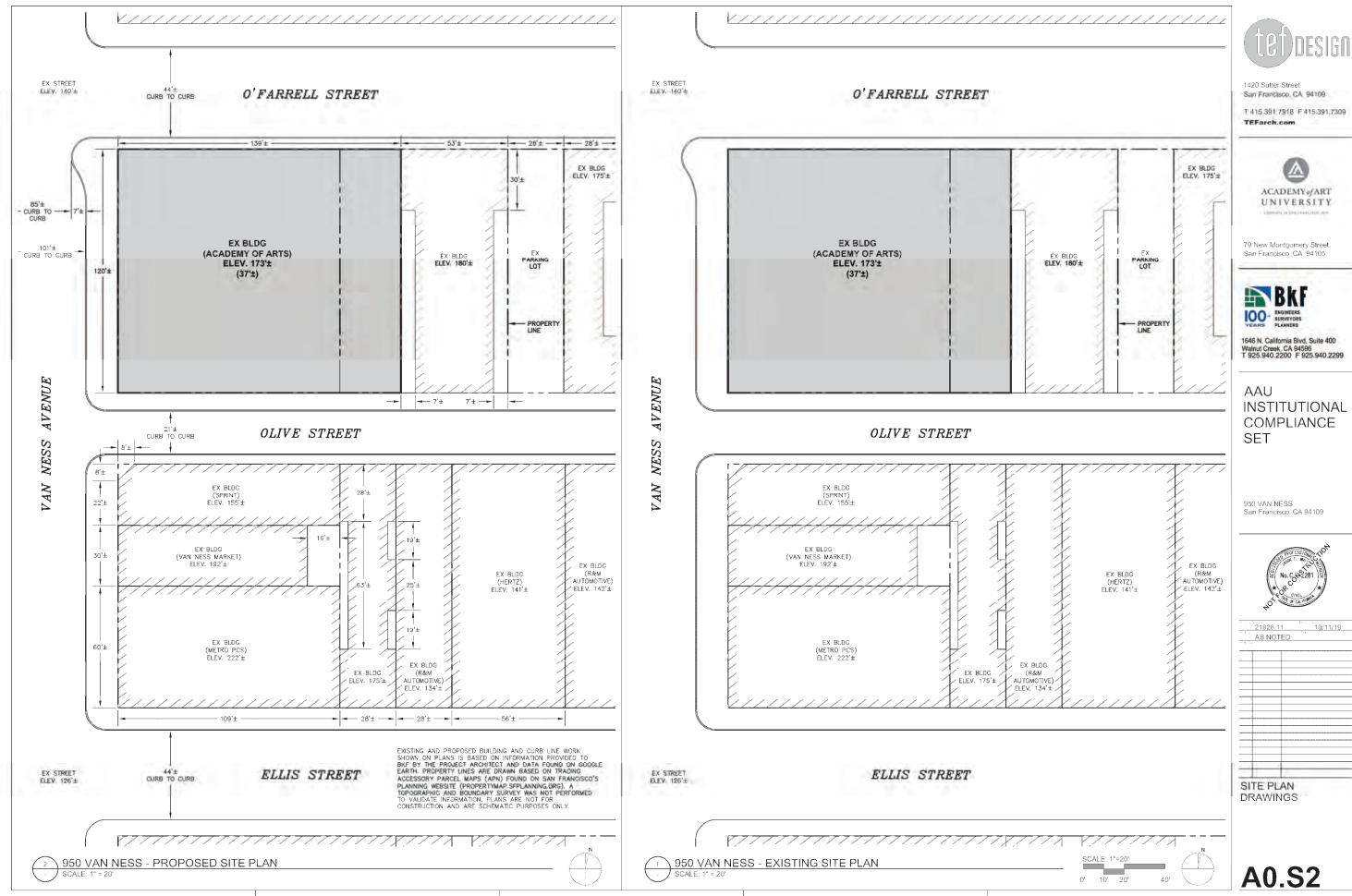


SITE PLAN AERIAL IMAGE

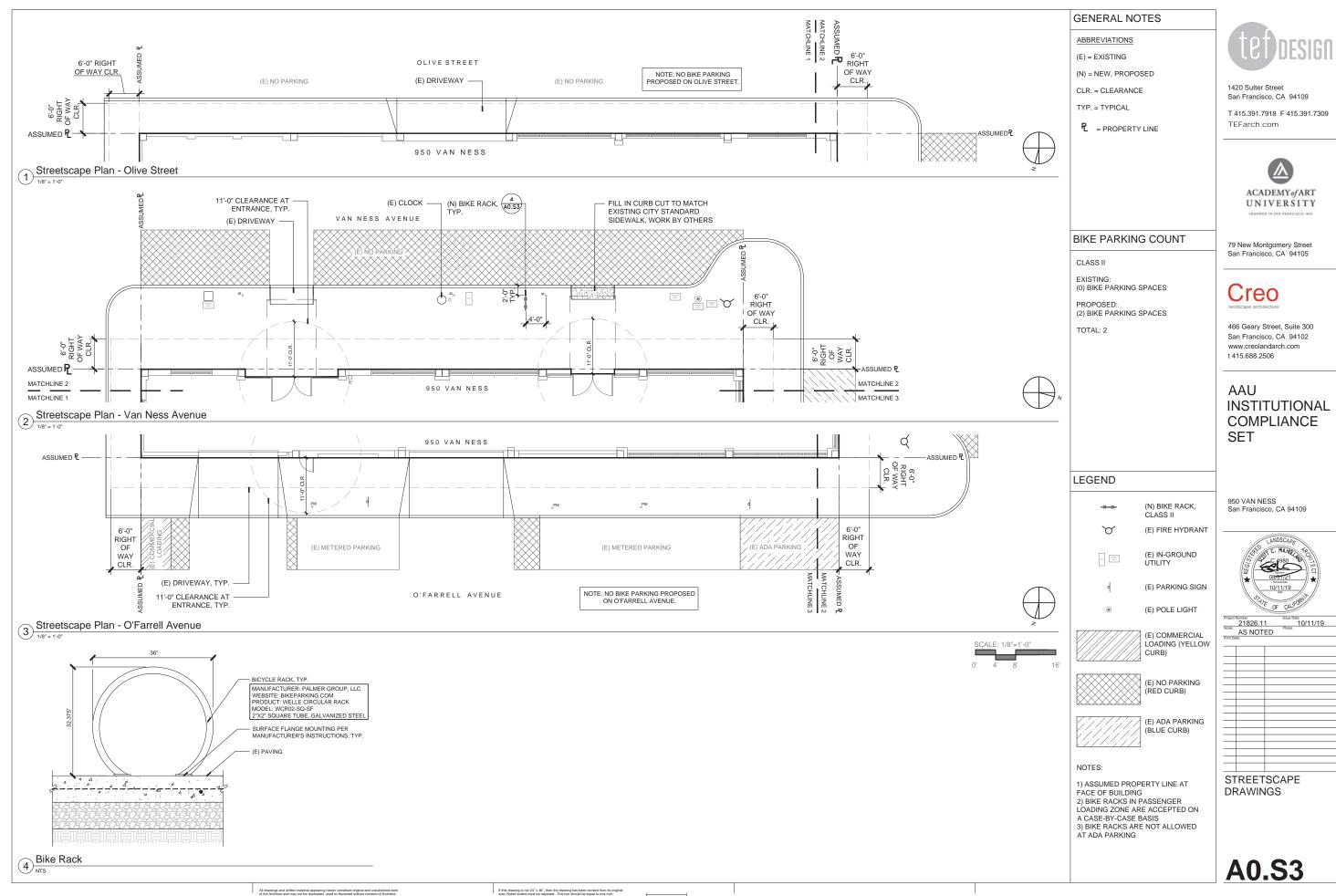
vork of

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.

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.

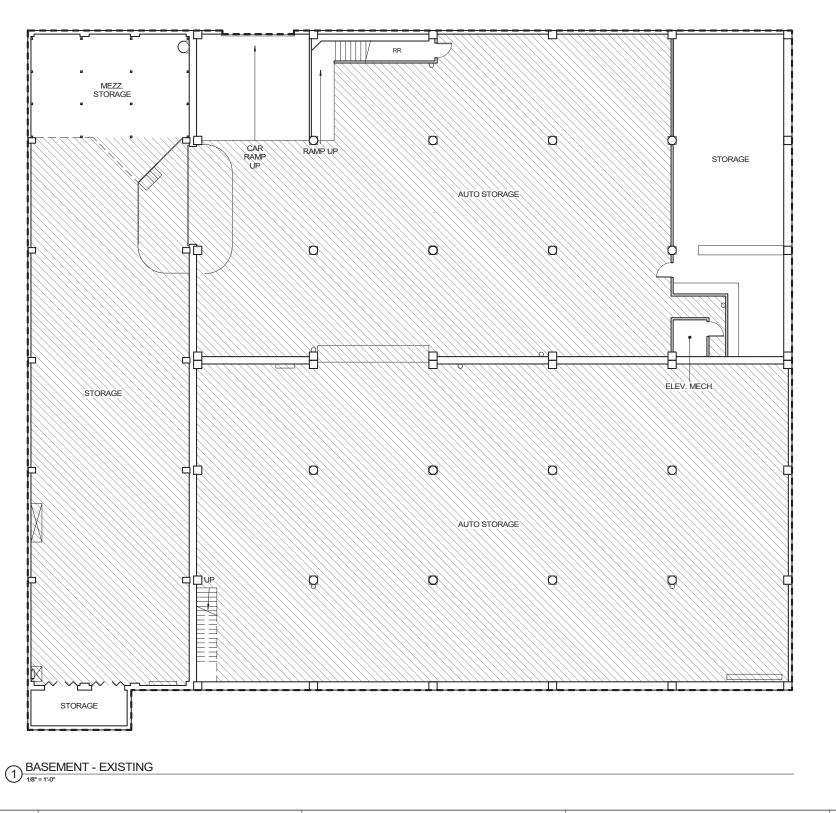


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LEGEND

OCCUPIED FLOOR AREA

GROSS FLOOR AREA
PROPERTY LINE

ROOM TAG Name

 Name
 ROOM NAME

 XXX
 ROOM NUMBER

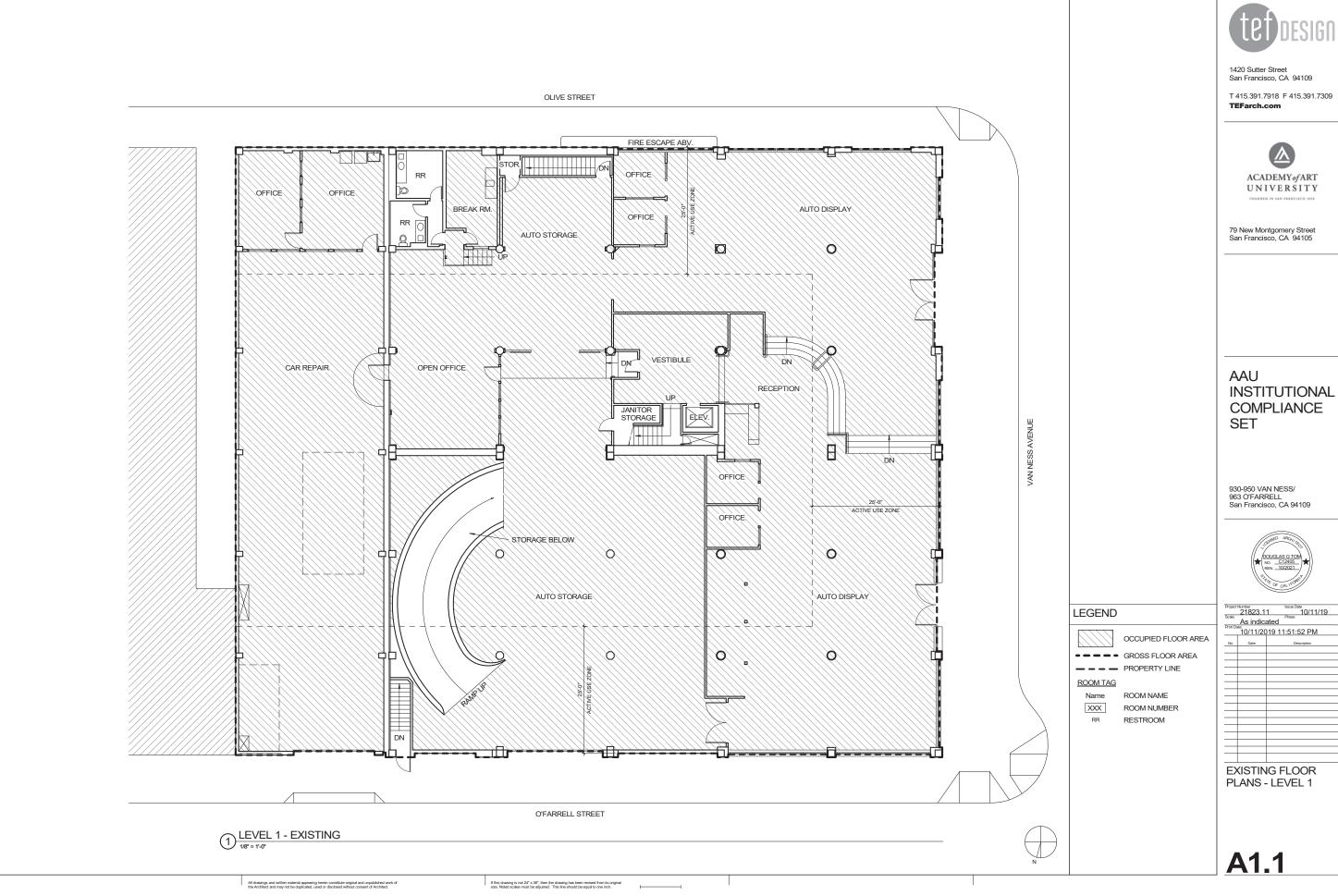
 RR
 RESTROOM

No. Date Description

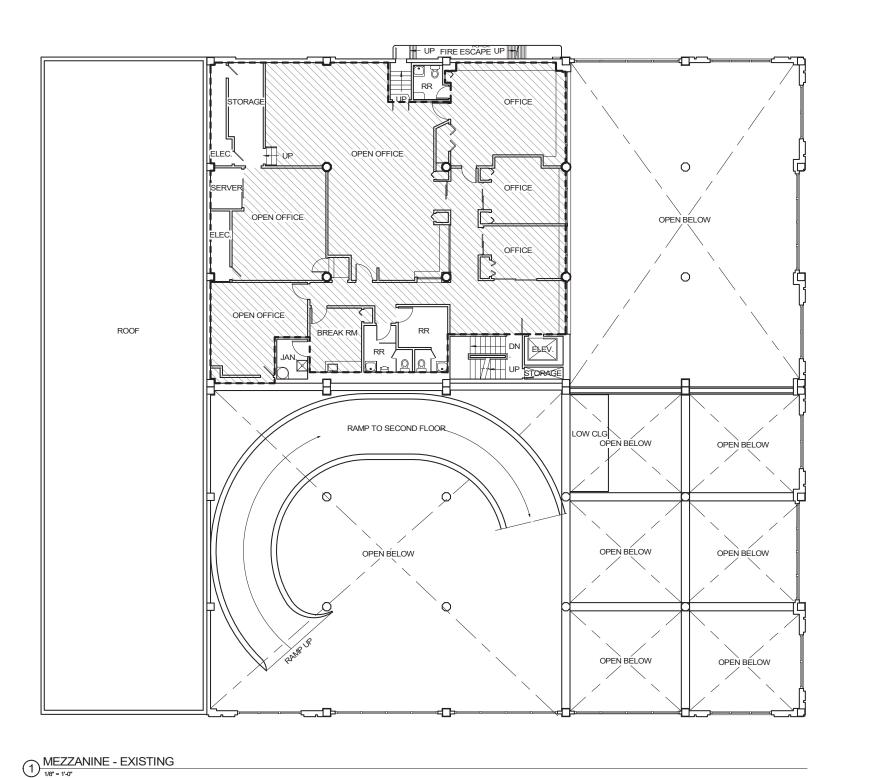
EXISTING FLOOR PLANS - BASEMENT

A1.0

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LEGEND



OCCUPIED FLOOR AREA

--- GROSS FLOOR AREA --- PROPERTY LINE

ROOM TAG

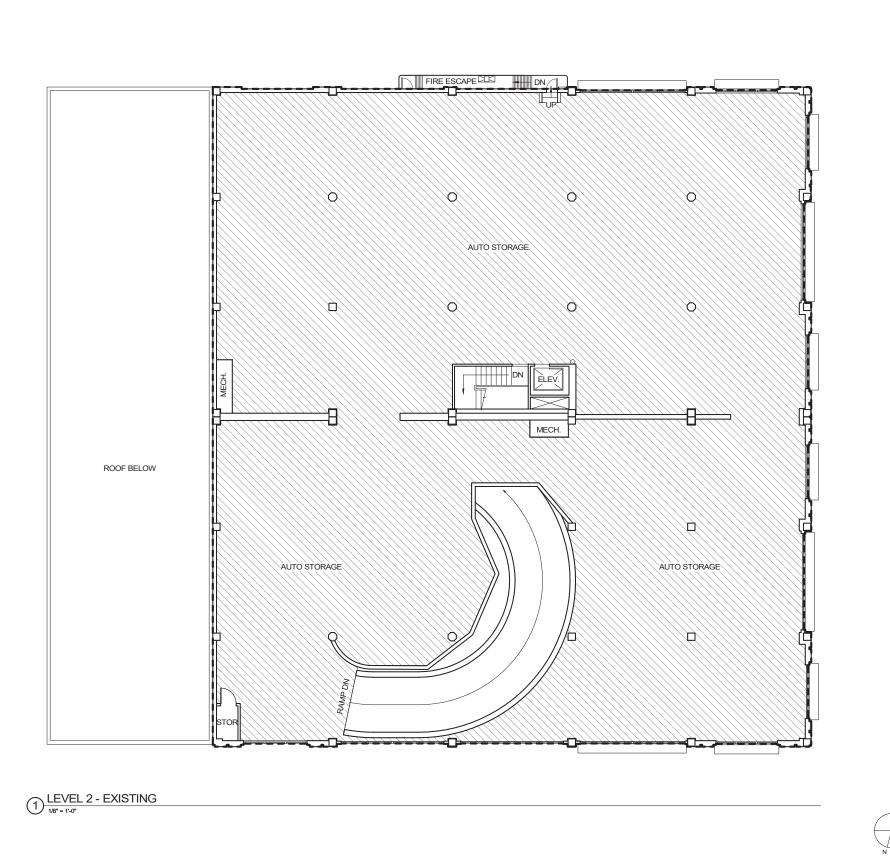
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EXISTING FLOOR PLANS - MEZZANINE

A1.1M

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LEGEND

OCCUPIED FLOOR AREA
GROSS FLOOR AREA

PROPERTY LINE

ROOM TAG

Name ROOM NAME

XXX ROOM NUMBER

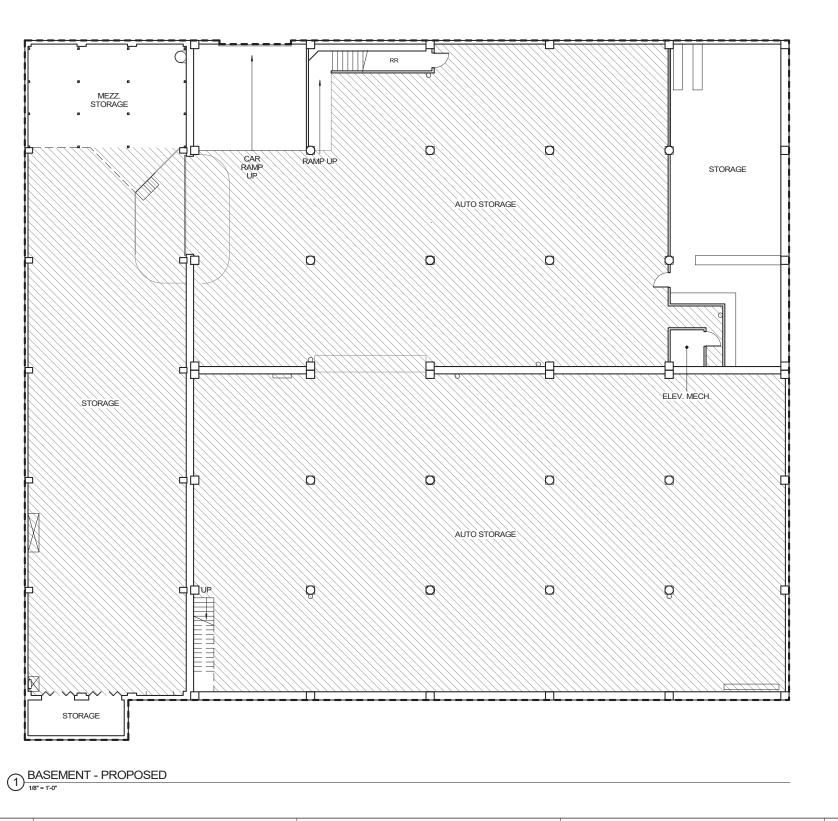
RR RESTROOM

No. Date Description

EXISTING FLOOR PLANS - LEVEL 2

A1.2

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LEGEND

OCCUPIED FLOOR AREA

--- GROSS FLOOR AREA --- PROPERTY LINE

ROOM TAG

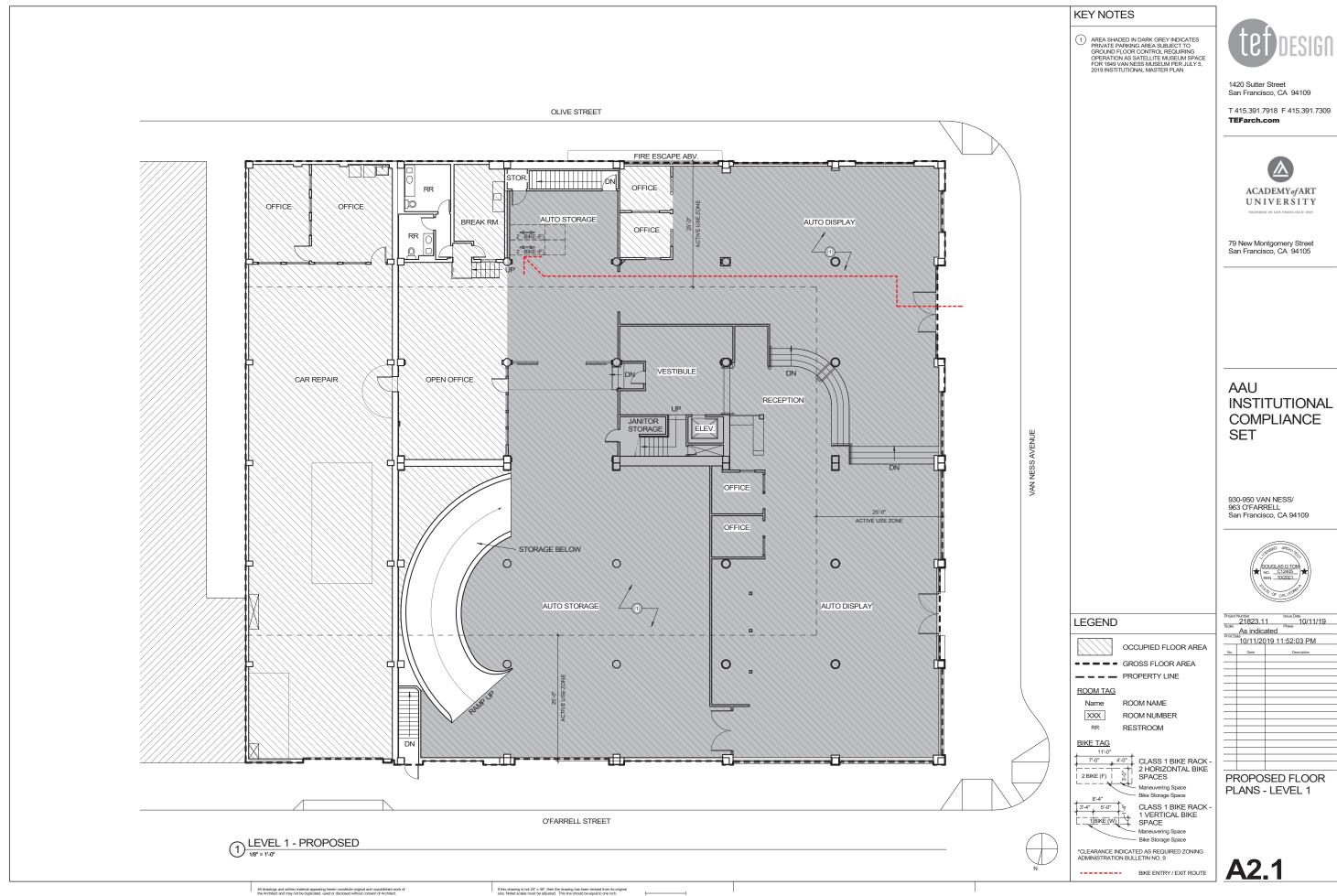
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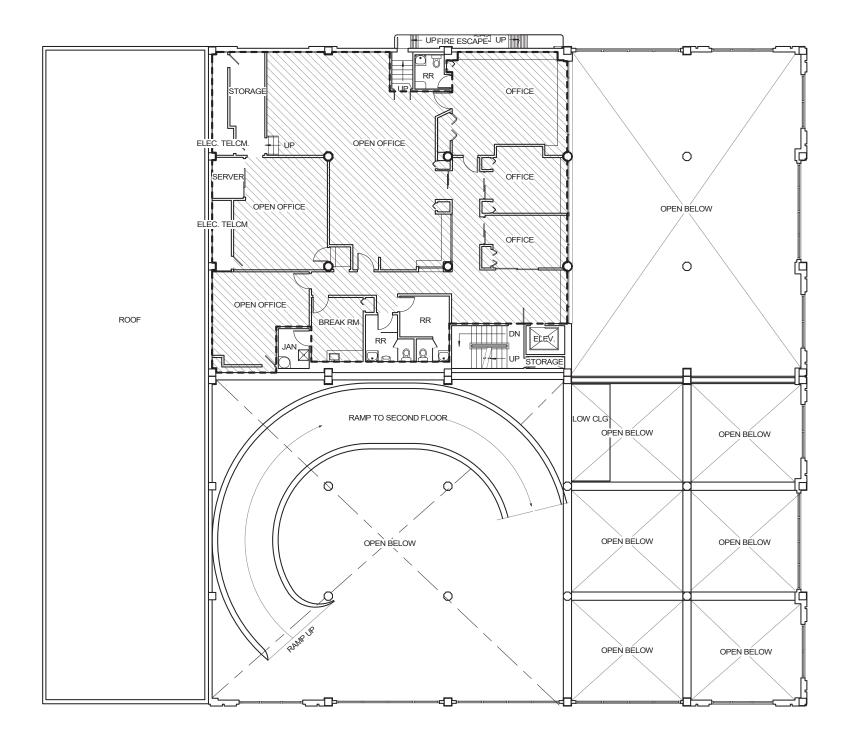
PROPOSED FLOOR PLANS - BASEMENT

A2.0

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LEGEND

--- GROSS FLOOR AREA

OCCUPIED FLOOR AREA

--- PROPERTY LINE

ROOM TAG Name

XXX

ROOM NAME ROOM NUMBER RESTROOM

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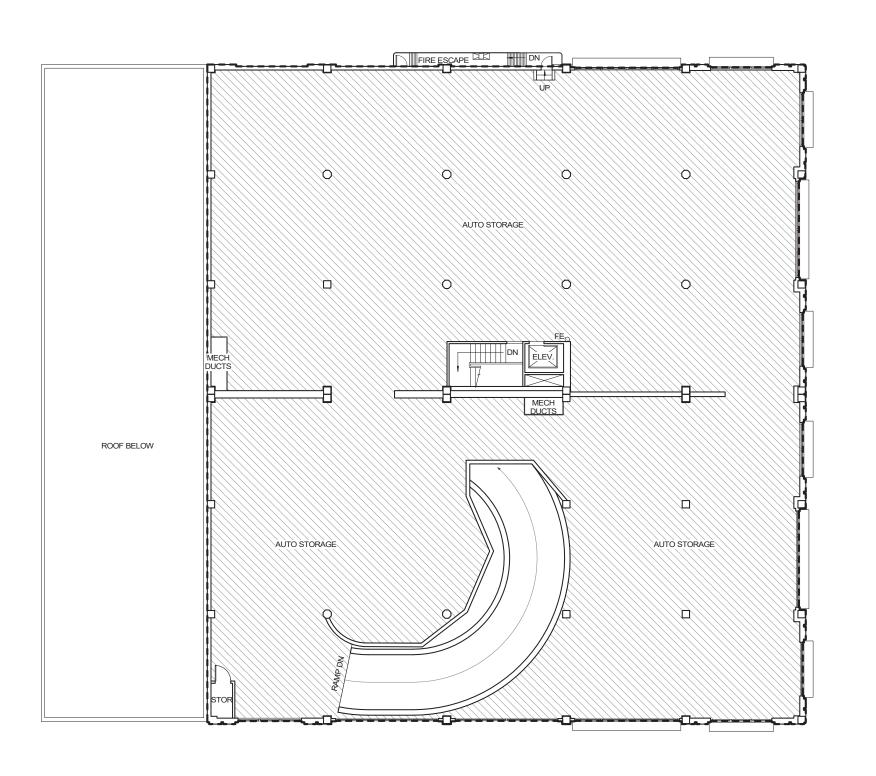
PROPOSED FLOOR PLANS - MEZZANINE

A2.1M

MEZZANINE - PROPOSED

1/8" = 1'-0"

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LEGEND

OCCUPIED FLOOR AREA

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OCCUPIED FLOOR AREA

PROPERTY LINE

ROOM TAG Name

XXX RR

ROOM NAME ROOM NUMBER RESTROOM PROPOSED FLOOR PLANS - LEVEL 2

A2.2

1/8" = 1'-0"

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NORTH ELEVATION - O'FARRELL STREET



(1) WEST ELEVATION - VAN NESS AVENUE

GENERAL NOTES

- LEGALIZE THE CONDITIONS
 PRESENTED IN THIS PLAN SET, UNLESS OTHERWISE NOTED
- FEATURES CAPTURED IN ELEVATION DRAWINGS AND PHOTOS PROPOSED FOR AS-IS LEGALIZATION.
- REPAIR/PATCH AND REFINISH THE EXTERIOR WALL TO MATCH EXISTING MATERIALS AND APPEARANCE AS REQUIRED

KEYNOTES

- ESTM ES-11:HR-1 (2) GROUND LEVEL CANOPY TO BE REMOVED; PATCH & REPAIR FACADE AS NEEDED.
-) SHADES PREVIOUSLY INSTALLED WITHOUT BUILDING PERMIT PROPOSED TO BE LEGALIZED.
- EXISTING PROJECTING SIGN ON VAN NESS STREET TO BE REPLACED. EXISTING DIMS APPROX: 8'H X 9'W X 10"T.
- PROPOSED AAU BUSINESS WALL SIGN; TO BE DIRECTLY
 ILLUMINATED DURING BUSINESS HOURS AND INDIRECTLY ILLUMINATED DURING OFF-BUSINESS HOURS.
- 5) PROPOSED AAU PROJECTING SIGN; TO BE DIRECTLY ILLUMINATED DURING BUSINESS HOURS AND INDIRECTLY ILLUMINATED DURING OFF-BUSINESS HOURS.

ITEMS BELOW NOTED ON 9/25/19 SITE WALK:
*SEE PHOTOS ON SHT A4.1 & A4.2

- (6) EXISTING DOME SECURITY CAMERA
- EXISTING SKATEBOARD DETERRENTS, TYP

LEGEND (8) EXISTING LIGHT FIXTURE

- (9) EXISTING NO PARKING SIGN
- (10) EXISTING SIDE WALK BOLLARDS
- PROPOSED SIGNAGE; SEE SIGNAGE CONSULTANT DRAWINGS (11) EXISTING VENTS
 - EXISTING ROLL UP DOOR AND ENCLOSURE

 - (13) EXISTING SCUPPER DRAIN (14) EXISTING EGRESS DOOR
 - (15) EXISTING ACCORDION FIRE LADDER
 - (16) EXISTING FIRE ESCAPE BALCONY
 - (17) EXISTING PIPE ROOF LADDER
 - (18) EXISTING AWNINGS
 - (19) EXISTING SPEAKER
 - (20) EXISTING METAL ENCLOSURES
 - (21) EXISTING FIRE ALARM BELL
 - (22) EXISTING FIRE STAND PIPE
 - (23) EXISTING PRIVATE PARKING SIGN
 - 24 EXISTING MECH VENTS
 - (25) EXISTING PANEL INFILL
 - 26) EXISTING PROTRUDING PIPE
 - (27) EXISTING METAL RAILINGS

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Project Number 21823.11
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EXTERIOR ELEVATION IMAGES & SIGNAGE

A3.1



SHADES PREVIOUSLY INSTALLED WITHOUT BUILDING PERMIT PROPOSED TO BE LEGALIZED.

EXISTING PROJECTING SIGN ON VAN NESS STREET TO BE REPLACED. EXISTING DIMS APPROX: 8'H X 9'W X 10"T.

4) PROPOSED AAU BUSINESS WALL SIGN; TO BE DIRECTLY
ILLUMINATED DURING BUSINESS
HOURS AND INDIRECTLY ILLUMINATED DURING OFF-BUSINESS HOURS.

(5) PROPOSED AAU PROJECTING SIGN; TO BE DIRECTLY ILLUMINATED DURING BUSINESS HOURS AND INDIRECTLY ILLUMINATED DURING OFF-BUSINESS HOURS.

ITEMS BELOW NOTED ON 9/25/19 SITE WALK; *SEE PHOTOS ON SHT A4.1 & A4.2

6 EXISTING DOME SECURITY CAMERA

EXISTNG SKATEBOARD DETERRENTS, TYP

8) EXISTING LIGHT FIXTURE

9) EXISTING NO PARKING SIGN

10) EXISTING SIDE WALK BOLLARDS

EXISTING VENTS

EXISTING ROLL UP DOOR AND **ENCLOSURE**

(16) EXISTING FIRE ESCAPE BALCONY

17) EXISTING PIPE ROOF LADDER

(18) EXISTING AWNINGS

(19) EXISTING SPEAKER

20) EXISTING METAL ENCLOSURES

(21) EXISTING FIRE ALARM BELL

(22) EXISTING FIRE STAND PIPE

(23) EXISTING PRIVATE PARKING SIGN

(24) EXISTING MECH VENTS

(25) EXISTING PANEL INFILL

26 EXISTING PROTRUDING PIPE

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EXTERIOR ELEVATIONS & SIGNAGE

A3.2



(13) (8)









9 IMAGE



8 IMAGE



7 IMAGE



6 IMAGE



5 IMAGE



4 IMAGE



3 IMAGE



2 IMAGE



1) IMAGE

KEYNOTES

- (1) ESTM ES-11:HR-1 (2) GROUND LEVEL CANOPY TO BE REMOVED; PATCH & REPAIR FACADE AS NEEDED.
- 2 SHADES PREVIOUSLY INSTALLED WITHOUT BUILDING PERMIT PROPOSED TO BE LEGALIZED.
- (3) EXISTING PROJECTING SIGN ON VAN NESS STREET TO BE REPLACED. EXISTING DIMS APPROX: 8"H X 9"W X 10"T.
- 4 PROPOSED AAU BUSINESS WALL SIGN; TO BE DIRECTLY ILLUMINATED DURING BUSINESS HOURS AND INDIRECTLY ILLUMINATED DURING OFF-BUSINESS HOURS.
- (5) PROPOSED AAU PROJECTING SIGN; TO BE DIRECTLY ILLUMINATED DURING BUSINESS HOURS AND INDIRECTLY ILLUMINATED DURING OFF-BUSINESS HOURS.
- ITEMS BELOW NOTED ON 9/25/19 SITE WALK: *SEE PHOTOS ON SHT A4.1 & A4.2
- (6) EXISTING DOME SECURITY CAMERA
- (7) EXISTNG SKATEBOARD DETERRENTS, TYP
- (8) EXISTING LIGHT FIXTURE
- 9 EXISTING NO PARKING SIGN
- (10) EXISTING SIDE WALK BOLLARDS
- (11) EXISTING VENTS
- EXISTING ROLL UP DOOR AND ENCLOSURE
- (13) EXISTING SCUPPER DRAIN
- (14) EXISTING EGRESS DOOR
- (15) EXISTING ACCORDION FIRE LADDER
- (16) EXISTING FIRE ESCAPE BALCONY
- (17) EXISTING PIPE ROOF LADDER
- (18) EXISTING AWNINGS
- (19) EXISTING SPEAKER
- (20) EXISTING METAL ENCLOSURES
- (21) EXISTING FIRE ALARM BELL
- 22 EXISTING FIRE STAND PIPE
- (23) EXISTING PRIVATE PARKING SIGN
- (24) EXISTING MECH VENTS
- (25) EXISTING PANEL INFILL
- 26 EXISTING PROTRUDING PIPE
- (27) EXISTING METAL RAILINGS



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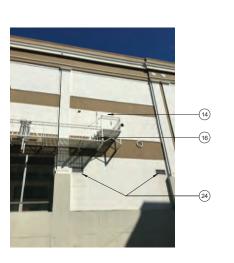
ELEVATION DETAILS

A4.1

B AWNING AT OLIVE ST







3 EGRESS DOOR AT OLIVE ST



(2) ROLL UP DOOR AT OLIVE ST

KEYNOTES

- ESTM ES-11:HR-1 (2) GROUND LEVEL CANOPY TO BE REMOVED; PATCH & REPAIR FACADE AS NEEDED.
- 2 SHADES PREVIOUSLY INSTALLED WITHOUT BUILDING PERMIT PROPOSED TO BE LEGALIZED.
- 3 EXISTING PROJECTING SIGN ON VAN NESS STREET TO BE REPLACED. EXISTING DIMS APPROX: 8'H X 9'W X 10"T.
- 4 PROPOSED AAU BUSINESS WALL SIGN; TO BE DIRECTLY ILLUMINATED DURING BUSINESS HOURS AND INDIRECTLY ILLUMINATED DURING OFF-BUSINESS HOURS.
- (5) PROPOSED AAU PROJECTING SIGN; TO BE DIRECTLY ILLUMINATED DURING BUSINESS HOURS AND INDIRECTLY ILLUMINATED DURING OFF-BUSINESS HOURS.

ITEMS BELOW NOTED ON 9/25/19 SITE WALK: *SEE PHOTOS ON SHT A4.1 & A4.2

- 6 EXISTING DOME SECURITY CAMERA
- 7 EXISTNG SKATEBOARD DETERRENTS, TYP
- (8) EXISTING LIGHT FIXTURE
- EXISTING NO PARKING SIGN
- (10) EXISTING SIDE WALK BOLLARDS
- (11) EXISTING VENTS
- (12) EXISTING ROLL UP DOOR AND ENCLOSURE
- (13) EXISTING SCUPPER DRAIN
- (14) EXISTING EGRESS DOOR
- (15) EXISTING ACCORDION FIRE LADDER
- (16) EXISTING FIRE ESCAPE BALCONY
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- 18 EXISTING AWNINGS
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- (21) EXISTING FIRE ALARM BELL
- 22) EXISTING FIRE STAND PIPE
- (23) EXISTING PRIVATE PARKING SIGN
- 24 EXISTING MECH VENTS
- 25 EXISTING PANEL INFILL
- 26 EXISTING PROTRUDING PIPE
- 27 EXISTING METAL RAILINGS

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

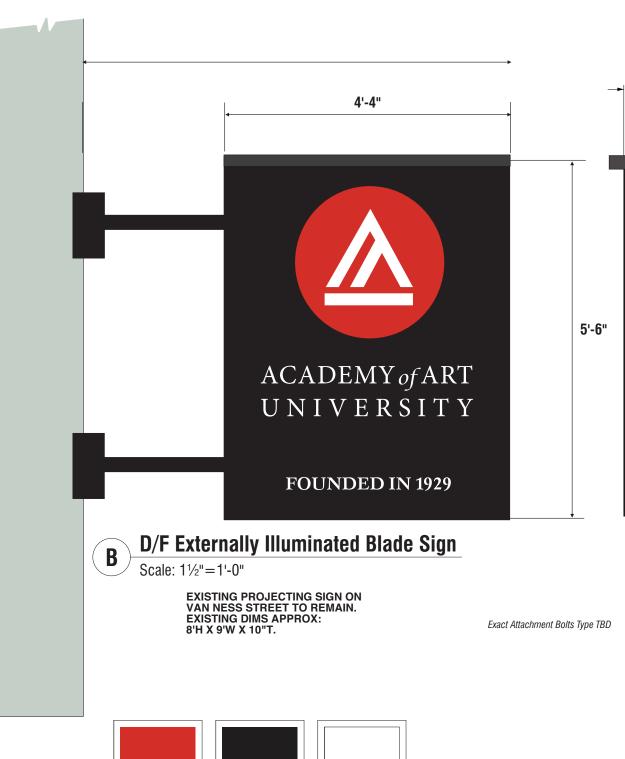
AAU INSTITUTIONAL USE

930-950 VAN NESS/ 963 O'FARRELL San Francisco, CA 94109



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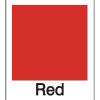
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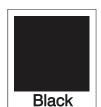


Replace Existing Blade Sign



RESIZE PROJECTING SIGN TO CONTAIN CODE-COMPLIANT AAU COPY; RETAIN EXISTING LIGHTING WITH INDIRECT LIGHTING ADDED FOR ILLUMINATION DURING NONBUSINESS HOURS.









D/F Reface/Refurbish Illuminated Projecting Blade Sign

Scale: 1'' = 1' - 0''

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

SURVEY REQUIRED NOT FOR PRODUCTION



2500 Bisso Lane, Suite 200 Concord, CA 94520 925.771.6300 Phone CA License #665363

Project ID

Date: 9/24/19
Sales: A. Bartizal

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

950 VAN NESS AVE San Francisco

Customer Approval

MM/DD/YYYY

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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.















Sheet No.

GG 2.0

LED Light Bar for Indirect Lighting

AAU BUSINESS WALL SIGN. WALL

INDIRECTLY ILLUMINATED DURING

OFF-BUSINESS HOURS.

SIGN TO BE DIRECTLY ILLUMINATED DURING BUSINESS HOURS AND

MUSEUM DF CLASSIC CARS ACADEMY of ART UNIVERSITY

Lag bolts and shields for mounting to building facade PENDING SURVEY

Electrical to Sign (By Others)

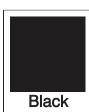
B/C

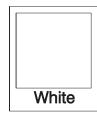
S/F Illuminated Extrusion Cabinet Sign (QTY 2)

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

45 SQ FT

Aluminum Cabinet - Painted Black
1st Surface Black Vinyl Bkgd. w/ Reversed Out Copy on White Lexan Face
Interior/Exterior Lighting w/ LED Modules







GOLDEN GATE SIGN

2500 Bisso Lane, Suite 200 Concord, CA 94520 925.771.6300 Phone CA License #665363

Project ID

Date: 9/24/19
Sales: A. Bartizal
Designer: G. Graves

Rev. #: Date:

Revision Notes:

Interior	X Exterior

X Single Faced Double Faced

X Illuminated

Non-Illuminated

Type of Lighting:

Lamps

Lamps X L.E.D.

Neon Other

Address 950 VAN NESS AVE

SAN FRANCISCO

Customer Approval

Signature

MM/DD/YYYY

2019 All Rights Reserved. This is an original unpublishe 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.











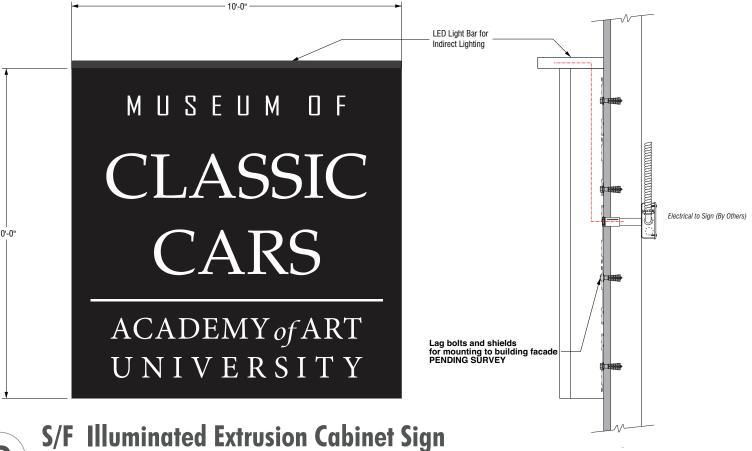


Sheet No.

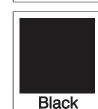
GG 3.0

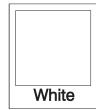
AAU BUSINESS WALL SIGN. WALL SIGN TO BE DIRECTLY ILLUMINATED DURING BUSINESS HOURS AND INDIRECTLY ILLUMINATED DURING OFF-BUSINESS HOURS.

100 SQ FT









Scale: 3/4'' = 1' - 0''

Aluminum Cabinet - Painted Black 1st Surface Black Vinyl Bkgd. w/ Reversed Out Copy on White Lexan Face . Interior/Exterior Lighting w/ LED Modules





2500 Bisso Lane, Suite 200 Concord, CA 94520

CA License	#665363
Proje	ect ID
Date:	9/24/1
Sales:	A. Bartiz
Designer:	G. Grav
Rev. #:	Date:
Revisio	1 Notes:
☐ Interior	X Exterior
X Single Faced	Double Faced
X Illuminated	
Non-Illuminated	1
Type of Lighting	
Lamps	X L.E.D.
Neon	Other
Add	ress
	NESS AVE Ancisco
Customer	Approval
Sign	ature

MM/DD/YYYY

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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.









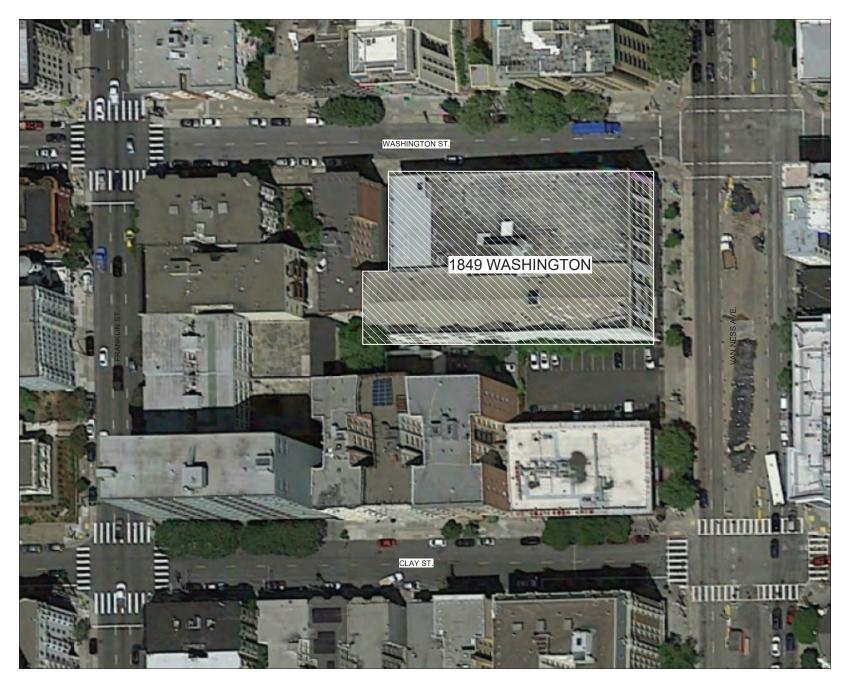




Sheet No.

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SITE PLAN AERIAL IMAGE





1420 Sutter Street San Francisco, CA 94109

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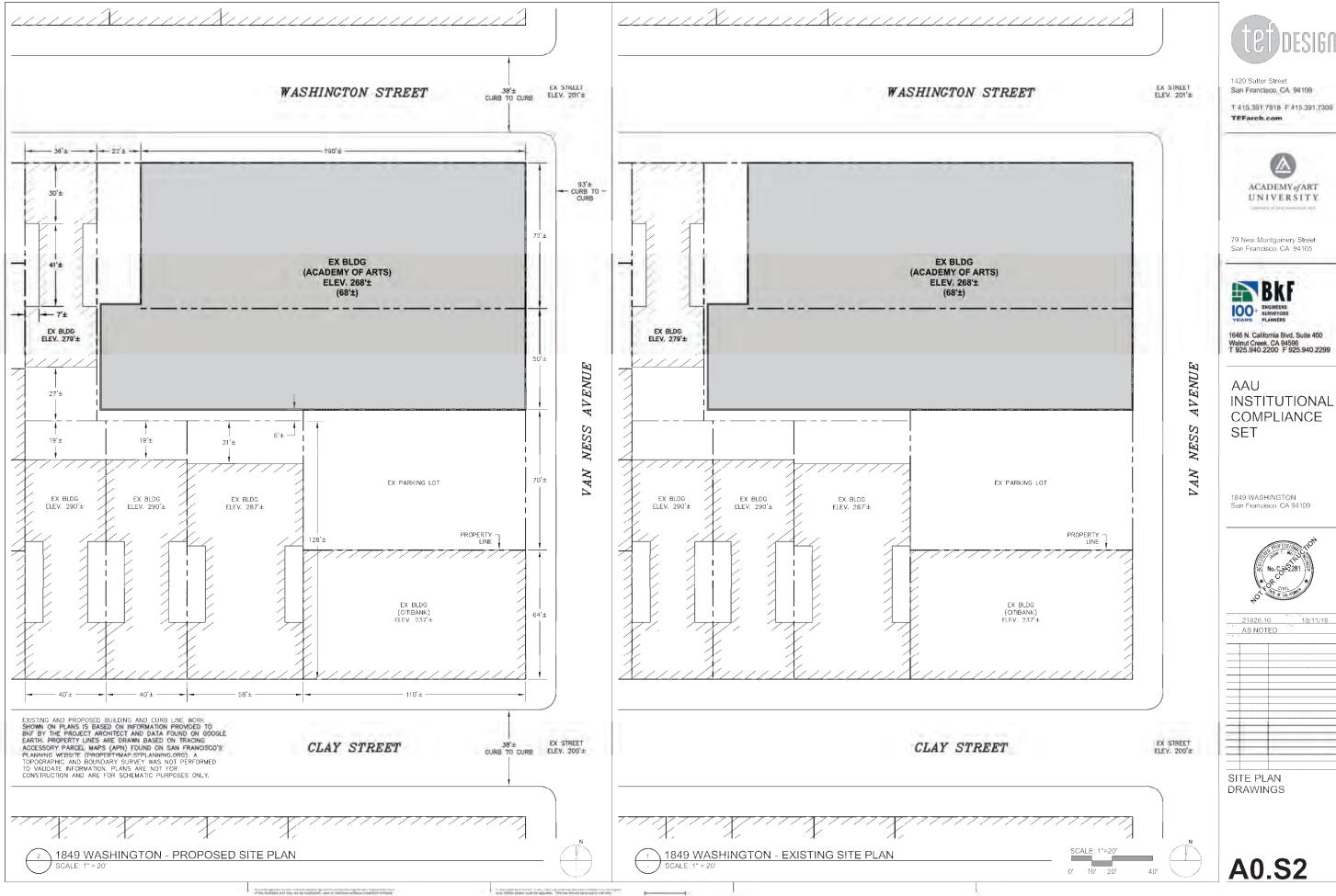


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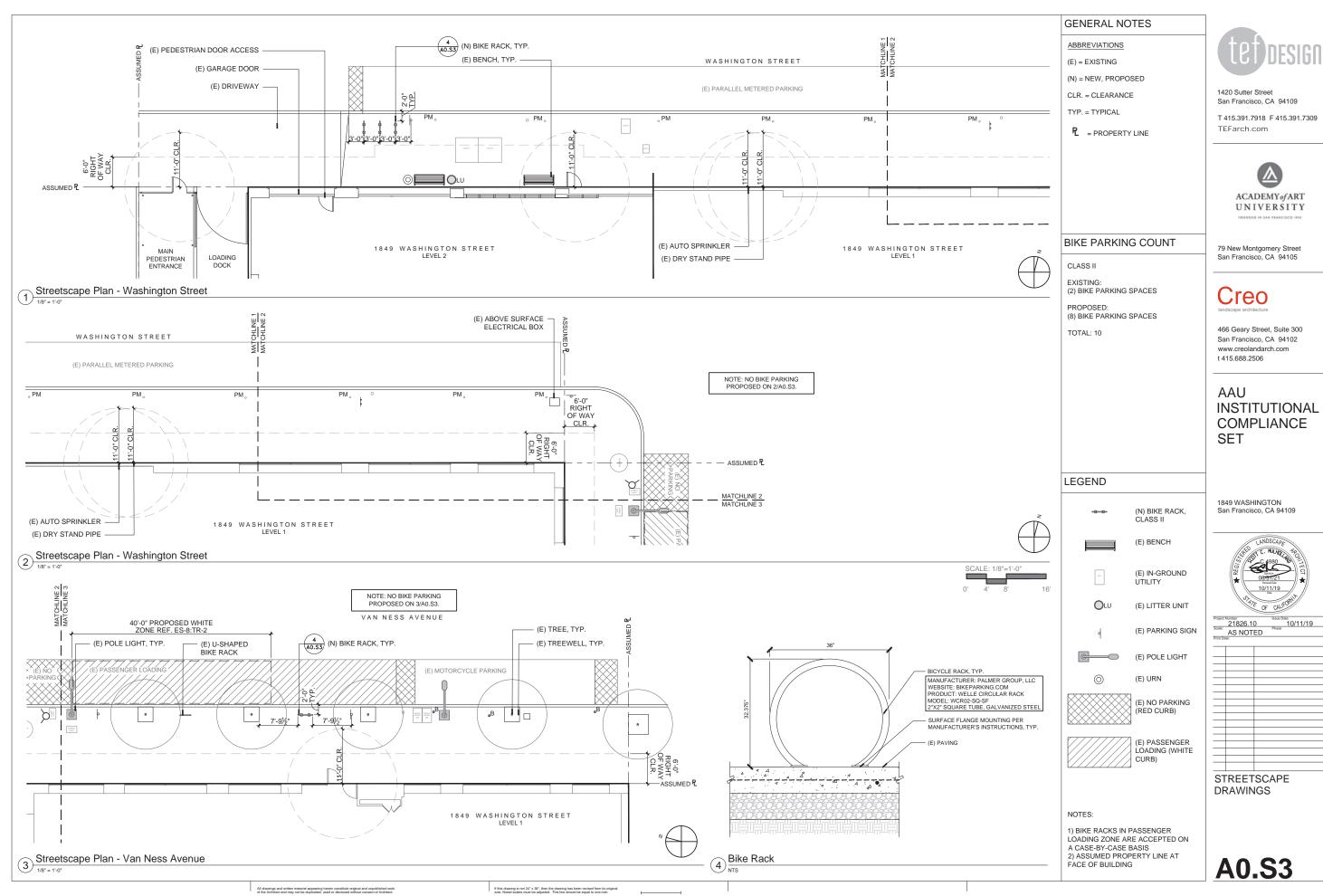
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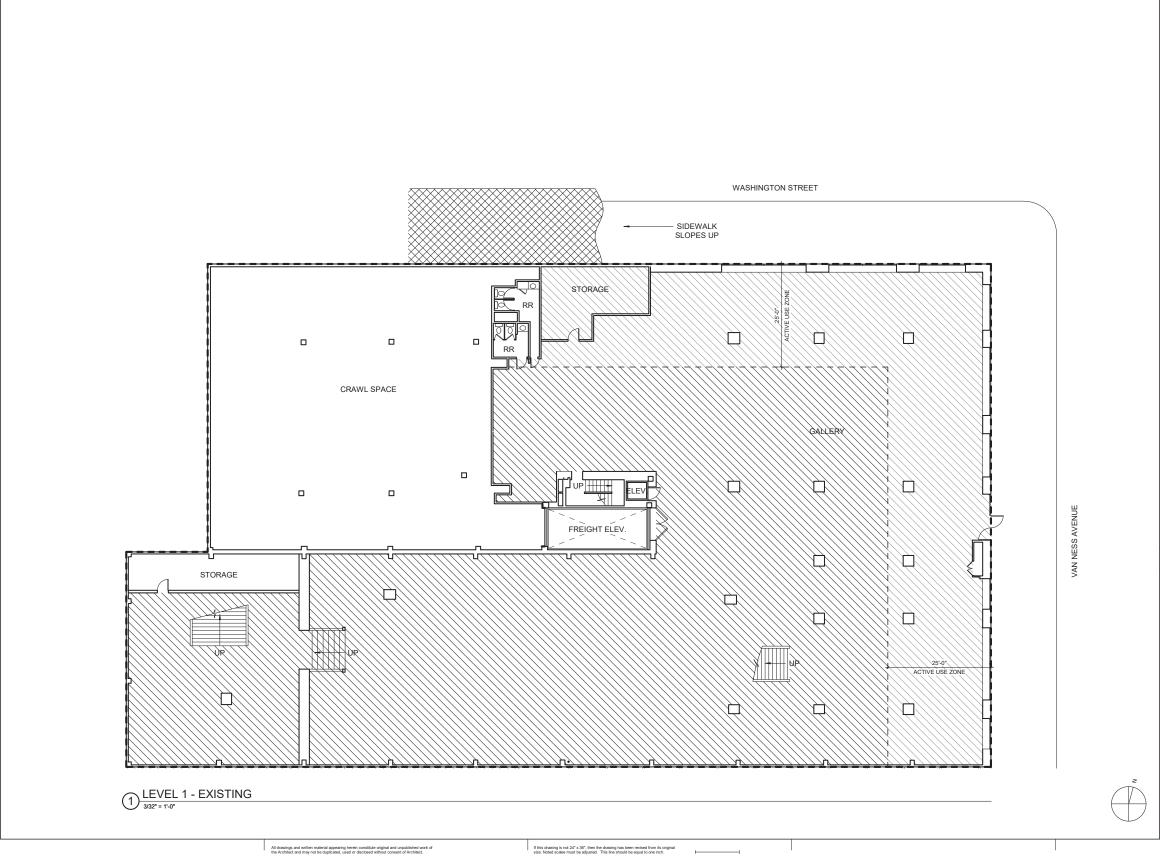
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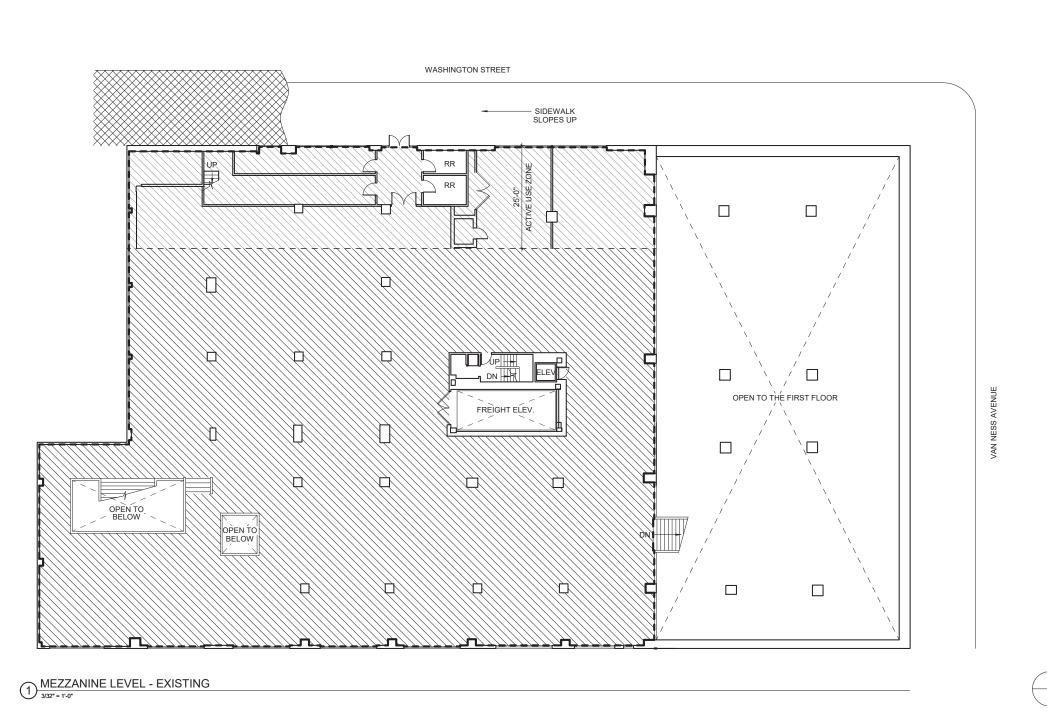
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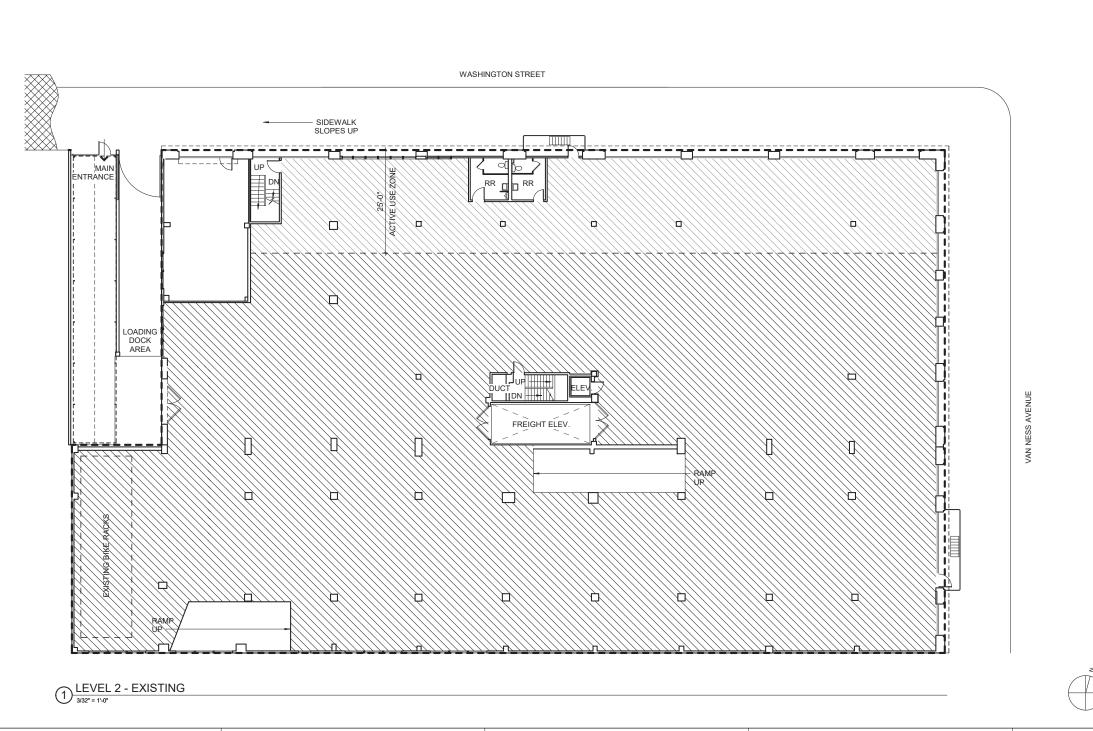
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PLAN - MEZZANINE

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LEGEND

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PLAN - LEVEL 2

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			FREIGHT ÉLEV.				
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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.

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LEGEND

OCCUPIED FLOOR AREA

--- GROSS FLOOR AREA — — — PROPERTY LINE

ROOM TAG

XXX

ROOM NAME ROOM NUMBER RESTROOM

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EXISTING FLOOR PLAN - LEVEL 4

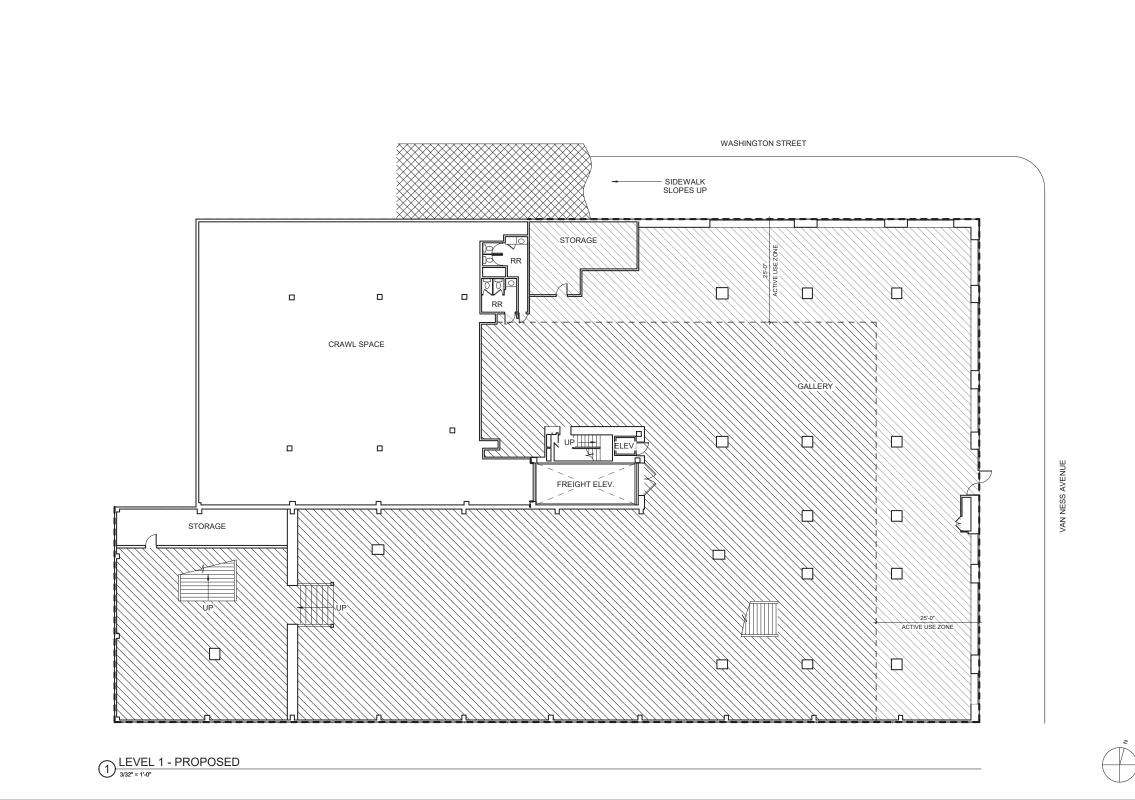
1 LEVEL 4 - EXISTING

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FREIGHT ELEV.

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A1.5





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OCCUPIED FLOOR AREA

GROSS FLOOR AREA
PROPERTY LINE

ROOM TAG

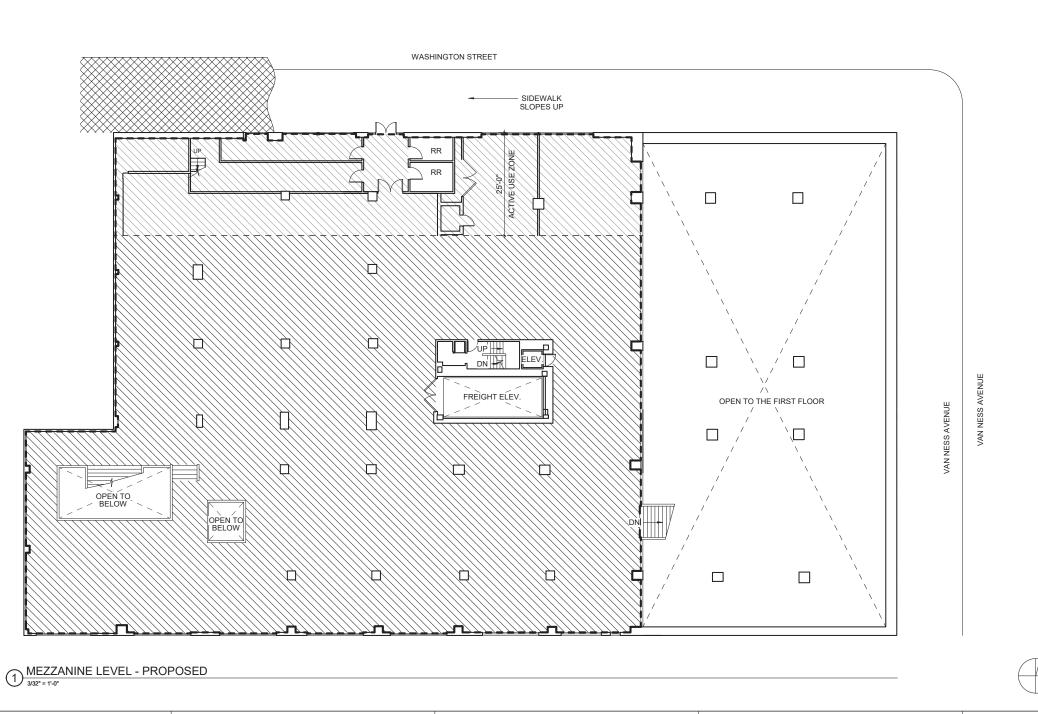
Name XXX

ROOM NAME ROOM NUMBER RESTROOM PROPOSED FLOOR PLAN - LEVEL 1

A2.1

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— — — PROPERTY LINE ROOM TAG

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ROOM NAME ROOM NUMBER RESTROOM

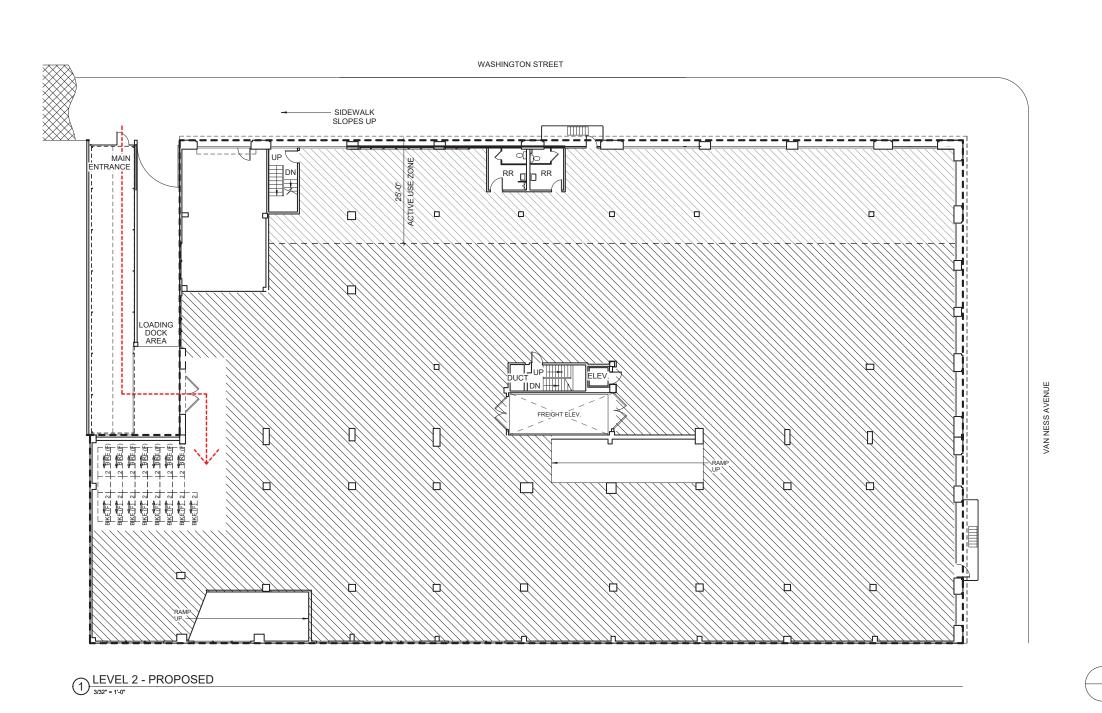
- - - - GROSS FLOOR AREA

PROPOSED FLOOR

PLAN - MEZZANINE

A2.2

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BIKE PARKING COUNT

BIKE PARKING COUNT CLASS I

REQUIRED BIKE SPACES

PROPOSED BIKE SPACES

FLOOR MOUNTED BIKE RACK | 30
(2)



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LEGEND

OCCUPIED FLOOR AREA

GROSS FLOOR AREA

PROPERTY LINE

ROOM TAG

Name
ROOM NAME

XXX
ROOM NUMBER
RR
RESTROOM

BIKE TAG

11'-0"

7'-0"
4'-0"

CLASS 1 BIKE RACK 2 HORIZONTAL BIKE
SPACES

Maneuvering Space
Bike Storage Space

*CLEARANCE INDICATED AS REQUIRED ZONING ADMINISTRATION BULLETIN NO. 9

BIKE ENTRY/EXIT ROUTE



PROPOSED FLOOR PLAN - LEVEL 2

A2.3

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--- GROSS FLOOR AREA --- PROPERTY LINE

ROOM TAG

Name ROOM NAME XXX

ROOM NUMBER RESTROOM

PROPOSED FLOOR PLAN - LEVEL 3

A2.4

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	RAMP	FREIGHT ÉLEV.	UP STAIRS		
					(E) FIRE ESCAPE
	(E) RAMP RAM DOV	AP VN			
LEVEL 3 - PROPOSED					

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LEGEND

OCCUPIED FLOOR AREA

GROSS FLOOR AREA
PROPERTY LINE

ROOM TAG

Name XXX

ROOM NAME ROOM NUMBER RESTROOM PROPOSED FLOOR PLANS - LEVEL 4

A2.5

1 LEVEL 4 - PROPOSED

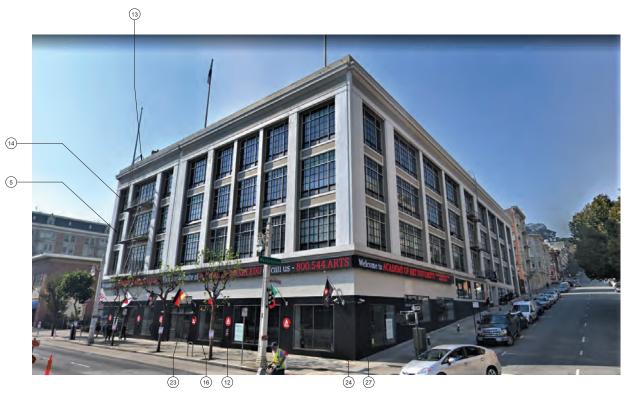
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FREIGHT ELEV.

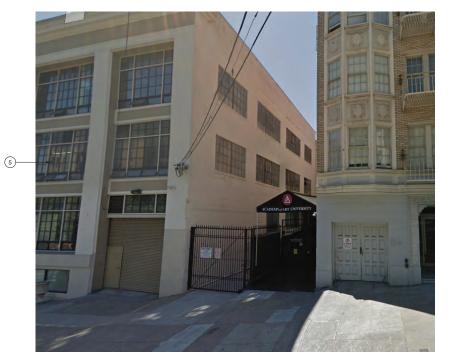
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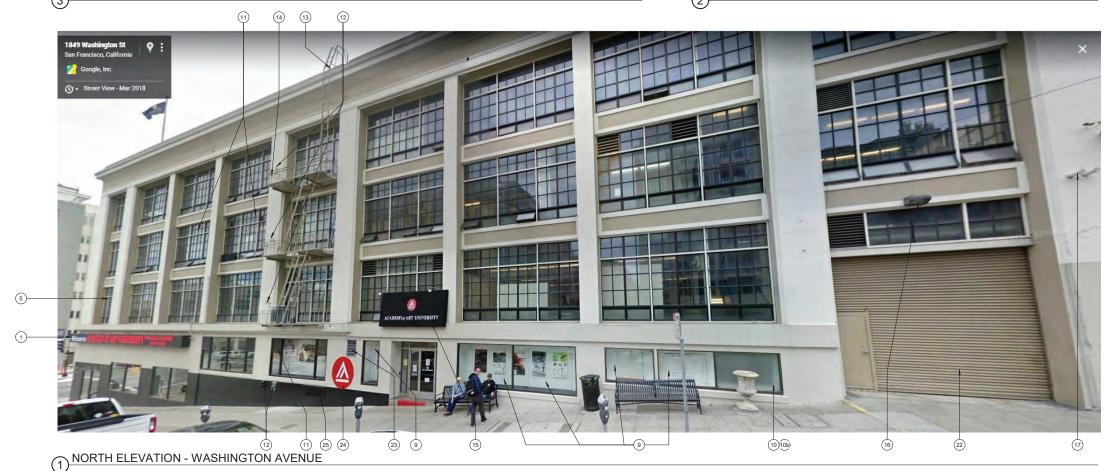
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NORTH ELEVATION - MAIN ENTRY - WASHINGTON AVENUE



KEYNOTES

- 1 ESTM ES-8, HR-1. LEGALLY PERMITTED BY BUILDING PERMIT NOS. 9921448 & 201105095662
- 2 PAINTED COPY ON EXTERIOR WALLS TO BE REMOVED
- 3 REMOVE SECURITY CAMERAS NOTED IN ESTM
- (4) PROVIDE NEW SECURITY CAMERAS WITH MINIMAL PROFILE, ALL CONDUIT TO BE INSTERNALLY ROUTED, VERIFY EXISTING SYSTEMS ARE FUNCTIONAL, TYPE TO BE REVIEWED BY PLANNING DEPARTMENT STAFF PRIOR TO APPROVAL/INSTALLATION
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- 23 EXISTING VENT
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- 25 EXISTING METAL PANEL
- 26 EXISTING SECURITY CAMERA
- (27) EXISTING FLAGS
- 28 EXISTING ACCORDION FIRE LADDER



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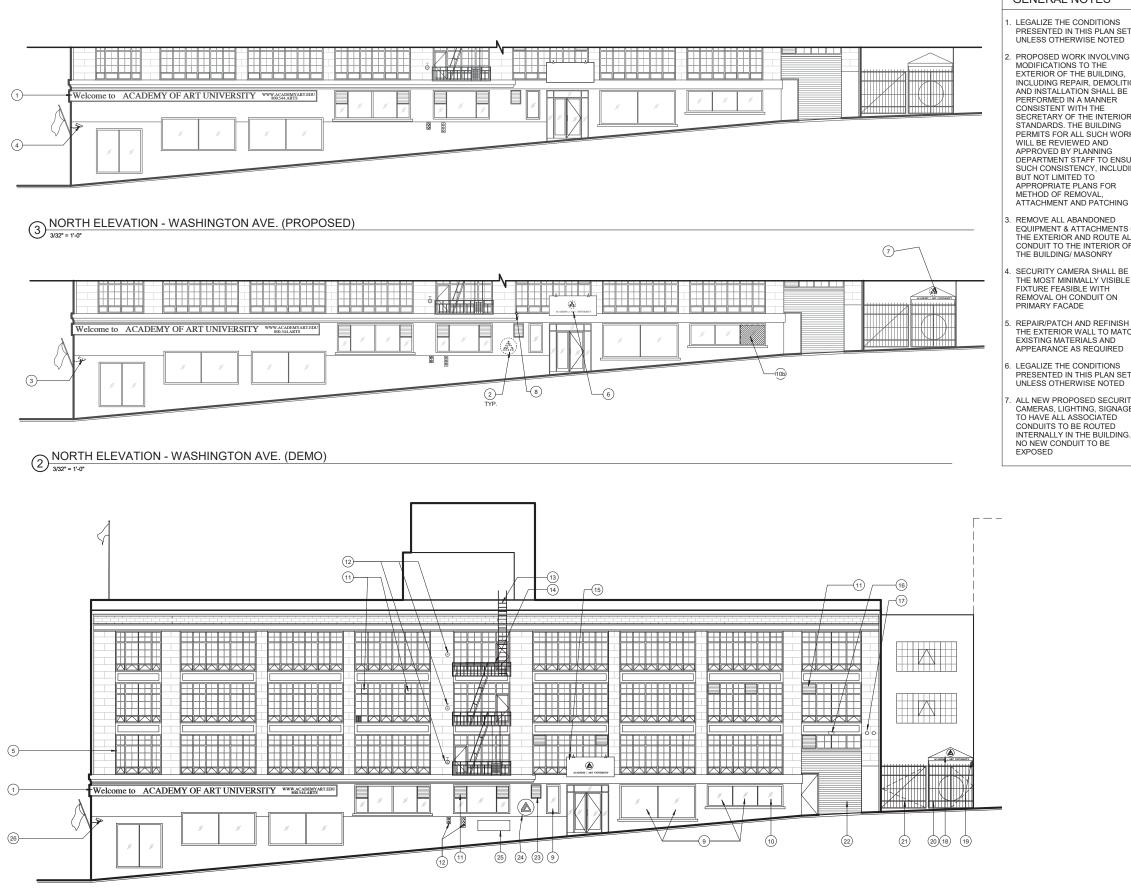
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A3.1



GENERAL NOTES

- LEGALIZE THE CONDITIONS PRESENTED IN THIS PLAN SET UNLESS OTHERWISE NOTED
- 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
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- 26 EXISTING SECURITY CAMERA
- 27 EXISTING FLAGS
- 28) EXISTING ACCORDION FIRE LADDER

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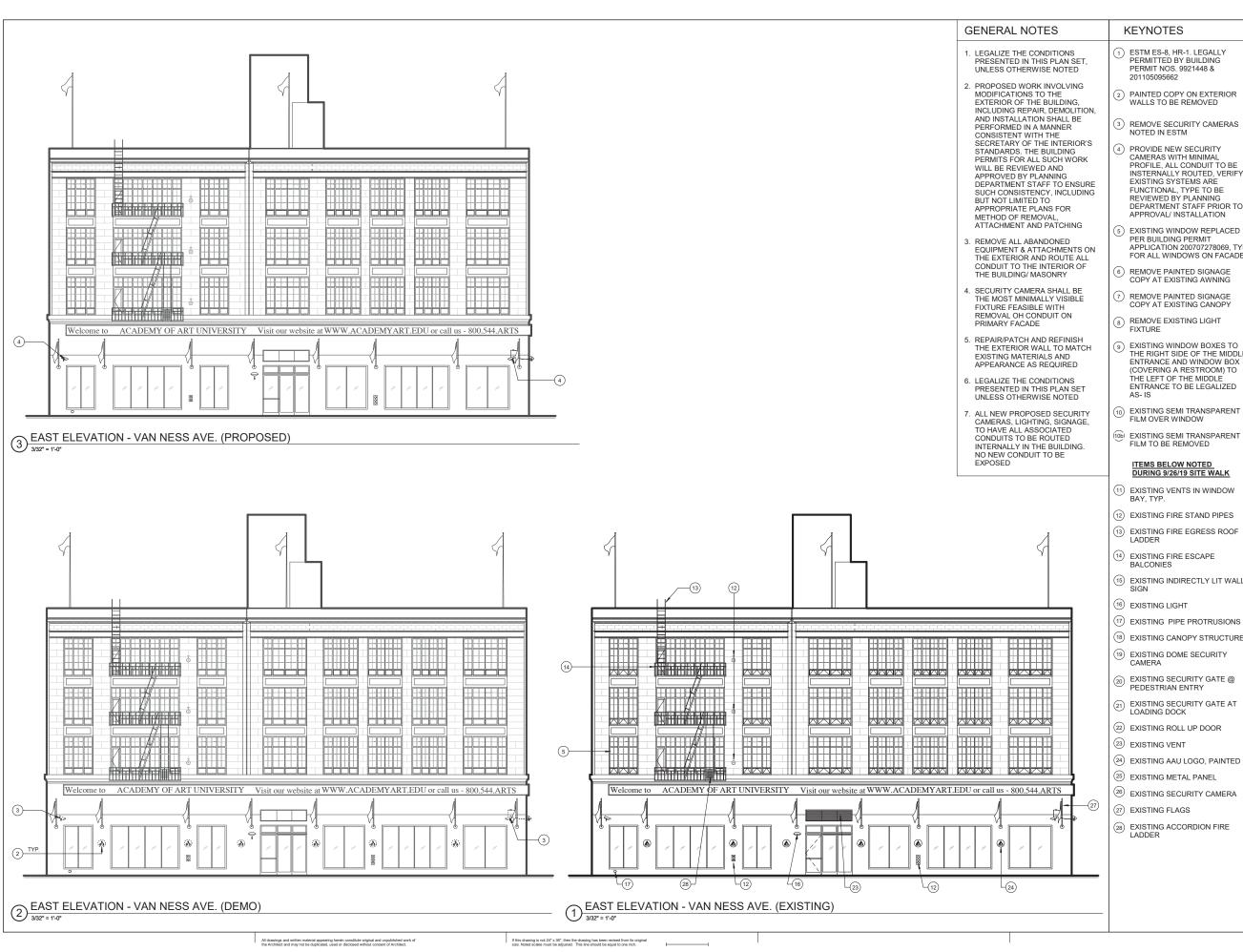


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ELEVATIONS

NORTH ELEVATION - WASHINGTON AVE. (EXISTING)



KEYNOTES

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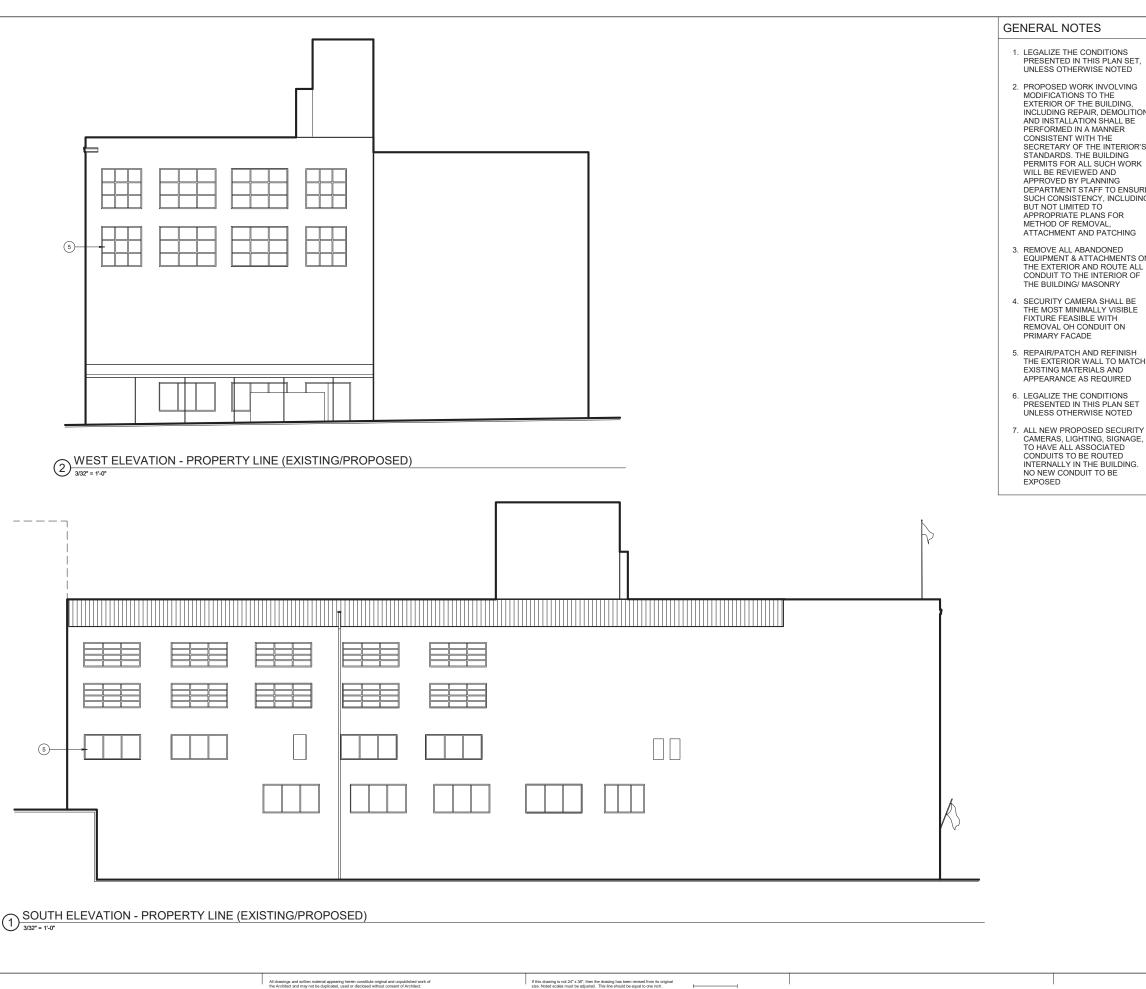
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ELEVATIONS



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LADDER

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ELEVATIONS



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KEYNOTES

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EXTERIOR ELEVATION IMAGE DETAILS

A4.1

ESTM CONDITIONS Academy of Art University Project ESTM Case No. 2008.0586E				
Recommended Condition of Approval Number	Recommended Condition of Approval	Δ		
ES-6: TR-1	Shuttle Demand and Capacity. Consistent with AAU Shuttle Policy, AAU shall continue to assess, adjust and monitor the shuttle bus capacity for Route M, 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 in AAU's Transportation Management Plan.			
ES-6: TR-2	Bicycle Parking. The bicycle rack in the basement of the building is not convenient to access. AAU shall add			
	secured bicycle racks for students and staff at conveniently accessible locations (at grade level). Bicycle parking shall be consistent with San Francisco Planning Department guidance.	B/		
	AAU PROPOSAL: See Bicycle Parking Summary Below	LE		
ES-6: 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.	LE		
	AAU PROPOSAL: See Bicycle Parking Summary Below	E		

BICYCLE PARKING SUMMARY

SEE 2211 VAN NESS COMPLIANCE SET/ SHEET A2.1 FOR CLASS I PROPOSED LAYOUT *SEE SHEET A0.S3 FOR PROPOSED CLASS II BICYCLE PARKING

AAU proposes consolidating the Class I bicycle parking for 2209, 2211. and 2151 Van Ness (all located within 500 feet of each other) at 2211 Van Ness. The Class I Code requirements at the three properties are as follows: 8 spaces at 2211 Van Ness, 21 spaces at 2209 Van Ness, and 1 space at 2151 Van Ness, resulting in 30 Class I spaces required by Code for the three properties.

In summary, AAU's proposal would provide 24 Class I spaces at 2211 Van Ness (six fewer than required by Code for 2211, 2209 and 2151 Van Ness due to historical site constraints). Planning Code exceptions for: (1) que to historical site constraints). Harming Code exceptions for: (1) providing more than one-third of Class I spaces as vertical racks (see Code Section 155.1(c)(3), (2) providing all proposed Class I parking for 2151, 2209 and 2211 Van Ness at 2211 Van Ness (see Code Section 307(k)) and (3) Development Agreement provision providing for in-lieu fee for Code-required Class I parking not provided. The proposal also requires exceptions from the dimensional guidelines for vertical racks in Zoning Administrator Bulletin No. 9, discussed in the paragraph below

With regards to exceptions to Bulletin No. 9 dimensional guidelines, more careful hallway measurements indicate that clearance width varies between approximately 3 to 4 feet, meaning a limited waiver of Bulletin No. 9 minimum 5 feet clearance standards may be required for some of the spaces provided.

BICYCLE PARKING SUMMARY

	ESTM REQUIRED	CODE REQUIRED	PROPOSED
CLASS I	PROVIDE SECURED PARKING IN CONVENIENTLY ACCESSIBLE LOCATION	1	1 (Offsite at 2211 Van Ness)
CLASS II	PER CODE	2	2

^{**} THE PROPOSAL REMAINS SUBJECT TO REVIEW AND APPROVAL BY OTHER CITY AGENCIES. SUCH AS MTA, BUILDING AND FIRE DEPARTMENTS

CODE NOTES REFERENCE: SAN FRANCISCO PLANNING CODE AS EXISTING ON JANUARY 1, 2019.

A- FLOOR AREAS

SAN FRANCISCO PLANNING CODE SEC. 102 DEFINITIONS

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 OVERALL BUILDING WALL PLANE CONNECTING THE ENDS OF INDIVIDUAL WINDOWS PROVIDED, HOWEVER, THAT SUCH LINE SHALL NOT BE INWARD OF THE INTERIOR FACE OF

FLOOR AREA, OCCUPIED: FLOOR AREA DEVOTED TO, OR CAPABLE OF BEING DEVOTED TO A PRINCIPAL OR CONDITIONAL USE AND ITS ACCESSORY USES.

GROSS FLOOR AREA (NO CHANGE)

			70.2	OLIVEI VAL IVOTEO
Level	Existing (SF)	Proposed (SF)	A0.S1	SITE PLAN AERIAL IMAGE AND SIT
BASEMENT	10,515	10,515	A0.S2	SITE PLAN DRAWINGS
LEVEL 1	13,536	13,536	A0.S3	STREETSCAPE DRAWINGS
LEVEL 2	1,650	1,650	A0.T1	OCCUPANY AND EGRESS PLANS
GROSS SF TOTAL	25,701	25,701	A0.T2	SF GREEN BUILDING COMPLIANCE

FLOOR AREA RATIO (PER SECTION 243.c.1):

MAXIMUM ALLOWED GROSS SF

FAR X LOT AREA = 4.8 X 21,496 SF = 103,180 SF

OCCUPIED FLOOR AREA (NO CHANGE)

		AZ. I	PROPOSED FLOOR PLAN - LEVEL I	
Level	Existing (SF)	Proposed (SF)	A2.2	PROPOSED FLOOR PLAN - LEVEL 2
BASEMENT	6,701	6,701	A3.0	HISTORIC EXTERIOR ELEVATION IMAGES
LEVEL 1	10.669	10.669		
LEVEL 2	0	0	A3.1	EXTERIOR ELEVATION IMAGES
	47.070	47.070	A3.2	EXISTING/PROPOSED EXTERIOR ELEVATIONS
OCCUPIED SF TOTAL:	17,370	17,370	A3.3	EXISTING/PROPOSED EXTERIOR ELEVATIONS
			A3.4	EXISTING/PROPOSED EXTERIOR ELEVATIONS

*SEE SHEET A2.1 PROPOSED LEVEL 1 FLOOR PLAN FOR

EXISTING/PROPOSED

The surface parking lot adjacent to the building is operated by St. Brigid School pursuant to a perpetual easement dating to October 2005, which grants the Roman Catholic Welfare Organization of San Francisco the exclusive right to use the surface parking lot for the St. Brigid School during school hours and only grants AAU a non-exclusive right to the area during non-school periods. AAU understands that the surface parking area is a legal nonconforming Private Parking Lot.

APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE APPLICABLE CODES. AMENDMENTS, RULES, REGULATIONS, ORDINANCES, LAWS, ORDERS, APPROVALS, ETC. THAT ARE REQUIRED BY PUBLIC AUTHORITIES. IN THE EVENT OF CONFLICT, THE MOST STRINGENT REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO THE CURRENT APPLICABLE EDITIONS OR PUBLICATIONS OF THE FOLLOWING (OR OTHERWISE NOTED):

2016 SAN FRANCISCO BUILDING CODE PART 2- 2016 CALIFORNIA BUILDING CODE PART 4- 2016 CALIFORNIA MECHANICAL CODE PART 3- 2016 CALIFORNIA ELECTRICAL CODE PART 6- 2016 CALIFORNIA ENERGY CODE PART 10- 2016 CALIFORNIA EXISTING BUILDING 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

SHEET INDEX

Administrative Certificate of Appropriateness requires HISTORIC PRESERVATION COMMISSION REVIEW

Idiliboi	Chectivanie
0.0	COVER SHEET
0.1	PROJECT INFORMATION
0.2	GENERAL NOTES
0.S1	SITE PLAN AERIAL IMAGE AND SITE HISTORY
0.S2	SITE PLAN DRAWINGS
0.S3	STREETSCAPE DRAWINGS

0.T2 SF GREEN BUILDING COMPLIANCE FORM A0.T3a ACCESSIBILITY DIAGRAMS (1 of 3) A0.T3b ACCESSIBILITY DIAGRAMS (2 of 3) A0.T3c ACCESSIBILITY DIAGRAMS (3 of 3)

PROPOSED FLOOR PLAN - LEVEL 1

1.0 EXISTING FLOOR PLAN - BASEMENT A1.1 EXISTING FLOOR PLAN - LEVEL 1 A1.2 EXISTING FLOOR PLAN - LEVEL 2 A2.0 PROPOSED FLOOR PLAN - BASEMENT

> G 2.0 SIGNAGE DETAILS G 3.0 SIGNAGE DETAILS

REFERENCE

C- OFF-STREET CAR SPACES *SEE SHEET A0.S2 FOR REFERENCE

16 (Non-AAU Use1)

PROPERTY INFORMATION 2151 VAN NESS AVENUE

0575/015

A4.1 EXTERIOR ELEVATION DETAIL IMAGES

No OF STORIES 2 (NO CHANGE)

DISTRICTS ZONING

HEIGHT/BULK 80-D VAN NESS SPECIAL USE

<u>USE</u> LAST LEGAL INSTITUTIONAL: RELIGIOUS

PROPOSED INSTITUTIONAL: POST-SECONDARY EDUCATION

HISTORIC EVALUATION

A- Historic Resource HISTORIC RESOURCE STATUS

TOTAL SHEETS:

18

NATIONAL REGISTER HISTORIC DISTRICTS None CALIFORNIA REGISTER HISTORIC DISTRICTS None HISTORIC RESOURCE EVALUATION RESPONSES

ARTICLE 10 DESIGNATED HISTORIC Landmark Number 252 VICINITY MAP DISTRICT LANDMARKS

ARTICLE 11 PRESERVATION DESIGNATION None MILLS ACT LEGACY BUSINESS REGISTRY None

PROJECT SCOPE

PURSUANT TO CASE NUMBER 2008.0586, THE PROJECT PROPOSES TO CHANGE THE USE OF 2151 VAN NESS AVENUE FROM A RELIGIOUS INSTITUTION (VACANT FOR 13 YEARS PRIOR TO AAU ACQUIRED THE PROPERTY IN 2005) TO A POST-SECONDARY EDUCATIONAL INSTITUTION USE.

PLANNING CODE EXCEPTIONS REQUESTED AS PART OF THE PROJECT ARE LISTED ON THIS COVER SHEET, PROPOSED COMPLIANCE WITH RECOMMENDED CONDITIONS OF APPROVAL FOR 2151 VAN NESS LISTED IN TABLE 26 OF THE ACADEMY OF ART UNIVERSITY PROJECT EXISTING SITES TECHNICAL MEMORANDUM PUBLISHED MAY 4, 2016, ARE LISTED ON THIS COVER SHEET.

THE PROJECT PROPOSES TO ABATE AND CLOSE ENFORCEMENT CASE 8607 (CONVERSION OF DWELLING UNITS TO ALLOW A POST-SECONDARY EDUCATIONAL INSTITUTION IN AN RC-4 DISTRICT).

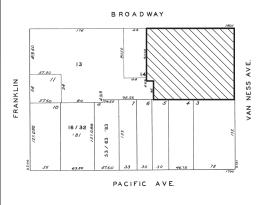
CONDITIONAL USE AUTHORIZATION REQUESTED FOR POST-SECONDARY EDUCATIONAL INSTITUTIONAL USE IN THE RC-4

OTHER THAN SIGNAGE PACKAGE. NO EXTERIOR ALTERATIONS

EXTERIOR VIEW







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AAU INSTITUTIONAL COMPLIANCE SET

2151 VAN NESS San Francisco, CA 94109



10/11/19 Phase

N.T.S.



As indicated 10/12/2019 12:02:43 AM

21826.09

COVER SHEET

A0.0

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SITE PLAN AERIAL IMAGE

SITE HISTORY

SOURCE: ESTM Case No. 2008.0586E - Appendix HR

The Romanesque-Richardsonian church at 2151 Van Ness Avenue was constructed by 2151 Van Ness Avenue was constructed by the San Francisco's Roman Catholic Archdiocese for the parish of St. Brigid. The parish was founded in 1862 with the construction of the current church building beginning in 1896. The church was originally designed by the architectural firm of Shea and Shea.

The architectural firm of Shea and Shea was comprised of brothers Frank T. Shea (1859-1929) and William D. Shea (1859-1929) and William D. Shea (1866-1931), who completed a number of works for the San Francisco Archdiocese. Notable projects include 1822 Eddy Street, San Francisco (Holy Cross Catholic Church and Parish Hall, 1899), 221 Valley Street, San Francisco (St. Paul's, 1900-1902), 745 Waverly Street, Palo Alto (St. Thomas Aquinas Church, 1901) and 19 St. Mary's Avenue, San Francisco (Church of St. John the Evangelist, 1902).

Work on the building was phased with the basement and foundation being constructed between 1896-1897 and the interior, and between 1896-1897 and the interior, and north and south sides of the interior constructed between 1902 and 1904. In 1930, Henry A. Minton was commissioned to design the Romanesque Revival Facade, as well as complete interior alterations to accommodate additional seating. A native to Boston, Minton (1914-1974) studied at to Boston, Minton (1914-1974) studied at Harvard and after the 1906 earthquake, Minton headed west and eventually began working with the Shea brothers. In 1911, Minton struck out on his own, working primary for the Bank of Italy (Bank of America) and the Roman Catholic Archdiocese of San Francisco. Alterations that occurred after Minton included the replacement of stained glass windows in the 1940s and the construction of the upper story and roof of the corner tower in 1965.

Citing dwindling attendance and the need to seismically upgrade the building, the Archdiocese closed the parish in 1994. The building sat vacant for 11 years prior to AAU's occupancy in 2005.



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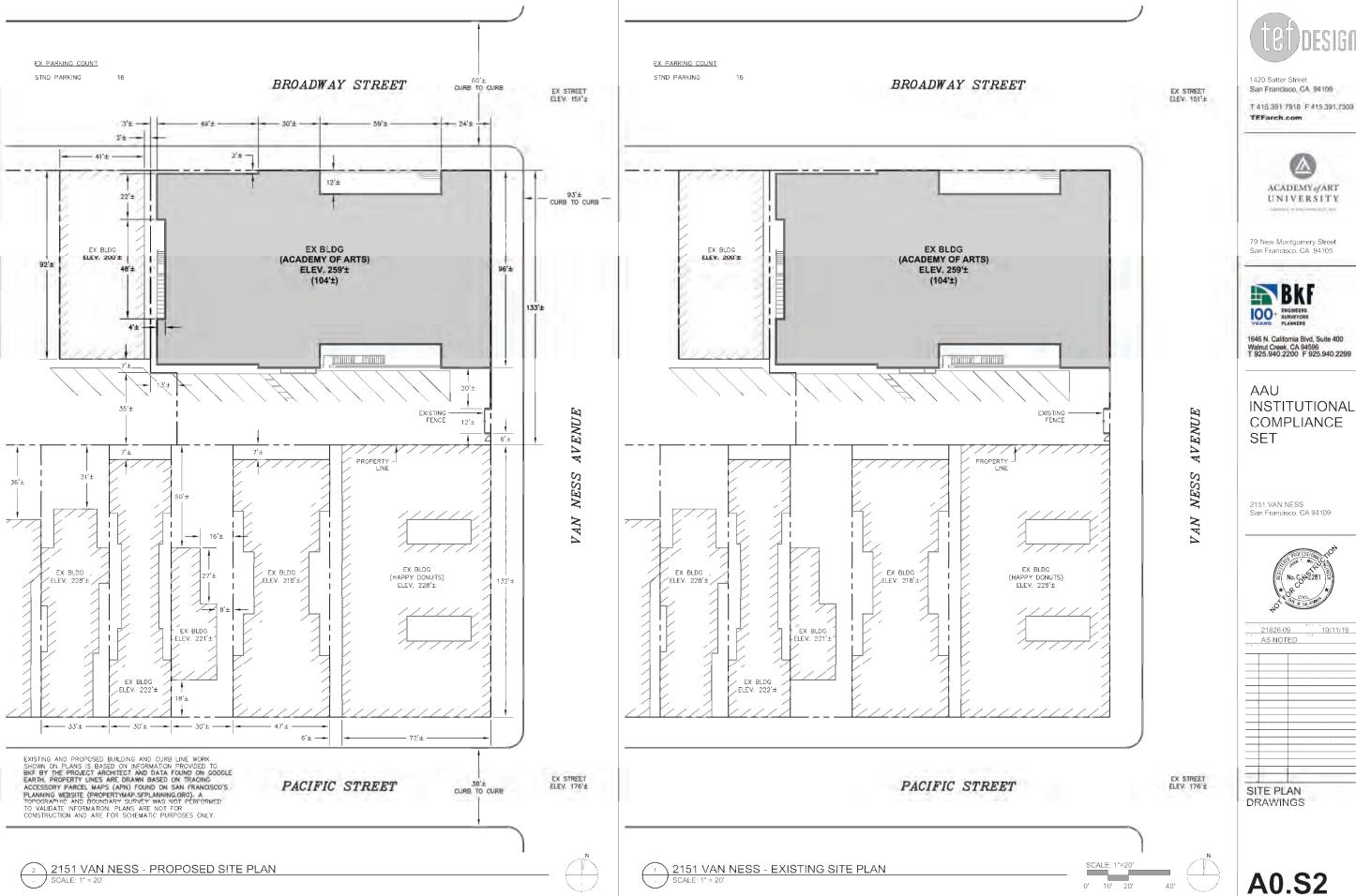


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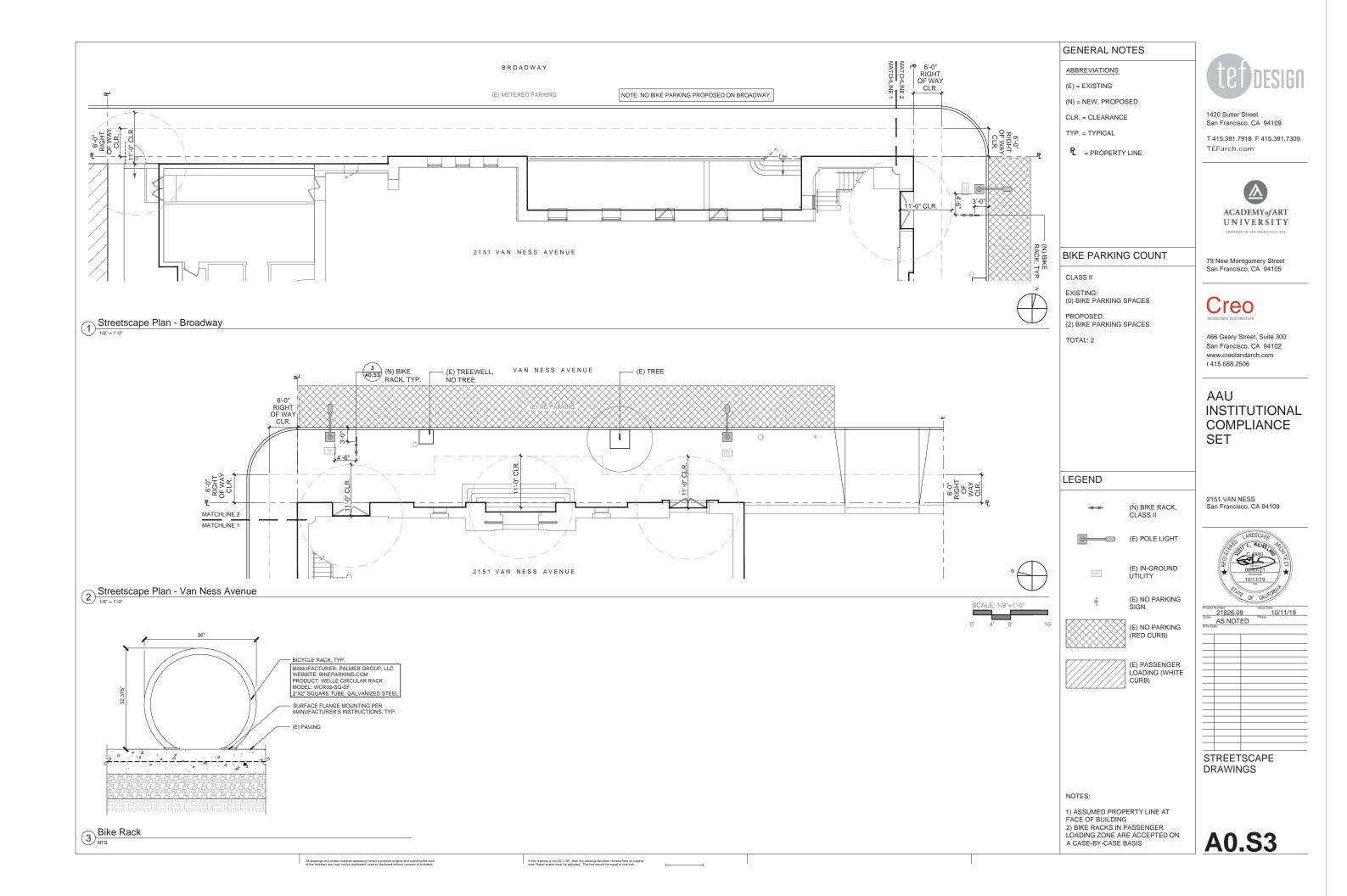
SITE PLAN AERIAL IMAGE AND SITE HISTORY

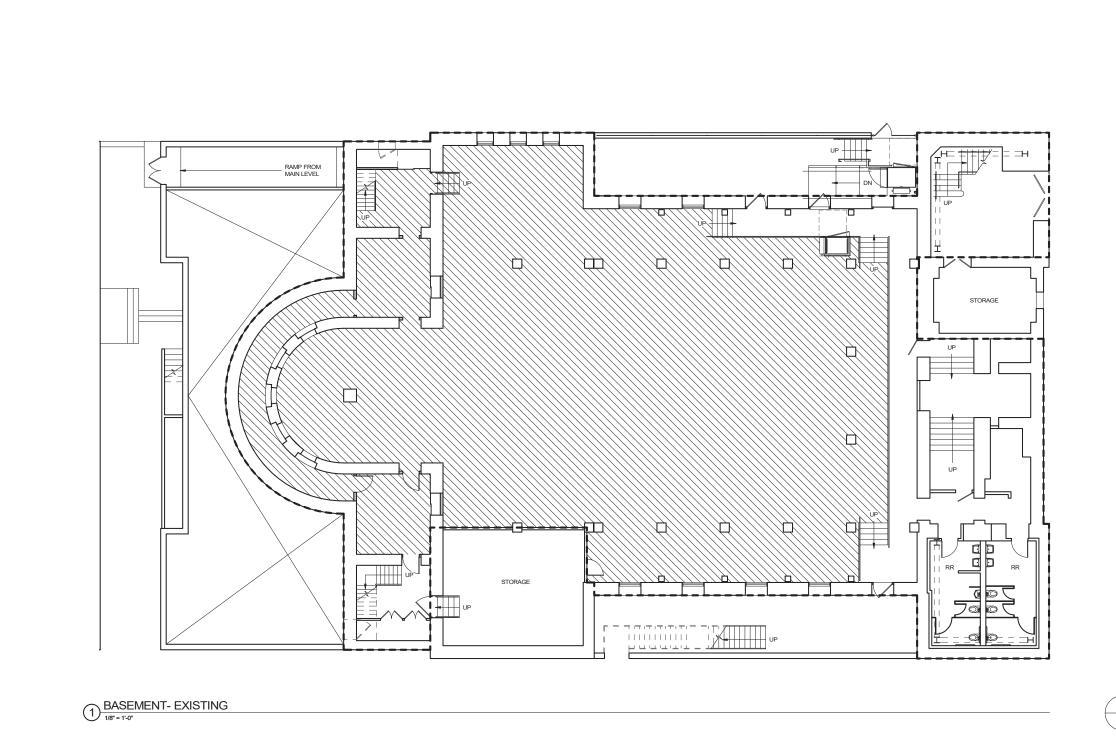
A0.S1





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LEGEND

OCCUPIED FLOOR AREA

• • • • • GROSS FLOOR AREA
• • • • PROPERTY LINE

ROOM TAG

Name XXX RR

ROOM NAME
ROOM NUMBER
RESTROOM

| Project Number | Insure Date | Insure Date

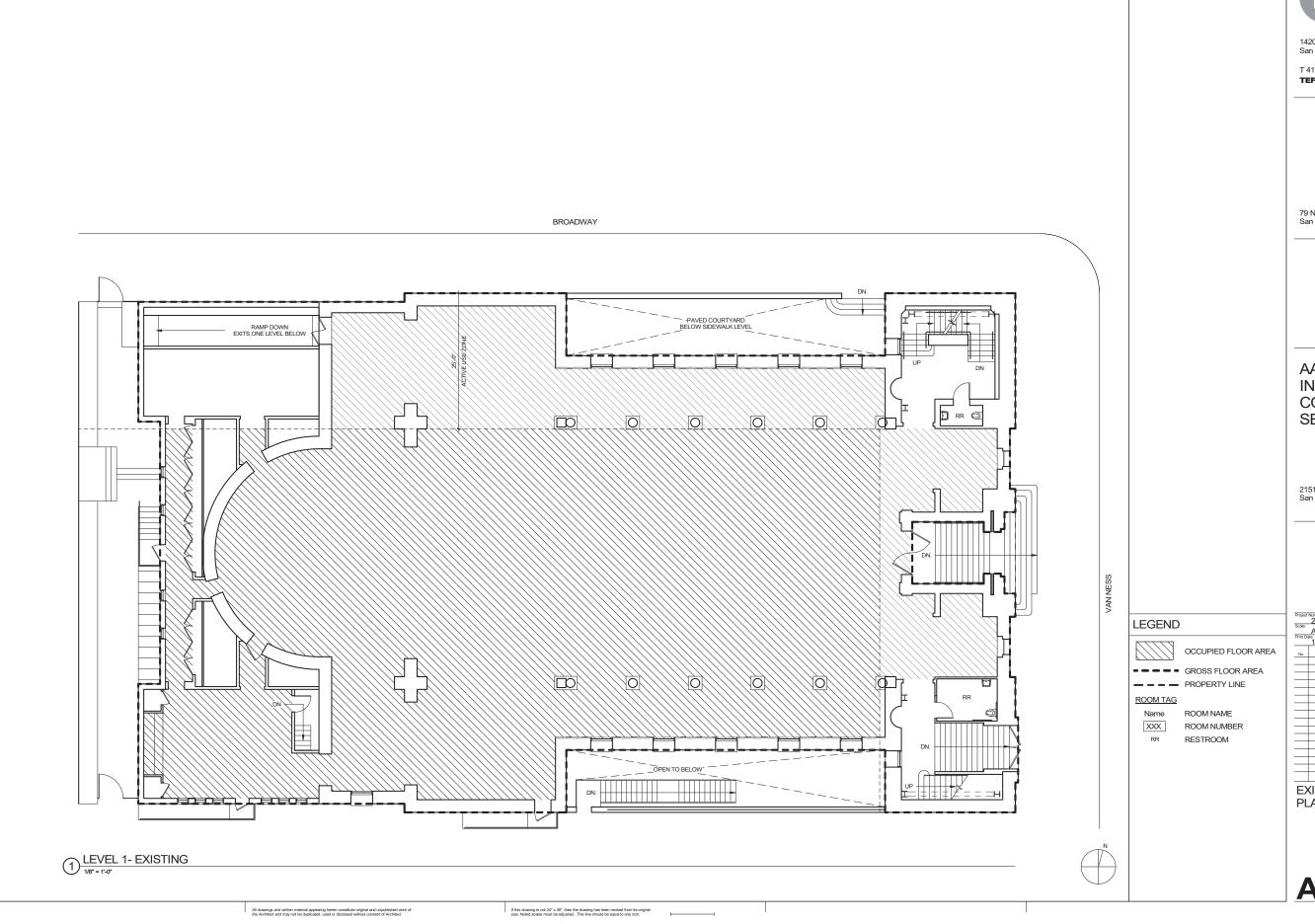
EXISTING FLOOR PLAN - BASEMENT

A1.0

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time Architect scales must be adjusted. This line should be equal to one inch.



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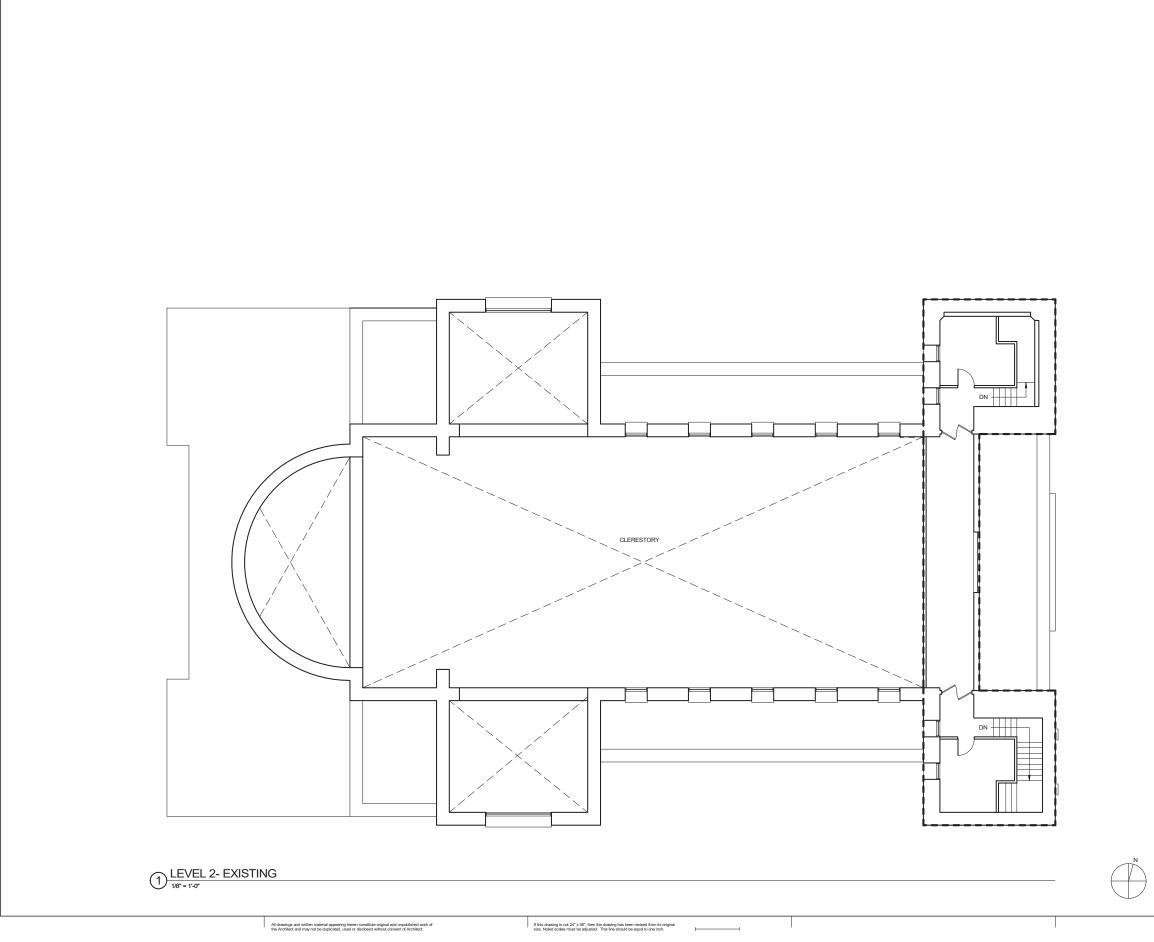
2151 VAN NESS San Francisco, CA 94109



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EXISTING FLOOR PLAN - LEVEL 1

A1.1





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LEGEND

OCCUPIED FLOOR AREA

GROSS FLOOR AREA
PROPERTY LINE

ROOM TAG

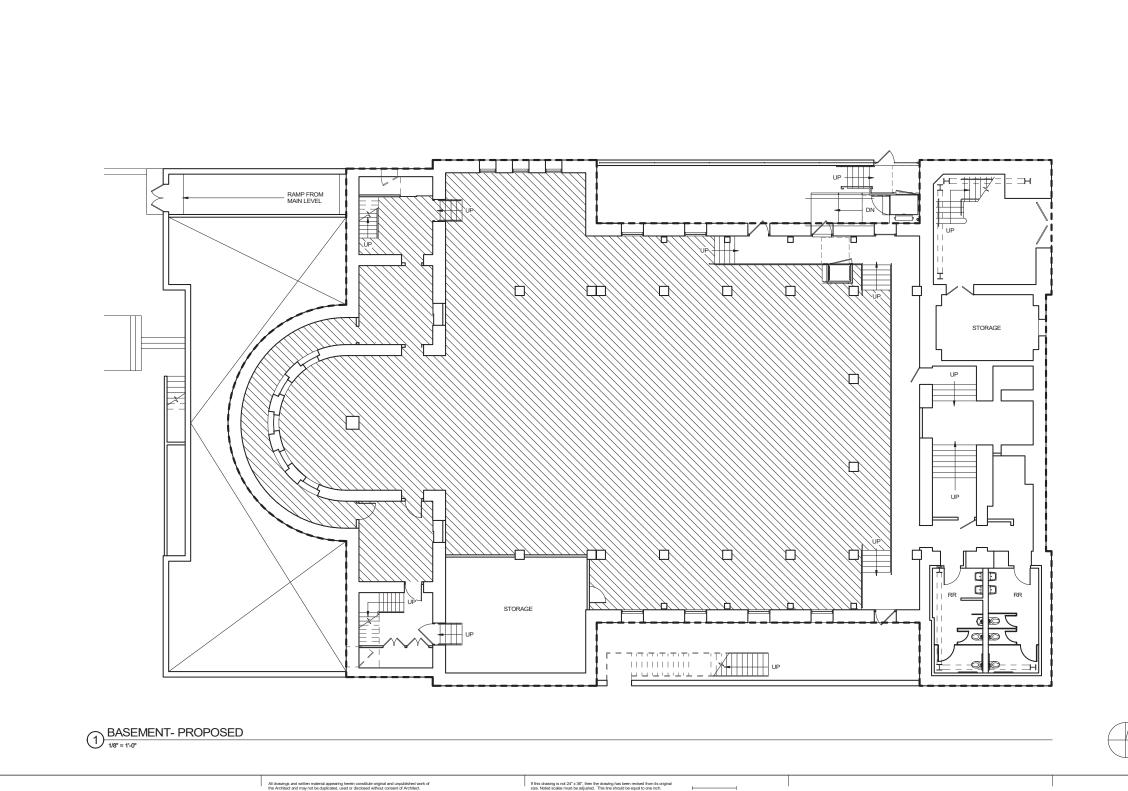
Name

ROOM NAME ROOM NUMBER RESTROOM

VISTING ELOO

EXISTING FLOOR PLAN - LEVEL 2

A1.2





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LEGEND

OCCUPIED FLOOR AREA

--- GROSS FLOOR AREA - - - PROPERTY LINE

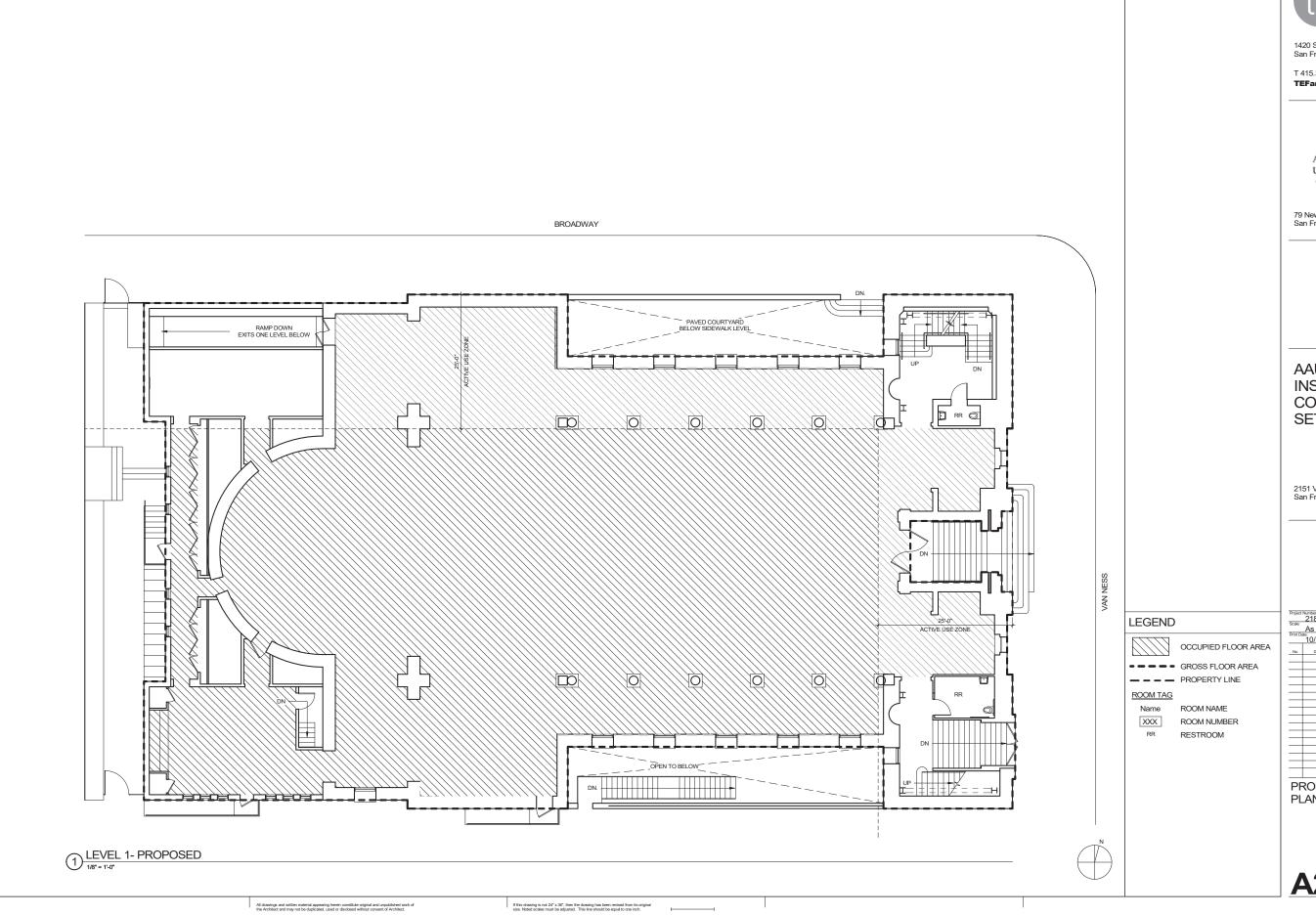
ROOM TAG

Name XXX

ROOM NAME ROOM NUMBER RESTROOM

PROPOSED FLOOR PLAN - BASEMENT

A2.0



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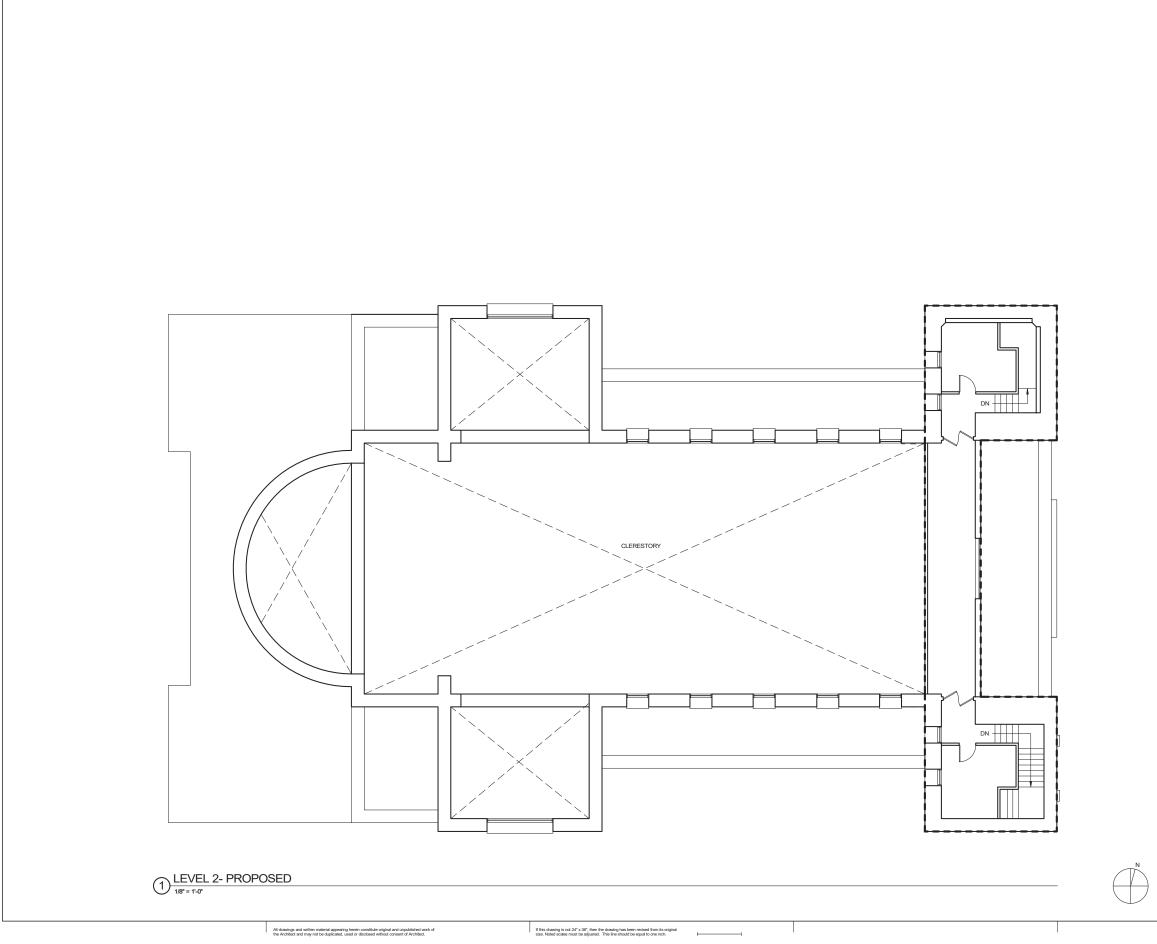
2151 VAN NESS San Francisco, CA 94109



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PROPOSED FLOOR PLAN - LEVEL 1

A2.1





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LEGEND

OCCUPIED FLOOR AREA

GROSS FLOOR AREA
PROPERTY LINE

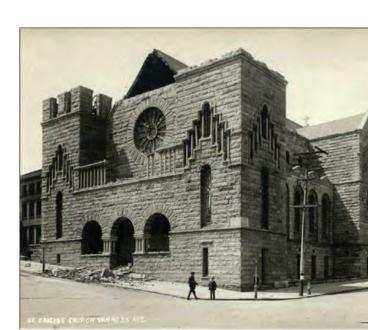
ROOM TAG

Name

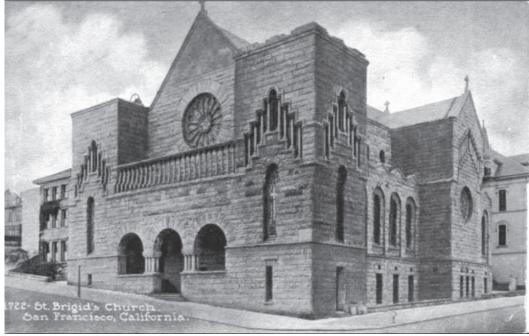
ROOM NAME ROOM NUMBER RESTROOM PROPOSED FLOOR PLAN - LEVEL 2

A2.2

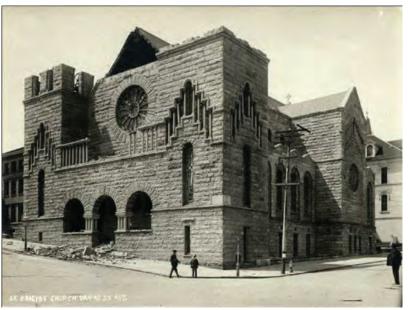




NORTHEAST ELEVATION (1906)
SOURCE: ESTM Case No. 2008.0586E - Appendix HR



NORTHEAST ELEVATION (1910)
SOURCE: ESTM Case No. 2008.0586E - Appendix HR



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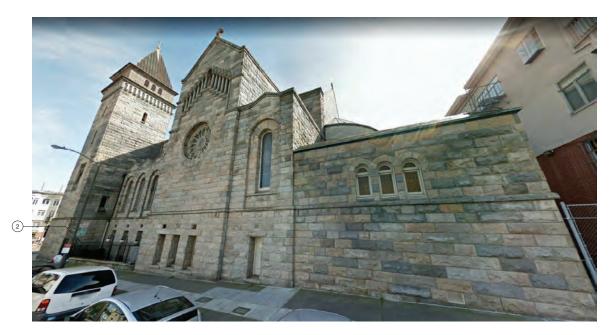


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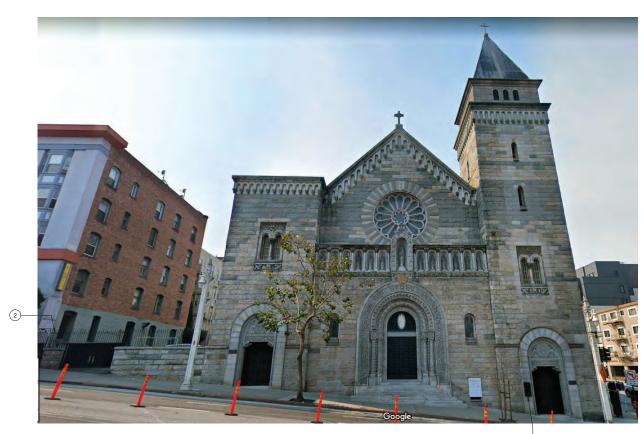
HISTORIC EXTERIOR ELEVATION IMAGES

A3.0

NORTHEAST ELEVATION (2006)
SOURCE: ESTM Case No. 2008.0586E - Appendix HR



3 NORTH ELEVATION - BROADWAY







- (1) PROPOSED NON-ILLUMINATED AAU FREESTANDING SIGN ATTACHED TO FENCE; SEE SIGNAGE CONSULTANT DRAWINGS
- 2 EXISTING METAL FENCE
- CHANGE EXISTING WALL SIGN TO AAU SIGN AND INDIRECTLY ILLUMINATE INSIDE AT TOP OF CABINET; SEE SIGNAGE CONSULTANT DRAWINGS; SEE PHOTO ON SHT A4.1 FOR EXISTING CONDITION

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

(4) EXISTING SIGN ON FENCE TO BE REMOVED.



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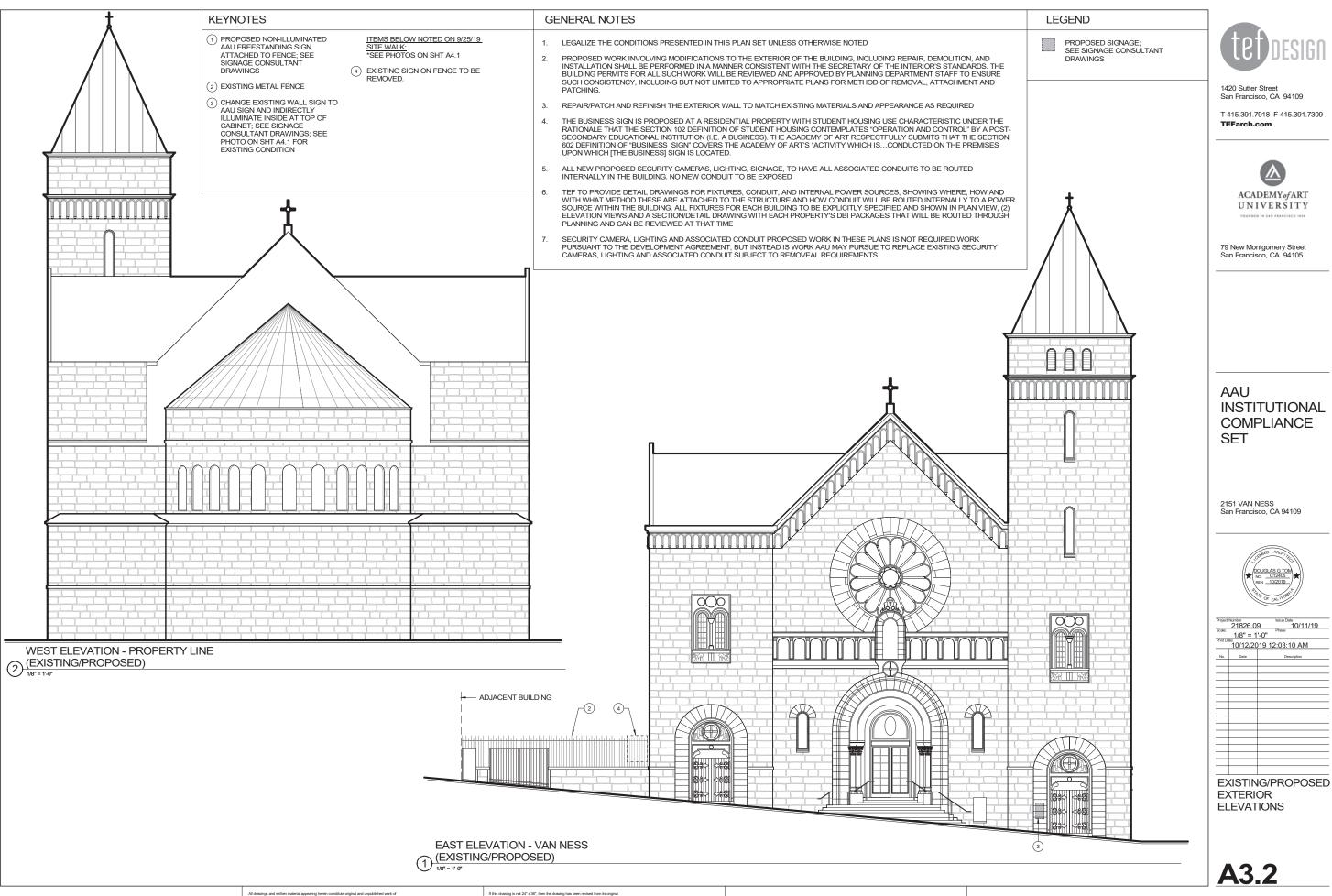
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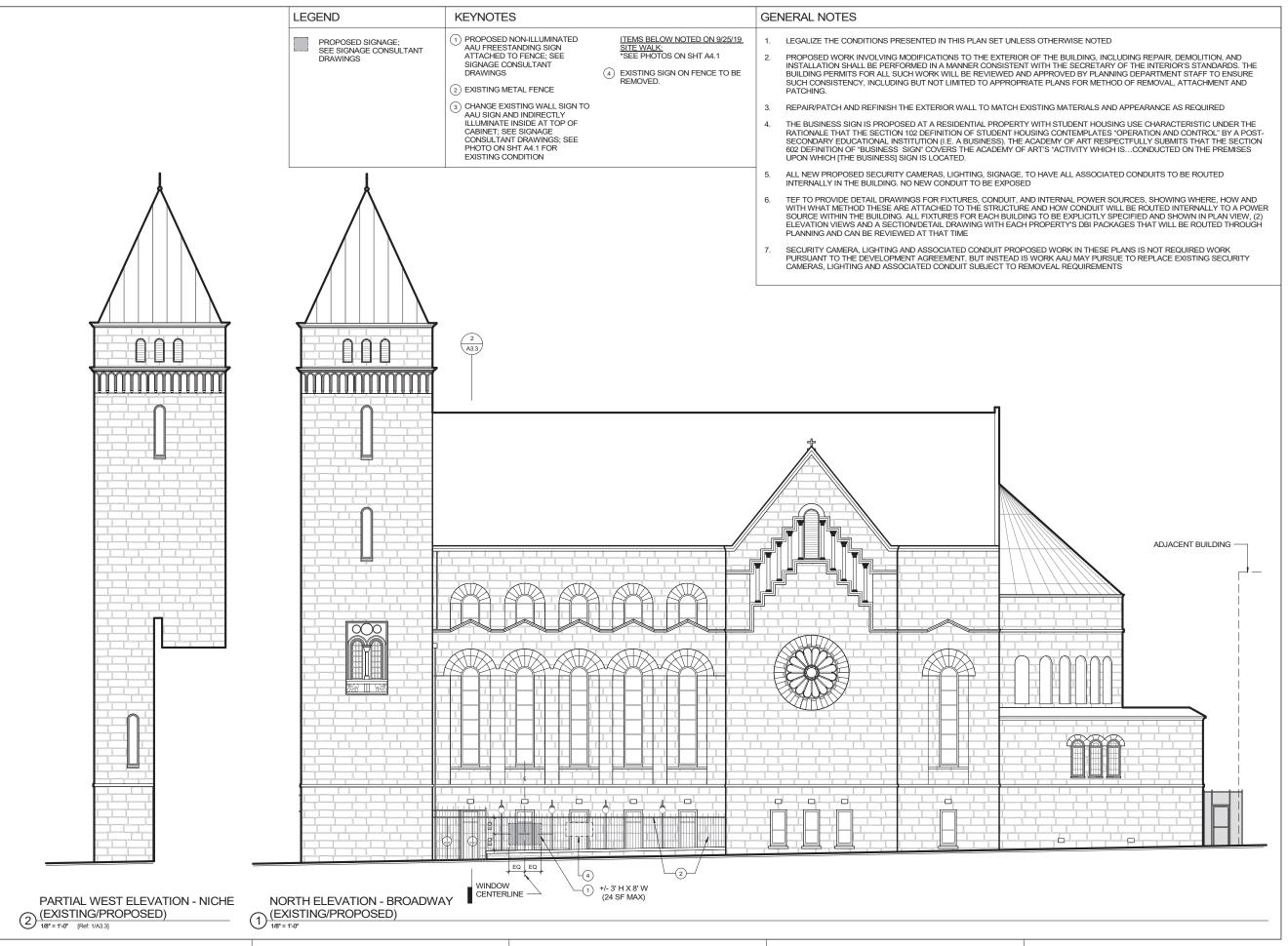
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EXTERIOR ELEVATION IMAGES

NORTH EAST CORNER

3





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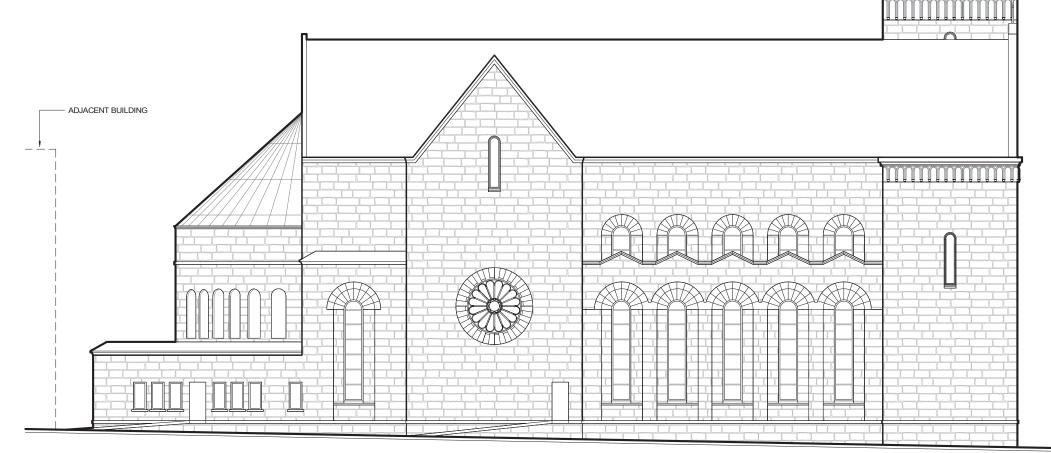


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EXISTING/PROPOSED EXTERIOR ELEVATIONS

GENERAL NOTES

- 1. 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 REVIEWED AND APPROVED BY PLANNING DEPARTMENT STAFF TO ENSURE SUCH CONSISTENCY, INCLUDING BUT NOT LIMITED TO APPROPRIATE PLANS FOR METHOD OF REMOVAL, ATTACHMENT AND
- 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 ART'S "ACTIVITY WHICH IS...CONDUCTED ON THE PREMISES UPON WHICH [THE BUSINESS] SIGN IS LOCATED.
- 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 SHOWN 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
- 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



SOUTH ELEVATION - PROPERTY LINE (EXISTING/PROPOSED)

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AAU **INSTITUTIONAL COMPLIANCE** SET

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Project Number 21826.0		9 10/11/19
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No.	Date	Description

EXISTING/PROPOSED **EXTERIOR ELEVATIONS**

KEYNOTES

- 1 PROPOSED NON-ILLUMINATED AAU FREESTANDING SIGN ATTACHED TO FENCE; SEE SIGNAGE CONSULTANT DRAWINGS
- (2) EXISTING METAL FENCE
- CHANGE EXISTING WALL SIGN TO AAU SIGN AND INDIRECTLY ILLUMINATE INSIDE AT TOP OF CABINET; SEE SIGNAGE CONSULTANT DRAWINGS; SEE PHOTO ON SHT A4.1 FOR EXISTING CONDITION

- ITEMS BELOW NOTED ON 9/25/19 SITE WALK: *SEE PHOTOS ON SHT A4.1
- (4) EXISTING SIGN ON FENCE TO BE REMOVED.



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AAU INSTITUTIONAL COMPLIANCE SET

2151 VAN NESS San Francisco, CA 94109

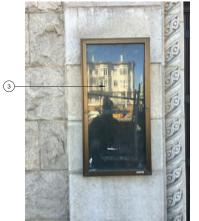


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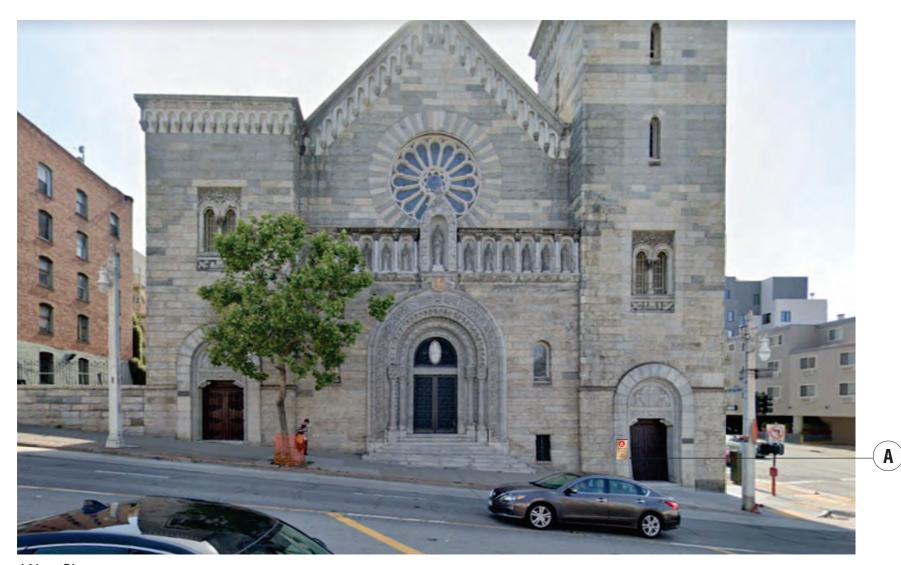
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EXTERIOR ELEVATION DETAIL IMAGES

1) IMAGE



2 IMAGE





S/F Int. Illuminated (Face Replacement) Scale: 1½"=1'-0"

Replace Face of Existing S/F Internally Illuminated Sign. Use AAU Colors as Req.

White Acrylic Face w/: w/ 1st Surface Black Bkgd w/ 3M Poppy Red Logo & White Copy.



2500 Bisso Lane, Suite 200 Concord, CA 94520 925.771.6300 Phone CA License #665363

CA Litelise # 003003			
Project ID			
Date:	8/20/19		
Sales:	A. Bartizal		
Designer:	G. Graves		
Rev. #:	Date:		
Revision Notes:			
Interior	X Exterior		
X Single Faced	Double Faced		
X Illuminated			
Non-Illuminated			
Type of Lighting	l:		
Lamps	X L.E.D.		
Neon	Other		
Address 2151 van NESS ave San Francisco			
Customer Approval			
Signo	Signature		
MM/DD)/ҮҮҮҮ		
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, ethibide of shown to apmose 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.			



All Signs to be Title 24 Compliant





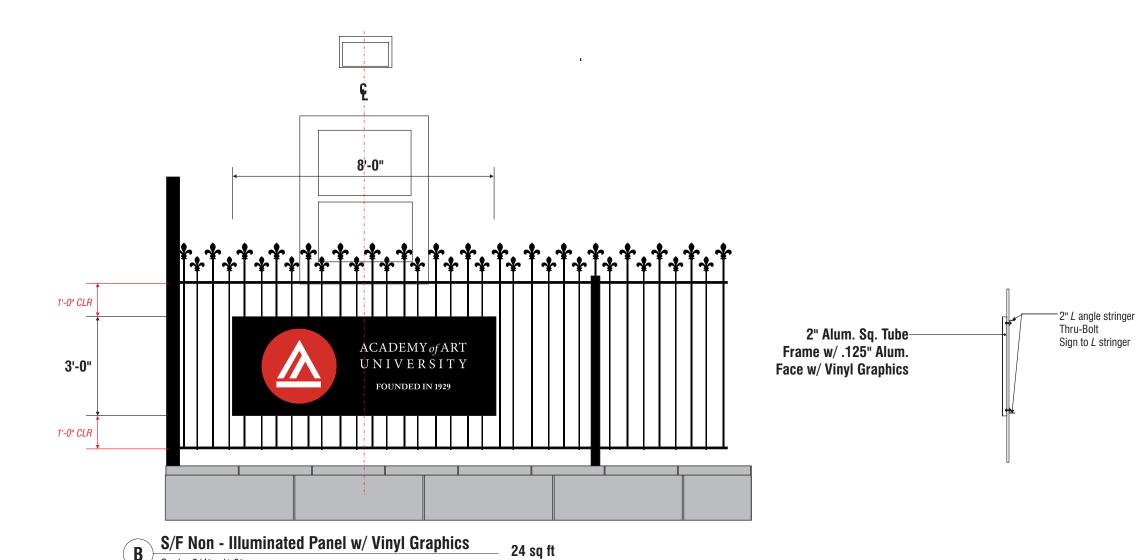


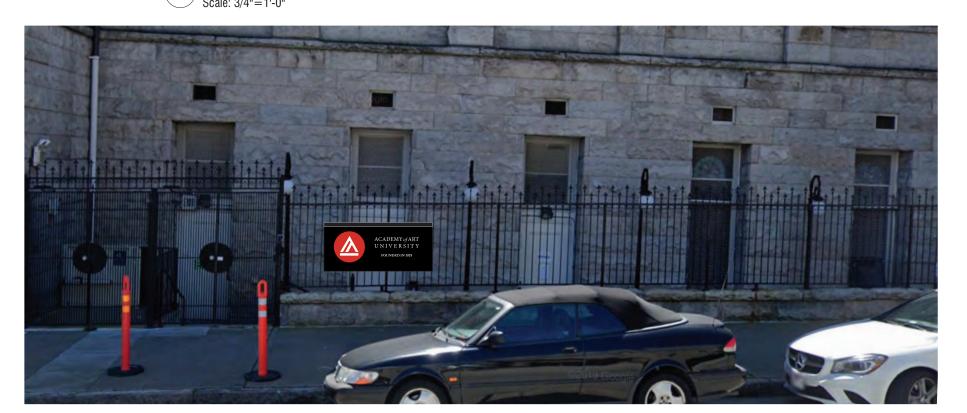


Sheet No.

GG 2.0

Proposed New Signage







2500 Bisso Lane, Suite 200 Concord, CA 94520 925.771.6300 Phone

8/20/19 A. Bartiza	
A. Bartiza	
G Grave	
a. arave	
Date:	
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x Exterior	
Double Faced	
X L.E.D.	
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on with a project we are not to be copied, to anyone outside of your	
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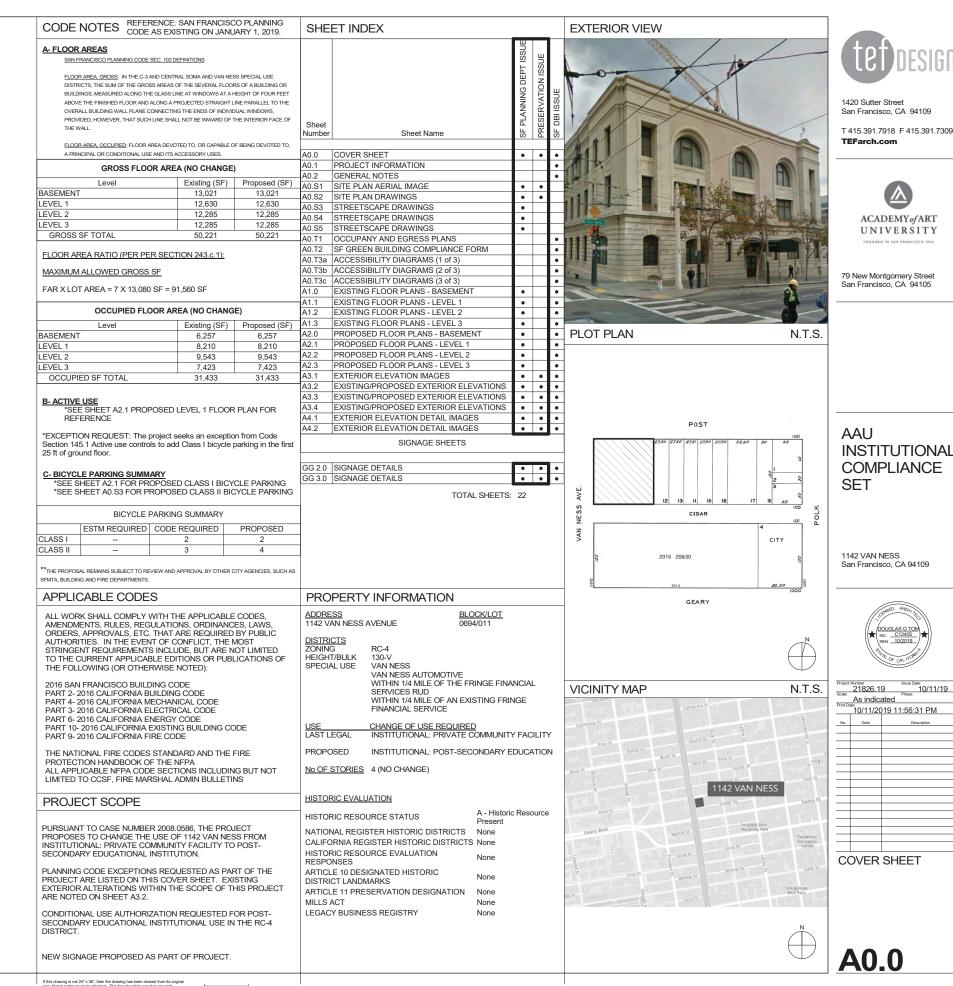






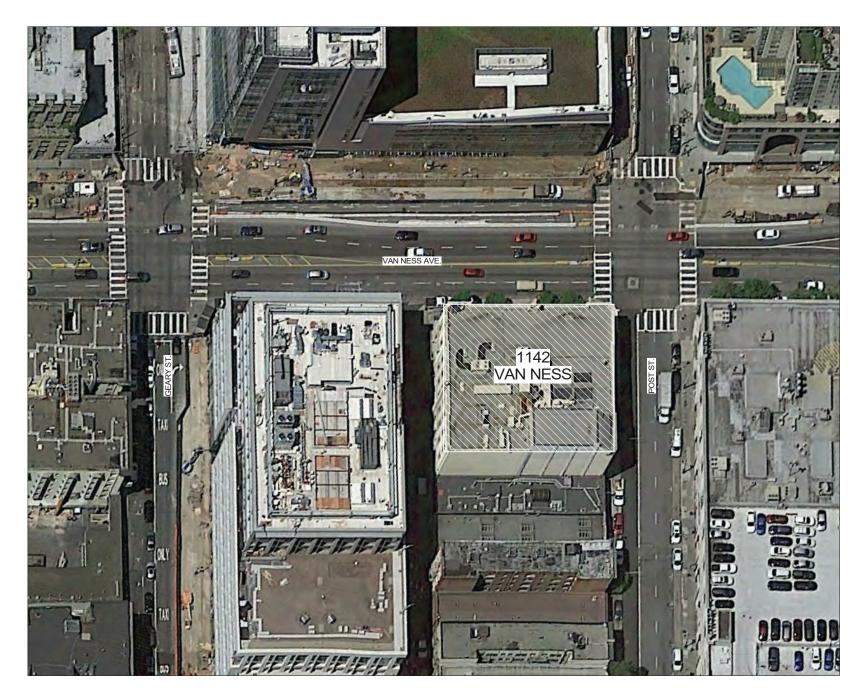
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GG 3.0



INSTITUTIONAL **COMPLIANCE**

10/11/19 Phase



SITE PLAN AERIAL IMAGE





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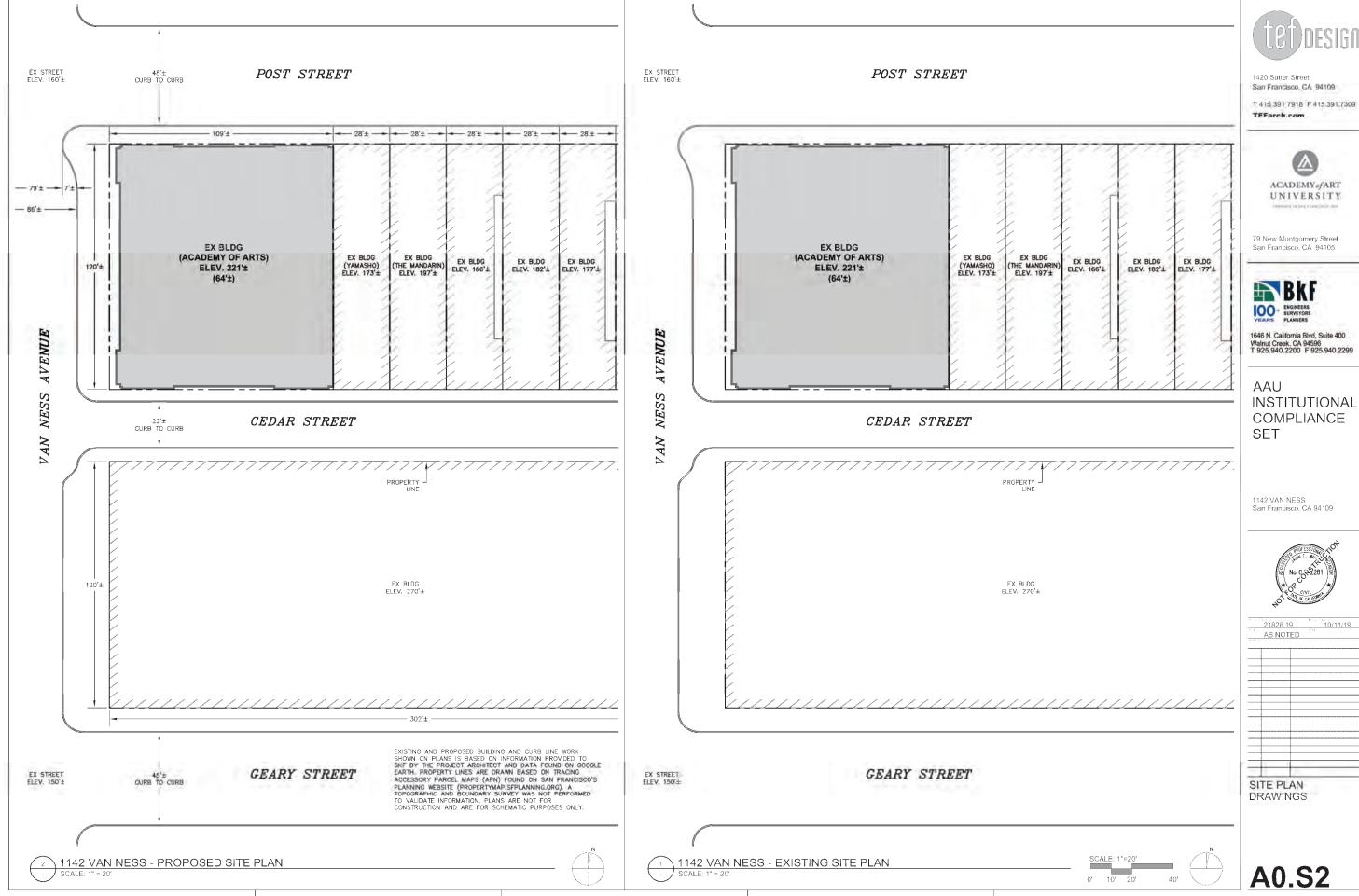
1142 VAN NESS San Francisco, CA 94109



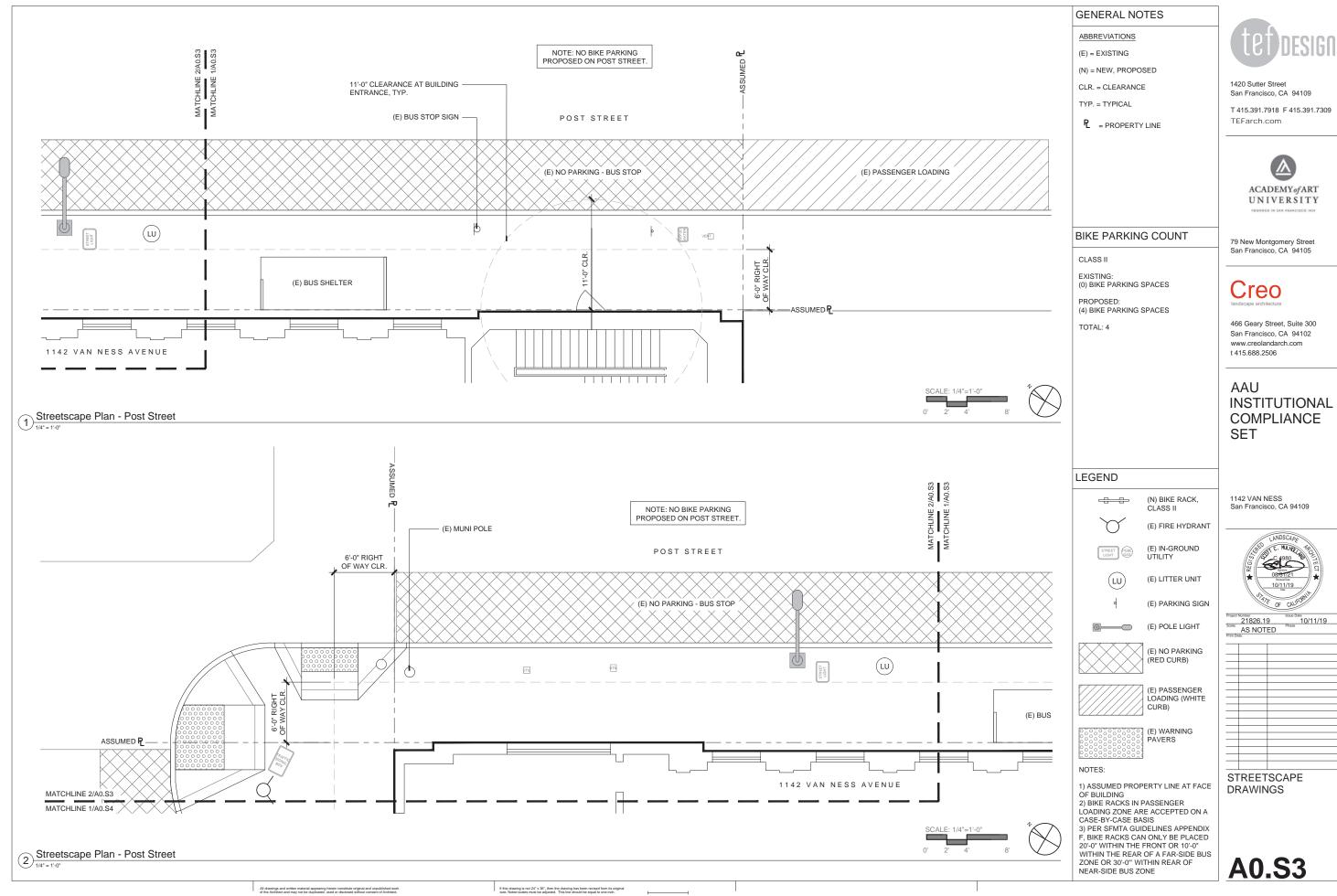
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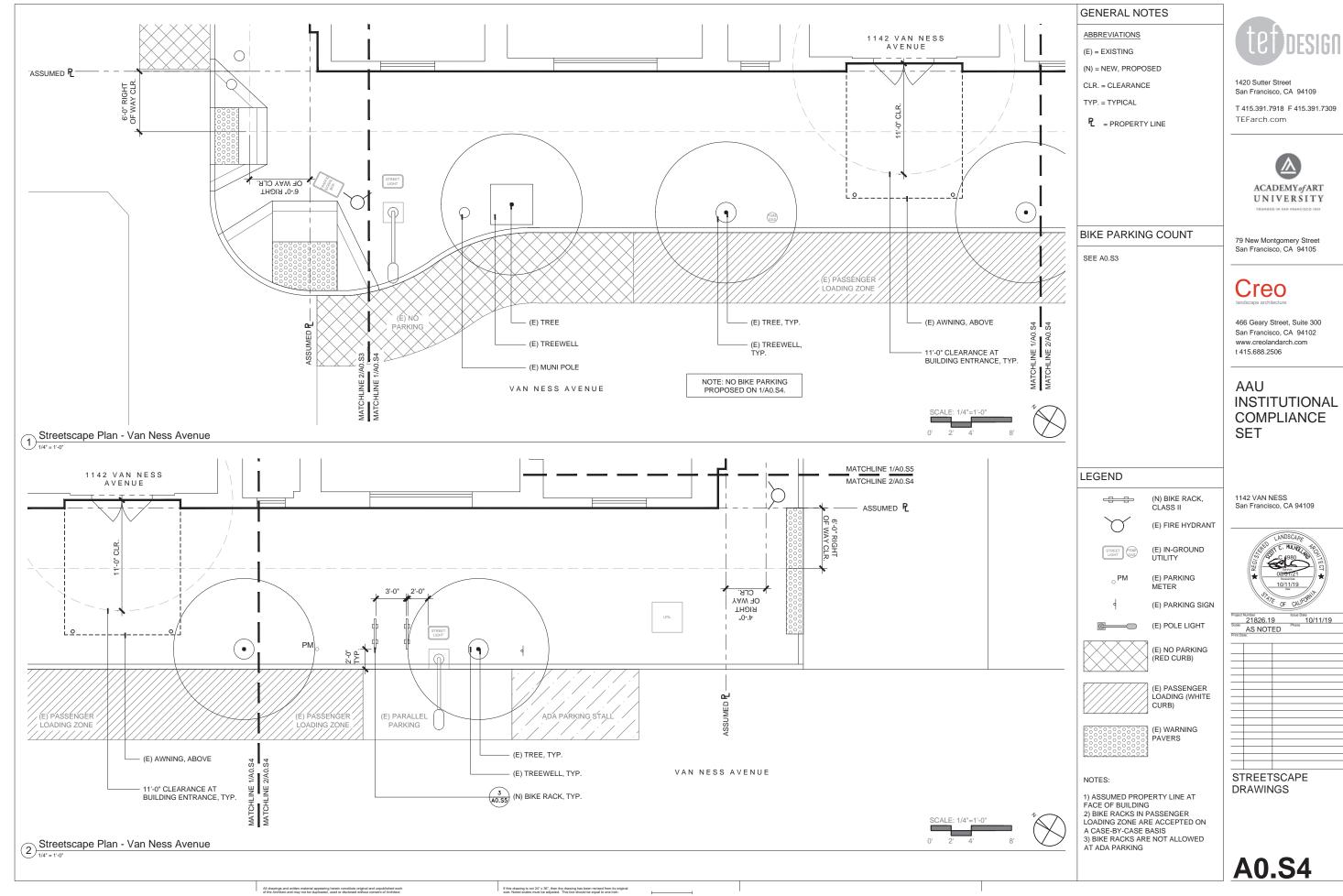
SITE PLAN AERIAL IMAGE

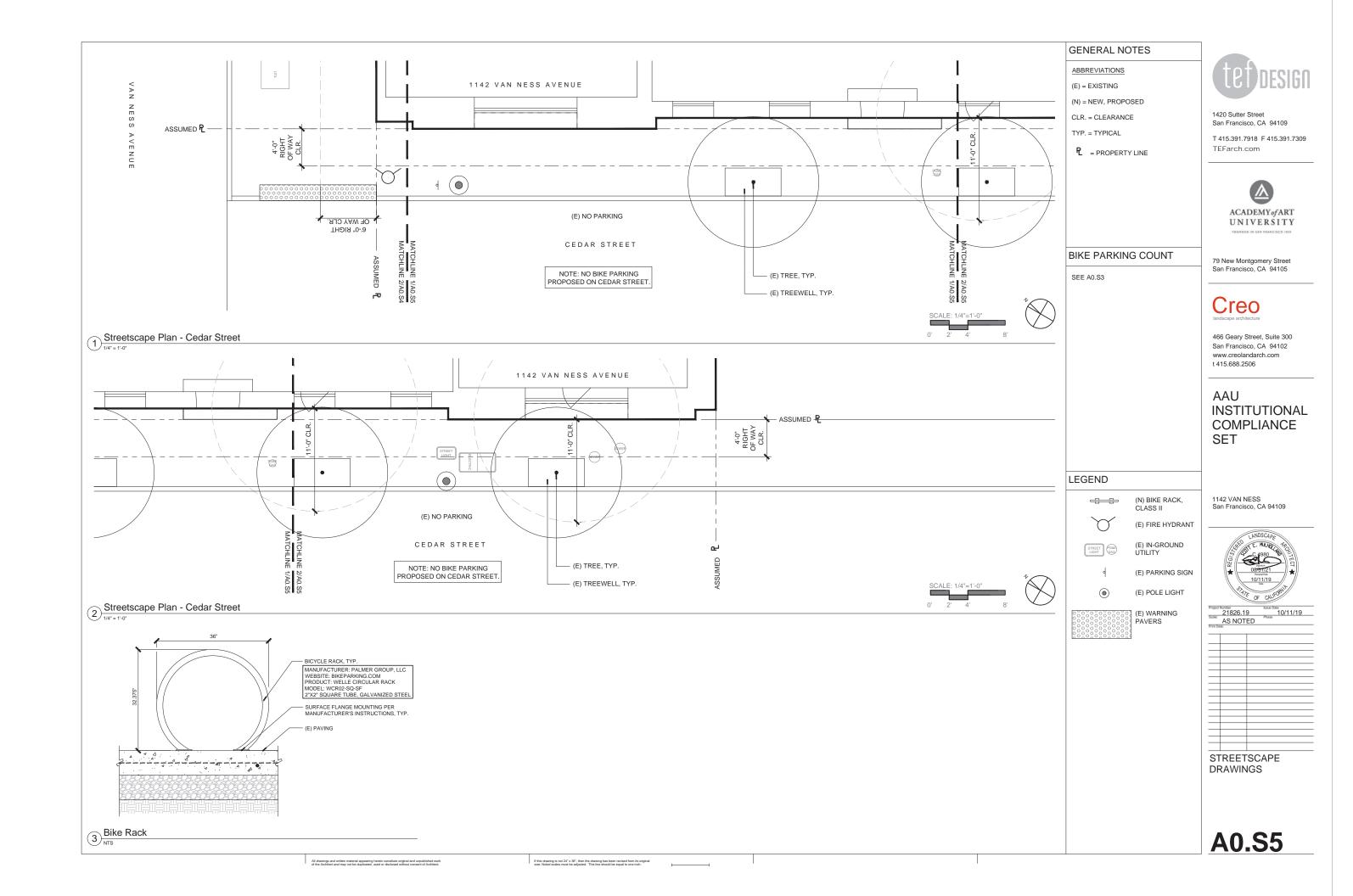
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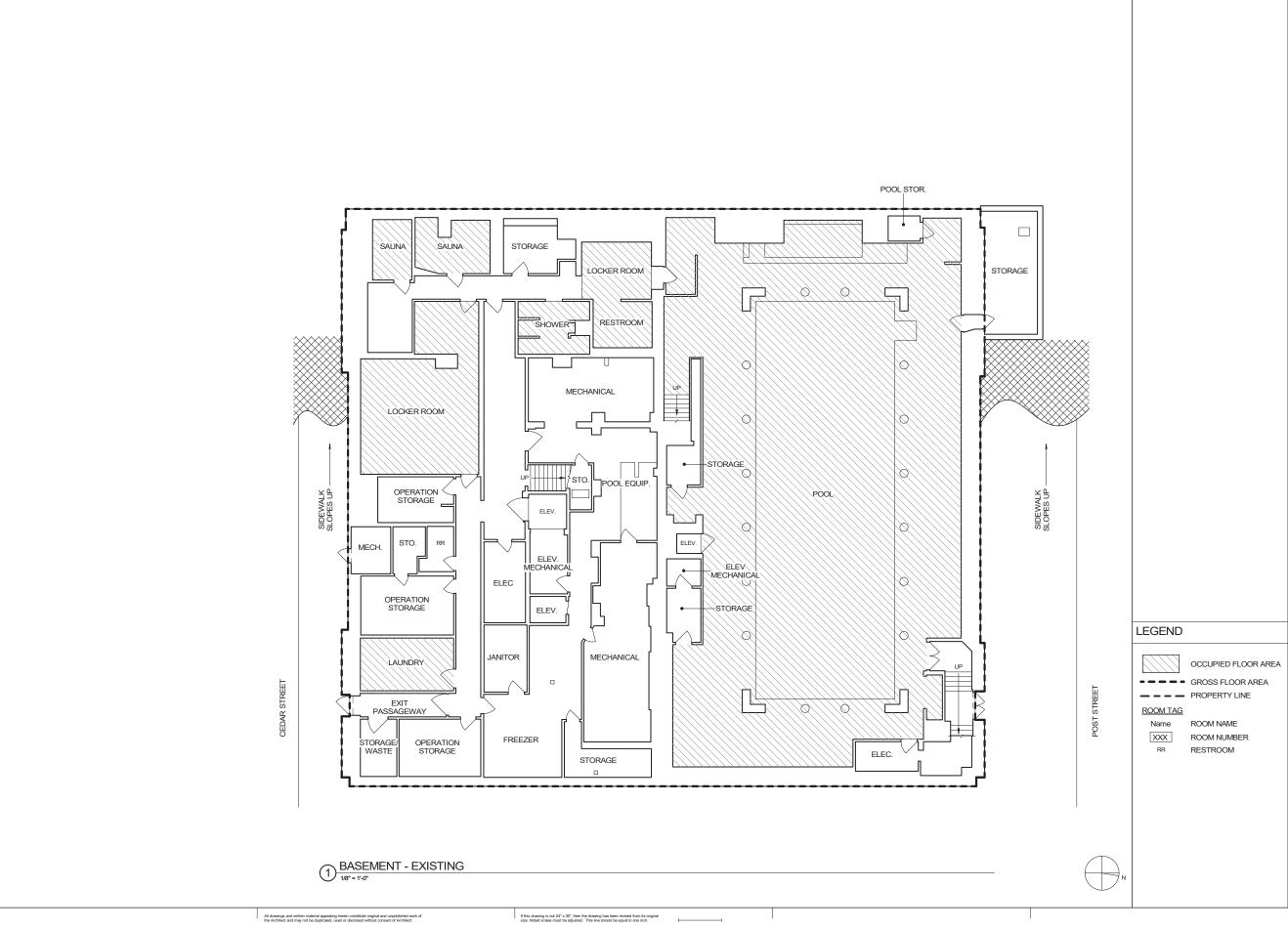


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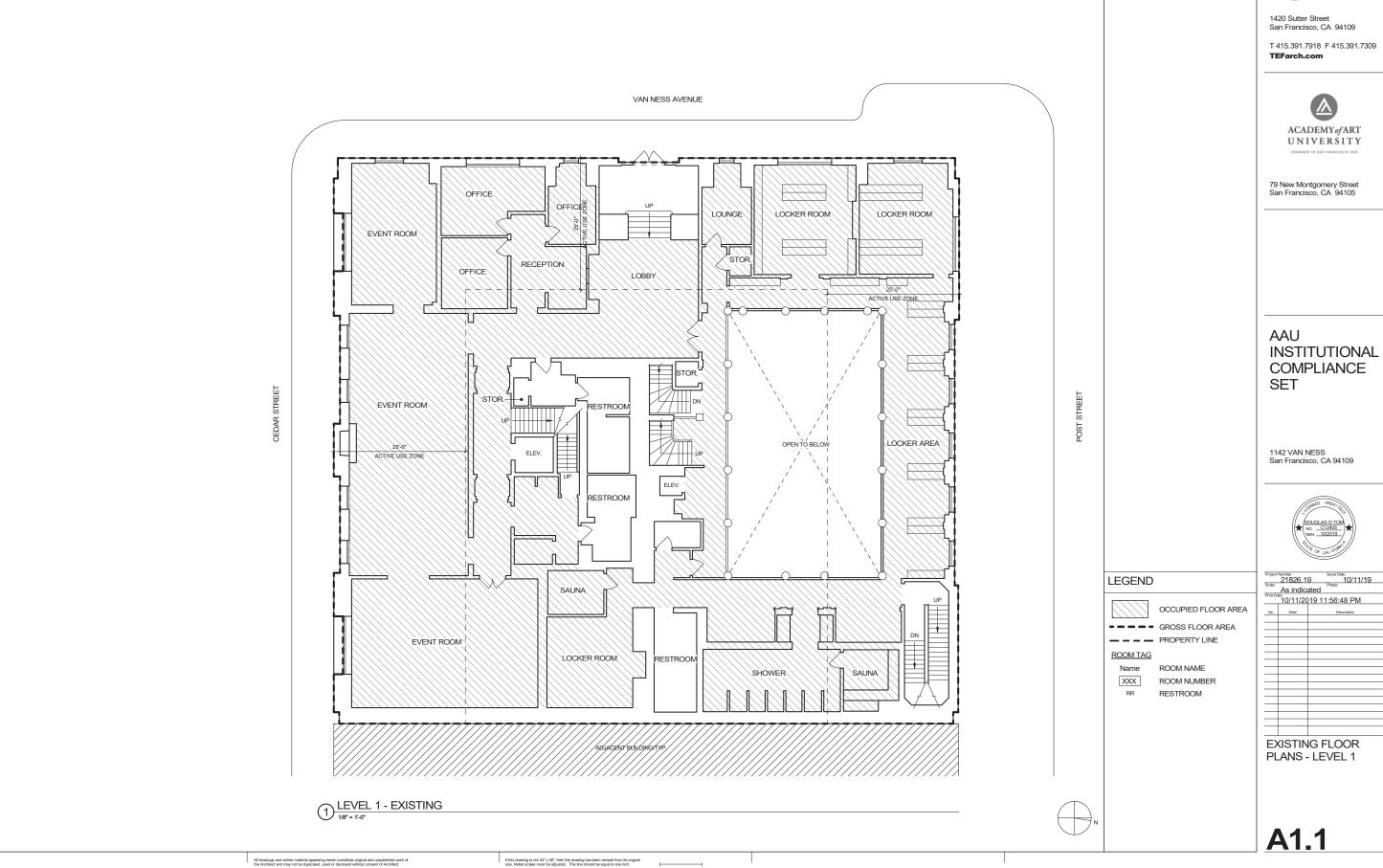


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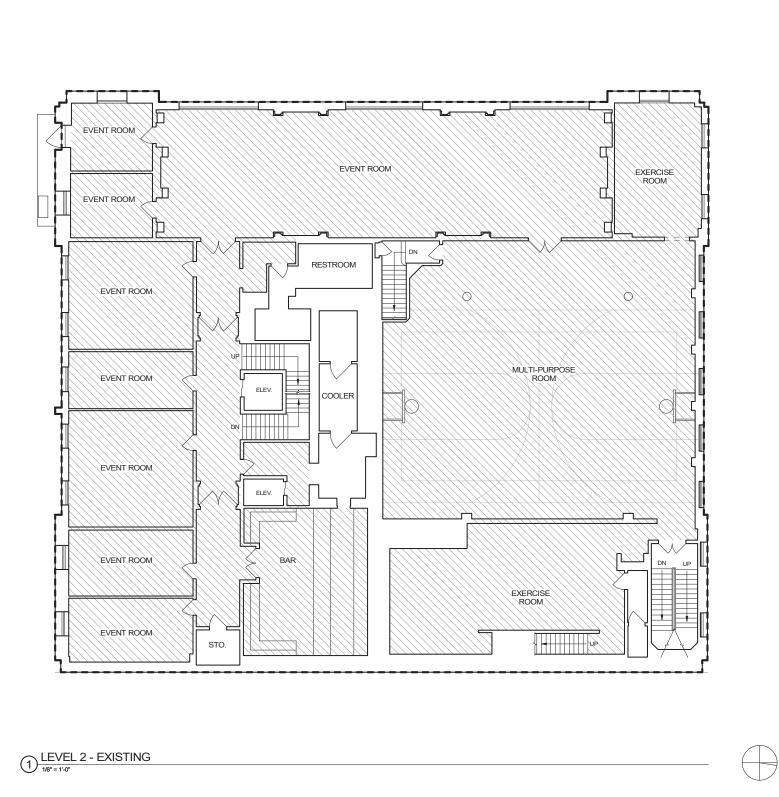
Scale: Print Date: Print Date: 10/11/2019 11:56:45 PM **EXISTING FLOOR**

PLANS - BASEMENT

A1.0









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LEGEND

OCCUPIED FLOOR AREA

GROSS FLOOR AREA
PROPERTY LINE

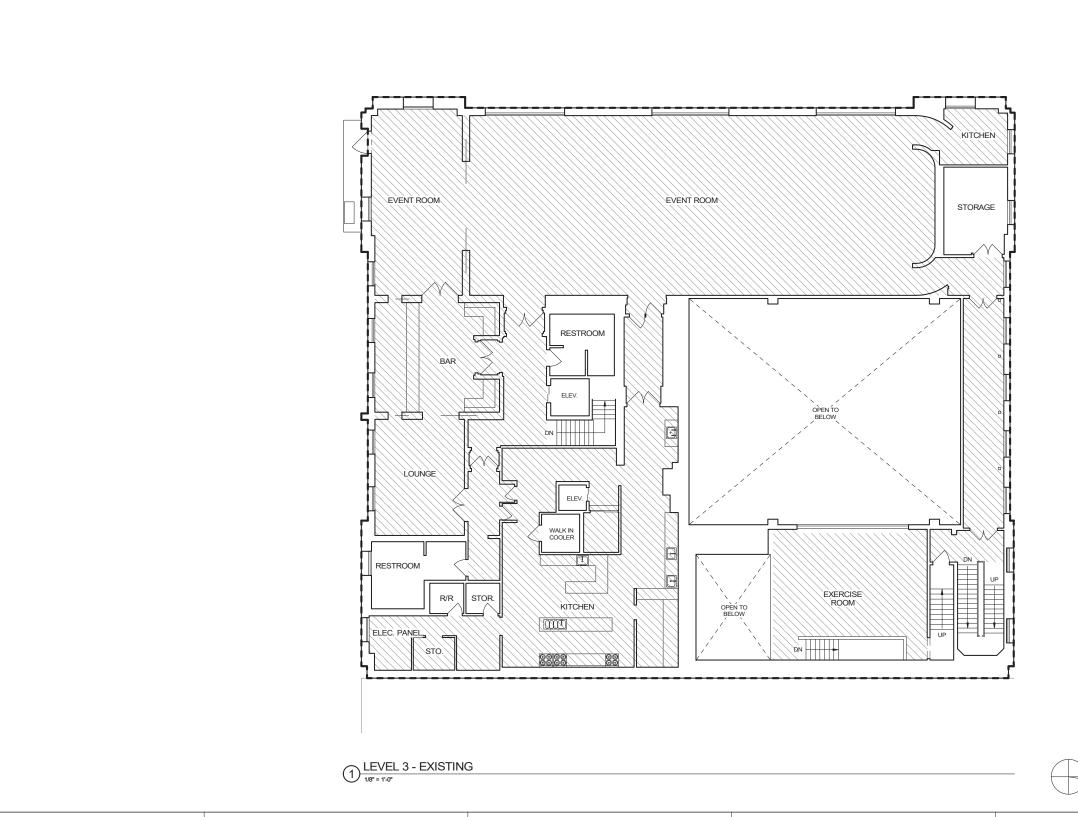
ROOM TAG

Name XXX

ROOM NAME ROOM NUMBER RESTROOM PLANS - LEVEL 2

A1.2

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LEGEND

OCCUPIED FLOOR AREA --- GROSS FLOOR AREA --- PROPERTY LINE

ROOM TAG

Name ROOM NAME XXX

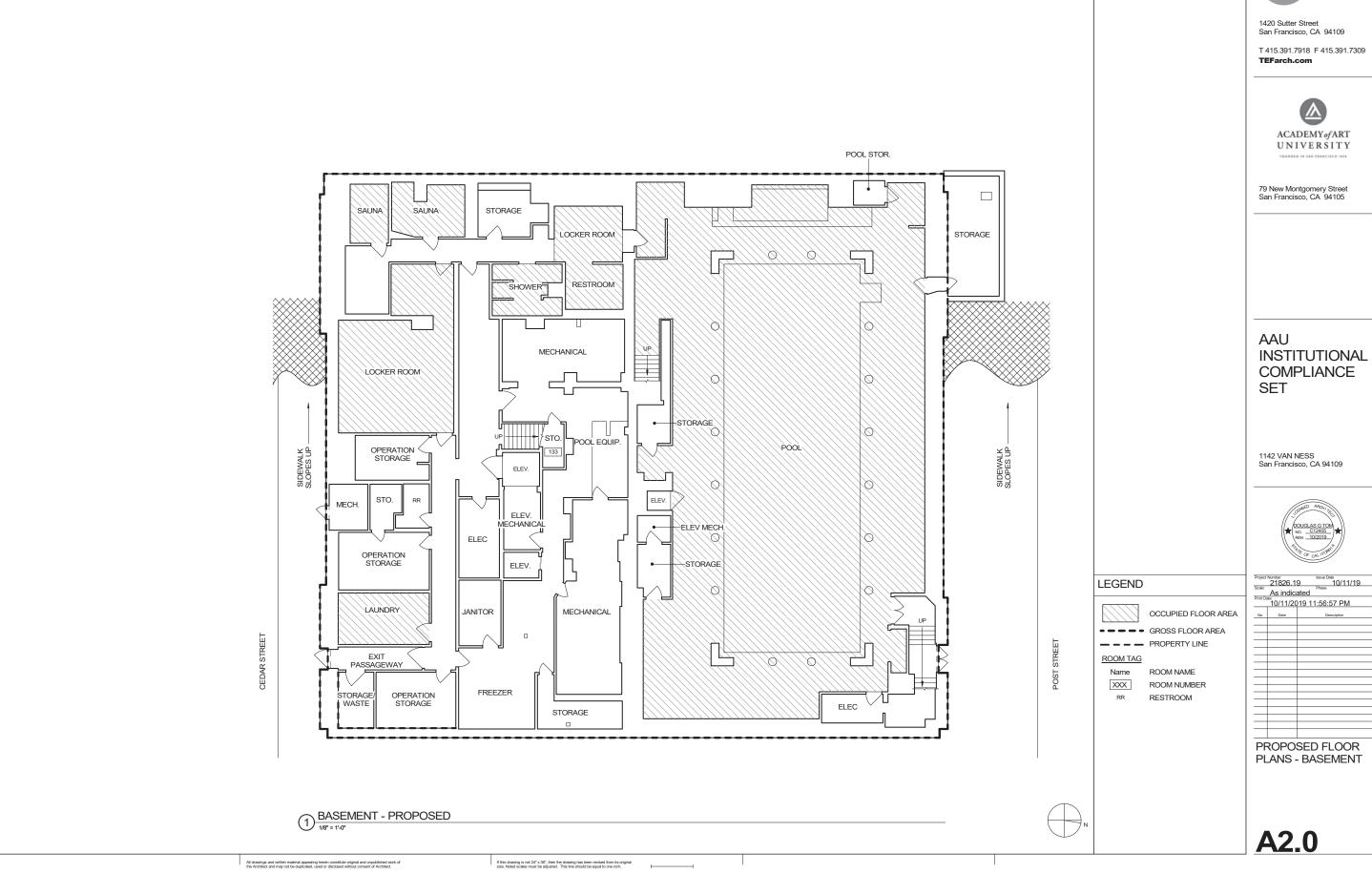
ROOM NUMBER RESTROOM

Project Number 21826.19 Issue Date 10/11/19
Scale: Phase Scale: Print Date: Print Date: 10/11/2019 11:56:54 PM EXISTING FLOOR

PLANS - LEVEL 3

A1.3

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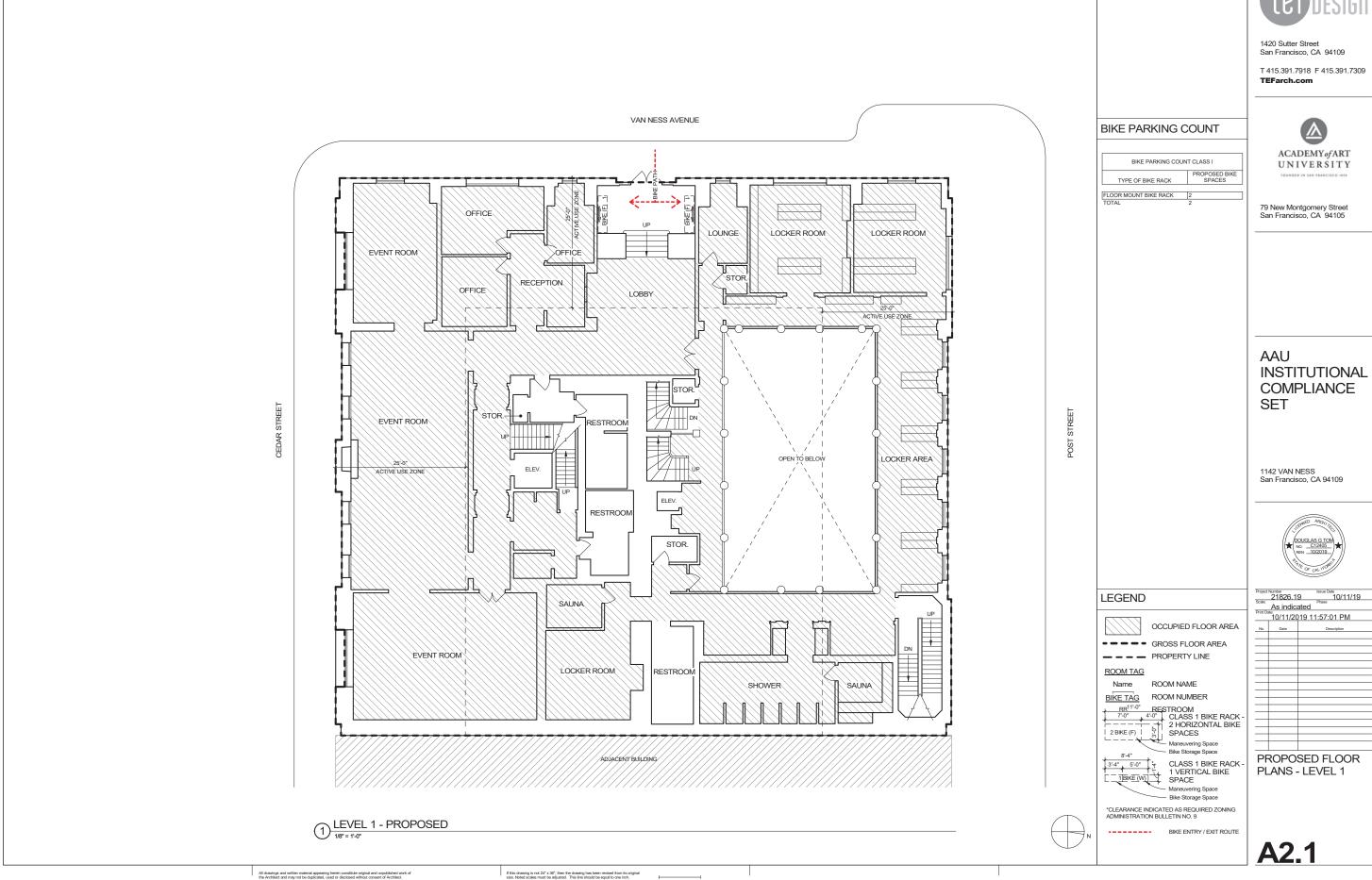
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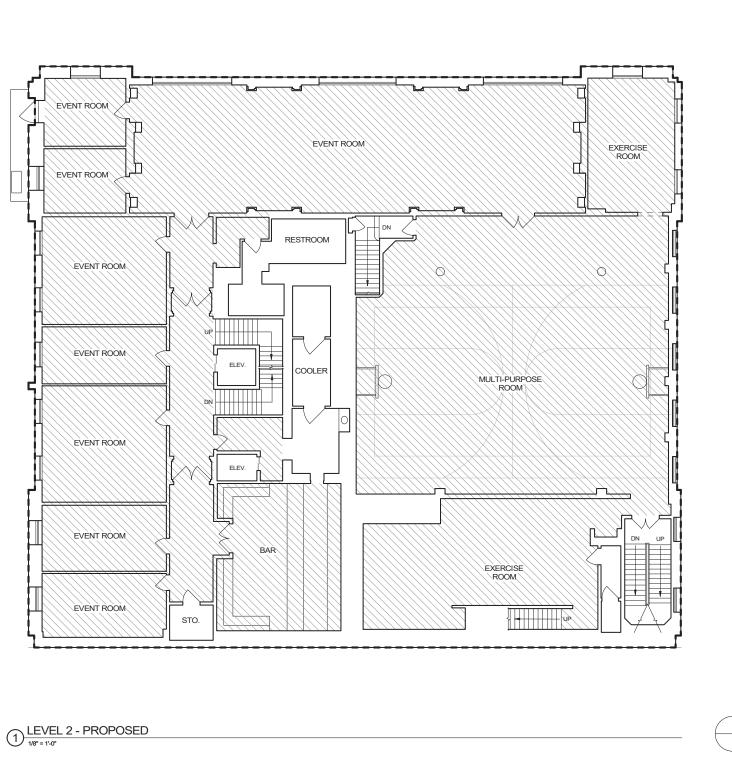


PROPOSED FLOOR PLANS - BASEMENT

A2.0



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LEGEND

OCCUPIED FLOOR AREA

--- GROSS FLOOR AREA --- PROPERTY LINE

ROOM TAG

Name XXX

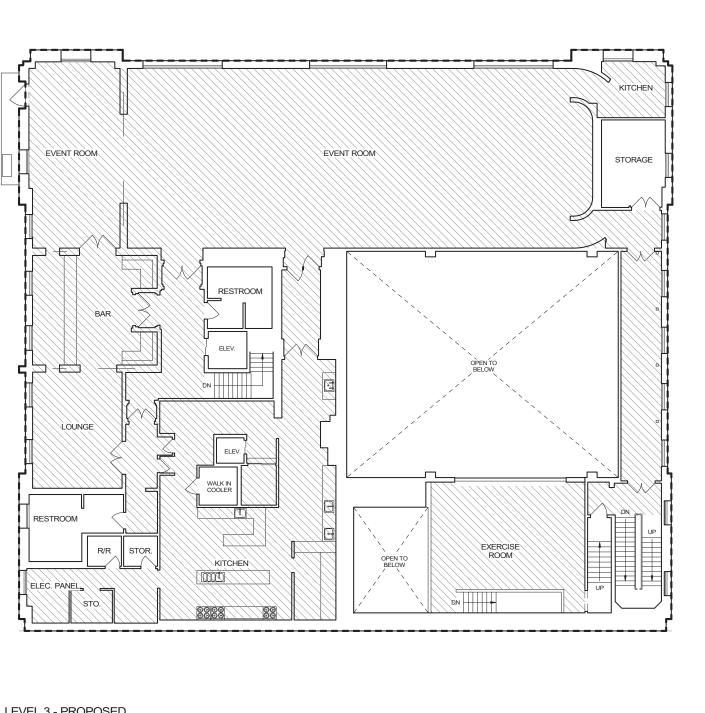
ROOM NAME ROOM NUMBER RESTROOM

Project Number 21826.19 Issue Date 10/11/19
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PROPOSED FLOOR PLANS - LEVEL 2

A2.2

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LEGEND

--- GROSS FLOOR AREA

OCCUPIED FLOOR AREA

--- PROPERTY LINE

ROOM TAG

Name XXX

ROOM NAME ROOM NUMBER RESTROOM

Project Number 21826.19 Issue Date 10/11/19
Scale: Phase Scale: Print Date: Print Date: 10/11/2019 11:57:11 PM PROPOSED FLOOR

PLANS - LEVEL 3

A2.3

1) LEVEL 3 - PROPOSED

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WEST ELEVATION - VAN NESS AVENUE



NORTH ELEVATION - POST STREET



2 SOUTH ELEVATION - CEDAR STREET

KEY NOTES

- TEMOVE EXISTING SECURITY CAMERA, PROVIDE NEW SECURITY CAMERA (LOCATION TBD) WITH MINIMAL PROFILE, ALL CONDUIT TO BE INTERNALLY ROUTED, VERIFY EXISTING SYSTEMS ARE FUNCTIONAL, TYPE TO BE REVIEWED BY PLANNING DEPARTMENT STAFF PRIOR TO APPROVAL/ INSTALLATION.
- 2 UNPERMITTED EGRESS DOORS TO BE REPLACED IN ACCORDANCE WITH THE SECRETARY'S STANDARDS. UNPERMITTED GATE TO BE REMOVED. FOLLOWING COMPLETION OF EGRESS ANALYSIS AS PART OF BUILDING PERMIT APPLICATION, AAU WILL EITHER PROPOSE A GATE REPLACEMENT THAT COMPLIES WITH THE SECRETARY'S STANDARDS OR LEAVE EXIT WITHOUT GATE REPLACEMENT.
- (3) CANOPY STRUCTURE LEGALLY PERMITTED. SEE PERMIT No. 9622217 AND ASSOCIATED PLAN SHEETS A3.2 AND A4.0
- 4 NOT USED
- (5) PROPOSED AAU BUSINESS WALL SIGN, UNPAINTED METAL LASER CUT LETTERING, 1" OFFSET FROM WALL, NON-ILLUMINATED; MOUNT THROUGH REVEALS; SEE SIGNAGE CONSULTANT DRAWINGS
- PROPOSED METAL & GLASS DOOR TO MATCH EXISTING ADJACENT WINDOW; HEADER HEIGHT, COLOR & SHAPE TO MATCH ADJACENT WINDOW HEADER

ITEMS BELOW NOTED DURING 9/28/19 SITE WALK

- 7 EXISTING BUILDING ADDRESS NAMEPLATE, TO REMAIN
- 8 EXISTING AWNING
- (9) EXISTING WALL SCONCE
- (10) EXISTING PROTRUDING PIPE
- 11) EXISTING FIRE STANDPIPE
- (12) EXISTING SECURITY GRILL, TYP.
- (3) EXISTING SKATE BOARD DETERRENTS
- EXISTING BOLLARDS
 PROTECTING EXISTING
 PLUMBING
- (15) EXISTING VENT IN WINDOW
- 16 EXISTING LIGHT FIXTURE
- (17) EXISTING MECHANICAL DUCT, STUCCO ENCLOSURE
- 18 EXISTING VENTS
- (19) EXISTING DUMBWAITER FIRE LADDER
- 20 EXISTING FIRE ESCAPE BALCONIES
- (21) EXISTING FIRE ESCAPE LADDER TO ROOF
- (22) EXISTING STREET SIGN TO REMAIN
- 23) EXISTING JULIET BALCONY WITH METAL RAILING
- (24) EXISTING FLAGPOLE TO REMAIN, AAU FLAG NOT PERMITTED



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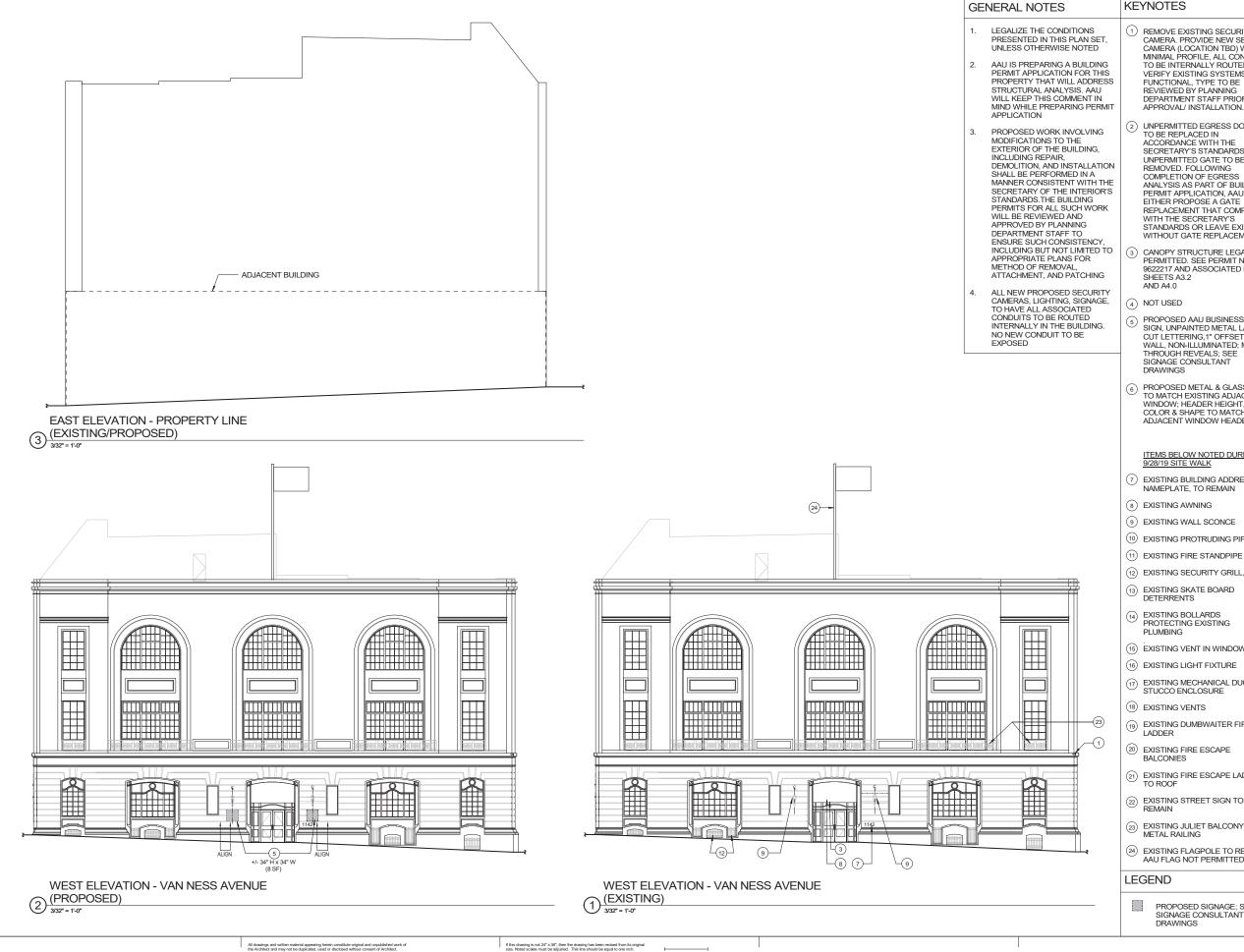


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EXTERIOR ELEVATION IMAGES

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KEYNOTES

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(5) PROPOSED AAU BUSINESS WALL SIGN, UNPAINTED METAL LASER CUT LETTERING, 1" OFFSET FROM WALL, NON-ILLUMINATED; MOUNT THROUGH REVEALS; SEE SIGNAGE CONSULTANT

6 PROPOSED METAL & GLASS DOOR TO MATCH EXISTING ADJACENT WINDOW; HEADER HEIGHT, COLOR & SHAPE TO MATCH ADJACENT WINDOW HEADER

ITEMS BELOW NOTED DURING 9/28/19 SITE WALK

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(8) EXISTING AWNING

9 EXISTING WALL SCONCE

(10) EXISTING PROTRUDING PIPE

(11) EXISTING FIRE STANDPIPE

(12) EXISTING SECURITY GRILL, TYP.

(13) EXISTING SKATE BOARD

(14) EXISTING BOLLARDS PROTECTING EXISTING PLUMBING

(15) EXISTING VENT IN WINDOW

(16) EXISTING LIGHT FIXTURE

17 EXISTING MECHANICAL DUCT, STUCCO ENCLOSURE

(18) EXISTING VENTS

(19) EXISTING DUMBWAITER FIRE

20 EXISTING FIRE ESCAPE BALCONIES

(21) EXISTING FIRE ESCAPE LADDER TO ROOF

② EXISTING STREET SIGN TO REMAIN

(23) EXISTING JULIET BALCONY WITH METAL RAILING

(24) EXISTING FLAGPOLE TO REMAIN, AAU FLAG NOT PERMITTED

LEGEND

PROPOSED SIGNAGE; SEE SIGNAGE CONSULTANT



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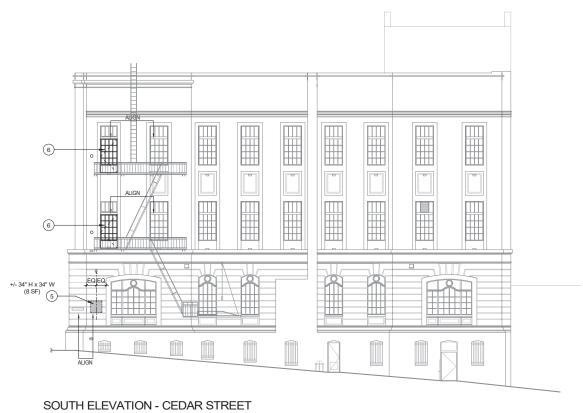
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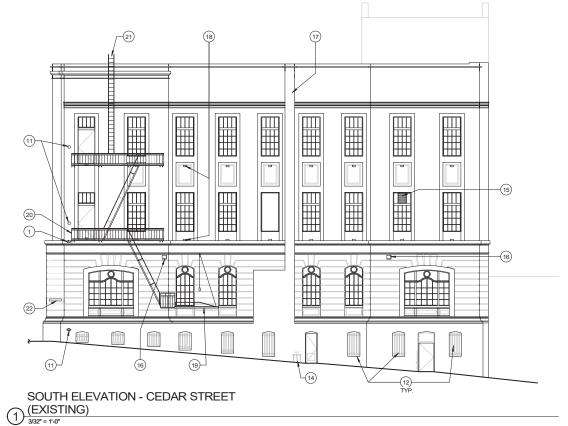
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EXISTING/PROPOSED **EXTERIOR ELEVATIONS**



(PROPOSED)

3/32" = 1'-0"



GENERAL NOTES

- LEGALIZE THE CONDITIONS
 PRESENTED IN THIS PLAN SET,
 UNLESS OTHERWISE NOTED
- 2. AAU IS PREPARING A BUILDING PERMIT APPLICATION FOR THIS PROPERTY THAT WILL ADDRESS STRUCTURAL ANALYSIS. AAU WILL KEEP THIS COMMENT IN MIND WHILE PREPARING PERMIT APPLICATION
- B. 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
- 4. 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

- REMOVE EXISTING SECURITY
 CAMERA. PROVIDE NEW SECURIT
 CAMERA (LOCATION TBD) WITH
 MINIMAL PROFILE, ALL CONDUIT
 TO BE INTERNALLY ROUTED,
 VERIFY EXISTING SYSTEMS ARE
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- (6) PROPOSED METAL & GLASS DOOR TO MATCH EXISTING ADJACENT WINDOW; HEADER HEIGHT, COLOR & SHAPE TO MATCH ADJACENT WINDOW HEADER

ITEMS BELOW NOTED DURING 9/28/19 SITE WALK

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- (18) EXISTING VENTS
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- 20 EXISTING FIRE ESCAPE BALCONIES
- (21) EXISTING FIRE ESCAPE LADDER TO ROOF
- 22) EXISTING STREET SIGN TO REMAIN
- ② EXISTING JULIET BALCONY WITH METAL RAILING
- (24) EXISTING FLAGPOLE TO REMAIN, AAU FLAG NOT PERMITTED

LEGEND

PROPOSED SIGNAGE; SEE SIGNAGE CONSULTANT DRAWINGS



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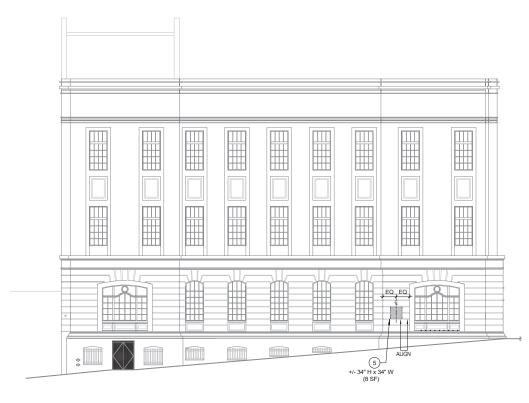
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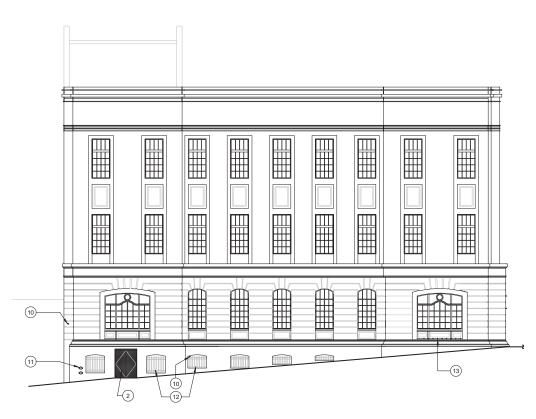
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EXISTING/PROPOSED EXTERIOR ELEVATIONS

A3.3



NORTH ELEVATION - POST STREET (EXISTING/PROPOSED)



NORTH ELEVATION - POST STREET (EXISTING/PROPOSED)

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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

- LEGALIZE THE CONDITIONS PRESENTED IN THIS PLAN SET. UNLESS OTHERWISE NOTED
- AAU IS PREPARING A BUILDING PERMIT APPLICATION FOR THIS PROPERTY THAT WILL ADDRESS STRUCTURAL ANALYSIS. AAU WILL KEEP THIS COMMENT IN MIND WHILE PREPARING PERMITAPPLICATION
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KEYNOTES

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- PROPOSED AAU BUSINESS WALL SIGN, UNPAINTED METAL LASER CUT LETTERING,1" OFFSET FROM WALL, NON-ILLUMINATED; MOUNT THROUGH REVEALS; SEE SIGNAGE CONSULTANT
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LEGEND

PROPOSED SIGNAGE; SEE SIGNAGE CONSULTANT **DRAWINGS**



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EXTERIOR ELEVATIONS

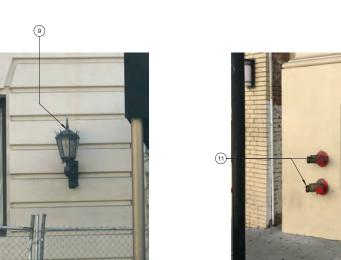
A3.4





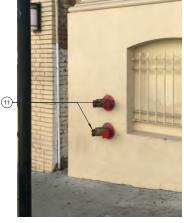


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7 IMAGE









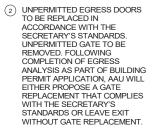








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EXTERIOR ELEVATION DETAIL IMAGES

A4.1

3 IMAGE



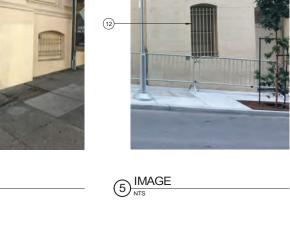


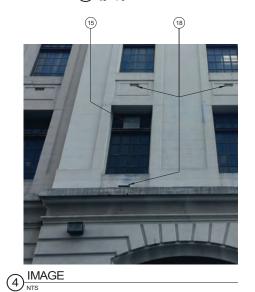


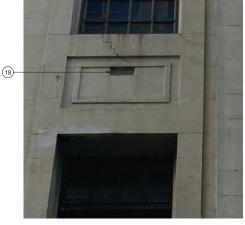


6 IMAGE

1 IMAGE







(3) IMAGE



2 IMAGE



KEYNOTES

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- 4 NOT USED
- (5) PROPOSED AAU BUSINESS WALL SIGN, UNPAINTED METAL LASER CUT LETTERING, 1" OFFSET FROM WALL, NON-ILLUM INATED; MOUNT THROUGH REVEALS; SEE SIGNAGE CONSULTANT DRAWINGS
- (6) PROPOSED METAL & GLASS DOOR TO MATCH EXISTING ADJACENT WINDOW; HEADER HEIGHT, COLOR & SHAPE TO MATCH ADJACENT WINDOW HEADER

ITEMS BELOW NOTED DURING 9/28/19 SITE WALK

- 7 EXISTING BUILDING ADDRESS NAMEPLATE, TO REMAIN
- 8 EXISTING AWNING
- (9) EXISTING WALL SCONCE
- (10) EXISTING PROTRUDING PIPE
- 11 EXISTING FIRE STANDPIPE
- (12) EXISTING SECURITY GRILL, TYP.
- (13) EXISTING SKATE BOARD DETERRENTS
- (14) EXISTING BOLLARDS PROTECTING EXISTING PLUMBING
- 15 EXISTING VENT IN WINDOW
- (16) EXISTING LIGHT FIXTURE
- EXISTING MECHANICAL DUCT, STUCCO ENCLOSURE
- 18 EXISTING VENTS
- CO EXIGNINO VENTO
- (19) EXISTING DUMBWAITER FIRE LADDER
- ② EXISTING FIRE ESCAPE BALCONIES
- (21) EXISTING FIRE ESCAPE LADDER TO ROOF
- (22) EXISTING STREET SIGN TO REMAIN
- ② EXISTING JULIET BALCONY WITH METAL RAILING
- ②4 EXISTING FLAGPOLE TO REMAIN, AAU FLAG NOT PERMITTED

tet design

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79 New Montgomery Street San Francisco, CA 94105

AAU INSTITUTIONAL COMPLIANCE SET

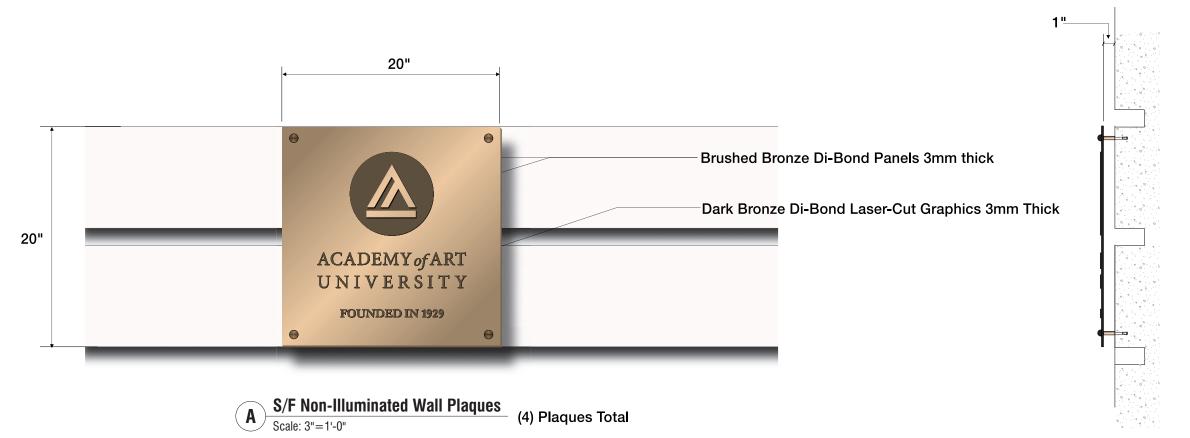
1142 VAN NESS San Francisco, CA 94109



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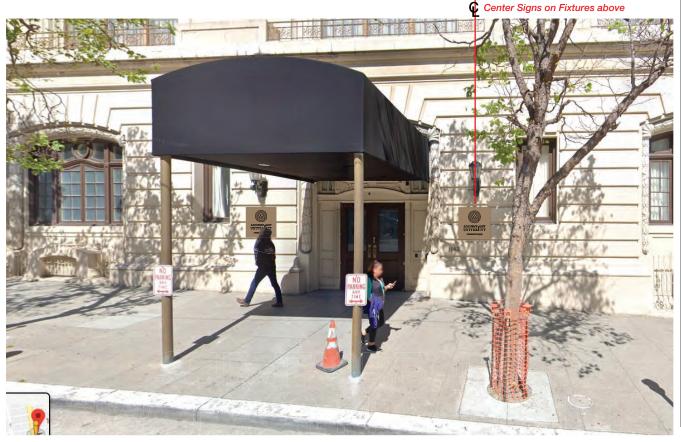
EXTERIOR ELEVATION DETAIL IMAGES

A4.2



Sign Ht not to Exceed 2 Mortar Joints (Field Survey to Verify)





WEST ELEVATION - VAN NESS AVENUE



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: 9/18/19

Revision Notes:

Interior X Ext		Interior	X	Exte
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X Single Faced Double Faced

X Illuminated

Non-Illuminated

Type of Lighting:

Lamps X L.E.D.

Neon Other

Address

1142 VAN NESS AVENUE SAN FRANCISCO

Customer Approval

MM/DD/YYYY

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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



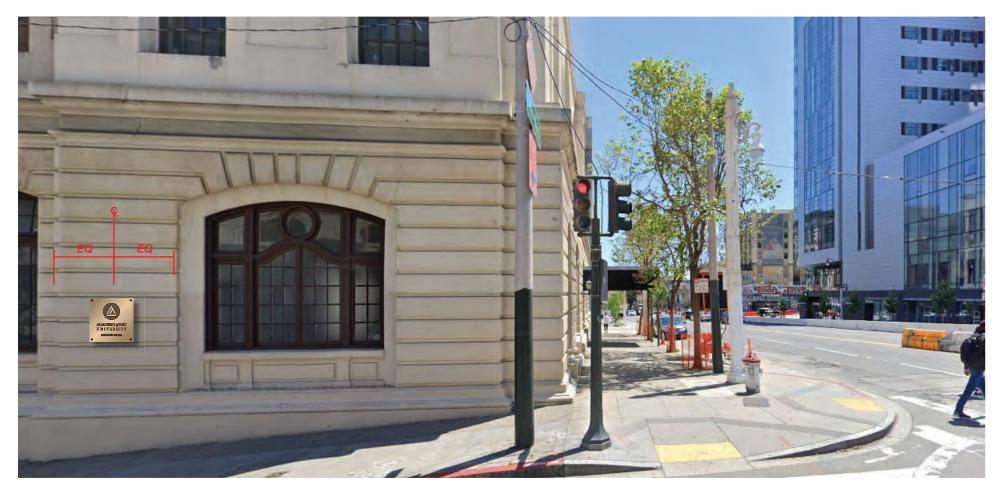




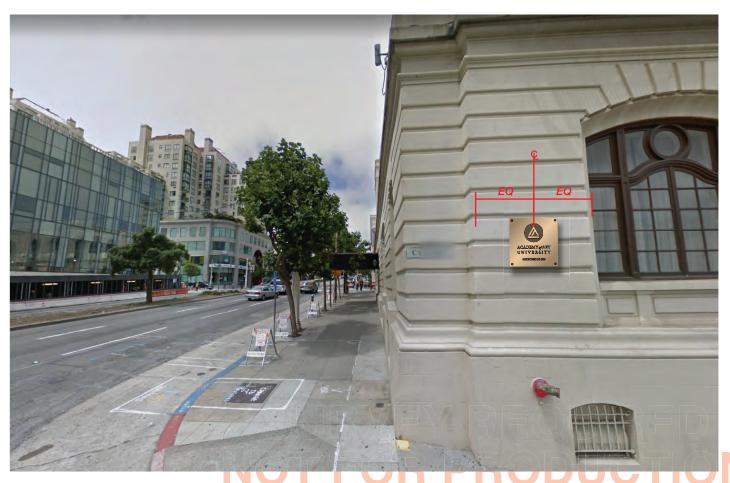


Sheet No.

GG 2.0



NORTH ELEVATION - POST STREET



SOUTH ELEVATION - CEDAR STREET



2500 Bisso Lane, Suite 200 Concord, CA 94520 925.771.6300 Phone CA License #665363

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Date: **8/14/19** Sales: A. Bartizal Designer: N. Ford

Rev. #: 1 Date: 9/18/19

Revision Notes:

Interior	X	Exterio

Single Faced X Double Faced

X Illuminated

Non-Illuminated

Type of Lighting:

Lamps	X L.E.D.
Neon	Other

Address

1142 VAN NESS AVENUE 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 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







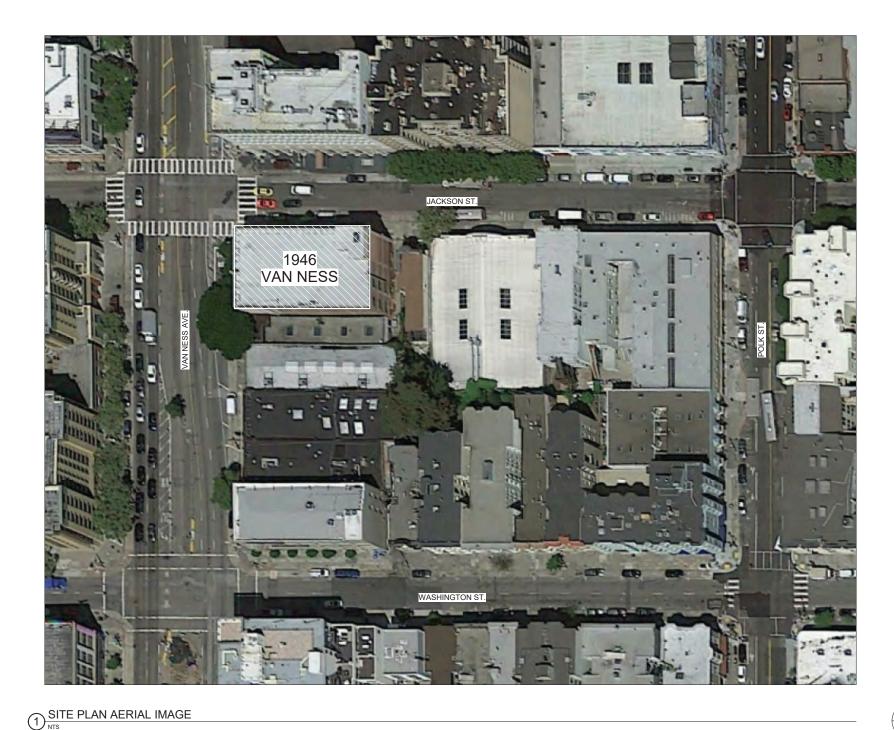


Sheet No.

GG 3.0

CODE NOTES REFER	RENCE: SAN FRANCISCO	D PLANNING ARY 1, 2019	SHEET INDEX	EXTERIO	·R VIEW		
A- FLOOR AREAS SAN FRANCISCO PLANNING CODE SEC. FLOOR AREA, GROSS: IN THE C-3 AND IDISTRICTS, THE SUM OF THE GROSS AR BUILDINGS, MEASURED ALONG THE GLUABOVE THE FINISHED FLOOR AND ALCONNID PROVIDED, HOWEVER, THAT SUCH LINE THE WALL. FLOOR AREA, OCCUPIED: FLOOR AREA PRINCIPAL OR CONDITIONAL USE AND ITS AND	102 DEFINITIONS CENTRAL SOMA AND VAN NESS SPE LEAS OF THE SEVERAL FLOORS OF, ASS LINE AT WINDOWS AT A HEIGHT IGA PROJECTED STRAIGHT LINE PA ECTING THE ENDS OF INDIVIDUAL W. SHALL NOT BE INWARD OF THE INT DEVOTED TO, OR CAPABLE OF BEIN	CIAL USE A BUILDING OR TO FOUR FEET KRALLEL TO THE JINDOWS, TERIOR FACE OF	Sheet Number Sheet Name A0.0 COVER SHEET A0.1 PROJECT INFORMATION	SF PLANNING DEPT ISSUE SF DBI ISSUE			1420 Sutter Street San Francisco, CA 9410 T 415.391.7918 F 415.3 TEFarch.com
Level LEVEL 1 MEZZANINE LEVEL 2 LEVEL 3 GROSS SF TOTAL	Existing (SF) 7,251 3,399 7,195 7,195 25,040	Proposed (SF) 7,251 3,399 7,195 7,195 25,040	A0.2 GENERAL NOTES A0.S1 SITE PLAN AERIAL IMAGE A0.S2 SITE PLAN DRAWINGS A0.S3 STREETSCAPE DRAWINGS A0.S4 STREETSCAPE DRAWINGS A0.T1 OCCUPANY AND EGRESS PLANS A0.T2 SF GREEN BUILDING COMPLIANCE FORM A0.T3a ACCESSIBILITY DIAGRAMS (1 of 3)				ACADEMY of A UNIVERSIT
FLOOR AREA RATIO (PER SEI	<u>SF</u>		A0.73b ACCESSIBILITY DIAGRAMS (2 of 3) A0.73c ACCESSIBILITY DIAGRAMS (3 of 3) A1.1 EXISTING FLOOR PLANS - LEVEL 1 A1.2 EXISTING FLOOR PLANS - MEZZANINE & LEVE	•			79 New Montgomery Str San Francisco, CA 9410
FAR X LOT AREA = 4.8 X 7,247	· · · · · · · · · · · · · · · · · · ·		A1.3 EXISTING FLOOR PLANS - LEVEL 3 A2.1 PROPOSED FLOOR PLANS - LEVEL 1	• •			
Level LEVEL 1 MEZZANINE LEVEL 2 LEVEL 3 OCCUPIED SF TOTAL: B- ACTIVE USE	6,246 3,399 6,196 6,196 22,037	Proposed (SF) 6,246 3,399 6,196 6,196 22,037	A2.2 PROPOSED FLOOR PLANS - MEZZANINE & LEV A2.3 PROPOSED FLOOR PLANS - MEZZANINE & LEV A3.1 EXTERIOR ELEVATION IMAGES A3.2 EXISTING WEST ELEVATION A3.3 EXISTING NORTH ELEVATION A3.4 EXISTING/PROPOSED EAST ELEVATION A3.5 EXISTING/PROPOSED SOUTH ELEVATION A3.6 PROPOSED WEST ELEVATION A3.7 PROPOSED NORTH ELEVATION		N.	N.T.S.	
	ARY DPOSED CLASS I BICYC	LE PARKING	A4.1 EXTERIOR ELEVATION DETAILS SIGNAGE SHEETS G 2.0 SIGNAGE DETAILS G 3.0 SIGNAGE DETAILS G 4.0 SIGNAGE DETAILS TOTAL SH	• • • • • • • • • • • • • • • • • • •	JACHSON 9/ 35	,090 1001	AAU INSTITUTIO COMPLIANO SET
**THE PROPOSAL REMAINS SUBJECT TO RESEMBLA, BUILDING AND FIRE DEPARTMENTS. APPLICABLE CODE:	/IEW AND APPROVAL BY OTHER CIT		DDODEDTY INFORMATION	VAN NESS AVE.	7725 108 11 12 13 14 15 15 15 15 15 15 15 15 15 15 15 15 15	N N S S S S S S S S S S S S S S S S S S	1946 VAN NESS San Francisco, CA 94109
APPLICABLE CODE: ALL WORK SHALL COMPLY AMENDMENTS, RULES, REG ORDERS, APPROVALS, ETC. AUTHORITIES. IN THE EVEN STRINGENT REQUIREMENT TO THE CURRENT APPLICAE THE FOLLOWING (OR OTHER	WITH THE APPLICABLE : ULATIONS, ORDINANCE THAT ARE REQUIRED ! IT OF CONFLICT, THE M S INCLUDE, BUT ARE SINCLUDE, BUT ARE DILLIONS OR PUBLI	ES, LAWS, BY PUBLIC IOST DT LIMITED	PROPERTY INFORMATION ADDRESS 1946 VAN NESS AVENUE 0598/010A DISTRICTS ZONING RC-4 HEIGHT/BULK 80-D SPECIAL USE VAN NESS	006 006	25 35 12 26 33 WASHINGTON	2002 14/32 3 2002 14/32 3 700	COUGLAS CTOM CO
2016 SAN FRANCISCO BUILE PART 2- 2016 CALIFORNIA B PART 4- 2016 CALIFORNIA M PART 3- 2016 CALIFORNIA E PART 6- 2016 CALIFORNIA E PART 10- 2016 CALIFORNIA I PART 9- 2016 CALIFORNIA F	UILDING CODE ECHANICAL CODE LECTRICAL CODE NERGY CODE EXISTING BUILDING COI	DE	USE CHANGE OF USE REQUIRED LAST LEGAL GROUND FLOOR RETAIL AND ABOVE (RETAIL AND/OR LIGHT MANUFACTURING PROPOSED INSTITUTIONAL: POST-SECONDARY EI No OF STORIES 3 (NO CHANGE)	DUCATION	MAP	N.T.S.	Project Number Issue Date 21826.20 10
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COVERED FACADE.	ZATION DEOLIECTED FO	OR POST-	LEGACY BUSINESS REGISTRY None	urardia 5	THE RESERVE OF THE PARTY OF THE		
CONDITIONAL USE AUTHORIZ SECONDARY EDUCATIONAL I DISTRICT.		THE RC-4				NI NI	

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AAU INSTITUTIONAL COMPLIANCE SET

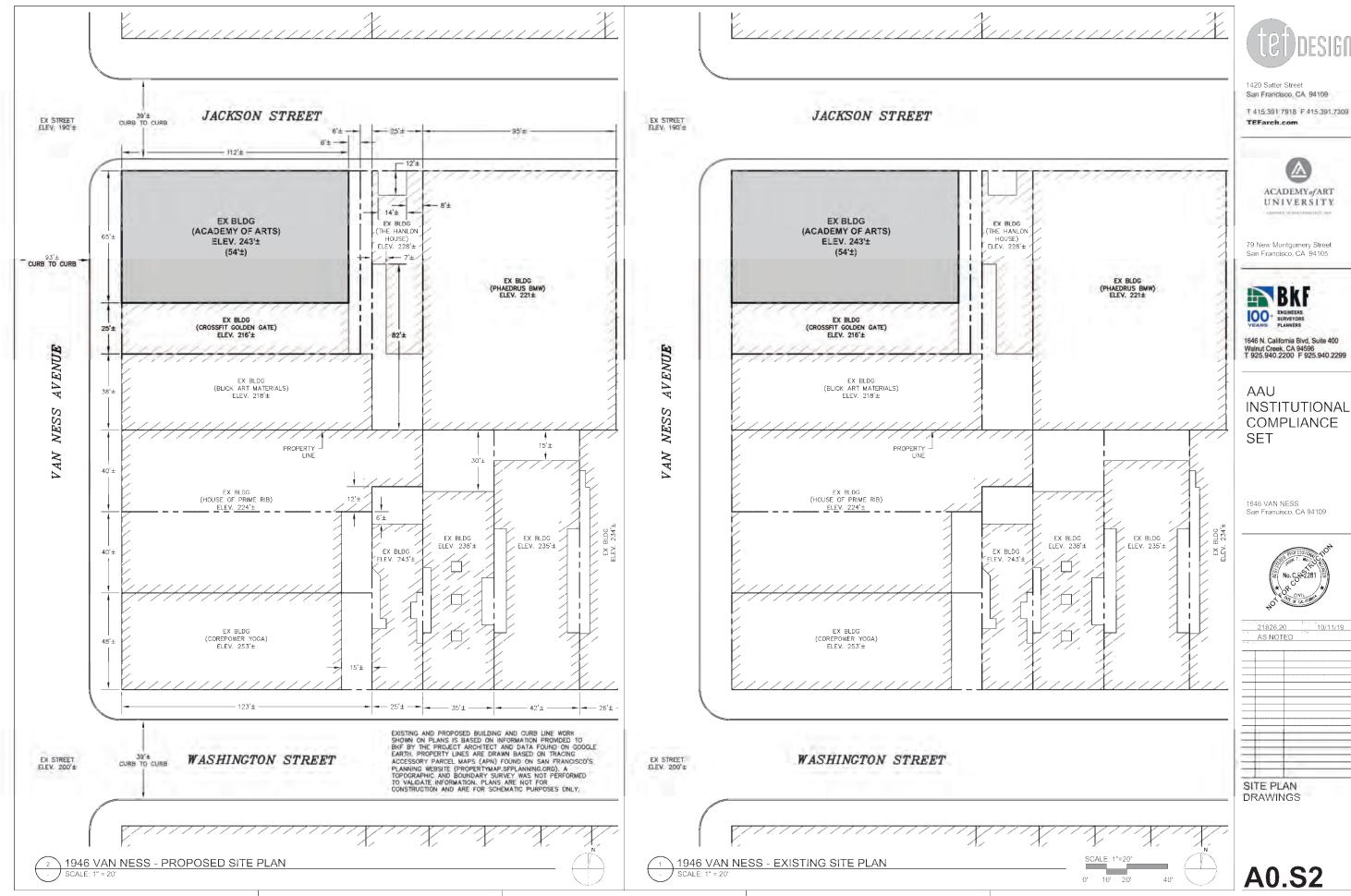
1946 VAN NESS San Francisco, CA 94109



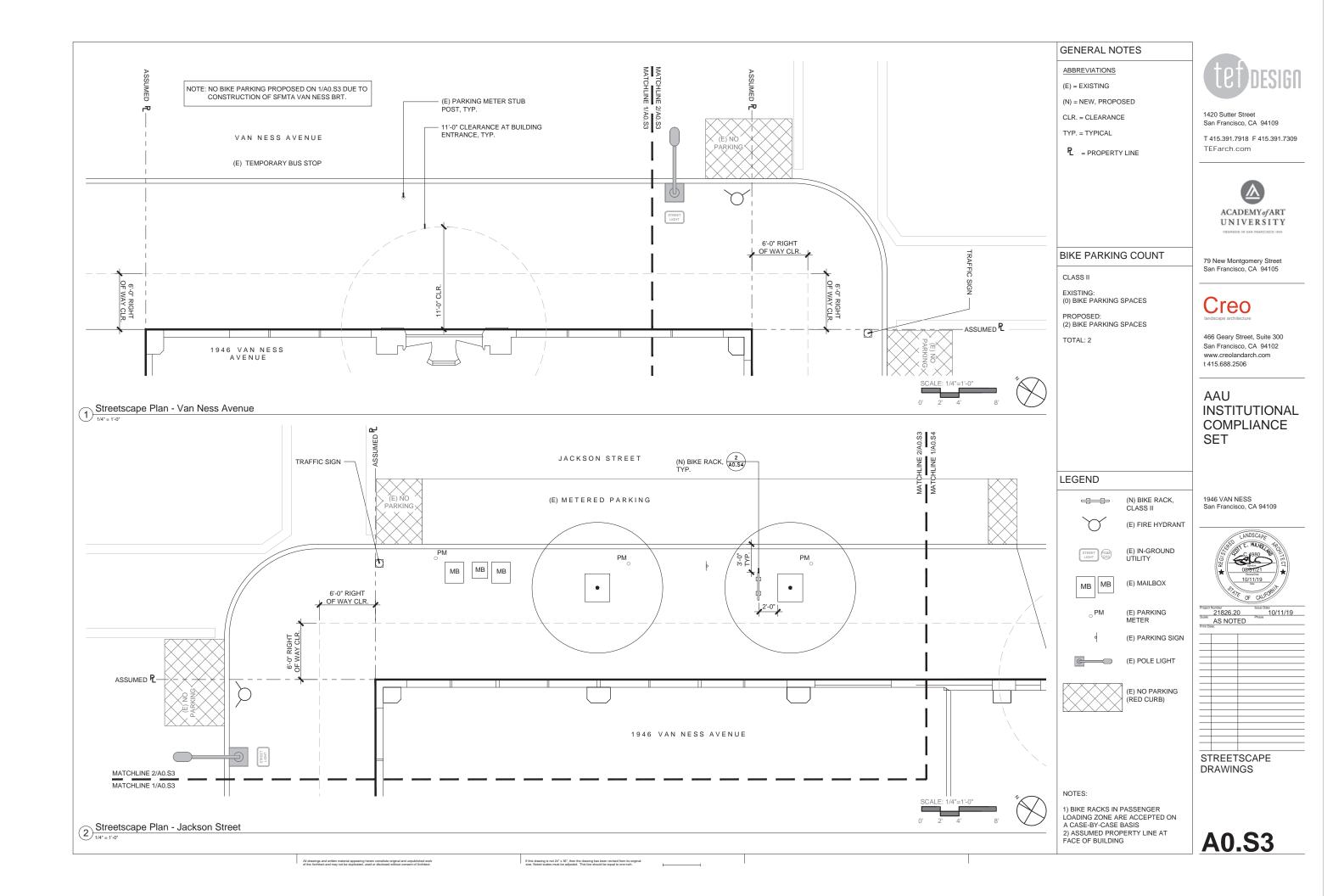
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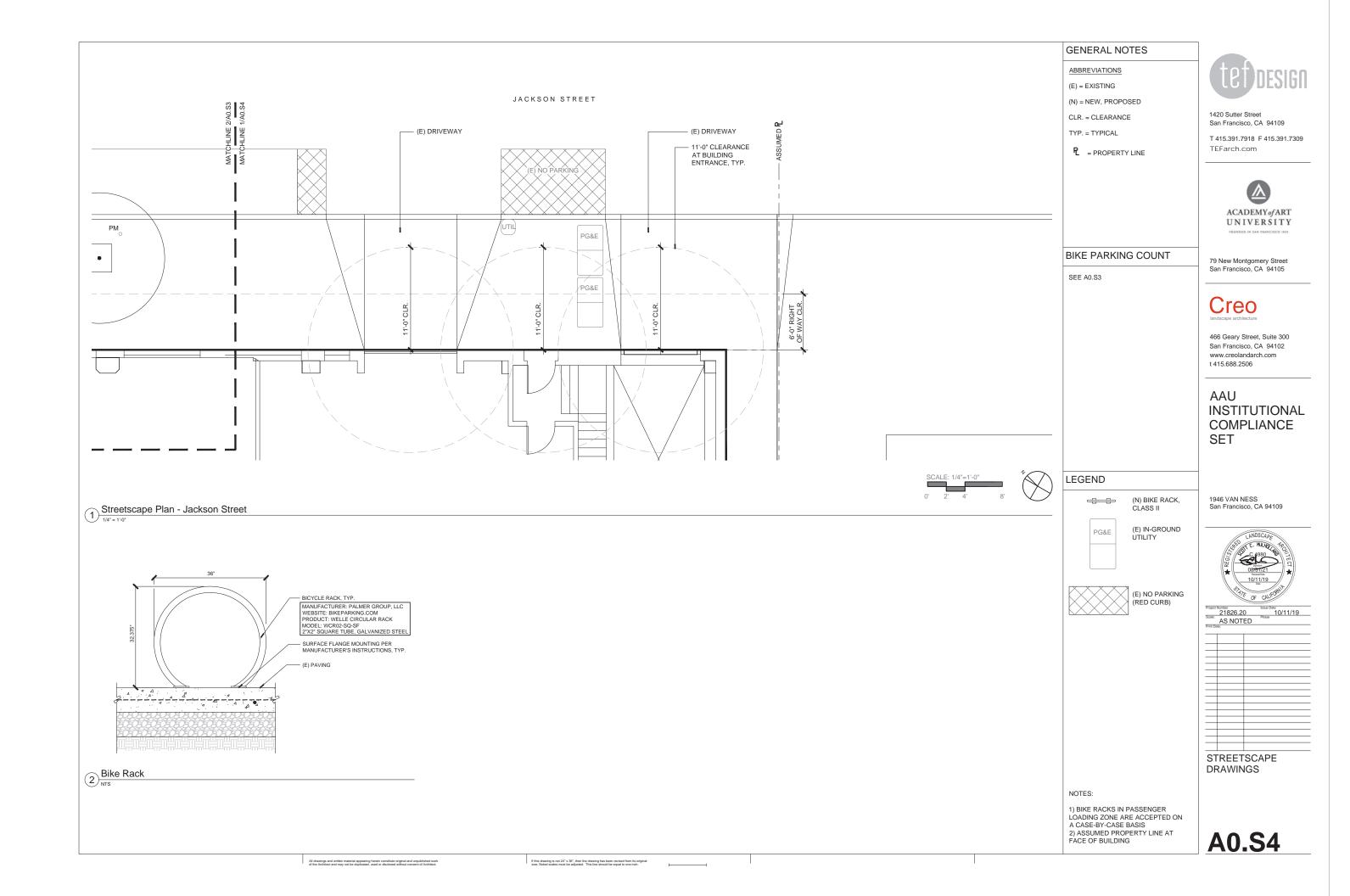
SITE PLAN AERIAL **IMAGE**

A0.S1



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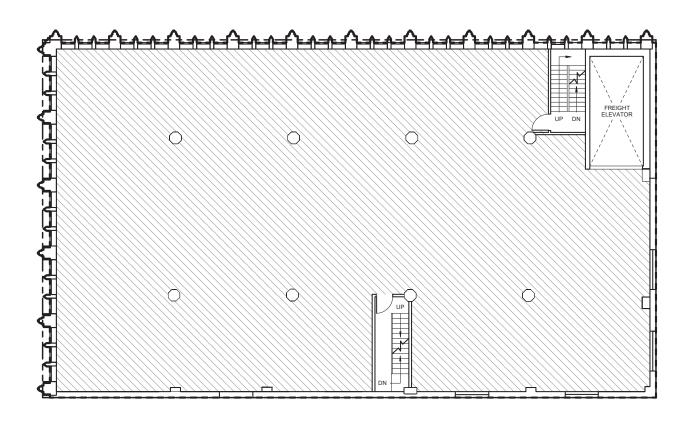




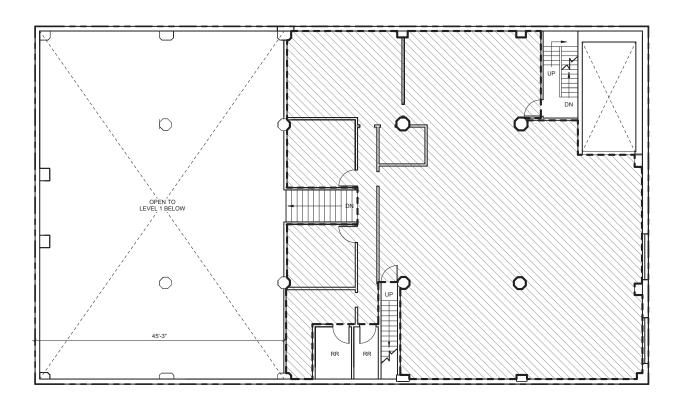
1420 Sutter Street San Francisco, CA 94109 T 415.391.7918 F 415.391.7309 **TEFarch.com** ACADEMY of ART UNIVERSITY 79 New Montgomery Street San Francisco, CA 94105 JACKSON STREET AAU INSTITUTIONAL COMPLIANCE SET 1946 VAN NESS San Francisco, CA 94109 LEGEND OCCUPIE --- GROSS F ___ PROPERT **ROOM TAG** ROOM NA XXX ROOM NUMBER RESTROOM EXISTING FLOOR PLANS - LEVEL 1 1/8" = 1'-0" **A1.1** 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. 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.



	l		
	Project Scale:	21826.2	Phase
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D FLOOR AREA	No.	Date	Description
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2 LEVEL 2 - EXISTING



MEZZANINE - EXISTING

1/8" = 1'-0"



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OCCUPIED FLOOR AREA

---- GROSS FLOOR AREA --- PROPERTY LINE

ROOM TAG

XXX

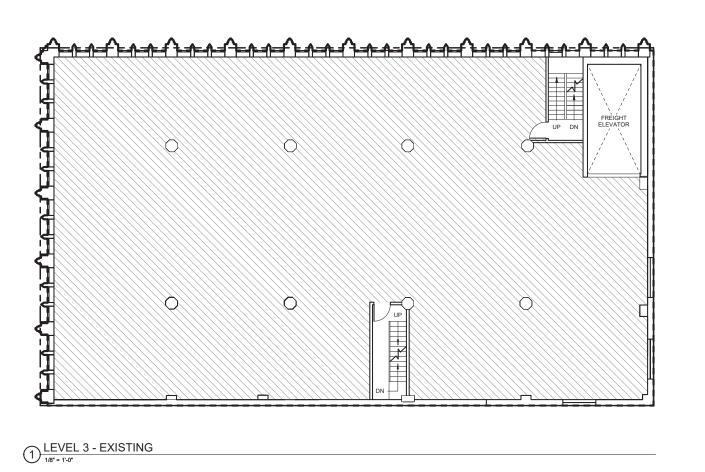
ROOM NAME ROOM NUMBER RESTROOM

Project Number 21826.20 Issue Date 10/11/19
Scale: Phase Scale: As indicated Phase Print Date: 10/11/2019 11:28:46 PM **EXISTING FLOOR**

PLANS - MEZZANINE & LEVEL 2

A1.2

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LEGEND

OCCUPIED FLOOR AREA

--- GROSS FLOOR AREA --- PROPERTY LINE

ROOM TAG

Name XXX

RESTROOM

ROOM NAME

ROOM NUMBER

Project Number 21826.20 | Iounum 1 | Iounum EXISTING FLOOR

PLANS - LEVEL 3

A1.3

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EGEND		Project Number Issue E 21826.20 Scale: Phase	10/11/19
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OCCUPIEI	D FLOOR AREA	No. Date D	lescription
GROSS FI	OOR AREA		
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ROOM TAG			
Name ROOM NA	ME		
XXX ROOM NU	MBER		
RR RESTROC	M		
2 BIKE (F) 5 SPAC 8'-4" 5-0" 5 CLAS 1 BIKE (W) SPAC	vering Space orage Space SS 1 BIKE RACK - RTICAL BIKE	PROPOSED F PLANS - LEVE	
*CLEARANCE INDICATED AS F ADMINISTRATION BULLETIN N	orage Space REQUIRED ZONING O. 9	A 2 4	
BIKE E	NTRY / EXIT ROUTE	H	

OCCUPIED FLOOR A --- GROSS FLOOR AREA --- PROPERTY LINE ROOM TAG Name ROOM NAME XXX ROOM NUMBER RR RESTROOM BIKE TAG

LEGEND

BIKE TAG

11'-0"

7'-0"

4'-0"

CLASS 1 BIKE RAC
2 HORIZONTAL BI
SPACES

Maneuvering Space
Bike Storage Space

8'-4"

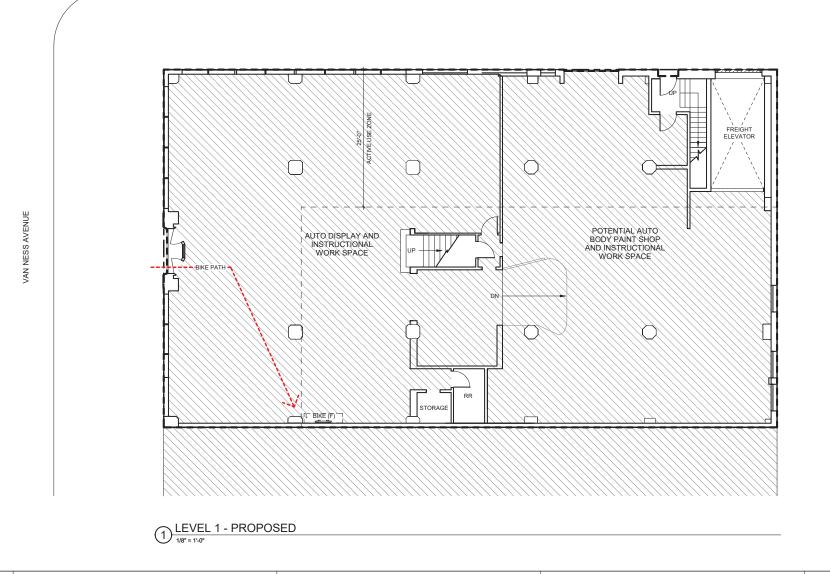
MIKE F

8'.4" Bike Storage Species

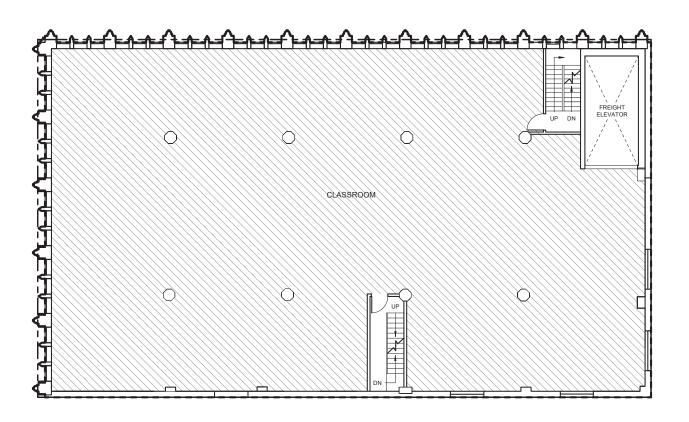
CLASS 1 BIKE RA
1 VERTICAL BIKE
SPACE
Maneuvering Space

AZ.1

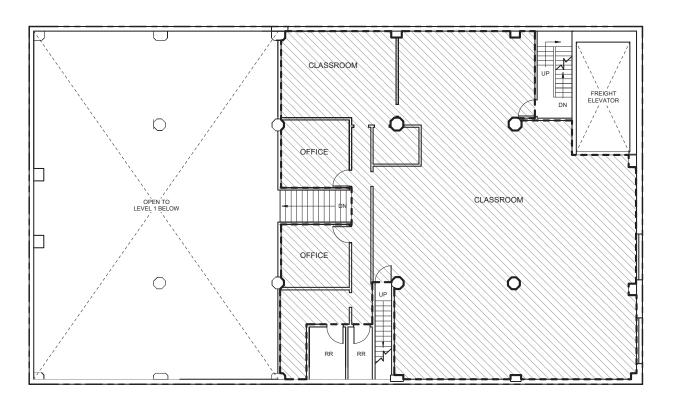
JACKSON STREET



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2 LEVEL 2 - PROPOSED



MEZZANINE - PROPOSED

1/8" = 1'-0"



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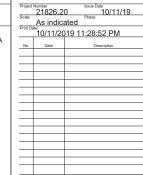
OCCUPIED FLOOR AREA

GROSS FLOOR AREA
PROPERTY LINE

ROOM TAG

Name XXX

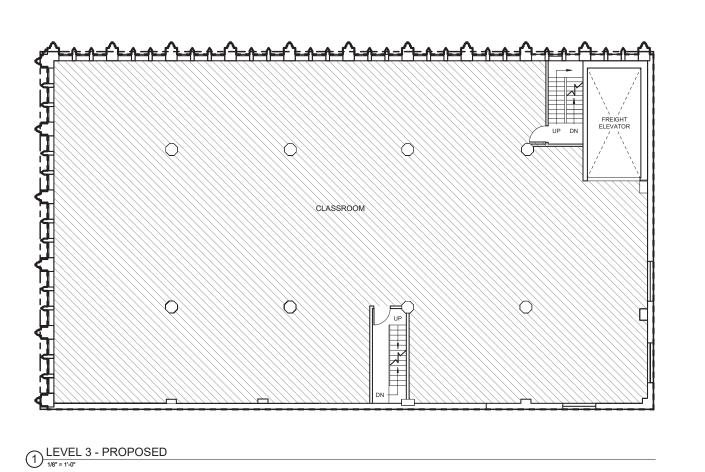
ROOM NUMBER RESTROOM



PROPOSED FLOOR PLANS - MEZZANINE & LEVEL 2

A2.2

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LEGEND

OCCUPIED FLOOR AREA --- GROSS FLOOR AREA --- PROPERTY LINE

ROOM TAG

ROOM NAME XXX

ROOM NUMBER RESTROOM

Project Number 21826.20 | Iounum 1 | Iounum PROPOSED FLOOR

PLANS - LEVEL 3

A2.3

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KEYNOTES

- INSTALL (N) ALUM. STOREFRONTS
 WITH CLEAR TEMPERED GLASS.
 DESIGN TO BE COMPATIBLE WITH
 HISTORIC DETAILS
- 2 REMOVE BOARD UP AND RESTORE/ REPAIR HISTORIC WINDOW
- 3 REMOVE MECH. EQUIPMENT/FLUE. RESTORE HISTORIC WINDOW
- 4 RESTORE HISTORIC WINDOW
- 5 RESTORE/REPAIR HISTORIC WINDOW FRAME/MULLION
- 6 REPAIR/RESTORE EXTERIOR HISTORIC MOLDING
- 7 REMOVE BOARD UP AND RESTORE/ REPAIR HISTORIC ENTRANCE

- (B) PROPOSED DIRECTLY ILLUMINATED AAU BUSINESS WALL SIGN; TO BE ILLUMINATED ONLY DURING BUSINESS HOURS; SEE SIGNAGE CONSULTANT DWGS
- 9 PROPOSED DIRECTLY ILLUMINATED AAU BUSINESS PROJECTION SIZE;
 TO BE ILLUMINATED ONLY DURING BUSINESS HOURS; SALVAGE AND REUSE EXISTING PROJECTING SIGN MOUNTING STRUCTURE; SEE SIGNAGE CONSULTANT DWGS

ITEMS BELOW NOTED DURING 9/27/19 SITE WALK

- (E) VENT
- (1) (E) PIPE(S) PROTRUDING
- (E) CONDUIT
- (13) (E) WOOD GARAGE DOOR
- (14) (E) PIPE, THROUGH GROUND
- (E) MTL ENCLOSURE
- (E) VENT PIPE



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2 NORTH ELEVATION - JACKSON STREET



WEST ELEVATION - VAN NESS AVENUE

AAU INSTITUTIONAL COMPLIANCE SET

1946 VAN NESS San Francisco, CA 94109



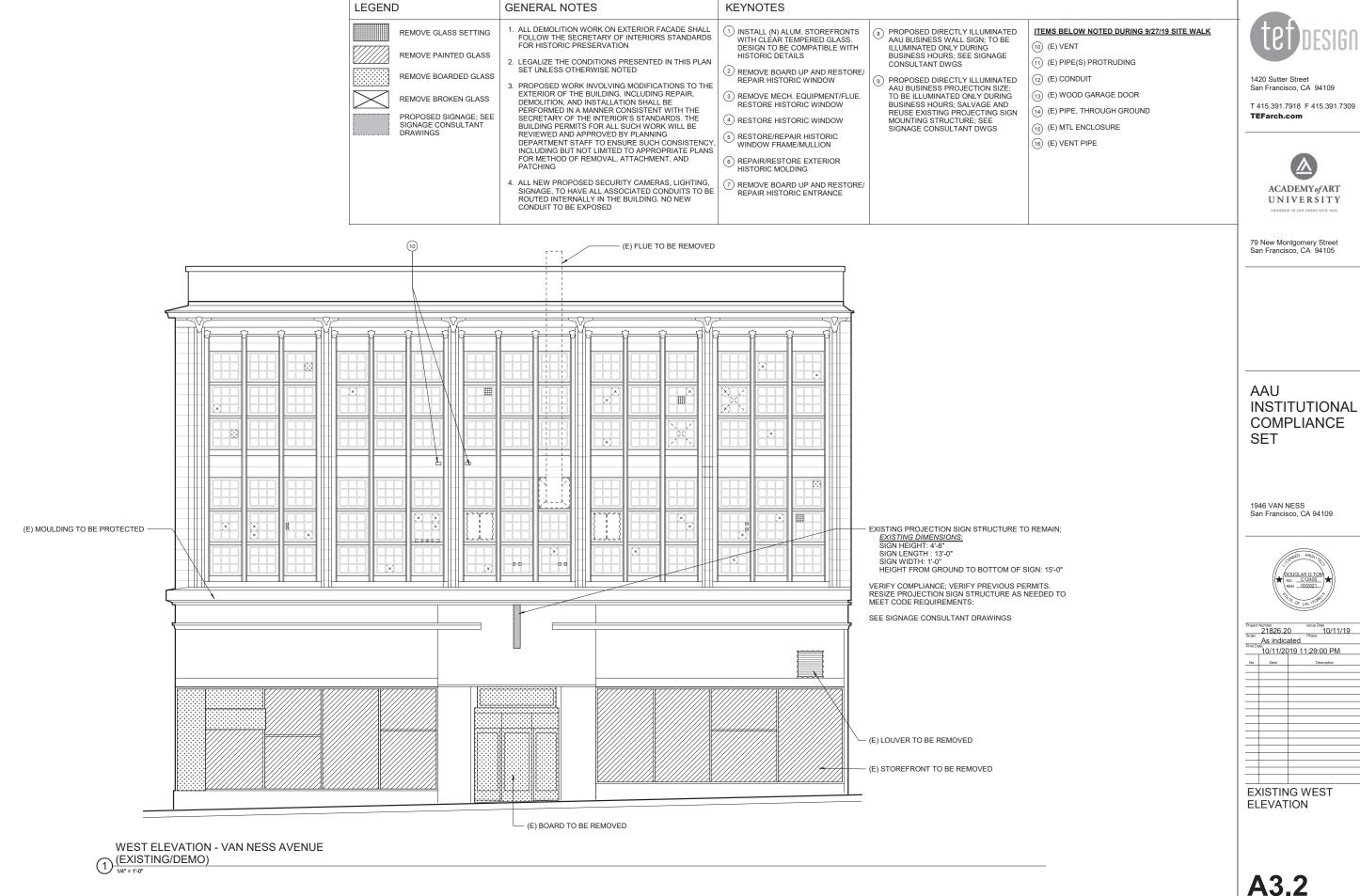
Project Number 21826.20 Issue Date 10/11/19
Scale: Not To Scale

Print Date: 10/11/2019 11:28:58 PM

Date Description

EXTERIOR ELEVATION IMAGES

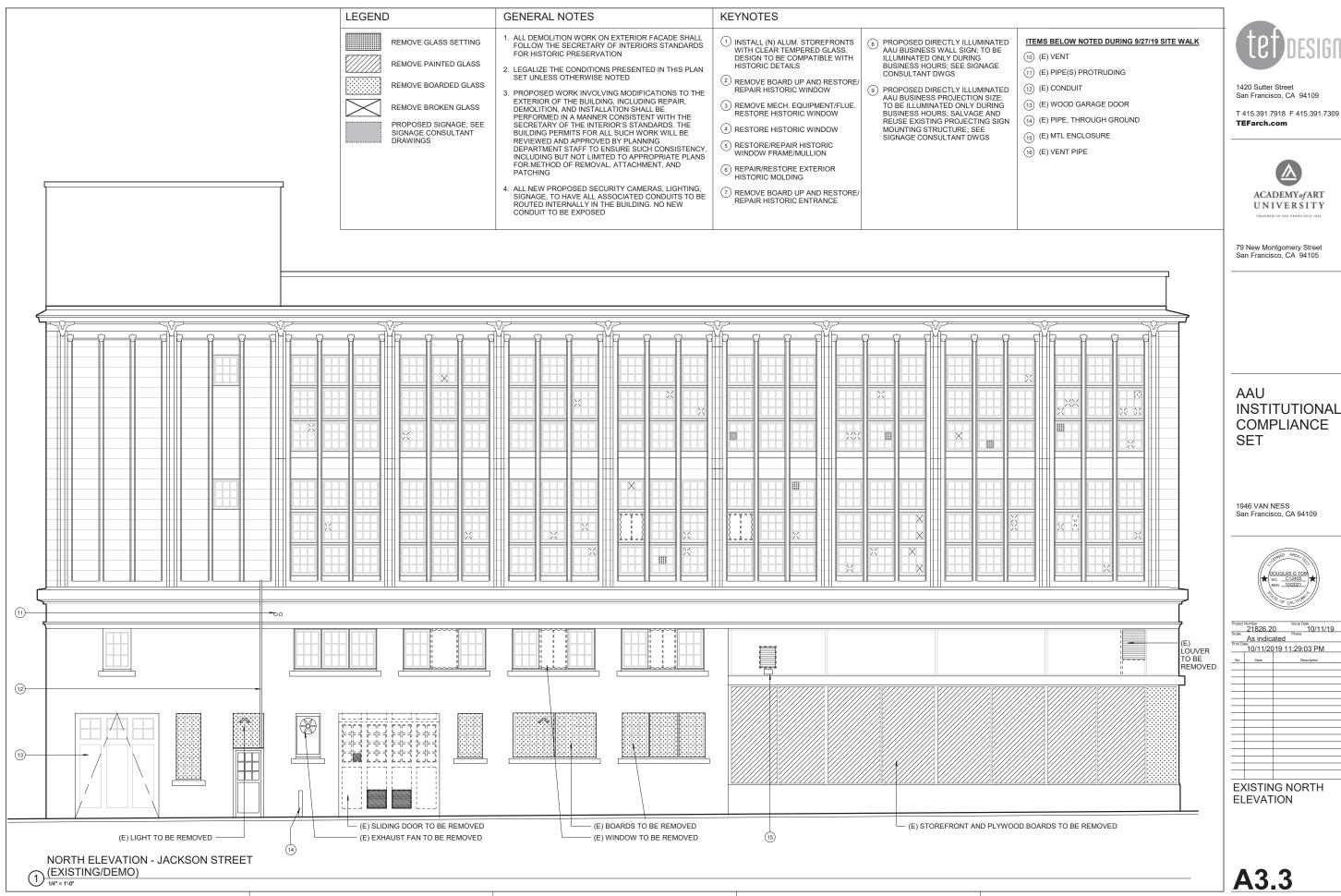
A3.1



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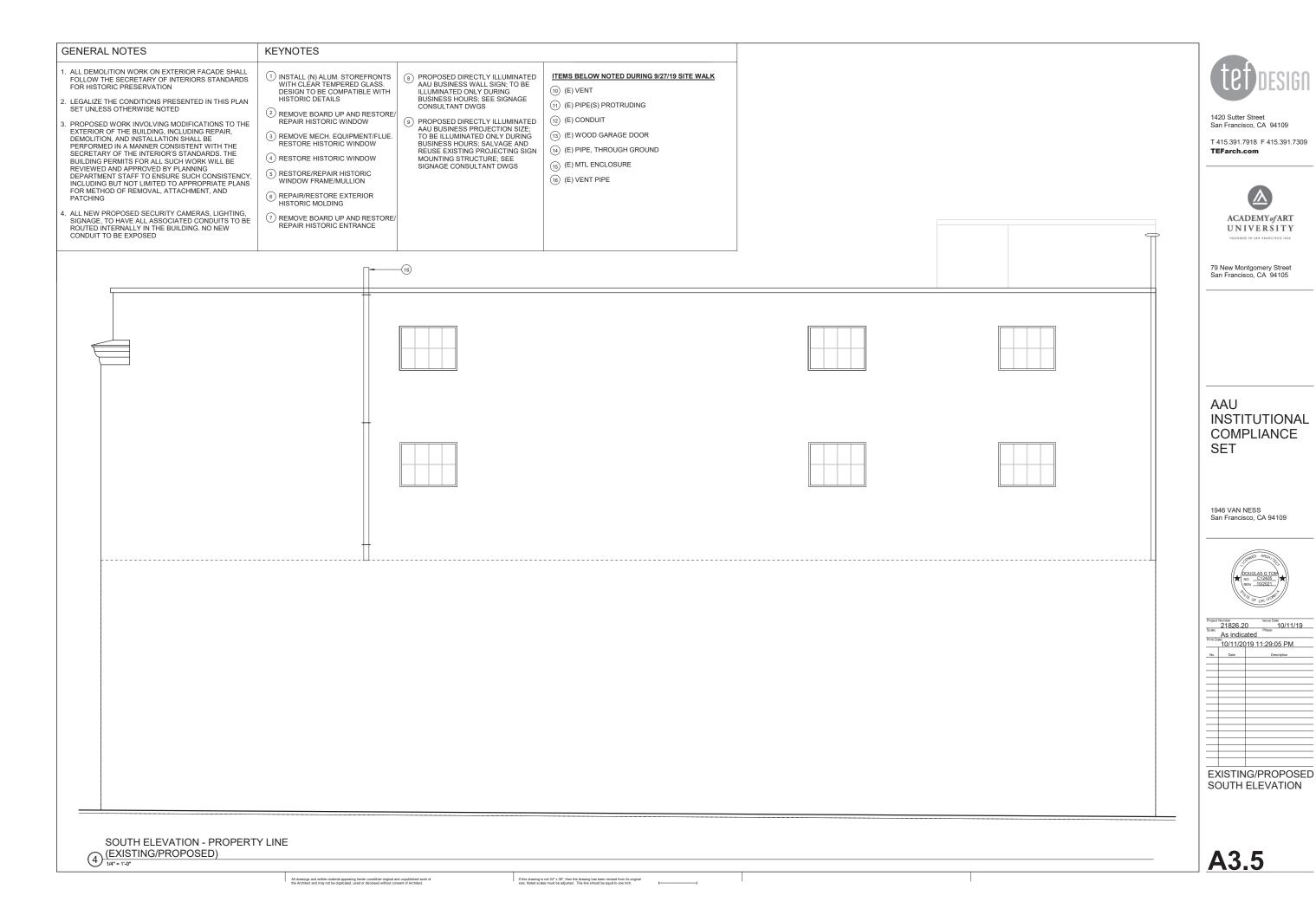
T 415.391.7918 F 415.391.7309



INSTITUTIONAL

10/11/19
Phase

GENERAL NOTES KEYNOTES ALL DEMOLITION WORK ON EXTERIOR FACADE SHALL FOLLOW THE SECRETARY OF INTERIORS STANDARDS FOR HISTORIC PRESERVATION) INSTALL (N) ALUM. STOREFRONTS WITH CLEAR TEMPERED GLASS. DESIGN TO BE COMPATIBLE WITH 8 PROPOSED DIRECTLY ILLUMINATED ITEMS BELOW NOTED DURING 9/27/19 SITE WALK AAU BUSINESS WALL SIGN; TO BE ILLUMINATED ONLY DURING (10) (E) VENT BUSINESS HOURS; SEE SIGNAGE CONSULTANT DWGS HISTORIC DETAILS LEGALIZE THE CONDITIONS PRESENTED IN THIS PLAN (11) (E) PIPE(S) PROTRUDING SET UNLESS OTHERWISE NOTED 2 REMOVE BOARD UP AND RESTORE/ REPAIR HISTORIC WINDOW 1420 Sutter Street San Francisco, CA 94109 B. 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 (9) PROPOSED DIRECTLY ILLUMINATED (12) (E) CONDUIT AAU BUSINESS PROJECTION SIZE; TO BE ILLUMINATED ONLY DURING (3) REMOVE MECH. EQUIPMENT/FLUE. (13) (E) WOOD GARAGE DOOR T 415.391.7918 F 415.391.7309 RESTORE HISTORIC WINDOW BUSINESS HOURS; SALVAGE AND (E) PIPE, THROUGH GROUND REUSE EXISTING PROJECTING SIGN MOUNTING STRUCTURE: SEE TEFarch.com (4) RESTORE HISTORIC WINDOW (E) MTL ENCLOSURE SIGNAGE CONSULTANT DWGS RESTORE/REPAIR HISTORIC DEPARTMENT STAFF TO ENSURE SUCH CONSISTENCY, INCLUDING BUT NOT LIMITED TO APPROPRIATE PLANS (16) (E) VENT PIPE WINDOW FRAME/MULLION FOR METHOD OF REMOVAL, ATTACHMENT, AND PATCHING 6 REPAIR/RESTORE EXTERIOR \wedge HISTORIC MOLDING I. 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 REMOVE BOARD UP AND RESTORE/ REPAIR HISTORIC ENTRANCE ACADEMY of ARTUNIVERSITY 79 New Montgomery Street San Francisco, CA 94105 AAU INSTITUTIONAL COMPLIANCE SET 1946 VAN NESS San Francisco, CA 94109 Project Number 21826.20 Scale: Scale: As indicated Phase Print Date: 10/11/2019 11:29:04 PM No. Date EXISTING/PROPOSED EAST ELEVATION EAST ELEVATION - PROPERTY LINE (EXISTING/PROPOSED) A3.4 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. 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.



LEGEND GENERAL NOTES NEW GLAZING IN EXISTING OPENING THE NEW STOREFRONTS, NEW WINDOWS, WINDOW REHABILITATION, AND NEW DOORS WILL BE CONSISTENT WITH THE "SECRETARY OF THE INTERIOR STANDARDS FOR REHABILITATION." ALL NEW ELEMENTS WILL BE COMPATIBLE WITH THE HISTORIC CHARACTER DEFINING FEATURES OF THE BUILDING PROPOSED SIGNAGE: SEE SIGNAGE CONSULTANT DRAWINGS . PATCH EXTERIOR STUCCO AS NEEDED TO MATCH . REPAIR ALL OPERABLE WINDOWS TO WORKABLE . LEGALIZE THE CONDITIONS PRESENTED IN THIS PLAN SET UNLESS OTHERWISE NOTED . 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

- 1 INSTALL (N) ALUM. STOREFRONTS WITH CLEAR TEMPERED GLASS. DESIGN TO BE COMPATIBLE WITH HISTORIC DETAILS
- REMOVE BOARD UP AND RESTORE/ REPAIR HISTORIC WINDOW
- 3 REMOVE MECH. EQUIPMENT/FLUE. RESTORE HISTORIC WINDOW
- 4 RESTORE HISTORIC WINDOW
- 5 RESTORE/REPAIR HISTORIC WINDOW FRAME/MULLION
- 6 REPAIR/RESTORE EXTERIOR HISTORIC MOLDING
- 7 REMOVE BOARD UP AND RESTORE/ REPAIR HISTORIC ENTRANCE

(8) PROPOSED DIRECTLY ILLUMINATED AAU BUSINESS WALL SIGN; TO BE ILLUMINATED ONLY DURING BUSINESS HOURS; SEE SIGNAGE CONSULTANT DWGS

 PROPOSED DIRECTLY ILLUMINATED AAU BUSINESS PROJECTION SIZE; TO BE ILLUMINATED ONLY DURING BUSINESS HOURS; SALVAGE AND REUSE EXISTING PROJECTING SIGN MOUNTING STRUCTURE; SEE SIGNAGE CONSULTANT DWGS

ITEMS BELOW NOTED DURING 9/27/19 SITE WALK

- (10) (E) VENT
- (11) (E) PIPE(S) PROTRUDING
- (12) (E) CONDUIT
- (13) (E) WOOD GARAGE DOOR
- (14) (E) PIPE, THROUGH GROUND
- (15) (E) MTL ENCLOSURE
- (E) VENT PIPE



1420 Sutter Street San Francisco, CA 94109

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79 New Montgomery Street San Francisco, CA 94105



AAU INSTITUTIONAL COMPLIANCE SET

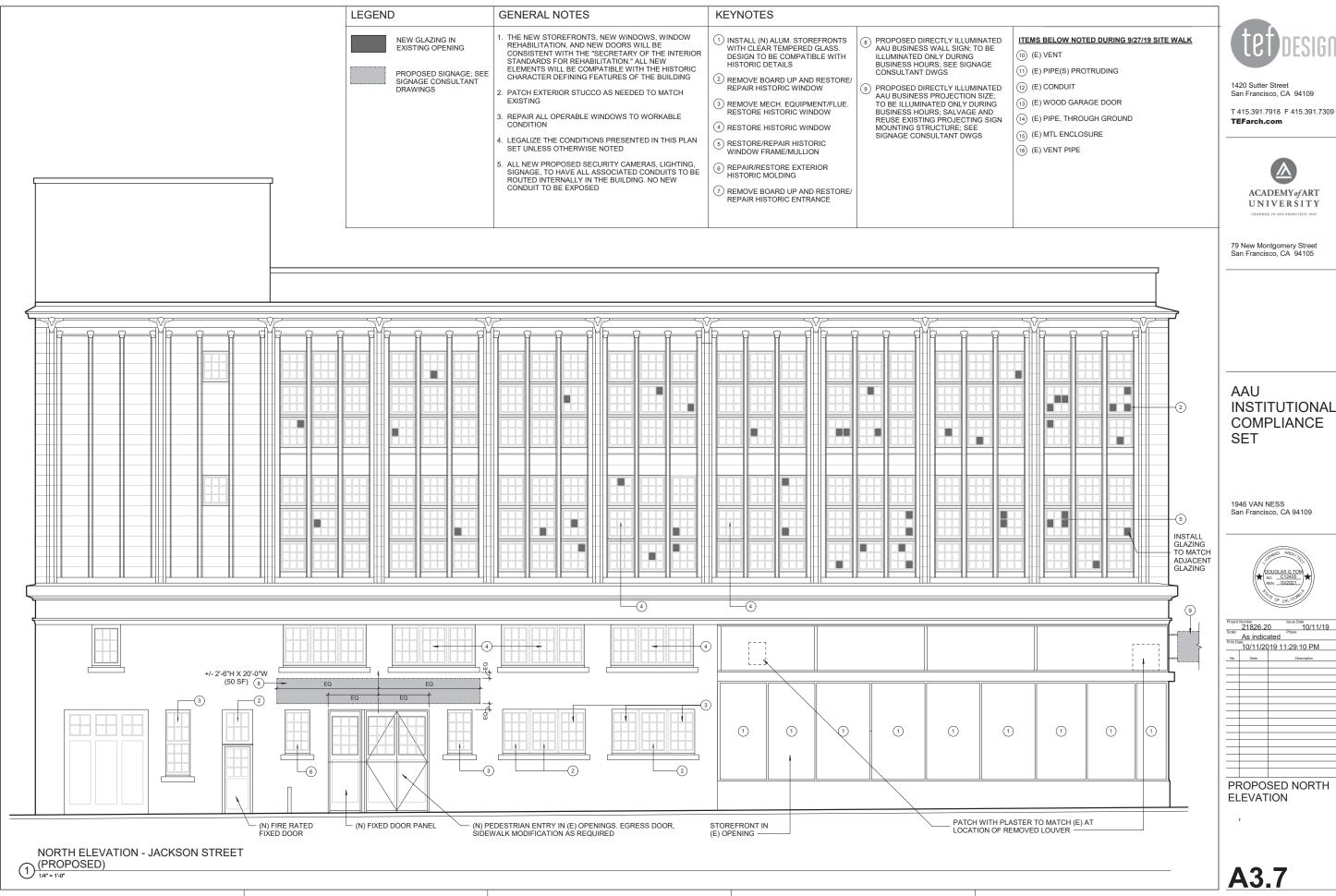
1946 VAN NESS San Francisco, CA 94109



| Project Number | Date | Date

PROPOSED WEST ELEVATION

A3.6



INSTITUTIONAL

KEYNOTES

- 1 INSTALL (N) ALUM. STOREFRONTS WITH CLEAR TEMPERED GLASS. DESIGN TO BE COMPATIBLE WITH HISTORIC DETAILS
- 2 REMOVE BOARD UP AND RESTORE/ REPAIR HISTORIC WINDOW
- (3) REMOVE MECH. EQUIPMENT/FLUE. RESTORE HISTORIC WINDOW 4 RESTORE HISTORIC WINDOW
- (5) RESTORE/REPAIR HISTORIC WINDOW FRAME/MULLION
- 6 REPAIR/RESTORE EXTERIOR HISTORIC MOLDING
- 7 REMOVE BOARD UP AND RESTORE/ REPAIR HISTORIC ENTRANCE

- PROPOSED DIRECTLY ILLUMINATED AAU BUSINESS WALL SIGN; TO BE ILLUMINATED ONLY DURING BUSINESS HOURS; SEE SIGNAGE CONSULTANT DWGS
- (9) PROPOSED DIRECTLY ILLUMINATED AAU BUSINESS PROJECTION SIZE; TO BE ILLUMINATED ONLY DURING BUSINESS HOURS; SALVAGE AND
 REUSE EXISTING PROJECTING SIGN
 MOUNTING STRUCTURE; SEE
 SIGNAGE CONSULTANT DWGS

ITEMS BELOW NOTED DURING 9/27/19 SITE WALK

- (E) VENT
- (1) (E) PIPE(S) PROTRUDING
- (12) (E) CONDUIT

(E) VENT PIPE

- (13) (E) WOOD GARAGE DOOR
- (14) (E) PIPE, THROUGH GROUND
- (15) (E) MTL ENCLOSURE



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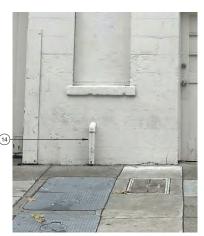
AAU

SET

INSTITUTIONAL COMPLIANCE

1946 VAN NESS San Francisco, CA 94109

Project Number 21826.20 | 10/11/19 |
Scale: 1/8" = 1'-0" | Phase | 10/11/2019 11:29:13 PM











2 IMAGE





5 IMAGE

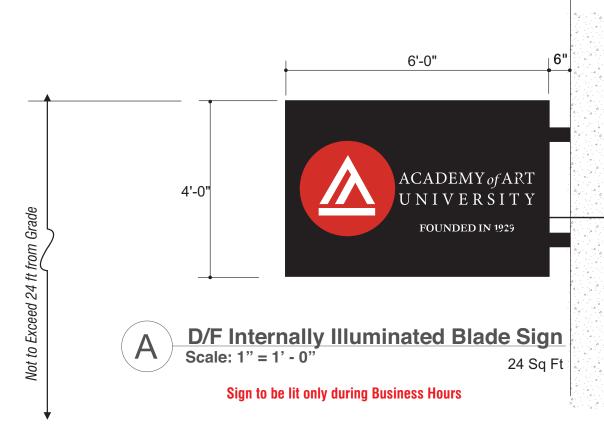
4 IMAGE

1 IMAGE

A4.1

EXTERIOR

ELEVATION DETAILS



Verify Compliance of Existing Structure
Utilize Existing Sign Structure/Resize Accordingly (Survey Req)

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



Proposed New Sign



Existing Sign



2500 Bisso Lane, Suite 200 Concord, CA 94520 925.771.6300 Phone

CA Licens	e #665363
Proj	ect ID
Date:	8/20/19
Sales:	A. Bartiza
Designer:	G. Graves
Rev. #:	Date:
Revisio	on Notes:
Interior	X Exterior
X Single Faced	Double Faced
X Illuminated	
☐ Non-Illuminat	ed
Type of Lightin	ng:
Lamps	X L.E.D.
Neon	Other
Ad	dress
	AN NESS AVE Rancisco
Custome	r Approval

MM/DD/YYYY

Signature

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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



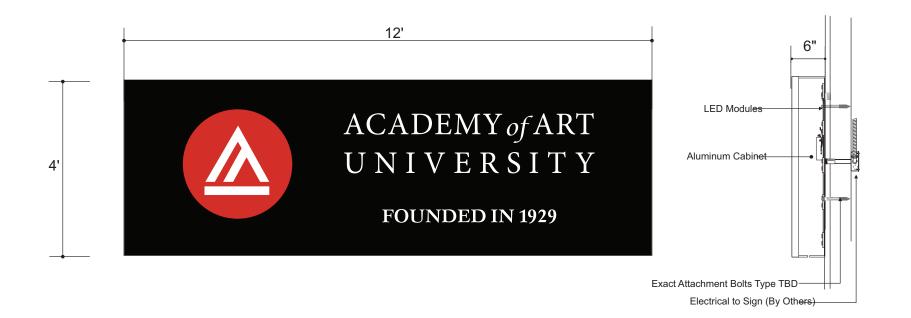






Sheet No.

GG 2.0

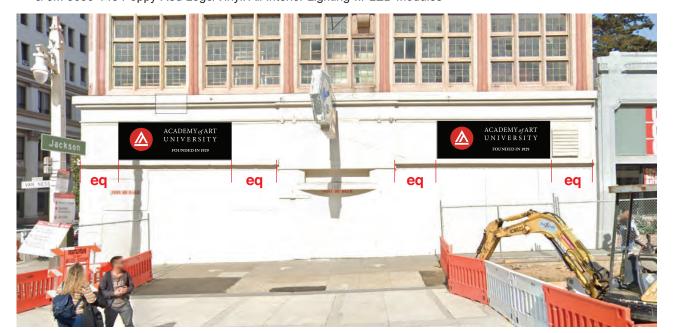




Scale: 1" = 1' - 0" Scale: 1" = 1' - 0" 48 Sq. Ft

48 Sq Ft

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





2500 Bisso Lane, Suite 200 Concord, CA 94520 925.771.6300 Phone

CA License	#665363	
Proje	ct ID	
Date:	8/20/19	
Sales:	A. Bartizal	
Designer:	G. Graves	
Rev. #:	Date:	
Revision	Notes:	
Interior X Single Faced	X Exterior Double Faced	
■ Illuminated ■ Non-Illuminated Type of Lighting	:	
Lamps	X L.E.D.	
Neon	Other	
Addr 1946 van San Fra	NESS AVE	
Customer	Approval	
Signa	ture	
MM/DD	/үүүү	
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This sign is intended to be inst requirements of Article 600 Code and other applicable o grounding and bot	of the National Electrical odes. This includes proper	
Ų)	
All	Signs to be Title 24	









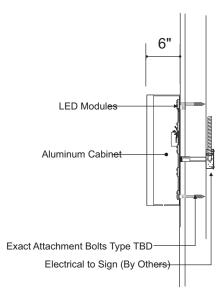
Sheet No.

GG 3.0

20'-0"



ACADEMY of ART UNIVERSITY



Scale: 1" = 1' - 0" Scale: 1" = 1' - 0" Solution 50 Script

50 Sq Ft

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



Proposed Location



2500 Bisso Lane, Suite 200 Concord, CA 94520 925.771.6300 Phone CA License #665363

Project	ID

8/20/19 A. Bartizal Designer G. Graves

Revision Notes:

Date:

Interior	X Exterior

 $oldsymbol{x}$ Single Faced $oldsymbol{\Box}$ Double Faced

X Illuminated

Rev. #:

Non-Illuminated

Type of Lighting:

X L.E.D.

Other Address

1946 VAN NESS AVE SAN FRANCISCO

Customer Approval

MM/DD/YYYY

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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









Sheet No.

EXISTING SITES TO	ECHNICAL MEMORANDUM	ESTM Case No. 2008.0586E	1
10890		ided Condition of Approval	İ
ES-12: HR-1	the original physical a segmental brick head- or damage to historic surfaces refinished to appearance. If a new placed in a location th character-defining fea results in minimal dar resources. In general, installing signage is to	tures and installed in a manner that age to historic architectural the recommended approach for use mortar joints or the jamb of a ng component (rather than	
		e Notes on Sheet A3.2	
ES-12: HR-2	ground-level door was The replacement door	ndicates that the western s replaced due to damage in 2013. r installed by AAU is not consistent	L
	eastern end of the gro the Interior's Standard Properties (SOIS) con	he other service door located at the bund level. To facilitate Secretary of its for the Treatment of Historic inpliance, the door shall be removed oor that replicates the eastern	
	AAU PROPOSAL: Se	e Notes on Sheet A3.2] <u>F</u>
ES-12: TR-1	parking spaces, or in or Class II bicycle parkin alternative, AAU may	g. AAU shall add 9 Class I bicycle consultation with SFMTA shall add 9 g spaces along Bush Street. As an propose Bay Area Bike Share.	E
	Planning Department	pe consistent with San Francisco guidance, including being and easily accessed from the ground	
	AAU PROPOSAL: Se Sheet	e Bicycle Parking Summary on this	
ES-12: GHG-1	design, locate and con accordance with Plan	cle Parking Requirements. AAU shal nfigure all bicycle parking spaces in ning Code Sections 155.1 - 155.4.	
	AAU PROPOSAL: Se Sheet	e Bicycle Parking Summary on this	

BICYCLE PARKING SUMMARY
*SEE SHEET A2.1 FOR PROPOSED CLASS I BICYCLE PARKING *SEE SHEET AUS3 FOR PROPOSED CLASS II BICYCLE PARKING

AAU proposes 12 Class I spaces with vertical racks. Planning Code exception required for: (1) providing more than one-third of Class I spaces as vertical racks. (see Code Section 155.1(c)(3)) In addition to the existing non-compliant rack noted in the ESTM, AAU proposes 8 Class II spaces, 5 spaces over than required by Code.

	ESTM		
	REQUIRED	CODE REQUIRED	PROPOSED
CLASS I	9 OR	6 *Based on GH Bed count only	12
CLASS II	9 OR	3 *Based on GH Bed count only	8

*THE PROPOSAL REMAINS SUBJECT TO REVIEW AND APPROVAL BY OTHER CITY AGENCIES, SUCH AS FMTA. BUILDING AND FIRE DEPARTMENT

REFERENCE: SAN FRANCISCO PLANNING CODE NOTES CODE AS EXISTING ON JANUARY 1, 2019.

A- FLOOR AREAS

SAN FRANCISCO PLANNING CODE SEC. 102 DEFINITIONS

FLOOR AREA, GROSS. IN DISTRICTS OTHER THAN C-3, THE SUM OF THE GROSS AREAS OF THE SEVERAL FLOORS OF A BUILDING OR BUILDINGS, MEASURED FROM THE EXTERIOR FACES OF EXTERIOR WALLS OR FROM THE CENTERLINES OF WALLS SEPARATING TWO BUILDINGS.

GROSS FLOOR AREA (NO CHANGE)

Level	Existing (SF)	Proposed (SF)
LEVEL 1	4,204	4,204
LEVEL 2	4,602	4,602
LEVEL 3	4,602	4,602
LEVEL 4	4,602	4,602
LEVEL 5	4,602	4,602
LEVEL 6	4,602	4,602
GROSS SE TOTAL	27 214	27 214

FLOOR AREA RATIO:

SAN FRANCISCO PLANNING CODE SEC. 124 (b)
IN R, RC, NC, AND MIXED USE DISTRICTS, FLOOR AREA RATIO LIMITS SHALL NOT APPLY TO

DWELLINGS OR TO OTHER RESIDENTIAL USES

CODE NOTES CONT.

B- RESIDENTIAL USES

SAN FRANCISCO PLANNING CODE SEC. 102 DEFINITIONS DWELLING UNIT (DU): A RESIDENTIAL USE DEFINED AS A ROOM OR TWO OR MORE ROOMS THAT IS DESIGNED FOR, OR IS OCCUPIED BY, ONE FAMILY DOING ITS OWN COOKING

THEREIN AND HAVING ONLY ONE KITCHEN

GROUP HOUSING (GH): A RESIDENTIAL USE THAT PROVIDES LODGING OR BOTH MEALS AND LODGING, WITHOUT INDIVIDUAL COOKING FACILITIES, BY PREARRANGEMENT FOR A WEEK OR MORE AT A TIME. IN A SPACE NOT DEFINED BY THIS CODE AS A DWELLING

MAXIMUM ALLOWABLE PER ZONING DISTRICT RC-4
DWELLING UNITS (DUs) 1 DU PER 200 SF LOT AREA
GROUP HOUSING ROOMS (GHs) 1 GH PER 70 SF LOT AREA

1080 BUSH CALCULATION DWELLING UNITS (DUs)

6,294 SF / 200 SF = <u>31 DUs</u> 6,294 SF / 70 SF = <u>90 GHs</u> GROUP HOUSING ROOMS (GHs)

RESIDENTIAL USES

of					
ed		Max. Allowed per Code	Existing per ESTM	Existing per '18 Survey	Proposed '19
	DWELLING UNIT	31	42	41	42
	RESIDENTIAL HOTEL ROOM	N/A	15	0	0
d 9	GROUP HOUSING ROOM	90	0	15	15
in	BED COUNT	180 *for GH only	122	111	150 (15 in GHs)

NOTES

1. Existing bed count reflects beds in residential Dwelling Units and bedrooms occupied by AAU for residential uses, based on Jun-Aug 2018

- Proposed bed count subject to review by Fire and Building Departments
- The exact number of beds in any unit may be adjusted to respond to student housing demand, provided the unit does not exceed code-
- mandated occupancy limits;
 4. Two Bedrooms/Units occupied by non-AAU Permanent Residents (DU# 210, DU# 600) in this building. Bedrooms/Units entitled as student housing, with provision made that all existing non-AAU residents may remain in their current Bedrooms/Units until voluntarily vacating.

C- STUDENT HOUSING CHARACTERIZATION

SAN FRANCISCO PLANNING CODE SEC. 102 DEFINITIONS
STUDENT HOUSING: A RESIDENTIAL USE CHARACTERISTIC DEFINED AS A LIVING SPACE FOR STUDENTS OF ACCREDITED POST-SECONDARY EDUCATIONAL INSTITUTIONS THAT MAY TAKE THE FORM OF DWELLING UNITS, GROUP HOUSING, OR SRO UNIT AND IS OWNED, OPERATED OR OTHERWISE CONTROLLED BY AN ACCREDITED POST-SECONDARY EDUCATIONAL INSTITUTION. UNLESS EXPRESSLY PROVIDED FOR ELSEWHERE IN THIS CODE, THE USE OF STUDENT HOUSING IS PERMITTED WHERE THE FORM OF HOUSING IS PERMITTED IN THE UNDERLYING ZONING DISTRICT IN WHICH IT IS LOCATED. STUDENT HOUSING MAY CONSIS OF ALL OR PART OF A BUILDING, AND STUDENT HOUSING OWNED, OPERATED, OR CONTROLLED BY MORE THAN ONE POST-SECONDARY EDUCATIONAL INSTITUTION MAY BE LOCATED IN ONE BUILDING.

<u>D- EXPOSURE</u>
*SEE SHEET A0.E1 FOR EXPOSURE PLAN ANALYSIS

E- OPEN SPACE
*SEE SHEET A0.S2 FOR OPEN SPACE ANALYSIS

SAN FRANCISCO PLANNING CODE SEC. 102 DEFINITIONS

OPEN SPACE, REQUIRED. ANY FRONT SETBACKS, SIDE OR REAR YARDS, COURTS,
USABLE OPEN SPACE OR OTHER OPEN AREA PROVIDED IN ORDER TO MEET THE REQUIREMENTS OF THIS CODE.

SAN FRANCISCO PLANNING CODE SEC. 135.D.2 FOR GROUP HOUSING STRUCTURES, SRO UNITS, AND DWELLING UNITS THAT MEASURE LESS THAN 350 SQUARE FEET PLUS A BATHROOM, THE MINIMUM AMOUNT OF USABLE OPEN SPACE PROVIDED FOR USE BY EACH BEDROOM OR SRO UNIT SHALL BE ONE-THIRD THE AMOUNT REQUIRED FOR A DWELLING UNIT AS SPECIFIED IN PARAGRAPHS (D)(1) ABOVE AND (D)(4) AND (D)(5), BELOW.

1080 BUSH CALCULATION REQUIRED 239 SF [(15 BEDROOMS * 36 SF/3)(1.33)] EXISTING/PROPOSED 0 SF

NOTE: BEDROOMS IN THIS CALCULATION (15) EQUAL TO PROPOSED BED COUNT IN GROUP HOUSING ROOMS (15)

F- ACTIVE USE

*SEE SHEET A2.1 FOR REFERENCE

*EXCEPTION REQUEST: The project seeks an exception from Code Section 145.1 Active Use controls to add Class I bicycle parking in the first 25 ft. of ground floor.

APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE APPLICABLE CODES. AMENDMENTS, RULES, REGULATIONS, ORDINANCES, LAWS, ORDERS, APPROVALS, ETC. THAT ARE REQUIRED BY PUBLIC AUTHORITIES. IN THE EVENT OF CONFLICT, THE MOST STRINGENT REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO THE CURRENT APPLICABLE EDITIONS OR PUBLICATIONS OF THE FOLLOWING (OR OTHERWISE NOTED):

2016 SAN FRANCISCO BUILDING CODE PART 2- 2016 CALIFORNIA BUILDING CODE PART 4- 2016 CALIFORNIA MECHANICAL CODE PART 3- 2016 CALIFORNIA ELECTRICAL CODE PART 6- 2016 CALIFORNIA ENERGY CODE PART 10- 2016 CALIFORNIA EXISTING BUILDING CODE PART 9- 2016 CALIFORNIA FIRE CODE

THE NATIONAL FIRE CODES STANDARD AND THE FIRE PROTECTION HANDBOOK OF THE NEPA
ALL APPLICABLE NEPA CODE SECTIONS INCLUDING BUT NOT LIMITED TO CCSF, FIRE MARSHAL ADMIN BULLETINS

Sheet Name

SHEET INDEX

A0.0 COVER SHEET A0.1 PROJECT INFORMATION A0.2 GENERAL NOTES A0.E1 EXPOSURE PLAN ANALYSIS- LEVELS 1, 2, 3, 4, 5 & A0.S1 SITE PLAN AERIAL IMAGE A0.S2 SITE PLAN DRAWINGS A0.S3 STREETSCAPE DRAWINGS A0.T1 OCCUPANCY AND EGRESS PLANS A0.T2 SF GREEN BUILDING COMPLIANCE FORM A0.T3a ACCESSIBILITY DIAGRAMS (1 of 3) A0.T3b ACCESSIBILITY DIAGRAMS (2 of 3) A0.T3c ACCESSIBILITY DIAGRAMS (3 of 3 A1.1 EXISTING FLOOR PLANS - LEVELS 1 & 2 A1.2 EXISTING FLOOR PLANS - LEVELS 3 & 4 A1.3 EXISTING FLOOR PLANS - LEVELS 5 & 6 A2.1 PROPOSED FLOOR PLANS - LEVELS 1 & 2 A2.2 PROPOSED FLOOR PLANS - LEVELS 3 & 4 A2.3 PROPOSED FLOOR PLANS - LEVELS 5 & 6

TOTAL SHEETS: 15

PROPERTY INFORMATION

A3.1 EXTERIOR ELEVATION IMAGES

A3.2 EXISTING/PROPOSED EXTERIOR ELEVATIONS

A3.3 EXISTING/PROPOSED EXTERIOR ELEVATIONS

A4.1 EXTERIOR ELEVATION DETAIL IMAGES

PURSUANT TO CASE NUMBER 2008.0586, THE PROJECT

SCOPE OF WORK

1) RETAIN 42 DWELLING UNITS, REFLECTING THAT WHAT IS NOW DEFINED AS A STUDENT HOUSING USE CHARACTERISTIC UNDER THE CURRENT PLANNING CODE WAS LEGALLY INSTITUTED IN THE DWELLING UNITS IN 1999: AND

2) CONVERT 15 EXISTING ADMIN CODE CHAPTER 41 DESIGNATED RESIDENTIAL HOTEL UNITS TO 15 GROUP HOUSING BEDROOMS REFLECTING STUDENT HOUSING USE CHARACTERIZATION, WITH REPLACEMENT RESIDENTIAL HOTELS PROVIDED AT 860 SUTTER PURSUANT TO DEVELOPMENT

PROPOSED COMPLIANCE WITH RECOMMENDED CONDITIONS OF APPROVAL FOR 1080 BUSH 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 SHEET. EXISTING EXTERIOR ALTERATIONS WITHIN THE SCOPE OF THIS PROJECT ARE NOTED ON SHEETS A3.2 & A3.3.

THE PROJECT PROPOSES TO CLOSE ENFORCEMENT CASE 8547 (CONVERSION OF DWELLING UNITS TO GROUP HOUSING WITHOUT CU PER 209.2(C)).

LAST LEGAL GROUND FLOOR DWELLING UNIT PROPOSED TO BE REINSTATED, WITH MODIFICATION TO GROUND FLOOR PROPOSED TO MAKE IT ROOM ACCESSIBLE FROM HALLWAY RATHER THAN DWELLING UNIT.

1080 BUSH STREET BLOCK/LOT

No OF STORIES 6 (NO CHANGE)

HEIGHT/BLILK

WITHIN 1/4 MILE OF THE FRINGE FINANCIAL

None

SERVICES RUD

USE LAST LEGAL

RESIDENTIAL: DWELLING UNITS (42 UNITS) & PROPOSED

HISTORIC RESOURCE STATUS NATIONAL REGISTER HISTORIC DISTRICTS CALIFORNIA REGISTER HISTORIC DISTRICTS HISTORIC RESOURCE EVALUATION RESPONSES ARTICLE 10 DESIGNATED HISTORIC DISTRICT LANDMARKS

A- Historic Resource Present Lower Nob Hill Apartment Hote Historic District Lower Nob Hill Apartment Hotel Historic District

EXTERIOR VIEW



VICINITY MAP

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1420 Sutter Street

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21823.01 10/11/19 Phase As indicated 10/11/2019 10:19:43 PM

N.T.S.

COVER SHEET

A0.0

CHANGE OF USE REQUIRED
RESIDENTIAL: DWELLING UNITS (42 UNITS) &
RESIDENTIAL HOTEL (15 ROOMS)

GROUP HOUSING (15 ROOMS)

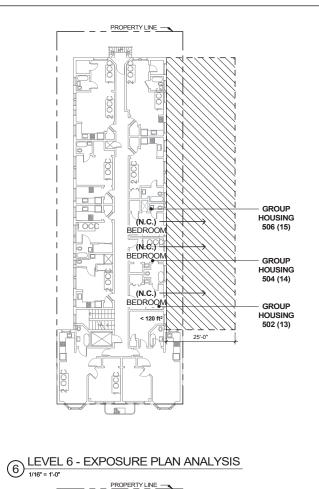
HISTORIC EVALUATION

LEGACY BUSINESS REGISTRY

None ARTICLE 11 PRESERVATION None MILLS ACT

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.

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.



≥ 120 ft²

(N.C.) -

BEDROOM (NICO

BEDROOM

(N.C.)

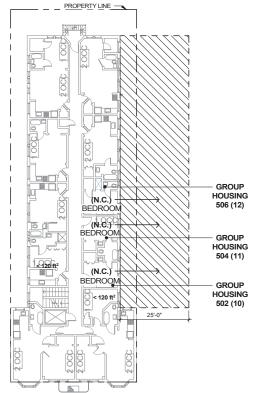
3 LEVEL 3 - EXPOSURE PLAN ANALYSIS

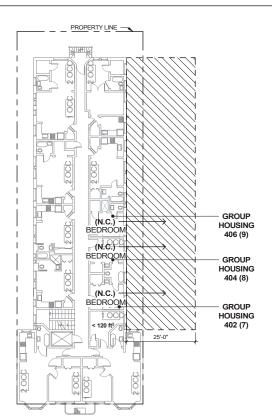
BEDROOM

2 OCC

OCC

2120 ft²







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RESIDENTIAL COMPLIANCE

1080 BUSH San Francisco, CA 94109





EXISTING VIEW COMPLIANT WITH CODE SECTION 140 EXISTING VIEW NON-COMPLIANT WITH CODE SECTION 140

LEGEND EXPOSURE COMPLIANCE

(N.C.)

AREA NEEDED TO B E COMPLIANT WITH CODE SECTION 140

AAU SET

EXPOSURE PLAN ANALYSIS- LEVELS 1, 2, 3, 4, 5 & 6

A0.E1



- GROUP HOUSING

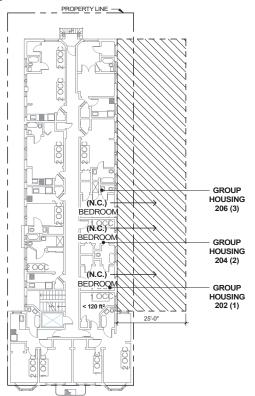
306 (6)

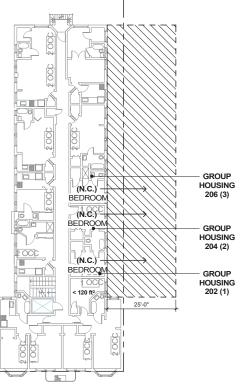
GROUP

HOUSING 304 (5)

GROUP

HOUSING 302 (4)







BUSH

4 LEVEL 4 - EXPOSURE PLAN ANALYSIS

PROPERTY LINE -



SITE PLAN AERIAL IMAGE

1/8" = 1'-0"





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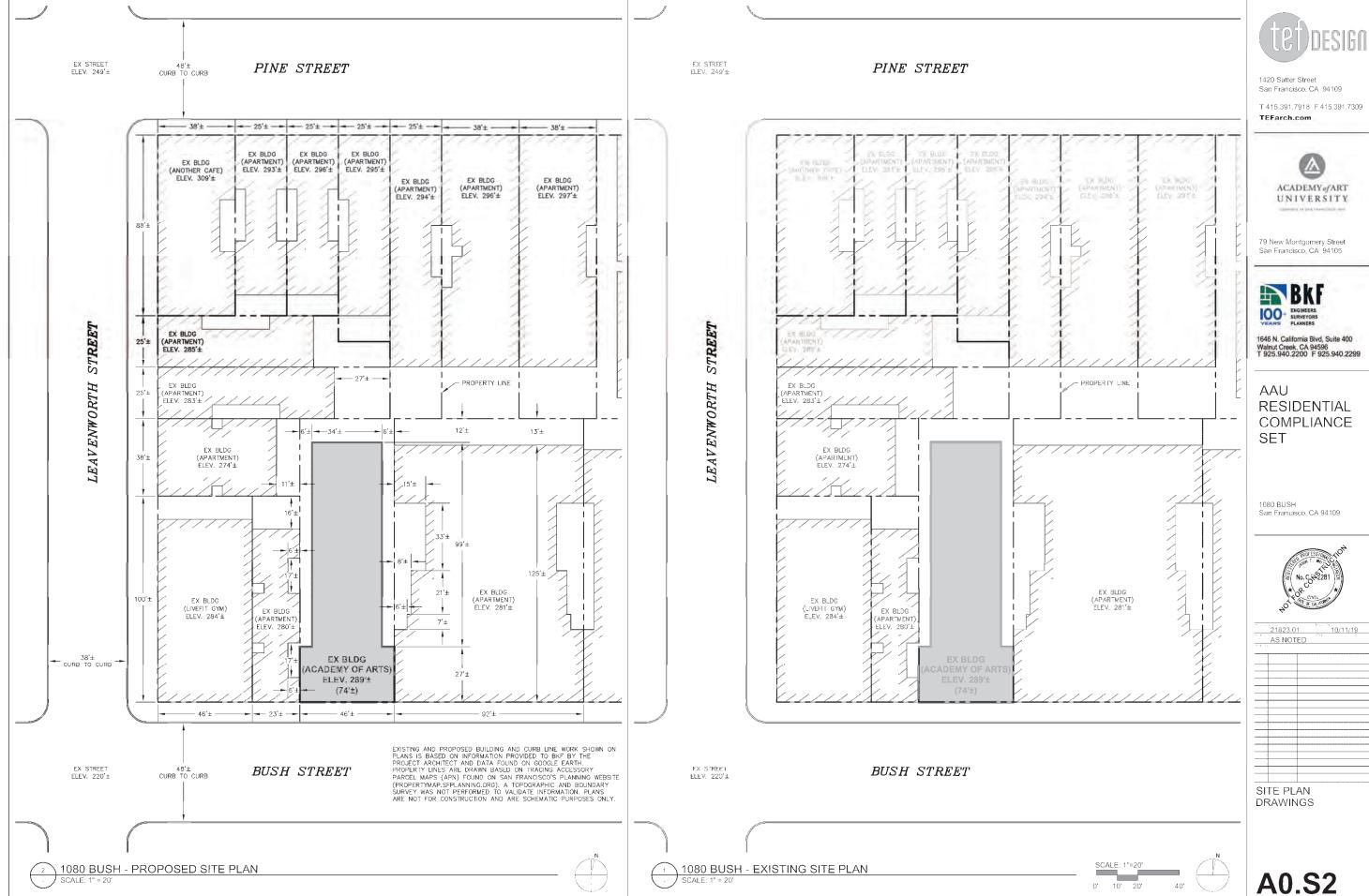
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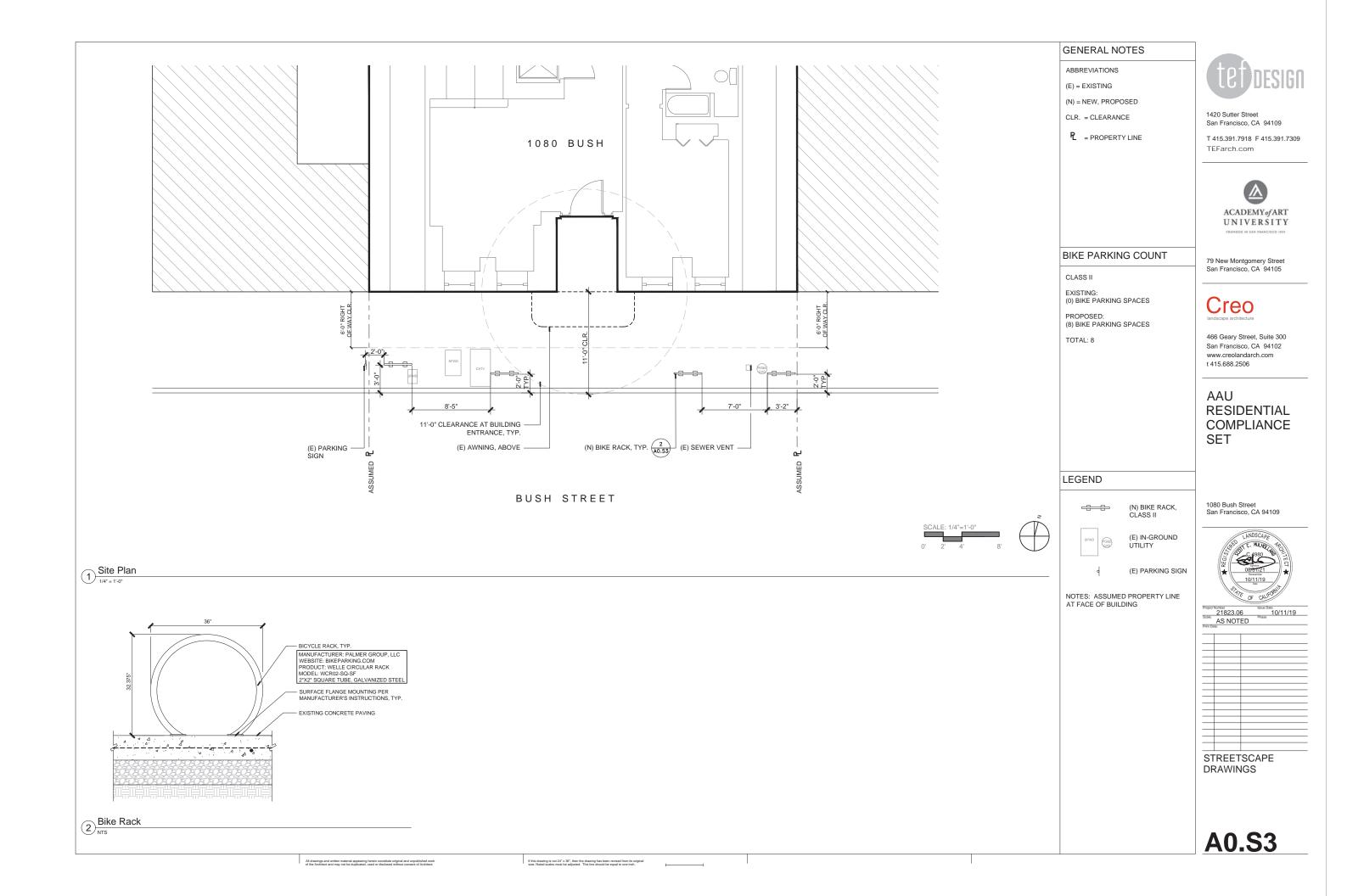


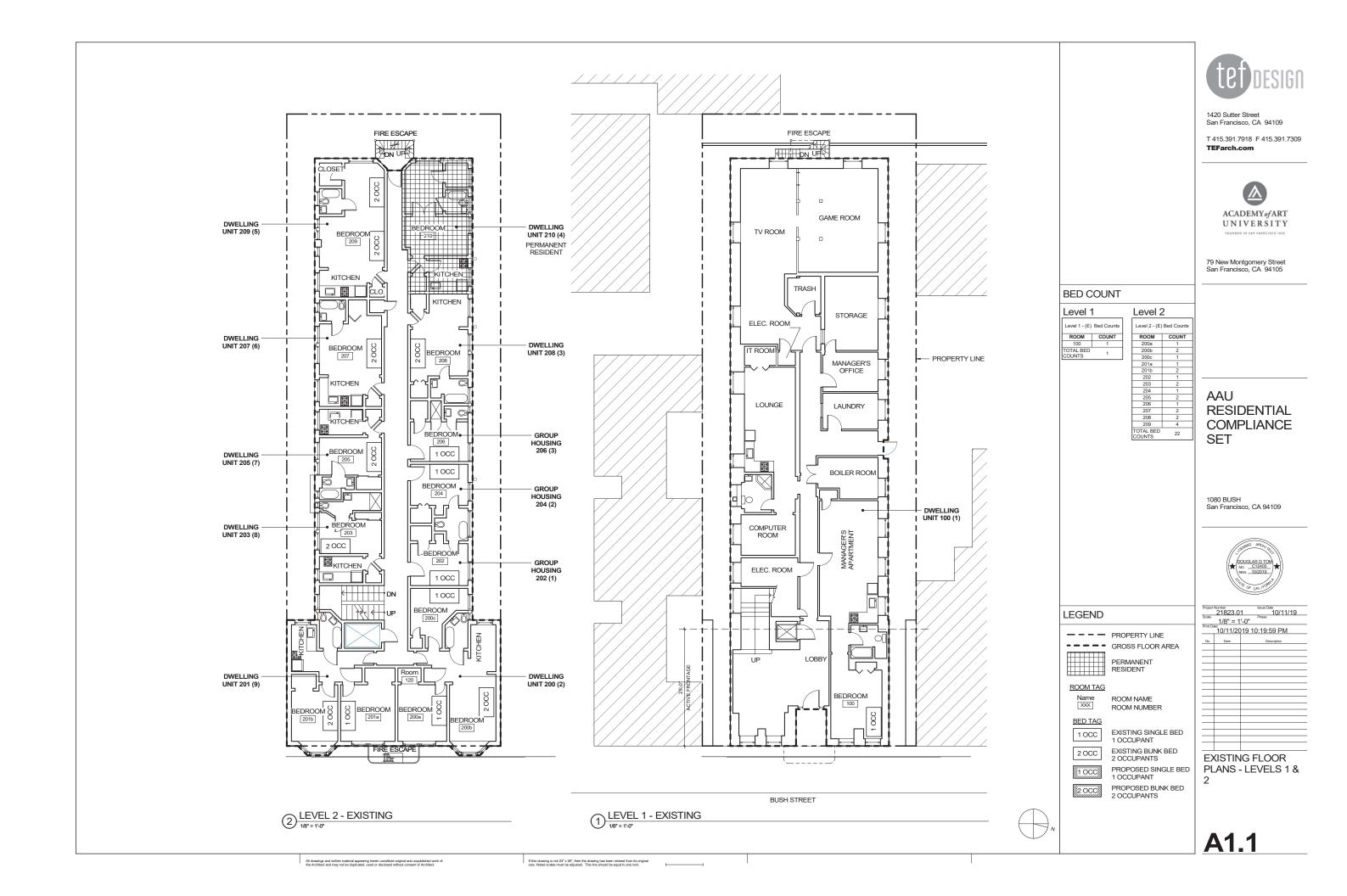
| Project Number | 21823.01 | Issue Date | 21823.01 | Issue Date | 21823.01 | Issue Date | 210/11/19 | Issue Date | Issue

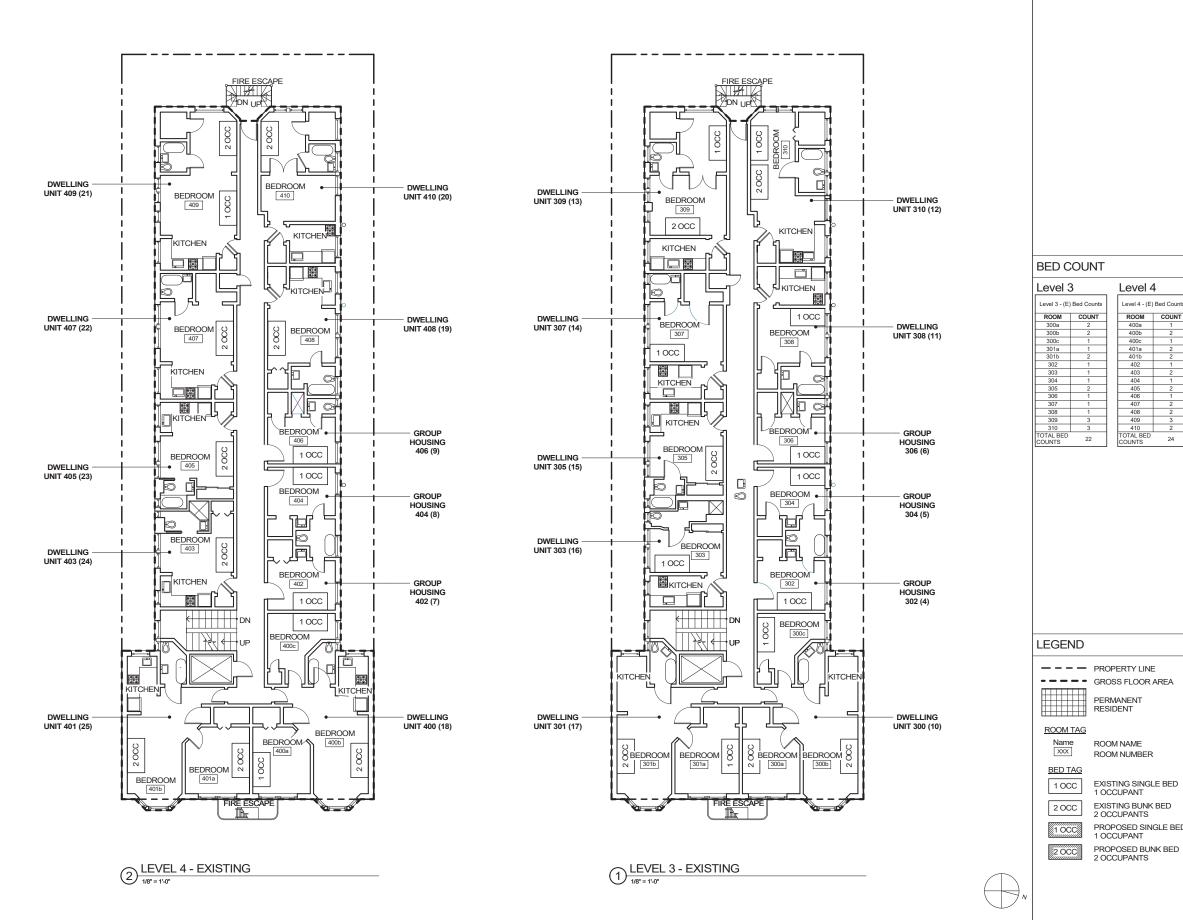
SITE PLAN AERIAL IMAGE

A0.S1











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ı			
	Level 3	3	Level 4
	Level 3 - (E) Bed Counts		Level 4 - (E) Bed Cou
١	ROOM	COUNT	ROOM COUN
۱	300a	2	400a 1
۱	300b	2	400b 2
۱	300c	1	400c 1
۱	301a	1	401a 2
۱	301b	2	401b 2
۱	302	1	402 1
۱	303	1	403 2
۱	304	1	404 1
۱	305	2	405 2
۱	306	1	406 1
۱	307	1	407 2
۱	308	1	408 2
۱	309	3	409 3
١	310	3	410 2
	TOTAL BED COUNTS	22	TOTAL BED 24

AAU **RESIDENTIAL COMPLIANCE** SET

1080 BUSH San Francisco, CA 94109



Scale: 1/8" = 1'-0" Prase
Print Date: 10/11/2019 10:20:05 PM

Project Number 21823.01

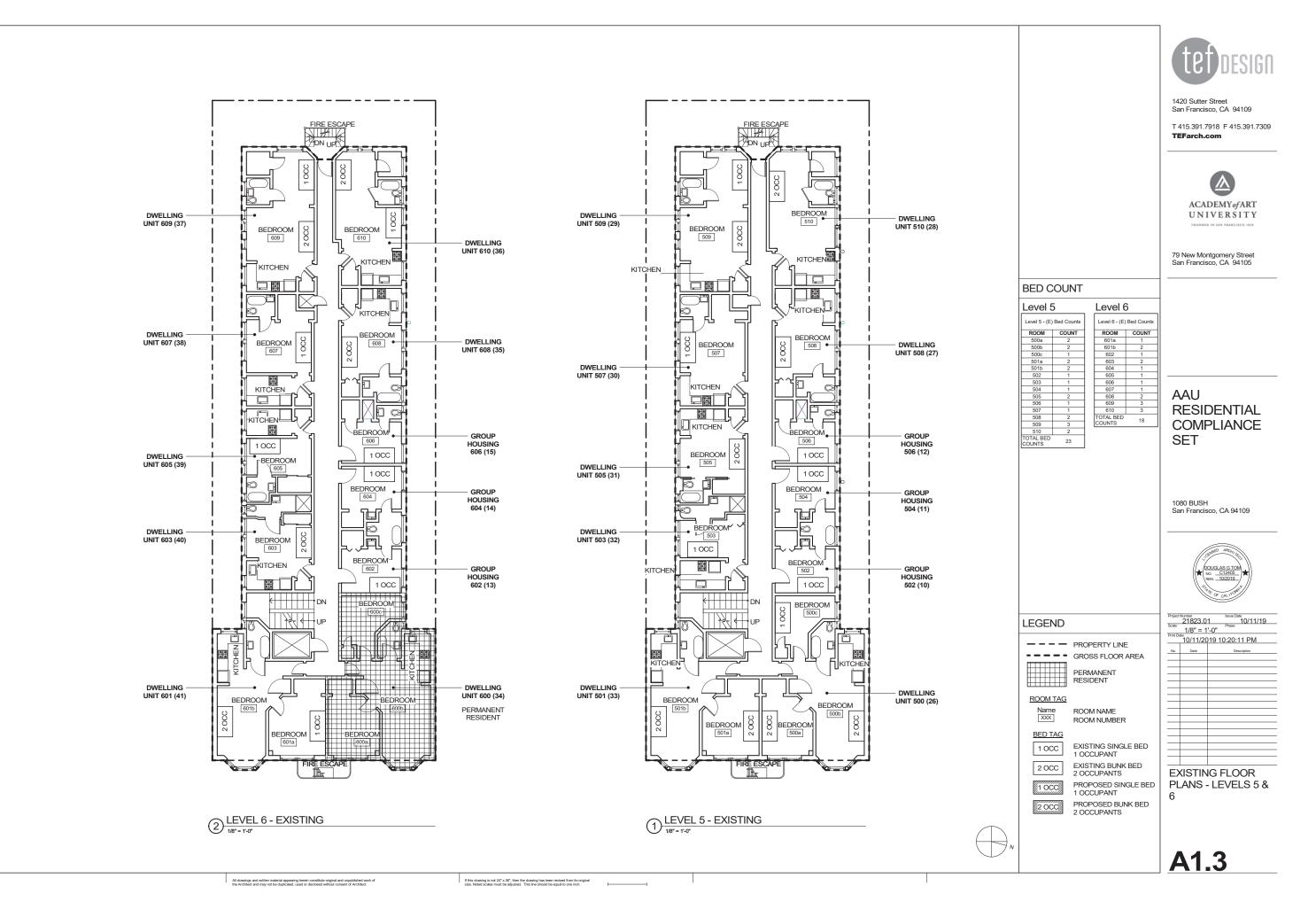
	PROPERTY LINE
	GROSS FLOOR AREA
	PERMANENT RESIDENT
ROOM TAG	

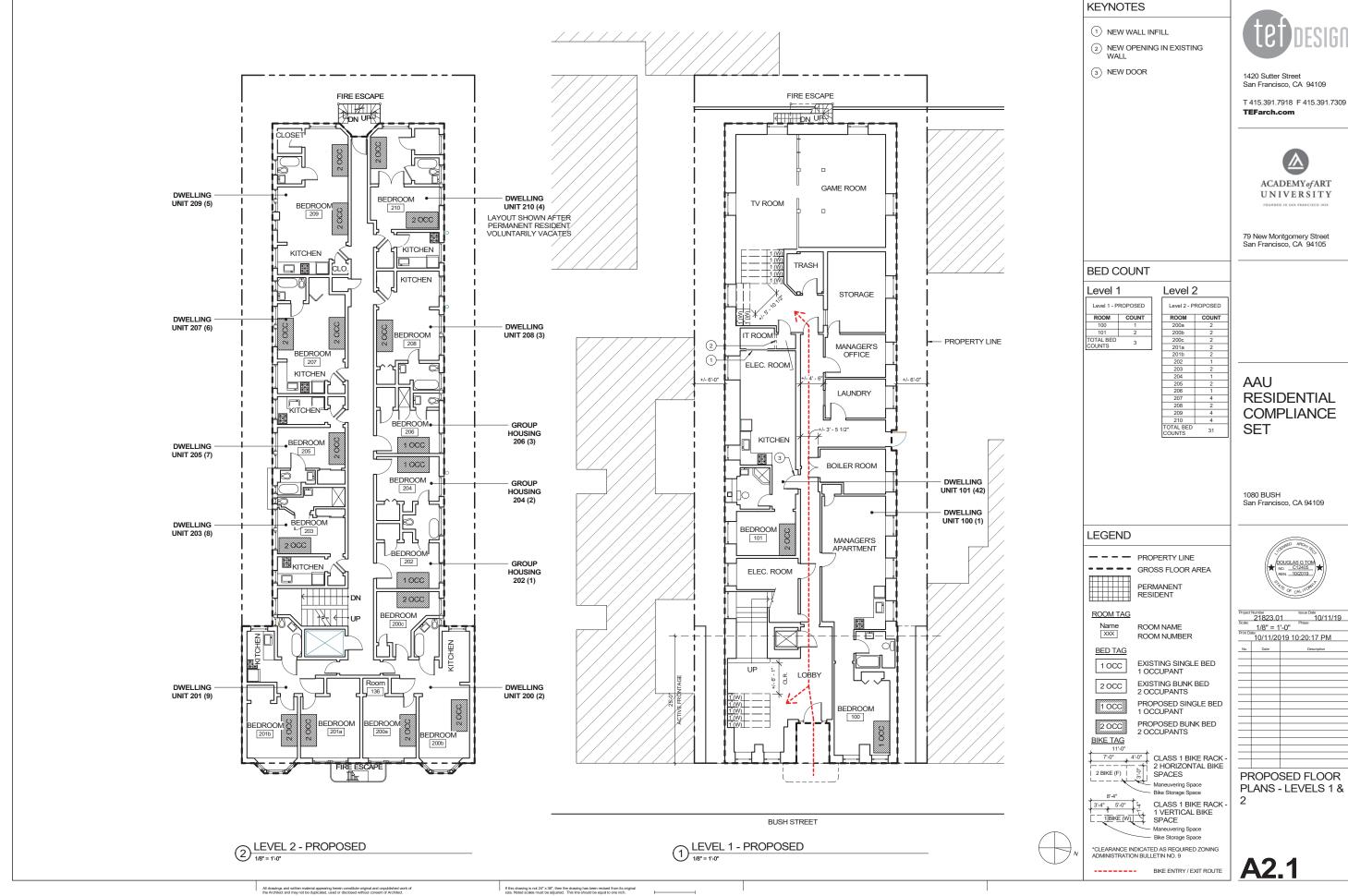


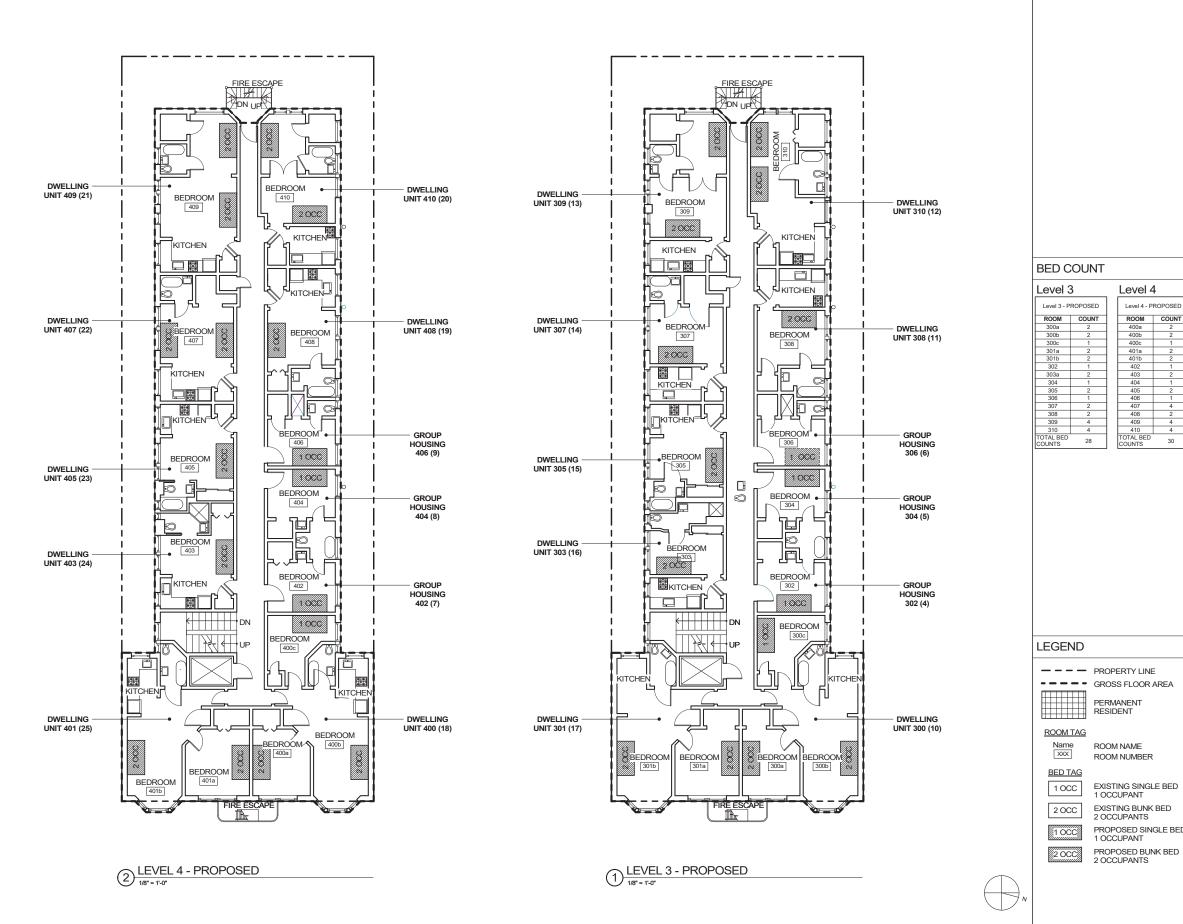
PROPOSED SINGLE BED 1 OCCUPANT

EXISTING FLOOR PLANS - LEVELS 3 &

A1.2







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79 New Montgomery Street San Francisco, CA 94105

ı			
	Level 3	3	Level 4
	Level 3 - PROPOSED		Level 4 - PROPOSE
١	ROOM	COUNT	ROOM COUN
۱	300a	2	400a 2
۱	300b	2	400b 2
۱	300c	1	400c 1
۱	301a	2	401a 2
۱	301b	2	401b 2
۱	302	1	402 1
۱	303a	2	403 2
۱	304	1	404 1
۱	305	2	405 2
۱	306	1	406 1
۱	307	2	407 4
۱	308	2	408 2
١	309	4	409 4
١	310	4	410 4
	TOTAL BED COUNTS	28	TOTAL BED 30

AAU **RESIDENTIAL COMPLIANCE** SET

1080 BUSH San Francisco, CA 94109



Scale: 1/8" = 1'-0"
Print Date: 10/11/2019 10:20:23 PM

Project Number 21823.01

	PROPERTY LINE
	GROSS FLOOR AREA
	PERMANENT RESIDENT
ROOM TAG	





A2.2

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.





KEYNOTES

- 1 EXISTING AAU BUSINESS WALL SIGN, (132"L X 16"W X10"D); ESTM ES-12, HR-1 LEGALLY PERMITTED BY PERMIT NO. 2003 10278608
- 2 ESTM ES-12, HR-2 DOOR TO BE REPLACED IN ACCORDANCE WITH SECRETARY OF STANDARDS HISTORIC REGULATIONS TO MATCH EXISTING DOOR PATTERN, SEE IMAGE ON SHT. A4.1
- (2b) DOOR PATTERN TO BE MATCHED, SEE ESTM ES-12, HR-2, SEE IMAGE ON SHT. A4.1
- (3) EXISTING ADDRESS NAMEPLATE

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

- (4) EXISTING FIRE STAND PIPE
- (5) EXISTING SECURITY GATE
- (5b) EXISTING WINDOW SECURITY GRILLE WITH EGRESS GATE
- (5c) EXISTING WINDOW SECURITY GRILLE
- EXISTING FIRE ACCORDION LADDER
- 7 EXISTING BAY WINDOWS
- 8 EXISTING BRICK WALL
- 9 EXISTING FIRE ESCAPE BALCONIES
- (10) EXISTING FIRE ESCAPE ROOF LADDER
- (1) EXISTING FLAG POLE; NO COMMERCIAL OR AAU BRANDED FLAG PERMITTED
- 12 EXISTING WALL SCONCE
- (13) EXISTING FIRE ALARM BELL
- (14) EXISTING FIRE AUTO SPRINKLER CONNECTION



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EXTERIOR ELEVATION IMAGES

A3.1



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 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
- 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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KEYNOTES

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ITEMS NOTED ON 9/25/19 SITE

- WALK: *SEE PHOTOS ON SHT A4.1
- 4 EXISTING FIRE STAND PIPE
- (5) EXISTING SECURITY GATE
- (5b) EXISTING WINDOW SECURITY GRILLE WITH EGRESS GATE
- (5c) EXISTING WINDOW SECURITY GRILLE
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- (12) EXISTING WALL SCONCE
- 13 EXISTING FIRE ALARM BELL
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AAU RESIDENTIAL COMPLIANCE SET

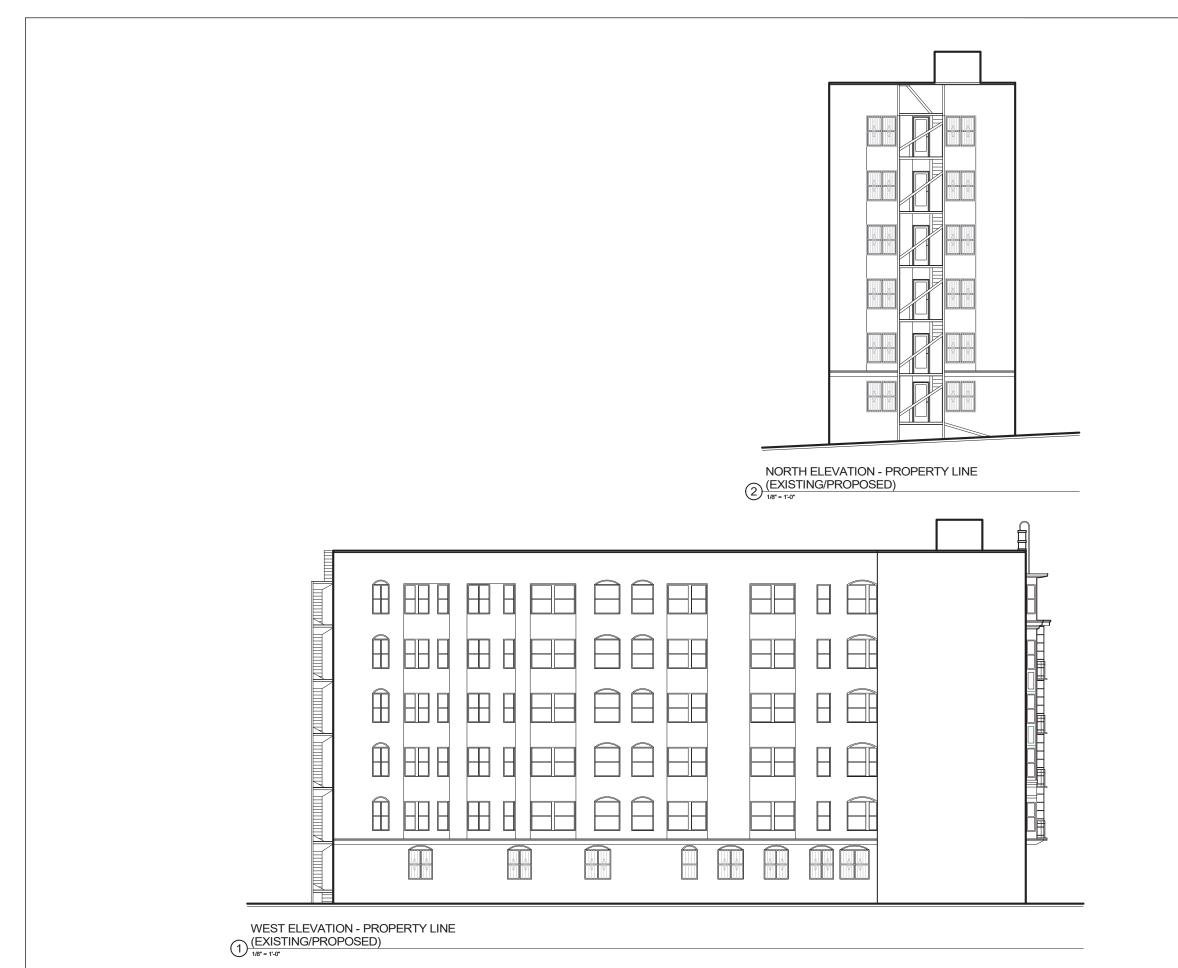
1080 BUSH San Francisco, CA 94109



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EXISTING/PROPOSED EXTERIOR ELEVATIONS

A3.2



GENERAL NOTES

- . LEGALIZE THE CONDITIONS PRESENTED 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 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
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- IMAGE ON SHT. A4.1

 (3) EXISTING ADDRESS NAMEPLATE

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

- SEE PHOTOS ON SHI A4.1
- 4 EXISTING FIRE STAND PIPE5 EXISTING SECURITY GATE
- (5b) EXISTING WINDOW SECURITY GRILLE WITH EGRESS GATE
- (5c) EXISTING WINDOW SECURITY GRILLE
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- (13) EXISTING FIRE ALARM BELL
- (14) EXISTING FIRE AUTO SPRINKLER CONNECTION

AAU RESIDENTIAL COMPLIANCE SET

1080 BUSH San Francisco, CA 94109

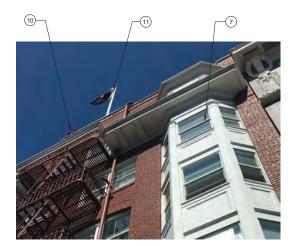


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EXISTING/PROPOSED EXTERIOR ELEVATIONS

A3.3

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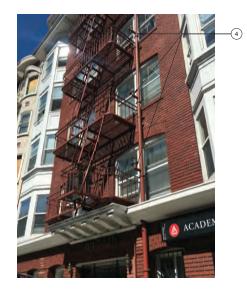












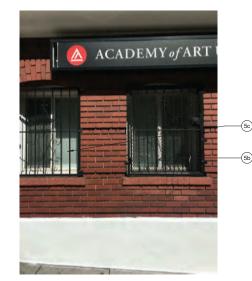
7 IMAGE



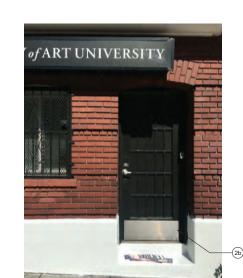
3 IMAGE



6 IMAGE



2 IMAGE



5 IMAGE



1) IMAGE

KEYNOTES

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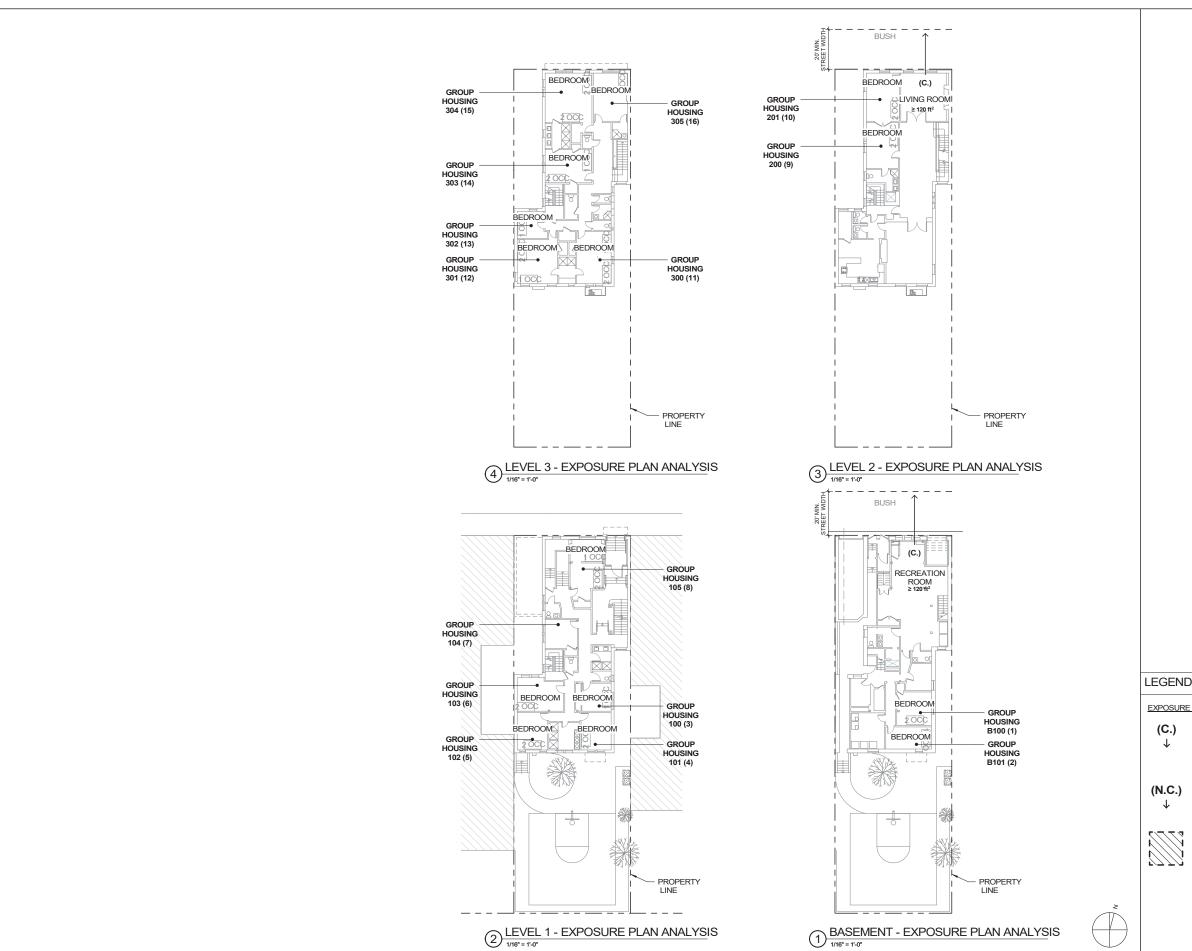
EXTERIOR ELEVATION DETAIL IMAGES

A4.1

ESTM CON	NDITIONS Academy of Art University Project ESTM Case No. 2008.0586E	CODE NOTES REFERENCE: SAN FRANCISCO PLANNING CODE AS EXISTING ON JANUARY 1, 2019.		SHEET INDEX	PLOT MAP	
Recommended	HINICAL MEMUKANDUM ESTIVI CASE INO. ZUUB.USBOE	A-FLOOR AREAS	E- OPEN SPACE	<u> </u>		tof-
	Recommended Condition of Approval (Optional) Windows. The window removal and replacement does not meet Standards Nos. 2, 3, 5, 6, or 9. However, these elevations are not visible from the public right-of-way, and the affected features are considered of secondary character-defining importance. The Secretary of the Interior's Standards for the Treatment of Historic Properties (SOIS)-compliant	SAN FRANCISCO PLANNING CODE SEC. 102 DEFINITIONS FLOOR AREA, GROSS IN DISTRICTS OTHER THAN C-3, THE SUM OF THE GROSS AREAS OF THE SEVERAL FLOORS OF A BUILDING OR BUILDINGS, MEASURED FROM THE EXTERIOR FACES OF EXTERIOR WALLS OR FROM THE CENTERLINES OF WALLS SEPARATING TWO BUILDINGS. GROSS FLOOR AREA (NO CHANGE) Level Existing (SF) Proposed (SF)	"SEE SHEET A0. S2 FOR OPEN SPACE ANALYSIS SAN FRANCISCO PLANINIG CODE SEC. 102 DETINITIONS OPEN SPACE, REQUIRED: ANY FRONT SETBACKS, SIDE OR REAR YARDS, COURTS, USABLE OPEN SPACE OR OTHER OPEN AREA PROVIDED IN ORDER TO MEET THE REQUIREMENTS OF THIS CODE. SAN FRANCISCO PLANNING CODE SEC. 135 D.2 FOR GROUP HOUSING STRUCTURES, SRO UNITS, AND DWELLING UNITS THAT MEASURE LESS THAN 350 SOLURE FEET PULS A BATHROOM, THE MINIMUM MOUNT OF USABLE	PLANNING DEPT ISSI		1420 Sutter Street San Francisco, CA 94109
	photographs, extant historic windows) rather than conjecture. AAU PROPOSAL: See Notes on Sheet A3.2	BASEMENT 2,587 2,587 LEVEL 1 2,615 2,615 LEVEL 2 2,607 2,607 LEVEL 3 2,607 2,607 GROSS SF TOTAL 10,416 10,416	OPEN SPACE PROVIDED FOR USE BY EACH BEDROOM OR SRO UNIT SHALL BE ONE-THIRD THE AMOUNT REQUIRED FOR A DWELLING UNIT AS SPECIFIED IN PARAGRAPHS (0)(1) ABOVE AND (D)(4) AND (D)(5), BELOW. FOR PURPOSES OF THESE CALCULATIONS, THE NUMBER OF BEDROOMS ON A LOT SHALL IN NO CASE BE CONSIDERED TO BE LISS THAN ONE BEDROOM FOR EACH TWO BEDS. WHERE THE ACTUAL NUMBER OF BEDS EXCEEDS AN AVERAGE OF TWO BEDS FOR EACH BEDROOM, EACH TWO BEDS SHALL BE CONSIDERED EQUIVALENT TO ONE BEDROOM.	Number Sheet Name 1/5		T 415.391.7918 F 415.391.7309 TEFarch.com
	Shuttle Demand and Capacity. AAU shall assess, adjust and monitor the shuttle bus capacity for Routes D, E, G, H, I, M and Sutter Express, 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.	FLOOR AREA RATIO: SAN FRANCISCO PLANNING CODE SEC. 124 (b) IN R. RC, NC, AND MIXED USE DISTRICTS, FLOOR AREA RATIO LIMITS SHALL NOT APPLY TO DWELLINGS OR TO OTHER RESIDENTIAL USES. B- RESIDENTIAL USES SAN FRANCISCO PLANNING CODE SEC. 102 DEFINITIONS	1153 BUSH CALCULATION REQUIRED 335 SF [(21 BEDROOMS * 36 SF. /3)(1.33)] EXISTING/PROPOSED 2,479 SF NOTE: BEDROOMS IN THIS CALCULATION (21) EQUAL TO HALF PROPOSED BED COUNT IN GROUP HOUSING ROOMS (16), PER	1, 2 & 3		ACADEMY of ART UNIVERSITY
ES-11: GHG-1	Compliance with the Bicycle Parking Requirements. AAU shall design, locate and configure all bicycle parking spaces in accordance with Planning Code Sections 155.1 - 155.4. AAU PROPOSAL: See Bicycle Parking Summary on this sheet	DWELLING UNIT (DU): A RESIDENTIAL USE DEFINED AS A ROOM OR TWO OR MORE ROOMS THAT IS DESIGNED FOR, OR IS OCCUPIED BY, ONE FAMILY DOING ITS OWN COOKING THEREIN AND HAVING ONLY ONE KITCHEN. GROUP HOUSING (GH): A RESIDENTIAL USE THAT PROVIDES LODGING OR BOTH MEALS AND LODGING, WITHOUT INDIVIDUAL COOKING FACILITIES, BY PREARRANGEMENT FOR A WEEK OR MORE AT A TIME, IN A SPACE NOT DEFINED BY THIS CODE AS A DWELLING UNIT.	135.D.2 F- ACTIVE USE *SEE SHEET A2.1 PROPOSED LEVEL 1 FLOOR PLAN FOR REFERENCE	A0.T3a	PLOT MAP N.T.S.	79 New Montgomery Street San Francisco, CA 94105
*SEE SHEET AAU proposes 20 exception require	A2.1 FOR PROPOSED CLASS I BICYCLE PARKING A0.S3 FOR PROPOSED CLASS II BICYCLE PARKING O Class I spaces with vertical racks. Planning Code od for: (1) providing more than one-third of Class I spaces	MAXIMUM ALLOWABLE PER ZONING DISTRICT RC-4 DWELLING UNITS (DUs) 1 DU PER 200 SF LOT AREA GROUP HOUSING ROOMS (GHs) 1 GH PER 70 SF LOT AREA 1153 BUSH CALCULATION DWELLING UNITS (DUs) 5,841 SF / 200 SF = 29 DUs GROUP HOUSING ROOMS (GHs) 5,841 SF / 70 SF = 83 GHs		A2.2 PROPOSED FLOOR PLANS - LEVEL 2 & 3 A3.1 EXTERIOR ELEVATIONS - IMAGES A3.2 EXISTING/PROPOSED EXTERIOR ELEVATIONS A3.3 EXISTING/PROPOSED EXTERIOR ELEVATIONS A4.1 WINDOW SCOPE A4.2 EXTERIOR ELEVATION DETAIL IMAGES		
AAU proposes 2 hydrant and an 1 entrances) AAU p	(see Code Section 155.1(c)(3)) Class II spaces due to existing site constraints. (fire 1-ft clearance required within each of the two building proposes 5 more Class II spaces than required by Code	RESIDENTIAL USES Max. Allowed Existing Proposed		SIGNAGE SHEETS GG 2.0 SIGNAGE DETAILS TOTAL SHEETS 15	BUSH	
ESTI CLASS I P	Bush, to accommodate Class II deficiency at 1153 Bush. M REQUIRED CODE REQUIRED PROPOSED PER CODE 16 20 PER CODE 3 2	DWELLING UNIT 29 1 1 0			31 2 3 40 43/2 2150 2150 36 30 7150 3150 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	AAU RESIDENTIAL COMPLIANCE SET
**THE PROPOSAL REMA SFMTA, BUILDING AND F	NINS SUBJECT TO REVIEW AND APPROVAL BY OTHER CITY AGENCIES, SUCH AS IRE DEPARTMENTS.	NOTES 1. Existing bed count based on Jun-Aug 2018 Site Survey;	APPLICABLE CODES	PROPERTY INFORMATION	H Q A 1272 19 14 24 25 27 28 23 36 7220 H A A A A A A A A A A A A A A A A A A	OL1
		Proposed bed count subject to review by Fire and Building Departments; The exact number of beds in any unit may be adjusted to respond to student housing demand, provided the unit does not exceed codemandated occupancy limits; No Permanent Residents in this building. Number of certified residential hotel units per Admin Code Chapter 14 is 15 units; however plans reflect that Room 200 is operable as two separate bedrooms and to be entitled as such.	ALL WORK SHALL COMPLY WITH THE APPLICABLE CODES, AMENDMENTS, RULES, REGULATIONS, ORDINANCES, LAWS, ORDERS, APPROVALS, ETC. THAT ARE REQUIRED BY PUBLIC AUTHORITIES. IN THE EVENT OF CONFLICT, THE MOST STRINGENT REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO THE CURRENT APPLICABLE EDITIONS OR PUBLICATIONS OF THE FOLLOWING (OR OTHERWISE NOTED):	ADDRESS 1153 BUSH STREET 0280/026	32.500 50 25 25 79 5950 47 5050	1153 BUSH San Francisco, CA 94109
		C- STUDENT HOUSING CHARACTERIZATION SAN FRANCISCO PLANNING CODE SEC. 102 DEFINITIONS STUDENT HOUSING: A RESIDENTIAL USE CHARACTERISTIC DEFINED AS A LIVING SPACE FOR STUDENTS OF ACCREDITED POST-SECONDARY EDUCATIONAL INSTITUTIONS THAT MAY TAKE THE FORM OF DWELLING UNITS, GROUP HOUSING, OR SRO UNIT AND IS OWNED, OPERATED, OR OTHERWISE CONTROLLED BY AN ACCREDITED POST-SECONDARY EDUCATIONAL INSTITUTION. UNICES EXPRESSLY FROVIDED FOR RESWHERE IN THIS CODE. THE USE OF	2016 SAN FRANCISCO BUILDING CODE PART 2- 2016 CALIFORNIA BUILDING CODE PART 4- 2016 CALIFORNIA MECHANICAL CODE PART 3- 2016 CALIFORNIA ELECTRICAL CODE PART 6- 2016 CALIFORNIA ENERGY CODE PART 10- 2016 CALIFORNIA EXISTING BUILDING CODE PART 10- 2016 CALIFORNIA FIRE CODE	SPECIAL USE WITHIN 1/4 MILE OF THE FRINGE SERVICES RUD WITHIN 1/4 MILE OF AN EXISTING FRINGE FINANCIAL SERVICE USE CHANGE OF USE REQUIRED LAST LEGAL RESIDENTIAL: DWELLING UNIT (1 UNIT) & RESIDENTIAL HOTEL (14 ROOMS)	N N	(C)
		STUDENT HOUSING IS PERMITTED WHERE THE FORM OF HOUSING IS PERMITTED IN THE UNDERLYING ZONING DISTRICT IN WHICH IT IS LOCATED. STUDENT HOUSING MAY CONSIST OF ALL OR PART OF A BUILDING, AND STUDENT HOUSING OWNED, OPERATED, OR CONTROLLED BY MORE THAN ONE POST-SECONDARY EDUCATIONAL INSTITUTION MAY BE LOCATED IN ONE BUILDING.	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	PROPOSED RESIDENTIAL: GROUP HOUSING (16 ROOMS) HISTORIC EVALUATION HISTORIC RESOURCE STATUS A- Historic Resource Present	VICINITY MAP N.T.S.	Project Number 21823.02 Basse Date 10/11/19 Scale As indicated Press P
		D- EXPOSURE *SEE SHEET A0.E1 FOR EXPOSURE PLAN ANALYSIS	SCOPE OF WORK	NATIONAL REGISTER HISTORIC Lower Nob Hill Apartment Hotel DISTRICTS Historic District CALIFORNIA REGISTER HISTORIC Lower Nob Hill Apartment Hotel Lower Nob Hill Apartment Hotel	SELECTION OF THE REAL PROPERTY OF THE PARTY	No. Date Description
		Building Compliance based on Common Areas at Basement and Level 2.	PURSUANT TO CASE NUMBER 2008.0586, THE PROJECT PROPOSES TO CONVERT ONE DWELLING UNIT AND 14 RESIDENTIAL HOTEL UNITS TO 16 GROUP HOUSING BEDROOMS WITH A MAXIMUMG OF 42 BEDS.	DISTRICTS Historic District HISTORIC RESOURCE EVALUATION RESPONSES None ARTICLE 10 DESIGNATED HISTORIC DISTRICT LANDMARKS None	Colored to French State of Sta	
			CONVERT 15 EXISTING ADMIN CODE CHAPTER 41 DESIGNATED RESIDENTIAL HOTEL UNITS TO 16 GROUP HOUSING BEDROOMS REFLECTING STUDENT HOUSING USE CHARACTERIZATION, WITH REPLACEMENT RESIDENTIAL HOTELS PROVIDED AT 860 SUTTER PURSUANT TO DEVELOPMENT AGREEMENT.	ARTICLE 11 PRESERVATION None DESIGNATION None MILLS ACT None LEGACY BUSINESS REGISTRY None		
			PROPOSED COMPLIANCE WITH RECOMMENDED CONDITIONS OF APPROVAL FOR 1153 BUSH 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 SHEET. EXISTING EXTERIOR ALTERATIONS WITHIN THE SCOPE OF THIS PROJECT ARE NOTED ON SHEET A3.2.			COVER SHEET
			THE PROJECT PROPOSES TO CLOSE ENFORCEMENT CASE 8549 (CONVERSION OF DWELLING UNITS TO GROUP HOUSING WITHOUT CU PER 209.2(C)). NEW SIGNAGE PROPOSED.		N N	
						A0.0

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.

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AAU RESIDENTIAL COMPLIANCE SET

1153 BUSH San Francisco, CA 94109



	Project Number Issue Date
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	As indicated
	Print Date:
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(C.) EXISTING VIEW
COMPLIANT WITH
CODE SECTION 140 (b)
COMMON AREA WITH
120 SF. MIN.

(N.C.) EXISTING VIEW NON-COMPLIANT WITH CODE SECTION 140

AREA NEEDED FOR COMPLIANCE WITH CODE SECTION 140

EXPOSURE ANALYSIS PLAN -BASEMENT & LEVELS 1, 2 & 3

A0.E1

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SITE PLAN AERIAL IMAGE





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AAU RESIDENTIAL COMPLIANCE SET

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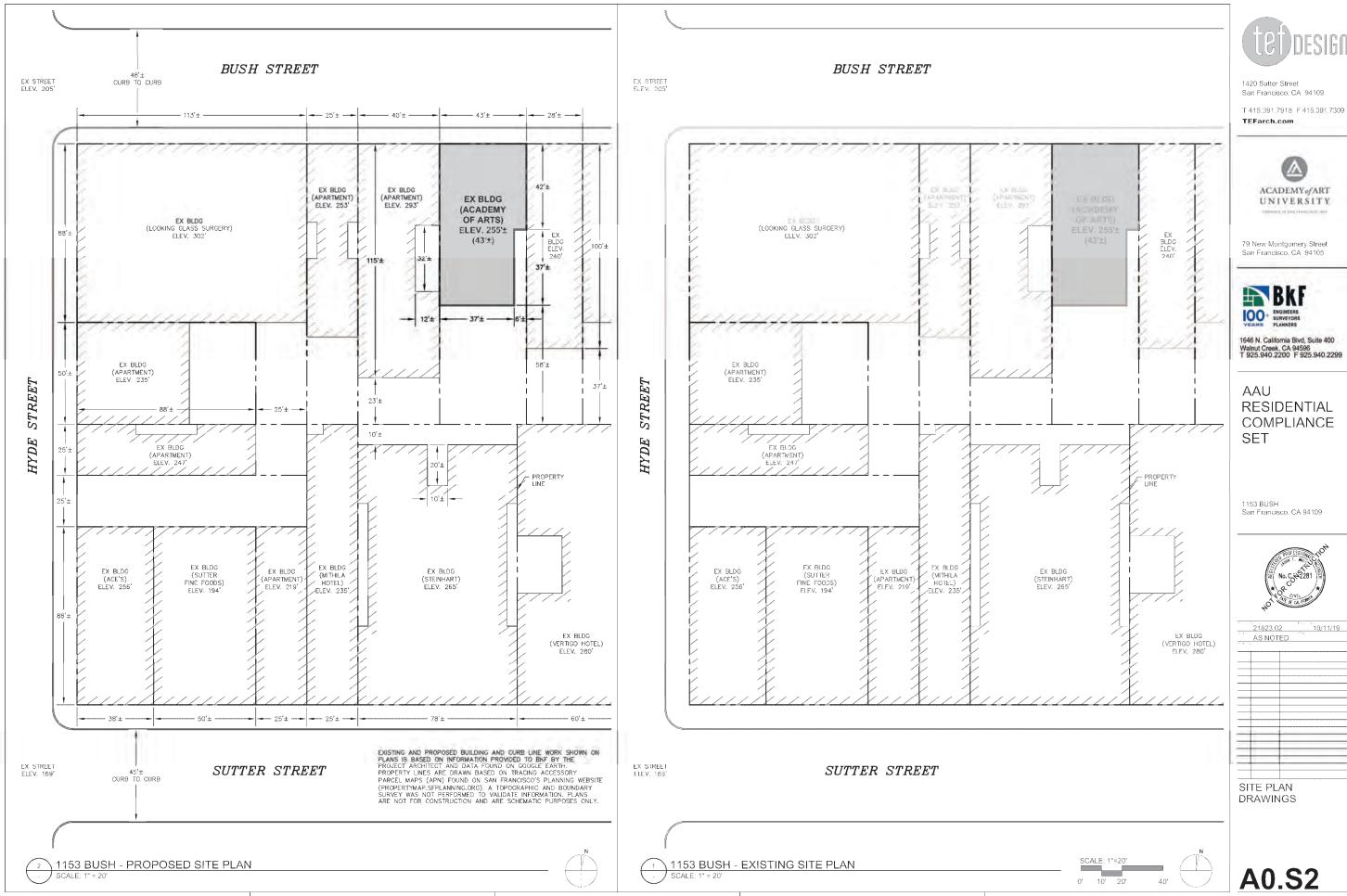
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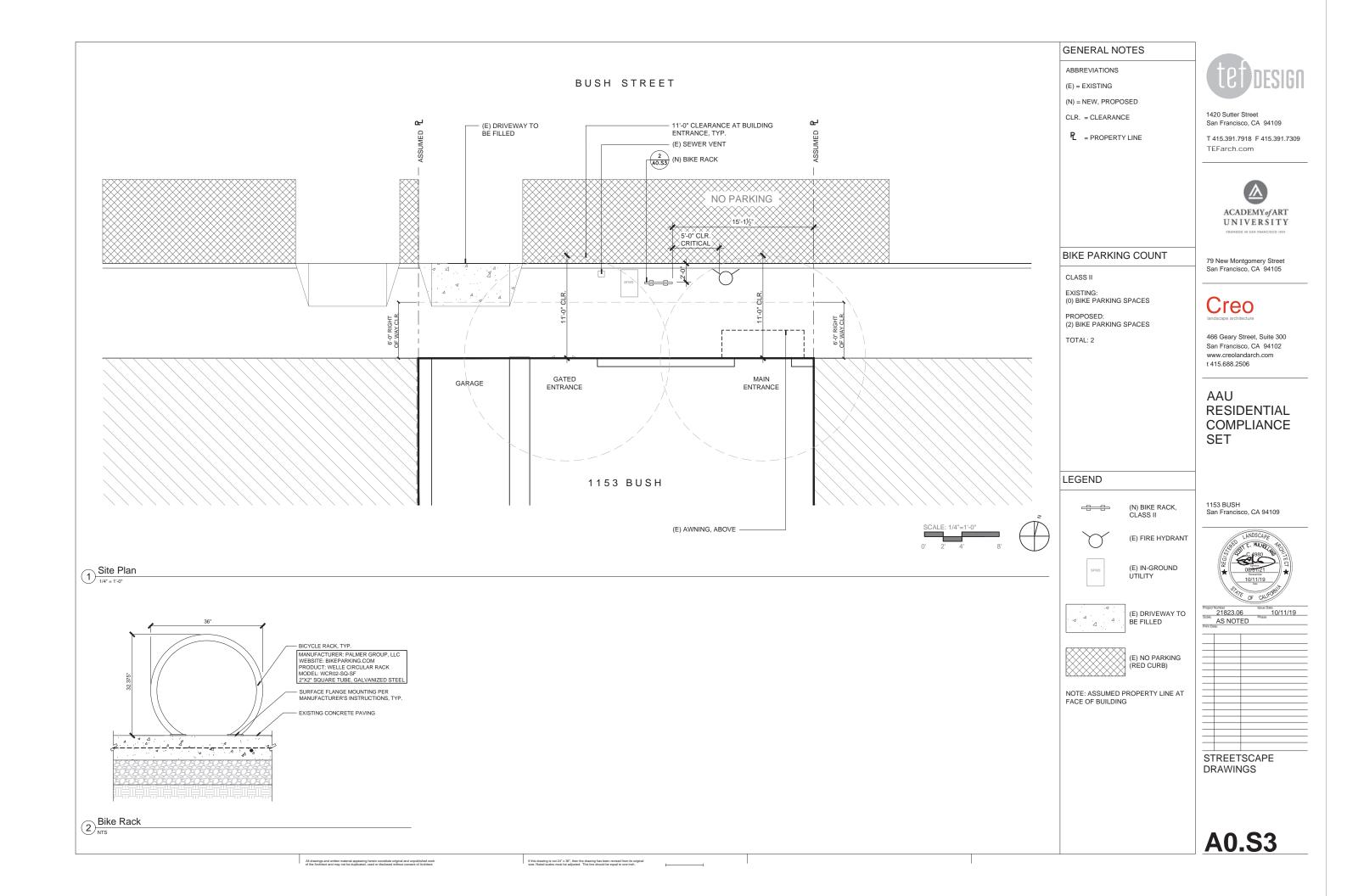
SITE PLAN AERIAL IMAGE

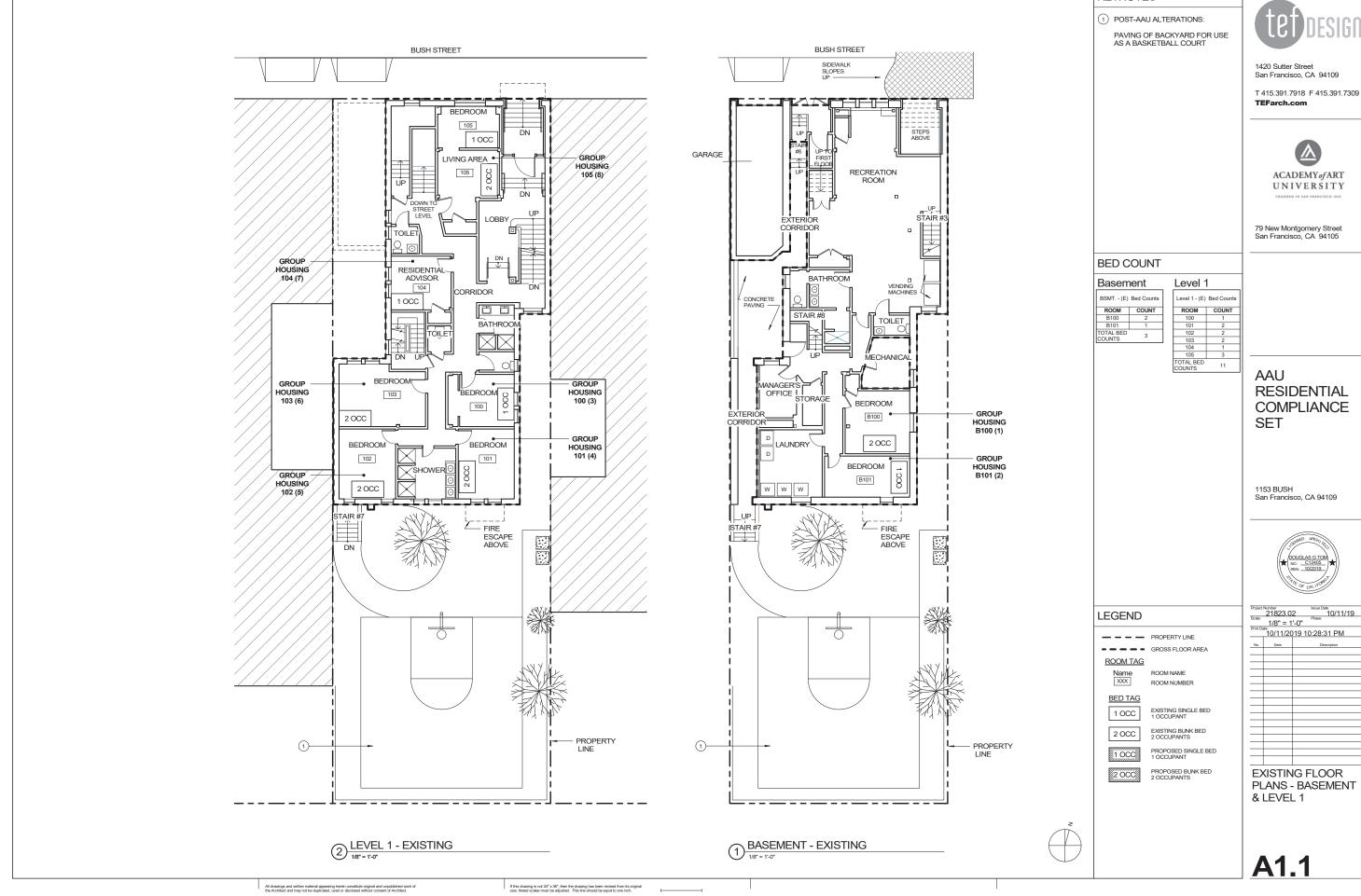
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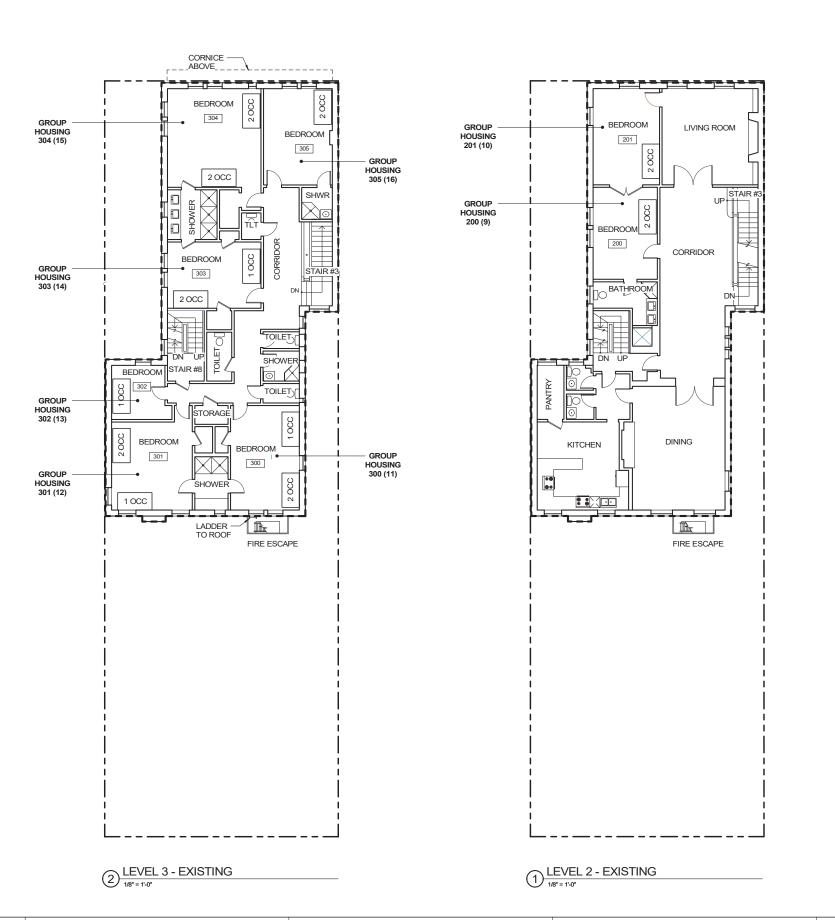
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KEYNOTES







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BED COUNT

Level 2	2	Level 3	
Level 2 - (E) Bed Counts		Level 3 - (E) Bed	Со
ROOM	COUNT	ROOM CO	วับ
200	2	300	3
201	2	301	3
TOTAL BED	4	302	1
COUNTS		303	3
		304	4
		305	2
		TOTAL BED	16

AAU RESIDENTIAL COMPLIANCE

SET

1153 BUSH San Francisco, CA 94109



Project Number 21823.02 | Scale: 10/11//
Scale: 1/8" = 1'-0" | Prize Date: 10/11/2019 10:28:35 PM

LEGEND

	PROPERTY LINE
	GROSS FLOOR AREA
ROOM TAG	
Name	ROOM NAME
XXX	ROOM NUMBER
BED TAG	
1 OCC	EXISTING SINGLE BED 1 OCCUPANT

2 OCC EXISTING BUNK BED 2 OCCUPANTS

PROPOSED SINGLE BED 1 OCCUPANT

2 OCC

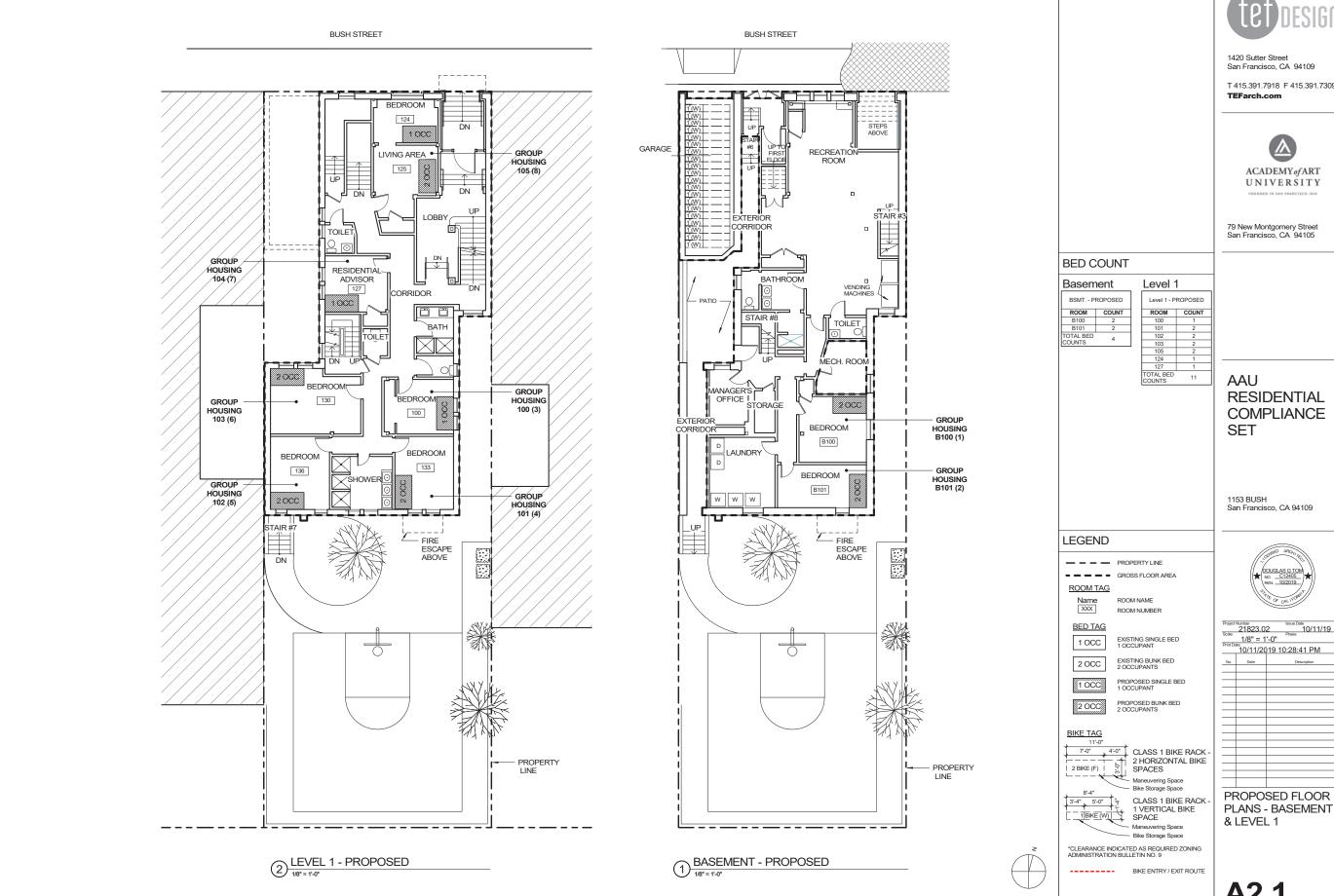
PROPOSED BUNK BED 2 OCCUPANTS EXISTING FLOOR PLANS - LEVELS 2 &



3

A1.2

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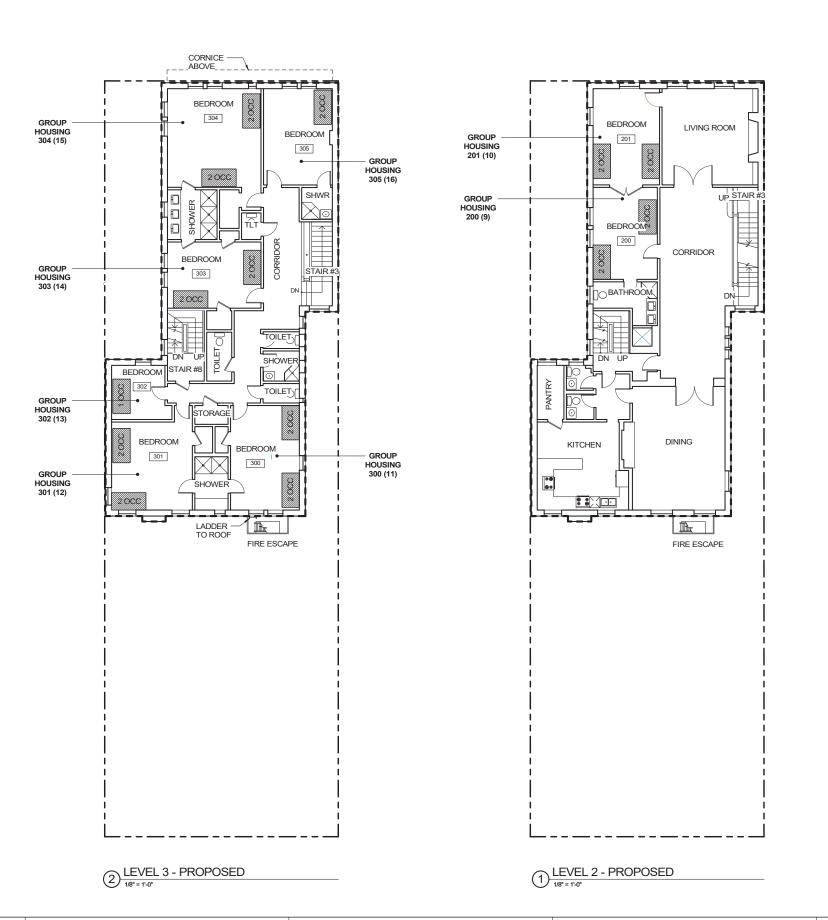
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> 1153 BUSH San Francisco, CA 94109

A2.1

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.

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BED COUNT

Level 2	2	Level 3	3
Level 2 - P	ROPOSED	Level 3 - F	ROPOS
ROOM	COUNT	ROOM	COL
200	4	300	4
201	4	301	4
TOTAL BED	8	302	1
COUNTS		303	4
		304	4
		305	2
		TOTAL BED COUNTS	1

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LEGEND

	PROPERTY LINE
	GROSS FLOOR AREA
ROOM TAG	
Name	ROOM NAME
XXX	ROOM NUMBER

BED TAG

EXISTING SINGLE BED 1 OCCUPANT 1 OCC

EXISTING BUNK BED 2 OCCUPANTS 2 OCC

1 OCC

2 OCC

Project Number 21823.02
Scale: Scale: 1/8" = 1'-0" Printse
Print Date: 10/11/2019 10:28:45 PM PROPOSED FLOOR

PLANS - LEVEL 2 & 3

A2.2

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NORTH ELEVATION - BUSH STREET
(EXISTING/PROPOSED)



SOUTH ELEVATION - PROPERTY LINE
(1) (EXISTING/PROPOSED)

KEYNOTES

- 1 ESTM ES-11, HR-1 CANOPY TO BE REMOVED
- (2) ESTM ES-11, HR-O-1 WINDOWS INDICATED TO BE REPLACED IN GENTLEST MEANS POSSIBLE
- (2b) DEMO INFILLED CONDITION WITH GENTLEST MEANS POSSIBLE
- © INSTALL NEW WOOD WINDOW WITH SASH TO MATCH ORIGINAL HISTORIC FENESTRATION IN TERMS OF CONFIGURATION, FUNCTION, MUNTIN PATTERNS, PROFILE AND THICKNESS OF FRAMES (REF. A4.1)
- (3) INSTALLATION OF SECURITY BARS ON WINDOWS IN 2006
- 4 LOW PROFILE SECURITY CARD READER FOR BIKE PARKING ACCESS TO BE PROVIDED. INSTALL AT WOOD DOOR JAMB WITH INTERNAL CONDUIT ROUTING, AVOIDING EXTERIOR BRICK MATERIAL.
- 5 PROPOSED DIRECTLY
 ILLUMINATED AAU BUSINESS
 WALL SIGN; SEE SIGNAGE
 CONSULTANT DRAWINGS
- (5b) PROPOSED INDIRECTLY
 ILLUMINATED AAU BUSINESS
 WALL SIGN. PAINTED ON
 EXISTING ROLL-UP DOOR; ROLLUP DOOR TO REMAIN
 FUNCTIONAL; SEE SIGNAGE
 CONSULTANT DRAWINGS

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

- 6 EXISTING FIRE ALARM BELL & SIGN
- 7 EXISTING SECURITY GATE
- 8 EXISTING ADDRESS NAMEPLATE
- EXISTING DOORWAY CORNICE
- (10) EXISTING WINDOW SECURITY GRILLE
- (11) EXISTING PIPES
- (12) EXISTING FIRE EGRESS ROOF LADDER
- (13) EXISTING EGRESS BALCONIES
- (14) EXISTING WINDOW SECURITY GRILLE WITH EGRESS GATE
- (15) EXISTING VENT
- (16) EXISTING LIGHT
- (17) EXISTING BRICK
- (18) EXISTING CONCRETE
- (19) EXISTING GARAGE DOOR
- (20) REMOVE EXISTING NO PARKING SIGN



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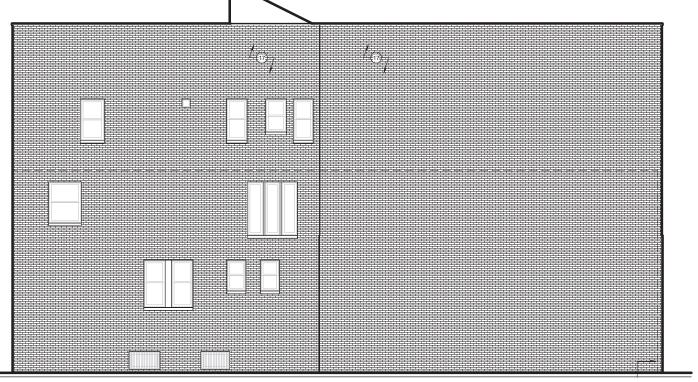
No. Date Description

EXTERIOR ELEVATIONS -IMAGES

A3.1

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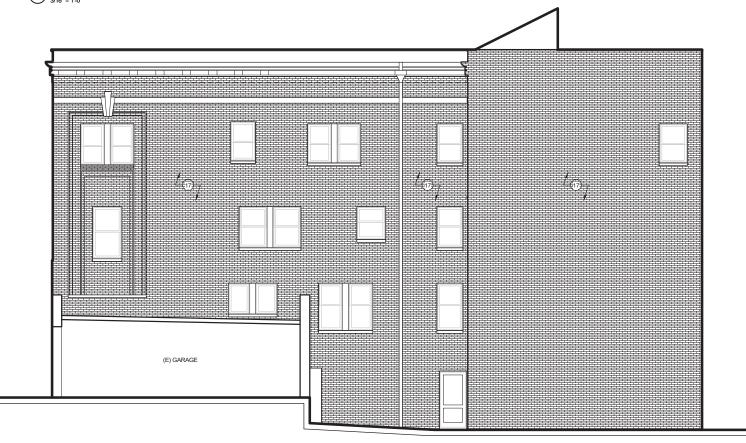




ADJACENT PROPERTY SHOWN DASHED

WEST ELEVATION - PROPERTY LINE

(EXISTING/PROPOSED)



EAST ELEVATION - PROPERTY LINE

(EXISTING/PROPOSED)

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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 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
- 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). AAU RESPECTFULLY SUBMITS THAT THE SECTION 602 DEFINITION OF "BUSINESS SIGN" COVERS AAUS "ACTIVITY WHICH IS...CONDUCTED ON THE PREMISES IPON WHICH [THE BUSINESS] SIGN IS LOCATED
- 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

- 1 ESTM ES-11, HR-1 CANOPY TO BE REMOVED
 - 2 ESTM ES-11, HR-O-1 WINDOWS INDICATED TO BE REPLACED IN GENTLEST MEANS POSSIBLE
- (2b) DEMO INFILLED CONDITION WITH GENTLEST MEANS POSSIBLE
- (20) INSTALL NEW WOOD WINDOW WITH SASH TO MATCH ORIGINAL HISTORIC FENESTRATION IN TERMS OF CONFIGURATION, FUNCTION, MUNTIN PATTERNS, PROFILE AND THICKNESS OF FRAMES (REF. A4.1)
- (3) INSTALLATION OF SECURITY BARS ON WINDOWS IN 2006
- (4) LOW PROFILE SECURITY CARD READER FOR BIKE PARKING ACCESS TO BE PROVIDED. INSTALL AT WOOD DOOR JAMB WITH INTERNAL CONDUIT ROUTING, AVOIDING EXTERIOR BRICK MATERIAL.
- (5) PROPOSED DIRECTLY
 ILLUMINATED AAU BUSINESS
 WALL SIGN; SEE SIGNAGE
 CONSULTANT DRAWINGS
- (5b) PROPOSED INDIRECTLY ILLUMINATED AAU BUSINESS WALL SIGN. PAINTED ON EXISTING ROLL-UP DOOR: ROLL-UP DOOR TO REMAIN FUNCTIONAL; SEE SIGNAGE CONSULTANT DRAWINGS

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

- 6 EXISTING FIRE ALARM BELL & SIGN
- 7 EXISTING SECURITY GATE
- 8 EXISTING ADDRESS NAMEPLATE
- (9) EXISTING DOORWAY CORNICE
- (10) EXISTING WINDOW SECURITY GRILLE
- (11) EXISTING PIPES
- (12) EXISTING FIRE EGRESS ROOF LADDER
- (13) EXISTING EGRESS BALCONIES
- (14) EXISTING WINDOW SECURITY GRILLE WITH EGRESS GATE
- (15) EXISTING VENT
- (16) EXISTING LIGHT
- (17) EXISTING BRICK
- (18) EXISTING CONCRETE
- (19) EXISTING GARAGE DOOR
- (20) REMOVE EXISTING NO PARKING SIGN

LEGEND

PROPOSED SIGNAGE; SEE SIGNAGE CONSULTANT DRAWINGS



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| Project Number | Date
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ELEVATIONS

A3.3

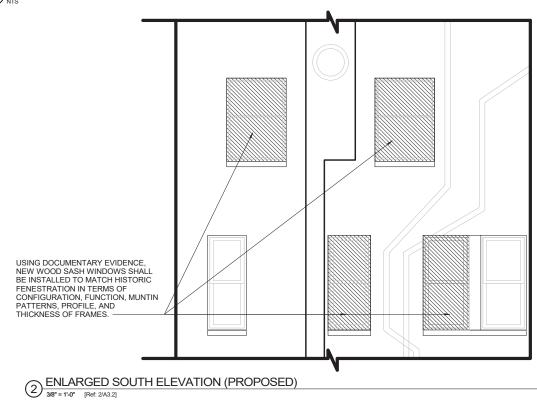








PHOTOS - EXISTING WINDOWS (DETAILS)

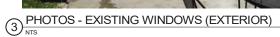






5 PHOTOS - EXISTING WINDOWS (INTERIOR)







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 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
- 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 INSTITI ITION (IF A BUISINESS) POST-SECONDARY EDUCATIONAL INSTITUTION (I.E. A BUSINESS). AAU RESPECTFULLY SUBMITS THAT THE SECTION 602 DEFINITION OF "BUSINESS SIGN" COVERS AAUS "ACTIVITY WHICH IS...CONDUCTED ON THE PREMISES UPON WHICH [THE BUSINESS] SIGN IS LOCATED
- 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.

NON-ORIGINAL VINYL AND ALUMINUM WINDOWS SHALL BE REMOVED USING THE LEAST INVASIVE MEANS POSSIBLE TO MINIMIZE DAMAGE TO SURROUNDING

SURFACE AND MATERIALS.

- DEMO INFILLED CONDITION WITH

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ENLARGED SOUTH ELEVATION

(EXISTING/DEMO)
3/8" = 1'-0" [Ref: 1/A3.2]













3 IMAGE



2 IMAGE



1 IMAGE

KEYNOTES

- 1 ESTM ES-11, HR-1 CANOPY TO BE REMOVED
- (2) ESTM ES-11, HR-O-1 WINDOWS INDICATED TO BE REPLACED IN GENTLEST MEANS POSSIBLE
- (2b) DEMO INFILLED CONDITION WITH GENTLEST MEANS POSSIBLE
- ②c) INSTALL NEW WOOD WINDOW WITH SASH TO MATCH ORIGINAL HISTORIC FENESTRATION IN TERMS OF CONFIGURATION, FUNCTION, MUNTIN PATTERNS, PROFILE AND THICKNESS OF FRAMES (REF. A4.1)
- ③ INSTALLATION OF SECURITY BARS ON WINDOWS IN 2006
- 4 LOW PROFILE SECURITY CARD READER FOR BIKE PARKING ACCESS TO BE PROVIDED. INSTALL AT WOOD DOOR JAMB WITH INTERNAL CONDUIT ROUTING, AVOIDING EXTERIOR REVIEW MATERIAL BRICK MATERIAL.
- (5) PROPOSED DIRECTLY ILLUMINATED AAU BUSINESS WALL SIGN; SEE SIGNAGE CONSULTANT DRAWINGS
- (5b) PROPOSED INDIRECTLY
 ILLUMINATED AAU BUSINESS
 WALL SIGN. PAINTED ON
 EXISTING ROLL-UP DOOR; ROLLUP DOOR TO REMAIN
 FUNCTIONAL; SEE SIGNAGE
 CONSULTANT DRAWINGS

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

- 6 EXISTING FIRE ALARM BELL & SIGN
- (7) EXISTING SECURITY GATE 8 EXISTING ADDRESS NAMEPLATE
- (9) EXISTING DOORWAY CORNICE
- (10) EXISTING WINDOW SECURITY GRILLE
- (11) EXISTING PIPES
- (2) EXISTING FIRE EGRESS ROOF LADDER
- (13) EXISTING EGRESS BALCONIES
- (14) EXISTING WINDOW SECURITY GRILLE WITH EGRESS GATE
- 15 EXISTING VENT
- (16) EXISTING LIGHT
- (17) EXISTING BRICK
- (18) EXISTING CONCRETE
- (19) EXISTING GARAGE DOOR
- (20) REMOVE EXISTING NO PARKING SIGN



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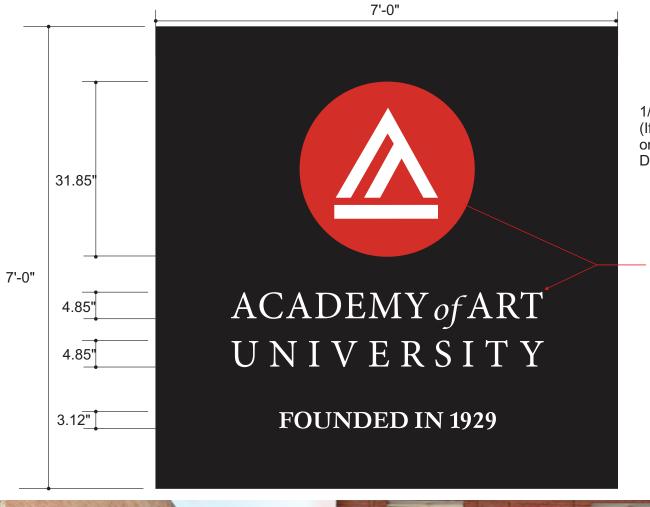
1153 BUSH San Francisco, CA 94109



Project Number 21823.02
Scale: Scale: 1/8" = 1'-0" Printse
Print Date: 10/11/2019 10:29:13 PM

EXTERIOR ELEVATION DETAIL IMAGES

A4.2



-Auxiliary Mounted Low Profile **LED Light Bar** Electrical to be routed internally (by Others)

1/2" Thick Black Sintra Panel Screwed to Garage Door (If Door is a Roll-Up Door, Graphics would need to be painted or Vinyl applied on uneven surface slats) Door needs to be operational for bike parking

1st Surface Vinyl Graphics

S/F Sintra Panel w/ Vinyl Graphics Scale: 1 " = 1' - 0"

49 sq ft

Front Elevation

Red

Black

White



Low Profile LED Light Bar









Sheet No.

GG 2.0



2500 Bisso Lane, Suite 200 Concord, CA 94520 925.771.6300 Phone

CA License #665363 Project ID 8/15/19 Date: Sales: A. Bartizal G. Graves Date: 9/13/19 Revision Notes: A) Revised size of cabinet sign

X Exterior X Single Faced Double Faced

B) Revised size and lighting

method of door sign.

C) Removed canopy

X Illuminated Non-Illuminated

Neon

Type of Lighting: Lamps X L.E.D.

> Address 1153 BUSH STREET SAN FRANCISCO

Other

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 of the National Electrical Code and other applicable codes. This includes proper grounding and bonding of the sign.



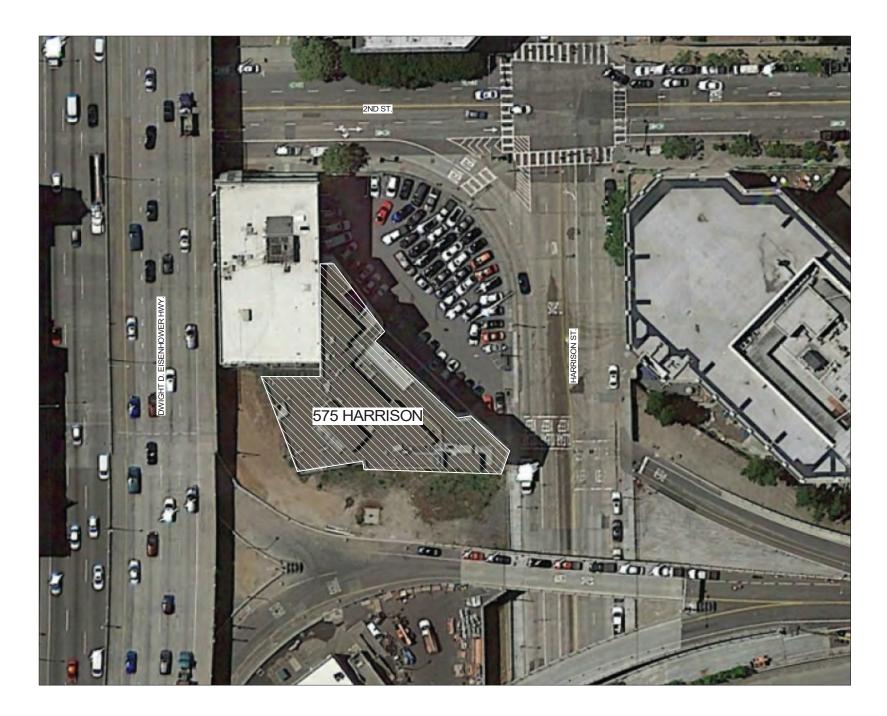






CODE NOTES REFERENCE: SAN FRANCISCO PLANNING CODE AS EXISTING ON JANUARY 1, 2019. CODE NOTES (CONT.) SHEET INDEX **EXTERIOR VIEW** A- FLOOR AREAS E-BICYCLE PARKING SUMMARY EOR PROPOSED OLASS I BIOVOLE PARKING SAN FRANCISCO PLANNING CODE SEC. 102 DEFINITIONS *SEE SHEET A0.S3 FOR PROPOSED CLASS II BICYCLE PARKING FLOOR AREA, GROSS: IN DISTRICTS OTHER THAN C-3, THE SUM OF THE GROSS AREAS OF TH SEVERAL FLOORS OF A BUILDING OR BUILDINGS, MEASURED FROM THE EXTERIOR FACES O BICYCLE PARKING SUMMARY EXTERIOR WALLS OR FROM THE CENTERLINES OF WALLS SEPARATING TWO BUILDINGS. ESTM REQUIRED | CODE REQUIRED PROPOSED GROSS FLOOR AREA (NO CHANGE) 1420 Sutter Street San Francisco, CA 94109 Existing (SF) Proposed (S CLASS II 8 (2 + 6*) GARAGE LEVEL 6.104 6.104 T 415.391.7918 F 415.391.7309 Sheet Name LEVEL 1 (LOWER 10.578 10.578 lumbei TEFarch.com LEVEL 1 (UPPER) 6.322 6.322 ASS II BICYCLE PARKING: ONE CLASS 2 SPACE FOR EVERY 20 CAR SPACES, EXCEPT IN NO CASE LEVEL 2 (LOWER 6 711 6 711 A0.0 COVER SHEET ESS THAN SIX CLASS 2 SPACES PROJECT INFORMATION LEVEL 2 (MEZZANINE A0.1 6.239 6.239 THE PROPOSAL REMAINS SUBJECT TO REVIEW AND APPROVAL BY OTHER CITY AGENCIES. SUCH A ITA, BUILDING AND FIRE DEPARTMEN A0.2 GENERAL NOTES LEVEL 2 (UPPER) 7.748 7.748 LEVEL 3 (LOWER A0.S1 SITE PLAN AERIAL IMAGE 6.235 6.235 \wedge A0.S2 SITE PLAN DRAWINGS LEVEL 3 (MEZZANINE 8.729 8.729 F- EXPOSURE *ANALYSIS NOT REQUIRED A0.S3 STREETSCAPE DRAWINGS 615 615 A0.T1 OCCUPANCY AND EGRESS PLANS ACADEMY of ART GROSS SF TOTAL 59.281 59.281 0.T2 SF GREEN BUILDING COMPLIANCE FORM G- OPEN SPACE *ANALYSIS NOT REQUIRED UNIVERSITY A0.T3a ACCESSIBILITY DIAGRAMS (1 of 3) 0.T3b ACCESSIBILITY DIAGRAMS (2 of 3) FLOOR AREA RATIO (PER SECTION 124): H- ACTIVE USE *ANALYSIS NOT REQUIRED A0.T3c ACCESSIBILITY DIAGRAMS (3 of 3) MAXIMUM ALLOWED GROSS SF MUO FAR X LOT AREA = 5.0 X 14,407 SF = 72,035 SF 1.1 EXISTING FLOOR PLAN - GARAGE 79 New Montgomery Street I- REAR YARD A1.2 EXISTING FLOOR PLAN - LEVEL 1 (LOWER) San Francisco, CA 94105 ANALYSIS NOT REQUIRED EXISTING FLOOR PLAN - LEVEL 1 (UPPER) OFF-STREET PARKING OCCUPIED FLOOR AREA (NO CHANGE) A1.4 EXISTING FLOOR PLAN - LEVEL 2 (LOWER) EXISTING FLOOR PLAN - LEVEL 2 (MEZZANINE) Proposed (SF) Private Existing (SF) APPLICABLE CODES Parking Garage A1.6 EXISTING FLOOR PLAN - LEVEL 2 (UPPER) GARAGE LEVEL 4 888 4 888 EXISTING FLOOR PLAN - LEVEL 3 (LOWER) LEVEL 1 (LOWER 3 967 3 967 A1.8 EXISTING FLOOR PLAN - LEVEL 3 (MEZZANINE) OCCUPIED SF TOTAL 8.855 8.855 ALL WORK SHALL COMPLY WITH THE APPLICABLE CODES. A1.9 EXISTING FLOOR PLAN - LEVEL 3 (ROOF) PLOT PLAN N.T.S. AMENDMENTS, RULES, REGULATIONS, ORDINANCES, LAWS, A2.1 PROPOSED FLOOR PLAN - GARAGE B- RESIDENTIAL USES ORDERS APPROVALS FTC THAT ARE REQUIRED BY PUBLIC A2.2 PROPOSED FLOOR PLAN - LEVEL 1 (LOWER) AUTHORITIES. IN THE EVENT OF CONFLICT, THE MOST SAN FRANCISCO PLANNING CODE SEC. 102 DEFINITIONS A2.3 PROPOSED FLOOR PLAN - LEVEL 1 (UPPER) STRINGENT REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED LIVEWORK UNIT. A HYBRID RESIDENTIAL AND PDR USE THAT IS DEFINED AS A STRUCTURE OR PORTION OF A STRUCTURE COMBINING A RESIDENTIAL LIVING SPACE FOR A GROUP OF TO THE CURRENT APPLICABLE EDITIONS OR PUBLICATIONS OF THE FOLLOWING (OR OTHERWISE NOTED): PROPOSED FLOOR PLAN - LEVEL 2 (LOWER) PERSONS INCLUDING NOT MORE THAN FOUR ADULTS IN THE SAME UNIT WITH AN PROPOSED FLOOR PLAN - LEVEL 2 (MEZZANINE INTEGRATED WORK SPACE PRINCIPALLY USED BY ONE OR MORE OF THE RESIDENTS OF PROPOSED FLOOR PLAN - LEVEL 2 (UPPER) 2016 SAN FRANCISCO BUILDING CODE THAT UNIT: PROVIDED. HOWEVER, THAT NO OTHERWISE QUALIFYING PORTION OF A A2.7 PROPOSED FLOOR PLAN - LEVEL 3 (LOWER) PART 2- 2016 CALIFORNIA BUILDING CODE STRUCTURE THAT CONTAINS A GROUP A OCCUPANCY UNDER THE BUILDING CODE SHALL AAU PART 4- 2016 CALIFORNIA MECHANICAL CODE PROPOSED FLOOR PLAN - LEVEL 3 (MEZZANINE CONSIDERED A LIVE/WORK UNIT. PART 3- 2016 CALIFORNIA ELECTRICAL CODE A2.9 PROPOSED FLOOR PLAN - LEVEL 3 (ROOF) RESIDENTIAL MAXIMUM ALLOWABLE PER ZONING DISTRICT MUO LIVE/WORK UNITS (LWs) = NOT PERMITTED PER SEC. 842.67 PART 6- 2016 CALIFORNIA ENERGY CODE EXTERIOR ELEVATION IMAGES & PROPOSED PART 10- 2016 CALIFORNIA EXISTING BUILDING CODE **COMPLIANCE** EXTERIOR SIGNAGE PART 9- 2016 CALIFORNIA FIRE CODE A4.1 EXTERIOR ELEVATION DETAIL IMAGES RESIDENTIAL USES SET STERLING THE NATIONAL FIRE CODES STANDARD AND THE FIRE SIGNAGE SHEETS Existing THE NATIONAL FIRE CODES STANDARD AND THE FIRE PROTECTION HANDBOOK OF THE NFPA ALL APPLICABLE NFPA CODE SECTIONS INCLUDING BUT NOT Max. Allowed Existing Proposed per Code per ESTM per '18 Survey G2.0 PROPOSED EXTERIOR SIGNAGE '19 LIMITED TO CCSF, FIRE MARSHAL ADMIN BULLETINS G3.0 PROPOSED EXTERIOR SIGNAGE 33 LIVE/WORK UNIT 33 BED COUNT 132 134 132 TOTAL SHEETS: 26 575 HARRISON Existing bed count based on Jun-Aug 2018 Site Survey San Francisco, CA 94105 Proposed bed count subject to review by Fire and Building Department 3. The exact number of beds in any unit may be adjusted to respond to student housing demand, provided the unit does not exceed code-PROPERTY INFORMATION PROJECT SCOPE mandated occupancy limits: 4. No Permanent Residents in this building. 2 ND. PURSUANT TO CASE NUMBER 2008.0586. THE PROJECT PROPOSES TO RETAIN 33 LIVE-WORK UNITS (UNITS COMBINING RESIDENTIAL LIVING SPACE WITH INTEGRATED WORK SPACE C- STUDENT HOUSING CHARACTERIZATION BLOCK/LOT 3769/198-230 (33 PARCELS) SAN FRANCISCO PLANNING CODE SEC. 102 DEFINITIONS PRINCIPALLY USED BY UP TO FOUR RESIDENTS IN EACH UNIT) REFLECTING THAT WHAT IS NOW DEFINED AS A STUDENT No OF STORIES 9 (NO CHANGE) STUDENT HOUSING: A RESIDENTIAL USE CHARACTERISTIC DEFINED AS A LIVING SPACE FOR STUDENTS OF ACCREDITED POST-SECONDARY EDUCATIONAL INSTITUTIONS THAT MAY TAKE HOUSING USE CHARACTERISTIC UNDER THE CURRENT PLANNING CODE WAS LEGALLY INSTITUTED AT 575 HARRISON IN 1996 THE FORM OF DWELLING UNITS, GROUP HOUSING, OR SRO UNIT AND IS OWNED, OPERATED MUO OR OTHERWISE CONTROLLED BY AN ACCREDITED POST-SECONDARY EDUCATIONAL (RESIDENTS AT 575 HARRISON PURSUE THE POST-SECONDARY HEIGHT/BULK INSTITUTION. UNLESS EXPRESSLY PROVIDED FOR ELSEWHERE IN THIS CODE, THE USE OF 65-X EDUCATIONAL STUDY OF VARIOUS ART ACTIVITIES, PDR AND SPECIAL USE NONE STUDENT HOUSING IS PERMITTED WHERE THE FORM OF HOUSING IS PERMITTED IN THE 21836.14 10/11/19 Phase DESIGN PROFESSIONAL USES. PERMITTED PURSUANT TO N.T.S. UNDERLYING ZONING DISTRICT IN WHICH IT IS LOCATED. STUDENT HOUSING MAY CONSIS VICINITY MAP UNDERLYING ZONING). NO CHANGE TO LIVE-WORK USE IS As indicated NO CHANGE OF USE REQUIRED FOR RESIDENTIAL OF ALL OR PART OF A BUILDING, AND STUDENT HOUSING OWNED, OPERATED, OR CONTROLLED BY MORE THAN ONE POST-SECONDARY EDUCATIONAL INSTITUTION MAY BE 10/11/2019 10:33:03 PM WITH ACCESSORY PARKING LOCATED IN ONE BUILDING. THE PROJECT ALSO PROPOSES TO REFLECT THAT THE LEGALLY No. Date INSTITUTED USE OF BASEMENT PARKING IN 575 HARRISON IS FOR ACADEMY OF ART UNIVERSITY FACULTY AND STAFF, NOT RESIDENTIAL: LIVE/WORK UNITS (33 UNITS) PROPOSED D- OFF-STREET CAR SPACES *SEE SHEET A2.1 FOR REFERENCE & PRIVATE PARKING GARAGE BUILDING RESIDENTS. THE PROJECT PROPOSES CONDITIONAL USE AUTHORIZATION FOR A PRIVATE PARKING GARAGE USE IN THE BASEMENT OF 575 HARRISON. MAXIMUM PERMITTED BY CODE HISTORIC EVALUATION FOR ACCESSORY PARKING1 C - No Historic Resource HISTORIC RESOURCE STATUS NEW SIGNAGE PROPOSED Present/Not Age Eligible **EXISTING** PROPOSED² PROPOSED CAR SHARE SPACES³ 0 (20 < 25: not required) NATIONAL REGISTER HISTORIC DISTRICTS CALIFORNIA REGISTER HISTORIC 1) PER SE PLANNING CODE TABLE 151 1 MAXIMUM ONE CAR FOR EACH FOUR DWELLING LINITS DISTRICTS (2) PER CONDITIONAL USE REQUESTED FOR PRIVATE PARKING GARAGE USE FOR AAU FACULTY AND HISTORIC RESOURCE EVALUATION None RESPONSES (3) PER SF PLANNING CODE TABLE 166 REQUIRED CAR-SHARE PARKING SPACES ARTICLE 10 DESIGNATED HISTORIC DISTRICT LANDMARKS **COVER SHEET** ARTICLE 11 PRESERVATION None DESIGNATION MILLS ACT LEGACY BUSINESS REGISTRY None

A0.0









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AAU RESIDENTIAL COMPLIANCE SET

575 HARRISON San Francisco, CA 94105



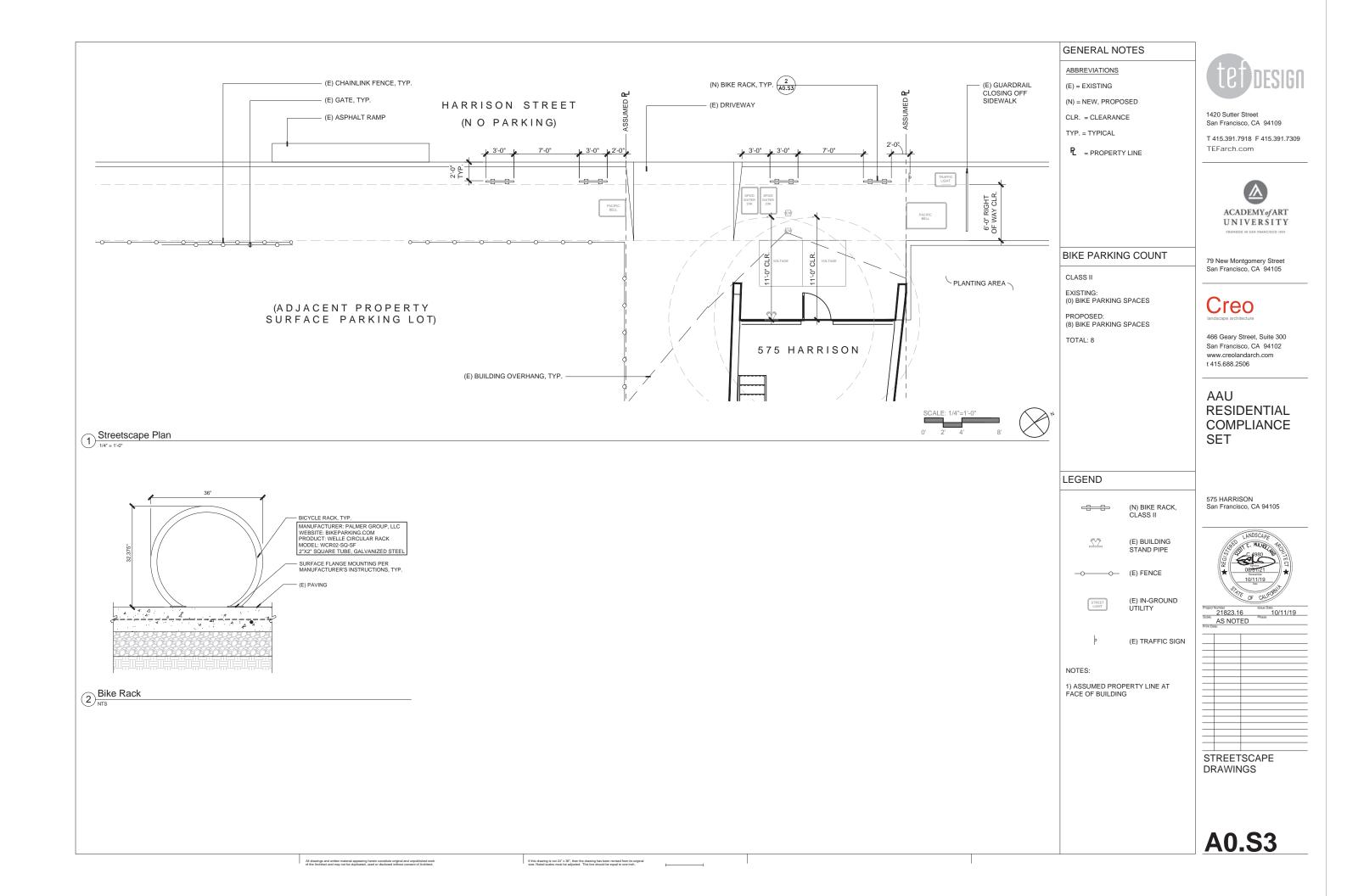
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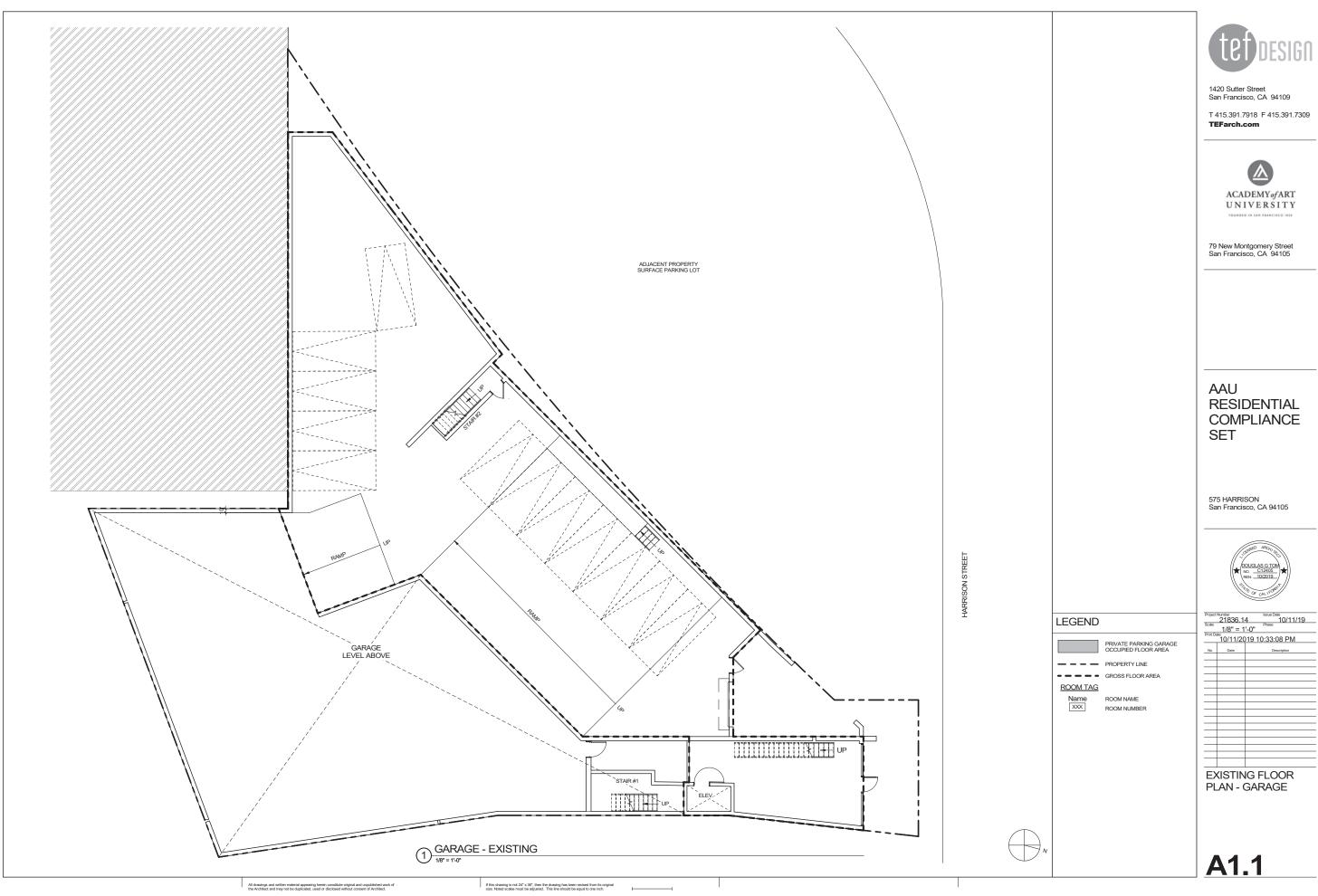
No. Date Description

SITE PLAN AERIAL IMAGE

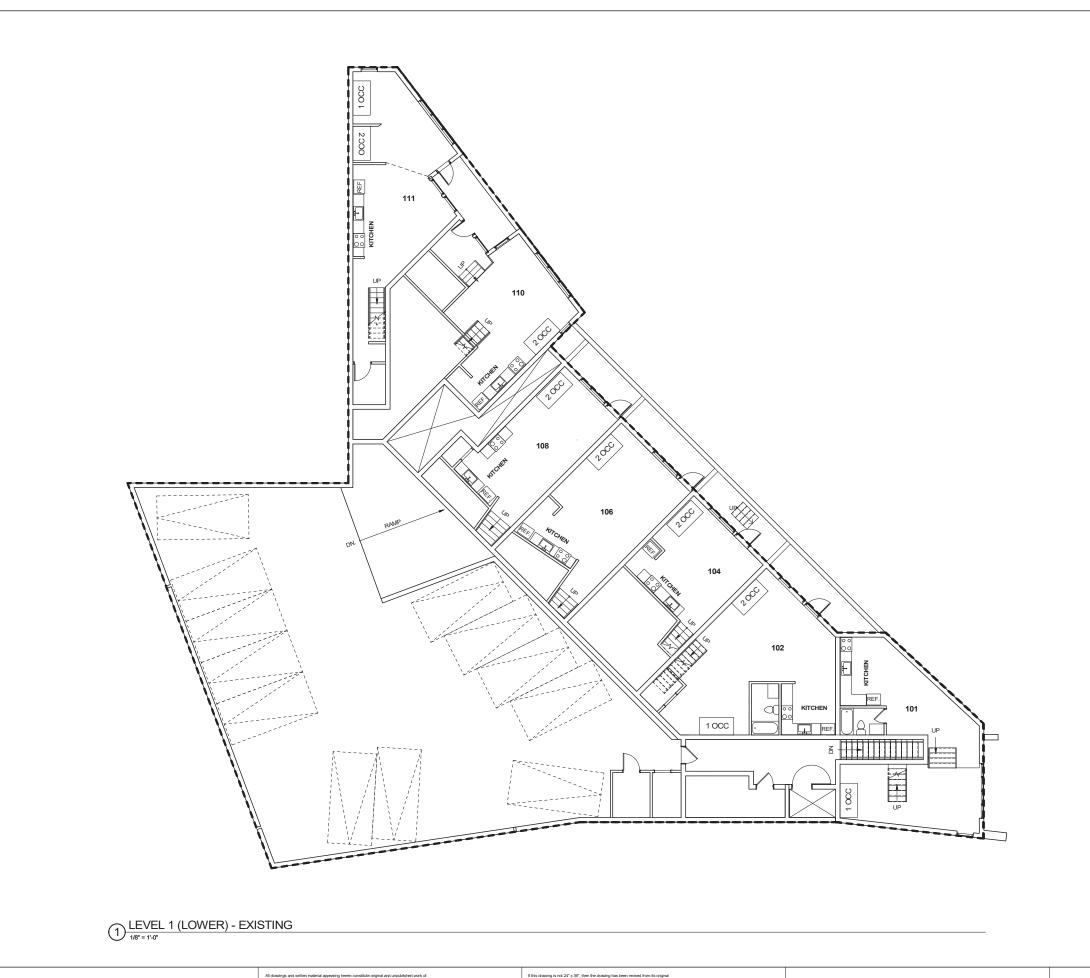
A0.S1













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79 New Montgomery Street San Francisco, CA 94105

BED COUNT

Level 1 - EXISTING	
ROOM	COUNT
101	4
102	4
103	3
104	4
105	4
106	4
107	4
108	4
109	3
110	4
111	5
TOTAL BED COUNTS	43

AAU RESIDENTIAL COMPLIANCE SET

575 HARRISON San Francisco, CA 94105



LEGEND

	PRIVATE PARKING G OCCUPIED FLOOR A
	PROPERTY LINE
	GROSS FLOOR AREA
ROOM TAG	
Name	ROOM NAME

XXX

BED TAG 1 OCC

EXISTING SINGLE BED 1 OCCUPANT EXISTING BUNK BED 2 OCCUPANTS 2 OCC

1 OCC 2 OCC

Project Number 21836.14 10/11/19 Scale: 1/8" = 1'-0" Process 10/11/2019 10:33:11 PM

PROPOSED SINGLE BED 1 OCCUPANT EXISTING FLOOR PLAN - LEVEL 1 (LOWER)

A1.2

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79 New Montgomery Street San Francisco, CA 94105

BED COUNT

Level 2 - EXISTING	
ROOM	COUNT
201	5
202	4
203	4
204	4
205	4
206	5
207	4
208	5
209	4
210	4
211	4
TOTAL BED COUNTS	47

AAU RESIDENTIAL COMPLIANCE SET

575 HARRISON San Francisco, CA 94105



Project Number 21836.14 10/11/19

Scale: 1/8" = 1'-0" Prese 10/11/2019 10:33:17 PM

LEGEND

	PRIVATE PARKING GAR OCCUPIED FLOOR ARE
	PROPERTY LINE
	GROSS FLOOR AREA
ROOM TAG	

Name ROOM NAME

BED TAG

1 OCC EXISTING SINGLE BED 1 OCCUPANT EXISTING BUNK BED 2 OCCUPANTS

2 OCC 1 OCC

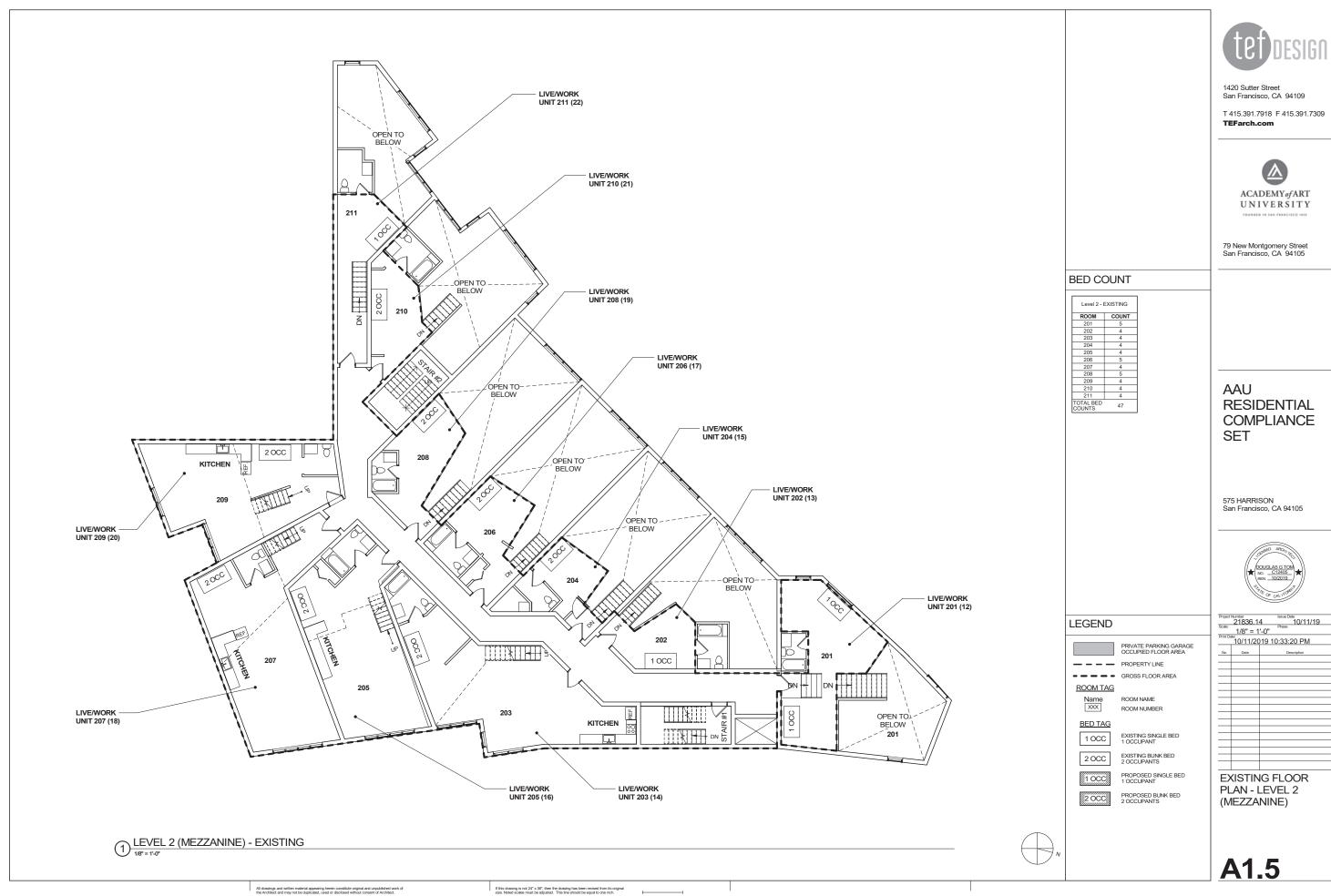
PROPOSED SINGLE BED 1 OCCUPANT

2 OCC PROPOSED BUNK BED 2 OCCUPANTS

EXISTING FLOOR PLAN - LEVEL 2 (LOWER)

A1.4

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79 New Montgomery Street San Francisco, CA 94105

BED COUNT

ROOM	COUNT
201	5
202	4
203	4
204	4
205	4
206	5
207	4
208	5
209	4
210	4
211	4
TOTAL BED COUNTS	47

AAU RESIDENTIAL COMPLIANCE SET

575 HARRISON San Francisco, CA 94105



LEGEND

	PRIVATE PARKING OCCUPIED FLOOR
	PROPERTY LINE
	GROSS FLOOR ARE
ROOM TAG	

Name ROOM NAME

BED TAG 1 OCC

EXISTING SINGLE BED 1 OCCUPANT EXISTING BUNK BED 2 OCCUPANTS 2 OCC

1 OCC

PROPOSED SINGLE BED 1 OCCUPANT

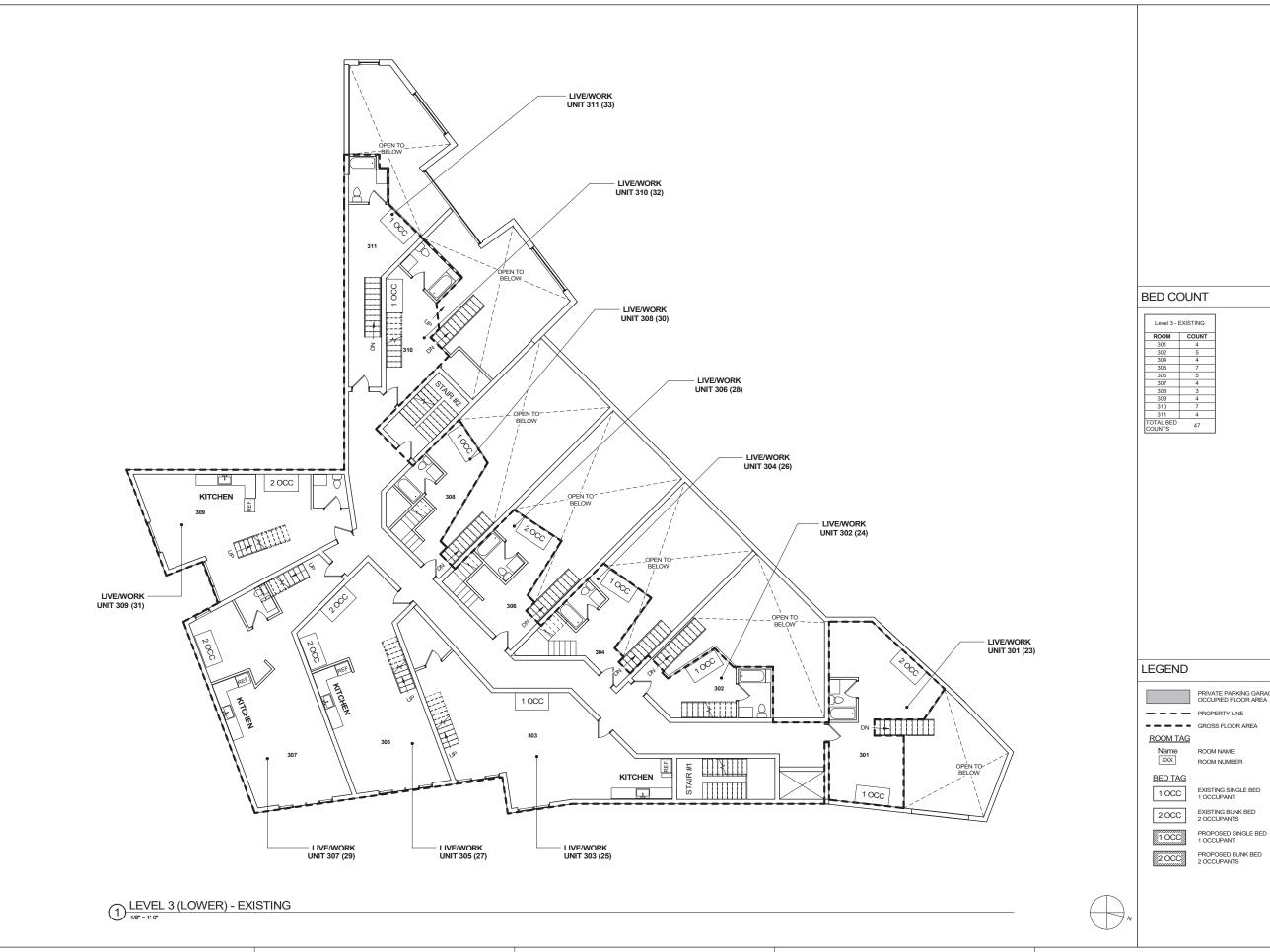
2 OCCUPANTS

Project Number 21836.14 10/11/19 Scale: 1/8" = 1'-0" Process 10/11/2019 10:33:23 PM EXISTING FLOOR

PLAN - LEVEL 2 (UPPER)

A1.6

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AAU RESIDENTIAL COMPLIANCE SET

575 HARRISON San Francisco, CA 94105



Project Number 21836.14 ISsue Date 10/11/19
Scale: Phase

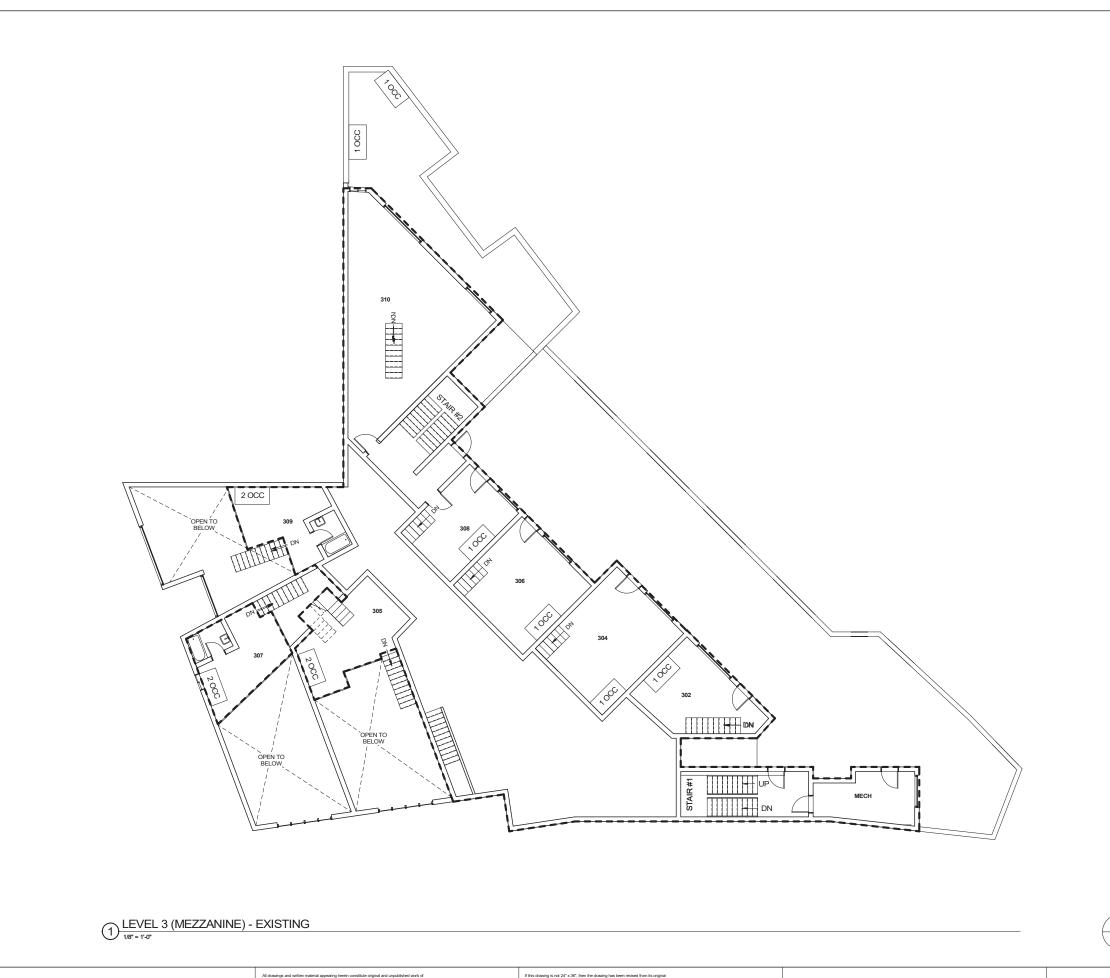
Scale: 1/8" = 1'-0"
Print Date: 10/11/2019 10:33:26 PM

	PRIVATE PARKING GARAGE OCCUPIED FLOOR AREA
	PROPERTY LINE
	GROSS FLOOR AREA
ROOM TAG	
Name	ROOM NAME

EXISTING FLOOR PLAN - LEVEL 3 (LOWER)

A1.7

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. 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.





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79 New Montgomery Street San Francisco, CA 94105

BED COUNT

Level 3 - EXISTING		
ROOM	COUNT	
301	4	
302	5	
304	4	
305	7	
306	5	
307	4	
308	3	
309	4	
310	7	
311	4	
TOTAL BED COUNTS	47	

AAU RESIDENTIAL COMPLIANCE SET

575 HARRISON San Francisco, CA 94105



Project Number 21836.14 10/11/19 Scale: 1/8" = 1'-0" Process 10/11/2019 10:33:29 PM

LEGEND

	PRIVATE PARKING OCCUPIED FLOOR
	PROPERTY LINE
	GROSS FLOOR ARE
ROOM TAG	

Name XXX ROOM NAME

BED TAG 1 OCC

EXISTING SINGLE BED 1 OCCUPANT EXISTING BUNK BED 2 OCCUPANTS 2 OCC

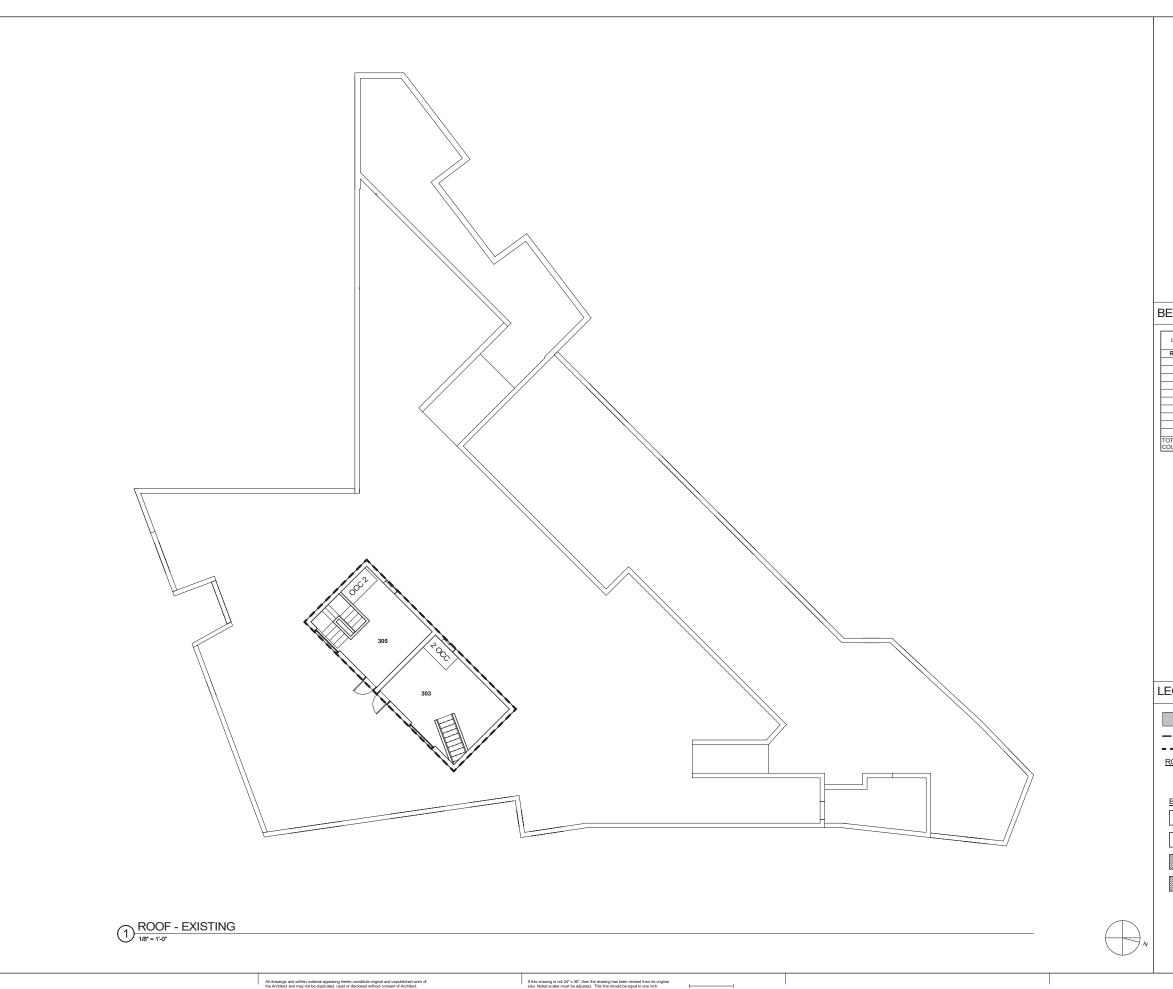
1 OCC

PROPOSED SINGLE BED 1 OCCUPANT 2 OCC PROPOSED BUNK BED 2 OCCUPANTS

EXISTING FLOOR PLAN - LEVEL 3 (MEZZANINE)

A1.8

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79 New Montgomery Street San Francisco, CA 94105

BED COUNT

Level 3 - EXISTING	
ROOM	COUNT
301	4
302	5
304	4
305	7
306	5
307	4
308	3
309	4
310	7
311	4
TOTAL BED	47

AAU RESIDENTIAL COMPLIANCE SET

575 HARRISON San Francisco, CA 94105



Project Number 21836.14 10/11/19 Scale: 1/8" = 1'-0" Process 10/11/2019 10:33:30 PM

LEGEND

	PRIVATE PARKING GA OCCUPIED FLOOR AR
	PROPERTY LINE
	GROSS FLOOR AREA
ROOM TAG	
Name	ROOM NAME
[XXX]	ROOM NUMBER

1 OCC

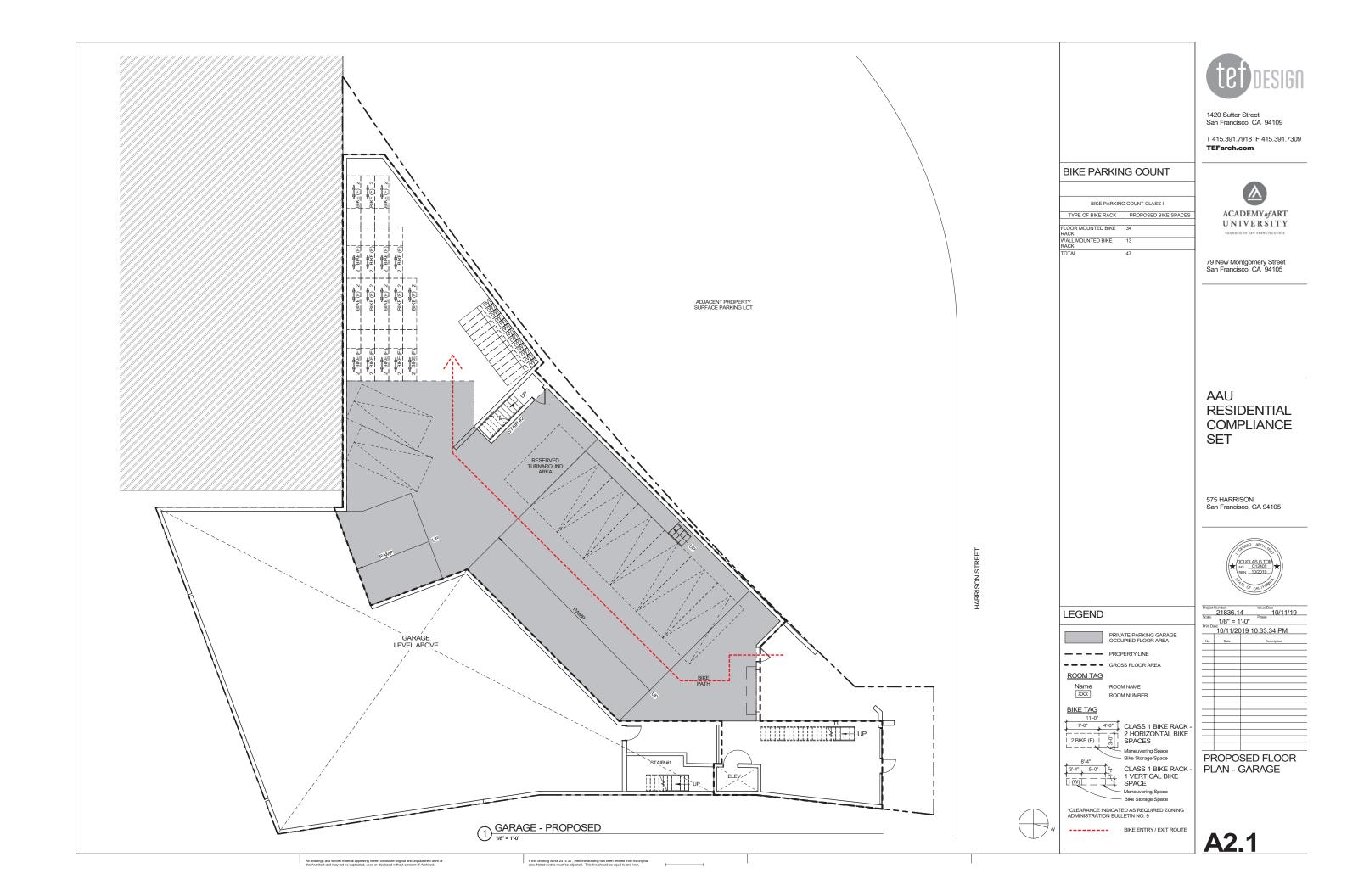
EXISTING SINGLE BED 1 OCCUPANT EXISTING BUNK BED 2 OCCUPANTS 2 OCC 1 OCC

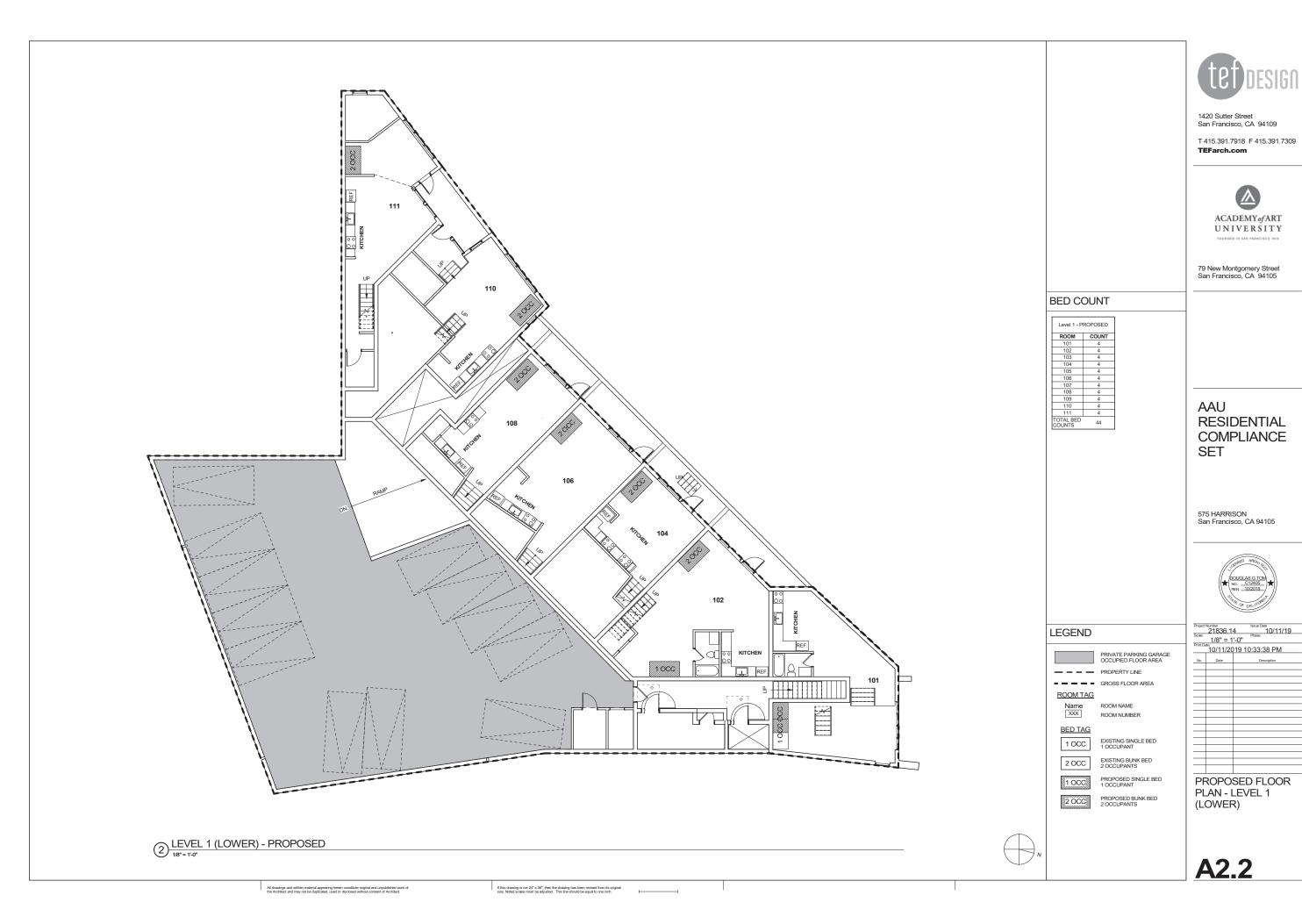
2 OCC PROPOSED BUNK BED 2 OCCUPANTS

EXISTING FLOOR PLAN - LEVEL 3 (ROOF)

A1.9

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AAU RESIDENTIAL COMPLIANCE SET

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PROPOSED FLOOR PLAN - LEVEL 1 (LOWER)

A2.2







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79 New Montgomery Street San Francisco, CA 94105

BED COUNT

Level 2 - P	Level 2 - PROPOSED		
ROOM	COUNT		
201	4		
202	4		
203	4		
204	4		
205	4		
206	4		
207	4		
208	4		
209	4		
210	4		
211	4		
TOTAL BED	44		

AAU RESIDENTIAL COMPLIANCE SET

575 HARRISON San Francisco, CA 94105



Project Number | Issue Date | 10/11/19 | Scale: Phase | Phase

Scale: 1/8" = 1'-0"
Print Date: 10/11/2019 10:33:50 PM

LEGEND

	PRIVATE PARKING GA OCCUPIED FLOOR AR
	PROPERTY LINE
	GROSS FLOOR AREA
ROOM TAG	
Name	ROOM NAME
XXX	ROOM NUMBER

BED TAG

2 OCC

PROPOSED SINGLE BED 1 OCCUPANT

2 OCC

PROPOSED BUNK BED 2 OCCUPANTS

)_N

PROPOSED FLOOR PLAN - LEVEL 2 (LOWER)

A2.4







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79 New Montgomery Street San Francisco, CA 94105

Level 2 - F	PROPOSED
ROOM	COUNT
201	4
202	4
203	4
204	4
205	4
206	4
207	4
208	4
209	4
210	4
211	4
TOTAL BED	44

AAU RESIDENTIAL COMPLIANCE SET

575 HARRISON San Francisco, CA 94105



Project Number 21836.14 10/11/19

Scale: 1/8" = 1'-0" Prese 10/11/2019 10:33:58 PM

	PRIVATE PARKING OCCUPIED FLOOR
	PROPERTY LINE
	GROSS FLOOR ARE

ROOM NAME

BED TAG

EXISTING SINGLE BED 1 OCCUPANT EXISTING BUNK BED 2 OCCUPANTS

1 OCC

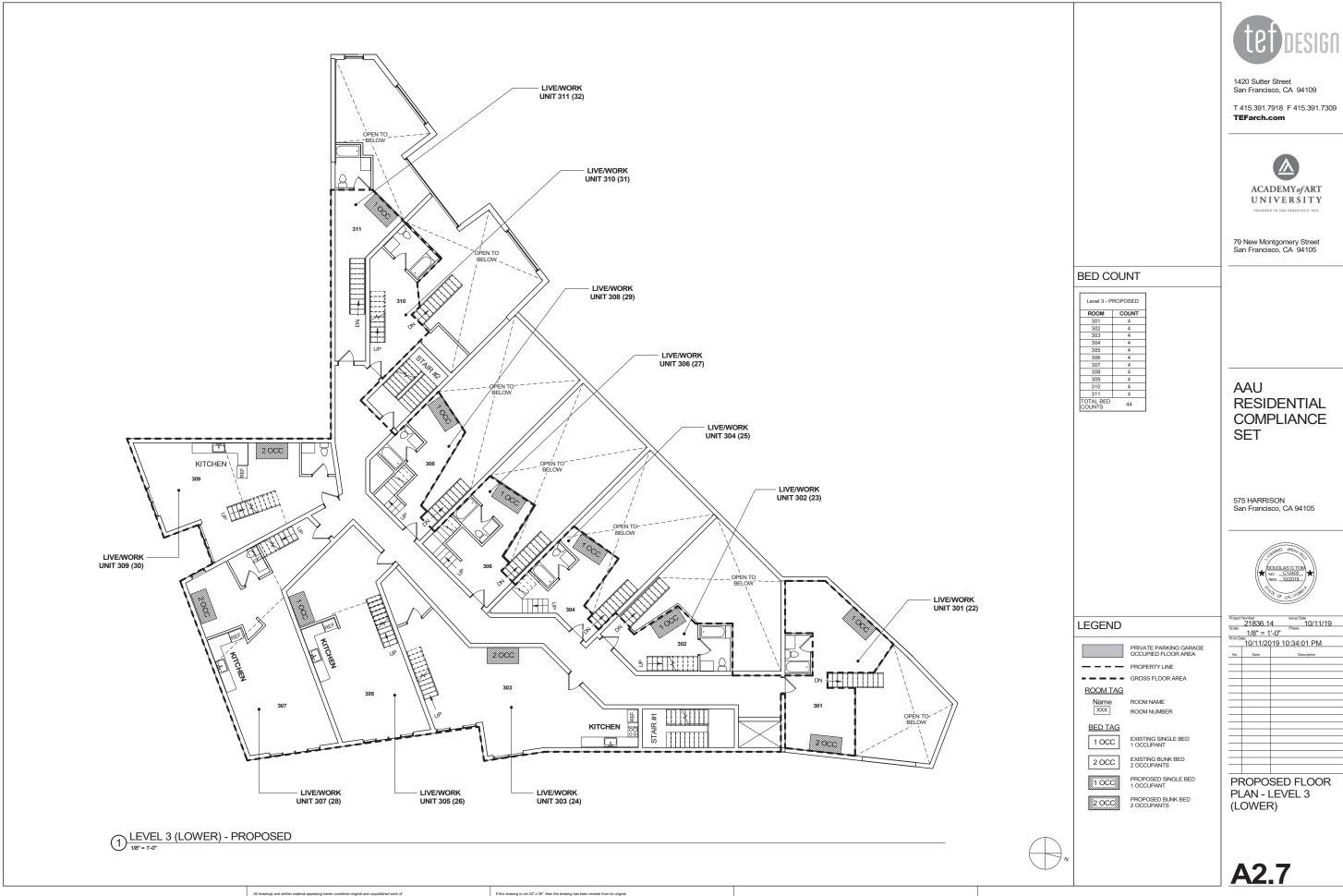
PROPOSED SINGLE BED 1 OCCUPANT

2 OCC

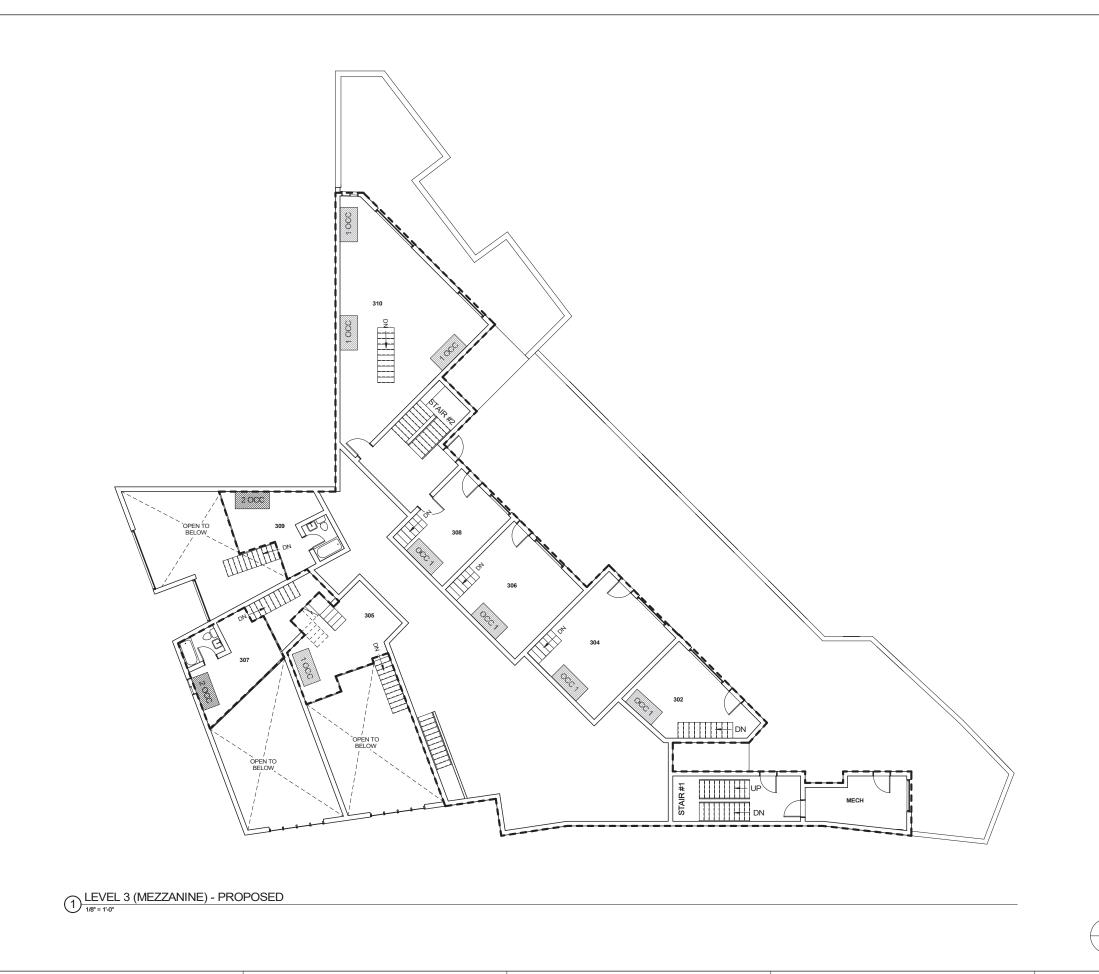
PROPOSED BUNK BED 2 OCCUPANTS

PROPOSED FLOOR PLAN - LEVEL 2 (UPPER)

A2.6



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79 New Montgomery Street San Francisco, CA 94105

BED COUNT

Level 3 - P	ROPOSED
ROOM	COUNT
301	4
302	4
303	4
304	4
305	4
306	4
307	4
308	4
309	4
310	4
311	4
TOTAL BED COUNTS	44

AAU RESIDENTIAL COMPLIANCE SET

575 HARRISON San Francisco, CA 94105



Project Number 21836.14 10/11/19 Scale: 1/8" = 1'-0" Process 10/11/2019 10:34:04 PM

LEGEND

PRIVATE PARKING OCCUPIED FLOOR
 PROPERTY LINE

- - - GROSS FLOOR AREA

ROOM TAG Name ROOM NAME

BED TAG 1 OCC

EXISTING SINGLE BED 1 OCCUPANT EXISTING BUNK BED 2 OCCUPANTS 2 OCC



PROPOSED SINGLE BED 1 OCCUPANT



2 OCC PROPOSED BUNK BED 2 OCCUPANTS

PROPOSED FLOOR

PLAN - LEVEL 3 (MEZZANINE)

A2.8

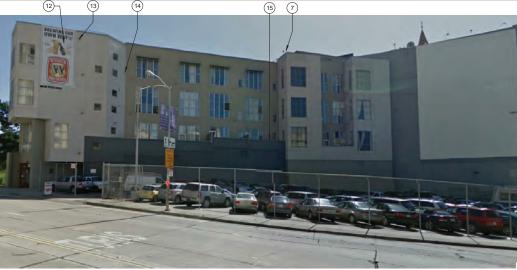
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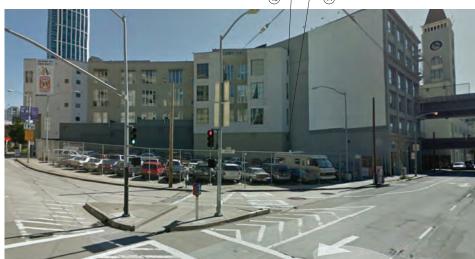














NORTH ELEVATION - HARRISON STREET







- 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).
 AAU RESPECTFULLY SUBMITS
 THAT THE SECTION 602 DEFINITION OF "BUSINESS SIGN"
 COVERS AAU'S "ACTIVITY WHICH IS...CONDUCTED ON THE PREMISES UPON WHICH [THE BUSINESS] SIGN IS LOCATED
- FOR MORE INFORMATION, SEE SIGNAGE CONSULTANT DRAWINGS.
- FEATURES CAPTURED IN ELEVATION DRAWINGS AND PHOTOS PROPOSED FOR AS-IS LEGALIZATION.
- LEGALIZE THE CONDITIONS PRESENTED IN THIS PLAN SET UNLESS OTHERWISE NOTED

ITEMS BELOW NOTED DURING 9/27/19 SITE WALK

- 6 (E) LIGHT(S) ? V.I.F
- (7) (E) DOME SECURITY CAMERA
- (8) (E) FIRE ALARM BELL
- 9 (E) LIGHTS
- (10) (E) ADDRESS NAMEPLATE
- (11) (E) STAND PIPES
- (E) WALL SIGN
- (E) SCUPPER (E) VENTS
- (E) BALCONIES FOR UNITS AT THIS FLOOR

LEGEND

APPROXIMATE AREA FOR ALLOWABLE SIGNAGE (HEIGHT'S NEED TO BE VERIFIED)

PROPOSED INDIRECTLY ILLUMINATED
AAU BUSINESS SIGN, LOCATION & SIZE
(FOR PROPORTIONAL REFERENCE
ONLY)



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AAU RESIDENTIAL **COMPLIANCE** SET

575 HARRISON San Francisco, CA 94105



	21836.14 10/11			
Not To Scale Phase				
Print D	10/11/2019 10:34:06 PM			
No.	Date	Description		

EXTERIOR ELEVATION IMAGES & PROPOSED **EXTERIOR SIGNAGE**

A3.1

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+/- 2'-6" x 9'-0

+/-3' x 6' (18 SF) PROJECTING S @ 45 DEGREES

PROPOSED EXTERIOR SIGNAGE

ALLOWABLE BUSINESS WALL SIGN: (per SEC. 607.2.f.3.B.i)

• SIZE: LOWEST OF THE FOLLOWING

• 150 SF MAX PER STREET FRONTAGE OR

• 3 SF / FOOT OF STREET FRONTAGE

• MOUNTING HEIGHT: LOWEST OF THE FOLLOWING

• 24 FEET MAX; OR

• HEIGHT OF THE WALL TO WHICH IT IS ATTACHED; OR

• HEIGHT OF THE LOWEST RESIDENTIAL WINDOW SILL ON THE WALL

PROPOSED AAU BUSINESS WALL SIGN,

PROPOSED AAU BUSINESS PROJECTING SIGN,

INDIRECTLY ILLUMINATED

INDIRECTLY ILLUMINATED

<u>CALCULATIONS:</u> STREET FRONTAGE = 30.4 FT (3 SF / LF) X 30.4 LF = 91.2 SF

TOTAL ALLOWABLE BUSINESS WALL SIGNAGE = 91.2 SF







2 IMAGE







GENERAL NOTES

- 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 POSTSECONDARY EDUCATIONAL
 INSTITUTION (I.E. A BUSINESS),
 AAU RESPECTFULLY SUBMITS
 THAT THE SECTION 602
 DEFINITION OF "BUSINESS SIGN"
 COVERS AAU'S "ACTIVITY WHICH
 IS...CONDUCTED ON THE
 PREMISES UPON WHICH [THE
 BUSINESS] SIGN IS LOCATED
- 3. FOR MORE INFORMATION, SEE SIGNAGE CONSULTANT DRAWINGS.
- 4. FEATURES CAPTURED IN ELEVATION DRAWINGS AND PHOTOS PROPOSED FOR AS-IS LEGALIZATION.
- 5. LEGALIZE THE CONDITIONS PRESENTED IN THIS PLAN SET UNLESS OTHERWISE NOTED

ITEMS BELOW NOTED DURING 9/27/19 SITE WALK

- 6 (E) LIGHT(S) ? V.I.F
- (7) (E) DOME SECURITY CAMERA
- (8) (E) FIRE ALARM BELL
- 9 (E) LIGHTS
- (E) ADDRESS NAMEPLATE
- (E) STAND PIPES
- (E) WALL SIGN
- (E) SCUPPER
- (E) VENTS
- (E) BALCONIES FOR UNITS AT THIS FLOOR



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AAU RESIDENTIAL COMPLIANCE SET

575 HARRISON San Francisco, CA 94105



	Number 21836.1	4 10/11/19
Scale:	1/8" = 1	Phase
Print D	10/11/20)19 10:34:08 PM
No.	Date	Description

EXTERIOR ELEVATION DETAIL IMAGES

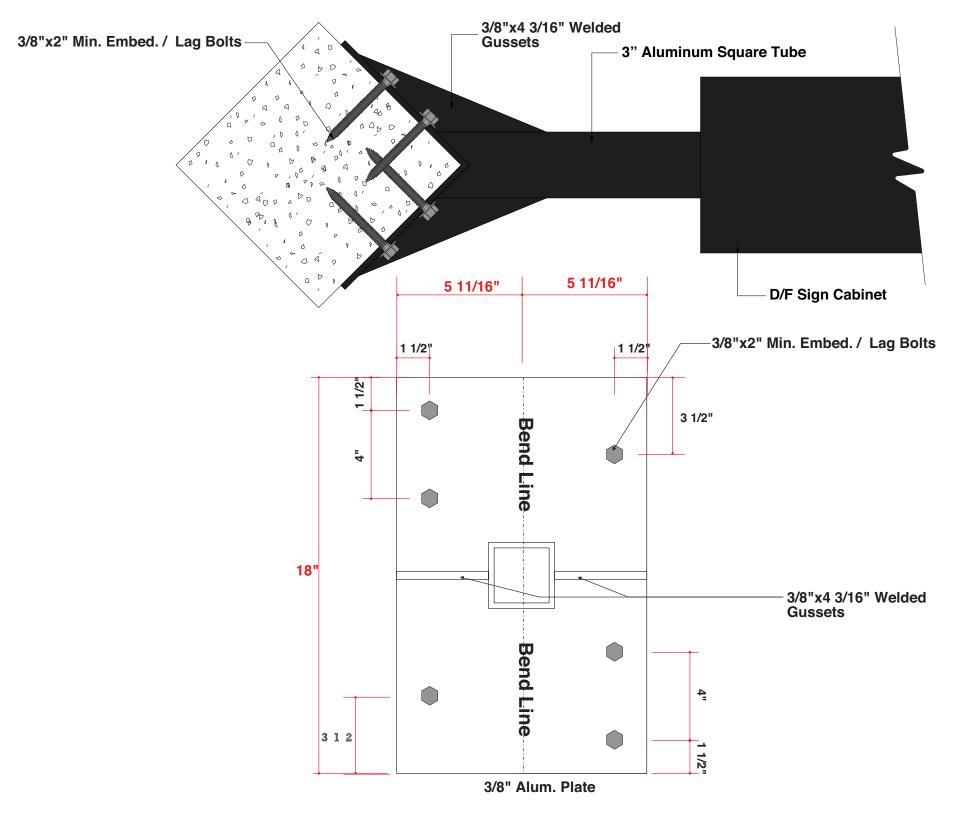
A4.1

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3 IMAGE



Proposed Location



D/F Illuminated Projecting Blade Sign

B

SURVEY REQUIRED NOT FOR PRODUCTION



2500 Bisso Lane, Suite 200 Concord, CA 94520 925.771.6300 Phone CA License #665363

CA License #665363		
Project ID		
Date: 8/14/19		
Sales: A. Barti	izal	
Designer: N. Fo	ord	
Rev. #: 1	Date: 9/24/19	
	n Notes: ze and mounting ade sign.	
	·	
Interior	X Exterior	
Single Faced	X Double Faced	
X Illuminated		
Non-Illuminate		
Type of Lightin		
Lamps Neon	X L.E.D.	
	lress	
	SON STREET ANCISCO	
Customer	Approval	
Sign	ature	
MM/D	D/YYYY	
drawing submitted in conn planning for you. I reproduced, exhibited or sho organization without writte	This is an original unpublished ection with a project we are t is not to be copied, own to anyone outside of your n permission of Golden Gate ompany.	
requirements of Article 60 Code and other applicable	stalled in accordance with the 10 of the National Electrical codes. This includes proper onding of the sign.	
<u> </u>	リ	
A	ll Signs to be Title 24	









Sheet No.

GG 3.0

CODE NOTES REFERENCE: SAN FRANCISCO PLANNING CODE AS EXISTING ON JANUARY 1, 2019.

A- FLOOR AREAS

SAN FRANCISCO PLANNING CODE SEC. 102 DEFINITIONS

FLOOR AREA, GROSS: IN DISTRICTS OTHER THAN C-3, THE SUM OF THE GROSS AREAS OF TH SEVERAL FLOORS OF A BUILDING OR BUILDINGS, MEASURED FROM THE EXTERIOR FACES O EXTERIOR WALLS OR FROM THE CENTERLINES OF WALLS SEPARATING TWO BUILDINGS.

GROSS FLOOR AREA (NO CHANGE)

Level	Existing (SF)	Proposed (SF)
BASEMENT	2,572	2,572
LEVEL 1	2,544	2,544
LEVEL 2	2,374	2,374
LEVEL 3	2,374	2,374
LEVEL 4	2,374	2,374
GROSS SF TOTAL	12,238	12,238

OFF-STREET PARKING OCCUPIED FLOOR AREA (NO CHANGE)

Existing (SF)	Proposed (SF) Private
Accessory Parking	Parking Garage
885	885
1,860	1,860
2,745	2,745
	Accessory Parking 885 1,860

B- RESIDENTIAL USES

SAN FRANCISCO PLANNING CODE SEC. 102 DEFINITIONS

DWELLING UNIT (DU): A RESIDENTIAL USE DEFINED AS A ROOM OR TWO OR MORE ROOMS THAT IS DESIGNED FOR, OR IS OCCUPIED BY, ONE FAMILY DOING ITS OWN COOKING HEREIN AND HAVING ONLY ONE KITCHEN...

MAXIMUM ALLOWABLE PER ZONING DISTRICT RH-2 DWELLING UNITS (DUs) = 1 DU PER 1,500 SF LOT AREA

1900 JACKSON CALCULATION DWELLING UNITS (DUs) = 2,680 SF / 1,500 SF = 1 DUs

RESIDENTIAL USES

	Max. Allowed per Code	Existing per ESTM	Existing per '18 Survey	Proposed '19
DWELLING UNIT	1	9	9	9
BED COUNT		28	22	42

- Existing bed count reflects beds in residential Dwelling Units and bedrooms occupied by AAU for residential uses, based on Jun-Aug 2018
- 2. Proposed bed count subject to review by Fire and Building Departments;

 3. The exact number of beds in any unit may be adjusted to respond to
- student housing demand, provided the unit does not exceed code-mandated occupancy limits;
- 4 One Bedroom/Linit occupied by non-AALI Permanent Residents (DLI# 100) in this building. Bedrooms/Units entitled as student housing, with provision made that all existing non-AAU residents may remain in their current Bedrooms/Units until voluntarily vacating.

C- STUDENT HOUSING CHARACTERIZATION

SAN FRANCISCO PLANNING CODE SEC. 102 DEFINITIONS STUDENT HOUSING: A RESIDENTIAL USE CHARACTERISTIC DEFINED AS A LIVING SPACE FOR STUDENTS OF ACCREDITED POST-SECONDARY EDUCATIONAL INSTITUTIONS THAT MAY TAKE THE FORM OF DWELLING UNITS. GROUP HOUSING, OR SRO UNIT AND IS OWNED OPERATED, OR OTHERWISE CONTROLLED BY AN ACCREDITED POST-SECONDARY EDUCATIONAL INSTITUTION LINESS EXPRESSLY PROVIDED FOR ELSEWHERE IN THIS CODE, THE USE OF STUDENT HOUSING IS PERMITTED WHERE THE FORM OF HOUSING IS PERMITTED IN THE UNDERLYING ZONING DISTRICT IN WHICH IT IS LOCATED. STUDENT HOUSING MAY CONSIST OF ALL OR PART OF A BUILDING, AND STUDENT HOUSING OWNED, OPERATED, OR CONTROLLED BY MORE THAN ONE POST-SECONDARY EDUCATIONAL NSTITUTION MAY BE LOCATED IN ONE BUILDING.

D- OFF-STREET CAR SPACES *SEE SHEET A2.1 FOR REFERENCE

MAXIMUM PERMITTED BY CODE FOR ACCESSORY PARKING¹

EXISTING PROPOSED CAR SHARE SPACES³ 0 (9 < 25: not required)

(1) PER SF PLANNING CODE TABLE 151 UP TO 1.5 PARKING SPACES FOR EACH DWELLING UNIT.
(2) PER CONDITIONAL USE REQUESTED FOR PRIVATE PARKING GARAGE USE FOR AAU FACULTY AND

(3) PER SF PLANNING CODE TABLE 166 REQUIRED CAR-SHARE PARKING SPACES

CODE NOTES (CONT.)

E-BICYCLE PARKING SUMMARY
*SEE SHEET A2.1 FOR PROPOSED CLASS I BICYCLE PARKING *SEE SHEET A0.S3 FOR PROPOSED CLASS II BICYCLE PARKING

BICYCLE PARKING SUMMARY

1			
	ESTM REQUIRED	CODE REQUIRED	PROPOSED
CLASS I	-	14	14
CLASS II	-	8 (2 + 6*)	8

*PER SF PLANNING CODE TABLE 155.2 PRIVATE PARKING GARAGE MINIMUM REQUIREMENT FOR CLASS II BICYCLE PARKING: ONE CLASS 2 SPACE FOR EVERY 20 CAR SPACES, EXCEPT IN NO CASE ESS THAN SIX CLASS 2 SPACES.

* THE PROPOSAL REMAINS SUBJECT TO REVIEW AND APPROVAL BY OTHER CITY AGENCIES, SUCH AS SEMTA, BUILDING AND FIRE DEPARTMENTS

F- EXPOSURE
*ANALYSIS NOT REQUIRED

G- OPEN SPACE *ANALYSIS NOT REQUIRED

H- ACTIVE USE
*ANALYSIS NOT REQUIRED

I- REAR YARD *ANALYSIS NOT REQUIRED

APPLICABLE CODES

SHEET INDEX

Sheet Name lumber A0.0 COVER SHEET

	A0.1	PROJECT INFORMATION		•
•	A0.2	GENERAL NOTES		•
	A0.S1	SITE PLAN AERIAL IMAGE	•	
	A0.S3	STREETSCAPE DRAWINGS	•	
	A0.T1	OCCUPANCY AND EGRESS PLANS		•
	A0.T2	SF GREEN BUILDING COMPLIANCE FORM		•
	A0.T3a	ACCESSIBILITY DIAGRAMS (1 of 3)		•
	A0.T3b	ACCESSIBILITY DIAGRAMS (2 of 3)		•
	A0.T3c	ACCESSIBILITY DIAGRAMS (3 of 3)		•
	A1.1	EXISTING FLOOR PLANS - BASEMENT & LEVEL 1	•	•
	A1.2	EXISTING FLOOR PLANS - LEVELS 2, 3 & 4	•	•
	A2.1	PROPOSED FLOOR PLANS - BASEMENT & LEVEL 1	•	•
	A2.2	PROPOSED FLOOR PLANS - LEVELS 2, 3 & 4	•	•
	A3.1	EXTERIOR ELEVATION IMAGES	•	•

SIGNAGE SHEETS

3.0	PROPOSED EXTERIOR SIGNAGE
2.0	PROPOSED EXTERIOR SIGNAGE

A4.1 EXTERIOR ELEVATION DETAIL IMAGES

A3.2 EXISTING/PROPOSED EXTERIOR ELEVATIONS

TOTAL SHEETS: 12

ALL WORK SHALL COMPLY WITH THE APPLICABLE CODES. AMENDMENTS, RULES, REGULATIONS, ORDINANCES, LAWS, ORDERS, APPROVALS, ETC. THAT ARE REQUIRED BY PUBLIC

AUTHORITIES. IN THE EVENT OF CONFLICT, THE MOST STRINGENT REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO THE CURRENT APPLICABLE EDITIONS OR PUBLICATIONS OF THE FOLLOWING (OR OTHERWISE NOTED):

2016 SAN FRANCISCO BUILDING CODE PART 2- 2016 CALIFORNIA BUILDING CODE PART 4- 2016 CALIFORNIA MECHANICAL CODE PART 3- 2016 CALIFORNIA ELECTRICAL CODE PART 6- 2016 CALIFORNIA ENERGY CODE PART 10- 2016 CALIFORNIA EXISTING BUILDING 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

SCOPE OF WORK

PURSUANT TO CASE NUMBER 2008.0586, THE PROJECT PROPOSES TO RETAIN 9 DWELLING UNITS REFLECTING THAT WHAT IS NOW DEFINED AS A STUDENT HOUSING USE CHARACTERIZATION LINDER THE CURRENT PLANNING CODE WAS LEGALLY INSTITUTED IN 1997. NO CHANGE OF RESIDENTIAL USE IS PROPOSED.

THE PROJECT ALSO PROPOSES TO REFLECT THAT THE LEGALLY INSTITUTED USE OF BASEMENT PARKING IN 1900 JACKSON IS FOR ACADEMY OF ART UNIVERSITY FACULTY AND STAFF, NOT BUILDING RESIDENTS. THE PROJECT PROPOSES CONDITIONAL USE AUTHORIZATION FOR A PRIVATE PARKING GARAGE USE IN THE BASEMENT AND LEVEL 1 OF 1900 JACKSON.

NEW SIGNAGE PROPOSED AS PART OF PROJECT

PROPERTY INFORMATION

ADDRESS BLOCK/LOT 1900 JACKSON STREET 0592/004A

No OF STORIES 5 (NO CHANGE)

DISTRICTS ZONING HEIGHT/BUI K

40-X NONE SPECIAL USE

USE EXISTING/ NO CHANGE OF USE REQUIRED PROPOSED RESIDENTIAL: DWELLING UNITS (9 UNITS)

HISTORIC EVALUATION

B - UNKNOWN/AGE HISTORIC RESOURCE STATUS ELLIGIBLE NATIONAL REGISTER HISTORIC NONE DISTRICTS CALIFORNIA REGISTER HISTORIC NONE DISTRICTS HISTORIC RESOURCE EVALUATION RESPONSES NONE ARTICLE 10 DESIGNATED HISTORIC NONE DISTRICT LANDMARKS ARTICLE 11 PRESERVATION NONE DESIGNATION MILLS ACT NONE LEGACY BUSINESS REGISTRY NONE



PLOT PLAN

EXTERIOR VIEW

AAU **RESIDENTIAL** COMPLIANCE SET

1420 Sutter Street

TEFarch.com

San Francisco, CA 94109 T 415.391.7918 F 415.391.7309

 \wedge

ACADEMY of ART

UNIVERSITY

79 New Montgomery Street

San Francisco, CA 94105

1900 JACKSON San Francisco, CA 94109



VICINITY MAP

N.T.S.



COVER SHEET

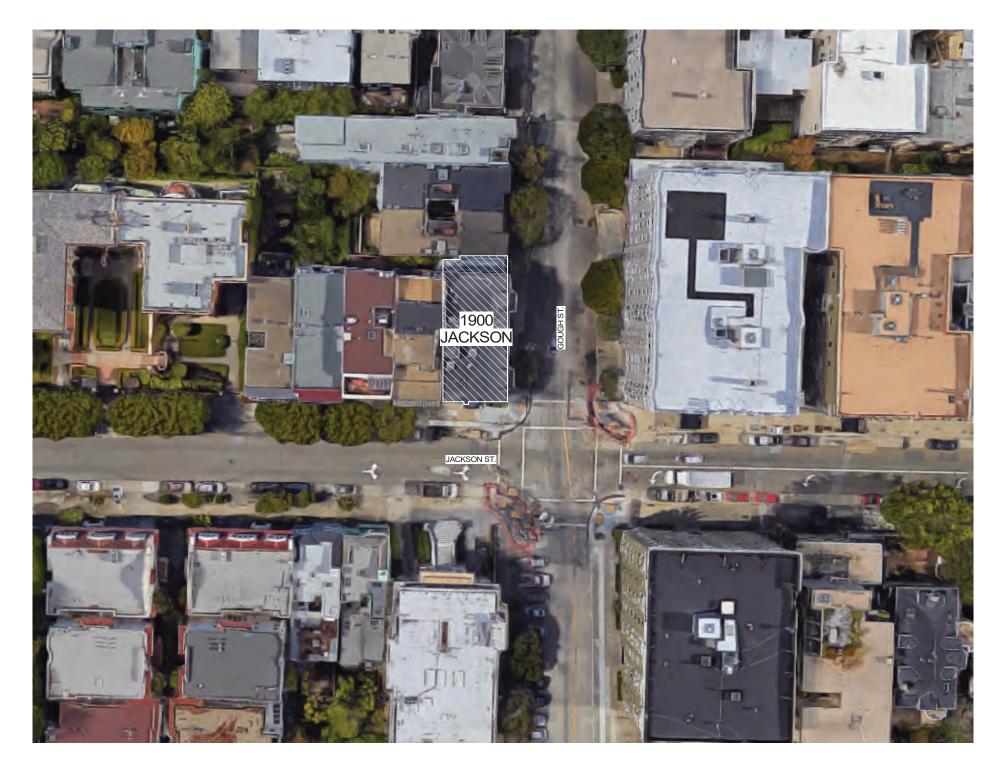
A0.0

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PACIFIC AVE

JACKSON









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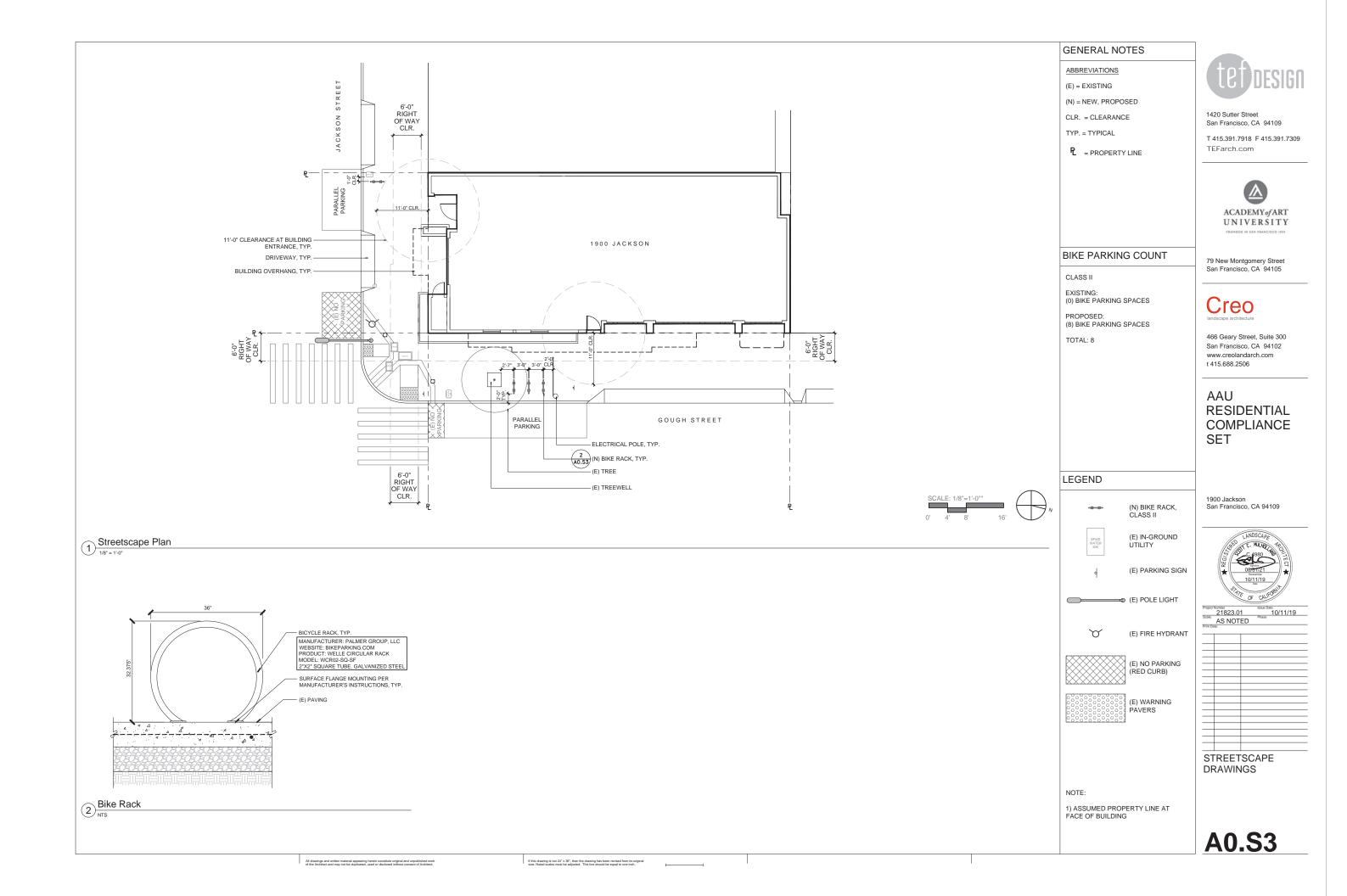


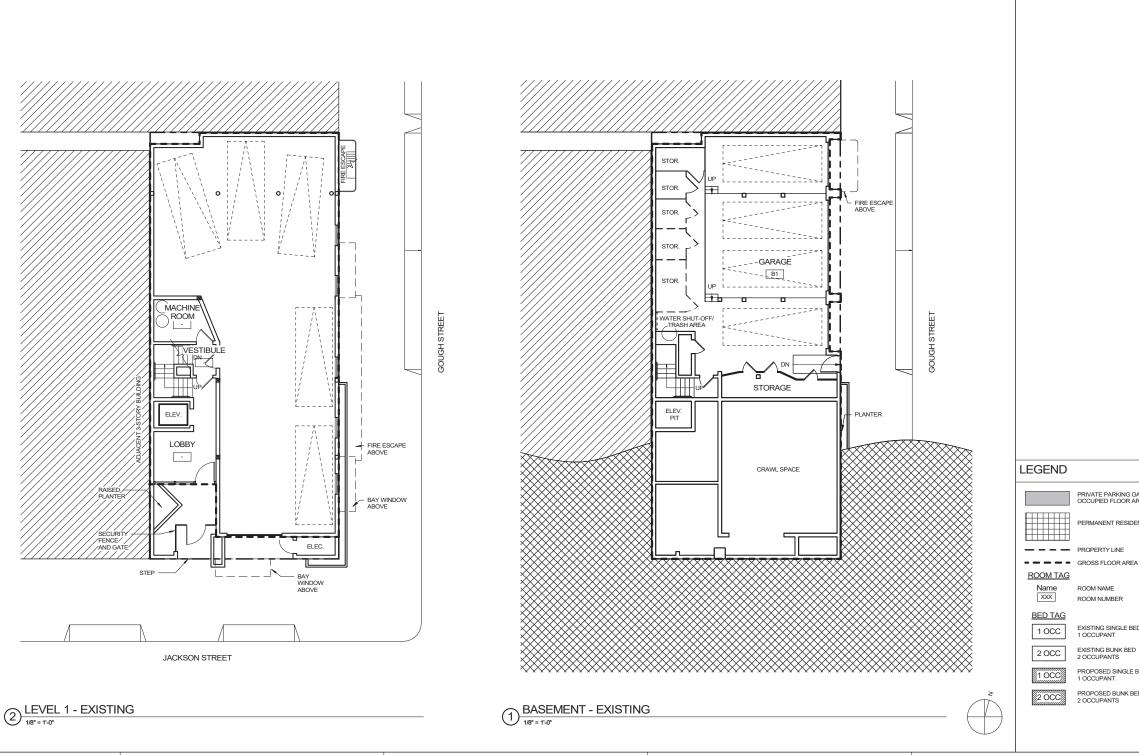
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No.	Date	Description

SITE PLAN AERIAL IMAGE

A0.S1







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	Project Number Issue Date 10/11/19	
	Scale: 1/8" = 1'-0"	
DDB (ATE DADI(NO CADACE	Print Date: 10/11/2019 10:37:43 PM	
PRIVATE PARKING GARAGE OCCUPIED FLOOR AREA	No. Date Description	
	· —	
PERMANENT RESIDENT		_
PROPERTY LINE	· - - - - - - - - - - 	_
GROSS FLOOR AREA		_
	 	
ROOM NAME		
ROOM NUMBER		
TOOM TOMBER		
	· - - - - - - - - - - 	_
EXISTING SINGLE BED		_
1 OCCUPANT	EXISTING FLOOR	
EXISTING BUNK BED 2 OCCUPANTS	PLANS - BASEMENT	

ROOM NAME ROOM NUMBER

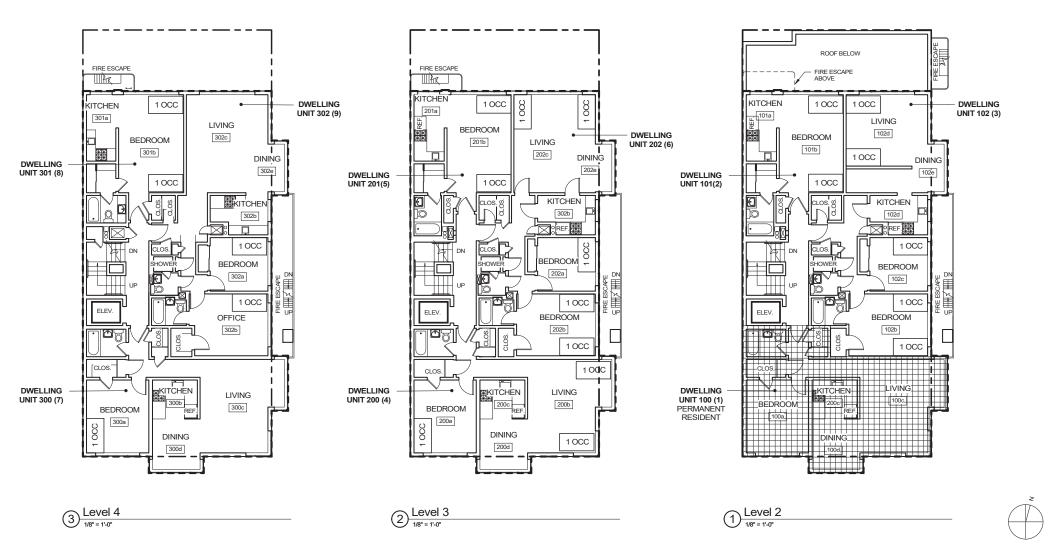
EXISTING SINGLE BED 1 OCCUPANT

PROPOSED SINGLE BED 1 OCCUPANT

& LEVEL 1

A1.1

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79 New Montgomery Street San Francisco, CA 94105 BED COUNT

Level 2

Level 2 - (E)	Bed Counts
ROOM	COUNT
101b	2
102b	2
102c	1
102d	2
TOTAL BED COUNTS	7
102b 102c 102d TOTAL BED	2

Level 3

Level 3 - (E) Bed Coun		
ROOM	COUNT	
200a	1	
200b	2	
201b	2	
202a	1	
202b	2	
202c	2	
TOTAL BED COUNTS	10	

Level 4

Level 4 - (E)	Bed Cor
ROOM	COU
300a	1
301b	2
302a	1
302b	1
TOTAL BED COUNTS	5

AAU RESIDENTIAL **COMPLIANCE** SET

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Project Number 21823.01

LEGEND

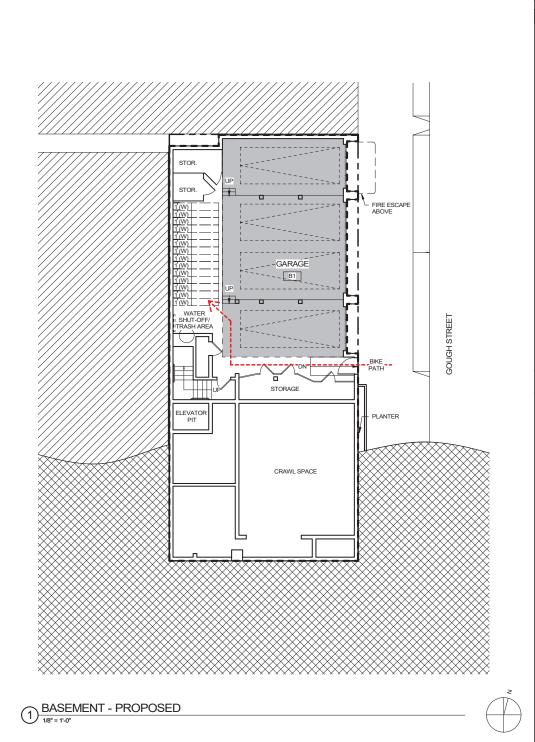
	PRIVATE PARKING GARAG OCCUPIED FLOOR AREA
	PERMANENT RESIDENT
	PROPERTY LINE
	GROSS FLOOR AREA
ROOM TAG	
Name	ROOM NAME
XXX	ROOM NUMBER
BED TAG	
1 OCC	EXISTING SINGLE BED 1 OCCUPANT
2 OCC	EXISTING BUNK BED 2 OCCUPANTS
1 OCC	PROPOSED SINGLE BED 1 OCCUPANT
2 OCC	PROPOSED BUNK BED 2 OCCUPANTS

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EXISTING FLOOR PLANS - LEVELS 2, 3

A1.2

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BIKE PARKING COUNT

BIKE PARKING COUNT CLASS I TYPE OF BIKE RACK PROPOSED BIKE SPACES WALL MOUNTED BIKE

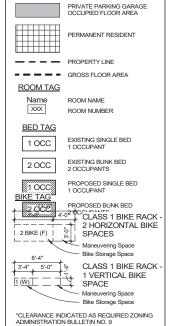


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LEGEND



BIKE ENTRY / EXIT ROUTE



Project Number 21823.01 | Issue Date 10/11/19 | Scale: Phase Scale: 1/8" = 1'-0" Prase
Print Date: 10/11/2019 10:37:54 PM PROPOSED FLOOR PLANS - BASEMENT & LEVEL 1

2 LEVEL 1 - PROPOSED	
1/8" = 1'-0"	

JACKSON STREET

MACHINE

ELEV.

LOBBY

113

VESTIBULE 112

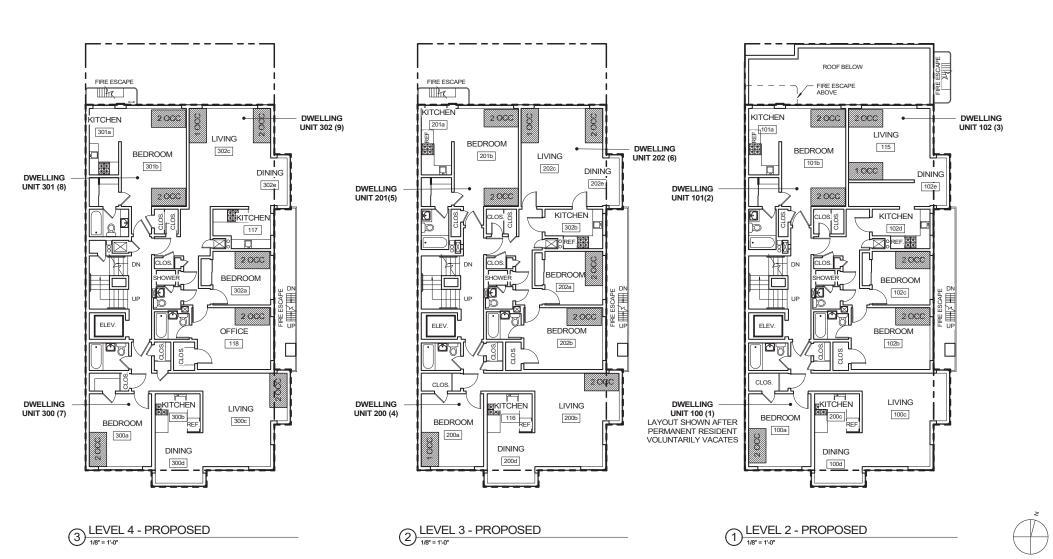
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FIRE ESCAPE
ABOVE

BAY WINDOW ABOVE

FLEC





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Level 2

Level 2 - P	ROPOSED
ROOM	COUNT
100a	2
101b	4
102b	2
102c	2
102d	3
TOTAL BED COUNTS	13

Level 3

Level 3 - PROPOSE			
COUN			
1			
2			
4			
2			
2			
3			
14			

Level 4

1		
	Level 4 - P	ROPOSED
1	ROOM	COUNT
1	300a	4
1	301b	4
1	302a	2
1	302b	2
1	302c	3
	TOTAL BED COUNTS	15

RESIDENTIAL COMPLIANCE

AAU

SET

1900 JACKSON San Francisco, CA 94109



Project Number 21823.01

LEGEND

	PRIVATE PARKING GARAGE OCCUPIED FLOOR AREA
	PERMANENT RESIDENT
	PROPERTY LINE
	GROSS FLOOR AREA
ROOM TAG	
Name xxx	ROOM NAME ROOM NUMBER
BED TAG	
1 OCC	EXISTING SINGLE BED 1 OCCUPANT
2 OCC	EXISTING BUNK BED 2 OCCUPANTS
1 OCC	PROPOSED SINGLE BED 1 OCCUPANT

2 OCC PROPOSED BUNK BED 2 OCCUPANTS

PROPOSED FLOOR PLANS - LEVELS 2, 3 & 4

A2.2

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GENERAL NOTES

FEATURES CAPTURED IN
 ELEVATION DRAWINGS AND
 PHOTOS PROPOSED FOR AS-IS
 LEGALIZATION.



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AAU RESIDENTIAL COMPLIANCE SET

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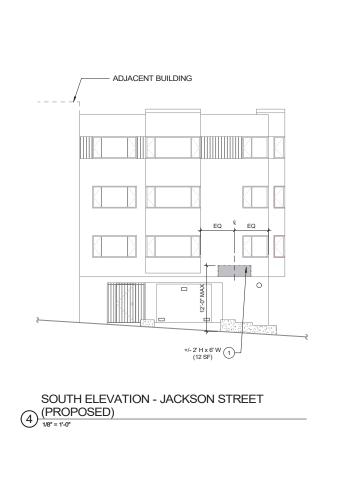


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EXTERIOR ELEVATION IMAGES

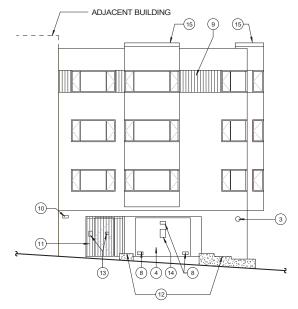


EAST ELEVATION - GOUGH STREET



EAST ELEVATION - GOUGH STREET

(PROPOSED)



SOUTH ELEVATION - JACKSON STREET (EXISTING / DEMO)

GENERAL NOTES

- LEGALIZE THE CONDITIONS PRESENTED IN THIS PLAN SET, UNLESS OTHERWISE NOTED
- BUSINESS SIGNAGE 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). AAU RESPECTFULLY SUBMITS THAT THE SECTION 602 DEFINITION OF "BUSINESS SIGN"
 COVERS AAU'S "ACTIVITY WHICH IS...CONDUCTED ON THE PREMISES UPON WHICH [THE BUSINESS] SIGN IS LOCATED.
- FEATURES CAPTURED IN ELEVATION DRAWINGS AND PHOTOS PROPOSED FOR AS-IS LEGALIZATION.

KEYNOTES

- 1 PROPOSED INDIRECTLY
 ILLUMINATED AAU BUSINESS
 WALL SIGN; SEE SIGNAGE
 CONSULTANT DRAWINGS
- ITEMS NOTED ON 9/25/19 SITE WALK: *SEE PHOTOS ON SHT A4.1
- 2 EXISTING ACCORDION FIRE LADDER
- (3) EXISTING DOME SECURITY
- (4) EXISTING GARAGE DOOR
- (5) EXISTING FIRE ESCAPE
- 6 EXISTING RAILING
- (7) EXISTING FIRE EGRESS ROOF
- 8 EXISTING VENT
- (9) EXISTING WOOD PANELS
- (10) EXISTING ADDRESS NAMEPLATE
- (11) EXISTING SECURITY GATE
- (12) EXISTING PLANTER
- (13) EXISTING PLASTIC SIGNS MOUNTED ON METAL GATE TO BE REMOVED
- (14) EXISTING " NO PARKING" SIGN
- 15 EXISTING BAY WINDOWS



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LEGEND

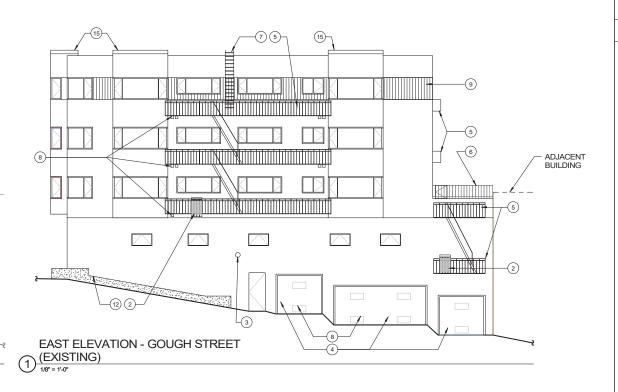
PROPOSED SIGNAGE: SEE SIGNAGE CONSULTANT DRAWINGS



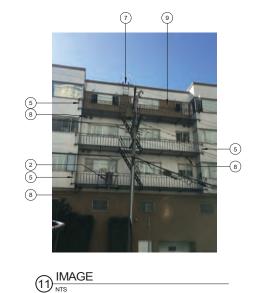
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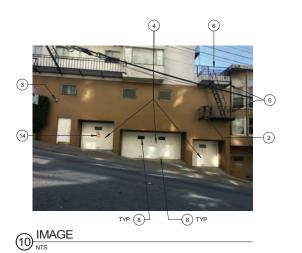
EXISTING/PROPOSED **EXTERIOR ELEVATIONS**

A3.2



1











WALK:
*SEE PHOTOS ON SHT A4.1

2 EXISTING ACCORDION FIRE LADDER

EXISTING DOME SECURITY CAMERA
 EXISTING GARAGE DOOR
 EXISTING FIRE ESCAPE BALCONIES

7 EXISTING FIRE EGRESS ROOF LADDER

(9) EXISTING WOOD PANELS

(1) EXISTING ADDRESS NAMEPLATE
(1) EXISTING SECURITY GATE
(2) EXISTING PLANTER

(13) EXISTING PLASTIC SIGNS MOUNTED ON METAL GATE TO BE REMOVED

(14) EXISTING "NO PARKING" SIGN

(15) EXISTING BAY WINDOWS

6 EXISTING RAILING

8 EXISTING VENT

ITEMS NOTED ON 9/25/19 SITE WALK:

"SEE PHOTOS ON SHT A4.1 San Francisco, CA 94109

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AAU RESIDENTIAL COMPLIANCE SET

1900 JACKSON San Francisco, CA 94109



No. Date Description

EXTERIOR ELEVATION DETAIL

A4.1

IMAGES



7 IMAGE

8 IMAGE

4 IMAGE







3 IMAGE







1 IMAGE

STUDENT
HOUSING

ACADEMY of ART UNIVERSITY



Jackson St Elevation

S/F Externally Illuminated Wall Sign

Scale: $1\frac{1}{2}'' = 1' - 0''$

2"x2" Angle Frame w/ Black Aluminum Face w/ Vinyl Graphics LED Lighting Strip @ Top



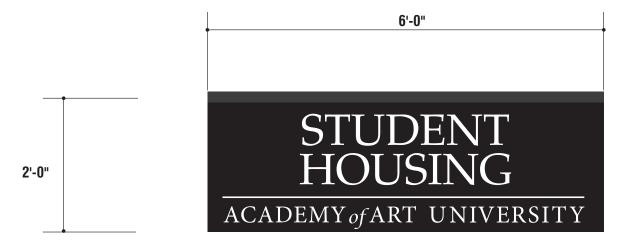
REQUIRED



CA License	# 000303			
Proje	ct ID			
Date:	8/19/19			
Sales:	A. Bartizal			
Designer:	G. Graves			
Rev. #:	Date:			
Revision	Notes:			
Interior	× Exterior			
X Single Faced	Double Faced			
Illuminated				
X Non-Illuminated				
Type of Lighting	l:			
Lamps	L.E.D.			
Neon	Other			
Addr	229			
1900 JACKS San Fra	SON STREET			
Customer Approval				
Signa	ture			
MM/DD/YYYY				
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This sign is intended to be inst requirements of Article 600 Code and other applicable of grounding and bot	talled in accordance with the of the National Electrical odes. This includes proper			
(UL)				
(24)	Signs to be Title 24 Compliant			

Sheet No.

GG 2.0







S/F Externally Illuminated Wall Sign

Scale: $1\frac{1}{2}'' = 1' - 0''$

2"x2" Angle Frame w/ Black Aluminum Face w/ Vinyl Graphics LED Lighting Strip @ Top



Gough St Elevation



2500 Bisso Lane, Suite 200 Concord, CA 94520 925.771.6300 Phone CA License #665363

CA License #665363				
Project ID				
Date:	8/19/19			
Sales:	A. Bartizal			
Designer:	G. Graves			
Rev. #:	Date:			
Revision	ı Notes:			
Interior	X Exterior			
X Single Faced	Double Faced			
Illuminated				
X Non-Illuminated	ł			
Type of Lighting	g:			
☐ Lamps	L.E.D.			
☐ Neon	Other			
	ress Son Street Ancisco			
Customer	Approval			
Signo	ature			
MM/DE	D/YYYY			
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This sign is intended to be ins requirements of Article 60! Code and other applicable grounding and bo	0 of the National Flectrical			
(1)	<u>.</u>			











Sheet No.

GG 3.0

CODE NOTES REFERENCE: SAN FRANCISCO PLANNING CODE AS EXISTING ON JANUARY 1, 2019. A- FLOOR AREAS SAN FRANCISCO PLANNING CODE SEC. 102 DEFINITIONS FLOOR AREA. GROSS: IN DISTRICTS OTHER THAN C-3, THE SUM OF THE GROSS AREAS OF THE SEVERAL FLOORS OF A BUILDING OR BUILDINGS, MEASURED FROM THE EXTERIOR FACES OF EXTERIOR WALLS OR FROM THE CENTERLINES OF WALLS SEPARATING TWO BUILDINGS. GROSS FLOOR AREA (NO CHANGE) Existing (SF) Proposed (SF)

1,453	1,453
3,038	3,038
3,060	3,060
3,060	3,060
3,060	3,060
3,060	3,060
3,060	3,060
19,791	19,791
	3,038 3,060 3,060 3,060 3,060 3,060

FLOOR AREA RATIO:

SAN FRANCISCO PLANNING CODE SEC. 124 (b)

IN R. RC. NC. AND MIXED USE DISTRICTS, FLOOR AREA RATIO LIMITS SHALL NOT APPLY TO DWELLINGS OR TO OTHER RESIDENTIAL USES.

B- RESIDENTIAL USES

SAN FRANCISCO PLANNING CODE SEC. 102 DEFINITIONS

DWELLING UNIT (DU): A RESIDENTIAL USE DEFINED AS A ROOM OR TWO OR MORE ROOMS THAT IS DESIGNED FOR, OR IS OCCUPIED BY, ONE FAMILY DOING ITS OWN COOKING

LODGING, WITHOUT INDIVIDUAL COOKING FACILITIES, BY PREARRANGEMENT FOR A WEEK OR MORE AT A TIME, IN A SPACE NOT DEFINED BY THIS CODE AS A DWELLING

MAXIMUM ALLOWABLE PER ZONING DISTRICT RC-4 DWELLING UNITS (DUs) 1 DU PER 200 SF LOT AREA

GROUP HOUSING ROOMS (GHs) 1 GH PER 70 SF LOT AREA

736 JONES CALCULATION DWELLING UNITS (DUs)

4,031 SF / 200 SF = 20 DUs GROUP HOUSING ROOMS (GHs) 4,031 SF / 70 SF = 58 GHs

RESIDENTIAL USES				
	Max. Allowed per Code	Existing per ESTM	Existing per '18 Survey	Proposed '19
DWELLING UNIT	20	34	34	35
BED COUNT	116 *for GH	70	63	74

NOTES

1. Existing bed count reflects beds in residential Dwelling Units and bedrooms occupied by AAU for residential uses, based on Jun-Aug 2018 Site Survey:

- 2. Proposed bed count subject to review by Fire and Building Departments
 3. The exact number of beds in any unit may be adjusted to respond to student housing demand, provided the unit does not exceed code mandated occupancy limits;
- 4. Two Bedrooms/Units occupied by non-AAU Permanent Residents (DU# 12, DU# 35) in this building. Bedrooms/Units entitled as student housing, with provision made that all existing non-AAU residents may remain in their current Bedrooms/Units until voluntarily vacating.

C- STUDENT HOUSING CHARACTERIZATION

INSTITUTION MAY BE LOCATED IN ONE BUILDING

SAN FRANCISCO PLANNING CODE SEC. 102 DEFINITIONS STUDENT HOUSING: A RESIDENTIAL USE CHARACTERISTIC DEFINED AS A LIVING SPACE FOR STUDENTS OF ACCREDITED POST-SECONDARY EDUCATIONAL INSTITUTIONS THAT MAY TAKE THE FORM OF DWELLING UNITS, GROUP HOUSING, OR SRO UNIT AND IS OWNED, OPERATED, OR OTHERWISE CONTROLLED BY AN ACCREDITED POST-SECONDARY EDUCATIONAL INSTITUTION LINESS EXPRESSLY PROVIDED FOR ELSEWHERE IN THIS CODE, THE USE OF STUDENT HOUSING IS PERMITTED WHERE THE FORM OF HOUSING IS PERMITTED IN THE UNDERLYING ZONING DISTRICT IN WHICH IT IS LOCATED. STUDENT HOUSING MAY CONSIST OF ALL OR PART OF A BUILDING, AND STUDENT HOUSING OWNED,

OPERATED, OR CONTROLLED BY MORE THAN ONE POST-SECONDARY EDUCATIONAL

D- EXPOSURE
*ANALYSIS NOT REQUIRED

E- OPEN SPACE

*ANALYSIS NOT REQUIRED

F- ACTIVE USE
*ANALYSIS NOT REQUIRED

G- REAR YARD
*ANALYSIS NOT REQUIRED

APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE APPLICABLE CODES. AMENDMENTS, RULES, REGULATIONS, ORDINANCES, LAWS, ORDERS, APPROVALS, ETC. THAT ARE REQUIRED BY PUBLIC AUTHORITIES. IN THE EVENT OF CONFLICT, THE MOST STRINGENT REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO THE CURRENT APPLICABLE EDITIONS OR PUBLICATIONS OF THE FOLLOWING (OR OTHERWISE NOTED):

2016 SAN FRANCISCO BUILDING CODE PART 2- 2016 CALIFORNIA BLIII DING CODE PART 4- 2016 CALIFORNIA MECHANICAL CODE PART 3- 2016 CALIFORNIA ELECTRICAL CODE PART 6- 2016 CALIFORNIA ENERGY CODE PART 10- 2016 CALIFORNIA EXISTING BUILDING 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

Sheet Name Number A0.0 COVER SHEET A0.1 PROJECT INFORMATION A0.2 GENERAL NOTES A0.S1 SITE PLAN AERIAL IMAGE A0.T1 OCCUPANCY AND EGRESS PLANS 0.T2 SF GREEN BUILDING COMPLIANCE FORM A0.T3a ACCESSIBILITY DIAGRAMS (1 of 3) 0.T3b ACCESSIBILITY DIAGRAMS (2 of 3) A0.T3c ACCESSIBILITY DIAGRAMS (3 of 3) A1.1 EXISTING FLOOR PLANS - BASEMENT & LEVEL 1

SHEET INDEX

A1.2 EXISTING FLOOR PLANS - LEVELS 2 & 3 A1.3 EXISTING FLOOR PLANS - LEVELS 4 & 5 A1.4 EXISTING FLOOR PLANS - LEVEL 6 PROPOSED FLOOR PLANS - BASEMENT & LEVEL A2.2 PROPOSED FLOOR PLANS - LEVELS 2 & 3 A2.3 PROPOSED FLOOR PLANS - LEVELS 4 & 5

A2.4 PROPOSED FLOOR PLANS - LEVEL 6 A3.1 EXTERIOR ELEVATIONS - IMAGES A3.2 EXISTING/PROPOSED EXTERIOR ELEVATIONS A4.1 EXTERIOR ELEVATION DETAIL IMAGES

G 2.0 SIGNAGE DETAILS

TOTAL SHEETS:

 \Box .

SIGNAGE SHEETS

PROPERTY INFORMATION

PURSUANT TO CASE NUMBER 2008.0586, THE PROJECT PROPOSES TO RETAIN 34 DWELLING UNITS CURRENTLY EXISTING AT 736 JONES, REFLECTING THAT WHAT IS NOW DEFINED AS A STUDENT HOUSING USE CHARACTERISTIC UNDER THE CURRENT PLANNING CODE WAS INSTITUTED AT 736 JONES IN 1994. NO CHANGE OF USE

NEW SIGNAGE PROPOSED AS PART OF PROJECT

PROJECT SCOPE

736 JONES STREET

No OF STORIES 6 + BASEMENT (NO CHANGE)

HEIGHT/BULK

80-A SPECIAL USE WITHIN 1/4 MILE OF THE FRINGE FINANCIAL

SERVICES RUD WITHIN 1/4 MILE OF AN EXISTING FRINGE FINANCIAL SERVICE

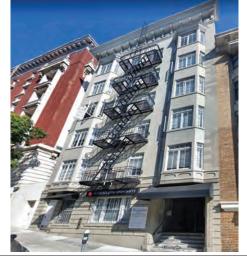
NO CHANGE OF USE REQUIRED LAST LEGAL/ PROPOSED RESIDENTIAL: 35 DWELLING UNITS

HISTORIC EVALUATION

Present Lower Nob Hill Apartment Hotel Distric Lower Nob Hill Anartment Hotel Distri None LANDMARKS

ARTICLE 11 PRESERVATION DESIGNATION None MILLS ACT None LEGACY BUSINESS REGISTRY None

EXTERIOR PHOTO



SUTTER

PLOT PLAN

VICINITY MAP

T 415.391.7918 F 415.391.7309 TEFarch.com \wedge ACADEMY of ART UNIVERSITY 79 New Montgomery Street San Francisco, CA 94105

1420 Sutter Street

San Francisco, CA 94109

N.T.S

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736 JONES San Francisco, CA 94109



21823.16 Scale: 10/11/19 Phase N.T.S. As indicated

10/11/2019 11:19:57 PM No. Date

COVER SHEET

A0.0



A- Historic Resource HISTORIC RESOURCE STATUS NATIONAL REGISTER HISTORIC DISTRICTS CALIFORNIA REGISTER HISTORIC DISTRICTS HISTORIC RESOURCE EVALUATION RESPONSES ARTICLE 10 DESIGNATED HISTORIC DISTRICT

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SITE PLAN AERIAL IMAGE

1/8" = 1'-0"





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AAU RESIDENTIAL COMPLIANCE SET

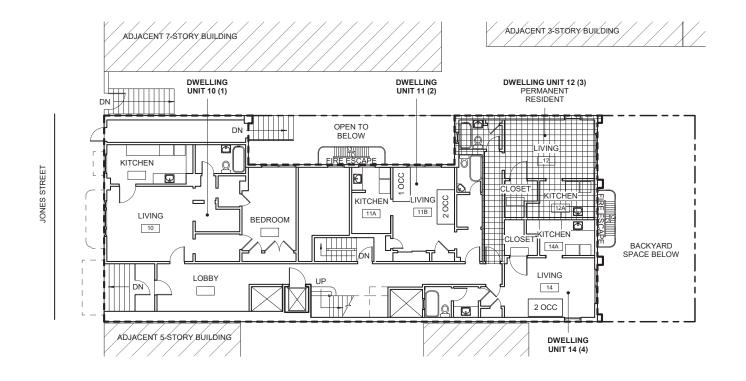
736 JONES San Francisco, CA 94109

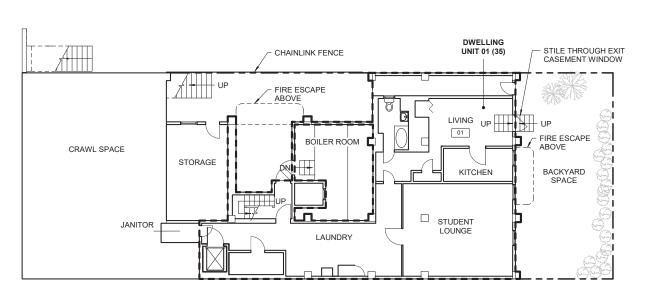


Priged Number 21823.16 | 10/11/19 | 21823.16 | 10/11/19 | 10/11/19 | 10/11/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19/19 | 11/19 | 11/19 | 11/19 | 11/19 | 11/19 | 11/19 | 11/19 | 11/19 | 11/19 | 11/19 | 11/19 | 11/19 | 11/19 | 11/19 | 11/19 | 11/19 | 11/19 | 11/19 | 11/19 | 11/19 | 11/19 | 11/19 | 11/19 | 11/19 | 11/19 | 11/19 | 11/19 | 11/19 | 11/19 | 11/19 | 11/19 | 11/19 | 11/19 | 11/19 | 11/19 | 11/19 | 11/19 | 11/19 | 11/19 | 11/19 | 11/19 | 11/19 | 11/19 | 11/19 | 11/19 | 11/19 | 11/19 | 11/19 | 11/19 | 11/19 | 11/19 | 11/19 | 11/19 | 11/19 | 11/19 | 11/19 | 11/19 | 11/19 | 11/19 | 11/19 | 11/19 | 11/19 | 11/19 | 11/19 | 11

SITE PLAN AERIAL **IMAGE**

A0.S1





BASEMENT - EXISTING

LEVEL 1 - EXISTING

GENERAL NOTES

ESTM AND AUGUST 2018 SURVEY DID NOT NOTE EXISTENCE OF BASEMENT DWELLING UNIT. GIVEN BASEMENT LOCATION, THIS LEGALLY INSTITUTED UNIT IS NOT A PREFERRED LOCATION FOR STUDENT RESIDENTS AND FOR STUDENT RESIDENTS AND
WHEN AAU HOUSING IS NOT
NEAR FULL OCCUPANCY, THIS
DWELLING UNIT IS OFTEN LEFT
OPEN AND TURNED INTO AN
INFORMAL EXTENSION OF THE EXISTING SUDENT LOUNGE AND LAUNDRY AREA; HOWEVER, AAU MAINTAINS UNIT FOR USE AS LEGAL DWELLING UNIT AT ALL TIMES.



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BED COUNT

Level 1

Level 1 - (E) Bed Counts			
ROOM	COUNT		
11	3		
14	2		
TOTAL BED COUNTS	5		

AAU RESIDENTIAL COMPLIANCE SET

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Scale: 1/8" = 1'-0" Phase
Print Date: 10/11/2019 11:20:01 PM

Project Number 21823.16

LEGEND

	PROPERTY LINE
	GROSS FLOOR ARE
	PERMANENT RESID

ROOM TAG

Name xxx

BED TAG

EXISTING SINGLE BED 1 OCCUPANT 1 OCC

EXISTING BUNK BED 2 OCCUPANTS 2 OCC 1 OCC

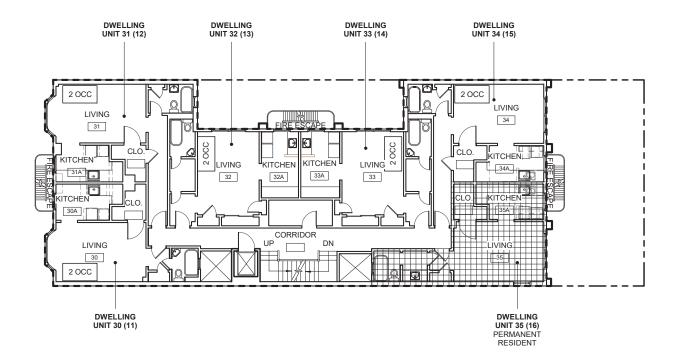
2 OCC

No. Date **EXISTING FLOOR** PLANS - BASEMENT

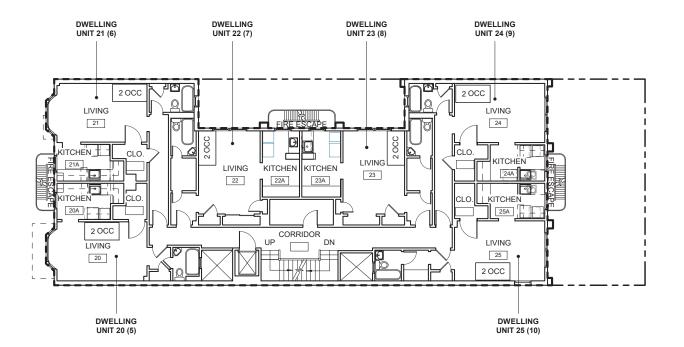
& LEVEL 1

A1.1

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2 LEVEL 3 - EXISTING



1) LEVEL 2 - EXISTING



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BED COUNT

Level 2	2	Level 3	3
Level 2 - (E) Bed Counts		Level 3 - (E)	Bed Coun
ROOM	COUNT	ROOM	COUNT
20	2	30	2
21	2	31	2
22	2	32	2
23	2	33	2
24	2	34	2
25	2	TOTAL BED	10
TOTAL BED COUNTS	12	COUNTS	10

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Project Number 21823.16 Issue Dale 10/11/19 Scale: 1/8" = 1'-0" Phase 10/11/2019 11:20:04 PM

No. Date

LEGEND	
	PROPERTY LINE
	GROSS FLOOR AREA
	PERMANENT RESIDENT
ROOM TAG	
Name	ROOM NAME
XXX	ROOM NUMBER
BED TAG	
1 OCC	EXISTING SINGLE BED 1 OCCUPANT
2 OCC	EXISTING BUNK BED 2 OCCUPANTS
1 OCC	PROPOSED SINGLE BED 1 OCCUPANT

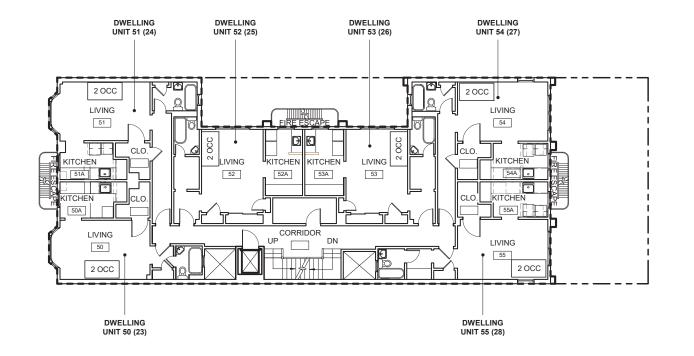
EXISTING FLOOR PLANS - LEVELS 2 & 3

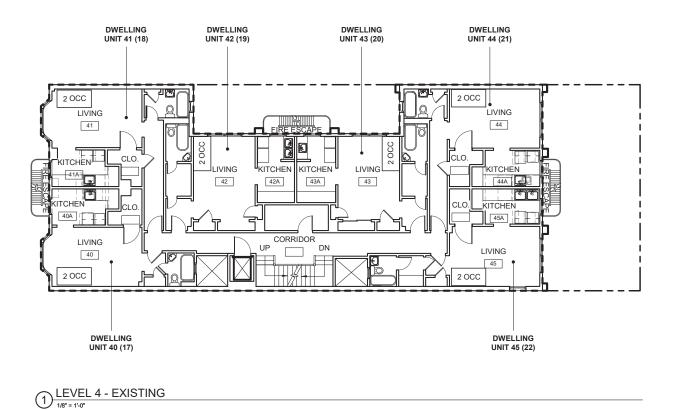
A1.2

PROPOSED BUNK BED 2 OCCUPANTS

2 OCC

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BED COUNT

Level	Level 4			5
Level 4 - (E	Level 4 - (E) Bed Counts		Level 5 - (E)	Bed Coun
ROOM	COUNT	1 [ROOM	COUNT
40	2	1 [50	2
41	2	1 [51	2
42	2	1 [52	2
43	2	1 Г	53	2
44	2	ΙГ	54	2
45	2		55	2
TOTAL BED	12		TOTAL BED	12

AAU RESIDENTIAL COMPLIANCE SET

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Project Number 21823.16 Issue Date 10/11/19
Scale: Phase

LEGEND

	PROPERTY LINE
	GROSS FLOOR ARE
	PERMANENT RESID

ROOM TAG

Name	ROOM NAME
XXX	ROOM NUMBER

BED TAG 1 OCC





EXISTING BUNK BED 2 OCCUPANTS 1 OCC

2 OCC

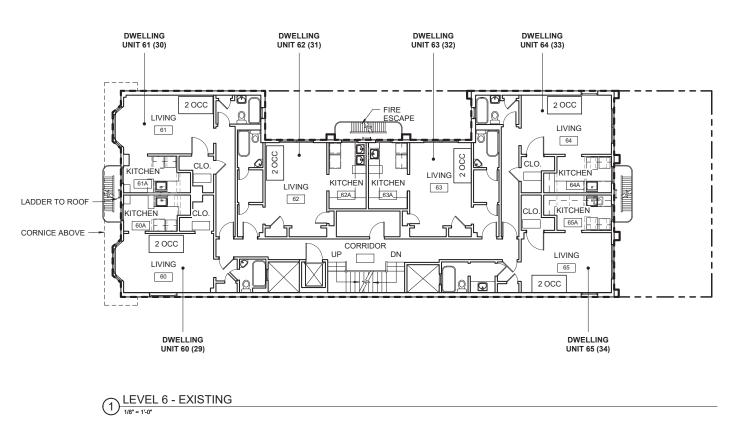


A1.3

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2 LEVEL 5 - EXISTING





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BED COUNT

Level 6

Level 0		
Level 6 - (E) Bed Count		
ROOM	COUNT	
60	2	
61	2	
62	2	
63	2	
64	2	
65	2	
TOTAL BED COUNTS	12	

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Project Number 21823.16 Issue Dale 10/11/19 Scale: 1/8" = 1'-0" Phase 10/11/2019 11:20:10 PM

LEGEND

	PROPERTY LINE
	GROSS FLOOR ARE
	PERMANENT RESID

ROOM TAG

Name XXX

1 OCC

EXISTING SINGLE BED 1 OCCUPANT

EXISTING BUNK BED 2 OCCUPANTS



PROPOSED SINGLE BED 1 OCCUPANT



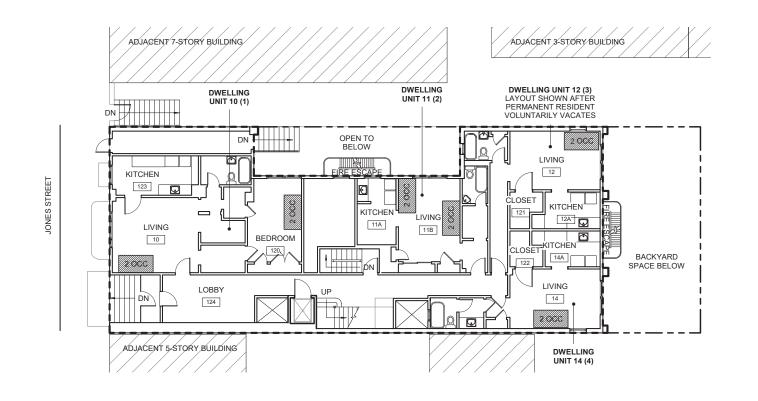
PROPOSED BUNK BED 2 OCCUPANTS



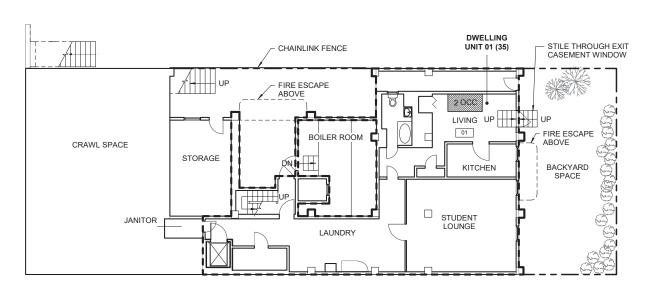
EXISTING FLOOR PLANS - LEVEL 6

A1.4

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2 LEVEL 1 - PROPOSED



BASEMENT - PROPOSED

1/8" = 1'-0"



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BED COUNT

Basement Level 1				
Basement - PROPOSED			Level 1 - P	RO
ROOM	COUNT	1	ROOM	-
01	2	1	10	
TOTAL BED 2		1	11	
COUNTS			12	
			14	
			TOTAL BED	

1 - PROPOSED OM COUNT

AAU RESIDENTIAL COMPLIANCE SET

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Į	L	Ε	G	Е	N	D

	GROSS FLOOR AREA
	PERMANENT RESIDENT
ROOM TAG	
Name	ROOM NAME
XXX	ROOM NUMBER
BED TAG	
1 OCC	EXISTING SINGLE BED 1 OCCUPANT
2 OCC	EXISTING BUNK BED 2 OCCUPANTS

- - - PROPERTY LINE

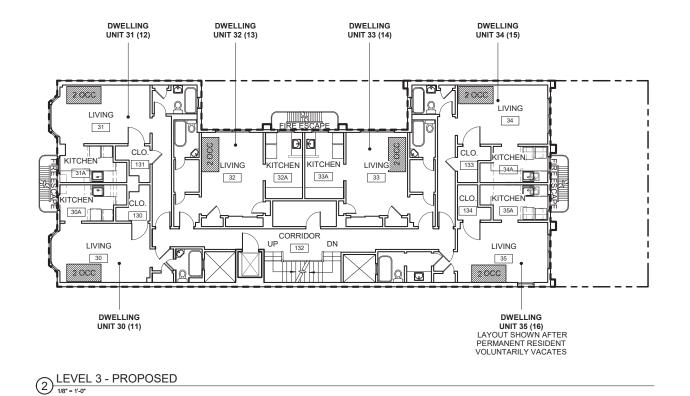
PROPOSED SINGLE BED 1 OCCUPANT 1 OCC

PROPOSED BUNK BED 2 OCCUPANTS 2 OCC

Project Number 21823.16 Scale: 1/8" = 1'-0" Phase Print Date: 10/11/2019 11:20:13 PM No. Date PROPOSED FLOOR PLANS - BASEMENT & LEVEL 1

A2.1

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DWELLING UNIT 21 (6) DWELLING UNIT 22 (7) DWELLING UNIT 23 (8) DWELLING UNIT 24 (9) 2000 2000 LIVING LIVING 21 24 TCHEN_ CLO KITCHEN LIVING KITCHEN KITCHEN 24A 🕠 22 23 22A 23A - - LID-II • 25A 2000 CORRIDOR P 129 DN LIVING LIVING 129 25 20 2000 DWELLING UNIT 25 (10) DWELLING

LEVEL 2 - PROPOSED

1/8" = 1'-0"



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BED COUNT

Level 2	2	Level 3	
Level 2 - P	ROPOSED	Level 3 - PROPO	DSE
ROOM	COUNT	ROOM CO	DUN'
20	2	30	2
21	2	31	2
22	2	32	2
23	2	33	2
24	2	34	2
25	2	35	2
TOTAL BED	12	TOTAL BED	12

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Project Number 21823.16 Issue Dale 10/11/19 Scale: 1/8" = 1'-0" Phase 10/11/2019 11:20:17 PM

No. Date

LEGEND	
	PROPERTY LINE
	GROSS FLOOR AREA
	PERMANENT RESIDENT
ROOM TAG	
Name	ROOM NAME
XXX	ROOM NUMBER
BED TAG	
1 OCC	EXISTING SINGLE BED
1000	1 OCCUPANT
2 OCC	EXISTING BUNK BED 2 OCCUPANTS
1 OCC	PROPOSED SINGLE BED 1 OCCUPANT

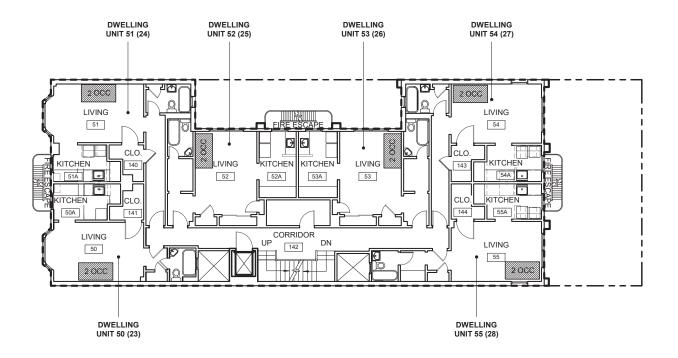
PROPOSED BUNK BED 2 OCCUPANTS

2 OCC

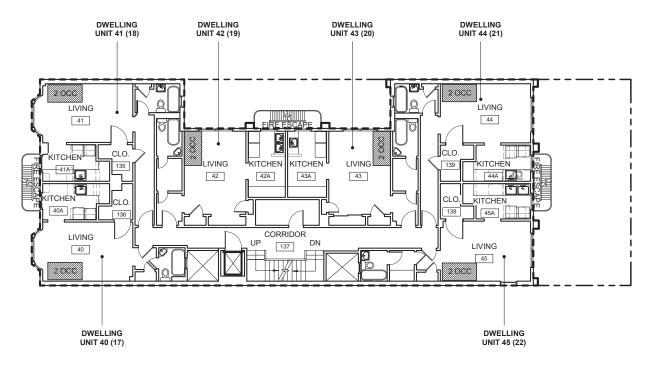
PROPOSED FLOOR PLANS - LEVELS 2 & 3

A2.2

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2 LEVEL 5 - PROPOSED



LEVEL 4 - PROPOSED



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BED COUNT

Level 4	1		Level 5	5
Level 4 - PROPOSED			Level 5 - P	ROPOSED
ROOM	COUNT	1 1	ROOM	COUNT
40	2	1	50	2
41	2	1	51	2
42	2	1	52	2
43	2	1	53	2
44	2	1	54	2
45	2]	55	2
TOTAL BED	12		TOTAL BED	12

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LEGEND

	PROPERTY LINE	
	GROSS FLOOR AREA	
	PERMANENT RESIDENT	
ROOM TAG		
Name	ROOM NAME	
XXX	ROOM NUMBER	
BED TAG		
1 OCC	EXISTING SINGLE BED 1 OCCUPANT	
2 OCC	EXISTING BUNK BED 2 OCCUPANTS	
1 OCC	PROPOSED SINGLE BED	

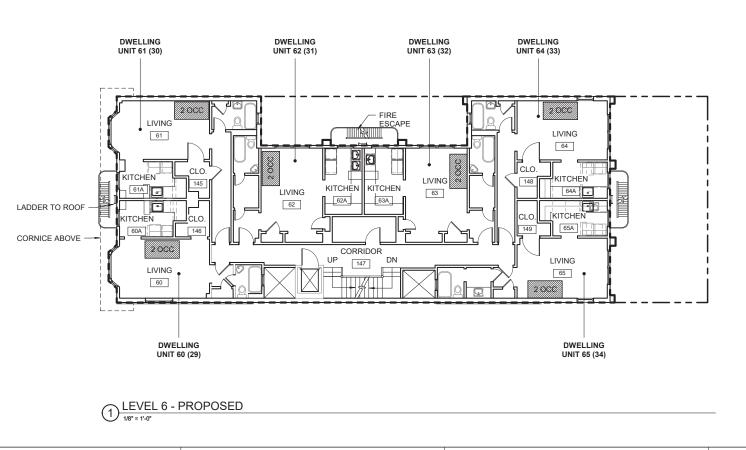
PROPOSED SINGLE BED 1 OCCUPANT PROPOSED BUNK BED 5

2 OCCUPANTS

PROPOSED BUNK BED
2 OCCUPANTS

A2.3

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BED COUNT

Level 6

Level o		
Level 6 - PROPOSED		
ROOM	COUNT	
60	2	
61	2	
62	2	
63	2	
64	2	
65	2	
TOTAL BED COUNTS	12	

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Project Number 21823.16 Issue Dale 10/11/19 Scale: 1/8" = 1'-0" Phase 10/11/2019 11:20:23 PM

LEGEND

	PROPERTY LINE
	GROSS FLOOR AREA
	PERMANENT RESIDE

ROOM TAG

Name	
Ivallic	
I XXX I	

BED TAG 1 OCC





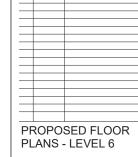


ROOM NAME

ROOM NUMBER



PROPOSED BUNK BED 2 OCCUPANTS



A2.4

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7

WEST ELEVATION - JONES STREET - 2019
(EXISTING/PROPOSED)

KEYNOTES

- ① EXISTING AAU SIGNAGE TO REMAIN
- 2 PROPOSED AAU NON-ILLUMINATED FRONT AWNING BUSINESS SIGN; SEE SIGNAGE CONSULTANT DRAWINGS
- PROPOSED AAU NON-ILLUMINATED SIDE AWNING BUSINESS SIGN, BOTH SIDES; SEE SIGNAGE CONSULTANT DRAWINGS

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

- (4) EXISTING STAND PIPE
- 5 EXISTING VENT
- 6 EXISTING FIRE ESCAPE BALCONY
- (7) EXISTING LADDER TO ROOF
- 8 EXISTING ACCORDION FIRE LADDER
- EXISTING METAL SECURITY
 GATE
- (10) EXISTING SECURITY BARS OVER WINDOW
- (11) EXISTING LIGHT FIXTURE
- 12) EXISTING AWNING
- (3) EXISTING SECURITY BARS WITH EGRESS GATE OVER WINDOW
- 14 EXISTING VERTICAL CONDUIT AT BAY WINDOWS



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Project	Number	Issue Date
	21823.1	
Scale:		Phase
1/8" = 1'-0"		
Print Date:		
10/11/2019 11:20:23 PM		

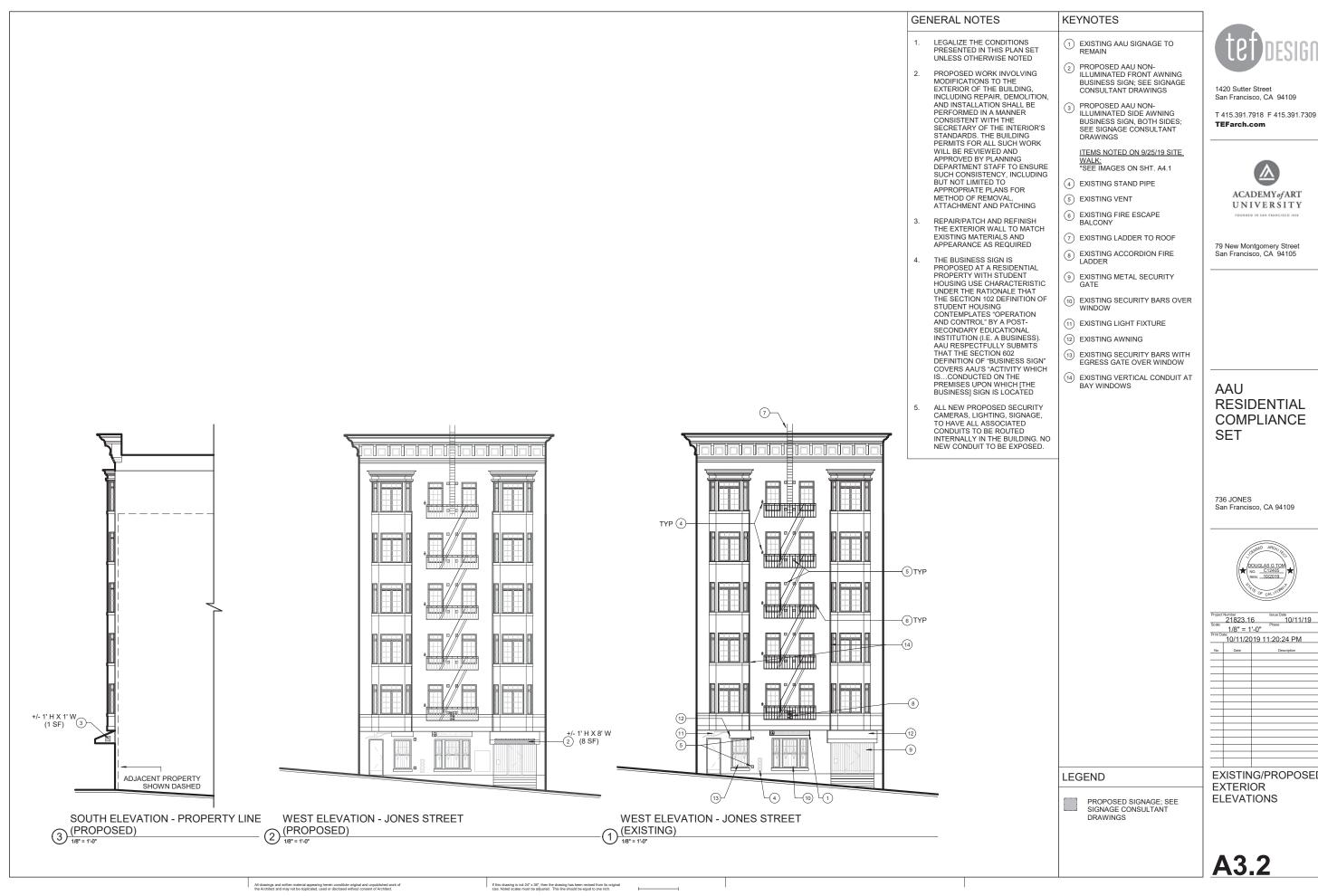
EXTERIOR ELEVATIONS -IMAGES

A3.1

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the Architect and may not be duplicated, used or disclosed without consent of Architect.

Size. Noted scales must be adjusted. This line should be equal to one inch.



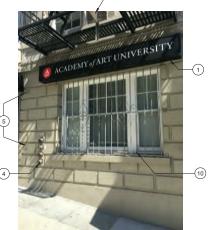
EXISTING/PROPOSED











1 IMAGE



- 1 EXISTING AAU SIGNAGE TO REMAIN
- 2 PROPOSED AAU NON-ILLUMINATED FRONT AWNING BUSINESS SIGN; SEE SIGNAGE CONSULTANT DRAWINGS
- PROPOSED AAU NON-ILLUMINATED SIDE AWNING BUSINESS SIGN, BOTH SIDES; SEE SIGNAGE CONSULTANT DRAWINGS

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

- (4) EXISTING STAND PIPE
- 5 EXISTING VENT
- 6 EXISTING FIRE ESCAPE BALCONY
- 7 EXISTING LADDER TO ROOF
- 8 EXISTING ACCORDION FIRE LADDER
- EXISTING METAL SECURITY
 GATE
- (10) EXISTING SECURITY BARS OVER WINDOW
- (11) EXISTING LIGHT FIXTURE
- (12) EXISTING AWNING
- (3) EXISTING SECURITY BARS WITH EGRESS GATE OVER WINDOW
- (14) EXISTING VERTICAL CONDUIT AT BAY WINDOWS



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	21823.1	6 10/11/1
Scale	1/8" = 1	'-0" Phase
Print	Date: 10/11/20	019 11:20:25 PM
No.	Date	Description

EXTERIOR ELEVATION DETAIL IMAGES

A4.1



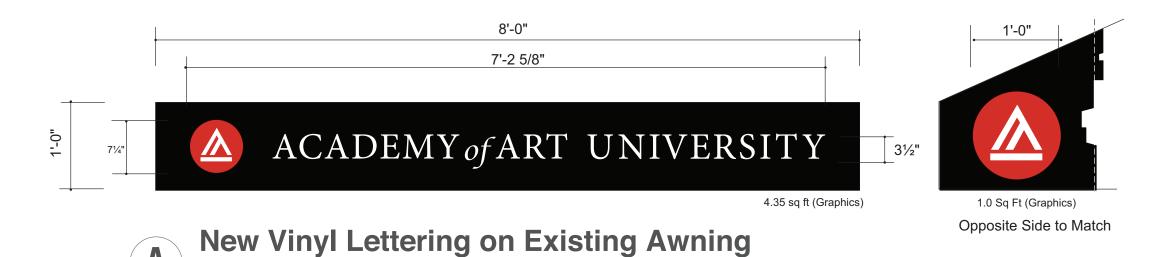




4 IMAGE



2 IMAGE

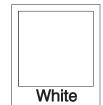


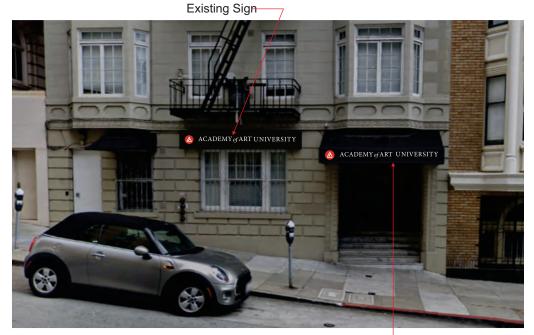


Scale: 2" = 1' - 0"

Red







Proposed Logo Mark on Existing Awning



SURVEY REQUIRED NOT FOR PRODUCTION



Concord, CA 94520 925.771.6300 Phone

Pro	ject ID
Date:	8/14/19
Sales:	A. Bartiza
Designer:	G. Grave
Rev. #:	Date:
Revisi	on Notes:
Interior	X Exterior
X Single Faced	Double Faced
Illuminated	
× Non-Illuminat	
Type of Lighti	ng:
Lamps	L.E.D.
Neon	Other
	ldress
	ONES STREET Francisco
Customs	or Annroyal
COSTOLIE	er Approval
C:a	un aturo.
Sig	nature
MM/I	DD/YYYY
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Sign	Company.
requirements of Article Code and other applicat	installed in accordance with the 600 of the National Electrical ole codes. This includes proper bonding of the sign.
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	All Cr I





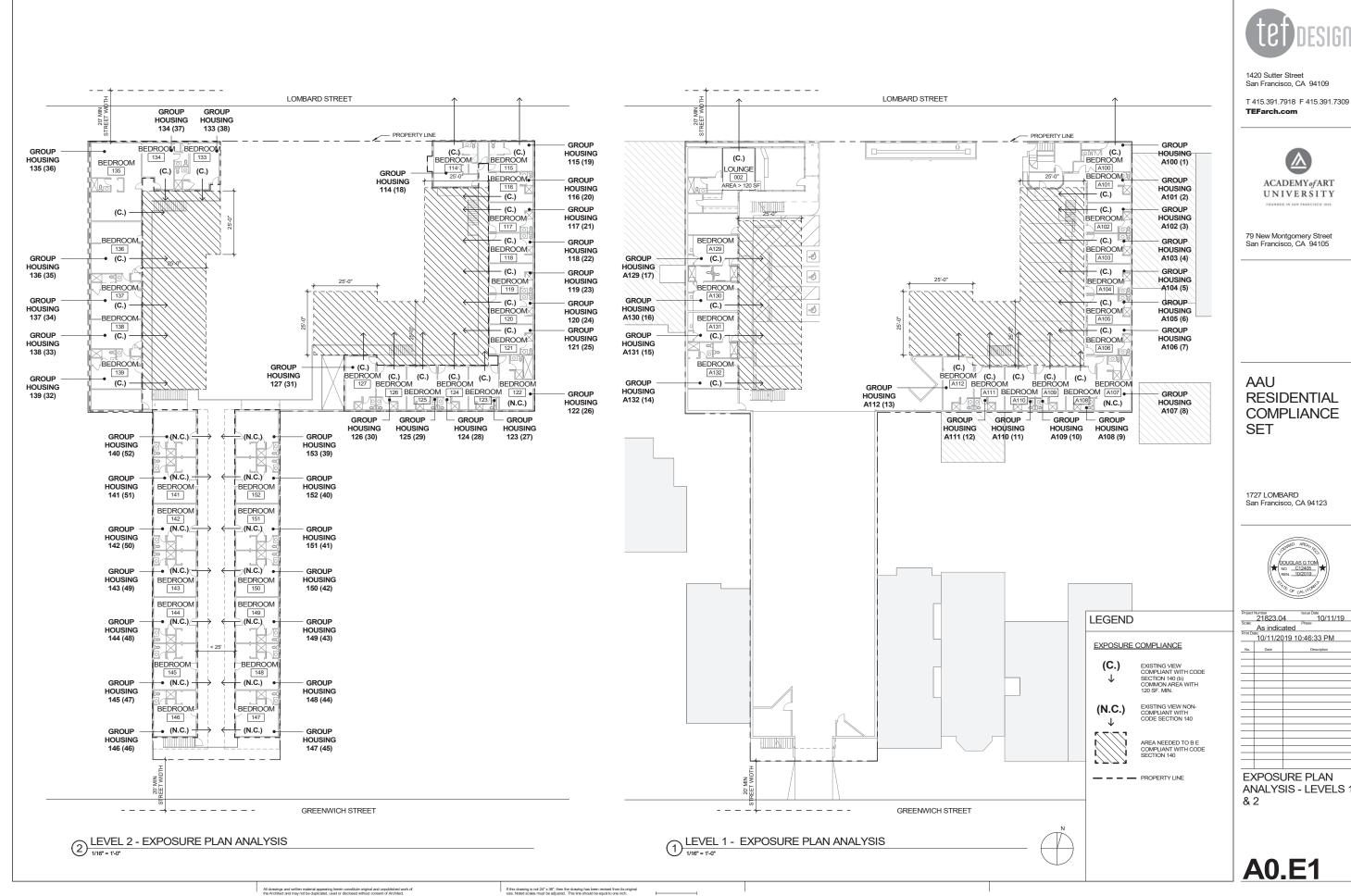






GG 2.0

	NDITIONS Academy of Art University Project ESTM Case No. 2008.0586E	CODE NOTES REFERENCE: SAN FRANCISCO PLANNING CODE AS EXISTING ON JANUARY 1, 2019.	CODE NOTES (CONT.)	SHEET INDEX	EXTERIOR PHOTO	
commended Condition of		A-FLOOR AREAS	G- OPEN SPACE *SEE SHEET A0.S2 FOR OPEN SPACE ANALYSIS	SS.		tot neer
oval Number	Recommended Condition of Approval Shuttle Demand and Capacity. Consistent with AAU	SAN FRANCISCO PLANNING CODE SEC. 102 DEFINITIONS FLOOR AREA, GROSS: IN DISTRICTS OTHER THAN C-3, THE SUM OF THE GROSS AREAS OF	*SEE SHEET A0.52 FOR OPEN SPACE DESIGN PROPOSAL			IN TRITATED
. IK-I	Shuttle Policy, AAU shall continue to assess, adjust and	THE SEVERAL FLOORS OF A BUILDING OR BUILDINGS, MEASURED FROM THE EXTERIOR FACES OF EXTERIOR WALLS OR FROM THE CENTERLINES OF WALLS SEPARATING TWO	SAN FRANCISCO PLANNING CODE SEC. 102 DEFINITIONS	DEF		
	monitor the shuttle bus capacity for Route M, potentially increasing frequency or capacity to meet the measured	BUILDINGS.	OPEN SPACE, REQUIRED: ANY FRONT SETBACKS, SIDE OR REAR YARDS, COURTS, USABLE OPEN SPACE OR OTHER OPEN AREA PROVIDED IN ORDER TO MEET THE	ING ING		1400 Code Charact
	demand of this and other academic and residential buildings along the route.	GROSS FLOOR AREA (NO CHANGE)	REQUIREMENTS OF THIS CODE.	AANN ISS		1420 Sutter Street San Francisco, CA 94109
	AAU PROPOSAL: To be addressed under separate cover	Level Existing (SF) Proposed (SF)	SAN FRANCISCO PLANNING CODE SEC. 135.D.2 FOR GROUP HOUSING STRUCTURES, SRO UNITS, AND DWELLING UNITS THAT MEASURE	Sheet	D	T 415.391.7918 F 415.39
TR-2	in AAU's Transportation Management Plan.	LEVEL 1 6,035 6,035	LESS THAN 350 SQUARE FEET PLUS A BATHROOM, THE MINIMUM AMOUNT OF USABLE OPEN SPACE PROVIDED FOR USE BY EACH BEDROOM OR SRO UNIT SHALL BE ONE-THIRD THE	Number Sheet Name 5 5		TEFarch.com
1R-2	Site Driveway Removal. AAU shall eliminate two of the three existing curb cuts (one on Lombard Street and one	LEVEL 2 10,680 10,680 GROSS SF TOTAL 16,715 16,715	AMOUNT REQUIRED FOR A DWELLING UNIT AS SPECIFIED IN PARAGRAPHS (D)(1) ABOVE AND	A0.0 COVER SHEET • •	THE RESERVE THE PARTY OF THE PA	
	on Greenwich Street) and replace with two or more on-street public parking spaces.	0,713 10,713	(D)(4) AND (D)(5), BELOW. FOR PURPOSES OF THESE CALCULATIONS, THE NUMBER OF BEDROOMS ON A LOT SHALL IN NO CASE BE CONSIDERED TO BE LESS THAN ONE BEDROOM	A0.1 PROJECT INFORMATION •	THE PERSON NAMED IN COLUMN 1	
	AAU PROPOSAL: As part of comprehensive efforts to		FOR EACH TWO BEDS. WHERE THE ACTUAL NUMBER OF BEDS EXCEEDS AN AVERAGE OF TWO BEDS FOR EACH BEDROOM, EACH TWO BEDS SHALL BE CONSIDERED EQUIVALENT TO	A0.2 GENERAL NOTES A0.E1 EXPOSURE PLAN ANALYSIS - LEVELS 1 & 2	June Held	
	address Code-required improvements for the change of use from Tourist Hotel to Group Housing with a Student	FLOOR AREA RATIO: SAN FRANCISCO PLANNING CODE SEC. 124 (b)	ONE BEDROOM.	A0.S1 SITE PLAN AERIAL IMAGE •	THE RESERVE TO SHARE THE PARTY OF THE PARTY	<u>(M</u>)
	Housing use characterization, AAU is proposing to incorporating signifiant common open space, an	IN R, RC, NC, AND MIXED USE DISTRICTS, FLOOR AREA RATIO LIMITS SHALL NOT APPLY TO	1727 LOMBARD CALCULATION	A0.S2 SITE PLAN DRAWINGS A0.S3 STREETSCAPE DRAWINGS - OVERALL SITE •		ACADEMY of AF
	improvement not clearly contemplated in the ESTM. To	DWELLINGS OR TO OTHER RESIDENTIAL USES.	REQUIRED (RH-2) 775 SF. [(14 BEDROOMS * 125 SF/3)(1.33)] 14 GH * 125 SF. /3	A0.S4 STREETSCAPE DRAWINGS •		UNIVERSIT
	accommodate this improvement, while maintaining what AAU proposes to be reasonable parking and an area for	B- RESIDENTIAL USES GROUP HOUSING (GH): A RESIDENTIAL USE THAT PROVIDES LODGING OR BOTH MEALS AND	REQUIRED (NC-3) 1,267 SF. [(38 BEDROOMS * 125 SF/3)(1.33)]	A0.S5 LANDSCAPE DRAWINGS - PROPOSED CONCEPT FOR OPEN SPACE		FOUNDED IN SAN FRANCISCO IS
	AAU shuttles to briefly park while drivers take a break at the end of the shuttle route, AAU proposes filling one curb	LODGING, WITHOUT INDIVIDUAL COOKING FACILITIES, BY PREARRANGEMENT FOR A WEEK	38 GH * 100 SF. /3	A0.S6 LANDSCAPE IMAGES - PROPOSED CONCEPT FOR •		
	cut on Lombard and retention of the other curb cut on		REQUIRED TOTAL 2,042 SF.	OPEN SPACE A0.T1 OCCUPANCY AND EGRESS PLANS •		79 New Montgomery Stre
	Lombard and curb cut on Greenwich. See Sheet A0.S5. *AAU UNDERSTANDS THIS COMMENT IS SUBJECT	MAXIMUM ALLOWABLE PER ZONING DISTRICT RH-2 GROUP HOUSING ROOMS (GHs) 1 GH PER 415 SF LOT AREA	PROPOSED 2,927 SF.	A0.T2 SF GREEN BUILDING COMPLIANCE FORM		San Francisco, CA 94105
	TO DEPARTMENT COMMENT, WHICH REMAINS UNDER AAU REVIEW.	MAXIMUM ALLOWABLE PER ZONING DISTRICT NC-3	NOTE: BEDROOMS IN THIS CALCULATION (52) EQUAL TO HALF PROPOSED BED COUNT IN GROUP HOUSING ROOMS (52), PER	A0.T3a ACCESSIBILITY DIAGRAMS (1 of 3)		
TR-3	Pedestrian Improvements. As part of the parking lot	GROUP HOUSING ROOMS (GHs) 1 GH PER 210 SF LOT AREA	135.D.2	A0.T3b ACCESSIBILITY DIAGRAMS (2 of 3) A0.T3c ACCESSIBILITY DIAGRAMS (3 of 3)	PLOT PLAN N.T.S.	
	improvement, AAU should explore whether a mid-block	1727 LOMBARD CALCULATION	H- ACTIVE USE	A1.1 EXISTING FLOOR PLANS - LEVEL 1 NORTH • •		1
	pedestrian pathway could be established at this mid-block location to replace the driveway extending through the	RH-2 = GROUP HOUSING ROOMS (GHs) 6,875 SF / 415 SF = 16 GHs NC-3 = GROUP HOUSING ROOMS (GHs) 18,594 SF / 210 SF = 88 GHs	*SEE SHEET A2.1 PROPOSED LEVEL 1 FLOOR PLAN FOR REFERENCE	A1.2 EXISTING FLOOR PLANS - LEVEL 1 SOUTH • •		
	site to Greenwich Street, taking into account operational and safety considerations.	<u>30 01.0</u>	NEI ENENGE	A1.3 EXISTING FLOOR PLANS - LEVEL 2 NORTH A1.4 EXISTING FLOOR PLANS - LEVEL 2 SOUTH • •		
	AAU PROPOSAL: Condition has been removed per			A2.1 PROPOSED FLOOR PLANS - LEVEL 1 NORTH • •		
TR-4	Streetscape Memo Response dated 1/23/19 Bicycle Parking. AAU shall improve the arrangement and	RESIDENTIAL USES	SCOPE OF WORK	A2.2 PROPOSED FLOOR PLANS - LEVEL 1 SOUTH A2.3 PROPOSED FLOOR PLANS - LEVEL 2 NORTH • •		
1117-4	type of existing bicycle parking, and add 20 Class I bicycle	Max. Allowed Existing per Existing per Proposed	1	A2.3 PROPOSED FLOOR PLANS - LEVEL 2 NORTH A2.4 PROPOSED FLOOR PLANS - LEVEL 2 SOUTH • •		
	parking spaces and 3 Class II bicycle parking spaces to meet the Planning Code requirement. Bicycle rack types,	per Code ESTM '18 Survey '19 GROUP HOUSING 104 52 52 52	PURSUANT TO CASE NUMBER 2008.0586, THE PROJECT PROPOSES TO CHANGE THE USE OF 1727 LOMBARD FROM THE	A3.1 EXTERIOR ELEVATION IMAGES • •	LOMBARD	
	location and clearance requirements should be consistent with City Planning guidance. Bicycle parking should be	ROOMS	LAST LEGAL TOURIST HOTEL USE TO 52 GROUP HOUSING (UP TO	A4.1 EXTERIOR ELEVATION DETAIL IMAGES • •	3/25 25 25 25 25 25	AAU
	conveniently located and easily accessed from the ground	BED COUNT 208 81 86 105	52 BEDROOMS AND 105 BEDS) WITH A STUDENT HOUSING USE CHARACTERISTIC.	SIGNAGE SHEETS		RESIDENTIA
	floor (at grade level).	NOTES	PROPOSED COMPLIANCE WITH RECOMMENDED CONDITIONS OF	G2.0 PROPOSED EXTERIOR SIGNAGE • • • G3.0 PROPOSED EXTERIOR SIGNAGE • • •		
	AAU PROPOSAL: See Bicycle Parking Summary on this Sheet	Existing bed count based on Jun-Aug 2018 Site Survey;	APPROVAL FOR 1727 LOMBARD LISTED IN TABLE 26 OF THE	G5.0 PROPOSED EXTERIOR SIGNAGE • •	4 20 27	COMPLIANC
: NO-1	Interior Noise Levels for Residential Uses. For existing AAU residential buildings located along streets with noise	2. Proposed bed count subject to review by Fire and Building Departments:	ACADEMY OF ART UNIVERSITY PROJECT EXISTING SITES TECHNICAL MEMORANDUM PUBLISHED ON MAY 4, 2016, ARE	TOTAL SHEETS: 21	NO 9 8 7 9-47/50 X	SET
	levels above 60 dBA Ldn, where the building does not	The exact number of beds in any unit may be adjusted to respond to student housing demand, provided the unit does not exceed code-	LISTED ON THIS COVER SHEET. AAU PROPOSES TO AUTHORIZE RETENTION OF ALL STRIPED PARKING SPACES NOT BEING		18 37 15 RH-2 0	
	already meet the California Noise Insulation Standards in California Code of Regulations Title 24, AAU shall	mandated occupancy limits;	REMOVED FOR COMMON OPEN SPACE AND BICYCLE PARKING,		As 10 10 10 10 10 10 10 1	
	conduct a detailed analysis of noise reduction requirements. The analysis shall be conducted by	4. No Permanent Residents in this building.	AS NON-ACCESSORY PRIVATE PARKING FOR AAU FACULTY AND STAFF, REQUIRED CONDITIONAL USE AUTHORIZATION.		2003 88 88 88	
	person(s) qualified in acoustical analysis and/or	C STUDENT HOUSING CHARACTERIZATION	THE PROJECT PROPOSES TO ABATE AND CLOSE ENFORCEMENT		0 5C 20	
	engineering. Noise-insulation features identified and recommended by the analysis shall be added to meet the	C- STUDENT HOUSING CHARACTERIZATION SAN FRANCISCO PLANNING CODE SEC. 102 DEFINITIONS	CASE 9113 (CONVERSION OF TOURIST HOTEL (STAR MOTEL) TO		1800	1727 LOMBARD San Francisco, CA 94123
	San Francisco General Plan Land Use Compatibility Guidelines for Community Noise to reduce potential	STUDENT HOUSING: A RESIDENTIAL USE CHARACTERISTIC DEFINED AS A LIVING SPACE FOR STUDENTS OF ACCREDITED POST-SECONDARY EDUCATIONAL INSTITUTIONS THAT	GROUP HOUSING FOR ACADEMY OF ART UNIVERSITY WITHOUT CONDITIONAL USE).		GREENWICH	0411141101000, 07104120
	interior noise levels to the maximum extent feasible.	MAY TAKE THE FORM OF DWELLING UNITS, GROUP HOUSING, OR SRO UNIT AND IS OWNED, OPERATED, OR OTHERWISE CONTROLLED BY AN ACCREDITED POST-SECONDARY	THE PROJECT ALSO PROPOSES TO REFLECT THAT THE LEGALLY			
	AAU PROPOSAL: In light of CBIA v. BAAQMD, AAU understands this condition is no longer appliacable	EDUCATIONAL INSTITUTION. UNLESS EXPRESSLY PROVIDED FOR ELSEWHERE IN THIS	INSTITUTED USE OF GROUND FLOOR PARKING IN 1727 LOMBARD			oFD ARCL
: GHG-1	Compliance with the Bicycle Parking Requirements. AAU	CODE, THE USE OF STUDENT HOUSING IS PERMITTED WHERE THE FORM OF HOUSING IS PERMITTED IN THE UNDERLYING ZONING DISTRICT IN WHICH IT IS LOCATED. STUDENT	IS FOR ACADEMY OF ART UNIVERSITY FACULTY AND STAFF, NOT BUILDING RESIDENTS. THE PROJECT PROPOSES CONDITIONAL			Telegram All International Control of the Control o
	shall design, locate and configure all bicycle parking spaces in accordance with Planning Code Sections 155.1	HOUSING MAY CONSIST OF ALL OR PART OF A BUILDING, AND STUDENT HOUSING OWNED, OPERATED, OR CONTROLLED BY MORE THAN ONE POST-SECONDARY EDUCATIONAL	USE AUTHORIZATION FOR A PRIVATE PARKING GARAGE USE IN THE GROUND FLOOR OF 1727 LOMBARD.			DOUGLAS G TOM NoC12405 ★
	- 155.4.	INSTITUTION MAY BE LOCATED IN ONE BUILDING.	NEW SIGNAGE (INCLUDING THE CHANGE OF COPY ON EXISTING		N	REN10/2019
	AAU PROPOSAL: See Bicycle Parking Summary on this Sheet	D- OFF-STREET CAR SPACES	SIGN) PROPOSED AS A PART OF THE PROJECT			OF CALL FOR
CLE PARK	ING SUMMARY	*SEE SHEET A0.S2 FOR REFERENCE			<u> </u>	Project Number Issue Date
	A2.2 FOR PROPOSED CLASS I BICYCLE PARKING A0.S3 FOR PROPOSED CLASS II BICYCLE PARKING	MAXIMUM PERMITTED BY CODE FOR ACCESSORY PARKING ¹ 6	APPLICABLE CODES	PROPERTY INFORMATION	VICINITY MAP N.T.S.	21823.04 10/ Scale: As indicated Print Date:
511661			ALL WORK GUALL COMPLY WITH THE AREA	ADDRESS 1727 LOMBARD STREET	Cammill Billian E E a	Print Date: 10/11/2019 11:39:35 F
ECT	BICYCLE PARKING SUMMARY M REQUIRED CODE REQUIRED PROPOSED	EXISTING 46 PROPOSED ² 24	ALL WORK SHALL COMPLY WITH THE APPLICABLE CODES, AMENDMENTS, RULES, REGULATIONS, ORDINANCES, LAWS,	BLOCK/LOT 0506/036	Appropriate Conter Conte	No. Date Description
SI	(E) + 20 39 40	PROPOSED CAR SHARE SPACES ³ 0 (24 < 25: not required)	ORDERS, APPROVALS, ETC. THAT ARE REQUIRED BY PUBLIC AUTHORITIES. IN THE EVENT OF CONFLICT, THE MOST	No OF STORIES 4 (NO CHANGE)	Chestons St.	
S II	3 11 (5 + 6*) 12	(1) PER SF PLANNING CODE 151(C) MAXIMUM 1 OFF-STREET CAR SPACE PER 2,000 SF. OF OCCUPIED FLOOR AREA	STRINGENT REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED	DISTRICTS		
	DE TABLE 155.2 PRIVATE PARKING GARAGE MINIMUM REQUIREMENT FOR	(2) PER CONDITIONAL USE REQUESTED FOR PRIVATE PARKING GARAGE USE FOR AAU FACULTY	TO THE CURRENT APPLICABLE EDITIONS OR PUBLICATIONS OF THE FOLLOWING (OR OTHERWISE NOTED):	ZONING RH-2, NC-3 HEIGHT/BULK 40-X	Chettavi St. Chett	
BICYCLE PARK AN SIX CLASS	ING: ONE CLASS 2 SPACE FOR EVERY 20 CAR SPACES, EXCEPT IN NO CASE 2 SPACES.	AND STAFF (3) PER SF PLANNING CODE TABLE 166 REQUIRED CAR-SHARE PARKING SPACES	2016 SAN FRANCISCO BUILDING CODE	SPECIAL USE NONE	1727 LOMBARD	
ROPOSAL REM	AINS SUBJECT TO REVIEW AND APPROVAL BY OTHER CITY AGENCIES, SUCH AS FIRE DEPARTMENTS.	E EXPOSURE	PART 2- 2016 CALIFORNIA BUILDING CODE	USE CHANGE OF USE REQUIRED	in the last of the	
, NID		*SEE SHEETS A0.E1 FOR EXPOSURE PLAN ANALYSIS	PART 4- 2016 CALIFORNIA MECHANICAL CODE PART 3- 2016 CALIFORNIA ELECTRICAL CODE	LAST LEGAL TOURIST MOTEL (52 ROOMS) WITH ACCESSORY PARKING		
		36 COMPLIANT UNITS	PART 6- 2016 CALIFORNIA ENERGY CODE PART 10- 2016 CALIFORNIA EXISTING BUILDING CODE		B all Standard Standa	
		16 NON-COMPLIANT UNITS - Common Area at Level 1 provided	PART 9- 2016 CALIFORNIA FIRE CODE	PROPOSED RESIDENTIAL: GROUP HOUSING (52 ROOMS) & PRIVATE PARKING GARAGE	Links minds around grant as	1
		F- REAR YARD	THE NATIONAL FIRE CODES STANDARD AND THE FIRE	HISTORIC EVALUATION	The state of the s	COVED CLIEFT
		*SEE SHEET A0.S2 FOR REFERENCE	PROTECTION HANDBOOK OF THE NFPA ALL APPLICABLE NFPA CODE SECTIONS INCLUDING BUT NOT	HISTORIC RESOURCE STATUS B - UNKNOWN/AGE ELIGIBLE	Eliminate de la companya de la compa	COVER SHEET
		*EXCEPTION REQUEST: Due to existing site constraints, AAU proposes	LIMITED TO CCSF, FIRE MARSHAL ADMIN BULLETINS	NATIONAL REGISTER HISTORIC DISTRICTS None	Burney, Manager and Market Brook B.	
		no exterior building modification as part of this project and therefore requests an exception from the requirements of Code Section 134.		CALIFORNIA REGISTER HISTORIC DISTRICTS None	THE PARTY OF THE P	
				HISTORIC RESOURCE EVALUATION None	I E THE SECRET HAME IN THE PROPERTY OF THE PARTY OF THE P	
		I and the second			HOLD THE REAL PROPERTY OF THE PARTY OF THE P	
				ARTICLE 10 DESIGNATED HISTORIC		
				DISTRICT LANDMARKS	N T	
					N N	A O O



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	 JRE PLAN SIS - LEVELS 1









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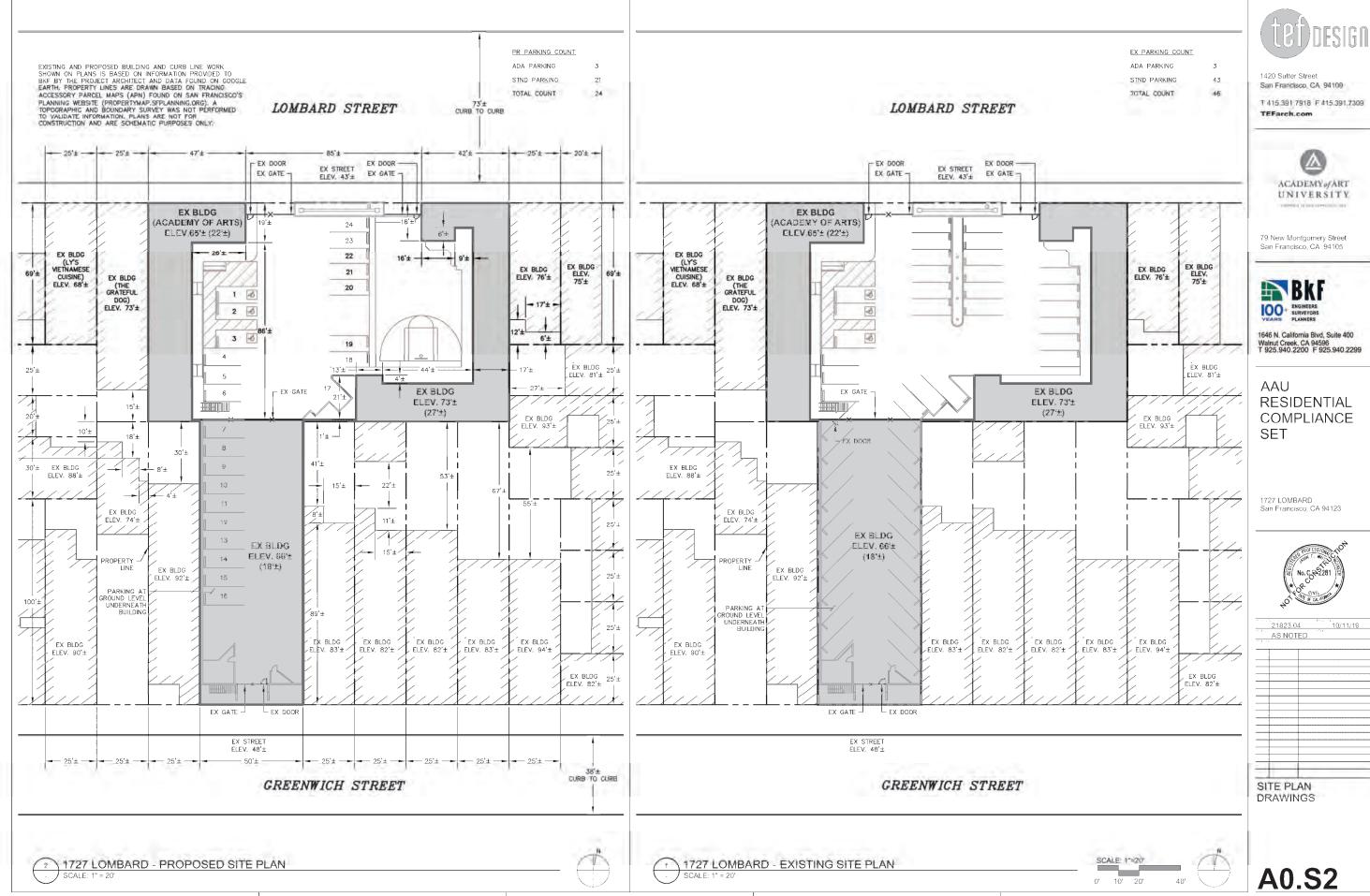
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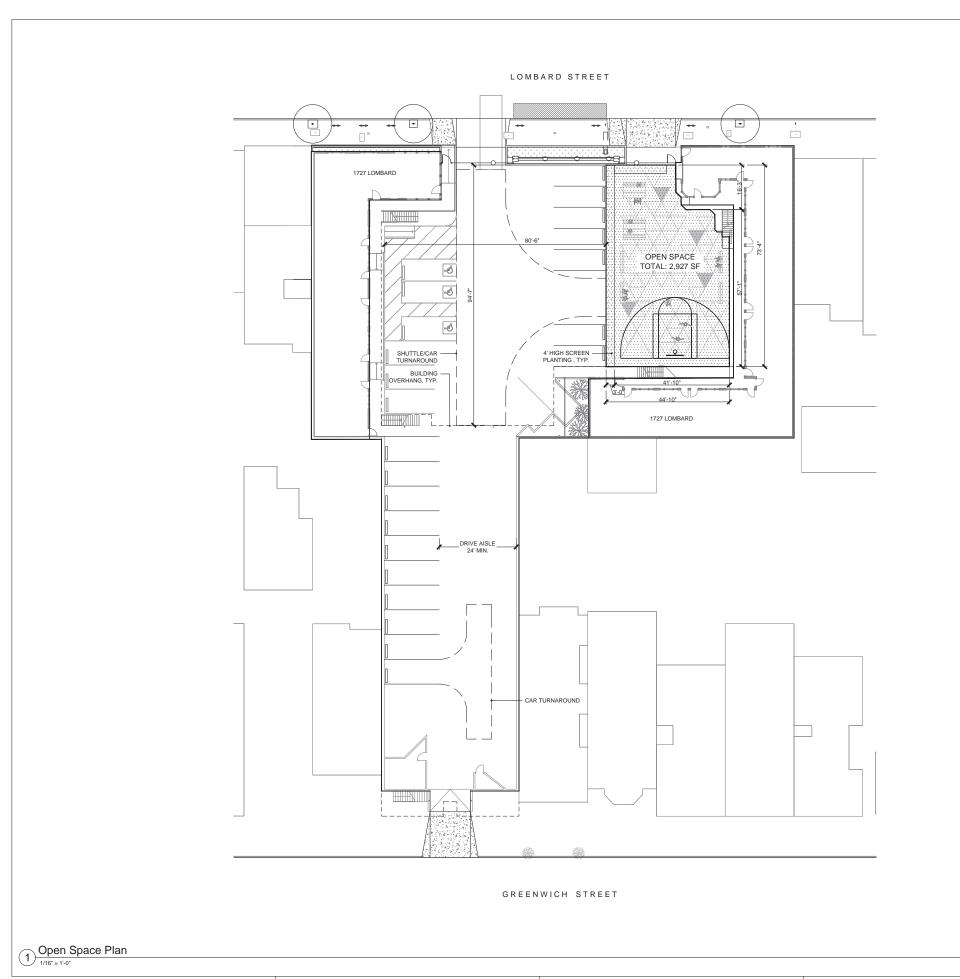
THE DOWN WASH

SITE PLAN AERIAL IMAGE

A0.S1



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GENERAL NOTES

ABBREVIATIONS

(E) = EXISTING

(N) = NEW, PROPOSED

CLR. = CLEARANCE

P = PROPERTY LINE

TYP. = TYPICAL

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BIKE PARKING COUNT

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LEGEND

(N) SCREEN PLANTING

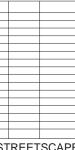
OPEN SPACE AREA



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Project Number 21823,04 10/11/19
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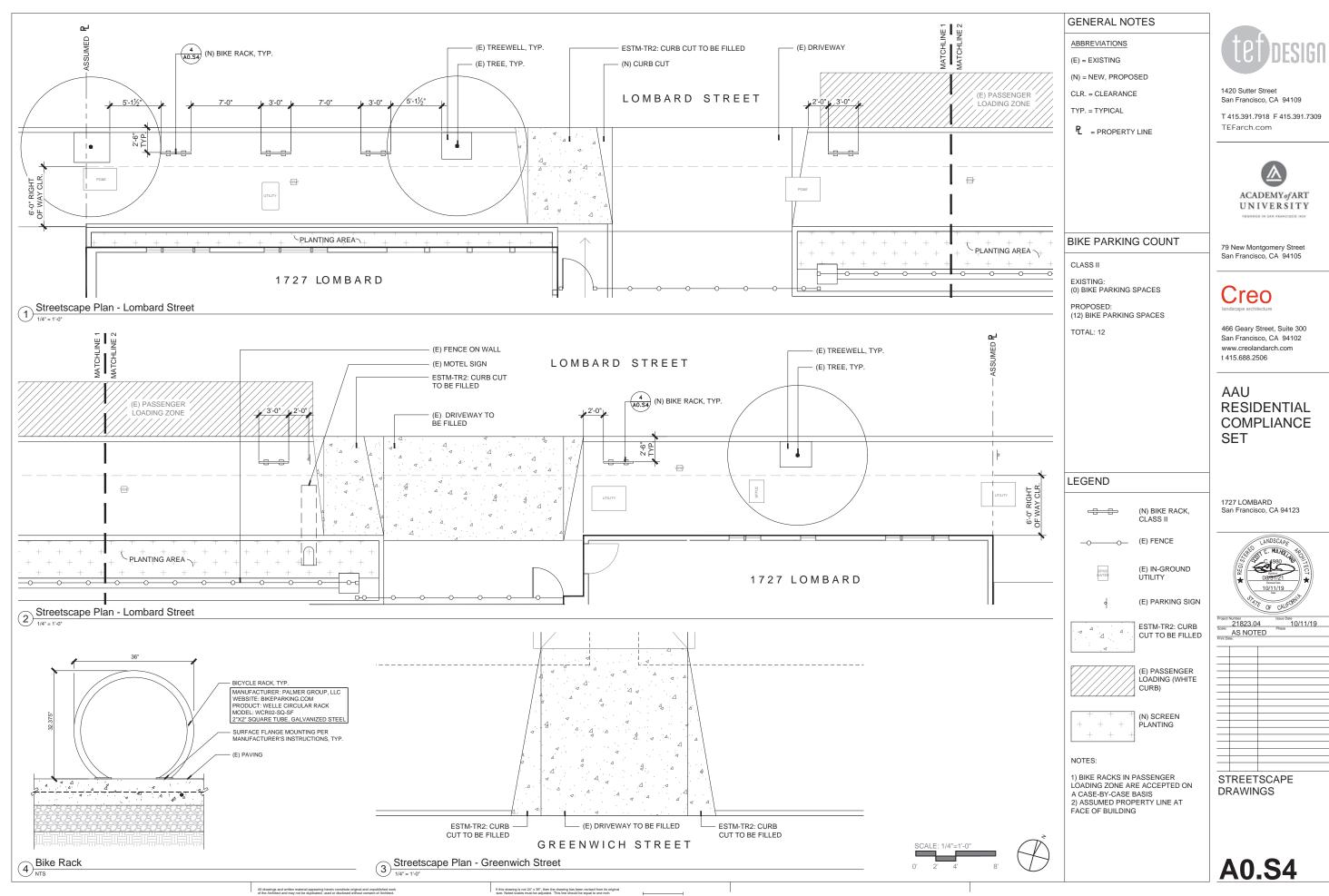


STREETSCAPE DRAWINGS - OVERALL SITE

A0.S3

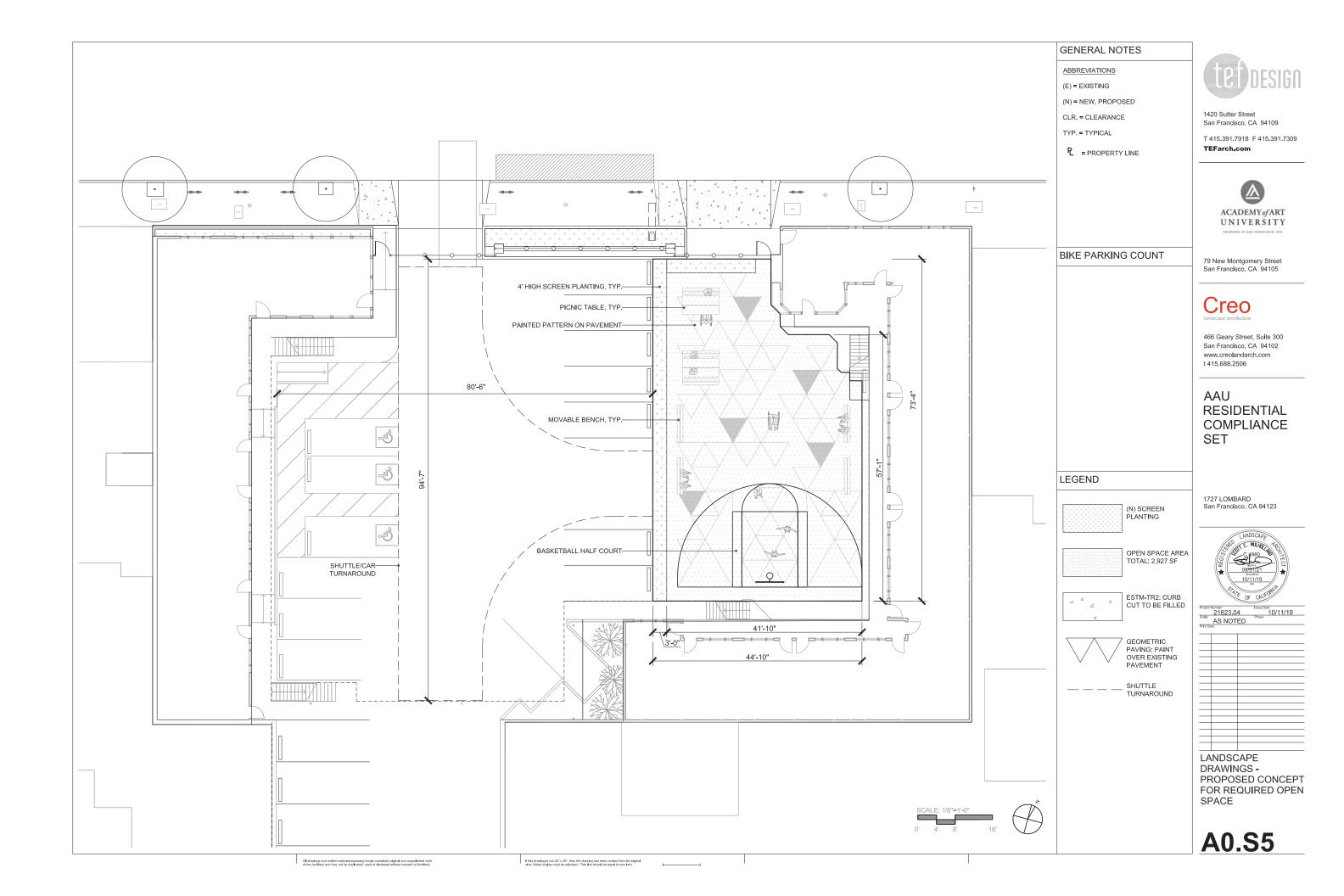
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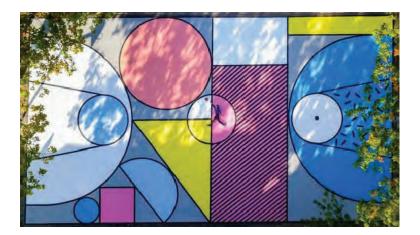
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STREETSCAPE				
ડ ા		SUAFE		
ь.		100		
ı)⊩	DRAWINGS			







Super Graphic Paving



Outdoor Ping Pong Table



Outdoor Foosball Table



Picnic Table



Lounge Furniture



Movable Tables and Chairs



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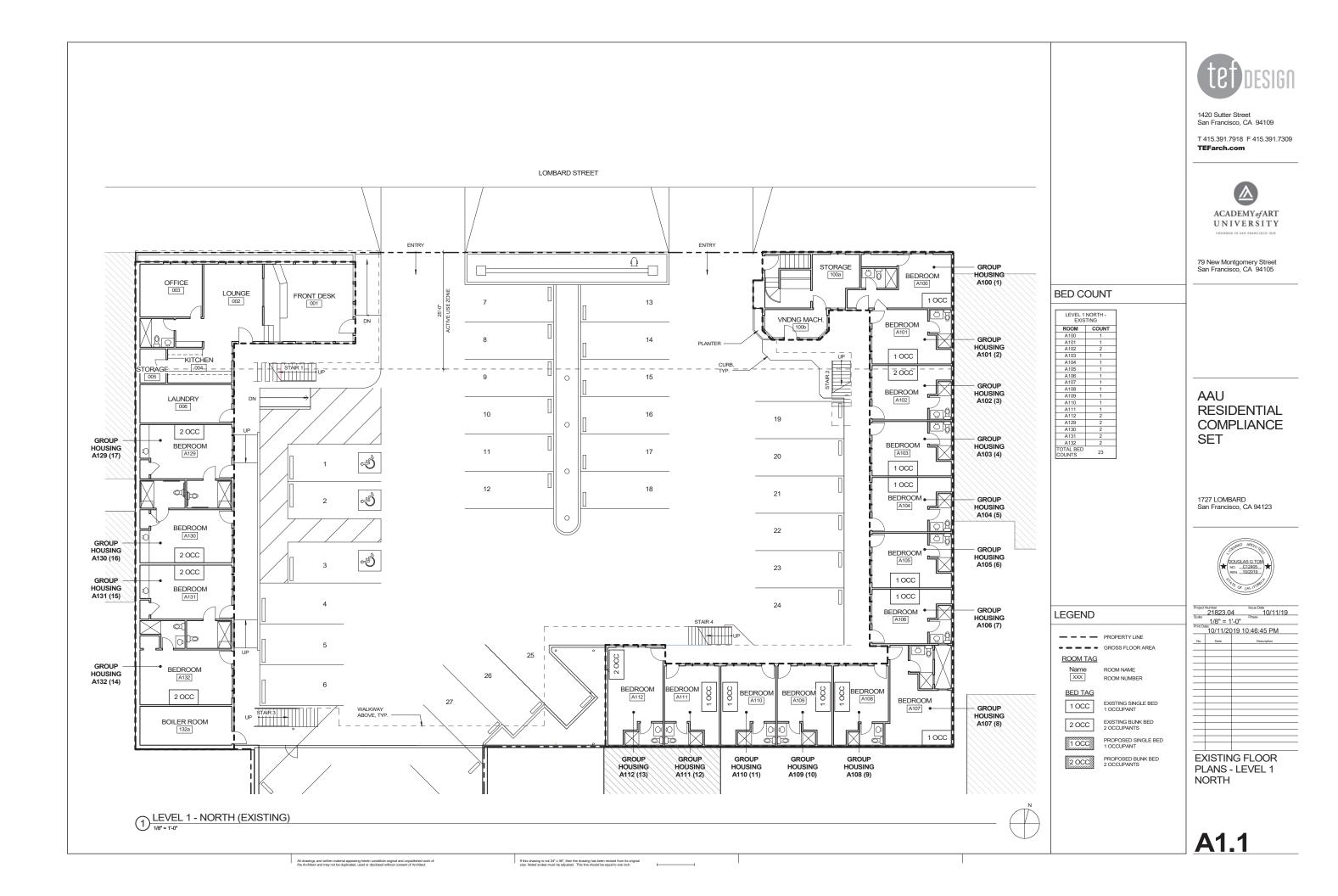


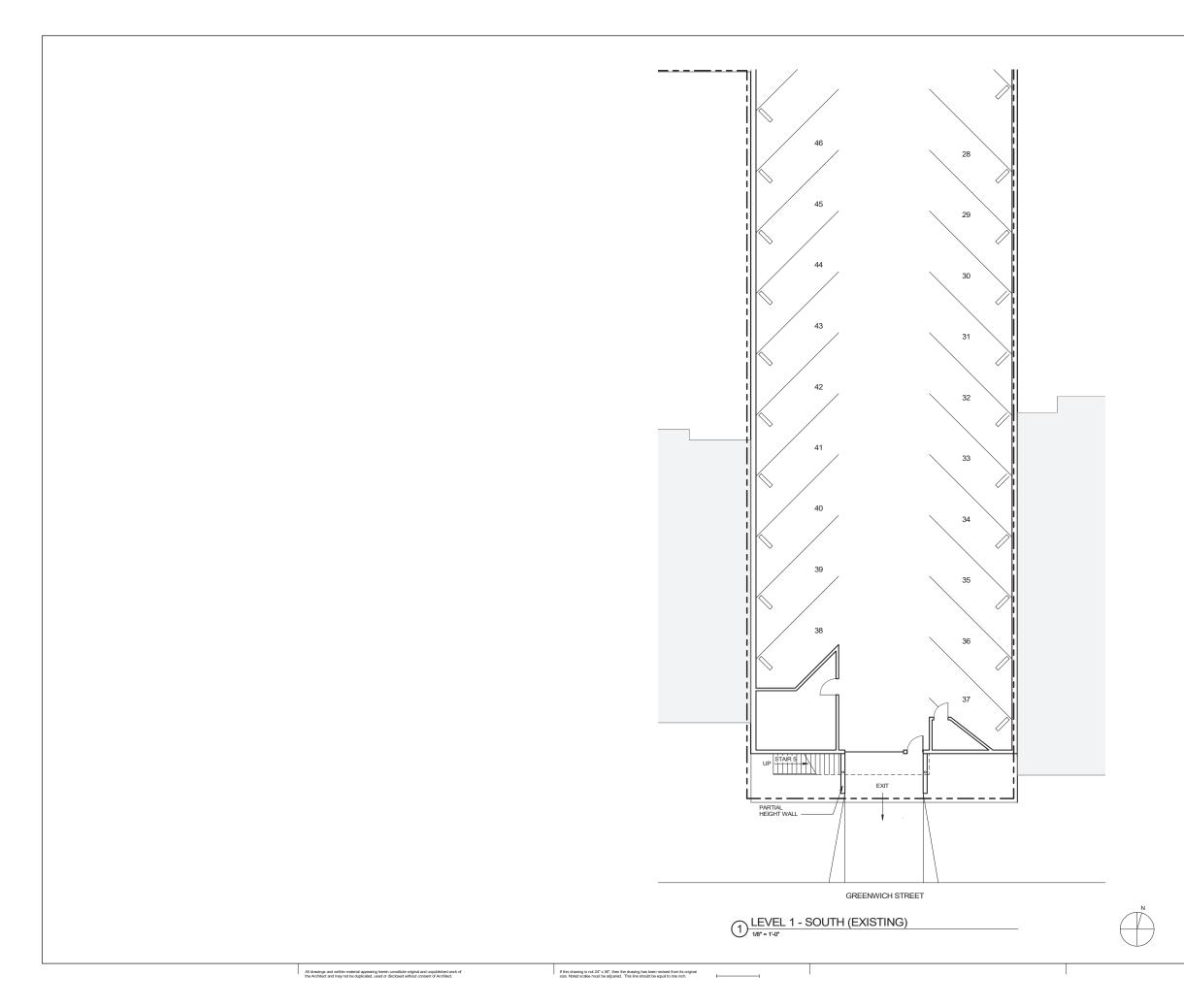
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Ξ		
Δ	NDSC	APE IMAG

LANDSCAPE IMAGES -PROPOSED CONCEPT FOR REQUIRED OPEN SPACE

A0.S6







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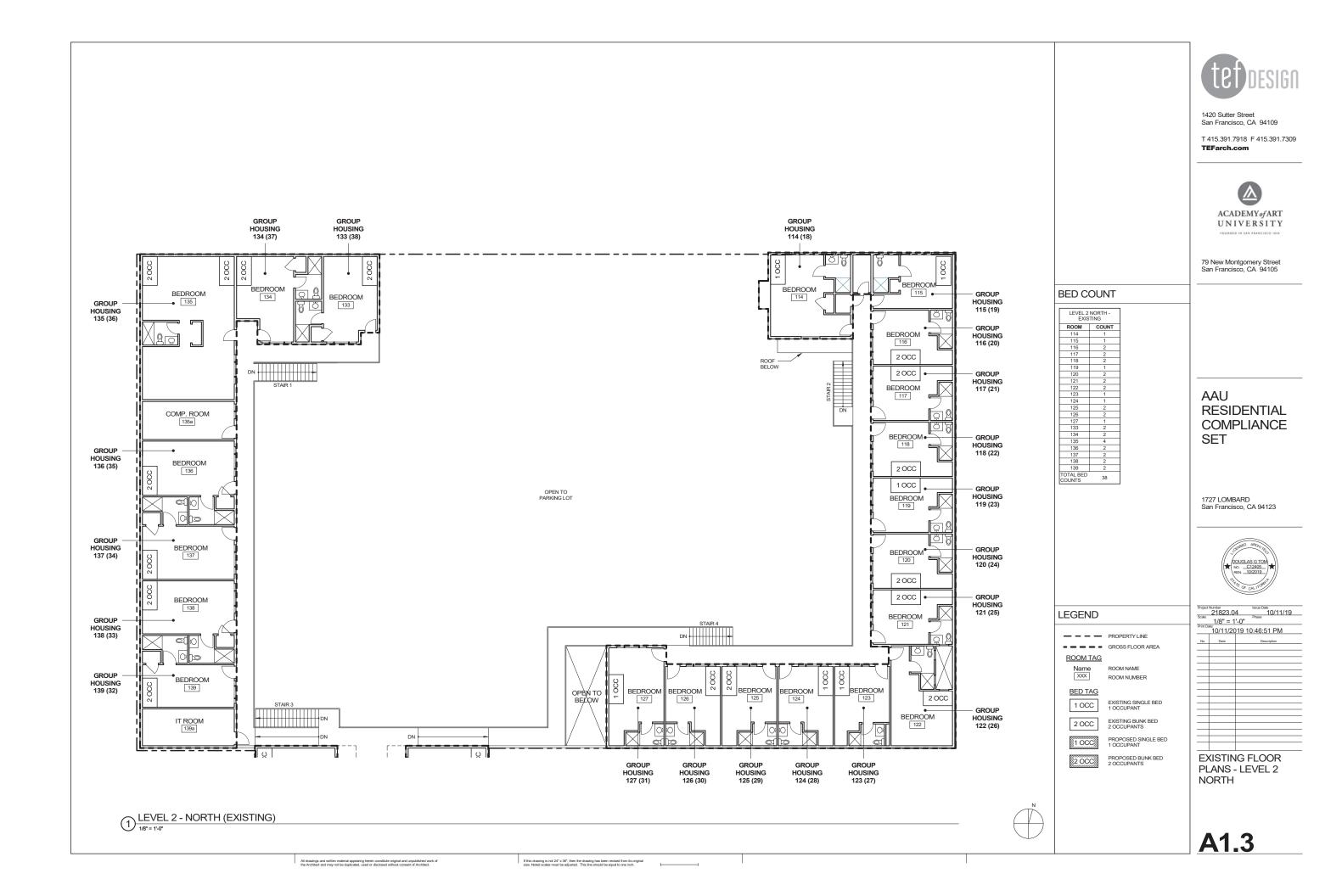


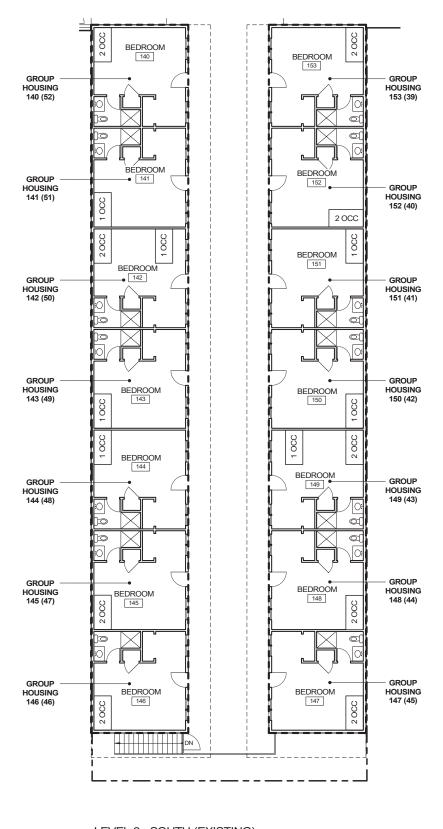
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No. Date | Descriptor

No. Date Description

EXISTING FLOOR PLANS - LEVEL 1 SOUTH

A1.2







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BED COUNT

	LEVEL 2 SOUTH - EXISTING	
ROOM	COUNT	
140	2	
141	1	
142	3	
143	1	
144	1	
145	2	
146	2	
147	2	
148	2	
149	3	
150	1	
151	1	
152	2	
153	2	
TOTAL BED COUNTS	25	

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LEGEND

	PROPERTY LINE
	GROSS FLOOR AREA
ROOM TAG	
Name	ROOM NAME
XXX	ROOM NUMBER
BED TAG	
1 OCC	EXISTING SINGLE BE
	1 OCCUPANT
2 OCC	EXISTING BUNK BED 2 OCCUPANTS
	2 0000174110

2 OCCUPANTS

PROPOSED SINGLE BED
1 OCCUPANT

2 OCCUPANTS

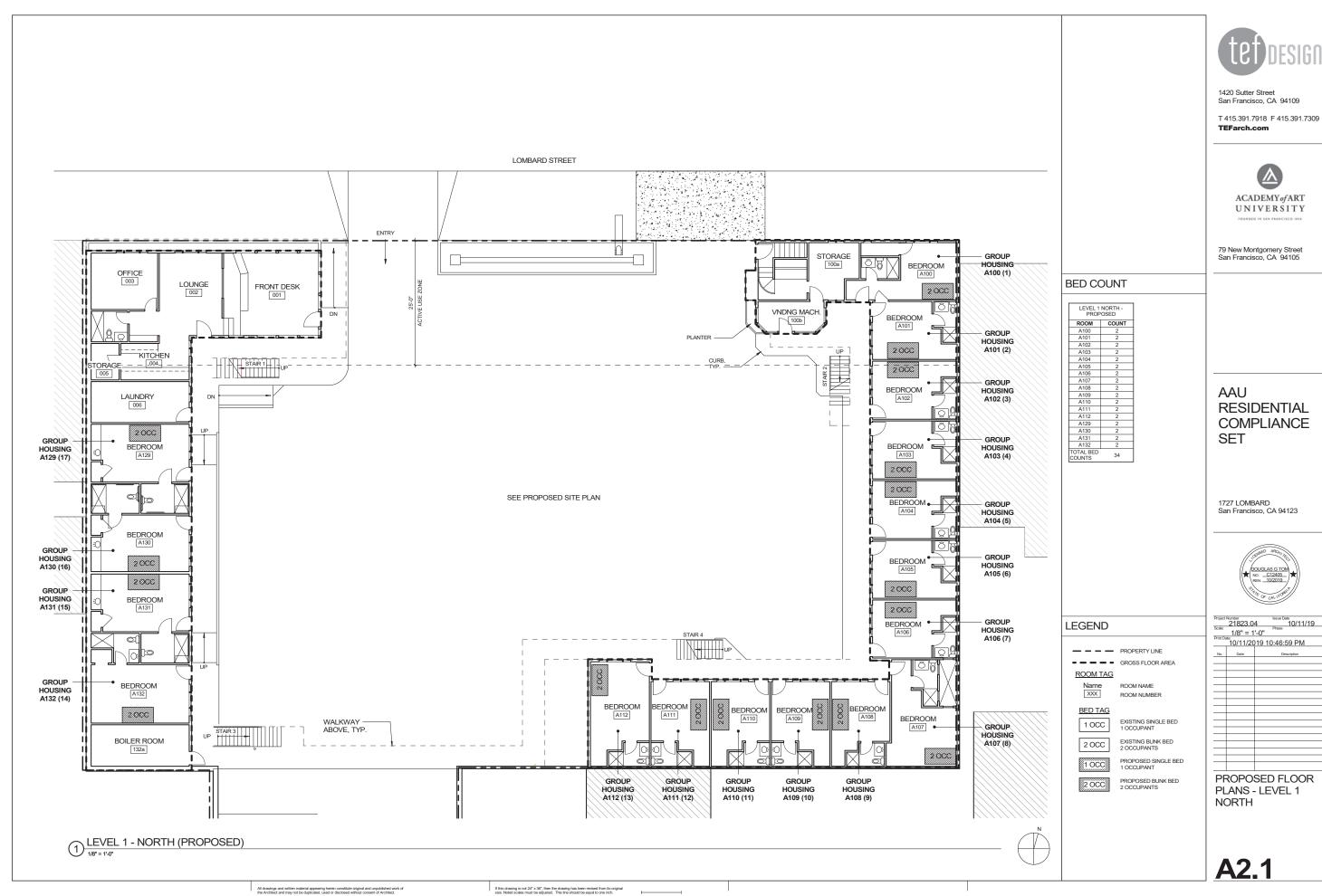
| Project Nazuter | Insure Date | 21823.04 | Phase | 10/11/19 | Scale: 1/8" = 1'-0" | Phase | 10/11/20 | 10:46:55 PM | 10/11/2019 | 10:46:55 PM | Date | Description | Description | Description | EXISTING FLOOR | PLANS - LEVEL 2

PLANS - LEVEL 2 SOUTH

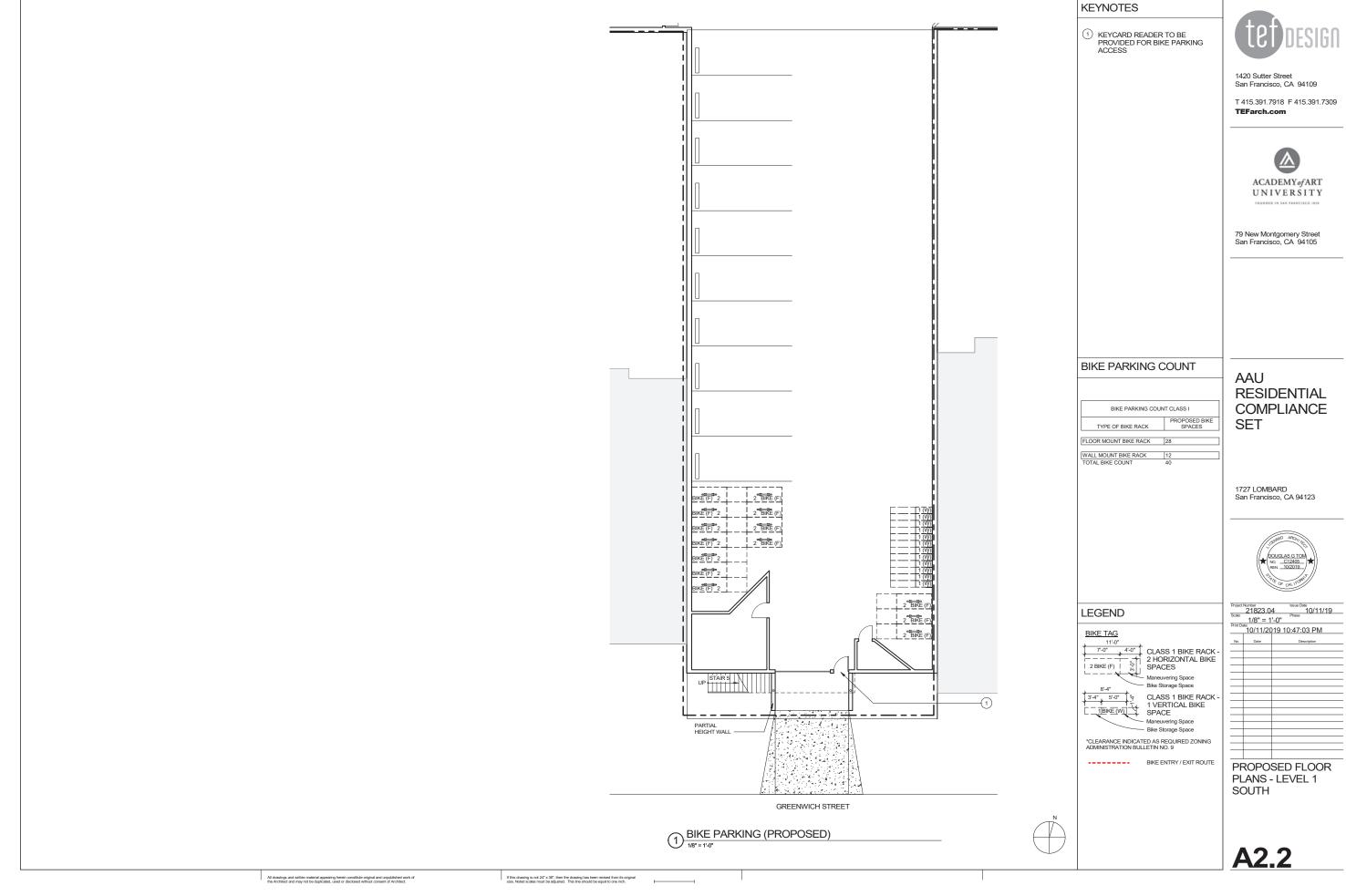
A1.4

1) LEVEL 2 - SOUTH (EXISTING)

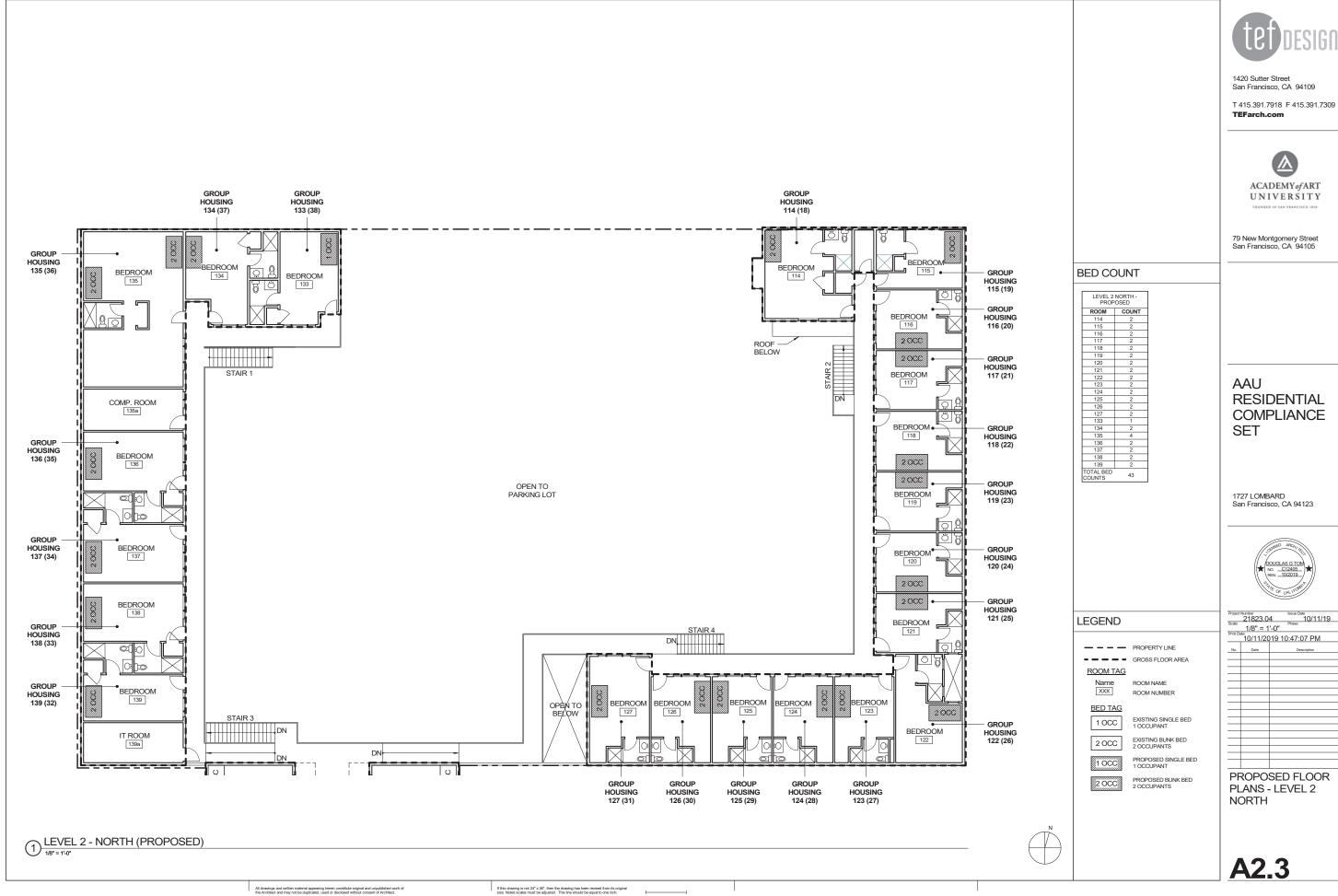
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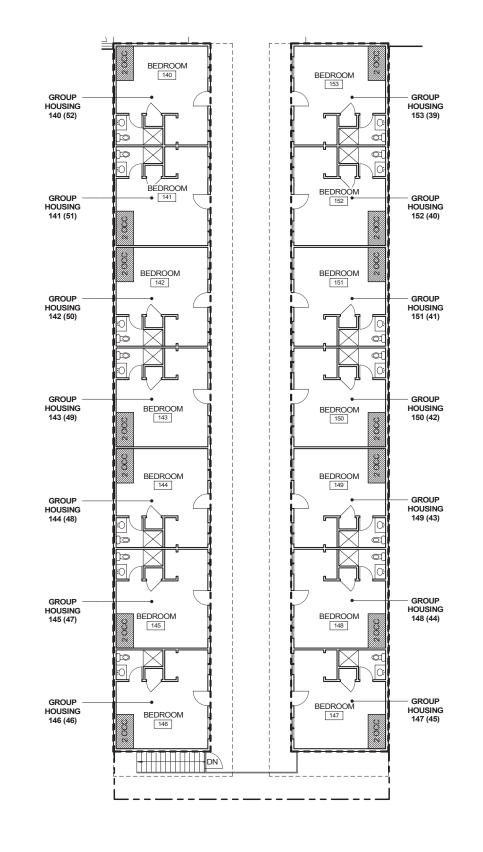














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BED COUNT

	LEVEL 2 SOUTH - PROPOSED	
ROOM	COUNT	
140	2	
141	2	
142	2	
143	2	
144	2	
145	2	
146	2	
147	2	
148	2	
149	2	
150	2	
151	2	
152	2	
153	2	
TOTAL BED COUNTS	28	

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Priged Number 21823.04 Issue Date 10/11/19 Scale: 1/8" = 1'-0" Prise 10/11/2019 10:47:11 PM

No. Date

LEGEND

2 OCC

	PROPERTY LINE
	GROSS FLOOR AREA
ROOM TAG	
Name XXX	ROOM NAME ROOM NUMBER
BED TAG	
1 OCC	EXISTING SINGLE BED 1 OCCUPANT
2 OCC	EXISTING BUNK BED 2 OCCUPANTS
1 OCC	PROPOSED SINGLE BED 1 OCCUPANT

PROPOSED BUNK BED 2 OCCUPANTS PROPOSED FLOOR PLANS - LEVEL 2 SOUTH

18" = 1'-0"

LEVEL 2 - SOUTH (PROPOSED)



A2.4



NORTH ELEVATION - LOMBARD STREET

(EXISTING/PROPOSED)



GENERAL NOTES

- LEGALIZE THE CONDITIONS PRESENTED IN THIS PLAN SET, UNLESS OTHERWISE NOTED
- FEATURES CAPTURED IN
 ELEVATION DRAWINGS AND
 PHOTOS PROPOSED FOR AS-IS
 LEGALIZATION.



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KEYNOTES

ITEMS NOTED ON 9/25/19 SITE WALK:

- 1) EXISTING PLANTER
- 2 REMOVE ALL EXISTING AAU WINDOW SIGNS, TYP OF 3
- 3 EXISTING "OFFICE" PROJECTING SIGN
- (4) EXISTING FREE STANDING SIGN
- 5 EXISTING BULLET SECURITY CAMERA AND CONDUIT
- 6 EXISTING DOME SECURITY CAMERA
- 7 EXISTING HVAC UNIT
- 8 EXISTING LIGHT FIXTURE
- (9) EXISTING VENT. TYP OF 3
- (10) EXISTING VENT AT BRICK WALL, TYP OF 2
- (11) EXISTING VENT PIPE
- (12) EXISTING HVAC VENT, TYP OF 2
- (3) EXISTING SIGN MOUNTING STRUCTURE
- 14 EXISTING SECURITY GATE
- 15 EXISTING IDENTIFYING SIGN
- (16) EXISTING GARAGE DOOR
- (17) PROPOSED NON-ILLUMINATED AAU BUSINESS WALL SIGN TO REPLACE "STAR MOTEL" SIGN; SEE SIGNAGE CONSULTANT DRAWINGS
- (B) PROPOSED IN-DIRECTLY
 ILLUMINATED IDENTIFYING SIGN;
 SEE SIGNAGE CONSULTANT
 DRAWINGS

AAU RESIDENTIAL COMPLIANCE SET

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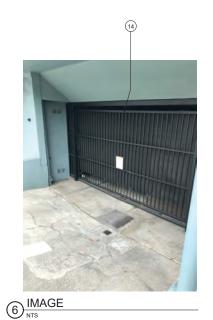
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LEGEND

PROPOSED SIGNAGE; SEE SIGNAGE CONSULTANT DRAWINGS EXTERIOR ELEVATION IMAGES

A3.1













1 IMAGE

KEYNOTES

ITEMS NOTED ON 9/25/19 SITE WALK:

- WALK:

 (1) EXISTING PLANTER
- 2 REMOVE ALL EXISTING AAU WINDOW SIGNS, TYP OF 3
- ③ EXISTING "OFFICE" PROJECTING SIGN
- (4) EXISTING FREE STANDING SIGN
- (5) EXISTING BULLET SECURITY CAMERA AND CONDUIT
- (6) EXISTING DOME SECURITY CAMERA
- 7 EXISTING HVAC UNIT
- 8 EXISTING LIGHT FIXTURE
- 9 EXISTING VENT. TYP OF 3
- (10) EXISTING VENT AT BRICK WALL, TYP OF 2
- 11 EXISTING VENT PIPE
- (12) EXISTING HVAC VENT, TYP OF 2
- (13) EXISTING SIGN MOUNTING STRUCTURE
- (14) EXISTING SECURITY GATE
- (15) EXISTING IDENTIFYING SIGN
- (16) EXISTING GARAGE DOOR
- (17) PROPOSED NON-ILLUMINATED AAU BUSINESS WALL SIGN TO REPLACE "STAR MOTEL" SIGN; SEE SIGNAGE CONSULTANT DRAWINGS
- (18) PROPOSED IN-DIRECTLY
 ILLUMINATED IDENTIFYING SIGN;
 SEE SIGNAGE CONSULTANT
 DRAWINGS



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AAU RESIDENTIAL COMPLIANCE SET

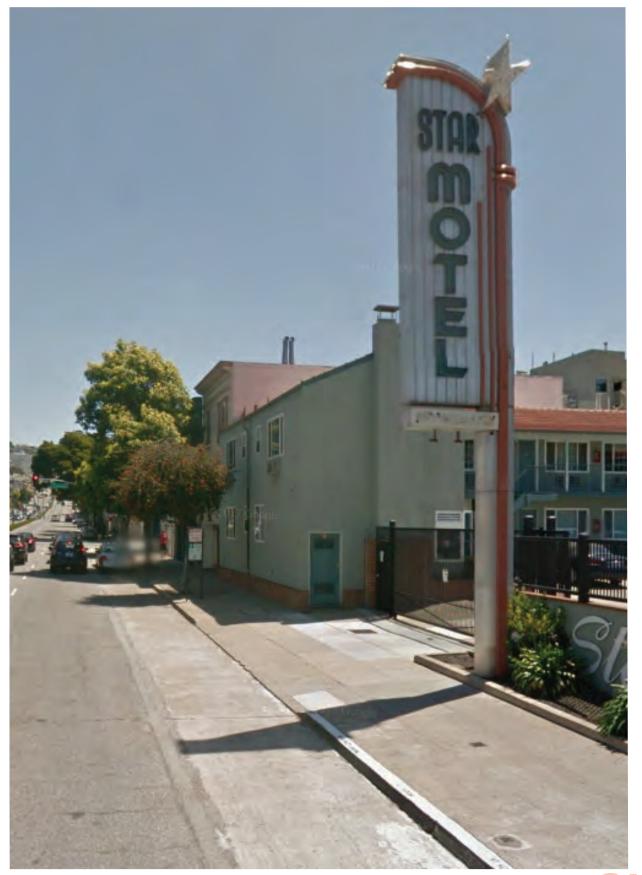
1727 LOMBARD San Francisco, CA 94123



	21823.0	4 10/11/19		
Scale:	1/8" = 1	Phase		
Print D	10/11/20	019 11:35:52 PM		
No.	Date	Description		

EXTERIOR ELEVATION DETAIL IMAGES

A4.1



Existing Freestanding Sign Sign to be designated as a vintage Sign

SURVEY REQUIRED NOT FOR PRODUCTION



2500 Bisso Lane, Suite 200 Concord, CA 94520 925.771.6300 Phone CA License #665363

CA LICOIDO	# 003303
Proje	ect ID
Date:	8/19/19
Sales:	A. Bartizal
Designer:	G. Graves
Rev. #: 1	Date: 9/25/19
Revisio	n Notes:
	n on Greenw not included
Interior	X Exterior
X Single Faced	Double Faced
× Non-Illuminated	d
Type of Lightin	a:
Lamps	L.E.D.
Neon	Other
1727 LOMI	ress Bard Street Ancisco
Customer	Approval
Sign	ature
MM/DI	D/YYYY
drawing submitted in conn planning for you. It reproduced, exhibited or sho organization without writte	this is an original unpublished ection with a project we are it is not to be copied, own to anyone outside of your n permission of Golden Gate ompany.
requirements of Article 60 Code and other applicable	stalled in accordance with the 10 of the National Electrical codes. This includes proper onding of the sign.
Ú	D
A A	ll Signs to be Title 24 Compliant
WSA World Sign Asso	d Ciates Calfornia SignAssociation
ВВВ	

Sheet No.

GG 2.0

19"

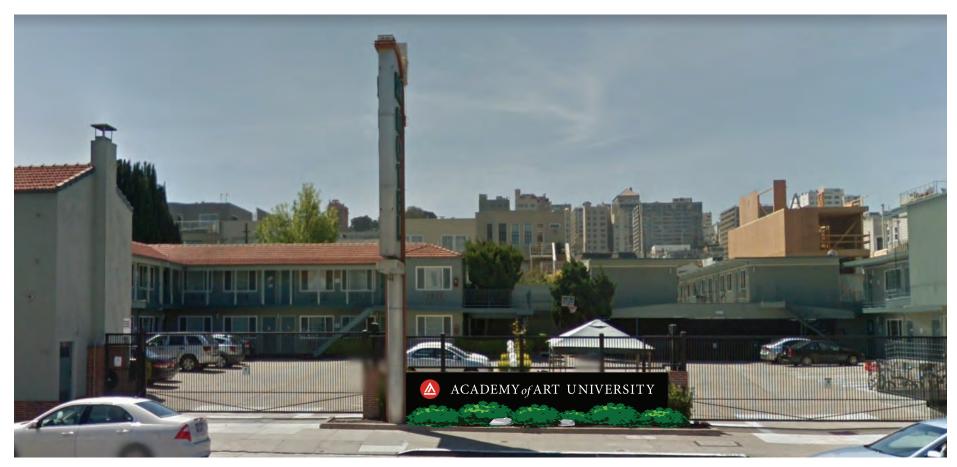


ACADEMY of ART UNIVERSITY _9"

1/2" Thick FCO Acrylic Graphics

Scale: 1'' = 1' - 0''

1/2" Thick Acrylic Graphics pin Mounted on Wall (Wall to be Painted Black)





2500 Bisso Lane, Suite 200 Concord, CA 94520

	.6300 Phone se #665363
	ject ID
Date:	8/19/19
Sales:	A. Bartizal
Designer:	G. Graves
Rev. #: 1	Date: 9/25/19
Revisi	ion Notes:
	gn on Greenw not included
Interior Single Faced	Exterior Double Faced
☐ Illuminated ☐ Non-Illumina Type of Lighti ☐ Lamps ☐ Neon	
1727 LO	ddress MBARD STREET FRANCISCO
	er Approval
MM/	DD/YYYY
drawing submitted in a	d. This is an original unpublished onnection with a project we are u. It is not to be copied, shown to anyone outside of your itten permission of Golden Gate n Company.
This sign is intended to be	e installed in accordance with the 600 of the National Electrical ble codes. This includes proper 1 bonding of the sign.
(<u>ή</u> Γ)
24)	All Signs to be Title 24 Compliant



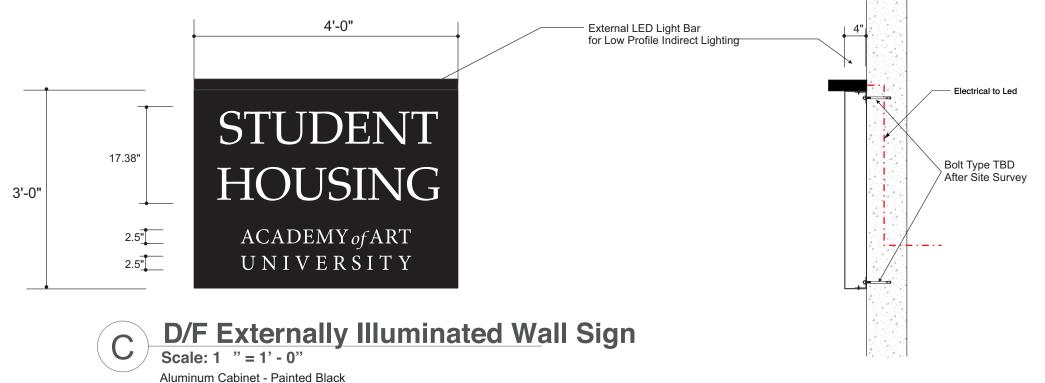




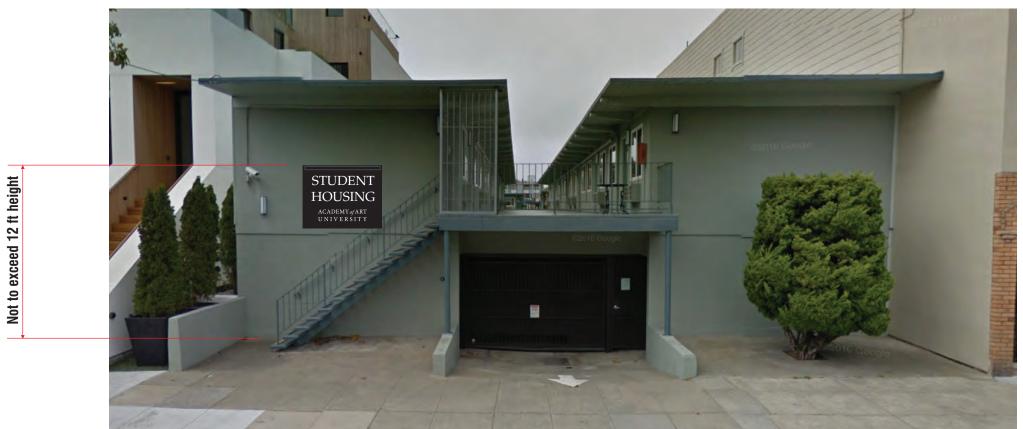


Sheet No.

GG 3.0



1st Surface Black Vinyl Bkgd. w/ Reversed Out Copy on White Lexan Face All exterior Lighting w/ LED Modules



South Elevation - Greenwich St

SURVEY REQUIRED **NOT FOR PRODUCTION**



2500 Bisso Lane, Suite 200

	# # 665363
rroje	ect ID
Date:	8/19/19
Sales:	A. Bartizal
Designer:	G. Graves
Rev. #: 1	Date: 9/25/19
Revisio	n Notes:
	n on Greenw not included
elevation	not included
elevation	
elevation GGS	not included
elevation GGS	not included X Exterior
elevation GGS	not included X Exterior
elevation GGS Interior X Single Faced	X Exterior Double Faced

1727 LOMBARD STREET SAN FRANCISCO

Address

Other

Neon

Customer Approval

MM/DD/YYYY

2019 All Rights Reserved. This is on 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.













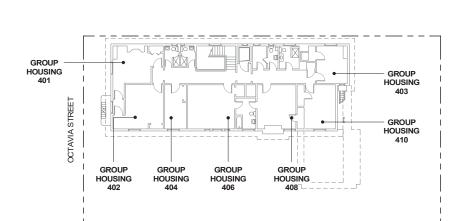
Sheet No.

GG 5.0

ESTM CON	NDITIONS CHNICAL MEMORANDUM Academy of Art University Project ESTM Case No. 2008.0586E	CODE NOTES REFERENCE: SAN FRANCISCO PLANNING CODE AS EXISTING ON JANUARY 1, 2019.	APPLICABLE CODES	SHEET INDEX	EXTERIOR VIEW	
Recommended Condition of Approval Number		A- FLOOR AREAS SAN FRANCISCO PLANNING CODE SEC. 102 DEFINITIONS FLOOR AREA, GROSS: IN DISTRICTS OTHER THAN C3, THE SUM OF THE GROSS AREAS OF	ALL WORK SHALL COMPLY WITH THE APPLICABLE CODES, AMENDMENTS, RULES, REGULATIONS, ORDINANCES, LAWS,	Bosne		tet nesign
ES-9: TR-1	Shuttle Demand and Capacity. Consistent with AAU Shuttle Policy, AAU should continue to assess, adjust and	THE SEVERAL FLOORS OF A BUILDING OR BUILDINGS, MEASURED FROM THE EXTERIOR	ORDERS, APPROVALS, ETC. THAT ARE REQUIRED BY PUBLIC AUTHORITIES. IN THE EVENT OF CONFLICT, THE MOST	EPT		COLDEGIGII
	monitor the shuttle bus capacity for Route M, potentially increasing the frequency or capacity to meet the	FACES OF EXTERIOR WALLS OR FROM THE CENTERLINES OF WALLS SEPARATING TWO BUILDINGS.	STRINGENT REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO THE CURRENT APPLICABLE EDITIONS OR PUBLICATIONS OF		TATE OF THE PARTY	
	measured demand of this and other academic and	GROSS FLOOR AREA (NO CHANGE)	THE FOLLOWING (OR OTHERWISE NOTED):	NN SI		1420 Sutter Street San Francisco, CA 94109
	residential buildings along the route. AAU PROPOSAL: To be addressed under separate cover	Level Existing (SF) Proposed (SF) LEVEL 1 4,262 4,262	2016 SAN FRANCISCO BUILDING CODE PART 2- 2016 CALIFORNIA BUILDING CODE	Sheet		T 415.391.7918 F 415.391.7309
ES-9: TR-2	in AAU's Transportation Management Plan. Shuttle Stop. This site is served by AAU shuttle buses	LEVEL 2 3,408 3,408	PART 4- 2016 CALIFORNIA MECHANICAL CODE	Number Sheet Name 5	FA	TEFarch.com
LO-3. 11(-Z	along Octavia Street, but there is no white passenger loading zone. AAU shall coordinate with the SFMTA to	LEVEL 3 2,864 2,864 LEVEL 4 2,686 2,686	PART 3- 2016 CALIFORNIA ELECTRICAL CODE PART 6- 2016 CALIFORNIA ENERGY CODE	A0.0 COVER SHEET • •		
	create a white zone using existing on-street parking.	GROSS SF TOTAL 13,220 13,220	PART 10- 2016 CALIFORNIA EXISTING BUILDING CODE PART 9- 2016 CALIFORNIA FIRE CODE	A0.1 PROJECT INFORMATION A0.2 GENERAL NOTES •		
	AAU PROPOSAL: AAU agrees that a white zone should be instituted and, on September 7, 2018, requested	B- RESIDENTIAL USES	THE NATIONAL FIRE CODES STANDARD AND THE FIRE	A0.E1 EXPOSURE PLAN ANALYSIS - LEVELS 1, 2, 3 & 4 A0.S1 SITE PLAN AERIAL IMAGE		
	assistance from the Planning Department to attend to its denied May 9, 2016 application to SFMTA for a white	SAN FRANCISCO PLANNING CODE SEC. 102 DEFINITIONS	PROTECTION HANDBOOK OF THE NFPA ALL APPLICABLE NFPA CODE SECTIONS INCLUDING BUT NOT	A0.S2 SITE PLAN DRAWINGS •		
ES-9: TR-3	zone. Bicycle Parking. AAU shall rearrange existing bicycle	GROUP HOUSING (GH): A RESIDENTIAL USE THAT PROVIDES LODGING OR BOTH	LIMITED TO CCSF, FIRE MARSHAL ADMIN BULLETINS	A0.S3 STREETSCAPE PLANS A0.T1 OCCUPANCY AND EGRESS PLANS		ACADEMY0fART UNIVERSITY
LO-9. 11V-0	parking to allow for sufficient clearance of parked bicycles (at least two feet). Bicycle parking shall be consistent with			A0.T2 SF GREEN BUILDING COMPLIANCE FORM •		FOUNDED IN SAN FRANCISCO 1929
	San Francisco Planning Department guidance, including being conveniently located and easily accessed from			A0.T3a ACCESSIBILITY DIAGRAMS (1 of 3) A0.T3b ACCESSIBILITY DIAGRAMS (2 of 3)		
	the ground floor (at grade level).	MAXIMUM ALLOWABLE PER ZONING DISTRICT RH-2 GROUP HOUSING ROOMS (GHs) 1 GH PER 415 SF LOT AREA		A0.T3c ACCESSIBILITY DIAGRAMS (3 of 3) A1.1 EXISTING FLOOR PLANS - LEVEL 1		79 New Montgomery Street
	AAU PROPOSAL: See Bicycle Parking Summary on this Sheet	(CONDITIONAL) 1916 OCTAVIA CALCULATION		A1.1 EXISTING FLOOR PLANS - LEVEL 1 A1.2 EXISTING FLOOR PLANS - LEVELS 2 & 3		San Francisco, CA 94105
ES-9: GHG-1	Compliance with the Bicycle Parking Requirements. AAU shall design, locate and configure all bicycle parking	GROUP HOUSING ROOMS (GHs) 9,750 SF / 415 SF = <u>23 GHs</u>	-	A1.3 EXISTING FLOOR PLANS - LEVEL 4 A2.1 PROPOSED FLOOR PLANS - LEVEL 1	PLOT PLAN N.T.S.	
	spaces in accordance with Planning Code Sections 155.1	RESIDENTIAL USES May Alloyed Existing Existing Decrees	-	A2.2 PROPOSED FLOOR PLANS - LEVELS 2 & 3 • •	IN.1.S.	
	AAU PROPOSAL: See Bicycle Parking Summary on this	Max. Allowed Existing Proposed per Code Proposed		A2.3 PROPOSED FLOOR PLANS - LEVEL 4 A3.1 EXISTING/PROPOSED EXTERIOR ELEVATIONS • • •	-	
	Sheet	RESIDENTIAL HOTEL 0 22 0 0	-	A4.1 EXTERIOR ELEVATION DETAIL IMAGES •		
*SEE SHEET	(ING SUMMARY FA2.1 FOR PROPOSED CLASS I BICYCLE PARKING	ROOM	-	TOTAL SHEETS: 13		
*SEE SHEET	Γ A0.S3 FOR PROPOSED CLASS II BICYCLE PARKING	BED COUNT 48 46 49 46				
	7 Class I spaces with vertical racks. Planning Code ed for: (1) providing more than one-third of Class I spaces	NOTES 1. Existing bed count based on Jun-Aug 2018 Site Survey;				
	s. (see Code Section 155.1(c)(3))	Proposed bed count subject to review by Fire and Building Departments The exact number of beds in any unit may be adjusted to respond to			SACRAMENTO	
	TM REQUIRED CODE REQUIRED PROPOSED EXISTING 17 17	student housing demand, provided the unit does not exceed code- mandated occupancy limits;			110 20 /0540 25 25 25 /44	AAU
	PER CODE 3 4	No Permanent Residents in this building.			LOTS 19/27 SHEET 2	RESIDENTIAL
**THE PROPOSAL REM	IAINS SUBJECT TO REVIEW AND APPROVAL BY OTHER CITY AGENCIES, SUCH AS	C- STUDENT HOUSING CHARACTERIZATION SAN FRANCISCO PLANNING CODE SEC. 102 DEFINITIONS			12 12 12 12 12 12 12 12 12 12 12 12 12 1	COMPLIANCE
SFMTA, BUILDING AND		STUDENT HOUSING: A RESIDENTIAL USE CHARACTERISTIC DEFINED AS A LIVING SPACE FOR STUDENTS OF ACCREDITED POST-SECONDARY EDUCATIONAL INSTITUTIONS THAT MAY TAKE			\$ 197 J	SET
		THE FORM OF DWELLING UNITS, GROUP HOUSING, OR SRO UNIT AND IS OWNED, OPERATED, OR OTHERWISE CONTROLLED BY AN ACCREDITED POST-SECONDARY EDUCATIONAL		PROPERTY INFORMATION	A	
		INSTITUTION. UNLESS EXPRESSLY PROVIDED FOR ELSEWHERE IN THIS CODE, THE USE OF STUDENT HOUSING IS PERMITTED WHERE THE FORM OF HOUSING IS PERMITTED IN THE	PURSUANT TO CASE NUMBER 2008.0586, THE PROJECT PROPOSES	ADDRESS 1916 OCTAVIA STREET	7 6 6 6 5 4	
		UNDERLYING ZONING DISTRICT IN WHICH IT IS LOCATED. STUDENT HOUSING MAY CONSIST OF ALL OR PART OF A BUILDING, AND STUDENT HOUSING OWNED, OPERATED, OR	CONVERT 22 EXISTING RESIDENTIAL HOTEL UNITS TO 22 GROUP HOUSING BEDROOMS AND 48 BEDS, WITH A STUDENT HOUSING	BLOCK/LOT 0640/011	13.50 13.50	
		CONTROLLED BY MORE THAN ONE POST-SECONDARY EDUCATIONAL INSTITUTION MAY BE LOCATED IN ONE BUILDING.	USE USE CHARACTERIZATION. NO CHANGE TO ADMIN CODE CHAPTER 41 DESIGNATION PROPOSED.	No OF STORIES 4 (NO CHANGE)		1916 OCTAVIA San Francisco, CA 94109
		D- EXPOSURE	PROPOSED COMPLIANCE WITH RECOMMENDED CONDITIONS OF	DISTRICTS ZONING RH-2	4678 34378 34379 45 2638 3638 3625 3625 50 76 2	Jan I ranoisco, On 34103
		*SEE SHEET A0.E1 FOR EXPOSURE PLAN ANALYSIS	APPROVAL FOR 1916 OCTAVIA LISTED IN TABLE 26 OF THE ACADEMY OF ART UNIVERSITY PROJECT EXISTING SITES	HEIGHT/BULK 40-X SPECIAL USE NONE	CALIFORNIA	
		Building compliance based on Common Area at Levels 1 and 2.	TECHNICAL MEMORANDUM PUBLISHED ON MAY 4, 2016, ARE LISTED ON THIS COVER SHEET. EXISTING EXTERIOR ALTERATIONS			Other ARCHITE
		E- OPEN SPACE *SEE SHEET A0.S2 FOR OPEN SPACE ANALYSIS	WITHIN THE SCOPE OF THIS PROJECT ARE NOTED ON SHEET A3.2.			DOUGLAS G TOM
		SAN FRANCISCO PLANNING CODE SEC. 102 DEFINITIONS	THE PROJECT PROPOSES TO CLOSE ENFORCEMENT CASES 2015-012699 (AAU CANOPY WITHOUT PERMIT); 8559 (SIGNS W/O	PROPOSED RESIDENTIAL: GROUP HOUSING (22 ROOMS)	N	NO. C12405 REN. 10/2019
		OPEN SPACE, REQUIRED: ANY FRONT SETBACKS, SIDE OR REAR YARDS, COURTS, USABLE OPEN SPACE OR OTHER OPEN AREA PROVIDED IN ORDER TO MEET THE	PERMIT); AND 8558 (CONVERSION OF HOTEL TO GROUP HOUSING W/O CU PER 209.2(C)).			VA JE OF CALL FORMER
		REQUIREMENTS OF THIS CODE. SAN FRANCISCO PLANNING CODE SEC. 135.D.2	CONDITIONAL USE AUTHORIZATION REQUESTED FOR GROUP	HISTORIC EVALUATION C. No Historia Paccurso		Project Number leaves Code
		FOR GROUP HOUSING STRUCTURES, SRO UNITS, AND DWELLING UNITS THAT MEASURE LESS THAN 350 SQUARE FEET PLUS A BATHROOM, THE MINIMUM AMOUNT OF USABLE OPEN	HOUSING USE IN THE RH-2 DISTRICT.	HISTORIC RESOURCE STATUS C - No Historic Resource Present per ESTM Appendix HF	VICINITY MAP N.T.S.	Project Number Insue Date I
		SPACE PROVIDED FOR USE BY EACH BEDROOM OR SRO UNIT SHALL BE ONE-THIRD THE AMOUNT REQUIRED FOR A DWELLING UNIT AS SPECIFIED IN PARAGRAPHS (D)(1) ABOVE AND		NATIONAL REGISTER HISTORIC DISTRICTS None	,20	As indicated Print Date: 10/11/2019 10:49:42 PM
		(D)(4) AND (D)(5), BELOW. FOR PURPOSES OF THESE CALCULATIONS, THE NUMBER OF BEDROOMS ON A LOT SHALL IN NO CASE BE CONSIDERED TO BE LESS THAN ONE BEDROOM		CALIFORNIA REGISTER HISTORIC None	print 1	No. Date Description
		FOR EACH TWO BEDS. WHERE THE ACTUAL NUMBER OF BEDS EXCEEDS AN AVERAGE OF TWO BEDS FOR EACH BEDROOM, EACH TWO BEDS SHALL BE CONSIDERED EQUIVALENT TO		HISTORIC RESOURCE EVALUATION None RESPONSES	Me state	
		ONE BEDROOM.		ARTICLE 10 DESIGNATED HISTORIC	Cutymoren.	
		1916 OCTAVIA CALCULATION REQUIRED		ARTICI E 11 PRESERVATION	Sutter Health Clay St. CPMC-Pacific Campus 1916 OCTAVIA	
		EXISTING/PROPOSED 1,454 SF		DESIGNATION None MILLS ACT None	California St.	
		NOTE: BEDROOMS IN THIS CALCULATION (23) EQUAL TO HALF PROPOSED BED COUNT IN GROUP HOUSING ROOMS (22), PER		LEGACY BUSINESS REGISTRY None	Caldenia St.	
		135.D.2			print St. Austra St. — Austra St. —	
		F- ACTIVE USE *SEE SHEET A2.1 FOR REFERENCE			pind ST Bush ST Fern ST Fern ST	
		G- OFF-STREET CAR SPACES			Aumot St. S Bush 31 O Feln 31	COVER SHEET
		*SEE SHEET A2.1 FOR REFERENCE			Cottage Row Min Park	
		MAXIMUM PERMITTED BY CODE FOR ACCESSORY PARKING¹ 8				
		EXISTING/PROPOSED 1 (Building Management Use) PROPOSED CAR SHARE SPACES ² 0 (1 < 50: not required)				
		(1) PER SF PLANNING CODE TABLE 151.1 UP TO ONE CAR FOR EACH THREE BEDROOMS OR FOR EACH			N	
		SIX BEDS, WHICHEVER RESULTS IN THE GREATER REQUIREMENT, PLUS ONE FOR THE MANAGER'S DWELLING UNIT IF ANY.				A0.0
		(2) PER SF PLANNING CODE TABLE 166 REQUIRED CAR-SHARE PARKING SPACES				<i>/</i> 1010

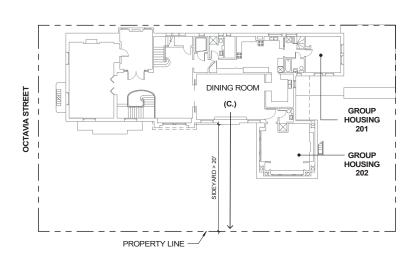
If this drawing is not 24" x 36", then the drawing has been revised from its original size. Noted scales must be adjusted. This line should be equal to one inch.

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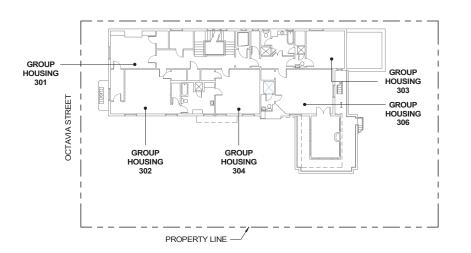


LEVEL 4 - EXPOSURE PLAN ANALYSIS

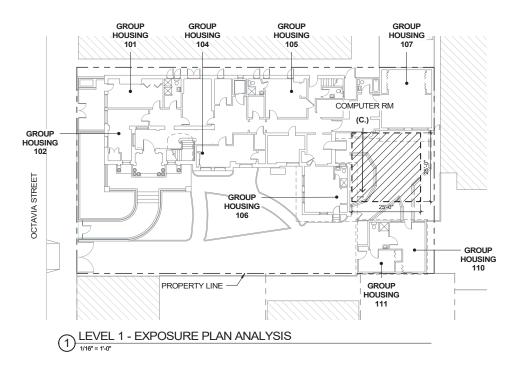
PROPERTY LINE —



2 LEVEL 2 - EXPOSURE PLAN ANALYSIS



(3) LEVEL 3 - EXPOSURE PLAN ANALYSIS







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79 New Montgomery Street San Francisco, CA 94105

AAU RESIDENTIAL COMPLIANCE SET

1916 OCTAVIA San Francisco, CA 94109



Scale: As indicated Phase As indicated Print Date: 10/11/2019 10:49:46 PM

Project Number 21823.03

LEGEND

EXPOSURE COMPLIANCE



EXISTING VIEW COMPLIANT WITH CODE SECTION 140 (b) COMMON AREA WITH 120 SF. MIN.

(N.C.) ↓

· •



AREA NEEDED TO BE COMPLIANT WITH CODE SECTION 140

EXPOSURE PLAN ANALYSIS - LEVELS 1, 2, 3 & 4

A0.E1

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KEYNOTES



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AAU RESIDENTIAL COMPLIANCE SET

1916 OCTAVIA San Francisco, CA 94109

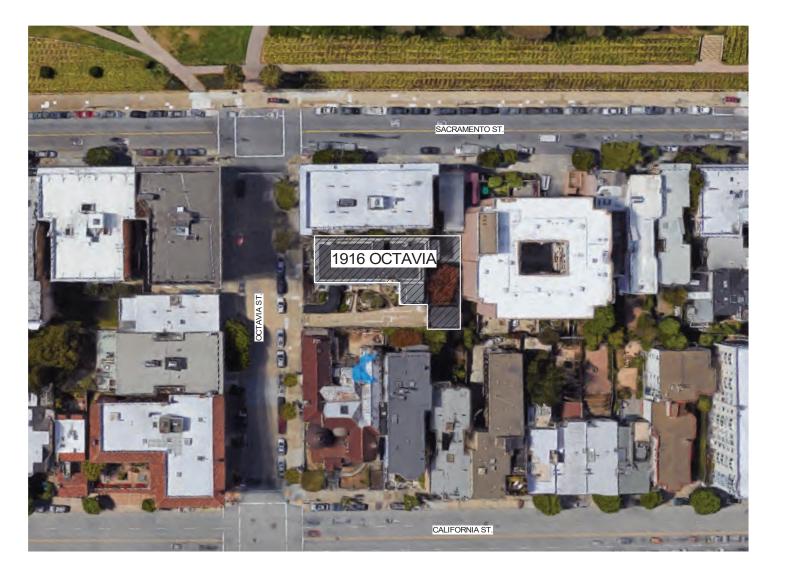


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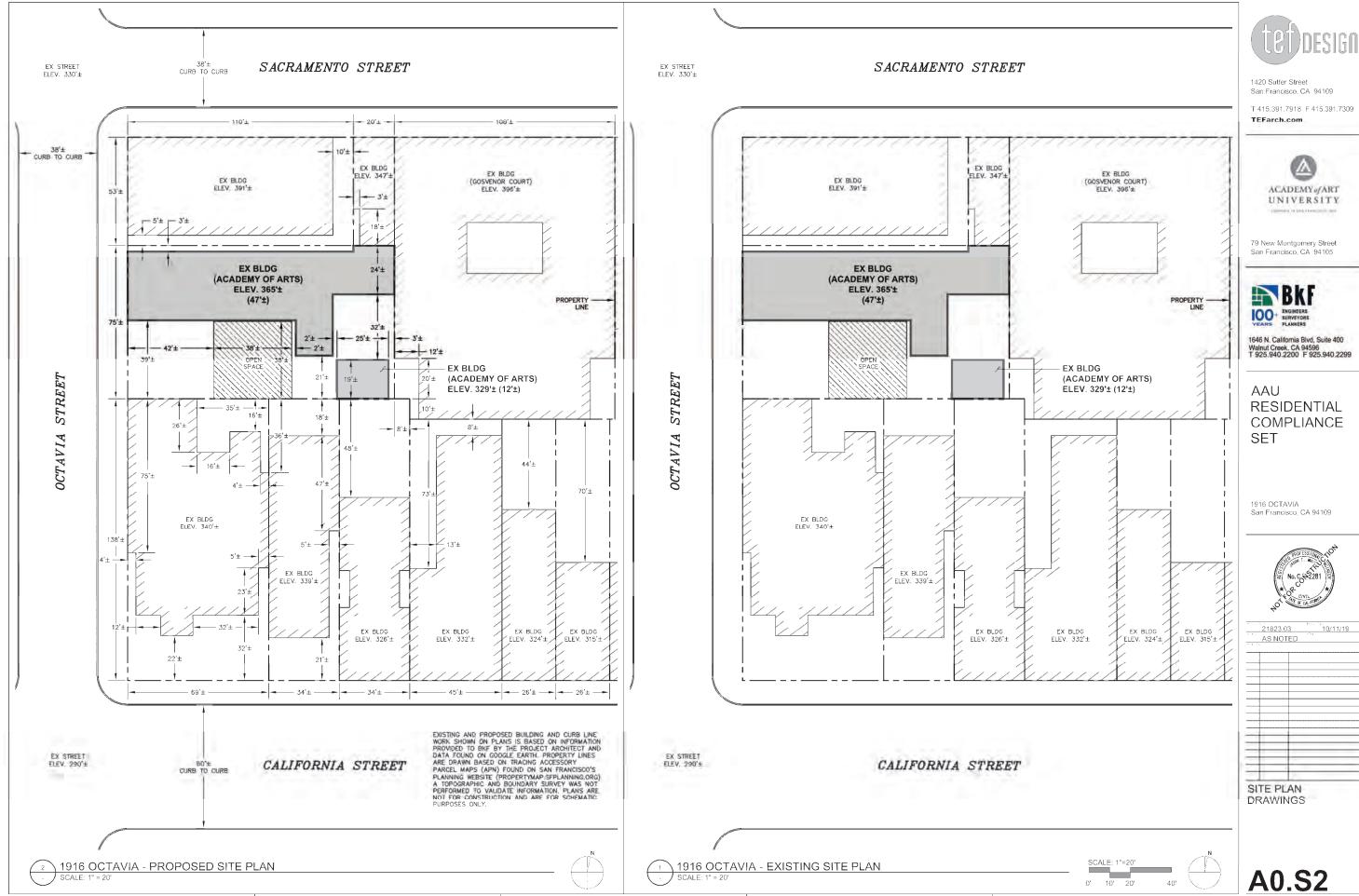
No. Date De

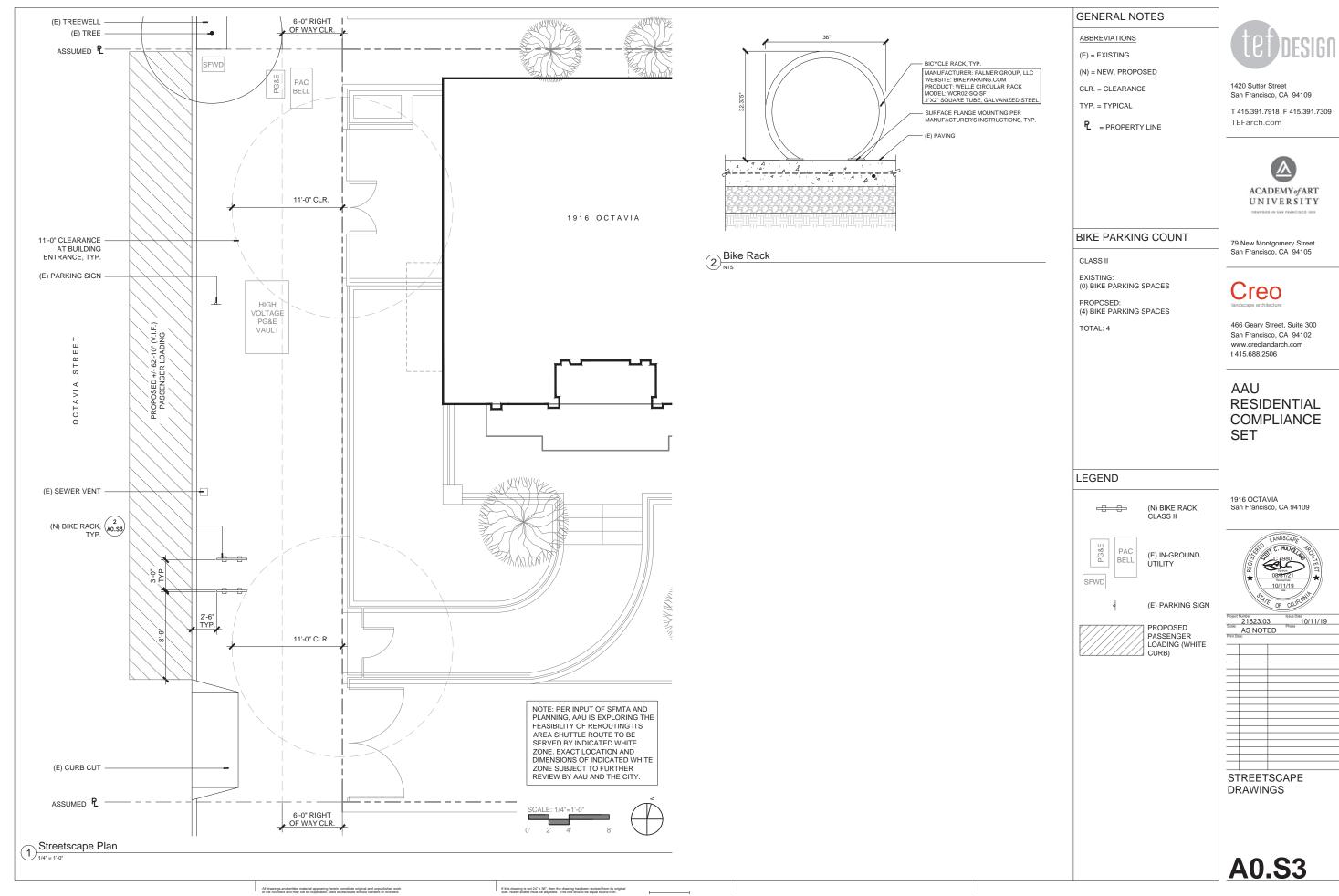
SITE PLAN AERIAL IMAGE

A0.S1

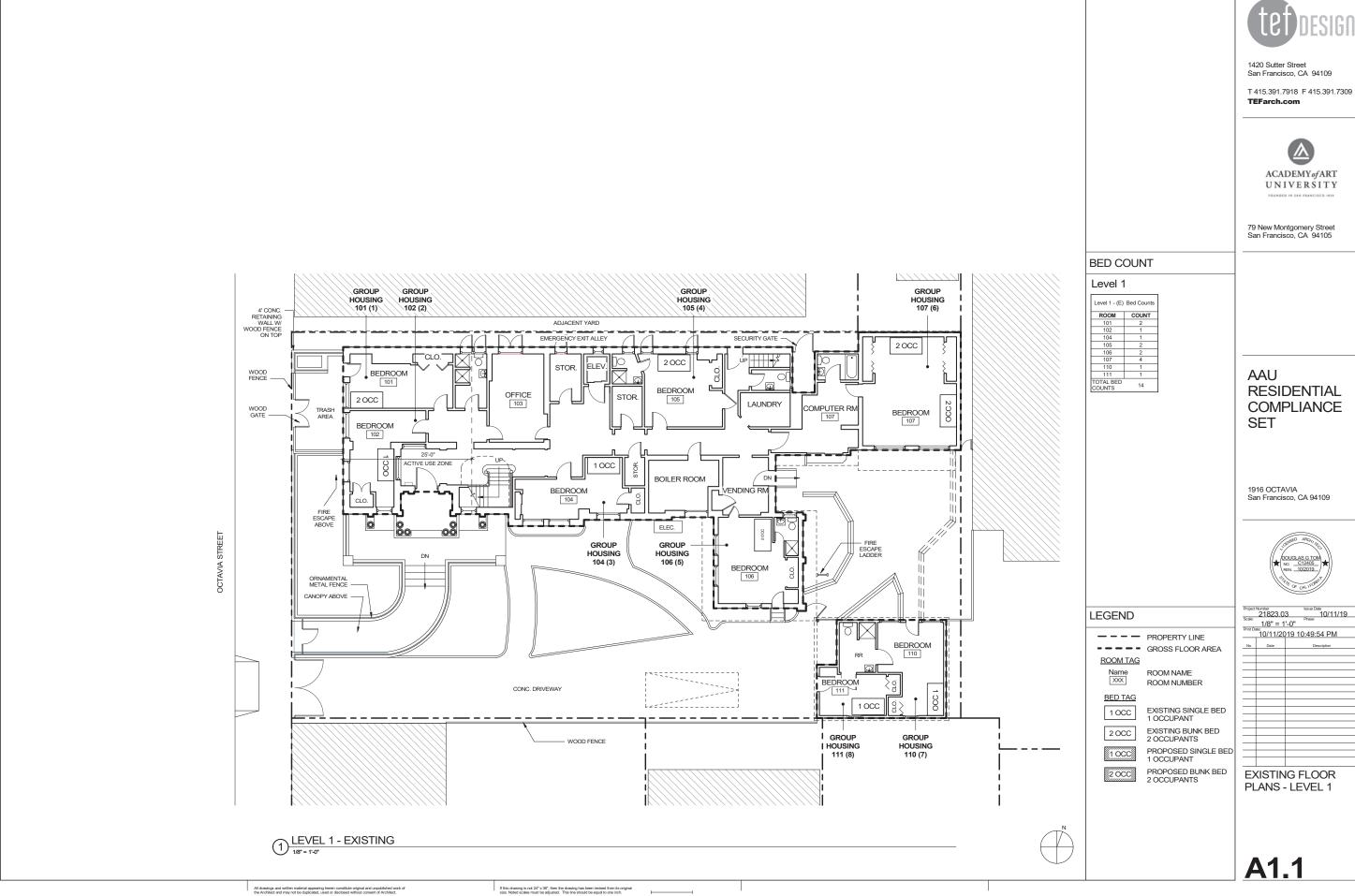


SITE PLAN AERIAL IMAGE

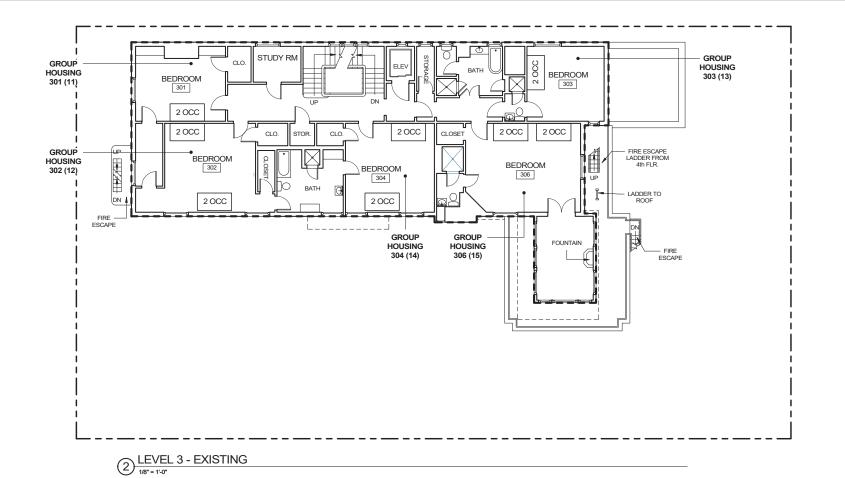


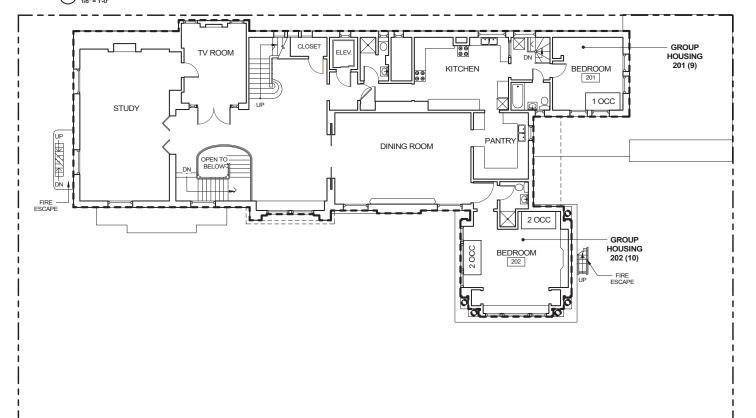














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79 New Montgomery Street San Francisco, CA 94105

BED COUNT

Level 2

Level 2 - (E)	Bed Counts
ROOM	COUNT
201	1
202	4
TOTAL BED COUNTS	5

Level 3

Level 3 - (E) Bed Counts		
ROOM	COUNT	
301	2	
302	4	
303	2	
304	4	
306	4	
TOTAL BED	16	

AAU RESIDENTIAL COMPLIANCE SET

1916 OCTAVIA San Francisco, CA 94109



Project Number 21823.03
Scale:

LEGEND

	PROPERTY LINE
	GROSS FLOOR AI
ROOM TAG	

Name XXX

ROOM NAME ROOM NUMBER

BED TAG 1 OCC

EXISTING SINGLE BED 1 OCCUPANT EXISTING BUNK BED

2 OCC 2 OCCUPANTS 1 OCC 1 OCCUPANT

PROPOSED BUNK BED 2 OCCUPANTS 2 OCC

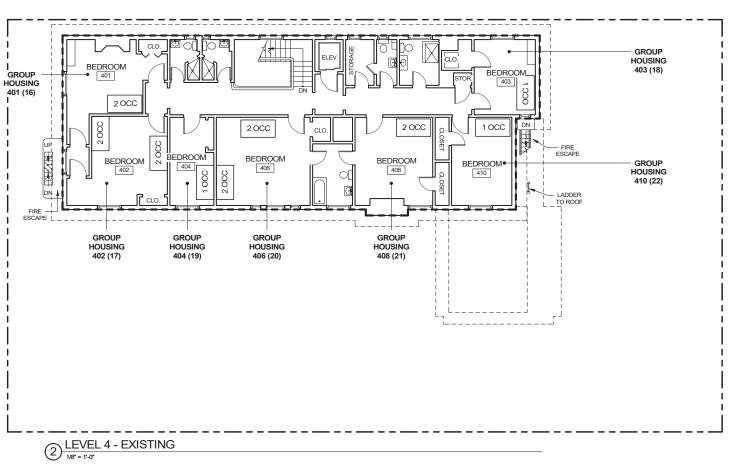
Scale: 1/8" = 1'-0" Printse
Print Date: 10/11/2019 10:49:58 PM PROPOSED SINGLE BED

EXISTING FLOOR PLANS - LEVELS 2 &

A1.2

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188" = 1'-0"





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79 New Montgomery Street San Francisco, CA 94105

BED COUNT

Level 4

LCVCI +			
Level 4 - (E) Bed Counts			
ROOM	COUNT		
401	2		
402	4		
403	1		
404	1		
406	4		
408	2		
410	1		
TOTAL BED	15		

AAU RESIDENTIAL COMPLIANCE SET

1916 OCTAVIA San Francisco, CA 94109



Project Number 21823.03 | 10/11/19 | Scale: Phase

Scale: 1/8" = 1'-0" Printse
Print Date: 10/11/2019 10:50:02 PM

LEGEND

RE

Name XXX BED TAG

ROOM NAME ROOM NUMBER

1 OCC

1 OCC

EXISTING SINGLE BED 1 OCCUPANT EXISTING BUNK BED 2 OCCUPANTS PROPOSED SINGLE BED 1 OCCUPANT

2 OCC P

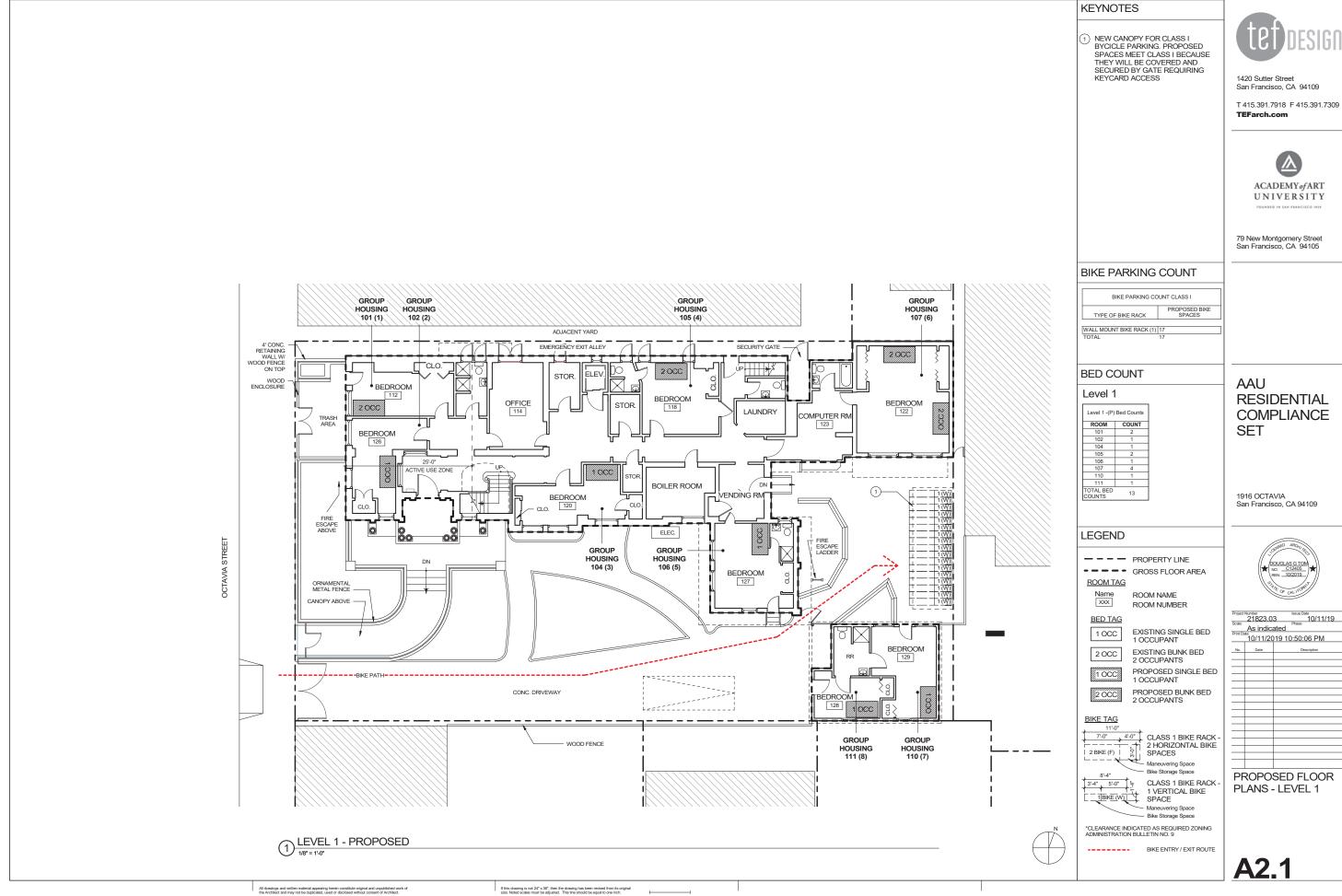
PROPOSED BUNK BED 2 OCCUPANTS EXISTING FLOOR PLANS - I EVEL 4

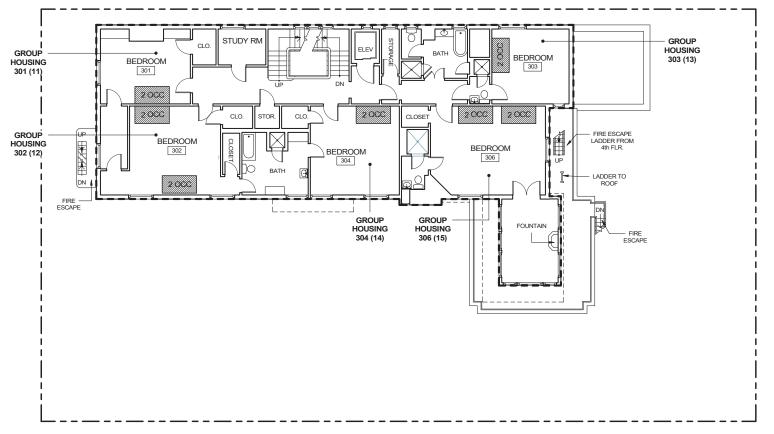


PLANS - LEVEL 4

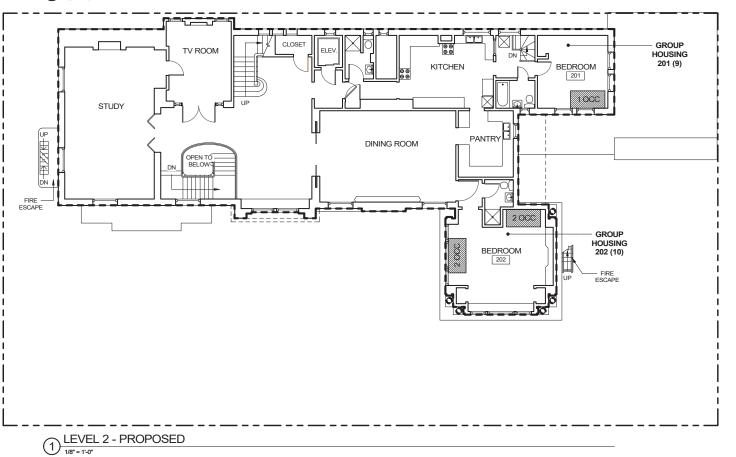
A1.3

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79 New Montgomery Street San Francisco, CA 94105

BED COUNT

Level 2

Level 2 - (P)	Bed Counts
ROOM	COUNT
201	1
202	4
TOTAL BED COUNTS	5

Level 3

Level 3 - (P) Bed Counts		
ROOM	COUNT	
301	2	
302	4	
303	2	
304	2	
306	4	
TOTAL BED COUNTS	14	

AAU RESIDENTIAL COMPLIANCE SET

1916 OCTAVIA San Francisco, CA 94109



Project Number 21823.03 | 10/11/19 | Scale: Phase

Scale: 1/8" = 1'-0" Printse
Print Date: 10/11/2019 10:50:11 PM

LEGEND

	PROPERTY LINE
	GROSS FLOOR ARI
ROOM TAG	

Name XXX

ROOM NAME ROOM NUMBER BED TAG

EXISTING SINGLE BED 1 OCCUPANT 1 OCC 2 OCC

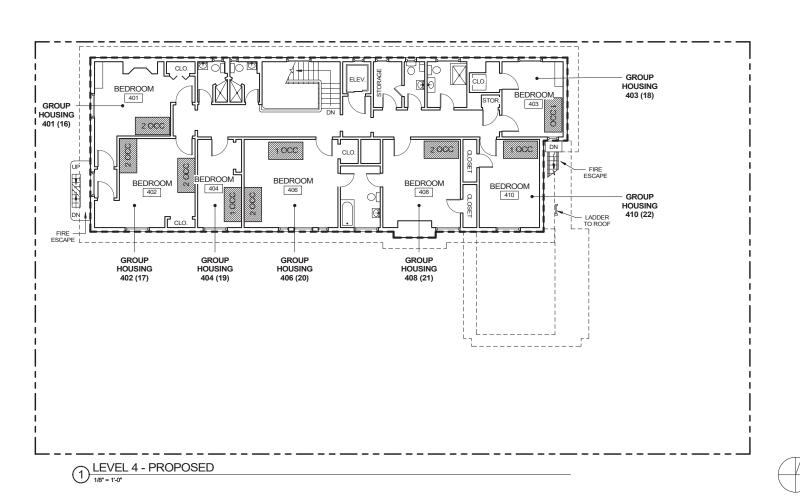
EXISTING BUNK BED 2 OCCUPANTS PROPOSED SINGLE BED 1 OCCUPANT

2 OCC

PROPOSED BUNK BED 2 OCCUPANTS PROPOSED FLOOR PLANS - LEVELS 2 &

A2.2

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79 New Montgomery Street San Francisco, CA 94105

BED COUNT

Level 4

2010.	•
Level 4 - (P)	Bed Coun
ROOM	COUNT
401	2
402	4
403	1
404	1
406	3
408	2
410	1
TOTAL BED	14

AAU RESIDENTIAL COMPLIANCE SET

1916 OCTAVIA San Francisco, CA 94109



LEGEND

--- PROPERTY LINE --- GROSS FLOOR AREA **ROOM TAG**

Name

ROOM NAME ROOM NUMBER BED TAG

EXISTING SINGLE BED 1 OCCUPANT 1 OCC 2 OCC

EXISTING BUNK BED 2 OCCUPANTS PROPOSED SINGLE BED 1 OCCUPANT

2 OCC

1 OCC

PROPOSED BUNK BED 2 OCCUPANTS

Project Number 21823.03 | 10/11/19 | Scale: Phase Scale: 1/8" = 1'-0" Prase
Print Date: 10/11/2019 10:50:15 PM PROPOSED FLOOR

PLANS - LEVEL 4

A2.3

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WEST ELEVATION - OCTAVIA STREET

NTS



(EXISTING/DEMO)



WEST ELEVATION - OCTAVIA STREET

GENERAL NOTES

- LEGALIZE THE CONDITIONS
 PRESENTED IN THIS PLAN SET,
 UNLESS OTHERWISE NOTED
- BUILDING PERMIT APPLICATION Nos. 201105095664 and 201105095670 TO BE WITHDRAWN
- 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 POSTSECONDARY EDUCATIONAL
 INSTITUTION (I.E. A BUSINESS).
 AAU RESPECTFULLY SUBMITS
 THAT THE SECTION 602
 DEFINITION OF "BUSINESS SIGN"
 COVERS AAUS "ACTIVITY WHICH
 IS...CONDUCTED ON THE
 PREMISES UPON WHICH [THE
 BUSINESS] SIGN IS LOCATED
- FEATURES CAPTURED IN ELEVATION DRAWINGS AND PHOTOS PROPOSED FOR AS-IS LEGALIZATION

KEYNOTES

- 1 NOT USED
 - ITEMS NOTED ON 9/25/19 SITE WALK:

SEE PHOTOS ON SHT. A4.1

- (2) EXISTING WOOD FENCE
- 3 EXISTING CAMERAS, TYP.
- EXISTING CANOPY WITH LIGHTING: AAU PROPOSES LEGALIZATION OF AWNING STRUCTURE
- (5a) EXISTING AAU BUSINESS AWNING SIGN ON EXISTING AWNING TO BE LEGALIZED, TYP.
- (5b) EXISTING AAU LOGO ON EXISTING AWNING TO BE REMOVED, TYP.
- 6 REMOVE EXISTING AAU ADDRESS NAMEPLATE SIGN ON EXISTING AWNING
- (7) EXISTING MTL FENCE
- EXISTING MTL GATE @ EXISTING DRIVEWAY
- (9) ADJACENT BUILDING
- (10) EXISTING STAND PIPES
- (11) EXISTING MTL GATE
- (12) EXISTING ACCORDIAN FIRE LADDER
- (13) EXISTING FIRE ESCAPE BALCONY
- (14) EXISTING FIRE EGRESS ROOF LADDER
- (15) EXISTING MTL RAILING
- (16) EXISTING WINDOW BEYOND
- (17) EXISTING SECURITY GATE TO ALLEY
- (18) EXISTING GUARD RAIL
- (19) EXISTING LOW BRICK WALL
- 20 EXISTING STAIR

LEGEND

PROPOSED SIGNAGE; SEE SIGNAGE CONSULTANT DRAWINGS

(21) EXISTING DOOR BEYOND



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EXISTING/PROPOSED EXTERIOR ELEVATIONS

A3.1



12 IMAGE

4 IMAGE



11 IMAGE

















7 IMAGE

8 21



6 IMAGE

19



KEYNOTES

1 NOT USED

ITEMS NOTED ON 9/25/19 SITE WALK:

SEE PHOTOS ON SHT. A4.1

- (2) EXISTING WOOD FENCE
- 3 EXISTING CAMERAS, TYP.
- 4 EXISTING CANOPY WITH LIGHTING: AAU PROPOSES LEGALIZATION OF AWNING STRUCTURE
- (5a) EXISTING AAU BUSINESS AWNING SIGN ON EXISTING AWNING TO BE LEGALIZED, TYP.
- (5b) EXISTING AAU LOGO ON EXISTING AWNING TO BE REMOVED, TYP.
- (6) REMOVE EXISTING AAU ADDRESS NAMEPLATE SIGN ON EXISTING AWNING
- 7 EXISTING MTL FENCE
- 8 EXISTING MTL GATE @ EXISTING DRIVEWAY
- 9 ADJACENT BUILDING
- (10) EXISTING STAND PIPES
- (1) EXISTING MTL GATE
- (12) EXISTING ACCORDIAN FIRE LADDER
- (13) EXISTING FIRE ESCAPE BALCONY
- (14) EXISTING FIRE EGRESS ROOF LADDER
- (15) EXISTING MTL RAILING
- (16) EXISTING WINDOW BEYOND
- (17) EXISTING SECURITY GATE TO ALLEY
- (18) EXISTING GUARD RAIL
- (19) EXISTING LOW BRICK WALL
- (20) EXISTING STAIR
- (21) EXISTING DOOR BEYOND



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	Number 21823.0	3 10/11/19
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No.	Date	Description

EXTERIOR ELEVATION DETAIL IMAGES

A4.1

	CADEMY OAKT UNIVERSITY
IMAGE	20 11
NTS	

3 IMAGE

CODE NOTES REFERENCE: SAN FRANCISCO PLANNING CODE AS EXISTING ON JANUARY 1, 2019.

A- FLOOR AREAS

SAN FRANCISCO PLANNING CODE SEC. 102 DEFINITIONS

FLOOR AREA, GROSS: IN DISTRICTS OTHER THAN C-3, THE SUM OF THE GROSS AREAS OF THE SEVERAL FLOORS OF A BUILDING OR BUILDINGS, MEASURED FROM THE EXTERIOR FACES OF EXTERIOR WALLS OR FROM THE CENTERLINES OF WALLS SEPARATING TWO BUILDINGS.

GROSS FLOOR AREA (NO CHANGE)

Level	Existing (SF)	Proposed (SF)
BASEMENT*	3,186	3,186
LEVEL 1**	2,893	2,893
LEVEL 2	2,927	2,927
LEVEL 3	2,927	2,927
LEVEL 4	2,927	2,927
LEVEL 5	2,927	2,927
LEVEL 6	2,927	2,927
GROSS SF TOTAL	20,714	20,714

- INCLUDES NON-AAU RETAIL SPACE (APPROX. 967 SF. OF OCCUPIED FLOOR AREA)
- * INCLUDES NON-AAU RETAIL SPACE (APPROX. 2,103 SF. OF OCCUPIED FLOOR AREA

FLOOR AREA RATIO:

SAN FRANCISCO PLANNING CODE SEC. 124 (b)

IN R, RC, NC, AND MIXED USE DISTRICTS, FLOOR AREA RATIO LIMITS SHALL NOT APPLY TO DWELLINGS OR TO OTHER RESIDENTIAL USES.

B- RESIDENTIAL USES

SAN FRANCISCO PLANNING CODE SEC. 102 DEFINITIONS

DWELLING UNIT (DU): A RESIDENTIAL USE DEFINED AS A ROOM OR TWO OR MORE ROOMS THAT IS DESIGNED FOR, OR IS OCCUPIED BY, ONE FAMILY DOING ITS OWN COOKING

GROUP HOUSING (GH): A RESIDENTIAL USE THAT PROVIDES LODGING OR BOTH MEALS AND LODGING, WITHOUT INDIVIDUAL COOKING FACILITIES, BY PREARRANGEMENT FOR A WEEK OR MORE AT A TIME, IN A SPACE NOT DEFINED BY THIS CODE AS A DWELLING

MAXIMUM ALLOWABLE PER ZONING DISTRICT RC-4
DWELLING UNITS (DUs) 1 DU PER 200 SF LOT AREA GROUP HOUSING ROOMS (GHs) 1 GH PER 70 SF LOT AREA

 560 POWELL CALCULATION
 3,037 SF / 200 SF = 15 DUs

 DWELLING UNITS (DUs)
 3,037 SF / 200 SF = 15 DUs

 GROUP HOUSING ROOMS (GHs)
 3,037 SF / 70 SF = 43 GHs

	RESIDENTIAL	USES		
	Max. Allowed per Code	Existing per ESTM	Existing per '18 Survey	Proposed
DWELLING UNIT	15	27	27	27
BED COUNT	86 *for GH only	64	56	64

- NOTES
 1. Existing bed count reflects beds in residential Dwelling Units and bedrooms occupied by AAU for residential uses, based on Jun-Aug 2018 Site Survey;
 2. Proposed bed count subject to review by Fire and Building Departments
- 3. The exact number of beds in any unit may be adjusted to respond to student housing demand, provided the unit does not exceed codemandated occupancy limits:
- Three Bedrooms/Units occupied by non-AAU Permanent Residents (DU# 201, DU# 302, DU# 504) in this building, Bedrooms/Units entitled as student housing, with provision made that all existing non-AAU residents may remain in their current Bedroom/Units until voluntarily vacating.
- 5. According to Planning Department, Department of Building Inspection 3R Report on record for 560 Powell indicates the existence of 28 Dwelling Units. Project Sponsor is not aware of a permit set on file a tthe Department of Building Inspection supporting the existence of 28, instead of 27 Dwelling Units, but for the sake of record clarity is respectfully requesting a Planning Code Section 317 conditional use authorization to legitimize the 27 existing Dwelling Units at 560 Powell.

C- STUDENT HOUSING CHARACTERIZATION

INSTITUTION MAY BE LOCATED IN ONE BUILDING.

SAN FRANCISCO PLANNING CODE SEC. 102 DEFINITIONS STUDENT HOUSING: A RESIDENTIAL USE CHARACTERISTIC DEFINED AS A LIVING SPACE FOR STUDENTS OF ACCREDITED POST-SECONDARY EDUCATIONAL INSTITUTIONS THAT MAY TAKE THE FORM OF DWELLING UNITS, GROUP HOUSING, OR SRO UNIT AND IS OWNED OPERATED, OR OTHERWISE CONTROLLED BY AN ACCREDITED POST-SECONDARY EDUCATIONAL INSTITUTION, UNLESS EXPRESSLY PROVIDED FOR ELSEWHERE IN THIS CODE, THE USE OF STUDENT HOUSING IS PERMITTED WHERE THE FORM OF HOUSING IS PERMITTED IN THE UNDERLYING ZONING DISTRICT IN WHICH IT IS LOCATED. STUDENT HOUSING MAY CONSIST OF ALL OR PART OF A BUILDING. AND STUDENT HOUSING OWNED. OPERATED, OR CONTROLLED BY MORE THAN ONE POST-SECONDARY EDUCATIONAL

D- EXPOSURE
*ANALYSIS NOT REQUIRED

E- OPEN SPACE
*ANALYSIS NOT REQUIRED

F- ACTIVE USE
*ANALYSIS NOT REQUIRED

G- REAR YARD
*ANALYSIS NOT REQUIRED

APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE APPLICABLE CODES, AMENDMENTS, RULES, REGULATIONS, ORDINANCES, LAWS ORDERS, APPROVALS, ETC. THAT ARE REQUIRED BY PUBLIC AUTHORITIES. IN THE EVENT OF CONFLICT. THE MOST STRINGENT REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO THE CURRENT APPLICABLE EDITIONS OR PUBLICATIONS OF THE FOLLOWING (OR OTHERWISE NOTED):

2016 SAN FRANCISCO BUILDING CODE PART 2- 2016 CALIFORNIA BUILDING CODE PART 4- 2016 CALIFORNIA MECHANICAL CODE PART 3- 2016 CALIFORNIA ELECTRICAL CODE PART 6- 2016 CALIFORNIA ENERGY CODE PART 10- 2016 CALIFORNIA EXISTING BUILDING CODE PART 9- 2016 CALIFORNIA FIRE CODE

THE NATIONAL FIRE CODES STANDARD AND THE FIRE PROTECTION HANDBOOK OF THE NEPA ALL APPLICABLE NFPA CODE SECTIONS INCLUDING BUT NOT LIMITED TO CCSF, FIRE MARSHAL ADMIN BULLETINS

SHEET INDEX

Sheet Name

Number A0.0 COVER SHEET A0.1 PROJECT INFORMATION A0.2 GENERAL NOTES A0.S1 SITE PLAN AERIAL IMAGE A0.T1 OCCUPANCY AND EGRESS PLANS A0.T2 SF GREEN BUILDING COMPLIANCE FORM A0.T3a ACCESSIBILITY DIAGRAMS (1 of 3) 0.T3b ACCESSIBILITY DIAGRAMS (2 of 3) A0.T3c ACCESSIBILITY DIAGRAMS (3 of 3) A1.1 EXISTING FLOOR PLANS - BASEMENT & LEVEL 1 A1.2 EXISTING FLOOR PLANS - LEVELS 2, 3 & 4 A1.3 EXISTING FLOOR PLANS - LEVELS 5 & 6 A2.1 PROPOSED FLOOR PLANS - BASEMENT & LEVEL 1 PROPOSED FLOOR PLANS - LEVELS 2, 3, & 4 A2.2 A2.3 PROPOSED FLOOR PLANS - LEVELS 5 & 6 A3.1 EXTERIOR ELEVATIONS - IMAGES A3.2 EXISTING/PROPOSED EXTERIOR SIGNAGE A3.3 EXISTING/PROPOSED EXTERIOR ELEVATIONS A4.1 EXTERIOR ELEVATION DETAIL IMAGES

SIGNAGE SHEETS

2.0	SIGNAGE DETAILS	•	•
3.0	SIGNAGE DETAILS	•	•
1.0	SIGNAGE DETAILS	•	•
5.0	SIGNAGE DETAILS	•	•

TOTAL SHEETS: 16

A- Historic Resource Present

Lower Nob Hill Apartment

Lower Nob Hill Apartment

Hotel Historic District

None

PURSUANT TO CASE NUMBER 2008.0586, THE PROJECT PROPOSES TO RETAIN 27 DWELLING UNITS CURRENTLY EXISTING AT 560 POWELL, REFLECTING THAT WHAT IS NOW DEFINED AS A STUDENT HOUSING USE CHARACTERISTIC UNDER THE CURRENT PLANNING CODE WAS LEGALLY INSTITUTED AT 560 POWELL IN 1996. NO CHANGE OF USE IS PROPOSED.

NEW SIGNAGE PROPOSED

PROJECT SCOPE

PROPERTY INFORMATION

560 POWELL STREET BLOCK/LOT 0285/010

No OF STORIES 6 + BASEMENT (NO CHANGE)

HEIGHT/BULK

80-130-F SPECIAL USE WITHIN 1/4 MILE OF THE FRINGE SERVICES RUD WITHIN 1/4 MILE OF AN EXISTING FRINGE

FINANCIAL SERVICE NO CHANGE OF USE REQUIRED

LASTIFGAL PROPOSED

DESIGNATION

RESIDENTIAL: 27 DWELLING UNITS & RESTAURANTS

HISTORIC EVALUATION

HISTORIC RESOURCE STATUS NATIONAL REGISTER HISTORIC CALIFORNIA REGISTER HISTORIC DISTRICTS HISTORIC RESOURCE EVALUATION

RESPONSES ARTICLE 10 DESIGNATED HISTORIC DISTRICT LANDMARKS ARTICLE 11 PRESERVATION

None LEGACY BUSINESS REGISTRY None

EXTERIOR PHOTO

PLOT PLAN

N.T.S



SUTTER

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 \wedge

ACADEMY of ART

UNIVERSITY

79 New Montgomery Street

San Francisco, CA 94105

560 POWELL San Francisco, CA

oject Number 21823.16



10/11/19 Phase

VICINITY MAP

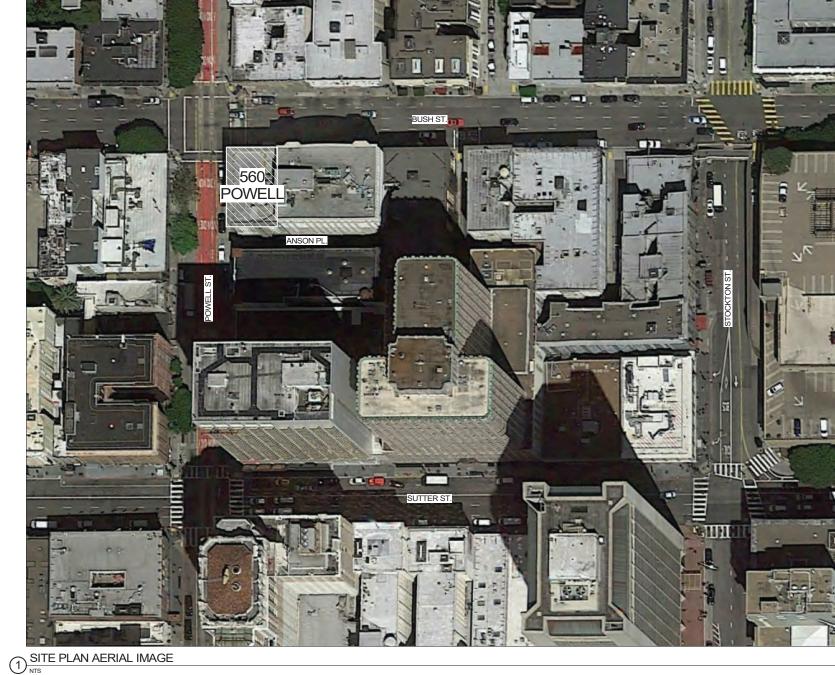
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COVER SHEET

N.T.S.

A0.0

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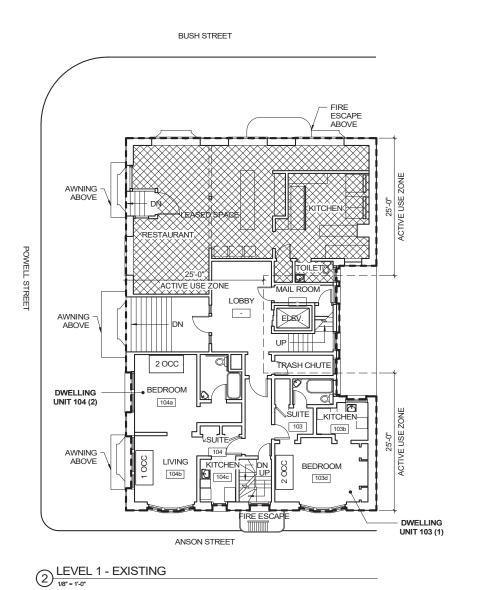
560 POWELL San Francisco, CA

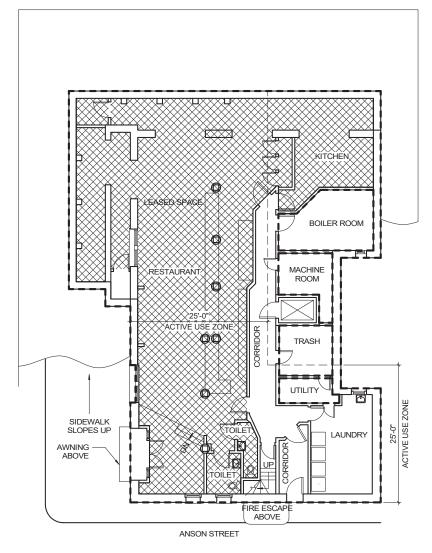


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SITE PLAN AERIAL **IMAGE**

A0.S1





BASEMENT - EXISTING
1/8" = 1'-0"

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BED COUNT

Level 1

LOVOI	
Level 1 - (E) Bed Coun	
ROOM	COUNT
103d	2
104a	2
104b	1
TOTAL BED COUNTS	5

AAU RESIDENTIAL COMPLIANCE SET

560 POWELL San Francisco, CA

Project Number 21823.16



Scale: 1/8" = 1'-0" Praise
Print Date: 10/11/2019 10:53:55 PM

LEGEND

	GROSS FLOOR AREA
	AREA NOT SUBJECT TO AAU PROJECT (CASE NO. 2008-0586)
	PERMANENT RESIDENT
ROOM TAG	

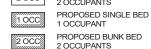
--- PROPERTY LINE

Name	ROOM NAME
XXX	ROOM NUMBER
DED TAO	

BED TAG

1 OCC	1 OCCUPANT
2 OCC	EXISTING BUNK BED 2 OCCUPANTS

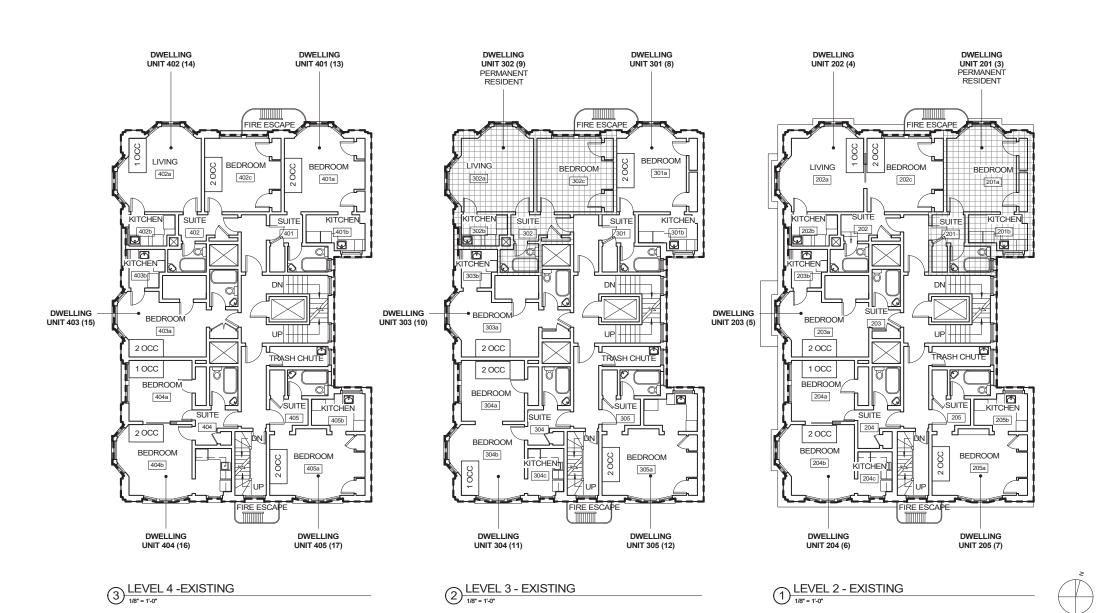
2 OCCUPANTS



EXISTING FLOOR PLANS - BASEMENT & LEVEL 1

A1.1

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BED COUNT

Level 2	2	Level	3
Level 2 - (E)	Bed Counts	Level 3 - (I	E) Bed C
ROOM	COUNT	ROOM	CO
202a	1	301a	1 :
202c	2	303a	1 :
203a	2	304a	1 :
204a	1	304b	
204b	2	305a	1 :
205a	2	TOTAL BED) (
TOTAL BED COUNTS	10	COUNTS	•

DUNT

Level 4

LCVCI T		
Level 4 - (E) Bed Count		
ROOM	COUNT	
401a	2	
402a	1	
402c	2	
403a	2	
404a	1	
404b	2	
405a	2	
TOTAL BED	12	

AAU RESIDENTIAL **COMPLIANCE** SET

560 POWELL San Francisco, CA

Project Number 21823.16
Scale:



LEGEND

 GROSS FL
AREA NOT TO AAU PI (CASE NO
PERMANE RESIDENT

Scale: 1/8" = 1'-0"
Print Date: 10/11/2019 10:54:02 PM --- PROPERTY LINE

> OT SUBJECT PROJECT D. 2008-0586)

ENT

ROOM TAG Name XXX

BED TAG 1 OCC

EXISTING SINGLE BED 1 OCCUPANT

ROOM NAME ROOM NUMBER

2 OCC 1 OCC

EXISTING BUNK BED 2 OCCUPANTS PROPOSED SINGLE BED

PROPOSED BUNK BED 2 OCC 2 OCCUPANTS

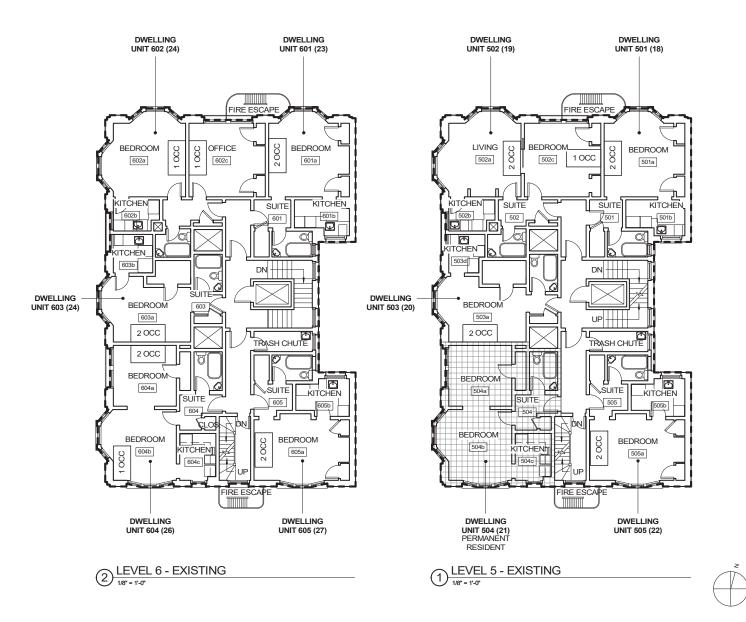
& 4 1 OCCUPANT

A1.2

EXISTING FLOOR

PLANS - LEVELS 2, 3

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BED COUNT

Level 5	5	Level 6	6
Level 5 - (E)	Bed Counts	Level 6 - (E)	Bed Counts
ROOM	COUNT	ROOM	COUNT
501a	2	601a	2
502a	2	602a	1
502c	1	602c	1
503a	2	603a	2
505a	2	604a	2
TOTAL BED	9	604b	1
COUNTS	3	605a	2
		TOTAL BED COUNTS	11

AAU RESIDENTIAL COMPLIANCE SET

560 POWELL San Francisco, CA

Project Number 21823.16
Scale:



LEGEND

	GROSS FLOOR AREA
	AREA NOT SUBJECT TO AAU PROJECT (CASE NO. 2008-0586
	PERMANENT RESIDENT
ROOM TAG	
Name	ROOM NAME

— — — PROPERTY LINE

Name XXX BED TAG

BED TAG

1 OCC

EXISTING SINGLE BED
1 OCCUPANT

ROOM NUMBER

2 OCC 2

EXISTING BUNK BED
2 OCCUPANTS
PROPOSED SINGLE BED

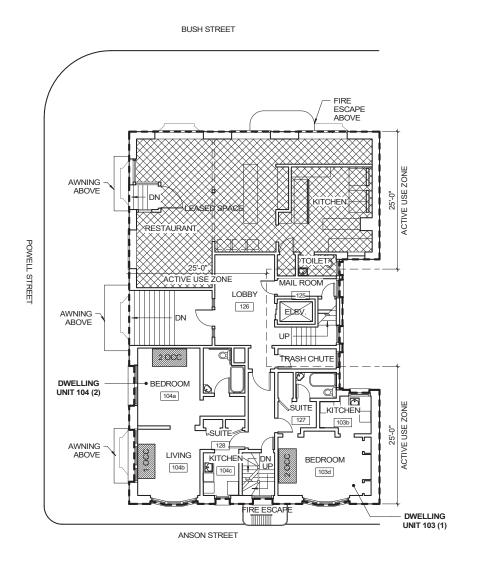
2 OCC

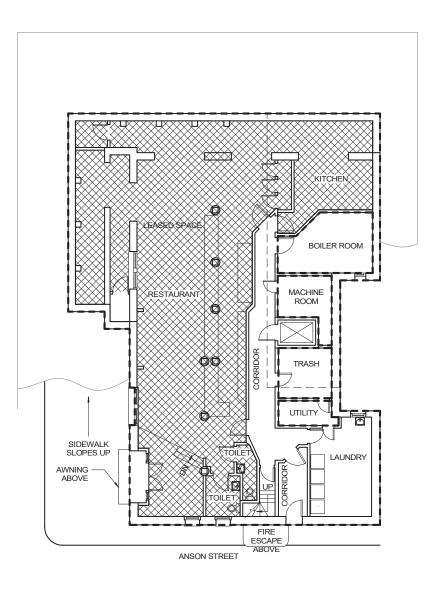
1 OCCUPANT
PROPOSED BUNK BED
2 OCCUPANTS

| No. | 1/8" = 1'-0" | Private | Pri

A1.3

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BASEMENT - PROPOSED
1/8" = 1'-0"



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BED COUNT

Level 1

_0,0,		
Level 1 - PROPOSED		
ROOM	COUNT	
103d	2	
104a	2	
104b	1	
TOTAL BED COUNTS	5	

AAU RESIDENTIAL COMPLIANCE SET

560 POWELL San Francisco, CA



Project Number 21823.16 Issue Date 10/11/19
Scale: Phase

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Print Date: 10/11/2019 10:54:12 PM

LEGEND

	GROSS FLOOR ARE
	AREA NOT SUBJECT TO AAU PROJECT (CASE NO. 2008-058
	PERMANENT RESIDENT
ROOM TAG	
Name	ROOM NAME
XXX	ROOM NUMBER

--- PROPERTY LINE

BED TAG

EXISTING SINGLE BED 1 OCCUPANT 1 OCC

2 OCC 1 OCC

EXISTING BUNK BED 2 OCCUPANTS PROPOSED SINGLE BED 1 OCCUPANT

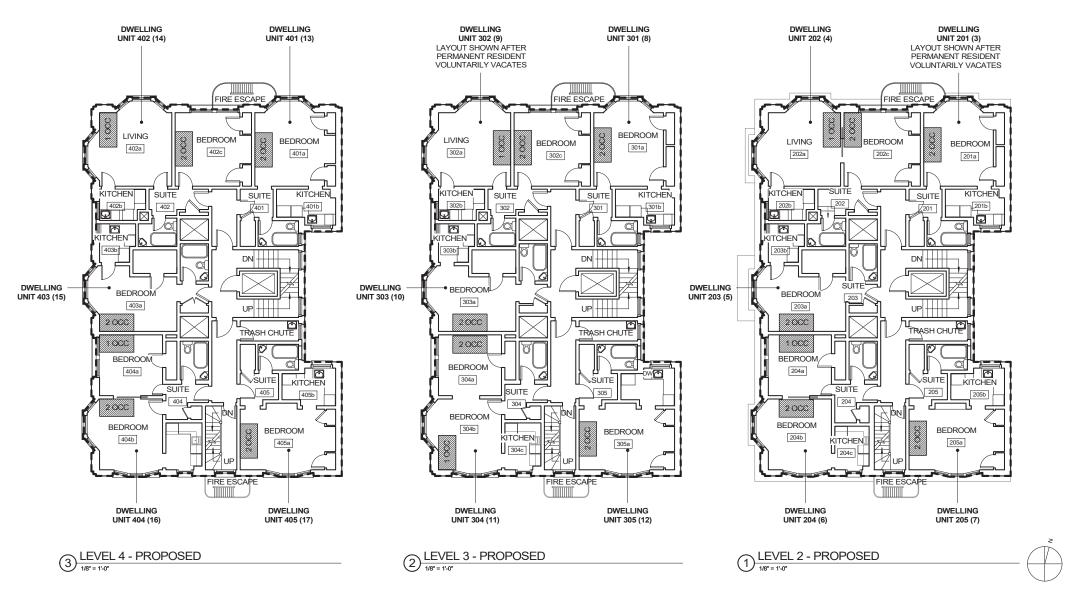
PROPOSED BUNK BED 2 OCC 2 OCCUPANTS

PROPOSED FLOOR PLANS - BASEMENT & LEVEL 1

A2.1

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3 LEVEL 1 - PROPOSED





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BED COUNT

Level 2	2		Level 3	3
Level 2 - P	ROPOSED		Level 3 - P	ROPOSED
ROOM	COUNT	1	ROOM	COUNT
201a	2	1	301a	2
202a	1	1	302a	1
202c	2	1	302c	2
203a	2	1	303a	2
204a	1	1	304a	2
204b	2]	304b	1
205a	2		305a	2
TOTAL BED	12		TOTAL BED	12

12 AAU RESIDENTIAL **COMPLIANCE**

Level 4	1	
Level 4 - PROPOSED		
ROOM	COUNT	
401a	2	
402a	1	
402c	2	
403a	2	
404a	1	
404b	2	
405a	2	
TOTAL BED COUNTS	12	

560 POWELL San Francisco, CA

SET



LEGEND

 GROSS FLOOR AREA
AREA NOT SUBJECT TO AAU PROJECT (CASE NO. 2008-0586)
PERMANENT RESIDENT

--- PROPERTY LINE



Name

ROOM NAME ROOM NUMBER

BED TAG 1 OCC

EXISTING SINGLE BED 1 OCCUPANT

2 OCC 1 OCC

EXISTING BUNK BED 2 OCCUPANTS PROPOSED SINGLE BED

2 OCC

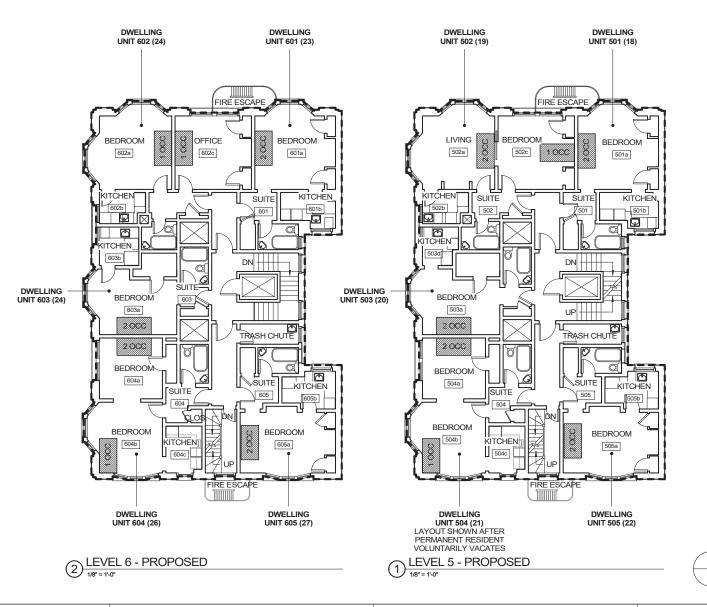
1 OCCUPANT PROPOSED BUNK BED 2 OCCUPANTS

Project Number 21823,16 Scale: 1/8" = 1'-0"
Print Date: 10/11/2019 10:54:20 PM

PROPOSED FLOOR PLANS - LEVELS 2, 3, & 4

A2.2

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BED COUNT

Level 5	5		Level 6	6
Level 5 - P	ROPOSED		Level 6 - P	ROPOSED
ROOM	COUNT		ROOM	COUNT
501a	2	1	601a	2
502a	2	1	602a	1
502c	1	1	602c	1
503a	2		603a	2
504a	2	1	604a	2
504b	1	1	604b	1
505a	2	1	605a	2
TOTAL BED COUNTS	12		TOTAL BED COUNTS	11

AAU RESIDENTIAL COMPLIANCE SET

560 POWELL San Francisco, CA



Scale: 1/8" = 1'-0" Praise
Print Date: 10/11/2019 10:54:26 PM

Project Number 21823,16

LEGEND

	GROSS FLOOR AREA
	AREA NOT SUBJECT TO AAU PROJECT (CASE NO. 2008-0586)
	PERMANENT RESIDENT
ROOM TAG	
Name	ROOM NAME

--- PROPERTY LINE

BED TAG

BED TAG

1 OCC

EXISTING SINGLE BED
1 OCCUPANT

ROOM NUMBER

2 OCC

EXISTING BUNK BED 2 OCCUPANTS PROPOSED SINGLE BED 1 OCCUPANT

2 OCC

1 OCCUPANT

PROPOSED BUNK BED
2 OCCUPANTS

PROPOSED FLOOR PLANS - LEVELS 5 & 6

A2.3

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NORTH ELEVATION -BUSH STREET (EXISTING/PROPOSED)



KEYNOTES

- 1 EXISTING NON-AAU WALL SIGN
- (2) EXISTING NON-AAU PROJECTING SIGN
- 3 EXISTING AWNING
- 4 EXISTING AWNING WITH NON-AAU SIGN
- 5 PROPOSED IN-DIRECTLY ILLUMINATED AAU BUSINESS PROJECTING SIGN; SEE SIGNAGE CONSULTANT DRAWINGS
- (6) PROPOSED IN-DIRECTLY ILLUMINATED AAU BUSINESS WALL SIGN; SEE SIGNAGE CONSULTANT DRAWINGS
- 7 EXISTING VENT
- (8) EXISTING STANDPIPE

ITEMS BELOW NOTED DURING 9/27/19 SITE WALK

SEE A4.1 AND A4.2 FOR EXTERIOR ELEVATION MAGES OF THE ITEMS BELOW

- (E) PIPE PROTRUDING
- (10) (E) ACCORDION FIRE LADDER
- (1) (E) FIRE ESCAPE BALCONY
- (12) (E) FIRE ESCAPE ROOF LADDER
- (E) UP-LIGHT, TYP.
- (E) SIGNAGE LIGHTING
- (E) LIGHT
- (E) FIRE ALARM BELL
- (E) VENTS
- (8) (E) WALL SCONCE LIGHT
- (E) VENT IN WINDOW
- (20) (E) SECURITY GRILLE OVER WINDOW
- (E) NON-AAU RESTAURANT WALL SIGN
- (E) STREET SIGN



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AAU RESIDENTIAL **COMPLIANCE** SET

560 POWELL San Francisco, CA

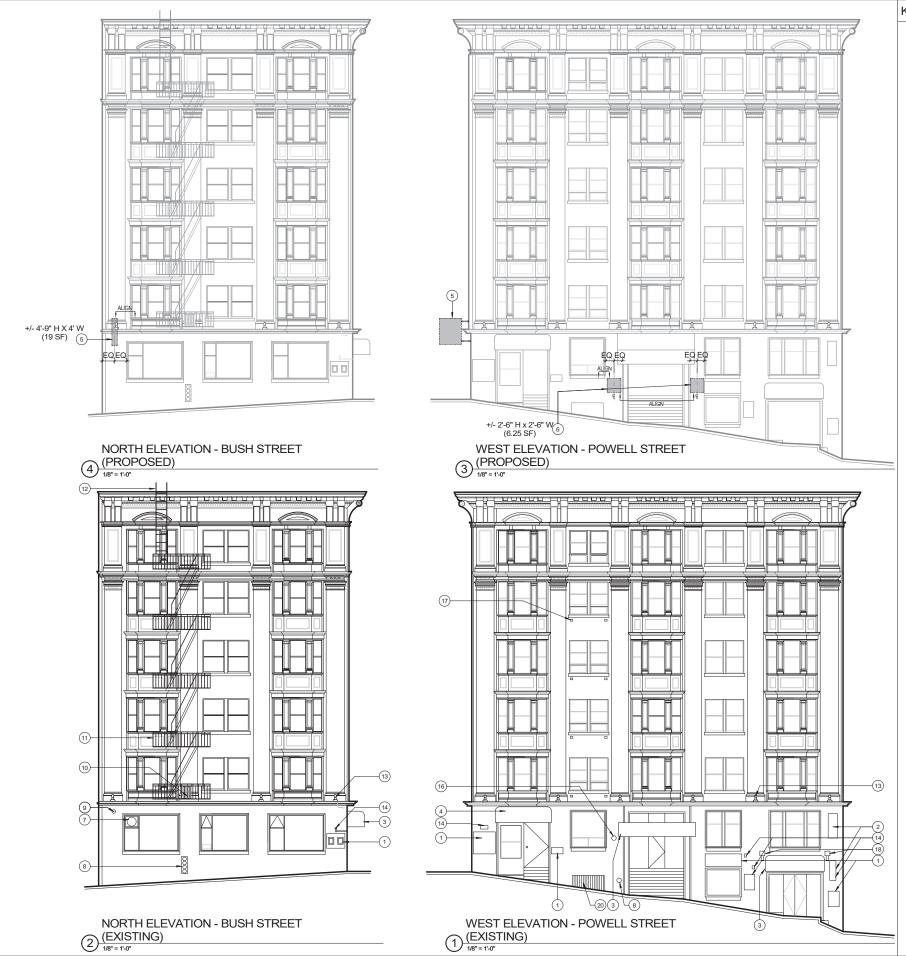


Project Number 21823.16 Scale: As indicated Prints Print Date: 10/11/2019 10:54:29 PM

EXTERIOR

A3.1

ELEVATIONS -**IMAGES**



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KEYNOTES

- 1 EXISTING NON-AAU WALL SIGN
- (2) EXISTING NON-AAU PROJECTING SIGN
- 3 EXISTING AWNING
- (4) EXISTING AWNING WITH NON-AAU SIGN
- (5) PROPOSED IN-DIRECTLY ILLUMINATED AAU BUSINESS PROJECTING SIGN; SEE SIGNAGE CONSULTANT DRAWINGS
- (6) PROPOSED IN-DIRECTLY ILLUMINATED AAU BUSINESS WALL SIGN; SEE SIGNAGE CONSULTANT DRAWINGS
- 7 EXISTING VENT
- (8) EXISTING STANDPIPE

ITEMS BELOW NOTED DURING 9/27/19 SITE WALK

SEE A4.1 AND A4.2 FOR EXTERIOR ELEVATION IMAGES OF THE ITEMS BELOW

- (9) (E) PIPE PROTRUDING
- (e) ACCORDION FIRE LADDER
- (1) (E) FIRE ESCAPE BALCONY
- (E) FIRE ESCAPE ROOF LADDER
- (E) UP-LIGHT, TYP.
- (E) SIGNAGE LIGHTING
- (E) LIGHT
- (16) (E) FIRE ALARM BELL
- (E) VENTS
- (18) (E) WALL SCONCE LIGHT
- (E) VENT IN WINDOW
- (E) SECURITY GRILLE OVER WINDOW
- (E) NON-AAU RESTAURANT WALL SIGN
- (E) STREET SIGN

GENERAL NOTES

- 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). AAU RESPECTFULLY SUBMITS THAT THE SECTION 602 DEFINITION OF "BUSINESS SIGN" COVERS AAU"S "ACTIVITY WHICH IS...CONDUCTED ON THE PREMISES UPON WHICH [THE BUSINESS] SIGN IS LOCATED.
- 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
- 4. LEGALIZE THE CONDITIONS PRESENTED IN THIS PLAN SET UNLESS OTHERWISE NOTED
- 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 SIGNAGE; SEE SIGNAGE

CONSULTANT DRAWINGS

LEGEND

tefdesign

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AAU RESIDENTIAL COMPLIANCE SET

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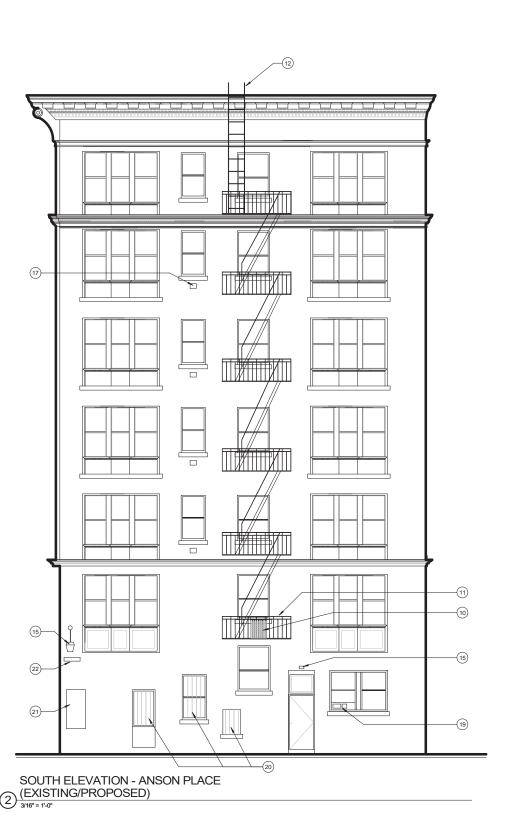


Project Number | Issue Date | 10/11/|
Scale: 1/8" = 1'-0" | Phase | 10/11/|
Print Date: 10/11/2019 10:54:35 PM

Date Description

EXISTING/PROPOSED EXTERIOR SIGNAGE

A3.2



KEYNOTES

- 1 EXISTING NON-AAU WALL SIGN
- (2) EXISTING NON-AAU PROJECTING SIGN
- 3 EXISTING AWNING
- (4) EXISTING AWNING WITH NON-AAU SIGN
- (5) PROPOSED IN-DIRECTLY ILLUMINATED AAU BUSINESS PROJECTING SIGN; SEE SIGNAGE CONSULTANT DRAWINGS
- (6) PROPOSED IN-DIRECTLY ILLUMINATED AAU BUSINESS WALL SIGN; SEE SIGNAGE CONSULTANT DRAWINGS
- (7) EXISTING VENT
- (8) EXISTING STANDPIPE

ITEMS BELOW NOTED DURING 9/27/19 SITE WALK

SEE A4.1 AND A4.2 FOR EXTERIOR ELEVATION IMAGES OF THE ITEMS BELOW

- (E) PIPE PROTRUDING
- (10) (E) ACCORDION FIRE LADDER
- (E) FIRE ESCAPE BALCONY
- (E) FIRE ESCAPE ROOF LADDER(3) (E) UP-LIGHT, TYP.
- (E) SIGNAGE LIGHTING
- (E) LIGHT
- (E) FIRE ALARM BELL
- (E) VENTS
- (8) (E) WALL SCONCE LIGHT
- (E) VENT IN WINDOW
- (20) (E) SECURITY GRILLE OVER WINDOW
- (21) (E) NON-AAU RESTAURANT WALL SIGN
- (E) STREET SIGN

GENERAL NOTES

- 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 THAIT THE SECTION 102 DEFINITION OF STUDENT HOUSING CONTEMPLATES "OPERATION AND CONTROL" BY A POST-SECONDARY EDUCATIONAL INSTITUTION (I.E. A BUSINESS). AAU RESPECTFULLY SUBMITS THAIT THE SECTION 602 DEFINITION OF "BUSINESS SIGN" COVERS AAU'S "ACTIVITY WHICH IS...CONDUCTED ON THE PREMISES UPON WHICH [THE BUSINESS] SIGN'IS LOCATED.
- PROPOSED WORK INVOLVING
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 A MANNER CONSISTENT WITH THE
 SECRETARY OF THE INTERIOR'S
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 INCLUDING BUT NOT LIMITED TO
 APPROPRIATE PLANS FOR METHOD OF
 REMOVAL, ATTACHMENT, AND PATCHING
- 4. LEGALIZE THE CONDITIONS PRESENTED IN THIS PLAN SET UNLESS OTHERWISE NOTED
- 5. 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.

LEGEND



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PROPOSED SIGNAGE; SEE SIGNAGE CONSULTANT DRAWINGS

AAU RESIDENTIAL COMPLIANCE SET

560 POWELL San Francisco, CA



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A3.3

EXTERIOR

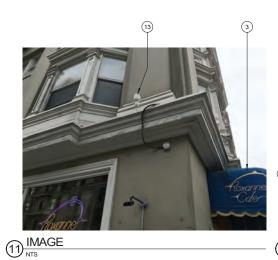
ELEVATIONS

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If this drawing is not 24" x 80", then the drawing has been revised from its original
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size. Noted scales must be adjusted. This line should be equal to one inch.

















8 7 IMAGE



6 IMAGE 8





1 IMAGE

16 8

KEYNOTES

- 1 EXISTING NON-AAU WALL SIGN
- (2) EXISTING NON-AAU PROJECTING SIGN
- (3) EXISTING AWNING
- (4) EXISTING AWNING WITH NON-AAU SIGN
- (5) PROPOSED IN-DIRECTLY ILLUMINATED AAU BUSINESS PROJECTING SIGN; SEE SIGNAGE CONSULTANT DRAWINGS
- (6) PROPOSED IN-DIRECTLY ILLUMINATED AAU BUSINESS WALL SIGN; SEE SIGNAGE CONSULTANT DRAWINGS
- 7 EXISTING VENT
- 8 EXISTING STANDPIPE

ITEMS BELOW NOTED DURING 9/27/19 SITE WALK

SEE A4.1 AND A4.2 FOR EXTERIOR ELEVATION IMAGES OF THE ITEMS BELOW

- (9) (E) PIPE PROTRUDING
- (E) ACCORDION FIRE LADDER
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- (E) UP-LIGHT, TYP.
- (E) SIGNAGE LIGHTING
- (E) LIGHT
- (16) (E) FIRE ALARM BELL
- (E) VENTS
- (8) (E) WALL SCONCE LIGHT
- (E) VENT IN WINDOW
- (20) (E) SECURITY GRILLE OVER WINDOW
- (21) (E) NON-AAU RESTAURANT WALL SIGN
- (22) (E) STREET SIGN



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AAU RESIDENTIAL **COMPLIANCE** SET

560 POWELL San Francisco, CA



Project Number		Issue Da	te
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EXTERIOR

ELEVATION DETAIL IMAGES

A4.1

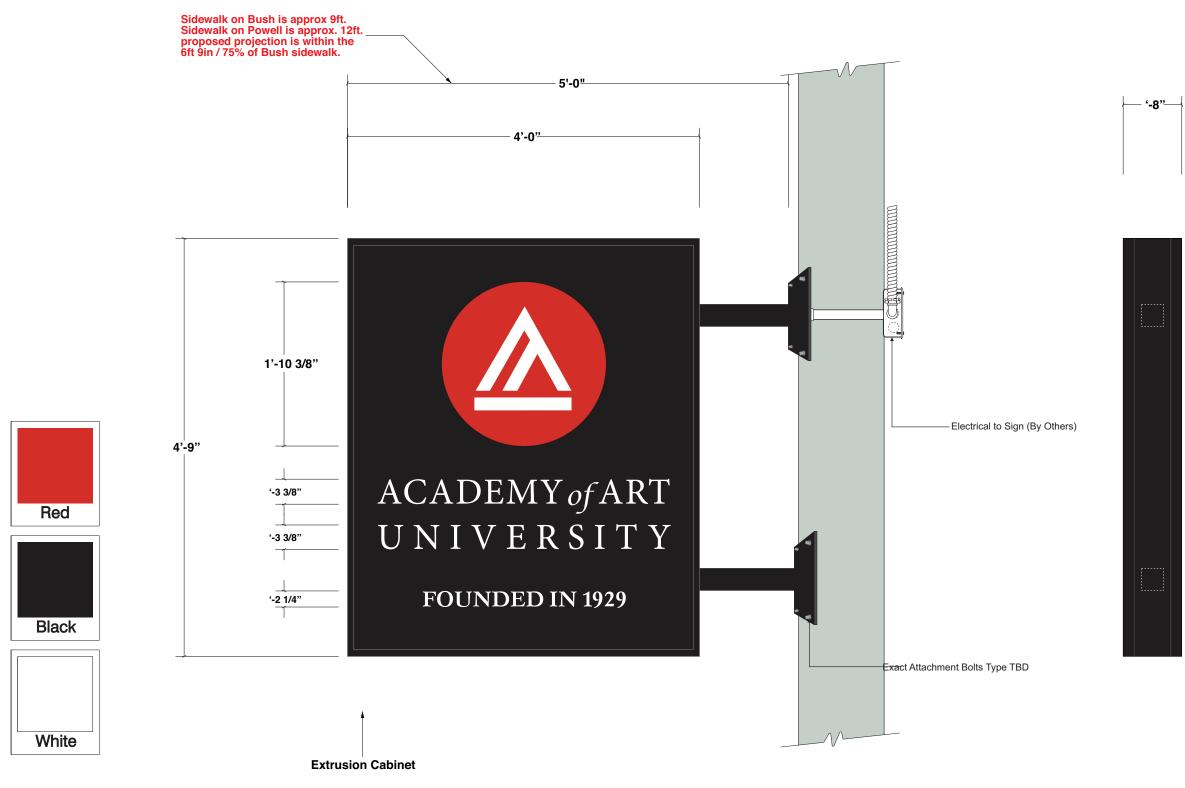




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2 IMAGE







D/F Illuminated Projecting Blade Sign

Scale: 2" = 1' - 0"

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



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: 9/11/19 **Revision Notes:** A) Revised size and mounting location of blade sign. B) Revised size and lighting of proposed wall signs. × Exterior ___ Interior Single Faced 🗓 Double Faced X Illuminated Non-Illuminated Type of Lighting: ___ Lamps Neon Other Address 560 POWELL STREET SAN FRANCISCO Customer Approval

MM/DD/YYYY

Signature

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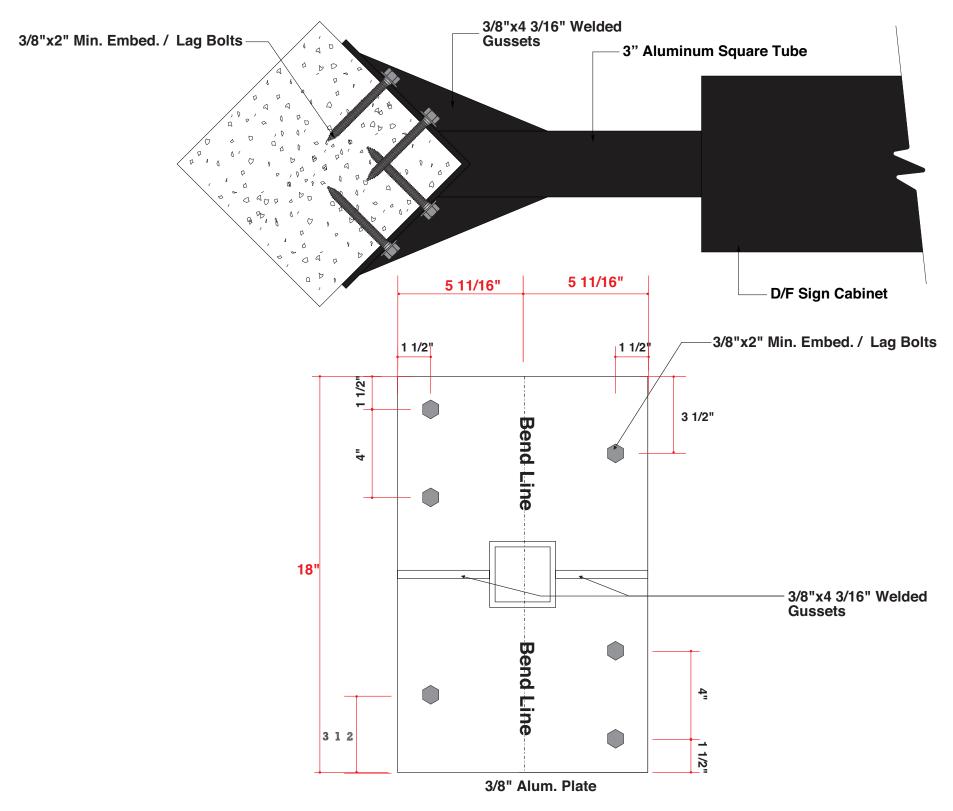
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and other applicable codes. This includes proper grounding and bonding of the sign.



Compliant



GG 2.0





D/F Illuminated Projecting Blade Sign

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

NOT FOR PRODUCTION



2500 Bisso Lane, Suite 200 Concord, CA 94520 925.771.6300 Phone

CA License	#665363
Proje	ect ID
Date: 8/14/19	
Sales: A. Barti	zal
Designer: N. Fo	ord
Rev. #: 1	Date: 9/11/19
	n Notes:
A) Revised sized sized sized in the control of the	ze and mountin ade sign.
B) Revised sized of proposed v	ze and lighting vall signs.
	-
Interior	X Exterior
× Single Faced	Double Faced
X Illuminated	
Non-Illuminate	Н
Type of Lightin	g:
☐ Lamps	X L.E.D.
☐ Neon	Other
	ress Ell street Ancisco
Customer	Approval
Sign	ature
MM/DI	D/YYYY
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requirements of Article 60 Code and other applicable	stalled in accordance with the O of the National Electrical codes. This includes proper onding of the sign.
Q Q	ı)











Sheet No.

GG 3.0



Bush Street Elevation



D/F Illuminated Projecting Blade Sign

Scale: NTS

SURVEY REQUIRED NOT FOR PRODUCTION



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iect IC

Date: 8/14/19

Sales: A. Bartizal Designer: N. Ford

Rev. #: 1 Date: 9/11/19

Revision Notes:

A) Revised size and mounting location of blade sign.

of proposed wall signs.

Interior	X	Exter

Single Faced X Double Faced

X Illuminated Non-Illuminated

Type of Lighting:

X L.E.D. ☐ Lamps

Other Neon Neon

> Address 560 POWELL STREET SAN FRANCISCO

Customer Approval

Signature

MM/DD/YYYY

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Compliant









Sheet No.

GG 4.0



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Project ID

Date: 8/14/19
Sales: A. Bartizal

Designer: N. Ford

Rev. #: 1 Date: 9/11/19

Revision Notes:

A) Revised size and mounting location of blade sign.

B) Revised size and lightin of proposed wall signs.

____ Illuminated

× Non-Illuminated

Type of Lighting:

Lamps L.E.D.

Neon Other

Address
560 POWELL 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 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



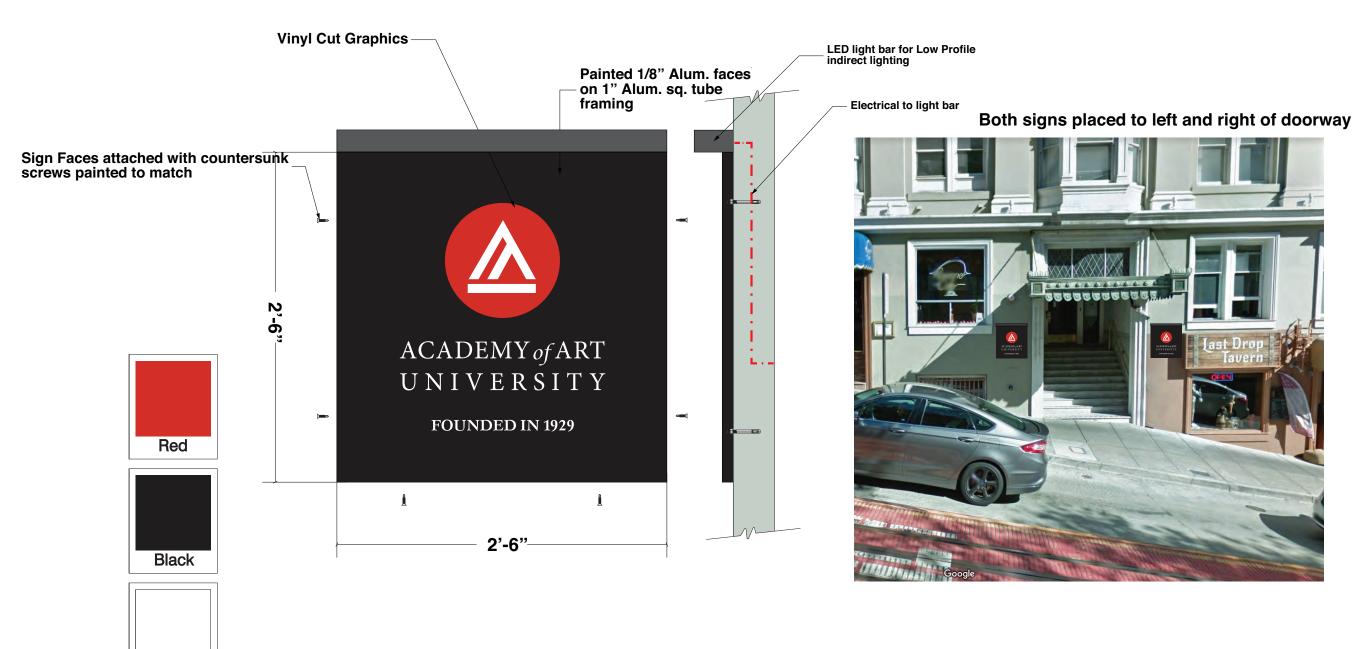






Sheet No.

GG 5.0



Externally Illuminated Aluminum Wall Sign w/ Vinyl Graphics QTY 2

Scale: 3" = 1' - 0"

White

B

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