| EXISTING SITES TEC | NDITIONS CHNICAL MEMORANDUM Academy of Art University Project ESTM Case No. 2008.0586E | ESTM CO | NDITION | IS (CONT.) | | CODE NOTES (CONT.) | | SHE | ET INDEX | _ | | EX |
|---|---|---|--|--|--|---|---|---|---|--|---|--|
| Recommended Condition of | | Recommended Condition of | d | | | C- STUDENT HOUSING CHARACTER | | | * Minor Permit to Alter requires HISTORIC PRESERVATION | ISSUE | * | |
| oproval Number | Recommended Condition of Approval | Approval Numb | | Recommended Condit | | SAN FRANCISCO PLANNING CODE SEC. 102 DEFIN <u>STUDENT HOUSING:</u> A RESIDENTIAL USE CHARAC | | | COMMISSION REVIEW | ŝ | ISSUE | |
| | Awning. Awning covers and frames shall be removed and the original entrance appearance restored. | | | POSAL: AAU's review | v of the National ates that noise levels on | STUDENTS OF ACCREDITED POST-SECONDARY EI | | | | DEPT | S Z | |
| | Following removal of the awning mounting hardware, | | the buildin | ig's frontage on Sutter | | FORM OF DWELLING UNITS, GROUP HOUSING, OR OTHERWISE CONTROLLED BY AN ACCREDITED PC | | | | U U | | ш |
| | perforations to and damaged areas in the masonry of the ornamental door surrounds shall be patched, repaired, | | | A or below. | | UNLESS EXPRESSLY PROVIDED FOR ELSEWHERE | | | | PLANNING | VAT | |
| | and restored to match existing in appearance (color, | ES-20: GHG-1 | | | rking Requirements. AAU re all parking spaces in | IS PERMITTED WHERE THE FORM OF HOUSING IS DISTRICT IN WHICH IT IS LOCATED. STUDENT HOU | | | | AN | | |
| | texture, detailing). | | | | Sections 155.1 - 155.4. | BUILDING, AND STUDENT HOUSING OWNED, OPER | RATED, OR CONTROLLED BY MORE THAN ONE | Sheet | Oh and Name | | L SES | |
| | AAU PROPOSAL: See Notes on Sheet A3.2 | | AAU PRO | POSAL: See Bicycle F | Parking Summary. | POST-SECONDARY EDUCATIONAL INSTITUTION M/ | AY BE LOCATED IN ONE BUILDING. | Number | Sheet Name | Ъ | | <u>Р</u> |
| ES-20: TR-1 | Shuttle Demand and Capacity. Consistent with AAU Shuttle Policy, AAU shall continue to assess, adjust, and | BICYCLE PARK | | | | D- EXPOSURE | | A0.0 | COVER SHEET | • | | • |
| | monitor the shuttle bus | | | PROPOSED CLASS | BICYCLE PARKING | *SEE SHEET A0.E1 FOR EXPOSUR | RE PLAN ANALYSIS | A0.1 | PROJECT INFORMATION | | | • |
| | capacity for the shuttle routes serving the 620 Sutter site (D, E, G, H, I, M and Sutter Express), potentially | SEE SHEET | I AU.53 FUR | PROPOSED CLASS | II BICTCLE PARKING | Building Compliance based on Commor | n Areas at Level 1. | A0.2 | GENERAL NOTES | | • | • |
| l I | increasing frequency or capacity to meet the measured | | | ces with vertical racks. | | E- OPEN SPACE | | A0.E1 | EXPOSURE PLAN ANALYSIS - LEVELS 1, 2, 3, 4, 5 | ا • ا د | | |
| | demand of this and other academic and residential buildings along the routes. | | | ore than one-third of C tion 155.1(c)(3) AAU p | | *SEE SHEET A0.S2 FOR OPEN SP | PACE ANALYSIS | A0.S1 | SITE PLAN AERIAL IMAGE & SITE HISTORY | • | | - |
| | AAU PROPOSAL: To be addressed under separate | spaces. | | | | SAN FRANCISCO PLANNING CODE SEC. 102 DEFIN OPEN SPACE, REQUIRED: ANY FRONT SETBACKS, | | A0.S2 | SITE PLAN DRAWINGS | • | | |
| | cover in AAU's Transportation Management Plan. | | TM REQUIRE | D CODE REQUIRED | D PROPOSED | OPEN SPACE OR OTHER OPEN AREA PROVIDED IN | | A0.S3 | STREETSCAPE DRAWINGS | • | | |
| ES-20: TR-2 | Shuttle Zone Size and Double-Parking. Based on the existing shuttle schedule and the size of the shuttle | CLASS I | 31 | 49 | 8 | THIS CODE. | | A0.T1 A0.T2 | OCCUPANCY AND EGRESS PLANS SF GREEN BUILDING COMPLIANCE FORM | ' | | • |
| | buses serving this AAU site, the existing 66 foot-long | CLASS II | 3 | 6 | 12 | SAN FRANCISCO PLANNING CODE SEC. 135.D.2 | | A0.12 A0.T3a | ACCESSIBILITY DIAGRAMS (1 of 3) | | | - 7 |
| | loading zone cannot accommodate the peak loading demand, causing shuttle buses to double park along | | | | | FOR GROUP HOUSING STRUCTURES, SRO UNITS, | | | ACCESSIBILITY DIAGRAMS (2 of 3) | | | • 1 |
| | Sutter Street. AAU should monitor on-time performance | **THE PROPOSAL REN SEMTA, BUILDING AND | | | OTHER CITY AGENCIES, SUCH AS | LESS THAN 350 SQUARE FEET PLUS A BATHROOM OPEN SPACE PROVIDED FOR USE BY EACH BEDRO | | A0.T3c | ACCESSIBILITY DIAGRAMS (3 of 3) | | • | • |
| | to ensure the estimated peak shuttle demand is met | | | | | AMOUNT REQUIRED FOR A DWELLING UNIT AS SPECIF (4) AND (D)(5), BELOW, FOR PURPOSES OF THESE CAU | | A1.1 | EXISTING FLOOR PLANS - BASEMENT & LEVEL | 1 • | | • |
| | within the shuttle zone. AAU PROPOSAL: To be addressed under separate | | TEO REF | FERENCE: SAN FRAM | NCISCO PLANNING | (4) AND (D)(5), BELOW. FOR PURPOSES OF THESE CAL BEDROOMS ON A LOT SHALL IN NO CASE BE CONS | | A1.2 A1.3 | EXISTING FLOOR PLANS - LEVEL 2 & BALCONY EXISTING FLOOR PLANS - LEVELS 3 & 4 | • | | • |
| | cover in AAU's Transportation Management Plan | CODE NO | | DE AS EXISTING ON | | FOR EACH TWO BEDS. WHERE THE ACTUAL NUME | | A1.3 A1.4 | EXISTING FLOOR PLANS - LEVELS 3 & 4 EXISTING FLOOR PLANS - LEVELS 5 & 6 | • | | PL |
| | Relocate Shuttle Stop. The AAU shuttle stop is located | A- FLOOR ARE | AS | | | TWO BEDS FOR EACH BEDROOM, EACH TWO BED BEDROOM. | IN STIALL DE CUINSIDERED EQUIVALENT TO ONE | A1.5 | EXISTING FLOOR PLANS - LEVEL 7 & ROOF | • | | • |
| | in the tow-away zone active between the hours of 4:00 p.m. and 6:00 p.m. adjacent to a transit-only lane. AAU | SAN FRANCISCO F | PLANNING CODE S | SEC. 102 DEFINITIONS | | 620 SUTTER CALCULATION | | A2.1 | PROPOSED FLOOR PLANS - BASEMENT & | • | • | • |
| | shall relocate the shuttle stop to the existing shuttle zone | | | OTHER THAN C-3, THE SUM O OR BUILDINGS, MEASURED FRO | | REQUIRED 1,085 SF [(68 BEDF | ROOMS * 36 SF. /3)(1.33)] | A2.2 | LEVEL 1 PROPOSED FLOOR PLANS - LEVEL 2 & BALCON | Y • | ┝╼╟╴ | • |
| | on 491 Post Street, or shall work with SFMTA to find another suitable location during the PM peak period. | | | INTERLINES OF WALLS SEPAR | | EXISTING/PROPOSED 0 SF | | A2.3 | PROPOSED FLOOR PLANS - LEVELS 3 & 4 | • | | • |
| | AAU PROPOSAL: AAU is awaiting further direction from | | GROSS FL | OOR AREA (NO CHA | ANGE) | NOTE: BEDROOMS IN THIS CALCULA | | A2.4 | PROPOSED FLOOR PLANS - LEVELS 5 & 6 | • | | • |
| | the Planning Department and SFMTA, given that this | Level | | Existing (SF) | Proposed (SF) | PROPOSED BED COUNT IN GROUP I 135.D.2 | HOUSING ROOMS (61), PER | A2.5 | PROPOSED FLOOR PLANS - LEVEL 7 & ROOF | • | • | |
| 1 | condition has been addressed by relocation shuttle stop to 491 Post. | BASEMENT | | 11,327 | 11,327 | | | A3.0 A3.1 | HISTORICAL EXTERIOR ELEVATION IMAGES | • | | • ~ |
| ES-20: TR-4 | Shuttle Zone Enforcement. Field observation indicates | LEVEL 1 | | 8,925 | 8,925 | *EXCEPTION REQUEST: Compliance existing conditions of Category A histori | | A3.1 A3.2 | EXISTING/PROPOSED EXTERIOR ELEVATIONS | ••• | | • LOR |
| 1 | that the shuttle-only passenger loading zone was occasionally used by non-shuttle vehicles. AAU should | BALCONY | | 10,616 | 10,616 | | le building. | A3.3 | EXISTING/PROPOSED EXTERIOR ELEVATIONS | • | • • | • TAY |
| | deploy staff during the peak periods to enforce exclusive | LEVEL 2 LEVEL 3 | | 10,660 6,630 | 10,660 6,630 | F- ACTIVE USE *SEE SHEET A2.1 PROPOSED LEV | | A3.4 | EXISTING/PROPOSED EXTERIOR ELEVATIONS | • | • • | • |
| | use of the shuttle stop by AAU shuttle vehicles. | LEVEL 3 | | 5,109 | 5,109 | REFERENCE | | A3.5 | EXISTING/PROPOSED EXTERIOR ELEVATIONS | • | | • |
| | AAU PROPOSAL: See Notes on Sheet A0.S3 Shuttle Passenger Waiting. For this and/or the potential | LEVEL 5 | | 3,670 | 3,670 | *EXCEPTION REQUEST: The project s | seeks an exception from Code | A4.1 A4.2 | EXTERIOR ELEVATION DETAIL IMAGES BUILDING MATERIAL DAMAGE | • | | • |
| E3-20. TR-5 | relocated shuttle stop serving the 620 Sutter Street and | LEVEL 6 | | 3,670 | 3,670 | Section 145.1 Active Use controls to ad | | 7.4.2 | | _ | | - |
| 1 | nearby residential facilities (i.e., 1153 Bush Street, 1080 | LEVEL 7 | | 3,675 | 3,675 | 25ft. of Ground Floor. | | | TOTAL SHEETS: | 23 | | , |
| | Bush Street, 860 Sutter Street, and 817-831 Sutter Street), AAU should continue to conduct a peak | GROSS SF T | ΟΤΑΙ | 630 64,912 | 630 64,912 | G- REAR YARD | | | | | | |
| | semester, peak weekday, 7:30 a.m. to 7:30 p.m. | 61033 31 1 | UTAL | 04,912 | 04,912 | *SEE SHEET A0.S2 FOR REFEREN | NCE | | | | | |
| | observation/count of shuttle passengers waiting for shuttles to determine if adjacent pedestrian facilities are | FLOOR AREA F | | | | *EXCEPTION REQUEST: Due to existin | ng site constraints and the | | | | | |
| 1 | being blocked at certain times of the day. AAU should | SAN FRANCISCO F | | | ITS SHALL NOT APPLY TO | Category A historic rating of this building | | APP | LICABLE CODES | | | |
| | consider adding and improving shuttle waiting areas outside the building, and creating a waiting area inside | DWELLINGS OR TO | | | | | | LIMITS SHALL NOT APPLY TO AAU proposes no exterior building modification as part of this project and | | | | - |
| | | | | | | | ALL 14 | OBK SHALL COMPLY WITH THE ADDUCADLE CO | 750 | | | |
| | the building, with information about when the next shuttle | | | | | 134. | | AMEN | ORK SHALL COMPLY WITH THE APPLICABLE CO DMENTS, RULES, REGULATIONS, ORDINANCES, | LAWS | | |
| | the building, with information about when the next shuttle is expected to arrive, taking into account possible operational and safety considerations. Measures outside | | TIONAL OCC | CUPIED FLOOR ARE | A (NO CHANGE) | | | AMEN ORDE | DMENTS, RULES, REGULATIONS, ORDINANCES, RS, APPROVALS, ETC. THAT ARE REQUIRED BY | LAWS PUBLI | | - 10 |
| | is expected to arrive, taking into account possible operational and safety considerations. Measures outside the building would be subject to San Francisco | INSTITU | | | | | | AMEN ORDE AUTH STRIN | DMENTS, RULES, REGULATIONS, ORDINANCES, RS, APPROVALS, ETC. THAT ARE REQUIRED BY ORITIES. IN THE EVENT OF CONFLICT, THE MOS IGENT REQUIREMENTS INCLUDE, BUT ARE NOT I | LAWS PUBLI T LIMITE | ÍC ED | |
| | is expected to arrive, taking into account possible operational and safety considerations. Measures outside | INSTITU Level BASEMENT | | CUPIED FLOOR ARE Existing (SF) 6,668 | Proposed (SF) 6,668 | 134. | · | AMEN ORDE AUTH STRIN TO TH | DMENTS, RULES, REGULATIONS, ORDINANCES, RS, APPROVALS, ETC. THAT ARE REQUIRED BY ORITIES. IN THE EVENT OF CONFLICT, THE MOS IGENT REQUIREMENTS INCLUDE, BUT ARE NOT I IE CURRENT APPLICABLE EDITIONS OR PUBLICA | LAWS PUBLI T LIMITE | ÍC ED | |
| | is expected to arrive, taking into account possible operational and safety considerations. Measures outside the building would be subject to San Francisco Department of Public Works review and approval, and | INSTITU Level BASEMENT LEVEL 1 | | CUPIED FLOOR ARE/ Existing (SF) 6,668 7,230 | Proposed (SF) 6,668 7,230 | | · | AMEN ORDE AUTH STRIN TO TH THE F | DMENTS, RULES, REGULATIONS, ORDINANCES, RS, APPROVALS, ETC. THAT ARE REQUIRED BY ORTITES. IN THE EVENT OF CONFLICT, THE MOS IGENT REQUIREMENTS INCLUDE, BUT ARE NOT I IE CURRENT APPLICABLE EDITIONS OR PUBLICA OLLOWING (OR OTHERWISE NOTED): | LAWS PUBLI T LIMITE | ÍC ED | |
| | is expected to arrive, taking into account possible operational and safety considerations. Measures outside the building would be subject to San Francisco Department of Public Works review and approval, and could include adding benches to encourage passengers to wait closer to the building rather than at the curb. AAU PROPOSAL: See Notes on Sheet A0.S3 | INSTITU Level BASEMENT | | CUPIED FLOOR ARE Existing (SF) 6,668 | Proposed (SF) 6,668 | 134. PROJECT INFORMATION ADDRESS 620 SUTTER STREET | · | AMEN ORDE AUTH STRIN TO TH THE F 2016 S | DMENTS, RULES, REGULATIONS, ORDINANCES, RS, APPROVALS, ETC. THAT ARE REQUIRED BY ORITIES. IN THE EVENT OF CONFLICT, THE MOS GENT REQUIREMENTS INCLUDE, BUT ARE NOT I IE CURRENT APPLICABLE EDITIONS OR PUBLICA OLLOWING (OR OTHERWISE NOTED): SAN FRANCISCO BUILDING CODE | LAWS PUBLI T LIMITE | ÍC ED | |
| | is expected to arrive, taking into account possible operational and safety considerations. Measures outside the building would be subject to San Francisco Department of Public Works review and approval, and could include adding benches to encourage passengers to wait closer to the building rather than at the curb. AAU PROPOSAL: See Notes on Sheet A0.S3 Class I Bicycle Parking. AAU shall add 31 Class I bicycle | INSTITU Level BASEMENT LEVEL 1 BALCONY LEVEL 2 LEVEL 7 | | CUPIED FLOOR ARE/ Existing (SF) 6,668 7,230 845 3,110 2,529 | Proposed (SF) 6,668 7,230 845 3,110 2,529 | 134. PROJECT INFORMATION ADDRESS 620 SUTTER STREET BLOCK/LOT 0283/004a | · | AMEN ORDE AUTH STRIN TO TH THE F 2016 S PART PART | DMENTS, RULES, REGULATIONS, ORDINANCES, RS, APPROVALS, ETC. THAT ARE REQUIRED BY ORITIES. IN THE EVENT OF CONFLICT, THE MOS IGENT REQUIREMENTS INCLUDE, BUT ARE NOT I IE CURRENT APPLICABLE EDITIONS OR PUBLICA OLLOWING (OR OTHERWISE NOTED): SAN FRANCISCO BUILDING CODE 2-2016 CALIFORNIA BUILDING CODE 4-2016 CALIFORNIA MECHANICAL CODE | LAWS PUBLI T LIMITE | ÍC ED | |
| ES-20: TR-6 | is expected to arrive, taking into account possible operational and safety considerations. Measures outside the building would be subject to San Francisco Department of Public Works review and approval, and could include adding benches to encourage passengers to wait closer to the building rather than at the curb. AAU PROPOSAL: See Notes on Sheet A0.S3 Class I Bicycle Parking. AAU shall add 31 Class I bicycle parking spaces to meet the Planning Code requirement. Bicycle parking shall be consistent with San Francisco | INSTITU" Level BASEMENT LEVEL 1 BALCONY LEVEL 2 LEVEL 7 ROOF | | CUPIED FLOOR ARE/ Existing (SF) 6,668 7,230 845 3,110 2,529 196 | Proposed (SF) 6,668 7,230 845 3,110 2,529 196 | 134. PROJECT INFORMATION ADDRESS 620 SUTTER STREET | · | AMEN ORDE AUTH STRIN TO TH THE F 2016 S PART PART PART | DMENTS, RULES, REGULATIONS, ORDINANCES, RS, APPROVALS, ETC. THAT ARE REQUIRED BY ORITIES. IN THE EVENT OF CONFLICT, THE MOS IGENT REQUIREMENTS INCLUDE, BUT ARE NOT I IE CURRENT APPLICABLE EDITIONS OR PUBLICA OLLOWING (OR OTHERWISE NOTED): SAN FRANCISCO BUILDING CODE 2- 2016 CALIFORNIA BUILDING CODE 4- 2016 CALIFORNIA BUILDING CODE 3- 2016 CALIFORNIA BLECTRICAL CODE 3- 2016 CALIFORNIA BLECTRICAL CODE | LAWS PUBLI T LIMITE | ÍC ED | |
| ES-20: TR-6 | is expected to arrive, taking into account possible operational and safety considerations. Measures outside the building would be subject to San Francisco Department of Public Works review and approval, and could include adding benches to encourage passengers to wait closer to the building rather than at the curb. AAU PROPOSAL: See Notes on Sheet A0.S3 Class I Bicycle Parking. AAU shall add 31 Class I bicycle parking spaces to meet the Planning Code requirement. Bicycle parking shall be consistent with San Francisco Planning Department guidance, including being located | INSTITU Level BASEMENT LEVEL 1 BALCONY LEVEL 2 LEVEL 7 | | CUPIED FLOOR ARE/ Existing (SF) 6,668 7,230 845 3,110 2,529 | Proposed (SF) 6,668 7,230 845 3,110 2,529 | 134. PROJECT INFORMATION ADDRESS 620 SUTTER STREET BLOCK/LOT 0283/004a No OF STORIES 8 (NO CHANGE) DISTRICTS | · | AMEN ORDE AUTH STRIN TO TH THE F 2016 S PART PART PART PART PART | DMENTS, RULES, REGULATIONS, ORDINANCES, RS, APPROVALS, ETC. THAT ARE REQUIRED BY ORITIES. IN THE EVENT OF CONFLICT, THE MOS IGENT REQUIREMENTS INCLUDE, BUT ARE NOT I IE CURRENT APPLICABLE EDITIONS OR PUBLICA OLLOWING (OR OTHERWISE NOTED): SAN FRANCISCO BUILDING CODE 2-2016 CALIFORNIA BUILDING CODE 2-2016 CALIFORNIA MECHANICAL CODE 3-2016 CALIFORNIA ELECTRICAL CODE 6-2016 CALIFORNIA ENERGY CODE 10-2016 CALIFORNIA EXISTING BUILDING CODE | LAWS PUBLI T LIMITE TIONS | ÍC ED | |
| ES-20: TR-6 | is expected to arrive, taking into account possible operational and safety considerations. Measures outside the building would be subject to San Francisco Department of Public Works review and approval, and could include adding benches to encourage passengers to wait closer to the building rather than at the curb. AAU PROPOSAL: See Notes on Sheet A0.S3 Class I Bicycle Parking. AAU shall add 31 Class I bicycle parking spaces to meet the Planning Code requirement. Bicycle parking shall be consistent with San Francisco | INSTITU Level BASEMENT LEVEL 1 BALCONY LEVEL 2 LEVEL 7 ROOF OCCUPIED S B- RESIDENTIA | F TOTAL | CUPIED FLOOR ARE/ Existing (SF) 6,668 7,230 845 3,110 2,529 196 20,578 | Proposed (SF) 6,668 7,230 845 3,110 2,529 196 | 134. PROJECT INFORMATION ADDRESS 620 SUTTER STREET BLOCK/LOT 0283/004a № OF STORIES 8 (NO CHANGE) DISTRICTS 20NING C-3-G | · | AMEN ORDE AUTH STRIN TO TH THE F 2016 S PART PART PART PART PART | DMENTS, RULES, REGULATIONS, ORDINANCES, RS, APPROVALS, ETC. THAT ARE REQUIRED BY ORITIES. IN THE EVENT OF CONFLICT, THE MOS IGENT REQUIREMENTS INCLUDE, BUT ARE NOT I IE CURRENT APPLICABLE EDITIONS OR PUBLICA OLLOWING (OR OTHERWISE NOTED): SAN FRANCISCO BUILDING CODE 2- 2016 CALIFORNIA BUILDING CODE 4- 2016 CALIFORNIA BUILDING CODE 3- 2016 CALIFORNIA BUILDING CODE 6- 2016 CALIFORNIA ENERGY CODE | LAWS PUBLI T LIMITE TIONS | ÍC ED | |
| ES-20: TR-6 | is expected to arrive, taking into account possible operational and safety considerations. Measures outside the building would be subject to San Francisco Department of Public Works review and approval, and could include adding benches to encourage passengers to wait closer to the building rather than at the curb. AAU PROPOSAL: See Notes on Sheet A0.S3 Class I Bicycle Parking. AAU shall add 31 Class I bicycle parking spaces to meet the Planning Code requirement. Bicycle parking shalb econsistent with San Francisco Planning Department guidance, including being located and easily accessed from the ground floor (at grade level). AAU PROPOSAL: See Bicycle Parking Summary. | INSTITUT Level BASEMENT LEVEL 1 BALCONY LEVEL 2 LEVEL 7 ROOF OCCUPIED S B- RESIDENTIA SAN FRANCISCOF | F TOTAL | CUPIED FLOOR ARE/ Existing (SF) 6,668 7,230 845 3,110 2,529 196 20,578 | Proposed (SF) 6,668 7,230 845 3,110 2,529 196 20,578 | 134. PROJECT INFORMATION ADDRESS 620 SUTTER STREET BLOCK/LOT 0283/004a No OF STORIES 8 (NO CHANGE) DISTRICTS ZONING C-3-G HEIGHT/BULK SPECIAL USE WITHIN 1/4 MILE OI | · | AMEN ORDE AUTH STRIN TO TH THE F 2016 S PART PART PART PART PART PART THE N | DMENTS, RULES, REGULATIONS, ORDINANCES, RS, APPROVALS, ETC. THAT ARE REQUIRED BY ORITIES. IN THE EVENT OF CONFLICT, THE MOS IGENT REQUIREMENTS INCLUDE, BUT ARE NOT I IE CURRENT APPLICABLE EDITIONS OR PUBLICA OLLOWING (OR OTHERWISE NOTED): SAN FRANCISCO BUILDING CODE 2- 2016 CALIFORNIA BUILDING CODE 4- 2016 CALIFORNIA BUILDING CODE 3- 2016 CALIFORNIA ELECTRICAL CODE 6- 2016 CALIFORNIA ELECTRICAL CODE 6- 2016 CALIFORNIA ELECTRICAL CODE 6- 2016 CALIFORNIA ELECTRICAL CODE 9- 2016 CALIFORNIA ELECTRICAL CODE 9- 2016 CALIFORNIA FURST CODE 10-2016 CALIFORNIA FURST CODE 9-2016 CALIFORNIA FIRE CODE | LAWS PUBLI ST LIMITE STIONS | ÍC ED | |
| ES-20: TR-6 | is expected to arrive, taking into account possible operational and safety considerations. Measures outside the building would be subject to San Francisco Department of Public Works review and approval, and could include adding benches to encourage passengers to wait closer to the building rather than at the curb. AAU PROPOSAL: See Notes on Sheet A0.S3 Class I Bicycle Parking. AAU shall add 31 Class I bicycle parking spaces to meet the Planning Code requirement. Bicycle parking shall be consistent with San Francisco Planning Department guidance, including being located and easily accessed from the ground floor (at grade level). AAU PROPOSAL: See Bicycle Parking Summary. Class II Bicycle Parking. AAU shall provide at least 3 | INSTITUT Level BASEMENT LEVEL 1 BALCONY LEVEL 2 LEVEL 2 LEVEL 7 ROOF OCCUPIED S B- RESIDENTIA SAN FRANCISCO DWELING UNTI (I IS DESIGNED FOR, OR, OR | F TOTAL | Existing (SF) 6,668 7,230 845 3,110 2,529 196 20,578 | Proposed (SF) 6,668 7,230 845 3,110 2,529 196 | 134. PROJECT INFORMATION ADDRESS 620 SUTTER STREET BLOCK/LOT 0283/004a No OF STORIES 8 (NO CHANGE) DISTRICTS ZONING C-3-G HEIGHT/BULK 80-130-F SPECIAL USE WITHIN 1/4 MILE OI SPECIAL USE WUTHIN 1/4 MILE OI | F THE FRINGE FINANCIAL | AMEN ORDE AUTH STRIN TO TH THE F 2016 S PART PART PART PART PART PART PART | DMENTS, RULES, REGULATIONS, ORDINANCES, RS, APPROVALS, ETC. THAT ARE REQUIRED BY ORITIES. IN THE EVENT OF CONFLICT, THE MOS IGENT REQUIREMENTS INCLUDE, BUT ARE NOT I IE CURRENT APPLICABLE EDITIONS OR PUBLICA OLLOWING (OR OTHERWISE NOTED): SAN FRANCISCO BUILDING CODE 2-2016 CALIFORNIA BUILDING CODE 4-2016 CALIFORNIA ENERGY CODE 6-2016 CALIFORNIA ENERGY CODE 10-2016 CALIFORNIA ENERGY CODE 9-2016 CALIFORNIA ENERGY CODE 9-2016 CALIFORNIA FIRE CODE IATIONAL FIRE CODES STANDARD AND THE FIRE ECTION HANDBOOK OF THE NFPA | | ÍC ED S OF | |
| ES-20: TR-6 | is expected to arrive, taking into account possible operational and safety considerations. Measures outside the building would be subject to San Francisco Department of Public Works review and approval, and could include adding benches to encourage passengers to wait closer to the building rather than at the curb. AAU PROPOSAL: See Notes on Sheet A0.S3 Class I Bicycle Parking. AAU shall add 31 Class I bicycle parking spaces to meet the Planning Code requirement. Bicycle parking shalb econsistent with San Francisco Planning Department guidance, including being located and easily accessed from the ground floor (at grade level). AAU PROPOSAL: See Bicycle Parking Summary. Class II Bicycle Parking, SADU shall provide at least 3 Class II bicycle parking spaces along Sutter Street. The Class II bicycle parking spaces shall be coordinated and | INSTITU Level BASEMENT LEVEL 1 BALCONY LEVEL 2 LEVEL 7 ROOF OCCUPIED S B- RESIDENTIA SAN FRANCISCO II DWELLING UNIT ((| F TOTAL | Existing (SF) 6,668 7,230 845 3,110 2,529 196 20,578 | Proposed (SF) 6,668 7,230 845 3,110 2,529 196 20,578 | 134. PROJECT INFORMATION ADDRESS 620 SUTTER STREET BLOCK/LOT 0283/004a No OF STORIES 8 (NO CHANGE) DISTRICTS ZONING C-3-G HEIGHT/BULK 80-130-F SPECIAL USE WITHIN 1/4 MILE OI SPECIAL USE WUTHIN 1/4 MILE OI | F THE FRINGE FINANCIAL | AMEN ORDE AUTH STRIN TO TH THE F 2016 S PART PART PART PART PART THE N PROT | DMENTS, RULES, REGULATIONS, ORDINANCES, RS, APPROVALS, ETC. THAT ARE REQUIRED BY ORITIES. IN THE EVENT OF CONFLICT, THE MOS IGENT REQUIREMENTS INCLUDE, BUT ARE NOT I IE CURRENT APPLICABLE EDITIONS OR PUBLICA OLLOWING (OR OTHERWISE NOTED): SAN FRANCISCO BUILDING CODE 2- 2016 CALIFORNIA BUILDING CODE 4- 2016 CALIFORNIA BUILDING CODE 3- 2016 CALIFORNIA ELECTRICAL CODE 6- 2016 CALIFORNIA ELECTRICAL CODE 6- 2016 CALIFORNIA ELECTRICAL CODE 6- 2016 CALIFORNIA ELECTRICAL CODE 9- 2016 CALIFORNIA ELECTRICAL CODE 9- 2016 CALIFORNIA FURST CODE 10-2016 CALIFORNIA FURST CODE 9-2016 CALIFORNIA FIRE CODE | | ÍC ED S OF | |
| ES-20: TR-6 | is expected to arrive, taking into account possible operational and safety considerations. Measures outside the building would be subject to San Francisco Department of Public Works review and approval, and could include adding benches to encourage passengers to wait closer to the building rather than at the curb. AAU PROPOSAL: See Notes on Sheet A0.S3 Class I Bicycle Parking. AAU shall add 31 Class I bicycle parking spaces to meet the Planning Code requirement. Bicycle parking shall be consistent with San Francisco Planning Department guidance, including being located and easily accessed from the ground floor (at grade level). AAU PROPOSAL: See Bicycle Parking Summary. Class II Bicycle Parking. AAU shall provide at least 3 Class II bicycle parking spaces along Sutter Street. The Class II bicycle parking spaces shall be coordinated and reviewed by SFMTA. Given the pedestrian pooling that | INSTITUT Level BASEMENT LEVEL 1 BALCONY LEVEL 2 LEVEL 2 LEVEL 7 ROOF OCCUPIED S B- RESIDENTIA SAN FRANCISCOT DWELING UNTI (IS DESIGNED FOR, OR ONLY ONE KITCHEN. | F TOTAL | Existing (SF) 6,668 7,230 845 3,110 2,529 196 20,578 | Proposed (SF) 6,668 7,230 845 3,110 2,529 196 20,578 | 134. PROJECT INFORMATION ADDRESS 620 SUTTER STREET BLOCK/LOT 0283/004a No OF STORIES 8 (NO CHANGE) DISTRICTS 20NING C-3-G ZONING C-3-G HEIGHT/BULK 80-130-F SPECIAL USE WITHIN 1/4 MILE OI VITHIN 1/4 MILE OI FINANCIAL SERVICE | F THE FRINGE FINANCIAL F AN EXISTING FRINGE E | AMEN ORDE AUTH STRIN TO TH THE F 2016 S PART PART PART PART PART THE N PROT | DMENTS, RULES, REGULATIONS, ORDINANCES, RS, APPROVALS, ETC. THAT ARE REQUIRED BY ORITIES. IN THE EVENT OF CONFLICT, THE MOS IGENT REQUIREMENTS INCLUDE, BUT ARE NOT I IE CURRENT APPLICABLE EDITIONS OR PUBLICA OLLOWING (OR OTHERWISE NOTED): SAN FRANCISCO BUILDING CODE 2-2016 CALIFORNIA BUILDING CODE 2-2016 CALIFORNIA BUILDING CODE 2-2016 CALIFORNIA ENERGY CODE 10-2016 CALIFORNIA EXISTING BUILDING CODE 9-2016 CALIFORNIA EXISTING BUILDING CODE 9-2016 CALIFORNIA EXISTING BUILDING CODE 10-2016 CALIFORNIA EXISTING BUILDING CODE 9-2016 CALIFORNIA FIRE CODE 10-2016 CALIFORNIA FIRE CODE 10-2016 CALIFORNIA FIRE CODE 10-2016 CALIFORNIA FIRE CODE | | ÍC ED S OF | |
| ES-20: TR-6 ES-20: TR-7 | is expected to arrive, taking into account possible operational and safety considerations. Measures outside the building would be subject to San Francisco Department of Public Works review and approval, and could include adding benches to encourage passengers to wait closer to the building rather than at the curb. AAU PROPOSAL: See Notes on Sheet A0.S3 Class I Bicycle Parking. AAU shall add 31 Class I bicycle parking spaces to meet the Planning Code requirement. Bicycle parking shall be consistent with San Francisco Planning Department guidance, including being located and easily accessed from the ground floor (at grade level). AAU PROPOSAL: See Bicycle Parking Summary. Class II Bicycle Parking. AAU shall provide at least 3 Class II Bicycle parking spaces shall be coordinated and reviewed by SFMTA. Given the pedestrian pooling that sometimes occurs in front of the site as students wait for | INSTITUT Level BASEMENT LEVEL 1 BALCONY LEVEL 2 LEVEL 7 ROOF OCCUPIED S B- RESIDENTIA SAN FRANCISCO DWELING UNIT IS DESIGNED FOR, OR ONLY ONE KITCHEN. GROUP HOUSING LOGGING, WITHOU | F TOTAL LUSES PLANNING CODE S PLANNING CODE S PLANG S | CUPIED FLOOR ARE/ Existing (SF) 6,668 7,230 845 3,110 2,529 196 20,578 SEC. 102 DEFINITIONS AL USE DEFINED AS A ROOM OI ONE FAMILY DOING ITS OWN OF AREARD IAL USE THAT PROVIDES LODG OKING FACILITIES, BY PREARD | Proposed (SF) 6,668 7,230 845 3,110 2,529 196 20,578 | 134. PROJECT INFORMATION ADDRESS 620 SUTTER STREET BLOCK/LOT 0283/004a No OF STORIES 8 (NO CHANGE) DISTRICTS 20NING C-3-G ZONING C-3-G HEIGHT/BULK 80-130-F SPECIAL USE WITHIN 1/4 MILE OI VITHIN 1/4 MILE OI FINANCIAL SERVICE | F THE FRINGE FINANCIAL F AN EXISTING FRINGE E | AMEN ORDE AUTH STRIN TO TH THE F 2016 S PART PART PART PART PART THE N PROT | DMENTS, RULES, REGULATIONS, ORDINANCES, RS, APPROVALS, ETC. THAT ARE REQUIRED BY ORITIES. IN THE EVENT OF CONFLICT, THE MOS IGENT REQUIREMENTS INCLUDE, BUT ARE NOT I IE CURRENT APPLICABLE EDITIONS OR PUBLICA OLLOWING (OR OTHERWISE NOTED): SAN FRANCISCO BUILDING CODE 2-2016 CALIFORNIA BUILDING CODE 2-2016 CALIFORNIA BUILDING CODE 2-2016 CALIFORNIA ENERGY CODE 10-2016 CALIFORNIA EXISTING BUILDING CODE 9-2016 CALIFORNIA EXISTING BUILDING CODE 9-2016 CALIFORNIA EXISTING BUILDING CODE 10-2016 CALIFORNIA EXISTING BUILDING CODE 9-2016 CALIFORNIA FIRE CODE 10-2016 CALIFORNIA FIRE CODE 10-2016 CALIFORNIA FIRE CODE 10-2016 CALIFORNIA FIRE CODE | | ÍC ED S OF | |
| ES-20: TR-6 ES-20: TR-7 | is expected to arrive, taking into account possible operational and safety considerations. Measures outside the building would be subject to San Francisco Department of Public Works review and approval, and could include adding benches to encourage passengers to wait closer to the building rather than at the curb. AAU PROPOSAL: See Notes on Sheet A0.S3 Class I Bicycle Parking. AAU shall add 31 Class I bicycle parking spaces to meet the Planning Code requirement. Bicycle parking shall be consistent with San Francisco Planning Department guidance, including being located and easily accessed from the ground floor (at grade level). AAU PROPOSAL: See Bicycle Parking Summary. Class II Bicycle parking spaces along Sutter Street. The Class II bicycle parking spaces shall be coordinated and reviewed by SFMTA. Given the pedestrian pooling that sometimes occurs in front of the site as students wait for shuttles, these Class II gaces may be more appropriately installed along the edges of the site or at | INSTITUT Level BASEMENT LEVEL 1 BALCONY LEVEL 2 LEVEL 7 ROOF OCCUPIED S B- RESIDENTIA SAN FRANCISCO I DWELLING UNIT IS DESIGNED FOR, OR ONLY ONE KITCHEN. GROUP HOUSING LODGING, WITHOU | F TOTAL F TOTAL LUSES PLANNING CODE S 202: A RESIDENTIA IS OCCUPIED BY, (GH): A RESIDENT UT INDIVIDUAL CO SPACE NOT DEFIN | CUPIED FLOOR ARE/ Existing (SF) 6,668 7,230 845 3,110 2,529 196 20,578 | Proposed (SF) 6,668 7,230 845 3,110 2,529 196 20,578 R TWO OR MORE ROOMS THAT COOKING THEREIN AND HAVING GING OR BOTH MEALS AND RANGEMENT FOR A WEEK OR LING UNIT. | 134. PROJECT INFORMATION ADDRESS 620 SUTTER STREET BLOCK/LOT 0283/004a No OF STORIES 8 (NO CHANGE) DISTRICTS 20NING C-3-G ZONING C-3-G HEIGHT/BULK 80-130-F SPECIAL USE WITHIN 1/4 MILE OI SPECIAL USE WITHIN 1/4 MILE OI FINANCIAL SERVICE USE CHANGE OF USE REQUIF LAST LEGAL | F THE FRINGE FINANCIAL F AN EXISTING FRINGE E RED ROOMS) | AMEN ORDE AUTHH STRIN TO TH THE F 2016 S PART PART PART PART PART PART PART ALL A LIMITE | DMENTS, RULES, REGULATIONS, ORDINANCES, RS, APPROVALS, ETC. THAT ARE REQUIRED BY ORITIES. IN THE EVENT OF CONFLICT, THE MOS IGENT REQUIREMENTS INCLUDE, BUT ARE NOT I IE CURRENT APPLICABLE EDITIONS OR PUBLICA OLLOWING (OR OTHERWISE NOTED): SAN FRANCISCO BUILDING CODE 2-2016 CALIFORNIA BUILDING CODE 4-2016 CALIFORNIA ENERGY CODE 5-2016 CALIFORNIA ENERGY CODE 6-2016 CALIFORNIA ENERGY CODE 10-2016 CALIFORNIA EXISTING BUILDING CODE 9-2016 CALIFORNIA EXISTING BUILDING CODE 6-2016 CALIFORNIA FIRE CODE IATIONAL FIRE CODES STANDARD AND THE FIRE ECTION HANDBOOK OF THE NFPA PPLICABLE NFPA CODE SECTIONS INCLUDING B ED TO CCSF, FIRE MARSHAL ADMIN BULLETINS | | ÍC ED S OF | |
| ES-20: TR-6 ES-20: TR-7 | is expected to arrive, taking into account possible operational and safety considerations. Measures outside the building would be subject to San Francisco Department of Public Works review and approval, and could include adding benches to encourage passengers to wait closer to the building rather than at the curb. AAU PROPOSAL: See Notes on Sheet A0.S3 Class I Bicycle Parking. AAU shall add 31 Class I bicycle parking spaces to meet the Planning Code requirement. Bicycle parking shall be consistent with San Francisco Planning Department guidance, including being located and easily accessed from the ground floor (at grade level). AAU PROPOSAL: See Bicycle Parking Summary. Class II Bicycle Parking. AAU shall provide at least 3 Class II Bicycle parking spaces and guitter Street. The Class II Bicycle parking spaces shall be coordinated and reviewed by SFMTA. Given the pedestrian pooling that sometimes occurs in front of the site as students wait for shuttles, these Class II spaces may be more appropriately installed along the edges of the site or at other nearby AAU facilities (e.g., 625 Sutter Street, 55 Sutter Street, 655 | INSTITU Level BASEMENT LEVEL 1 BALCONY LEVEL 2 LEVEL 2 LEVEL 7 ROOF OCCUPIED S B- RESIDENTIA SAN FRANCISCO DWELING UNTIT IS DESIGNED FOR, OR ONLY ONE KITCHEN. GROUP HOUSING LODGING, WITHOU MORE AT A TIME, IN A: | F TOTAL F TOTAL LUSES PLANING CODE S U: A RESIDENTIA IS OCCUPIED BY, (GH): A RESIDENT IS OCCUPIED BY, (GH): A RESIDENT DUAL CO SPACE NOT DEFIN DWABLE PEI | CUPIED FLOOR ARE/ Existing (SF) 6,668 7,230 845 3,110 2,529 196 20,578 SEC. 102 DEFINITIONS AL USE DEFINED AS A ROOM OI ONE FAMILY DOING ITS OWN OF AREARD IAL USE THAT PROVIDES LODG OKING FACILITIES, BY PREARD | Proposed (SF) 6,668 7,230 845 3,110 2,529 196 20,578 R TWO OR MORE ROOMS THAT COOKING THEREIN AND HAVING GING OR BOTH MEALS AND RANGEMENT FOR A WEEK OR LING UNIT. | 134. PROJECT INFORMATION ADDRESS 620 SUTTER STREET BLOCK/LOT 0283/004a No OF STORIES 8 (NO CHANGE) DISTRICTS ZONING C-3-G HEIGHT/BULK 80-130-F SPECIAL USE WITHIN 1/4 MILE OI SERVICES RUD WITHIN 1/4 MILE OI SERVICES RUD USE CHANGE OF USE REQUIF LAST LEGAL TOURIST HOTEL (65 FR PROPOSED RESIDENTIAL: GROUF | F THE FRINGE FINANCIAL F AN EXISTING FRINGE E | AMEN ORDE AUTHH STRIN TO TH THE F 2016 S PART PART PART PART PART PART PART ALL A LIMITE | DMENTS, RULES, REGULATIONS, ORDINANCES, RS, APPROVALS, ETC. THAT ARE REQUIRED BY ORITIES. IN THE EVENT OF CONFLICT, THE MOS IGENT REQUIREMENTS INCLUDE, BUT ARE NOT I IE CURRENT APPLICABLE EDITIONS OR PUBLICA OLLOWING (OR OTHERWISE NOTED): SAN FRANCISCO BUILDING CODE 2-2016 CALIFORNIA BUILDING CODE 2-2016 CALIFORNIA BUILDING CODE 2-2016 CALIFORNIA ENERGY CODE 10-2016 CALIFORNIA EXISTING BUILDING CODE 9-2016 CALIFORNIA EXISTING BUILDING CODE 9-2016 CALIFORNIA EXISTING BUILDING CODE 10-2016 CALIFORNIA EXISTING BUILDING CODE 9-2016 CALIFORNIA FIRE CODE 10-2016 CALIFORNIA FIRE CODE 10-2016 CALIFORNIA FIRE CODE 10-2016 CALIFORNIA FIRE CODE | | ÍC ED S OF | -07 |
| ES-20: TR-6 ES-20: TR-7 | is expected to arrive, taking into account possible operational and safety considerations. Measures outside the building would be subject to San Francisco Department of Public Works review and approval, and could include adding benches to encourage passengers to wait closer to the building rather than at the curb. AAU PROPOSAL: See Notes on Sheet A0.S3 Class I Bicycle Parking. AAU shall add 31 Class I bicycle parking spaces to meet the Planning Code requirement. Bicycle parking shall be consistent with San Francisco Planning Department guidance, including being located and easily accessed from the ground floor (at grade level). AAU PROPOSAL: See Bicycle Parking Summary. Class II Bicycle Parking spaces along Sutter Street. The Class II bicycle parking spaces shall be coordinated and reviewed by SFMTA. Given the pedestrian pooling that sometimes occurs in front of the site as students wait for shuttles, these Class II spaces may be more appropriately installed along the edges of the site or at other nearby AAU facilities (e.g., 625 Sutter Street, 655 Sutter Street, or 680 Sutter Street) on the block. Bicycle parking shall be consistent with San Francisco Planning | INSTITUT Level BASEMENT LEVEL 1 BALCONY LEVEL 2 LEVEL 7 ROOF OCCUPIED S B- RESIDENTIA SAN FRANCISCO I DWELLING UNIT IS DESIGNED FOR, OR ONLY ONE KITCHEN. GROUP HOUSING LODGING, WITHOU | F TOTAL F TOTAL LUSES PLANING CODE S U: A RESIDENTIA IS OCCUPIED BY, (GH): A RESIDENT IS OCCUPIED BY, (GH): A RESIDENT DUAL CO SPACE NOT DEFIN DWABLE PEI | CUPIED FLOOR ARE/ Existing (SF) 6,668 7,230 845 3,110 2,529 196 20,578 | Proposed (SF) 6,668 7,230 845 3,110 2,529 196 20,578 R TWO OR MORE ROOMS THAT COOKING THEREIN AND HAVING GING OR BOTH MEALS AND RANGEMENT FOR A WEEK OR LING UNIT. | 134. PROJECT INFORMATION ADDRESS 620 SUTTER STREET BLOCK/LOT 0283/004a No OF STORIES 8 (NO CHANGE) DISTRICTS ZONING C-3-G HEIGHT/BULK 80-130-F SPECIAL USE WITHIN 1/4 MILE OI SERVICES RUD WITHIN 1/4 MILE OI SERVICES RUD USE CHANGE OF USE REQUIF LAST LEGAL TOURIST HOTEL (65 FR PROPOSED RESIDENTIAL: GROUF | F THE FRINGE FINANCIAL F AN EXISTING FRINGE SE RED ROOMS) P HOUSING (61 ROOMS) & | AMEN ORDE AUTH+ STRIN TO TH THE F 2016 S PART PART PART PART PART PART PART PART | DMENTS, RULES, REGULATIONS, ORDINANCES, RS, APPROVALS, ETC. THAT ARE REQUIRED BY ORTITES. IN THE EVENT OF CONFLICT, THE MOS IGENT REQUIREMENTS INCLUDE, BUT ARE NOT I IE CURRENT APPLICABLE EDITIONS OR PUBLICA OLLOWING (OR OTHERWISE NOTED): SAN FRANCISCO BUILDING CODE 2-2016 CALIFORNIA BUILDING CODE 4-2016 CALIFORNIA ENERGY CODE 10-2016 CALIFORNIA ENERGY CODE 10-2016 CALIFORNIA FIRE CODE 9-2016 CALIFORNIA FIRE CODE IATIONAL FIRE CODES STANDARD AND THE FIRE ECTION HANDBOOK OF THE NFPA PPLICABLE NFPA CODE SECTIONS INCLUDING BI ED TO CCSF, FIRE MARSHAL ADMIN BULLETINS PEOF WORK | LAWS PUBLI: T LIMITE TIONS | DT | |
| ES-20: TR-6 ES-20: TR-7 | is expected to arrive, taking into account possible operational and safety considerations. Measures outside the building would be subject to San Francisco Department of Public Works review and approval, and could include adding benches to encourage passengers to wait closer to the building rather than at the curb. AAU PROPOSAL: See Notes on Sheet A0.S3 Class I Bicycle Parking. AAU shall add 31 Class I bicycle parking spaces to meet the Planning Code requirement. Bicycle parking shall be consistent with San Francisco Planning Department guidance, including being located and easily accessed from the ground floor (at grade level). AAU PROPOSAL: See Bicycle Parking Summary. Class II Bicycle Parking. AAU shall provide at least 3 Class II bicycle parking spaces along Sutter Street. The Class II bicycle parking spaces shall be coordinated and reviewed by SFMTA. Given the pedestrian pooling that sometimes occurs in front of the site as students wait for shuttles, these Class II spaces may be more appropriately installed along the edges of the site or at other nearby AAU facilities (e.g., 625 Sutter Street, 655 Sutter Street, or 680 Sutter Street) on the block. Bicycle parking shall be consistent with San Francisco Planning Department guidance. | INSTITUT Level BASEMENT LEVEL 1 BALCONY LEVEL 2 LEVEL 2 LEVEL 7 ROOF OCCUPIED S B- RESIDENTIA SAN FRANCISCO DWELING UNTIT IS DESIGNED FOR, OR ONLY ONE KITCHEN. GROUP HOUSING LODGING, WITHOU MORE AT A TIME, IN A: | F TOTAL LUSES PLANNING CODE S PLANNING CODE S PLANNIN | CUPIED FLOOR ARE/ Existing (SF) 6,668 7,230 845 3,110 2,529 196 20,578 | Proposed (SF) 6,668 7,230 845 3,110 2,529 196 20,578 R TWO OR MORE ROOMS THAT COOKING THEREIN AND HAVING GING OR BOTH MEALS AND RANGEMENT FOR A WEEK OR LING UNIT. | 134. PROJECT INFORMATION ADDRESS 620 SUTTER STREET BLOCK/LOT 0283/004a No OF STORIES 8 (NO CHANGE) DISTRICTS 208/1004a ZONING C-3-G HEIGHT/BULK 80-130-F SPECIAL USE WITHIN 1/4 MILE OU WITHIN 1/4 MILE OU SERVICES RUD WITHIN 1/4 MILE OU FINANCIAL SERVIC USE CHANGE OF USE REQUIF LAST LEGAL TOURIST HOTEL (65 FR PROPOSED RESIDENTIAL: GROUF INSTITUTIONAL: POST | F THE FRINGE FINANCIAL F AN EXISTING FRINGE SE RED ROOMS) P HOUSING (61 ROOMS) & | AMEN ORDE AUTH+ STRIN TO TH THE F 2016 S PART PART PART PART PART PART PART PART | DMENTS, RULES, REGULATIONS, ORDINANCES, RS, APPROVALS, ETC. THAT ARE REQUIRED BY ORITIES. IN THE EVENT OF CONFLICT, THE MOS IGENT REQUIREMENTS INCLUDE, BUT ARE NOT I IE CURRENT APPLICABLE EDITIONS OR PUBLICA OLLOWING (OR OTHERWISE NOTED): SAN FRANCISCO BUILDING CODE 2- 2016 CALIFORNIA BUILDING CODE 2- 2016 CALIFORNIA BLICTRICAL CODE 3- 2016 CALIFORNIA ELECTRICAL CODE 6- 2016 CALIFORNIA ELECTRICAL CODE 6- 2016 CALIFORNIA ELECTRICAL CODE 6- 2016 CALIFORNIA FLISTING BUILDING CODE 9- 2016 CALIFORNIA FIRE CODE 10- 2016 CALIFORNIA FIRE CODE 10- 2016 CALIFORNIA FIRE CODE 9- 2016 CALIFORNIA FIRE CODE 10- 2016 CALIFORNIA FIRE STANDARD AND THE FIRE POLICABLE NFPA CODE SECTIONS INCLUDING BI ED TO CCSF, FIRE MARSHAL ADMIN BULLETINS PEOF WORK | LAWS PUBLI: T LIMITE TIONS | DT | |
| ES-20: TR-6 ES-20: TR-7 | is expected to arrive, taking into account possible operational and safety considerations. Measures outside the building would be subject to San Francisco Department of Public Works review and approval, and could include adding benches to encourage passengers to wait closer to the building rather than at the curb. AAU PROPOSAL: See Notes on Sheet A0.S3 Class I Bicycle Parking. AAU shall add 31 Class I bicycle parking spaces to meet the Planning Code requirement. Bicycle parking shall be consistent with San Francisco Planning Department guidance, including being located and easily accessed from the ground floor (at grade level). AAU PROPOSAL: See Bicycle Parking Summary. Class II Bicycle Parking, AAU shall provide at least 3 Class II Bicycle parking spaces along Sutter Street. The Class II Bicycle parking spaces shall be coordinated and reviewed by SFMTA. Given the pedestrian pooling that sometimes occurs in front of the site as students wait for shuttles, these Class II spaces may be more appropriately installed along the edges of the site or at other nearby AAU facilities (e.g., 625 Sutter Street, of 680 Sutter Street) on the block. Bicycle parking shall be consistent with San Francisco Planning Department guidance. AAU PROPOSAL: See Bicycle Parking Summary. | INSTITUT Level BASEMENT LEVEL 1 BALCONY LEVEL 2 LEVEL 2 LEVEL 7 ROOF OCCUPIED S B- RESIDENTIA SAN FRANCISCO DWELING UNTIT IS DESIGNED FOR, OR ONLY ONE KITCHEN. GROUP HOUSING LODGING, WITHOU MORE AT A TIME, IN A: | F TOTAL LUSES PLANNING CODE S DUI: A RESIDENTIA IS OCCUPIED BY, (GH): A RESIDENT UT INDIVIDUAL CO SPACE NOT DEFIN DWABLE PEI JMIT RE | CUPIED FLOOR ARE/ Existing (SF) 6,668 7,230 845 3,110 2,529 196 20,578 SEC. 102 DEFINITIONS NL USE DEFINED AS A ROOM OF ONE FAMILY DOING ITS OWN CONNING FACILITIES, BY PREARE HED BY THIS CODE AS A DIVELI R ZONING DISTRICT R | Proposed (SF) 6,668 7,230 845 3,110 2,529 196 20,578 R TWO OR MORE ROOMS THAT COOKING THEREIN AND HAVING SING OR BOTH MEALS AND SANGEMENT FOR A WEEK OR LING UNIT. C-3-G | 134. PROJECT INFORMATION ADDRESS 620 SUTTER STREET BLOCK/LOT 0283/004a No OF STORIES 8 (NO CHANGE) DISTRICTS ZONING C-3-G HEIGHT/BULK 80-130-F SPECIAL USE WITHIN 1/4 MILE OI SERVICES RUD WITHIN 1/4 MILE OI FINANCIAL SERVIC USE CHANGE OF USE REQUIF LAST LEGAL TOURIST HOTEL (65 F PROPOSED RESIDENTIAL: GROUF INSTITUTIONAL: POST HISTORIC EVALUATION | F THE FRINGE FINANCIAL F AN EXISTING FRINGE E RED ROOMS) P HOUSING (61 ROOMS) & T-SECONDARY EDUCATION | AMEN ORDE AUTH+ STRIN TO TH THE F 2016 S PART PART PART PART PART PART PART PART | DMENTS, RULES, REGULATIONS, ORDINANCES, RS, APPROVALS, ETC. THAT ARE REQUIRED BY ORTITES. IN THE EVENT OF CONFLICT, THE MOS IGENT REQUIREMENTS INCLUDE, BUT ARE NOT I IE CURRENT APPLICABLE EDITIONS OR PUBLICA OLLOWING (OR OTHERWISE NOTED): SAN FRANCISCO BUILDING CODE 2-2016 CALIFORNIA BUILDING CODE 4-2016 CALIFORNIA BUILDING CODE 3-2016 CALIFORNIA ELECTRICAL CODE 3-2016 CALIFORNIA ENERGY CODE 10-2016 CALIFORNIA ENERGY CODE 10-2016 CALIFORNIA ENERGY CODE 10-2016 CALIFORNIA FIRE CODE IATIONAL FIRE CODES STANDARD AND THE FIRE ECTION HANDBOOK OF THE NFPA PPLICABLE NFPA CODE SECTIONS INCLUDING B ED TO CCSF, FIRE MARSHAL ADMIN BULLETINS PE OF WORK JANT TO CASE NUMBER 2008.0586, THE PROJECT ST HOTEL USE TO GROUP HOUSING (UP TO 61 B ROJECT ALSO PROPOSES TO RETAIN 20,578 SF. | LAWS PUBLI: T LIMITE TIONS UT NC | DT | AND 136 |
| ES-20: TR-6 ES-20: TR-7 ES-20: NO-1 | is expected to arrive, taking into account possible operational and safety considerations. Measures outside the building would be subject to San Francisco Department of Public Works review and approval, and could include adding benches to encourage passengers to wait closer to the building rather than at the curb. AAU PROPOSAL: See Notes on Sheet A0.S3 Class I Bicycle Parking. AAU shall add 31 Class I bicycle parking spaces to meet the Planning Code requirement. Bicycle parking shall be consistent with San Francisco Planning Department guidance, including being located and easily accessed from the ground floor (at grade level). AAU PROPOSAL: See Bicycle Parking Summary. Class II Bicycle parking spaces along Sutter Street. The Class II bicycle parking spaces shall be coordinated and reviewed by SFMTA. Given the pedestrian pooling that sometimes occurs in front of the site as students wait for shuttles, these Class II spaces may be more appropriately installed along the edges of the site or at other nearby AAU facilities (e.g., 625 Sutter Street, 655 Sutter Street, or 860 Sutter Street) on the block. Bicycle parking shall be consistent with San Francisco Planning Department guidance. AAU PROPOSAL: See Bicycle Parking Summary. Interior Noise Levels for Residential Uses. For existing AAU residential buildings located along streets with | INSTITUT Level BASEMENT LEVEL 1 BALCONY LEVEL 2 LEVEL 2 LEVEL 7 ROOF OCCUPIED S B- RESIDENTIA SAN FRANCISCO DWELING UNTIT IS DESIGNED FOR, OR ONLY ONE KITCHEN. GROUP HOUSING LODGING, WITHOU MORE AT A TIME, IN A: | IF TOTAL IF TOTAL IL USES PLANNING CODE S DUI: A RESIDENTIA IS OCCUPIED BY, (GH): A RESIDENT UT INDIVIDUAL CO SPACE NOT DEFIN DWABLE PEI JMIT RE M | CUPIED FLOOR ARE/ Existing (SF) 6,668 7,230 845 3,110 2,529 196 20,578 SEC. 102 DEFINITIONS ALUSE DEFINITIONS ALUSE DEFINITIONS ALUSE DEFINITIONS ALUSE THAT PROVIDES LODG ONNE FAAILITES, BY PREARR BED BY THIS CODE AS A DWELL R ZONING DISTRICT ESIDENTIAL USES | Proposed (SF) 6,668 7,230 845 3,110 2,529 196 20,578 R TWO OR MORE ROOMS THAT COOKING THEREIN AND HAVING GING OR BOTH MEALS AND RANDEMENT FOR A WEEK OR LING UNIT. C-3-G Proposed | 134. PROJECT INFORMATION ADDRESS 620 SUTTER STREET BLOCK/LOT 0283/004a No OF STORIES 8 (NO CHANGE) DISTRICTS ZONING C-3-G HEIGHT/BULK 80-130-F SPECIAL USE WITHIN 1/4 MILE OI SPECIAL USE WITHIN 1/4 MILE OI USE CHANGE OF USE REQUIT LAST LEGAL TOURIST HOTEL (65 F PROPOSED RESIDENTIAL: GROUF INSTITUTIONAL: POST HISTORIC EVALUATION | F THE FRINGE FINANCIAL F AN EXISTING FRINGE E RED ROOMS) P HOUSING (61 ROOMS) & T-SECONDARY EDUCATION A - Historic Resource Present | AMEN ORDE AUTH+ STRIN TO TH THE F 2016 S PART PART PART PART PART PART PART PART | DMENTS, RULES, REGULATIONS, ORDINANCES, RS, APPROVALS, ETC. THAT ARE REQUIRED BY ORTITES. IN THE EVENT OF CONFLICT, THE MOS IGENT REQUIREMENTS INCLUDE, BUT ARE NOT I IE CURRENT APPLICABLE EDITIONS OR PUBLICA OLLOWING (OR OTHERWISE NOTED): SAN FRANCISCO BUILDING CODE 2-2016 CALIFORNIA BUILDING CODE 2-2016 CALIFORNIA BLICTRICAL CODE 3-2016 CALIFORNIA ELECTRICAL CODE 3-2016 CALIFORNIA ELECTRICAL CODE 6-2016 CALIFORNIA FIRE CODE 10-2016 CALIFORNIA FIRE CODE 10-2016 CALIFORNIA FIRE CODE IATIONAL FIRE CODES STANDARD AND THE FIRE ECTION HANDBOOK OF THE NFPA PPLICABLE NFPA CODE SECTIONS INCLUDING BI ED TO CCSF, FIRE MARSHAL ADMIN BULLETINS PEOF WORK | LAWS PUBLI: T LIMITE TIONS UT NC | DT | AND 136 |
| ES-20: TR-6 ES-20: TR-7 ES-20: NO-1 | is expected to arrive, taking into account possible operational and safety considerations. Measures outside the building would be subject to San Francisco Department of Public Works review and approval, and could include adding benches to encourage passengers to wait closer to the building rather than at the curb. AAU PROPOSAL: See Notes on Sheet A0.S3 Class I Bicycle Parking. AAU shall add 31 Class I bicycle parking spaces to meet the Planning Code requirement. Bicycle parking shalb econsistent with San Francisco Planning Department guidance, including being located and easily accessed from the ground floor (at grade level). AAU PROPOSAL: See Bicycle Parking Summary. Class II Bicycle Parking. AAU shall provide at least 3 Class II bicycle parking spaces shall be coordinated and reviewed by SFMTA. Given the pedestrian pooling that sometimes occurs in front of the site as students wait for shuttles, these Class II spaces may be more appropriately installed along the edges of the site or at other nearby AAU facilities (e.g., 625 Sutter Street, 55 Sutter Street, or 680 Sutter Street) on the block. Bicycle parking shall be consistent with San Francisco Planning Department guidance. AAU PROPOSAL: See Bicycle Parking Summary. Interior Noise Levels for Residential Uses. For existing AAU residentiab buildings located along streets with noise levels above 60 dBA Ldn, where the building does | INSTITUT Level BASEMENT LEVEL 1 BALCONY LEVEL 2 LEVEL 2 LEVEL 7 ROOF OCCUPIED S B- RESIDENTIA SAN FRANCISCO DWELING UNTIT IS DESIGNED FOR, OR ONLY ONE KITCHEN. GROUP HOUSING LODGING, WITHOU MORE AT A TIME, IN A: | IF TOTAL IL USES PLANNING CODE S DU: A RESIDENTIA IS OCCUPIED BY, (GH): A RESIDENT UT INDIVIDUAL CO SPACE NOT DEFIN DWABLE PEI JIMIT RE M | CUPIED FLOOR ARE/ Existing (SF) 6,668 7,230 845 3,110 2,529 196 20,578 | Proposed (SF) 6,668 7,230 845 3,110 2,529 196 20,578 R TWO OR MORE ROOMS THAT COOKING THEREIN AND HAVING GING OR BOTH MEALS AND PROPOSED ING UNIT. C-3-G Proposed | 134. PROJECT INFORMATION ADDRESS 620 SUTTER STREET BLOCKLOT 0283/004a No OF STORIES 8 (NO CHANGE) DISTRICTS ZONING C-3-G HEIGHT/BULK 80-130-F SPECIAL USE WITHIN 1/4 MILE OI SPECIAL USE WITHIN 1/4 MILE OI FINANCIAL SERVICE USE CHANGE OF USE REQUIN LAST LEGAL TOURIST HOTEL (65 F PROPOSED RESIDENTIAL: GROUP INSTITUTIONAL: POST HISTORIC EVALUATION HISTORIC RESOURCE STATUS NATIONAL REGISTER HISTORIC DISTRICTS | F THE FRINGE FINANCIAL F AN EXISTING FRINGE E RED ROOMS) P HOUSING (61 ROOMS) & T-SECONDARY EDUCATION | AMEN ORDE AUTHH STRIN TO TH THE F 2016 S PART PART PART PART PART PART PART PART | DMENTS, RULES, REGULATIONS, ORDINANCES, RS, APPROVALS, ETC. THAT ARE REQUIRED BY ORITIES. IN THE EVENT OF CONFLICT, THE MOS IGENT REQUIREMENTS INCLUDE, BUT ARE NOT I IE CURRENT APPLICABLE EDITIONS OR PUBLICA OLLOWING (OR OTHERWISE NOTED): SAN FRANCISCO BUILDING CODE 2-2016 CALIFORNIA BUILDING CODE 3-2016 CALIFORNIA ENERGY CODE 3-2016 CALIFORNIA ENERGY CODE 3-2016 CALIFORNIA ENERGY CODE 10-2016 CALIFORNIA ENERGY CODE 10-2016 CALIFORNIA ENERGY CODE 10-2016 CALIFORNIA FIRE CODE IATIONAL FIRE CODES STANDARD AND THE FIRE ECTION HANDBOOK OF THE NFPA PPLICABLE NFPA CODE SECTIONS INCLUDING B ED TO CCSF, FIRE MARSHAL ADMIN BULLETINS PE OF WORK JANT TO CASE NUMBER 2008.0586, THE PROJECT ST HOTEL USE TO GROUP HOUSING (UP TO 61 B ROJECT ALSO PROPOSES TO RETAIN 20,578 SF. JGHOUT THE BUILDING. | LAWSL PUBLI T LIMITE LIMITE TIONS UT NC UT NC EDRO OF PC | IC ED S OF DT DT DT DT DT DT DT DT E PROJ | AND 136 ECONDA |
| ES-20: TR-6 ES-20: TR-7 ES-20: NO-1 | is expected to arrive, taking into account possible operational and safety considerations. Measures outside the building would be subject to San Francisco Department of Public Works review and approval, and could include adding benches to encourage passengers to wait closer to the building rather than at the curb. AAU PROPOSAL: See Notes on Sheet A0.S3 Class I Bicycle Parking. AAU shall add 31 Class I bicycle parking spaces to meet the Planning Code requirement. Bicycle parking shall be consistent with San Francisco Planning Department guidance, including being located and easily accessed from the ground floor (at grade level). AAU PROPOSAL: See Bicycle Parking Summary. Class II Bicycle Parking spaces along Sutter Street. The Class II Dicycle parking spaces shall be coordinated and reviewed by SFMTA. Given the pedestrian pooling that sometimes occurs in front of the site as students wait for shuttles, these Class II spaces may be more appropriately installed along the edges of the site or at other nearby AAU facilities (e.g., 625 Sutter Street, 655 Sutter Street, or 880 Sutter Street) on the block. Bicycle parking shall be consistent with San Francisco Planning Department guidance. AAU PROPOSAL: See Bicycle Parking Summary. Interior Noise Levels for Residential Uses. For existing AAU residential buildings located along streets with noise levels above 60 dBA Ldn, where the building does not already meet the California Noise Insulation Standards in California Code of Regulations Title 24, | INSTITU Level BASEMENT LEVEL 1 BALCONY LEVEL 2 LEVEL 2 LEVEL 7 ROOF OCCUPIED S B- RESIDENTIA SAN FRANCISCO DWELLING UNTI IS DESIGNED FOR, OR ONLY ONE KITCHEN. GROUP HOUSING LODGING, WITHOU MORE AT A TIME, IN A: MAXIMUM ALLC *NO DENSITY L DWELLING UNTI TOURIST HOTE | IF TOTAL IF | CUPIED FLOOR ARE/ Existing (SF) 6,668 7,230 845 3,110 2,529 196 20,578 | Proposed (SF) 6,668 7,230 845 3,110 2,529 196 20,578 R TWO OR MORE ROOMS THAT COOKING THEREIN AND HAVING SING OR BOTH MEALS AND RANGEMENT FOR A WEEK OR UNG UNIT. CC-3-G | 134. PROJECT INFORMATION ADDRESS 620 SUTTER STREET BLOCK/LOT 0283/004a No OF STORIES 8 (NO CHANGE) DISTRICTS ZONING C-3-G HEIGHT/BULK 80-130-F SPECIAL USE WITHIN 1/4 MILE OI SERVICES RUD WITHIN 1/4 MILE OI SERVICES RUD USE CHANGE OF USE REQUIF LAST LEGAL TOURIST HOTEL (65 F PROPOSED RESIDENTIAL: GROUF INSTITUTIONAL: POST HISTORIC EVALUATION HISTORIC RESOURCE STATUS NATIONAL REGISTER HISTORIC DISTRICTS CALIFORNIA REGISTER HISTORIC | F THE FRINGE FINANCIAL F AN EXISTING FRINGE E RED ROOMS) P HOUSING (61 ROOMS) & T-SECONDARY EDUCATION A - Historic Resource Present | AMEN ORDE AUTH+ STRIN TO TH THE F 2016 S PART PART PART PART PART PART PART PART | DMENTS, RULES, REGULATIONS, ORDINANCES, RS, APPROVALS, ETC. THAT ARE REQUIRED BY ORTITES. IN THE EVENT OF CONFLICT, THE MOS IGENT REQUIREMENTS INCLUDE, BUT ARE NOT I LE CURRENT APPLICABLE EDITIONS OR PUBLICA OLLOWING (OR OTHERWISE NOTED): SAN FRANCISCO BUILDING CODE 2-2016 CALIFORNIA BUILDING CODE 2-2016 CALIFORNIA BLICTRICAL CODE 3-2016 CALIFORNIA ELECTRICAL CODE 6-2016 CALIFORNIA ELECTRICAL CODE 6-2016 CALIFORNIA FLISTING BUILDING CODE 9-2016 CALIFORNIA FIRE CODE 10-2016 CALIFORNIA FIRE CODE 10-2016 CALIFORNIA FIRE CODE 9-2016 CALIFORNIA FIRE CODE 10-2016 CALIFORNIA FIRE CODE 9-2016 CALIFORNIA FIRE CODE 9-2016 CALIFORNIA FIRE CODE 10-2016 CALIFORNIA FIRE CODE 9-2016 CALIFORNIA FIRE CODE 9-2016 CALIFORNIA FIRE CODE 10-2016 CALIFORNIA FIRE CODE 9-2016 CALIFORNIA FIRE CODE 10-2016 CALIFORNIA FIRE CODE 9-2016 CALIFORNIA FIRE CODE 9-2010 FIRE FIRE FIRE FIRE FIRE FIRE FIRE 9-2010 FIRE FIRE | LAWS PUBLI T LIMITE LIMITE LIMITE T PRO T PRO EDRO OF PC DF THE R 620 S | IC ED S OF DT DT DPOSES DOMS A DST-SE E PROJ SUTTEF | AND 136 ECONDA JECT AR ER LISTEI |
| ES-20: TR-6 ES-20: TR-7 ES-20: NO-1 | is expected to arrive, taking into account possible operational and safety considerations. Measures outside the building would be subject to San Francisco Department of Public Works review and approval, and could include adding benches to encourage passengers to wait closer to the building rather than at the curb. AAU PROPOSAL: See Notes on Sheet A0.S3 Class I Bicycle Parking. AAU shall add 31 Class I bicycle parking spaces to meet the Planning Code requirement. Bicycle parking shall be consistent with San Francisco Planning Department guidance, including being located and easily accessed from the ground floor (at grade level). AAU PROPOSAL: See Bicycle Parking Summary. Class II Bicycle Parking. AAU shall provide at least 3 Class II bicycle parking spaces shall be coordinated and reviewed by SFMTA. Given the pedestrian pooling that sometimes occurs in front of the site as students wait for shuttles, these Class II spaces may be more appropriately installed along the edges of the site or at other nearby AAU facilities (e.g., 625 Sutter Street, 55 Sutter Street, or 680 Sutter Street) on the block. Bicycle parking shall be consistent with San Francisco Planning Department guidance. AAU PROPOSAL: See Bicycle Parking Summary. Interior Noise Levels for Residential Uses. For existing AAU residential buildings located along streets with noise levels above 60 dBA Ldn, where the building does not already meet the California Noise Insulation Standards in California Code of Regulations Title 24, AAU shall conduct a detailed analysis of noise reduction | INSTITU Level BASEMENT LEVEL 1 BALCONY LEVEL 2 LEVEL 2 LEVEL 7 ROOF OCCUPIED S B- RESIDENTIA SAN FRANCISCO DWELING UNITI IS DESIGNED FOR, OR ONLY ONE KITCHEN. GROUP HOUSING LOGGING, WITHOU MORE AT A TIME, IN A: MAXIMUM ALLC *NO DENSITY L DWELLING UNITI TOURIST HOTE! GROUP HOUSIN | IF TOTAL IF | CUPIED FLOOR ARE/ Existing (SF) 6,668 7,230 845 3,110 2,529 196 20,578 SEC. 102 DEFINITIONS AL USE DEFINITIONS VILUE DEFINITIONS AL USE THAT PROVIDES LODG ONNE FAMILY DOING ITS OWN OF THAT PROVIDES LODG ONNE FAMILY DOING ITS OWN OF THAT PROVIDES LODG COME FAMILY DOING ITS OWN OF THAT PROVIDES LODG AL USE THAT PROVIDES LODG COME AS A PREARE ESIDENTIAL USES TALS SES TAL USES IAL, Allowed per Code Existing per ESTN N/A 0 N//A | Proposed (SF) 6,668 7,230 845 3,110 2,529 196 20,578 R TWO OR MORE ROOMS THAT COOKING THEREIN AND HAVING GING OR BOTH MEALS AND VANCEMENT FOR A WEEK OR UING UNIT. C-3-G 0 0 0 0 0 0 0 0 0 0 | 134. PROJECT INFORMATION ADDRESS 620 SUTTER STREET BLOCKLOT 0283/004a No OF STORIES 8 (NO CHANGE) DISTRICTS ZONING C-3-G HEIGHT/BULK 80-130-F SPECIAL USE WITHIN 1/4 MILE OI SPECIAL USE WITHIN 1/4 MILE OI FINANCIAL SERVICE USE CHANGE OF USE REQUIN LAST LEGAL TOURIST HOTEL (65 F PROPOSED RESIDENTIAL: GROUP INSTITUTIONAL: POST HISTORIC EVALUATION HISTORIC RESOURCE STATUS NATIONAL REGISTER HISTORIC DISTRICTS | F THE FRINGE FINANCIAL F AN EXISTING FRINGE E RED ROOMS) P HOUSING (61 ROOMS) & T-SECONDARY EDUCATION A - Historic Resource Present None None | AMEN ORDE AUTH+ STRIN TO TH THE F 2016 S PART PART PART PART PART PART PART PART | DMENTS, RULES, REGULATIONS, ORDINANCES, RS, APPROVALS, ETC. THAT ARE REQUIRED BY ORITIES. IN THE EVENT OF CONFLICT, THE MOS IGENT REQUIREMENTS INCLUDE, BUT ARE NOT I IE CURRENT APPLICABLE EDITIONS OR PUBLICA OLLOWING (OR OTHERWISE NOTED): SAN FRANCISCO BUILDING CODE 2-2016 CALIFORNIA BUILDING CODE 3-2016 CALIFORNIA ENERGY CODE 3-2016 CALIFORNIA ENERGY CODE 3-2016 CALIFORNIA ENERGY CODE 10-2016 CALIFORNIA ENERGY CODE 10-2016 CALIFORNIA ENERGY CODE 10-2016 CALIFORNIA FIRE CODE IATIONAL FIRE CODES STANDARD AND THE FIRE ECTION HANDBOOK OF THE NFPA PPLICABLE NFPA CODE SECTIONS INCLUDING B ED TO CCSF, FIRE MARSHAL ADMIN BULLETINS PE OF WORK JANT TO CASE NUMBER 2008.0586, THE PROJECT ST HOTEL USE TO GROUP HOUSING (UP TO 61 B ROJECT ALSO PROPOSES TO RETAIN 20,578 SF. JGHOUT THE BUILDING. | LAWS PUBLI T LIMITE LIMITE TIONS T T PRO E DRO F T PRO OF PC | IC ED S OF DT DT DT E PROJES SUTTEF | AND 136 ECONDA JECT AR R LISTEI , 2016, AI |
| ES-20: TR-6 ES-20: TR-7 ES-20: NO-1 | is expected to arrive, taking into account possible operational and safety considerations. Measures outside the building would be subject to San Francisco Department of Public Works review and approval, and could include adding benches to encourage passengers to wait closer to the building rather than at the curb. AAU PROPOSAL: See Notes on Sheet A0.S3 Class I Bicycle Parking. AAU shall add 31 Class I bicycle parking spaces to meet the Planning Code requirement. Bicycle parking shall be consistent with San Francisco Planning Department guidance, including being located and easily accessed from the ground floor (at grade level). AAU PROPOSAL: See Bicycle Parking Summary. Class I Bicycle Parking, AAU shall provide at least 3 Class I Bicycle parking spaces along Sutter Street. The Class II Bicycle parking spaces shall be coordinated and reviewed by SFMTA. Given the pedestrian pooling that sometimes occurs in front of the site as students wait for shuttles, these Class II spaces may be more appropriately installed along the edges of the site or at other nearby AAU facilities (e.g., 625 Sutter Street, 5 Sutter Street, or 680 Sutter Street) on the block. Bicycle parking shall be consistent with San Francisco Planning Department guidance. AAU PROPOSAL: See Bicycle Parking Summary. Interior Noise Levels for Residential Uses, For existing AAU residential buildings located along streets with noise levels above 60 dBA Ldn, where the building does not already meet the California Noise Insulation Standards in California Aoise Insulation Standards in California Roise Insulation person(s) qualified in accustical analysis and/or | INSTITU Level BASEMENT LEVEL 1 BALCONY LEVEL 2 LEVEL 2 LEVEL 7 ROOF OCCUPIED S B- RESIDENTIA SAN FRANCISCO DWELLING UNTI IS DESIGNED FOR, OR ONLY ONE KITCHEN. GROUP HOUSING LODGING, WITHOU MORE AT A TIME, IN A: MAXIMUM ALLC *NO DENSITY L DWELLING UNTI TOURIST HOTE | IF TOTAL IF | CUPIED FLOOR ARE/ Existing (SF) 6,668 7,230 845 3,110 2,529 196 20,578 | Proposed (SF) 6,668 7,230 845 3,110 2,529 196 20,578 R TWO OR MORE ROOMS THAT COOKING THEREIN AND HAVING SING OR BOTH MEALS AND RANGEMENT FOR A WEEK OR UNG UNIT. CC-3-G | 134. PROJECT INFORMATION ADDRESS 620 SUTTER STREET BLOCK/LOT 0283/004a No OF STORIES 8 (NO CHANGE) DISTRICTS ZONING C-3-G HEIGHT/BULK 80-130-F SPECIAL USE WITHIN 1/4 MILE OI SPECIAL USE WITHIN 1/4 MILE OI FINANCIAL SERVICE USE CHANGE OF USE REQUIF LAST LEGAL TOURIST HOTEL (65 F PROPOSED RESIDENTIAL: GROUF INSTITUTIONAL: POST HISTORIC RESOURCE STATUS NATIONAL REGISTER HISTORIC DISTRICTS CALIFORNIA REGISTER HISTORIC DISTRICTS CALIFORNIA REGISTER HISTORIC DISTRICTS HISTORIC RESOURCE EVALUATION RESPONSES | F THE FRINGE FINANCIAL F AN EXISTING FRINGE EE ROOMS) P HOUSING (61 ROOMS) & T-SECONDARY EDUCATION A - Historic Resource Present None | AMEN ORDE AUTHH STRIN TO THE PART PART PART PART PART PART PART PART | DMENTS, RULES, REGULATIONS, ORDINANCES, RS, APPROVALS, ETC. THAT ARE REQUIRED BY ORTITES. IN THE EVENT OF CONFLICT, THE MOS IGENT REQUIREMENTS INCLUDE, BUT ARE NOT I IE CURRENT APPLICABLE EDITIONS OR PUBLICA OLLOWING (OR OTHERWISE NOTED): SAN FRANCISCO BUILDING CODE 2-2016 CALIFORNIA BUILDING CODE 4-2016 CALIFORNIA BLICTRICAL CODE 3-2016 CALIFORNIA ELECTRICAL CODE 6-2016 CALIFORNIA FLECTRICAL CODE 6-2016 CALIFORNIA FLECTRICAL CODE 6-2016 CALIFORNIA FLECTRICAL CODE 9-2016 CALIFORNIA FLECTRICAL CODE 9-2016 CALIFORNIA FLECTRICAL CODE 9-2016 CALIFORNIA FLECTRICAL CODE 9-2016 CALIFORNIA FLECTRICAL CODE 10-2016 CALIFORNIA FLECTRICAL CODE 9-2016 CALIFORNIA FLECTRICAL STANDARD AND THE FIRE 9-2016 CALIFORNIA FLECTRICAL CODE 9-2016 CALIFORNIA FLECTRICAL STANDARD AND THE FIRE 9-2016 CALIFORNIA FLECTRICAL STANDARD AND THE PROJECT 9-2016 CALIFORNIA FLECTRICAL MEMORANDUM PUBLISHEI 4-200MENDED CONDITIONS OF APPROVAL FOR 9-2016 CALIFORNIA FLECTRICAL MEMORANDUM PUBLISHEI 4-200N WITHIN THE SCOPE OF THIS PROJECT A | LAWS PUBLI T LIMITE LIMITE TIONS UT NC EDRO OF PC DF THE 620 S D ON I R R NC | IC ED S OF DT DT DPOSES DOMS A DST-SE E PROJJ E PROJJ SUTTER MAY 4, OTED C | AND 136 ECONDA JECT AR R LISTEI , 2016, AI ON SHEE |
| ES-20: TR-6 ES-20: TR-7 ES-20: NO-1 | is expected to arrive, taking into account possible operational and safety considerations. Measures outside the building would be subject to San Francisco Department of Public Works review and approval, and could include adding benches to encourage passengers to wait closer to the building rather than at the curb. AAU PROPOSAL: See Notes on Sheet A0.S3 Class I Bicycle Parking. AAU shall add 31 Class I bicycle parking spaces to meet the Planning Code requirement. Bicycle parking shall be consistent with San Francisco Planning Department guidance, including being located and easily accessed from the ground floor (at grade level). AAU PROPOSAL: See Bicycle Parking Summary. Class II Bicycle Parking. AAU shall provide at least 3 Class II Bicycle Parking shall be conditated and reviewed by SFMTA. Given the pedestrian pooling that sometimes occurs in front of the site as students wait for shuttles, these Class II spaces may be more appropriately installed along the edges of the site or at other nearby AAU facilities (e.g., 625 Sutter Street, 55 Sutter Street, or 680 Sutter Street, or 26 Sutter Street, 65S Sutter Street, or 680 Sutter Street) on the block. Bicycle parking shall be consistent with San Francisco Planning Department guidance. AAU PROPOSAL: See Bicycle Parking Summary. Interior Noise Levels for Residential Uses. For existing AAU residential buildings located along streets with noise levels above 60 GBA Ldn, where the building does not already meet the California Noise Insulation Standards in California Code of Regulations Title 24, AAU shall conduct a detailed analysis of noise reduction requirements. The analysis shall be conducted by a person(s) qualified in acoustical analysis and/or | INSTITU Level BASEMENT LEVEL 1 BALCONY LEVEL 2 LEVEL 2 LEVEL 7 ROOF OCCUPIED S B-RESIDENTIA SAN FRANCISCOT DWELLING UNITI IS DESIGNED FOR, OR ONLY ONE KITCHEN. GROUP HOUSING LOGGING, WITHOU MORE AT A TIME, IN A: MAXIMUM ALLC *NO DENSITY L DWELLING UNITI TOURIST HOTEI GROUP HOUSIN BED COUNT | IF TOTAL IF | CUPIED FLOOR ARE/ Existing (SF) 6,668 7,230 845 3,110 2,529 196 20,578 SEC. 102 DEFINITIONS AL USE DEFINITIONS VILUE DEFINITIONS AL USE THAT PROVIDES LODG ONNE FAMILY DOING ITS OWN OF THAT PROVIDES LODG ONNE FAMILY DOING ITS OWN OF THAT PROVIDES LODG COME FAMILY DOING ITS OWN OF THAT PROVIDES LODG AL USE THAT PROVIDES LODG COME AS A PREARE ESIDENTIAL USES TALS SES TAL USES IAL, Allowed per Code Existing per ESTN N/A 0 N//A | Proposed (SF) 6,668 7,230 845 3,110 2,529 196 20,578 R TWO OR MORE ROOMS THAT COOKING THEREIN AND HAVING GING OR BOTH MEALS AND VANCEMENT FOR A WEEK OR UING UNIT. C-3-G 0 0 0 0 0 0 0 0 0 0 | 134. PROJECT INFORMATION ADDRESS 620 SUTTER STREET BLOCK/LOT 0283/004a No OF STORIES 8 (NO CHANGE) DISTRICTS 20NING C-3-G HEIGHT/BULK 80-130-F SPECIAL USE WITHIN 1/4 MILE OI HISTORICAL SERVICE SERVICES RUD WITHIN 1/4 MILE OI SERVICES RUD WITHIN 1/4 MILE OI SERVICE STORICAL SERVICE BAST LEGAL TOURIST HOTEL (65 F PROPOSED RESIDENTIAL: GROUF INSTITUTIONAL: POST INSTITUTIONAL: POST HISTORIC RESOURCE STATUS NATIONAL REGISTER HISTORIC DISTRICTS CALIFORNIA REGISTER HISTORIC DISTRICTS HISTORIC RESOURCE EVALUATION RESPONSES ARTICLE 10 DESIGNATED HISTORIC | F THE FRINGE FINANCIAL F AN EXISTING FRINGE E RED ROOMS) P HOUSING (61 ROOMS) & T-SECONDARY EDUCATION A - Historic Resource Present None None | AMEN ORDE AUTH+ STRIN TO TH THE F 2016 S PART PART PART PART PART PART PART PART | DMENTS, RULES, REGULATIONS, ORDINANCES, RS, APPROVALS, ETC. THAT ARE REQUIRED BY ORTITES. IN THE EVENT OF CONFLICT, THE MOS IGENT REQUIREMENTS INCLUDE, BUT ARE NOT I IE CURRENT APPLICABLE EDITIONS OR PUBLICA OLLOWING (OR OTHERWISE NOTED): SAN FRANCISCO BUILDING CODE 2-2016 CALIFORNIA BUILDING CODE 4-2016 CALIFORNIA BUILDING CODE 3-2016 CALIFORNIA ELECTRICAL CODE 3-2016 CALIFORNIA FIRE CODE 10-2016 CALIFORNIA FIRE CODE | LAWS PUBLI T LIMITE LIMITE TIONS T UT NO EDRO OF PC EDRO OF EDRO OF PC EDRO OF EDRO OF EDRO OF EDRO OF EDRO OF EDRO OF ED | IC ED S OF DT DT DPOSES DOMS A SOT SE E PROJ SUTTEF E PROJ SUTTEF C MAY 4, OTED C CREMEN | AND 136 ECONDA JECT AR R LISTEI , 2016, AI ON SHEE |
| ES-20: TR-6 ES-20: TR-7 ES-20: NO-1 | is expected to arrive, taking into account possible operational and safety considerations. Measures outside the building would be subject to San Francisco Department of Public Works review and approval, and could include adding benches to encourage passengers to wait closer to the building rather than at the curb. AAU PROPOSAL: See Notes on Sheet A0.S3 Class I Bicycle Parking. AAU shall add 31 Class I bicycle parking spaces to meet the Planning Code requirement. Bicycle parking shall be consistent with San Francisco Planning Department guidance, including being located and easily accessed from the ground floor (at grade level). AAU PROPOSAL: See Bicycle Parking Summary. Class II Bicycle Parking. AAU shall provide at least 3 Class II bicycle parking spaces shall be condinated and reviewed by SFMTA. Given the pedestrian pooling that sometimes occurs in front of the site as students wait for shuttles, these Class II spaces may be more appropriately installed along the edges of the site or at other nearby AAU facilities (e.g., 625 Sutter Street, 55 Sutter Street, or 680 Sutter Street) on the block. Bicycle parking shall be consistent with San Francisco Planning Department guidance. AAU PROPOSAL: See Bicycle Parking Summary. Interior Noise Levels for Residential Uses. For existing AAU residentiab building located along streets with noise levels above 60 dBA Ldn, where the building does not already meet the California Noise Insulation Standards in California Code of Regulations Title 24, AAU shall conduct a detailed analysis of noise reduction requirements. The analysis shall be conducted by a person(s) qualified in acoustical and lysis compatibility ensulation due analysis shall be added to meet the San Francisco General Plan Land Use Compatibility | INSTITU Level BASEMENT LEVEL 1 BALCONY LEVEL 2 LEVEL 7 ROOF OCCUPIED S B- RESIDENT SAN FRANCISCO DWELLING UNIT IS DESIGNED FOR, OR ONLY ONE KITCHOR MORE AT A TIME, IN A: MAXIMUM ALL *NO DENSITY L DWELLING UNIT TOURIST HOTE GROUP HOUSING BED COUNT | IF TOTAL IF USES PLANNING CODE S PLANNING CODE | CUPIED FLOOR ARE/ Existing (SF) 6,668 7,230 845 3,110 2,529 196 20,578 | Proposed (SF) 6,668 7,230 845 3,110 2,529 196 20,578 R TWO OR MORE ROOMS THAT COOKING THEREIN AND HAVING SING OR BOTH MEALS AND RANGEMENT FOR A WEEK OR LING UNIT. C-3-G | 134. PROJECT INFORMATION ADDRESS 620 SUTTER STREET BLOCK/LOT 0283/004a No OF STORIES 8 (NO CHANGE) DISTRICTS ZONING C-3-G HEIGHT/BULK 80-130-F SPECIAL USE WITHIN 1/4 MILE OI SPECIAL USE WITHIN 1/4 MILE OI FINANCIAL SERVICE USE CHANGE OF USE REQUIF LAST LEGAL TOURIST HOTEL (65 F PROPOSED RESIDENTIAL: GROUF INSTITUTIONAL: POST HISTORIC RESOURCE STATUS NATIONAL REGISTER HISTORIC DISTRICTS CALIFORNIA REGISTER HISTORIC DISTRICTS CALIFORNIA REGISTER HISTORIC DISTRICTS HISTORIC RESOURCE EVALUATION RESPONSES | F THE FRINGE FINANCIAL F AN EXISTING FRINGE EE ROOMS) P HOUSING (61 ROOMS) & T-SECONDARY EDUCATION A - Historic Resource Present None None None None None | AMEN ORDE AUTH+ STRIN TO TH THE F PART PART PART PART PART PART PART PART | DMENTS, RULES, REGULATIONS, ORDINANCES, RS, APPROVALS, ETC. THAT ARE REQUIRED BY ORTITES. IN THE EVENT OF CONFLICT, THE MOS IGENT REQUIREMENTS INCLUDE, BUT ARE NOT I IE CURRENT APPLICABLE EDITIONS OR PUBLICA OLLOWING (OR OTHERWISE NOTED): SAN FRANCISCO BUILDING CODE 2-2016 CALIFORNIA BUILDING CODE 4-2016 CALIFORNIA ELECTRICAL CODE 3-2016 CALIFORNIA ELECTRICAL CODE 6-2016 CALIFORNIA ELECTRICAL CODE 6-2016 CALIFORNIA FIRE CODE 10-2016 CALIFORNIA FIRE CODE IATIONAL FIRE CODES STANDARD AND THE FIRE ECTION HANDBOOK OF THE NFPA PPLICABLE NFPA CODE SECTIONS INCLUDING BI ED TO CCSF, FIRE MARSHAL ADMIN BULLETINS PECT ALSO PROPOSES TO RETAIN 20,578 SF. JGHOUT THE BUILDING. ING CODE EXCEPTIONS REQUESTED AS PART C RECOMMENDED CONDITIONS OF APPROVAL FOR NG SITES TECHNICAL MEMORANDUM PUBLISHEI ATIONS WITHIN THE SCOPE OF THIS PROJECT A ROJECT PROPOSES TO ABATE AND/OR CLOSE E TJ, 2015-012594 (SIGN AT AAU WITHOUT APPROV | LAWS PUBLI T LIMITE LIMITE TIONS T UT NO EDRO OF PC EDRO OF EDRO OF PC EDRO OF EDRO OF EDRO OF EDRO OF EDRO OF EDRO OF ED | IC ED S OF DT DT DPOSES DOMS A SOT SE E PROJ SUTTEF E PROJ SUTTEF C MAY 4, OTED C CREMEN | AND 136 ECONDA JECT AR R LISTEI , 2016, AI ON SHEE |
| ES-20: TR-6 ES-20: TR-7 ES-20: NO-1 | is expected to arrive, taking into account possible operational and safety considerations. Measures outside the building would be subject to San Francisco Department of Public Works review and approval, and could include adding benches to encourage passengers to wait closer to the building rather than at the curb. AAU PROPOSAL: See Notes on Sheet A0.S3 Class I Bicycle Parking. AAU shall add 31 Class I bicycle parking spaces to meet the Planning Code requirement. Bicycle parking shall be consistent with San Francisco Planning Department guidance, including being located and easily accessed from the ground floor (at grade level). AAU PROPOSAL: See Bicycle Parking Summary. Class II Bicycle parking spaces along Sutter Street. The Class II bicycle parking spaces along Sutter Street. The Class II bicycle parking spaces shall be coordinated and reviewed by SFMTA. Given the pedestrian pooling that sometimes occurs in front of the site as students wait for shuttles, these Class II spaces may be more appropriately installed along the edges of the site or at other nearby AAU facilities (e.g., 625 Sutter Street, 655 Sutter Street, or 680 Sutter Street) on the block. Bicycle parking shall be consistent with San Francisco Planning Department guidance. AAU PROPOSAL: See Bicycle Parking Summary. Interior Noise Levels for Residential Uses. For existing AAU residential buildings located along streets with noise levels above 60 dBA Ldn, where the building does not already meet the California Noise Insulation Standards in California Code of Regulations Title 24, AAU shall conduct a detailed analysis of noise reduction requirements. The analysis shall be conducted by a person(s) qualified in acoustical analysis and/or engineering. Noise-insulation features identified and recommended by the analysis shall be added to meet the San Francisco General Plan Land Use Compatibility Guidelines for Community Noise to reduce potential | INSTITU Level BASEMENT LEVEL 1 BALCONY LEVEL 2 LEVEL 2 LEVEL 7 ROOF OCCUPIED S B- RESIDENTIA SAN FRANCISCO NOFE OF OR OR ONLY ONE KITCHEN. GROUP HOUSING LOCGING, WITHOU MORE AT A TIME, INA : MAXIMUM ALLC *NO DENSITY L DWELLING UNIT TOURIST HOTE GROUP HOUSIN BED COUNT NOTES 1. Existing bed et 2. Proposed bed | IF TOTAL IF TOTAL IF TOTAL IF USES FLANING CODE S PLANING CODE S P | CUPIED FLOOR ARE/ Existing (SF) 6,668 7,230 845 3,110 2,529 196 20,578 | Proposed (SF) 6,668 7,230 845 3,110 2,529 196 20,578 R TWO OR MORE ROOMS THAT COOKING THEREIN AND HAVING GING OR BOTH MEALS AND PANCEMENT FOR A WEEK OR LING UNIT. C-3-G Existing per '18 Survey Proposed '19 0 0 0 0 0 0 61 61 109 136 | 134. PROJECT INFORMATION ADDRESS 620 SUTTER STREET BLOCK/LOT 0283/004a No OF STORIES 8 (NO CHANGE) DISTRICTS ZONING C-3-G HEIGHT/BULK 80-130-F SPECIAL USE WITHIN 1/4 MILE OI SPECIAL USE WITHIN 1/4 MILE OI FINANCIAL SERVICE USE CHANGE OF USE REQUIT LAST LEGAL TOURIST HOTEL (65 F PROPOSED RESIDENTIAL: GROUF INSTITUTIONAL: POST HISTORIC RESOURCE STATUS NATIONAL REGISTER HISTORIC DISTRICTS HISTORIC RESOURCE EVALUATION RESPONSES ARTICLE 10 DESIGNATED HISTORIC DISTRICT LANDMARKS ARTICLE 11 PRESERVATION | F THE FRINGE FINANCIAL F AN EXISTING FRINGE E RED ROOMS) P HOUSING (61 ROOMS) & T-SECONDARY EDUCATION A - Historic Resource Present None None None None None CATEGORY: I - Signifcant Building, No Alterations | AMEN ORDE AUTHH STRIN TO THE PART PART PART PART PART PART PART PART | DMENTS, RULES, REGULATIONS, ORDINANCES, RS, APPROVALS, ETC. THAT ARE REQUIRED BY ORTITES. IN THE EVENT OF CONFLICT, THE MOS IGENT REQUIREMENTS INCLUDE, BUT ARE NOT I IE CURRENT APPLICABLE EDITIONS OR PUBLICA OLLOWING (OR OTHERWISE NOTED): SAN FRANCISCO BUILDING CODE 2-2016 CALIFORNIA BUILDING CODE 3-2016 CALIFORNIA ELECTRICAL CODE 3-2016 CALIFORNIA ELECTRICAL CODE 6-2016 CALIFORNIA ELECTRICAL CODE 6-2016 CALIFORNIA FUSTING BUILDING CODE 9-2016 CALIFORNIA FUSTING BUILDING CODE 9-2016 CALIFORNIA FUSTING BUILDING CODE 9-2016 CALIFORNIA FIRE CODE 10-2016 CALIFORNIA FIRE CODE 9-2016 CALIFORNIA FIRE CODE 9-2016 CALIFORNIA FIRE CODE 9-2016 CALIFORNIA FUSTING BUILDING CODE 9-2016 CALIFORNIA FIRE CODE 9-2017 HIB BUILDING 9-2017 THE SCOPE OF THIS PROJECT A 9-2016 CALIFOR CODE 9-2017 THE SUPPORT ON THE SCOPE OF THIS PROJECT A 9-2017 THIN THE SCOPE OF THIS PROJECT A 9-2017 THIN THE SCOPE OF TH | LAWS PUBLI T LIMITE LIMITE LIMITE LIMITE T PRO E UT NC E D ON I RE NC NFOR E D ON I RE NC | IC ED S OF DT DPOSESS DOMS A SUTTEF MAY 4, OTED C REINIS | AND 136 I ECONDAF JECT ARI R LISTEL , 2016, AF ON SHEE NT CASE S); AND 2 |
| ES-20: TR-6 ES-20: TR-7 ES-20: NO-1 | is expected to arrive, taking into account possible operational and safety considerations. Measures outside the building would be subject to San Francisco Department of Public Works review and approval, and could include adding benches to encourage passengers to wait closer to the building rather than at the curb. AAU PROPOSAL: See Notes on Sheet A0.S3 Class I Bicycle Parking. AAU shall add 31 Class I bicycle parking spaces to meet the Planning Code requirement. Bicycle parking shall be consistent with San Francisco Planning Department guidance, including being located and easily accessed from the ground floor (at grade level). AAU PROPOSAL: See Bicycle Parking Summary. Class II Bicycle Parking. AAU shall provide at least 3 Class II bicycle parking spaces shall be condinated and reviewed by SFMTA. Given the pedestrian pooling that sometimes occurs in front of the site as students wait for shuttles, these Class II spaces may be more appropriately installed along the edges of the site or at other nearby AAU facilities (e.g., 625 Sutter Street, 55 Sutter Street, or 680 Sutter Street) on the block. Bicycle parking shall be consistent with San Francisco Planning Department guidance. AAU PROPOSAL: See Bicycle Parking Summary. Interior Noise Levels for Residential Uses. For existing AAU residentiab building located along streets with noise levels above 60 dBA Ldn, where the building does not already meet the California Noise Insulation Standards in California Code of Regulations Title 24, AAU shall conduct a detailed analysis of noise reduction requirements. The analysis shall be conducted by a person(s) qualified in acoustical and lysis compatibility ensulation due analysis shall be added to meet the San Francisco General Plan Land Use Compatibility | INSTITU Level BASEMENT LEVEL 1 BALCONY LEVEL 2 LEVEL 2 LEVEL 7 ROOF OCCUPIED S B-RESIDENTIA SAN FRANCISCO DWELLING UNIT IS DESIGNED FOR, OR ONLY ONE KITCHEN. GROUP HOUSING LOGGING, WITHOU MORE AT A TIME, IN A: MAXIMUM ALLC "NO DENSITY L DWELLING UNIT TOURIST HOTE! GROUP HOUSIN BED COUNT NOTES 1. Existing bed 4 2. Proposed bed | IF TOTAL IF | CUPIED FLOOR ARE/ Existing (SF) 6,668 7,230 845 3,110 2,529 196 20,578 | Proposed (SF) 6,668 7,230 845 3,110 2,529 196 20,578 R TWO OR MORE ROOMS THAT COOKING THEREIN AND HAVING GING OR BOTH MEALS AND RANDEMENT FOR A WEEK OR LING UNIT. C-3-G U SURVEY; 0 0 | 134. PROJECT INFORMATION ADDRESS 620 SUTTER STREET BLOCKLOT 0283/004a No OF STORIES 8 (NO CHANGE) DISTRICTS ZONING C-3-G HEIGHT/BULK 80-130-F SPECIAL USE WITHIN 1/4 MILE OI SERVICES RUD WITHIN 1/4 MILE OI FINANCIAL SERVICE USE CHANGE OF USE REQUIN LAST LEGAL TOURIST HOTEL (65 F PROPOSED RESIDENTIAL: GROUP INSTITUTIONAL: POST HISTORIC RESOURCE STATUS NATIONAL REGISTER HISTORIC DISTRICTS CALIFORNIA REGISTER HISTORIC DISTRICT ESOURCE EVALUATION RESPONSES ARTICLE 10 DESIGNATED HISTORIC DISTRICT LANDMARKS | F THE FRINGE FINANCIAL F AN EXISTING FRINGE E RED ROOMS) P HOUSING (61 ROOMS) & T-SECONDARY EDUCATION A - Historic Resource Present None None None None None CATEGORY: I - Signifcant Building, No Alterations DISTRICT: | AMEN ORDE AUTH+ STRIN THE F 2016 S PART PART PART PART PART PART PART PART | DMENTS, RULES, REGULATIONS, ORDINANCES, RS, APPROVALS, ETC. THAT ARE REQUIRED BY ORTITES. IN THE EVENT OF CONFLICT, THE MOS IGENT REQUIREMENTS INCLUDE, BUT ARE NOT I IE CURRENT APPLICABLE EDITIONS OR PUBLICA OLLOWING (OR OTHERWISE NOTED): SAN FRANCISCO BUILDING CODE 2-2016 CALIFORNIA BUILDING CODE 4-2016 CALIFORNIA ELECTRICAL CODE 3-2016 CALIFORNIA ENERGY CODE 10-2016 CALIFORNIA ENERGY CODE 10-2016 CALIFORNIA FIRE CODE IATIONAL FIRE CODES STANDARD AND THE FIRE ECTION HANDBOOK OF THE NFPA PPLICABLE NFPA CODE SECTIONS INCLUDING B ED TO CCSF, FIRE MARSHAL ADMIN BULLETINS PE OF WORK JANT TO CASE NUMBER 2008.0586, THE PROJECT ST HOTEL USE TO GROUP HOUSING (UP TO 61 B ROJECT ALSO PROPOSES TO RETAIN 20,578 SF. JOHOUT THE BUILDING. ING CODE EXCEPTIONS REQUESTED AS PART C RECOMMENDED CONDITIONS OF APPROVAL FOR NG SITES TECHNICAL MEMORANDUM PUBLISHEI ATIONS WITHIN THE SCOPE OF THIS PROJECT A ROJECT PROPOSES TO ABATE AND/OR CLOSE E T; 2015-012594 (SIGN AT AAU WITHOUT APPROV IGNAGE PROPOSED RITY CAMERA, LIGHTING AND ASSOCIATED CONE | LAWS PUBLI T UIT LIMITE LIMITE TIONS UT NO EDUT NO OF PO DE THE R CON R THE R CON R | IC ED S OF DT DT PPOSES DOMS A DST-SE E PROJO SUTTEF E PROJO SUTTEF C CEMEN ERMITS | AND 136 ECONDAI IR LISTEL , 2016, AI ON SHEE INT CASE S); AND 2 DSED WO |
| ES-20: TR-6 ES-20: TR-7 ES-20: NO-1 | is expected to arrive, taking into account possible operational and safety considerations. Measures outside the building would be subject to San Francisco Department of Public Works review and approval, and could include adding benches to encourage passengers to wait closer to the building rather than at the curb. AAU PROPOSAL: See Notes on Sheet A0.S3 Class I Bicycle Parking. AAU shall add 31 Class I bicycle parking spaces to meet the Planning Code requirement. Bicycle parking shall be consistent with San Francisco Planning Department guidance, including being located and easily accessed from the ground floor (at grade level). AAU PROPOSAL: See Bicycle Parking Summary. Class II Bicycle parking spaces along Sutter Street. The Class II bicycle parking spaces along Sutter Street. The Class II bicycle parking spaces shall be coordinated and reviewed by SFMTA. Given the pedestrian pooling that sometimes occurs in front of the site as students wait for shuttles, these Class II spaces may be more appropriately installed along the edges of the site or at other nearby AAU facilities (e.g., 625 Sutter Street, 655 Sutter Street, or 680 Sutter Street) on the block. Bicycle parking shall be consistent with San Francisco Planning Department guidance. AAU PROPOSAL: See Bicycle Parking Summary. Interior Noise Levels for Residential Uses. For existing AAU residential buildings located along streets with noise levels above 60 dBA Ldn, where the building does not already meet the California Noise Insulation Standards in California Code of Regulations Title 24, AAU shall conduct a detailed analysis of noise reduction requirements. The analysis shall be conducted by a person(s) qualified in acoustical analysis and/or engineering. Noise-insulation features identified and recommended by the analysis shall be added to meet the San Francisco General Plan Land Use Compatibility Guidelines for Community Noise to reduce potential | INSTITU Level BASEMENT LEVEL 1 BALCONY LEVEL 1 BALCONY LEVEL 2 LEVEL 7 ROOF OCCUPIED S B- RESIDENTIA SAN FRANCISCO DWELING UNITI IS DESIGNED FOR OR ONLY ONE KITCHEN. GROUP HOUSING LODGING, WITHOU MORE AT A TIME, INA 1: *NO DENSITY L MAXIMUM ALLO *NO DENSITY L DWELLING UNITI TOURIST HOTE GROUP HOUSIN BED COUNT NOTES 1. Existing bed d 2. Proposed bed 3. The exact nu student housing mandated occu | GH): A RESIDENT GOVER STATE GOVER | CUPIED FLOOR ARE/ Existing (SF) 6,668 7,230 845 3,110 2,529 196 20,578 | Proposed (SF) 6,668 7,230 845 3,110 2,529 196 20,578 R TWO OR MORE ROOMS THAT COOKING THEREIN AND HAVING GING OR BOTH MEALS AND RANDEMENT FOR A WEEK OR LING UNIT. C-3-G U SURVEY; 0 0 | 134. PROJECT INFORMATION ADDRESS 620 SUTTER STREET BLOCK/LOT 0283/004a No OF STORIES 8 (NO CHANGE) DISTRICTS ZONING C-3-G HEIGHT/BULK 80-130-F SPECIAL USE WITHIN 1/4 MILE OI SPECIAL USE WITHIN 1/4 MILE OI FINANCIAL SERVICE USE CHANGE OF USE REQUIT LAST LEGAL TOURIST HOTEL (65 F PROPOSED RESIDENTIAL: GROUF INSTITUTIONAL: POST HISTORIC RESOURCE STATUS NATIONAL REGISTER HISTORIC DISTRICTS HISTORIC RESOURCE EVALUATION RESPONSES ARTICLE 10 DESIGNATED HISTORIC DISTRICT LANDMARKS ARTICLE 11 PRESERVATION | F THE FRINGE FINANCIAL F AN EXISTING FRINGE E RED ROOMS) P HOUSING (61 ROOMS) & T-SECONDARY EDUCATION A - Historic Resource Present None None None None None CATEGORY: I - Signifcant Building, No Alterations | AMEN ORDE AUTH+I STRIN TO THE F 2016 S PART PART PART PART PART PART PART PART | DMENTS, RULES, REGULATIONS, ORDINANCES, RS, APPROVALS, ETC. THAT ARE REQUIRED BY ORTITES. IN THE EVENT OF CONFLICT, THE MOS IGENT REQUIREMENTS INCLUDE, BUT ARE NOT I IE CURRENT APPLICABLE EDITIONS OR PUBLICA OLLOWING (OR OTHERWISE NOTED): SAN FRANCISCO BUILDING CODE 2-2016 CALIFORNIA BUILDING CODE 3-2016 CALIFORNIA ELECTRICAL CODE 3-2016 CALIFORNIA ELECTRICAL CODE 6-2016 CALIFORNIA ELECTRICAL CODE 6-2016 CALIFORNIA FUSTING BUILDING CODE 9-2016 CALIFORNIA FUSTING BUILDING CODE 9-2016 CALIFORNIA FUSTING BUILDING CODE 9-2016 CALIFORNIA FIRE CODE 10-2016 CALIFORNIA FIRE CODE 9-2016 CALIFORNIA FIRE CODE 9-2016 CALIFORNIA FIRE CODE 9-2016 CALIFORNIA FUSTING BUILDING CODE 9-2016 CALIFORNIA FIRE CODE 9-2017 HIB BUILDING 9-2017 THE SCOPE OF THIS PROJECT A 9-2016 CALIFOR CODE 9-2017 THE SUPPORT ON THE SCOPE OF THIS PROJECT A 9-2017 THIN THE SCOPE OF THIS PROJECT A 9-2017 THIN THE SCOPE OF TH | LAWS PUBLI T LIMITE LIMITE LIMITE TONS UT NG E UT NG OF PC OF THE R 620 S D ON I RE NG NFOR E D DUIT P WWORK | IC ED S OF DT DT DPOSESS DOMS A DST-SE E PROJO SUTTE E PROJO CCEMEN ERMITS PROPOC K AAU N | AND 136 I ECONDAF JECT ARI R LISTEL , 2016, AT ON SHEE INT CASE S); AND 2 DSED WO MAY PUF |
| ES-20: TR-6 ES-20: TR-7 ES-20: NO-1 | is expected to arrive, taking into account possible operational and safety considerations. Measures outside the building would be subject to San Francisco Department of Public Works review and approval, and could include adding benches to encourage passengers to wait closer to the building rather than at the curb. AAU PROPOSAL: See Notes on Sheet A0.S3 Class I Bicycle Parking. AAU shall add 31 Class I bicycle parking spaces to meet the Planning Code requirement. Bicycle parking shall be consistent with San Francisco Planning Department guidance, including being located and easily accessed from the ground floor (at grade level). AAU PROPOSAL: See Bicycle Parking Summary. Class II Bicycle parking spaces along Sutter Street. The Class II bicycle parking spaces along Sutter Street. The Class II bicycle parking spaces shall be coordinated and reviewed by SFMTA. Given the pedestrian pooling that sometimes occurs in front of the site as students wait for shuttles, these Class II spaces may be more appropriately installed along the edges of the site or at other nearby AAU facilities (e.g., 625 Sutter Street, 655 Sutter Street, or 680 Sutter Street) on the block. Bicycle parking shall be consistent with San Francisco Planning Department guidance. AAU PROPOSAL: See Bicycle Parking Summary. Interior Noise Levels for Residential Uses. For existing AAU residential buildings located along streets with noise levels above 60 dBA Ldn, where the building does not already meet the California Noise Insulation Standards in California Code of Regulations Title 24, AAU shall conduct a detailed analysis of noise reduction requirements. The analysis shall be conducted by a person(s) qualified in acoustical analysis and/or engineering. Noise-insulation features identified and recommended by the analysis shall be added to meet the San Francisco General Plan Land Use Compatibility Guidelines for Community Noise to reduce potential | INSTITU Level BASEMENT LEVEL 1 BALCONY LEVEL 2 LEVEL 2 LEVEL 7 ROOF OCCUPIED S B- RESIDENTIA SAN FRANCISCO DWELLING UNIT IS DESIGNED FOR, OR ONLY ONE KITCHEN. GROUP HOUSING LODGING, WITHOU MORE AT A TIME, IN AI MAXIMUM ALLC *NO DENSITY L DWELLING UNIT TOURIST HOTEI GROUP HOUSING BED COUNT NOTES 1. Existing bed 4 2. Proposed bed 3. The exact nu student housing | GH): A RESIDENT GOVER STATE GOVER | CUPIED FLOOR ARE/ Existing (SF) 6,668 7,230 845 3,110 2,529 196 20,578 | Proposed (SF) 6,668 7,230 845 3,110 2,529 196 20,578 R TWO OR MORE ROOMS THAT COOKING THEREIN AND HAVING GING OR BOTH MEALS AND RANDEMENT FOR A WEEK OR LING UNIT. C-3-G U SURVEY; 0 0 | 134. PROJECT INFORMATION ADDRESS 620 SUTTER STREET BLOCKLOT 0283/004a No OF STORIES 8 (NO CHANGE) DISTRICTS ZONING C-3-G HEIGHT/BULK 80-130-F SPECIAL USE WITHIN 1/4 MILE OI SPECIAL USE WITHIN 1/4 MILE OI FINANCIAL SERVICE USE CHANGE OF USE REQUIN LAST LEGAL TOURIST HOTEL (65 F PROPOSED RESIDENTIAL: GROUP INSTITUTIONAL: POST HISTORIC RESOURCE STATUS NATIONAL REGISTER HISTORIC DISTRICTS CALIFORNIA REGISTER HISTORIC DISTRICTS ARTICLE 10 DESIGNATED HISTORIC DISTRICT LANDMARKS ARTICLE 11 PRESERVATION DESIGNATION | F THE FRINGE FINANCIAL F AN EXISTING FRINGE E RED ROOMS) > HOUSING (61 ROOMS) & T-SECONDARY EDUCATION A - Historic Resource Present None None None None None CATEGORY: I - Signifcant Building, No Alterations DISTRICT: Kearny-Market-Mason-Sutter | AMEN ORDE AUTH+I STRIN TO THE F 2016 S PART PART PART PART PART PART PART PART | DMENTS, RULES, REGULATIONS, ORDINANCES, RS, APPROVALS, ETC. THAT ARE REQUIRED BY ORTITES. IN THE EVENT OF CONFLICT, THE MOS IGENT REQUIREMENTS INCLUDE, BUT ARE NOT I IE CURRENT APPLICABLE EDITIONS OR PUBLICA OLLOWING (OR OTHERWISE NOTED): SAN FRANCISCO BUILDING CODE 2-2016 CALIFORNIA BUILDING CODE 2-2016 CALIFORNIA ELECTRICAL CODE 3-2016 CALIFORNIA ELECTRICAL CODE 6-2016 CALIFORNIA ELECTRICAL CODE 6-2016 CALIFORNIA FURSTYNG BUILDING CODE 9-2016 CALIFORNIA FURSTYNG BUILDING CODE 9-2016 CALIFORNIA FIRE CODE 10-2016 CALIFORNIA FIRE CODE 9-2016 CALIFORNIA FIRE CODE 10-2016 CALIFORNIA FIRE CODE 10-2016 CALIFORNIA FIRE CODE 9-2016 CALIFORNIA FIRE CODE 10-2016 CALIFORNIA FIRE CODE 10-2016 CALIFORNIA FIRE CODE 9-2016 CALIFORNIA FIRE CODE 10-2016 CALIFORNIA FIRE CODE SECTIONS INCLUDING BI 20-2016 CALIFORNIA FIRE CODE SECTIONS INCLUDING BI 20-2016 CALIFORNIA FIRE CODE EXCEPTIONS REQUESTED AS PART C RECOMMENDED CONDITIONS OF APPROVAL FOF NG SITES TECHNICAL MEMORANDUM PUBLISHEI ATIONS WITHIN THE SCOPE OF THIS PROJECT A ROJECT PROPOSES TO ABATE AND/OR CLOSE E TJ, 2015-012594 (SIGN AT AAU WITHOUT APPROV IGNAGE PROPOSED RITY CAMERA, LIGHTING AND ASSOCIATED CONE 10-2016 CALIFORNIA FIRE AND ASSOCIATED CONE 10-2016 CALIFORNIA FIRE AND ASSOCIATED CONE 10-2016 CALIFORNIA FIRE CODE 20-2016 PROPOSED | LAWS PUBLI T LIMITE LIMITE LIMITE TONS UT NG E UT NG OF PC OF THE R 620 S D ON I RE NG NFOR E D DUIT P WWORK | IC ED S OF DT DT DPOSESS DOMS A DST-SE E PROJO SUTTE E PROJO CCEMEN ERMITS PROPOC K AAU N | AND 136 ECONDAI IF LISTEI , 2016, AI ON SHEE INT CASE S); AND 2 DSED WC MAY PUE |
| ES-20: TR-6 ES-20: TR-7 ES-20: NO-1 | is expected to arrive, taking into account possible operational and safety considerations. Measures outside the building would be subject to San Francisco Department of Public Works review and approval, and could include adding benches to encourage passengers to wait closer to the building rather than at the curb. AAU PROPOSAL: See Notes on Sheet A0.S3 Class I Bicycle Parking. AAU shall add 31 Class I bicycle parking spaces to meet the Planning Code requirement. Bicycle parking shall be consistent with San Francisco Planning Department guidance, including being located and easily accessed from the ground floor (at grade level). AAU PROPOSAL: See Bicycle Parking Summary. Class II Bicycle parking spaces along Sutter Street. The Class II bicycle parking spaces along Sutter Street. The Class II bicycle parking spaces shall be coordinated and reviewed by SFMTA. Given the pedestrian pooling that sometimes occurs in front of the site as students wait for shuttles, these Class II spaces may be more appropriately installed along the edges of the site or at other nearby AAU facilities (e.g., 625 Sutter Street, 655 Sutter Street, or 680 Sutter Street) on the block. Bicycle parking shall be consistent with San Francisco Planning Department guidance. AAU PROPOSAL: See Bicycle Parking Summary. Interior Noise Levels for Residential Uses. For existing AAU residential buildings located along streets with noise levels above 60 dBA Ldn, where the building does not already meet the California Noise Insulation Standards in California Code of Regulations Title 24, AAU shall conduct a detailed analysis of noise reduction requirements. The analysis shall be conducted by a person(s) qualified in acoustical analysis and/or engineering. Noise-insulation features identified and recommended by the analysis shall be added to meet the San Francisco General Plan Land Use Compatibility Guidelines for Community Noise to reduce potential | INSTITU Level BASEMENT LEVEL 1 BALCONY LEVEL 2 LEVEL 2 LEVEL 7 ROOF OCCUPIED S B-RESIDENTIA SAN FRANCISCO DWELLING UNTIT IS DESIGNED FOR, OR ONLY ONE KITCHEN. GROUP HOUSING LOOGING, WITHOU MORE AT A TIME, IN A: MAXIMUM ALLC *NO DENSITY L DWELLING UNIT TOURIST HOTE GROUP HOUSING BED COUNT NOTES 1. Existing bed of 2. Proposed bed 3. The exact nu student housing mandated occup 4. No Permaner | ISF TOTAL ISF TO | CUPIED FLOOR ARE/ Existing (SF) 6,668 7,230 845 3,110 2,529 196 20,578 | Proposed (SF) 6,668 7,230 845 3,110 2,529 196 20,578 R TWO OR MORE ROOMS THAT COOKING THEREIN AND HAVING GING OR BOTH MEALS AND RANDEMENT FOR A WEEK OR LING UNIT. C-3-G U SURVEY; 0 0 | 134. PROJECT INFORMATION ADDRESS 620 SUTTER STREET BLOCKLOT 0283/004a No OF STORIES 8 (NO CHANGE) DISTRICTS ZONING C-3-G HEIGHT/BULK 80-130-F SPECIAL USE WITHIN 1/4 MILE OI SERVICES RUD WITHIN 1/4 MILE OI FINANCIAL SERVICE USE CHANGE OF USE REQUIFI LAST LEGAL TOURIST HOTEL (65 F PROPOSED RESIDENTIAL: GROUF INSTITUTIONAL: POST HISTORIC EVALUATION HISTORIC RESOURCE STATUS NATIONAL REGISTER HISTORIC DISTRICTS HISTORIC RESOURCE EVALUATION RESPONSES ARTICLE 10 DESIGNATED HISTORIC DISTRICT LANDMARKS ARTICLE 11 PRESERVATION DESIGNATION MILLS ACT | F THE FRINGE FINANCIAL F AN EXISTING FRINGE E RED ROOMS) P HOUSING (61 ROOMS) & T-SECONDARY EDUCATION A - Historic Resource Present None None None None None None CATEGORY: 1 - Signifcant Building, No Alterations DISTRICT: Kearny-Market-Mason-Sutter None None | AMEN ORDE AUTH+I STRIN TO THE F 2016 S PART PART PART PART PART PART PART PART | DMENTS, RULES, REGULATIONS, ORDINANCES, RS, APPROVALS, ETC. THAT ARE REQUIRED BY ORTITES. IN THE EVENT OF CONFLICT, THE MOS IGENT REQUIREMENTS INCLUDE, BUT ARE NOT I IE CURRENT APPLICABLE EDITIONS OR PUBLICA OLLOWING (OR OTHERWISE NOTED): SAN FRANCISCO BUILDING CODE 2-2016 CALIFORNIA BUILDING CODE 2-2016 CALIFORNIA ELECTRICAL CODE 3-2016 CALIFORNIA ELECTRICAL CODE 6-2016 CALIFORNIA ELECTRICAL CODE 6-2016 CALIFORNIA FURSTYNG BUILDING CODE 9-2016 CALIFORNIA FURSTYNG BUILDING CODE 9-2016 CALIFORNIA FIRE CODE 10-2016 CALIFORNIA FIRE CODE 9-2016 CALIFORNIA FIRE CODE 10-2016 CALIFORNIA FIRE CODE 10-2016 CALIFORNIA FIRE CODE 9-2016 CALIFORNIA FIRE CODE 10-2016 CALIFORNIA FIRE CODE 10-2016 CALIFORNIA FIRE CODE 9-2016 CALIFORNIA FIRE CODE 10-2016 CALIFORNIA FIRE CODE SECTIONS INCLUDING BI 20-2016 CALIFORNIA FIRE CODE SECTIONS INCLUDING BI 20-2016 CALIFORNIA FIRE CODE EXCEPTIONS REQUESTED AS PART C RECOMMENDED CONDITIONS OF APPROVAL FOF NG SITES TECHNICAL MEMORANDUM PUBLISHEI ATIONS WITHIN THE SCOPE OF THIS PROJECT A ROJECT PROPOSES TO ABATE AND/OR CLOSE E TJ, 2015-012594 (SIGN AT AAU WITHOUT APPROV IGNAGE PROPOSED RITY CAMERA, LIGHTING AND ASSOCIATED CONE 10-2016 CALIFORNIA FIRE AND ASSOCIATED CONE 10-2016 CALIFORNIA FIRE AND ASSOCIATED CONE 10-2016 CALIFORNIA FIRE CODE 20-2016 PROPOSED | LAWS PUBLI T LIMITE LIMITE LIMITE TONS UT NG E UT NG OF PC OF THE R 620 S D ON I RE NG NFOR E D DUIT P WWORK | IC ED S OF DT DT DPOSESS DOMS A DST-SE E PROJO SUTTE E PROJO CCEMEN ERMITS PROPOC K AAU N | AND 136 ECONDA IF LISTE , 2016, A ON SHEE INT CASE S); AND 2 DSED WC MAY PUI |

EXTERIOR IMAGE



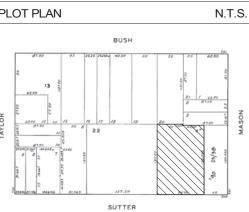


1420 Sutter Street San Francisco, CA 94109

T 415.391.7918 F 415.391.7309 TEFarch.com



79 New Montgomery Street San Francisco, CA 94105



/ICINITY MAP

N.T.S.



CHANGE THE USE OF 620 SUTTER FROM THE LAST LEGAL 36 BEDS) WITH A STUDENT HOUSING USE CHARACTERISTIC.

DARY EDUCATIONAL INSTITUTIONAL OCCUPIED FLOOR AREA

ARE LISTED ON THIS COVER SHEET. PROPOSED COMPLIANCE STED IN TABLE 26 OF THE ACADEMY OF ART UNIVERSITY PROJECT 8, ARE LISTED ON THIS COVER SHEET. EXISTING EXTERIOR HEET 3.2.

ASES 8730 (CHANGE OF USE TO GROUP HOUSING W/O BUILDING ID 2015-012702 (AWNINGS WITHOUT PERMIT).

WORK IN THESE DRAWINGS IS NOT REQUIRED WORK PURSUANT PURSUE TO REPLACE EXISTING SECURITY CAMERAS, LIGHTING

AAU RESIDENTIAL COMPLIANCE SET

620 SUTTER San Francisco, CA 94102

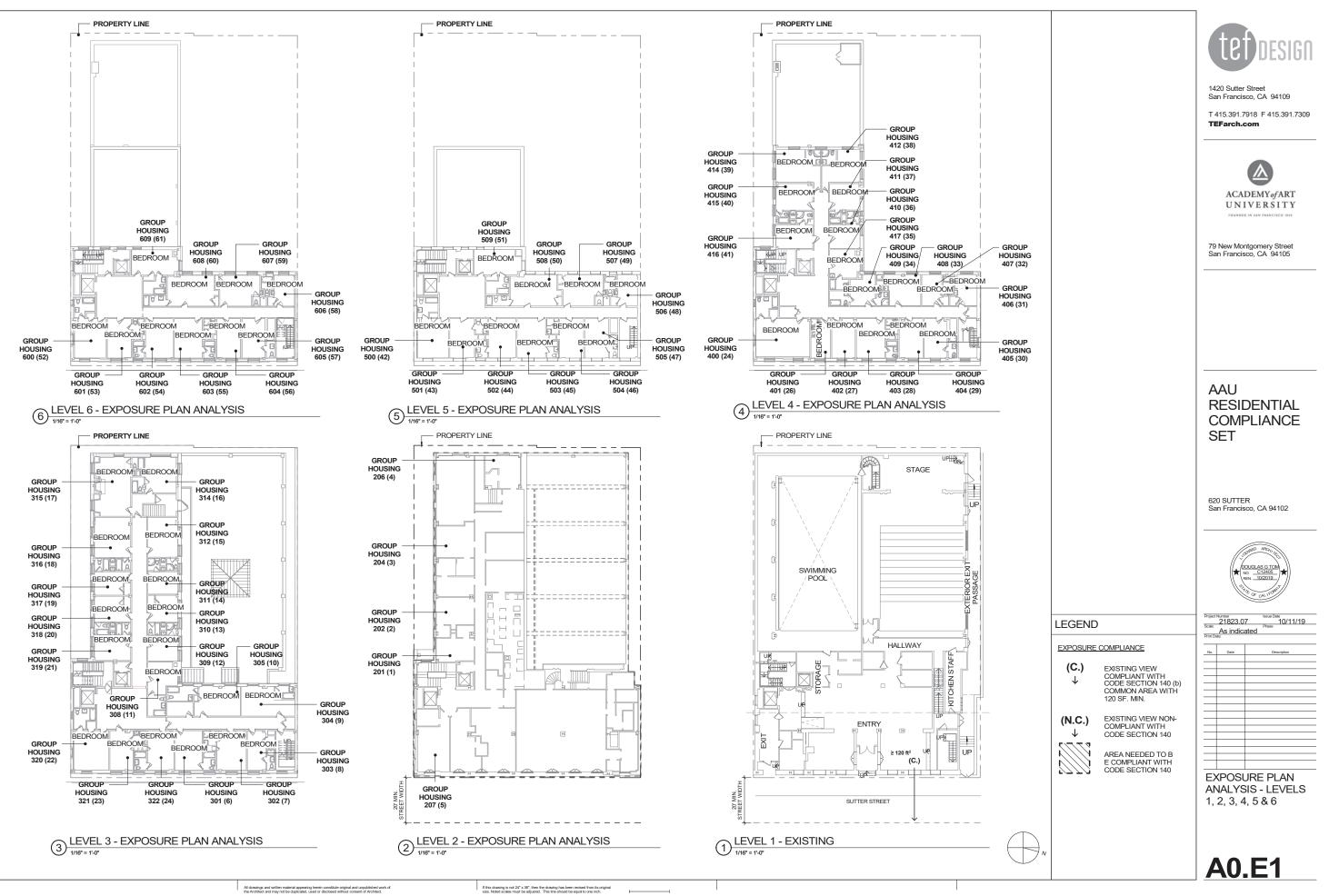


Project Number Issue Date Date Date Date

| No. | Date | Description |
|-----|------|-------------|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |



A0.0





(1) SITE PLAN AERIAL IMAGE

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

SITE HISTORY

SOURCE: ESTM Case No. 2008.0586E -Appendix HR

620 Sutter Street was constructed in 1918 for an estimated cost of \$230,000. The seven-story building, with basement, was designed by architect Lewis P. Hobart (1873-1954). A native of St. Louis, Missouri, Hobart received his degree in architecture from the University of California and after practicing in New York for two years returned to California in 1906. He remained in San Francisco until his death, designing a number of notable buildings in the city including Jeweler's Building (1908), Grace Cathedral (designed in 1910), the Academy of Sciences (1915-1931), and the Union Square Macy's Department Store (1928).

In his design for the new YWCA building, the San Francisco Chronicle detailed Hobart's approach:

Everything possible has been done by the architect, Lewis P. Hobart to make this building homelike in every respect on the theory that a structure of its kind should be in character of a large complex home rather than as a type of hotel. This though is worked out in the general interior arrangement, which separates the living-rooms from the public part of the building.

The main entrance vestibule will open into a large living-room, which will among other interesting features will have a great open fireplace carved into Bedford stone... In the rear will be an auditorium with a seating capacity of 500 persons: also a gymnasium and swimming pool, the latter decorated in warm Popeian wall colors.

Across the entire front of the second story will be a cafeteria to be open to the public at all times...

Executive offices, classes and club and rest rooms will be arranged on the third floor. The next three floors will be devoted exclusively to hotel rooms for members having permanent residence in the building and for visiting members. Separate living-rooms, serving and tea rooms will be in this section.

On the seventh floor will be the library, supper and board rooms, all convertible into a large room for parties or theatrical parties.

The YWCA would occupy the building for the following 70 years, during which time they would complete a number of alterations to the building consistent with its ongoing use. In 1988, the building was sold to William Ferndon who converted the building for use as a hotel. Ownership subsequently transferred to Union Square Hotels in 2000 before the property was eventually purchased by AAU in 2005 (building permits).



1420 Sutter Street San Francisco, CA 94109

T 415.391.7918 F 415.391.7309 TEFarch.com



UNIVERSITY

79 New Montgomery Street San Francisco, CA 94105

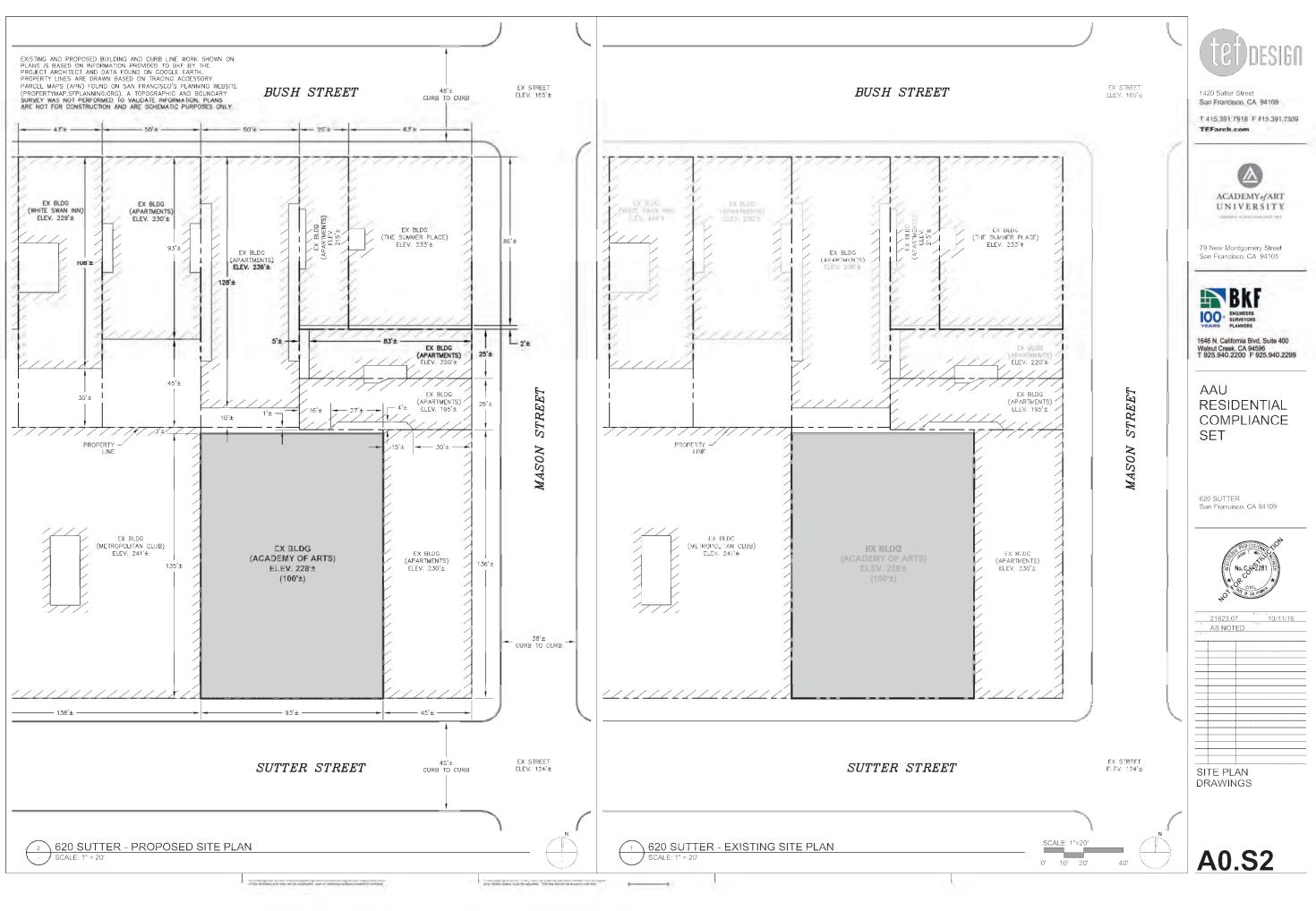
AAU RESIDENTIAL COMPLIANCE SET

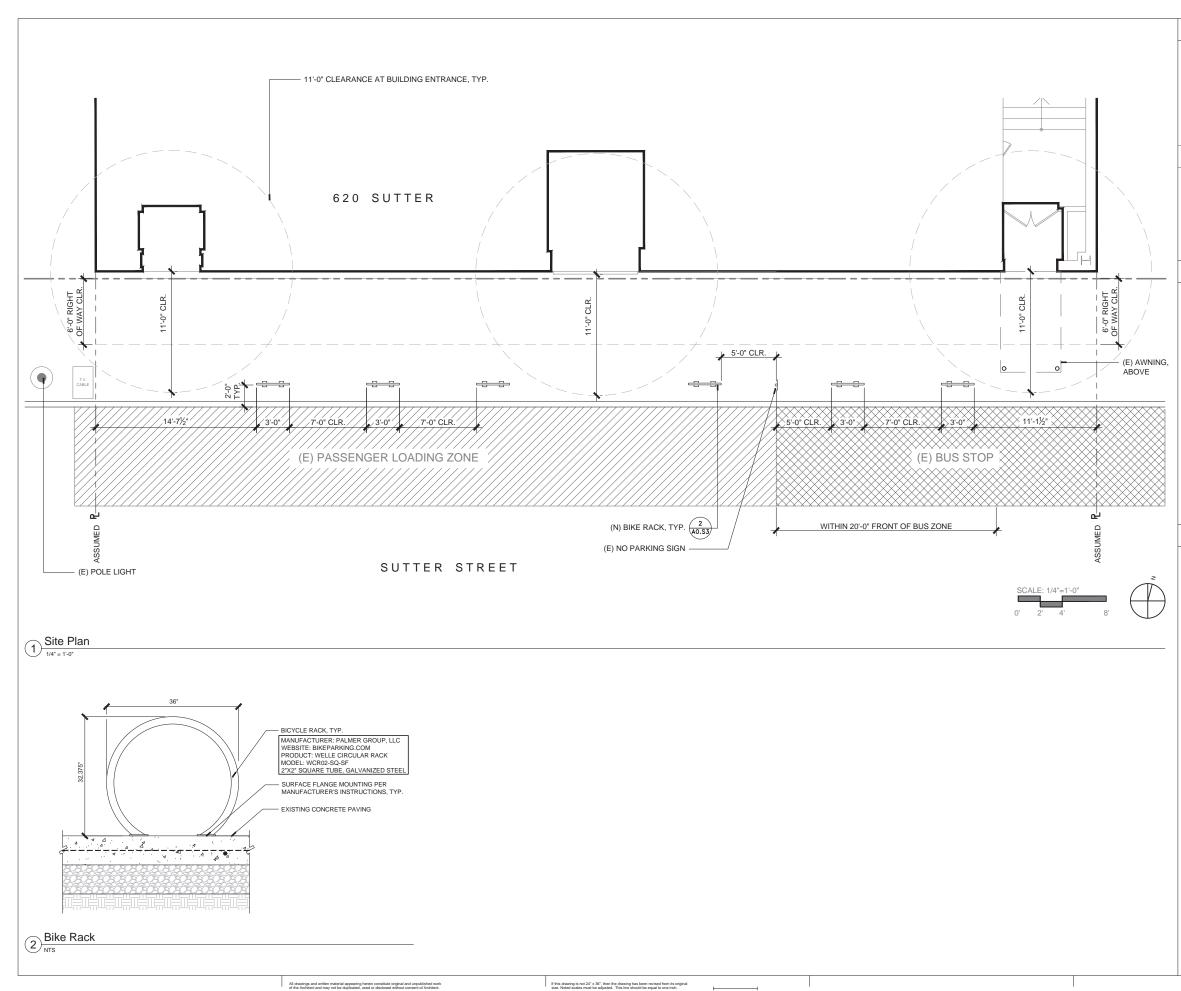
620 SUTTER San Francisco, CA 94102



SITE PLAN AERIAL IMAGE & SITE HISTORY







GENERAL NOTES

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

KEYNOTES

ES-20: TR-3 COMPLIANCE PROPOSAL -- SUBJECT TO MODIFICATION BY SFMTA, AAU USE OF EXISTING PASSENGER LOADING ZONE NOT PERMITTED BETWEEN THE HOURS OF 4PM AND 6PM.

BIKE PARKING COUNT

CLASS II

EXISTING: (0) BIKE PARKING SPACES

PROPOSED: (12) BIKE PARKING SPACES TOTAL:12

LEGEND (N) BIKE RACK, CLASS II ------



(E) IN-GROUND UTILITY

(E) NO PARKING SIGN

(E) POLE LIGHT

(E) PASSENGER



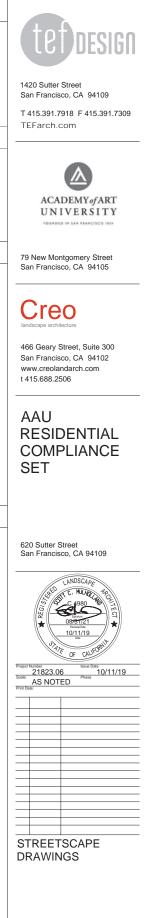
d

 (\bullet)

LOADING (WHITE

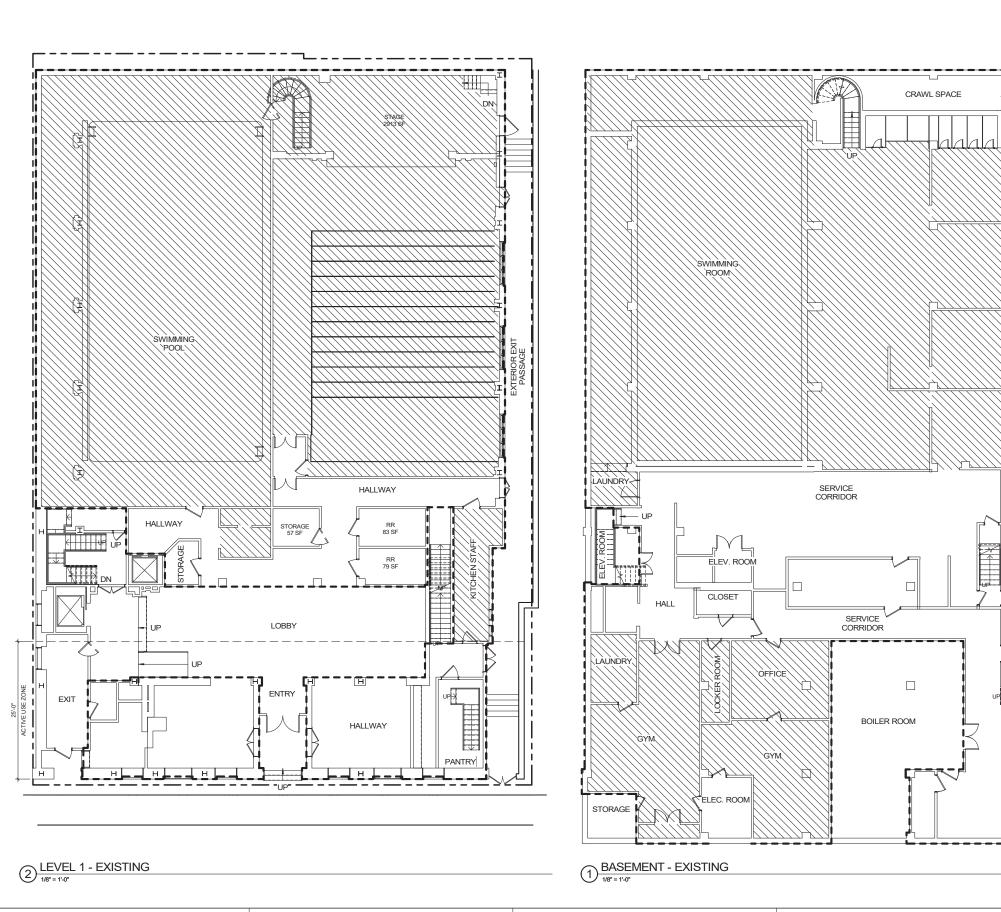
CURB) NOTES:

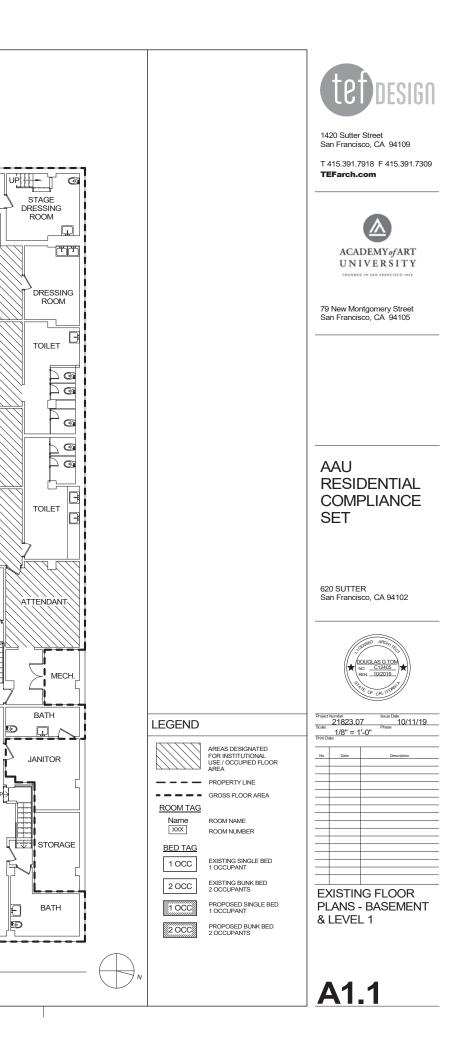
1) BIKE RACKS IN PASSENGER LOADING ZONE ARE ACCEPTED ON A CASE-BY-CASE BASIS 2) ASSUMED PROPERTY LINE AT FACE OF BUILDING



A0.S3





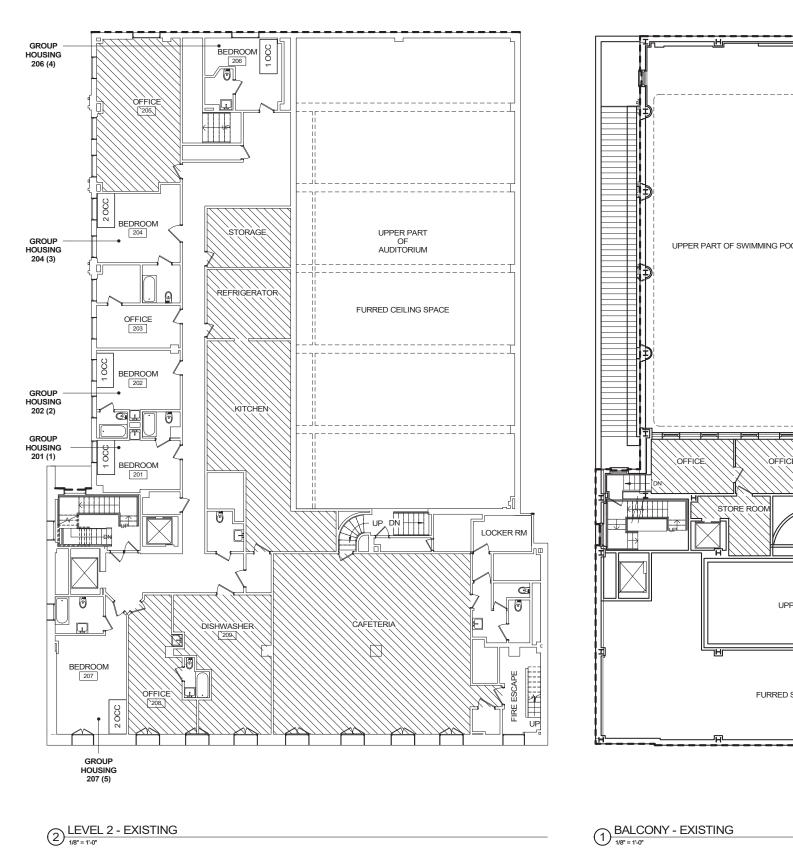


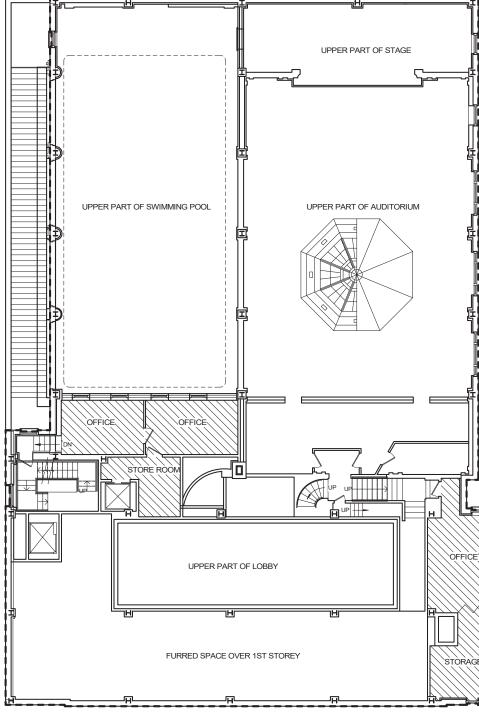
10

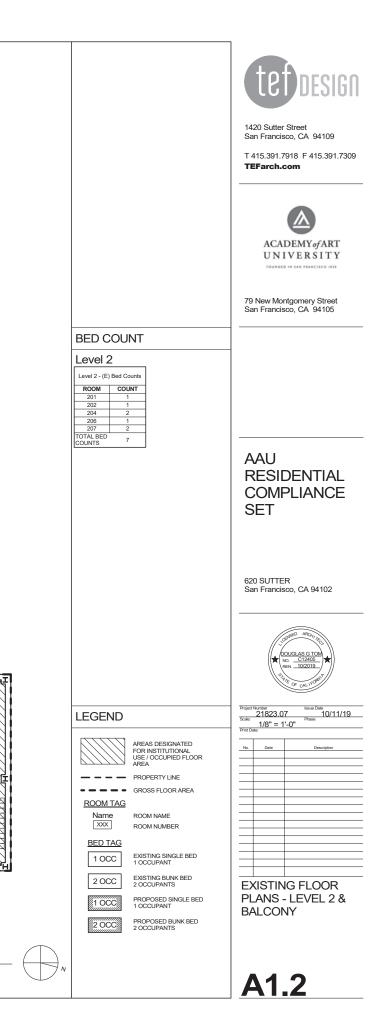
F

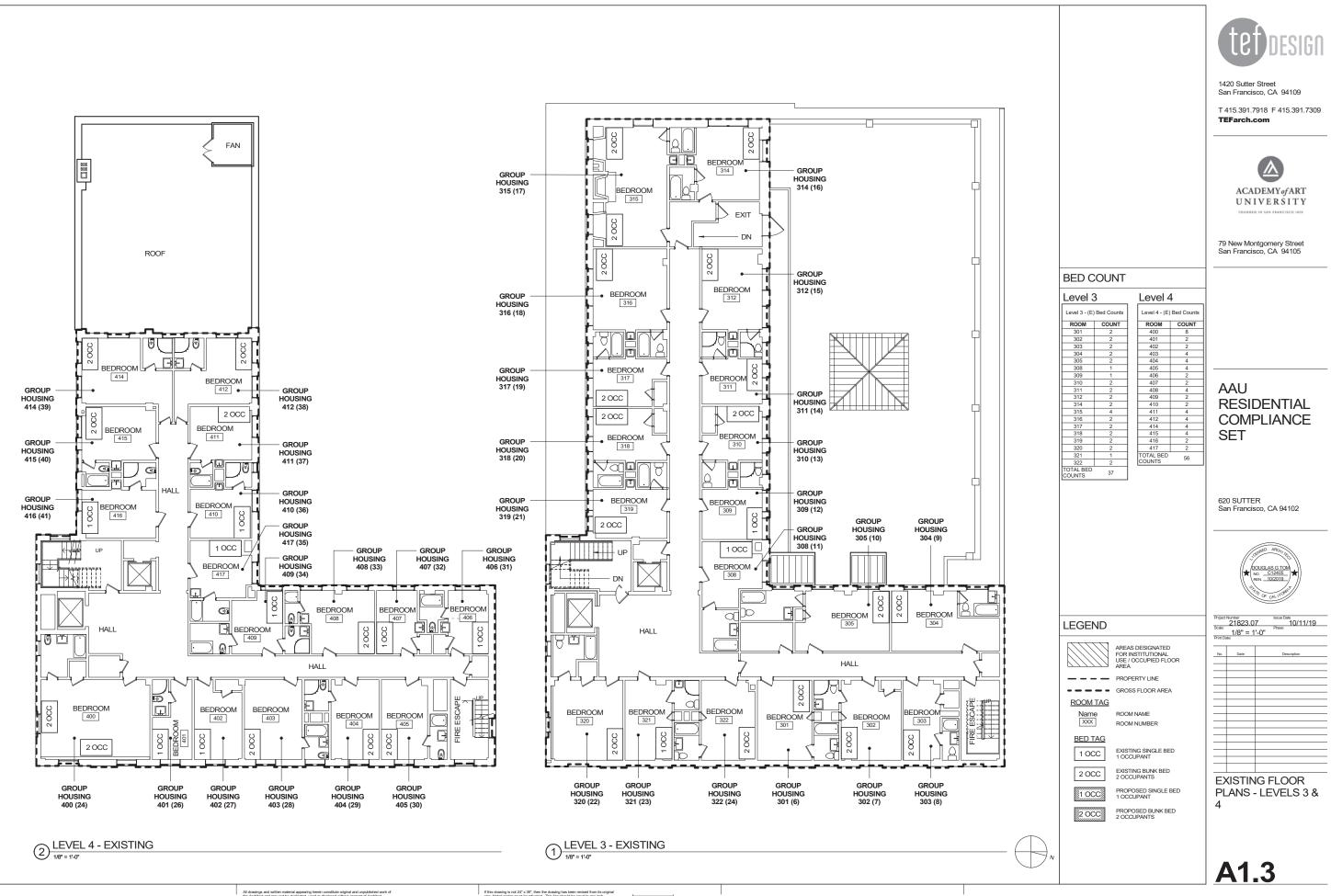
Ð

0

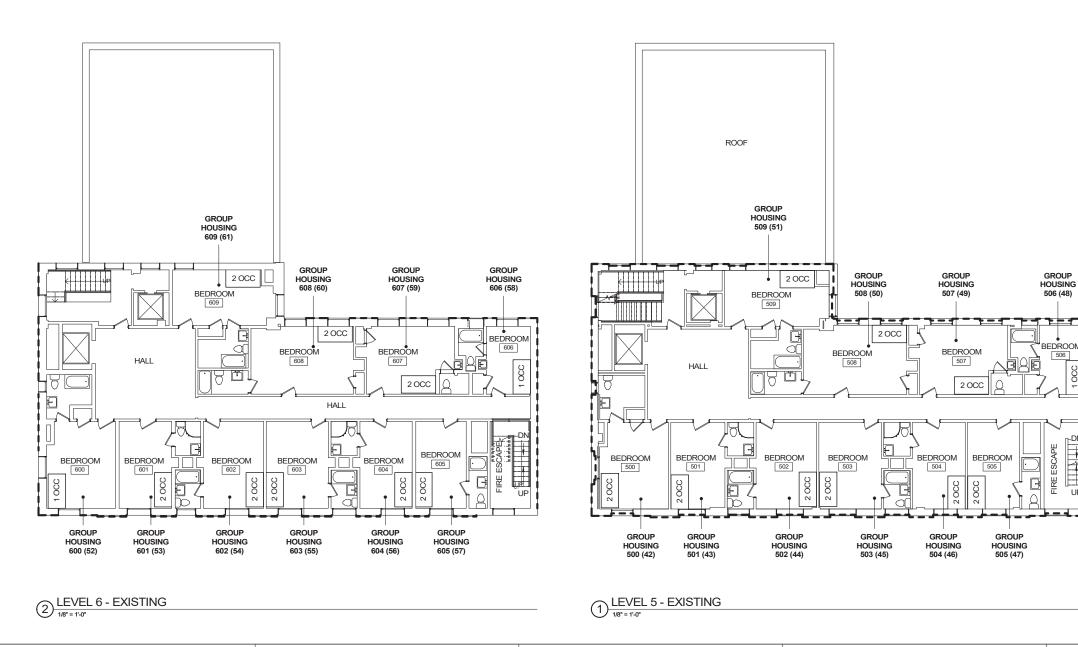


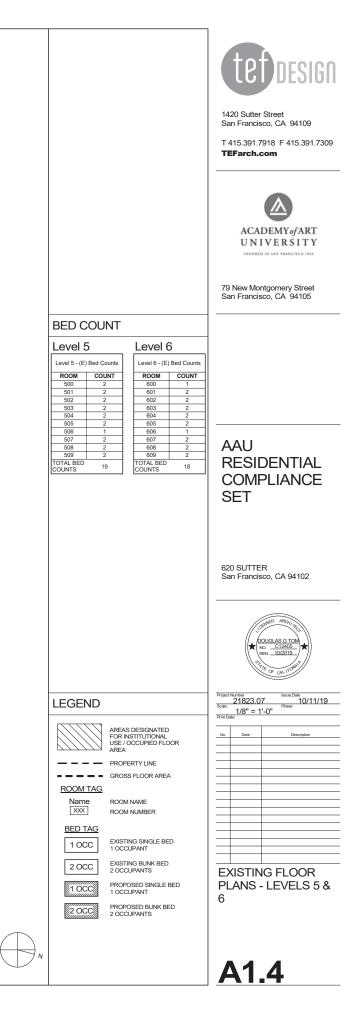






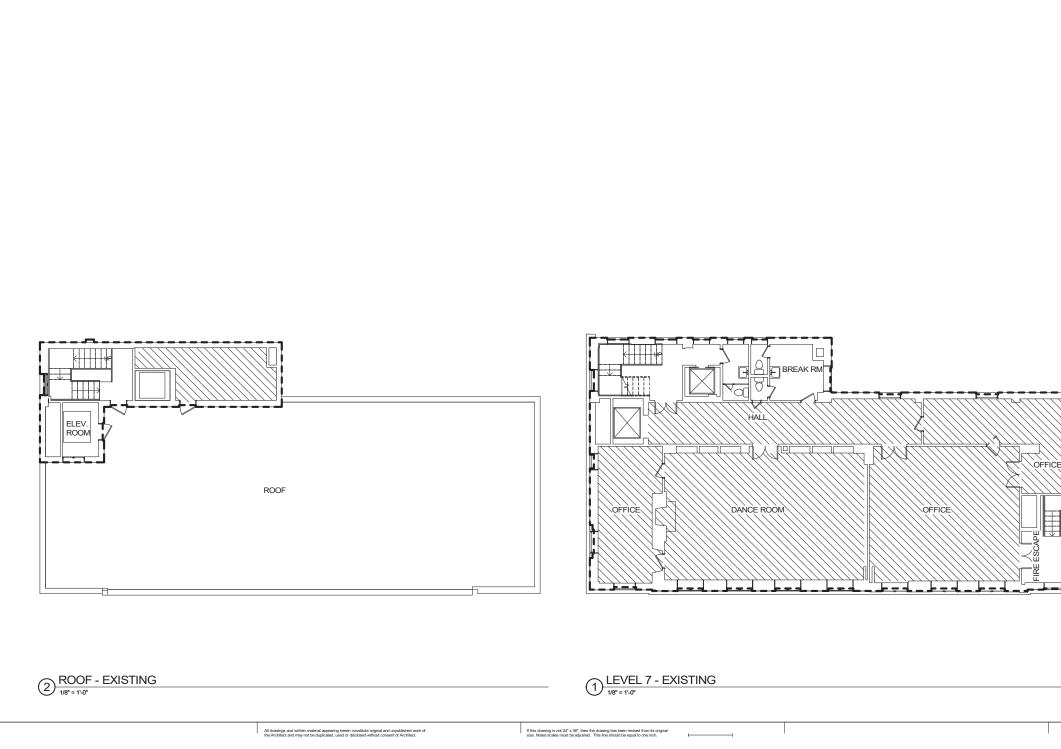
If this drawing is not 24" x 36", then the drawing has been revised from its original size. Noted scales must be adjusted. This line should be equal to one inch.

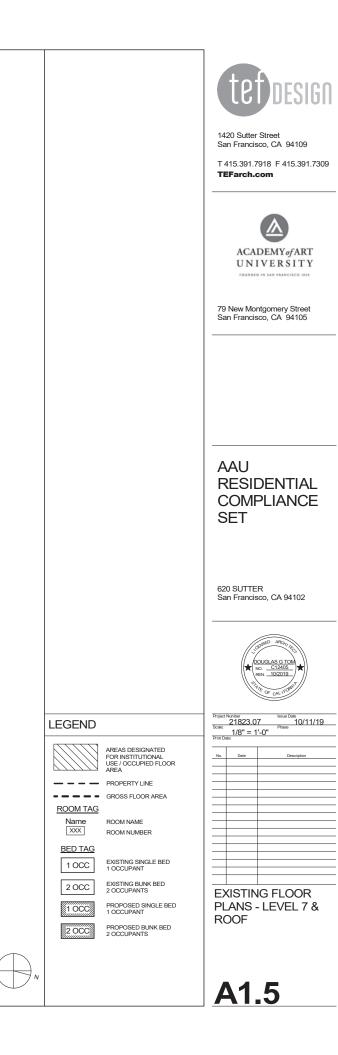




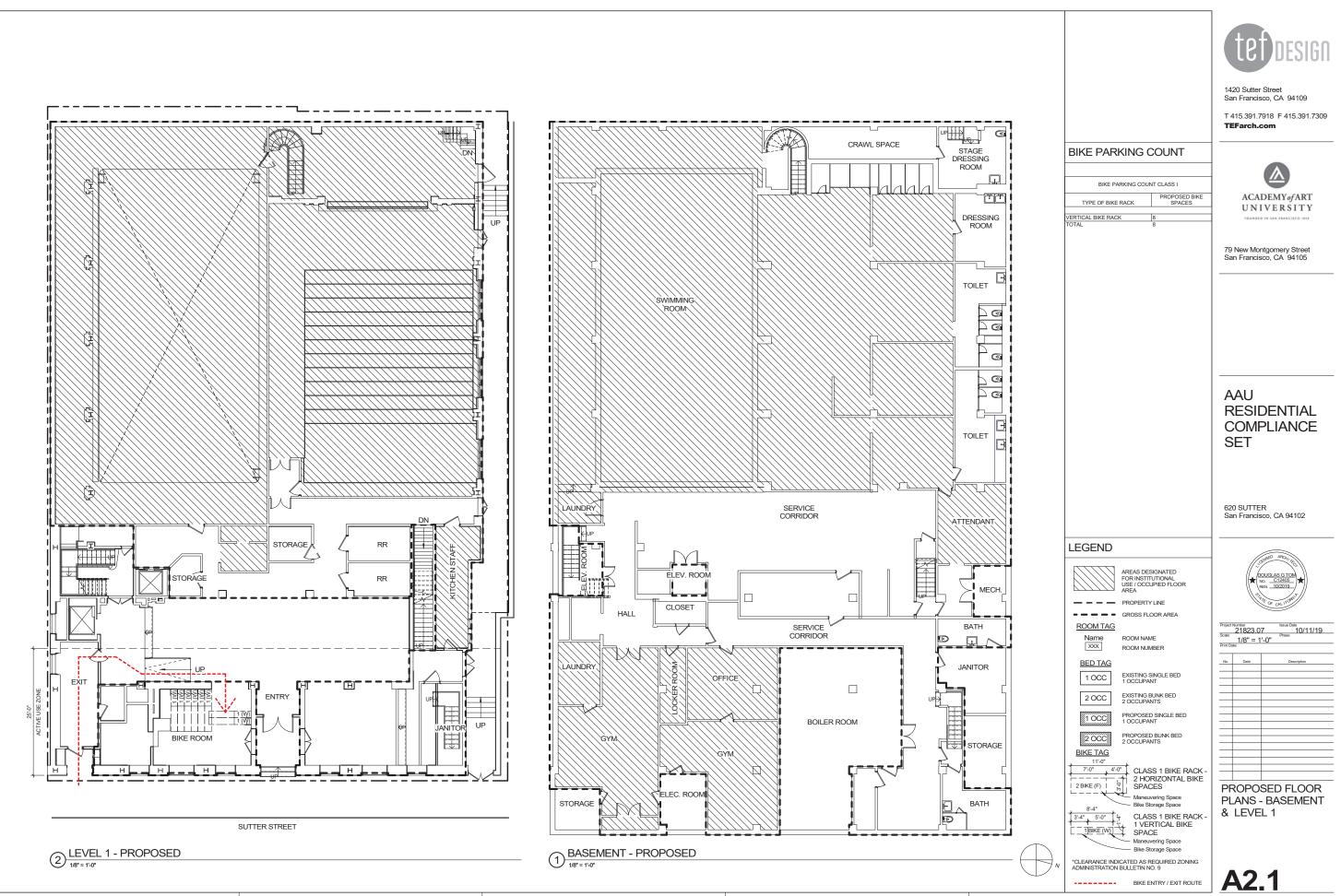
506 (48)



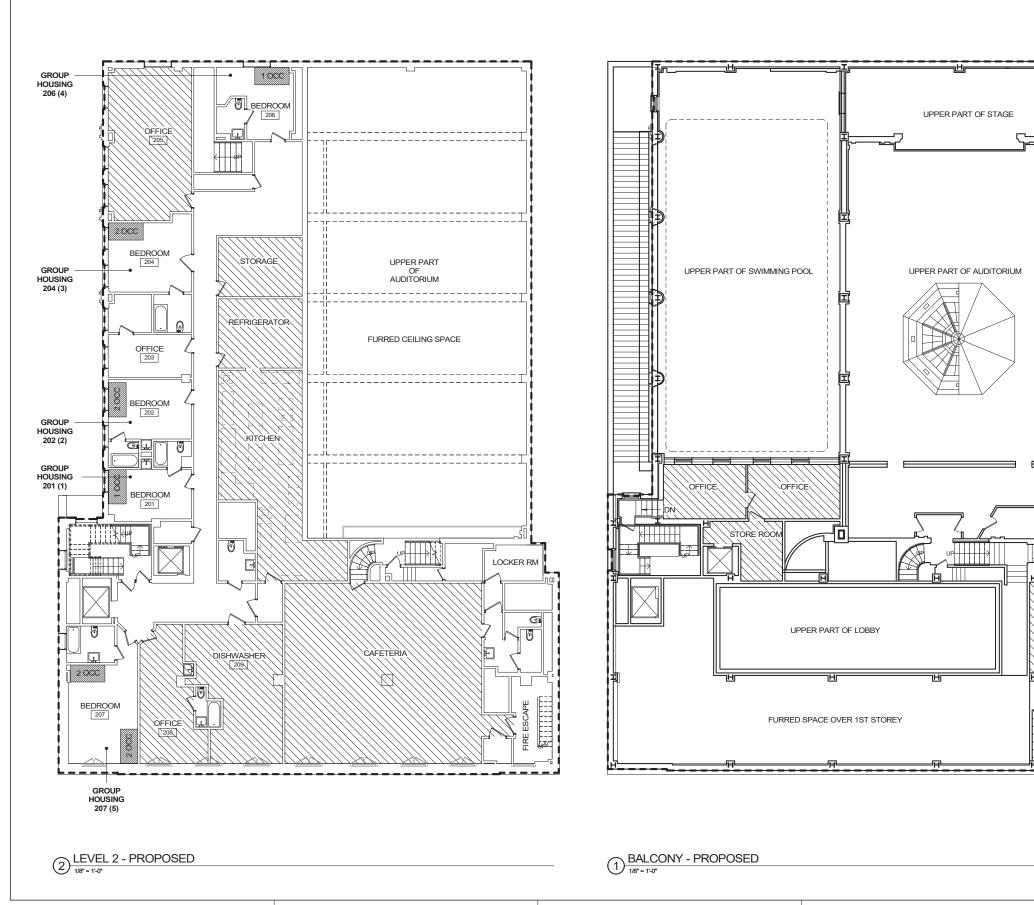




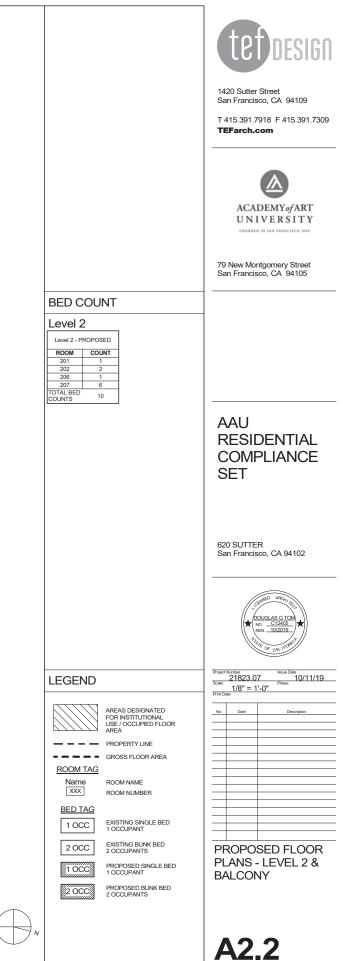




If this drawing is not 24" x 36", then the drawing has been revised from its original size. Noted scales must be adjusted. This line should be equal to one inch.

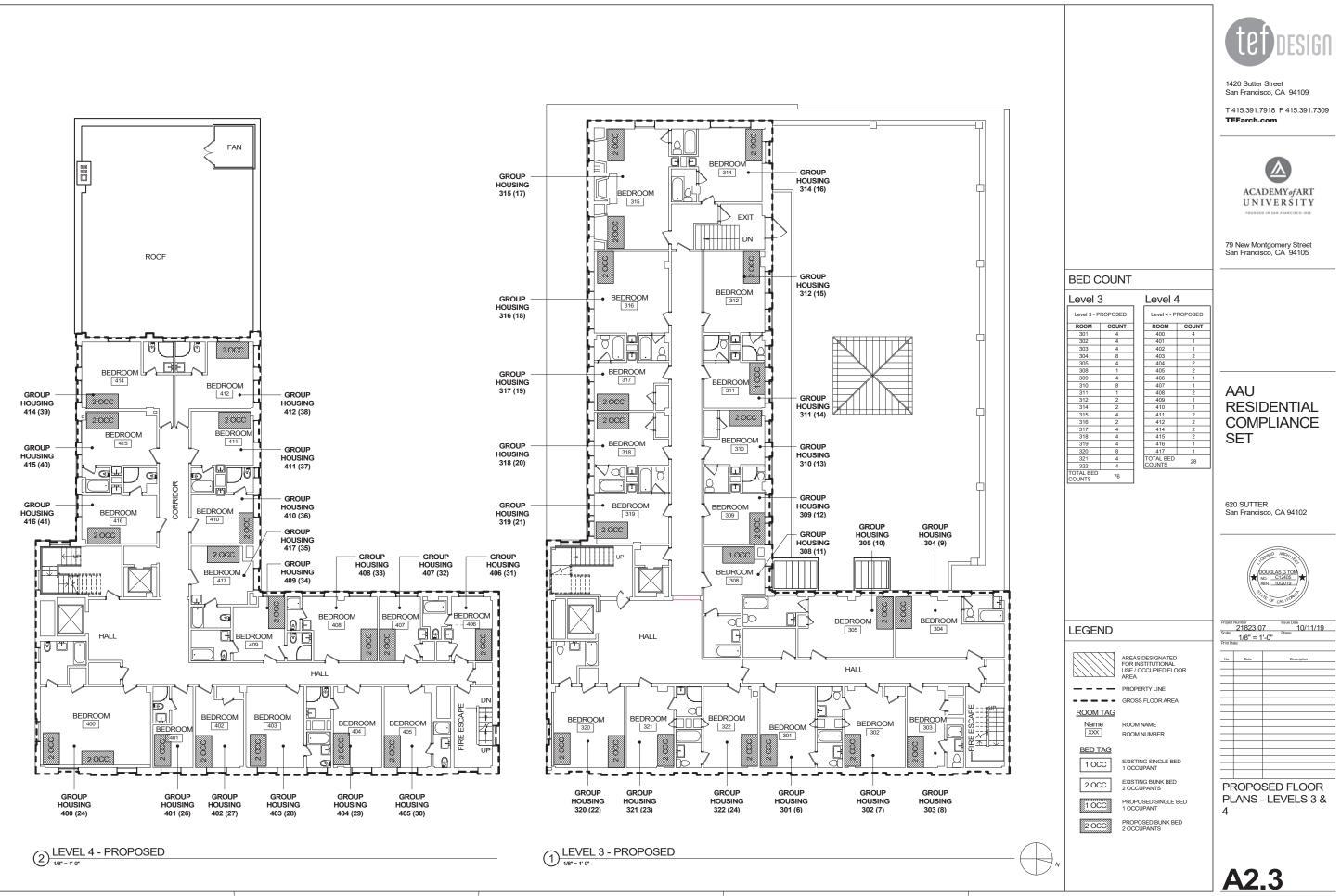


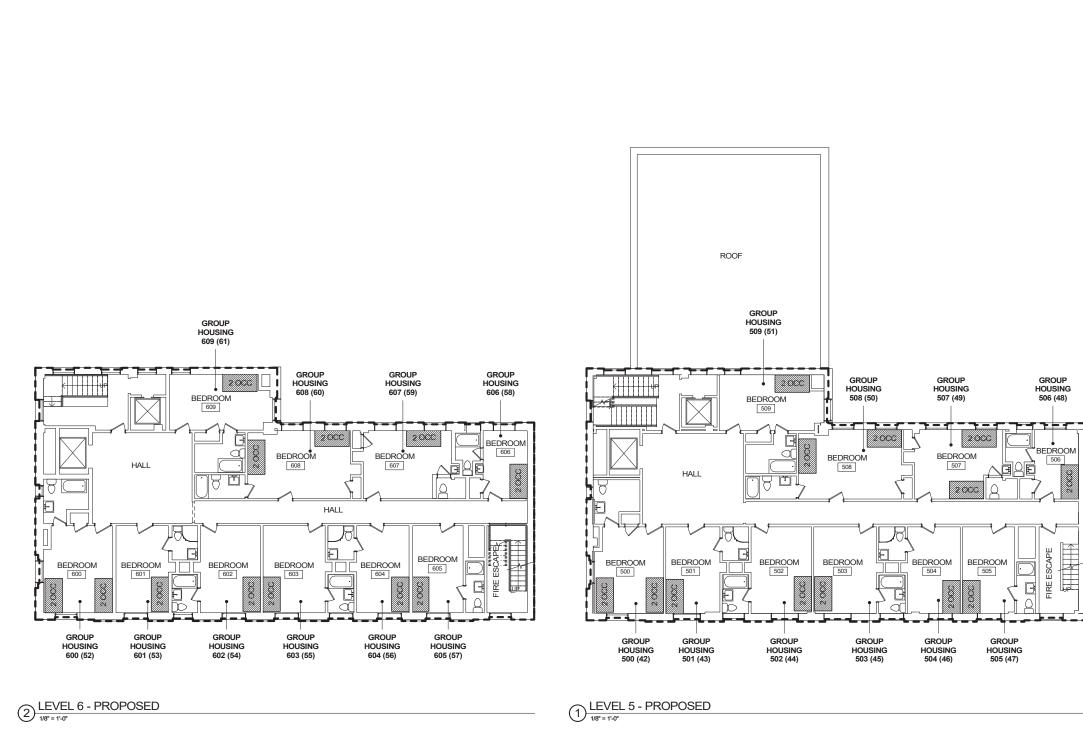
If this drawing is not 24" x 36", then the drawing has been revised from its original size. Noted scales must be adjusted. This line should be equal to one inch. -



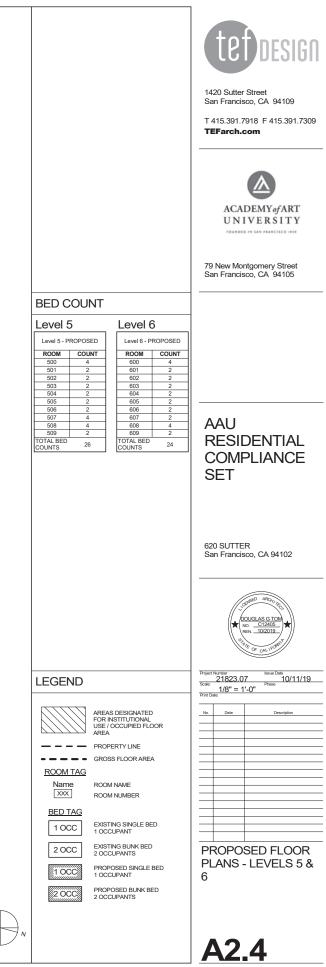
╽┕═╤╾ ÒFFICÈ

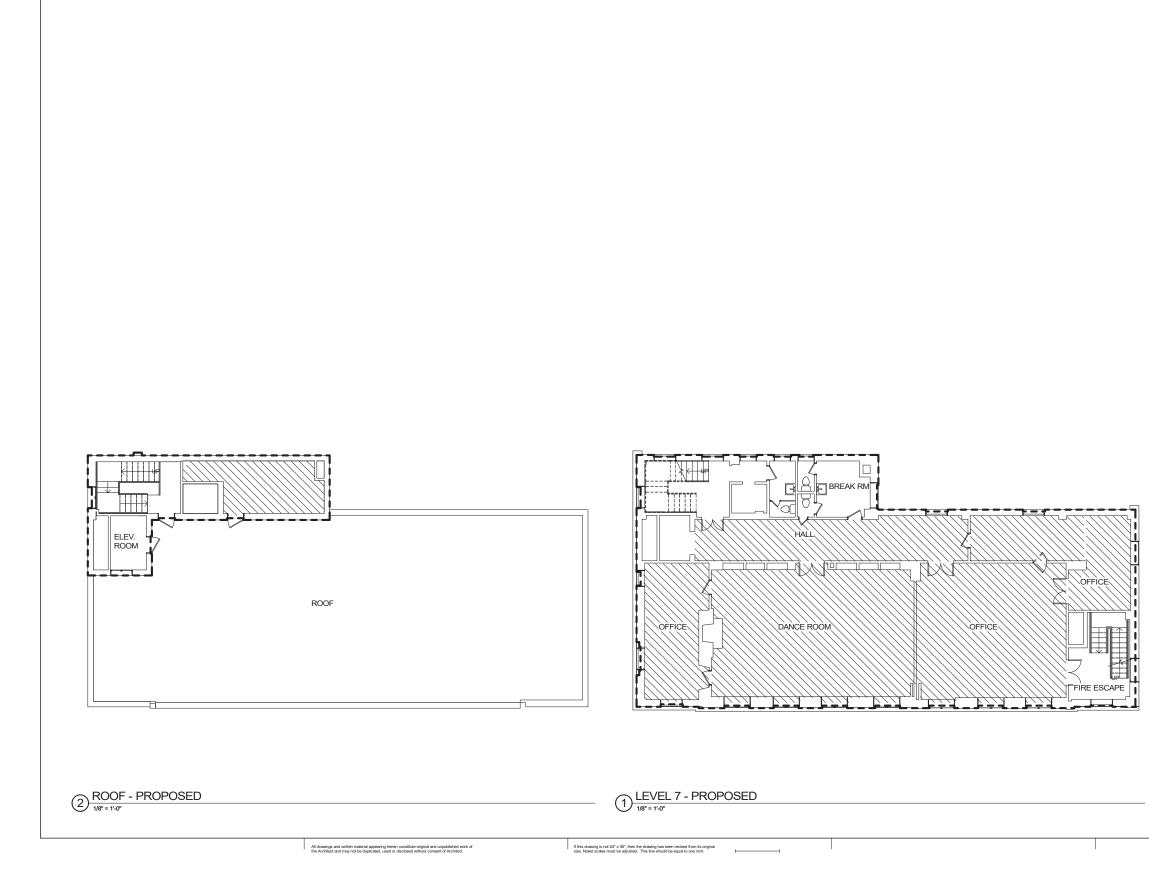
STORAGE

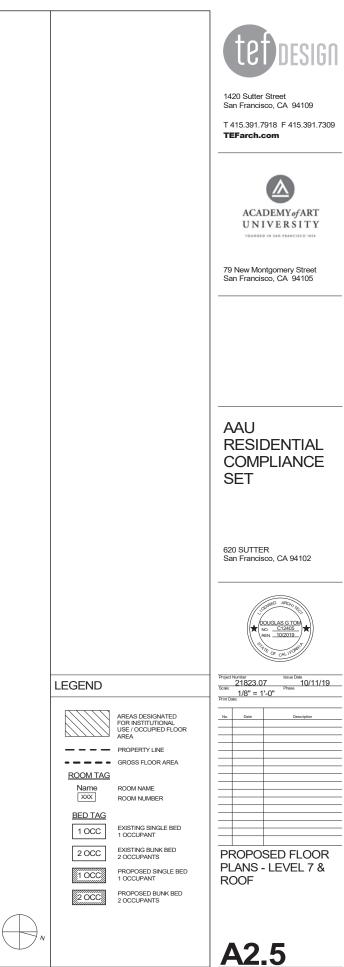


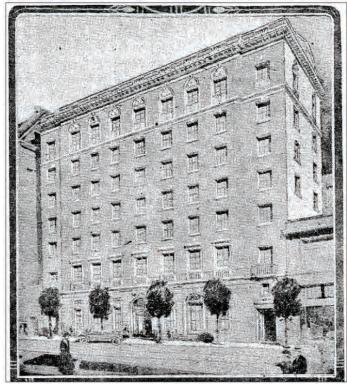


If this drawing is not 24" x 36", then the drawing has been revised from its original size. Noted scales must be adjusted. This line should be equal to one inch. -

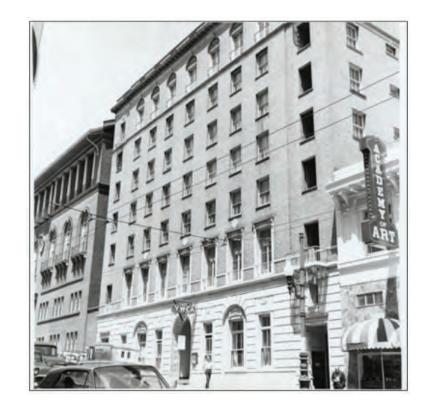




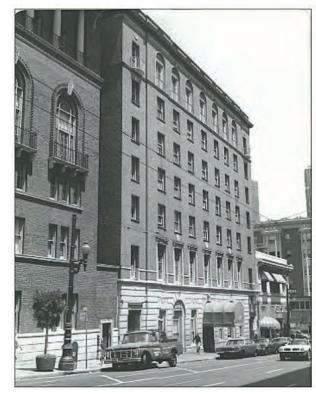




3 SOUTH ELEVATIO (1918) SOURCE: ESTM Case No. 2008.0586E - Appendix HR



O SOURCE: ESTM Case No. 2008.0586E - Appendix HR



1 SOUTH ELEVATION (1976, WITH AWNING) SOURCE: ESTM Case No. 2008.0586E - Appendix HR



1420 Sutter Street San Francisco, CA 94109

T 415.391.7918 F 415.391.7309 **TEFarch.com**



ACADEMY of ART UNIVERSITY

79 New Montgomery Street San Francisco, CA 94105

AAU RESIDENTIAL COMPLIANCE SET

620 SUTTER San Francisco, CA 94102



Preject Number Issue Date 10/11/19 21823.07 10/11/19 Scate Not to Scale; Print Date

| No. | Date | Description |
|-----|------|-------------|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

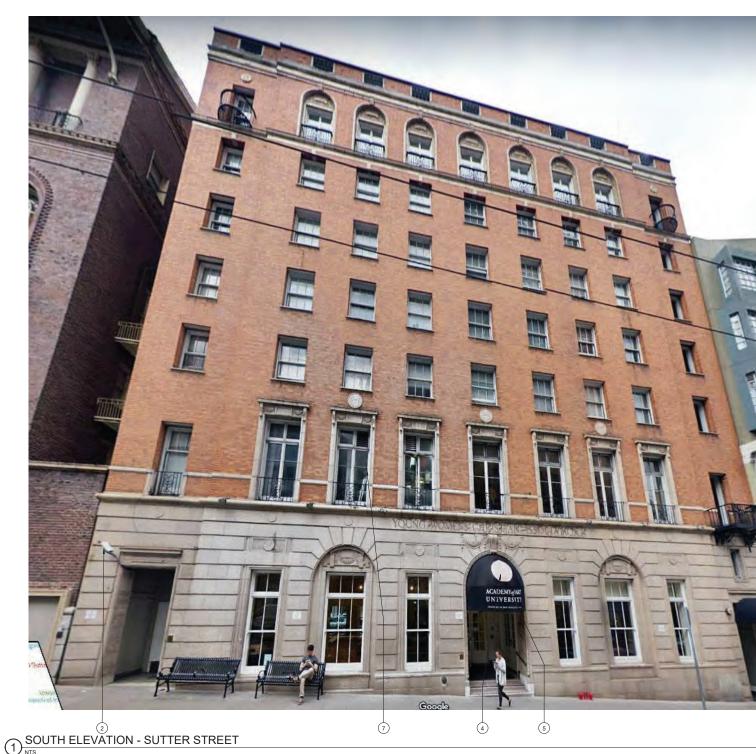
HISTORICAL EXTERIOR ELEVATION IMAGES







2 SOUTH ELEVATION - AWNING DETAIL



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) ESTM ES-20, HR-1 EASTERN AWNING TO BE REMOVED
- (b) ESTM ES-20, HR-1 CENTRAL AWNING TO REMAIN LEGALLY PERMITTED PER PERMIT Nos. 9418743, 9721964
- (2) REMOVE EXISTING BULLET-STYLE CAMERA AND PATHWAYS
- (2b) INSTALL SMALL FORMFACTOR DOME CAMERA WITH CUSTOM CORNER MOUNT IN THE CORNER OF THE AWNING, ROUTE THE CABLE BACK THROUGH THE ENTRYWAY INTO THE BUILDING; PAINT CAMERA BODY TO MATCH EXTERIOR AWNING COLOR
- (2c) EXISTING SMALL FORMFACTOR DOME CAMERA TO REMAIN, SEE 3/A3.2
- (20) INSTALL SMALL FORMFACTOR DOME CAMERA WITH INTERNALLY ROUTED CONDUIT
- (3) LIGHT FIXTURES AT BELTCOURSE SHALL BE REMOVED
- (3b) PROPOSED LIGHT FIXTURE, ATTACH AT MORTAR JOINTS
- (4) 36" DIA EXISTING AAU AWNING SIGNAGE
- 5 58" x 21" EXISTING AAU AWNING SIGNAGE
- (6) RESTORE EXISTING "YOUNG WOMEN'S CHRISTIAN ASSOCIATION" ENGRAVING
- (7) VENTILATION SYSTEMS TO BE LEGALIZED AS-IS

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

- (8) EXISTING LIGHT FIXTURES AT (3) ALCOVES DO NOT MATCH. AAU TO PROVIDE CONSISTENT LIGHT FIXTURES
- (8b) REMOVE EXISTING LIGHT FIXTURES BEYOND
- (8c) PROPOSED RECESSED LIGHT FIXTURE IN SOFFIT
- (9) FACADE MATERIALS DAMAGE IDENTIFIED AT THE ENTRY AREA, SEE SHT. A4.2



1420 Sutter Street San Francisco, CA 94109

T 415.391.7918 F 415.391.7309 TEFarch.com



ACADEMY of ART UNIVERSITY

79 New Montgomery Street San Francisco, CA 94105

AAU RESIDENTIAL COMPLIANCE SET

620 SUTTER San Francisco, CA 94102



 Project Number
 Issue Date

 21823.07
 10/11/19

 Scale:
 Not to Scale

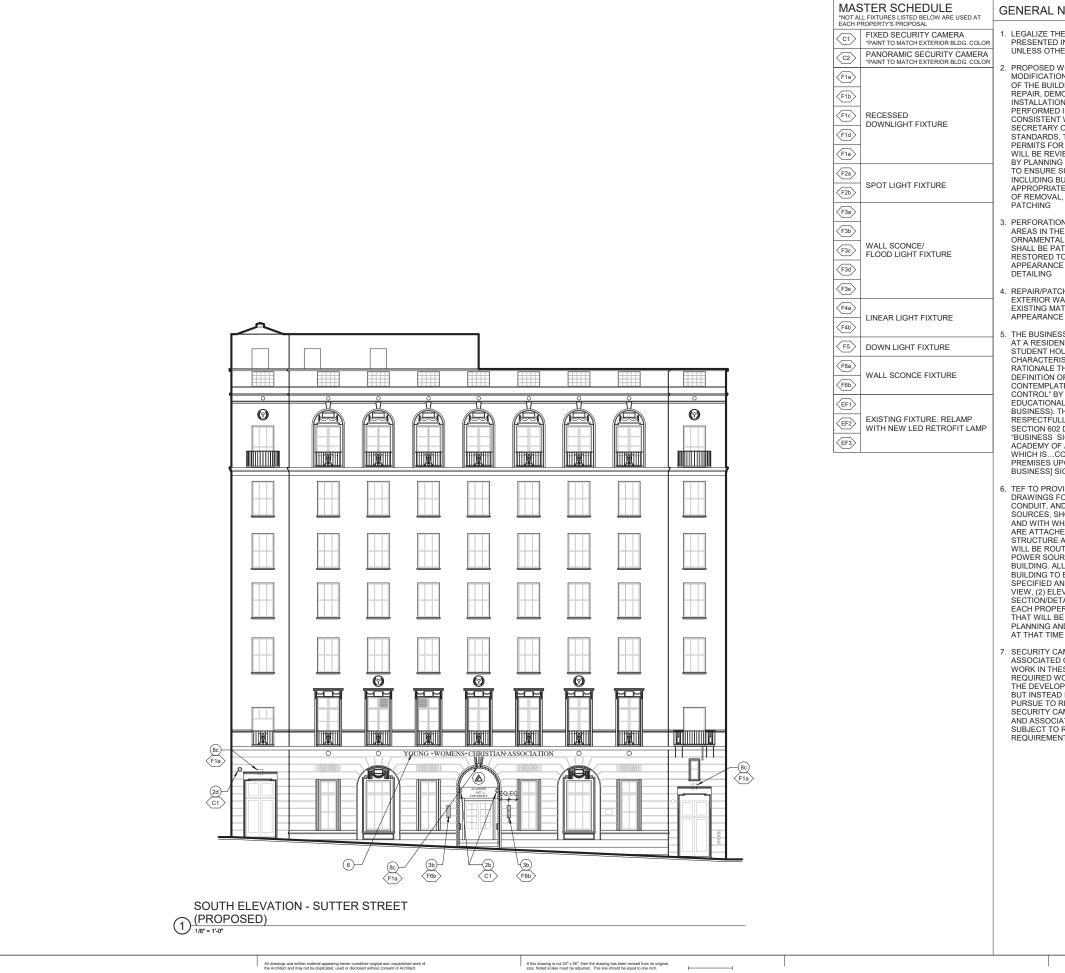
 Print Date:
 Print Scale:

| No. | Date | Description |
|-----|------|-------------|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

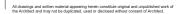
EXTERIOR ELEVATION IMAGES

A3.1





| LEGEND EXTERIOR • • security camera ELEVATIONS PROPOSED SIGNAGE; SEE SIGNAGE CONSULTANT DRAWINGS DRAWINGS | | | |
|--|---|--|---|
| Bern Presson Pres | NOTES | KEYNOTES | |
| Bern Presson Pres |) IN THIS PLAN SET, | | tet design |
| DN SHALLEE MAMANER TOTT THE TOTAL THE STREET STAFF MESTALLSALLE COMPACTOR DORMER ALL SICH WORK WEND AND APRAVED DECEMBER ATTHENT STAFF MISTALL SMALL FORMACTOR DORMER ALL ATTACHMENT STAFF MISTALL SMALL FORMACTOR DORMER ALL ATTACHMENT STAFF MISTALL SMALL FORMACTOR DORMER ALL BE REMOVED STREET STAFF MISTALL SMALL FORMACTOR DOME CAMERA WITH CALLE DATACHMENT STAFF MISTALL SMALL FORMACTOR DOME CAMERA WITH CALLE AND ANY OF THE SIGNAGE MISTALL SMALL FORMACTOR DOME CAMERA WITH CALLED ANY OF THE SIGNAGE MISTALL SMALL FORMACTOR DOME CAMERA WITH SIGNAGE MISTALL SMALL FORMACTOR DOME CAMERA WITH SIGNAGE MISTALL SMALL FORMACTOR SIGNAGE <!--</td--><td>WORK INVOLVING ONS TO THE EXTERIOR</td><td>AWNING TO REMAIN LEGALLY PERMITTED PER PERMIT Nos.</td><td>1420 Sutter Street</td> | WORK INVOLVING ONS TO THE EXTERIOR | AWNING TO REMAIN LEGALLY PERMITTED PER PERMIT Nos. | 1420 Sutter Street |
| Comment Protections | ON SHALL BE D IN A MANNER | (2) REMOVE EXISTING BULLET- | |
| L ATTACHMENT, AND ONS TO AND DAMAGED EXISTING SUBROUNDS ATACHER REPROVED HER AL DOOR SUBROUNDS TO MATCHE XISTING WISTING SUBROUNDS TO MATCHE XISTING CH AND REFINISH THE VAL TO MATCH XISTING CH AND REFINISH THE VAL TO MATCH XISTING SIGNAGE CH XISTING SAND | Y OF THE INTERIOR'S S. THE BUILDING S. THE BUILDING NR ALL SUCH WORK VIEWED AND APPROVED G DEPARTMENT STAFF SUCH CONSISTENCY, BUT NOT LIMITED TO | DOME CAMERA WITH CUSTOM CORNER MOUNT IN THE CORNER OF THE AWNING, ROUTE THE CABLE BACK THROUGH THE ENTRYWAY INTO THE BUILDING; PAINT CAMERA BODY TO MATCH | TEFarch.com |
| HE MASONRY OF THE ALDOOR SURVAUST Image: Construction of the Dome CAMERA WITH InterNALLY SOURCE CONDUCT ON MATCH EXSTRAG (2) CONDUCTED CONDUCT Image: Construction of the SHALL BE REMOVED OF AND REFINISH THE VALTO MATCH EXSTRAL PROPERTY WITH OUSING USE SITUL PROPERTY WITH O | L, ATTACHMENT, AND | (2c) EXISTING SMALL FORMFACTOR DOME CAMERA TO REMAIN, SEE | UNIVERSITY |
| CH AND REFINISH THE SHALL TO MATCH ATERNALS AND S SIGN IS PROPOSED USES SIGNAGE S | HE MASONRY OF THE AL DOOR SURROUNDS ATCHED, REPAIRED AND TO MATCH EXISTING | (2d) INSTALL SMALL FORMFACTOR DOME CAMERA WITH | 79 New Montgomery Street |
| WALL TO MATCH ATERNALS AND SEX SIGN IS PROPOSED SS SIGN IS PROPOSED SS SIGN IS PROPOSED STATACH AT MORTAR JOINTS SG STATESCONDARY SY A POST-SECONDARY SY A POST-SECONDARY SUGN COVERS THE CONTROL PROPORED LIFE ALINSTITUTION OF SIGNAGE SIGN COVERS THE | | | San Francisco, CA 94105 |
| Sign Sign Sign Speecestry With Sign Ace Sign Ace | VALL TO MATCH ATERIALS AND | | |
| OUSING USE INTIC UNDER THE THAT THE SECTION 100 OF STUDENT HOUSING VER PROVEMEND OF ART LILY SUBMITS THAT THE ACADEW OF ART LILY SUBMITS THAT THE ACADEW OF ART SIGN COVERS THE SIGN COVERS SIGN COVERS SIGN COVERS THE SIGN COVERS SIGN COVERS SIGN COVERS SIGN COVERS SIGN COVERS SIGN COVERS SIGN COVERS SIGN C | SS SIGN IS PROPOSED | | |
| OF STUDENT HOUSING Image: Construction of state in the stock of the stock o | OUSING USE RISTIC UNDER THE | | |
| THE ACADEMY OF ART 2 DEFINITION OF SIGN IS LOCATED (*) VENTILATION SYSTEMS TO BE LEGALIZED AS-IS AAU RESIDENTIAL DEGALIZED AS-IS SIGN IS LOCATED ITEMS BELOW NOTED DURING 202010 STED DUTHE POR WHICH THE SIGN IS LOCATED AAU RESIDENTIAL COMPLIANCE 20210 SITE WALK SEE FHOTOS ON SHT. A4.1, A4.2 AAU RESIDENTIAL COMPLIANCE 20210 SITE WALK SEE FHOTOS ON SHT. A4.1, A4.2 IM HOW CONDUIT UFED INTERNALLY TO AN INTERVALK SHOW WO CONDUIT UFED INTERNALLY TO A INTERVALK SHOW CONDUIT UFED INTERNALLY TO A INTERVALK INTO AN BE REVIEWED IES SENTS DEI PACKAGES SE ROUTED THROUGH IES PLANS IS NOT WORK PURSUNT TO DEMEMTA AGREEMENT, DIS WORK AAU MAY REPLACE EXISTING IATED CONDUIT PREMOVEAL Image: Signade Signade Consult TA SE SUBJECT CAMERA Image: Signade Signade Consult TA SIGNAGE CONSULTANT DRAWINGS | OF STUDENT HOUSING ATES "OPERATION AND BY A POST-SECONDARY | WOMEN'S CHRISTIAN | |
| F. ARTS 'ACTIVITY SCONDUCTED DO NTHE JPON WHICH (THE JPON WHICH (THE SIGN IS LOCATED WIDE DETAIL FOR FIXTURES HOT DTHE HED TO THE JPON WHICH (THE SAND HOW CONDUIT UTED INTERNALLY TO A JRCE WHITHIN THE LETAIL DRAWING WITH FIXTURES BEYOND PROPOSED RECESSED LIGHT FIXTURES BEYOND PROPOSED RECESSED LIGHT FIXTURES BEYOND PROPOSED RECESSED LIGHT FIXTURES IN SOFFIT PROPOSED RECESSED LIGHT FIXTURES IN SOFFIT PROPOSED SECONTLY ANALY REFLACE EXISTING AMERAS, LIGHTING ANERAS, LIGHTING ANERAS ANERAS, LIGHTING ANERAS ANERAS, LIGHTING ANERAS ANERAS ANERAS ANERAS ANERAS ANERAS AN | THE ACADEMY OF ART JLLY SUBMITS THAT THE 2 DEFINITION OF | | |
| FOR FIXTURES, NO INTERNAL POWER CAUSTING SIGNADES AND ATTIGUES AND TO PROVIDE CONSISTENT LIGHT SHOWING WHERE, HOW WHAT METHOD THESE Image: Construction of the constructio | F ART'S "ACTIVITY CONDUCTED ON THE JPON WHICH [THE | 9/25/19 SITE WALK | |
| HED TO THE EADD HOW CONDUIT SAMD HOW CONDUIT B JRCE WITHIN THE FACADE MATERIALS DAMAGE JRCE WITHIN THE PROPOSED RECESSED LIGHT FIAL DRAWING WITH FACADE MATERIALS DAMAGE EVATION VIEWS AND A FACADE MATERIALS DAMAGE EVATION VIEWS AND A FACADE MATERIALS DAMAGE IDENTIFIED AT THE ENTRY AREA, SEE SHT. A4.2 BO CONDUIT PROPOSED FACARE EXISTING DI CONDUIT PROPOSED FACARE EXISTING DI CONDUIT PROPOSED FACARE EXISTING DI CONDUIT DOREMOVEAL IMEED INTS LEGEND LEGEND EXISTING/PROPOSEI PROPOSED SIGNAGE; SEE SIGNAGE CONSULTANT PROPOSED SIGNAGE; SEE SIGNAGE CONSULTANT | FOR FIXTURES, ND INTERNAL POWER SHOWING WHERE, HOW | ALCOVES DO NOT MATCH. AAU TO PROVIDE CONSISTENT LIGHT | |
| JRCE WITHIN THE LEITXTURES FOR EACH. DE EXPLICITLY S ND SHOWN IN PLAN FACADE MATERIALS DAMAGE EVATION VIEWS AND AN FACADE MATERIALS DAMAGE SE ROUTED THROUGH. FACADE MATERIALS DAMAGE Intel DRAWING WITH FACADE MATERIALS DAMAGE SE ROUTED THROUGH. FACADE MATERIALS DAMAGE Intel DRAWING WITH Intel DRAWING WITH Intel DRAWING WITH FACADE MATERIALS DAMAGE Intel DRAWING WITH Intel DRAWING WITH Iss WORK AND MAY Intel DRAWING WITH Iss WORK AND MAY Intel DRAWING WITH Iss WORK AND MAY Intel DRAWING Iss WORK AND MA | HED TO THE AND HOW CONDUIT | | |
| EVATION VIEWS AND A TAIL DRAWING WITH ERTY'S DBI PACKAGES SE ROUTED THROUGH ND CAN BE REVIEWED A AMERA, LIGHTING AND D CONDUIT PROPOSED ISES PLANS IS NOT WORK PURSUANT TO DPMENT AGREEMENT, D IS WORK AAU MAY REPLACE EXISTING AMERAS, LIGHTING IATED CONDUIT D REMOVEAL INTS LEGEND • • SECURITY CAMERA PROPOSED SIGNAGE; SEE SIGNAGE CONSULTANT DRAWINGS | JRCE WITHIN THE LL FIXTURES FOR EACH | | |
| D CONDUIT PROPOSED ISEE PLANS IS NOT WORK PURSUANT TO DPMENT AGREEMENT, DIS WORK AAU MAY REPLACE EXISTING CAMERAS, LIGHTING IATED CONDUIT D REMOVEAL INTS LEGEND LEGEND | AND SHOWN IN PLAN EVATION VIEWS AND A ETAIL DRAWING WITH ERTY'S DBI PACKAGES BE ROUTED THROUGH IND CAN BE REVIEWED | IDENTIFIED AT THE ENTRY AREA, | |
| LEGEND • • security camera PROPOSED SIGNAGE; SEE SIGNAGE CONSULTANT DRAWINGS | D CONDUIT PROPOSED IESE PLANS IS NOT WORK PURSUANT TO DPMENT AGREEMENT, D IS WORK AAU MAY REPLACE EXISTING AMERAS, LIGHTING IATED CONDUIT | | 21823.07 10/11/19 Scale: 1/8" = 1'-0" Prinz Date: |
| LEGEND EXTERIOR • • security camera ELEVATIONS PROPOSED SIGNAGE; SEE SIGNAGE CONSULTANT DRAWINGS DRAWINGS | | | |
| LEGEND EXTERIOR • • security camera ELEVATIONS PROPOSED SIGNAGE; SEE SIGNAGE CONSULTANT DRAWINGS DRAWINGS | | | |
| SECURITY CAMERA PROPOSED SIGNAGE; SEE SIGNAGE CONSULTANT DRAWINGS | | LEGEND | EXISTING/PROPOSED EXTERIOR |
| SIGNAGE CONSULTANT DRAWINGS | | • SECURITY CAMERA | ELEVATIONS |
| | | SIGNAGE CONSULTANT | |
| AJ.J | | | A3.3 |







| GENERAL NOTES | |
|---|-----------------------------------|
| 1. 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 | 142 Sar T 4 TE |
| OF REMOVAL, ATTACHMENT, AND PATCHING 3. PERFORATIONS TO AND DAMAGED AREAS IN THE MASONRY OF THE ORNAMENTAL DOOR SURROUNDS SHALL BE PATCHED, REPAIRED AND RESTORED TO MATCH EXISTING APPEARANCE (COLOR, TEXTURE, DETAILING | 79 I Sar |
| 4. REPAIR/PATCH AND REFINISH THE EXTERIOR WALL TO MATCH EXISTING MATERIALS AND APPEARANCE AS REQUIRED | |
| 5. 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 ISCONDUCTED ON THE PREMISES UPON WHICH [THE BUSINESS] SIGN IS LOCATED | A R C S |
| 6. 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 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 | 620 Sar |
| 7. 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 | Project N Scale: Print Date |
| KEYNOTES | |
| SEE SHT. A3.3 FOR KEYNOTES | EX EX |
| | |



420 Sutter Street an Francisco, CA 94109

415.391.7918 F 415.391.7309 EFarch.com



ACADEMY of ART UNIVERSITY

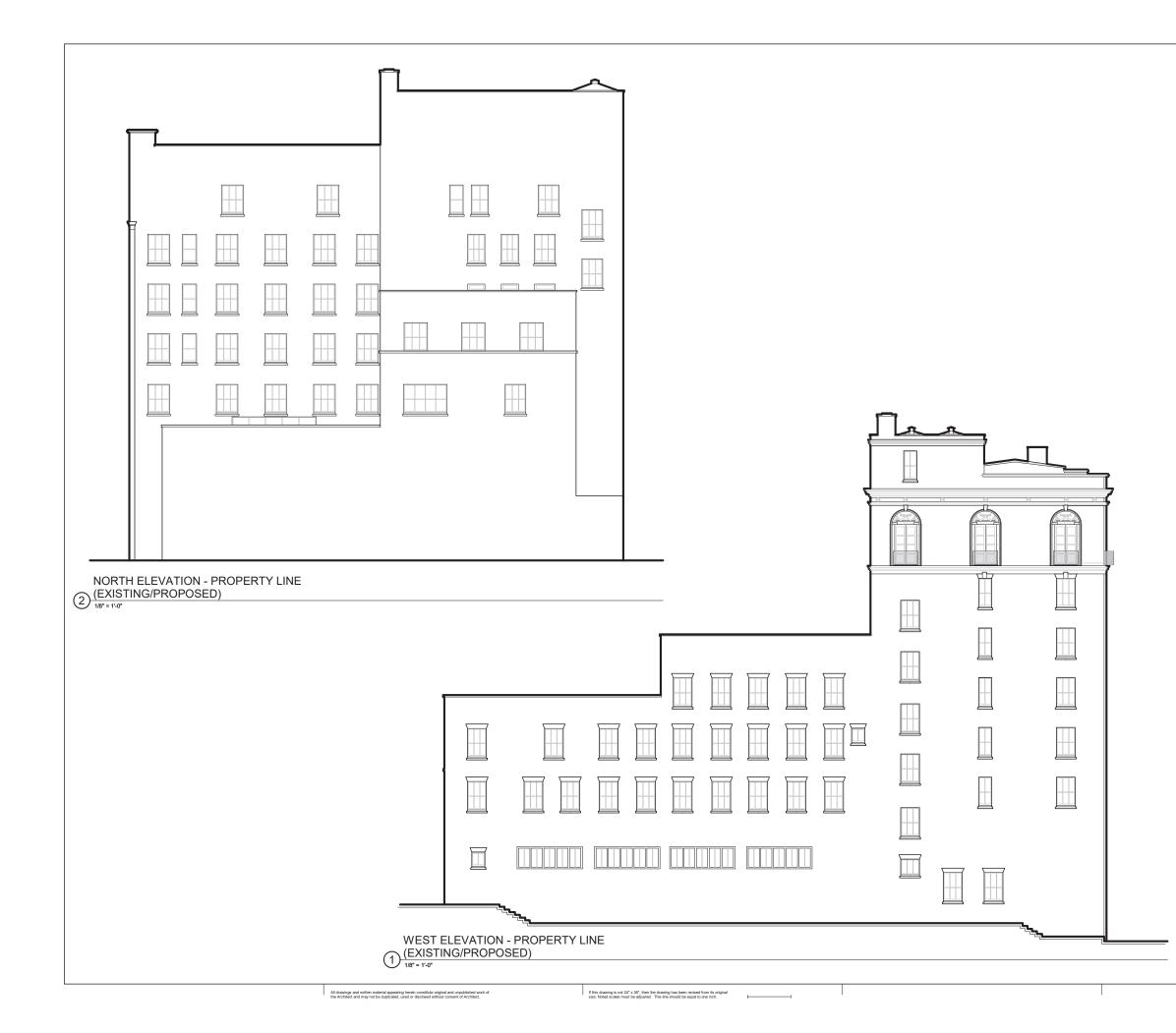
9 New Montgomery Street an Francisco, CA 94105

٩U RESIDENTIAL COMPLIANCE SET

0 SUTTER n Francisco, CA 94102



A3.4



| | _ |
|---|--|
| GENERAL NOTES | |
| 1. LEGALIZE THE CONDITIONS PRESENTED IN THIS PLAN SET, UNLESS OTHERWISE NOTED | tef design |
| 2. PROPOSED WORK INVOLVING MODIFICATIONS TO THE EXTERIOR OF THE BUILDING, INCLUDING REPAIR, DEMOLITION, AND | 1420 Sutter Street San Francisco, CA 94109 |
| INSTALLATION SHALL BE PERFORMED IN A MANNER CONSISTENT WITH THE SECRETARY OF THE INTERIOR'S STANDARDS. THE BUILDING | T 415.391.7918 F 415.391.7309 TEFarch.com |
| 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 | ACADEMY of ART UNIVERSITY |
| 3. PERFORATIONS TO AND DAMAGED AREAS IN THE MASONRY OF THE ORNAMENTAL DOOR SURROUNDS SHALL BE PATCHED, REPAIRED AND RESTORED TO MATCH EXISTING APPEARANCE (COLOR, TEXTURE, DETAILING | 79 New Montgomery Street San Francisco, CA 94105 |
| 4. REPAIR/PATCH AND REFINISH THE EXTERIOR WALL TO MATCH EXISTING MATERIALS AND APPEARANCE AS REQUIRED | |
| 5. THE BUSINESS SIGN IS PROPOSED AT A RESIDENTIAL PROPERTY WITH STUDENT HOUSING USE CHARACTERISTIC UNDER THE RATIONALE THAT THE SECTION 102 DEFINITION OF STUDENT HOUSING CONTEMPLATES "OPERATION AND | |
| CONTROL" BY A POST-SECONDARY EDUCATIONAL INSTITUTION (I.E. A BUSINESS). THE ACADEMY OF ART RESPECTFULLY SUBMITS THAT THE SECTION 602 DEFINITION OF "BUSINESS SIGN" COVERS THE ACADEMY OF ARTS "ACTIVITY WHICH ISCONDUCTED ON THE PREMISES UPON WHICH [THE BUSINESS] SIGN IS LOCATED | AAU RESIDENTIAL COMPLIANCE SET |
| 6. 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 | 620 SUTTER San Francisco, CA 94102 |
| 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 | COLLAS G TOM COLLAS G TOM Max 102019 PC/F G CAL (1991) |
| 7. 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 | Project Number Issue Date 21823.07 10/11/19 Scale 1/8" = 1'-0" Prince Prace No. Date Description |
| KEYNOTES | |
| SEE SHT. A3.3 FOR KEYNOTES | |
| | |
| | EXISTING/PROPOSED EXTERIOR ELEVATIONS |
| | |
| | A3.5 |



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

| KEYNOTES | |
|--|---|
| 1 ESTM ES-20, HR-1 EASTERN AWNING TO BE REMOVED | tef) design |
| (1) ESTM ES-20, HR-1 CENTRAL AWNING TO REMAIN LEGALLY PERMITTED PER PERMIT Nos. 9418743, 9721964 | 1420 Sutter Street |
| 2 REMOVE EXISTING BULLET- STYLE CAMERA AND PATHWAYS | San Francisco, CA 94109 T 415.391.7918 F 415.391.7309 |
| (2b) INSTALL SMALL FORMFACTOR DOME CAMERA WITH CUSTOM CORNER MOUNT IN THE CORNER OF THE AWNING, ROUTE THE CABLE BACK THROUGH THE ENTRYWAY INTO THE BUILDING; PAINT CAMERA BODY TO MATCH EXTERIOR AWNING COLOR | TEFarch.com |
| (20) EXISTING SMALL FORMFACTOR DOME CAMERA TO REMAIN, SEE 3/A3.2 | ACADEMY of ART UNIVERSITY FOUNDED IN EAN FRANCISCO 1939 |
| (2) INSTALL SMALL FORMFACTOR DOME CAMERA WITH INTERNALLY ROUTED CONDUIT | 79 New Montgomery Street San Francisco, CA 94105 |
| (3) LIGHT FIXTURES AT BELTCOURSE SHALL BE REMOVED | |
| (3b) PROPOSED LIGHT FIXTURE, ATTACH AT MORTAR JOINTS | |
| (4) 36" DIA EXISTING AAU AWNING SIGNAGE | |
| 5 58" x 21" EXISTING AAU AWNING SIGNAGE | |
| 6 RESTORE EXISTING "YOUNG WOMEN'S CHRISTIAN ASSOCIATION" ENGRAVING | |
| (7) VENTILATION SYSTEMS TO BE LEGALIZED AS-IS | AAU RESIDENTIAL |
| ITEMS BELOW NOTED DURING 9/25/19 SITE WALK *SEE PHOTOS ON SHT. A4.1, A4.2 | COMPLIANCE SET |
| (8) EXISTING LIGHT FIXTURES AT (3) ALCOVES DO NOT MATCH. AAU TO PROVIDE CONSISTENT LIGHT FIXTURES | |
| (8b) REMOVE EXISTING LIGHT FIXTURES BEYOND | 620 SUTTER San Francisco, CA 94102 |
| (80) PROPOSED RECESSED LIGHT FIXTURE IN SOFFIT | |
| (9) FACADE MATERIALS DAMAGE IDENTIFIED AT THE ENTRY AREA, SEE SHT. A4.2 | (5)0550 A459, 765 ★ (500161.45.6 TOM) (★ (0.00161.45.6 TOM) (0.00161.45.6 TOM) (0 |
| | Project Number Issue Date 21823.07 10/11/19 Scate: As indicated Phase |
| | No. Date Description |
| | |
| | |
| | |
| | |
| | |
| | EXTERIOR ELEVATION DETAIL IMAGES |
| | A4.1 |







10 EXAMPLE OF MATERIAL DAMAGE





9 EXAMPLE OF MATERIAL DAMAGE

40 SMOKING to make to 15 her have being another



-

8 EXAMPLE OF MATERIAL DAMAGE

3 EXAMPLE OF MATERIAL DAMAGE













1 EXAMPLE OF MATERIAL DAMAGE



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 RESIDENTIAL COMPLIANCE SET

620 SUTTER San Francisco, CA 94102

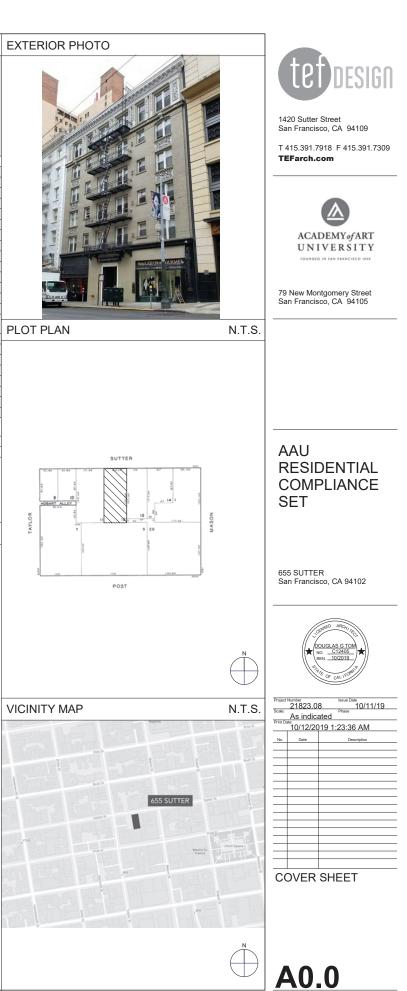




BUILDING MATERIAL DAMAGE

A4.2

| EXISTING SITES TE | NDITIONS CHNICAL MEMORANDUM Academy of Art University Project ESTM Case No. 2008.0586E | CODE NOTES | CODE AS EXISTING ON | | APPLICABLE CODES | SHEET INDEX | | E |
|--|---|--|---|---|---|--|---|-----------------------|
| Recommended Condition of Approval Numbe ES-21: HR-1 | Signage. To bring the sign into compliance with Article 11 guidelines AAU shall remove the current sign using the gentlest means possible, repair the exterior wall surface | FLOOR AREA, GROSS: THE SEVERAL FLOOR FACES OF EXTERIOR | 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 BUILDINGS, MEASURED FROM THE EXTERIOR AUTHORITIES. IN THE EVENT OF CONFLICT, THE MOST | | 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 | * Minor Permit to Alter requin HISTORICAL PRESERVATIO COMMISSION REVIEW | 3 DEPT ISS ON ISSUE | ш |
| | as needed, and install a new sign that is indirectly illuminated as specified in KMMS Design Standards. | | SS FLOOR AREA (NO CHA | ANGE) | THE FOLLOWING (OR OTHERWISE NOTED): | | PLANNING | SF DBI ISSUE |
| ES-21: HR-2 | AAU PROPOSAL: See Notes on Sheet A3.2 Paint. AAU shall repaint the dark storefront colors in | Level | Existing (SF) 5,004 | Proposed (SF) 5,004 | 2016 SAN FRANCISCO BUILDING CODE PART 2- 2016 CALIFORNIA BUILDING CODE | Sheet Number Sheet Nar | | F DBI |
| | lighter hues, in accordance with Article 11 guidelines. AAU PROPOSAL: See Notes on Sheet A3.2 | LEVEL 1 | 5,370 | 5,370 | PART 4- 2016 CALIFORNIA MECHANICAL CODE PART 3- 2016 CALIFORNIA ELECTRICAL CODE | | | |
| | | LEVEL 2 LEVEL 3 | 6,215 6,215 | 6,215 6,215 | PART 6- 2016 CALIFORNIA ENERGY CODE PART 10- 2016 CALIFORNIA EXISTING BUILDING CODE | A0.0 COVER SHEET A0.1 PROJECT INFORMATION | • • | • |
| | | LEVEL 3 | 6,215 | 6,215 | PART 9- 2016 CALIFORNIA FIRE CODE | A0.2 GENERAL NOTES | | • |
| | | LEVEL 5 | 6,215 | 6,215 | THE NATIONAL FIRE CODES STANDARD AND THE FIRE | A0.S1 SITE PLAN AERIAL IMAGE & S | | |
| | | LEVEL 6 | 6,215 | 6,215 | PROTECTION HANDBOOK OF THE NFPA ALL APPLICABLE NFPA CODE SECTIONS INCLUDING BUT NOT LIMITED TO CCSF. FIRE MARSHAL ADMIN BULLETINS | A0.S2 SITE PLAN DRAWINGS A0.T1 OCCUPANCY AND EGRESS F | PLANS • | • |
| | | GROSS SF TOTAL | 41,449 | 41,449 | LIMITED TO COSP, FIRE MARSHAL ADMIN BULLETINS | A0.T2 SF GREEN BUILDING COMPL A0.T3a ACCESSIBILITY DIAGRAMS (1 | | • |
| | | IN R, RC, NC, AND MIX | NNING CODE SEC. 124 (b) ED USE DISTRICTS, FLOOR AREA RATIO THER RESIDENTIAL USES. | O LIMITS SHALL NOT APPLY TO | | A0.T3b ACCESSIBILITY DIAGRAMS (2 A0.T3c ACCESSIBILITY DIAGRAMS (3 A1.1 EXISTING FLOOR PLANS - BA A1.2 EXISTING FLOOR PLANS - LE A1.3 EXISTING FLOOR PLANS - LE A1.4 EXISTING FLOOR PLANS - LE | 2 of 3) 4 3 of 3) 4 ASEMENT & LEVEL 1 4 EVELS 2 & 3 4 EVELS 4 & 5 6 | • • • • • |
| | | INSTITUTIONA | L OCCUPIED FLOOR ARE | A (NO CHANGE) | | A2.1 PROPOSED FLOOR PLANS - | BASEMENT & LEVEL • | • |
| | | Level | Existing (SF) | Proposed (SF) | | A2.2 PROPOSED FLOOR PLANS - | | • |
| | | BASEMENT LEVEL 1 | 3,155 4,145 | 3,155 4,145 | - | A2.3 PROPOSED FLOOR PLANS - A2.4 PROPOSED FLOOR PLANS - | | • |
| | | | | | - | A3.0 HISTORICAL EXTERIOR ELEV | | • |
| | | OCCUPIED SF TOTAL | 7,300 | 7,300 | - | A3.1 EXTERIOR ELEVATION IMAGE A3.2 EXISTING/PROPOSED EXTER | | • |
| | | | | | | A3.3 EXISTING/PROPOSED EXTER | RIOR ELEVATIONS • • | • |
| | | B- ACTIVE USE | | | | A4.1 EXTERIOR ELEVATION DETA | | • |
| | | | 2.1 PROPOSED LEVEL 1 F | LOOR PLAN FOR | | SIGNAGE S GG 2.0 SIGNAGE DETAILS | | |
| | | REFERENCE | | | | GG 4.0 SIGNAGE DETAILS | ••• | • |
| | | | | | | | TOTAL SHEETS: 18 | |
| | | B- RESIDENTIAL USE SAN FRANCISCO PLAN | ES NNING CODE SEC. 102 DEFINITIONS | | | | | |
| | | | A RESIDENTIAL USE DEFINED AS A ROO DR, OR IS OCCUPIED BY, ONE FAMILY DO S ONLY ONE KITCHEN. | | | | | |
| | | LODGING, WITHOUT INDIVIDUA | I): A RESIDENTIAL USE THAT PROVIDES AL COOKING FACILITIES, BY PREARRAN(NOT DEFINED BY THIS CODE AS A DWEL | GEMENT FOR A WEEK OR | SCOPE OF WORK | PROPERTY INFORMATIC | DN | |
| | | MAXIMUM ALLOWAB *NO DENSITY LIMIT | BLE PER ZONING DISTRICT | <u>r C-3-G</u> | PURSUANT TO CASE NUMBER 2008.0586, THE PROJECT PROPOSES ESTABLISHING EXISTING PREVIOUSLY INSTITUTED STUDENT HOUSING USES AT 655 SUTTER IN THE FORM OF ONE DWELLING UNIT AND 55 GROUP HOUSING BEDROOMS WITH 177 BEDS, ALL | ADDRESS 655 SUTTER STRE BLOCK/LOT 0297/012 № OF STORIES 7 (NO CHANGE) | ΈT | |
| | | | RESIDENTIAL USES | | REFLECTING A STUDENT HOUSING USE CHARACTERISTIC. | DISTRICTS | | |
| | | | Max. Allowed Existing | | THE PROJECT ALSO PROPOSES TO RETAIN 5,362 SF. OF POST- SECONDARY EDUCATIONAL INSTITUTIONAL OCCUPIED FLOOR | ZONING C-3-G HEIGHT/BULK 80-130-F | | |
| | | DWELLING UNIT | per Code per ESTN N/A 0 | ^M Survey ¹⁹ 1 1 | AREA ON THE BASEMENT AND FIRST LEVEL OF THE BUILDING. | SPECIAL USE WITHIN 1/4 MILE C | OF THE FRINGE SERVICES RUD OF AN EXISTING FRINGE |) |
| | | GROUP HOUSING ROU BED COUNT | OM N/A 69 N/A 177 | 55 55 175 177 | PROJECT ARE LISTED ON THIS COVER SHEET. | USE NO CHANGE OF U | | |
| | | NOTES | | | NEW PROPOSED SIGNAGE | LAST LEGAL RESIDENTIAL: | GROUP HOUSING (61 ROOMS) POST-SECONDARY EDUCATION | |
| | | 1. Existing bed count b | based on Jun-Aug 2018 Site t subject to review by Fire an | Survey; nd Building | SECURITY CAMERA, LIGHTING AND ASSOCIATED CONDUIT PROPOSED WORK IN THESE DRAWINGS IS NOT REQUIRED WORK PURSUANT TO THE DEVELOPMENT AGREEMENT, BUT INSTEAD IS | PROPOSED RESIDENTIAL: | GROUP HOUSING (55 ROOMS) DWELLING UNITS (1 UNIT) | _ |
| | | 3. The exact number o | of beds in any unit may be ad and, provided the unit does no | | WORK AAU MAY PURSUE TO REPLACE EXISTING SECURITY CAMERAS, LIGHTING AND ASSOCIATED CONDUIT SUBJECT TO | INSTITUTIONAL: I | POST-SECONDARY EDUCATION | N |
| | | 4. No Permanent Resi | limits; | | REMOVAL REQUIREMENTS. | HISTORIC EVALUATION | | |
| | | 5. Panning Code Secti | ion 317 conditional use author of Group Housing bedroom file | | | HISTORIC RESOURCE STATUS NATIONAL REGISTER HISTORIC | A - Historic Resource Present | 1 |
| | | some suites instead of | f single-resident rooms. Tota | al reduction in Group | | DISTRICTS CALIFORNIA REGISTER HISTORIC | None | |
| | | Housing bearooms app | pearing in last-legal plan set | is 14 pedrooms). | | DISTRICTS | None | |
| | | | NG CHARACTERIZATION | | | HISTORIC RESOURCE EVALUATION RESPONSES | None | |
| | | STUDENT HOUSING: A | RESIDENTIAL USE CHARACTERISTIC D | | | ARTICLE 10 DESIGNATED HISTORIC DISTRICT LANDMARKS | None | |
| | | MAY TAKE THE FORM | OF DWELLING UNITS, GROUP HOUSING | G, OR SRO UNIT AND IS OWNED, | | ARTICLE 11 PRESERVATION | CATEGORY: I - Signifcant Building, No Alterations | |
| | | EDUCATIONAL INSTITU | RWISE CONTROLLED BY AN ACCREDITE UTION. UNLESS EXPRESSLY PROVIDED | FOR ELSEWHERE IN THIS | | DESIGNATION | DISTRICT: | 2 |
| | | PERMITTED IN THE UN HOUSING MAY CONSIS | TUDENT HOUSING IS PERMITTED WHER NDERLYING ZONING DISTRICT IN WHICH ST OF ALL OR PART OF A BUILDING, ANI | H IT IS LOCATED. STUDENT ID STUDENT HOUSING OWNED, | | MILLS ACT LEGACY BUSINESS REGISTRY | Kearny-Market-Mason-Sutter None None | |
| | | | ROLLED BY MORE THAN ONE POST-SEC LOCATED IN ONE BUILDING. | CONDART EDUCATIONAL | | | | |
| | | *ANALYSIS NO | T REQUIRED | | | | | |
| | | E-REAR YARD *ANALYSIS NO | T REQUIRED | | | | | |
| | | F- OPEN SPACE *ANALYSIS NO | T REQUIRED | | | | | |
| | | All drawings and written material appearing the Architect and may not be duplicated, us | herein constitute original and unpublished work of sed or disclosed without consent of Architect. | | If this drawing is not 24" x 36", then the drawing has been revised from its original size. Noted scales must be adjusted. This line should be equal to one inch. | | | |





1) SITE PLAN AERIAL IMAGE

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

SITE HISTORY

SOURCE: ESTM Case No. 2008.0586E -Appendix HR

Frederick Herman Meyer designed the apartment building at 655 Sutter Street for H.O. Trowbridge and W.F. Perkins. According to the San Francisco Chronicle article, published 23 October 1913:

> The suites of apartments are arranged in two and three rooms, each having a private hall and bathroom. Wall beds will be placed in all apartments. The bathrooms are to have tiled floors and tiled wainscot, with recess tubs. Diningrooms will be wainscoted and all the walls covered with selected papers. A spacious lobby will lend character to the house, and its finish, to be in keeping with this idea, will be in tiled floor, marble wainscots and a ceiling decorated with ornamental plaster.

655 Sutter was completed in 1913 and would have numerous owners and tenants over the following decades. As of 1946, the property was owned by Dr. Francis B. Quinn. By 1955, Quinn had converted the apartment building into an office building, primarily oriented towards medical offices. Quinn renovated the entrance and lobby in 1962; by 1963, ownership transferred to Neil Thompson. Subsequent owners included Anthony Martino and Gilmer Anselmo, T. Knight, Sutter Medical, and Draper Financial Corporation. A number of tenants occupied spaces within the building, including the American Institute of Wine and Food, Paralegal Training and Resource Center, and an unknown bar that altered the eastern ground-level storefront and interior in 1986. Since AAU took ownership of the building in 1999, AAU changed the use of the property from office to residential and completed multiple alterations including installation of a box sign and new lighting, and materials along the eastern groud-level storefront.

 \mathcal{T}



1420 Sutter Street San Francisco, CA 94109

T 415.391.7918 F 415.391.7309 TEFarch.com



ACADEMY of ART UNIVERSITY

79 New Montgomery Street San Francisco, CA 94105

AAU RESIDENTIAL COMPLIANCE SET

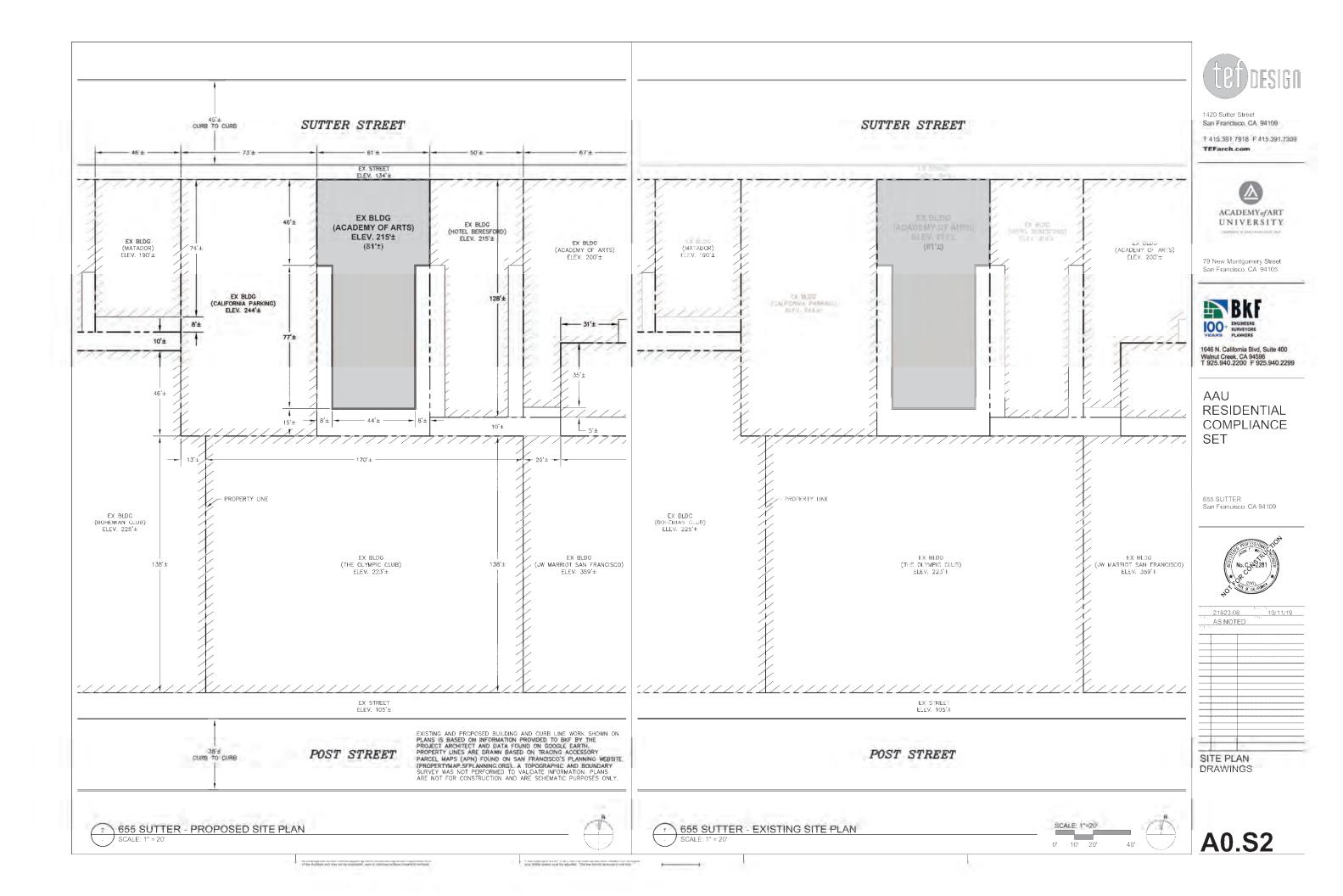
655 SUTTER San Francisco, CA 94102

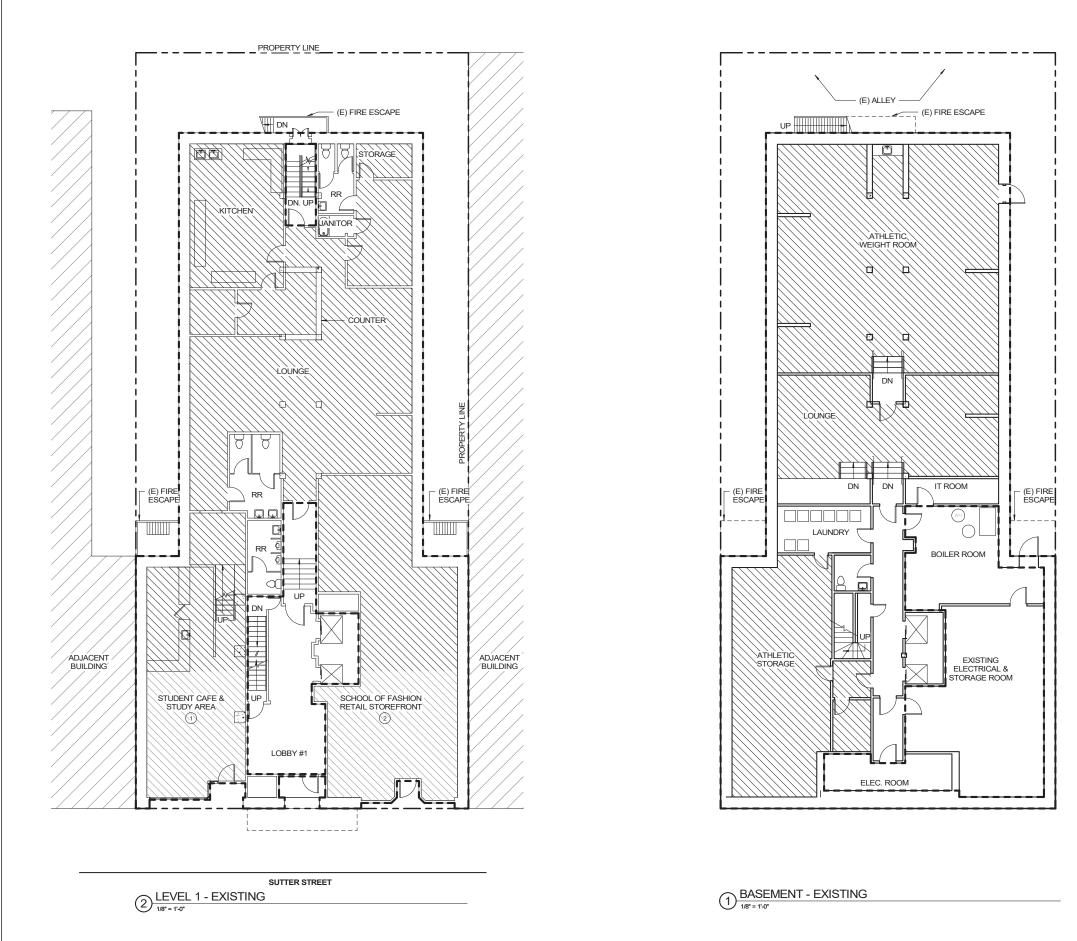


| Project | Number | 8 10/11/19 | | | | |
|------------------------------------|----------|-------------|--|--|--|--|
| Scale | 21823.0 | Phase | | | | |
| | 1/8" = 1 | '-0" | | | | |
| Print Date: 10/11/2019 11:02:39 PM | | | | | | |
| No. | Date | Description | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| - | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |

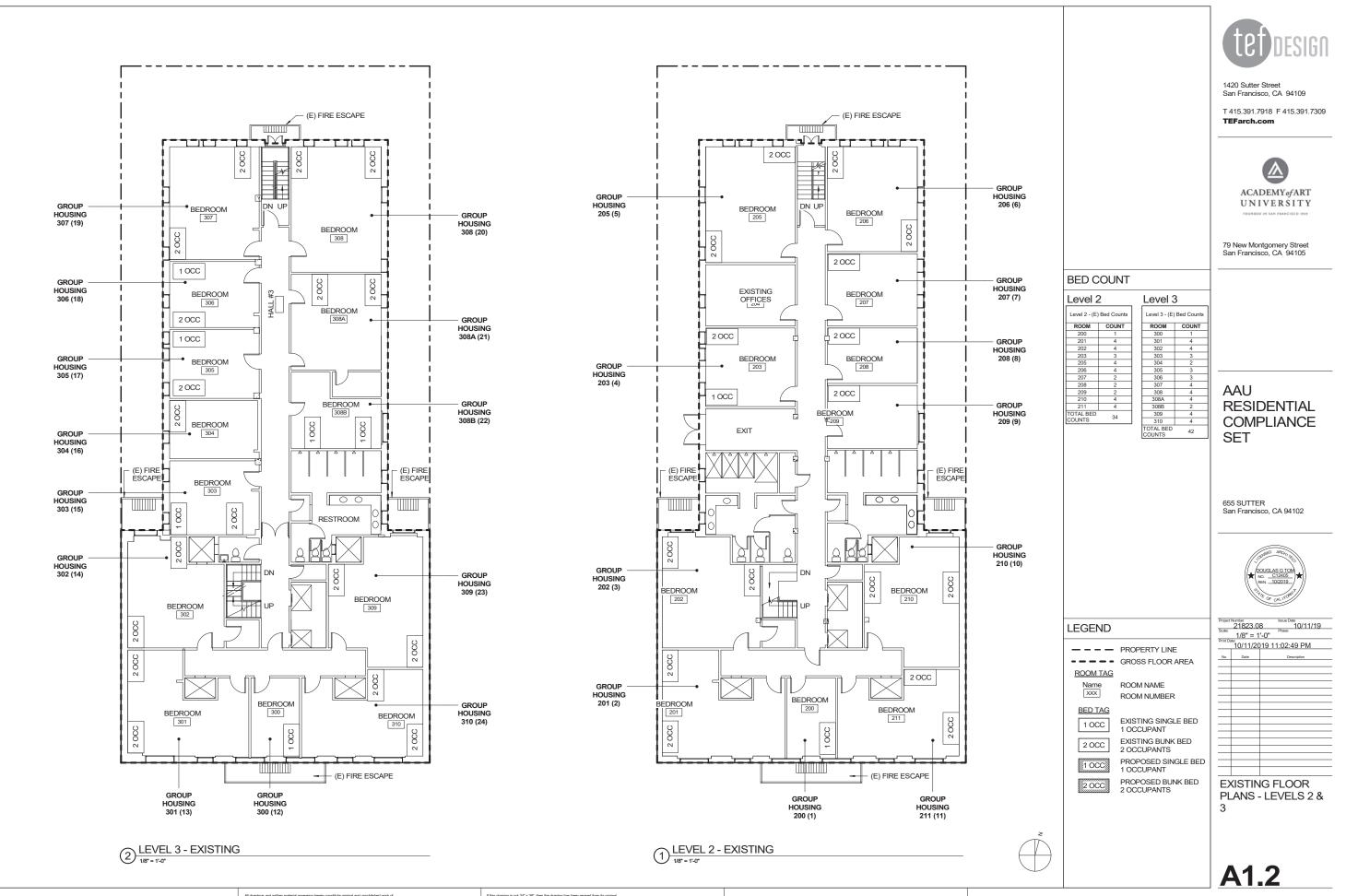
SITE PLAN AERIAL IMAGE & SITE HISTORY

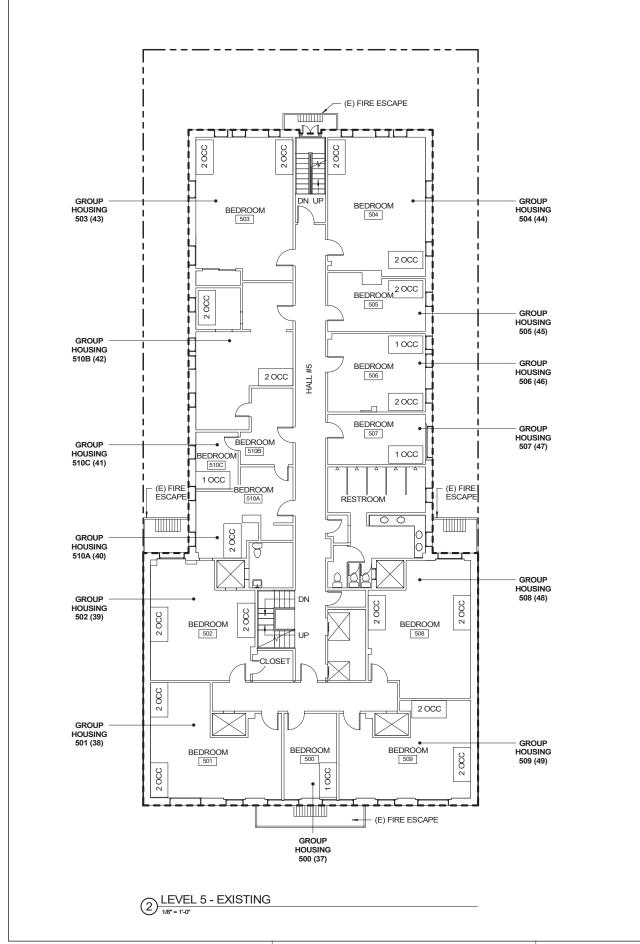


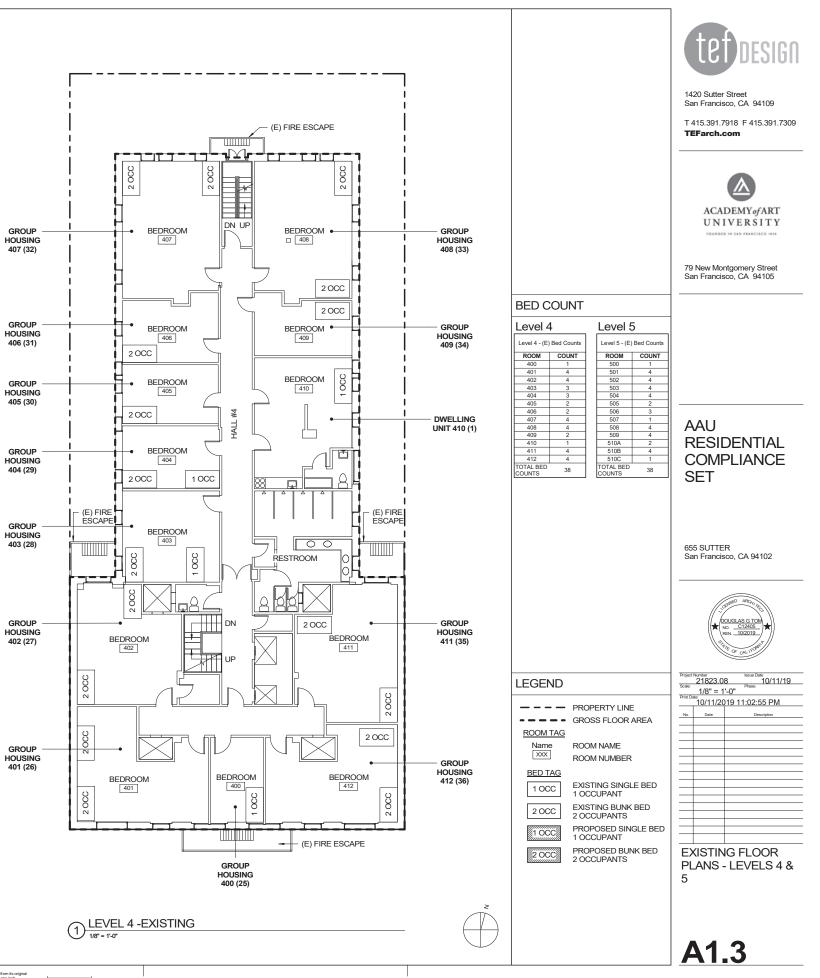


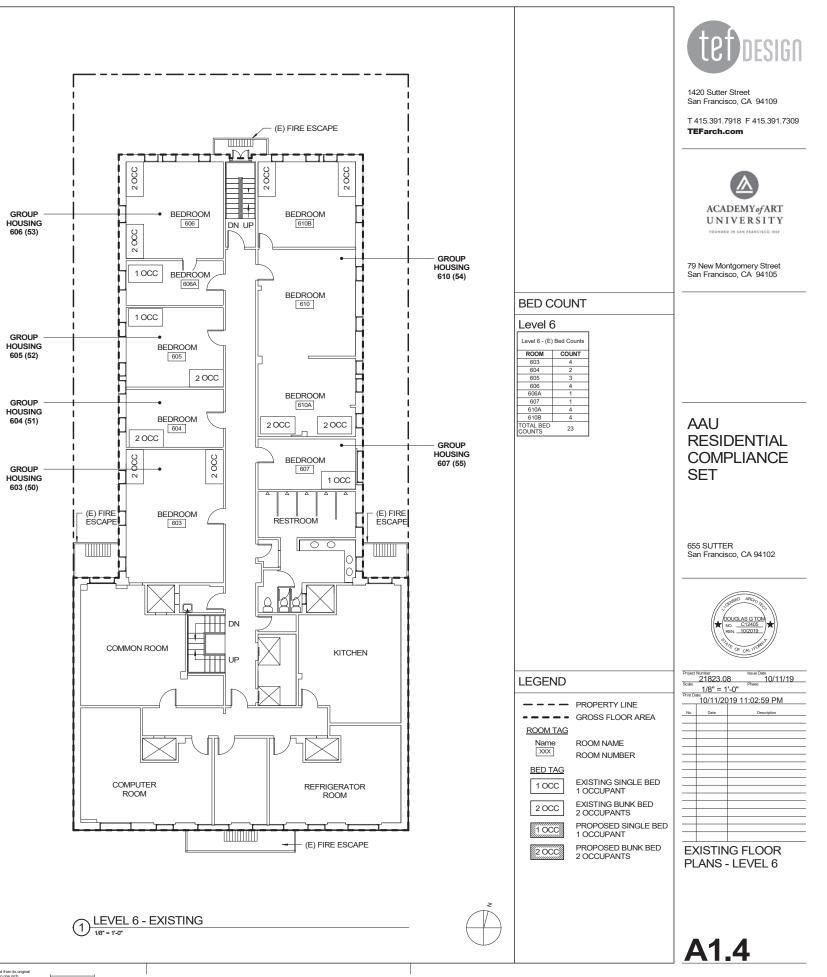


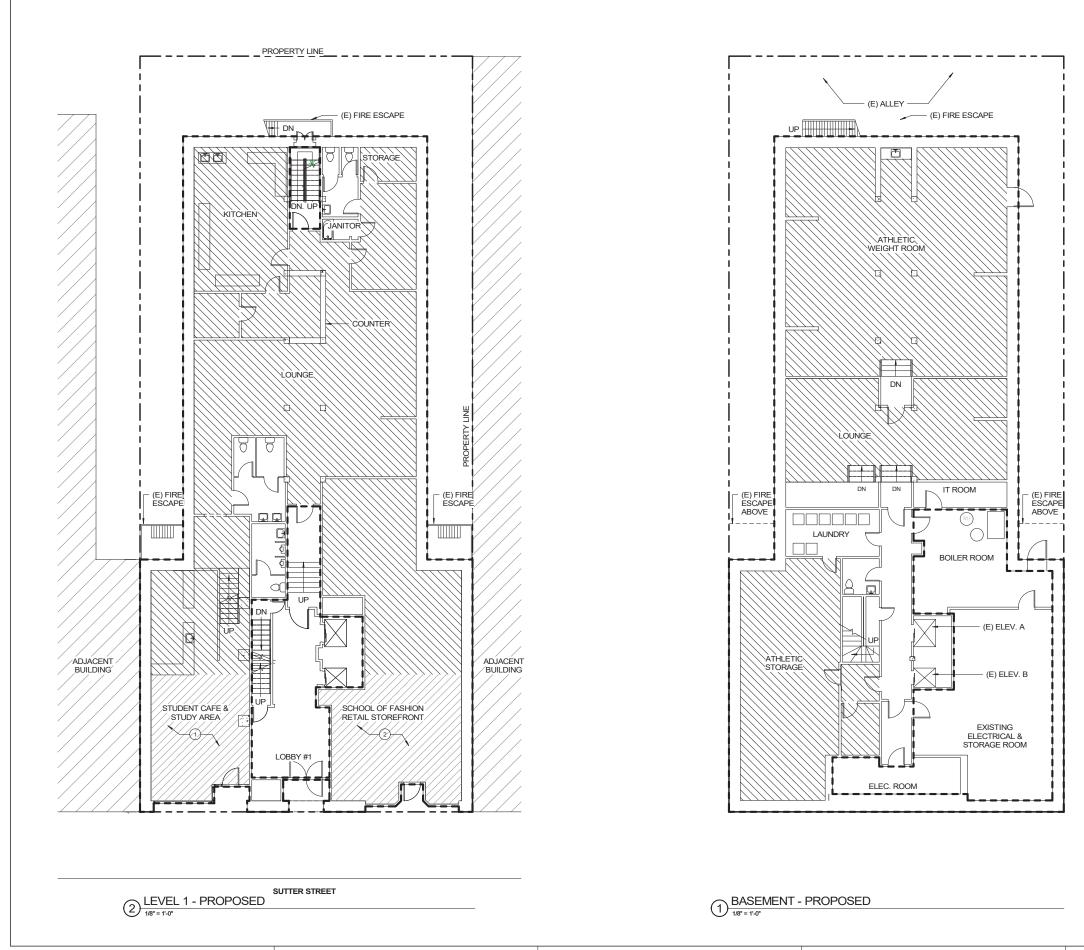
KEYNOTES (1) CAFE & RESTAURANT (URBAN KNIGHTS ART CAPE I SPRIMARILY USED AND INTENDED FOR AAU STUDENTS (RESTAURANT USE ACCESSORY TO POST-SECONDARY EDUCATIONAL SECONDARY EDUCATIONAL INSTITUTION); HOWEVER, CURRENTLY THE CAFE IS OPEN AND AVAILABLE TO INTERESTED MEMBERS OF THE PUBLIC. 1420 Sutter Street San Francisco, CA 94109 T 415.391.7918 F 415.391.7309 TEFarch.com (2) PER DEVELOPMENT AGREEMENT, STOREFRONT IS A RETAIL USE ACCESSORY TO AAU POST-SECONDARY INSTITUTIONAL USE; HOWEVER, STOREFRONT TO BE OPEN TO THE PUBLIC AT ALEAST OPEN TO THE PUBLIC AT ALEAST 40 HOURS PER WEEK, 10 MONTHS OUT OF EACH YEAR, PROVIDED THAT AAU MAY AT A LATER DATE SEEK DISCRETIONARY APPROVALS TO CONVERT SPACE TO A USE NOT MEETING ABOVE DESCRIBED PUBLIC ACCESSIBILITY STANDARDS. ACADEMY of ART UNIVERSITY 79 New Montgomery Street San Francisco, CA 94105 AAU RESIDENTIAL COMPLIANCE SET 655 SUTTER San Francisco, CA 94102 Project Number 21823.08 Scaler Issue Date 10/11/19 Phase LEGEND Scate: 1/8" = 1'-0"
Phase
Pha AREAS DESIGNATED FOR INSTITUTIONAL USE / OCCUPIED FLOOR AREA No. Date --- PROPERTY LINE ---- GROSS FLOOR AREA ROOM TAG Name XXX ROOM NAME ROOM NUMBER EXISTING FLOOR PLANS - BASEMENT & LEVEL 1 A1.1



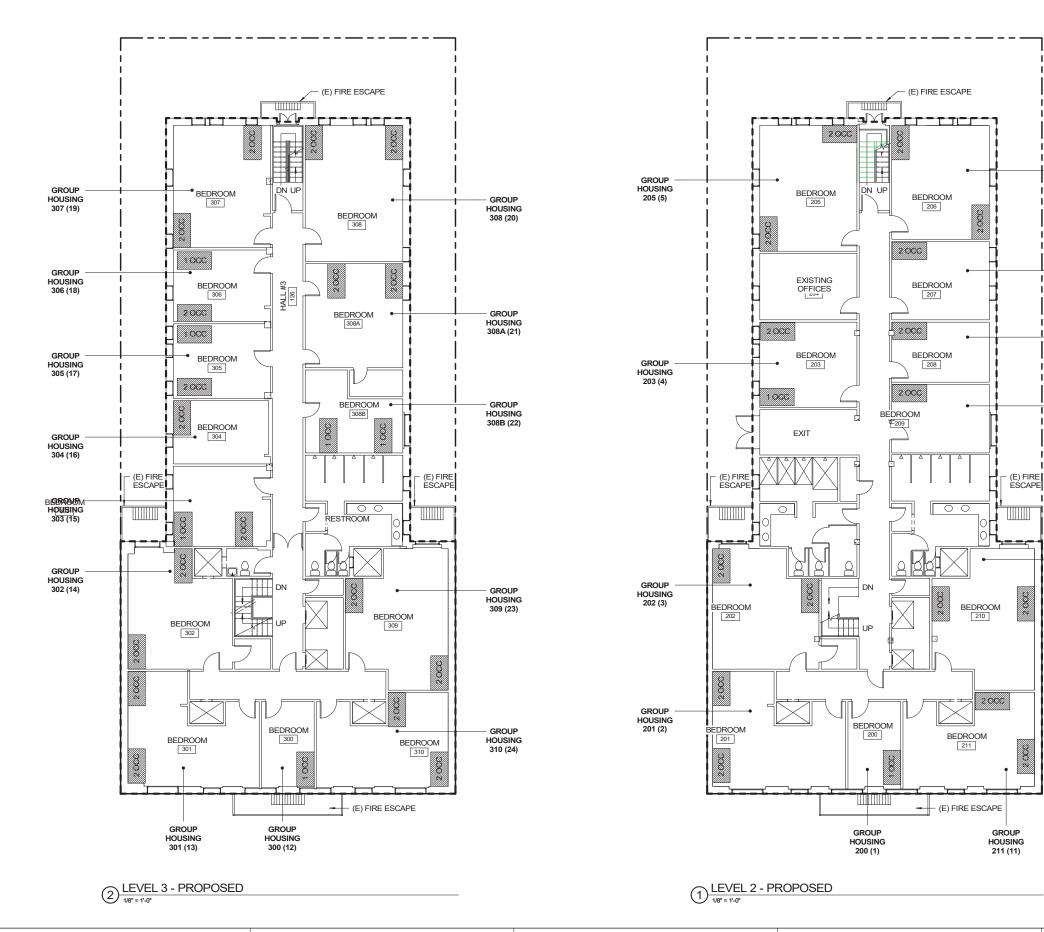


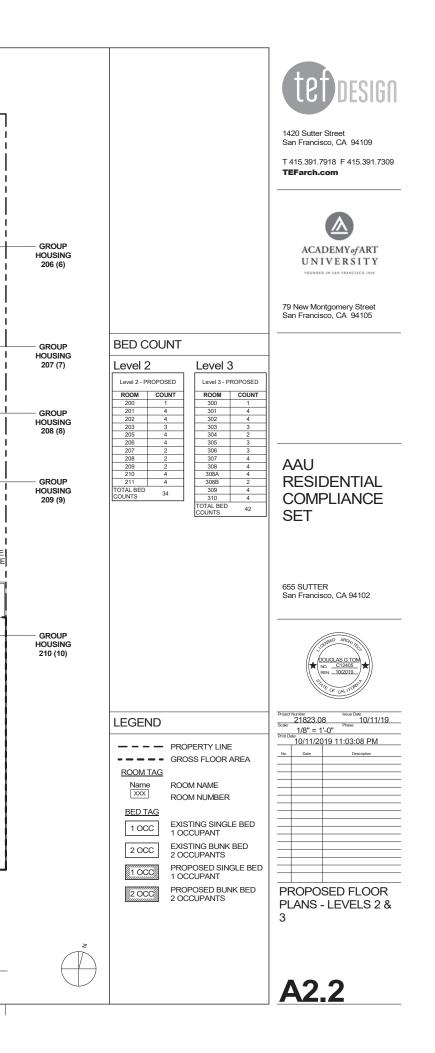


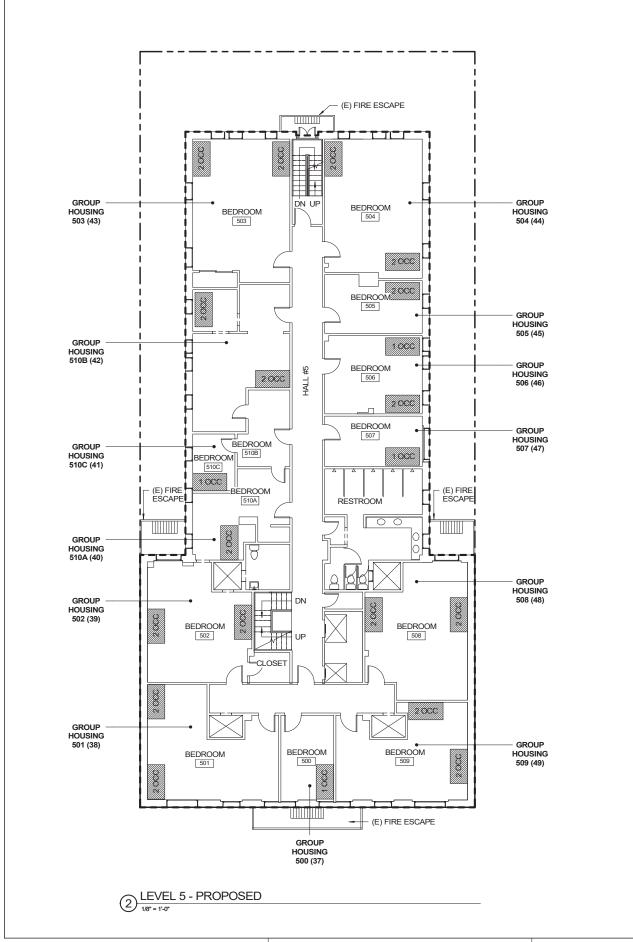


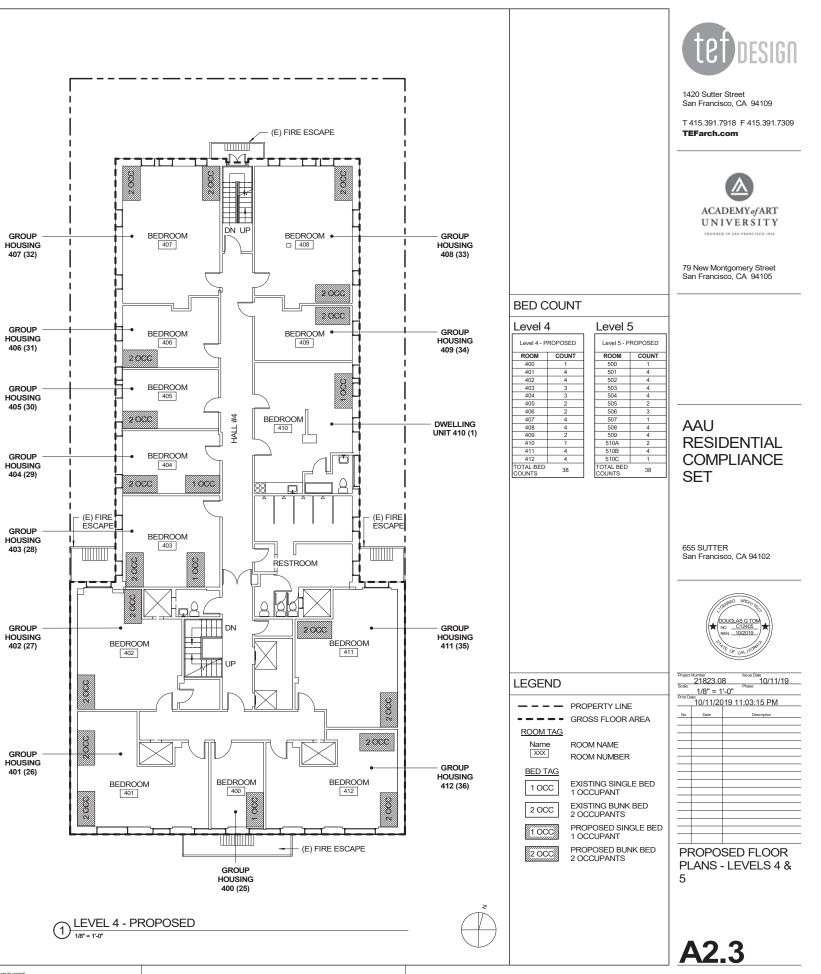


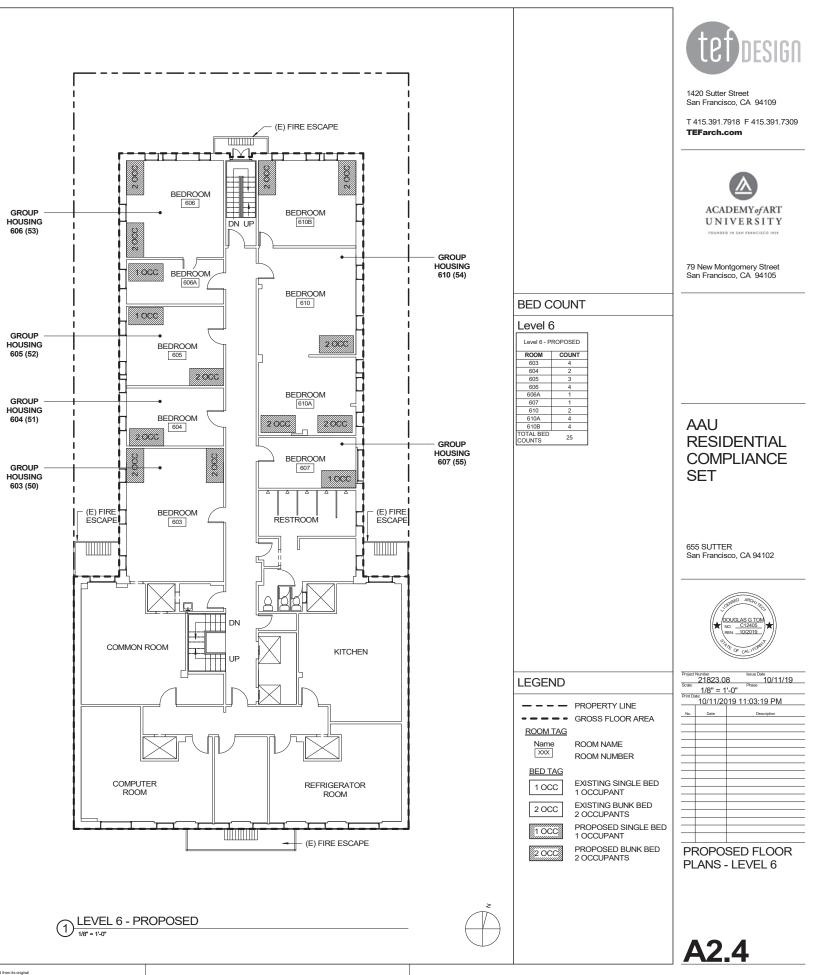
KEYNOTES (1) CAFE & RESTAURANT (URBAN KNIGHTS ART CAFE) IS PRIMARILY USED AND INTENDED FOR AAU STUDENTS (RESTAURANT USE SIDDENIS (RESTAURANI USE ACCESSORY TO POST-SECONDARY EDUCATIONAL INSTITUTION); HOWEVER, CURRENTLY THE CAFE IS OPEN AND AVAILABLE TO INTERESTED 1420 Sutter Street San Francisco, CA 94109 MEMBERS OF THE PUBLIC. T 415.391.7918 F 415.391.7309 TEFarch.com (2) PER DEVELOPMENT AGREEMENT, STOREFRONT IS A RETAIL USE ACCESSORY TO AAU POST-SECONDARY INSTITUTIONAL USE; HOWEVER, STOREFRONT TO BE OPEN TO THE PUBLIC AT ALEAST 40 HOURS PER WEEK, 10 MONTHS OUT OF EACH YEAR, PROVIDED THAT AAU MAY AT A LATER DATE ACADEMY of ART UNIVERSITY SEEK DISCRETIONARY APPROVALS TO CONVERT SPACE TO A USE NOT MEETING ABOVE DESCRIBED PUBLIC ACCESSIBILITY STANDARDS. 79 New Montgomery Street San Francisco, CA 94105 AAU RESIDENTIAL COMPLIANCE SET 655 SUTTER San Francisco, CA 94102 Project Number 21823.08 Scaler Issue Date 10/11/19 Phase LEGEND Scale: 1/8" = 1'-0"
Print Date: 10/11/2019 11:03:03 PM AREAS DESIGNATED FOR INSTITUTIONAL USE / OCCUPIED FLOOR AREA No. Date --- PROPERTY LINE ---- GROSS FLOOR AREA ROOM TAG ROOM NAME Name XXX ROOM NUMBER PROPOSED FLOOR PLANS - BASEMENT & LEVEL 1 A2.1

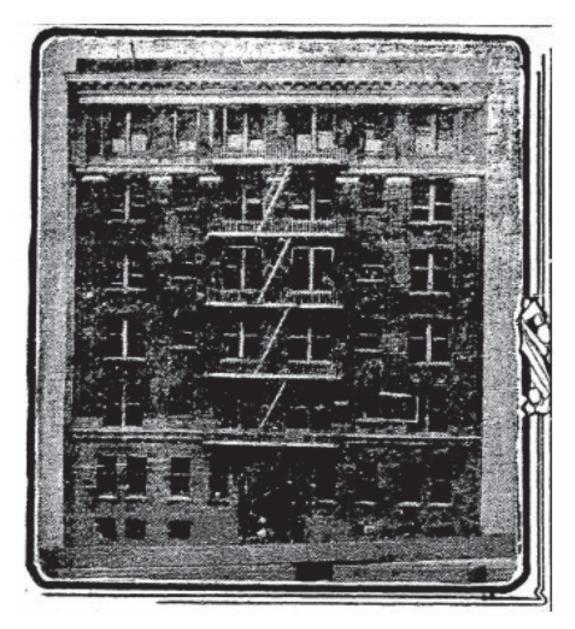














ONRTH ELEVATION (1913) SOURCE: ESTM Case No. 2008.0586E - Appendix HR

 NORTH ELEVATION (1976)

 SOURCE:
 ESTM Case No. 2008.0586E - Appendix HR



1420 Sutter Street San Francisco, CA 94109

T 415.391.7918 F 415.391.7309 **TEFarch.com**



ACADEMY of ART UNIVERSITY

79 New Montgomery Street San Francisco, CA 94105

AAU RESIDENTIAL COMPLIANCE SET

655 SUTTER San Francisco, CA 94102



| | Number 21823.0 | 8 10/11/19 | | | |
|------------------------------------|-------------------|-------------|--|--|--|
| Scale | Not To S | | | | |
| Print Date: 10/11/2019 11:03:21 PM | | | | | |
| No. | Date | Description | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

HISTORICAL EXTERIOR ELEVATION IMAGES





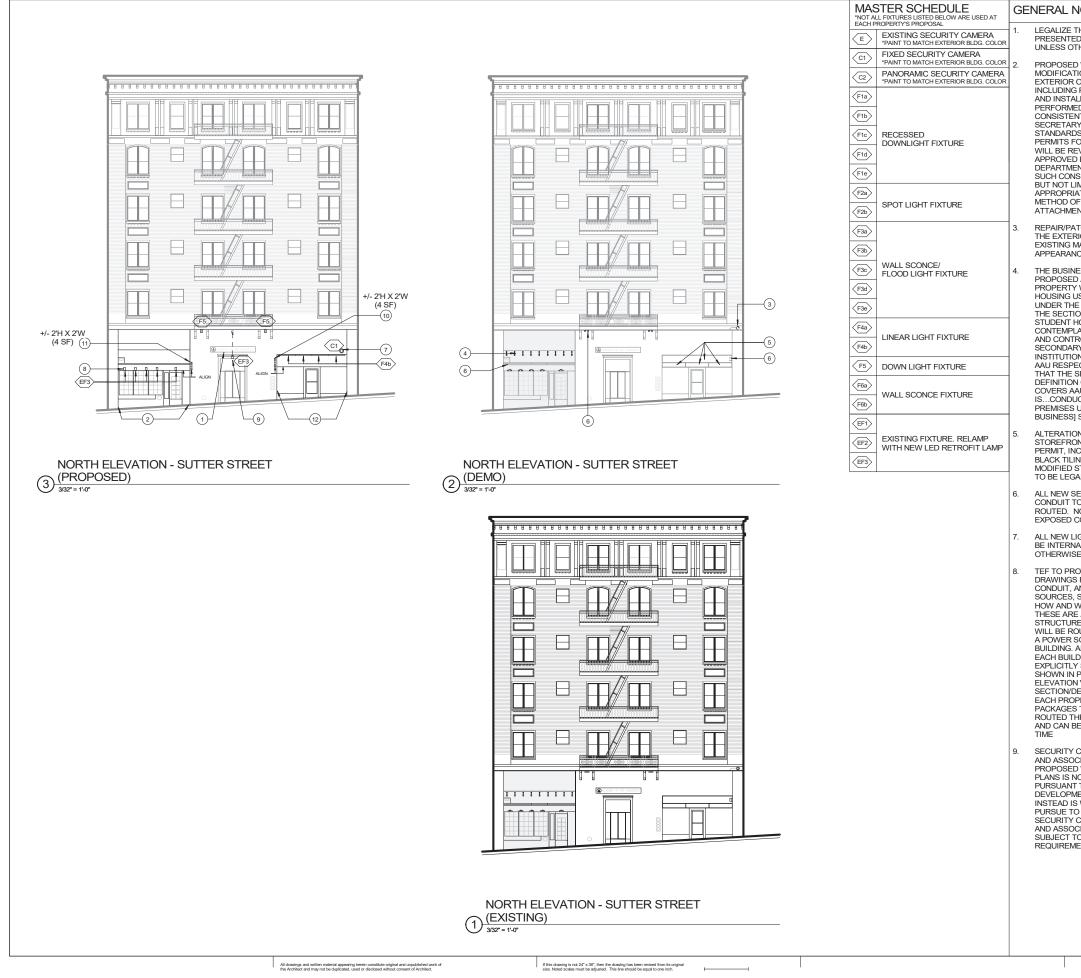


1 NORTH ELEVATION - SUTTER STREET

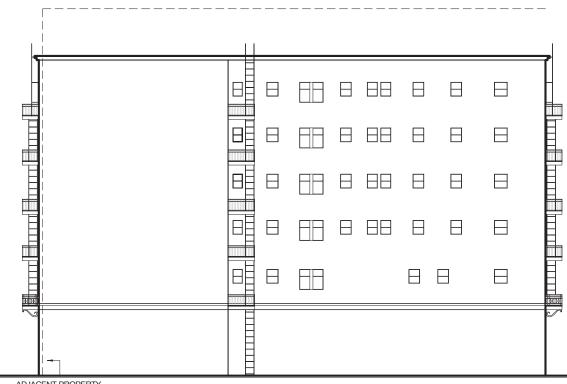
| KEYNOTES | |
|---|--|
| ESTM ES-21, HR-1 SIGNAGE TO REMAIN, PROVIDE INTERNALLY ROUTED CONDUIT | (tet) design |
| (2) ESTM ES-21, HR-2 THE FACADE, STOREFRONT, WINDOW SASHES, AND SURROUNDS SHOULD BE PAINTED IN LIGHTER HUES TO BE COMPATIBLE WITH THE DISTRICTS COLOR PALLETE IN ACCORDANCE | 1420 Sutter Street San Francisco, CA 94109 T 415.391.7918 F 415.391.7309 |
| WITH ARTICLE 11. (3) SECURITY CAMERAS AND EXISTING FLEX CONDUIT PATHWAYS TO BE | TEFarch.com |
| REMOVED GOOSENECK LIGHT FIXTURES TO BE REMOVED | |
| 5 REMOVE EXISTING SIGNAGE | ACADEMYofART |
| 6 REMOVE EXISTING LINEAR LIGHT FIXTURES | UNIVERSITY FOUNDED IN SAM FRANCISCO 1929 |
| 7 RELOCATE SECURITY CAMERA TO DIRECTLY ABOVE CONDUIT PENETRATION FROM THROUGH THE BUILDING, | 79 New Montgomery Street San Francisco, CA 94105 |
| 8 NEW LAMPS AT EXISTING RECESSED FIXTURES IN ALCOVE ABOVE | |
| (9) NEW LAMP AT EXSTING RECESSED ALCOVE | |
| PROPOSED NON-ILLUMINATED AAU BUSINESS PROJECTING SIGN; "ACADEMY OF ART UNIVERSITY" "STUDENT STORE"; SEE SIGNAGE CONSULTANT DRAWINGS | |
| 1) PROPOSED NON-ILLUMINATED AAU BUSINESS PROJECTING SIGN; "ACADEMY OF ART UNIVERSITY" "ART CAFE"; SEE SIGNAGE CONSULTANT DRAWINGS | AAU RESIDENTIAL |
| ITEMS NOTED ON 9/25/19 SITE WALK: 12 THE FACADE, STOREFRONT, WINDOW SASHES, AND SURROUNDS AT STREET LEVEL SHOULD BE PAINTED IN LIGHTER HUES TO BE COMPATIBLE WITH THE DISTRICTS COLOR PALLETE IN ACCORDANCE WITH ARTICLE 11. | COMPLIANCE SET |
| | 655 SUTTER San Francisco, CA 94102 |
| | (1) (1) (1) (1) (1) (1) (1) (1) |
| | Project Number Issue Date 21823.08 10/11/19 |
| | Not To Scale Phase Print Date: 10/11/2019 11:03:24 PM |
| | No. Date Description |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |

____(!

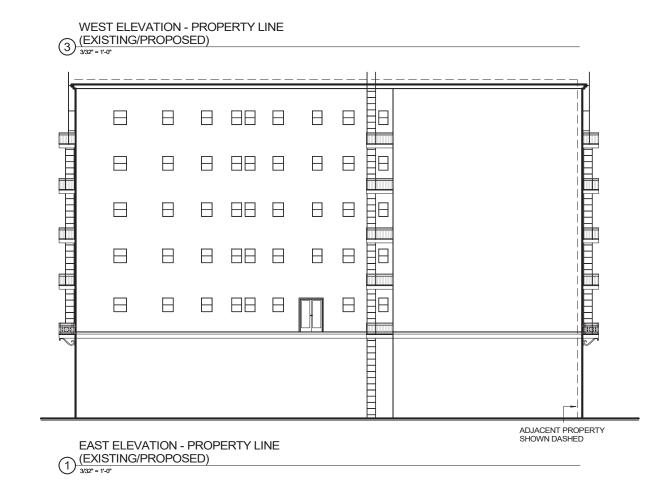
----(6

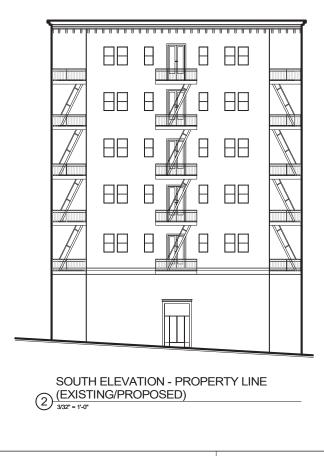


| NOTES | KEYNOTES | |
|--|--|---|
| THE CONDITIONS ED IN THIS PLAN SET, THERWISE NOTED | 1) ESTM ES-21, HR-1 SIGNAGE TO REMAIN, PROVIDE INTERNALLY ROUTED CONDUIT | tef design |
| D WORK INVOLVING TIONS TO THE S OF THE BUILDING, G REPAIR, DEMOLITION, ALLATION SHALL BE ED IN A MANNER INT WITH THE RY OF THE INTERIOR'S | (2) ESTM ES-21, HR-2 THE FACADE, STOREFRONT, WINDOW SASHES, AND SURROUNDS SHOULD BE PAINTED IN LIGHTER HUES TO BE COMPATIBLE WITH THE DISTRICTS COLOR PALLETE IN ACCORDANCE WITH ARTICLE 11. | 1420 Sutter Street San Francisco, CA 94109 T 415.391.7918 F 415.391.7309 TEFarch.com |
| DS. THE BUILDING FOR ALL SUCH WORK EVIEWED AND D BY PLANNING | (3) SECURITY CAMERAS AND EXISTING FLEX CONDUIT PATHWAYS TO BE REMOVED | |
| ENT STAFF TO ENSURE ISISTENCY, INCLUDING IMITED TO | (4) GOOSENECK LIGHT FIXTURES TO BE REMOVED | |
| IATE PLANS FOR DF REMOVAL, | 5 REMOVE EXISTING SIGNAGE | ACADEMYofART |
| ENT AND PATCHING. | ⁽⁶⁾ REMOVE EXISTING LINEAR LIGHT FIXTURES | UNIVERSITY |
| RIOR WALL TO MATCH MATERIALS AND NCE AS REQUIRED | RELOCATE SECURITY CAMERA TO DIRECTLY ABOVE CONDUIT PENETRATION FROM THROUGH THE BUILDING, | 79 New Montgomery Street San Francisco, CA 94105 |
| D AT A RESIDENTIAL Y WITH STUDENT USE CHARACTERISTIC | (8) NEW LAMPS AT EXISTING RECESSED FIXTURES IN ALCOVE ABOVE | |
| IE RATIONALE THAT ION 102 DEFINITION OF HOUSING LATES "OPERATION | (9) NEW LAMP AT EXSTING RECESSED ALCOVE | |
| ROL" BY A POST- RY EDUCATIONAL ON (I.E. A BUSINESS). ECTFULLY SUBMITS | (1) PROPOSED NON-ILLUMINATED AAU BUSINESS PROJECTING SIGN; "ACADEMY OF ART UNIVERSITY" "STUDENT STORE"; SEE SIGNAGE CONSULTANT DRAWINGS | |
| SECTION 602 N OF "BUSINESS SIGN" AU'S "ACTIVITY WHICH UCTED ON THE UPON WHICH [THE] SIGN IS LOCATED." | 1) PROPOSED NON-ILLUMINATED AAU BUSINESS PROJECTING SIGN; "ACADEMY OF ART UNIVERSITY" "ART CAFE"; SEE SIGNAGE CONSULTANT | AAU |
| ONS TO THE | DRAWINGS | RESIDENTIAL |
| ONT MADE WITHOUT | ITEMS NOTED ON 9/25/19 SITE WALK: | COMPLIANCE |
| ING, A BENCH, AND STOREFRONT DESIGN, GALIZED AS IS. | (12) THE FACADE, STOREFRONT, WINDOW SASHES, AND SURROUNDS AT STREET LEVEL SHOULD BE | SET |
| SECURITY CAMERA TO BE INTERNALLY NO EXTERIOR CONDUIT | PAINTED IN LIGHTER HUES TO BE COMPATIBLE WITH THE DISTRICTS COLOR PALLETE IN ACCORDANCE WITH ARTICLE 11. | |
| LIGHTING CONDUIT TO VALLY ROUTED UNLESS SE NOTED | | 655 SUTTER San Francisco, CA 94102 |
| ROVIDE DETAIL S FOR FIXTURES, AND INTERNAL POWER, SHOWING WHERE, WITH WHAT METHOD E ATTACHED TO THE RE AND HOW CONDUIT OUTED INTERNALLY TO SOURCE WITHIN THE ALL FIXTURES FOR DING TO BE Y SPECIFIED AND Y SPECIFIED AND I PLAN VIEW, (2) N VIEWS AND A DETAIL DRAWING WITH | | Project Names Names |
| IPERTY'S DBI S THAT WILL BE HROUGH PLANNING BE REVIEWED AT THAT | | No. Date Description |
| CAMERA, LIGHTING CIATED CONDUIT D WORK IN THESE NOT REQUIRED WORK T TO THE WENT AGREEMENT, BUT S WORK AAU MAY O REPLACE EXISTING CAMERAS, LIGHTING CAMERAS, LIGHTING CONDUIT | | |
| TO REMOVEAL //ENTS | LEGEND | EXISTING/PROPOSED |
| | | EXTERIOR ELEVATIONS |
| | SECURITY CAMERA | |
| | PROPOSED SIGNAGE; SEE SIGNAGE CONSULTANT DRAWINGS | |
| | | A3.2 |
| | | |



ADJACENT PROPERTY SHOWN DASHED





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.

| GEN | NERAL NOTES | |
|-----|---|---|
| 1. | LEGALIZE THE CONDITIONS PRESENTED IN THIS PLAN SET, UNLESS OTHERWISE NOTED | tef design |
| | 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, | 1420 Sutter Street San Francisco, CA 94109 T 415.391.7918 F 415.391.7309 TEFarch.com ACADEMY ofART UNIVERSITY |
| 3. | ATTACHMENT AND PATCHING. REPAIR/PATCH AND REFINISH THE EXTERIOR WALL TO MATCH EXISTING MATERIALS AND APPEARANCE AS REQUIRED | 79 New Montgomery Street San Francisco. CA 94105 |
| | 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 | |
| 5. | ISCONDUCTED ON THE PREMISES UPON WHICH [THE BUSINESS] SIGN IS LOCATED." ALTERATIONS TO THE STOREFRONT MADE WITHOUT PERMIT, INCLUDING ADDITION OF BLACK TILING, A BENCH, AND MODIFIED STOREFRONT DESIGN, TO BE LEGALIZED AS IS. | AAU RESIDENTIAL COMPLIANCE SET |
| | ALL NEW SECURITY CAMERA CONDUIT TO BE INTERNALLY ROUTED. NO EXTERIOR EXPOSED CONDUIT | |
| | ALL NEW LIGHTING CONDUIT TO BE INTERNALLY ROUTED UNLESS OTHERWISE NOTED | 655 SUTTER San Francisco, CA 94102 |
| | 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 ROPERTY'S DBI PACKAGES THAT WILL BE ROUTED THROUGH PLANNING AND CAN BE REVIEWED AT THAT TIME | Prijet Norter Isse Date State Alographic Prijet Norter Isse Date State Prijet Norter Brite Dr. Oktove Isse Date Prijet Norter Isse Date Mol (11/2019) 110/11/19 Mol (11/2019) 110/3.32 PM No Date Decogion Decogion |
| | 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 | |
| | NOTES | |
| | | <u>A3.3</u> |



1





KEYNOTES

- (1) ESTM ES-21, HR-1 SIGNAGE TO REMAIN, PROVIDE INTERNALLY ROUTED CONDUIT
- (2) ESTM ES-21, HR-2 THE FACADE, STOREFRONT, WINDOW SASHES, AND SURROUNDS SHOULD BE PAINTED IN LIGHTER HUES TO BE COMPATIBLE WITH THE DISTRICTS COLOR PALLETE IN ACCORDANCE WITH ARTICLE 11.
- (3) SECURITY CAMERAS AND EXISTING FLEX CONDUIT PATHWAYS TO BE REMOVED
- (4) GOOSENECK LIGHT FIXTURES TO BE REMOVED
- 5 REMOVE EXISTING SIGNAGE
- ⁽⁶⁾ REMOVE EXISTING LINEAR LIGHT FIXTURES
- 7 RELOCATE SECURITY CAMERA TO DIRECTLY ABOVE CONDUIT PENETRATION FROM THROUGH THE BUILDING,
- (8) NEW LAMPS AT EXISTING RECESSED FIXTURES IN ALCOVE ABOVE
- (9) NEW LAMP AT EXSTING RECESSED ALCOVE
- (1) PROPOSED NON-ILLUMINATED AAU BUSINESS PROJECTING SIGN; "ACADEMY OF ART UNIVERSITY" "STUDENT STORE"; SEE SIGNAGE CONSULTANT DRAWINGS
- (1) PROPOSED NON-ILLUMINATED AAU BUSINESS PROJECTING SIGN; "ACADEMY OF ART UNIVERSITY" "ART CAFE"; SEE SIGNAGE CONSULTANT DRAWINGS

ITEMS NOTED ON 9/25/19 SITE WALK:

(12) THE FACADE, STOREFRONT, WINDOW SASHES, AND SURROUNDS AT STREET LEVEL SHOULD BE PAINTED IN LIGHTER HUES TO BE COMPATIBLE WITH THE DISTRICTS COLOR PALLETE IN ACCORDANCE WITH ARTICLE 11.



1420 Sutter Street San Francisco, CA 94109

T 415.391.7918 F 415.391.7309 TEFarch.com



ACADEMY of ART UNIVERSITY

79 New Montgomery Street San Francisco, CA 94105

AAU RESIDENTIAL COMPLIANCE SET

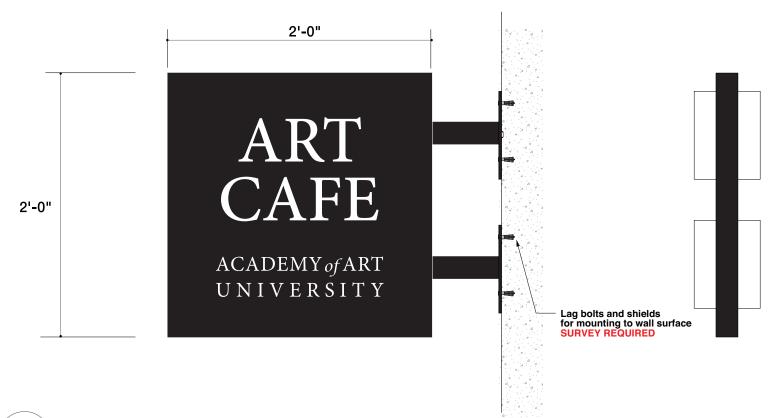
655 SUTTER San Francisco, CA 94102



| Project | 21823.0 | 8 10/11/19 |
|----------|----------|-----------------|
| Scale: | | Phase |
| | 1/8" = 1 | '-0" |
| Print Da | 10/11/20 |)19 11:03:35 PM |
| No. | Date | Description |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| _ | | |

EXTERIOR ELEVATION DETAIL IMAGES



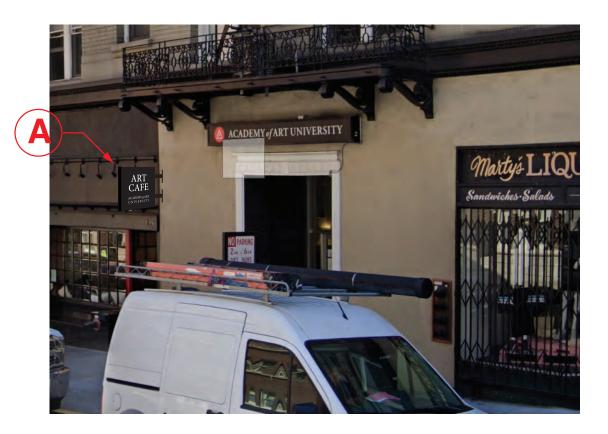


D/F Non- Illuminated Aluminum Blade Sign w/Vinyl Cut Graphics Scale: 3 = 1' - 0"

Aluminum Cabinet - Painted Black 1st Surface Vinyl Graphic

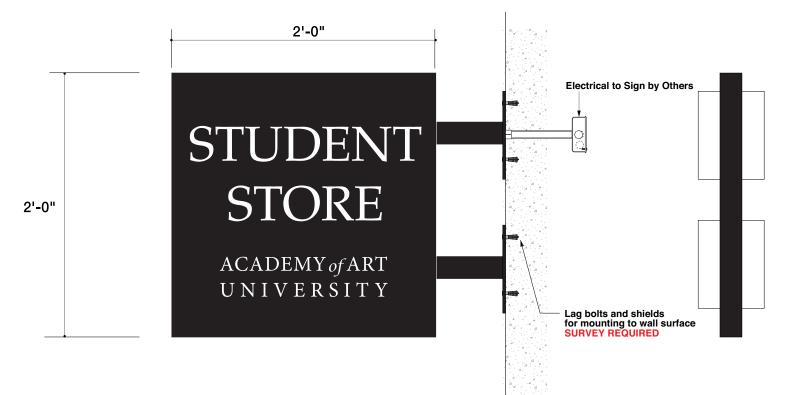
A

All Exterior Indirect Lighting w/ LED Modules



SURVEY REQUIRED NOT FOR PRODUCTION

| GOLDEN GATE SIGN | | |
|--|--|--|
| Company, Onc. | | |
| 2500 Bisso Lane, Suite 200 | | |
| Concord, CA 94520 925.771.6300 Phone | | |
| CA License #665363 | | |
| Project ID | | |
| Date: 8/14/19 | | |
| Sales: A. Bartizal | | |
| Designer: N. Ford | | |
| Rev. #: 2 Date: 9/24/19 | | |
| Revision Notes: A) Revised blade sign dims. and lighting B) Revised wall sign lighting C) Added wall sign above entrance | | |
| D) Added wall sign above retail entrance | | |
| E) Revised dimensions of sign B | | |
| | | |
| Interior X Exterior | | |
| X Single Faced Double Faced | | |
| | | |
| × Illuminated | | |
| Non-Illuminated Type of Lighting: | | |
| | | |
| Neon Other | | |
| Address | | |
| 655 SUTTER STREET SAN FRANCISCO | | |
| Customer Approval | | |
| Signature | | |
| MM/DD/YYYY | | |
| 2019 All Rights Reserved. This is an original unpublished drawing submitted in connection with a project we are planning for you. It is not to be copied, reproduced, achibited or shown to anyone outside of your organization without written permission of Golden Gate Sign Company. | | |
| This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and other applicable codes. This includes proper grounding and bonding of the sign. | | |
| (UL) | | |
| All Signs to be Title 24 Compliant | | |
| World Sign Associator | | |
| Associates CattoriaSignAssociation | | |
| | | |
| Sheet No. | | |
| GG 2.0 | | |

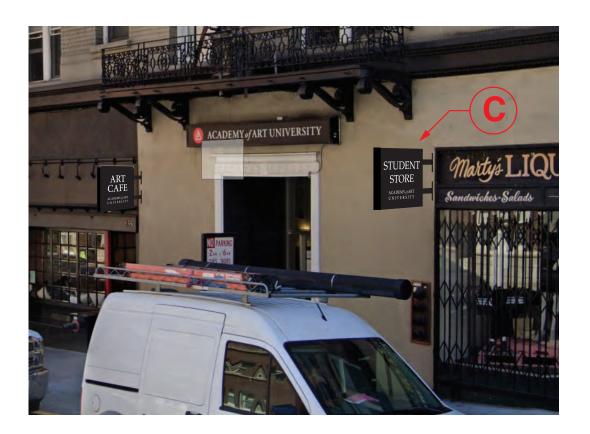


D/F Externally Illuminated Aluminum Blade Sign w/Vinyl Cut Graphics

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

Aluminum Cabinet - Painted Black 1st Surface Vinyl Graphic 3M 3630-143 Poppy Red Logo/Vinyl. All Exterior Indirect Lighting w/ LED Modules

C



SURVEY REQUIRED NOT FOR PRODUCTION

| GOLDEN GATE SIGN | | |
|--|--|--|
| - Company, Onc. | | |
| | | |
| 2500 Bisso Lane, Suite 200 Concord, CA 94520 | | |
| 925.771.6300 Phone | | |
| CA License #665363 Project ID | | |
| rioleci in | | |
| Date: 8/14/19 | | |
| Sales: A. Bartizal | | |
| Designer: N. Ford | | |
| Rev. #: 2 Date: 9/24/19 | | |
| Revision Notes: | | |
| A) Revised blade sign dims. and lighting B) Revised wall sign lighting | | |
| C) Added wall sign above entrance | | |
| D) Added wall sign above retail entrance | | |
| E) Revised dimensions of sign B | | |
| | | |
| Interior X Exterior | | |
| 🗴 Single Faced 🗌 Double Faced | | |
| | | |
| × Illuminated | | |
| Non-Illuminated | | |
| Type of Lighting: | | |
| Lamps X L.E.D. | | |
| Neon Other | | |
| | | |
| Address 655 SUTTER STREET SAN FRANCISCO | | |
| Customer Approval | | |
| Signature | | |
| | | |
| MM/DD/YYYY | | |
| 2019 All Rights Reserved. This is an original unpublished drawing submitted in connection with a project we are planning for you. It is not to be copied, reproduced, axhibited or shown to anyone autside 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. | | |
| (U)L | | |
| All Signs to be Title 24 Compliant | | |
| World Sign Associates | | |
| CaliforniaSignAssociation | | |
| | | |
| BBB | | |
| Sheet No. | | |
| GG 4.0 | | |

| ESTM CONDITIONS EXISTING SITES TECHNICAL MEMORANDUM EXISTING SITES TECHNICAL MEMORANDUM | | AN FRANCISCO PLANNING TING ON JANUARY 1, 2019. | APPLICABLE CODES | SHEET INDEX |
|---|--|---|--|--|
| Recommended Condition of Approval Number Recommended Condition of Approval ES-19: HR-1 Awning. The awning and brackets shall be removed and any damaged material shall be repaired. AAU PROPOSAL: See Notes on Sheet A3.2 | A-FLOOR AREAS SAN FRANCISCO PLANNING CODE SEC. 102 DEFINITION FLOOR AREA_GROSS. IN DISTRICTS OTHER THAN C.3. SEVERALFLOORS OF A BUILDING OR BUILDINGS, MEAS EXTERIOR WALLS OR FROM THE CENTERLINES OF WAL | THE SUM OF THE GROSS AREAS OF THE SURED FROM THE EXTERIOR FACES OF | 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 | * Minor Permit to Alter requires HISTORIC PRESERVATION COMMISSION REVIEW |
| ES-19: HR-2 Windows. Non-original vinyl and aluminum windows shall be removed using the least invasive means possible to minimize damage to surrounding surface and materials. Using documentary evidence, new windows shall be installed to match historic fenestration in terms of configuration, function, muntin patterns, profile, and thickness of frames. AAU PROPOSAL: See Notes on Sheet A3.2 ES-19: HR-3 Restore Appearance and Proportions of Sixth-Story Fire Escape Platform, Balconette, and Railing. The original appearance and proportions of the fire escape's façade-wide platform, balconette and decorative railing at the sixth story shall be restored, using documentary evidence. AAU PROPOSAL: See Notes on Sheet A3.2 | GROSS FLOOR AREA LEVEI BASEMENT LEVEL 1 LEVEL 2 LEVEL 3 LEVEL 3 LEVEL 4 LEVEL 5 LEVEL 6 GROSS SF TOTAL FLOOR AREA RATIO: SAN FRANCISCO PLANNING CODE SEC. 124 (b) IN R. RC. NG. AND MIXED USE DISTINCTS, FLOOR AREA DWELINGS OR TO OTHER RESIDENTIAL USES. PROPOSED RETAIL OCCUI LEVEI LEVEI LEVEI LEVEI EVEI SAN FRANCISCO PLANNING CODE SEC. 102 DEFINITIONS DWELLING UNIT (DU): A RESIDENTIAL USE DEFINED AS /A DESIGNED FOR. OR IS OCCUPIED BY, ONE FAMILY DOIN ONLY ONE KITCHEN. GROUP HOUSING GUI: A RESIDENTIAL USE THAT FROM LODGING, WITHOUT INDIVIDUAL COOKING FACILITES. B MORE AT AT IME, IN A SPACE NOT DEFINED BY THIS COC MAXIMUM ALLOWABLE PER ZONING D 'NO DENSITY LIMIT | Existing (SF) Proposed (S 2,488 2,488 2,991 2,991 2,806 2,806 2,821 2,821 2,821 2,821 2,821 2,821 2,806 2,806 19,554 19,554 IPED FLOOR AREA Existing (SF) PIED FLOOR AREA 6,898 898 898 898 898 898 898 898 898 898 898 898 898 898 898 898 898 898 898 898 898 | PART 2-2016 CALIFORNIA BUILDING CODE PART 4-2016 CALIFORNIA BECHANICAL CODE PART 3-2016 CALIFORNIA ELECTRICAL CODE PART 10-2016 CALIFORNIA ENERGY CODE PART 9-2016 CALIFORNIA FIRE CODE THE NATIONAL FIRE CODES STANDARD AND THE FIRE PROTECTION HANDBOOK OF THE NFPA ALL APPLICABLE NFPA CODE SECTIONS INCLUDING BUT NOT LIMITED TO CCSF, FIRE MARSHAL ADMIN BULLETINS F | Sheet Number Sheet Name Sheet Name A0.0 COVER SHEET Image: Cover Sheet Name Image: Cover Sheet Name A0.0 COVER SHEET Image: Cover Sheet Name Image: Cover Sheet Name A0.1 PROJECT INFORMATION Image: Cover Sheet Name Image: Cover Sheet Name A0.2 GENERAL NOTES Image: Cover Sheet Name Image: Cover Sheet Name Image: Cover Sheet Name A0.31 SITE PLAN AERIAL IMAGE & SITE HISTORY Image: Cover Sheet Name Image: Cover Sheet Name Image: Cover Sheet Name A0.52 SITE PLAN ADRAWINGS Image: Cover Sheet Name Image: Cover Sheet Name |
| | | Existing per ESTM Existing per '18 Survey Propositing '19 28 27 27 0 0 0 67 61 80 dential Dwelling Units and uses, based on Jun-Aug 2018 90 by Fire and Building nay be adjusted to respond to it does not exceed code- AU Permanent Resident (DU# tied as student housing, with residents may remain in their acating. 100 use authorization requested to Unit use on ground floor. 100 STS OFFICE OFFICE AS A LIVING SPACE FOR NTOAL INSTITUTIONS THAT MAY TAKE THE UNIT AND IS OWNED, OFFRATED, OR GEONDARY BUDGET THOUSING, AND LED BY MORE THAN ONE POST-SECONDAR SUILDING. rom the student housing Section 317(e) is requested to | PURSUANT TO CASE NUMBER 2008.0586, THE PROJECT PROPOSES TO LEGALIZE THE REMOVAL OF 1 DWELLING UNIT AT 680 SUTTER, RESULTING IN 27 DWELLING UNITS WITH A STUDENT HOUSING US CHARACTERISTIC. THE PROJECT ALSO PROPOSES TO RETAIN 898 SF. OF RETAIN OCCUPIED FLOOR AREA ON THE FIRST LEVEL OF THE BUILDING. PLANNING CODE EXCEPTIONS REQUESTED AS PART OF THE PROJECT ARE LISTED ON THIS COVER SHEET. PROPOSED COMPLIANCE WITH RECOMMENDED CONDITIONS OF APPROVAL FOR 680 SUTTER LISTED ON THIS COVER SHEET. PROPOSED COMPLIANCE WITH RECOMMENDED CONDITIONS OF APPROVAL FOR 680 SUTTER LISTED ON THIS COVER SHEET. PROPOSED COMPLIANCE WITH RECOMMENDED CONDITIONS OF APPROVAL FOR 680 SUTTER LISTED ON THIS COVER SHEET. 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. THE PROJECT PROPOSES TO ABATE AND/OR CLOSE ENFORCEMENT CASES 8730 (CHANGE OF USE TO GROUP HOUSINW W/O BUILDING PERMIT); 2015-012594 (SIGN AT AAU WITHOUT APPROVED PERMITS); AND 2015-012702 (AWNINGS WITHOUT PERMIT). NEW PROPOSED SIGNAGE | E No OF STORIES 7 (NO CHANGE) DISTRICTS ZONING C-3-G HEIGHT/BULK 160-F SPECIAL USE WITHIN 1/4 MILE OF THE FRINGE FINANCIAL SERVICES RUD WITHIN 1/4 MILE OF AN EXISTING FRINGE FINANCIAL SERVICE USE NO CHANGE OF USE REQUIRED LAST LEGAL RESIDENTIAL: DWELLING UNITS (28 UNITS) PROPOSED RESIDENTIAL: DWELLING UNITS (27 UNITS) |

EXTERIOR IMAGE



PLOT PLAN

N.T.S.



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



SUTTER



AAU RESIDENTIAL COMPLIANCE SET

680 SUTTER San Francisco, CA 94102

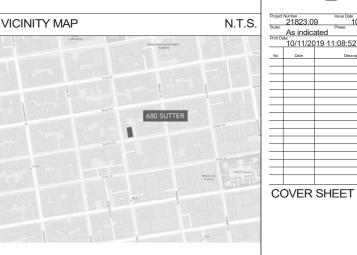


 Project Number
 Issue Date

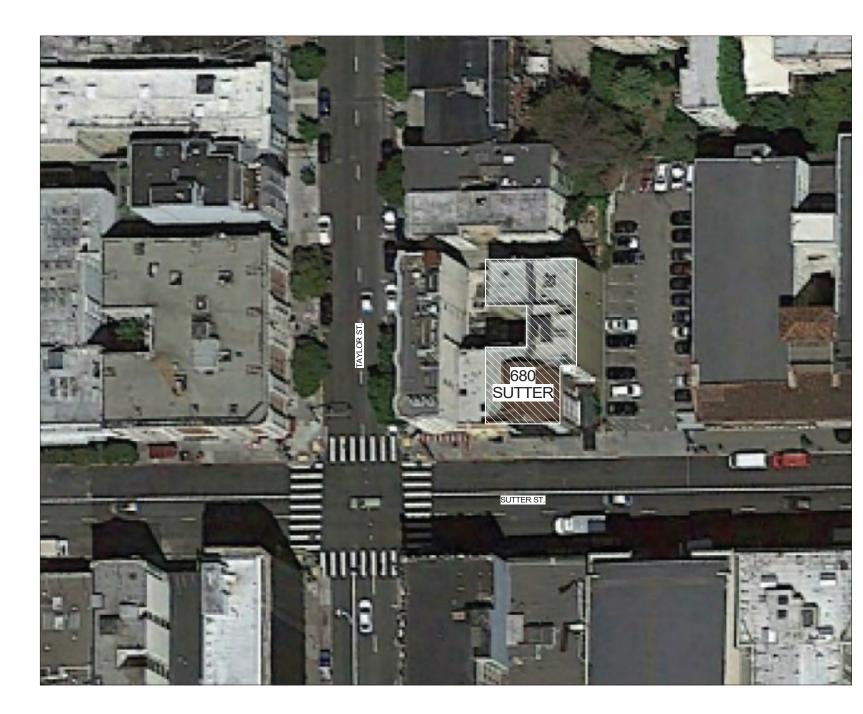
 21823.09
 Project Tu/11/19

 Scate:
 As indicated

 Print Date:
 10/11/2019 11:08:52 PM
 No. Date







(1) SITE PLAN AERIAL IMAGE

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

SITE HISTORY

SOURCE: ESTM Case No. 2008.0586E -Appendix HR

In 1918, Conrad Alfred Meussdoffer constructed 680 Sutter Street for I. Goodfriend. Although little information was available on I. Goodfriend, he is presumed to be Isidor Goodfriend, the president and manager of the Goodfriend Hotel, located on 245 Powell Street.

A San Francisco native, Meussdoffer began his career at the architectural firm of Salfield & Kohlberg in 1892. Three years later, in & Kohlberg in 1892. Three years later, in 1895, he partnered with Victor de Prosse before opening his own firm two years later in 1897. Early in his career, Meussd offer designed a number of single-family residences in the Pacific Heights area, including 3016 Clay Street (1897), 3051 Clay Street (1902), 3202 Jackson Street (1906), and a pair of flats at 3353 and 3355 Jackson Street (1906). Meussdoffer later moved towards multifamily residences with some of his designs including 1925 Gough Street (1906), 2145 Franklin Street (1917) and 2100 Jackson (1923) among others. After 680 Sutter was completed in 1918, the building changed ownership on numerous building changed ownership on numerous occasions. Goodfriend owned the building through 1924, at which time it transferred to Ralph McLeran.83 By 1934, the building Ralph McLeran.83 By 1934, the building again changed hands, when T. Fahrenkrog acquired it and re-sold the same year to the Panama Realty Company.84 Between 1935 and 1962, available building permits show several names listed under the owners/leasees, including Hale Bros. Realty Company (1935), M. Rabonovitch (1948), Richard King (1960), and Don Faulkner and Associates (1962).

By 1965 the building was owned by Roy Christie, who would retain the building until 1973. Christie is the last known owner prior to the AAU acquisition of the building in 1982.



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 RESIDENTIAL COMPLIANCE SET

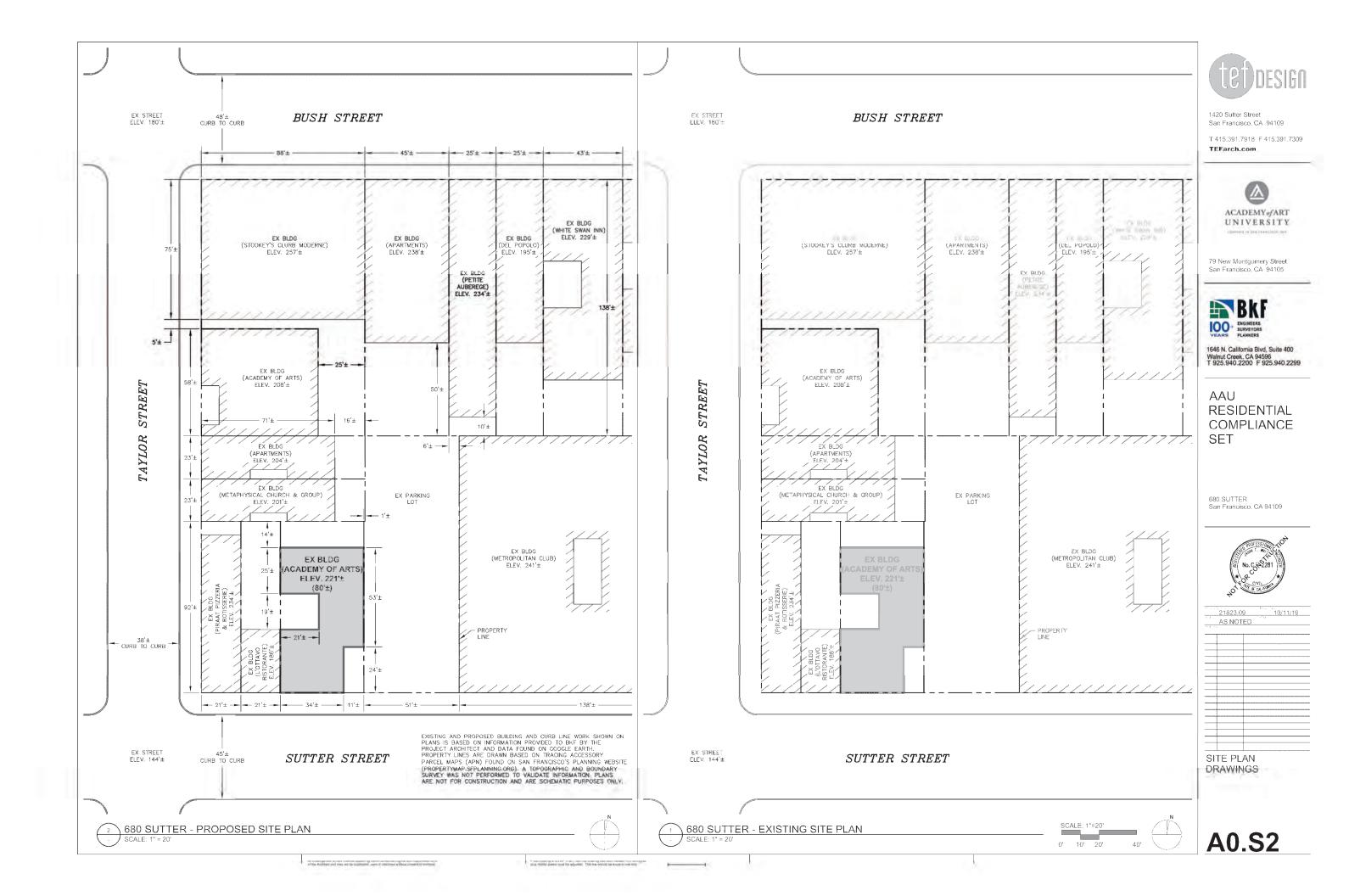
680 SUTTER San Francisco, CA 94102

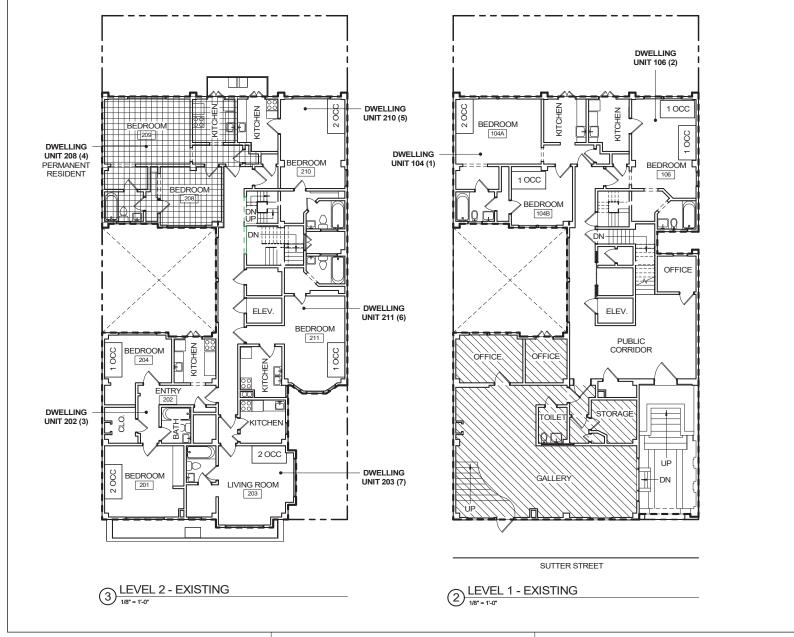


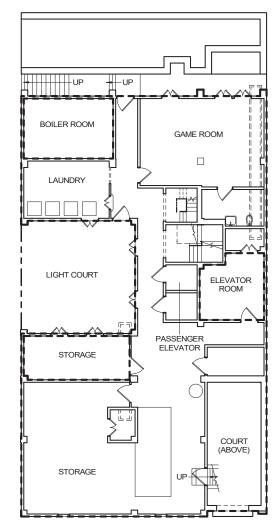
| Project Number Issue Date 21823.09 10/11/19 | | |
|--|----------|----------------|
| | 21823.0 | 9 10/11/19 |
| Scale: | | |
| Print Da | 1/8" = 1 | -0" |
| Print Da | 10/11/20 | 19 11:08:55 PM |
| No. | Date | Description |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| _ | | |

SITE PLAN AERIAL IMAGE & SITE HISTORY





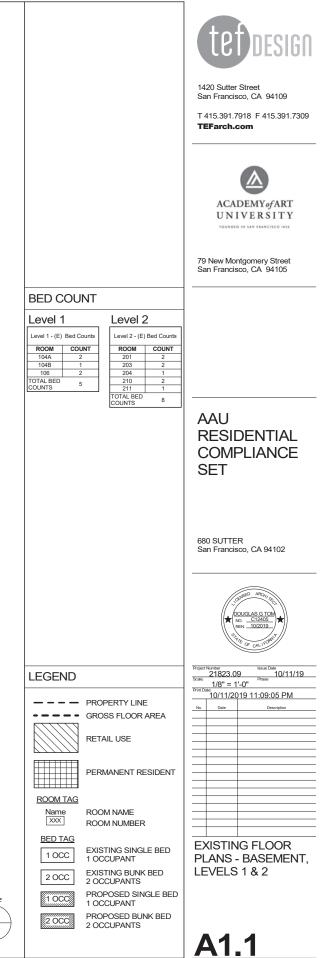


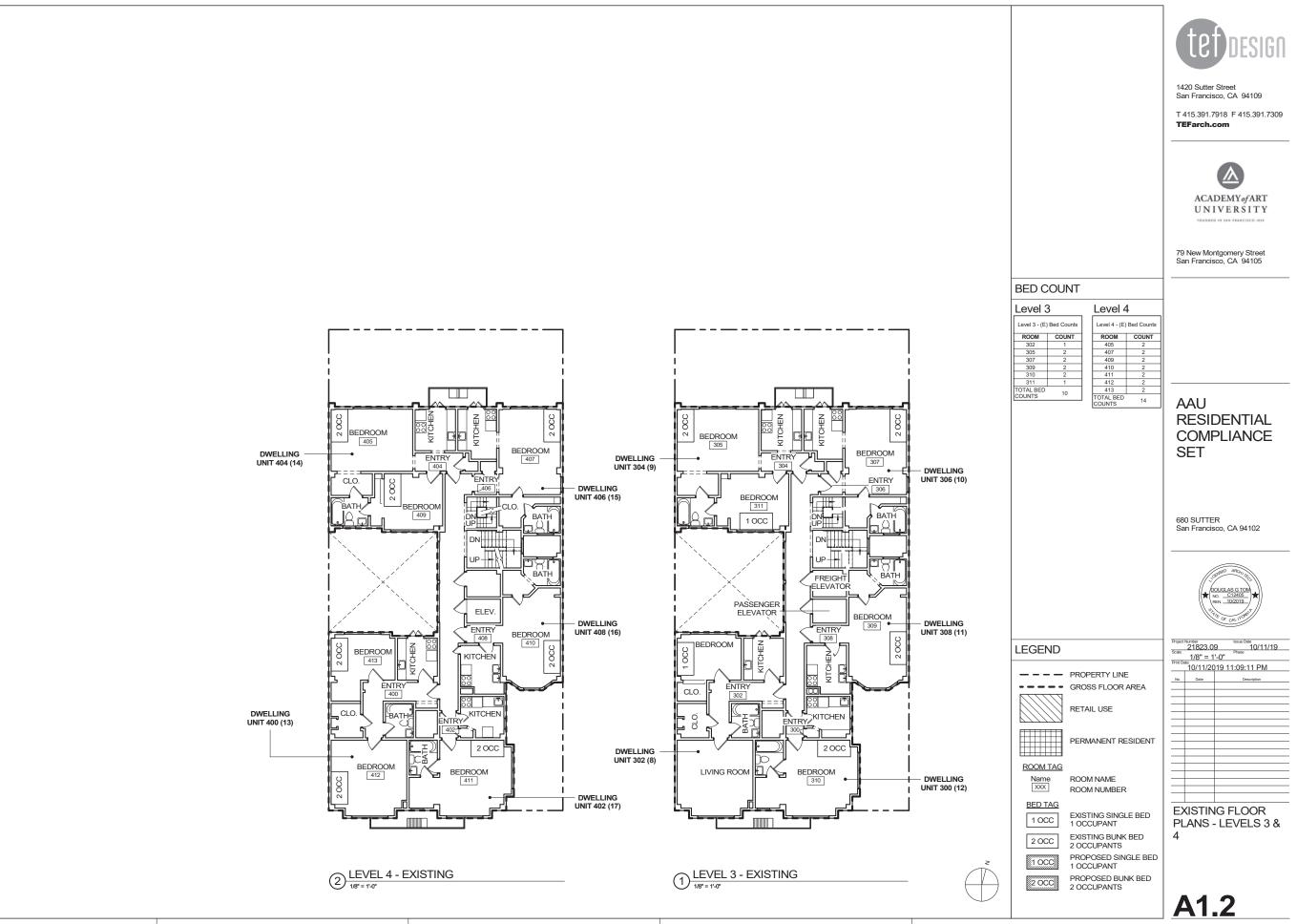


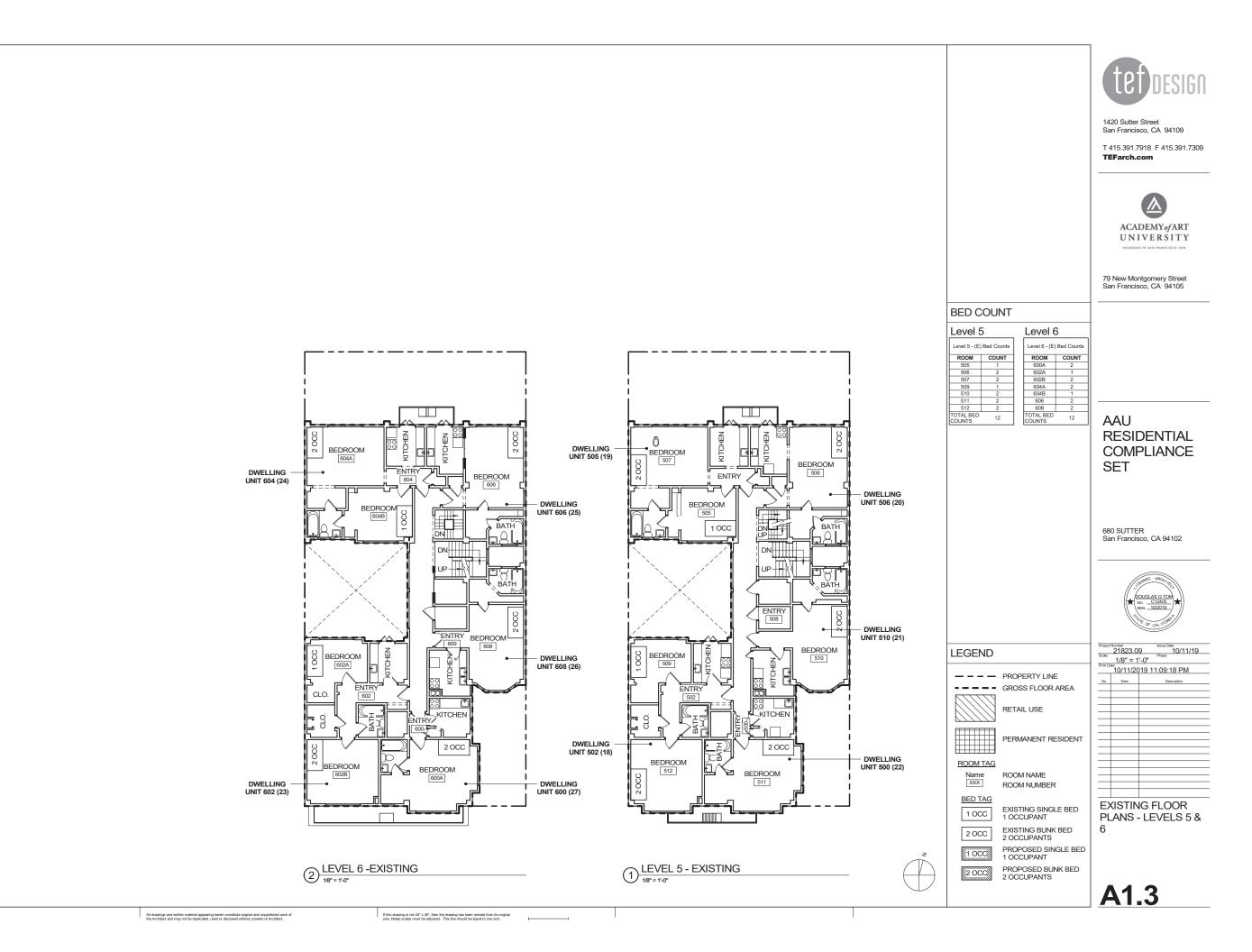
1 BASEMENT - EXISTING

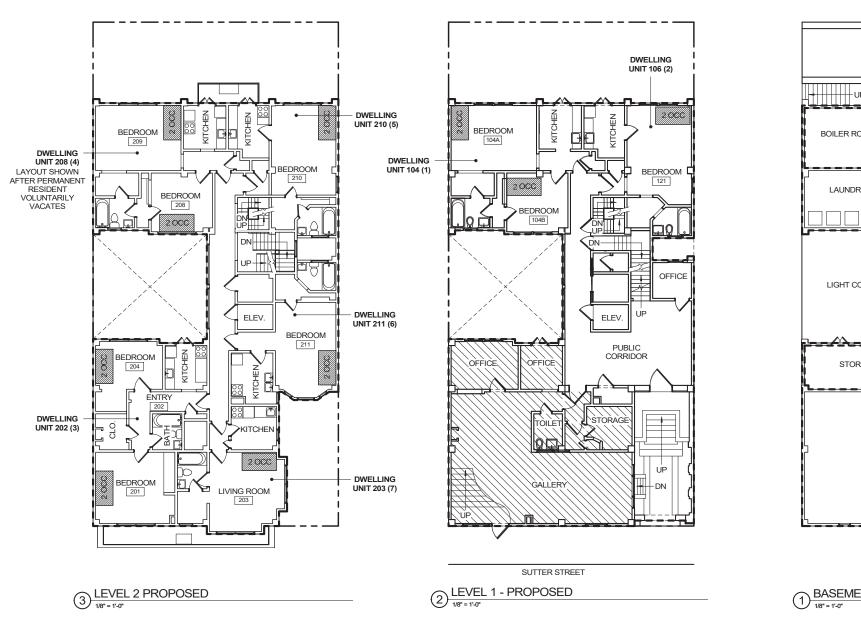
All drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used or disclosed without consent of Architect.

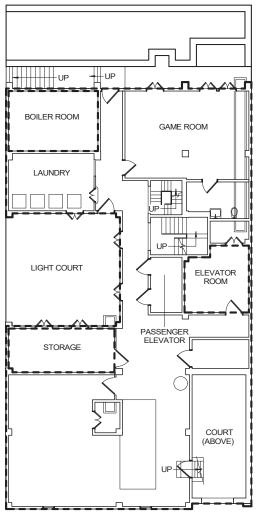
If this drawing is not 24" x 36", then the drawing has been revised from its original size. Noted scales must be adjusted. This line should be equal to one inch. -

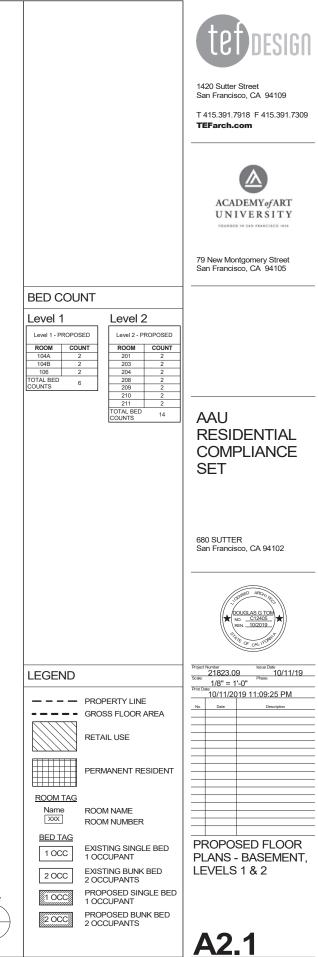


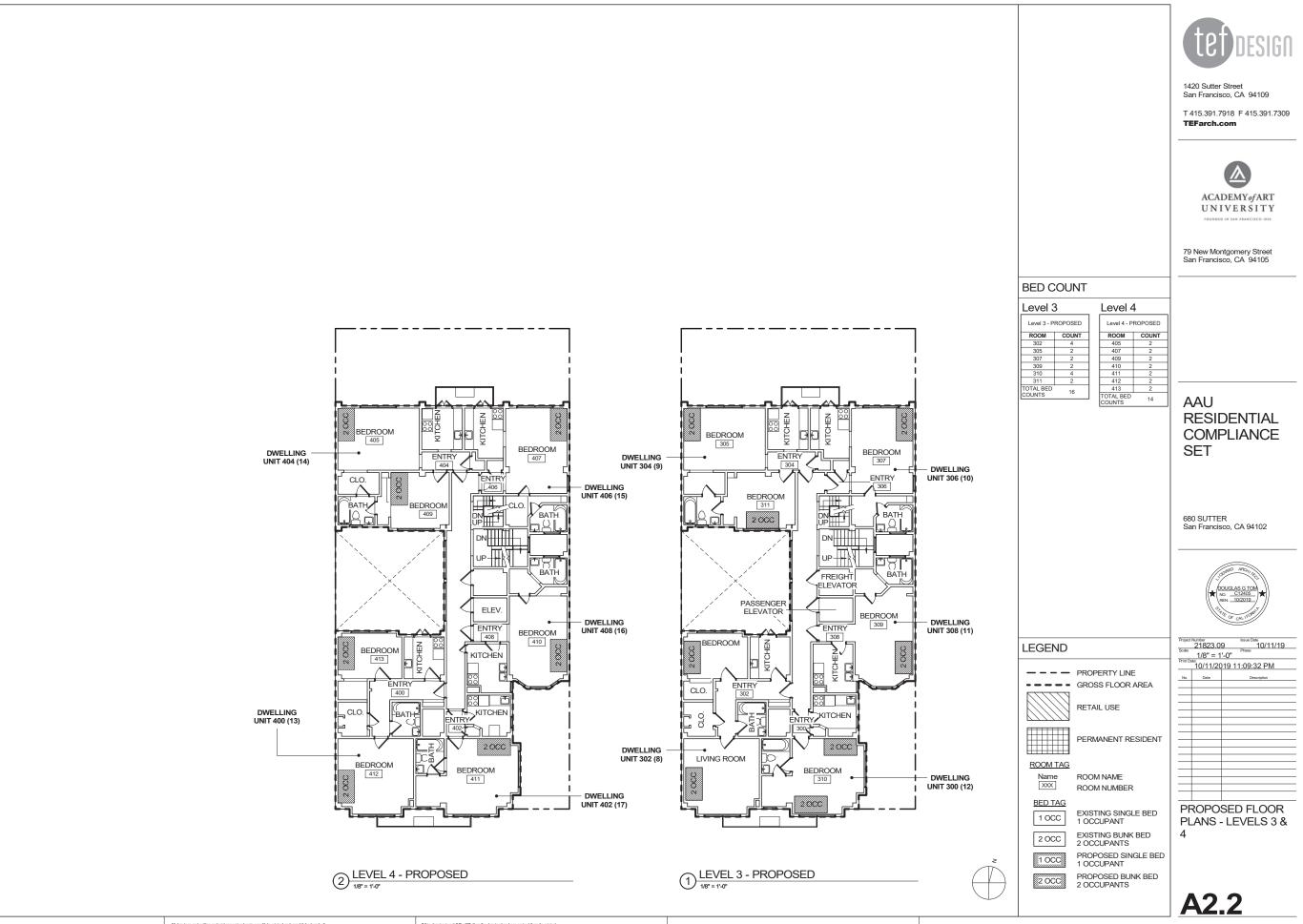


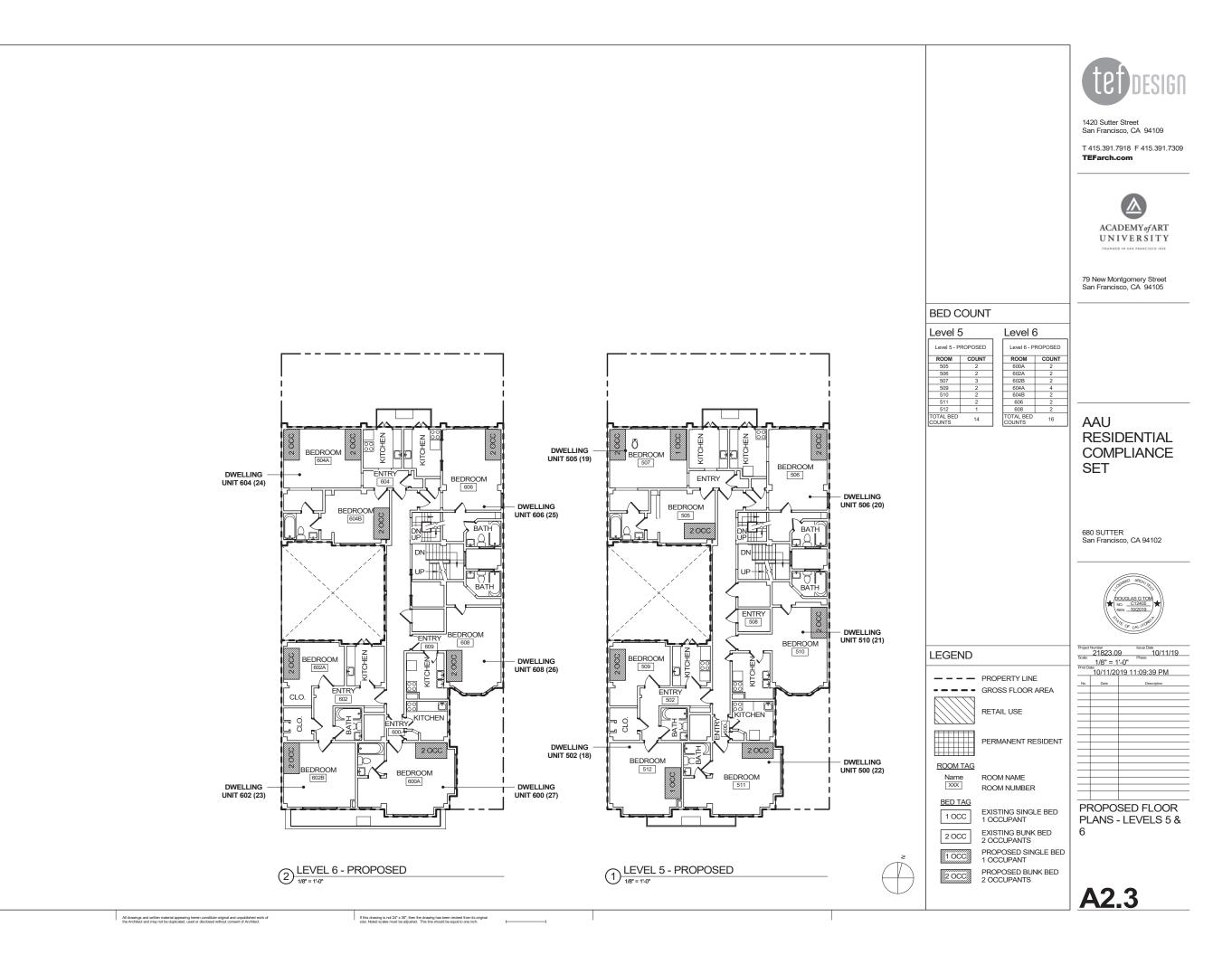














SOUTH EAST CORNER (1919)
 SOURCE: ESTM Case No. 2008.0586E - Appendix HR





O SOURCE: ESTM Case No. 2008.0586E - Appendix HR





3 SOUTH ELEVATION (1919, ENTRANCE DETAIL) SOURCE: ESTM Case No. 2008.0586E - Appendix HR

O SOUTH EAST CORNER (1993) SOURCE: ESTM Case No. 2008.0586E - Appendix HR

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 RESIDENTIAL COMPLIANCE SET

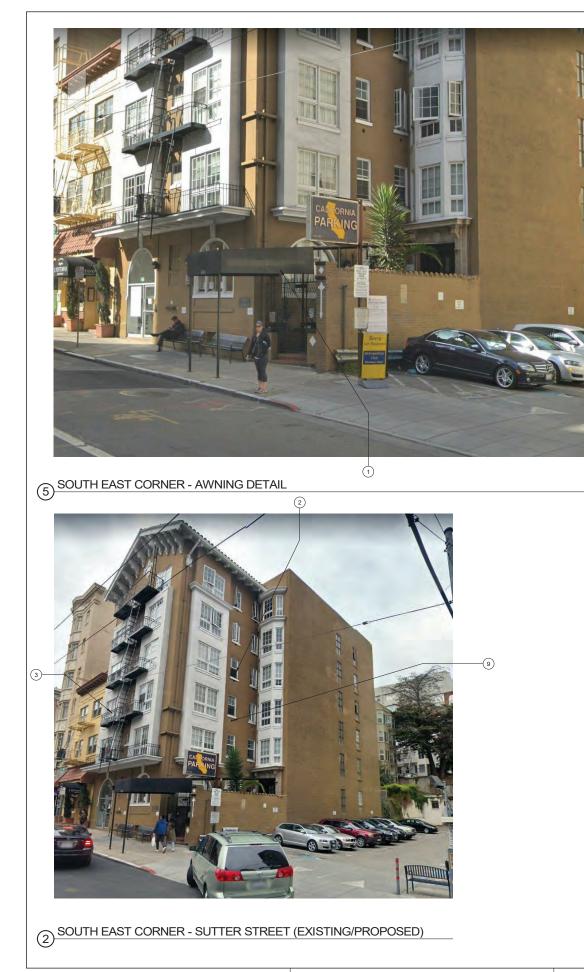
680 SUTTER San Francisco, CA 94102



| | Project Number Issue Date 21823.09 10/11/19 | | |
|---------|--|-----------------|--|
| | Scale: Not To Scale Phase | | |
| Print D | 10/11/20 | 019 11:09:41 PM | |
| No. | Date | Description | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

HISTORICAL EXTERIOR ELEVATION IMAGES







3 SOUTH EAST CORNER - SUTTER STREET (EXISTING/PROPOSED)



(1) SOUTH ELEVATION - SUTTER STREET (EXISTING/PROPOSED)

| | 1 | 1 |
|---|--|--|
| | KEYNOTES | |
| | (1) ESTM ES-19, HR-1 AWNING AND BRACKETS TO BE REMOVED | tef design |
| | 2 ESTM ES-19, HR-2 NON-ORIGINAL VINYL, ALUMINUM, AND/OR SLIDER WINDOW TO BE REMOVED | 1420 Sutter Street |
| | (3) ESTM ES-19, HR-3 FIRE ESCAPE LEGALLY PERMITTED BY PERMIT NO.S 9622494, 9710146. | San Francisco, CA 94109 T 415.391.7918 F 415.391.7309 TEFarch.com |
| | ORIGINAL ENTRANCE APPEARANCE TO BE RESTORED; FOLLOWING REMOVAL OF THE AWNING MOUNTING HARDWARE, PERFORATIONS TO AND DAMAGED AREAS IN THE MASONRY OF THE ORNAMENTAL DOOR SURROUNDS TO BE PATCHED, REPAIRED, AND RESTORED TO MATCH EXISTING IN APPEARANCE (COLOR, TEXTURE, DETAILING.) | ACADEMY of ART UNIVERSITY FOUNDED IN LAS FRANCISCO 1931 |
| | 5 PROPOSED NEW MULTI-LIGHT WOOD SASH WINDOWS TO BE INSTALLED TO MATCH HISTORIC FENESTRATION IN TERMS OF CONFIGURATION, FUNCTION, MUNTIN PATTERNS, PROFILE AND THICKNESS OF FRAMES (REF. A4.1 & A4.2); | 79 New Montgomery Street San Francisco, CA 94105 |
| | (5b) UNPERMITTED SLIDER WINDOW PANEL TO BE REMOVED | |
| | (50) PROPOSED OPERABLE WINDOW, NON-SLIDER CONSISTENT WITH THE SECRETARY OF THE INTERIOR'S STANDARDS | |
| | 6 PROPOSED INDIRECTLY ILLUMINATED AAU BUSINESS WALL SIGN; SEE SIGNAGE CONSULTANT DRAWINGS | AAU |
| | (B) PROPOSED NON-ILLUMINATED PAINTED WALL SIGN, SEE SIGNAGE CONSULTANT DRAWINGS | RESIDENTIAL COMPLIANCE SET |
| | (7) EXISTING SIGN MOUNTING STUCTURE TO BE REMOVED ENTIRELY | |
| 3 | B DECORATIVE WALL MOUNTED LIGHT FIXTURES, TYP OF 3, TO REMAIN; ASSOCIATED EXPOSED CONDUITS TO BE REMOVED AND REPLACED BY INTERNALLY ROUTED CONDUITS | 680 SUTTER San Francisco, CA 94102 |
| | ITEMS NOTED ON 9/25/19 SITE WALK: | JOBED ARCHING |
| 2 | *SEE IMAGES ON SHT. A4.3 PATCH & REPAIR EXISTING OPENING LOCATED BELOW | |
| 7 | WINDOW, TYP OF 10 (10) EXISTING METAL IDENTIFYING SIGN TO REMAIN | of the OF CALLEGAR |
| - | | Project Number Issue Date 21823.09 10/11/19 Scale: Not To Scale |
| 5 | | Print Date 10/11/2019 11:09:45 PM |
| 1 | | |
| 1 | | |
| | | |
| | | |
| | | |
| | | EXTERIOR ELEVATION IMAGES |
| | | |
| _ | | A3.1 |



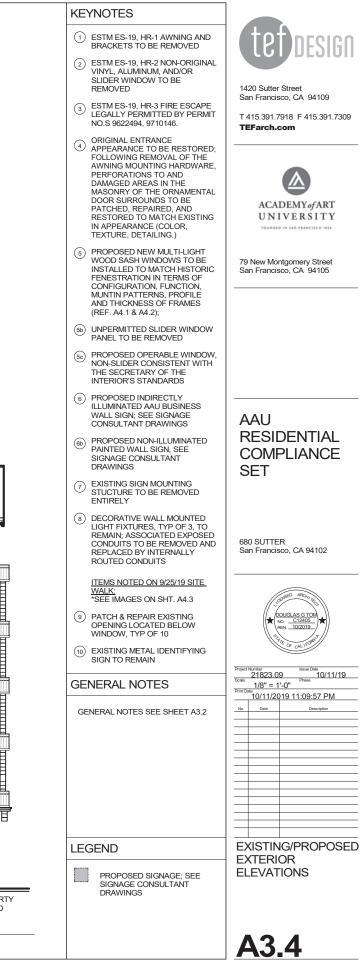
| GENERAL NOTES | KEYNOTES | |
|--|---|---|
| 1. LEGALIZE THE CONDITIONS PRESENTED IN THIS PLAN SET, UNLESS OTHERWISE NOTED | (1) ESTM ES-19, HR-1 AWNING AND BRACKETS TO BE REMOVED | tef design |
| 2. PROPOSED WORK INVOLVING MODIFICATIONS TO THE EXTERIOR OF THE BUILDING, INCLUDING REPAIR. | (2) ESTM ES-19, HR-2 NON-ORIGINAL VINYL, ALUMINUM, AND/OR SLIDER WINDOW TO BE REMOVED | 1420 Sutter Street San Francisco, CA 94109 |
| DEMOLICOTION, AND INSTALLATION SHALL BE PERFORMED IN A MANNER CONSISTENT WITH THE | 3 ESTM ES-19, HR-3 FIRE ESCAPE LEGALLY PERMITTED BY PERMIT NO.S 9622494, 9710146. | T 415.391.7918 F 415.391.7309 TEFarch.com |
| 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 | ORIGINAL ENTRANCE APPEARANCE TO BE RESTORED; FOLLOWING REMOVAL OF THE AWNING MOUNTING HARDWARE, PERFORATIONS TO AND DAMAGED AREAS IN THE MASONRY OF THE ORNAMENTAL DOOR SURROUNDS TO BE PATCHED, REPAIRED, AND RESTORED TO MATCH EXISTING IN APPEARANCE (COLOR, TEXTURE, DETAILING.) | ACADEMY of ART UNIVERSITY JOURDED IN LAW FLANCISCO 1919 |
| 3. REPAIR/PATCH AND REFINISH THE EXTERIOR WALL TO MATCH EXISTING MATERIALS AND APPEARANCE AS REQUIRED | 5 PROPOSED NEW MULTI-LIGHT WOOD SASH WINDOWS TO BE INSTALLED TO MATCH HISTORIC FENESTRATION IN TERMS OF | 79 New Montgomery Street San Francisco, CA 94105 |
| 4. THE BUSINESS SIGN IS PROPOSED AT A RESIDENTIAL PROPERTY WITH STUDENT HOUSING USE CHARACTERISTIC UNDER THE RATIONALE THAT THE | CONFIGURATION, FUNCTION, MUNTIN PATTERNS, PROFILE AND THICKNESS OF FRAMES (REF. A4.1 & A4.2); | |
| SECTION 102 DEFINITION OF STUDENT HOUSING CONTEMPLATES "OPERATION AND CONTROL" BY A POST- | UNPERMITTED SLIDER WINDOW PANEL TO BE REMOVED (5c) PROPOSED OPERABLE WINDOW, | |
| SECONDARY EDUCATIONAL INSTITUTION (I.E. A BUSINESS). AAU RESPECTFULLY SUBMITS THAT THE SECTION 602 | NON-SLIDER CONSISTENT WITH THE SECRETARY OF THE INTERIOR'S STANDARDS | |
| DEFINITION OF "BUSINESS SIGN" COVERS AAU'S "ACTIVITY WHICH ISCONDUCTED ON THE PREMISES UPON WHICH [THE BUSINESS] SIGN IS LOCATED." | (6) PROPOSED INDIRECTLY ILLUMINATED AAU BUSINESS WALL SIGN; SEE SIGNAGE CONSULTANT DRAWINGS | AAU RESIDENTIAL |
| 5. TEF TO PROVIDE DETAIL DRAWINGS FOR FIXTURES, CONDUIT, AND INTERNAL POWER SOURCES, SHOWING WHERE, | (a) PROPOSED NON-ILLUMINATED PAINTED WALL SIGN, SEE SIGNAGE CONSULTANT DRAWINGS | COMPLIANCE |
| HOW AND WITH WHAT METHOD THESE ARE ATTACHED TO THE STRUCTURE AND HOW CONDUIT WILL BE ROUTED INTERNALLY TO | EXISTING SIGN MOUNTING STUCTURE TO BE REMOVED ENTIRELY | |
| A POWER SOURCE WITHIN THE BUILDING. ALL FIXTURES FOR EACH BUILDING TO BE EXPLICITLY SPECIFIED AND SHOWN IN PLAN VIEW, (2) ELEVATION VIEWS AND A SECTION/DETAIL DRAWING WITH EACH PROPERTY'S DBI PACKAGES | (8) DECORATIVE WALL MOUNTED LIGHT FIXTURES, TYP OF 3, TO REMAIN; ASSOCIATED EXPOSED CONDUITS TO BE REMOVED AND REPLACED BY INTERNALLY ROUTED CONDUITS | 680 SUTTER San Francisco, CA 94102 |
| THAT WILL BE ROUTED THROUGH PLANNING AND CAN BE REVIEWED AT THAT TIME | ITEMS NOTED ON 9/25/19 SITE WALK: *SEE IMAGES ON SHT. A4.3 | JOB SEE ARCHI TES |
| 6. SECURITY CAMERA, LIGHTING AND ASSOCIATED CONDUIT PROPOSED WORK IN THESE PLANS IS NOT REQUIRED WORK PURSUANT TO THE | PATCH & REPAIR EXISTING OPENING LOCATED BELOW WINDOW, TYP OF 10 | |
| DEVELOPMENT AGREEMENT, BUT INSTEAD IS WORK AAU MAY PURSUE TO REPLACE EXISTING SECURITY CAMERAS, LIGHTING | (10) EXISTING METAL IDENTIFYING SIGN TO REMAIN | Project Number Issue Date 21823.09 Finan Prove |
| AND ASSOCIATED CONDUIT SUBJECT TO REMOVEAL REQUIREMENTS | | 1/8" = 1'-0" Priet Date 10/11/2019 11:09:50 PM No. Date Description |
| | | |
| | | |
| | | |
| | LEGEND | EXISTING/PROPOSED EXTERIOR |
| _ | PROPOSED SIGNAGE; SEE SIGNAGE CONSULTANT DRAWINGS | ELEVATIONS |
| | | A3.2 |
| | | |

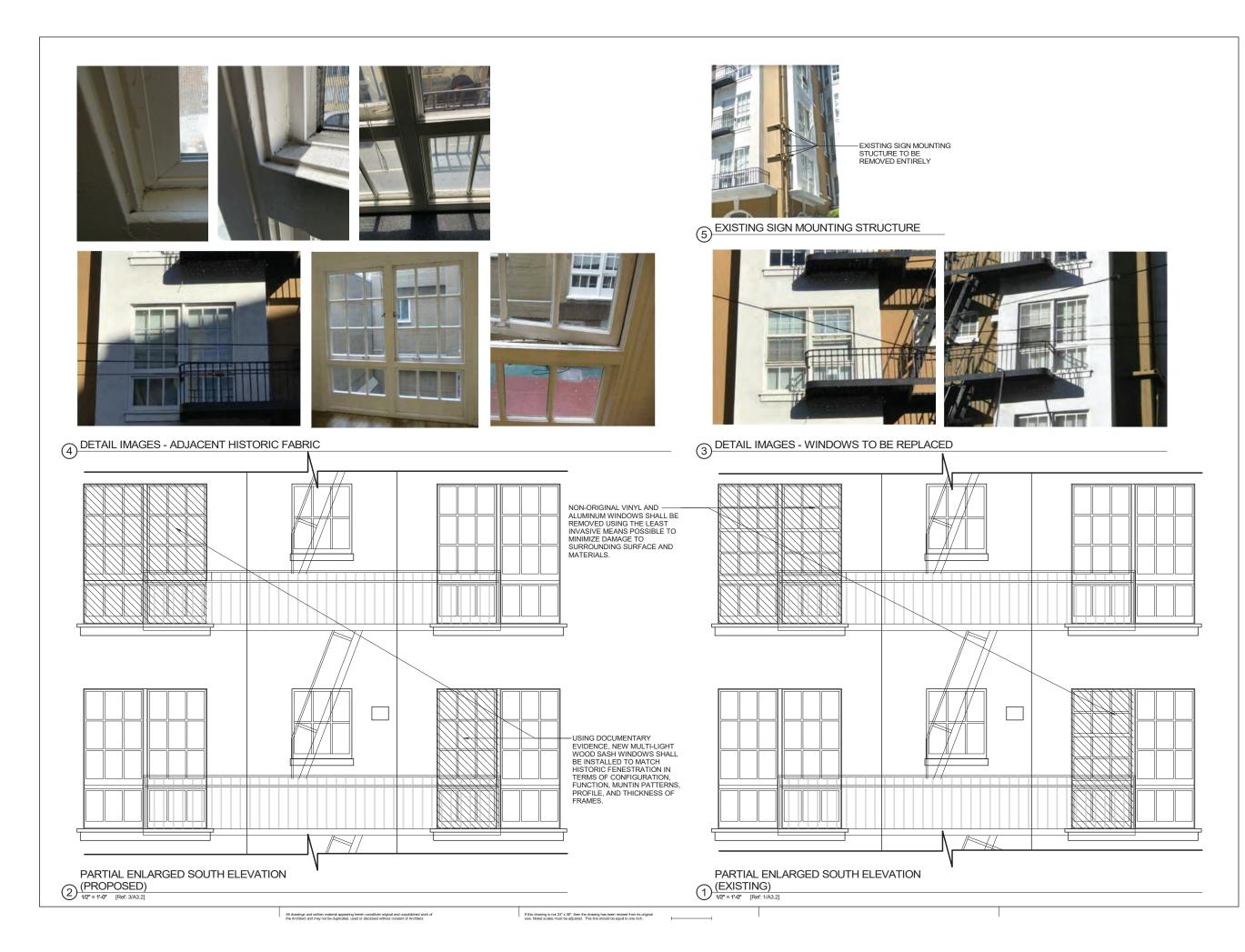


If this drawing is not 24" x 36", then the drawing has been revised from its original size. Noted scales must be adjusted. This line should be equal to one inch.

| | KEYNOTES | |
|----------|---|--|
| | (1) ESTM ES-19, HR-1 AWNING AND BRACKETS TO BE REMOVED | tef design |
| | (2) ESTM ES-19, HR-2 NON-ORIGINAL VINYL, ALUMINUM, AND/OR SLIDER WINDOW TO BE REMOVED | 1420 Sutter Street |
| | ESTM ES-19, HR-3 FIRE ESCAPE LEGALLY PERMITTED BY PERMIT NO.S 9622494, 9710146. | San Francisco, CA 94109 T 415.391.7918 F 415.391.7309 TEFarch.com |
| | ORIGINAL ENTRANCE APPEARANCE TO BE RESTORED; FOLLOWING REMOVAL OF THE AWNING MOUNTING HARDWARE, PERFORATIONS TO AND DAMAGED AREAS IN THE MASONRY OF THE ORNAMENTAL DOOR SURROUNDS TO BE PATCHED, REPAIRED, AND RESTORED TO MATCH EXISTING IN APPEARANCE (COLOR, TEXTURE, DETAILING.) | ACADEMY of ART UNIVERSITY FOUNDED IN LAW FRANCE(ICO 1939 |
| | (5) PROPOSED NEW MULTI-LIGHT WOOD SASH WINDOWS TO BE INSTALLED TO MATCH HISTORIC FENESTRATION IN TERMS OF CONFIGURATION, FUNCTION, MUNTIN PATTERNS, PROFILE AND THICKNESS OF FRAMES (REF. A4.1 & A4.2); | 79 New Montgomery Street San Francisco, CA 94105 |
| | (5b) UNPERMITTED SLIDER WINDOW PANEL TO BE REMOVED | |
| | (50) PROPOSED OPERABLE WINDOW, NON-SLIDER CONSISTENT WITH THE SECRETARY OF THE INTERIOR'S STANDARDS | |
| | 6 PROPOSED INDIRECTLY ILLUMINATED AAU BUSINESS WALL SIGN; SEE SIGNAGE CONSULTANT DRAWINGS | AAU |
| | B PROPOSED NON-ILLUMINATED PAINTED WALL SIGN, SEE SIGNAGE CONSULTANT DRAWINGS | RESIDENTIAL COMPLIANCE SET |
| | (7) EXISTING SIGN MOUNTING STUCTURE TO BE REMOVED ENTIRELY | |
| | (8) DECORATIVE WALL MOUNTED LIGHT FIXTURES, TYP OF 3, TO REMAIN; ASSOCIATED EXPOSED CONDUITS TO BE REMOVED AND REPLACED BY INTERNALLY ROUTED CONDUITS | 680 SUTTER San Francisco, CA 94102 |
| | ITEMS NOTED ON 9/25/19 SITE WALK: *SEE IMAGES ON SHT. A4.3 | Street ARCHI IS |
| | PATCH & REPAIR EXISTING OPENING LOCATED BELOW WINDOW, TYP OF 10 | |
| | (10) EXISTING METAL IDENTIFYING SIGN TO REMAIN | Privect Number Issue Date |
| | GENERAL NOTES | 21823.09 10/11/19 Scate: Phase 1/8" = 1'-0" |
| | GENERAL NOTES SEE SHEET A3.2 | 10/11/2019 11:09:54 PM No. Date Date Description |
| | | |
| | | |
| | LEGEND | EXISTING/PROPOSED |
| <u> </u> | PROPOSED SIGNAGE; SEE SIGNAGE CONSULTANT DRAWINGS | ELEVATIONS |
| | | A3.3 |









1420 Sutter Street San Francisco, CA 94109

T 415.391.7918 F 415.391.7309 TEFarch.com



ACADEMY of ART UNIVERSITY

79 New Montgomery Street San Francisco, CA 94105

AAU RESIDENTIAL COMPLIANCE SET

680 SUTTER San Francisco, CA 94102



| Project Number 21823.09 | | 9 10/11/19 |
|----------------------------|----------|----------------|
| Scale | As indic | ated |
| Print Da | 10/11/20 | 19 11:10:03 PM |
| No. | Date | Description |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

WINDOW SCOPE

A4.1



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



1420 Sutter Street San Francisco, CA 94109

T 415.391.7918 F 415.391.7309 TEFarch.com



ACADEMY of ART UNIVERSITY

79 New Montgomery Street San Francisco, CA 94105

AAU RESIDENTIAL COMPLIANCE SET

680 SUTTER San Francisco, CA 94102



| Project Number 21823.09 | | 9 10/11/19 |
|------------------------------------|----------|-------------|
| Scale | As indic | Phase |
| Print Date: 10/11/2019 11:10:05 PM | | |
| No. | Date | Description |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

WINDOW SCOPE

A4.2









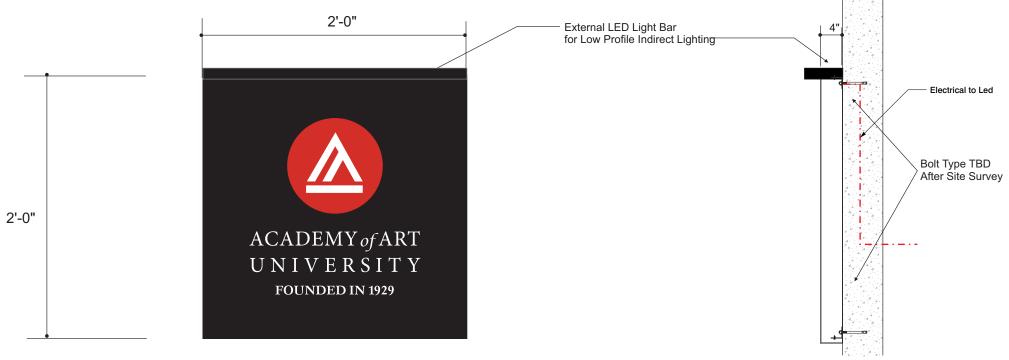
| 1 | 1 |
|--|---|
| KEYNOTES | |
| (1) ESTM ES-19, HR-1 AWNING AND BRACKETS TO BE REMOVED | (tef)design |
| (2) ESTM ES-19, HR-2 NON-ORIGINAL VINYL, ALUMINUM, AND/OR SLIDER WINDOW TO BE REMOVED | 1420 Sutter Street |
| ESTM ES-19, HR-3 FIRE ESCAPE LEGALLY PERMITTED BY PERMIT NO.S 9622494, 9710146. | San Francisco, CA 94109 T 415.391.7918 F 415.391.7309 |
| ORIGINAL ENTRANCE ORIGINAL ENTRANCE ORIGINAL ENTRANCE APPEARANCE TO BE RESTORED; FOLLOWING REMOVAL OF THE AWNING MOUNTING HARDWARE, PERFORATIONS TO AND DAMAGED AREAS IN THE MASONRY OF THE ORNAMENTAL DOOR SURROUNDS TO BE PATCHED, REPAIRED, AND RESTORED TO MATCH EXISTING IN APPEARANCE (COLOR, TEXTURE, DETAILING.) | TEFarch.com |
| (5) PROPOSED NEW MULTI-LIGHT WOOD SASH WINDOWS TO BE INSTALLED TO MATCH HISTORIC FENESTRATION IN TERMS OF CONFIGURATION, FUNCTION, MUNTIN PATTERNS, PROFILE AND THICKINESS OF FRAMES (REF. A4.1 & A4.2); | 79 New Montgomery Street San Francisco, CA 94105 |
| (5b) UNPERMITTED SLIDER WINDOW PANEL TO BE REMOVED | |
| PROPOSED OPERABLE WINDOW, NON-SLIDER CONSISTENT WITH THE SECRETARY OF THE INTERIOR'S STANDARDS | |
| PROPOSED INDIRECTLY ILLUMINATED AAU BUSINESS WALL SIGN; SEE SIGNAGE CONSULTANT DRAWINGS | AAU |
| (B) PROPOSED NON-ILLUMINATED PAINTED WALL SIGN, SEE SIGNAGE CONSULTANT DRAWINGS | RESIDENTIAL COMPLIANCE SET |
| EXISTING SIGN MOUNTING STUCTURE TO BE REMOVED ENTIRELY | |
| 8 DECORATIVE WALL MOUNTED LIGHT FIXTURES, TYP OF 3, TO REMAIN; ASSOCIATED EXPOSED CONDUITS TO BE REMOVED AND REPLACED BY INTERNALLY ROUTED CONDUITS | 680 SUTTER San Francisco, CA 94102 |
| ITEMS NOTED ON 9/25/19 SITE WALK: *SEE IMAGES ON SHT, A4.3 | dused APCHI 18 |
| PATCH & REPAIR EXISTING OPENING LOCATED BELOW | DUIGLAS G TOM NO |
| WINDOW, TYP OF 10 (10) EXISTING METAL IDENTIFYING SIGN TO REMAIN | a the of call found |
| | Project Number Issue Date 21823.09 10/11/19 Scaler 1/8" = 1'-0" |
| | Print Date: 10/11/2019 11:10:10 PM No. Date Description |
| | |
| | |
| | |
| | |
| | |
| | |
| | EXTERIOR ELEVATION DETAIL IMAGES |
| | A4.3 |

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

680 SUTTER San Francisco, CA 94102



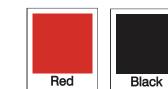
| Project | Issue Date | | | | |
|--------------|------------------------------------|------------------|--|--|--|
| 21823.09 | | 9 10/11/19 | | | |
| Scale: | | Phase | | | |
| 1/8" = 1'-0" | | | | | |
| Print Da | Print Date: 10/11/2019 11:10:10 PM | | | | |
| | 10/11/20 | 19 11:10:10 Plvi | | | |
| No. | Date | Description | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| _ | | | | | |



A

D/F Externally Illuminated Wall Sign Scale: 3" = 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 exterior Lighting w/ LED Modules



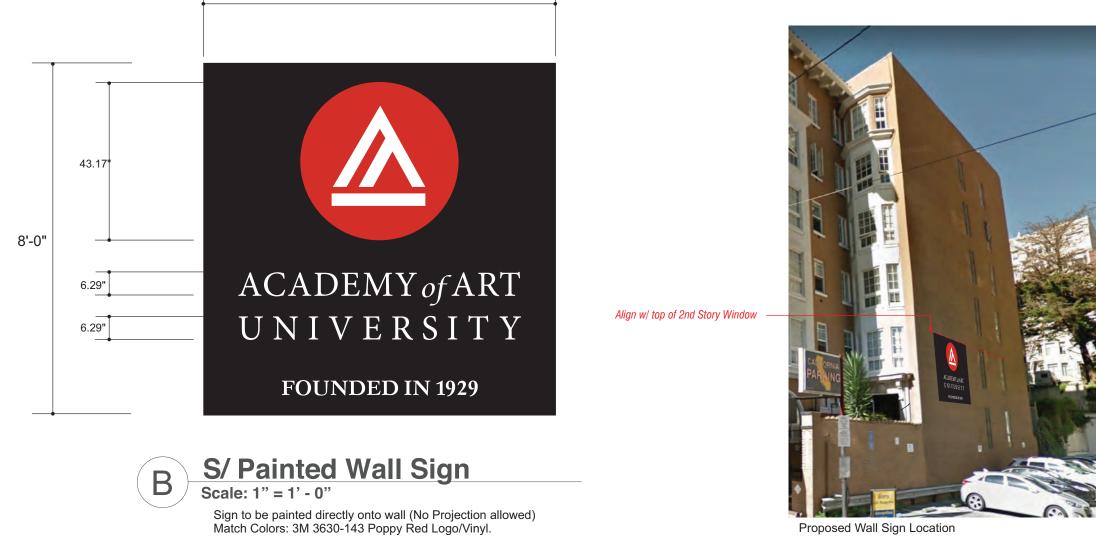








| GOLDEN Conyon | GATE SIGN |
|--|---|
| <u>[([u]u]u]</u> | |
| 2500 Bisso La Concord, (925.771.63 CA License | CA 94520 300 Phone |
| Proje | |
| Date: | 8/14/19 |
| Sales: | A. Bartizal |
| Designer: | G. Graves |
| Rev. #: 1 | Date: 9/11/19 |
| Revision A) Revised lig | |
| B) Revised pla lighting me | acement and |
| C) Revised pla | |
| Interior | × Exterior |
| Single Faced | Double Faced |
| | |
| X Illuminated | |
| Non-Illuminated | |
| Type of Lighting | |
| | × L.E.D. |
| Neon | Other |
| Add | |
| 680 SUTT | ER STREET Ancisco |
| Customer | Approval |
| Signo | iture |
| MM/DD |)/ΥΥΥΥ |
| 2019 All Rights Reserved. Th drawing submitted in conne planning for you. It reproduced, exhibited or shov organization without written Sign Co | is not to be copied, wn to anyone outside of your I permission of Golden Gate |
| This sign is intended to be ins requirements of Article 600 Code and other applicable o grounding and bo |) of the National Electrical codes. This includes proper |
| Ų | l) |
| | l Signs to be Title 24 Compliant |
| WSA Sign Assoc | ciates |
| BBB | 'SA, |
| Shee | et No. |
| | |



Proposed Wall Sign Location



SUR VEY **NOT FOR**

8'-0"

| Concord, 925.771.6 | ane, Suite 200 CA 94520 300 Phone |
|--|---|
| | e #665363 ect ID |
| Date: | 8/14/19 |
| Sales: | A. Bartiza |
| Designer: | G. Graves |
| Rev. #: 1 | Date: 9/11/19 |
| | n Notes: |
| | ghting method lacement and |
| lighting m | ethod |
| C) Revised p | lacement |
| Interior | × Exterior |
| 🗴 Single Faced | Double Faced |
| | |
| × Illuminated | |
| Non-Illuminate | ed |
| Type of Lightin | Ig: |
| Lamps | × L.E.D. |
| Neon | Other |
| Ad | dress |
| | TER STREET RANCISCO |
| Custome | r Approval |
| Sigr | nature |
| MM/D | D/YYYY |
| | This is an original unpublished |
| drawing submitted in con planning for you. | nection with a project we are It is not to be copied, own to anyone outside of your |
| organization without writt | en permission of Golden Gate Company. |
| This sign is intended to be i requirements of Article 6 | nstalled in accordance with the 00 of the National Electrical |
| Code and other applicabl | e codes. This includes proper bonding of the sign. |
| (| |
| A | Il Signs to be |
| | Title 24 Compliant |
| | |
| Wor | |
| Sigr | |
| Sigr | IA |
| Sigr | |
| Sigr BBB | et No. |

| | DNDITIONS Academy of Art University Project TECHNICAL MEMORANDUM ESTM Case No. 2008.0586E | ESTM CONDITIONS (CONT.) | | CODE NOTES (CONT.) | SHEET INDEX |
|--|--|--|--|--|---|
| Recommended Condition of Approval Number ES-14: HR-1 | 1 | BICYCLE PARKING SUMMARY *SEE SHEET A2.1 FOR PROPOSED CLASS I BICYCL *SEE SHEET A0.S3 FOR PROPOSED CLASS II BICYC AAU proposes 55 Class I spaces with vertical racks. Planni exception required for: (1) providing more than one-third of as vertical racks; (see Code Section 155.1(c)(3)) AAU prop II spaces, 2 spaces over code requirement. | CLE PARKING ing Code Class I spaces | 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 | Sheet |
| | the Interior's Standards for the Treatment of Historic Properties (SOIS)-compliant approach would be to remove and replace vinyl windows with period-appropriate windows, based on documentary evidence. In addition, per the SOIS, original features shall be retained and repaired where possible, and, where necessary, replaced in-kind (to match in materials and appearance). AAU PROPOSAL: See Notes on Sheet A3.2 | ESTM REQUIRED CODE REQUIRED CLASS I 49 74 CLASS II 6 8 ** THE PROPOSAL REMAINS SUBJECT TO REVIEW AND APPROVAL BY OTHER CITY SPMTA, BUILDING AND FIRE DEPARTMENTS. SPMTA, BUILDING AND FIRE DEPARTMENTS. | PROPOSED 55 10 Y AGENCIES, SUCH AS | LESS THAN 305 SQUARE FEET PLUS A BATHROOM, THE ININIMUM 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. FOR PURPOSES OF THESE CALCULATIONS, THE NUMBER OF BEDROOMS ON A LOT SHALL IN NO CASE BE CONSIDERED TO BE LESS THAN ORE BEDROOM FOR EACH TWO BEDS. WHERE THE ACTUAL NUMBER OF BEDS EXCEEDS AN AVERAGE OF TWO BEDS FOR FACH BEDROOM, EACH TWO BEDS SHALL BE CONSIDERED EQUIVALENT TO ONE BEDROOM. | Number Sheet Name Log A0.0 COVER SHEET • A0.1 PROJECT INFORMATION • A0.2 GENERAL NOTES • A0.E1 EXPOSURE PLAN ANALYSIS - BASEMENT & • |
| ES-14: TR-1 | White Passenger Loading Zone. Since no shuttle service is provided to this site, AAU shall remove the 42-foot-long white passenger-loading zone in front of the 817-831 Sutter Street site and return the resulting space to public parking or a commercial loading zone. AAU PROPOSAL: See Notes on Sheet A0.S3. Pending review and approval by SFMTA, AAU proposes converting | CODE NOTES REFERENCE: SAN FRANCIS CODE AS EXISTING ON JANU A- FLOOR AREAS SAN FRANCISCO PLANNING CODE SEC. 102 DEFINITIONS FLOOR AREA. GROSS: IN DISTRICTS OTHER THAN C-3, THE SUM OF THE | UARY 1, 2019. | 825 SUTTER CALCULATION REQUIRED 1.72 SF [(111 BEDROOMS * 36 SF. /3)(1.33)] EXISTING/PROPOSED 0.75 NOTE: BEDROOMS IN THIS CALCULATION (111) EQUAL TO HALF PROPOSED BED COUNT IN GROUP HOUSING ROOMS (111), PER | LEVELS 1, 2, 3, 4, 5 & 6 A0.S1 SITE PLAN AERIAL IMAGE & SITE HISTORY • 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) • |
| ES-14: TR-2 | the Passenger Loading Zone shown on Sheet A0.S3 to a commercial loading zone. Pedestrian Environment. As noted above, the ground floor building face of the 817-831 Sutter Street building includes four entryways (one qated), one large and one small | THE SEVERAL FLOORS OF A BUILDING OR BUILDINGS, MEASURED FROM FACES OF EXTERIOR WALLS OR FROM THE CENTERLINES OF WALLS SE BUILDINGS. GROSS FLOOR AREA (NO CHANGE) | | *EXCEPTION REQUEST: Compliance with Section 135 not feasible given existing conditions of Category A historic building. Note open space | A0.13b ACCESSIBILITY DIAGRAMS (2 of 3) A0.73c ACCESSIBILITY DIAGRAMS (2 of 3) A0.73c ACCESSIBILITY DIAGRAMS (3 of 3) A1.1 EXISTING FLOOR PLANS - BASEMENT & LEVEL 1 • A1.2 EXISTING FLOOR PLANS - LEVELS 2 & 3 • |
| | Notine networks (one gated), one large and one small window, and one large building face. AAU shall coordinate with the San Francisco Planning Department on a more pedestrian-friendly design, if compatible with the historic fabric of the building. For a student housing and café use, AAU does not likely need all four entries, and minor modifications (doors, windows, etc.) to the building could be | BASEMENT 5,791 LEVEL 1* 7,210 LEVEL 2 7,285 | Proposed (SF) 5,791 7,210 7,285 7,285 | F- ACTIVE USE *SEE SHEET A2.1 PROPOSED LEVEL 1 FLOOR PLAN FOR REFERENCE | A1.2 EAISTING FLOOR PLANS - LEVELS 2 & 3 • A1.3 EXISTING FLOOR PLANS - LEVELS 4 & 5 • A1.4 EXISTING FLOOR PLANS - LEVEL 6 • A2.1 PROPOSED FLOOR PLANS - BASEMENT & LEVEL 1 • A2.2 PROPOSED FLOOR PLANS - LEVELS 2 & 3 • |
| | made to improve the pedestrian environment along Sutter Street. AAU PROPOSAL: Per conversations with the Planning Department, AAU will make the westernmost door on Sutter frontage accessible to AAU students for bike parking | LEVEL 4 7,285 LEVEL 5 7,285 LEVEL 6 7,285 GROSS SF TOTAL 49,426 | 7,285 7,285 7,285 49,426 | Section 145.1 Active Use controls to add class I bicycle parking in the first 25ft. of Ground Floor. G-REAR YARD *SEE SHEET A0.S2 FOR REFERENCE | A2.3 PROPOSED FLOOR PLANS - LEVELS 4 & 5 • A2.4 PROPOSED FLOOR PLANS - LEVEL 6 • A3.0 HISTORIC EXTERIOR ELEVATION IMAGES • A3.1 EXTERIOR ELEVATION IMAGES • A3.2 EXISTING/PROPOSED EXTERIOR ELEVATIONS • |
| ES-14: TR-3 | access. Further, AAU will maintain last legal Restaurant use as Retail Sales and Service accessible to general public. Class I Bicycle Parking. AAU shall add 49 Class I bicycle parking to meet the Planning Code requirement. Bicycle parking thall be consistent with San Francisco Planning | * INCLUDES NON-AAU RETAIL SPACE (APPROX. 480 SF. OF OCCUPIED FLOOR ARI FLOOR AREA RATIO: SAN FRANCISCO PLANNING CODE SEC. 124 (b) IN R. RC, NC, AND MIXED USE DISTRICTS, FLOOR AREA RATIO LIMITS SH- DWELINGS OR TO OTHER RESIDENTIAL USES. | | *EXCEPTION REQUEST: Due to existing site constraints and the Category A historic rating of this building by the Planning Department, AAU proposes no exterior building modification as part of this project and therefore requests an exception from the requirements of Code Section 134. | A3.3 EXISTING/PROPOSED EXTERIOR ELEVATIONS • • • • • • • • • • • • • • • • • • • |
| | parking shall be consistent with San Prancisco Planning Department guidance, including being conveniently located and easily accessed from the ground floor (at grade level). AAU PROPOSAL: See Bycicle Parking Summary on this Sheet | B- RESIDENTIAL USES SAN FRANCISCO PLANNING CODE SEC. 102 DEFINITIONS DWELLING UNIT (DU): A RESIDENTIAL USE DEFINED AS A ROOM OR TWO | O OR MORE ROOMS | | |
| ES-14: TR-4 | Class II Bicycle Parking. AAU shall provide at least 6 Class II bicycle parking spaces along Sutter Street. The Class II bicycle parking spaces shall be coordinated and reviewed by SFMTA. Bicycle parking shall be consistent with San Francisco Planning Department guidance | THAT IS DESIGNED FOR, OR IS OCCUPIED BY, ONE FAMILY DOING ITS O' THEREIN AND HAVING ONLY ONE KITCHEN. <u>GROUP HOUSING (GH):</u> A RESIDENTIAL USE THAT PROVIDES LODGING (LODGING, WITHOUT INDIVIDUAL COOKING FACILITIES, BY PREARRANGE WEEK OR MORE AT AT ME, IN A SPACE NOT DEFINED BY THIS COOR AS | OR BOTH MEALS AND EMENT FOR A | 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 | TOTAL SHEETS: 19 PROPERTY INFORMATION ADDRESS BLOCKLOT 0299/021 |
| ES-14: NO-1 | AAU PROPOSAL: See Bycicle Parking Summary on this Sheet Interior Noise Levels for Residential Uses. For existing AAU residential buildings located along streets with noise levels above 60 dBA Ldn, where the building does not already meet the California Noise Insulation Standards in California Code of Regulations Title 24, AAU shall conduct a detailed analysis of noise reduction requirements. The analysis shall be conducted by a person(s) qualified in acoustical analysis | UNT. MAXIMUM ALLOWABLE PER ZONING DISTRICT RC-4 DWELLING UNITS (DUs) 1 DU PER 200 SF L GROUP HOUSING ROOMS (GHs) 1 GH PER 70 SF L 825 SUTTER CALCULATION | LOT AREA OT AREA | THE FOLLOWING (OR OTHERWISE NOTED): 2016 SAN FRANCISCO BUILDING CODE PART 2- 2016 CALIFORNIA BUILDING CODE PART 4- 2016 CALIFORNIA BUILDING CODE PART 3- 2016 CALIFORNIA ELECTRICAL CODE PART 6- 2016 CALIFORNIA ENERGY CODE PART 10- 2016 CALIFORNIA ENERGY CODE PART 9- 2016 CALIFORNIA FIRE CODE | BLOCK/LOT 0299/021 No OF STORIES 7 (NO CHANGE) DISTRICTS ZONING ZONING RC-4 HEIGHT/BULK 80-A SPECIAL USE WITHIN 1/4 OF THE FRINGE FINANCIAL SERVICES RUD WITHIN 1/4 OF AN EXISTING FRINGE FINANCIAL |
| | and/or engineering. Noise-insulation features identified and recommended by the analysis shall be added to meet the San Francisco General Plan Land Use Compatibility Guidelines for Community Noise to reduce potential interior noise levels to the maximum extent feasible. AAU Proposal: AAU's review of the National Transportation | per Code per ESTM Sur | | 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 | USE CHANGE OF USE REQUIRED EXISTING TOURIST HOTEL (114 ROOMS) PROPOSED RESIDENTIAL: GROUP HOUSING (111 ROOMS) |
| F0.44.0110.4 | Noise Map indicates that noise levels on the building's frontage on Sutter Street approach, but are 60 dBA or below. | GROUP HOUSING ROOM 122 0 11 BED COUNT 244 *for GH only 222 21 | 11 111 18 222 | SCOPE OF WORK | HISTORIC EVALUATION |
| ES-14: 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 through 155.4. AAU PROPOSAL: See Bycicle Parking Summary on this Sheet | NOTES 1. Existing bed count based on Jun-Aug 2018 Site Survey; 2. Proposed bed count subject to review by Fire and Buildi Departments; 3. The exact number of beds in any unit may be adjusted th student housing demand, provided the unit does not excee mandated occupancy limits; 4. No Permanent Residents in this building. | ing to respond to | PURSUANT TO CASE NUMBER 2008.0586, THE PROJECT PROPOSES TO CHANGE THE USE OF 825 SUTTER (ALSO KNOWN AS 817-831 SUTTER) FROM THE LAST LEGAL TOURIST HOTEL USE TO GROUP HOUSING (UP TO 111 BEDROOMS AND 246 BEDS) WITH A STUDENT HOUSING USE CHARACTERISTIC. PLANNING CODE EXCEPTIONS REQUESTED AS PART OF THE | CALIFORNIA REGISTER HISTORIC Lower Nob Hill Apartment Hotel DISTRICTS Historic District CALIFORNIA REGISTER HISTORIC Lower Nob Hill Apartment Hotel HISTORIC RESOURCE EVALUATION RESPONSES None |
| | | THO P EITHAINENT RESIDENTS IN THIS DUIRDING. C. STUDENT HOUSING CHARACTERIZATION SAN FRANCISCO PLANNING CODE SEC. 120 DEFINITIONS STUDENT HOUSING: A RESIDENTIAL USE CHARACTERISTIC DEFINED AS STUDENTS OF ACCREDITED POST-SECONDARY EDUCATIONAL INSTITUT THE FORM OF DWELLING UNITS, GROUP HOUSING, OR SRO UNIT AND IS OR OTHERWISE CONTROLLED BY AN ACCREDITED POST-SECONDARY E INSTITUTION. UNLESS EXPRESSLY PROVIDED FOR LSEWHERE IN THIS STUDENT HOUSING IS PERMITTED WHERE THE FORM OF HOUSING IS P UNDERLYING ZONING DISTRICT IN WHICH IT IS LOCATED. STUDENT HOU OF ALL OR PART OF A BUILDING, AND STUDENT HOUSING OWNED, OFE CONTROLLED BY MORE THAN ONE POST-SECONDARY EDUCATIONAL IN LOCATED IN ONE BUILDING. | TIONS THAT MAY TAKE S OWNED, OPERATED, EDUCATIONAL S CODE, THE USE OF PERMITTED IN THE IUSING MAY CONSIST ERATED, OR | PROJECT ARE LISTED ON THIS COVER SHEET. PROPOSED COMPLIANCE WITH RECOMMENDED CONDITIONS OF APPROVAL FOR 825 SUTTER 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. THE PROJECT PROPOSES TO CLOSE ENFORCEMENT CASE 8613 (CONVERSION OF DWELLING UNITS TO GROUP HOUSING WITHOUT CU PER 209.2(C)). NEW SIGNAGE PROPOSED | ARTICLE 10 DESIGNATED HISTORIC DISTRICT LANDMARKS None ARTICLE 11 PRESERVATION None DESIGNATION None MILLS ACT None LEGACY BUSINESS REGISTRY None |
| | | <u>D- EXPOSURE</u> *SEE SHEET A0.E1 FOR EXPOSURE PLAN ANAL Building Compliance based on Common Areas at Level 1 | YSIS | | |
| L | | All drawings and written material appearing herein constitute original and unpublished work of the Architect and mar not be dualicated, used or disclosed without consent of Architect. | | If this drawing is not 24° x 36°, then the drawing has been revised from its original size. Noted scales must be adjusted. This line should be exaul to one inch. | |

EXTERIOR PHOTO





1420 Sutter Street San Francisco, CA 94109

T 415.391.7918 F 415.391.7309 **TEFarch.com**

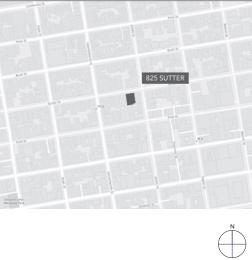


FOUNDED IN SAN FRANCISCO 1929

79 New Montgomery Street San Francisco, CA 94105

PLOT PLAN N.T.S. Sutter Sutter Sutter Sutter Post

VICINITY MAP



AAU RESIDENTIAL COMPLIANCE SET

825 SUTTER San Francisco, CA 94109



 Notes
 Issue Date

 21823.10
 Filas

 As indicated
 Filas

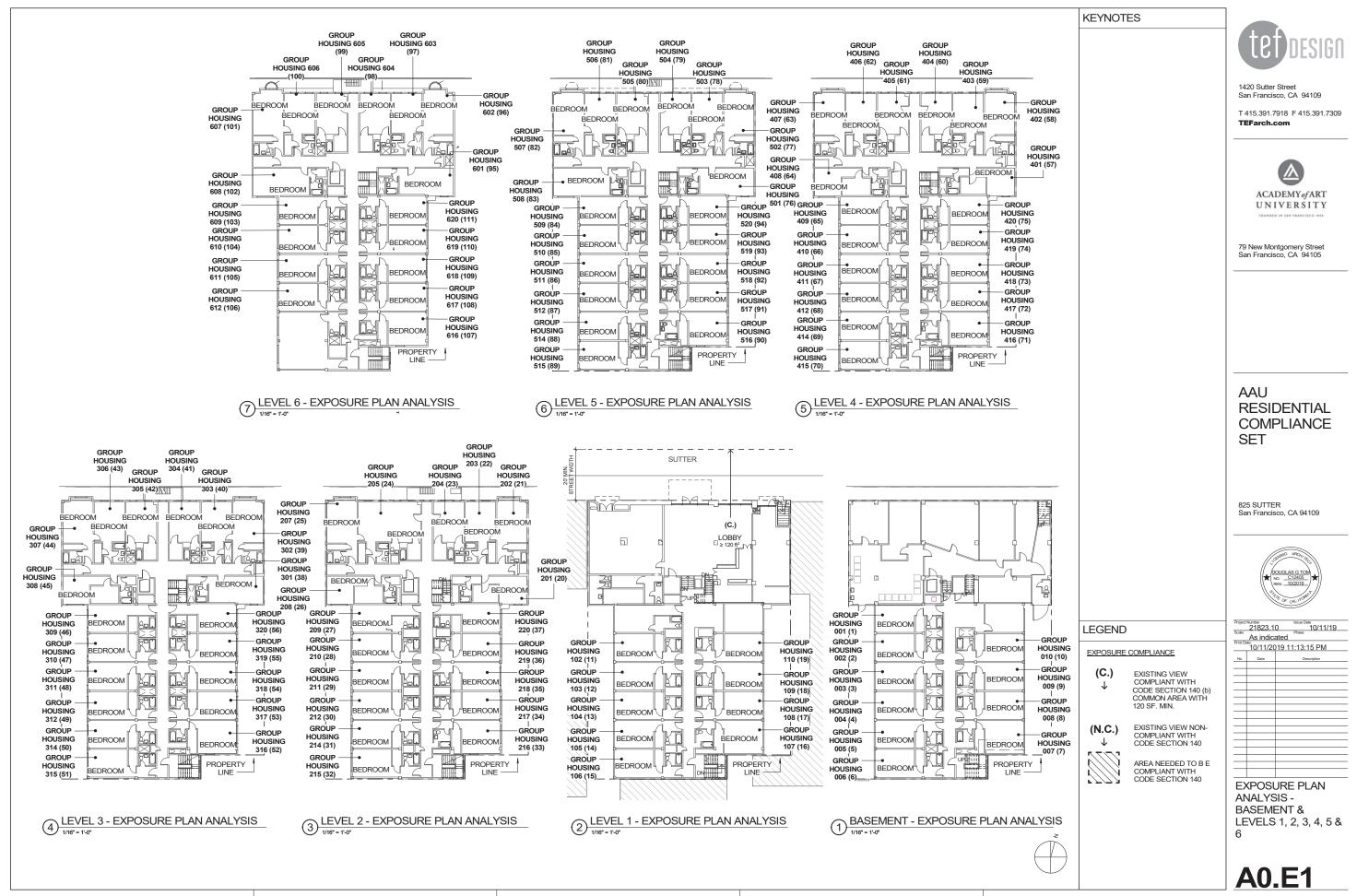
 Print
 Date

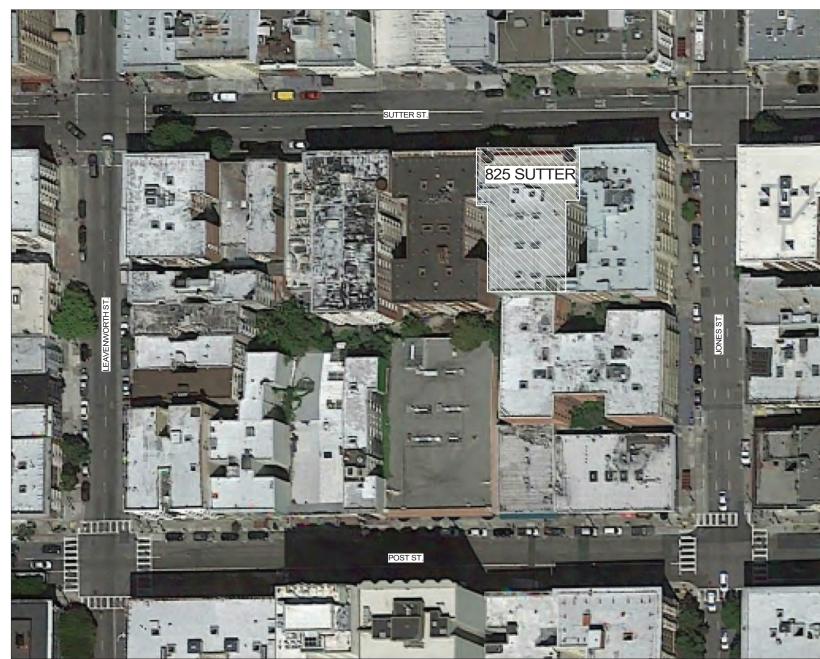
 Date
 Description

COVER SHEET



N.T.S.





SITE PLAN - AERIAL IMAGE

-

SITE HISTORY

Designed by H.C. Baumann and Edward Jose, the hotel at 817-831 Sutter Street was built by owner James Welsh originally as a bachelor hotel. According to the San Francisco Chronicle article, published 1 January 1924:

> The six-story and basement building, comprising 116 rooms, each with private bath, occupies ground 82x110 feet, which was purchased through [Louis T.] Samuels by James A. Welsh a few months back. Stores will occupy the balance of the ground floor not occupied by the lobby and entrance.

Although little is known about James Welsh, from the numerous articles in the San Francisco Chronicle, he appears to have been a builder and developer.

A native of the Bay Area, Herman Carl Baumann studied at the San Francisco Architectural Club. He worked in the offices of Thomas Edwards, Norman Sexton, and the George Wagner Construction Co. before opening his own practice in 1924. He before opening his own practice in 1924. He then partnered with Edward Jose, a former City building inspector for a short period of time. Baumann had a prolific career in San Francisco, stating he had designed over 1,150 buildings, including apartments, pairs of flats, and single-family residences, in a self-written career summary in 1952. Notable works includes 620 Jones Street (The Gaylord Hotel, 1928), 290 Lombard (apartment building, 1940), and numerous houses in Pacific Heights, including 1950 Clay Street (1930), 1950 Gough Street (1926), and 1895 Pacific Avenue (1931).

By 1956 the hotel owner was listed as the Commodore Hotel, who hired Bolton White Commodore Hotel, who hired Bolton White and Jack Hermann to complete the renovation of the hotel lobby and first floor. The firm of White and Herman was established in 1948. The practice expanded in 1958 to include Allen Steinau, and in 1961 with Don Hatch. After 1961 the firm was known as Hatch, White, Hermann and Chairy 00 The firm fortuned the itim was known as Haton, white, Hermann, and Steinau.90 The firm featured a diverse work of modern architecture, however they are primarily known for 2233 Post Street (commercial building completed under the Western Addition Redevelopment Aconou Represent Agency Program.

The Commodore Hotel would install the "Commodore" marquee in 1957 and continue to be listed as the owner until 1966. As of 1969 Craig P. Smith was listed as the owner until 1991. From 1995-2006, building permits listed several owners, including Ingrid Summerfield (1997), Joie De Vivre Hospitality (2004), and Commodore LLC. (2006).

[@†)]JE

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 RESIDENTIAL COMPLIANCE SET

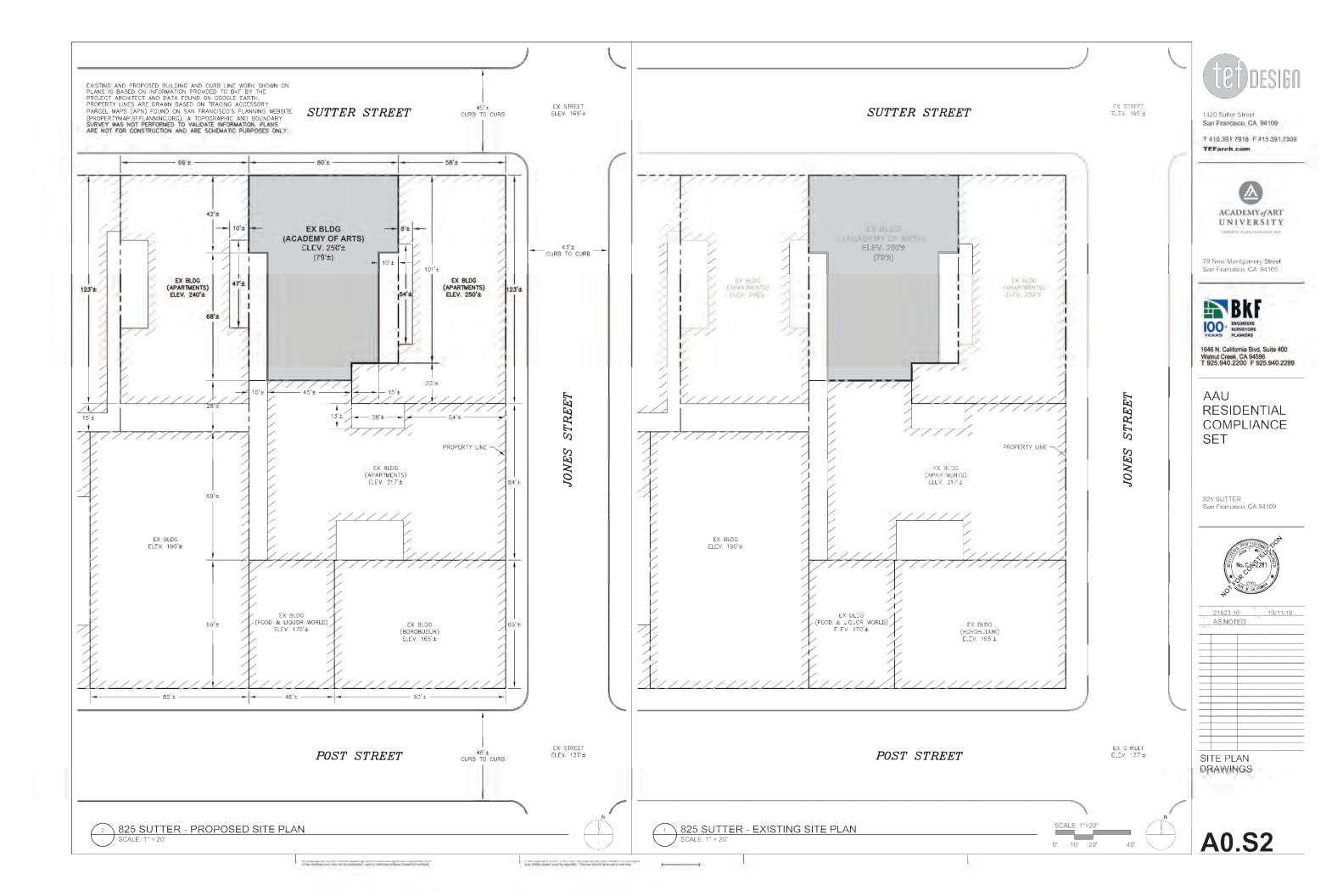
825 SUTTER San Francisco, CA 94109

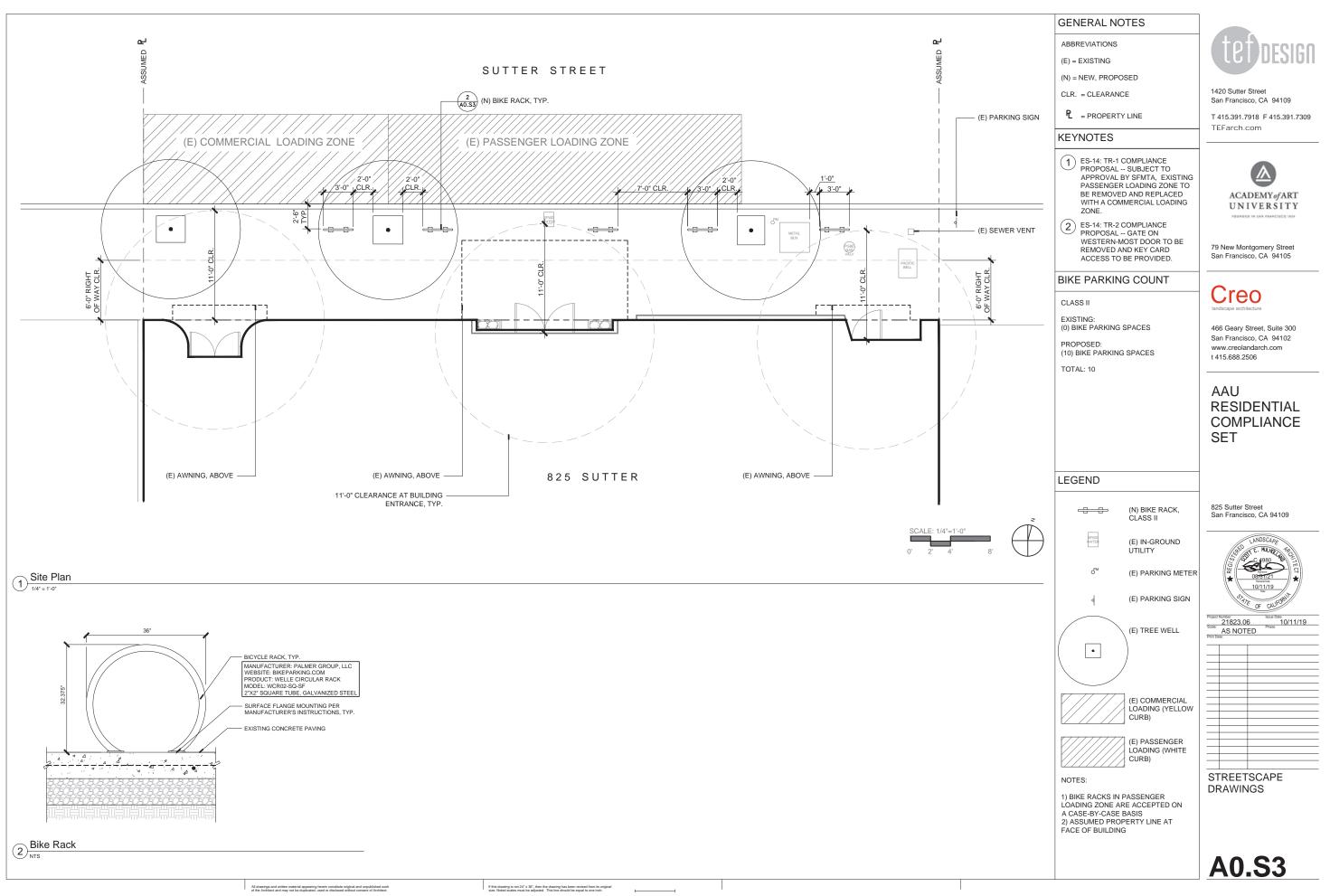


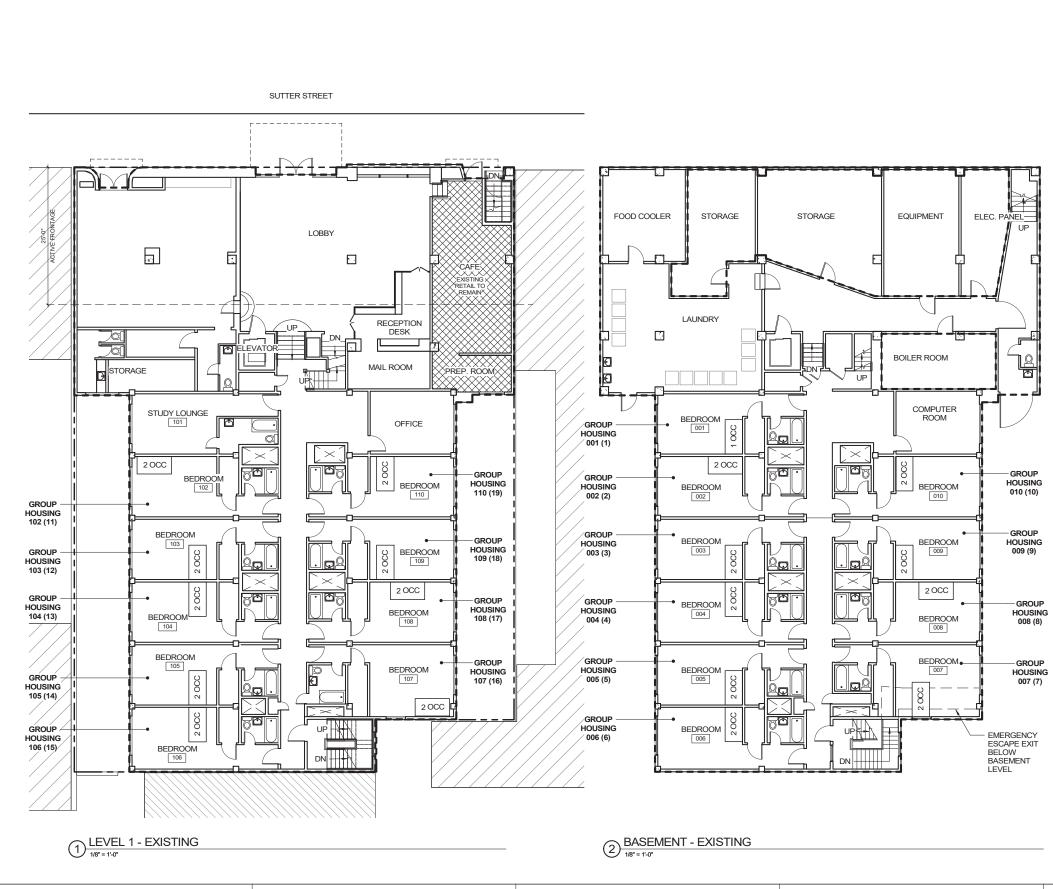
| 21823.10 10/11/19 State: 1/8" = 1'-0" Private Print Date: 10/11/2019 11:13:18 PM No. Date Description |
|---|
| Print Date: 10/11/2019 11:13:18 PM |
| |
| No. Date Description |
| |
| |
| |
| |
| |
| |
| |
| |
| |
| |
| |
| |
| |
| |
| |
| |
| |

SITE PLAN AERIAL IMAGE & SITE HISTORY

A0.S1



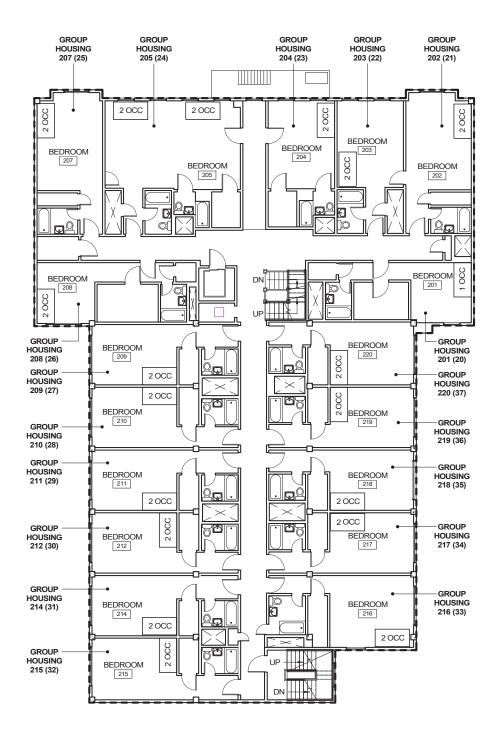




If this drawing is not 24" x 36", then the drawing has been revised from its original size. Noted scales must be adjusted. This line should be equal to one inch.

| | 1 |
|--|---|
| | terarch.com |
| | ACADEMY of ART UNIVERSITY JOSREE IN LAW FLANCIECO 1979 |
| | San Francisco, CA 94105 |
| BED COUNT Basement - (E) Bed Counts Level 1 ROOM COUNT 102 2 001 1 102 2 003 2 104 2 005 2 106 2 006 2 106 2 006 2 106 2 006 2 107 2 006 2 109 2 007 2 109 2 007 2 109 2 007 2 109 2 007 2 109 2 007 2 109 2 007 2 100 2 007 2 100 2 007 2 100 2 007 2 100 2 007 10 2 004 COUNTS 18 2 <td>AAU RESIDENTIAL COMPLIANCE</td> | AAU RESIDENTIAL COMPLIANCE |
| | 825 SUTTER San Francisco, CA 94109 |
| | 20450 490/1/83 20450 5 000 ★ 102019 10200 |
| LEGEND | Project Number Issue Date 21823.10 10/11/19 Scate: As indicated Prase |
| AREA NOT PART OF AAU PROJECT GROSS FLOOR AREA PROPERTY LINE | No. Date Description - - - |
| | |
| Name ROOM NAME XXX ROOM NUMBER RR RESTROOM BED TAG | |
| 1 OCC EXISTING SINGLE BED 1 OCCUPANT | EXISTING FLOOR PLANS - BASEMENT |
| 2 OCCUPANTS | & LEVEL 1 |
| PROPOSED SINGLE BED 1 OCCUPANT PROPOSED BUNK BED 2 OCCUPANTS | |
| ····· | <u>A1.1</u> |

GROUP HOUSING GROUP HOUSING GROUP HOUSING GROUP HOUSING GROUP HOUSING GROUP HOUSING 307 (44) 306 (43) 305 (42) 304 (41) 303 (40) 302 (39) ╔╼┚^{╒╼} 1 OCC 2 000 BEDROOM BEDROOM BEDROOM 305 BEDROOM BEDROOM BEDROOM 304 307 306 303 302 DED 0[lho 2 OCC 2 000 BEDROOM 301 BEDROOM 308 ШĮ ΠP BEDROOM 320 -GROUP GROUP BEDROOM HOUSING HOUSING 309 308 (45) 301 (38) Qol GROUP -GROUP 2 OCC HOUSING HOUSING \sim \sim 309 (46) 320 (56) 2 OCC 000 07 70r GROUP BEDROOM HOUSING 310 BEDROOM 310 (47) 319 - GROUP HOUSING 319 (55) =) =0= GROUP BEDROOM 311 BEDROOM HOUSING 318 GROUP 311 (48) Ю HOUSING loQ 318 (54) 2 OCC \times \sim 2 OCC 2 OCC Ror 07 GROUP GROUP BEDROOM 317 HOUSING 317 (53) BEDROOM 312 HOUSING 312 (49) Ð -C: -GROUP HOUSING GROUP BEDROOM 314 BEDROOM 316 HOUSING 314 (50) 316 (52) QQ Qol 2 OCC 2 OCC ×74 2 OCC GROUP -HOUSING BEDROOM 315 (51) 315 ╟╟╋╢ DN



2 LEVEL 3 - EXISTING

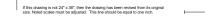
1 LEVEL 2 - EXISTING

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.

| | 1 |
|---|---|
| | TET DESIGN 1420 Sutter Street |
| | San Francisco, CA 94109 T 415.391.7918 F 415.391.7309 TEFarch.com |
| | ACADEMY of ART UNIVERSITY |
| | 79 New Montgomery Street San Francisco, CA 94105 |
| BED COUNT Level 2 Level 3 Level 2 - (E) Bed Counts Room COUNT 201 1 202 2 203 2 204 2 207 2 306 2 | |
| 206 2 300 2 209 2 308 2 210 2 309 2 211 2 310 2 212 2 311 2 214 2 312 2 215 2 314 2 217 2 316 2 219 2 318 2 219 2 318 2 200 2 320 2 TOTAL BED COUNTS 38 TOTAL BED COUNTS 38 | AAU RESIDENTIAL COMPLIANCE SET |
| | 825 SUTTER San Francisco, CA 94109 |
| | (10850 4900, 100 (10850 4900, 100 ★ 00101450 100 (100019 (100019 (100019) (1000 |
| LEGEND | Project Number 21823.10 Scate As indicated Prase |
| AREA NOT PART OF AAU PROJECT GROSS FLOOR AREA PROPERTY LINE | No. Date Description |
| ROOM TAG Name ROOM NAME XXX ROOM NUMBER RR RESTROOM | |
| BED TAG 1 OCC EXISTING SINGLE BED 1 OCCUPANT | EXISTING FLOOR PLANS - LEVELS 2 & |
| 2 OCC 2 OCCUPANTS 2 OCCUPANTS PROPOSED SINGLE BED 1 OCCUPANT | 3 |
| PROPOSED BUNK BED 2 OCCUPANTS | A1 2 |
| | <u>A1.2</u> |

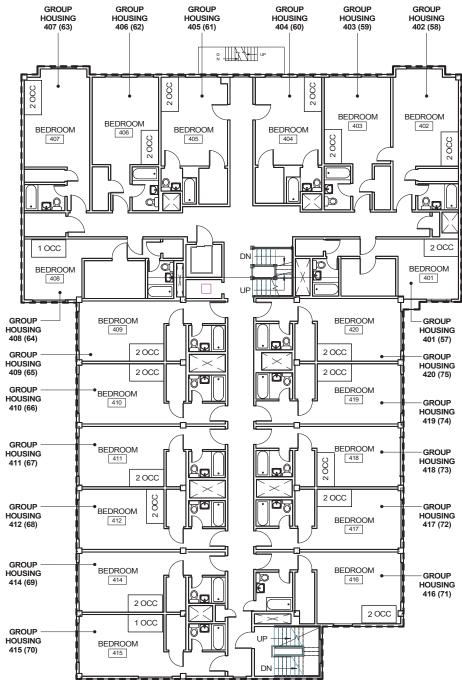
2 LEVEL 5 - EXISTING



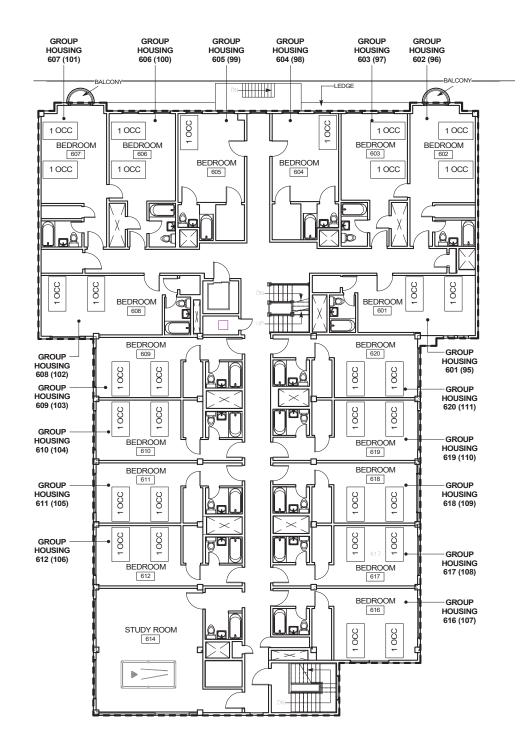


1 LEVEL 4 - EXISTING

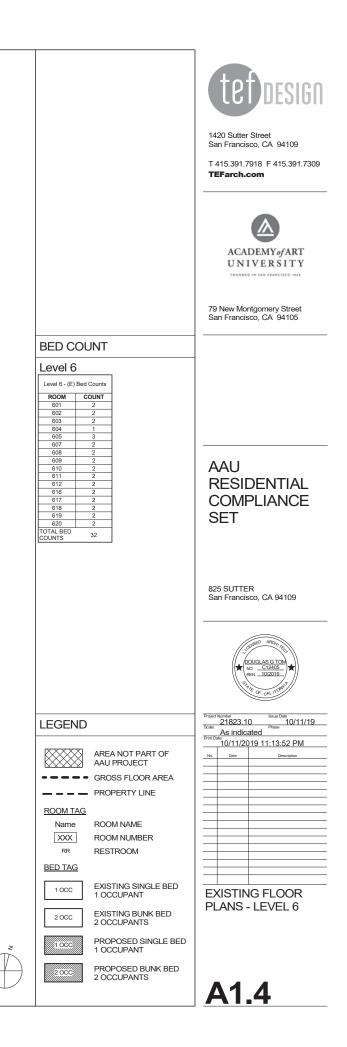


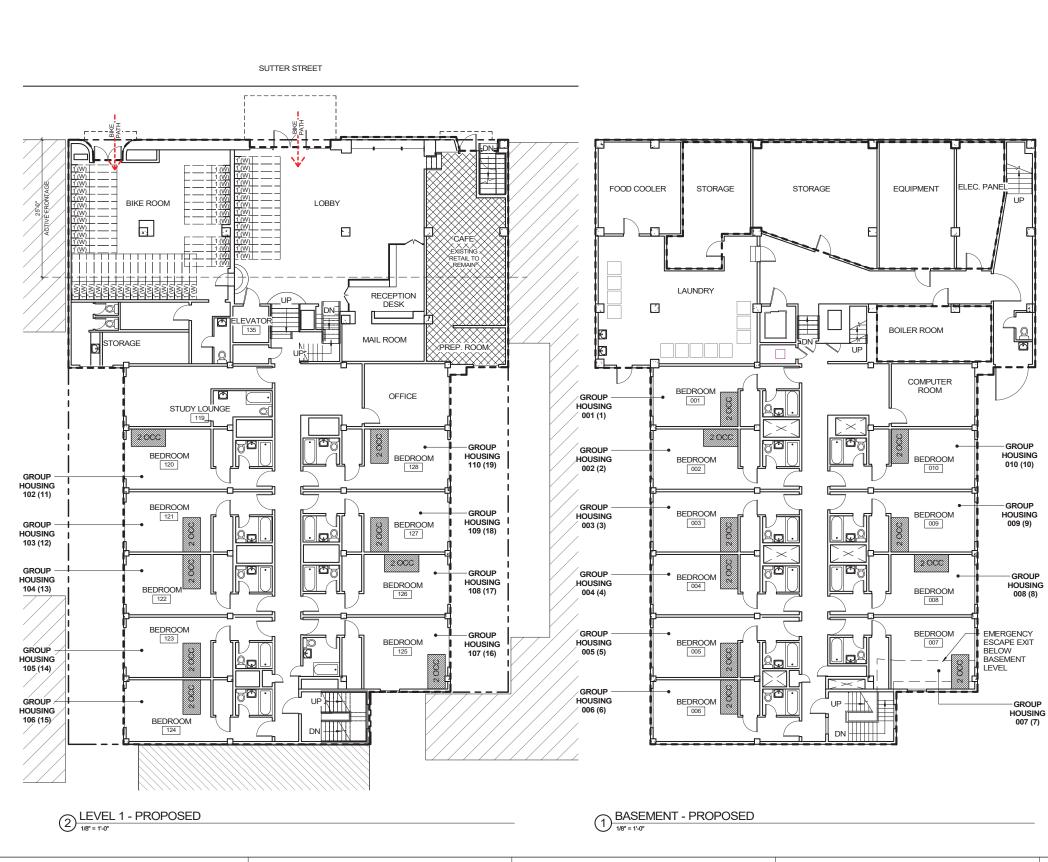


| | tefarch.com |
|---|---|
| | ACADEMY of ART UNIVERSITY FOUNDED IN SAM FRANCIECO 1939 |
| | 79 New Montgomery Street San Francisco, CA 94105 |
| BED COUNT Level 4 Level 5 Level 4 - (E) Bed Counts ROOM COUNT 401 2 502 2 403 2 503 2 404 2 503 2 405 2 503 2 406 2 505 1 407 2 507 2 | |
| 408 1 508 2 409 2 509 2 410 2 510 2 412 2 512 2 413 2 514 2 414 2 515 2 415 1 516 2 416 2 516 2 417 2 517 2 418 2 518 2 419 2 520 2 TOTAL BED COUNTS 36 TOTAL BED COUNTS 37 | AAU RESIDENTIAL COMPLIANCE SET |
| | 825 SUTTER San Francisco, CA 94109 |
| | (10000 440,176) ★ 2019 AS G TOM No. C12405 No. C12 |
| AREA NOT PART OF AAU PROJECT GROSS FLOOR AREA | Project Number Issue Date Scale: 21823.10 10/11/19 Scale: As indicated Protect Pirt Date: 10/11/2019.11:13:46 PM No. No. Date Descripton |
| ROOM TAG Name ROOM NAME XXX ROOM NUMBER RR RESTROOM | |
| BED TAG 1 OCC EXISTING SINGLE BED 1 OCCUPANT 2 OCC EXISTING BUNK BED 2 OCCUPANTS | EXISTING FLOOR PLANS - LEVELS 4 & 5 |
| PROPOSED SINGLE BED 1 OCCUPANT PROPOSED BUNK BED 2 OCCUPANTS | |
| | <u>A1.3</u> |

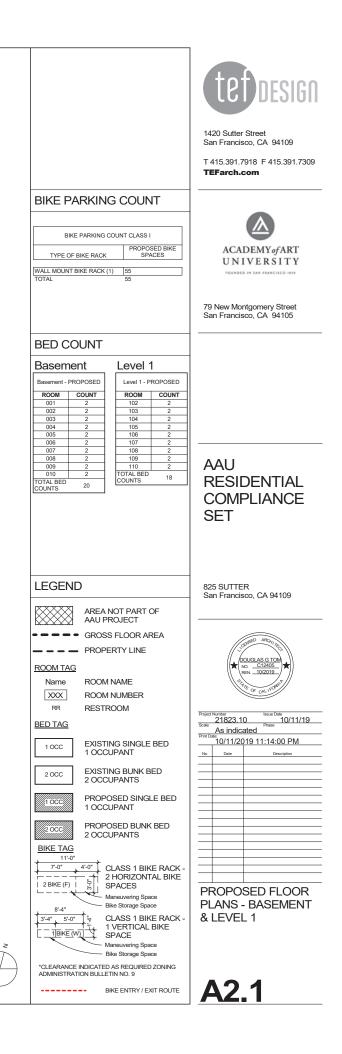


1 LEVEL 6 - EXISTING

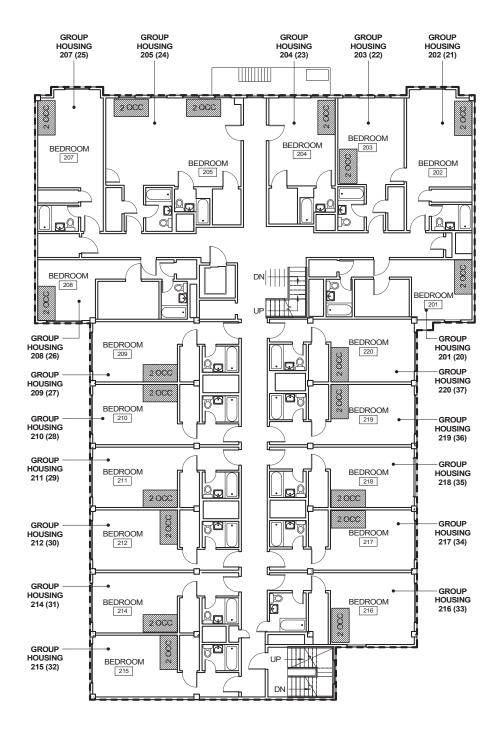




If this drawing is not 24" x 36", then the drawing has been revised from its original size. Noted scales must be adjusted. This line should be equal to one inch.



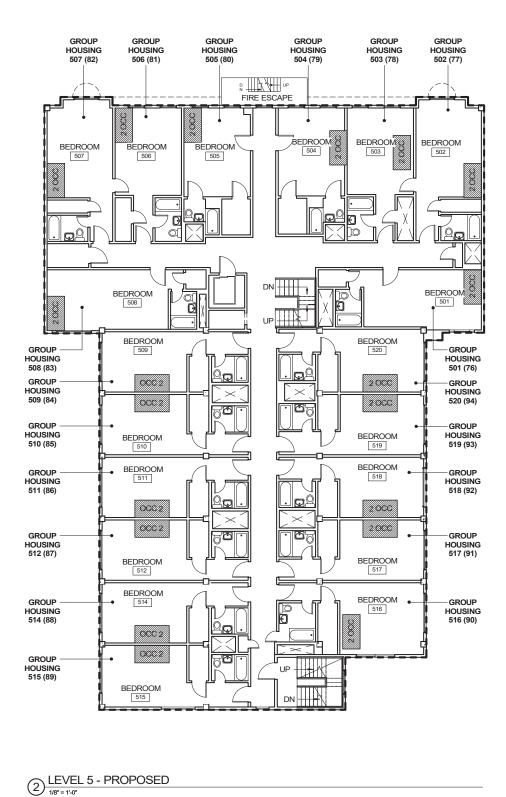
GROUP HOUSING GROUP HOUSING GROUP HOUSING GROUP HOUSING GROUP HOUSING GROUP HOUSING 307 (44) 306 (43) 305 (42) 304 (41) 303 (40) 302 (39) 2000 2000 BEDROOM BEDROOM 8 BEDROOM 305 BEDROOM BEDROOM BEDROOM 304 307 306 303 302 Ð 40 P ſ٦ lleel DQ \bigcirc \log 2000 8 BEDROOM 301 BEDROOM 308 GROUP -BEDROOM - GROUP BEDROOM HOUSING HOUSING 309 320 308 (45) 301 (38) 1<u>0</u>0 QQL - GROUP HOUSING 2000 GROUP \sim \times HOUSING 320 (56) 2000 309 (46) 100 d Co BEDROOM BEDROOM 310 GROUP 319 - GROUP HOUSING HOUSING 310 (47) 319 (55) =0= GROUP BEDROOM 311 BEDROOM HOUSING 318 GROUP 311 (48) HOUSING 318 (54) Qol l**o**Q 2000 \sim \times 2000 2000 70 107 GROUP GROUP BEDROOM HOUSING 317 (53) BEDROOM HOUSING 312 (49) 317 =1 - GROUP HOUSING GROUP BEDROOM 314 BEDROOM 316 HOUSING 316 (52) 314 (50) 1<u>0</u>2 QQ 12000 ×14 2000 60 GROUP -HOUSING BEDROOM 315 (51) 315

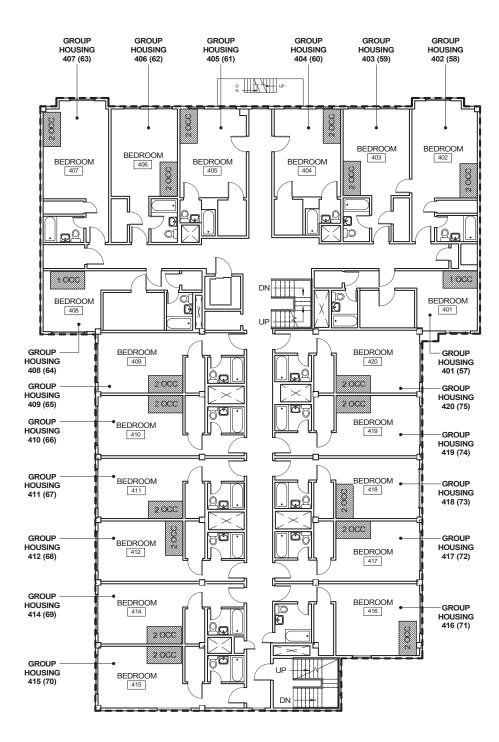


1/8" = 1'-0"

2 LEVEL 3 - PROPOSED

| | 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 |
| BED COUNT | |
| Revel 2 Level 3 PROPOSED ROOM COUNT 301 2 201 2 302 2 203 2 303 2 204 2 304 2 205 4 305 2 207 2 306 2 208 2 307 2 | |
| 209 2 210 2 211 2 212 310 2 214 2 311 2 215 2 314 2 216 2 316 2 217 2 316 2 218 2 317 2 219 2 318 2 200 2 319 2 2017 38 2 2020 2 319 2 200 2 309 2 TOTAL BED COUNTS 38 2 38 | AAU RESIDENTIAL COMPLIANCE SET |
| | 825 SUTTER San Francisco, CA 94109 |
| | 100000 APCA, PEC ★000000 APCA, PEC 100000 ★00000 ★ 100000 ★ 1000000 ★ 100000 ★ 1000000 ★ 100000 ★ 1000000000 ★ 100000000000 10000000000000000000000 |
| LEGEND | Project Number Issue Date 21823.10 10/11/19 Scale: Phase |
| AREA NOT PART OF AAU PROJECT GROSS FLOOR AREA PROPERTY LINE | No Date Description |
| ROOM TAG Name ROOM NAME | |
| RR RESTROOM | |
| BED TAG 1 OCC 1 OCC 1 OCCUPANT | PROPOSED FLOOR |
| 2 OCC EXISTING BUNK BED 2 OCCUPANTS | PLANS - LEVELS 2 & 3 |
| PROPOSED SINGLE BED 1 OCCUPANT | |
| PROPOSED BUNK BED 2 OCCUPANTS | NDD |
| | A2.2 |

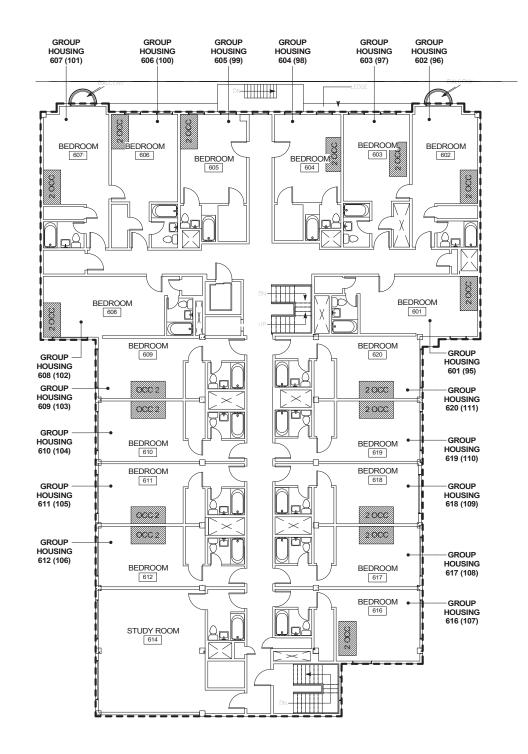




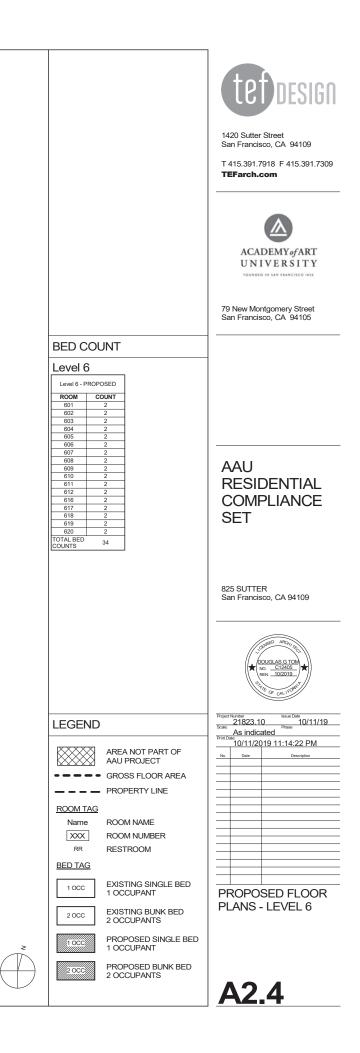
1/8" = 1'-0"

| | tet1420 Sutter Street San Francisco, CA 941091415.391.7918 F 415.391.7309TEFarch.com |
|---|---|
| | ACADEMY of ART DURE OF THE ART AND CONTROL ART AND CONTROL OF THE ART AND CONTROL ART AND C |
| BED COUNT Level 4 Level 5 Level 4 - PROPOSED Room 401 1 402 2 403 2 405 2 405 2 405 2 406 2 407 2 409 2 410 2 411 2 412 2 415 2 416 2 515 2 516 2 515 2 516 2 515 2 | AAU RESIDENTIAL COMPLIANCE SET |
| 418 2 419 2 420 2 TOTAL BED COUNTS 36 | 825 SUTTER San Francisco, CA 94109 |
| AREA NOT PART OF AAU PROJECT GROSS FLOOR AREA | Price Number Issue Date 21823.10 10/11/20 Frind Rate Prese As indicated Prese Print Date Description |
| PROPERTY LINE ROOM TAG Name ROOM NAME XXX ROOM NUMBER RR RESTROOM BED TAG 1 OCC 1 OCC EXISTING SINGLE BED 1 OCC EXISTING BUNK BED 2 OCC EXISTING BUNK BED 2 OCC EXISTING BUNK BED | PROPOSED FLOOR PLANS - LEVELS 4 & 5 |
| PROPOSED SINGLE BED 1 OCCUPANT PROPOSED BUNK BED 2 OCCUPANTS | A2.3 |

À



1 LEVEL 6 - PROPOSED





3 RENDERING (1924)



2 PHOTOGRAPH (1925)



1 PHOTOGRAPH (2006)



1420 Sutter Street San Francisco, CA 94109

T 415.391.7918 F 415.391.7309 **TEFarch.com**



ACADEMY of ART UNIVERSITY

79 New Montgomery Street San Francisco, CA 94105

AAU RESIDENTIAL COMPLIANCE SET

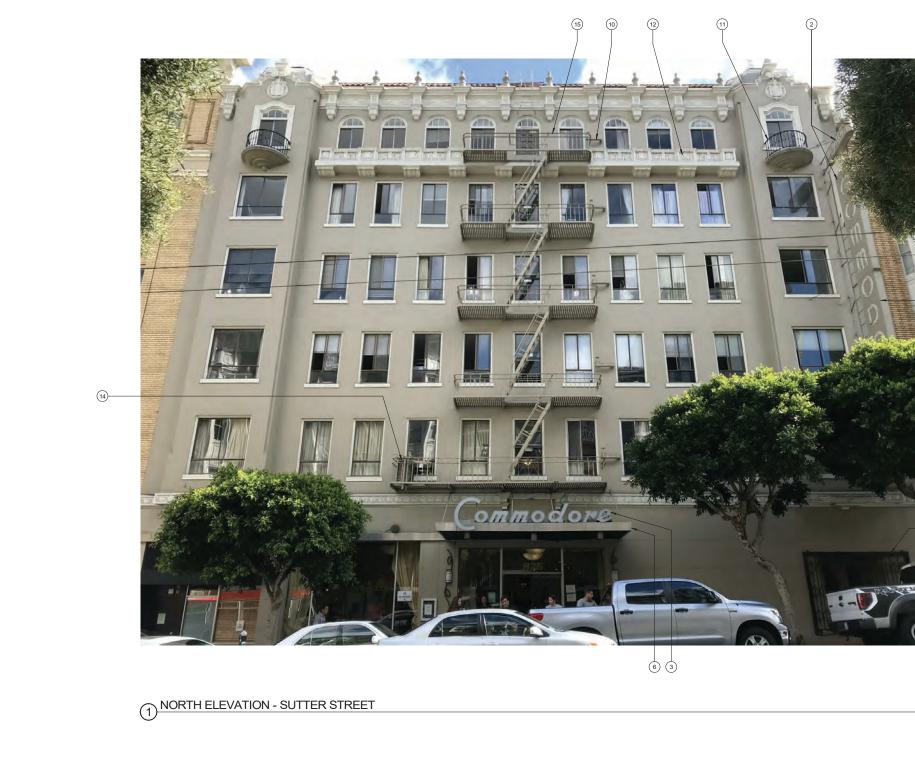
825 SUTTER San Francisco, CA 94109



| | Number 21823.1 | 0 10/11/19 | | |
|---------|-------------------|-----------------|--|--|
| Scale: | Not To S | | | |
| Print D | 10/11/20 |)19 11:14:25 PM | | |
| No. | Date | Description | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

HISTORIC EXTERIOR ELEVATION IMAGES

A3.0



| 一日の日本 | (2) | |
|-------|----------|--|
| | <u> </u> | |
| | (17) | |
| R COL | | |
| _ | | |

KEYNOTES

- (1) EXISTING ALUMINUM WINDOWS WERE APPROVED IN 1980 (PERMIT NO. 8003129). NO WORK REQUIRED. ANY FUTURE WINDOW REPLACEMENT SHALL REQUIRED WOOD SASH WINDOWS TO MATCH HISTORIC PHOTOS.
- (2) EXISTING PROJECTING SIGN TO BE LEGALIZED AS VINTAGE SIGN (PREVIOUSLY PERMITTED, 1950'S); TURN ON EXISTING LIGHT
- (3) EXISTING AWNING SIGN TO BE LEGALIZED AS VINTAGE SIGN (PREVIOUSLY PERMITTED, 1950'S); TURN ON EXISTING LIGHT
- (4) PROPOSED DIRECTLY ILLUMINATED AAU BUSINESS WALL SIGN; SEE SIGNAGE CONSULTANT DRAWINGS

ITEMS NOTED ON 9/25/19 SITE WALK:

- 5 EXISTING LIGHT FIXTURE
- 6 EXISTING AWNING
- (7) EXISTING PROJECTING SIGN FRAME
- (8) EXISTING CASED SIGN
- (9) EXISTING ADA DOOR OPENER PUSH PLATE
- 10 EXISTING STAND PIPE
- (1) EXISTING JULIET BALCONY WITH METAL RAILING
- (12) EXISTING JULIET BALCONY WITH MASONRY RAILING
- (13) EXISTING LADDER TO ROOF
- (14) EXISTING ACCORDION LADDER
- (15) EXISTING FIRE ESCAPE BALCONY
- (16) EXISTING MOSAIC TILE LEDGE
- (17) EXISTING SECURITY GATE OVER ALCOVED DOUBLE DOOR TO BE REMOVED
- (18) EXISTING DOME SECURITY CAMERA,
- (19) EXISTING FLAGPOLE(S) TO REMAIN. REMOVE COMMERCIAL OR "AAU" BRANDED FLAG.

tet design

1420 Sutter Street San Francisco, CA 94109

T 415.391.7918 F 415.391.7309 TEFarch.com



ACADEMY of ART UNIVERSITY

79 New Montgomery Street San Francisco, CA 94105

AAU RESIDENTIAL COMPLIANCE SET

825 SUTTER San Francisco, CA 94109



| Project | Number | Issue Date |
|----------|----------|-----------------|
| Scale | 21823.1 | 0 10/11/19 |
| | Not To S | Scale |
| Print Da | 10/11/20 |)19 11:14:29 PM |
| No. | Date | Description |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| - | | |
| | | |
| | | |
| | | 00 |

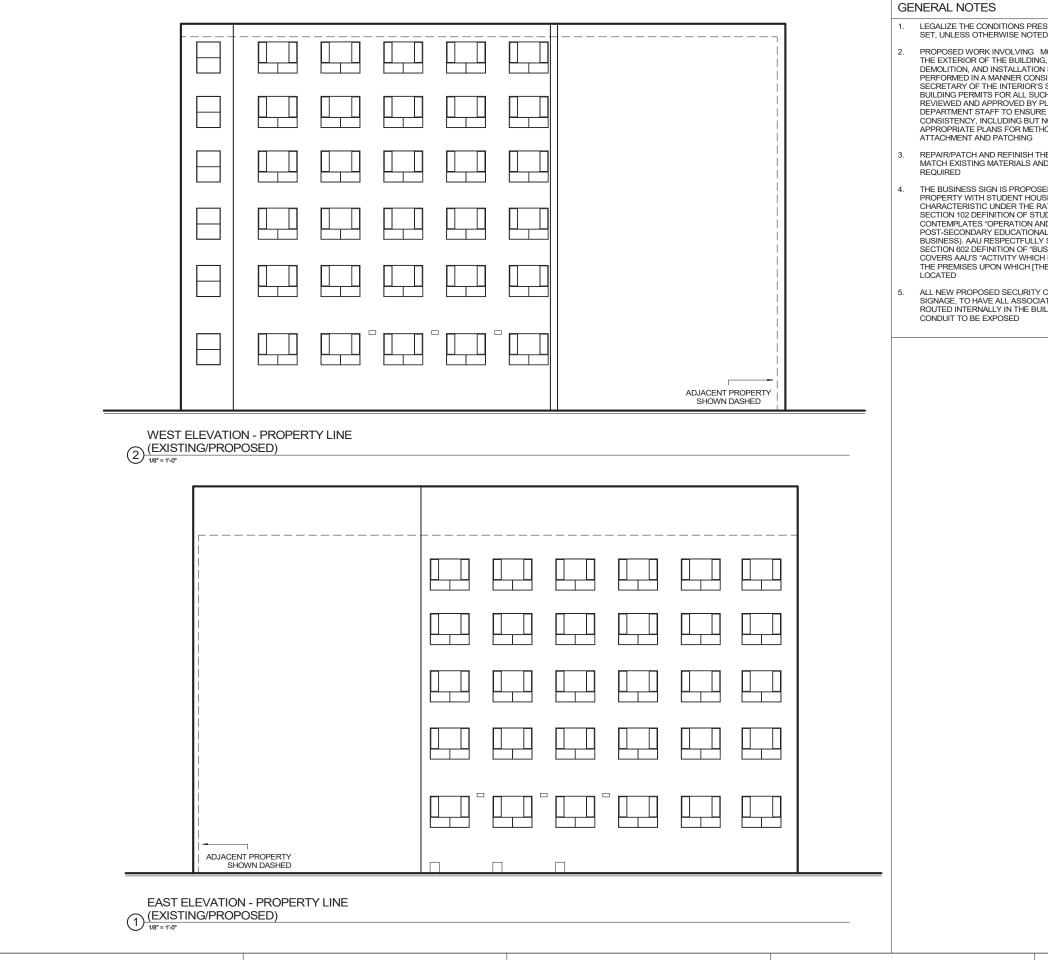
EXTERIOR ELEVATION IMAGES

A3.1



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.

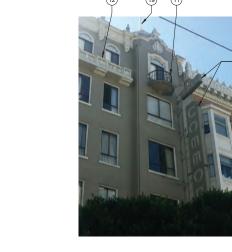
| | KEYNOTES | |
|--|---|--|
| RESENTED IN THIS PLAN ED MODIFICATIONS TO | 1 EXISTING ALUMINUM WINDOWS WERE APPROVED IN 1980 (PERMIT NO. 8003129), NO WORK PEOLURED, ANY ELITIPE | tef design |
| NG, INCLUDING REPAIR, DN SHALL BE NSISTENT WITH THE 'S STANDARDS. THE JCH WORK WILL BE | REQUIRED. ANY FUTURE WINDOW REPLACEMENT SHALL REQUIRED WOOD SASH WINDOWS TO MATCH HISTORIC PHOTOS. | 1420 Sutter Street San Francisco, CA 94109 |
| Y PLANNING RE SUCH T NOT LIMITED TO THOD OF REMOVAL, | (2) EXISTING PROJECTING SIGN TO BE LEGALIZED AS VINTAGE SIGN (PREVIOUSLY PERMITTED, 1950'S); TURN ON EXISTING | T 415.391.7918 F 415.391.7309 TEFarch.com |
| THE EXTERIOR WALL TO AND APPEARANCE AS | LIGHT (3) EXISTING AWNING SIGN TO BE LEGALIZED AS VINTAGE SIGN (PREVIOUSLY PERMITTED, 1950'S); TURN ON EXISTING | |
| USING USE RATIONALE THAT THE TUDENT HOUSING AND CONTROL" BY A VAL INSTITUTION (I.E. A | LIGHT PROPOSED DIRECTLY ILLUMINATED AAU BUSINESS WALL SIGNAGE CONSULTANT DRAWINGS | ACADEMY of ART UNIVERSITY |
| LY SUBMITS THAT THE SUSINESS SIGN" CH ISCONDUCTED ON THE BUSINESS] SIGN IS | ITEMS NOTED ON 9/25/19 SITE WALK: | 79 New Montgomery Street San Francisco, CA 94105 |
| Y CAMERAS, LIGHTING, CIATED CONDUITS TO BE | 5 EXISTING LIGHT FIXTURE 6 EXISTING AWNING | |
| UILDING. NO NEW | EXISTING PROJECTING SIGN FRAME | |
| | (8) EXISTING CASED SIGN | |
| | (9) EXISTING ADA DOOR OPENER PUSH PLATE | |
| | (10) EXISTING STAND PIPE (11) EXISTING JULIET BALCONY WITH | |
| | METAL RAILING EXISTING JULIET BALCONY WITH MASONRY RAILING | AAU RESIDENTIAL |
| | (13) EXISTING LADDER TO ROOF | COMPLIANCE SET |
| | (14) EXISTING ACCORDION LADDER (15) EXISTING FIRE ESCAPE | SET |
| | BALCONY EXISTING MOSAIC TILE LEDGE | |
| | (17) EXISTING SECURITY GATE OVER ALCOVED DOUBLE DOOR TO BE REMOVED | 825 SUTTER San Francisco, CA 94109 |
| | (18) EXISTING DOME SECURITY CAMERA, | |
| 12 (15) TYP | (19) EXISTING FLAGPOLE(S) TO REMAIN. REMOVE COMMERCIAL OR "AAU" BRANDED FLAG. | (1) (1) (1) (1) (1) (1) (1) (1) |
| | | Project Number Issue Date 21823.10 10/11/19 Scale As indicated Pirt Date 10/11/2019 11:14:34 PM |
| | | No. Date Description |
| | | |
| | | |
| XXXXX XXXX XXXX | | |
| | LEGEND PROPOSED SIGNAGE; SEE SIGNAGE CONSULTANT DRAWINGS | EXISTING/PROPOSED EXTERIOR ELEVATIONS |
| | | A3.2 |
| | | MJ.L |



| | KEYNOTES | |
|--|--|---|
| ESENTED IN THIS PLAN ED | 1 EXISTING ALUMINUM WINDOWS WERE APPROVED IN 1980 | tef)design |
| MODIFICATIONS TO G, INCLUDING REPAIR, N SHALL BE ISISTENT WITH THE | (PERMIT NO. 8003129). NO WORK REQUIRED. ANY FUTURE WINDOW REPLACEMENT SHALL REQUIRED WOOD SASH WINDOWS TO MATCH HISTORIC | 1420 Sutter Street |
| S STANDARDS. THE CH WORK WILL BE PLANNING RE SUCH | PHOTOS. (2) EXISTING PROJECTING SIGN TO | San Francisco, CA 94109 T 415.391.7918 F 415.391.7309 |
| NOT LIMITED TO HOD OF REMOVAL, | BE LEGALIZED AS VINTAGE SIGN (PREVIOUSLY PERMITTED, 1950'S); TURN ON EXISTING LIGHT | TEFarch.com |
| HE EXTERIOR WALL TO ND APPEARANCE AS | EXISTING AWNING SIGN TO BE LEGALIZED AS VINTAGE SIGN (PREVIOUSLY PERMITTED, (PREVIOUSLY PERMITTED) | |
| SED AT A RESIDENTIAL JSING USE &ATIONALE THAT THE UDENT HOUSING ND CONTROL" BY A | 1950'S); TURN ON EXISTING LIGHT PROPOSED DIRECTLY ILLUMINATED AAU BUSINESS | ACADEMY of ART UNIVERSITY |
| AL INSTITUTION (I.E. A Y SUBMITS THAT THE JSINESS SIGN" | WALL SIGN; SEE SIGNAGE CONSULTANT DRAWINGS ITEMS NOTED ON 9/25/19 SITE | 79 New Montgomery Street |
| H ISCONDUCTED ON HE BUSINESS] SIGN IS | WALK: | San Francisco, CA 94105 |
| CAMERAS, LIGHTING, | (5) EXISTING LIGHT FIXTURE (6) EXISTING AWNING | |
| ATED CONDUITS TO BE JILDING. NO NEW | EXISTING PROJECTING SIGN FRAME | |
| | (8) EXISTING CASED SIGN | |
| | (9) EXISTING ADA DOOR OPENER PUSH PLATE | |
| | | |
| | (11) EXISTING JULIET BALCONY WITH METAL RAILING | AAU |
| | (12) EXISTING JULIET BALCONY WITH MASONRY RAILING | RESIDENTIAL |
| | (13) EXISTING LADDER TO ROOF | COMPLIANCE SET |
| | (14) EXISTING ACCORDION LADDER (15) EXISTING FIRE ESCAPE | |
| | BALCONY | |
| | (16) EXISTING MOSAIC TILE LEDGE (17) EXISTING SECURITY GATE OVER | |
| | ALCOVED DOUBLE DOOR TO BE REMOVED | 825 SUTTER San Francisco, CA 94109 |
| | (18) EXISTING DOME SECURITY CAMERA, | |
| | (19) EXISTING FLAGPOLE(S) TO REMAIN. REMOVE COMMERCIAL OR "AAU" BRANDED FLAG. | COLCLAS G TOM COLCLAS G TOM ★ (COLCLAS G TOM (COLCLAS G T |
| | | Project Number Issue Date 21823.10 10/11/19 Scate Phase |
| | | As indicated Print Date: 10/11/2019 11:14:37 PM |
| | | No. Date Description |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | EXISTING/PROPOSED EXTERIOR ELEVATIONS |
| | | |
| | | A3.3 |



7 IMAGE



2 IMAGE

6 IMAGE







1100

9

(5)

8-

12 IMAGE

(8) IMAGE



(19)





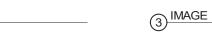


10 IMAGE



9 IMAGE

5 IMAGE















-(15) TYP



KEYNOTES

- (1) EXISTING ALUMINUM WINDOWS WERE APPROVED IN 1980 (PERMIT NO. 8003129). NO WORK REQUIRED. ANY FUTURE WINDOW REPLACEMENT SHALL REQUIRED WOOD SASH WINDOWS TO MATCH HISTORIC PHOTOS.
- (2) EXISTING PROJECTING SIGN TO BE LEGALIZED AS VINTAGE SIGN (PREVIOUSLY PERMITTED, 1950'S); TURN ON EXISTING LIGHT
- (3) EXISTING AWNING SIGN TO BE LEGALIZED AS VINTAGE SIGN (PREVIOUSLY PERMITTED, 1950'S); TURN ON EXISTING LIGHT
- (4) PROPOSED DIRECTLY ILLUMINATED AAU BUSINESS WALL SIGN; SEE SIGNAGE CONSULTANT DRAWINGS

ITEMS NOTED ON 9/25/19 SITE WALK:

- 5 EXISTING LIGHT FIXTURE
- 6 EXISTING AWNING
- $\textcircled{7} \underset{\text{FRAME}}{\text{EXISTING PROJECTING SIGN}}$
- 8 EXISTING CASED SIGN
- (9) EXISTING ADA DOOR OPENER PUSH PLATE
- 10 EXISTING STAND PIPE
- (1) EXISTING JULIET BALCONY WITH METAL RAILING
- (12) EXISTING JULIET BALCONY WITH MASONRY RAILING
- (13) EXISTING LADDER TO ROOF
- (14) EXISTING ACCORDION LADDER
- (15) EXISTING FIRE ESCAPE BALCONY
- (16) EXISTING MOSAIC TILE LEDGE
- (17) EXISTING SECURITY GATE OVER ALCOVED DOUBLE DOOR TO BE REMOVED
- (18) EXISTING DOME SECURITY CAMERA,
- (19) EXISTING FLAGPOLE(S) TO REMAIN. REMOVE COMMERCIAL OR "AAU" BRANDED FLAG.



1420 Sutter Street San Francisco, CA 94109

T 415.391.7918 F 415.391.7309 TEFarch.com



ACADEMY of ART UNIVERSITY

79 New Montgomery Street San Francisco, CA 94105

AAU RESIDENTIAL COMPLIANCE SET

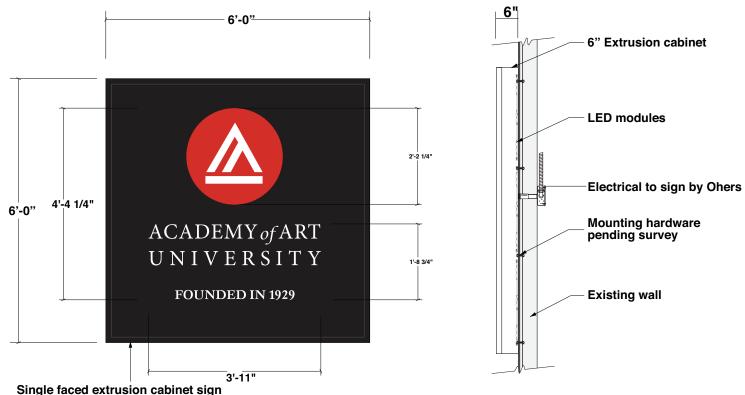
825 SUTTER San Francisco, CA 94109



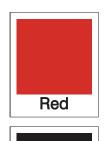
| Project | Number 21823.1 | 0 10/11/19 |
|---------|-------------------|-----------------|
| Scale: | 1/8" = 1 | |
| Print D | 10/11/20 | 019 11:14:51 PM |
| No. | Date | Description |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | 1 |

EXTERIOR ELEVATION DETAIL IMAGES

A4.1



Single faced extrusion cabinet sign plex face with translucent vinyl graphic



Black

White





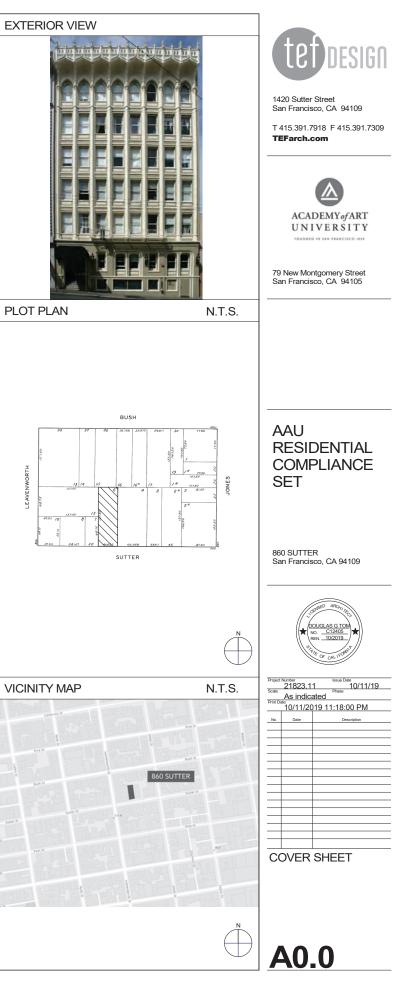
Aluminum Cabinet - Painted Black 1st Surface Black Vinyl Bkgd. w/ Reversed Out Copy on White Lexan Face & 3M 3630-143 Poppy Red Logo/Vinyl. All Interior Lighting w/ LED Modules

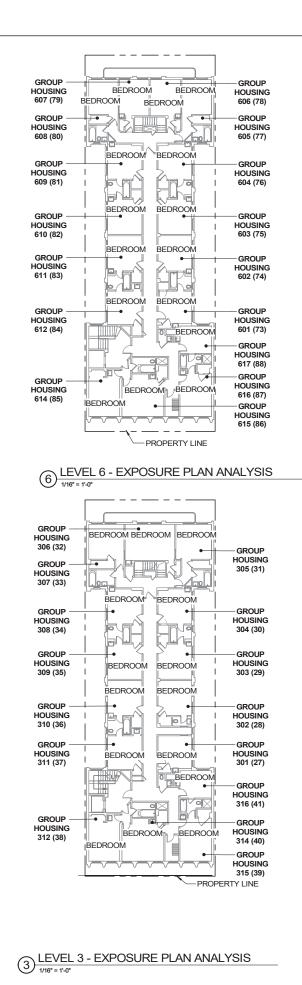
REQUIRED E, NOT FOR PRODUCTION

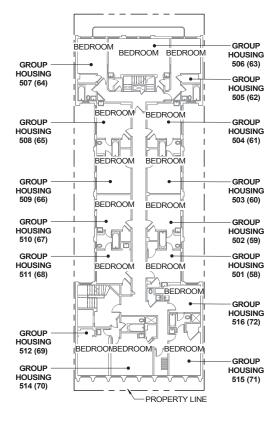
| | | 1 |
|------|---------------|---|
| | | |
| | - | |
| LIGN | Mental | |
| | | |
| - | | |
| | | |
| | | |

| GOLDEN GATE SIGN Company, Core, | | | | |
|---|--|--|--|--|
| 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: 9/12/19 | | | | |
| Revision Notes: A) Revised sign size | | | | |
| B) Revised sign placement | | | | |
| | | | | |
| | | | | |
| Interior X Exterior | | | | |
| 🗴 Single Faced 🗌 Double Faced | | | | |
| | | | | |
| X Illuminated | | | | |
| Type of Lighting: | | | | |
| Lamps X L.E.D. | | | | |
| Neon Other | | | | |
| Address | | | | |
| 825 SUTTER STREET SAN FRANCISCO | | | | |
| Customer Approval | | | | |
| Signature | | | | |
| MM/DD/YYYY | | | | |
| 2019 All Rights Reserved. This is an original unpublished drawing submitted in connection with a project we are | | | | |
| planning for you. It is not to be copied, reproduced, exhibited or shown to anyone outside of your organization without written permission of Golden Gate Sign Company. | | | | |
| This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and other applicable codes. This includes proper grounding and bonding of the sign. | | | | |
| (UL) | | | | |
| All Signs to be Title 24 Compliant | | | | |
| World Sign Associates | | | | |
| | | | | |
| Sheet No. | | | | |
| GG 2 0 | | | | |
| | | | | |

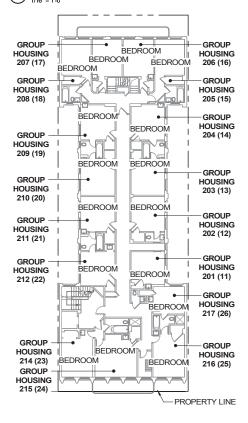
| | Academy of Art University Project ESTM Case N0. 2008.0586E | ESTM CONDITIC | ONS (CONT.) | | CODE NOTES (CONT.) | SHEE | ET INDEX | _ |
|--|--|---|--|---|--|---------------------------------|--|-------------------------------|
| Recommended Condition of Approval Number ES-13: HR-1 | Recommended Condition of Approval Remove and Replace Vinyl Windows. Non-original vinyl | | R PROPOSED CLASS OR PROPOSED CLASS | S II BICYCLE PARKING | 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 | | | DEPT ISSUE |
| L0-13.111-1 | windows shall be removed using the least invasive means possible to minimize damage to surrounding surface and materials. Using documentary evidence, new windows shall be installed to match historic fenestration in terms of configuration, function, muntin patterns, profile, and thickness of frames. AAU PROPOSAL: See Notes on Sheet A3.2 | AAU respectfully contends to the property. The subjec character-defining marble = meeting access requireme door accessible from the s only leads to a kitchen and area. | t property is a historic to steps leading to its from nts for Class I parking. treet leads to an uncove | building that has 8 t door thereby not Note that the service ered corridor, which then | 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 LESSWHERE 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 INSTITUTION MAY BE | Sheet Number | Sheet Name | SF PLANNING D SF DBI ISSUE |
| ES-13: TR-1 | Shuttle Demand and Capacity. Consistent with AAU Shuttle Policy, AAU shall continue to assess, adjust, and monitor the shuttle bus capacity for the shuttle routes serving 860 Sutter Street (D, E, G, H, I, M and Sutter Express), | To mitigate lack of Class I Sutter Street, 3 more than | spaces, AAU proposes required by ES-13: TR- RED CODE REQUIRE | 6. | LOCATED IN ONE BUILDING. D- EXPOSURE *SEE SHEET A0.E1 FOR EXPOSURE PLAN ANALYSIS | A0.1 P A0.2 G | COVER SHEET PROJECT INFORMATION GENERAL NOTES | ••• |
| | potentially increasing frequency or capacity to meet the measured demand of this and other academic and residential buildings along the routes. | CLASS I 42 CLASS II 3 | 70 8 | 0 *Hardship Request 6 | Building Compliance based on Common Areas at Level 1. | A0.S1 S | EXPOSURE PLAN ANALYSIS - LEVELS 1, 2, 3, 4, 5 & 6 SITE PLAN AERIAL IMAGE SITE PLAN DRAWINGS | |
| | AAU PROPOSAL: To be addressed under separate cover in AAU's Transportation Management Plan. | **THE PROPOSAL REMAINS SUBJEC | T TO REVIEW AND APPROVAL B | Y OTHER CITY AGENCIES, SUCH AS | *SEE SHEET A0.S2 FOR OPEN SPACE ANALYSIS SAN FRANCISCO PLANING CODE SEC. 102 DEFINITIONS OPEN SPACE, REQUIRED: ANY FRONT SETBACKS, SIDE OR REAR VARDS, COURTS, | A0.S3 S | STREETSCAPE DRAWINGS OCCUPANCY AND EGRESS PLANS | • |
| ES-13: TR-2 | Sidewalks/Shuttle Waiting. For this and/or the potential relocated shuttle stop serving 860 Sutter Street and nearby residential facilities (i.e., 1153 Bush Street, 1080 Bush Street, 817-831 Sutter Street), AAU shall continue to | SFMTA, BUILDING AND FIRE DEPARTI | MENTS. | | 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 | A0.T3a A A0.T3b A | SF GREEN BUILDING COMPLIANCE FORM ACCESSIBILITY DIAGRAMS (1 of 3) ACCESSIBILITY DIAGRAMS (2 of 3) | • • • |
| | conduct a peak semester, peak weekday, 7:30 a.m. to 7:30 p.m. observation/count of shuttle passengers waiting for shuttles to determine if adjacent pedestrian facilities are being blocked at certain times of the day. AAU should | | REFERENCE: SAN FRA CODE AS EXISTING OF | ANCISCO PLANNING N JANUARY 1, 2019. | FOR GROUP HOUSING STRUCTURES, SRO UNITS, AND DWELLING UNITS THAT MEASURE LESS THAN 30 SQUARE FEET PLUS A BATHROOM, THE MINIMUM AMOUNT OF USABLE OPEN SPACE PROVIDED FOR USE BY EACH BERROOM OR SRO UNIT SHALL BE ONE-THIRD THE | A1.1 E A1.2 E | ACCESSIBILITY DIAGRAMS (3 of 3) EXISTING FLOOR PLANS - BASEMENT & LEVEL 1 EXISTING FLOOR PLANS - LEVELS 2 & 3 | •• |
| | peing blocked at certain times of the day. AAU should consider improving shuttle waiting areas either inside or adjacent to (subject to San Francisco Department of Public Works review and approval) the building (such as adding | | G CODE SEC. 102 DEFINITIONS | SUM OF THE GROSS AREAS OF | (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 | A1.4 E | EXISTING FLOOR PLANS - LEVELS 4 & 5 EXISTING FLOOR PLANS - LEVEL 6 PROPOSED FLOOR PLANS - BASEMENT & LEVEL 1 | ••• |
| | benches to direct waiting passengers closer to the existing building). In addition, AAU could adjust shuttle routing and frequency to better meet the shuttle demand at this site. | THE SEVERAL FLOORS OF | A BUILDING OR BUILDINGS, MEA S OR FROM THE CENTERLINES | SURED FROM THE EXTERIOR | 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. | A2.3 P | PROPOSED FLOOR PLANS - LEVELS 2 & 3 PROPOSED FLOOR PLANS - LEVELS 4 & 5 PROPOSED FLOOR PLANS - LEVEL 6 | •• |
| | AAU PROPOSAL: To be addressed under separate cover in AAU's Transportation Management Plan. | GROSS | FLOOR AREA (NO CH Existing (SF) | IANGE) Proposed (SF) | 860 SUTTER CALCULATION REQUIRED 1,468 SF [(92 BEDROOMS * 36 SF. /3)(1.33)] EXISTING/PROPOSED 0 SF | A3.1 E A3.2 E | EXTERIOR ELEVATION IMAGES EXISTING/PROPOSED EXTERIOR ELEVATIONS | •• |
| ES-13: TR-3 | Relocate Shuttle Stop. The AAU shuttle stop is located in the tow-away zone active between the hours of 4:00 p.m. and 6:00 p.m. adjacent to a transit-only lane. AAU shall relocate the shuttle stop to the existing shuttle zone on 491 | BASEMENT LEVEL 1 | 3,813 4,807 | 3,813 4,807 | NOTE: BEDROOMS IN THIS CALCULATION (92) EQUAL TO HALF PROPOSED BED COUNT IN GROUP HOUSING ROOMS (88), PER | A3.4 E | EXISTING/PROPOSED EXTERIOR ELEVATIONS EXISTING/PROPOSED EXTERIOR ELEVATIONS WINDOW SCOPE | • • • • • • |
| | Post Street, or shall work with SFMTA to find another suitable location, during the PM peak period. | LEVEL 2 LEVEL 3 LEVEL 4 | 4,832 4,811 4,810 | 4,832 4,811 4,810 | 135.D.2 *EXCEPTION REQUEST: Compliance with Section 135 not feasible given | | EXTERIOR ELEVATION DETAIL IMAGES SIGNAGE SHEETS | Ŀ |
| | AAU PROPOSAL: Pursuant to correspondence with the Planning Department, AAU understands this condition was removed, because shuttle stop has been relocated to 491 | LEVEL 5 LEVEL 6 | 4,810 4,810 4,810 | 4,810 4,810 4,810 | existing conditions of Category A historic building. | | SIGNAGE DETAILS SIGNAGE DETAILS | · · |
| ES-13: TR-4 | Post Street. Shuttle Zone Size and Double-Parking. Based on the | GROSS FLOOR TOTAL | 32,693 | 32,693 | ALL WORK SHALL COMPLY WITH THE APPLICABLE CODES, | - | TOTAL SHEETS: | 21 |
| | existing shuttle schedule and the size of the shuttle buses serving this AAU site, the existing 47-foot-long loading zone cannot accommodate the peak loading demand, causing shuttle buses to double park along Sutter Street. Consistent with AAU Shuttle Policy, AAU shall continue to adjust shuttle frequency and shuttle bus size to spread shuttle arrival | DWELLINGS OR TO OTHER | SE DISTRICTS, FLOOR AREA RAT RESIDENTIAL USES. | TIO LIMITS SHALL NOT APPLY TO | 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): | | | |
| | times and monitor on-time performance to ensure the estimated peak shuttle demand is met within the shuttle zone. | Level | Existing (SF) | EA (NO CHANGE) Proposed (SF) | 2016 SAN FRANCISCO BUILDING CODE PART 2- 2016 CALIFORNIA BUILDING CODE | | | |
| | AAU PROPOSAL: To be addressed under separate cover in AAU's Transportation Management Plan. | BASEMENT OCCUPIED SF TOTAL | 2,969 2,969 | 2,969 2,969 | PART 4-2016 CALIFORNIA MECHANICAL CODE PART 3-2016 CALIFORNIA ELECTRICAL CODE PART 6-2016 CALIFORNIA ELECTRICAL CODE PART 6-2016 CALIFORNIA ELECTRICAL CODE | PROF | PERTY INFORMATION | |
| ES-13: TR-5 | Class I Bicycle Parking. AAU shall add 42 Class I bicycle parking spaces to meet the Planning Code requirement for 860 Sutter Street. Bicycle parking shall be consistent with | B- RESIDENTIAL USES SAN FRANCISCO PLANNING | G CODE SEC. 102 DEFINITIONS | | PART 10-2016 CALIFORNIA EXISTING BUILDING CODE PART 9-2016 CALIFORNIA FIRE CODE | ADDRES | | |
| | San Francisco Planning Department guidance, including being conveniently located and easily accessed from the ground floor (at grade level). | | R IS OCCUPIED BY, ONE FAMILY | DOM OR TWO OR MORE ROOMS DOING ITS OWN COOKING | THE NATIONAL FIRE CODES STANDARD AND THE FIRE PROTECTION HANDBOOK OF THE NFPA ALL APPLICABLE NFPA CODE SECTIONS INCLUDING BUT NOT | BLOCK/L | | |
| ES-13: TR-6 | AAU PROPOSAL: See Bicycle Parking Summary on this Sheet Class II Bicycle Parking, AAU shall provide at least 3 (more | LODGING, WITHOUT INDIVID | DUAL COOKING FACILITIES, BY F | | LIMITED TO CCSF, FIRE MARSHAL ADMIN BULLETINS | | <u></u> | |
| 23-13. 11-0 | if feasible, to accommodate nearby AAU residents utilizing bicycle parking at this centralized shuttle stop) Class II bicycle parking spaces along Sutter Street. The Class II | UNIT. | , IN A SPACE NOT DEFINED BY TI | | PROJECT SCOPE | HEIGHT/I SPECIAL | /BULK 80-A | <u>ال</u> |
| | bicycle parking space shall be condinated and reviewed by SFMTA. Bicycle parking shall be consistent with San Francisco Planning Department guidance. | MAXIMUM ALLOWABLE DWELLING UNITS (DUs) GROUP HOUSING ROOM | 1 DU PER | 200 SF LOT AREA 70 SF LOT AREA | PURSUANT TO CASE NUMBER 2008.0586, THE PROJECT PROPOSES TO CHANGE THE USE OF 39 TOURIST HOTEL UNITS AND 50 RESIDENTIAL HOTEL UNITS AT 860 SUTTER TO GROUP HOUSING | | WITHIN 1/4 MULE OF AN EXISTING FRINGE FINANCIAL SERVICE | |
| ES-13: GHG-1 | AAU PROPOSAL: See Bicycle Parking Summary on this Sheet Compliance with Bicycle Parking Requirements. AAU shall | 860 SUTTER CALCULATI GROUP HOUSING ROOM | | 70 SF = <u>92 GHs</u> | (UP TO 88 BEDROOMS AND 184 BEDS) WITH A STUDENT HOUSING USE CHARACTERISTIC. ALL TOURIST HOTEL ROOMS BEING CONVERTED TO GROUP | USE LAST LEO | CHANGE OF USE REQUIRED EGAL RESIDENTIAL: TOURIST HOTEL (39 ROOMS RESIDENTIAL HOTEL (50 RO | |
| | design, locate and configure all bicycle parking spaces in accordance with Planning Code Sections 155.1 - 155.4. Bicycle parking shall be consistent with San Francisco | | RESIDENTIAL USES | Existing | HOUSING WITH STUDENT HOUSING USE CHARACTERIZATION TO BECOME ADMIN CODE CHAPTER 41 DESIGNATED RESIDENTIAL HOTEL UNITS PURSUANT TO DEVELOPMENT AGREEMENT | PROPOS | SED RESIDENTIAL: GROUP HOUSING (88 ROU INSTITUTIONAL: POST-SECONDARY EDUC | |
| | Planning Department guidance. AAU PROPOSAL: See Bicycle Parking Summary on this | | Max. Allowed Existin per Code per EST | g per 18 Proposed | (REPLACING UNITS AT 1153 BUSH STREET AND 1080 BUSH STREET). | | IC EVALUATION A- Historic Reso | |
| | Sheet | RESIDENTIAL HOTEL ROOM GROUP HOUSING ROOM | N/A 50 92 0 | 0 0 89 89 | THE PROJECT ALSO PROPOSES TO RETAIN 2,969 SF. OF POST- SECONDARY EDUCATIONAL INSTITUTIONAL OCCUPIED FLOOR AREA AT THE BASEMENT LEVEL. | NATIONA | AL REGISTER HISTORIC DISTRICTS None | uice |
| | | TOURIST HOTEL ROOM BED COUNT | N/A 39 184*For GH 184 Only 184 | 0 0 175 186 | PLANNING CODE EXCEPTIONS REQUESTED AS PART OF THE PROJECT ARE LISTED ON THIS COVER SHEET. PROPOSED COMPLIANCE WITH BECOMMENDED CONDITIONS OF ADDROV(A) | | RNIA REGISTER HISTORIC DISTRICTS None IC RESOURCE EVALUATION NSES None | |
| | | NOTES 1. Existing bed count refle bedroom occupied by AAL Site Survey; 2. Proposed bed count sul Departments; | cts beds in residential [J for residential uses, b bject to review by Fire a | ased on Jun-Aug 2018 and Building | COMPLIANCE WITH RECOMMENDED CONDITIONS OF APPROVAL FOR 860 SUTTER LISTED IN TABLE 26 OF THE ACADEWY 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. THE PROJECT PROPOSES TO ABATE AND/OR CLOSE | DISTRICT ARTICLE MILLS AC | E 10 DESIGNATED HISTORIC None T LANDMARKS None E 11 PRESERVATION DESIGNATION None CT None Y BUSINESS REGISTRY None | |
| | | The exact number of be student housing demand, mandated occupancy limit Two Bedrooms/Units oc (GH# 106, GH# 216) in thi housing, with provision ma remain in their current Bed | provided the unit does i s; ccupied by non-AAU Pe is building. Bedrooms/U ade that all existing non- | not exceed code- rmanent Residents Inits entitled as student -AAU residents may | THE PROJECT PROPOSES TO ABATE AND/OR CLOSE ENFORCEMENT CASES 10926 (UNAUTHORIZED INSTALLATION OF VINYL WINDOWS) AND 8617 (CONVERSION OF DWELLING UNITS TO GROUP HOUSING WITHOUT CU PER 209.2(C)). NEW SIGNAGE PROPOSED | | | |
| <u> </u> | | All drawings and written material appearing herein the Architect and may not be duplicated, used or d | constitute original and unpublished work of isclosed without consent of Architect | | If this drawing is not 24" x 36", then the drawing has been revised from its original size. Noted scales must be adjusted. This line should be equal to one inch. | 1 | | |



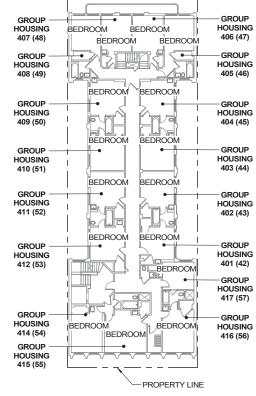


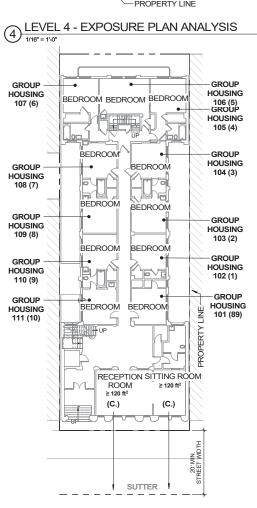


5 LEVEL 5 - EXPOSURE PLAN ANALYSIS

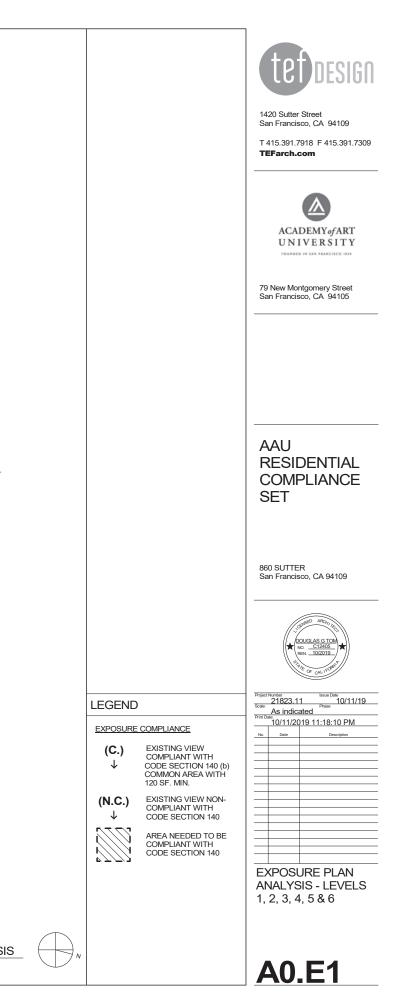


2 LEVEL 2 - EXPOSURE PLAN ANALYSIS





1/16" = 1-0"





1 SITE PLAN AERIAL IMAGE





1420 Sutter Street San Francisco, CA 94109

T 415.391.7918 F 415.391.7309 **TEFarch.com**



ACADEMY of ART UNIVERSITY

79 New Montgomery Street San Francisco, CA 94105

AAU RESIDENTIAL COMPLIANCE SET

860 SUTTER San Francisco, CA 94109

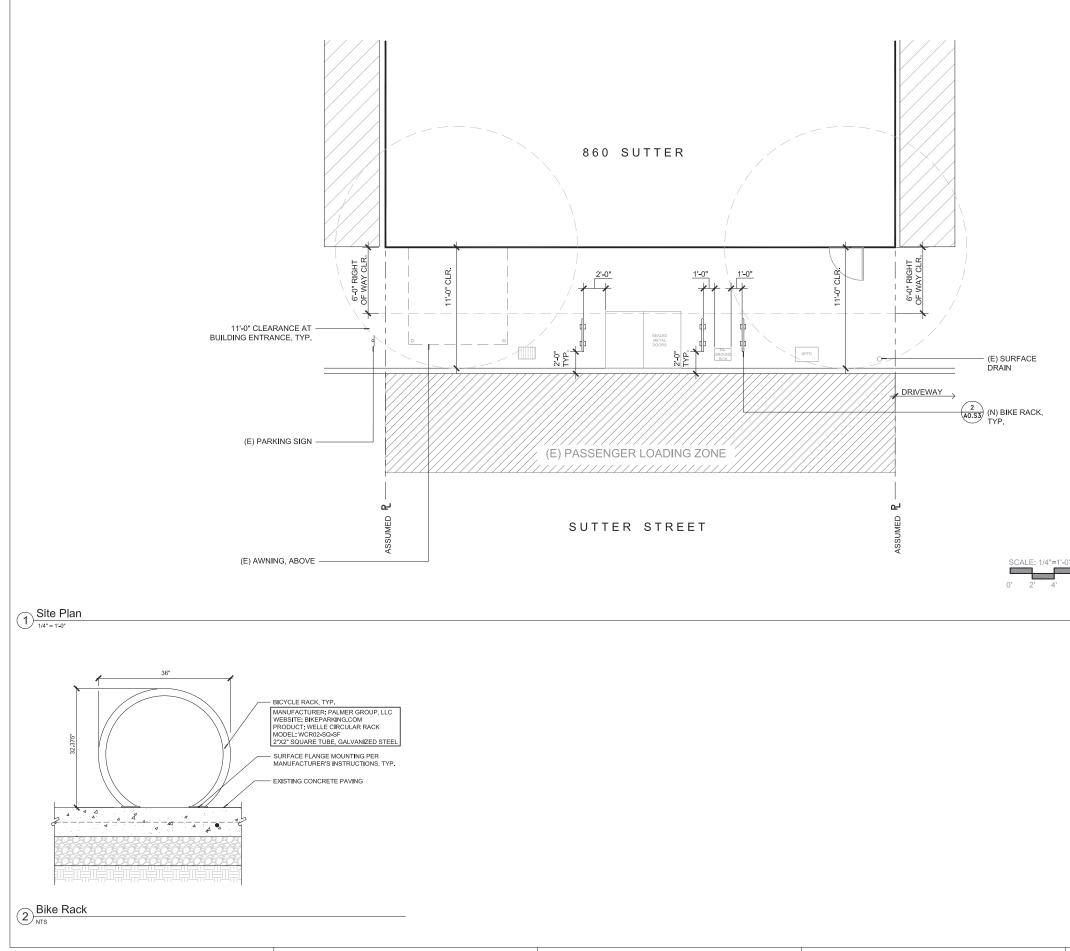


| Project Number Issue Date 21823.11 10/11/19 | | | | |
|--|----------|------------------|--|--|
| Scale: | 1/8" = 1 | | | |
| Print D | ater |)19 11:18:12 PM | | |
| | 10/11/20 | 10 11:10:12 1 10 | | |
| No. | Date | Description | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

SITE PLAN AERIAL IMAGE







GENERAL NOTES

ABBREVIATIONS

(E) = EXISTING

(N) = NEW, PROPOSED

CLR. = CLEARANCE

₽ = PROPERTY LINE



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

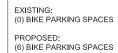
Creo

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

AAU RESIDENTIAL COMPLIANCE SET

860 SUTTER San Francisco, CA 94109





CLASS II

BIKE PARKING COUNT

(6) BIKE PARKING SPACE

LEGEND



(N) BIKE RACK, CLASS II

> (E) IN-GROUND UTILITY

GROUND CABLE

(E) IN-GROUND VENT

(E) PARKING SIGN

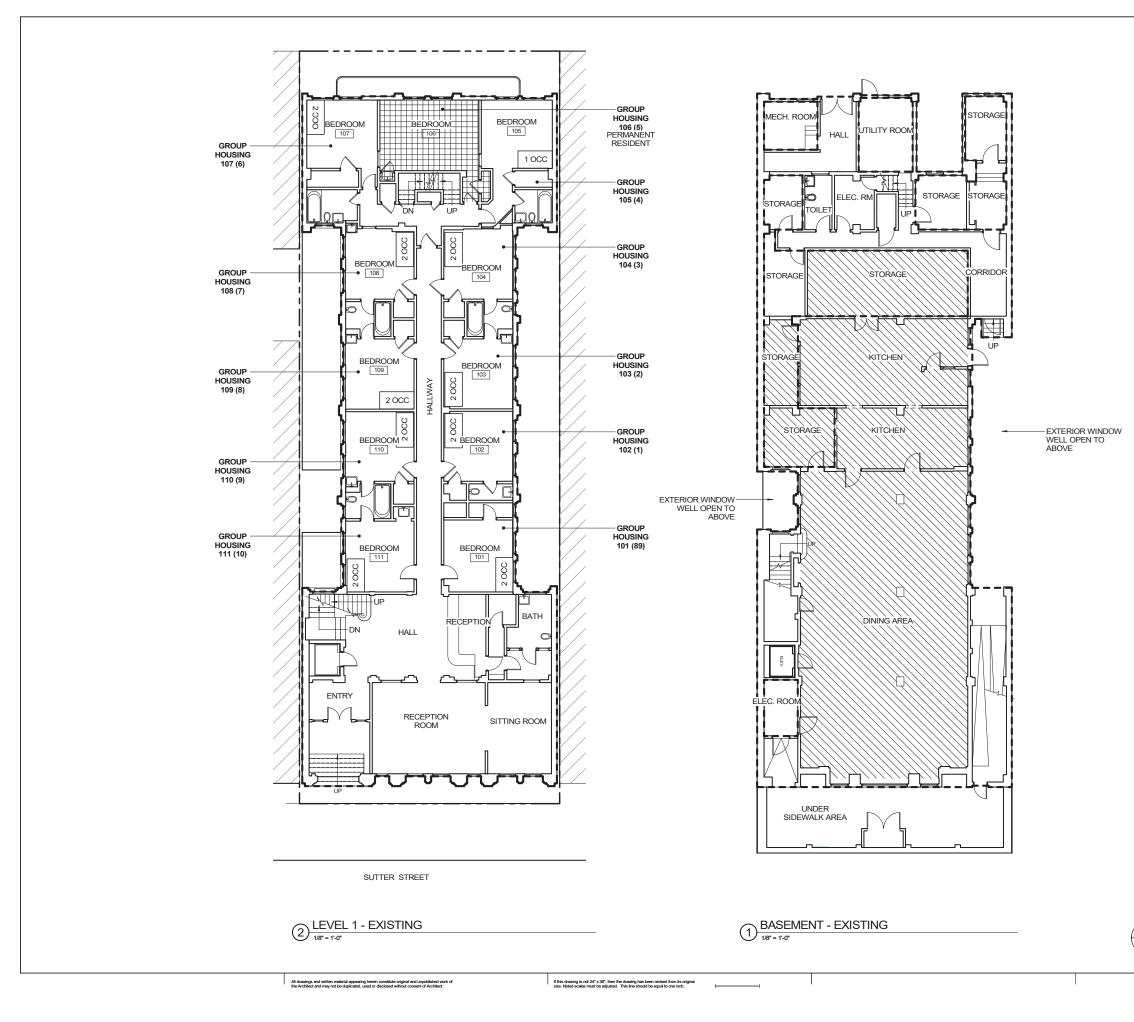
(E) PASSENGER

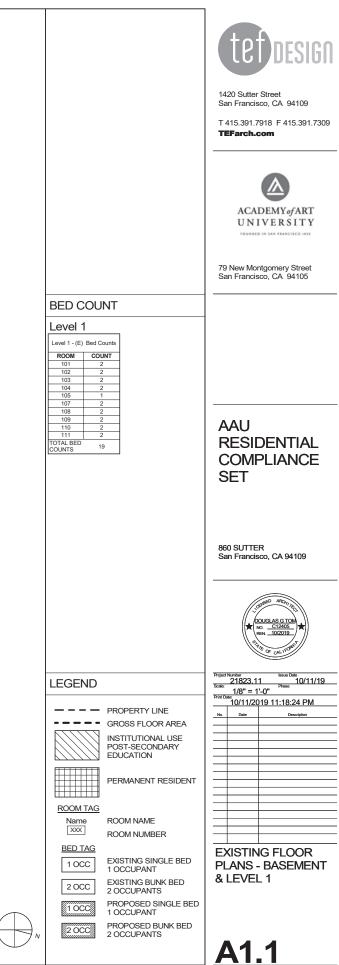
LOADING (WHITE CURB)



NOTES:

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





GIÉ 316 HALI m JÐ GROUP HOUSING 312 (38) BEDROOM BEDROOM BEDROOM 312 314 315 HOUSING GROUP HOUSING 314 (40) 2 LEVEL 3 - EXISTING

FIRE ESCAPE

-

BEDROOM

306

1 0 0 0 0

HI∖H

Å 12

00 ¥

Þ

C

DN

8

BEDROOM

308

1

BEDROOM

309

BEDROOM N

لعا

BEDROOM

311

2 OCC

Húp

310

FT.

BEDROOM

307

GROUP

HOUSING

306 (32)

GROUP

HOUSING

307 (33)

GROUP

HOUSING

308 (34)

GROUP

HOUSING

309 (35)

GROUP

HOUSING 310 (36)

GROUP

HOUSING

311 (37)

-

BEDROOM

- GROUP HOUSING

305 (31)

GROUP

HOUSING 304 (30)

- GROUP HOUSING

303 (29)

GROUP

HOUSING

302 (28)

GROUP

HOUSING

301 (27)

GROUP

HOUSING

316 (41)

GROUP

315 (39)

305

____m

lFT

BEDROOM

304

BEDROOM

303

BEDROOM

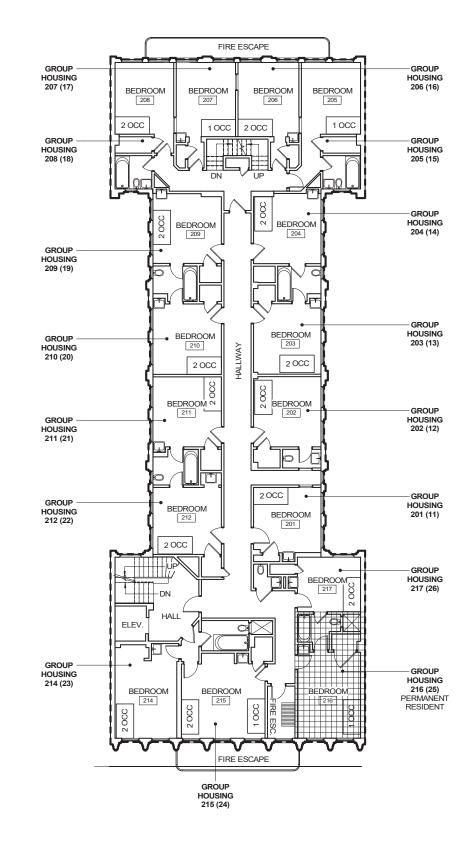
302

BEDROOM 301

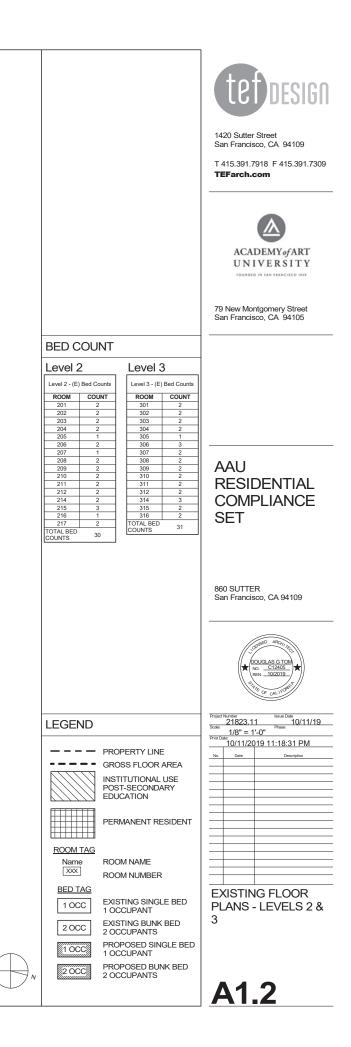
BEDROOM

ี กา

।ਰੂ







GROUP HOUSING 506 (63) BEDROOM BEDROOM BEDROOM 507 506 505 GROUP HOUSING 1 OCC 2 OCC 507 (64) άЩ GROUP HOUSING 505 (62) ヨレ DN GROUP BEDROOM BEDROOM HOUSING - GROUP HOUSING 508 504 -508 (65) 504 (61) C ोम m. GROUP BEDROOM HOUSING BEDROOM 509 (66) 503 509 -GROUP HOUSING 503 (60) 2 OCC HAL GROUP -HOUSING BEDROOM∾ BEDROOM 510 510 (67) 502 - GROUP HOUSING 502 (59) 'nЦ Ц_О GROUP - GROUP HOUSING HOUSING BEDROOM BEDROOM 511 (68) 501 (58) 511 501 2 OCC Ŀ GROUP HOUSING BEDROOMbið 516 (72) 516 HAL O ď ٦Ð GROUP HOUSING GROUP 512 (69) BEDROOM BEDROOM BEDROOM HOUSING 514 515 (71) 512 515

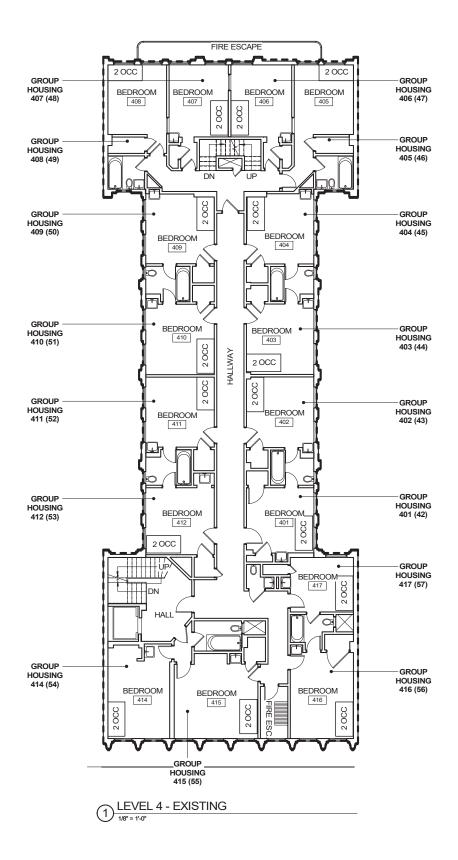
GROUP

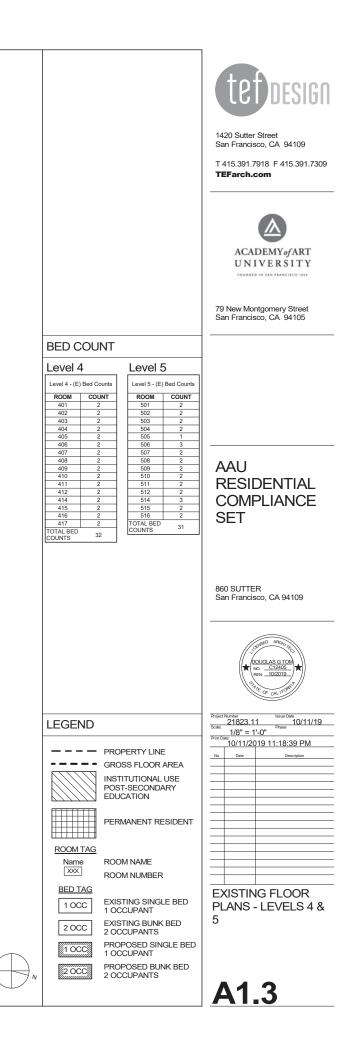
HOUSING

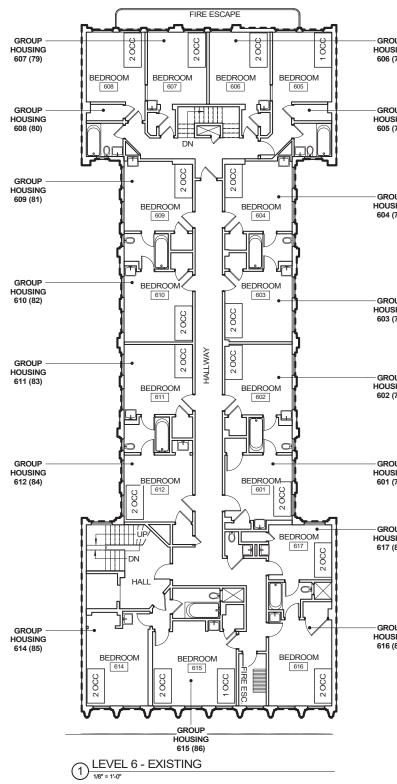
514 (70)

2 LEVEL 5 - EXISTING

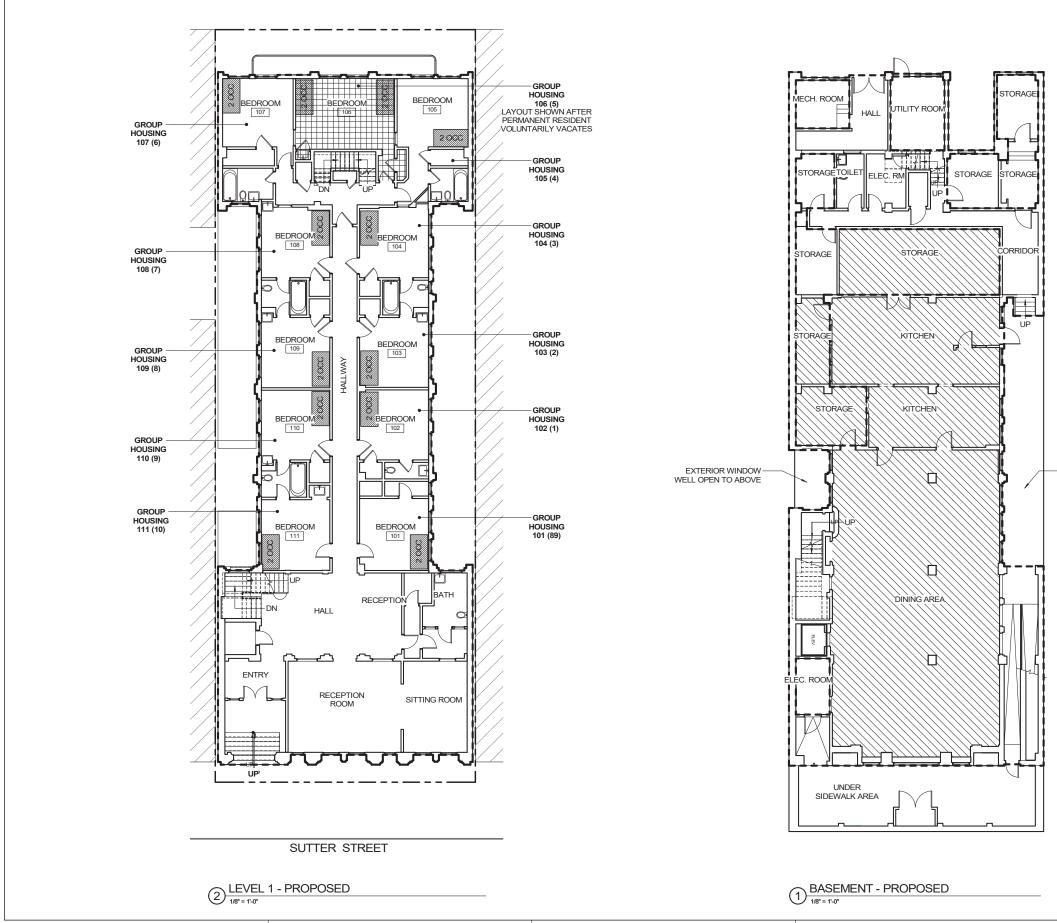
FIRE ESCAPE

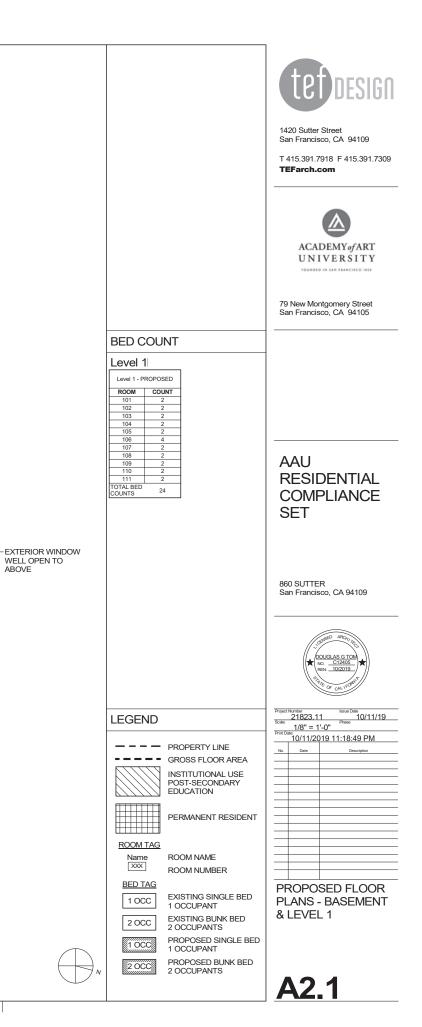




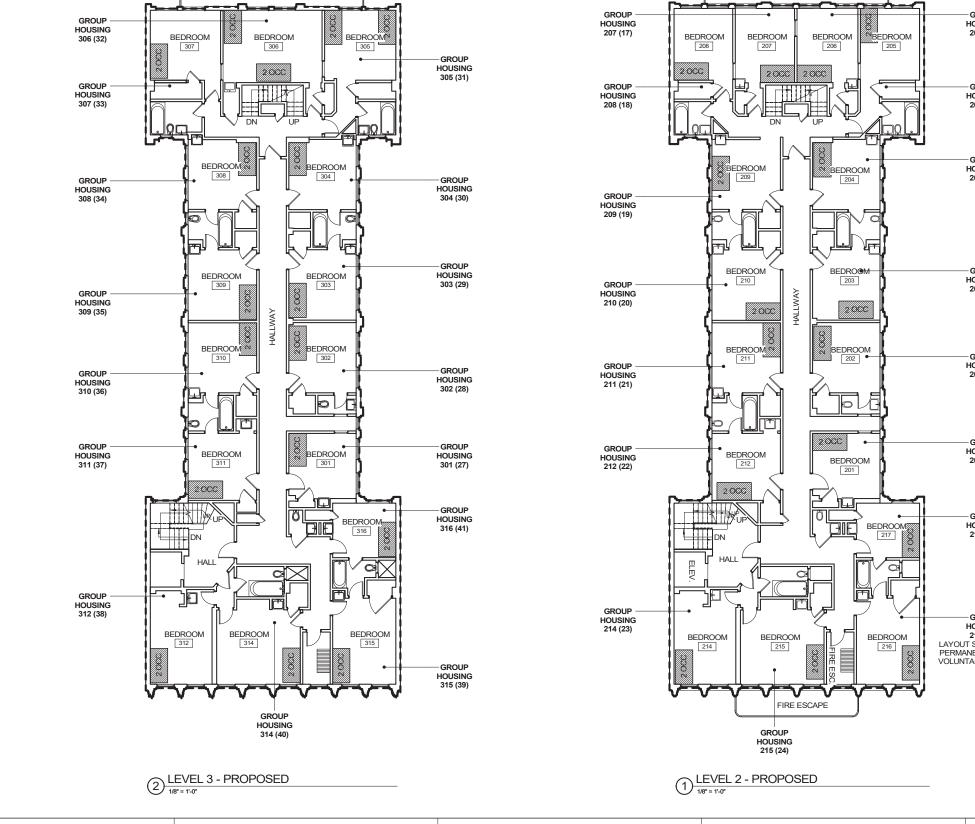


| | | | | tet1420 Sutter Street San Francisco, CA 94109T415.391.7918 F 415.391.7309TEFarch.com |
|--------------------------------|-----|---|--|---|
| - GROUP HOUSING 606 (78) | | | | ACADEMYofART |
| - GROUP HOUSING 605 (77) | | | | UNIVERSITY TOWAGE IN SAN FARCIEGO 1999 79 New Montgomery Street |
| - GROUP HOUSING 604 (76) | | BED COU Level 6 Level 6 - (E) Bed Cc 001 2 002 2 003 2 003 2 | Dunts INT 2 2 | San Francisco, CA 94105 |
| -group Housing 603 (75) | | 605 1 606 2 607 2 608 2 610 2 611 2 612 2 615 3 616 2 617 2 | | AAU RESIDENTIAL COMPLIANCE SET |
| -GROUP HOUSING 602 (74) | | TOTAL BED COUNTS 3: | 2 | 860 SUTTER San Francisco, CA 94109 |
| -GROUP HOUSING 601 (73) | | | | COMED ARCY/16 DOLGASS CTOM ★ 100 CT2405 |
| -GROUP HOUSING 617 (88) | | LEGEND | | Project Number 21823.1.1 10/11/19 |
| - GROUP HOUSING 616 (87) | | | PROPERTY LINE GROSS FLOOR AREA INSTITUTIONAL USE POST-SECONDARY EDUCATION PERMANENT RESIDENT | Scare Prese Print Date 1/8" = 1'-0" Print Date 01/1/2019 11:18:44 PM No. Date Description |
| | | ROOM TAG Name XXX BED TAG 1 OCC 2 OCC | ROOM NAME ROOM NUMBER EXISTING SINGLE BED 1 OCCUPANT EXISTING BUNK BED 2 OCCUPANTS PROPOSED SINGLE BED | EXISTING FLOOR PLANS - LEVEL 6 |
| | N N | 1000 | PROPOSED SINGLE BED 1 OCCUPANT PROPOSED BUNK BED 2 OCCUPANTS | A1.4 |
| I | | | | |



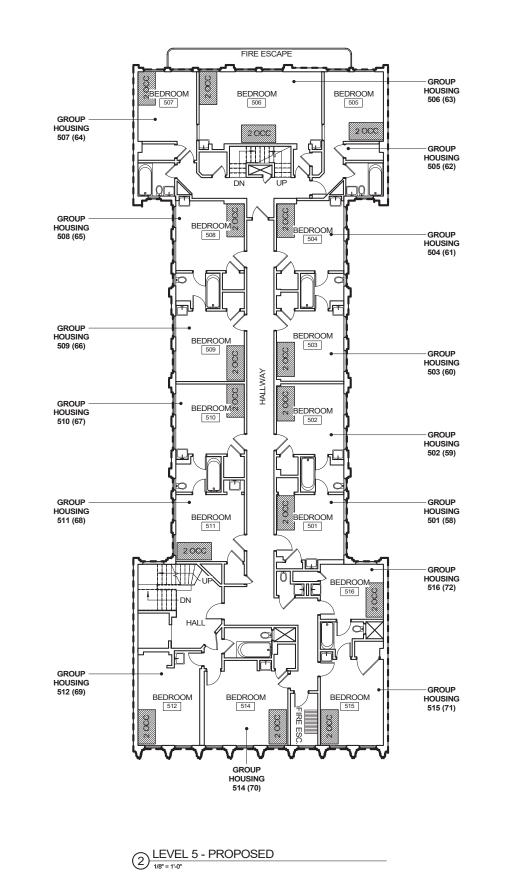


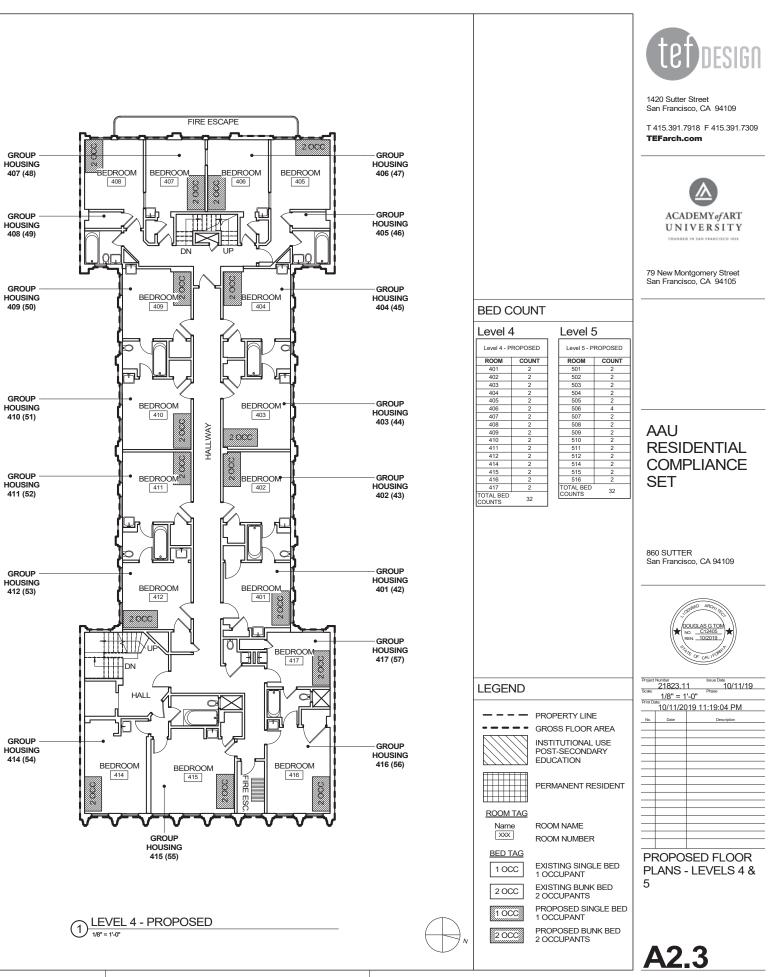
FIRE ESCAPE

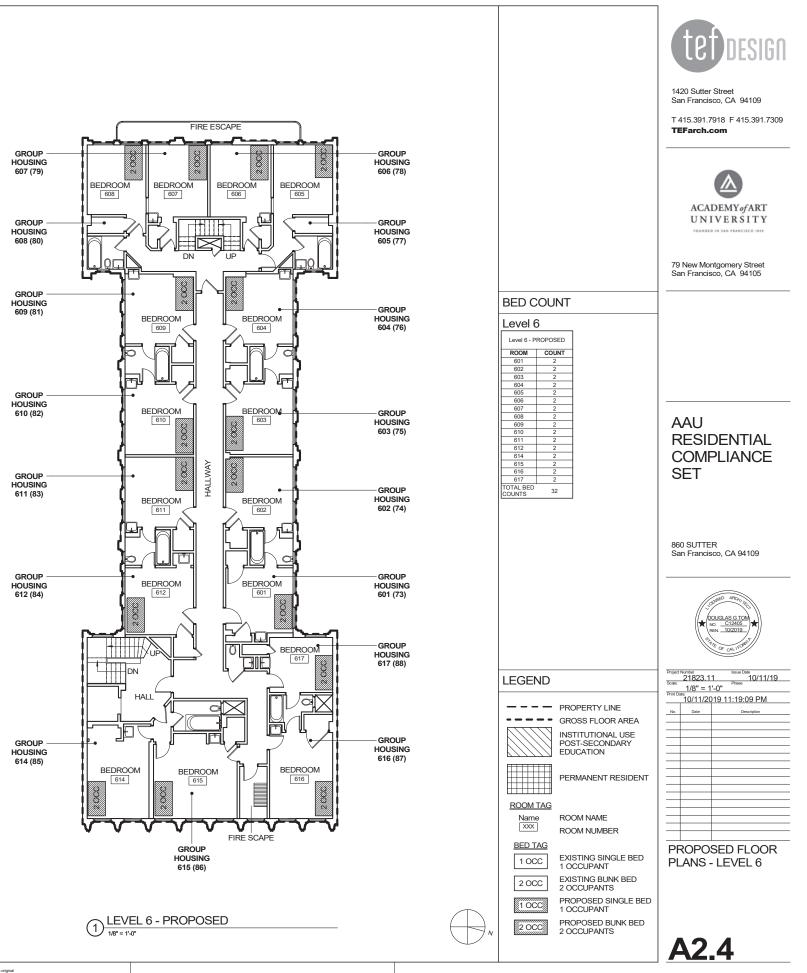


FIRE ESCAPE

| | | tao Sutter Street San Francisco, CA 94109 T415.391.7918 F 415.391.7309 TEFarch.com |
|----------------------------------|--|---|
| GROUP HOUSING 206 (16) | | ACADEMY of ART UNIVERSITY |
| HOUSING 205 (15) | | 79 New Montgomery Street San Francisco, CA 94105 |
| GROUP HOUSING 204 (14) | BED COUNT Level 2 Level 3 Level 2 - PROPOSED Level 3 - PROPOSED ROOM COUNT 201 2 202 2 203 2 204 2 205 2 3005 4 | |
| GROUP HOUSING 203 (13) | 203 2 307 2 208 2 307 2 209 2 307 2 210 2 309 2 211 2 310 2 212 2 311 2 214 2 314 2 215 2 316 2 216 2 316 2 217 7 TOTAL BED 34 COUNTS 32 32 34 | AAU RESIDENTIAL COMPLIANCE SET |
| HOUSING 202 (12) | | 860 SUTTER San Francisco, CA 94109 |
| GROUP HOUSING 201 (11) | | (0)000 APC(1/26) ★ NO. C1206 MN. 002012 MN. 0020 MN. 0020 MN. 002012 MN |
| GROUP HOUSING 217 (26) | LEGEND PROPERTY LINE GROSS FLOOR AREA INSTITUTIONAL USE POST-SECONDARY | Project Number Issue Date 21823.11 10/11/19 Societ 1/8" = 1"-0" Pretor 10/11/2019 11:18:57 PM No. Date Description |
| | EDUCATION EDUCATION PERMANENT RESIDENT ROOM TAG Name ROOM NAME IXXX ROOM NUMBER BED TAG | PROPOSED FLOOR |
| N | 1 OCC EXISTING SINGLE BED 1 OCCUPANT 2 OCC EXISTING BUNK BED 2 OCCUPANTS 1 OCCC PROPOSED SINGLE BED 1 OCCUPANT 2 OCC PROPOSED BUNK BED 2 OCCUPANTS | PLANS - LEVELS 2 & |
| | <u> </u> | |











(1) SOUTH ELEVATION - OVERALL FACADE

KEYNOTES

- (1) ES-13: HR-1 REMOVE AND REPLACE VINYL WINDOWS. PROPOSED NEW WOOD WINDOWS SHALL BE INSTALLED TO MATCH HISTORIC FENESTRATION IN TERMS OF CONFIGURATION, FUNCTION, MUNTIN PATTERNS, PROFILE AND THICKNESS OF FRAMES; WINDOWS TO BE DOUBLE-HUNG WOOD
- 2 PROPOSED DIRECTLY ILLUMINATED AAU BUSINESS WALL SIGN; SEE SIGNAGE CONSULTANT DRAWINGS
- (3) PROPOSED DIRECTLY ILLUMINATED AAU BUSINESS PROJECTION SIGN; SEE SIGNAGE CONSULTANT DRAWINGS
- ④ NOT USED

ITEMS NOTED ON 9/25/19 SITE WALK:

- (5) EXISTING DOME SECURITY CAMERA PROPOSED FOR LEGALIZATION. LOCATED UNDER BEYOND THE AWNING & IN THE ENTRY FOYER
- (6) EXISTING PIPES PROTRUDING
- (7) EXISTING VENT
- (8) EXISTING FIRE STAND PIPES
- EXISTING GLAZING TO BE MADE TRANSPARENT (REMOVE FILM OR REPLACE GLASS)
- (10) EXISTING AWNING
- (1) EXISTING ACCORDION FIRE LADDER
- (12) EXISTING FIRE ESCAPE
- (13) EXISTING FIRE BELL
- (14) EXISTING FILLED WINDOW
- (15) EXISTING DOME SECURITY CAMERA
- (16) EXISTING WALL SCONCE



1420 Sutter Street San Francisco, CA 94109

T 415.391.7918 F 415.391.7309 TEFarch.com



ACADEMY of ART UNIVERSITY

79 New Montgomery Street San Francisco, CA 94105

AAU RESIDENTIAL COMPLIANCE SET

860 SUTTER San Francisco, CA 94109



| Project | Number 21823.1 | 1 10/11/19 |
|---------|-------------------|-----------------|
| Scale | Not To S | |
| Print D | 10/11/20 |)19 11:19:13 PM |
| No. | Date | Description |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

EXTERIOR ELEVATION IMAGES

A3.1



-



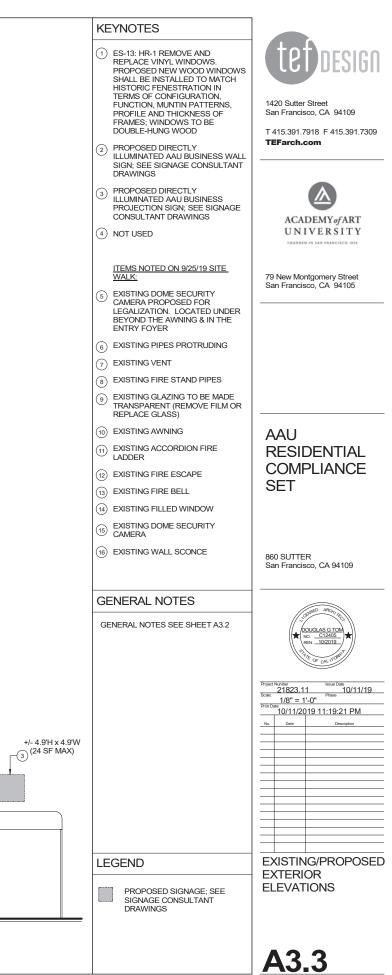
4. REPAIR/PATCH EXTERIOR WAI EXISTING MATI

| GENERAL NOTES | KEYNOTES | |
|--|--|---|
| LEGALIZE THE CONDITIONS PRESENTED IN THIS PLAN SET, UNLESS OTHERWISE NOTED PROPOSED WORK INVOLVING | ES-13: HR-1 REMOVE AND REPLACE VINYL WINDOWS. PROPOSED NEW WOOD WINDOWS SHALL BE INSTALLED TO MATCH HISTORIC FENESTRATION IN | tef design |
| MODIFICATIONS TO THE EXTERIOR OF THE BUILDING, INCLUDING REPAIR, DEMOLITION, AND INSTALLATION SHALL BE PERFORMED IN A MANNER | TERMS OF CONFIGURATION, FUNCTION, MUNTIN PATTERNS, PROFILE AND THICKNESS OF FRAMES; WINDOWS TO BE DOUBLE-HUNG WOOD | 1420 Sutter Street San Francisco, CA 94109 T 415.391.7918 F 415.391.7309 |
| CONSISTENT WITH THE SECRETARY OF THE INTERIOR'S STANDARDS. THE BUILDING PERMITS FOR ALL SUCH WORK WILL BE REVIEWED AND | (2) PROPOSED DIRECTLY ILLUMINATED AAU BUSINESS WALL SIGN; SEE SIGNAGE CONSULTANT DRAWINGS | TEFarch.com |
| APPROVED BY PLANNING DEPARTMENT STAFF TO ENSURE SUCH CONSISTENCY, INCLUDING BUT NOT LIMITED TO APPROPRIATE PLANS FOR METHOD OF REMOVAL, ATTACHMENT AND PATCHING | PROPOSED DIRECTLY ILLUMINATED AAU BUSINESS PROJECTION SIGN; SEE SIGNAGE CONSULTANT DRAWINGS | ACADEMY |
| 3. BUILDING PERMIT APPLICATION No. 201009130696 TO BE WITHDRAWN | (4) NOT USED | UNIVERSITY |
| 4. REPAIR/PATCH AND REFINISH THE EXTERIOR WALL TO MATCH EXISTING MATERIALS AND APPEARANCE AS REQUIRED | ITEMS NOTED ON 9/25/19 SITE WALK: | 79 New Montgomery Street San Francisco, CA 94105 |
| 5. THE BUSINESS SIGN IS PROPOSED AT A RESIDENTIAL PROPERTY WITH STUDENT HOUSING USE | CAMERA PROPOSED FOR LEGALIZATION. LOCATED UNDER BEYOND THE AWNING & IN THE ENTRY FOYER | |
| CHARACTERISTIC UNDER THE RATIONALE THAT THE SECTION 102 DEFINITION OF STUDENT HOUSING CONTEMPLATES "OPERATION AND | EXISTING PIPES PROTRUDING EXISTING VENT | |
| CONTROL" BY A POST-SECONDARY EDUCATIONAL INSTITUTION (I.E. A | EXISTING FIRE STAND PIPES | |
| BUSINESS). AAU RESPECTFULLY SUBMITS THAT THE SECTION 602 DEFINITION OF "BUSINESS SIGN" COVERS AAU'S "ACTIVITY WHICH ISCONDUCTED ON THE PREMISES | EXISTING GLAZING TO BE MADE TRANSPARENT (REMOVE FILM OR REPLACE GLASS) | |
| UPON WHICH [THE BUSINESS] SIGN IS LOCATED | (10) EXISTING AWNING | AAU |
| 6. ALL NEW PROPOSED SECURITY | EXISTING ACCORDION FIRE | RESIDENTIAL |
| CAMERAS, LIGHTING, SIGNAGE, TO HAVE ALL ASSOCIATED CONDUITS | (12) EXISTING FIRE ESCAPE | COMPLIANCE |
| TO BE ROUTED INTERNALLY IN THE BUILDING. NO NEW CONDUIT TO BE EXPOSED | (13) EXISTING FIRE BELL | SET |
| | (14) EXISTING FILLED WINDOW | |
| | 15 EXISTING DOME SECURITY CAMERA | |
| | (16) EXISTING WALL SCONCE | 860 SUTTER San Francisco, CA 94109 |
| -(2) | | Prijed Norther Issue Date 21823.11 Issue Date Torret 10/11/19 State 10/11/19 Note Description |
| | | |
| (13) (16) | | |
| -(15) | LEGEND | EXISTING/PROPOSED |
| -(14) | SECURITY CAMERA | EXTERIOR ELEVATIONS |
| 6 | PROPOSED SIGNAGE; SEE SIGNAGE CONSULTANT DRAWINGS | |
| | | A3.2 |

| All drawings and written material appearing herein constitute original and unpublished work 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.





| GEN | ERA | LI | лC |
|-----|-----|----|----|

- 1. LEGALIZE THE (PRESENTED IN UNLESS OTHER
- 2. PROPOSED WOF MODIFICATIONS OF THE BUILDIN REPAIR, DEMOLI INSTALLATION S PERFORMED IN. CONSISTENT WI SECRETARY OF STANDARDS. TH PERMITS FOR AI WILL BE REVIEW APPROVED BY F DEPARTMENT S' SUCH CONSISTE BUT NOT LIMITE PLANS FOR MET ATTACHMENT AI
- 3. BUILDING PERM 201009130696 T
- 4. REPAIR/PATCH EXTERIOR WALL EXISTING MATE APPEARANCE A
- 5. THE BUSINESS S AT A RESIDENTI, STUDENT HOUSI CHARACTERISTI RATIONALE THA DEFINITION OF S CONTEMPLATES CONTEMPLATES CONTENDL" BY A EDUCATIONAL IN BUSINESS). AAU SUBMITS THAT 1 DEFINITION OF " COVERS AAU'S " IS...CONDUCTEE UPON WHICH [TH IS LOCATED
- LL NEW PROP AMERAS, LIGH AVE ALL ASSC D BE ROUTED UILDING. NO N XPOSED _____

| | | | | | 6. ALL NEW PRO CAMERAS, LIG HAVE ALL ASS TO BE ROUTE BUILDING. NO EXPOSED |
|--|--|--|--------------|--|--|
| | | | | | |
| +/- 4.9'H x 4.9'W (24 SF MAX) (3) | | | | | |
| | | | | | |
| | ADJACENT PROPERTY SHOWN DASHED | | | | |
| (<u>)</u> (<u>EXISTI</u> 1/8*=1'-0* | LEVATION - PROPERTY LINE NG/PROPOSED) d witten material appending heater constitute original and unpublished work of many not be adjusted, used or declared without content of Architect. | If this drawing is not 24° x 30°, then the drawing has been revised from size. Noted scales must be explained. This line should be equal to one | its original | | |

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.

| IOTES | KEYNOTES | |
|--|---|--|
| E CONDITIONS N THIS PLAN SET, ERWISE NOTED | ES-13: HR-1 REMOVE AND REPLACE VINYL WINDOWS. PROPOSED NEW WOOD WINDOWS | tef design |
| /ORK INVOLVING NS TO THE EXTERIOR DING, INCLUDING OLITION, AND N SHALL BE IN A MANNER | SHALL BE INSTALLED TO MATCH HISTORIC FENESTRATION IN TERMS OF CONFIGURATION, FUNCTION, MUNTIN PATTERNS, PROFILE AND THICKNESS OF FRAMES; WINDOWS TO BE | 1420 Sutter Street San Francisco, CA 94109 |
| WITH THE OF THE INTERIOR'S THE BUILDING & ALL SUCH WORK EWED AND Y PLANNING | DOUBLE-HUNG WOOD PROPOSED DIRECTLY ILLUMINATED AAU BUSINESS WALL SIGN; SEE SIGNAGE CONSULTANT DRAWINGS | T 415.391.7918 F 415.391.7309 TEFarch.com |
| T STAFF TO ENSURE STENCY, INCLUDING TED TO APPROPRIATE IETHOD OF REMOVAL, AND PATCHING | PROPOSED DIRECTLY ILLUMINATED AAU BUSINESS PROJECTION SIGN; SEE SIGNAGE CONSULTANT DRAWINGS | ACADEMY of ART |
| RMIT APPLICATION No. TO BE WITHDRAWN | (4) NOT USED | UNIVERSITY |
| H AND REFINISH THE ALL TO MATCH TERIALS AND S AS REQUIRED S SIGN IS PROPOSED ITIAL PROPERTY WITH USING USE | ITEMS NOTED ON 9/25/19 SITE WALK: (5) EXISTING DOME SECURITY CAMERA PROPOSED FOR LEGALIZATION. LOCATED UNDER BEYOND THE AWNING & IN THE | 79 New Montgomery Street San Francisco, CA 94105 |
| STIC UNDER THE HAT THE SECTION 102 F STUDENT HOUSING FS "OPERATION AND A POST-SECONDARY L INSTITUTION (I.E. A AU RESPECTFULLY T THE SECTION 602 F "BUSINESS SIGN" S "ACTIVITY WHICH | ENTRY FOYER 6 EXISTING PIPES PROTRUDING 7 EXISTING VENT 8 EXISTING FIRE STAND PIPES 9 EXISTING GLAZING TO BE MADE TRANSPARENT (REMOVE FILM OR | |
| POSED SECURITY BHTING, SIGNAGE, TO SOCIATED CONDUITS DINTERNALLY IN THE NEW CONDUIT TO BE | REPLACE GLASS) (1) EXISTING AWNING (1) EXISTING ACCORDION FIRE LADDER (2) EXISTING FIRE ESCAPE (3) EXISTING FIRE BELL (4) EXISTING FILLED WINDOW (4) EXISTING DOME SECURITY | AAU RESIDENTIAL COMPLIANCE SET |
| | (15) CAMERA (16) EXISTING WALL SCONCE | 860 SUTTER San Francisco, CA 94109 |
| | | (1) (1) (1) (1) (1) (1) (1) (1) |
| | | Priject Nurder Issue Date 3tate 21823.11 10/11/19 10/11/2019 11:19:24 PM No. Date Descripton |
| | LEGEND PROPOSED SIGNAGE; SEE | EXISTING/PROPOSED EXTERIOR ELEVATIONS |
| | SIGNAGE CONSULTANT DRAWINGS | A3.4 |







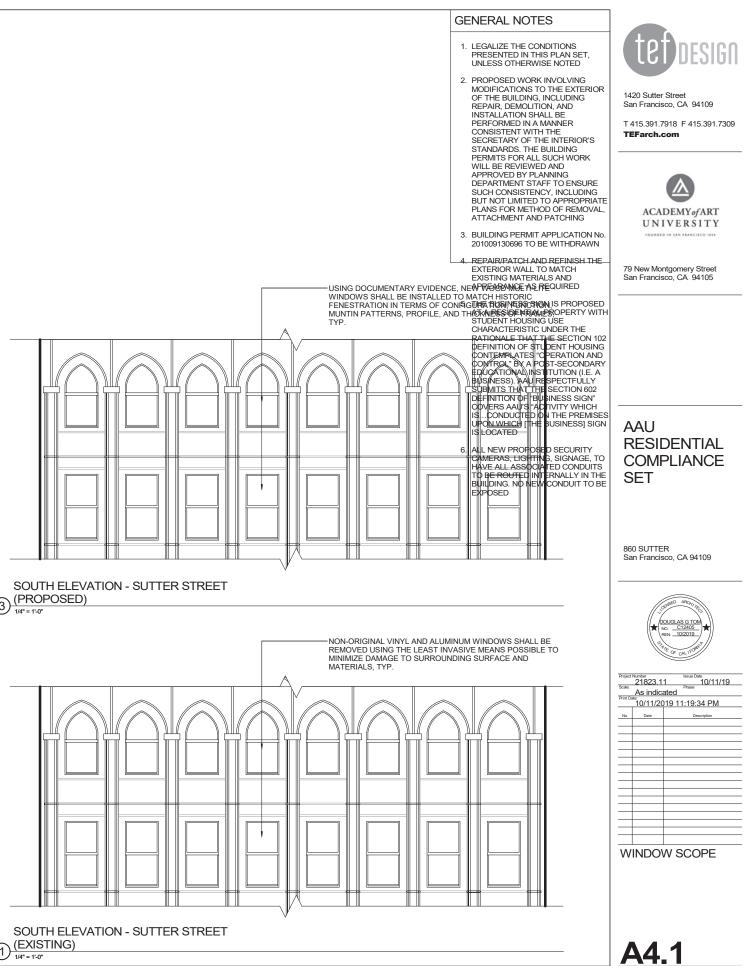


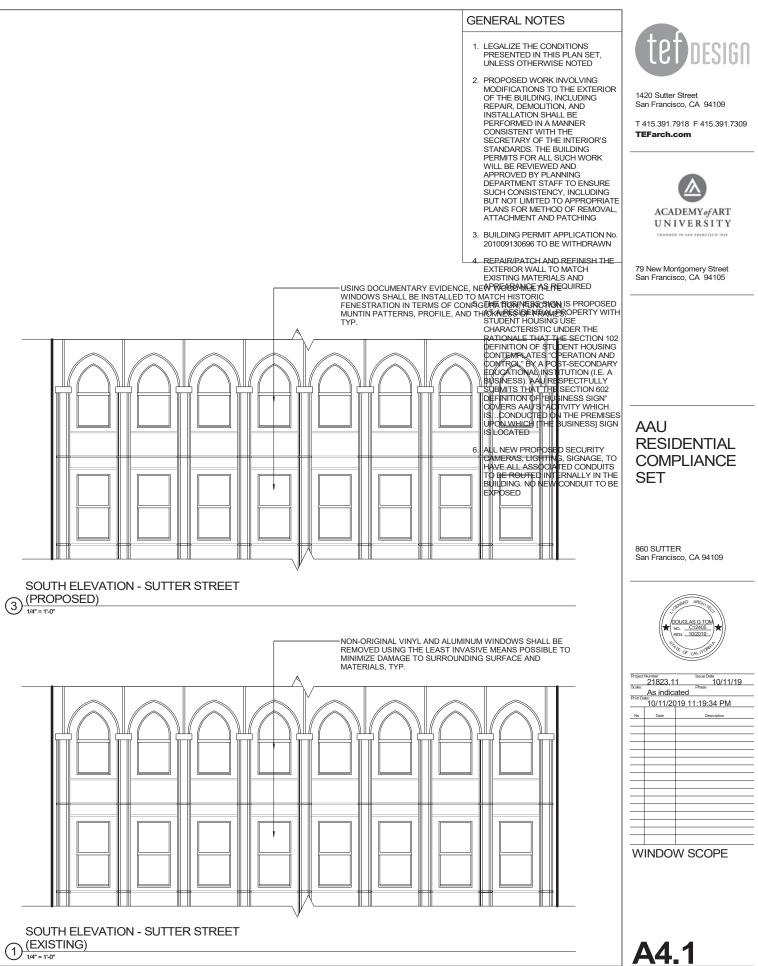




2 PHOTOS - EXISTING WINDOW CONDITION

-





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. -













KEYNOTES

- ES-13: HR-1 REMOVE AND REPLACE VINYL WINDOWS. PROPOSED NEW WOOD WINDOWS SHALL BE INSTALLED TO MATCH HISTORIC FENESTRATION IN TERMS OF CONFIGURATION, FUNCTION, MUNTIN PATTERNS, PDOCH E AND THEORY OF. PROFILE AND THICKNESS OF FRAMES; WINDOWS TO BE DOUBLE-HUNG WOOD
- 2 PROPOSED DIRECTLY ILLUMINATED AAU BUSINESS WALL SIGN; SEE SIGNAGE CONSULTANT DRAWINGS
- PROPOSED DIRECTLY ILLUMINATED AAU BUSINESS PROJECTION SIGN; SEE SIGNAGE CONSULTANT DRAWINGS
- (4) NOT USED

ITEMS NOTED ON 9/25/19 SITE WALK:

- (5) EXISTING DOME SECURITY CAMERA PROPOSED FOR LEGALIZATION. LOCATED UNDER BEYOND THE AWNING & IN THE ENTRY FOYER
- 6 EXISTING PIPES PROTRUDING
- (7) EXISTING VENT
- (8) EXISTING FIRE STAND PIPES
- (9) EXISTING GLAZING TO BE MADE TRANSPARENT (REMOVE FILM OR REPLACE GLASS)
- (10) EXISTING AWNING
- EXISTING ACCORDION FIRE
- (12) EXISTING FIRE ESCAPE
- (13) EXISTING FIRE BELL
- (14) EXISTING FILLED WINDOW
- EXISTING DOME SECURITY CAMERA
- (16) EXISTING WALL SCONCE



RESIDENTIAL COMPLIANCE SET

860 SUTTER San Francisco, CA 94109





EXTERIOR ELEVATION DETAIL IMAGES







SURVEY REQUIRED NOT FOR PRODUCTION

| GOLDEN GATE SIGN Company, Suc. | | |
|---|--|--|
| 2500 Bisso Lane, Suite 200 | | |
| Concord, CA 94520 925.771.6300 Phone CA License #665363 | | |
| Project | | |
| Date: | 8/14/19 | |
| Sales: Designer: | A. Bartizal G. Graves | |
| Rev. #: 1 D | ate: 9/12/19 | |
| Revision Notes: A) Revised size and placement of projecting blade sign. | | |
| | Exterior Double Faced | |
| Illuminated Non-Illuminated | | |
| Type of Lighting: | | |
| Lamps [| L.E.D. | |
| Neon | Other | |
| Addres 860 SUTTER SAN FRANC | STREET | |
| Customer Ap | proval | |
| Signatur | e | |
| MM/DD/Y | ſŸŶ | |
| 2019 All Rights Reserved. This is drawing submitted in connection planning for you. It is no reproduced, exhibited or shown to organization without written perr Sign Compor | with a project we are t to be copied, anyone outside of your nission of Golden Gate | |
| 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. | | |
| ŰL | | |
| All Signs to be Title 24 Compliant | | |
| WSA Sign Associat | es CalforniaSignAssociation | |
| BBB | | |
| Sheet No. | | |



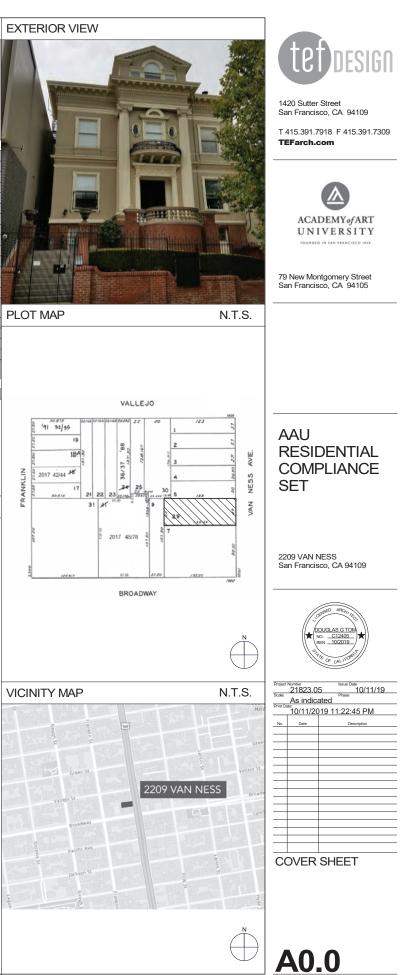
Red

Black

White

| GOLDEN Conyo | GATE SIGN |
|---|--|
| | ane, Suite 200 CA 94520 |
| | 300 Phone #665363 |
| | ect ID |
| Date: | 8/14/1 |
| Sales: | A. Bartiza |
| Designer: | G. Grave |
| Rev. #: 1 | Date: 9/12/19 |
| | n Notes: ze and placeme blade sign. |
| Interior | × Exterior |
| × Single Faced | Double Faced |
| Illuminated | |
| × Non-Illuminate | d |
| Type of Lightin | g: |
| Lamps | L.E.D. |
| Neon | Other |
| 860 SUT | Hress Ter street Rancisco |
| Custome | r Approval |
| Sign | lature |
| MM/D | D/YYYY |
| drawing submitted in con planning for you. reproduced, exhibited or sh organization without writte | This is an original unpublished nettion with a project we are It is not to be copied, own to anyone outside of your an permission of Golden Gate ionpany. |
| This sign is intended to be in requirements of Article 61 Code and other applicable | nstalled in accordance with th D0 of the National Electrical e codes. This includes proper sonding of the sign. |
| (U | |
| A | ll Signs to be Title 24 Compliant |
| Worl Sign Asso | d ciates |
| BBB | 'SA |
| She | et No. |
| GC | 3 3. |

| ESTM CONDITIONS EXISTING SITES TECHNICAL MEMORANDUM ESTM Case No. 2008.0586E | CODE NOTES REFERENCE: SAN FRANCISCO PLANNING CODE AS EXISTING ON JANUARY 1, 2019. | CODE NOTES (CONT.) | SHEET INDEX |
|--|---|--|---|
| Recommended Condition of | A-FLOOR AREAS | E- OPEN SPACE *SEE SHEET A0, S2 FOR OPEN SPACE ANALYSIS | |
| Approval Number Recommended Condition of Approval ES-5: 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 | SAM FRANCISCO PLANNING CODE SEC. 112 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) | SEE STIELT AU.SZ FOR OPEN SPACE AVALTOIS SAN FRANCISCO PLANING CODE SEC. 102 DEFINITIONS OPEN SPACE, REQUIRED, ANY FRONT SETBACKS, SIDE OR REAR VARDS, COURTS, USABLE OPEN SPACE OR OTHER OPEN AREA PROVIDED IN ORDER TO MEET THE REQUIREMENTS OF THIS CODE. SAN FRANCISCO PLANING CODE SEC. 135.D.2 FOR GROUP HOUSING STRUCTURES, SRO UNTS, AND DWIELLING UNITS THAT MEASURE LESS THAN 350 SQUARE FEET PLUS A | Sheet |
| buildings along the route. AAU PROPOSAL: To be addressed under separate cove in AAU's Transportation Management Plan. | | 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 PARAGRAPH (S(V)) ABOVE AND (D(4)) AND (D(5), BELOW, FOR | Sheet Number Sheet Name 45 16 |
| ES-5: TR-2 Shuttle Loading Zone. AAU shall shorten the existing 40-foot-long white zone in front of the 2209 Van Ness | LEVEL 1 3,164 3,164 LEVEL 2 3,797 3,797 | PURPOSES OF THESE CALCULATIONS, THE NUMBER OF BEDROOMS ON A LOT SHALL IN NO CASE BE CONSIDERED TO BE LESS THAN ONE BEDROOM FOR EACH TWO BEDS. WHERE THE | A0.0 COVER SHEET • • |
| time and a regular shuttle stop per AAU's shuttle policy is | LEV/EL3 1773 1773 | ACTUAL NUMBER OF BEDS EXCEEDS AN AVERAGE OF TWO BEDS FOR EACH BEDROOM, EACH TWO BEDS SHALL BE CONSIDERED EQUIVALENT TO ONE BEDROOM. | A0.1 PROJECT INFORMATION • A0.2 GENERAL NOTES • |
| Avenue site since only Route M serves the site at this time and a regular shuttle stop per AAU's shuttle policy is typically 20 to 25 feet in length. The type of on-street parking created shall be coordinated with SFMTA. CONDITION REMOVED: This white zone has been removed by SFMTA in order to accommodate the Van Ness Improvement Project. AAU is coordinating with SFMTA on a replacement white zone located on Broadway. ES-5: TR-3 Class I Bicycle Parking. AAU shall add 14 Class I bicycle parking shall be consistent with San Francisco Planning Department guidance, including being conveniently located and easily accessed from the ground floor (at grade level). AAU PROPOSAL: See 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 Below BICYCLE PARKING SUMMARY *SEE 2211 VAN NESS SET/ SHEET A2.1 FOR 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, resulting in 30 class I spaces 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) providing more than one-third of Class I spaces as vertical racks (see Code Section 155.1(c)(2); (2) providing all proposed Class I parking for 2151, 2209 an | LEVEL 3 1,773 1,773 GROSS SF TOTAL 11,381 11,381 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. 122 (b) IN R. RC. NC. AND MIXED USE DISTRICTS. FLOOR AREA RATIO LIMITS SHALL NOT APPLY TO DWELLINGS OR TO OTHER RESIDENTIAL USE DEFINITIONS DWELLING LINI (DUIL) A RESIDENTIAL USE DEFINITIONS SMA FRANCISCO PLANNING CODE SEC. 102 DEFINITIONS DWELLING UNIT(DUIL) A RESIDENTIAL USE DEFINITIONS MORE AT A TIME. IN A SPACE NOT DEFINED BY THAT PROVIDES LOOGING 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. MAXIMUM ALLOWABLE PER ZONING DISTRICT RC-3 DWELLING UNITS (DUS) 1 DU PER 400 SF LOT AREA GROUP HOUSING ROOMS (GHs) 1 GH PER 140 SF LOT AREA 2209 VAN NESS CALCULATION GROUP HOUSING ROOMS (GHs) 6,357 SF / 140 SF = <u>45 GHs</u> Max. Allowed Existing per 118 Survey 119 GROUP HOUSING 45 22 18 18 RESIDENTIAL USES Max. Allowed Existing per 118 Survey; Code ESTIM 113 Survey 119 GROUP HOUSING 455 22 <td>ACTUAL NUMBER OF BEDE SCICEDS AN AVERAGE OF TWO BEDS FOR EACH BEDROOM. EACH TWO BEDS SHALL BE CONSIDERED EQUIVALENT TO ONE BEDROOM. 2209 VAN NESS CALCULATION! REQUIRED 612 SF [(23 BEDROOMS * 60 SF/3)[1.33)] REQUIRED 120 SF [(6 BEDROOMS * 60 SF/3)] REQUIRED TOTAL 732 SF EXISTING/PROPOSED 846 SF (1) BASED ON 23 BEDROOMS < 350 SF. AND 6 BEDROOMS > 350 SF. NOTE: BEDROOMS IN THIS CALCULATION (29) EQUAL TO HALF PROPOSED BED COUNT IN GROUP HOUSING ROOMS (18), PER 135.D.2 F-ACTIVE USE *SEE SHEET A2.1 PROPOSED LEVEL 1 FLOOR PLAN FOR REFERENCE 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 SINCLUDE, BUT ARE NOT LIMITED TO THE CURRENT BUILDING CODE PART 4- 2016 CALIFORNIA BUILDING CODE PART 4- 2016 CALIFORNIA ENERGY CODE PART 10-2016 CALIFORNIA ENERGY CODE PART 10-2016 CALIFORNIA FIRE CODE</td> <td>A0.1 PROJECT INFORMATION •</td> | ACTUAL NUMBER OF BEDE SCICEDS AN AVERAGE OF TWO BEDS FOR EACH BEDROOM. EACH TWO BEDS SHALL BE CONSIDERED EQUIVALENT TO ONE BEDROOM. 2209 VAN NESS CALCULATION! REQUIRED 612 SF [(23 BEDROOMS * 60 SF/3)[1.33)] REQUIRED 120 SF [(6 BEDROOMS * 60 SF/3)] REQUIRED TOTAL 732 SF EXISTING/PROPOSED 846 SF (1) BASED ON 23 BEDROOMS < 350 SF. AND 6 BEDROOMS > 350 SF. NOTE: BEDROOMS IN THIS CALCULATION (29) EQUAL TO HALF PROPOSED BED COUNT IN GROUP HOUSING ROOMS (18), PER 135.D.2 F-ACTIVE USE *SEE SHEET A2.1 PROPOSED LEVEL 1 FLOOR PLAN FOR REFERENCE 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 SINCLUDE, BUT ARE NOT LIMITED TO THE CURRENT BUILDING CODE PART 4- 2016 CALIFORNIA BUILDING CODE PART 4- 2016 CALIFORNIA ENERGY CODE PART 10-2016 CALIFORNIA ENERGY CODE PART 10-2016 CALIFORNIA FIRE CODE | A0.1 PROJECT INFORMATION • |
| 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. | 5. AAU is awaiting detail from City regarding a Development Agreement- implemented Class I in-lieu fee to account for overall Class I bicycle parking deficiency at 2209, 2211 and 2151 Van Ness. Based upon that in- lieu fee detail, AAU may elect to either pay the fee or reduce the bed count at 2209 and/or 2211 Van Ness to bring proposed Class I bicycle parking into compliance. | 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 | DISTRICTS ZONING RC-3 HEIGHT/BULK 80-D SPECIAL USE NONE USE LAST LEGAL RESIDENTIAL: DWELLING UNIT (1 UNIT) |
| BICYCLE PARKING SUMMARY | C-STUDENT HOUSING CHARACTERIZATION | | PROPOSED RESIDENTIAL: GROUP HOUSING (22 ROOMS) |
| ESTM CODE REQUIRED REQUIRED CLASS I 14 21 15 (Offsite at 2211 Van Ness) | STUDENT HOUSING: A RESIDENTIAL USE CHARACTERISTIC DEFINED AS A LIVING SPACE FOR STUDENTS OF ACCREDITED POST-SECONDARY EDUCATIONAL INSTITUTIONS THAT MAY TAKE | PROJECT SCOPE | HISTORIC EVALUATION |
| CLASS I 14 21 15 (Diffete at 2211 Van Ness) CLASS II 3 3 (6 Total for 2209 and 2211 Van Ness) | THE FORM OF DWELLING UNITS, GROUP HOUSING, OR SRO UNIT AND IS OWNED, OFERATED, OR OTHERWISE CONTROLLED SY AN ACCREDED 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 VONSIGT 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. *EXCEPTION REQUEST: An exception from the student housing conversion restrictions of Planning Code Section 317(e) is requested to approve the student housing use characteristic proposed for this project. D-EXPOSURE *SEE SHEETS A0.E1 AND A0.E2 FOR EXPOSURE PLAN ANALYSIS Of COMPLIANT UNITS 11 NON-COMPLIANT UNITS* *EXCEPTION REQUEST: Because the building is rated a Category A resource by the Planning Department, AAU proposes no change to existing exposure nonconformities and therefore requests an exception from the requirements of Code Section 140. | PURSUANT TO CASE NUMBER 2008.0586, THE PROJECT PROPOSES TO CHANGE THE USE OF 2209 VAN NESS AVENUE FROM THE LAST LEGAL USE OF SINGLE DWELLING UNIT TO GROUP HOUSING (18 BEDROOMS AND 57 BEDS) WITH A STUDENT HOUSING USE CHARACTERISTIC. PLANNING CODE EXCEPTIONS REQUESTED AS PART OF THE PROJECT ARE LISTED ON THIS COVER SHEET. PROPOSED COMPLIANCE WITH RECOMMENDED CONDITIONS OF APPROVAL FOR 2209 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. EXISTING EXTERIOR ALTERATIONS WITHIN THE SCOPE OF THIS PROJECT ARE NOTED ON SHEET A3.2. THE PROJECT PROPOSES TO ABATE AND CLOSE ENFORCEMENT CASE 8606 (CONVERSION OF DWELLING UNITS TO GROUP HOUSING WITHOUT CU PER 209.2(C)). CONDITIONAL USE AUTHORIZATION REQUESTED FOR GROUP HOUSING USE AFFILIATED WITH INSTITUTIONAL EDUCATIONAL USE IN THE RC-3 DISTRICT. NEW SIGNAGE PROPOSED | HISTORIC RESOURCE STATUS A- Historic Resource Present NATIONAL REGISTER HISTORIC DISTRICTS None CALIFORNIA REGISTER HISTORIC DISTRICTS None HISTORIC RESOURCE EVALUATION HISTORIC RESOURCE EVALUATION None ARTICLE 10 DESIGNATED HISTORIC None DISTRICT LANDMARKS ARTICLE 11 PRESERVATION DESIGNATION MILLS ACT None LEGACY BUSINESS REGISTRY None |
| L | Al drawings and written material appearing tennin constitute original and unpublished work of the Architect ard may not be duplicated, used or disclasses without consent of Architect. | If this drawing is not 24° x 30°, then the clearing has been neliked from its original state. Noted scates must be adjusted. This for should be equal to one inch. | |

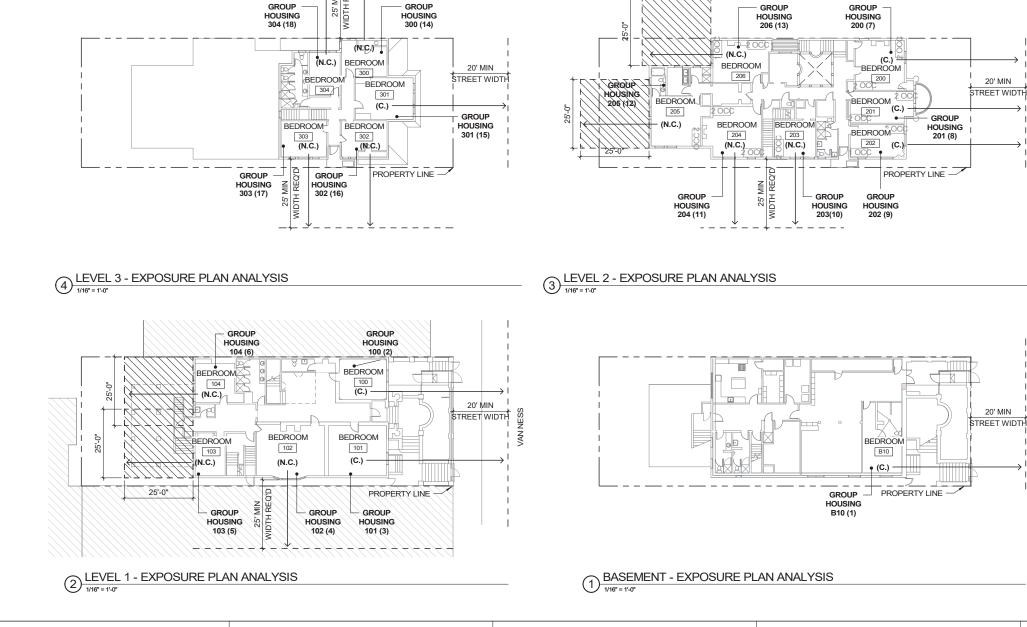


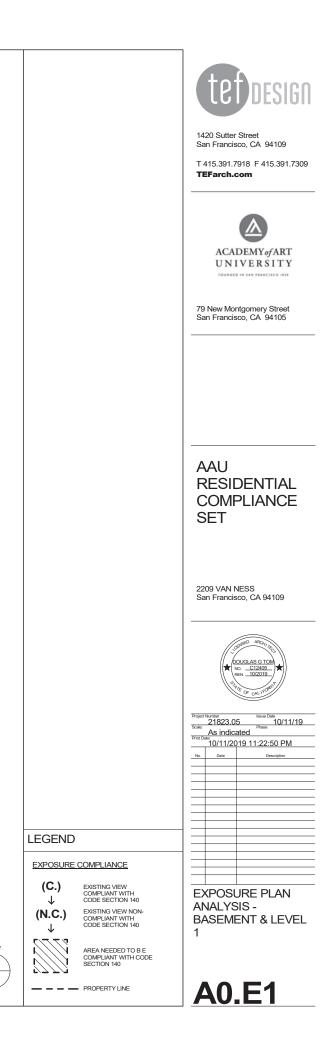
_ _ _

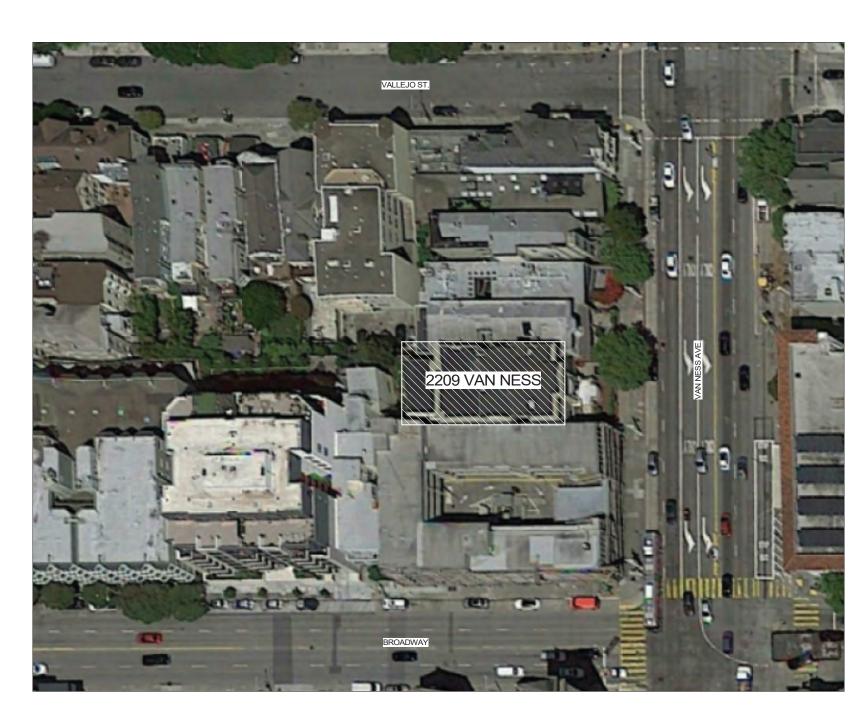
MIN

_ _ _ _ _ _

25'-0"







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



1420 Sutter Street San Francisco, CA 94109

T 415.391.7918 F 415.391.7309 **TEFarch.com**



ACADEMY of ART UNIVERSITY

79 New Montgomery Street San Francisco, CA 94105

AAU RESIDENTIAL COMPLIANCE SET

2209 VAN NESS San Francisco, CA 94109

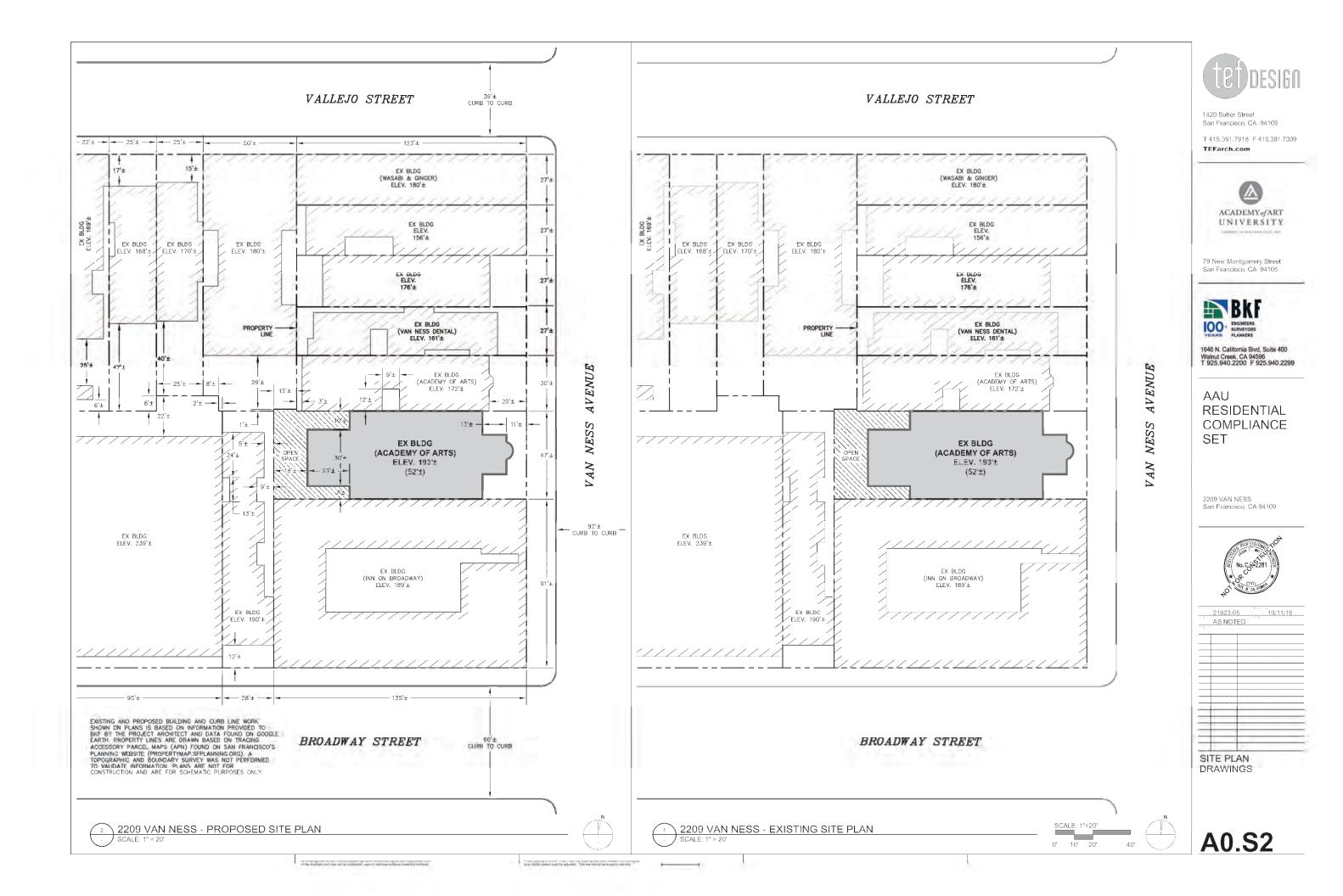


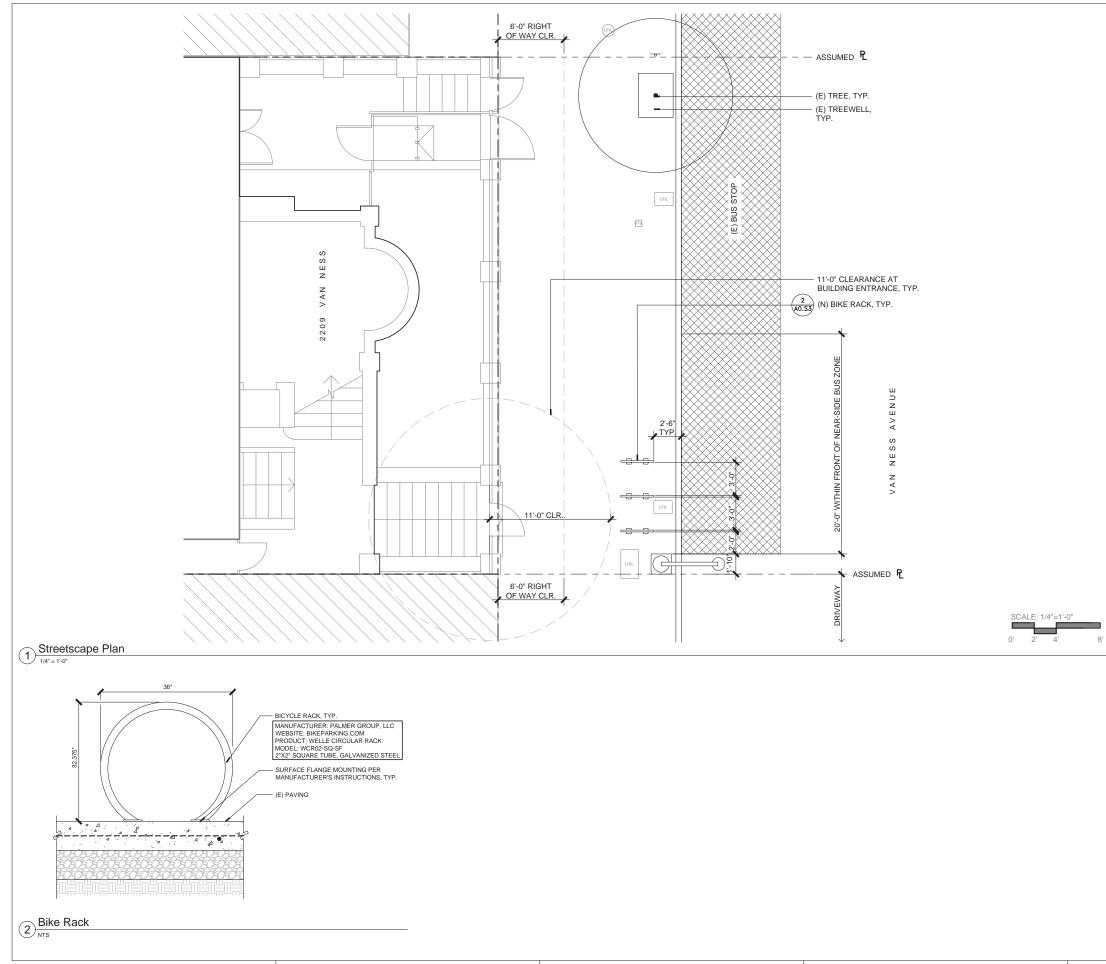
| Project Number Issue Date | | | | |
|---------------------------|--------------------|-------------------------|--|--|
| Scale | 21823.0 | | | |
| | Scale Not To Scale | | | |
| Print D | ate: |)19 11:22:52 PM | | |
| | 10/11/20 | <u>19 11.22.32 Pivi</u> | | |
| No. | Date | Description | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

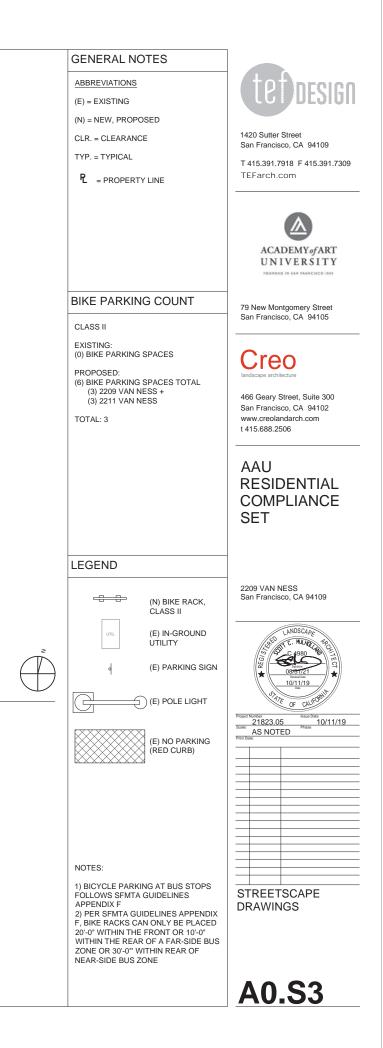
SITE PLAN AERIAL IMAGE

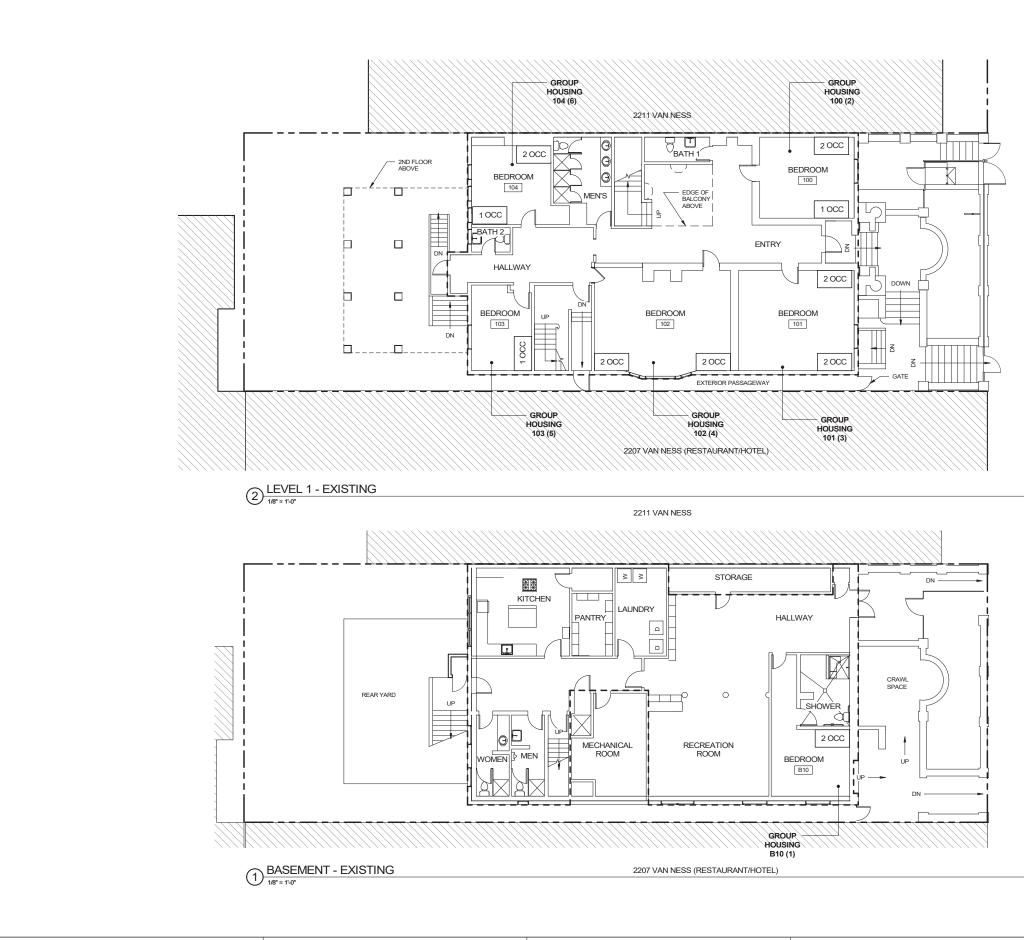


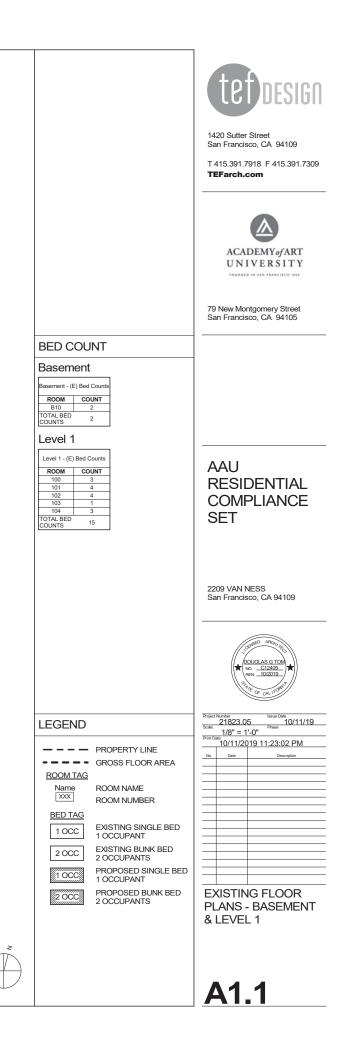


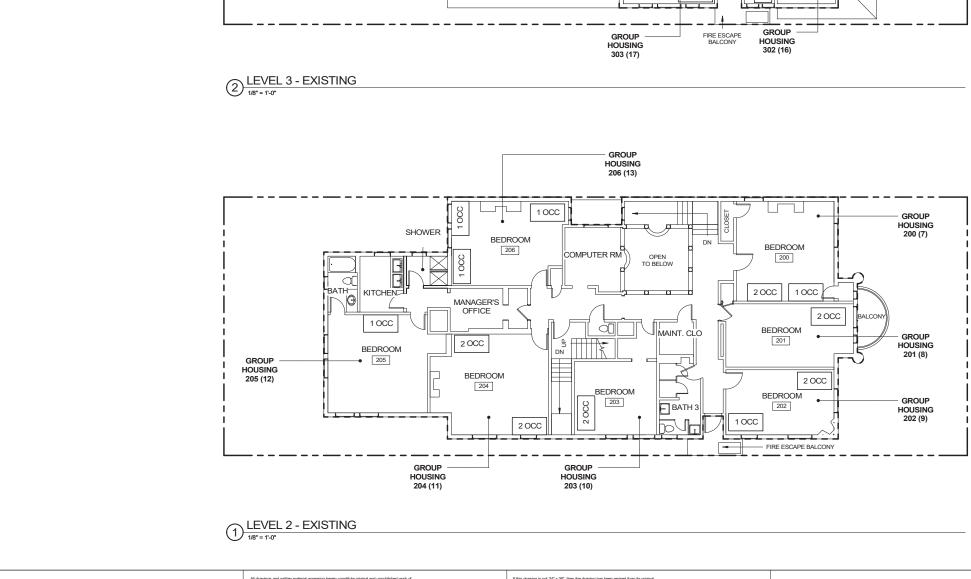


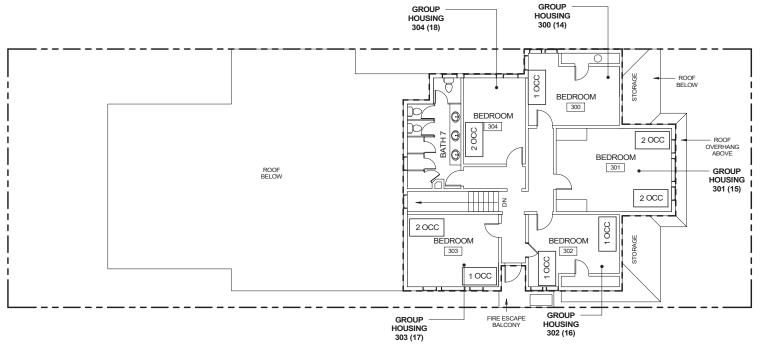


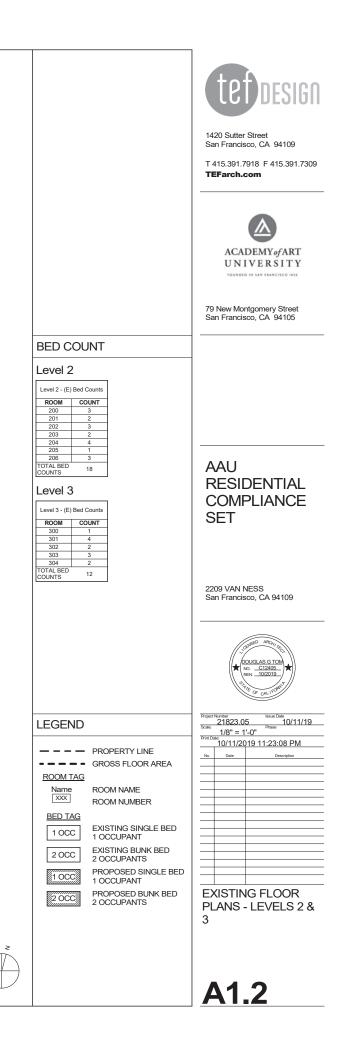




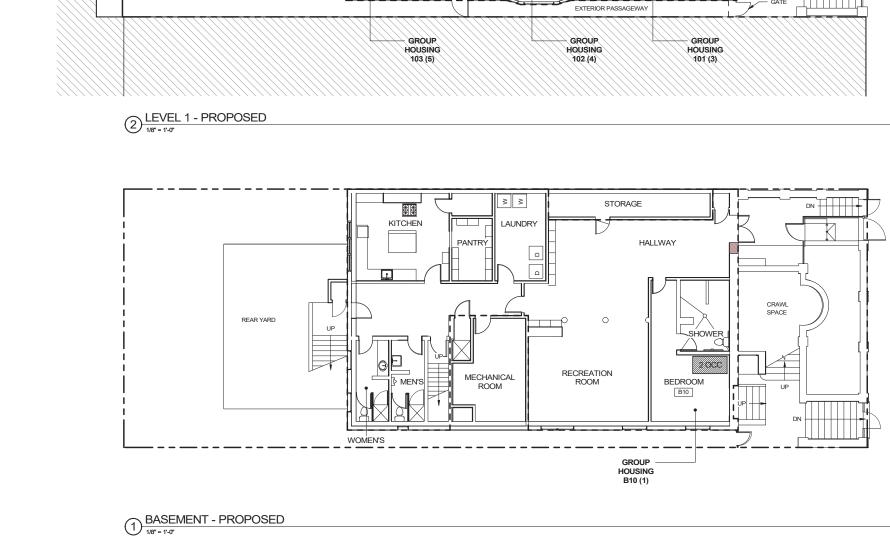


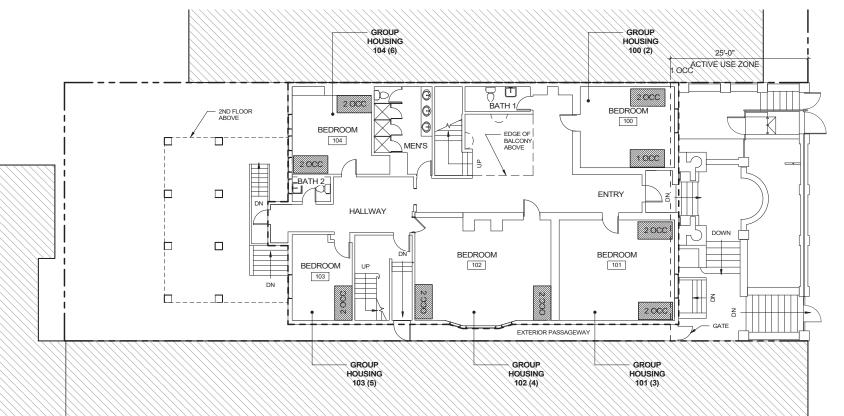


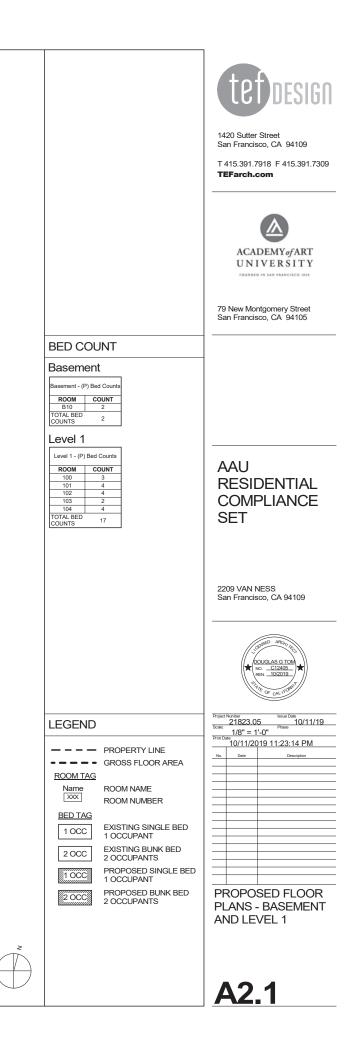


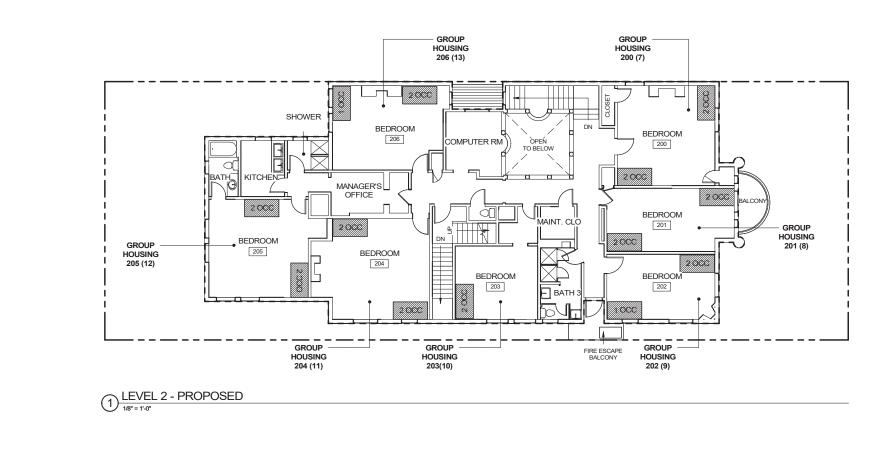


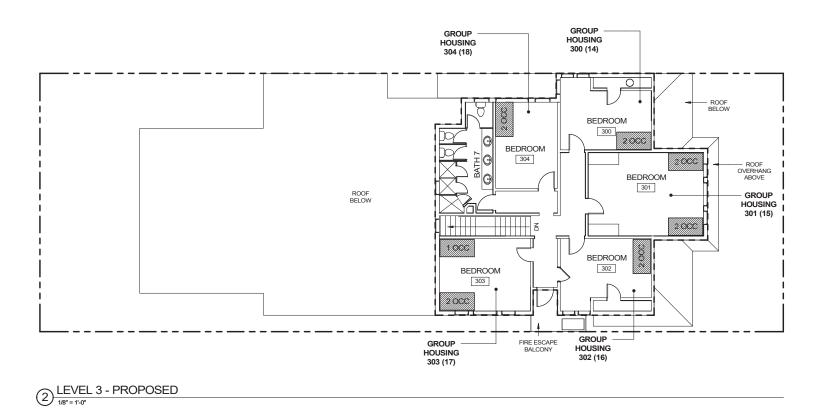


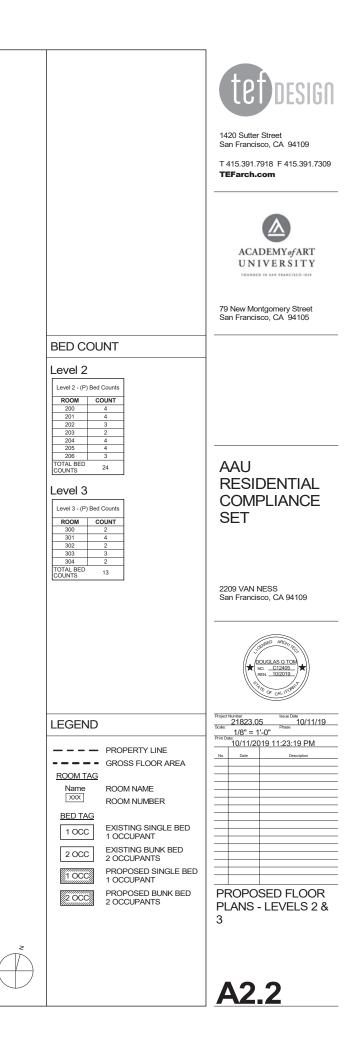














All drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used or disclosed without consent of Architect.

KEYNOTES

- (1) SECURITY FENCE AND WINDOW BARS NOTED IN ESTM
- 2 NOTICE BOARD INSTALLED AT DIRECTION OF SF PLANNING DEPARTMENT TO BE REMOVED
- 3 PROPOSED FREESTANDING INDIRECTLY ILLUMINATED AAU BUSINESS SIGN. INSTALL AT EXISTING POST MOUNTED LOCATION IN YARD IN FRONT OF BALCONY; SEE SIGNAGE CONSULTANT DRAWINGS
- (4) PROPOSED INDIRECTLY ILLUMINATED AAU FREESTANDING SIGN ON EXISTING SECURITY FENCE; SEE SIGNAGE CONSULTANT DRAWINGS
- (5) REMOVE EXISTING PLASTIC SIGNS ON METAL FENCE, TYP.

ITEMS BELOW NOTED DURING 9/27/19 SITE WALK

- (6) (E) JULIET BALCONY WITH METAL RAILING
- (7) (E) WALL SCONCE
- (8) (E) DOME SECURITY CAMERA
- (E) CAMERA
- (10) (E) STAND PIPE
- (1) (E) BALCONY @ ENTRY
- (E) LIGHT
- (13) (E) FIRE ALARM BELL
- (14) (E) DOOR CORNICE
- (E) BRICK WALL AND (E) METAL FENCE ABOVE
- 16 (E) METAL GATE
- (17) (E) ROOF DRAIN PIPE



1420 Sutter Street San Francisco, CA 94109

T 415.391.7918 F 415.391.7309 TEFarch.com



ACADEMY of ART UNIVERSITY

79 New Montgomery Street San Francisco, CA 94105

AAU RESIDENTIAL COMPLIANCE SET

2209 VAN NESS San Francisco, CA 94109



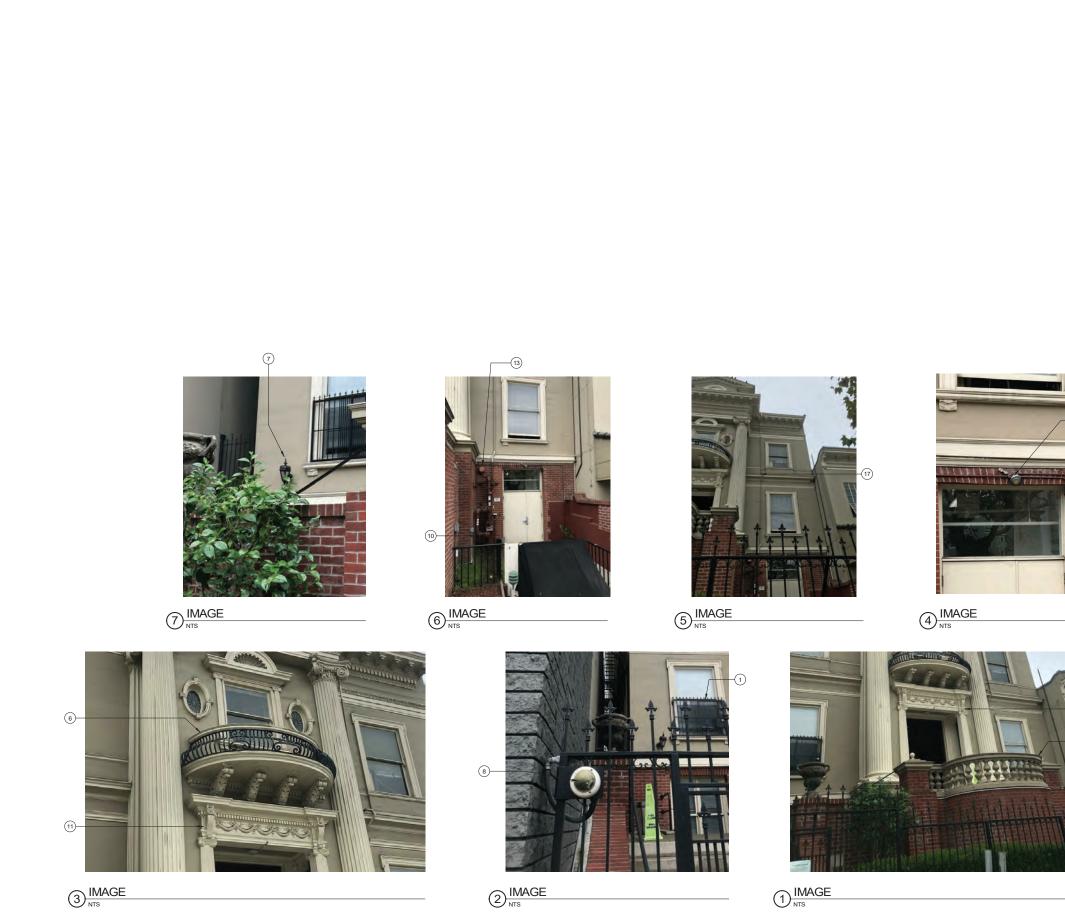
| Project | Number 21823.0 | 5 10/11/19 | | | | | | | |
|----------|-------------------|----------------|--|--|--|--|--|--|--|
| Scale: | | | | | | | | | |
| Print Da | Not To S | scale | | | | | | | |
| Print Da | 10/11/20 | 19 11:23:24 PM | | | | | | | |
| No. | Date | Description | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | EXTERIOR | | | | | | | | |

EXTERIOR ELEVATION IMAGES

A3.1

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.

KEYNOTES

- (1) SECURITY FENCE AND WINDOW BARS NOTED IN ESTM
- 2 NOTICE BOARD INSTALLED AT DIRECTION OF SF PLANNING DEPARTMENT TO BE REMOVED
- (3) PROPOSED FREESTANDING INDIRECTLY ILLUMINATED AAU BUSINESS SIGN. INSTALL AT EXISTING POST MOUNTED LOCATION IN YARD IN FRONT OF BALCONY; SEE SIGNAGE CONSULTANT DRAWINGS
- PROPOSED INDIRECTLY ILLUMINATED AAU FREESTANDING SIGN ON EXISTING SECURITY FENCE; SEE SIGNAGE CONSULTANT DRAWINGS
- (5) REMOVE EXISTING PLASTIC SIGNS ON METAL FENCE, TYP.

ITEMS BELOW NOTED DURING 9/27/19 SITE WALK

- (E) JULIET BALCONY WITH METAL RAILING
- (7) (E) WALL SCONCE
- (E) DOME SECURITY CAMERA
- (E) CAMERA
- (10) (E) STAND PIPE
- (E) BALCONY @ ENTRY
- (E) LIGHT
- (E) FIRE ALARM BELL
- (14) (E) DOOR CORNICE
- (E) BRICK WALL AND (E) METAL FENCE ABOVE
- (E) METAL GATE
- (17) (E) ROOF DRAIN PIPE



1420 Sutter Street San Francisco, CA 94109

T 415.391.7918 F 415.391.7309 TEFarch.com



ACADEMY of ART UNIVERSITY

79 New Montgomery Street San Francisco, CA 94105

AAU RESIDENTIAL COMPLIANCE SET

2209 VAN NESS San Francisco, CA 94109



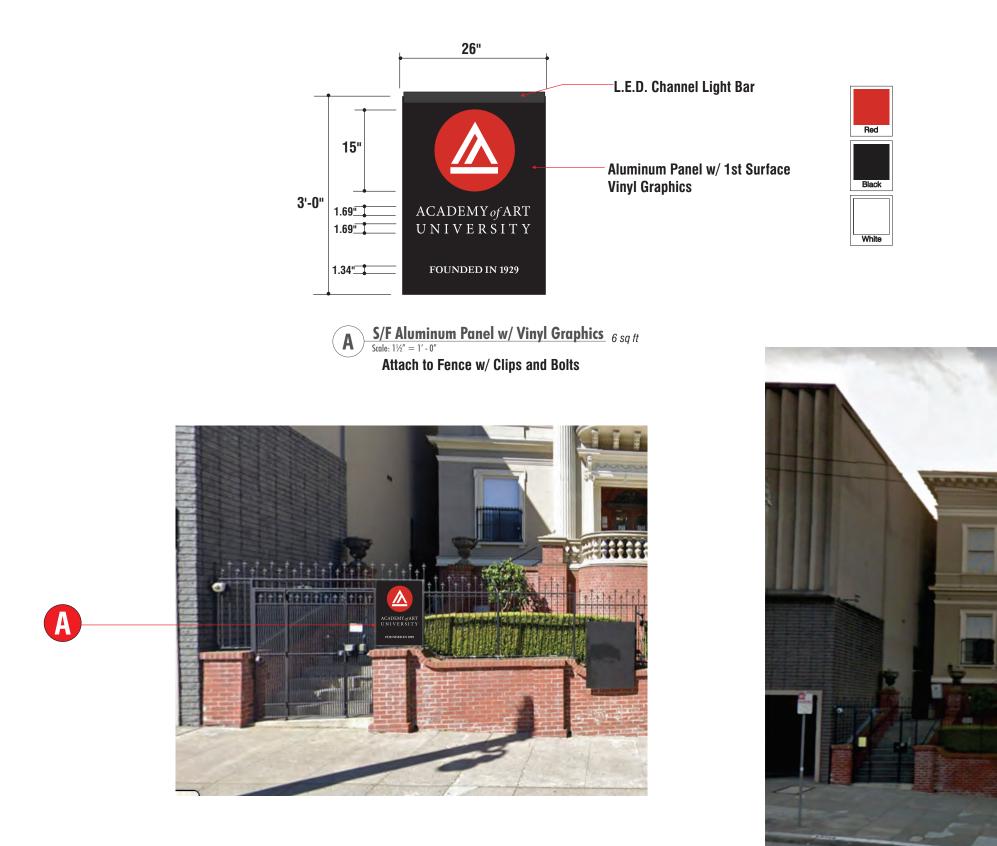
| Project | Number | Issue Date |
|----------|----------|-----------------|
| rigun | 21823.0 | |
| Scale | | Phase |
| | 1/8" = 1 | '-0" |
| Print Da | ater | |
| | 10/11/20 |)19 11:23:34 PM |
| No. | Date | Description |
| 140. | Danc | Disciplion |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| _ | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| _ | | |
| | | |
| _ | | |
| | | |

EXTERIOR ELEVATION DETAILS

A4.1

(12)





Front Elevation

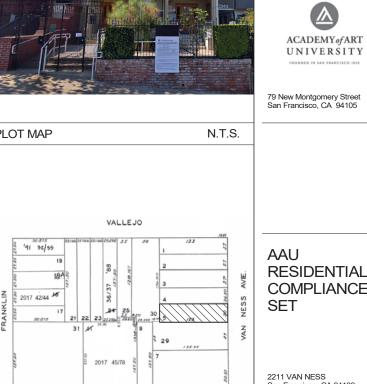
| Concor 925.771 | Lane, Suite 200 d, CA 94520 .6300 Phone ise #665363 |
|--|---|
| | ject ID |
| Date: | 8/15/19 |
| Sales: | A. Bartizal |
| Designer: | G. Graves |
| Rev. #: 1 | Date: 9/25/19 |
| | ion Notes: roportions |
| | |
| Interior | × Exterior |
| × Single Faced | Double Faced |
| | |
| × Illuminated | |
| Non-Illumina | ited |
| Type of Lighti | ing: |
| Lamps | × L.E.D. |
| Neon | Other |
| 2209 V | ddress IAN NESS AVE FRANCISCO |
| Custom | er Approval |
| Sig | gnature |
| MM/ | (DD/YYYY |
| drawing submitted in c planning for yo reproduced, exhibited or organization without wr | 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 b requirements of Article Code and other applica | e installed in accordance with the 600 of the National Electrical ble codes. This includes proper d bonding of the sign. |
| (| ŶL) |
| 22 | All Signs to be Title 24 Compliant |
| Sig | orld gn sociates |
| \$ | |
| BBB | |



| ESTM CONDITIONS Academy of Art University Project ESTM Case N0. 2008.0586E | | CODE NOTES REFERENCE: SAN FRANCISCO PLANNING CODE AS EXISTING ON JANUARY 1, 2019. | | | CODE NOTES (CONT.) | SHEET INDEX | E | | |
|--|--|---|---|--|---|---|--|---|----------|
| Recommended Condition of Approval Number Recommended Condition of Approval | | 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 | | | D- EXPOSURE *SEE SHEETS A0.E1 FOR EXPOSURE PLAN ANALYSIS | L ISSU | | | |
| ES-4: TR-1 | Shuttle Policy, monitor the sh | uttle bus capacity for | to assess, adjust and Route M, potentially | THE SEVERAL ELCORE OF A RUIL DINC OR RUIL DINCE. MEASURED FROM THE EVTERIOR | | | 02 COMPLIANT UNITS 05 NON-COMPLIANT UNITS* | | E C |
| increasing frequency or capacity to meet the measured demand of this and other academic and residential buildings along the route. | | GROSS FLOO | R AREA (NO CHAN | GE) | *EXCEPTION REQUEST: Because the building is rated a Category A resource by the Planning Department, AAU proposes no change to | | I ISSUE | | |
| AAU PROPOSAL: To be addressed under separate cover in AAU's Transportation Management Plan. | | r Level LEVEL 1 LEVEL 2 | Existing (SF) 2,674 2,645 | Proposed (SF) 2,674 2,645 | existing exposure nonconformities and therefore requests an exception for two Dwelling Units and three Group Housing Rooms from the requirements of Code Section 140. | Sheet Number Sheet Name 6 | SF DB | | |
| ES-4: TR-2 | parking space Since there is Van Ness Ave | is to meet the Plannir limited access to the enue, these spaces o | add 5 Class I bicycle ng Code requirement. rear courtyard of 2211 ould be provided at the | GROSS SE TOTAL | 5,319 | 5,319 | E- OPEN SPACE *SEE SHEET A2.1 PROPOSED LEVEL 2 FLOOR PLAN FOR REFERENCE | A0.0 COVER SHEET • A0.1 PROJECT INFORMATION • A0.2 GENERAL NOTES • | • |
| | Bicycle parkin Planning Depa conveniently lo floor (at grade | g shall be consistent artment guidance, inc ocated and easily acc level). | cluding being cessed from the ground | DWELLINGS OR TO OTHER RESIDE | RICTS, FLOOR AREA RATIO LI | VITS SHALL NOT APPLY TO | 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. | A0.E1 EXPOSURE PLAN ANALYSIS - LEVELS 1 & 2 A0.E1 EXPOSURE PLAN ANALYSIS - LEVELS 1 & 2 A0.S1 SITE PLAN AERIAL IMAGE A0.S2 SITE PLAN DRAWINGS A0.S3 STREETSCAPE DRAWINGS A0.T4 OCCULDARCY AND EGESS PLANS | • |
| ES-4: TR-3 | Class II Bicycl bicycle parking Class II bicycl be coordinated | e Parking. AAU shall g spaces along Van I e parking spaces on d and reviewed by SF stent with San Franci | Ness Avenue. The Van Ness Avenue shal FMTA. Bicycle parking | B- RESIDENTIAL USES SAN FRANCISCO PLANNING CODE DWELLING UNIT (UDI) A RESIDENT THAT IS DESIGNED FOR, OR IS OCI THEREIN AND HAVING ONLY ONE H GROUP HOUSING (GH): A RESIDEN | AL USE DEFINED AS A ROOM CUPIED BY, ONE FAMILY DOIN ITCHEN. | G ITS OWN COOKING | SAN FRANCISCO PLANNING CODE SEC. 135 D.2 FOR GROUP HOUSING STRUCTURES, SRO UNITS, AND DWIELING UNITS THAT MEASURE LESS THAN 305 SOUARE FEET PLUS A BATHROOM, THE MINIMM AMOUNT OF USABLE OPEN SPACE PROVIDED FOR USE BY EACH BEDROOM OR SRO UNIT SHALL BE ONE-THIRD THE AMOUNT REQUIRED FOR A DWIELING UNIT AS SPECIFIED IN PARAGRAPHS (D)(1) ABOVE 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 FOR FACH TWO BEDS. WHERE THE | A0.T2 SF GREEN BUILDING COMPLIANCE FORM A0.T3 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 | • |
| ES-4: GHG-1 | Compliance w shall design, lo | ith the Bicycle Parkin ocate and configure a | | MEALS AND LODGING, WITHOUT IN FOR A WEEK OR MORE AT A TIME, UNIT. | | | ACTUAL NUMBER OF BEDS EXCEEDES AN AVERAGE OF TWO BEDS FOR EACH BEDROOM, EACH TWO BEDS SHALL BE CONSIDERED EQUIVALENT TO ONE BEDROOM. | A2.1 PROPOSED FLOOR PLANS - LEVELS 1 & 2 A3.1 EXTERIOR ELEVATION IMAGES A3.2 EXISTING/PROPOSED EXTERIOR ELEVATIONS | • • P |
| | - 155.4. | | g Code Sections 155.1 king Summary Below | DWELLING UNITS (DUS) GROUP HOUSING ROOMS (G | 1 DU PER 400 Hs) 1 GH PER 140 | SF LOT AREA | 2211 VAN NESS CALCULATION REQUIRED COMMON SPACE 319 SF [(12 BEDROOMS * 60 SF/3)(1.33)] EXISTING/PROPOSED ¹ 337 SF | A4.1 WINDOW SCOPE A4.2 EXTERIOR ELEVATION IMAGES SIGNAGE SHEETS | • |
| *SEE SHEE *SEE STREE | | DPOSED LAYOUT | SS FOR PROPOSED | 2211 VAN NESS CALCULATIO DWELLING UNITS GROUP HOUSING ROOMS | <u>N</u> 3,960 LOT SF / 400 S 3,960 LOT SF / 140 S | | (1) EXISTING NON-CONFORMING PRIVATE OPEN SPACE PATIO DECK AT LEVEL 2 DWELLING UNIT №. 202 | GG 2.0 SIGNAGE DETAILS | • |
| AAU proposes and 2151 Van I | consolidating the Ness (all located | | ich other) at 2211 Van | SAN FRANCISCO PLANNING CODE : WHERE PERMITTED BY THIS CODE, HOUSING USES SPECIFIED IN THE (| TWO OR MORE OF THE DWEI CODE MAY BE LOCATED ON A | SINGLE LOT, EITHER IN ONE | NOTE: BEDROOMS IN THIS CALCULATION (12) EQUAL TO HALF PROPOSED BED COUNT IN GROUP HOUSING ROOMS (4) AND DWELLING UNITS (3), PER 135.D.2 | TOTAL SHEETS: 12 PROPERTY INFORMATION | - |
| follows: 8 space space at 2151 for the three pro | es at 2211 Van N Van Ness, result operties. | ments at the three provided at the three provided at 22 memory of the provide 24 Class of the provide | 209 Van Ness, and 1 ces required by Code | STRUCTURE OR IN SEPARATE STRUCTURES, PROVIDED THAT THE SPECIFIED DENSITY LIMITS ARE NOT EXCEEDED BY THE TOTAL OF SUCH COMBINED USES. WHERE DWELLING UNITS AND GROUP HOUSING ARE COMBINED, THE MAXIMUM PERMITTED DENSITY FOR DWELLING UNITS AND FOR GROUP HOUSING SHALL BE PRORATED TO THE TOTAL LOT AREA ACCORDING TO THE QUANTITIES OF THESE TWO USES THAT ARE COMBINED ON THE LOT. | | JSES. WHERE DWELLING MITTED DENSITY FOR ED TO THE TOTAL LOT AREA | *EXCEPTION REQUEST: Due to existing site constraints and the Category A historic rating of this building by the Planning Department, AAU proposes no new usable open space as part of this project and therefore requests an exception from the requirements of Code Section | ADDRESS 2211 VAN NESS STREET BLOCK/LOT 0570/005 № OF STORIES 2 (NO CHANGE) | |
| Van Ness (six f Ness due to his providing more Code Section 1 2151, 2209 and | ewer than requir storical site const than one-third o 55.1(c)(3); (2) p 2211 Van Ness | ed by Code for 2211, traints). Planning Coo f Class I spaces as v roviding all proposed at 2211 Van Ness (s | , 2209 and 2151 Van de exceptions for: (1) rertical racks (see Class I parking for see Code Section | 2211 VAN NESS CALCULATION 3 EXISTING DWELLING UNITS 3 X 400 SF = 1.200 SF PRORATED LOT AREA FOR MAXIMUM GROUP HOUSING ROOMS 3,960 SF - 1,200 SF = 2.490 SF MAXIMUM ALLOWABLE GROUP HOUSING ROOMS 2,490 SF / 140 SF = 17 GHs | | | 135. F- ACTIVE USE *SEE SHEET A2.1 PROPOSED LEVEL 1 FLOOR PLAN FOR REFERENCE | DISTRICTS ZONING RC-3 HEIGHT/BULK 80-D SPECIAL USE NONE | |
| Ness at 2209 V providing for in- | an Ness and (4) lieu fee for Code | Class II parking for 2 Development Agree e-required Class I pare eptions from the dime | ment provision | | | | APPLICABLE CODES | USE LAST LEGAL RESIDENTIAL: DWELLING UNIT (2 UNITS) & GROUND FLOOR COMMERCIAL | |
| paragraph belo With regards to | vertical racks in Zoning Administrator Bulletin No. 9, discussed in the paragraph below. With regards to exceptions to Bulletin No. 9 dimensional guidelines, more | | RESIDENTIAL USES Max. Allowed Existing per Existing per Proposed per Code ESTM '18 Survey '19 | | Existing per Proposed | 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 | PROPOSED RESIDENTIAL: DWELLING UNIT (3 UNITS) & GROUP HOUSING (4 ROOMS) | | |
| between approx | ximately 3 to 4 fe 5 feet clearance | indicate that clearance eet, meaning a limited e standards may be n | d waiver of Bulletin | DWELLING UNIT 3 GROUP HOUSING 1 ROOM 1 | 8 | 3 3 4 4 | STRINGENT REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO THE CURRENT APPLICABLE EDITIONS OR PUBLICATIONS OF THE FOLLOWING (OR OTHERWISE NOTED): | HISTORIC EVALUATION HISTORIC RESOURCE STATUS | |
| | BICYCLE I | PARKING SUMMAR | Y | GROUP HOUSING BED 3- COUNT | | 9 10 | 2016 SAN FRANCISCO BUILDING CODE PART 2- 2016 CALIFORNIA BUILDING CODE | NATIONAL REGISTER HISTORIC DISTRICTS None | |
| ES CLASS I | | CODE REQUIRED | PROPOSED 8 (Total 24 for all 3 | DWELLING UNIT BED U COUNT NOTES | - 11 | 11 14 | PART 4- 2016 CALIFORNIA MECHANICAL CODE PART 3- 2016 CALIFORNIA ELECTRICAL CODE PART 6- 2016 CALIFORNIA ENERGY CODE | CALIFORNIA REGISTER HISTORIC DISTRICTS None HISTORIC RESOURCE EVALUATION None RESPONSES | |
| CLASS II | 3 | 3 | properties) 3 (Offsite at 2209 Van Ness) | 1. Existing bed count based on 2. Proposed bed count subject t Departments; | o review by Fire and I | Building | PART 10- 2016 CALIFORNIA EXISTING BUILDING CODE PART 9- 2016 CALIFORNIA FIRE CODE THE NATIONAL FIRE CODES STANDARD AND THE FIRE | ARTICLE 10 DESIGNATED HISTORIC DISTRICT LANDMARKS ARTICLE 11 PRESERVATION DESIGNATION None | |
| | MAINS SUBJECT TO RE D FIRE DEPARTMENTS. | | THER CITY AGENCIES, SUCH AS | 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- | | | PROTECTION HANDBOOK OF THE NFPA ALL APPLICABLE NFPA CODE SECTIONS INCLUDING BUT NOT LIMITED TO CCSF, FIRE MARSHAL ADMIN BULLETINS | MILLS ACT None LEGACY BUSINESS REGISTRY None | V |
| | | | | 5. AAU is awaiting detail from C implemented Class I in-lieu fee parking deficiency at 2209, 221 | ity regarding a Develo to account for overall and 2151 Van Ness. | Class I bicycle Based upon that in- | PROJECT SCOPE | | |
| | | | lieu fee detail, AAU may elect to either pay the fee or reduce the bed count at 2209 and/or 2211 Van Ness to bring proposed Class I bicycle parking into compliance. SAN FRANCISCO FLANNING CODE SEC. 112 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 DWILLING 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 PREMITTED WHERE THE FORM OF 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. | | | PURSUANT TO CASE NUMBER 2008.0586, THE PROJECT PROPOSE DWELLING UNITS AND A GROUND-FLOOR RESTAURANT USE TO T AND 4 GROUP HOUSING ROOMS IN A TOTAL OF 24 BEDS) WITH A 5 | HREE DWELLING UNITS AND GROUP HOUSING (3 DWELLING UNITS | | |
| | | TAKE PROJECT EXISTING SITES TECHNICAL MEMORANDUM PUBLISHED MAY 4, 2016, ARE LISTED ON THIS COVER SHEET. EXISTING EXTERIOR ALTERATIONS WITHIN THE SCOPE OF THIS PROJECT ARE NOTED ON SHEET A3.2. OF THE PROJECT PROPOSES TO ABATE AND CLOSE ENFORCEMENT CASE 8604 (CONVERSION OF DWELLING UNITS TO GROUP HOUSIN WITHOUT CU PER 209.2(C)) AND ENFORCEMENT CASE 8605 (SIGNAGE AND CANOPY W/O PERMIT). | | | | | | | |
| | | | | | | | | | |
| | | | | | | CONDITIONAL USE AUTHORIZATION REQUESTED FOR GROUP HOUSING USE AFFILIATED WITH INSTITUTIONAL EDUCATIONAL USE IN THE RC-3 DISTRICT. | | | |
| | | | | *EXCEPTION REQUEST: An el conversion restrictions of Planni approve the student housing us | ng Code Section 317 | (e) is requested to | NEW SIGNAGE PROPOSED. | | |
| | | | | | | | | 1 | |
| | | | | All drawings and written material appearing herein constitute | riginal and unpublished work of | | If this drawing is not 24" x 36", then the drawing has been revised from its original | | |

EXTERIOR VIEW





RESIDENTIAL COMPLIANCE

(tet)de

1420 Sutter Street San Francisco, CA 94109

T 415.391.7918 F 415.391.7309 **TEFarch.com**

ESIGN

2211 VAN NESS San Francisco, CA 94109





COVER SHEET

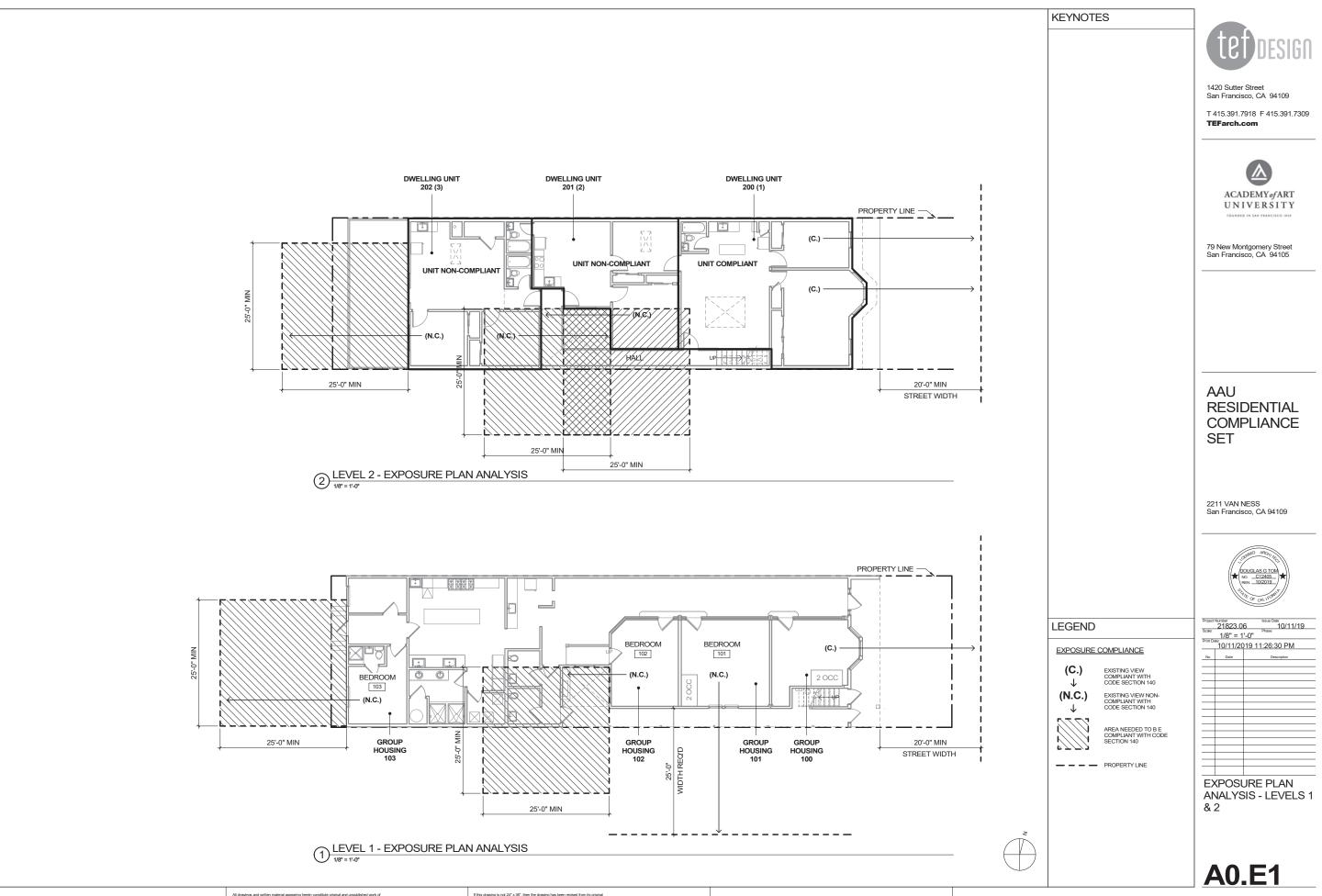


| | TE OF CALIFORN | | | | | | |
|-----------------|-----------------|--|--|--|--|--|--|
| mber 21823.0 | 6 10/11 | | | | | | |
| As indicated | | | | | | | |
| 10/11/20 |)19 11:26:27 PM | | | | | | |
| Date | Description | | | | | | |
| | | | | | | | |





BROADWAY





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



1420 Sutter Street San Francisco, CA 94109

T 415.391.7918 F 415.391.7309 **TEFarch.com**



ACADEMY of ART UNIVERSITY

79 New Montgomery Street San Francisco, CA 94105

AAU RESIDENTIAL COMPLIANCE SET

2211 VAN NESS San Francisco, CA 94109

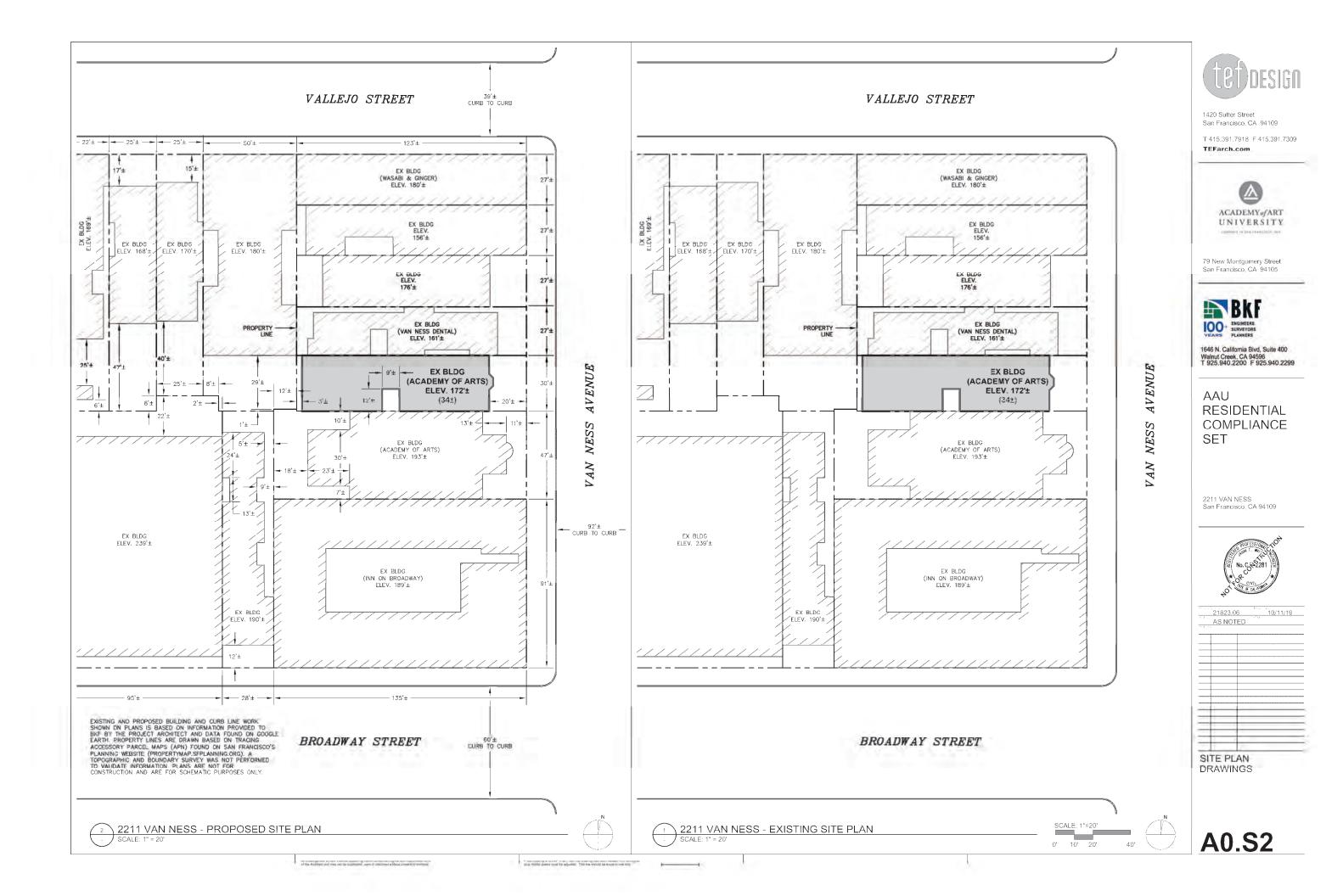


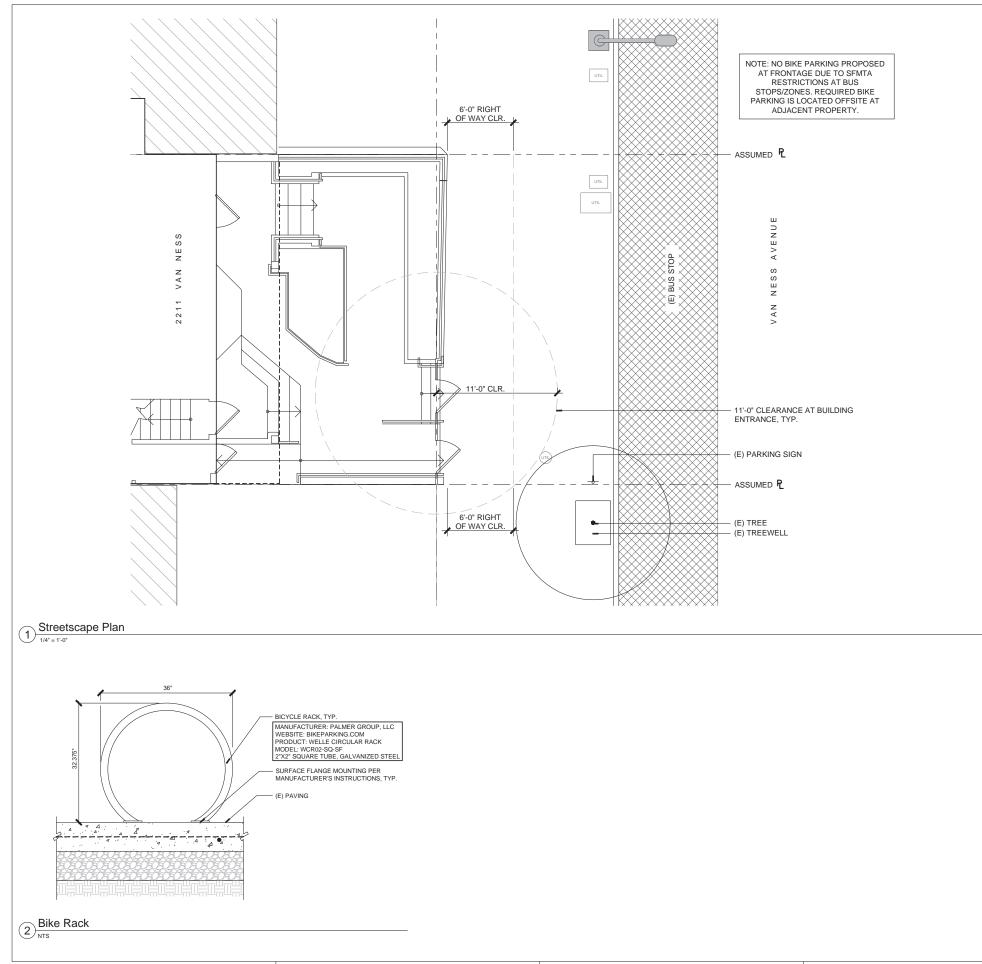
| Project | Number | Issue Date |
|---------|----------|-----------------|
| Scale | 21823.0 | 6 10/11/19 |
| | Scale | |
| Print D | 10/11/20 | 019 11:26:32 PM |
| No. | Date | Description |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| SI | TE DI | ΔΝΙ ΔΕΡΙΔΙ |

SITE PLAN AERIAL IMAGE

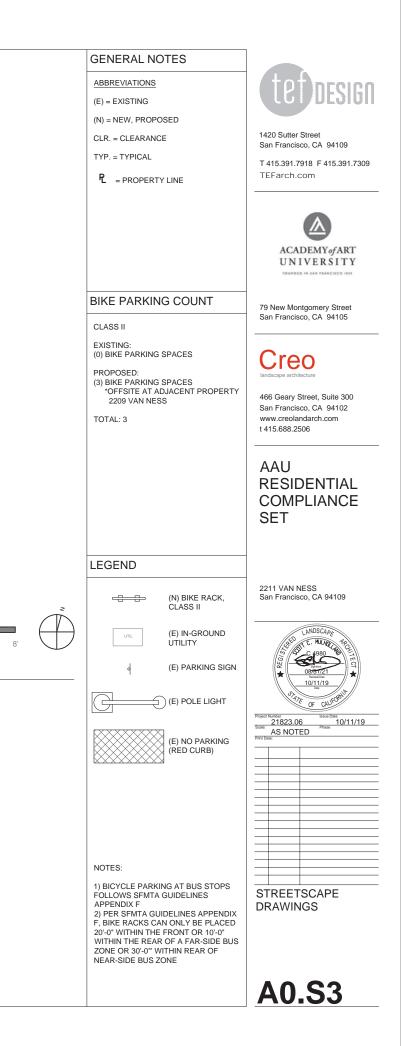






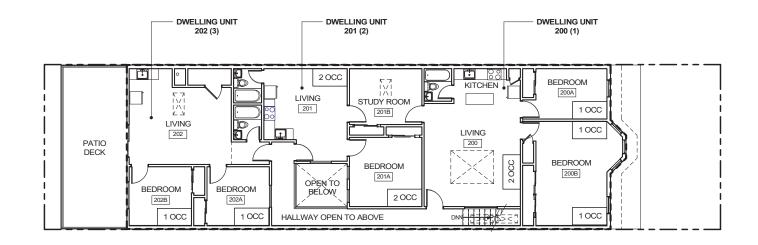


If this drawing is not 24" x 36", then the drawing has been revised from its original size. Noted scales must be adjusted. This line should be equal to one inch.

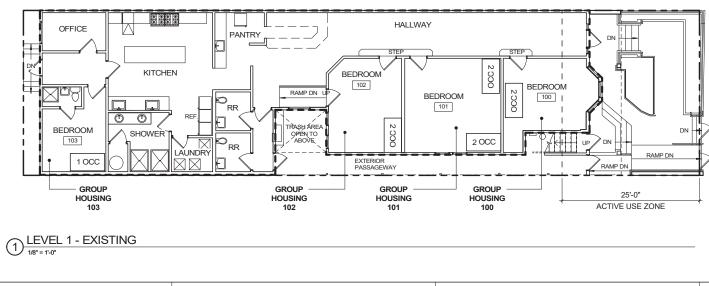


SCALE: 1/4"=1'-0" -1-

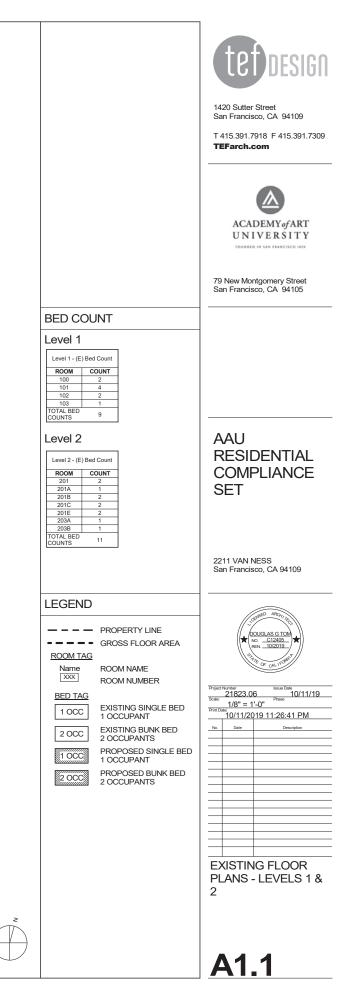
0' 2'



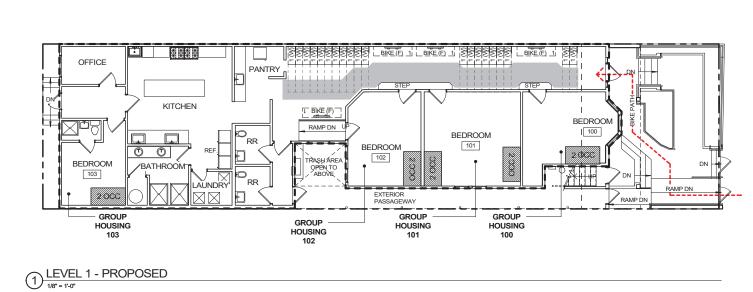
2 LEVEL 2 - EXISTING



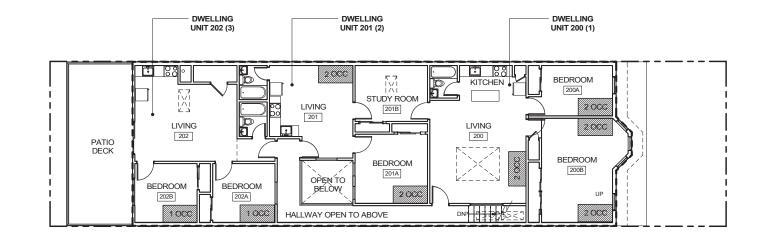
All drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used or disclosed without consent of Architect. If this drawing is not 24" x 36", then the drawing has been revised from its original size. Noted scales must be adjusted. This line should be equal to one inch.

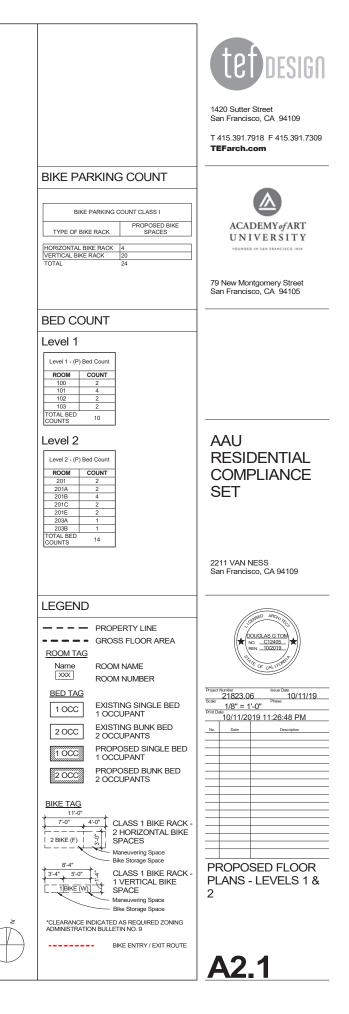


VAN NESS STREET

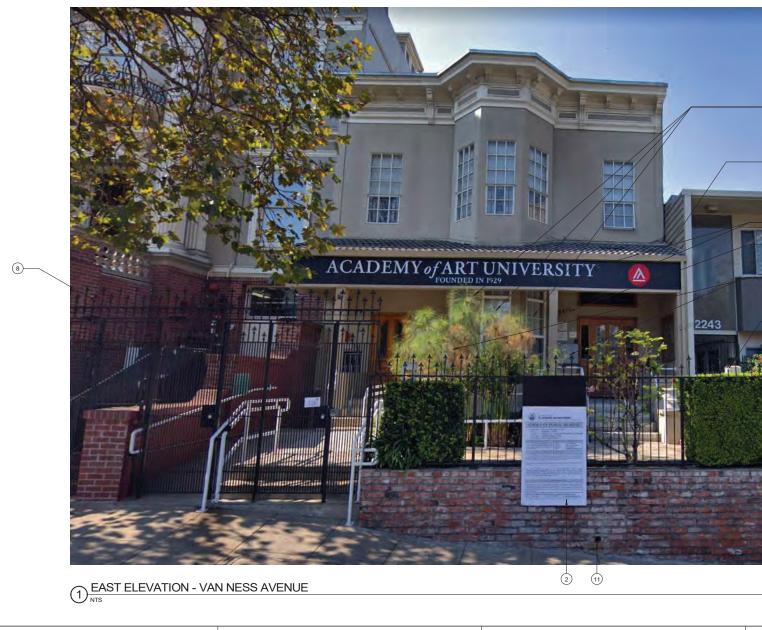


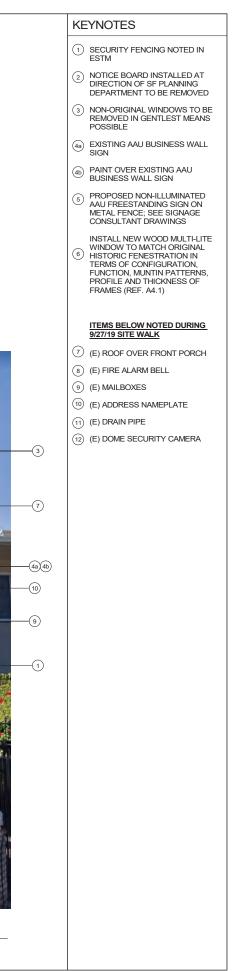
2 LEVEL 2 - PROPOSED





STREET LESS VAN







1420 Sutter Street San Francisco, CA 94109

T 415.391.7918 F 415.391.7309 TEFarch.com



ACADEMY of ART UNIVERSITY

79 New Montgomery Street San Francisco, CA 94105

AAU RESIDENTIAL COMPLIANCE SET

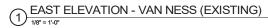
2211 VAN NESS San Francisco, CA 94109

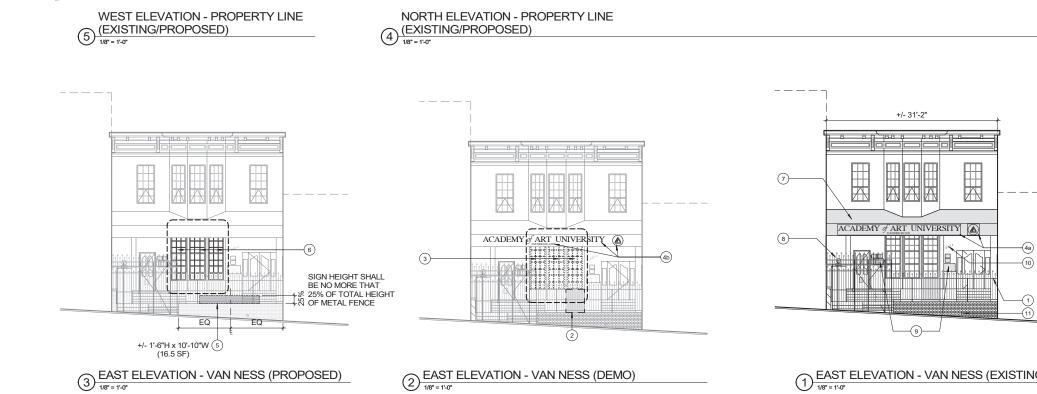


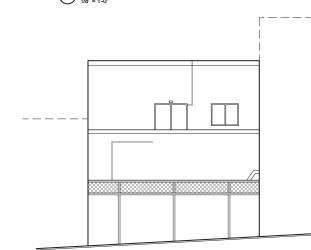
| Project | Number | Issue Date |
|---------|----------|-----------------|
| | 21823.0 | 6 10/11/19 |
| Scale | Not To S | Scale Phase |
| Print D | ale: | 40.44.00 50 504 |
| | 10/11/20 | 19 11:26:50 PM |
| No. | Date | Description |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

EXTERIOR ELEVATION IMAGES

A3.1

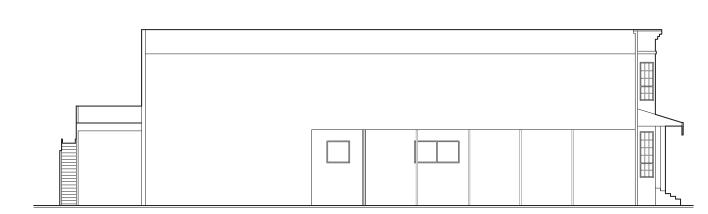










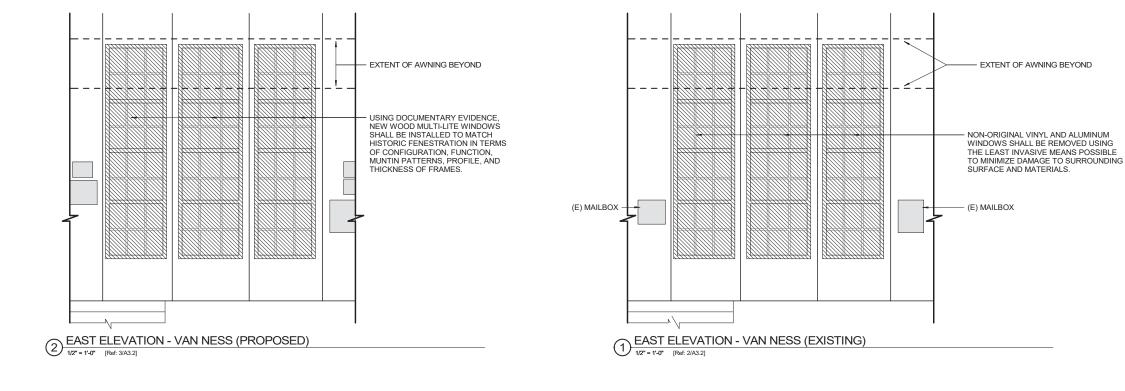


LEGEND

| THE BUSINESS SIGN IS PROPOSED AT A RESIDENT OUDER THE PATIONALE THAT THE SECTOR US PARACTERSTIC UNDER THE FATIONALE THAT THE SECTOR US PARACTERSTIC UNDER THE SECTOR US DEFINITION AND CONTROL TY A POST- SECONDARY EDUCATIONAL INSTITUTION ALL BUSINESS SECONDARY EDUCATIONAL INSTITUTION ALL BUSINESS SECONDARY EDUCATIONAL INSTITUTION AND INSTITUTE SECONDARY EDUCATIONAL INSTITUTION AND INSTITUTE THERESTIED IN THE FLAN FOR MODIFICATIONS TO THE PROPOSED OVER FROM THE ILLING INTERNAL SECONTICE SECONDARY EDUCATIONS PROPOSED OVER FROM THE ILLING INTERNAL SECONTICE SECONDARY EDUCATIONS PROPOSED OVER FROM THE ILLING INTERNAL SECONTICE SECONDARY EDUCATIONS PROPOSED OVER FROM THE ILLING INTERNAL SECONTICE SECONTICOL AND INSTITUTE SECONDARY EDUCATIONS PROPOSED OVER FROM THE ILLING INTERNAL SECONTICE SECONTICOL AND INSTITUTE SECONTICOL AND INSTITUTE SECONTICOL AND INSTITUTE SECONTICOL AND PROPOSED SECURITY CAMERAS LIGHT FENCING NOTED IN SECONTICE EDUSTING AND BUSINGS WALL SECONTICE SECONTICE EDUSTING AND BUSINGS WALL SECONTICE SECONTILIANT DRAINED AND SECONTILE AND FOR THE SECONTICE SECONTICE EDUSTING AND BUSINGS WALL SECONTICE SECONTICE EDUSTING AND BUSINGS WALL SECONTICE SECONTICE EDUSTING AND BUSINGS WALL SECONTICE SECONTICE AND FOR THE PROPORED SECONTICE AND SECONDALITY OF AND SECONTICE AND FOR THE SECONTICE SECONTICE AND FOR THE SECONTICE SECONTICE AND SECONDALITY OF ANT TO BE REMOVED SECONTICE AND FOR THE SECONTICE SECONTICE AND FOR THE SECONDALITY SECONTICE AND FOR THE SECOND | | GE | ENERAL NOTES | |
|--|--------------|------|---|---|
| PROPOSED AT A RESIDENTIAL PROPOSET AT A RESIDENTIAL PROPOSET AT A RESIDENTIAL PROPOSET PROFESSION UT BE SECTION TO DEFINITION of STUDENT HOUSING CONTENTATE SOPERATION AND CONTENTATE SOPERATION AND CONTENTATE SOPERATION AND CONTENTATE SOPERATION AND CONTENTATE AS USENS SUBJECT AND ADD STALLED AT DEFINITION OF BUSINESS WALL SINGESS USENS WHICH TO BE RESISTED TO THE BUSINESS SUBJECT AND INSTALLED AT DEFORMACE SUBJECT AND SHALE BE PERFORMED IN SECONDARY TO BE REWISE DEFINITION OF STRUMENTS THAT THE SECOND THE PRESENTED IN THE FUNANCE SUBJECT AND INSTALLED AT DEFORMACE CONSISTENCY, INCLUDING BUCKLIDING REPAIR CONTENT AND PATCHING SHALE BE PERFORMED IN SHALE ALL NEW PROPOSED SECURITY ON HOW CONDULT TO BE EVENTION ON HOW CONDULT TO BE REMOVED ON NOTICE BOARD INSTALLED AT DIRECTION OF SF PLANING DEFORMED IN GRAIN MAND NAME AL PERFORMED IN SIGN ON DORIGINAL WINDOWS TO BE REPORED BIOLOGINAL WINDOWS TO BE REPORED IN ANY ANY NET AL REW WOOD MILTING SIGN ON METAL FERE SIGN ON METAL FRANCES SCH OF ROMOVED IN GENERATION INSTALL NEW WOOD MILTING ON STALL NEW WOOD MILTING ON STALL NEW WOOD MILTING ON STALL NEW WOOD MILTING ON FIGURE CONTONIN FEAL FRANCES SCH SIGN ON INSTALL NEW WOOD MILTING STALE AND THING PORTON HISTORIC FOR FRANCING PORTON HISTORI | E CONSULTANT | 1. | THE EXTERIOR WALL TO MATCH EXISTING MATERIALS AND | tef design |
| INSTITUTION (LE. A BUSINESS) AN RESPECTION 802 DEPARTMENT OF BUSINESS NARM OS. CONDUCTED ON THE PREMISES OF BUSINESS NARM PREMISES OF BUSINESS NARM PROPOSED WORK INVOLVING MODIFICATIONS TO THE EUSINESS OTHERWISE NOTED IN THE SECONDITIONS PROPOSED WORK INVOLVING MODIFICATIONS TO THE ESSENTED IN THIS PLAN SCT UNLESS OTHERWISE NOTED IN THE SECONDITIONS PERSENTED IN THIS PLAN SCT UNLESS OTHERWISE NOTED IN THE SECONDITIONS PERSENTED IN THIS PLAN SCT UNLESS OTHERWISE NOTED IN THE SECONDITIONS PERSENTED IN THIS PLAN SCT UNLESS OTHERWISE NOTED IN THE INTERPORTED TO APPROPRIATE PLAN SCT DEPARTMENT TO BE INFORMED IN AMANUER CONSISTENCY, INCLUDING BUT NOT LIME ASSOCIATED TO HAVE ALL ASSOCIATED COMPULITS TO BE NOTED IN TAUK ALL SOCIATED IN THE INTERPORTED TO APPROPRIATE PLANS FOR METHOD OF FREINTED TO APPROPRIATE PLANS FOR METHOD OF GENERAL ATTON BUT NOT LIME ASSOCIATED ON THE CONDUIT TO BE EXPOSED IN TOTICE BOARD INSTALLED AT DIRECTION OF SF PLANNING DEPARTMENT TO BE REMOVED IN ONE WY CONDUIT TO BE EXPOSED IN ONOTICE BOARD INSTALLED AT DIRECTION OF SF PLANNING DEPARTMENT TO BE REMOVED IN ONE WY CONDUIT TO BE EXPOSED IN ONOTICE BOARD INSTALLED AT DIRECTION OF SF PLANNING DEPARTMENT TO BE REMOVED IN ONOTIC ONDUIT TO BE EXPOSED IN GENTLEST MEANS POSSIBLE IN STALL NEW WOOD MULTI-DTE INSTALL NEW WOOD MULTI-D | | 2. | PROPOSED AT A RESIDENTIAL PROPERTY WITH STUDENT HOUSING USE CHARACTERISTIC UNDER THE RATIONALE THAT THE SECTION 102 DEFINITION OF STUDENT HOUSING CONTEMPLATES 'OPERATION | San Francisco, CA 94109 T 415.391.7918 F 415.391.7309 |
| PRESENTED IN THIS PLAN SET UNLESS OTHERWISE NOTED 4. PROPOSED WORK INVOLVING MODIFICATIONS TO THE EXTENSION OF THE BUILDING, INVESTIGATION AND INSTALLATION SHALL BE REPERFORMED IN STANDARDS. THE BUILDING DEPARTMENT STAFT TO ENSURE SCRETARY OF THE INTERNORS STANDARDS. THE BUILDING METHOD OF REMOVAL. ATTACHMENT, AND PATCHING BUT NOTANTED TO APPROVED BY PLANNING BUT NOTANTED TO INTERVALLY IN THE BUILDING, INTERVALLY IN THE BUILDING ON OUT TO BE ROUTED INTERVALLY IN THE BUILDING, INTERVALLY IN THE BUILDING, INTERVALLY IN THE BUILDING INTERVALLY INTO THE BUILDING INTERVALLY INTO THE BUILDING INTERVALLY INTO THE INTERVAL INTERVALLY INTO THE BUILDING INTERVALLY INTO THE BUILDIN | | | INSTITUTION (I.E. A BUSINESS). AAU RESPECTFULLY SUBMITS THAT THE SECTION 602 DEFINITION OF "BUSINESS SIGN" COVERS AAU'S "ACTIVITY WHICH ISCONDUCTED ON THE PREMISES UPON WHICH [THE | UNIVERSITY |
| PROPOSED WORK INVOLVING MODIFICATIONS TO THE BUILDING, INCLUDION REPAR, DEMOLITION, AND INSTALLATION STANDARDS. THE BUILDING MANAGER CONSISTENT WITH THE SECRETARY OF THE INTERNORS STANDARDS. THE BUILDING METHOD OF REMOVAL METHOD OF REMOVAL ATTACHMENT, SAND PATCHING S. ALL NEW PROPOSED SECURITY CAMERAS, LUCHTING SIGNAGE TO HAVE ALL ASSOCIATE COMDUTIS TO BE ROUTED INTERNALL ASSOCIATION TO HAVE ALL ASSOCIATION BETARTIMENT TO BE ROUTED INTERNALLY IN THE BUILDING, NO NEW CONDUIT TO BE EXPOSED SECURITY FENCING NOTED IN ESTM SECURITY FENCING NOTED IN ESTM SECURITY FENCING NOTED IN ESTM SECURITY FENCING NOTED IN ESTM MON-ORIGINAL WINDOWS TO BE REMOVED IN GENTLEST MEANS POSSIBLE PROPOSED NON-ILLIMINATED AU FREESTANDING SIGNAGE CONSULTANT DARKINGS SIGNAGE CONSULTANT ORE REMOVED NON-ORIGINAL WINDOWS TO BE REMOVED IN GENTLEST MEANS POSSIBLE PROPOSED NON-ILLIMINATED AU FREESTANDING SIGNAL BUSINESS WALL SIGN PROPOSED NON-ILLIMINATED AU FREESTANDING SIGNAL MISTALL NEW WOOD MULTI-LITE (MISTALL NEW WOOD MULTI-LITE MISTALL NEW WOOD MULTI-LITE MISTALL NEW WOOD MULTI-LITE MISTALL NEW WOOD MULTI-LITE MISTAL NEW WOOD MULTI-MISTAL MISTAL NEW WOOD MULTI-LITE MISTAL NEW WOOD MULTI-MISTAL MISTAL NEW WOOD MULTI-MISTAL MISTAL NEW MULTI-MISTAL MISTAL NEW MULTI-MISTAL MISTAL NEW MULTI MISTALL NEW MULTI-MISTAL MISTAL NEW MULTI-MIST | | 3. | PRESENTED IN THIS PLAN SET | 79 New Montgomery Street |
| SECRETARY OF THE INTERIORS STANDARDS. THE BUILDING PERMITS FOR ALL SUCH WORK WILL BE REVIEWED AND APPROVED BY PLANING DEPARTMENT STAFT DE NISURE SUCH CONSISTENCY, INCLUDING BUT NOT IMMTED TO APPROPRIATE PLANS FOR METHOD OF REMOVAL, ATTACHMENT, AND PATCHING 5. ALL NEW PROPOSED SECURIEY CAMERAS, LICHTING, SIGNAGE TO HAVE ALL ASSOCIATED CONDUITS TO BE ROUTED INTERNALLY IN THE BUILDING, NO NEW CONDUIT TO BE EXPOSED KEYNOTES 1. SECURITY FENCING NOTED IN ESTM 2. NOTICE BOARD INSTALLED AT DIRECTON OF 5F PLANING DEPARTMENT TO BE REMOVED 3. NON-ORIGINAL WINDOWS TO BE REMOVED IN GENTLEST MEANS POSSIBLE 4. EXISTING AAU BUSINESS WALL SIGN 4. PAINT OVER EXISTING AAU BUSINESS WALL SIGN 5. RALL FEW COS DOMULTI-LITE 4. EXISTING AAU BUSINESS WALL SIGN 5. RALL NEW WOOD MULTI-LITE 5. MILL NEW WOOD MULTI-LITE 5. MILL NEW WOOD MULTI-LITE 5. MILL NEW WOOD MULTI-LITE 5. MILL NEW WOOD MULTI-LITE 5. MILLOXES 5. (E) FIRE ALARM BELL 5. (E) MILLOXES 5. (E) (E) ADDRESS NAMEPLATE 5. (E) MAILBOXES 5. (E) (E) MAILBOXES 5. (E) MAILBOXES 5. (E) (E) ADDRESS NAMEPLATE | | 4. | MODIFICATIONS TO THE EXTERIOR OF THE BUILDING, INCLUDING REPAIR, DEMOLITION, AND INSTALLATION SHALL BE PERFORMED IN A | |
| ATTACHMENT, AND PATCHING ALU NEW PROPOSED SECURITY CAMERAS, LIGHTING, SIGNAGE, CONDUITS TO BE ROUTED INTERNALLY IN THE BUILDING. NO NEW CONDUIT TO BE EXPOSED () SECURITY FENCING NOTED IN ESTM () SECURITY FENCING NOTED IN () SECURITY FENCING SIGN ON METAL FENCE; SEE SIGNAGE () SECURITY FENCING SIGN ON METAL FENCE; SEE SIGNAGE () SECURITY FENCING SIGN ON METAL FENCE; SEE SIGNAGE () SECURITY FENCING SIGN ON METAL FENCE; SEE SIGNAGE () SECURITY FENCING NOTED IN () SECURITY FENCING SIGN ON () SECURITY FENCING () SECURITY FENCING () SECUR | | | 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 | |
| (1) SECURITY FENCING NOTED IN ESTM (2) NOTICE BOARD INSTALLED AT DIRECTION OF SF PLANNING DEPARTMENT TO BE REMOVED (3) NON-ORIGINAL WINDOWS TO BE REMOVED IN GENTLEST MEANS POSSIBLE (4) EXISTING AAU BUSINESS WALL SIGN (4) PAINT OVER EXISTING AAU BUSINESS WALL SIGN (5) PROPOSED NON-ILLUMINATED AAU FREESTANDING SIGN ON METAL FENCE; SEE SIGNAGE CONSULTANT DRAWINGS (6) HISTALL NEW WOOD MULTI-LITE WINDOW TO MATCH ORIGINAL (7) (E) ROOF OVER FRONT PORCH (8) (E) FIRE ALARM BELL (9) (E) ADDRESS NAMEPLATE | | 5. | ATTACHMENT, AND PATCHING ALL NEW PROPOSED SECURITY CAMERAS, LIGHTING, SIGNAGE, TO HAVE ALL ASSOCIATED CONDUITS TO BE ROUTED INTERNALLY IN THE BUILDING. NO NEW CONDUIT TO BE | RESIDENTIAL COMPLIANCE |
| ESTM NOTICE BOARD INSTALLED AT DIRECTION OF SF PLANNING DEPARTMENT TO BE REMOVED NON-ORIGINAL WINDOWS TO BE REMOVED IN GENTLEST MEANS POSSIBLE EXISTING AAU BUSINESS WALL SIGN PAINT OVER EXISTING AAU BUSINESS WALL SIGN PROPOSED NON-ILLUMINATED AAU FREESTANDING SIGN ON METAL FENCE: SEE SIGNAGE CONSULTANT DRAWINGS INSTALL NEW WOOD MULTI-LITE WINDOW TO MATCH ORGINAL HISTORIC FENESTRATION IN TERMS OF CONFIGURATION, FUNCTION, MUNTIN PATTERNS, PROFILE AND THICKNESS OF FRAMES (REF. A4.1) ITEMS BELOW NOTED DURING 9/27/19 SITE WALK (E) RICE ALARM BELL (E) ADDRESS NAMEPLATE | | KE | YNOTES | |
| NOTICE BOARD INSTALLED AT DIRECTION OF SF PLANNING DEPARTMENT TO BE REMOVED NON-ORIGINAL WINDOWS TO BE REMOVED IN GENTLEST MEANS POSSIBLE EXISTING AAU BUSINESS WALL SIGN PAINT OVER EXISTING AAU BUSINESS WALL SIGN PROPOSED NON-ILLUMINATED AAU FREESTANDING SIGN ON METAL FENCE; SEE SIGNAGE CONSULTANT DRAWINGS INSTALL NEW WOOD MULTI-LITE WINDOW TO MATCH ORIGINAL HISTORIC FENESTRATION IN TERMS OF CONFIGURATION, FUNCTION, MUNTIN PATTERNS, PROFILE AND THICKNESS OF FRAMES (REF. A4.1) ITEMS BELOW NOTED DURING 9/227/19 SITE WALK (E) ROOF OVER FRONT PORCH (E) FIRE ALARM BELL (E) ADDRESS NAMEPLATE | = | 1 | | |
| NON-ORIGINAL WINDOWS TO BE REMOVED IN GENTLEST MEANS POSSIBLE EXISTING AAU BUSINESS WALL SIGN PAINT OVER EXISTING AAU BUSINESS WALL SIGN PROPOSED NON-ILLUMINATED AAU FREESTANDING SIGN ON METAL FENCE; SEE SIGNAGE CONSULTANT DRAWINGS INSTALL NEW WOOD MULTI-LITE WINDOW TO MATCH ORIGINAL HISTORIC FREISTRATION, FUNCTION, MUNTIN PATTERNS, PROPILE AND THICKNESS OF FRAMES (REF. A4.1) ITEMS BELOW NOTED DURING 9/227/19 SITE WALK (E) FIRE ALARM BELL (E) ADDRESS NAMEPLATE | _ | 2 | DIRECTION OF SF PLANNING | |
| A EXISTING AAU BUSINESS WALL SIGN PAINT OVER EXISTING AAU BUSINESS WALL SIGN PROPOSED NON-ILLUMINATED AAU FREESTANDING SIGN ON METAL FENCE; SEE SIGNAGE CONSULTANT DRAWINGS INSTALL NEW WOOD MULT-LITE WINDOW TO MATCH ORIGINAL HISTORIC FENESTRATION IN FEMSO GE CONFIGURATION, FUNCTION, MUNTIN PATTERNS, PROFILE AND THICKNESS OF FRAMES (REF. A4.1) ITEMS BELOW NOTED DURING 9/27/19 SITE WALK (E) ROOF OVER FRONT PORCH (E) FIRE ALARM BELL (E) MAILBOXES (E) ADDRESS NAMEPLATE (F) ADDRESS NAMEPLATE | | 3 | REMOVED IN GENTLEST MEANS | DOUGLAS G TOM |
| (a) PAINT OVER EXISTING AAU BUSINESS WALL SIGN (b) PROPOSED NON-ILLUMINATED AAU FREESTANDING SIGN ON METAL FENCE; SEE SIGNAGE CONSULTANT DRAWINGS (c) INSTALL NEW WOOD MULTI-LITE WINDOW TO MATCH ORIGINAL HISTORIC FENESTRATION IN TERMS OF CONFIGURATION, FUNCTION, MUNTIN PATTERNS, PROPELE AND THICKNESS OF FRAMES (REF. A4.1) (c) ROOF OVER FRONT PORCH (e) FIRE ALARM BELL (f) (E) ADDRESS NAMEPLATE | | (4a) | EXISTING AAU BUSINESS WALL | REN. 10/2019 |
| (5) PROPOSED NON-ILLUMINATED AAU FREESTANDING SIGN ON METAL FENCE; SEE SIGNAGE CONSULTANT DRAWINGS State 11.0" Price Odde: 10/11/2019 11:26:54 PM (6) INSTALL NEW WOOD MULTI-LITE WINDOW TO MATCH ORIGINAL HISTORIC FREESTRATION IN TERMS OF CONFIGURATION, FUNCTION, MUNTIN PATTERNS, PROPILE AND THICKNESS OF FRAMES (REF. A4.1) December 10/11/2019 11:26:54 PM (7) (E) ROOF OVER FRONT PORCH EXISTING/PROPOSE EXTERIOR ELEVATIONS (9) (E) MAILBOXES ELEVATIONS | | (4b) | PAINT OVER EXISTING AAU BUSINESS WALL SIGN | Project Number Issue Date |
| WINDOW TO MATCH ORIGINAL HISTORIC FENESTRATION IN TERMS OF CONFIGURATION, FUNCTION, MUNTIN PATTERNS, PROFILE AND THICKNESS OF FRAMES (REF. A4.1) ITEMS BELOW NOTED DURING 9/27/19 SITE WALK ① (E) ROOF OVER FRONT PORCH ⑧ (E) FIRE ALARM BELL ③ (E) MAILBOXES ① (E) ADDRESS NAMEPLATE | | 5 | METAL FENCE; SEE SIGNAGE | Scale 1/8" = 1'-0" Phase Print Date: 10/11/2019 11:26:54 PM |
| 9/27/19 SITE WALK (7) (E) ROOF OVER FRONT PORCH (8) (E) FIRE ALARM BELL (9) (E) MAILBOXES (10) (E) ADDRESS NAMEPLATE | - | 6 | WINDOW TO MATCH ORIGINAL HISTORIC FENESTRATION IN TERMS OF CONFIGURATION, FUNCTION, MUNTIN PATTERNS, PROFILE AND THICKNESS OF | |
| (a) (E) FIRE ALARM BELL (b) (E) MAILBOXES (c) (E) ADDRESS NAMEPLATE | | | | |
| Image: Second state Image: Second state Image: Second state Image: Second state | | 7 | (E) ROOF OVER FRONT PORCH | EXISTING/PROPOSED |
| (1) (E) ADDRESS NAMEPLATE | _ | | | |
| | | 9 | (E) MAILBOXES | ELEVATIONS |
| | | 10 | (E) ADDRESS NAMEPLATE | |
| | | (11) | (E) DRAIN PIPE | |
| - (2) (E) DOME SECURITY CAMERA | _ | 12 | (E) DOME SECURITY CAMERA | |



3 PHOTOS - EXISTING WINDOW CONDITIONS



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.

GENERAL NOTES

2.

- 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
- LEGALIZE THE CONDITIONS 3. PRESENTED IN THIS PLAN SET UNLESS OTHERWISE NOTED
- 4 PROPOSED WORK INVOLVING MODIFICATIONS TO THE EXTERIOR OF THE BUILDING, EXTERIOR OF THE BOILDING, 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
- ALL NEW PROPOSED SECURITY 5 CAMERAS, LIGHTING, SIGNAGE, TO HAVE ALL ASSOCIATED CONDUITS TO BE ROUTED INTERNALLY IN THE BUILDING. NO NEW CONDUIT TO BE EXPOSED



1420 Sutter Street San Francisco, CA 94109

T 415.391.7918 F 415.391.7309 TEFarch.com



UNIVERSITY

79 New Montgomery Street San Francisco, CA 94105

AAU RESIDENTIAL COMPLIANCE SET

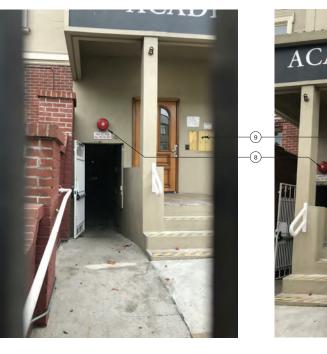
2211 VAN NESS San Francisco, CA 94109



| | Number 21823.0 | 6 10/11/19 |
|----------|-------------------|-----------------|
| Scale | As indic | Phase |
| Print Da | der. |)19 11:26:56 PM |
| No. | Date | Description |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

WINDOW SCOPE

A4.1





11/2





3/16" = 1'-0"

KEYNOTES

- (1) SECURITY FENCING NOTED IN ESTM
- (2) NOTICE BOARD INSTALLED AT DIRECTION OF SF PLANNING DEPARTMENT TO BE REMOVED
- (3) NON-ORIGINAL WINDOWS TO BE REMOVED IN GENTLEST MEANS POSSIBLE
- (4a) EXISTING AAU BUSINESS WALL SIGN
- (4b) PAINT OVER EXISTING AAU BUSINESS WALL SIGN
- 5 PROPOSED NON-ILLUMINATED AAU FREESTANDING SIGN ON METAL FENCE; SEE SIGNAGE CONSULTANT DRAWINGS

INSTALL NEW WOOD MULTI-LITE WINDOW TO MATCH ORIGINAL HISTORIC FENESTRATION IN TERMS OF CONFIGURATION, FUNCTION, MUNTIN PATTERNS, PROFILE AND THICKNESS OF FRAMES (REF. A4.1)

ITEMS BELOW NOTED DURING 9/27/19 SITE WALK

- (7) (E) ROOF OVER FRONT PORCH
- (8) (E) FIRE ALARM BELL
- (9) (E) MAILBOXES
- (10) (E) ADDRESS NAMEPLATE
- (1) (E) DRAIN PIPE
- (12) (E) DOME SECURITY CAMERA



1420 Sutter Street San Francisco, CA 94109

T 415.391.7918 F 415.391.7309 TEFarch.com



ACADEMY of ART UNIVERSITY

79 New Montgomery Street San Francisco, CA 94105

AAU RESIDENTIAL COMPLIANCE SET

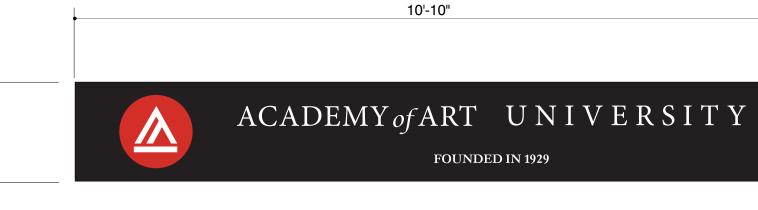
2211 VAN NESS San Francisco, CA 94109



| Project | Number 21823.0 | 6 10/11/19 | | | | | | | |
|---------|-------------------|-----------------|--|--|--|--|--|--|--|
| Scale: | As indica | Phase | | | | | | | |
| Print D | ater | 019 11:27:00 PM | | | | | | | |
| | | | | | | | | | |
| No. | Date | Description | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| E | (TERI) | OR | | | | | | | |

EXTERIOR ELEVATION IMAGES

A4.2





18"

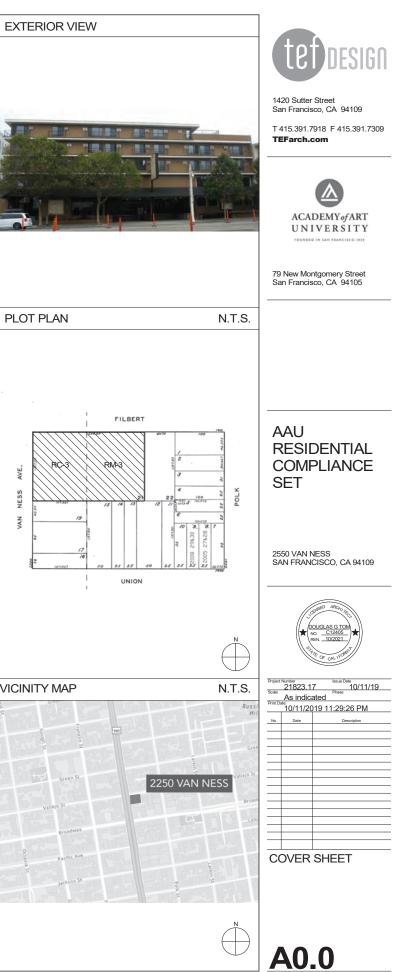
S/F Banner Attached to Fence Scale: 11/2"=1'-0"

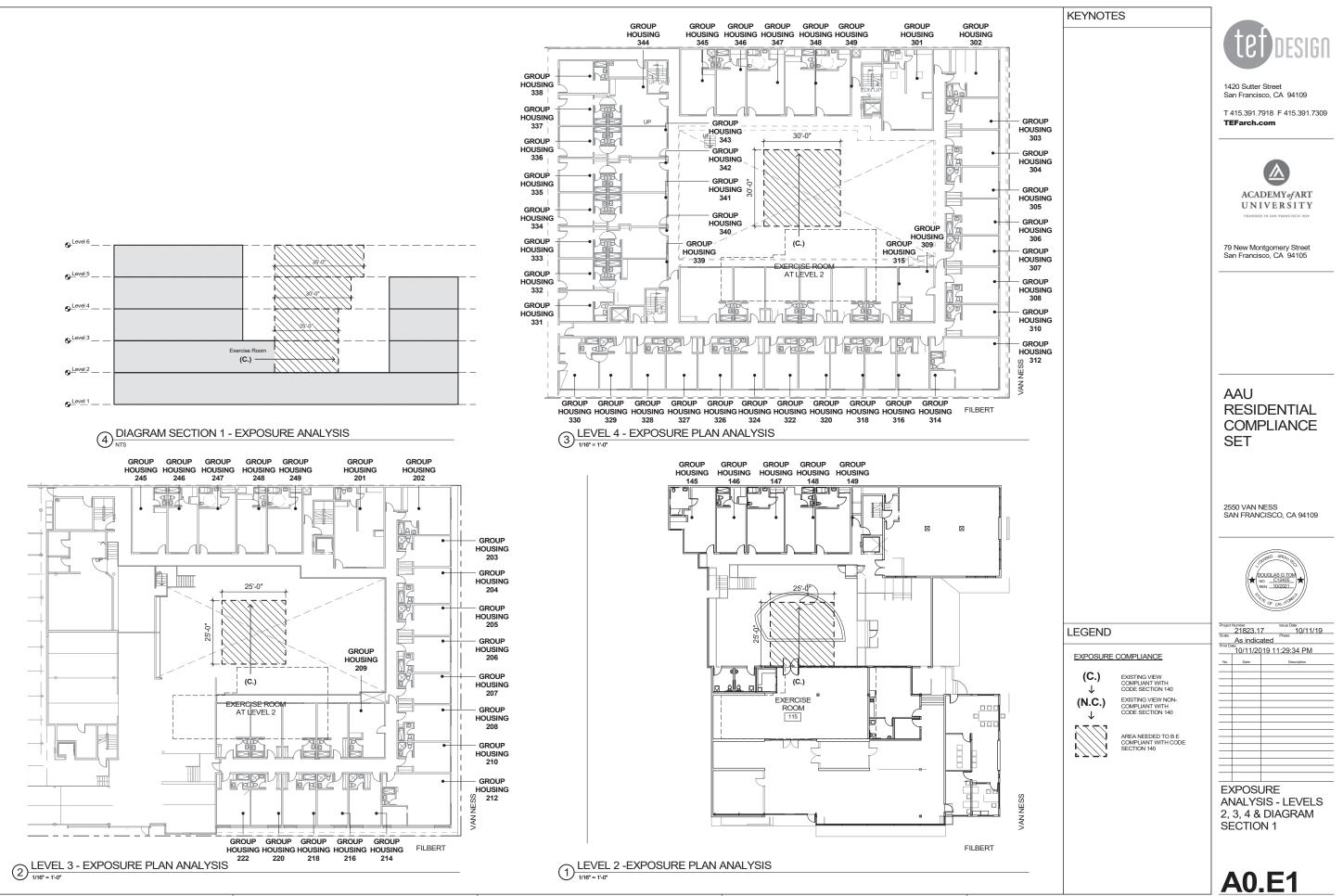


SURVEY REQUIRED **NOT FOR PRODUCTION** GG 2.0

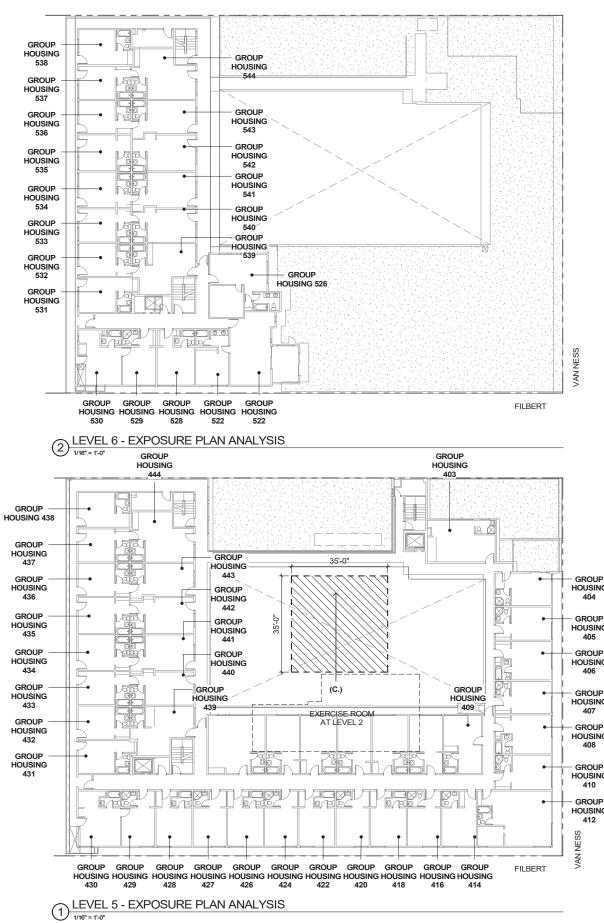
| GOLDEN G | ATE SIGN |
|--|--|
| | |
| 2500 Bisso Lar | |
| Concord, C | |
| 925.771.63 | |
| CA License | |
| Proje | ct ID |
| Date: 8/14/19 | |
| Sales: A. Bartizal | |
| Designer: N. Ford | |
| Rev. #: 1 | Date: 9/25/19 |
| Revision | Notes: |
| Revised sig and lighting sign on 220 | to match |
| Interior | × Exterior |
| | |
| × Single Faced | Double Faced |
| | |
| × Illuminated | |
| Non-Illuminated | |
| Type of Lighting | |
| | |
| Lamps | × L.E.D. |
| Neon | Other |
| Addr | ess |
| 2211 VAN NI | |
| SAN FRA | NCISCO |
| Customer | Approval |
| | - The second sec |
| | |
| Signa | ture |
| MM/DD | /¥¥¥¥ |
| | |
| drawina submitted in conner | is is an original unpublished tion with a project we are s not to be conied |
| planning for you. It i reproduced, exhibited or show organization without written | n to anyone outside of your permission of Golden Gate |
| Sign Con | ipany. |
| This sign is intended to be inst requirements of Article 600 Code and other applicable of grounding and bor | of the National Electrical odes. This includes proper |
| <u> </u> |) |
| U | ノ |
| 24 | Signs to be Title 24 Compliant |
| WSA World Sign Assoc | inton |
| | |
| BBB | |
| Shee | t No. |
| CC | 20 |

| | REFERENCE: S | SAN FRANCI | SCO PLAN | NING | | | 01.155 | | | | |
|---|-------------------------|---|---------------------|------------------|--|--|---------------------------|--|--|------------------------|--|
| | CODE AS EXIS | | | | CODE NOTES (CONT.) | APPLICABLE CODES | SHEE | ET INDEX | | | E |
| A- FLOOR AREAS SAN FRANCISCO PLANNIN FLOOR AREA, GROSS: IN THE SEVERAL FLOORS OF | DISTRICTS OTHER THA | AN C-3, THE SUM C | | | E- OFF-STREET CAR SPACES *SEE SHEETS A2.1, A2.3P FOR REFERENCE | ALL WORK SHALL COMPLY WITH THE APPLICABLE CODES, AMENDMENTS, RULES, REGULATIONS, ORDINANCES, LAWS, ORDERS, APPROVALS, ETC. THAT ARE REQUIRED BY PUBLIC AUTHORTIES. IN THE EVENT OF CONFLICT, THE MOST | | | | EPT ISSUE | |
| FACES OF EXTERIOR WAI BUILDINGS. | LLS OR FROM THE CEN | NTERLINES OF WA | ALLS SEPARATI | NG TWO | MAXIMUM PERMITTED BY CODE FOR ACCESSORY PARKING | STRINGENT REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO THE CURRENT APPLICABLE EDITIONS OR PUBLICATIONS OF | | | | G DE | ш |
| GROSS | FLOOR AREA | (NO CHANG | GE) | | *RESIDENTIAL USE- 64 GH (RM-3) ¹ 9 (Based on OFA: 17,940 SF.) *RESIDENTIAL USE- 72 GH (RC-3) ² 27 (Based on 162 Beds) | THE FOLLOWING (OR OTHERWISE NOTED): | | | | PLANNING | ISSU |
| Level | | Existing (| (SF) Pro | posed (SF) | *RESTAURANT USE (RC-3) ³ 12 (Based on OFA: 3,977 SF.) TOTAL 48 | 2016 SAN FRANCISCO BUILDING CODE PART 2- 2016 CALIFORNIA BUILDING CODE | Sheet | | | PLA | |
| LEVEL 1 LEVEL 2 | | 3,712 | | 3,712 7,271 | | PART 4- 2016 CALIFORNIA MECHANICAL CODE PART 3- 2016 CALIFORNIA ELECTRICAL CODE | Number | Sheet Nar | me | Ŗ | <u>к</u> |
| LEVEL 3 | | 12,42 | 1 | 12,421 | EXISTING PARKING SPACES 53 | PART 6-2016 CALIFORNIA ENERGY CODE PART 10-2016 CALIFORNIA ENERGY CODE | A0.0 | COVER SHEET | | $\left \cdot \right $ | • |
| LEVEL 4 LEVEL 5 | | 16,504 | | 16,504 14,717 | PROPOSED ACCESSORY 3 (Restaurant/Non-AAU Use) PROPOSED ⁴ 43 (Private Parking Garage) | PART 9- 2016 CALIFORNIA FIRE CODE | | PROJECT INFORMATION GENERAL NOTES | | | • |
| LEVEL 5 | | 14,717 | 7 | 14,717 | PROPOSED CAR SHARE SPACES ⁵ 1 (47 within 25-49 required) PROPOSED TOTAL 47 | THE NATIONAL FIRE CODES STANDARD AND THE FIRE | A0.E1 | EXPOSURE ANALYSIS - LEVE | ELS 2, 3, 4 & DIAGRAM | $\left \cdot \right $ | 1 |
| LEVEL 6 GROSS SF TOTAL | | 7,060 | | 7,060 76,402 | PROPOSED TOTAL 41 | PROTECTION HANDBOOK OF THE NFPA ALL APPLICABLE NFPA CODE SECTIONS INCLUDING BUT NOT | | SECTION 1 EXPOSURE ANALYSIS - LEVE | ELS 5 & 6 | $\left \cdot \right $ | - K. |
| | | | | | (1) PER SF PLANNING CODE 151(C) MAXIMUM 1 OFF-STREET CAR SPACE PER 2,000 SF. OF OCCUPIED FLOOR AREA | LIMITED TO CCSF, FIRE MARSHAL ADMIN BULLETINS | A0.S1 | SITE PLAN AERIAL IMAGE | | • | |
| FLOOR AREA RATIO: | | | | | (2) PER SF PLANNING CODE 151.1 PERMITTED UP TO ONE CAR FOR EACH THREE BEDROOMS OR FOR | | | SITE PLAN DRAWINGS STREETSCAPE DRAWINGS | | | _ |
| SAN FRANCISCO PLANNIN | | | ALLS SHALL NO | | EACH SIX BEDS, WHICHEVER RESULTS IN THE GREATER REQUIREMENT, PLUS ONE FOR THE MANAGER'S DWELLING UNIT IF ANY | | | OCCUPANCY AND EGRESS - | | | _ |
| DWELLINGS OR TO OTHE | | | ITO STALL NO | ATENIO | (3) PER SF PLANNING CODE 151.1 PERMITTED UP TO ONE CAR FOR EACH 200 SQUARE FEET OF OCCUPIED FLOOR AREA | | | OCCUPANCY AND EGRESS F OCCUPANCY AND EGRESS F | | | _ |
| RESTAURANT O | CCUPIED FLO | OR AREA (N | IO CHANG | iE) | (4) PER CONDITIONAL USE REQUESTED FOR PRIVATE PARKING GARAGE USE FOR AAU FACULTY AND STAFF | | | OCCUPANCY AND EGRESS F OCCUPANCY AND EGRESS F | | H | _ |
| Level | | | (SF) Pro | | (5) PER SF PLANNING CODE TABLE 166 REQUIRED CAR-SHARE PARKING SPACES | | A0.T1.5 | OCCUPANCY AND EGRESS F | PLANS - LEVEL 5 | Ħ | |
| LEVEL 1 OCCUPIED SF TOTAL | | 2,419 | | 2,419 2,419 | F- EXPOSURE *SEE SHEET A0.E1 & A0.E2 FOR EXPOSURE PLAN ANALYSIS | | | OCCUPANCY AND EGRESS F SF GREEN BUILDING COMPL | | H | • PL |
| | | ., | | | | | A0.T3a | ACCESSIBILITY DIAGRAMS (* | 1 of 3) | | • |
| | | | | | Building compliance based on Common Area at Level 2. | | | ACCESSIBILITY DIAGRAMS (2 ACCESSIBILITY DIAGRAMS (3 | , | \mathbb{H} | • |
| B- RESIDENTIAL USES | | | | | G- OPEN SPACE *SEE SHEET A0.S2 FOR OPEN SPACE ANALYSIS | | A1.1 | EXISTING FLOOR PLANS - LE | VEL 1 | | • |
| GROUP HOUSING (GH): A F | | | | | SAN FRANCISCO PLANNING CODE SEC. 102 DEFINITIONS OPEN SPACE, REQUIRED: ANY FRONT SETBACKS, SIDE OR REAR YARDS, COURTS, | | | EXISTING FLOOR PLANS - LE EXISTING FLOOR PLANS - LE | | • | • |
| MEALS AND LODGING, WIT FOR A WEEK OR MORE AT | | | | | USABLE OPEN SPACE OR OTHER OPEN AREA PROVIDED IN ORDER TO MEET THE REQUIREMENTS OF THIS CODE. | | | EXISTING FLOOR PLANS - LE | | $\mathbf{\cdot}$ | • |
| | | 0.0000000000000000000000000000000000000 | | | 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 | | | EXISTING FLOOR PLANS - LE EXISTING FLOOR PLANS - LE | | • | • |
| MAXIMUM ALLOWABLE GROUP HOUSING UNITS | | SH PER 140 | | REA | 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 | | | EXISTING FLOOR PLANS - LE PROPOSED FLOOR PLANS - | | \cdot | • |
| MAXIMUM ALLOWABLE | | | | | UNIT AS SPECIFIED IN PARAGRAPHS (D)(1) ABOVE AND (D)(4) AND (D)(5), BELOW. | | A2.2 | PROPOSED FLOOR PLANS - | LEVEL 2 | | • |
| GROUP HOUSING ROOM | | GH PER 140 S | | REA | 2550 VAN NESS CALCULATION ¹ RM-3 RC-3 REQUIRED 3,884 SF [(146 BEDROOMS * 60 SF/3)(1.33)] | | | PROPOSED FLOOR PLANS - PROPOSED FLOOR PLANS - | | • | • |
| 2550 VAN NESS CALCUI GROUP HOUSING ROOM | | 696 SF / 140 |) SF = 219 | GHs | RM-3 RC-3 REQUIRED 559 SF [(7 BEDROOMS * 60 SF)(1.33)] | | A2.4 | PROPOSED FLOOR PLANS - | LEVEL 4 | | • |
| | ,, 30, | | 2.0 | | | | | PROPOSED FLOOR PLANS - PROPOSED FLOOR PLANS - | | • | • |
| | RESIDENTIAL | USES | | | EXISTING/PROPOSED ² 3,045 SF | | A3.1 | EXTERIOR ELEVATION IMAG | ES | · | • |
| | Max. Allowed | Existing per | Existing per '19 | Proposed | (1) BASED ON 146 BEDROOMS < 350 SF. AND 7 BEDROOMS > 350 SF. (2) UNCOVERED INNER COURT USED FOR RECREATION AREA: NON-CONFORMING OPEN SPACE | | | EXTERIOR ELEVATION DETA EXTERIOR ELEVATION DETA | | l: | • |
| TOURIST HOTEL ROOM | per Code N/A | ESTM | Survey 136 | '19 0 | BASED ON SAN FRANCISCO PLANNING CODE SECTION 135 (G)(2) | | | SIGNAGE SHE | | است | 1 |
| GROUP HOUSING | 219 | | | 136 | NOTE: BEDROOMS IN THIS CALCULATION (153) EQUAL TO PROPOSED BED COUNT IN THE 136 GROUP HOUSING ROOMS, | | | OPOSED EXTERIOR SIGNAGE | | • | • |
| ROOM BED COUNT | 438 | | | 306 | PER SECTION 135.D.2 | | | COPOSED EXTERIOR SIGNAGE | | • | • |
| NOTES | · · · | | | | *EXCEPTION REQUEST: Compliance with Section 135 not feasible given existing conditions of building and difficulty of creating functional | | | | TAL SHEETS: | 26 | |
| 1. Proposed bed count su 2. The exact number of b | | | | | open space amenity in driveway off of Filbert Street | | | 10 | TAL UNLETO. | 20 | |
| student housing demand mandated occupancy lim | , provided the ur | | | | H- ACTIVE USE *SEE SHEET A2.1 FOR REFERENCE | SCOPE OF WORK | PROF | PERTY INFORMATIC | NN . | | |
| 3. No Permanent Reside | | g. | | | *EXCEPTION REQUEST: The project seeks an exception from Code | PURSUANT TO CASE NUMBER 2008.0586, THE PROJECT PROPOSES | ADDRESS | <u>S</u> 2550 VAN NESS AVE | NUE | | |
| C- STUDENT HOUSING | | | | | Section 145.1 Active Use controls to add Class I bicycle parking in the first 25 ft. of street level. | TO CHANGE THE USE OF 2550 VAN NESS FROM THE LAST LEGAL TOURIST HOTEL USE TO 136 GROUP HOUSING BEDROOMS AND | BLOCK/LO | | | | |
| STUDENT HOUSING: A RE | SIDENTIAL USE CHARA | ACTERISTIC DEFIN | | | | 306 BEDS WITH A STUDENT HOUSING USE CHARACTERISTIC. | No OF ST | ORIES 6 (NO CHANGE) | | | |
| STUDENTS OF ACCREDITI THE FORM OF DWELLING | UNITS, GROUP HOUSI | NG, OR SRO UNIT | AND IS OWNE | D, OPERATED, | I-REAR YARD *SEE SHEET A0.S2 FOR REFERENCE | PLANNING CODE EXCEPTIONS REQUESTED AS PART OF THE | <u>DISTRICT</u> ZONING | <u>rs</u> RC-3, RM-3 | | | VIC |
| OR OTHERWISE CONTRO INSTITUTION. UNLESS EXI | PRESSLY PROVIDED F | OR ELSEWHERE IN | N THIS CODE, | THE USE OF | *EXCEPTION REQUEST: Due to existing site constraints, AAU proposes | PROJECT ARE LISTED ON THIS COVER SHEET. | HEIGHT/E SPECIAL | BULK 65-A | | | 15 BIN |
| STUDENT HOUSING IS PE UNDERLYING ZONING DIS | STRICT IN WHICH IT IS I | LOCATED. STUDEN | NT HOUSING M | AY CONSIST | no exterior building modification as part of this project and therefore requests an exception from the requirements of Code Section 134. | CONDITIONAL USE AUTHORIZATION REQUESTED FOR GROUP HOUSING AFFILIATED WITH INSTITUTIONAL EDUCATIONAL USE IN | USE | CHANGE OF USE RE | | | |
| OF ALL OR PART OF A BU CONTROLLED BY MORE T | HAN ONE POST-SECO | | | | | THE RC-3 AND RM-4 DISTRICTS. | LAST LEC | GAL TOURIST HOTEL (13 | 6 ROOMS) | NT | |
| LOCATED IN ONE BUILDIN | IG. | | | | | THE PROJECT ALSO PROPOSES TO REFLECT THAT THE LEGALLY INSTITUTED USE OF PARKING IN 2550 VAN NESS IS FOR ACADEMY | DDODOC | | PARKING & RESTAURA | | |
| D- BICYCLE PARKING | | | | | | OF ART UNIVERSITY FACULTY AND STAFF, NOT BUILDING RESIDENTS. THE PROJECT PROPOSES CONDITIONAL USE | PROPOSI | | IP HOUSING (136 ROOI GARAGE & RESTAURAN | MS) NT | |
| *SEE SHEET A2.1, A PARKING | | | | | | AUTHORIZATION FOR A PRIVATE PARKING GARAGE USE OF 2500 VAN NESS. | HISTORIC | C EVALUATION | | | TIP-3 |
| *SEE SHEET A0.S3 F | | | | | - | NEW SIGNAGE REQUESTED AS PART OF PROJECT. | | C RESOURCE STATUS | B - UNKNOWN/AGE | | Tool 1 |
| CLASS I | UIRED CODE | E REQUIRED 99 | | POSED 99 | - | | | L REGISTER HISTORIC | ELLIGIBLE | | an a |
| CLASS II | 15 | 5 (9 + 6*) | | 16 | | | DISTRICT | ſS | None | | 883 |
| *PER SF PLANNING CODE TABLE 1 | 55 2 PRIVATE PARKING | GARAGE MININ | | INT FOR | | | DISTRICT | | None | | |
| CLASS II BICYCLE PARKING: ONE C LESS THAN SIX CLASS 2 SPACES. | | | | | | | HISTORIC | C RESOURCE EVALUATION SES | None | | UP-TUT |
| **THE PROPOSAL REMAINS SUBJE | | PPROVAL BY OTHE | ER CITY AGEN | CIES, SUCH AS | | | ARTICLE | 10 DESIGNATED HISTORIC | None | | o'dhu |
| SFMTA, BUILDING AND FIRE DEPAF | KIMENIS. | | | | | | ARTICLE | 11 PRESERVATION | None | | 1104 |
| | | | | | | | DESIGNA MILLS AC | | None | | |
| | | | | | | | | BUSINESS REGISTRY | None | | |
| ł | | | | | | | | | | | |
| | | | | | | | | | | | _ |
| | | | | | All drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used or disclosed without consent of Architect. | If this drawing is not 24" x 36", then the drawing has been revised from its original size. Noted scales must be adjusted. This line should be equal to one inch. | | | | | I |

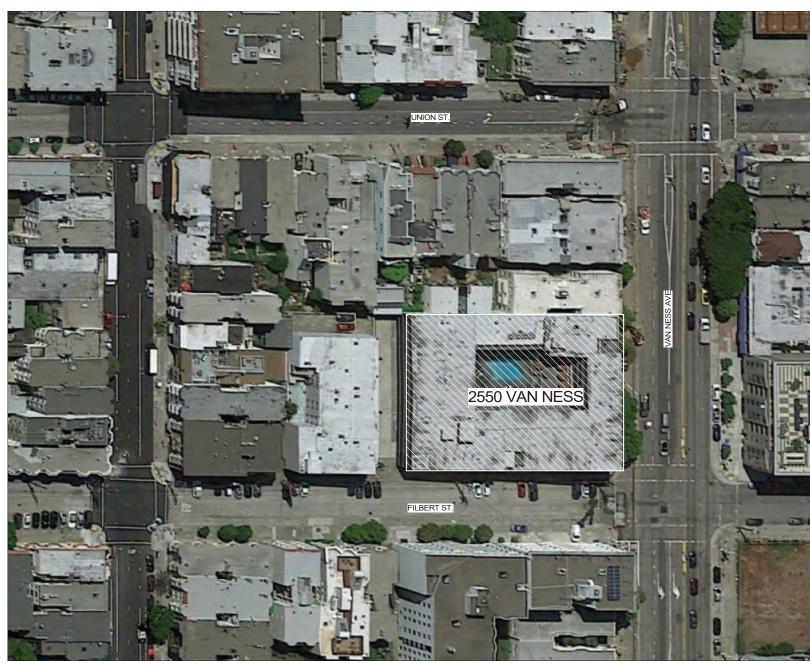




If this drawing is not 24" x 36", then the drawing has been revised from its original size. Noted scales must be adjusted. This line should be equal to one inch.



| | KEYNOTES | tet design |
|-------------|---|---|
| | | 1420 Sutter Street |
| | | San Francisco, CA 94109 T 415.391.7918 F 415.391.7309 TEFarch.com |
| | | ACADEMY of ART UNIVERSITY FOUNDED IN LAW FRANCIECO 1939 |
| | | 79 New Montgomery Street San Francisco, CA 94105 |
| | | |
| | | AAU RESIDENTIAL COMPLIANCE SET |
| | | 2550 VAN NESS SAN FRANCISCO, CA 94109 |
| G G G | | (1) (1) (1) (1) (1) (1) (1) (1) |
| G | LEGEND EXPOSURE COMPLIANCE | Project Number Issue Date Scale Prase As indicated Prase 10/11/2019 11:29:39 PM |
| G | | No. Date Description |
| G | (N.C.) EXISTING VIEW NON- COMPLIANT WITH ↓ CODE SECTION 140 | |
| G G | AREA NEEDED TO B E COMPLIANT WITH CODE SECTION 140 | |
| G | | EXPOSURE ANALYSIS - LEVELS 5 & 6 |
| | | A0.E2 |
| | 1 | |



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



1420 Sutter Street San Francisco, CA 94109

T 415.391.7918 F 415.391.7309 **TEFarch.com**



ACADEMY of ART UNIVERSITY

79 New Montgomery Street San Francisco, CA 94105

AAU RESIDENTIAL COMPLIANCE SET

2550 VAN NESS SAN FRANCISCO, CA 94109

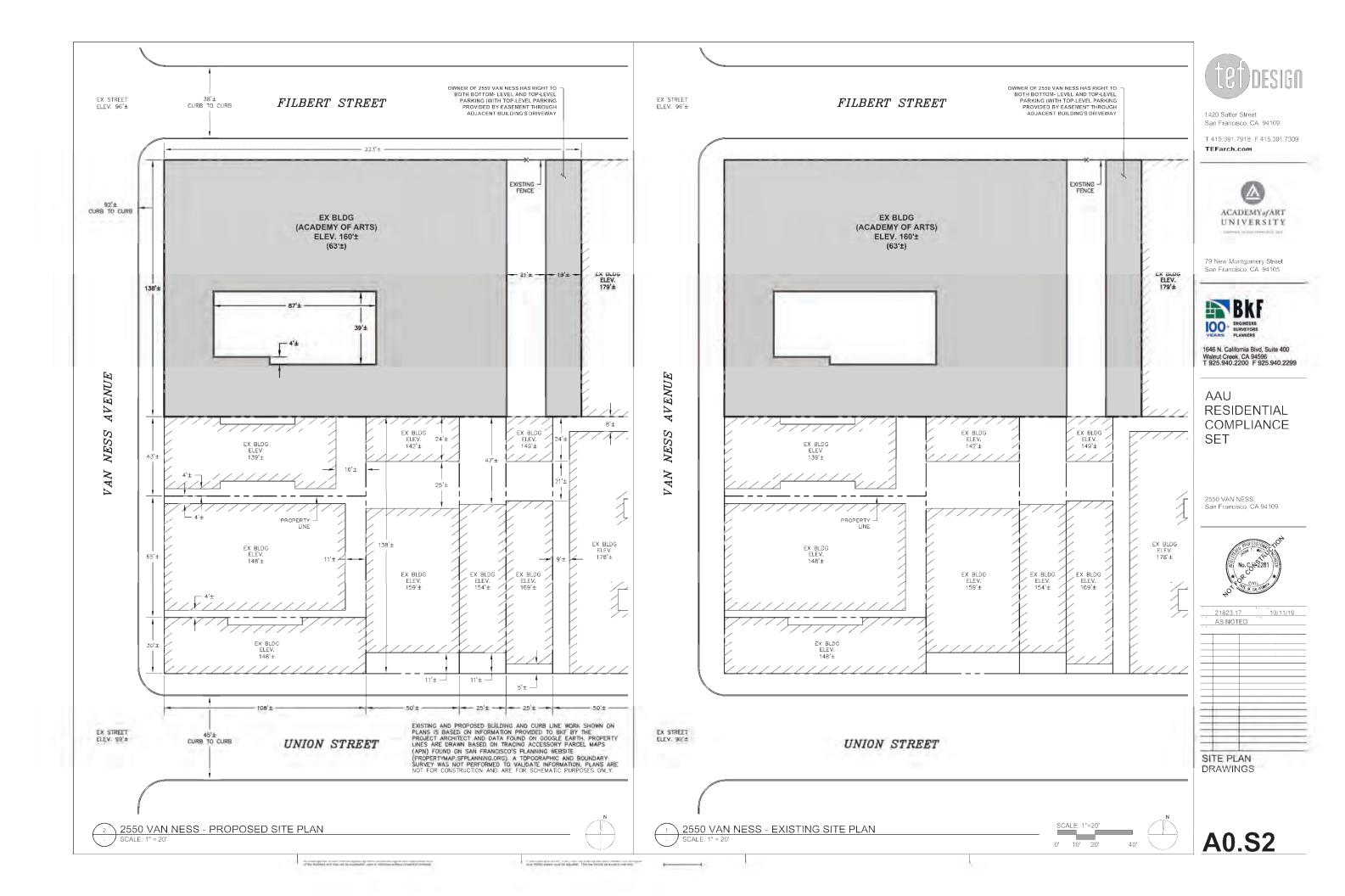


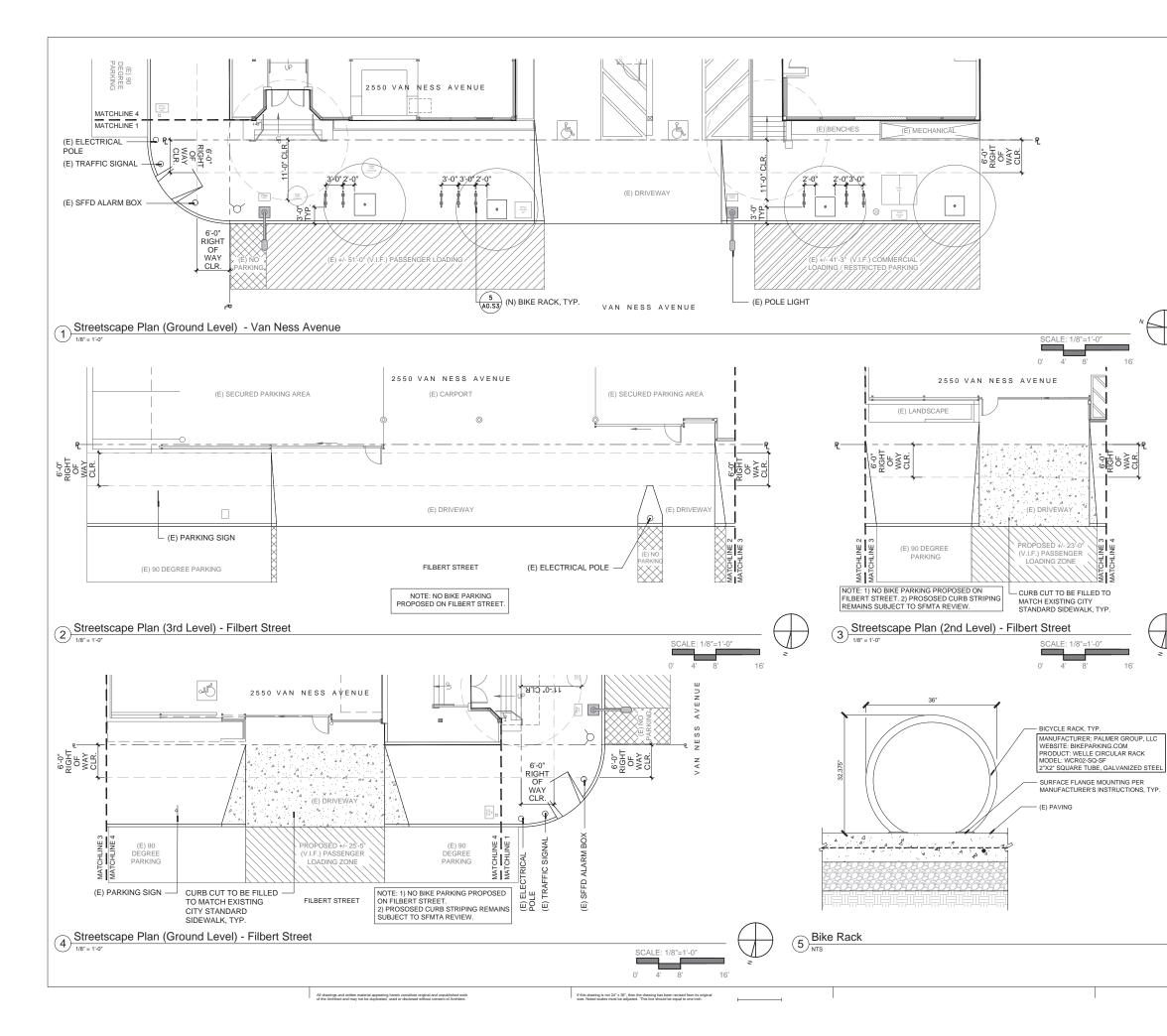
| | Number 21823.1 | 7 10/11/19 | | |
|---------------------------------------|-------------------|-------------|--|--|
| Scale Not To Scale Phase | | | | |
| Print Date: 10/11/2019 11:29:42 PM | | | | |
| No. | Date | Description | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| ~ | | | | |

SITE PLAN AERIAL IMAGE











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

BIKE PARKING COUNT

EXISTING: (0) BIKE PARKING SPACES PROPOSED: (16) BIKE PARKING SPACES TOTAL: 16



(N) BIKE RACK, CLASS II

(E) FIRE HYDRANT

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



G

 \heartsuit

(E) NO PARKING (RED CURB)



A. 4.

(E) OR PROPOSED PASSENGER LOADING (WHITE CURB)

CURB CUT TO BE

NOTES:

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



1420 Sutter Street

San Francisco, CA 94109

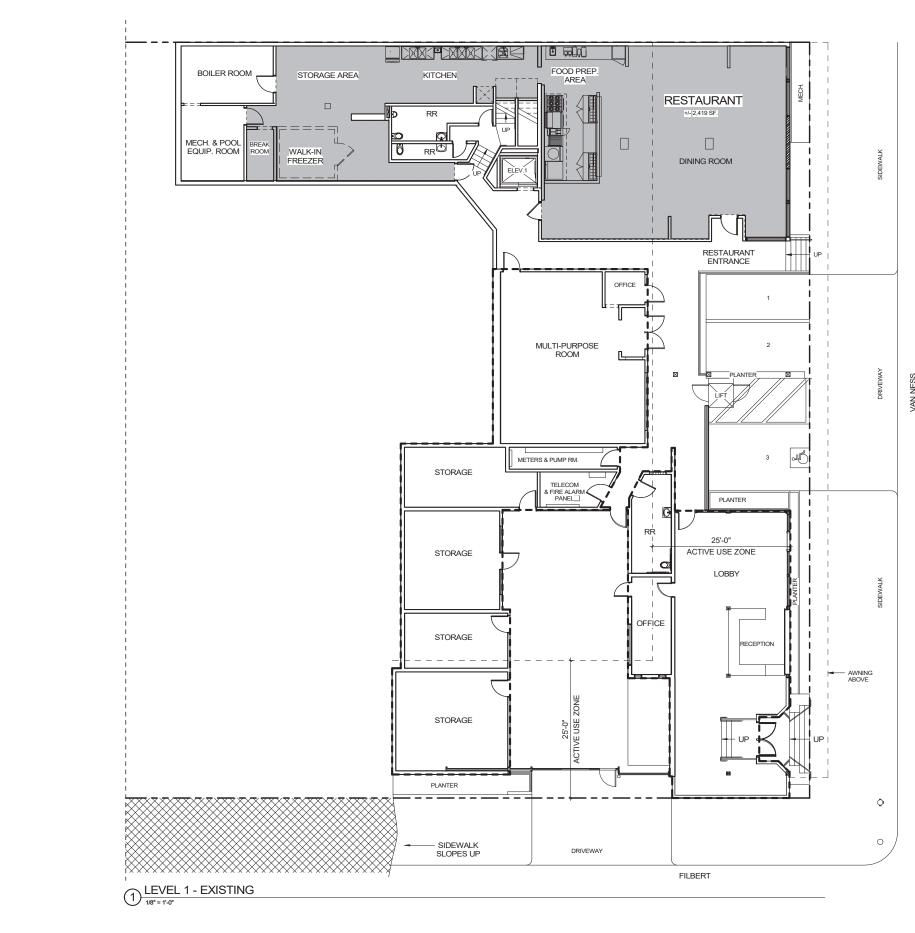
Creo Iandscape architecture

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

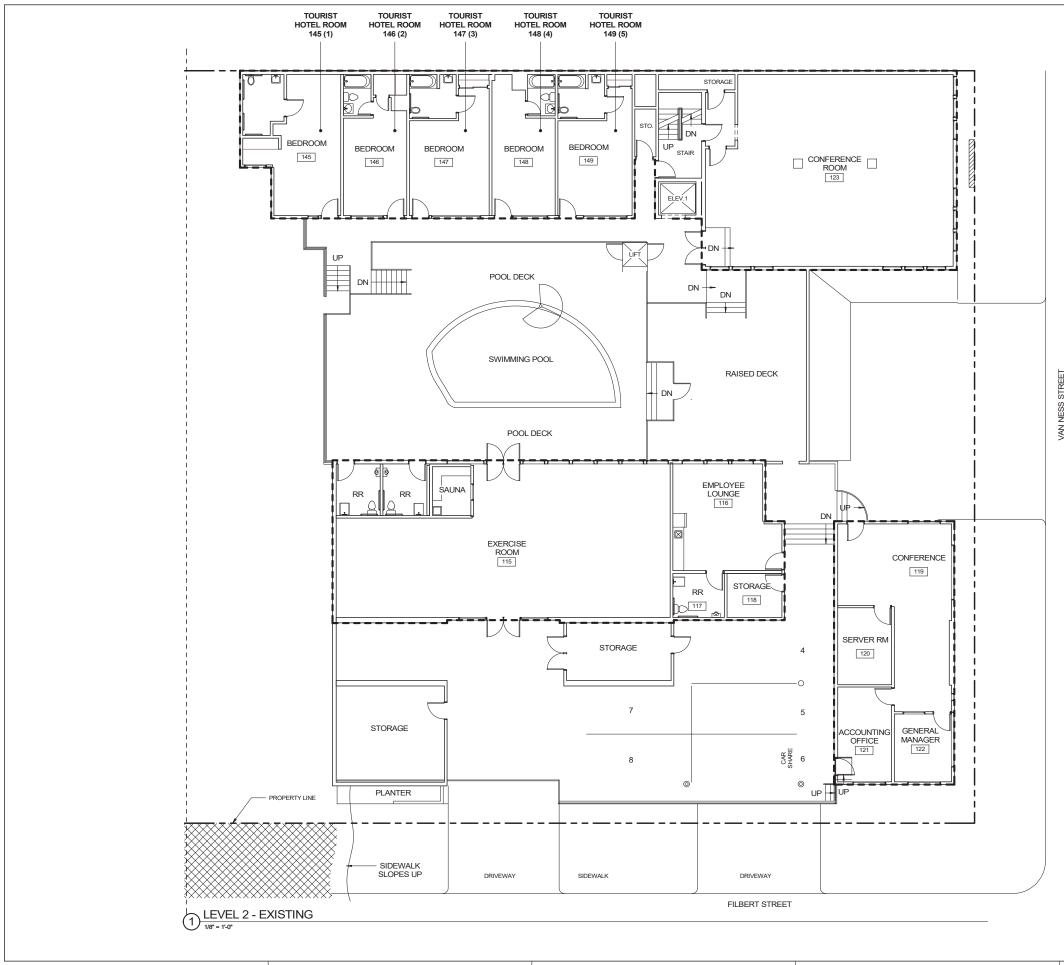
AAU RESIDENTIAL COMPLIANCE SET

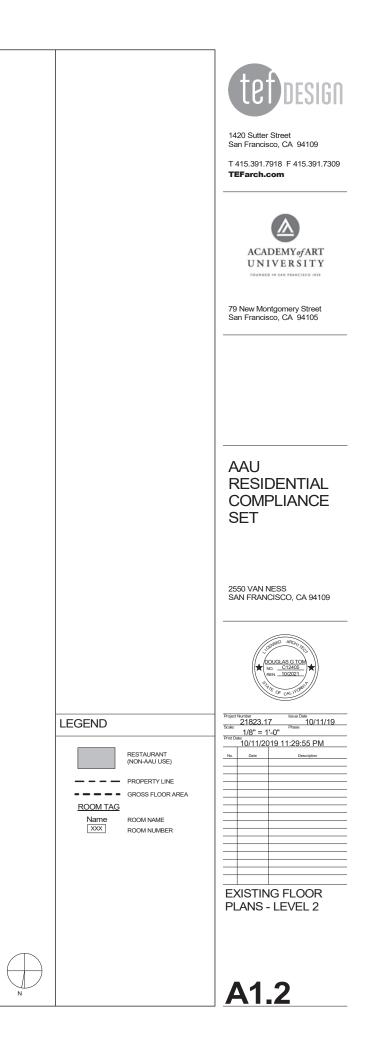
2550 VAN NESS San Francisco, CA 94109

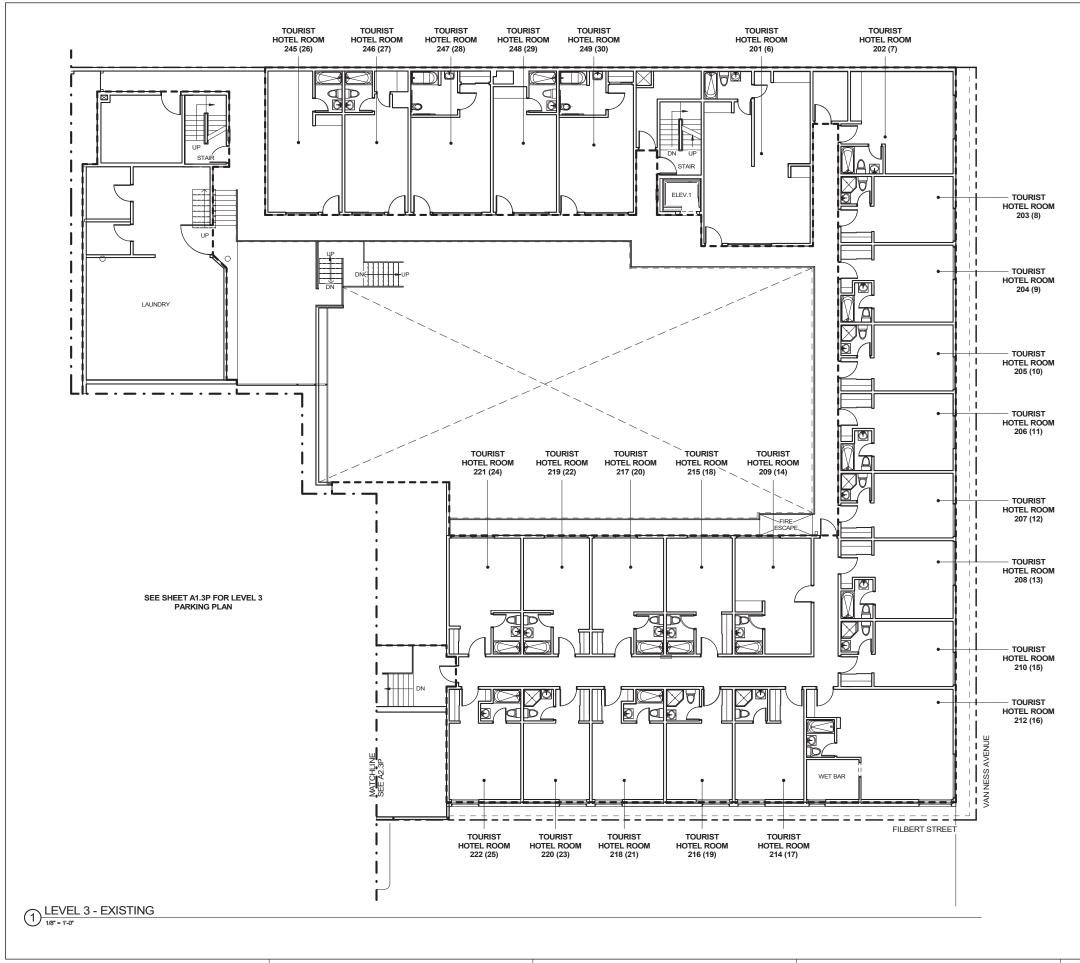




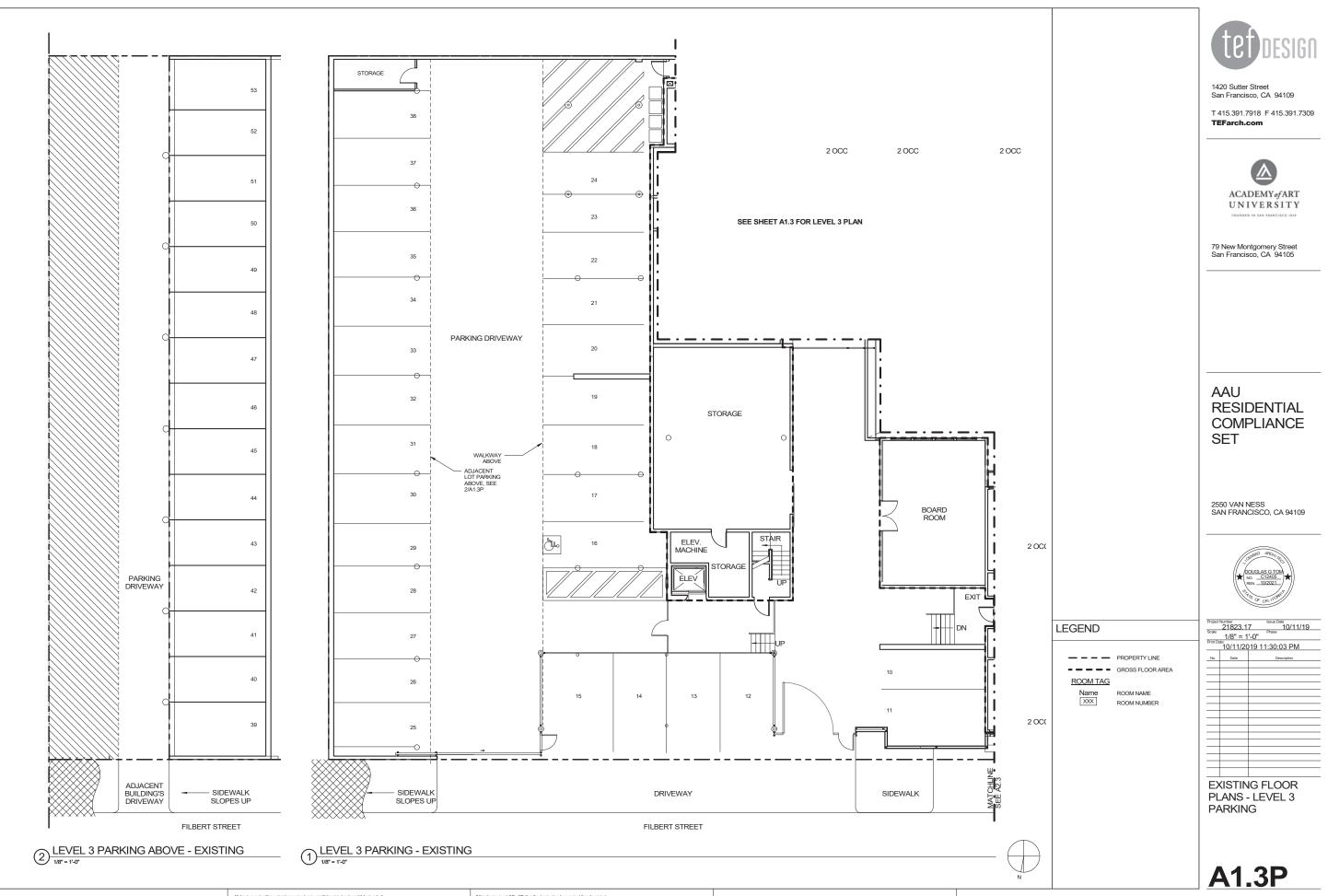
| | | _ |
|-----|---|---|
| | | teta1420 Sutter Street San Francisco, CA 941091415.391.7918 F 415.391.7309TEFarch.com |
| | | ACADEMY of ART NUVERSITY FORMER OF LANCIECO 1999 79 New Montgomery Street San Francisco, CA 941105 |
| | | AAU |
| | | 2550 VAN NESS SAN FRANCISCO, CA 94109 |
| | LEGEND | Project Number Insue Date 21823.17 Inumber Torget Number Insue Date 21823.17 Inumber Torget Number Insue Date 21823.17 Inumber Torget Number Insue Date 10/11/19 State Torget Number Insue Date |
| | RESTAURANT (NON-AAU USE) PROPERTY LINE GROSS FLOOR AREA ROOM TAG Name ROOM NAME XXX ROOM NUMBER | No. Date Description No. Date Description |
| × × | | EXISTING FLOOR PLANS - LEVEL 1 |



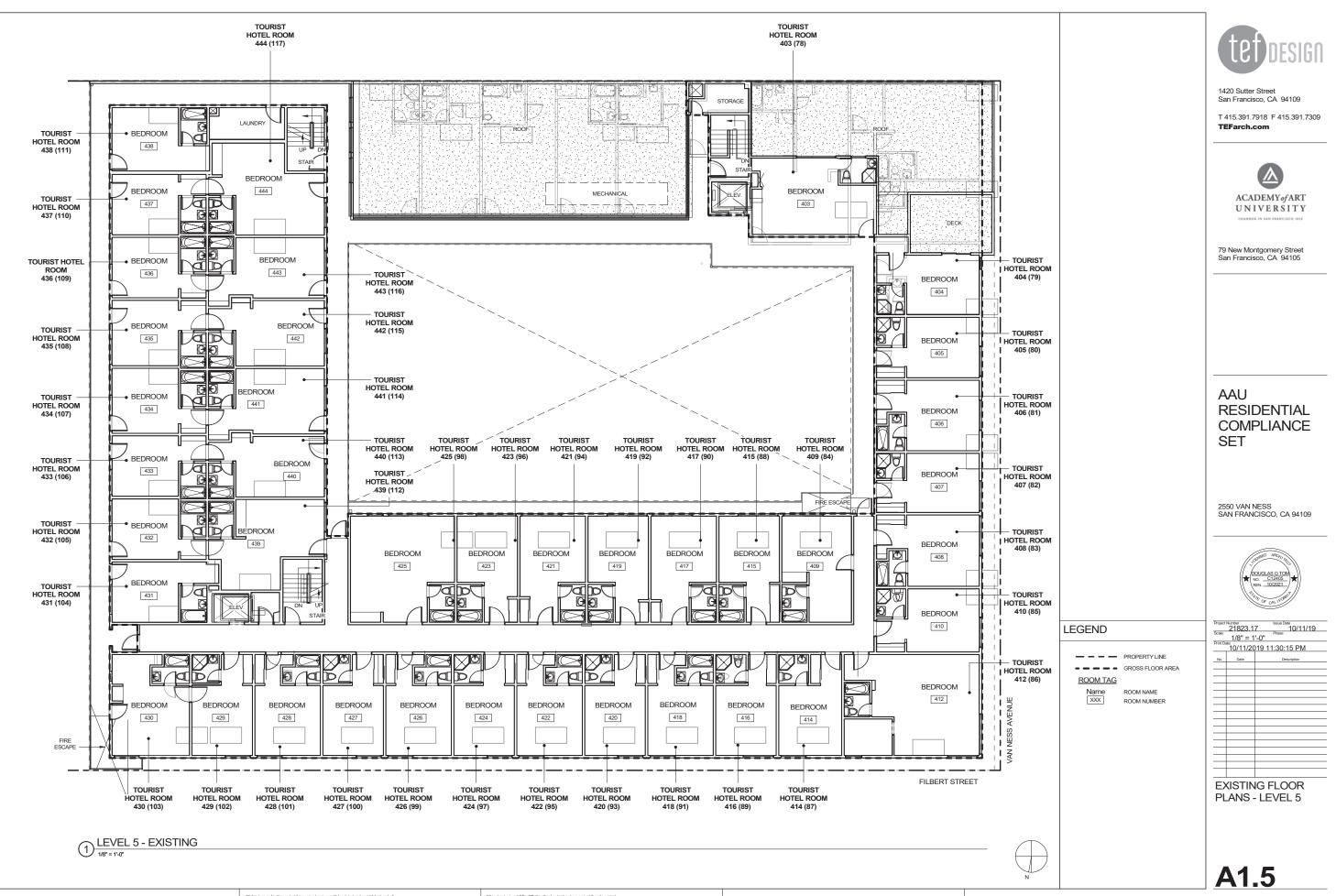


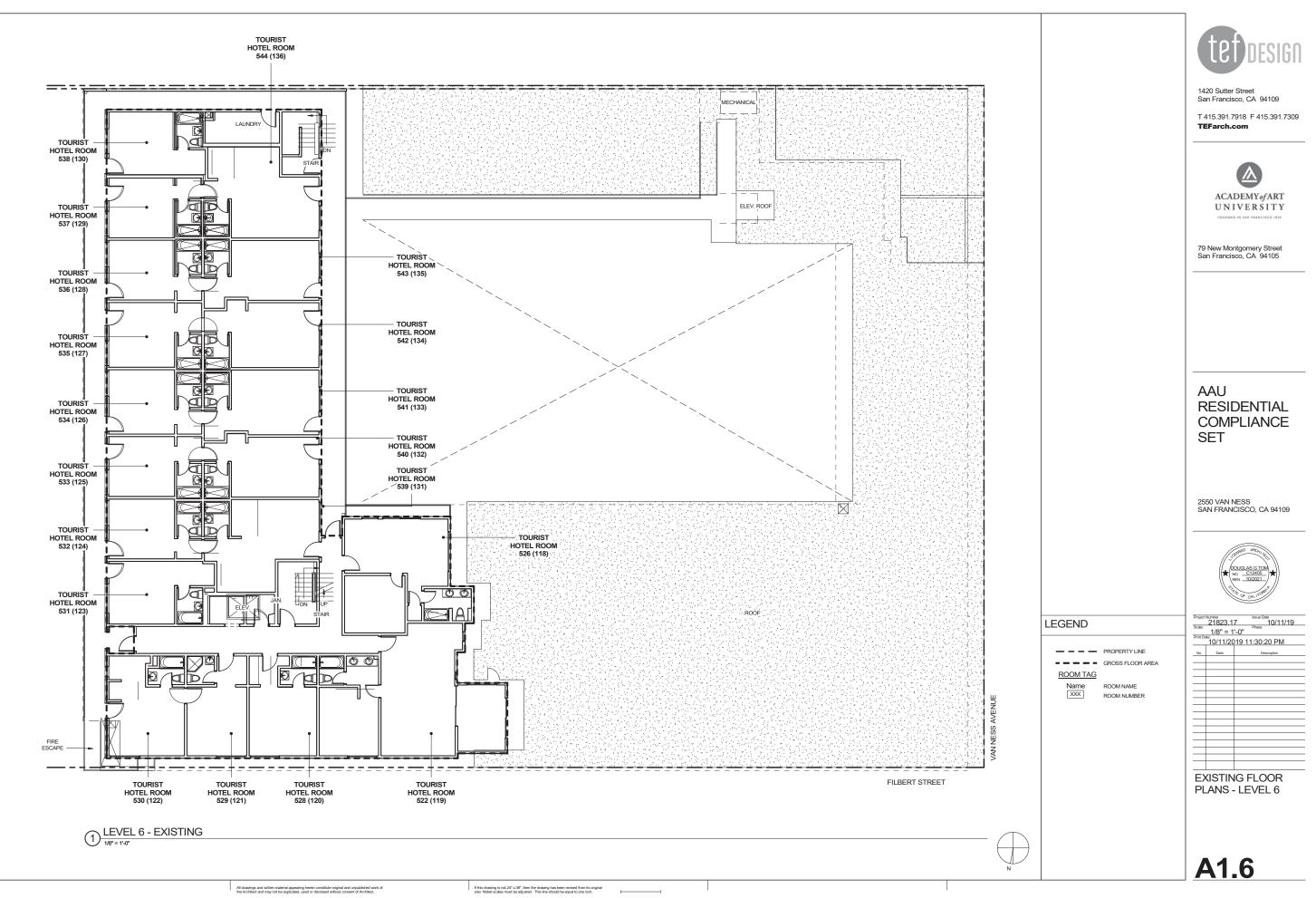


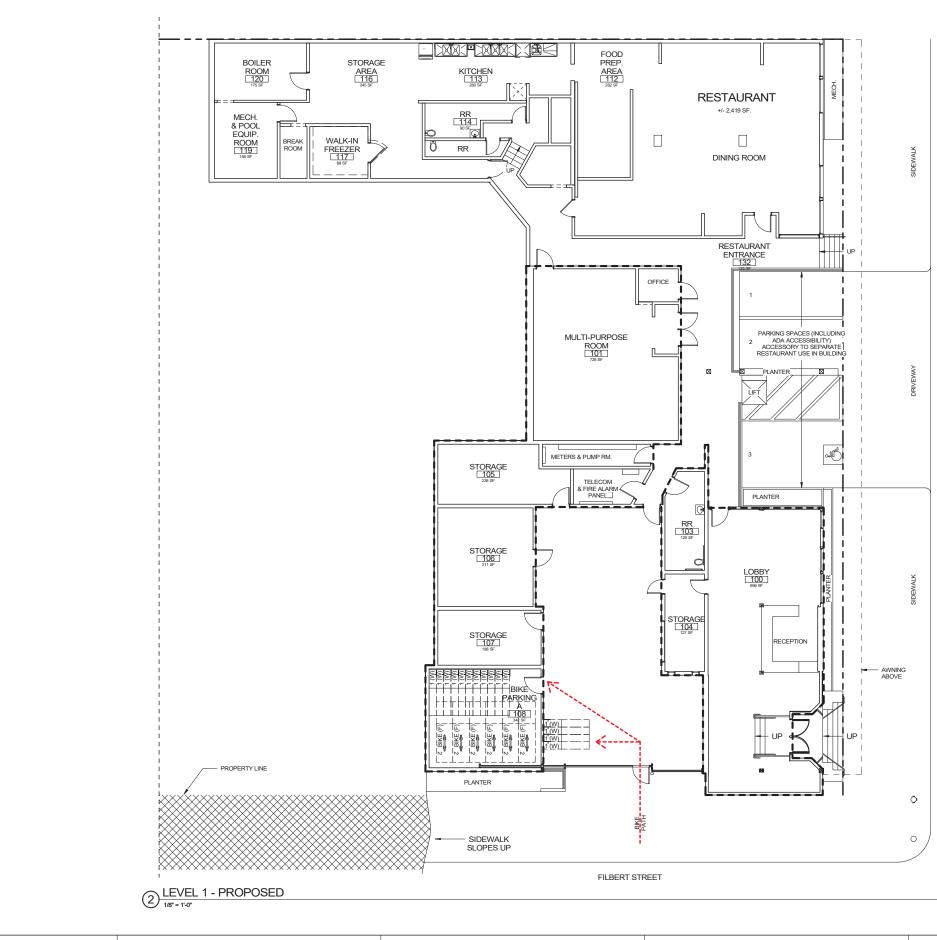
| | | tet1420 Sutter Street San Francisco, CA 941091415.391.7918 F 415.391.7309TEFarch.com |
|----------------------------|-------------|---|
| | | ACADEMY of ART UNIVERSITY PORTO IN LAW FARCECO 1979 79 New Montgomery Street San Francisco, CA 94105 |
| | | AAU RESIDENTIAL COMPLIANCE |
| | | 2550 VAN NESS SAN FRANCISCO, CA 94109 |
| LEGEND ROOM TAG Name | ROOM NAME | Project Namble Issue Date 20201_2025 10/11/19 Score 1/8" = 1'-0" Print Date 10/11/2019 11:29:59 PM No. Date Description |
| | ROOM NUMBER | EXISTING FLOOR PLANS - LEVEL 3 |
| | | A1.3 |

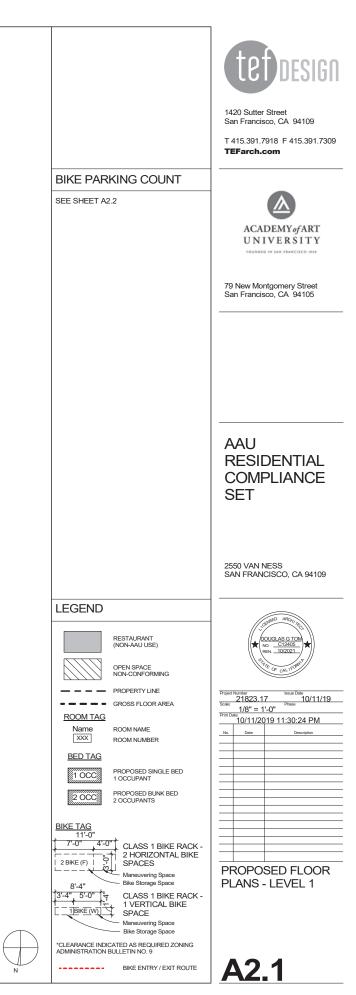




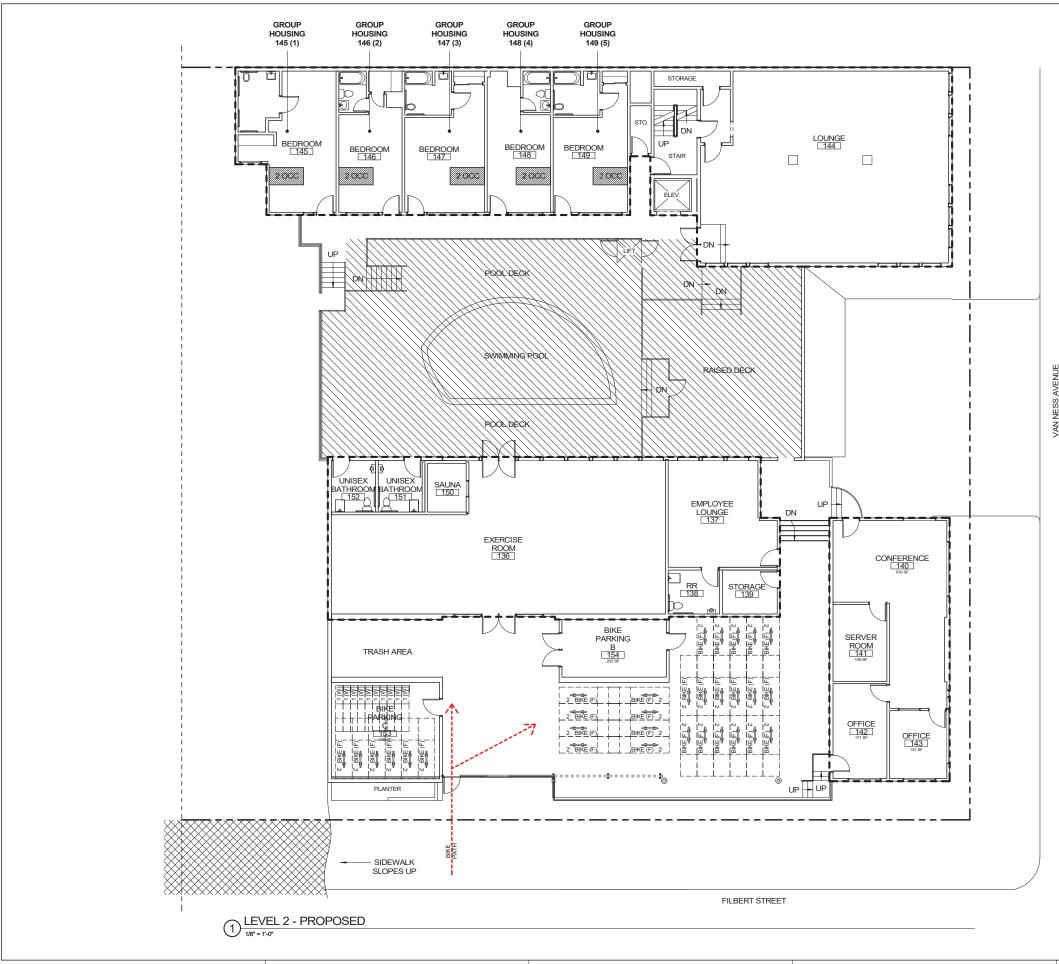


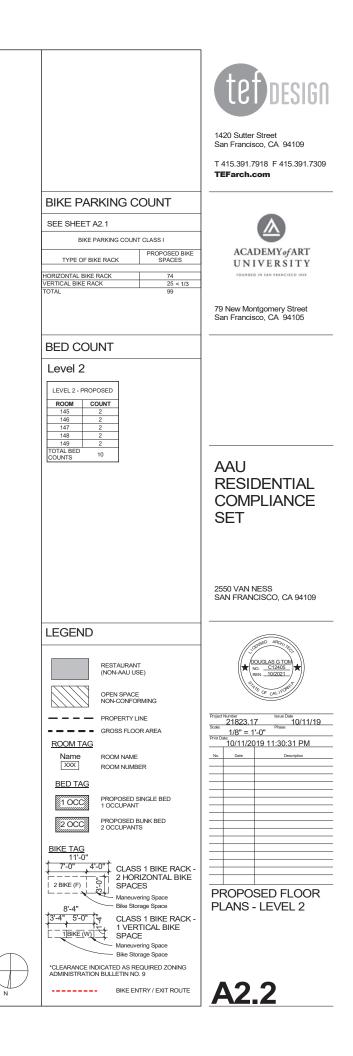


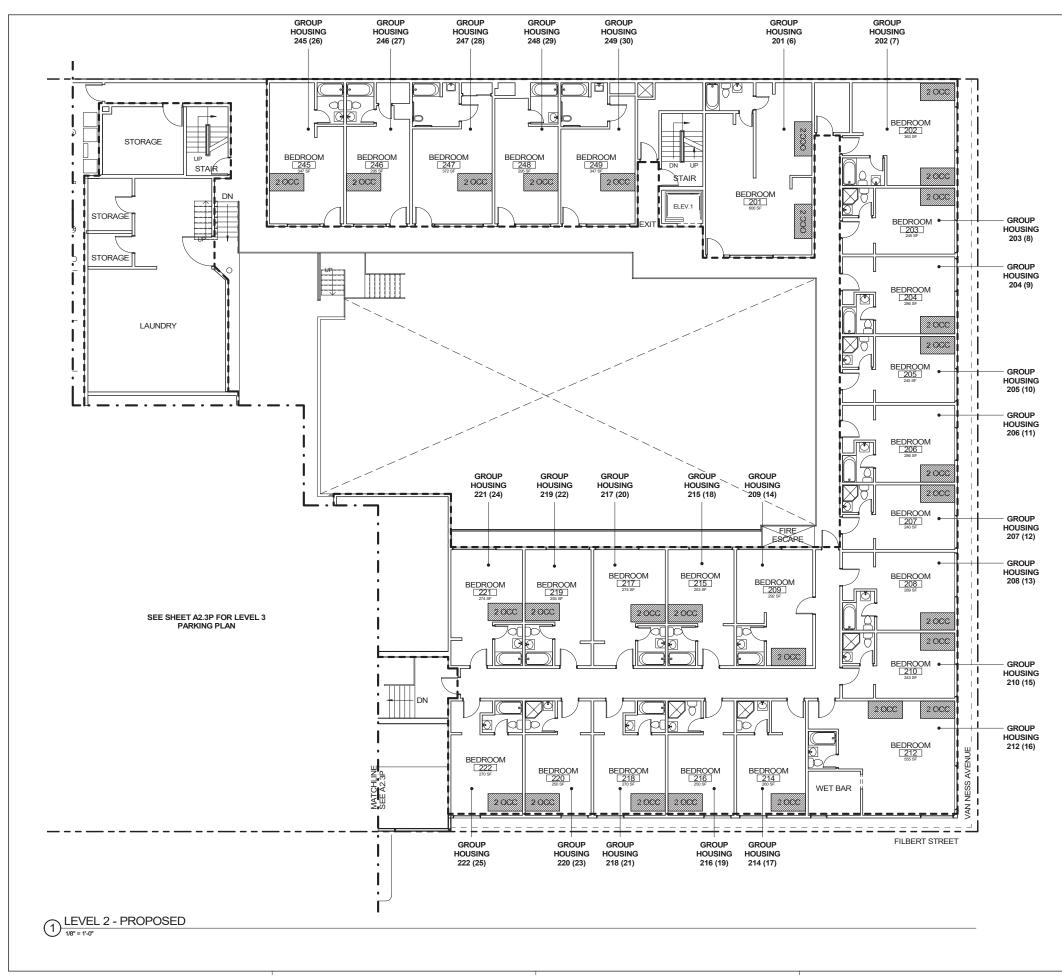


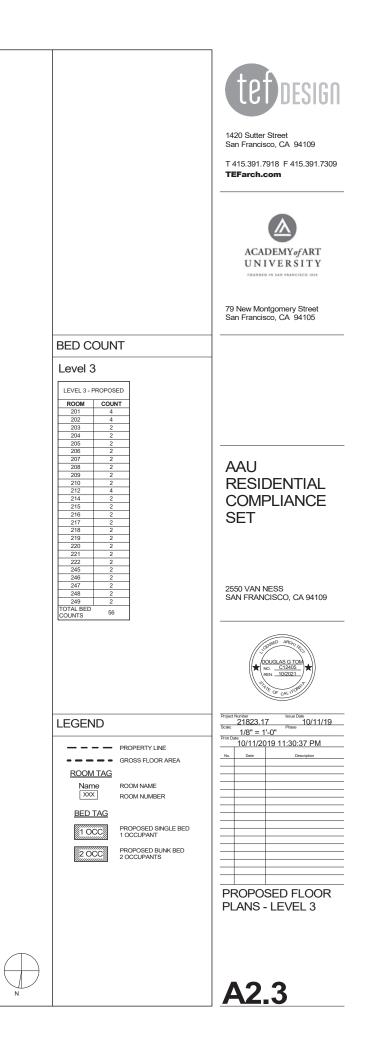


SS Ψ VAN



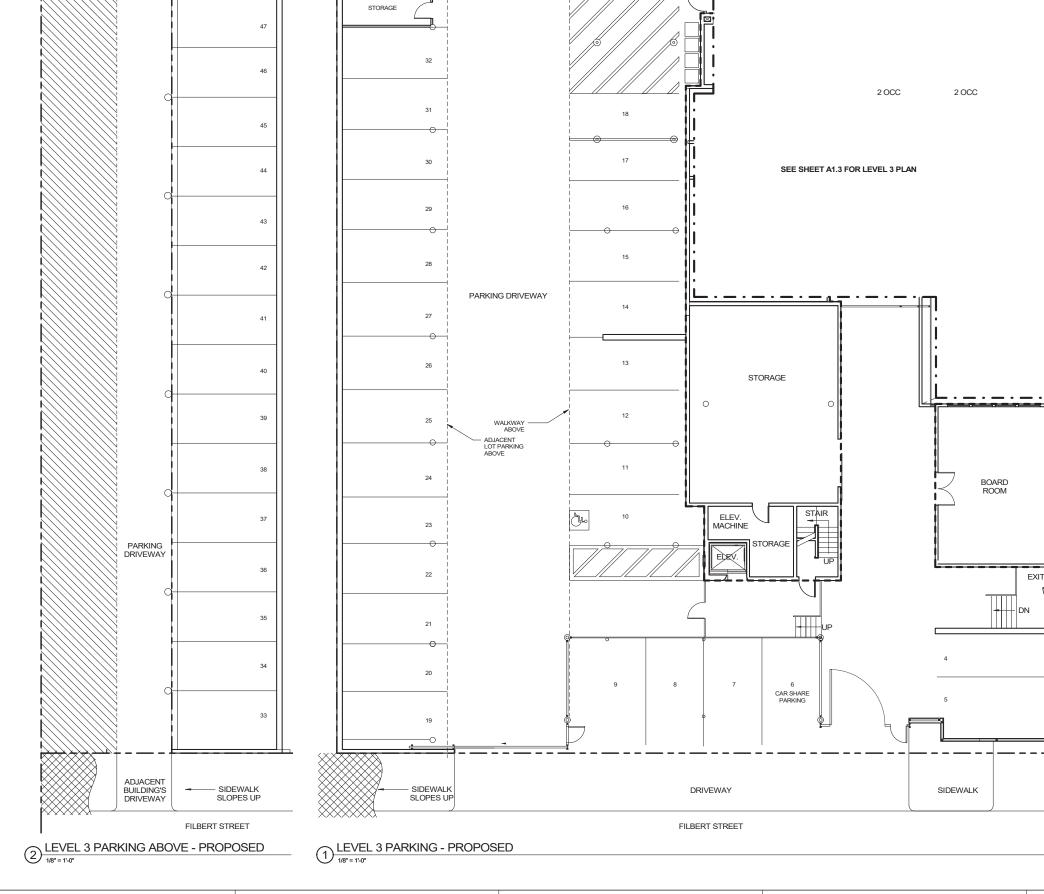


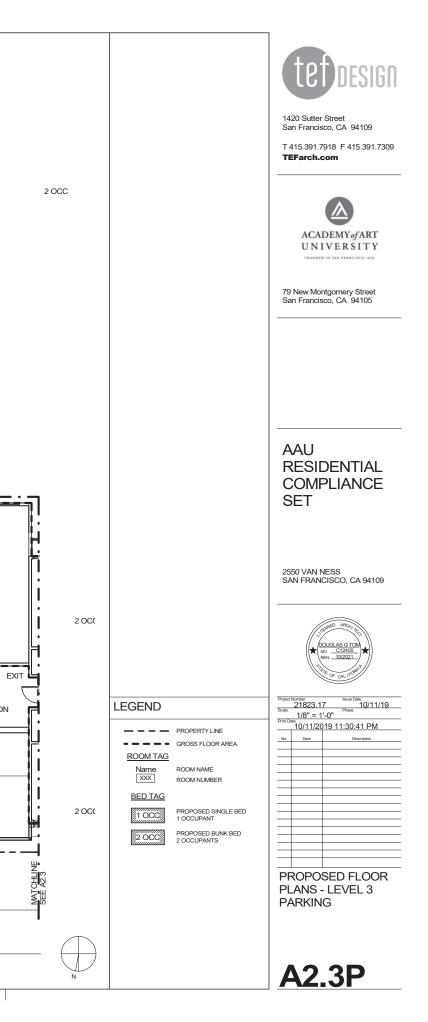


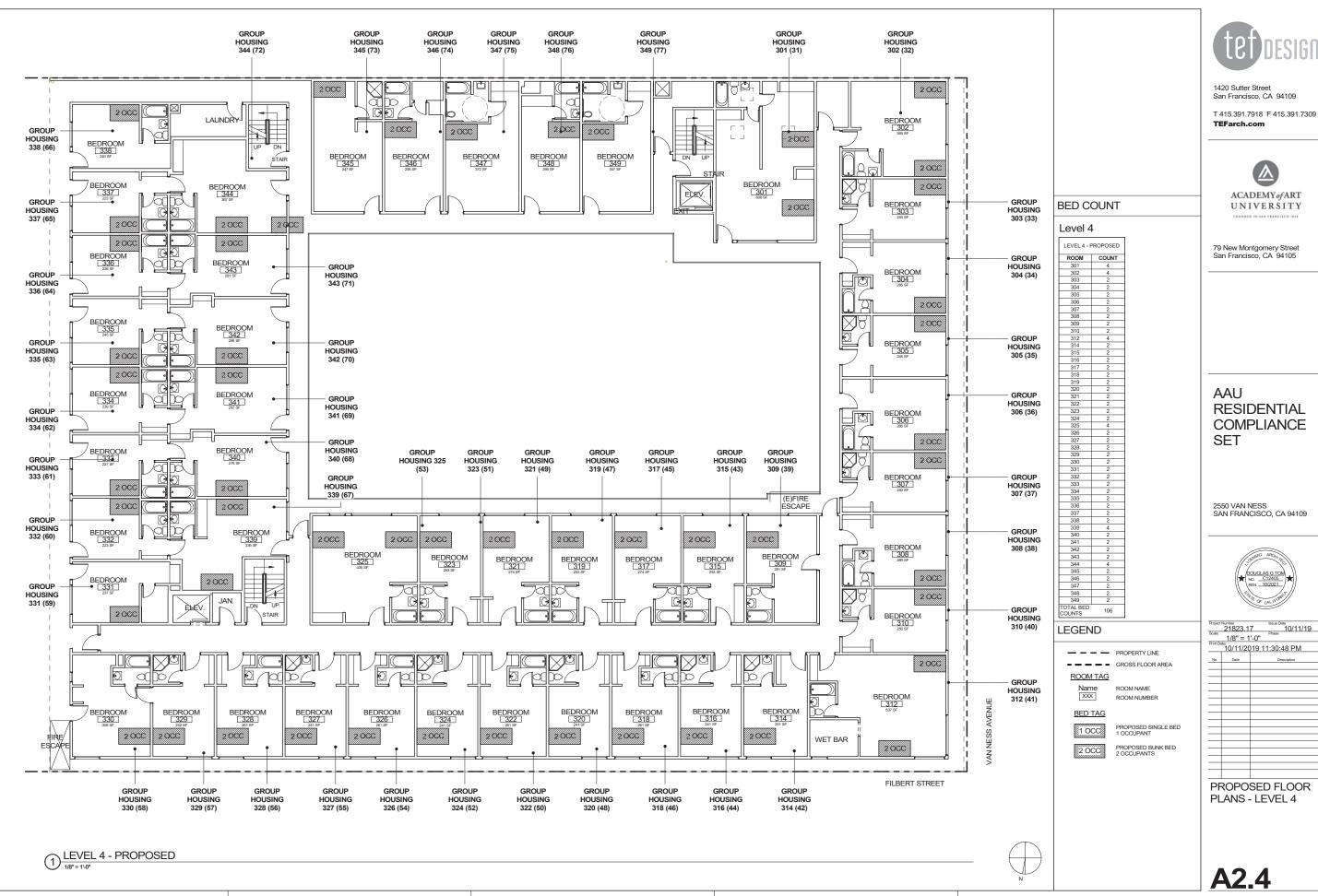










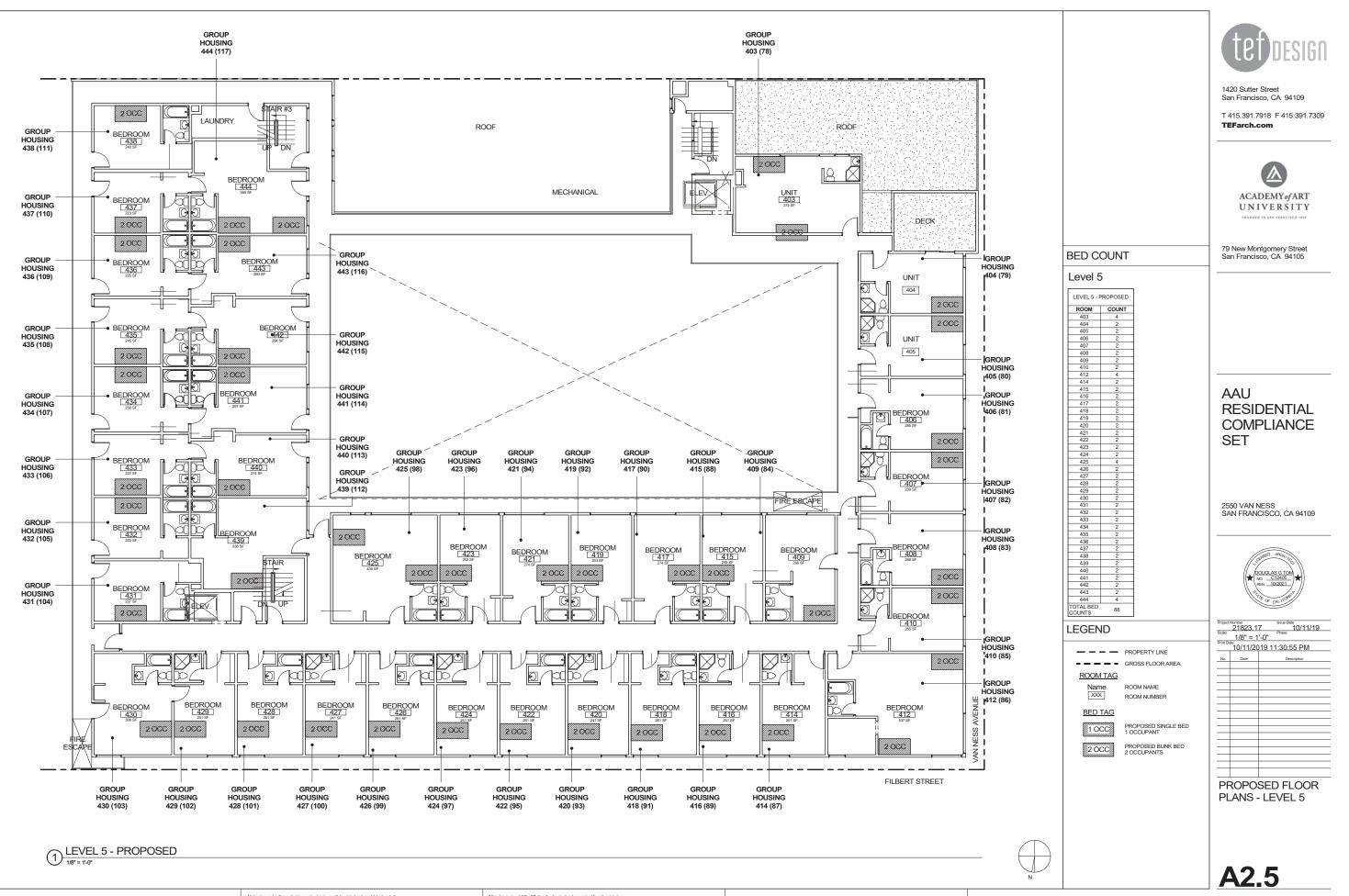


RESIDENTIAL COMPLIANCE

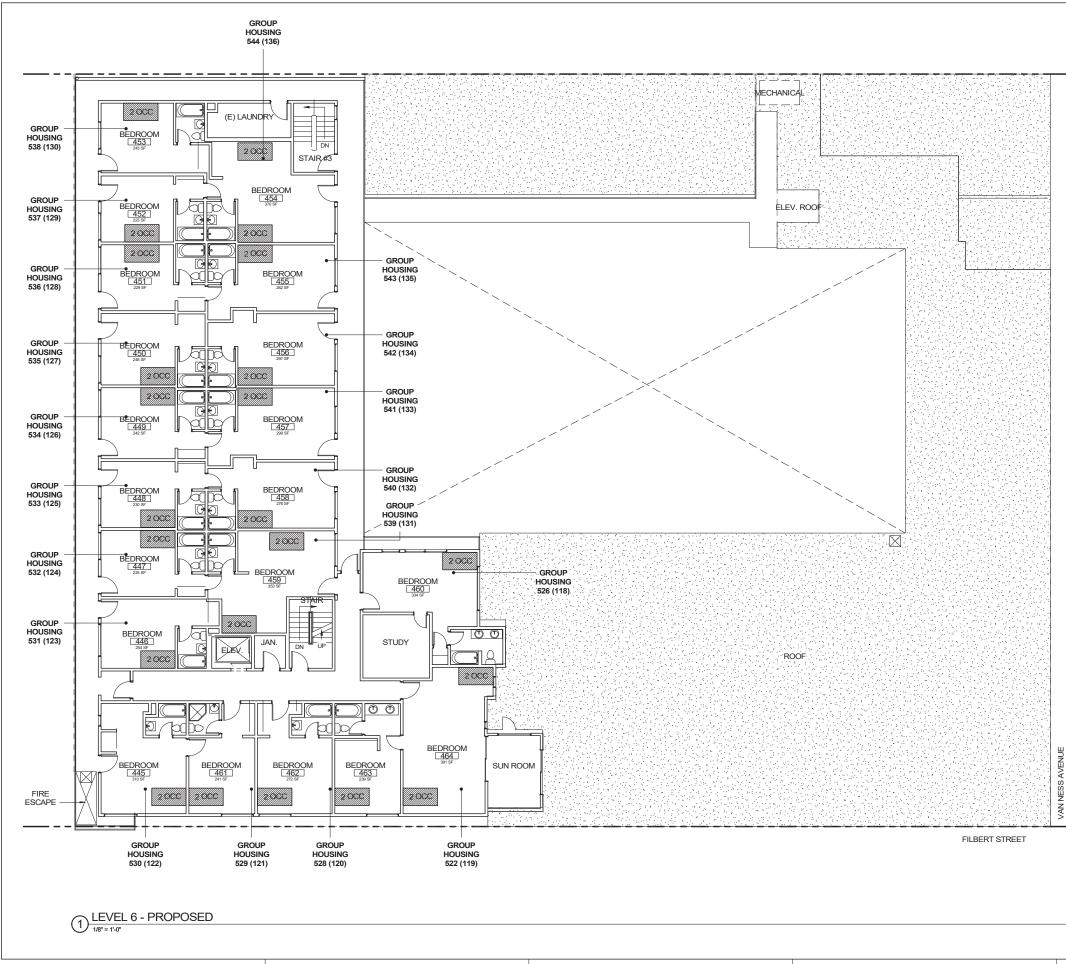
2550 VAN NESS SAN FRANCISCO, CA 94109

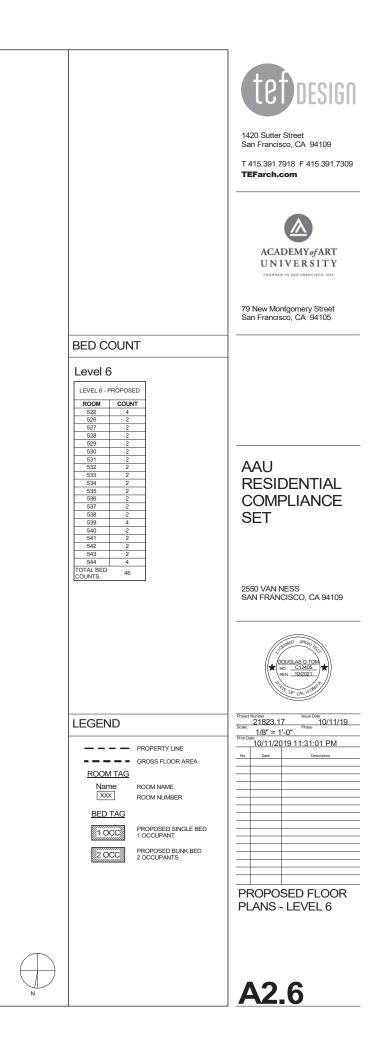
| Project | Number 21823.1 | 7 10/11/19 | | |
|-------------|-------------------|----------------|--|--|
| Scale | | Phase | | |
| | 1/8" = 1 | '-0" | | |
| Print Date: | | | | |
| | 10/11/20 | 19 11:30:48 PM | | |
| | | | | |
| No. | Date | Description | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | - | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

PROPOSED FLOOR



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.





| 1. LEGALIZE THE CONDITIONS PRESENTED IN THIS PLAN SET, UNLESS OTHERWISE NOTED (1) EXISTING SPEAKER UNDER AWNING TO BE REMOVED (1) (E) WHEELCHU 1. ITEMS BELOW NOTED DURING 9/27/19 SITE WALK (1) (E) WERTICAL (2) (E) SIGN "GUEST PARKING, LEVEL NUMBER 1 (3) (E) RESTAURA REPLACED; SI CONSULTANT (3) (E) AC EQUIP PER UNIT, TYP (4) (E) PLANTER V BEYOND (3) (E) LIGHT(S) (6) (E) UENT(S) (6) (E) PLANTER (9) (E) PLANTER (8) (E) PLANTER (9) (E) PARKING (9) (E) DA VINCI SIGNAGE (1) (E) PARKING (2) | GENERAL NOTES | KEYNOTES | | |
|---|-----------------------------|---|--------------------------------------|---|
| ITEMS BELOW NOTED DURING 9/27/19 SITE WALK (3) (E) BENCH (2) (E) SIGN "GUEST PARKING, LEVEL NUMBER 1 (4) (E) RESTAURA REPLACED; SE CONSULTANT (3) (E) AC EQUIP PER UNIT, TYP (4) (E) PLANTER V (4) (E) JULIET BALCONIES W/ METAL RAILINGS, TYP AT THIS ELEVATION (5) (E) PLANTER V (5) (E) LIGHT(S) (7) (E) DOME SECURITY CAMERA (8) (E) PLANTER (6) (E) PLANTER (9) (E) PLANTER (9) (E) PARKING (6) (E) DA VINCI SIGNAGE (9) (E) PARKING | PRESENTED IN THIS PLAN SET, | | | . , |
| Image: Second state sta | | | | . , |
| (3) (E) AC EQUIP PER UNIT, TYP (4) (E) JULIET BALCONIES W/ METAL RAILINGS, TYP AT THIS ELEVATION (5) (E) PLANTER W BEYOND (4) (E) JULIET BALCONIES W/ METAL RAILINGS, TYP AT THIS ELEVATION (5) (E) PLANTER W (6) (E) LIGHT(S) (7) (E) ADA PARKI (7) (E) DOME SECURITY CAMERA (8) (E) PLANTER (8) (E) PLANTER (18) REMOVE (E) FAND POLL STE SIDEWALK (9) (E) DA VINCI SIGNAGE (19) (E) PARKING | | | (14) | RÉPLACED; SE |
| | | (4) (E) JULIET BALCONIES W/ METAL RAILINGS, TYP AT THIS ELEVATION (5) (E) LIGHT(S) (6) (E) VENT(S) (7) (E) DOME SECURITY CAMERA (8) (E) PLANTER (9) (E) DA VINCI SIGNAGE | (16) (17) (18) (19) (19) | (E) PLANTER V BEYOND (E) STAND PIP (E) ADA PARKI REMOVE (E) FI AND POLL STT SIDEWALK (E) PARKING |
| | | | | |



| HAIR LIFT | (21) (E) ACCORDION FIRE LADDER |
|--------------------------------------|--|
| L PANEL SIDING | (22) (E) FIRE ESCAPE |
| | (23) (E) FIRE ESCAPE ROOF LADDER |
| RANT SIGNAGE TO BE SEE SIGNAGE | (24) (E) BALCONIES @ THIS ELEVATION W/ METAL RAILINGS |
| IT DRAWINGS | (E) SIGN GUEST PARKING, LEVEL 2 |
| R W/ MECH EQUIP | (E) GUEST PARKING |
| IPES | (27) (E) AWNING |
| KING SPACE | (28) REMOVE ALL EXTERIOR SPEAKERS |
| FREESTANDING SIGN TRUCTURE. PATCH | ON WALL |
| i | |
| GATE | |
| | |
| | |



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 RESIDENTIAL COMPLIANCE SET

2550 VAN NESS SAN FRANCISCO, CA 94109



| Project | Number 21823.1 | 7 10/11/19 |
|---------|-------------------|------------------|
| Scale | Not To S | |
| Print D | ate: 10/11/20 |)19 11:31:05 PM |
| | 10/11/20 | 713 TT.51.05 T W |
| No. | Date | Description |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| _ | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

EXTERIOR ELEVATION IMAGES

A3.1

KEYNOTES

| (1) EXISTING SPEAKER UNDER AWNING TO BE REMOVED | (11) | (E) WHEELCHAIR |
|--|------|--|
| ITEMS BELOW NOTED DURING | 12 | (E) VERTICAL PA |
| 9/27/19 SITE WALK | (13) | (E) BENCH |
| (2) (E) SIGN "GUEST PARKING, LEVEL NUMBER 1 | 14 | (E) RESTAURAN REPLACED; SEE CONSULTANT D |
| (E) AC EQUIP PER UNIT, TYP | | |
| (4) (E) JULIET BALCONIES W/ METAL RAILINGS, TYP AT THIS ELEVATION | (15) | (E) PLANTER W/ BEYOND |
| (5) (E) LIGHT(S) | (16) | (E) STAND PIPES |
| | 17 | (E) ADA PARKIN |
| (6) (E) VENT(S) | (18) | REMOVE (E) FRE |
| (7) (E) DOME SECURITY CAMERA | | AND POLL STRU |
| (8) (E) PLANTER | | |
| (9) (E) DA VINCI SIGNAGE | (19) | (E) PARKING |
| (10) (E) ADDRESS NAMEPLATE | 20 | (E) PARKING GA |
| | | |
| | | |





1

H----

_





5 IMAGE













3 IMAGE

| LCHAIR LIFT | (E) ACCORDION FIRE LADDER | |
|--|---|---|
| CAL PANEL SIDING | (22) (E) FIRE ESCAPE | |
| н | (23) (E) FIRE ESCAPE ROOF LADDER | |
| AURANT SIGNAGE TO BE D; SEE SIGNAGE | (E) BALCONIES @ THIS ELEVATION W/ METAL RAILINGS | |
| ANT DRAWINGS | (25) (E) SIGN GUEST PARKING, LEVEL 2 | |
| ER W/ MECH EQUIP | (26) (E) GUEST PARKING | |
| D PIPES | (27) (E) AWNING | _ |
| ARKING SPACE | (28) REMOVE ALL EXTERIOR SPEAKERS | |
| (E) FREESTANDING SIGN _ STRUCTURE. PATCH K | ─ ON WALL | |
| NG | | |
| NG GATE | | |
| | | |
| | | |



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 RESIDENTIAL COMPLIANCE SET

2550 VAN NESS SAN FRANCISCO, CA 94109

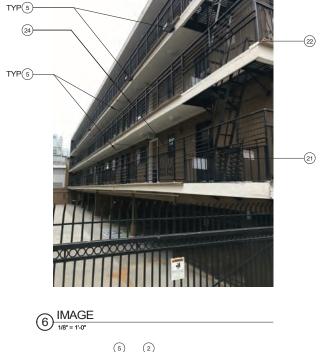






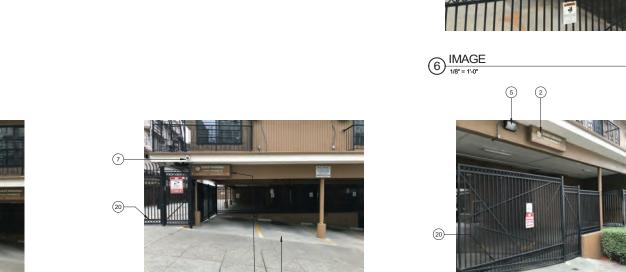
KEYNOTES

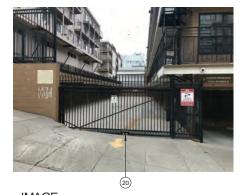
| 1 EXISTING SPEAKER UNDER AWNING TO BE REMOVED | (11) | (E) WHEELCH |
|--|--------|--|
| | (12) | (E) VERTICAL |
| ITEMS BELOW NOTED DURING 9/27/19 SITE WALK | (13) | (E) BENCH |
| (2) (E) SIGN "GUEST PARKING, LEVEL NUMBER 1 | (14) | (E) RESTAURA REPLACED; SI CONSULTANT |
| (E) AC EQUIP PER UNIT, TYP | | |
| (4) (E) JULIET BALCONIES W/ METAL RAILINGS, TYP AT THIS ELEVATION | (15) | (E) PLANTER \ BEYOND |
| | (16) | (E) STAND PIP |
| (5) (E) LIGHT(S) | (17) | (E) ADA PARK |
| 6 (E) VENT(S) | \sim | () |
| (7) (E) DOME SECURITY CAMERA | (18) | REMOVE (E) F AND POLL STF SIDEWALK |
| (E) PLANTER | \sim | |
| (9) (E) DA VINCI SIGNAGE | (19) | (E) PARKING |
| (10) (E) ADDRESS NAMEPLATE | 20 | (E) PARKING (|
| | | |





1 IMAGE





4 IMAGE

25 26 3 IMAGE

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

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

| IAIR LIFT | 21 | (|
|-------------------------------------|-----|---|
| PANEL SIDING | 22 | (|
| | 23 | (|
| ANT SIGNAGE TO BE SEE SIGNAGE | 24) | (|
| T DRAWINGS | 25 | (|
| W/ MECH EQUIP | 26 | (|
| PES | 27) | (|
| KING SPACE | 28 | F |
| FREESTANDING SIGN RUCTURE. PATCH | | |
| | | |
| GATE | | |
| | | |

| 21) | (E) ACCORDION FIRE LADDER |
|-----|---|
| 22) | (E) FIRE ESCAPE |
| 23) | (E) FIRE ESCAPE ROOF LADDER |
| 24 | (E) BALCONIES @ THIS ELEVATION W/ METAL RAILINGS |
| 25) | (E) SIGN GUEST PARKING, LEVEL 2 |
| 26) | (E) GUEST PARKING |
| 27) | (E) AWNING |
| 28) | REMOVE ALL EXTERIOR SPEAKERS ON WALL |
| | |
| | |
| | |



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



5 IMAGE



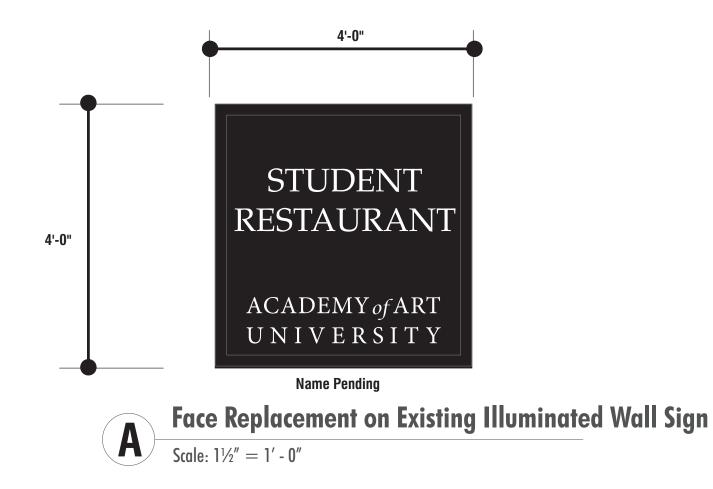
AAU RESIDENTIAL COMPLIANCE SET

2550 VAN NESS SAN FRANCISCO, CA 94109



| Project Number 21823.17 | | 7 10/11/19 |
|----------------------------|----------|-----------------|
| Scale: | 1/8" = 1 | |
| Print D | ater |)19 11:31:16 PM |
| No. | Date | Description |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |





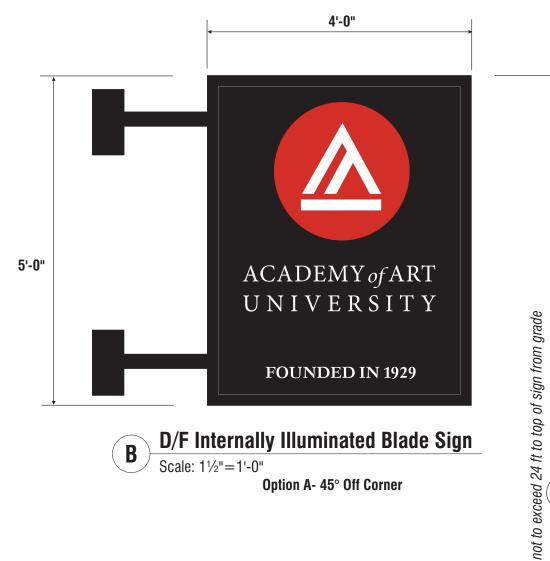
White Lexan Face w/ Vinyl Graphics Applied



Proposed New Sign Face

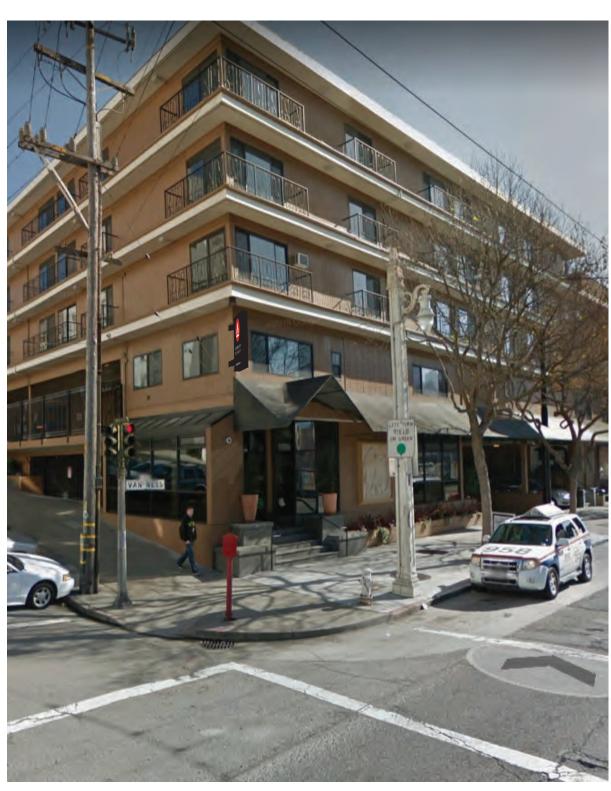
| GOLDEN (| SATE SIGN | |
|--|--|--|
| | | |
| 2500 Bisso La | ne, Suite 200 | |
| Concord, 0 925.771.63 | 00 Phone | |
| CA License | | |
| Proje | מוש | |
| Date: | 8/19/19 | |
| Sales: | A. Bartizal | |
| Designer: | G. Graves | |
| Rev. #: 1 | Date: 9/25/19 | |
| Revision | | |
| Removed si | igns C,D,E | |
| | | |
| | | |
| Interior | × Exterior | |
| Single Faced | Double Faced | |
| | | |
| Illuminated | | |
| × Non-Illuminated | | |
| Type of Lighting | l: | |
| Lamps | L.E.D. | |
| Neon | Other | |
| Address 2550 VAN NESS AVENUE | | |
| 2550 VAN N SAN FRA | | |
| Customer Approval | | |
| | | |
| Signo | ture | |
| MM/DD |)/ΥΥΥΥ | |
| 2019 All Rights Reserved. The | is is an original unpublished | |
| drawing submitted in connection with a project we are planning for you. It is not to be copied, reproduced, exhibited or shown to anyone outside of your organization without written permission of Golden Gate | | |
| Sign Co This sign is intended to be ins requirements of Article 600 | talled in accordance with the | |
| Code and other applicable of grounding and bo | odes. This includes proper | |
| (U)L | | |
| (24) | l Signs to be Title 24 Compliant | |
| World | | |
| SA Sign Assoc | ciates CaliforniaSignAssociation | |
| BBB | 'SA | |
| | + No | |
| Shee | it No. | |
| GG | 2 N | |

SURVEY REQUIRED FOR PRODUCTION



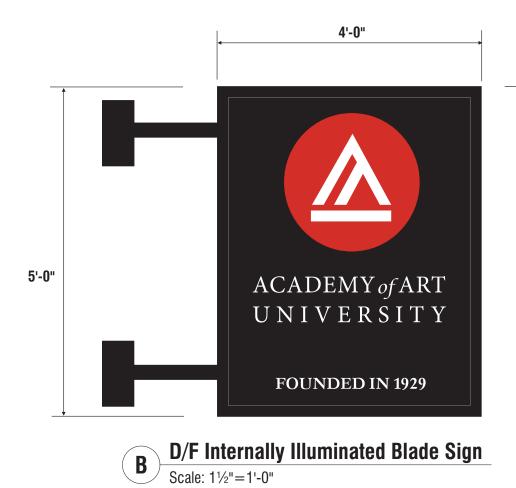
Option A- 45° Off Corner

Fabricated Aluminum Cabinet w/ White Lexan Faces & 1st Surface Vinyl Graphics. Internal Illumination By Leds



Proposed Sign Location

| GOLDEN (| GATE SIGN | |
|--|--|--|
| Company, One. | | |
| 2500 Bisso La Concord, (925.771.63 | CA 94520 800 Phone | |
| CA License | | |
| Proje | ct ID | |
| Date: | 8/19/19 | |
| Sales: | A. Bartizal | |
| Designer: | G. Graves | |
| Rev. #: 1 | Date: 9/25/19 | |
| Revision | | |
| Removed si | igns C,D,E | |
| | | |
| | | |
| Interior | × Exterior | |
| 🗴 Single Faced | Double Faced | |
| | | |
| Illuminated | | |
| × Non-Illuminated | | |
| Type of Lighting |]: | |
| Lamps | L.E.D. | |
| Neon | Other | |
| | ress IESS AVENUE ANCISCO | |
| Customer | Approval | |
| Signo | iture | |
| MM/DE |)/YYYY | |
| 2019 All Rights Reserved. Th drawing submitted in conne planning for you. It reproduced, exhibited or shov organization without written Sign Co | is not to be copied, wn to anyone outside of your permission of Golden Gate | |
| This sign is intended to be ins requirements of Article 600 Code and other applicable grounding and bo | talled in accordance with the) of the National Electrical codes. This includes proper | |
| Ű | \mathbf{D} | |
| (24) | l Signs to be Title 24 Compliant | |
| WSA World Sign Assoc | ciates | |
| BBB | | |
| Shee | et No. | |
| GG | i 3.0 | |



Option A- 90° Off Fascia @ Existing Pole Sign

not to exceed 24 ft to top of sign from grade

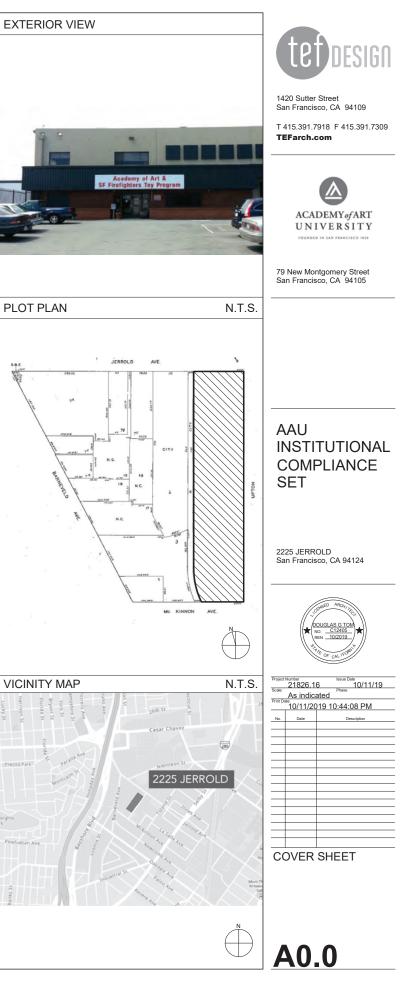
Fabricated Aluminum Cabinet w/ White Lexan Faces & 1st Surface Vinyl Graphics. Internal Illumination By Leds

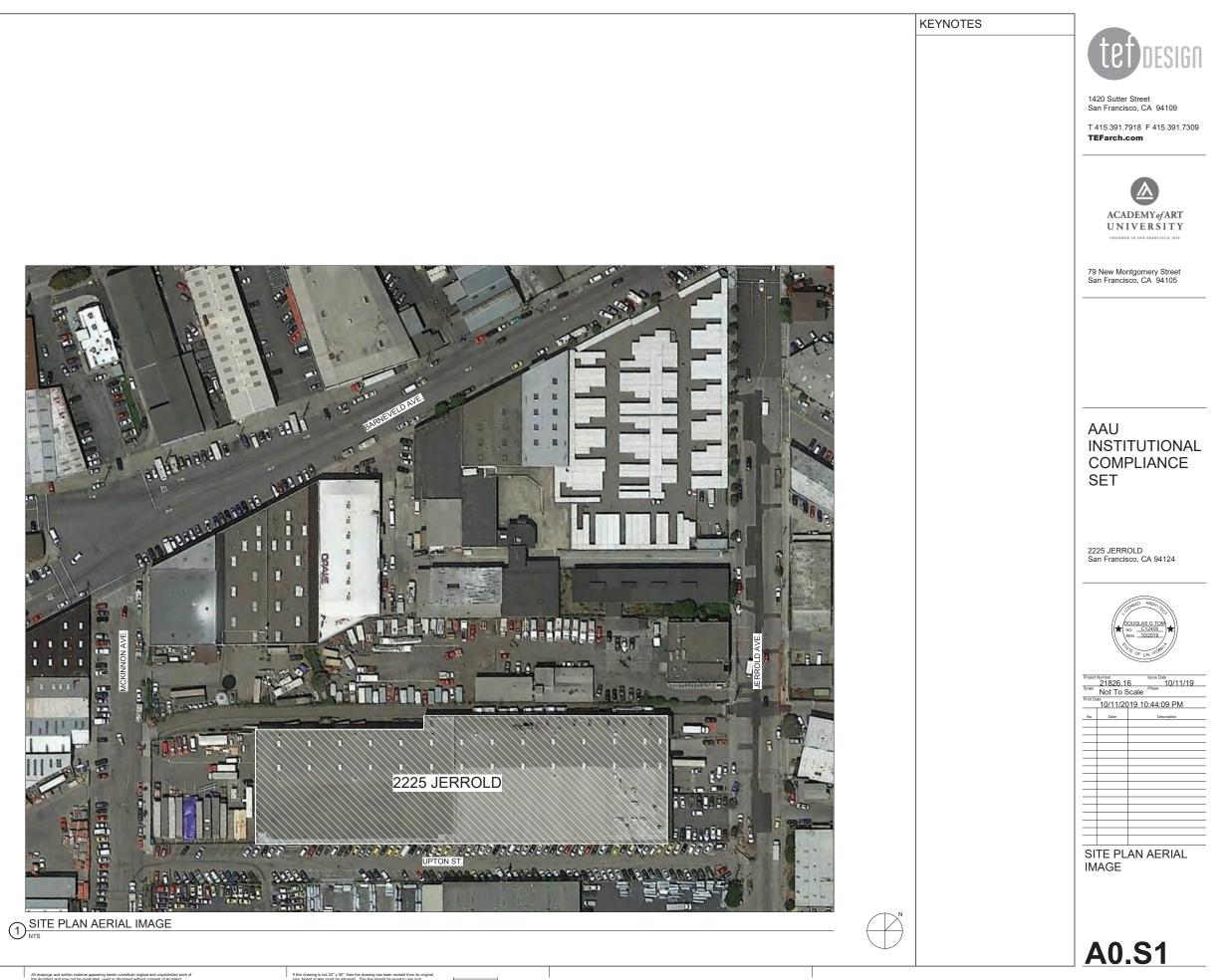
Proposed Sign Location



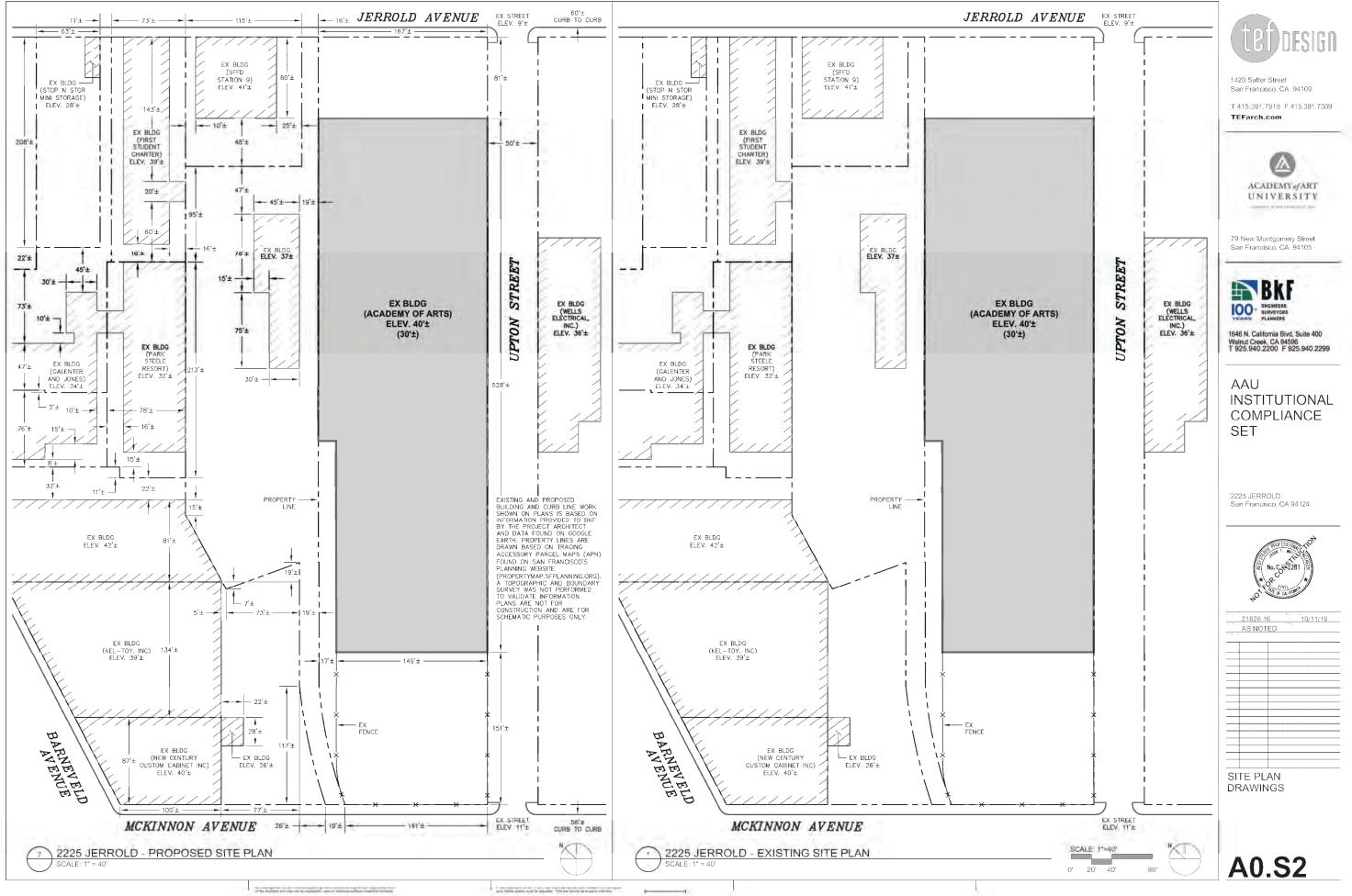
| CUL | SATE SIGN |
|---|---|
| | ny, One. |
| 2500 Bisso La Concord, (925.771.63 | CA 94520 800 Phone |
| CA License | |
| Proje | ct ID |
| Date: | 8/19/19 |
| Sales: | A. Bartizal |
| Designer: | G. Graves |
| Rev. #: 1 | Date: 9/25/19 |
| Revision | |
| Removed si | igns C,D,E |
| | |
| | |
| Interior | × Exterior |
| × Single Faced | Double Faced |
| | |
| | |
| Illuminated 🗙 Non-Illuminated | |
| Type of Lighting | |
| | J: |
| | |
| Neon | Uther |
| | ress IESS AVENUE ANCISCO |
| Customer | Approval |
| Signo | iture |
| MM/DE |)/ΥΥΥΥ |
| drawing submitted in conne planning for you. It reproduced, exhibited or show | is not to be copied, wn to anyone outside of your |
| organization without written Sign Co | permission of Golden Gate mpany. |
| This sign is intended to be ins requirements of Article 600 Code and other applicable grounding and bo |) of the National Electrical codes. This includes proper |
| Ű | D |
| 24 | l Signs to be Title 24 Compliant |
| WSA Sign Assoc | ciates |
| BBB | I SA. |
| Shee | et No. |
| GG | 4.0 |

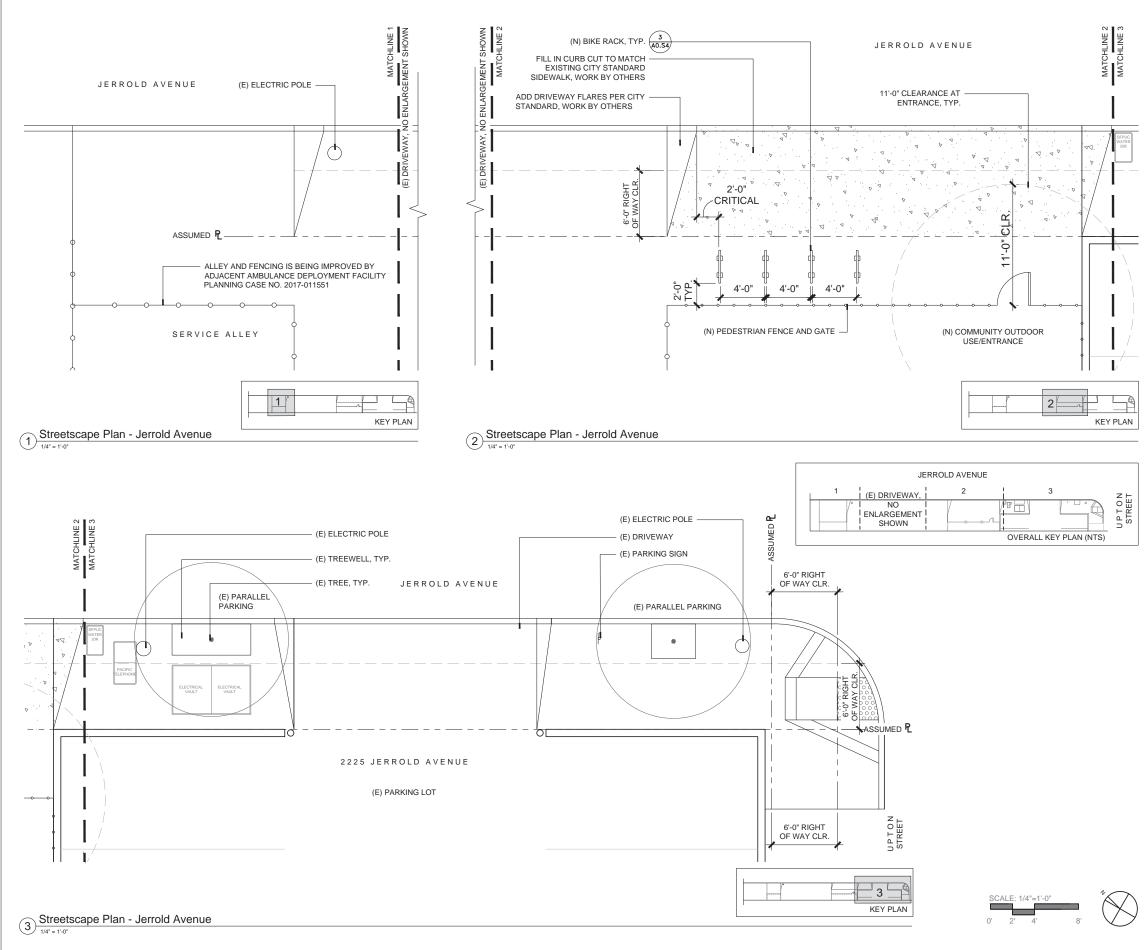
| OPERATION PLAN | EIR MEASURE Term Sheet Exhibit G-2 EIR | CODE NOTES (CONT.) | SHEET INDEX E |
|---|--|---|--|
| THE COMMUNITY FACILITY WOULD BE OPERATED BY A 501(C)(3) NON-PROFIT OR CITY DEPARTMENT. THE DEVELOPMENT AGREEMENT WILL SET FORTH SPECIFIC REGULATIONS REGARDING THE AAU'S ABILITY TO USE THE COMMUNITY | Recommended Condition of Approval Number Recommended Condition of Approval EIR-1 Improvement of Pedestrian Conditions at PS-6, 2225 | B- ACTIVE USE *SEE SHEET A2.1 PROPOSED LEVEL 1 FLOOR PLAN FOR REFERENCE | ULL ISSUE |
| FACILITY FOR AAU-PROGRAMMING ON AN ACCESSORY BASIS. SUCH REGULATIONS WILL INCLUDE LIMITING THE ACADEMY'S MONTHLY USE OF THE COMMUNITY FACILITY TO ONE-THIRD OF THE HOURS THE FACILITY IS ACTUALLY USED BY COMMUNITY USERS. THE DEVELOPMENT AGREEMENT WILL DELINEATE WHAT CONSTITUTES ACTUAL COMMUNITY USE OF THE PURPOSES OF LIMITING THE ACADEMY'S USE OF THE COMMUNITY FACILITY AND WILL AT LEAST INITIALLY CAP THE NUMBER OF HOURS THAT THE COMMUNITY FACILITY MAY BE | Jerrold AAU PROPOSAL: AAU proposes to convert the middle portion of the Jerrold frontage (currently four loading bays bounded by ramp to the north and parking lot to the south) into a pedestrian-friendly entrance and outdoor amenity space for the proposed Community Facility use. Proposed improvements include: 1) Fill curb cut in front of the entrance and install required Class II and weather-protected Class I bicycle parking; 2) Install | MAXIMUM PERMITTED BY CODE Based on Commercial Storage Use ¹ 44 [59,083 SF/ 2,000 SF*1.5] Based on Community Facility Use ² 8 [15,084 SF/ 2,000 SF] Based on Private Parking Garage & Lot Use ² 8 [16,281 SF/ 2,000 SF] | Sheet Name La |
| "ACTUALLY USED" FOR "PICK UP" USES RATHER THAN SCHEDULED PROGRAMMING BY A 501(C)(3) COMMUNITY NON- PROFIT TO 50%. RESTRICTIONS ON THE ACADEMY'S USE OF THE COMMUNITY FACILITY WILL COMMENCE STARTING THREE MONTHS AFTER THE FINAL APPROVAL OF THE DEVELOPMENT AGREEMENT AND THE PLANNING DEPARTMENT WILL HAVE THE AUTHORITY TO REASONABLY REQUIRE THE OPERATOR OF THE COMMUNITY FACILITY OP ROVIDE RECORDS REGARDING THE ACTUAL USE OF THE FACILITY (CALENDARS, SIGN-IN SHEETS, ETC.) UPON 15 DAYS ADVANCE NOTICE. | perimeter gating to separate pedestrians from ramp area and secure the outdoor area at night; 3) Install ADA-compliant access through one of the existing loading bays; 4) Improve existing rolling doors on remaining three loading bays to increase natural light access to inside of building; 5) Install outdoor furniture, planters and other basic outdoor improvements to create an enjoyable outdoor environmental for Community Facility users entering and exiting the property. | EXISTING/PCOPOSED 16 PROPOSED CAR SHARE SPACES 0 (16 < 25: not required) (1) PER SF PLANNING CODE TABLE 151 MAXIMUM 1.5 OFF-STREET CAR SPACES FOR EACH 2,000 SQUARE FEET OF OCCUPIED FLOOR AREA, WHERE THE OCCUPIED FLOOR AREA EXCEEDS 10.000 SQUARE FEET (2) PER SF PLANNING CODE SECTION 15.1.C MAXIMUM 1 OFF-STREET CAR SPACE PER 2,000 SQUARE FEET OF OCCUPIED FLOOR AREA OF USE (3) PER SF PLANNING CODE TABLE 166 REQUIRED CAR-SHARE PARKING SPACES | A0.1 PROJECT INFORMATION A0.2 GENERAL NOTES A0.S1 SITE PLAN AERIAL IMAGE A0.S2 SITE PLAN ARAWINGS A0.S3 STREETSCAPE DRAWINGS A0.S4 STREETSCAPE DRAWINGS A0.T2 SF GREEN BUILDING COMPLIANCE FORM A0.T3a ACCESSIBILITY DIAGRAMS (1 of 3) A0.T3b ACCESSIBILITY DIAGRAMS (2 of 3) A0.T3b ACCESSIBILITY DIAGRAMS (3 of 3) A1.1N EXISTING FLOOR PLANS - LEVEL 1 NORTH A1.1S EXISTING FLOOR PLANS - LEVEL 1 SOUTH A1.22 EXISTING FLOOR PLANS - LEVEL 2 NORTH A1.23 EXISTING FLOOR PLANS - LEVEL 1 NORTH A1.24 EXISTING FLOOR PLANS - LEVEL 1 NORTH A1.25 EXISTING FLOOR PLANS - LEVEL 2 NORTH A2.1N PROPOSED FLOOR PLANS - LEVEL 1 NORTH A2.1N PROPOSED FLOOR PLANS - LEVEL 1 NORTH |
| | CODE NOTES REFERENCE: | (1) Zoning Administrator exception requested per Code Section 155.2(e) to establish bicycle parking requirement for Private Parking Garage (AAU Shuttle Storage) as one Class I space for every 12,000 square feet of Occupied Floor Area, except not less than two Class I spaces for any use larger than 5,000 occupied square feet and a minimum of two Class II spaces, but four Class II spaces for any use larger than 50,000 occupied square feet (i.e., the requirement for "Automotive Uses not listed below" in Code Table 155.2). | A2.2N PROPOSED FLOOR PLANS - LEVEL 2 NORTH • A2.2S PROPOSED FLOOR PLANS - LEVEL 2 SOUTH • A3.0 EXTERIOR ELEVATION IMAGES • A3.1 EXTERIOR ELEVATION IMAGES • A3.2 EXISTING/PROPOSED EXTERIOR ELEVATIONS • A4.1 EXTERIOR ELEVATION DETAIL IMAGES • A4.2 EXTERIOR ELEVATION DETAIL IMAGES • |
| | CODE NOTES 2016 SAN FRANCISCO PLANNING CODE | COUP Table 13.2.2. **THE PROPOSAL REMAINS SUBJECT TO REVIEW AND APPROVAL BY OTHER CITY AGENCIES, SUCH AS SPMTA, BUILDING AND FIRE DEPARTMENTS. | TOTAL SHEETS: 18 |
| | SAN FRANCISCO PLANNING CODE SEC. 102 DEFINITIONS ELOOR 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. | | |
| | BUILDINGS. FLOOR AREA, OCCUPIED: FLOOR AREA DEVOTED TO, OR CAPABLE OF BEING DEVOTED TO, A PRINCIPAL OR CONDITIONAL USE AND ITS ACCESSORY USES. | APPLICABLE CODES | PROPERTY INFORMATION |
| | APPRINCIPAL OR CONDITIONAL USE AND ITS ACCESSORY USES. GROSS FLOOR AREA (NO CHANGE) Level Existing (SF) Proposed (SF) LEVEL 1 86,003 86,003 LEVEL 2 8,336 8,336 GROSS SF TOTAL 94,339 94,339 | ALL WORK SHALL COMPLY WITH THE APPLICABLE CODES, AMENDMENTS, RULES, REGULATIONS, ORDINANCES, LAWS, ORDERS, APPROVALS, ETC. THAT ARE REGUIRED 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 | ADDRESS 2225 JERROLD AVENUE 5286A/020 DISTRICTS ZONING PDR-2 HEIGHT/BULK 65-J SPECIAL USE INDUSTRIAL PROTECTION ZONE WITHIN 1/4 MILE OF AN EXISTING FRINGE FINANCIAL SERVICE |
| | FLOOR AREA RATIO (PER SECTION 210.3 - TABLE 210.3); MAXIMUM ALLOWED GROSS SF FAR X LOT AREA = 5 X 125,965 SF = 629,825 SF | PART 2- 2016 CALIFORNIA BUILDING CODE PART 4- 2016 CALIFORNIA BUILDING CODE PART 3- 2016 CALIFORNIA ELECTRICAL CODE PART 6- 2016 CALIFORNIA ENERGY CODE PART 10- 2016 CALIFORNIA ENISTING BUILDING CODE PART 9- 2016 CALIFORNIA FIRE CODE THE NATIONAL FIRE CODES STANDARD AND THE FIRE | USE CHANGE OF USE REQUIRED LAST LEGAL COMMERCIAL STORAGE (WITH ACCESSORY OFFICE) PROPOSED COMMERCIAL STORAGE & PRIVATE PARKING GARAGE AND LOT (WITH ACCESSORY OFFICE) AND COMMUNITY FACILITY |
| | OCCUPIED FLOOR AREA (NO CHANGE) Level Existing (SF) Proposed (SF) LEVEL 1 1 | ALL APPLICABLE NFPA CODE SECTIONS INCLUDING BUT NOT LIMITED TO CCSF, FIRE MARSHAL ADMIN BULLETINS | No OF STORIES 2 (NO CHANGE) |
| | Commercial Storage (including Accessory Office) 83,381 58,076(1) Community Facility 0 15,084(2) Private Parking Garage and Lot (including Accessory Office/ Dispatch Center) 0 9,920 | PROJECT SCOPE | HISTORIC RESOURCE STATUS C - No Historic Resource Present/Not Age Elligible NATIONAL REGISTER HISTORIC DISTRICTS None DISTRICTS None |
| | LEVEL 2 Commercial Storage (including Office Use) ⁽³⁾ Private Parking Garage and Lot (including Accessory Office/ Dispatch Center) OCCUPIED SF TOTAL 90,749 90,448 | PURSUANT TO CASE NUMBER 2008.0586, THE PROJECT PROPOSES TO CHANGE THE USE OF A PORTION OF 2225 JERROLD FROM A LAST LEGAL USE OF COMMERCIAL STORAGE (WITH ACCESSORY OFFICE) TO PRIVATE PARKING GARAGE AND LOT (WITH ACCESSORY OFFICE) AND COMMUNITY FACILITY, AS MORE PARTICULARLY SHOWN AND DESCRIBED ON THE ATTACHED FLOOR PLANS, NO CHANGE OF USE PROPOSED FOR OTHER EVISTING COMMERCIAL STORAGE AND ACCESSORY OFFICE USES | HISTORIC RESOURCE EVALUATION RESPONSES ARTICLE 10 DESIGNATED HISTORIC DISTRICT LANDMARKS ARTICLE 11 PRESERVATION DESIGNATION MILLS ACT None |
| | Property also contains 4,060 SF of outdoor Commercial Storage area not counted towards OFA. Property also contains 3,573 SF of outdoor Community Facility area not counted towards OFA. Commercial Storage areas (including accessory office) are programmed between AAU and SF Toy Program, with exact dedicated space varying based on seasonal demands of SF Toy's programming. | EXISTING COMMERCIAL STORAGE AND ACCESSORY OFFICE USES PROPOSED. THE PROJECT PROPOSES TO CLOSE ENFORCEMENT CASE 10639 (USE OF WAREHOUSE AS PRIVATE AUTO STORAGE). CONDITIONAL USE AUTHORIZATION REQUESTED FOR PRIVATE PARKING USE IN PDR-2 DISTRICT. | LEGACY BUSINESS REGISTRY None |
| | Al drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be displicated, used or disclosed without consent of Architect. | If this drawing is not 24° x 30°, then the drawing has been revised from its original size. Noted scates 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.







GENERAL NOTES

ABBREVIATIONS (E) = EXISTING

(N) = NEW, PROPOSED

CLR. = CLEARANCE

TYP. = TYPICAL

P = PROPERTY LINE

BIKE PARKING COUNT

CLASS II EXISTING: (0) BIKE PARKING SPACES

PROPOSED: (8) BIKE PARKING SPACES TOTAL: 8



CLASS II



9 _ (E) IN-GROUND UTILITY

(E) PARKING SIGN

(E) WARNING PAVERS

CURB CUT TO BE FILLED 18 A A

1) ASSUMED PROPERTY LINE AT FACE OF BUILDING

NOTE:



1420 Sutter Street San Francisco, CA 94109

T 415.391.7918 F 415.391.7309 TEFarch.com



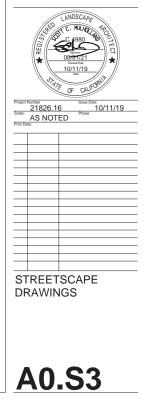
79 New Montgomery Street San Francisco, CA 94105

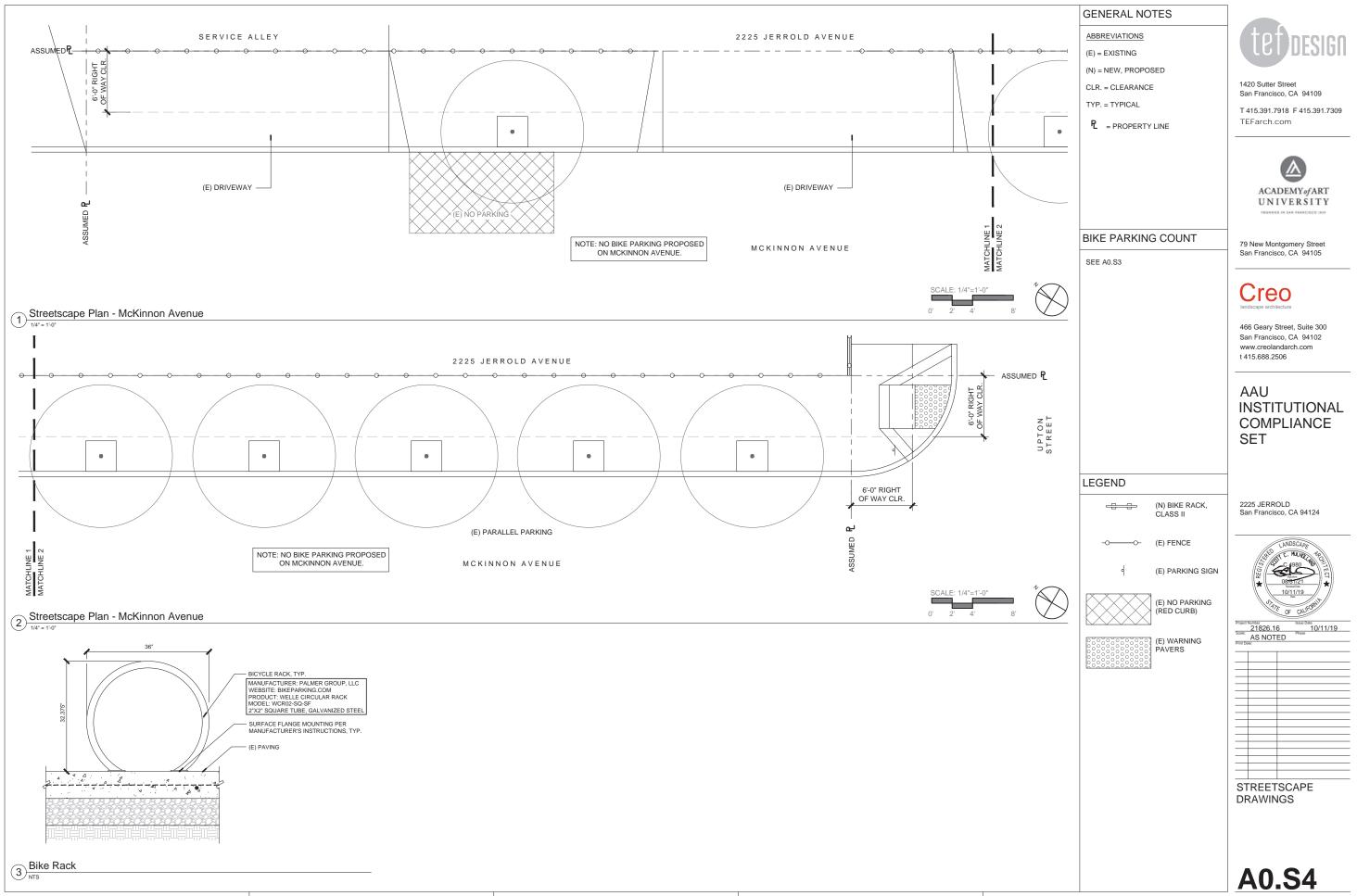
Creo

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

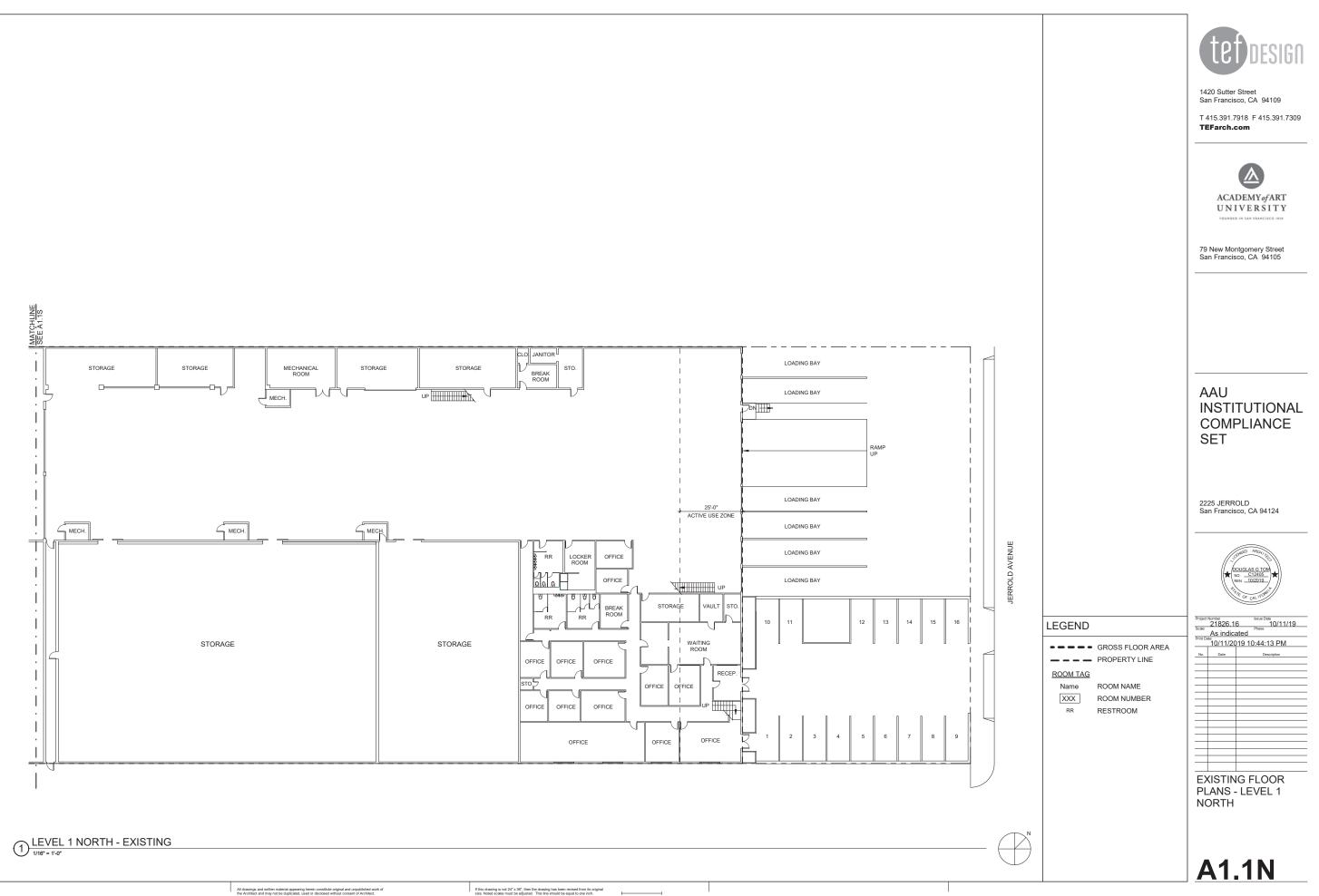
AAU INSTITUTIONAL COMPLIANCE SET

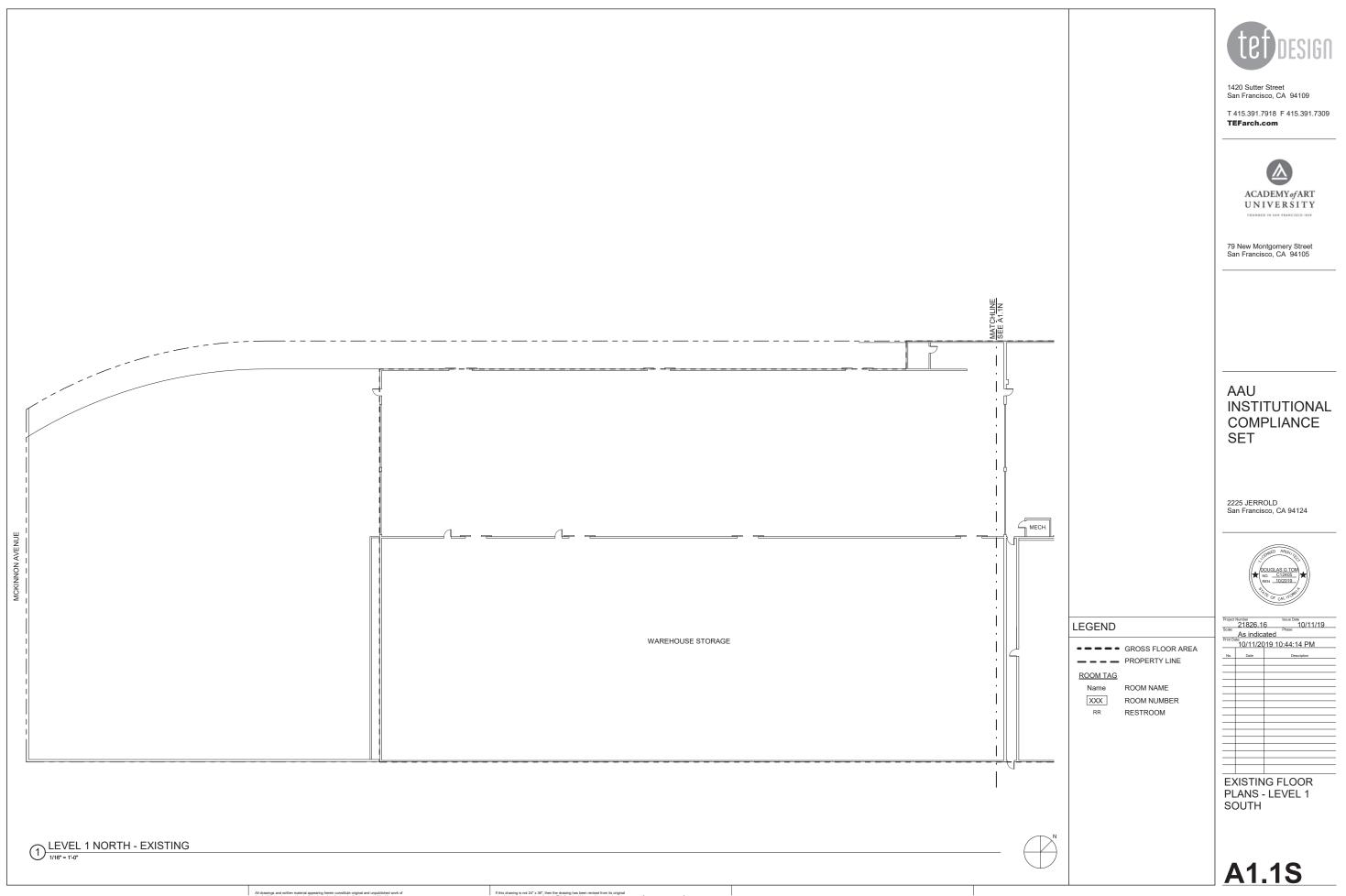
2225 JERROLD San Francisco, CA 94124

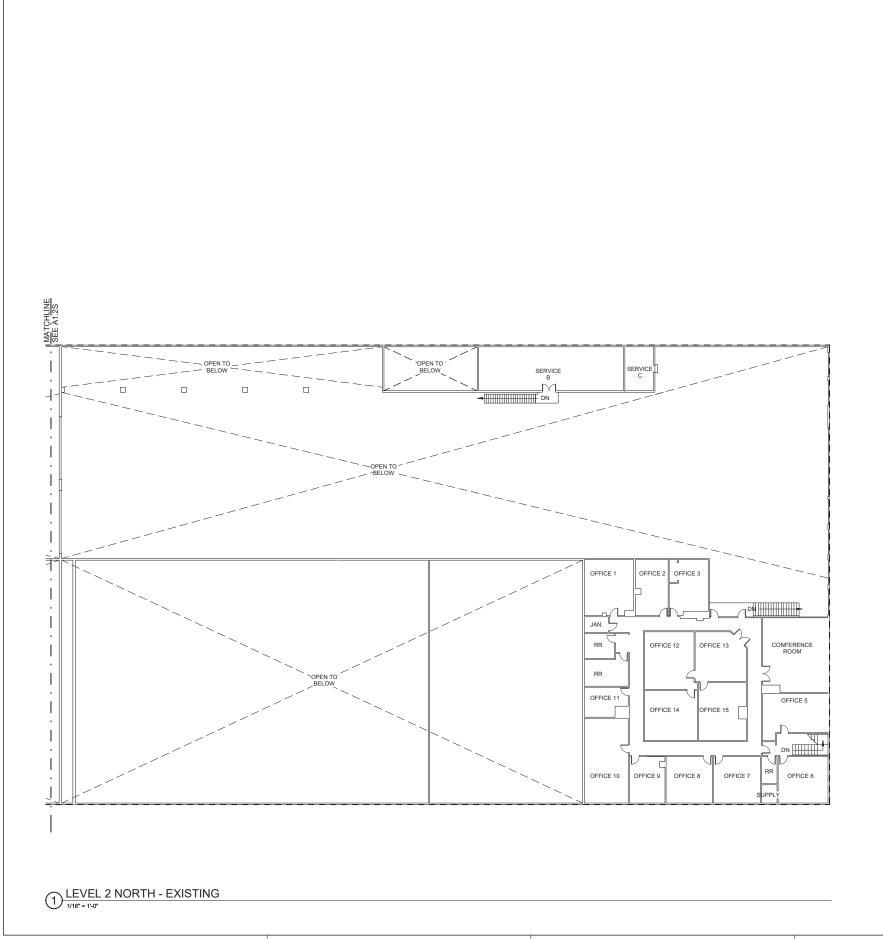


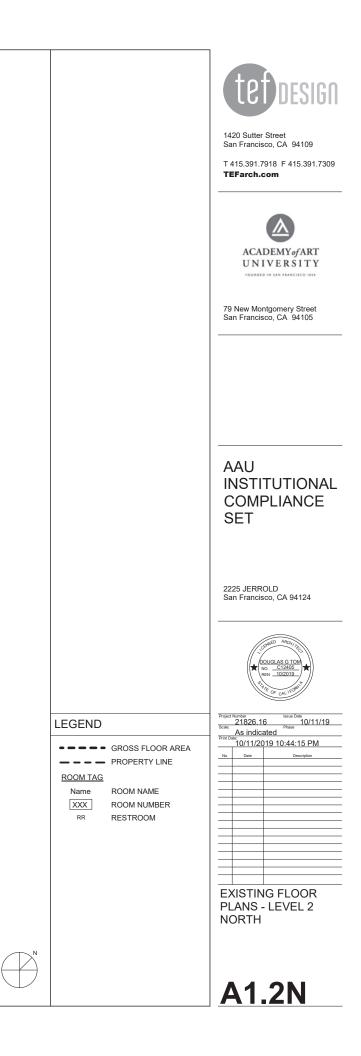


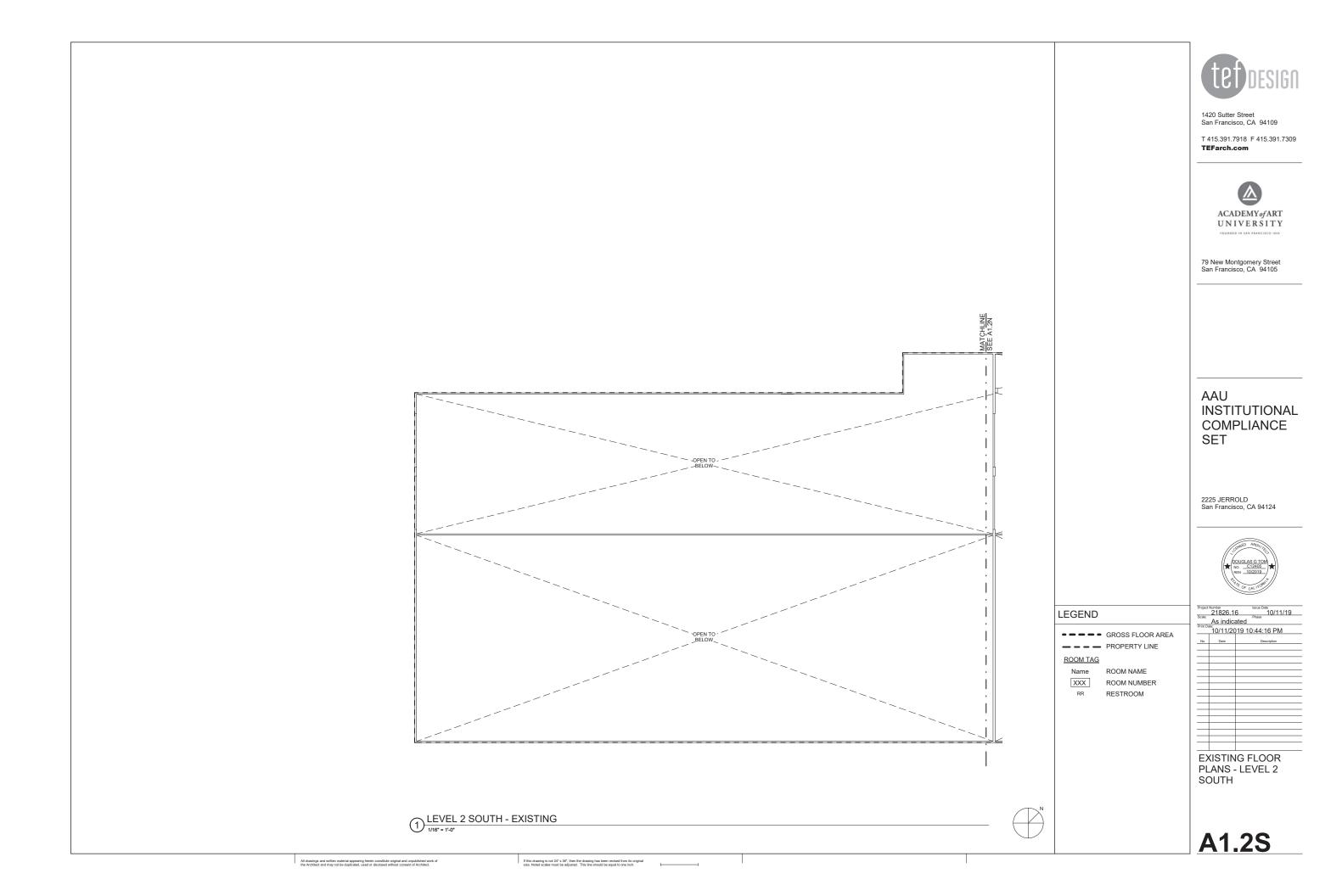
All drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used or disclosed without consent of Architect.

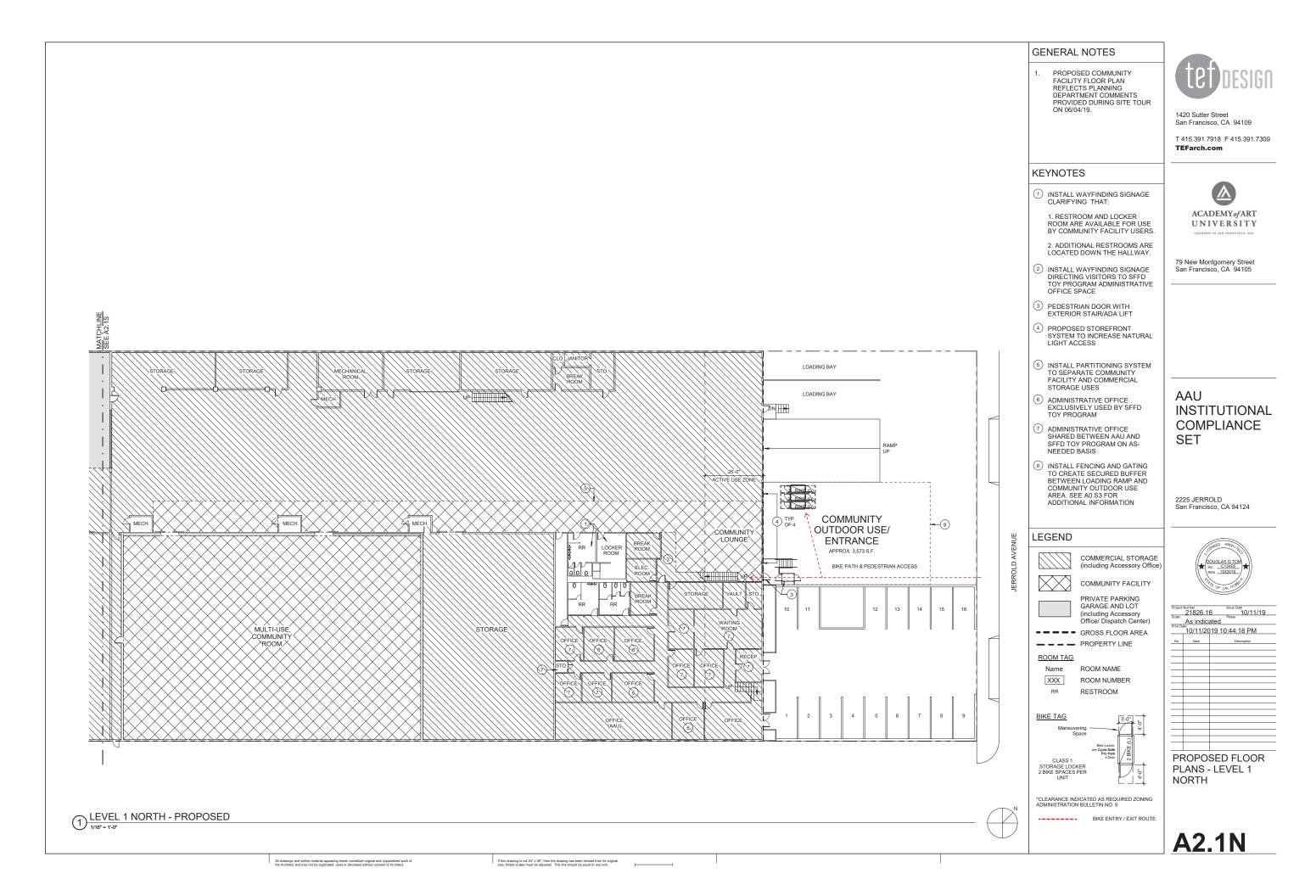


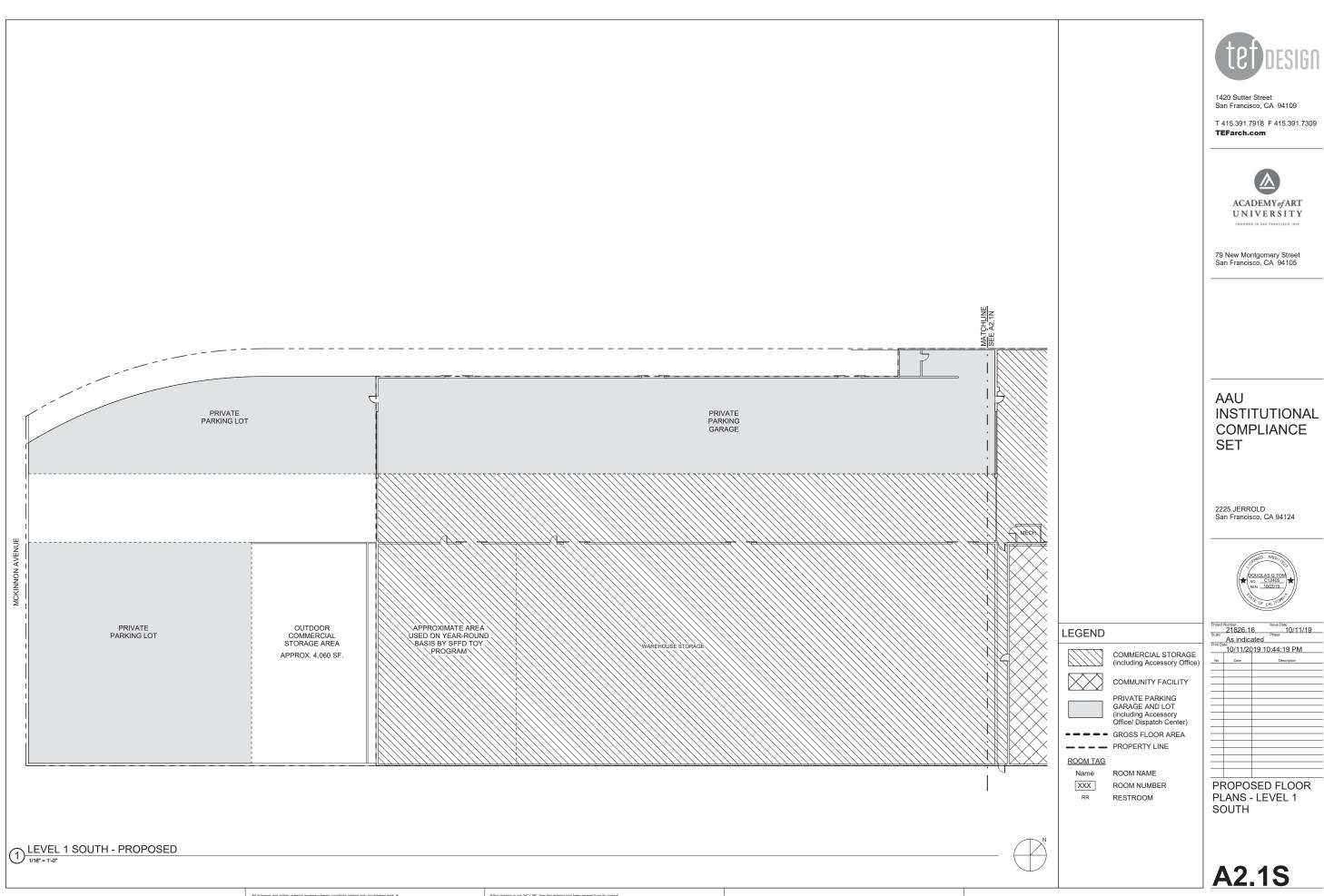


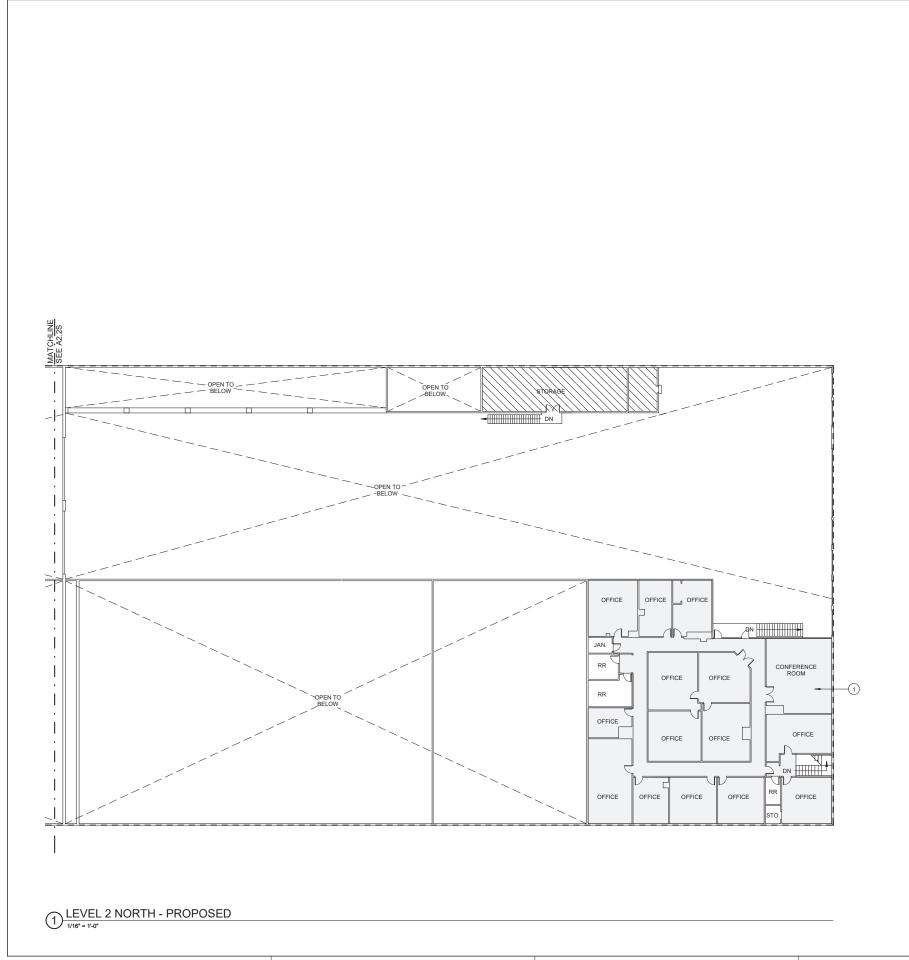




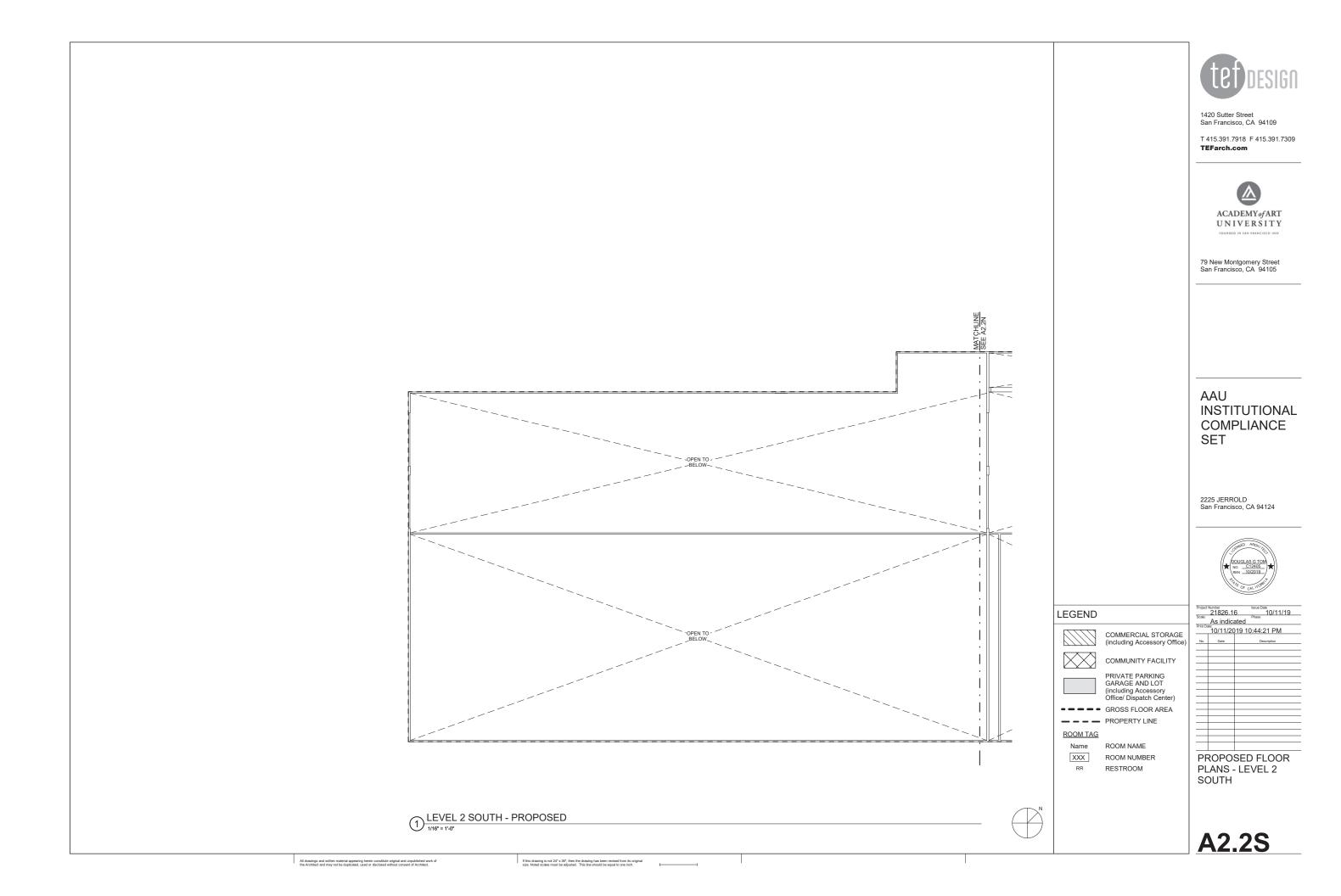








KEYNOTES (1) CONFERENCE ROOM AVAILABLE te TO BOTH AAU AND SFFD TOY PROGRAM. REMAINDER OF LEVEL PROGRAM. REMAINDER OF LEVEL 2 OFFICES USED FOR AAU COMMERCIAL STORAGE/ FACILITIES ADMINISTRATION AND SHUTTLE DISPATCH AND ADMINISTRATION. 1420 Sutter Street San Francisco, CA 94109 OFA OF SECOND FLOOR SHOWN AS ACCESSORY TO PRIVATE PARKING GARAGE AND LOT; T 415.391.7918 F 415.391.7309 TEFarch.com HOWEVER, SECOND FLOOR ACCESSORY OFFICE SPACE IS IN PART ALSO USED BY AAU STAFF THAT OVERSEE BOTH PRIVATE PARKING GARAGE AND LOT USES AND COMMERCIAL STORAGE USES, INCLUDING AAU'S BUSINESS OPERATIONS DIRECTOR AND SUPPORTING STAFF. ACADEMY of ART UNIVERSITY 79 New Montgomery Street San Francisco, CA 94105 AAU INSTITUTIONAL COMPLIANCE SET 2225 JERROLD San Francisco, CA 94124 Project Number 21826.16 Scale: Issue Date 10/11/19 Phase LEGEND As indicated Print 10/11/2019 10:44:20 PM COMMERCIAL STORAGE \square (including Accessory Office) Date \boxtimes COMMUNITY FACILITY PRIVATE PARKING GARAGE AND LOT (including Accessory Office/ Dispatch Center) • • • • • GROSS FLOOR AREA - - - - PROPERTY LINE ROOM TAG Name ROOM NAME XXX ROOM NUMBER PROPOSED FLOOR RR RESTROOM PLANS - LEVEL 2 NORTH P A2.2N



-(6)

(9)-

(5)-



| GENE | RΔI | | res |
|------|------|----|-----|
| GENE | -NAL | NO | EO |

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

- (2) EXISTING ROLL UP DOOR TO BE REMOVED
- (3) PROPOSED STOREFRONT ENTRY

ITEMS BELOW NOTED DURING 9/27/19 SITE WALK

- (6) EXISTING RAIN WATER LEADER

- (8) EXISTING EXPOSED CONDUIT
- (9) EXISTING LIGHT FIXTURE
- EXISTING ROLL UP DOOR BARREL HOUSING
- (13) EXISTING WALL MOUNTED SIGN

(tet)de

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

2225 JERROLD San Francisco, CA 94124

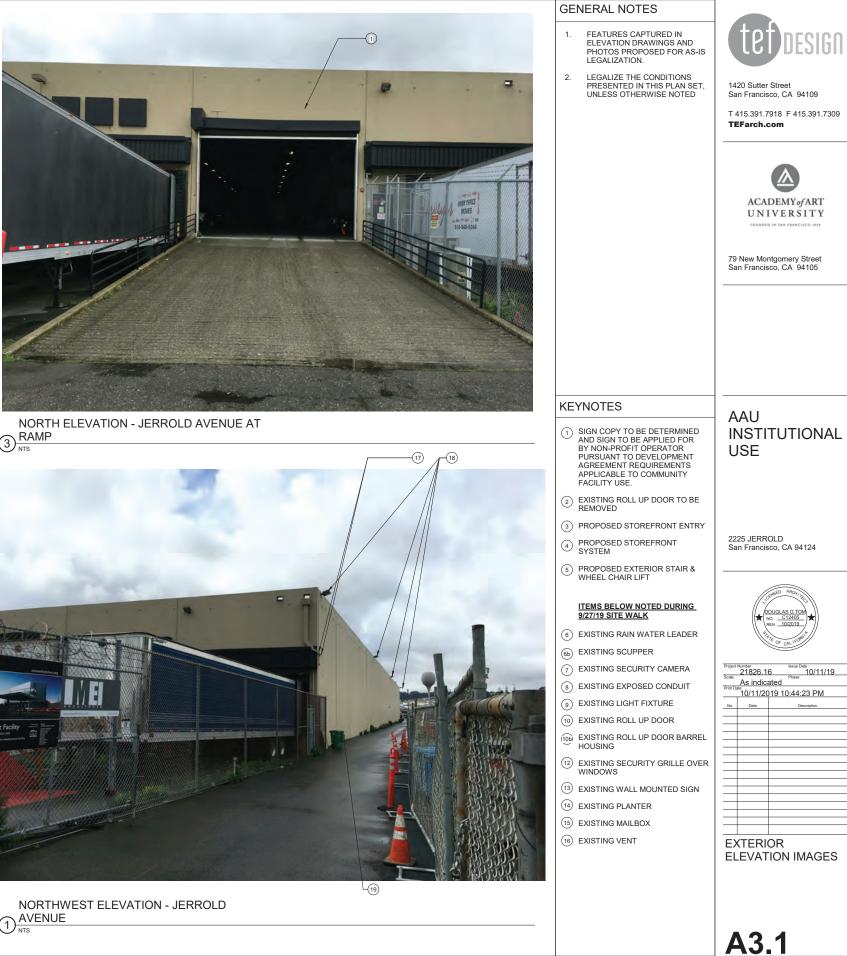


| Project | Number | Issue Date |
|----------|-----------|------------------|
| Scaler | 21826.1 | 6 10/11/19 |
| | As indica | ated |
| Print Da | 10/11/20 |)19 10:44:23 PM |
| | 10/11/20 | 719 10.44.23 F W |
| No. | Date | Description |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| EXTERIOR | | |

EXTERIOR ELEVATION IMAGES

A3.0

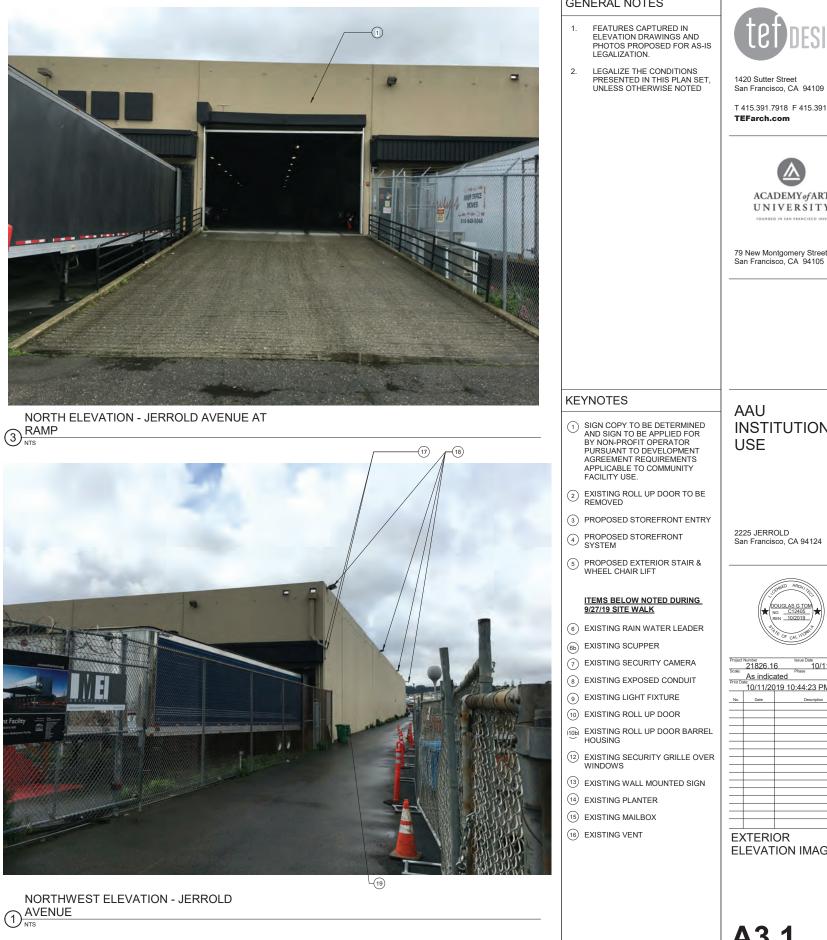




NORTH ELEVATION - JERROLD AVENUE AT (4) PARKING LOT

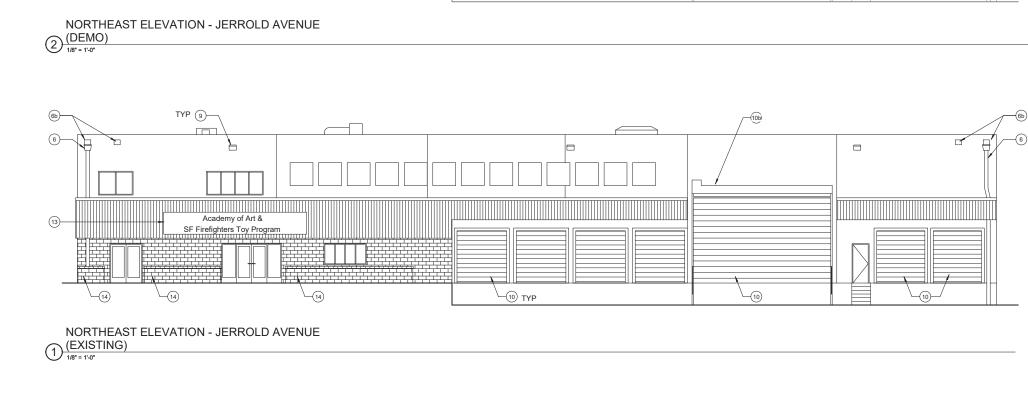


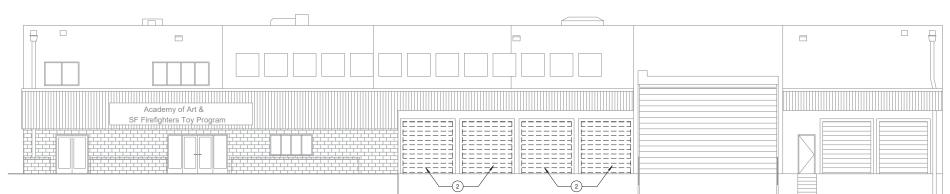


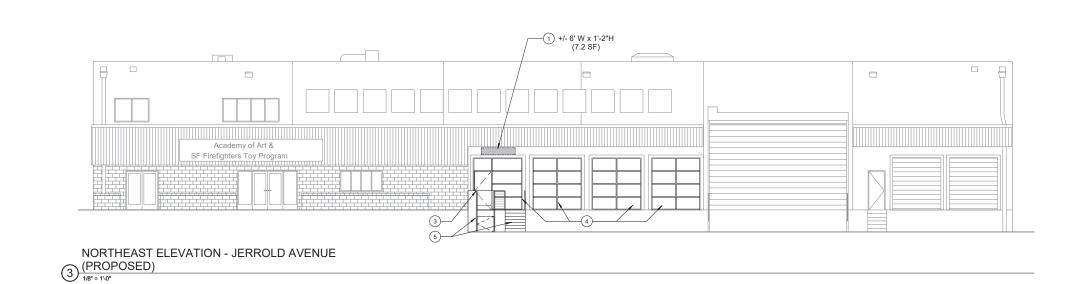


2 NORTHEAST ELEVATION - JERROLD AVENUE

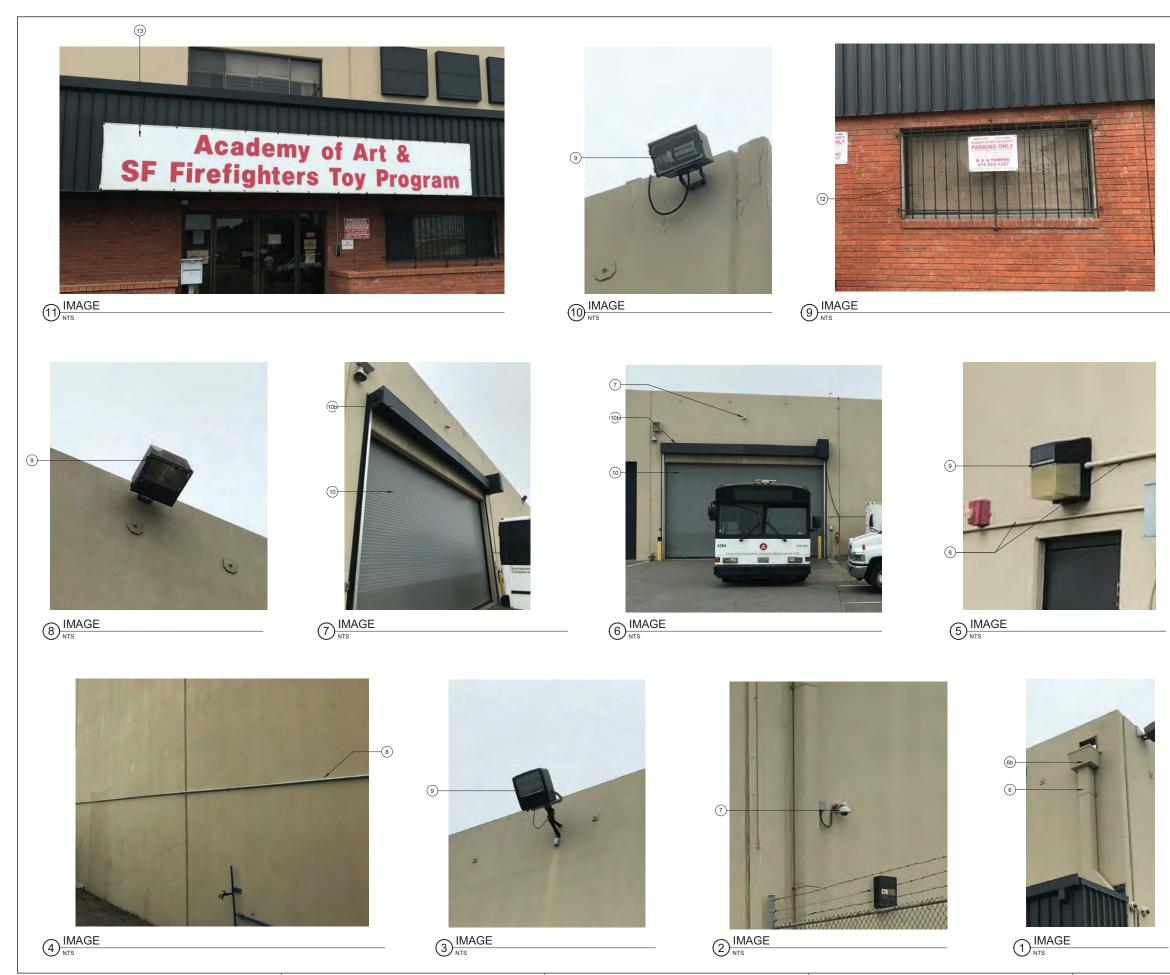
All drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used or disclosed without consent of Architect.







| GENERAL NOTES | |
|---|---|
| 1. FEATURES CAPTURED IN ELEVATION DRAWINGS AND PHOTOS PROPOSED FOR AS-IS LEGALIZATION. | tef design |
| 2. LEGALIZE THE CONDITIONS PRESENTED IN THIS PLAN SET, UNLESS OTHERWISE NOTED | 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 |
| KEYNOTES | |
| (1) SIGN COPY TO BE DETERMINED AND SIGN TO BE APPLIED FOR BY NON-PROFIT OPERATOR PURSUANT TO DEVELOPMENT AGREEMENT REQUIREMENTS APPLICABLE TO COMMUNITY FACILITY USE. | |
| (2) EXISTING ROLL UP DOOR TO BE REMOVED | |
| (3) PROPOSED STOREFRONT ENTRY | AAU |
| PROPOSED STOREFRONT SYSTEM | INSTITUTIONAL |
| 5 PROPOSED EXTERIOR STAIR & WHEEL CHAIR LIFT | USE |
| ITEMS BELOW NOTED DURING 9/27/19 SITE WALK | |
| 6 EXISTING RAIN WATER LEADER | 2225 JERROLD |
| EXISTING SCUPPER O EXISTING SECURITY CAMERA | San Francisco, CA 94124 |
| (8) EXISTING EXPOSED CONDUIT | |
| EXISTING LIGHT FIXTURE | JENGED ARCHITE |
| (10) EXISTING ROLL UP DOOR | |
| EXISTING ROLL UP DOOR BARREL HOUSING | ARN 10/2019 |
| (12) EXISTING SECURITY GRILLE OVER WINDOWS | |
| (13) EXISTING WALL MOUNTED SIGN | Project Number Issue Date 21826.16 10/11/19 Scale: Phase 1/8" = 1'-0" |
| (14) EXISTING PLANTER | Print Date: 10/11/2019 10:44:23 PM |
| (15) EXISTING MAILBOX | No. Date Description |
| (16) EXISTING VENT | |
| | |
| | |
| | |
| | |
| LEGEND | EXISTING/PROPOSED |
| | EXTERIOR |
| PROPOSED SIGNAGE; SEE SIGNAGE CONSULTANT RAWINGS | ELEVATIONS |
| | |
| | A3.2 |
| | |



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. 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.

KEYNOTES

- (1) SIGN COPY TO BE DETERMINED AND SIGN TO BE APPLIED FOR BY NON-PROFIT OPERATOR PURSUANT TO DEVELOPMENT AGREEMENT REQUIREMENTS APPLICABLE TO COMMUNITY FACILITY USE.
- (2) EXISTING ROLL UP DOOR TO BE REMOVED
- ③ PROPOSED STOREFRONT ENTRY
- PROPOSED STOREFRONT
 SYSTEM
- 5 PROPOSED EXTERIOR STAIR & WHEEL CHAIR LIFT

ITEMS BELOW NOTED DURING 9/27/19 SITE WALK

- 6 EXISTING RAIN WATER LEADER
- (6b) EXISTING SCUPPER
- (7) EXISTING SECURITY CAMERA
- (8) EXISTING EXPOSED CONDUIT
- (9) EXISTING LIGHT FIXTURE
- (1) EXISTING ROLL UP DOOR
- (10b) EXISTING ROLL UP DOOR BARREL HOUSING
- (12) EXISTING SECURITY GRILLE OVER WINDOWS
- (13) EXISTING WALL MOUNTED SIGN
- (14) EXISTING PLANTER
- (15) EXISTING MAILBOX
- (16) EXISTING VENT

tet design

1420 Sutter Street San Francisco, CA 94109

T 415.391.7918 F 415.391.7309 TEFarch.com



ACADEMY of ART UNIVERSITY

79 New Montgomery Street San Francisco, CA 94105

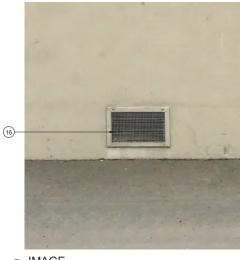
AAU INSTITUTIONAL USE

2225 JERROLD San Francisco, CA 94124



| Project Number Issue Date 21826.16 10/11/19 | | | |
|--|------------------------------------|-------------|--|
| Scale: | 1/8" = 1 | Phase | |
| Print Da | Print Date: 10/11/2019 10:44:24 PM | | |
| No. | Date | Description | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |







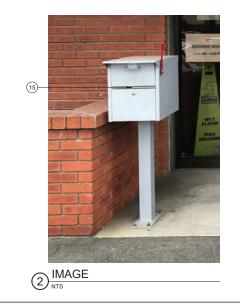


SELECTION DISTRICT













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) SIGN COPY TO BE DETERMINED AND SIGN TO BE APPLIED FOR BY NON-PROFIT OPERATOR PURSUANT TO DEVELOPMENT AGREEMENT REQUIREMENTS APPLICABLE TO COMMUNITY FACILITY USE.
- (2) EXISTING ROLL UP DOOR TO BE REMOVED
- (3) PROPOSED STOREFRONT ENTRY
- PROPOSED STOREFRONT SYSTEM
- SYSTEM
- 5 PROPOSED EXTERIOR STAIR & WHEEL CHAIR LIFT

ITEMS BELOW NOTED DURING 9/27/19 SITE WALK

- 6 EXISTING RAIN WATER LEADER
- (6b) EXISTING SCUPPER
- (7) EXISTING SECURITY CAMERA
- (8) EXISTING EXPOSED CONDUIT
- (9) EXISTING LIGHT FIXTURE
- (10) EXISTING ROLL UP DOOR
- (10b) EXISTING ROLL UP DOOR BARREL HOUSING
- (12) EXISTING SECURITY GRILLE OVER WINDOWS
- (13) EXISTING WALL MOUNTED SIGN
- (14) EXISTING PLANTER
- (15) EXISTING MAILBOX
- (16) EXISTING VENT

tet design

1420 Sutter Street San Francisco, CA 94109

T 415.391.7918 F 415.391.7309 TEFarch.com



ACADEMY of ART UNIVERSITY

79 New Montgomery Street San Francisco, CA 94105

AAU INSTITUTIONAL USE

2225 JERROLD San Francisco, CA 94124



| Project Number Issue Date | | | |
|---------------------------|------------------------|-------------|--|
| | 21826.1 | 6 10/11/19 | |
| Scale: | 1/8" = 1 | Phase Phase | |
| Print Da | 1/8 = 1 | -0 | |
| FILLO | 10/11/2019 10:44:25 PM | | |
| No. | Date | Description | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| _ | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| _ | | | |

