

SAN FRANCISCO PLANNING DEPARTMENT

Memo to the Planning Commission

HEARING DATE: AUGUST 15, 2013

Date:	August 8, 2013
Case No.:	2012.0206C
Project Address:	2299 MARKET STREET
Zoning:	Upper Market Street Neighborhood Commercial District
	50-X Height and Bulk District
Block/Lot:	3564/091
Project Sponsor:	Thomas Tunny
	Reuben & Junius, LLP
	One Bush Street, Suite 600
	San Francisco, CA 94104
Staff Contact:	Michael Smith – (415) 558-6322
	michael.e.smith@sfgov.org

1650 Mission St. Suite 400 San Francisco, CA 94103-2479

Reception: 415.558.6378

Fax: 415.558.6409

Planning Information: 415.558.6377

BACKGROUND

On October 4, 2012, by a vote of (+7, -0) the Commission adopted motion No. 18713 which authorized the establishment of a financial use (d.b.a. "Bank of the West") within the vacant ground floor commercial space at 2299 Market Street. At the hearing, both the Commission and members of the public expressed concern regarding the signage that was presented by the Sponsor and as a result added a language to Motion No. 18713 to address signage concerns. The additional language was incorporated into Condition No. 2 which provides as follows:

Signage Program. Any proposed signage shall be subject to the review and approval of the Planning Department and must comply with Article 6 of the Planning Code. The plans for signage that have been presented to the Commission are for informational purposes only and have not been reviewed for Code compliance. Once submitted staff will share the final signage plan with the Commission as an informational item prior to approval.

The revised signage that is being presented to the Commission today is smaller than the original signage that was presented at the October 4, hearing. The lettering for the sign above the door has been reduced from 24 inches tall and almost 24 feet long to 15 inches tall and almost 15 feet long. The lettering on the 16th street façade has been reduced from 24 inches tall and almost 24 feet long to 18 inches tall and almost 18 feet long.

REQUIRED COMMISSION ACTION

None. In compliance with Motion No. 18713, the current signage program is being brought back to the Commission for informational purposes only.

Attachments: Sponsor's submittal including plans

REUBEN, JUNIUS & ROSE, LLP

August 7, 2013

By Hand Delivery

Mr. Rodney Fong, President San Francisco Planning Commission 1650 Mission Street, Suite 400 San Francisco, CA 94103

Re: 2299 Market Street Bank of the West Signage Program Informational Item Our file: 7112.01

Dear President Fong and Commissioners:

We represent Bank of the West, and present this submission in support of the Bank's identification signage program, which the Planning Commission is scheduled to review as an informational item on August 15, 2013.

On October 4, 2012, the Planning Commission adopted Motion No. 18713, which authorized Bank of the West's new branch at 2299 Market Street. Condition No. 2 of Motion No. 18713 provides as follows:

Any proposed signage shall be subject to the review and approval of the Planning Department and must comply with Article 6 of the Planning Code. The plans for signage that have been presented to the Commission are for informational purposes only and have not been reviewed for Code compliance. Once submitted staff will share the final signage plan with the Commission an as information item prior to approval.

THE BANK'S SIGNAGE PROGRAM IS MODEST AND WELL-DESIGNED

The 2299 Market St. property is unique in that it is located at the intersection of Market Street, Noe Street, and 16th Street in the Upper Market/Castro District. Photos of the property are attached hereto as <u>Exhibit A</u>. 2299 Market is on the southeast corner of Noe

One Bush Street, Suite 600 San Francisco, CA 94104

tel: 415-567-9000 fax: 415-399-9480

www.reubenlaw.com

President Fong and Commissioners San Francisco Planning Commission August 7, 2013 Page 2

Street and Market Street. Bank of the West is located on the ground floor in a gore corner space, directly facing Market Street.

Because of the Bank's unique location directly facing Market Street at the intersection of three streets, its signage needs are unique. The Bank of the West's proposed signage program is attached hereto as <u>Exhibit B</u>. The Bank has proposed one identification sign over its entrance, and one identification sign facing 16th Street. As is typical with corner spaces in this district and San Francisco generally, Bank of the West needs two signs for adequate exposure. Eliminating one of these signs eliminates exposure to half of the passing foot and vehicular traffic. Bank of the West is asking for no more than any other similarly-situated corner commercial space. Both of the Bank's signs are cleanly designed and attractive additions to the visual landscape.

In a good faith effort to compromise with neighborhood groups, the Bank has reduced the size of its originally proposed signs significantly. The Bank's original signage program is attached as <u>Exhibit C</u>. The lettering for the sign above the entrance has been reduced from 24 inches tall and almost 24 feet long to 15 inches tall and almost 15 feet long. The lettering on the 16th street façade has been reduced from 24 inches tall and almost 24 feet long to 18 inches tall and almost 18 feet long.

The Bank of the West signage program also is quite modest in comparison to other nearby banks and businesses in the district. As shown in <u>Exhibit D</u>, there are numerous corner commercial spaces in this district with one sign on each streetfront. Bank of America at 18^{th} Street and Castro Street, as just one example, has three signs – one on each street frontage and one at the corner. Moreover, all of the signs shown in <u>Exhibit D</u> are larger than the Bank's signs.

THE BANK HAS COMPROMISED SIGNIFICANTLY

We are aware of criticisms that Bank of the West has not addressed neighborhood concerns about the signs. Such criticisms are unreasonable. The only opposition the Bank has been made aware is from Pat Tura and the Duboce Triangle Neighborhood Association. The Bank began communicating with Ms. Tura about the signs in March of this year. As stated above, in response to Ms. Tura's concerns, the Bank reduced the scale of its signs by approximately 33 percent and 25 percent respectively. This is not only a significant reduction, but it resulted in signs smaller than those for similar businesses in this district.

One Bush Street, Suite 600 San Francisco, CA 94104

tel: 415-567-9000 fax: 415-399-9480

www.reubenlaw.com

President Fong and Commissioners San Francisco Planning Commission August 7, 2013 Page 3

Unsatisfied, Ms. Tura insisted, and continues to insist, that the Bank have only one sign. We respectfully submit that this final demand is excessive. The Bank's unique location necessitates two signs. Corner commercial spaces with signs on each street frontage are commonplace in this district. Bank of the West should not be treated any differently.

Thank you for your consideration.

Very truly yours,

REUBEN, JUNIUS & ROSE, LLP

Thomas Tunny

Enclosures

cc: Commission Vice-President, Cindy Wu Commissioner Michael Antonini Commissioner Gwyneth Borden Commissioner Rich Hillis Commissioner Kathrin Moore Commissioner Hisashi Sugaya Planner Michael Smith Bank of the West

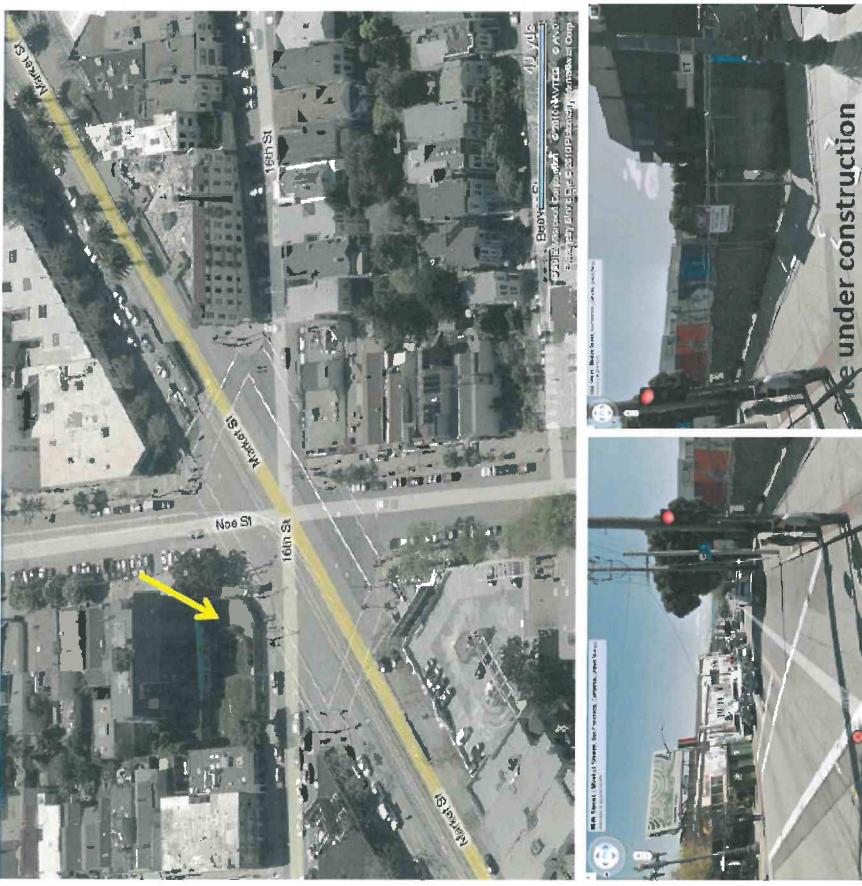
> One Bush Street, Suite 600 San Francisco, CA 94104

tel: 415-567-9000 fax: 415-399-9480

www.reubenlaw.com

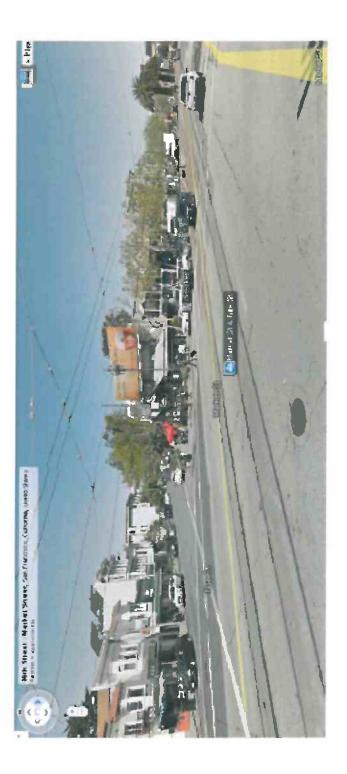
EXHIBIT A

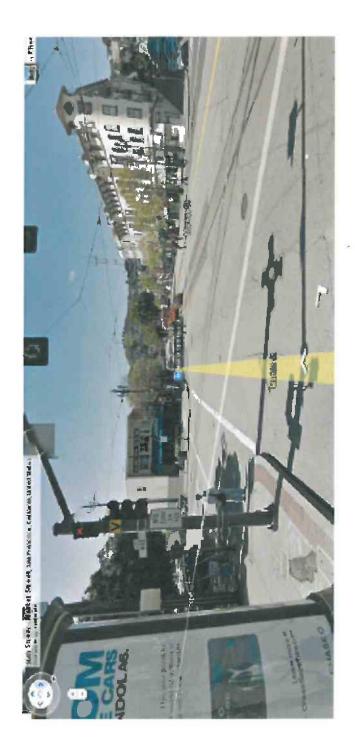
Project Site Photos



.

κ.



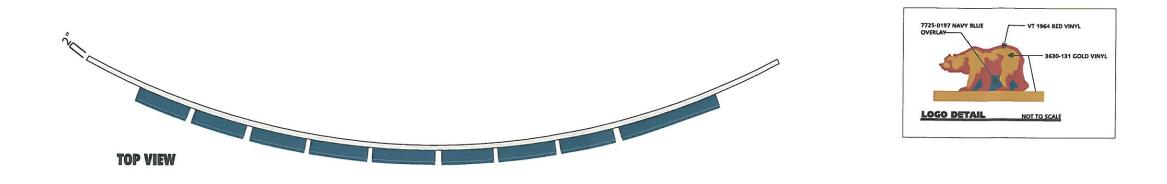


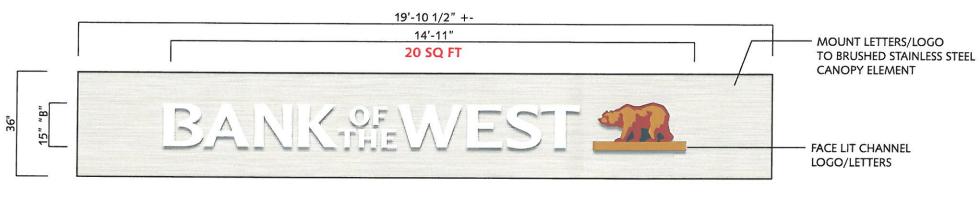


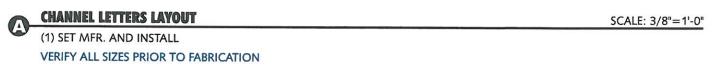


.

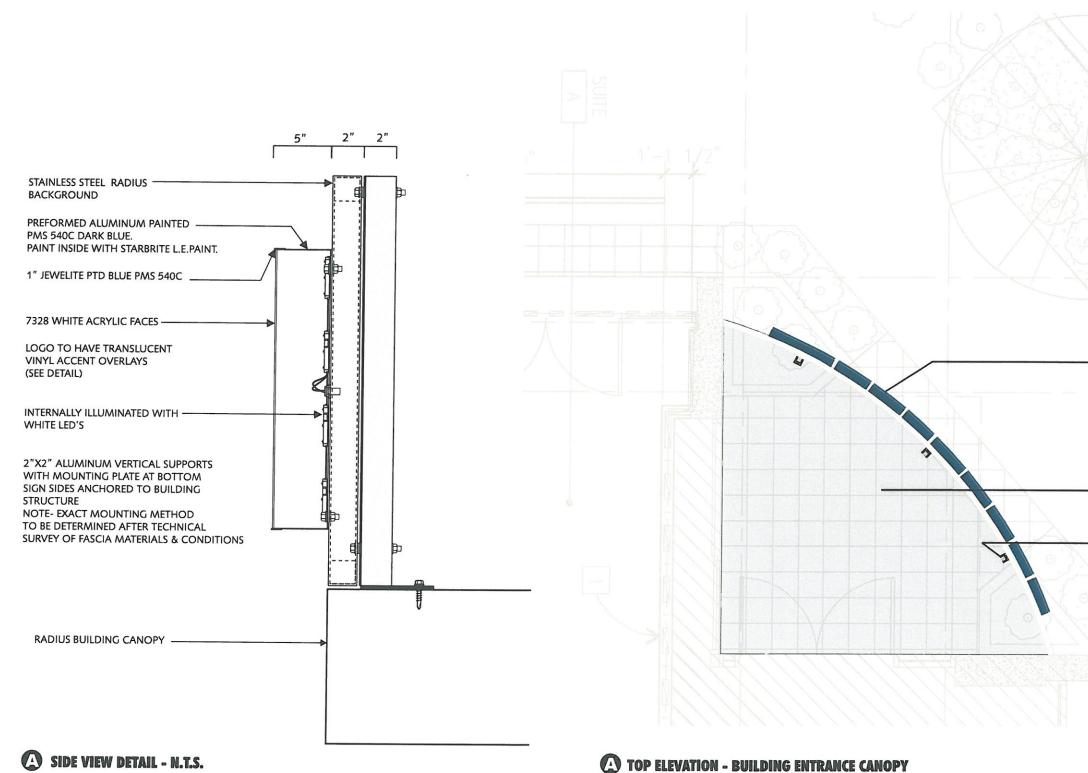
EXHIBIT B







M			
Design #			
12-1970r5			
Sheet 1 of 8 Client			
BANK OF THE WEST			
Address 2299 MARKET ST.			
SAN FRANCISCO, CA			
Account Rep. MIKE DRURY			
Designer SDM			
Date 8/20/12			
Approval / Date			
Client Sales			
Estimating Art			
Engineering Landlord			
Revision / Date			
R2 RFF 01.11.13 update R3 KMc 01.14.13 rev logo R4 RFF 02.20.13 add new elevations R5 KMc 5/6/13			
Chandler Signs			
3201 Manor Way Dallas,TX 75235 214-902-2000 Fax 214-902-2044			
12106 Valliant SanAntonio,TX 78216 210-349-3804 Fax 210-349-8724			
1335 Park Center Drive Unit C Vista, CA 92054 760-967-7003 Fax 760-967-7033			
400 Banner Tr. Florissant, CO 80863 719-687-2507 F ax 719-687-2506			
325 W. Main St. Louisville, KY 40202 502-582-3557 Fax 502-583-2640			
ki draving is she property of Gradles Sign, L.P. st all regiss to its sais for reproducion are served by Grandle Sign, L.P.			
FINAL ELECTRICAL CONNECTION BY CUSTOMER			

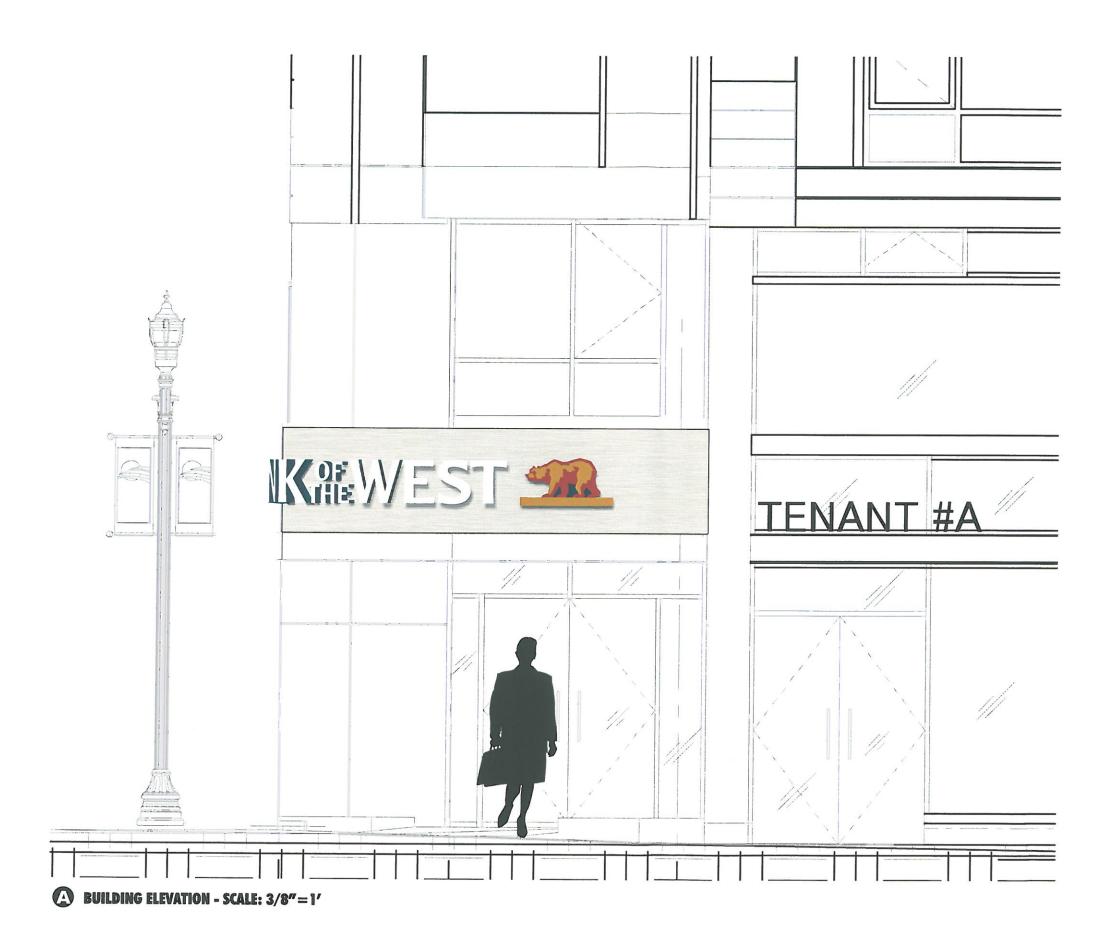


-
Design # 12-1970r5 Sheet 2 of 8
Client BANK OF THE WEST
Address 2299 MARKET ST.
SAN FRANCISCO, CA Account Rep. MIKE DRURY
Designer SDM Date 8/20/12
Approval / Date
Client Sales Estimating Art Engineering Landlord
Revision / Date R1 RFF 11.28.2012 update R2 RFF 01.11.13 update R3 KMc 01.14.13 rev logo R4 RFF 02.20.13 add new elevations R5 KMc 5/6/13
Chandler Signs
www.chandlersigns.com 3201 Manor Way Dallas,TX 75235 214-902-2004 12106 Valliant SanAntonia,TX 78216 210-349-3804 fax 210-348-8724
1335 Park Center Drive Unit C Visca, CA 92054 760-967-7003 Fax 760-967-7033 400 Banner Tr. Horissant, CO 80863
325 W. Main St. Louisville, KY 40202 502-582-3557 Fax 502-583-2640
This draw in is the poperty of Charlier Sign_LP and all regimes to its rate to reproduction are memory by Charlier Sign_LP.
FINAL ELECTRICAL CONNECTION BY CUSTOMER THIS SIGNIS INTENDED TO BE MANUFECTURED. IN ACCORDANCE WITH ANTICLE VEGOT OF THE PAPULANEE TO COLE AND OF THE APPLICATE TO ALCODES THE SIGNANCE OF THE APPLICATE TO ALCODES THE SIGNANCE OF THE SIGNALL BEAK ULLAGE US.

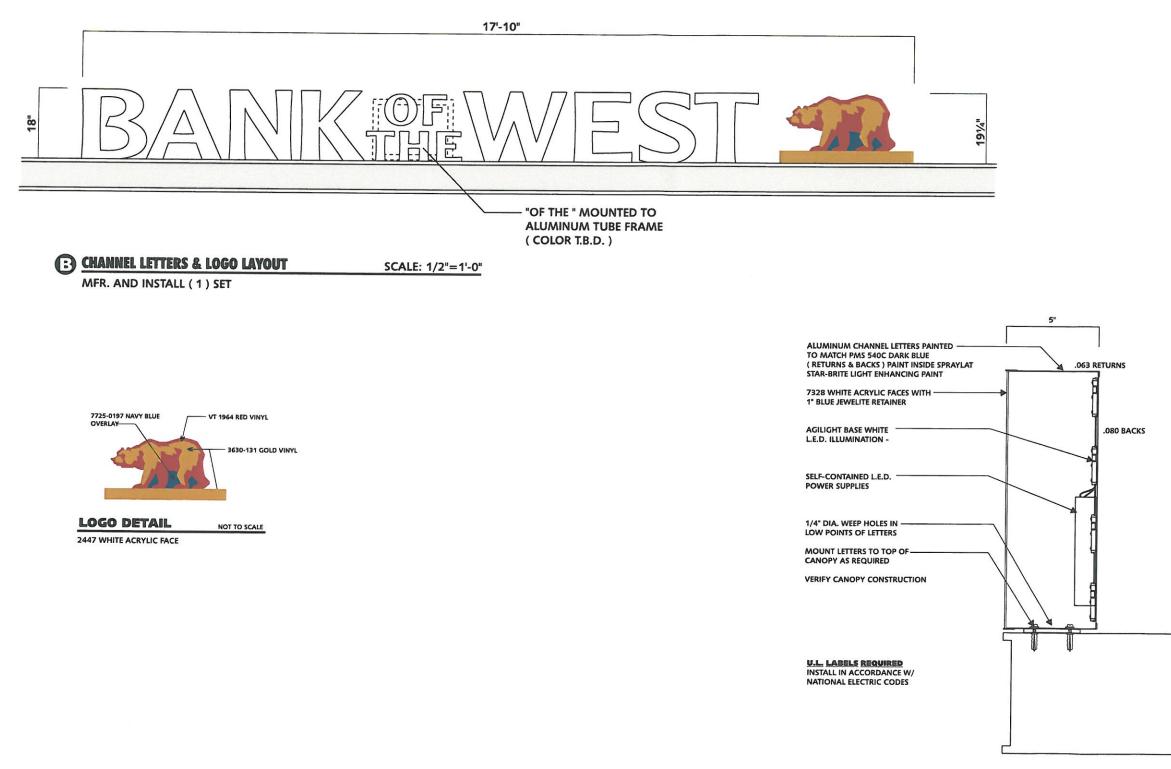
250" RADIUSED

RADIUS BUILDING CANOPY

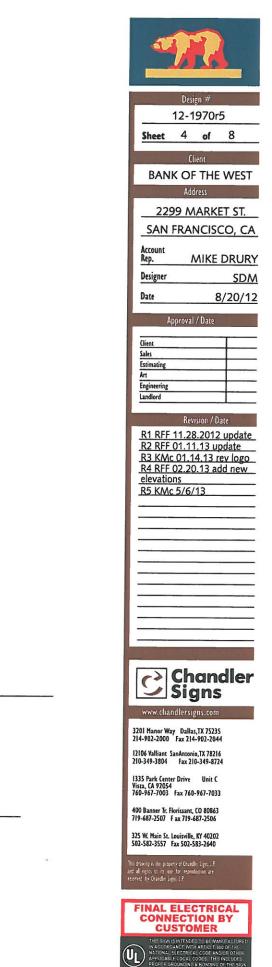
2"X2" ALUMINUM VERTICAL SUPPORTS WITH MOUNTING PLATE AT BOTTOM



Design # 12-1970r5 Sheet 3 of 8 Client
BANK OF THE WEST Address 2299 MARKET ST.
SAN FRANCISCO, CA Account Rep. MIKE DRURY Designer SDM
Date 8/20/12 Approval / Date
Client Sales Estinating Art Engineering Landlord
Revision / Date R1 RFF 11.28.2012 update R2 RFF 01.113 update R3 KMc 01.14.13 rev logo R4 RFF 02.20.13 add new elevations R5 KMc 5/6/13
Chandler Signs
3201 Manor Way Dallas, TX 75235 214-902-2000 Fax 214-902-2044 12106 Yalliant SanAntonio, TX 78216 210-349-3804 Fax 210-349-8724
1335 Park Center Drive Unit C Vista, CA 92054 760-967-7003 Fax 760-967-7033 400 Banner Tr. Floristant, CO 80863 719-687-2507 Fax 719-687-2506
325 W. Main Sr. Louisville, KY 40202 502-582-3557 Fax 502-583-2640 The drawing is the pines vy al faceller Sign. LP set all mins to its use for reproducing are reserved by Gandler Sign. LP
FINAL ELECTRICAL CONNECTION BY CUSTOMER THIS SGN IS INTIME TO BE MANU ACTIECO COCEMENCE WITH ARTICLESSO OF THE NATIONAL ELECTRICAL COCE AND ON THE NATIONAL ELECTRICAL COCE AND ON THE ADDRESS TO COLORS IT IS INVILUES IN ALL BEAR OF LABELING



LETTER SECTION 1½" = 1'-0"





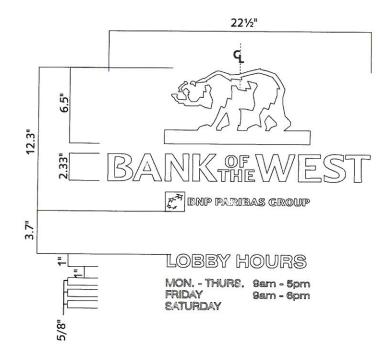
BUILDING LEFT SIDE ELEVATION - SCALE: 3/32"=1'

4	T.	
-	Design # 12-19701	·5
She	et 5 of	8
P	Client ANK OF THE	WECT
6/	Address	E VVEST
	2299 MARK	
Accou	AN FRANCIS	CO, CA
Rep.	MIKE	DRURY
Desig Date		<u>SDM</u> 8/20/12
	Approval / Date	<u>, _ 0/ 1 </u>
Client		
Sales Estimat	ting	<u> </u>
Enginee		
	Revision / I	Date
R2 I R3 I R4 F elev	RFF 11.28.201: RFF 01.11.13 u KMc 01.14.13 RFF 02.20.13 a rations KMc 5/6/13	pdate rev logo
_		
=		
_	-	-
C	Signs	
	r chandlersigns.com 10r Way Dallas,TX 7523 2000 Fax 214-902-20	
12106 Vall	liant SanAntonio,TX 782	16
210-349-3	c Center Drive Unit (
	92054 7003 Fax 760-967-70	
719-687-2	er Tr. Florissant, CO 8086 507 F ax 719-687-2506	
502-582-3	in St. Louisville, KY 4020 3557 Fax 502-583-2640	2
The drawing is a and all rights to reserved by Gra	the property of Chandler Signal P 2 its use for reproduction are andler Signs L.P.	
co		ANUFACTURED BY ANUFACTURED GBOR THE SUNCLUDES G OF THE SIGN

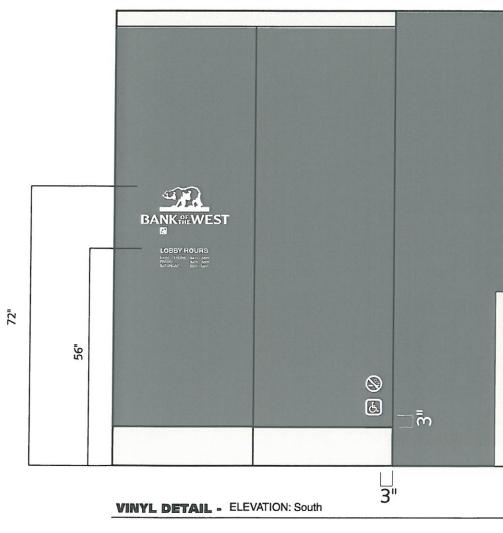




-TR
Design #
12-1970r5
Sheet 6 of 8
flime
Client BANK OF THE WEST
Address
2299 MARKET ST.
SAN FRANCISCO, CA
Account Rep. MIKE DRURY
Designer SDM
Date 8/20/12
Approval / Date
Client
Sales Estimating
Art Engineering
Landlord
Revision / Date
R1 RFF 11.28.2012 update R2 RFF 01.11.13 update R3 KMc 01.14.13 rev logo R4 RFF 02.20.13 add new elevations R5 KMc 5/6/13
Chandler Signs
www.chandlersigns.com
3201 Manor Way Dallas,TX 75235 214-902-2000 Fax 214-902-2044
12106 Valliant SanAntonio,TX 78216 210-349-3804 Fax 210-349-8724
1335 Park Center Drive Unit C Vista, CA 92054 760-967-7003 Fax 760-967-7033
400 Banner Tr. Florissant, CO 80863 719-687-2507 F ax 719-687-2506
325 W. Main St. Louisville, KY 40202 502-582-3557 Fax 502-583-2640
This stawling is the preserve of Gaussien Signs, L.P. and all which is its in the repredection are reserved by Counder Signs, L.P.
FINAL ELECTRICAL CONNECTION BY CUSTOMER IN SIGN IS NEARED TO BE MANN ACTURED IN ACCORDANCE WITH APTICLE WORL IN ACCORDANCE WITH APTICLE WORL IN APPLICABLE TO CAL CODE & THE WITCHING APPLICABLE TO CAL CODE & THE WITCHING SIGN WILL WAR UL LARELS



QVINYL DETAIL - I	LAYOUT 1
(1) SET REQUIRED	Scale = $1\frac{1}{2}$ "=1'-0"
7725-10 WHITE VINYL GRAPHICS FOR 1ST SURFACE APPLIED	DOUBLE-DOOR LAYOUT / -



> **VINYL DECAL** SCALE: 1½" = 1'-0"

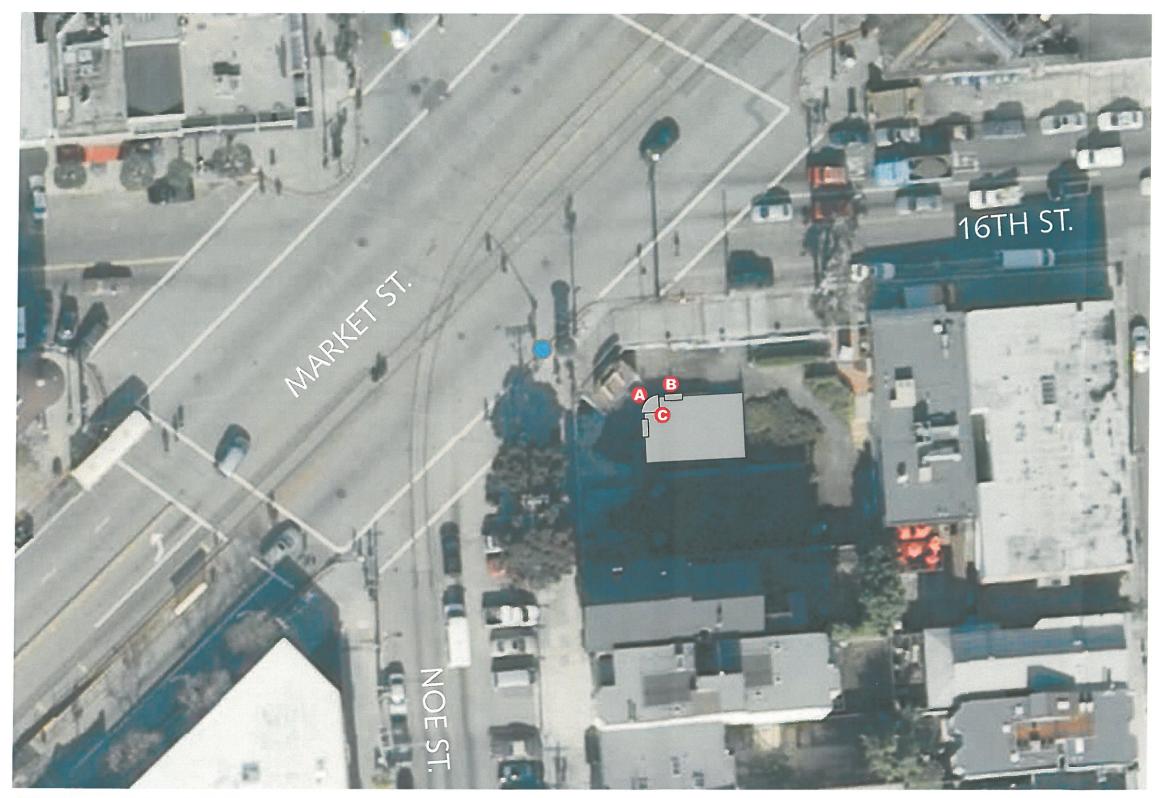
7725-10 WHITE VINYL GRAPHICS

FIRST SURFACE APPLIED



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

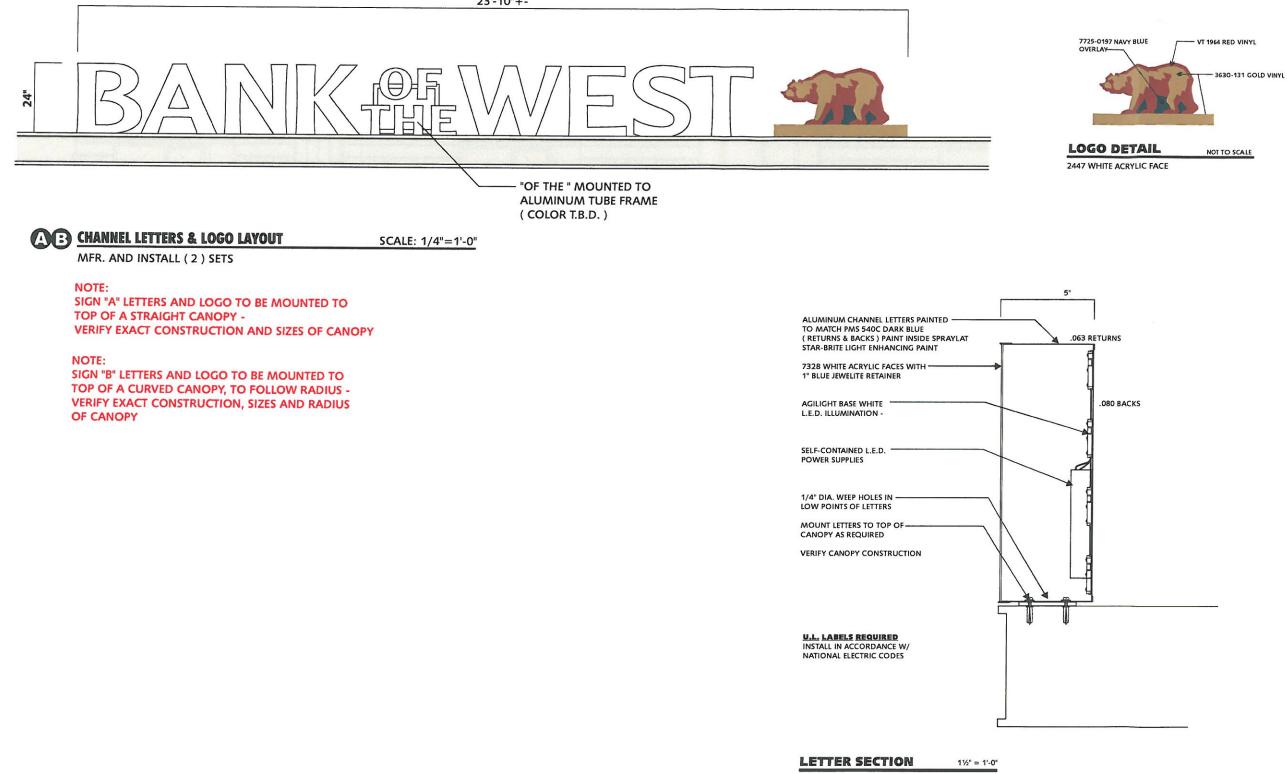
Design #
12-1970r5
Sheet 7 of 8
Client
BANK OF THE WEST Address
2299 MARKET ST.
SAN FRANCISCO, CA
Account
Rep. MIKE DRURY
Designer SDM
Date 8/20/12
Approval / Date
Client
Sales Estimating
Art Engineering
Landlord
R1 RFF 11.28.2012 update R2 RFF 01.11.13 update R3 KMc 01.14.13 rev logo R4 RFF 02.20.13 add new elevations R5 KMc 5/6/13
Chandler Signs
3201 Manor Way Dallas,TX 75235 214-902-2000 Fax 214-902-2044
12106 Valliant SanAntonio,TX 78216
1335 Park Center Drive Unit C
Vista, CA 92054 760-967-7003 Fax 760-967-7033
400 Banner Tr. Florissant, CO 80863 719-687-2507 F ax 719-687-2506
325 W. Main St. Louisville, KY 40202
502-582-3557 Fax 502-583-2640
Ni drawng is die property of Grunder Signi L.P. ad all regius to tor war for reproduction are servind by Grunder Signi L.P.
FINAL ELECTRICAL CONNECTION BY CUSTOMER



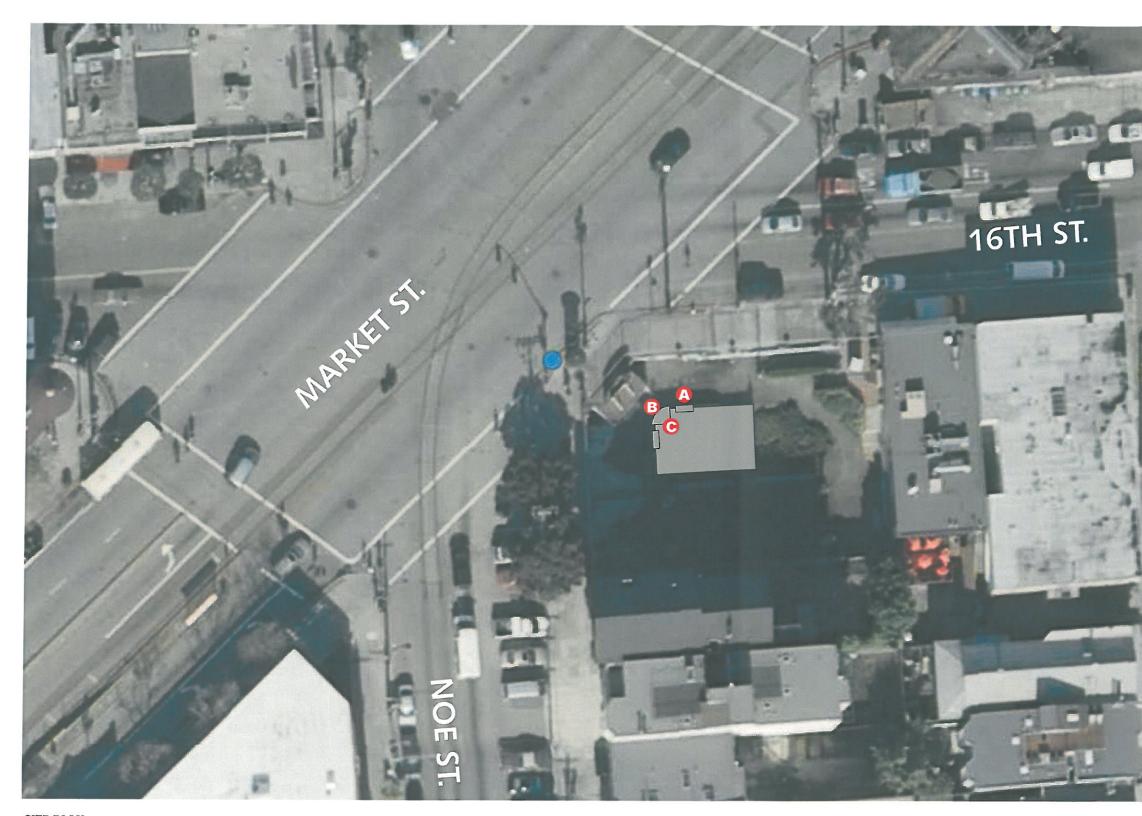
SITE PLAN - SIGN LOCATIONS

-
Design #
12-1970r5
Sheet 8 of 8
Client
BANK OF THE WEST
Address
2299 MARKET ST.
SAN FRANCISCO, CA
Account Rep. MIKE DRURY
Designer SDM
Date 8/20/12
Approval / Date
Client
Sales Estimating
Art Engineering
Landlord
Revision / Date
R2 RFF 01.11.13 update R3 KMc 01.14.13 rev logo R4 RFF 02.20.13 add new elevations R5 KMc 5/6/13
Chandler Signs
3201 Manor Way Dallas,TX 75235 214-902-2000 Fax 214-902-2044 12106 Valliant SanAntonio,TX 78216
210-349-3804 Fax 210-349-8724
1335 Park Center Drive Unit C Vista, CA 92054 760-967-7003 Fax 760-967-7033
400 Banner Tr. Horissant, CO 80863 719-687-2507 F ax 719-687-2506
325 W. Main St. Louisville, KY 40202 502-582-3557 Fax 502-583-2640
isdowny Schep miery of Gazde Spin, LP of all wyrth to its ale for reproducer are arried by Gazde Spin, LP
FINAL ELECTRICAL CONNECTION BY CUSTOMER
THIS SIGN IS INTENDED TO BE MANIFACTURED IN ACCORDANCE WITH ARTICLE KID OF THE NATIONAL ELECTRICAL CODE AND OF OTHER APPLICABLE LOCAL CODE ST THIS INCLUDES PROFER OROUNDING ST WAINING OF THE SIGN SIGN WILL TARY ULDERLYS

EXHIBIT C



- TRA
Design #
12-1970
Sheet 1 of 6
Client
BANK OF THE WEST
Address
2299 MARKET ST. SAN FRANCISCO, CA
Account Rep. MIKE DRURY
Designer SDM
Date 8/20/12
Approval / Date
Client
Sales Estimating
Art Engineering
Landlord
Revision / Date
R1-8/16/12-SDM
Chandler Signs
www.chandlersigns.com
201 Manor Way Dallas,TX 75235 214-902-2000 Fax 214-902-2044
2106 Valliant SanAntonio,TX 78216 210-349-3804 Fax 210-349-8724 335 Park Center Drive Unit C
lista, CA 92054 60-967-7003 Fax 760-967-7033
100 Banner Tr. Florissant, CO 80863 19-687-2507 Fax 719-687-2506
25 W. Main St. Louisville, KY 40202 02-582-3557 Fax 502-583-2640
ndreinig is sie provers of Gunder Spin, L.P. all rights is is i save for reproduction are ener by Gunder Spin, L.P.
FINAL ELECTRICAL CONNECTION BY CUSTOMER
THIS SIGN IS INTERNED TO SE MANUSA-TURED IN ACCIPERANCE WTH A IFFCLE (SID OF THE NATIONAL ELECTRICAL CORE AND SEND THE APPLICABLICAR CORE THIS INCLUDES PROJECT OCCUMENTS & SUBJECT OF HE SIGN SIGN IL CORE OF A ULL RELEAS
PROFER ORIGINALIA BONDING OF THE SIGN SIGN WILL BEAR ULL PIEUS

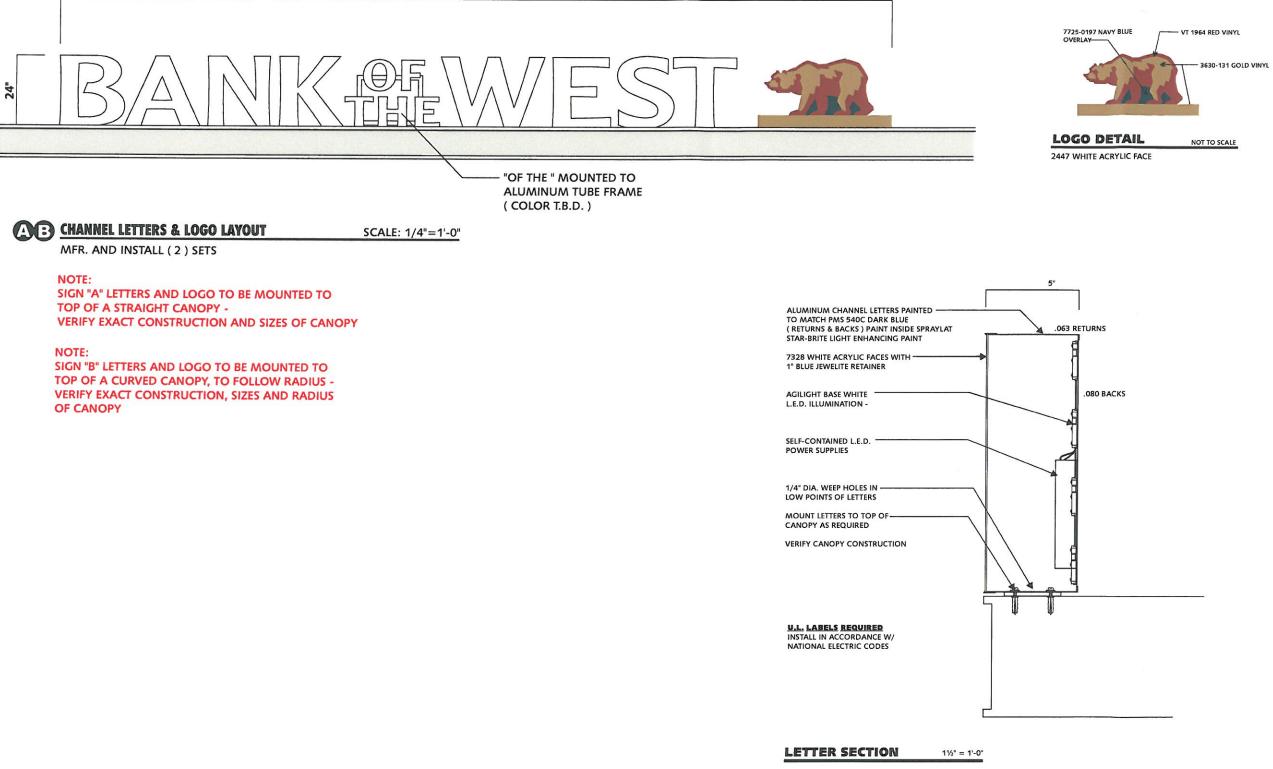


SITE PLAN NO

NOT TO SCALE

<u>-778</u>
Design # 12-1970
Sheet 6 of 6
Client BANK OF THE WEST
Address 2299 MARKET ST.
SAN FRANCISCO, CA
Account Rep. MIKE DRURY
Designer SDM Date 8/20/12
Approval / Date
Client Sales
Estimating Art Engineering
Landlord
Revision / Date R1-8/16/12-SDM
Chandler Signs
www.chandlersigns.com
3201 Manor Way Dallas, TX 75235 214-902-2000 Fax 214-902-2044
12106 Valliant SanAntonio,TX 78216 210-349-3804 Fax 210-349-8724
1335 Park Center Drive Unit C Vista, CA 92054 760-967-7003 Fax 760-967-7033
400 Banner Tr. Florissant, CO 80863 719-687-2507 Fax 719-687-2506
325 W. Main St. Louisville, KY 40202 502-582-3557 Fax 502-583-2640
lim derving is the property of Gaudie Spin, LP and all splits to its use for reproduction are repried by Gaudie Sign, LP
FINAL ELECTRICAL CONNECTION BY
CUSTOMER This store is nervice to de la Antie acturere In Actional Electrical code and information applicate Electral code and information applicate Electral code Service and the ULL Address Service and Service Service and Service and Service and and Se
PROPER GROUNDING & BUNDING OF THE SIGN SIGN WELL BE UL CABELIS

23'-10"+-



12-1970 Sheet 1 of 6 BANK OF THE WEST Address 2299 MARKET ST. SAN FRANCISCO, CA Account Rep. MIKE DRURY Designer SDM Date 8/20/12 Approval / Date Client Sales Estimating Art Engineering Landlord Revision / Date R1-8/16/12-SDM Chandler Signs www.chandlersigns.com 3201 Manor Way Dallas, TX 75235 214-902-2000 Fax 214-902-2044 12106 Valliant SanAntonio,TX 78216 210-349-3804 Fax 210-349-8724 1335 Park Center Drive Unit C Vista, CA 92054 760-967-7003 Fax 760-967-7033 400 Banner Tr. Florissant, CO 80863 719-687-2507 Fax 719-687-2506 325 W. Main St. Louisville, KY 40202 502-582-3557 Fax 502-583-2640 FINAL ELECTRICAL CONNECTION BY CUSTOMER



NORTH ELEVATION

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

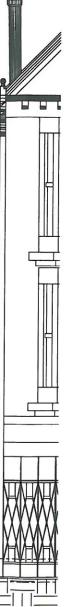
-	Å	2		
	Design		1	
	12-1		<i>c</i>	-
Sheet		of	6	-
BANK	Clien		WEST	
Dram	Addre	_	TTES 1	
2299	MA	RKE	t st.	-
SAN F	RAN	CISC	0, CA	<u>\</u>
Account Rep.	M	KE D	RURY	2
Designer			SDN	1
Date		8/	20/12	2
App	roval / I	Date		
Client				-
Sales Estimating				
Art Engineering				
Landlord				-
R1-8/16		on / Dat		•
-				
S	Sig	ns	ller	
www.chand		and bootstates	1.1.2	
201 Manor Way 14-902-2000 1				
	Fax 210-3	49-8724		
00 Banner Tr. Flo 19-687-2507 Fa 25 W. Main St. Lo	x 719-687 uisville, KY	-2506 (40202		
02-582-3557 Fa	x 502-583	-2640		
draving is she property all rights to its use t read by Chander Signs	or reproduct L.P.	igni Lr nn are		
	LEC		AL	





WEST ELEVATION

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



<u>Ma</u>
Design #
12-1970 Sheet 3 of 6
Client
BANK OF THE WEST
Address
2299 MARKET ST. SAN FRANCISCO, CA
Account
Rep. MIKE DRURY
Designer SDM Date 8/20/12
Approval / Date
Client Sales Estimating
Art
Engineering Landlord
Revision / Date
R1-8/16/12-SDM
······································
·····
Chandler Signs
www.chandlersigns.com
3201 Manor Way Dallas,TX 75235 214-902-2000 Fax 214-902-2044
12106 Valliant SanAntonio,TX 78216 210-349-3804 Fax 210-349-8724
1335 Park Center Drive Unit C Vista, CA 92054 760-967-7003 Fax 760-967-7033
400 Banner Tr. Florissant, CO 80863 719-687-2507 Fax 719-687-2506
325 W. Main St. Louisville, KY 40202 502-582-3557 Fax 502-583-2640
ni dernigen ste privitgel (Clancke Sym, L.P. is all optim to ist, nie vor reproduction are vervid by Clancke Sym, L.P.
FINAL ELECTRICAL CONNECTION BY CUSTOMER



PERSPECTIVE VIEW

NOT TO SCALE

4		?	
	Desig	gn #	- 24
	12-	197	0
Sheet	4	of	6
	Cii	ent	
BAN	(OF	THE	WEST
and the second	Add	ress	
229	9 M	ARK	ET ST.
SAN I	RA	ICIS	<u>CO, CA</u>
Account Rep.	N	\IKE	DRURY
Designer			SDM
Date		8	/20/12
Ap	proval	/ Date	
Client			
Sales			1
Estimating Art			
Art Engineering			
Landlord			
	Rev	ision / D	ate
R1-8/1			
-			



www.chandlersigns.com

3201 Manor Way Dallas, TX 75235 214-902-2000 Fax 214-902-2044

12106 Valliant SanAntonio,TX 78216 210-349-3804 Fax 210-349-8724

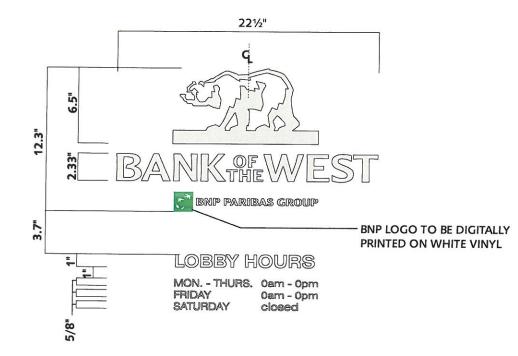
1335 Park Center Drive Unit C Vista, CA 92054 760-967-7003 Fax 760-967-7033

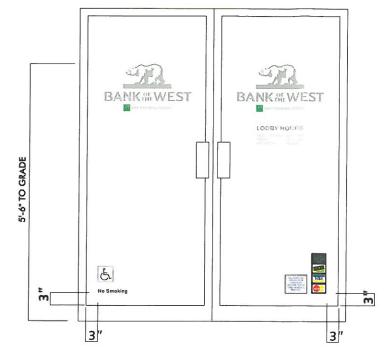
400 Banner Tr. Florissant, CO 80863 719-687-2507 F ax 719-687-2506

325 W. Main St. Louisville, KY 40202 502-582-3557 Fax 502-583-2640

in drawing is the property of Chander Sign.(LF) of all rights to its use for reproduction are served to Chandler Sens. LP







O <u>VINYL DETAIL - LAYOUT 1</u>

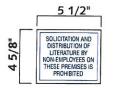
(1) SET REQUIRED

Scale = 11/2"=1'-0"

7725-11 PEARL GRAY VINYL GRAPHICS FOR DOUBLE-DOOR LAYOUT / 1ST SURFACE APPLIED -

LEFT DOOR - LOGO **RIGHT DOOR - LOGO & HOURS**

ALL HOURS ARE DETERMINED PER LOCATION





►□ No Smoking

VINYL DECAL SCALE: 11/2" = 1'-0" VINYL DECAL SCALE: 11/2" = 1'-0"

FIRST SURFACE APPLIED



VINYL DECAL SCALE: 11/2" = 1'-0"

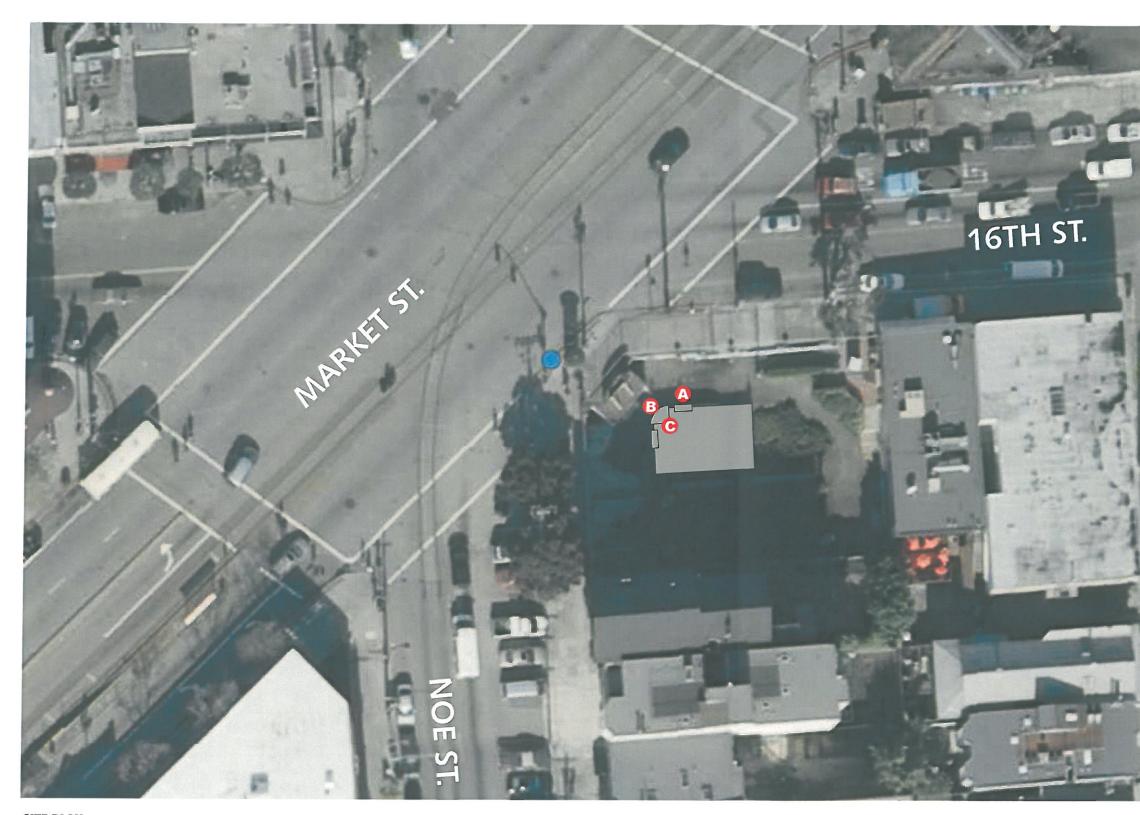
DIGITALLY PRINTED VINYL DECAL - BLUE COPY AND BORDER ON A WHITE BACKGROUND -

7725-11 PEARL GRAY VINYL GRAPHICS

DIGITALLY PRINTED VINYL DECAL MULTI-COLOR -FIRST SURFACE APPLIED VERIFY EXACT DOOR LAYOUT

FIRST SURFACE APPLIED

-
Design #
12-1970
Sheet 5 of 6
Client BANK OF THE WEST
Address
2299 MARKET ST.
SAN FRANCISCO, CA
Account Rep. MIKE DRURY
Designer SDM
Date 8/20/12
Approval / Date
Client
Sales Estimating
Art Engineering
Landlord
Revision / Date
R1-8/16/12-SDM
Chandler Signs
www.chandlersigns.com
3201 Manor Way Dallas, TX 75235 214-902-2000 Fax 214-902-2044
12106 Valliant SanAntonio,TX 78216 210-349-3804 Fax 210-349-8724
1335 Park Center Drive Unit C Vista, CA 92054 760-967-7003 Fax 760-967-7033
400 Banner Tr. Florissant, CO 80863 719-687-2507 F ax 719-687-2506
325 W. Main St. Louisville, KY 40202 502-582-3557 Fax 502-583-2640
This drawing is the property of Chander Signs, LP and all rights to its use for improduction are reserved by Claudier Signs, LP
FINAL ELECTRICAL CONNECTION BY
CUSTOMER The such is with near the investment of the near the investment in Account of the the couple of the investment APPLIER LOCAL COORT IN INVESTMENT OF THE SUCH APPLIER LOCAL COORT IN INVESTMENT SIGNAL BEAR OL LABLES
PROPER GROUNDING & BUNDING OF THE SIGN SIGN MILL BEAR UF LABELIS



SITE PLAN NO

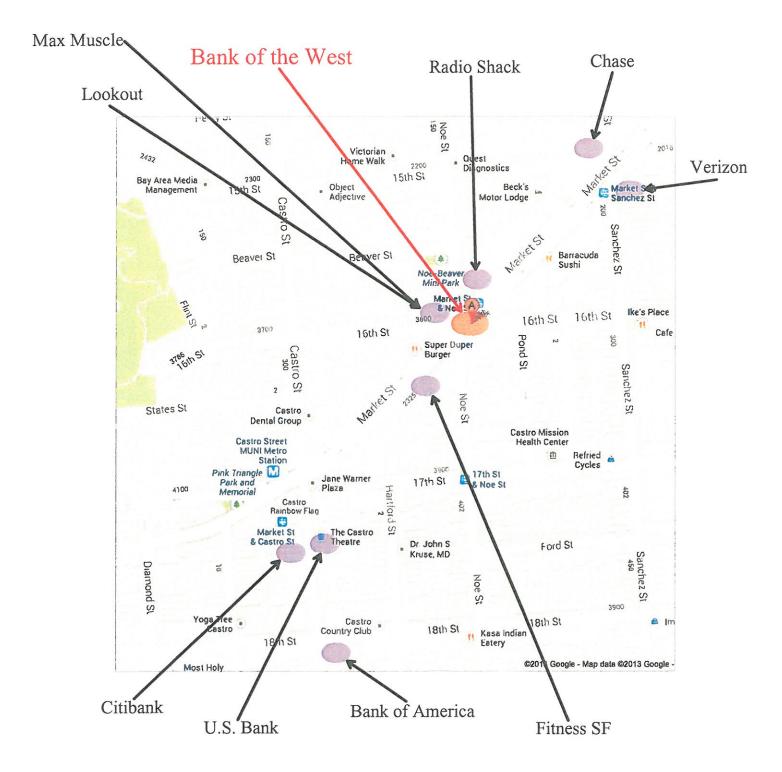
NOT TO SCALE

- M
Design #
12-1970
Sheet 6 of 6
Client BANK OF THE WEST Address
2299 MARKET ST.
SAN FRANCISCO, CA
Account Rep. MIKE DRURY
Designer SDM
Date 8/20/12
Approvat / Date
<u>Client</u> Sales
Estimating Art
Engineering Landlord
Revision / Date
R1-8/16/12-SDM
Chandler Signs
www.chandlersigns.com
3201 Manor Way Dallas, TX 75235 214-902-2000 Fax 214-902-2044
12106 Valliant SanAntonio,TX 78216 210-349-3804 Fax 210-349-8724
1335 Park Center Drive Unit C Vista, CA 92054 760-967-7003 Fax 760-967-7033
400 Banner Tr. Florissant, CO 80863 719-687-2507 Fax 719-687-2506
325 W. Main St. Louisville, KY 40202 502-582-3557 Fax 502-583-2640
lindowing is the property of Chamber Sem. L.P. of all rights in its use for reproduction are served by Chamber Sem. L.P.
FINAL ELECTRICAL CONNECTION BY CUSTOMER
THIS SIGN IS INTERPORT TO BE NAME A TURED IN ACCORDANCE WITH APTICE SKILL OF THE NAME ALECTRICAL CORE AND REPORT APTICAE ELECTRICAL CORE AND REPORT APTICAE ELECTRICAL CORE AND REPORT SIGN WILL BEAPTULE ABLES

EXHIBIT D

EXAMPLES OF BUSINESS SIGNS IN THE UPPER MARKET/CASTRO DISTRICT (PHOTOS ATTACHED)

- Bank of America: (3) channel letter signs on an 81' illuminated cabinet band and (1) 4' x 6' illuminated projecting sign
- Chase Bank: (2) signs 30" channel letters with 42" logos
- Verizon Wireless: (2) signs channel letters on nearly straight elevation
- Lookout: (2) sets 30" channel letters and (1) set 18" letters over entry
- Max Muscle: (2) signs 30" x 16'
- Fitness SF: (3) total signs (2) 4' x 16' and (1) 7' round illuminated cabinet sign
- US Bank: (1) set 36" letters with 48" logo and (1) 4' x 5' illuminated projecting sign
- Citibank: (1) 36" x 21' lighted cabinet with channel letters and (1) 5' x 5' illuminated projecting sign
- Radio Shack: (2) sets of 18" channel letters with 21" logos on single elevation



.

--

.

.





