GENERAL NOTES

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

2. PROPOSED WORK INCLUDING MODIFICATIONS TO THE EXTERIOR ENVELOPE (SAINT”)
WALL, WATERPROOFING, REPAIRS TO EAVES, GUTTERS, ROOFING, REPAIRS TO RAIN DOWNSPOUTS, AND
INSTALLATION OF A FIBERGLASS ROOF IS TO BE PERFORMED IN A MANNER CONSISTENT WITH THE
APPLICABLE CODES AND STANDARDS. THE BUILDING PERMITS FOR ALL SUCH WORK WILL BE REVIEWED AND
APPROVED BY THE PLANNING DEPARTMENT STAFF IN ACCORDANCE WITH LOCAL ZONING STANDARDS
INCLUDING BUT NOT LIMITED TO: APPROPRIATE PLANS FOR METHODS OF REMOVAL, ATTACHMENT, AND
FITTING.

3. RESTORATIONS TO AND DAMAGED AREAS OF THE EXISTING MASONRY IN THE ORNAMENTAL DOORS
SURROUND AND ORNAMENTAL COLUMNS TO MATCH EXISTING MATERIALS AND APPEARANCE (COLOR, TEXTURE,
DETAILING).

4. REPAIRMENT AND REFINISH THE EXTERIOR WALLS TO MATCH EXISTING MATERIALS AND
APPEARANCE AS REQUIRED.

5. THE BUSINESS SIGN IS PROPOSED AT A RESIDENTIAL PROPERTY WITH STUDENT HOUSING USE.
(SHOWN RED) SEE THE MUNICIPAL CODE ATTACHMENT FOR A DEFINITION OF STUDENT HOUSING
CONTAINING OR CONSTRUCTED BY A POST-SECONDARY INSTITUTION OR CORPORATION.
(REQUIRED BY MUNICIPAL CODE) THE CONTRACTOR/OWNER/Subtractor MUST PROPERLY
RESPECTFULLY SUBMIT THAT THE SECTIONS 1100 DEFINITION OF "STUDENT HOUSING" MATCH
ACADIE M & hume WITH THE CLASSIFICATION OF "STUDENT HOUSING" AS PER MUNICIPAL CODE.

6. TETF TO PROVIDE DETAIL DRAWINGS FOR EXTERIOR WIRE CONDUIT, AND INTERNAL POWER,
REFERENCES, SHEET METAL, STEEL, CAST IRON, AND METAL FABRICATIONS THAT ARE
ATTACHED TO THE STRUCTURE AND ANY CONDUIT WILL BE ROUTED INTERNALLY TO A SCHEDULED PANEL
WHERE THE PANEL IS CONNECTED TO THE STRUCTURE OR BUILDING TO BE EXPLICITLY
SPECIFIED AND SHOWN IN PLAN VIEW. (ELEVATION VIEWS AND A SCHEDULE OF PANELS WILL BE
REQUIRED TO COMPLETE THE CONSTRUCTION DOCUMENTATION THAT WILL BE ROUTED THROUGH
PLANNING AND CAN BE REVIEWED AT THAT TIME.

7. A SECURITY CAMERA, LIGHTING AND ASSOCIATED CONDUIT PROPOSED IN THIS PLANS SET
SHOWN RED MUST BE CONSIDERED A FURTHER PART OF THE DEVELOPMENT AGREEMENT.
BUT INSTEAD OF WORK AND PAY PURSUET TO REPLACE EXISTING SECURITY CAMERA, LIGHTING
CONSTRUCTION SUBJECT TO REMOVAL OF REQUIREMENTS.

KEYNOTES

SEE SHEET A3.3 FOR KEYNOTES

EXISTING/PROPOSED EXTERIOR ELEVATIONS

A3.2
MASTER SCHEDULE

GENERAL NOTES

1. LEGALIZE THE CONDITIONS PRESENTED IN THIS PLAN SET, UNLESS OTHERWISE NOTED.
2. PROPOSED WORK INVOLVES MODIFICATIONS TO THE EXTERIOR OF THE BUILDING INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF EXISTING SECURITY CAMERA EQUIPMENT. THE INSTALLATION OF ALL SECURITY EQUIPMENT IS PERMITTED IN A MANNER CONSISTENT WITH THE LOCAL MUNICIPAL CODES AND STANDARDS. THE BUILDING PERMITS FOR ALL SUCH WORK WILL BE REVIEWS AND APPROVED BY THE PLANNING DEPARTMENT STAFF.
3. PERFORMATIONS TO AND DAMAGES ARE IN THE MARGIN OF THE EXISTING SECURITY CAMERA SYSTEM.
4. REPAIR AND RESTORE THE EXISTING SECURITY CAMERA SYSTEM TO A WORKING CONDITION.
5. THE BUSINESS SIGN IS PROPOSED AT A RESIDUALITY, PROPERTY WITH A STUDENT HOUSING USE. TO MINIMIZE THE EFFECT OF THE SIGN ON THE LOCAL MUNICIPAL CODES AND STANDARDS FOR THROUGH THE USE OF MATERIALS AND APPEARANCE (COLOR, TEXTURE, DETAILING).
6. TEF TO PROVIDE DETAIL DRAWINGS FOR FIXTURES, WIRING, AND INSTALLATION OF ELECTRICAL, CONDUIT, AND INTERNAL POWER SCHEMES. SIZING, SEIZING, INSTALLATION, AND PLACEMENT OF ELECTRICAL FIXTURES ARE ATTACHED TO THE STRUCTURE AND HOME CONDUIT WILL BE ROUTED INTERIORLY TO A POWER PANEL IN THE BUILDING FOR EACH BUILDING TO BE EXPLOITLY SPECIFIED AND SHOWN IN PLAN VIEW.
7. SECURITY CAMERA, LIGHTING AND ASSOCIATED CONDUIT PROPOSED WORK IN THIS PLAN IS NOT SUBJECT TO THE DEVELOPMENT AGENDMENT AS IT IS NOT PURSUED TO REMOVE ANY SECURITY CAMERA LIGHTING OR FIXTURES SUBJECT TO REMOVAL REQUIREMENTS.

KEYNOTES

1. MAYS-20, MB - EASTERN AILING TO BE REMOVED.
2. MAYS-20, MB - CENTRAL AILING TO REMAIN LEGALLY PERMITTED PER PERMIT NO.
3. REMOVE EXISTING BALUST- STYLE CAMERA AND PATHWAYS.
4. INSTALL SMALL FORFEITOR CONDUIT IN THE EXISTING CABLE BACK THROUGH THE FLOOR TO THE MAIN ENTRANCE CAMERAS PLUS TO BE MOUNTED EXTERIOR TO SECURITY FRAME COLOR.
5. INSTALL EXISTING SMALL FORFEITOR CONDUIT TO MAIN ENTRANCE.
6. LIGHT FIXTURES AT BELT COURSE SHALL BE REMOVED.
7. PROPOSED LIGHT FIXTURE.
8. ATTACH AT MORTAR JOINTS.
9. RESTORE EXISTING "YOUNG PROBES CHRISTIAN ASSOCIATION" ENGRAVING.
10. VENTILATION SYSTEMS TO BE LEGALIZED AS IS.

AAU RESIDENTIAL COMPLIANCE SET

EXISTING/PROPOSED EXTERIOR ELEVATIONS

LEGEND

- SECURITY CAMERA
- PROPOSED SIGNS.
- SEE SIGNS CONSULT ALUMACTIONS.
KEYNOTES

1. EXISTING EXTERIOR AWNING TO BE REMOVED.
2. EXISTING EXTERIOR AWNING TO REMAIN LEGALLY PERMITTED PER PERMIT NO. 041874. D712694.
3. REMOVE EXISTING BULLET-STYLE CAMERA AND PATHWAYS.
4. INSTALL SMALL FORMFACTOR DOME CAMERA WITH CUSTOM BOX MOUNT IN THE CORNER OF THE AWNING. ROUTE THE CABLE BACK THROUGH THE EXISTING EXTERIOR AWNING. INSTALL EXTERIOR AWNING COLOR.
5. EXISTING SMALL FORMFACTOR DOME CAMERA TO REMAIN. SEE WATER.
6. INSTALL SMALL FORMFACTOR DOME, MOUNTED WITH CUSTOM BOX MOUNT.
7. LIGHT FIXTURES AT BELLCOURSE SHALL BE REMOVED.
8. PROPOSED LIGHT FIXTURE, ATTACH AT MORTAR JOINTS.
9. CF ON EXISTING ALUMINUM SIGNAGE.
10. SF 2 FT EXISTING ALUMINUM SIGNAGE.
11. RESTORE EXISTING YOUNG WOMEN’S CHRISTIAN ASSOCIATION ENGRAVING.
12. VENTILATION SYSTEMS TO BE LEGALIZED A-15.

ITEMS BELOW NOTED DURING SITE VISITATE.

EXISTING EXTERIOR LIGHT FIXTURE AT 'D' DOES NOT MATCH AND TO PROVIDE CONSISTENT LIGHT FIXTURES.

REMOVE EXISTING LIGHT FIXTURE AT 'D'.

PROPOSED RECESSED LIGHT FIXTURE IN BATHTUB.

FRONT FAÇADE MATERIALS DAMAGE IDENTIFIED AT THE ENTRY AREA, SEE WATER.

AAU RESIDENTIAL COMPLIANCE SET

620 SUTTER
San Francisco, CA 94102
SITE HISTORY

BOSCH

655 Sutter was completed in 1913 and would remain one of the leading business interchanges of San Francisco, primarily housing tenants and offices. The building was designed by architects William H. Ratcliff and H. H. Williams. Subsequent owners would occupy the building as a residential building. The building has been used as an office building, primarily for tenants and offices.

AAU RESIDENTIAL COMPLIANCE SET

655 SUTTER

San Francisco, CA 94105

6285 (670 DVH 1R (DWH (HVFULSWLRQ
KEYNOTES

1. 2ND & 3RD HD-1 SIGNAGE TO REMAIN, PROVIDE INTERMITTENTLY ROUTED CONDUIT
2. 2ND & 3RD-HD-2 THE FACADE, STOREFRONT, WINDOW LINES AND SURFACES SHOULD BE PAINTED IN LIGHTER HUES TO BE REDUCED TO 4"X4", 8"X8", 12"X12", 24"X24", COLOR FAUCET IN ACCORDANCE WITH ARTICLE 11.
3. SECURITY CAMERAS AND EXISTING FLOOD CONDUIT PATHWAYS TO BE REMOVED
4. GROOVED LIGHT FIXTURES TO BE REMOVED
5. REMOVE EXISTING SIGNAGE
6. REMOVE EXISTING LINEAR LIGHT FIXTURES
7. RELOCATE SECURITY CAMERAS TO DIRECTLY ABOVE CONDUIT LOCATION FROM THROUGH THE BUILDING
8. NEW LAMPS AT EXISTING RECESSED FIXTURES IN LACES ABOVE
9. NEW LAMP AT EXISTING RECESSED LACES
10. PROPOSED NON-ILLUMINATED AAU BUSINESS PROJECTING SIGN "ACADEMY OF ART UNIVERSITY STUDENT STORE" SEE SIGNAGE CONSULTANT DRAWINGS
11. PROPOSED NON-ILLUMINATED AAU BUSINESS PROJECTING SIGN "ACADEMY OF ART UNIVERSITY - ART CAFE" SEE SIGNAGE CONSULTANT DRAWINGS
12. ITEMS NOTED ON 665 SUTTER SITE PLAN

THE FACADE, STOREFRONT, WINDOW LINES AND SURFACES AT STREET LEVEL SHOULD BE PAINTED IN LIGHTER HUES TO BE REDUCED TO 4"X4", 8"X8", 12"X12", 24"X24", COLOR FAUCET IN ACCORDANCE WITH ARTICLE 11.
D/F Non-Illuminated Aluminum Blade Sign w/Vinyl Cut Graphics

Aluminum Cabinet - Painted Black
1st Surface Vinyl Graphic
All Exterior Indirect Lighting w/ LED Modules

SURVEY REQUIRED
NOT FOR PRODUCTION
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

SURVEY REQUIRED
NOT FOR PRODUCTION
SITE HISTORY

SOURCE: ESMT Case No. 2028-0986 - Agita Hall

In 1916, Central Mid-Wilshire
Corporation (656 Sutter Street) acquired
Goodfriend. Although this information
was available on 6 Sutter Street, it is presumed
to be under Goodfriend, the president and
founder of the Goodfriend Hotel, located on
6th Street.

San Francisco native, Mowsberger began
his career as the architectural firm of Safford
Building in 1934. Three years later, in
1937, Mowsberger moved to New York City
before opening his own firm two years later
in 1939. During his career, Mowsberger
has designed a number of single family
residences in the Pacific Palisades,
California, including: 4510 Sycamore Drive
(1962), 220 Jackson Street (1955) and a
pair of houses at 3023 and 3025
Wadsworth Avenue (1964).

Sutter Street, Sutter Street (1924) and
480 Sutter Street (1932) to name a few.

Mr. Goodfriend owned the building
throughout the 1950s, at which time it
was sold to developer G. B. (Bill) Dyel
(1960). In 1961, the building was
converted into apartments (now
recessed) and sold to the same buyer in
the Zeman Realty Company. It became
1952 and 1962, available building permits
show potential commercial land under the
name of Robert Martin, Real Estate
Company (1961). M. Rehbock (1965),
Richard King (1965), and Dan Fudler and
Associates (1965).

By 1960 the building was owned by
Ray
3rd)
state, who would retain the building until
1973. Ottone is the last known owner prior
to the SFO acquisition of the building in
1982.

AAU RESIDENTIAL
COMPLIANCE SET

680 SUTTER
San Francisco, CA 94102

SITE PLAN AERIAL IMAGE

76 New Montgomery Street
San Francisco, CA 94105

t 415.361.7819 f 415.361.7329
Triton.com

ACADEMY OF ART
UNIVERSITY
SOUTH EAST CORNER (1919)

SOURCE: ESTM Case No. 2018.0982 - Appendix HR

SOUTH ELEVATION (1919, ENTRANCE DETAIL)

SOURCE: ESTM Case No. 2018.0982 - Appendix HR

SOUTH EAST CORNER (1978)

SOURCE: ESTM Case No. 2018.0982 - Appendix HR

SOUTH EAST CORNER (1993)

SOURCE: ESTM Case No. 2018.0982 - Appendix HR
KEYNOTES

- EXISTING 16' HIGH AWNING AND BRACKETS TO BE REMOVED
- EXISTING 16' HIGH NON-ORIGINAL VINYL ALUMINUM AND/or SLIDING WINDOW TO BE REMOVED
- EXISTING 16' HIGH FIRE ESCAPE LEGALLY REQUIRED TO BE REMOVED

- ORIGINAL ENTRANCE TO BE RESTORED FOLLOWING REMOVAL OF THE ADDING MOUNTED HARDWARE AND REPLACEMENT OF DAMAGES AND DAMAGED AREAS IN THE MANUFACTURER'S SPECIFICATION
- EXITED DROP PANELS AND EXITED POWDER COAT OR EXISTING IN APPARENT COLOR, TEXTURE, DETAILING)

- PROPOSED NEW MULTI-LIGHT WOOD FRAME WINDOWS TO BE INSTALLED TO MATCH EXISTING HISTORIC CONSTRUCTION IN TERMS OF MATTER, MATERIAL, AND PROFILE AND ARCHITECTURAL IMPORTANCE

- UNFRAMED SLIDING WINDOW PANEL TO BE REMOVED
- PROPOSED OPERABLE WINDOW/FIRE ESCAPE CONSISTENT WITH HISTORIC CONSTRUCTION AND INTERIOR'S STANDARDS

- PROPOSED INFRINGE TANNED GLASS AND SHAPED GLASS TO MATCH EXISTING CONSULTANT DRAWINGS
- PROPOSED ORIENTATED GLASS AND SHAPED GLASS TO MATCH EXISTING CONSULTANT DRAWINGS

- EXISTING EAVES MOUNTING STRUCTURE TO BE REMOVED COMPLETELY

- DECORATIVE WALL MOUNTED LIGHT FIXTURES TO BE REMOVED AND REPLACED BY SIMILARLY RUSTIC LIGHT FIXTURES

- ITEMS MENTIONED ON HIGH-SITE ISSUE
- SEE IMAGES ON SHEET A3-3

- PATCH & REPAIR EXISTING OPENING LOCATED BELOW WINDOW, TYPE OF 30
- EXISTING METAL IDENTIFYING SIGN TO REMAIN

A3.1
NON-ORIGINAL VINYL AND ALUMINUM WINDOWS SHALL BE REMOVED USING THE LEAST INVASIVE MEANS POSSIBLE TO MINIMIZE DAMAGE TO EXPOSED FINISH MATERIALS AND SURFACES AND MATERIALS.

USING DOCUMENTARY EVIDENCE, NEW MULTILIGHT WOOD SASH WINDOWS SHALL BE INSTALLED TO MATCH HISTORIC FENESTRATION IN TERMS OF SIZE, SHAPES, GLASS FUNCTION, MUNTIN PATTERNS, PROFILE, AND THICKNESS OF FRAMES.

PARTIAL ENLARGED EAST ELEVATION (PROPOSED)

PARTIAL ENLARGED EAST ELEVATION (EXISTING)

DETAIL IMAGES - EAST WINDOWS
D/F Externally Illuminated Wall Sign

Scale: 3" = 1' - 0"

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

Scale: 1" = 1' - 0"

Sign to be painted directly onto wall (No Projection allowed)
Match Colors: 3M 3630-143 Poppy Red Logo/Vinyl.

Proposed Wall Sign Location

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

Abbreviations:
(E) = EXISTING
(N) = NEW, PROPOSED
CUR. = CLEARANCE
⅊ = PROPERTY LINE

Keynotes:
1) ES-14 TR-1 COMPLIANCE PROPOSAL - SUBJECT TO APPROVAL BY SFMTA. EXISTING PASSENGER LOADING ZONE TO BE REMOVED AND REPLACED WITH A COMMERCIAL LOADING ZONE.
2) ES-14 TR-2 COMPLIANCE PROPOSAL - GATE ON WESTERN MOST DOOR TO BE REMOVED AND ACCESS TO BE PROVIDED.

Bike Parking Count

Class II
Existing
0 Bike Parking Spaces
Proposed
10 Bike Parking Spaces
Total: 10

Legend:
- Bike Rack, Class II
- In-Ground Utility
- Tree Well
- Commercial Loading (Yellow Curb)
- 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
KEYNOTES

1. EXISTING ALUMINUM WINDOWS TYPICALLY APPEARING IN THE BRIDGMAN NO. 6203. NO WORK REQUIRED. ANY CUT-OUT WINDOW REPLACEMENT SHALL REQUIRE WOOD SASH-
   FRAME MATERIAL (SEE HISTORIC PHOTOS).

2. EXISTING PROJECTING SIGN TO BE LEGALIZED AS VINTAGE SIGN (PREVIOUSLY PERMITTED, 1960S). TURN ON EXISTING LIGHT.

3. EXISTING LETTERING SIGN TO BE LEGALIZED IN VINTAGE STYLE (PREVIOUSLY PERMITTED, 1960S). TURN ON EXISTING LIGHT.

4. PROPOSED DIRECTLY ILLUMINATED AU BUSINESS WALL SIGN (SEE STORAGE CONSULTANT DRAWINGS)

ITEMS NOTED ON SITE:

5. EXISTING LIGHT FIXTURE
6. EXISTING SIGN FRAME
7. EXISTING GASED SIGN
8. EXISTING ADJACENT DOOR OPENER PUSH PLATE
9. EXISTING STAND PIPE
10. EXISTING JULIET BALCONY WITH METAL HANDING
11. EXISTING JULIET BALCONY WITH BRICK/FIRING RAILING
12. EXISTING LADDER TO ROOF
13. EXISTING ACCORDION LADDER
14. EXISTING FIRE ESCAPE BALCONY
15. EXISTING MOSAIC TILE LEDGE
16. EXISTING SECURITY GATE OVER ALLOTTED DOOR TO BE REMOVED
17. EXISTING BURGLAR PROOF TO REMAIN. REQUIRED COMMERCIAL OR TAX BEGENTRY.

NORTH ELEVATION - SUTTER STREET
S/F Extrusion Cabinet Sign

Scale: 1" = 1'-0"

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

SURVEY REQUIRED
NOT FOR PRODUCTION
**EXTERM CONDITIONS (CONT.)**

**CODE NOTES (CONT.)**

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<td>Exposure</td>
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<tr>
<td>0.7</td>
<td>Parking Summary</td>
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**EXTERIOR VIEW**

**PLOT PLAN**

**N.T.S.**

**AAU RESIDENTIAL COMPLIANCE SET**

**PROPERTY INFORMATION**

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<tr>
<th>Address</th>
<th>Mkk Sutter Street</th>
<th>San Francisco, CA 94109</th>
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<tbody>
<tr>
<td>Type</td>
<td>Residential</td>
<td>7 Stories</td>
</tr>
<tr>
<td>Special Use</td>
<td>Within 1/4 mile of the Fringe Financial District</td>
<td>7 Stories</td>
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**VICINITY MAP**

**COVER SHEET**

**A0.0**

**SHEET INDEX**

**Sheet Name | Sheet Reference | Page**
<table>
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<tr>
<td>EXTERIOR VIEW</td>
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<td>1</td>
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<tr>
<td>PLOT PLAN</td>
<td>N.T.S.</td>
<td>2</td>
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<tr>
<td>N.T.S.</td>
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**APPLICATIONS CODES**

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<tr>
<td>0.7</td>
<td>Parking Summary</td>
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**PROJECT SCOPE**

The project is proposed to take place at 56 Sutter Street and 600 Sutter Street, San Francisco, CA 94109. The project consists of the construction of a 7-story residential building with 124 rental units, including 48 Studio units, 70 One-Bedroom units, and 6 Two-Bedroom units. The building will feature a gym, a pool, a rooftop lounge, and a rooftop terrace. The project will be constructed in phases, with the first phase consisting of the construction of the residential building and the second phase consisting of the construction of the commercial space.

**RESIDENTIAL USES**

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<th>In/Outdoor Use</th>
<th>Indoor Use</th>
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<tr>
<td>Residential Use</td>
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<td>Yes</td>
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<tr>
<td>Commercial Use</td>
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**MAXIMUM ALLOWABLE PER ZONING DISTRICT R4-C**

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<tr>
<th>Maximum Allowable</th>
<th>Per Lot Area (in feet)</th>
<th>Per Lot Area (in feet)</th>
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<tbody>
<tr>
<td>Residential Use</td>
<td>6,900 SF (70 SF - 600 SF)</td>
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</table>

**600 SUTTER CALCULATION**

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<th>Lot Area (in feet)</th>
<th>6,900 SF (70 SF - 600 SF)</th>
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<tbody>
<tr>
<td>Residential Use</td>
<td>Yes</td>
</tr>
<tr>
<td>Commercial Use</td>
<td>No</td>
</tr>
</tbody>
</table>

**TOTAL SHEETS**

21
Academy of Art University

**Red**
- A

**Black**
- A

**White**
- A

**Internally Illuminated Sign Cabinet**
- 12.5 Sq Ft
- 65" x 71" x 4.5"
- Cabinet: Black Vinyl
- Reverse Copy on White Lexan Face
- All Interior Lighting w/ LED Modules

Survey Required
Not for Production
BIKE PARKING COUNT

CLASS II
EXISTING
(E) BIKE PARKING SPACES

PROPOSED
(N) BIKE PARKING SPACES TOTAL

TOTAL: 3

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

NOTES:
1) BICYCLE PARKING AT BUS STOPS FOLLOWS SFMTA GUIDELINES APPENDIX F
2) PER SFMTA GUIDELINES APPENDIX F, BIKE RACKS CAN ONLY BE PLACED 20'-0" WITHIN THE FRONT OR 10'-0" WITHIN THE REAR OF A FAR-SIDE BUS ZONE OR 30'-0" WITHIN REAR OF NEAR-SIDE BUS ZONE
11'-0" CLR.

V A N    N E S S    A V E N U E

2 2 1 1     V A N    N E S S

(E) BUS STOP

6'-0" RIGHT
OF WAY CLR.

6'-0" RIGHT
OF WAY CLR.

ASSUMED

⅊

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

(E) PARKING SIGN

NOTE: NO BIKE PARKING PROPOSED
AT FRONTAGE DUE TO SFMTA
RESTRICTIONS AT BUS
STOP/ZONES. REQUIRED BIKE
PARKING LOCATED OFFSITE AT
ADJACENT PROPERTY.

(E) TREE

(E) TREEWELL

UTIL

UTIL

UTIL

UTIL

BICYCLE RACK, TYP.

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

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.
A - S/F Banner Attached to Fence

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

SURVEY REQUIRED
NOT FOR PRODUCTION
### CODE NOTES

**REFERENCE:** San Francisco Planning Code (2019)

**PERMITS TO bảng:**

**CODE ALUMINUM ON JANUARY 1, 2019**

### 5. FLOOR AREAS

- **GROSS FLOOR AREA (NO CHANGE)**
  - **Levels 1 to 6:**
    - **Total Area:**
      - **Occupied:** 2,418
      - **Undeveloped:** 2,419

- **GROSS FLOOR AREA (CHANGE)**
  - **Levels 1 to 6:**
    - **Total Area:**
      - **Occupied:** 2,418
      - **Undeveloped:** 2,419

### B. RESIDENTIAL USES

- **DESCRIPTION:**
  - **Max. Allowed:**
    - **Total Area:**
      - **Occupied:** 2,418
      - **Undeveloped:** 2,419

### C. STUDENT HOUSING CHARACTERIZATION

- **DESCRIPTIVE CHARACTERIZATION:**
  - **Type:**
    - **Total Area:**
      - **Occupied:** 2,418
      - **Undeveloped:** 2,419

### D. BICYCLE PARKING SUMMARY

- **DESCRIPTIVE CHARACTERIZATION:**
  - **Type:**
    - **Total Area:**
      - **Occupied:** 2,418
      - **Undeveloped:** 2,419

### E. OFF-STREET PARKING SPACE

- **DESCRIPTIVE CHARACTERIZATION:**
  - **Type:**
    - **Total Area:**
      - **Occupied:** 2,418
      - **Undeveloped:** 2,419

### F. EXPOSURE

- **DESCRIPTIVE CHARACTERIZATION:**
  - **Type:**
    - **Total Area:**
      - **Occupied:** 2,418
      - **Undeveloped:** 2,419

### G. STORAGE USES

- **DESCRIPTIVE CHARACTERIZATION:**
  - **Type:**
    - **Total Area:**
      - **Occupied:** 2,418
      - **Undeveloped:** 2,419

### H. GENERAL SUPPLEMENTARY INSTRUCTIONS

- **DESCRIPTIVE CHARACTERIZATION:**
  - **Type:**
    - **Total Area:**
      - **Occupied:** 2,418
      - **Undeveloped:** 2,419

### I. PROVISIONAL USES

- **DESCRIPTIVE CHARACTERIZATION:**
  - **Type:**
    - **Total Area:**
      - **Occupied:** 2,418
      - **Undeveloped:** 2,419

### J. STANDARDS OF COMPLIANCE

- **DESCRIPTIVE CHARACTERIZATION:**
  - **Type:**
    - **Total Area:**
      - **Occupied:** 2,418
      - **Undeveloped:** 2,419

### K. GENERAL INFORMATION

- **DESCRIPTIVE CHARACTERIZATION:**
  - **Type:**
    - **Total Area:**
      - **Occupied:** 2,418
      - **Undeveloped:** 2,419

### L. GENERAL SUPPLEMENTARY INSTRUCTIONS

- **DESCRIPTIVE CHARACTERIZATION:**
  - **Type:**
    - **Total Area:**
      - **Occupied:** 2,418
      - **Undeveloped:** 2,419

### M. GENERAL SUPPLEMENTARY INSTRUCTIONS

- **DESCRIPTIVE CHARACTERIZATION:**
  - **Type:**
    - **Total Area:**
      - **Occupied:** 2,418
      - **Undeveloped:** 2,419
KEYNOTES

1. EXISTING SPEAKER UNDER AWNING TO BE REMOVED
2. FIRM REV (MAKED DURING DRAWING)
3. EXISTING GUEST PARKING, LEVEL 1
4. EXISTING GUEST PARKING, LEVEL 2
5. AC EQUIP PER UNIT, TYP
6. CUTOUT BALCONIES W/ METAL RAILINGS, TYP AT THIS ELEVATION
7. LIGHTS
8. VENTS
9. DOME SECURITY CAMERA
10. PLANTER
11. CA VNCI SIGNAGE
12. ADDRESS NARATIVE
13. WHEELCHAIR LIFT
14. VERTICAL PANEL SCREENING
15. BENCH
16. RESTAURANT SIGNAGE TO BE REPLACED, SEE SIGNAGE CONSULTANT DRAWINGS
17. PLANTER W/ MCH EQP (BE TYP)
18. STAND PIPE
19. ADA PARKING SPACE
20. REMOVE (2) FREESTANDING SIGN AND FULL STRUCTURAL PATCH SIDEWALK
21. PARKING
22. PARKING GATE
23. ACCORDION FIRE LADDER
24. FIRE ESCAPE
25. FIRE ESCAPE ROOF LADDER
26. BALCONIES & THE ELEVATION W/ METAL RAILINGS
27. SIGN GUEST PARKING, LEVEL 2
28. GUEST PARKING
29. LAPPING
30. REMOVE ALL EXTERIOR SPEAKERS ON WALL

A4.1
Face Replacement on Existing Illuminated Wall Sign

Scale: 1½" = 1' - 0"

White Lexan Face w/ Vinyl Graphics Applied

Proposed New Sign Face
**D/F Internally Illuminated Blade Sign**

Scale: 1/2" = 1'-0"
Option A - 45° Off Corner

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

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**Proposed Sign Location**
D/F Internally Illuminated Blade Sign

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

Option A- 90° Off Fascia @ Existing Pole Sign

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

Proposed Sign Location

not to exceed 24 ft to top of sign from grade
GENERAL NOTES

1. FEATURES CAPTURED IN ELEVATION DRAWINGS AND PHOTOS PROPOSED FOR AREA 5.

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

KEYNOTES

1. SIGN COPY TO BE DETERMINED AND SIGN TO BE APPLIED FOR BY ACADEMY IN COMPLIANCE WITH CITY LAW. VARIOUS SIGN AGREEMENT REQUIREMENTS APPLYING TO COMMUNITY FACILITY USE.

2. EXISTING ROLL UP DOOR TO BE REMOVED.

3. PROPOSED STOGERIGHT ENTRY.

4. PROPOSED STOGERIGHT SYSTEM.

5. PROPOSED EXTERIOR STAIR & RIMWHEEL CHAIR LIFT.

ITEMS BELOW NOTED DURING SITE VISIT:

EXISTING RAMP WATER LEADER.

EXISTING SOURCED.

EXISTING SECURITY CAMERA.

EXISTING EXPOSED CONDUIT.

EXISTING LIGHT FIXTURE.

EXISTING ROLL UP DOOR.

EXISTING ROLL UP DOOR BARREL HOUSING.

EXISTING SECURITY GRilles OVER WINDOWS.

EXISTING WALL MOUNTED SIGN.

EXISTING PLANTED.

EXISTING MAILBOX.

EXISTING VENT.
KEYNOTES

- SIGN COPY TO BE DETERMINED AND SIGN TO BE ARRANGED FOR BY MANAGEMENT OPERATOR.
- BALLOON OR WALL ART TO BE DETERMINED AND SIEMENS AGREEMENT REQUIREMENTS APPLICABLE TO COMMUNITY FACILITY USE.
- EXISTING ROLL UP DOOR TO BE REMOVED.
- PROPOSED STOREFRONT ENTRY.
- PROPOSED STOREFRONT SYSTEM.
- PROPOSED EXISTING STAIR & WHEEL CHAIR LIFT.

ITEMS BELOW NOTED DURING ON SITE Walk

- EXISTING RAIN WATER LEADER.
- EXISTING SCUPPER.
- EXISTING SECURITY CAMERA.
- EXISTING EXPOSED CONDUIT.
- EXISTING LIGHT FIXTURE.
- EXISTING ROLL UP DOOR.
- EXISTING ROLL UP DOOR BARRIERS, HOUSING.
- EXISTING SECURITY GRILLE OVERTOP WINDOWS.
- EXISTING WALL MOUNTED SIGN.
- EXISTING PLANTER.
- EXISTING MAILBOX.
- EXISTING VENT.

AAU

INSTITUTIONAL USE

2235 JERROLD
San Francisco, CA 94122