



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Appropriateness Case Report

HEARING DATE: JANUARY 19, 2011

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Filing Date: November 4, 2010
Case No.: **2010.0996A**
Project Address: **500-512 Van Ness Avenue**
Historic Landmark: Civic Center Historic District
Zoning: C-2 (Community Business)
70-X Height and Bulk
Block/Lot: 0766/006
Applicant: Douglas Dohan
Callison Design
1420 Fifth Avenue, #2400
Seattle, WA 98101-1345
Staff Contact Pilar LaValley - (415) 575-9084
pilar.lavalley@sfgov.org
Reviewed By Tim Frye - (415) 575-6822
tim.frye@sfgov.org

PROPERTY DESCRIPTION

500-512 VAN NESS AVENUE, northeast corner of Van Ness Avenue and McAllister Street, Assessor's Block 0766, Lot 006. The Classical Revival-style, 4-story, commercial over residential building was constructed in 1916 based on a design by architect J.C. Hladik for owner Hannah de Urioste. The reinforced concrete building has a roughly U-shaped plan around a single-story entry pavilion, projecting angled bay windows with decorative wrought iron railings, a projecting bracketed cornice, and parapet with a partially openwork balustrade. It is located in a C-2 (Commercial Business) Zoning District and a 70-X Height and Bulk District.

PROJECT DESCRIPTION

The proposed scope of work is for ground floor alterations to the Van Ness and McAllister façades associated with a commercial (bank) tenant. Proposed work includes removal of existing contemporary storefronts and awnings, installation of a new storefront system, installation of new transom windows, relocation of one entrance, and installation of new signs. Please see photographs and plans for details.

OTHER ACTIONS REQUIRED

Proposed work requires a Building Permit.

COMPLIANCE WITH THE PLANNING CODE PROVISIONS

The proposed project is in compliance with all other provisions of the Planning Code.

APPLICABLE PRESERVATION STANDARDS

ARTICLE 10

A Certificate of Appropriateness is required for any construction, alteration, removal, or demolition of a designated Landmark for which a City permit is required. In appraising a proposal for a Certificate of Appropriateness, the Historic Preservation Commission should consider the factors of architectural style, design, arrangement, texture, materials, color, and other pertinent factors. Section 1006.7 of the Planning Code provides in relevant part as follows:

The proposed work shall be appropriate for and consistent with the effectuation of the purposes of Article 10.

The proposed work shall be compatible with the historic structure in terms of design, materials, form, scale, and location. The proposed project will not detract from the site's architectural character as described in the designating ordinance. For all of the exterior and interior work proposed, reasonable efforts have been made to preserve, enhance or restore, and not to damage or destroy, the exterior architectural features of the subject property which contribute to its significance.

ARTICLE 10 – Appendix J – Civic Center Historic District

In reviewing an application for a Certificate of Appropriateness, the Historic Preservation Commission must consider whether the proposed work shall (1) be compatible with respect to height, massing, fenestration, materials, color, texture, detail, style, scale and proportion, signage, landscaping and street furniture which may define the character of the historic district as described in Section 5 of this designating ordinance and in the Civic Center Urban Design Guidelines adopted by the City Planning Commission; and (2) preserve, enhance or restore, and not damage or destroy, the exterior architectural appearance of the subject site, building, structure, and object which is compatible with the character of the Historic District. Notwithstanding the foregoing, any exterior change to a site, building, structure, and object which is not already compatible with the character of the Historic District shall bring the site, building, structure and object closer to compatibility.

THE SECRETARY OF THE INTERIOR'S STANDARDS

Rehabilitation is the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values. The Rehabilitation Standards provide, in relevant part(s):

Standard 1: A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

The project proposes to maintain the building in its historic use as residential over commercial with no changes to the defining characteristics of the building, its site, or the environment.

Standard 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

The scope of proposed work involves removal of non-historic features and fabric and installation of new, compatible features. Main building entrance, original openings, and materials at upper floors of the building will be retained and preserved. The proposal calls for the retention of existing character-defining features of the subject property.

Standard 5: Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

The scope of proposed work will not alter or impact distinctive features, finishes, or construction and craftsmanship that characterize the property as existing ground floor storefronts appear to be contemporary.

Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The new storefronts, transom windows, relocated entrance, and interior signs will not destroy historic materials and features of the building, will be differentiated from the old, and are of a design, scale, and materials that are compatible with the building and historic district.

Standard 10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Should any of the proposed work be removed and replaced in the future, the essential form and integrity of the building and historic district would be unimpaired.

PUBLIC/NEIGHBORHOOD INPUT

The Department has received no public input on the project at the date of this report.

ISSUES & OTHER CONSIDERATIONS

None.

STAFF ANALYSIS

Based on the requirements of Article 10, Appendix J – Civic Center Historic District, and the *Secretary of Interior's Standards*, staff has determined the following:

Storefront and entrances: The proposed front-set, painted, aluminum brake metal storefront system, resting on a bulkhead wall with projecting sill, reflects the materials, openness, and configuration typical of storefronts for buildings from this period. The proposal will appropriately enlarge the storefront windows, which were decreased to the current size during a circa 1985 seismic upgrade, by lowering the bulkhead wall along the Van Ness façade and expanding the height and width of the openings within

each of the window bays. Due to location and configuration of the moment frame that was installed as part of the earlier seismic upgrade, it is impractical to expand the size of the openings to the extent of their original configuration. The proposal would make the openings as large as practicable in a manner that makes the ground floor openings in this tenant space more compatible with the building and district as required in Appendix J of Article 10. On the McAllister façade, existing contemporary metal gates and mechanical grilles will be removed, an existing contemporary door will be removed and infilled, and a new entrance will be installed in place of an existing window. New entrance doors will be painted aluminum frame with center fixed lights. Staff believes that the proposed storefront system and new entrance are clearly differentiated as new features but are compatible with the building and district with respect to fenestration size and pattern, materials, color, texture, detail, style, and scale and proportion.

Staff recommends the following condition:

1. That the intake louver on the McAllister Street façade be installed behind an architecturally finished grille to conceal its appearance from the public right-of-way.

Transom: Historic photographs depict divided light transom windows over each ground floor storefront bay of the building. None of the original transoms appear to be extant. To make the ground floor openings more compatible with the building, the project will reintroduce divided light transom windows to the storefront bays of the subject tenant space. These transom sash are proposed to be glazed with opaque (frosted or similar) spandrel glass due to the fact that the majority of these openings will be blocked from the interior by the moment frame installed circa 1985. Although transparency of these features is usually of paramount importance, staff believes that, in this particular case, the overall benefit of reintroducing the historic feature outweighs having opaque glazing at this portion of the storefront. The new transoms will be clearly contemporary but will reintroduce a historic feature in a manner that is compatible with the building and district.

Signs: Due to configuration of the ground floor, reintroduction of the transom windows, and Section 608.3 of the Planning Code, which does not allow for projecting signs in the Civic Center area, the project sponsor is proposing no exterior signs. All proposed signs, which consist of internally illuminated cabinets attached to a soffit band set approximately 18" behind the window glazing, will be located on the interior of the building. The proposed soffit band will produce a blue light at all window bays and the Chase logo and identity will be spelled out with white letters within four window bays (as shown on sign plans). Although the proposed soffit band will extend across every window bay, the associated illuminated signs will not damage or obscure historic fabric, decorative features, or glazing of the building. In this particular case, staff believes that the proposed interior soffit sign band will meet the needs of the tenant in a manner that is compatible with the building and district.

Staff finds that the proposed work will remove incompatible contemporary features and will preserve, enhance or restore, and not damage or destroy, the exterior architectural appearance of the subject building in conformance with the *Secretary's Standards* and as required by Appendix J of Article 10. Moreover, the proposed project will bring the building closer to compatibility with the extant historic fabric of the building and the character of the district.

ENVIRONMENTAL REVIEW STATUS

The Planning Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15301 (Class One-Minor Alteration of Existing facility) because the project is a minor alteration of an existing structure and meets the *Secretary of the Interior's Standards*.

PLANNING DEPARTMENT RECOMMENDATION

Planning Department staff recommends APPROVAL WITH CONDITIONS of the proposed project as it appears to meet the *Secretary of the Interior Standards for Rehabilitation*.

ATTACHMENTS

Draft Motion
Parcel Map
Sanborn Map
Historical Resource Review Form
Photographs
Plans

PL: G:\DOCUMENTS\500-512 Van Ness C of AI\Certificate of Appropriateness Case Report.doc



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Draft Motion

HEARING DATE: FEBRUARY 17, 2010

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

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ADOPTING FINDINGS FOR A CERTIFICATE OF APPROPRIATENESS FOR PROPOSED WORK DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 10, TO MEET THE STANDARDS OF ARTICLE 10 AND TO MEET THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION, FOR THE PROPERTY LOCATED ON LOT 006 IN ASSESSOR'S BLOCK 0766, WITHIN A C-2 (COMMERCIAL BUSINESS) ZONING DISTRICT AND A 70-X HEIGHT AND BULK DISTRICT.

PREAMBLE

WHEREAS, on November 4, 2010, Douglas Dohan of Callison Design ("Project Sponsor") filed an application with the San Francisco Planning Department ("Department") for a Certificate of Appropriateness to remove existing contemporary storefronts and awnings, install new storefront system, install new transom windows, relocate one entrance, and install signs, at the subject building located on Lot 006 in Assessor's Block 0766 within the Civic Center Historic District.

WHEREAS, the Project was determined by the Department to be categorically exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption. The Historic Preservation Commission (hereinafter "Commission") has reviewed and concurs with said determination.

WHEREAS, on January 19, 2011, the Commission conducted a duly noticed public hearing on the current project, Case No. 2010.0996A ("Project") for its appropriateness.

WHEREAS, in reviewing the Application, the Commission has had available for its review and consideration case reports, plans, and other materials pertaining to the Project contained in the Department's case files, has reviewed and heard testimony and received materials from interested parties during the public hearing on the Project.

MOVED, that the Commission hereby grants with conditions the Certificate of Appropriateness, in conformance with the architectural plans dated January 10, 2011 and sign plans dated July 27, 2010 and labeled Exhibit A on file in the docket for Case No. 2010.0966A based on the following findings:

CONDITIONS OF APPROVAL

1. That the intake louver on the McAllister Street façade be installed behind an architecturally finished grille to conceal its appearance from the public right-of-way.

FINDINGS

Having reviewed all the materials identified in the recitals above and having heard oral testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and also constitute findings of the Commission.
2. Findings pursuant to Article 10:

The Historical Preservation Commission has determined that the proposed work is compatible with the character of the Civic Center Historic District.

- That the proposed work is compatible with the building and district with respect to fenestration size and pattern, materials, color, texture, detail, style, and scale and proportion; and
- That proposed work will remove incompatible contemporary features and will preserve, enhance or restore, and not damage or destroy, the exterior architectural appearance of the subject building; and
- That, overall, the proposed work will bring the building closer to compatibility with the character of the building and district; and
- That the essential form and integrity of the historic district would be unimpaired if the proposed improvements were removed at a future date; and
- The proposed project meets the following *Secretary of the Interior's Standards for Rehabilitation*:

Standard 1.

A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

Standard 2.

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Standard 5.

Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

Standard 9.

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Standard 10.

New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

3. **General Plan Compliance.** The proposed Certificate of Appropriateness is, on balance, consistent with the following Objectives and Policies of the General Plan:

I. URBAN DESIGN ELEMENT

THE URBAN DESIGN ELEMENT CONCERNS THE PHYSICAL CHARACTER AND ORDER OF THE CITY, AND THE RELATIONSHIP BETWEEN PEOPLE AND THEIR ENVIRONMENT.

GOALS

The Urban Design Element is concerned both with development and with preservation. It is a concerted effort to recognize the positive attributes of the city, to enhance and conserve those attributes, and to improve the living environment where it is less than satisfactory. The Plan is a definition of quality, a definition based upon human needs.

OBJECTIVE 1

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

POLICY 1.3

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

OBJECTIVE 2

CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

POLICY 2.4

Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

POLICY 2.5

Use care in remodeling of older buildings, in order to enhance rather than weaken the original character of such buildings.

POLICY 2.7

Recognize and protect outstanding and unique areas that contribute in an extraordinary degree to San Francisco's visual form and character.

The goal of a Certificate of Appropriateness is to provide additional oversight for buildings and districts that are architecturally or culturally significant to the City in order to protect the qualities that are associated with that significance.

The proposed project qualifies for a Certificate of Appropriateness and therefore furthers these policies and objectives by maintaining and preserving the character-defining features of the Civic Center Historic District for the future enjoyment and education of San Francisco residents and visitors.

4. The proposed project is generally consistent with the eight General Plan priority policies set forth in Section 101.1 in that:

- A) The existing neighborhood-serving retail uses will be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses will be enhanced:

The proposed project is for the restoration of a residential property and will not have any impact on neighborhood serving retail uses.

- B) The existing housing and neighborhood character will be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods:

The proposed project will strengthen neighborhood character by respecting the character-defining features of the landmark in conformance with the Secretary of the Interior's Standards.

- C) The City's supply of affordable housing will be preserved and enhanced:

The project will not reduce the affordable housing supply as the existing ten units at the property are uninhabitable.

- D) The commuter traffic will not impede MUNI transit service or overburden our streets or neighborhood parking:

The proposed project will not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking. It will provide sufficient off-street parking for the proposed units.

- E) A diverse economic base will be maintained by protecting our industrial and service sectors from displacement due to commercial office development. And future opportunities for resident employment and ownership in these sectors will be enhanced:

The proposed will not have any impact on industrial and service sector jobs.

- F) The City will achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

Preparedness against injury and loss of life in an earthquake is improved by the proposed work. The work will eliminate unsafe conditions at the site and all construction will be executed in compliance with all applicable construction and safety measures.

- G) That landmark and historic buildings will be preserved:

The proposed project is in conformance with Article 10 of the Planning Code and the Secretary of the Interior's Standards.

- H) Parks and open space and their access to sunlight and vistas will be protected from development:

The proposed project will not impact the access to sunlight or vistas for the parks and open space.

5. For these reasons, the proposal overall, is appropriate for and consistent with the purposes of Article 10, meets the standards of Article 10, and the *Secretary of Interior's Standards for Rehabilitation*, General Plan and Prop M findings of the Planning Code.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **GRANTS WITH CONDITIONS a Certificate of Appropriateness** for the property located at Lot 006 in Assessor's Block 0766 for proposed work in conformance with the architectural plans dated January 10, 2011 and sign plans dated July 27, 2010 and labeled Exhibit A on file in the docket for Case No. 2010.0996A.

APPEAL AND EFFECTIVE DATE OF MOTION: The Commission's decision on a Certificate of Appropriateness shall be final unless appealed within thirty (30) days. Any appeal shall be made to the Board of Appeals, unless the proposed project requires Board of Supervisors approval or is appealed to the Board of Supervisors as a conditional use, in which case any appeal shall be made to the Board of Supervisors (see Charter Section 4.135).

Duration of this Certificate of Appropriateness: This Certificate of Appropriateness is issued pursuant to Article 10 of the Planning Code and is valid for a period of three (3) years from the effective date of approval by the Historic Preservation Commission. The authorization and right vested by virtue of this action shall be deemed void and canceled if, within 3 years of the date of this Motion, a site permit or building permit for the Project has not been secured by Project Sponsor.

THIS IS NOT A PERMIT TO COMMENCE ANY WORK OR CHANGE OF OCCUPANCY UNLESS NO BUILDING PERMIT IS REQUIRED. PERMITS FROM THE DEPARTMENT OF BUILDING INSPECTION (and any other appropriate agencies) MUST BE SECURED BEFORE WORK IS STARTED OR OCCUPANCY IS CHANGED.

I hereby certify that the Historical Preservation Commission ADOPTED the foregoing Motion on January 19, 2011.

Linda D. Avery
Commission Secretary

AYES:

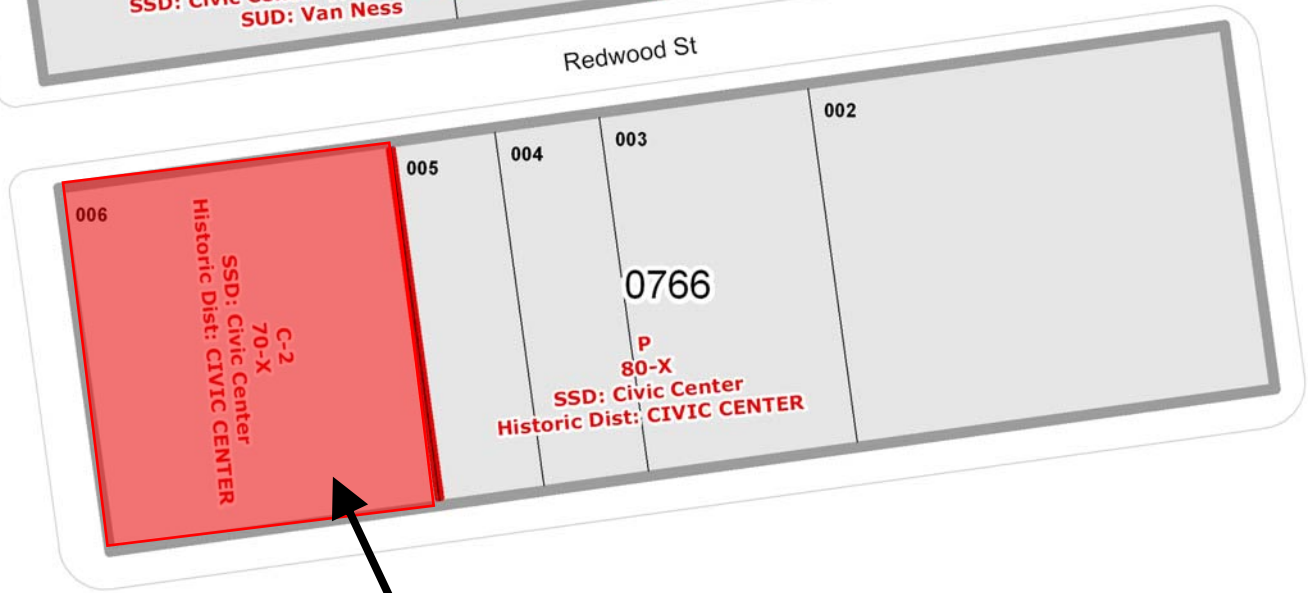
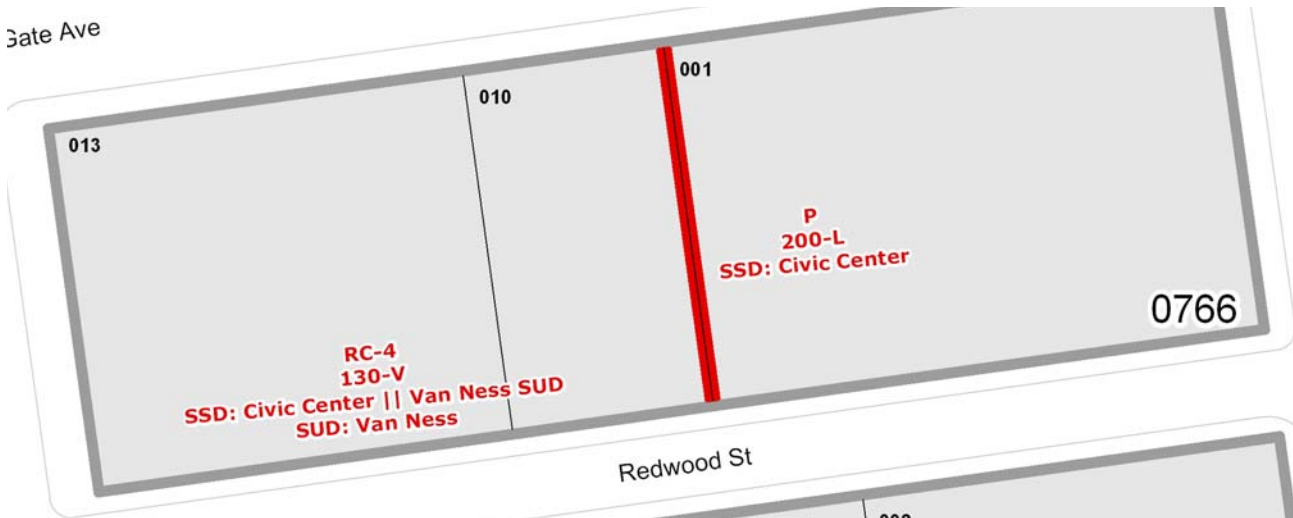
NAYS:

ABSENT:

ADOPTED: January 19, 2011

Parcel Map

Gate Ave

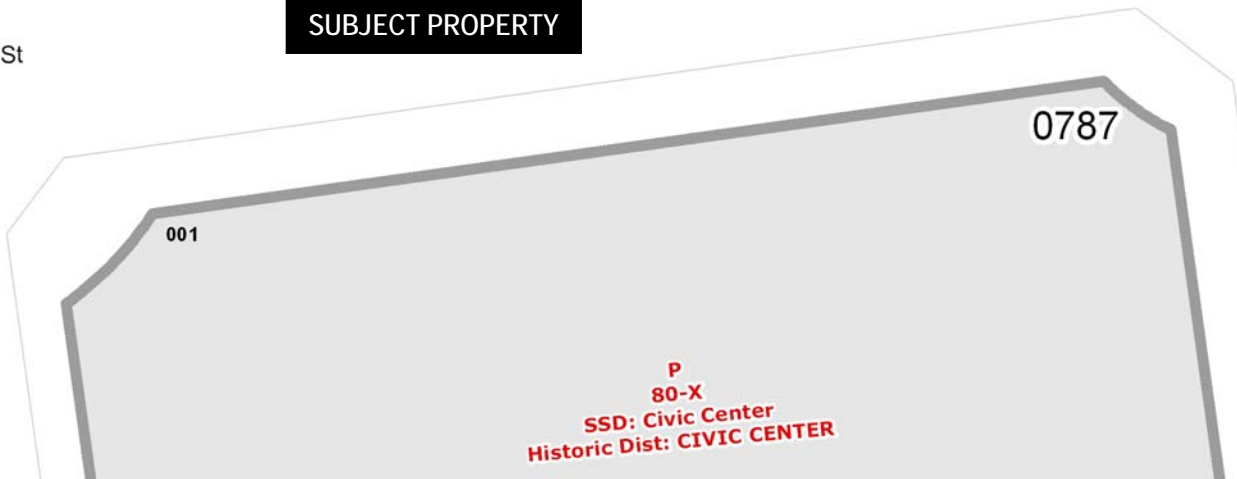


Polk St

SUBJECT PROPERTY

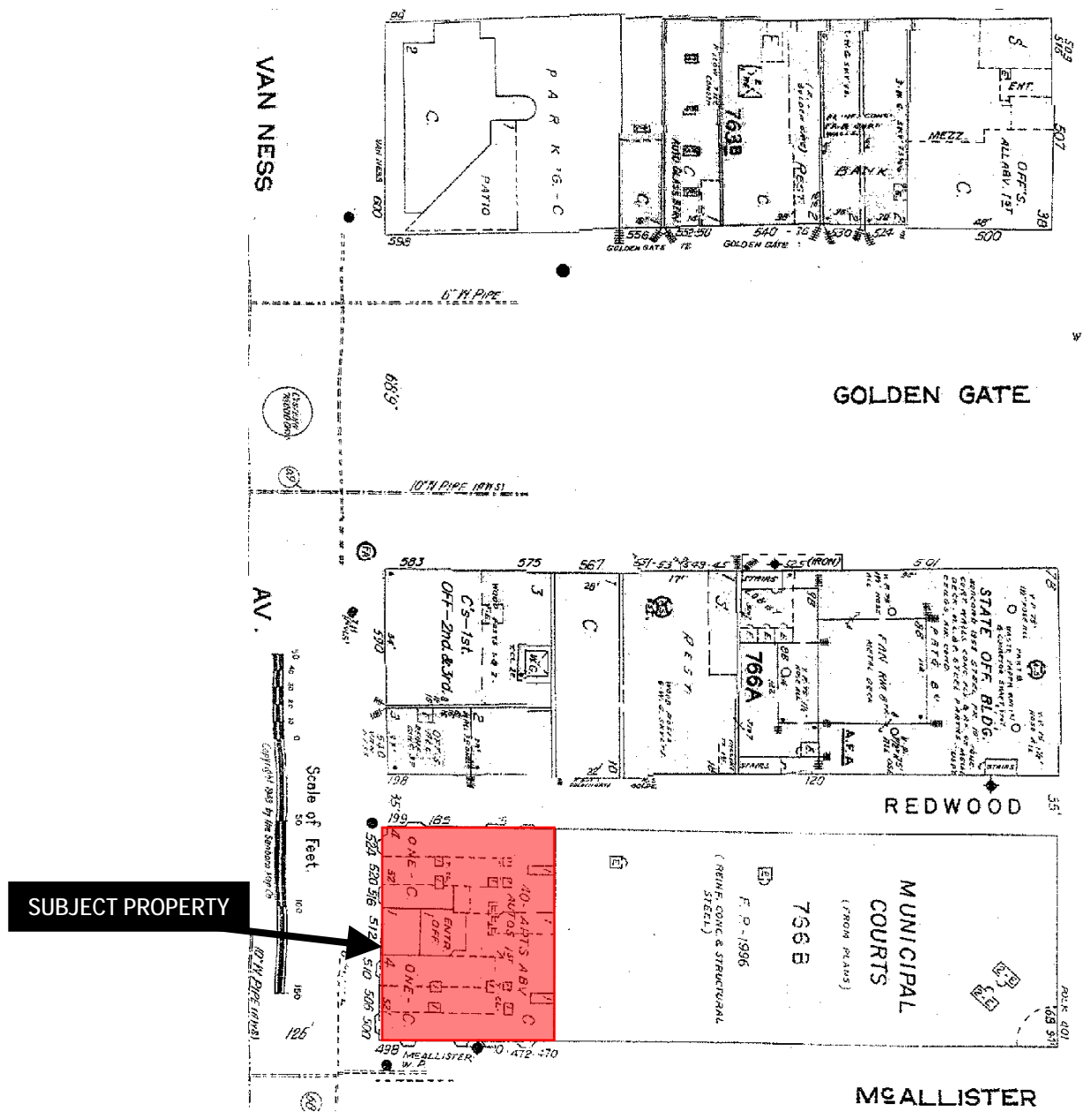
Mcallister St

Van
Ness Ave



Certificate of Appropriateness Hearing
Case Number 2010.0996A
500-512 Van Ness Avenue

Sanborn Map*

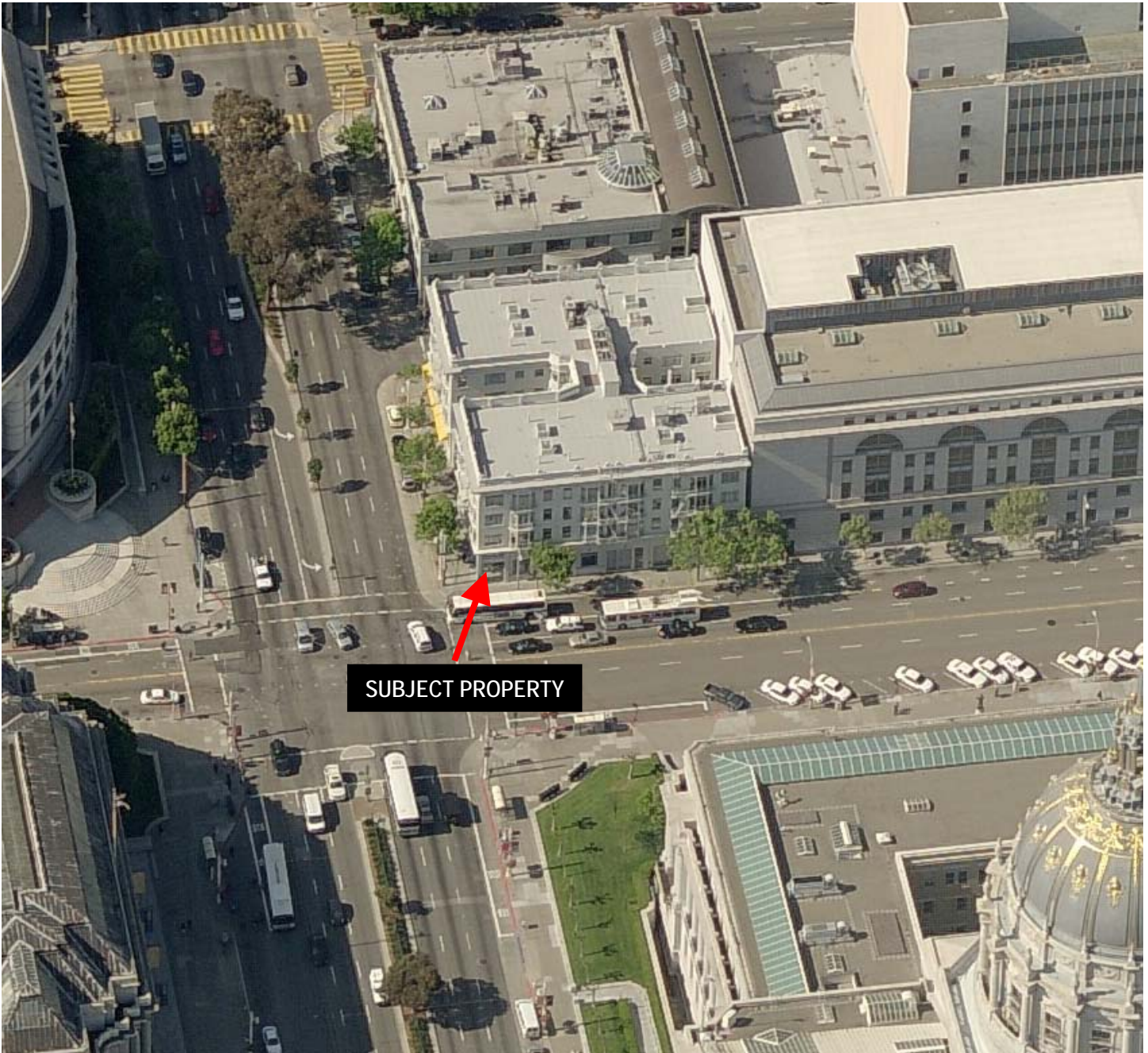


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Certificate of Appropriateness Hearing
 Case Number 2010.0996A
 500-512 Van Ness Avenue

Aerial Photo



Certificate of Appropriateness Hearing
Case Number 2010.0996A
500-512 Van Ness Avenue

Aerial Photo



SUBJECT PROPERTY
VAN NESS FACADE



Certificate of Appropriateness Hearing
Case Number 2010.0996A
500-512 Van Ness Avenue



SAN FRANCISCO PLANNING DEPARTMENT

Historical Resource Review Form

Address of Project: 500-512 VAN NESS AVE
 Cross Streets: McALLISTER Block/Lot: 0766/006
 Case No. 2010.0996A Permit No. _____

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

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STEP 1: EXEMPTION CLASS

If neither class applies, an *Environmental Exemption Application* is required.

- Class 1 – Existing Facilities:** Operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of this determination.
- Class 3 – New Construction or Conversion of Small Structures:** Construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure.

STEP 2: HISTORICAL RESOURCE STATUS (Refer to *Preservation Bulletin 16*.)

- Category A: Known Historical Resource** Proceed to Step 3.
 Preservation Technical Specialist Review
- Category B: Potential Historical Resource** Proceed to Step 3.
- Category C: Not a Historical Resource** Proceed to Step 4.
 No Further Historical Resource Review Required.

STEP 3: APPROVED WORK CHECKLIST

Per plans dated: 1/10/11

- Project falls within the scope of work described below. **Proceed to Step 4.** No Further Historical Resource Review Required.
- Project does not fall within the scope of work described below. **Proceed to Step 4.** Further Historical Resource Review Required.
- If 4 or more boxes are initialed, Preservation Technical Specialist review is required.

Planner's Initials	Work Description
MPL	1. Interior alterations. Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require Preservation Technical Specialist review.
	2. Regular maintenance or restorative work that is based upon documentation of the building's historic appearance (i.e., photographs, physical evidence, historic drawings or documents, or matching buildings).
	3. In-kind window replacement at visible facades. (The size, configuration, operation, material, and exterior profiles of the <i>historic</i> windows must be matched.)

	4. Window replacement or installation of new openings at non-visible facades.
	5. Construction of deck or terrace that is not visible from any immediately adjacent public right-of-way.
	6. Installation of mechanical equipment at the roof which is not visible from any immediately adjacent public right-of-way.
	7. Installation of dormers that meet the requirements for exemption from public notification under <i>Zoning Administrator Bulletin: Dormer Windows, No. 96.2</i> .
	8. Installation of garage opening that meets the requirements of the <i>Guidelines for Adding Garages and Curb Cuts</i>
	9. Horizontal addition that is not visible from the adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure; and does not have a footprint that is more than 50% larger than that of the original building.
	10. Vertical addition that is not visible from the adjacent public right-of-way for 150' in each direction; is only a single story in height; and does not cause the removal of architectural significant roofing features such as ornate dormers, towers, or slate shingles.

Preservation Technical Specialist Review Required for work listed below:

MPL	11. Window replacement at visible facades that is not in-kind but meets the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> .
MPL	12. Sign installation at Category A properties.
MPL	13. Façade alterations that do not cause the removal or alteration of any significant architectural features (i.e. storefront replacement, new openings, or new elements).
	14. Raising the building.
	15. Horizontal or vertical additions, including mechanical equipment, that are minimally visible from a public right-of-way and that meet the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> .
	16. Misc.

STEP 4: RECOMMENDATION

No Further Historical Resource Review Required.

Further Historical Resource Review Required: File *Environmental Exemption Application*.

Notes: _____

Planner Name: _____

Signature: _____ Date: _____

Preservation Technical Specialist Name: M. PILAR LAVALLEY

Signature: [Signature] Date: 1/13/11

Save to [I:\Building Permit Applications or I:\Cases].

If "Category A," save to [I:\MEA\Historical Resources\Category A Admin Catex].

Chase: Van Ness

500 Van Ness Ave
San Francisco, CA



CALLISON



1. Historic aerial view circa 1930s



2. Historic photo

Chase: Van Ness

500 Van Ness Ave
San Francisco, CA



CALLISON



3. Historic photo



4. Historic photo

Chase: Van Ness

500 Van Ness Ave
San Francisco, CA



CALLISON



5. Historic photo from 1976 survey



6. Existing building from corner of Van Ness & McAllister

Chase: Van Ness

500 Van Ness Ave
San Francisco, CA



CALLISON



7. Bird's eye view from City Hall



8. West Elevation on Van Ness, historic photo.

Chase: Van Ness

500 Van Ness Ave
San Francisco, CA



CALLISON



9. South Elevation on McAllister



10. South Elevation on McAllister

Chase: Van Ness
500 Van Ness Ave
San Francisco, CA



11. West Elevation on Van Ness

Chase: Van Ness

500 Van Ness Ave
San Francisco, CA



CALLISON



12. Entrance to space on Van Ness Ave

Chase: Van Ness

500 Van Ness Ave
San Francisco, CA



CALLISON



13. Corner entry and storefront

Chase: Van Ness

500 Van Ness Ave
San Francisco, CA



CALLISON



14. Full west elevation on Van Ness



15. Looking down Van Ness; City Hall in background

Chase: Van Ness

500 Van Ness Ave
San Francisco, CA



CALLISON



16. Detail of windows along Van Ness



17. Existing windows & lighting

Chase: Van Ness

500 Van Ness Ave
San Francisco, CA



CALLISON



18. Entry storefront on corner of Van Ness and McAllister



19. Existing gates and secondary entry

Chase: Van Ness

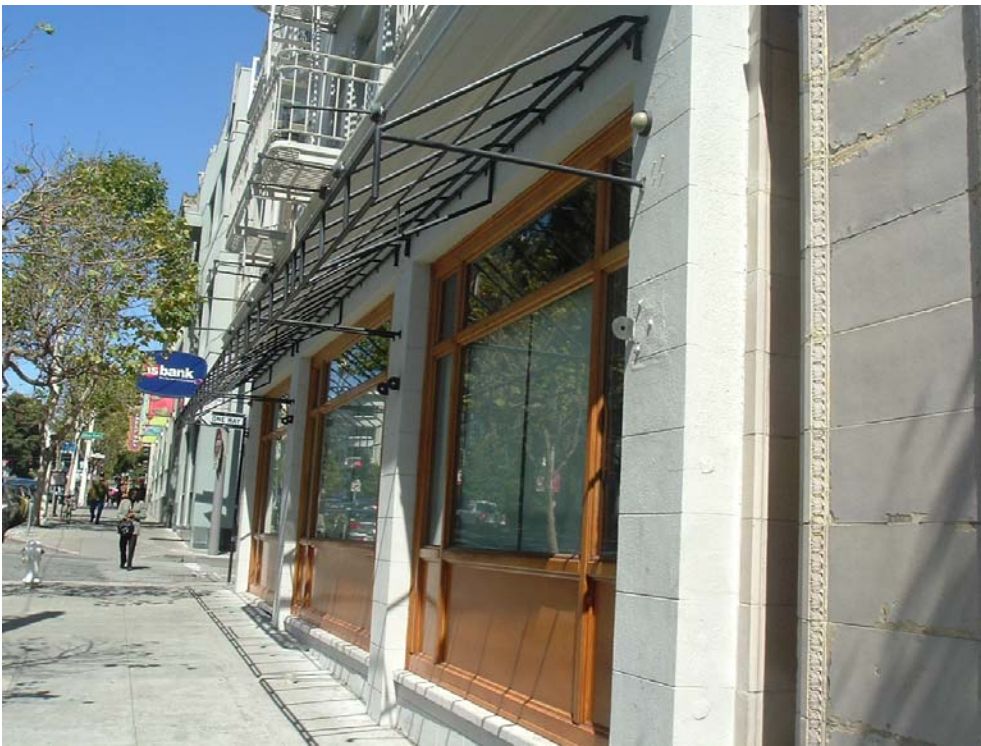
500 Van Ness Ave
San Francisco, CA



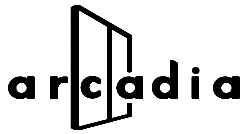
CALLISON



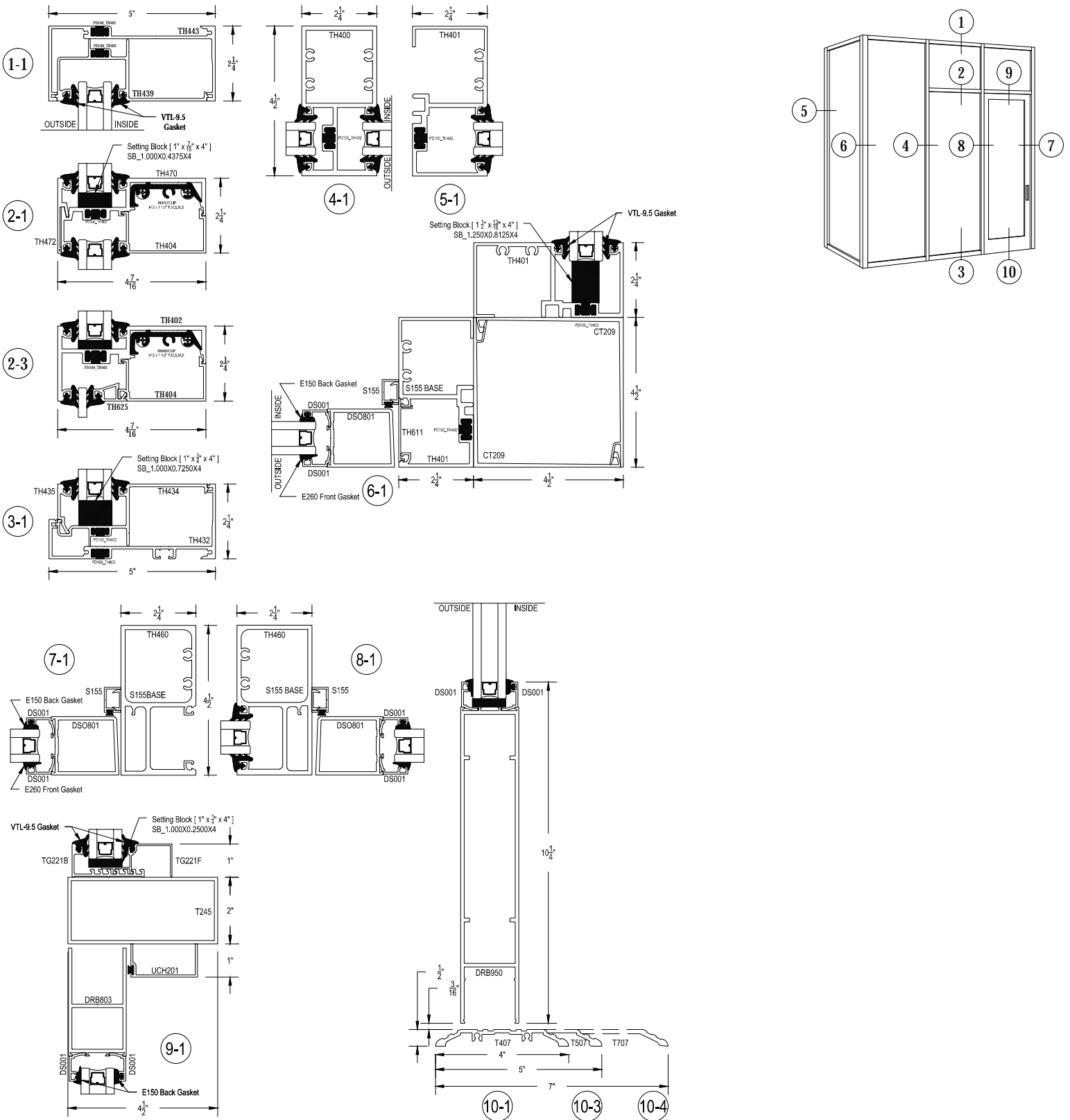
20. Adjacent tenant storefront (along Redwood St)



21. Adjacent tenant storefront (along Van Ness)










SYSTEM: TC470 2 1/4" X 4 1/2" CAPTURED GLAZED FOR 1" GLASS
 APPLICATION: COMPENSATING STICK OUTSIDE SET
 DETAIL: ALL



SCALE: 3" = 1'-0"

WINDOW-ARCADIA-THERMAL-TC470-CSO-ALL.pdf As of: 5/12/09

DURANAR® Coatings (2-COAT SYSTEM)

			
UC43350 Bone White	UC51825 Fashion Gray	UC45392 Sandstone	UC54434 Aged Copper
			
UC54983 Colonial White	UC43352 Colonial Gray	UC54137 Beige	UC56785 Rosewood
			
UC54412 Ivory	UC54271 Charcoal Gray	UC45082 Sage Brown	UC56729 Coral
			
UC45074 Seawolf	UC40577 Black	UC43347 Statuary Bronze	UC43355 Brick Red

The **DURANAR** color chips provided in our color guide are as close as possible to the **DURANAR** paint color, however color chip reproduction has limitations. Panels of the actual **DURANAR** finish are available upon request. The color guide represents the range of available colors, but custom color matches are available within the limits of durable color pigments.

DURANAR Exotic Coatings (2-COAT SYSTEM)

			
UC43359 Colonial Blue	UC50014 Interstate Blue	UC51524 Interstate Green	UC52006 River Rouge Red
			
UC51130 Blue	UC52064 Arabian Blue	UC52026 Dark Green	UC52003 Boysenberry
			
UC51704 Night Horizon Blue	UC52128 Cherokee Blue	UC51733 Hartford Green	UC50927 Commerce Brown

Exotic Colors: These colors carry a surcharge due to their exotic pigmentation; therefore, premium pricing is applicable. Certain exotic colors may also require a barrier coat and/or the XL clear coat.

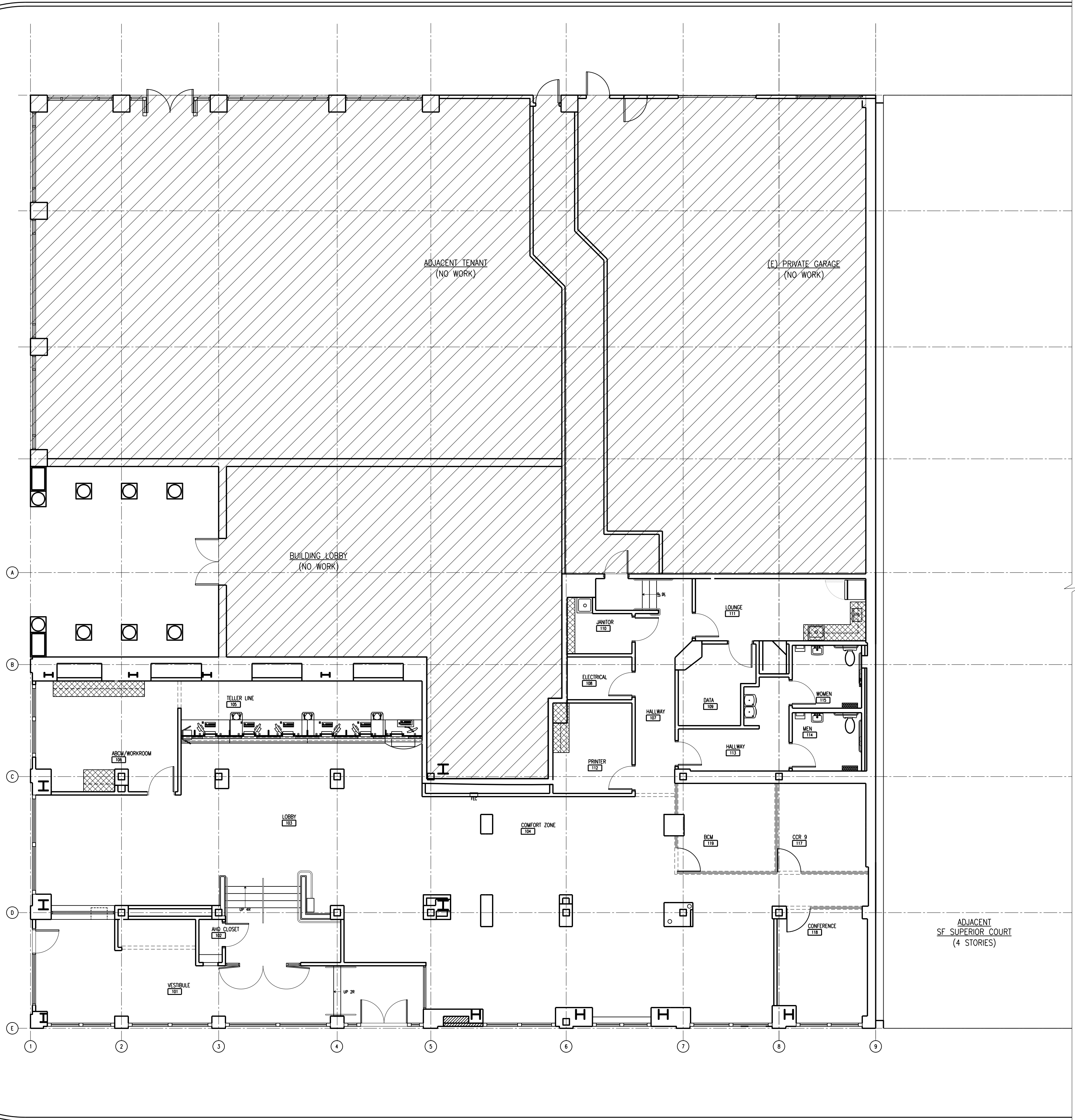


VAN NESS CIVIC CENTER NEW BUILD - TENANT IMPROVEMENT

500 VAN NESS AVENUE
SAN FRANCISCO, CA 94102



F
E
D
C
B
A



CODE INFORMATION	
AUTHORITY HAVING JURISDICTION:	CITY OF SAN FRANCISCO
BUILDING CODE:	CALIFORNIA BUILDING CODE(CBC) 2010
LOCAL AMENDMENTS:	SF MUNICIPAL & PLANNING CODE 2009
ACCESSIBILITY CODE:	CALIFORNIA BUILDING CODE 2010
ENERGY CODE:	CALIFORNIA ENERGY STANDARD 2008
MECHANICAL CODE:	CALIFORNIA MECHANICAL CODE 2010
PLUMBING CODE:	CALIFORNIA PLUMBING CODE(CPC) 2010
ELECTRICAL CODE:	CALIFORNIA ELECTRICAL CODE 2010
FIRE CODE:	CALIFORNIA FIRE CODE 2010

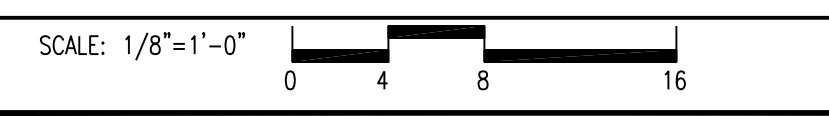
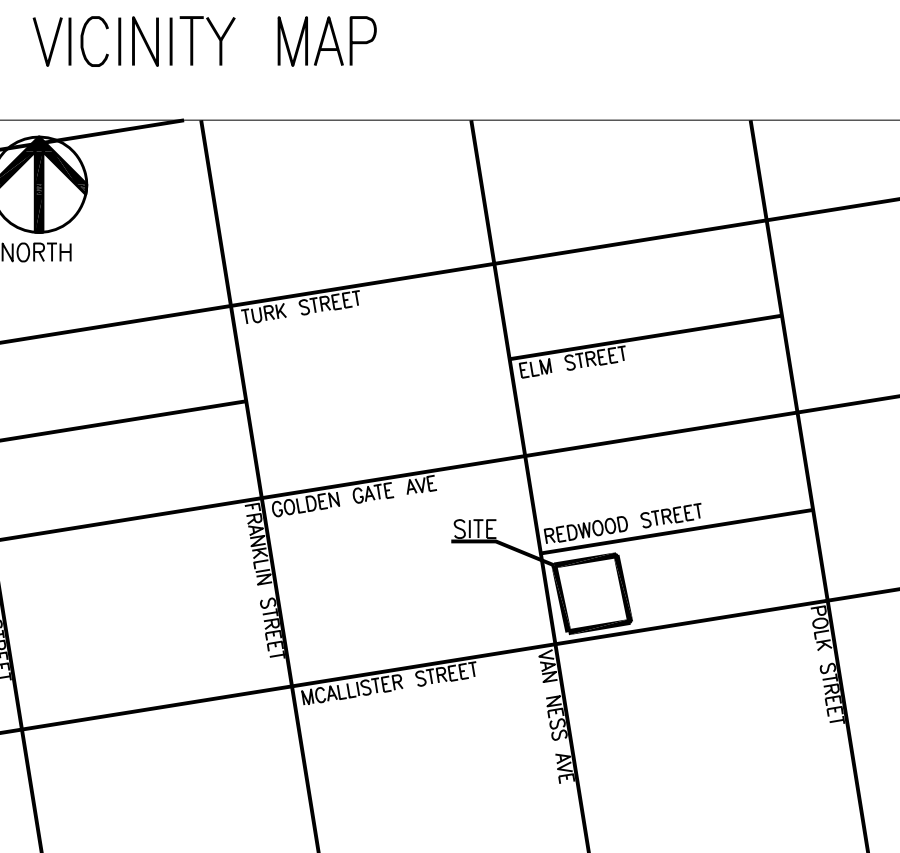
DRAWING INDEX	
A0.0	COVER SHEET/SITE PLAN
A1.0	DEMO PLAN/FLOOR PLAN
AD4.1	DEMO EXTERIOR ELEVATIONS
A4.0	EXTERIOR ELEVATIONS
A4.1	EXTERIOR ELEVATIONS
A5.0	DETAILS/CUT SHEETS

SCOPE OF WORK	
EXTERIOR STOREFRONT IMPROVEMENTS, INCLUDING NEW WINDOWS, ENTRY STOREFRONT, AND INFILL.	

PROJECT INFORMATION	
500 VAN NESS AVENUE SAN FRANCISCO, CA 94102	
GROSS AREA:	5316 SF
SLAB-ON-GRADE BETWEEN GRIDS 1 & 5 BASEMENT BETWEEN GRIDS 5 & 9	
OCCUPANCIES:	B
CONSTRUCTION TYPE:	3-B
SPRINKLERED (YES/NO):	YES
FIRE ALARM (YES/NO):	NO
SEISMIC DESIGN CATEGORY:	ZONE D
WIND DESIGN SPEED/EXPOSURE/I-FACTOR:	85 MPH

PROJECT DIRECTORY	
CLIENT (OWNER): JP MORGAN CHASE 1200 EL CAMINO REAL, 2ND FLOOR SAN BRUNO, CA 94066 PHONE: 650-875-6063 CONTACT: DAN MOSER EMAIL: DANIEL.M.MOSER@JPMCHASE.COM	ARCHITECT: CALLISON ARCHITECTS, P.C. 1420 5TH AVE., SUITE 2400 SEATTLE, WA 98101-2343 PHONE: 206-623-4646 FAX: 206-623-4625 CONTACT: DOUGLAS DOHAN EMAIL: DOUGLAS.DOHAN@CALLISON.COM
PROPERTY OWNER: REF SF PROPERTIES, LLC C/O LARAMAR SF URBAN APARTMENTS 1500 FRANKLIN STREET SAN FRANCISCO CA 94109 ATTENTION: JOBY TAPIA TEL: 415-440-0550	MECH/PLUMB/ELEC: ENCON 4940 EL CAMINO REAL LOS ALTOS, CA 94022 PHONE: 650-961-8095 FAX: 650-964-3754 CONTACT: VY TRUONG EMAIL: VYTRUONG@ENCON.COM
GENERAL CONTRACTOR: TO BE DETERMINED	STRUCTURAL: ARMOUR UNSDERFFER ENGINEERING, LLC 13456 SE 27TH PLACE, SUITE 200 BELLEVUE, WA 98005 PHONE: 425-614-0949 FAX: 425-614-0950 CONTACT: BRIAN UNSDERFFER EMAIL: BRIANU@AU-ENG.COM

OCCUPANCY SUMMARY	
OCCUPANCY GROUP: B (2007 CBC TABLE 1004.1.1)	
FLOOR AREA: ACTUAL: 5316 SF	
OCCUPANT LOAD: 54 OCCUPANT LOAD CALCULATED AT 100 GROSS SF PER PERSON (PER CBC TABLE 1004.1.1)	



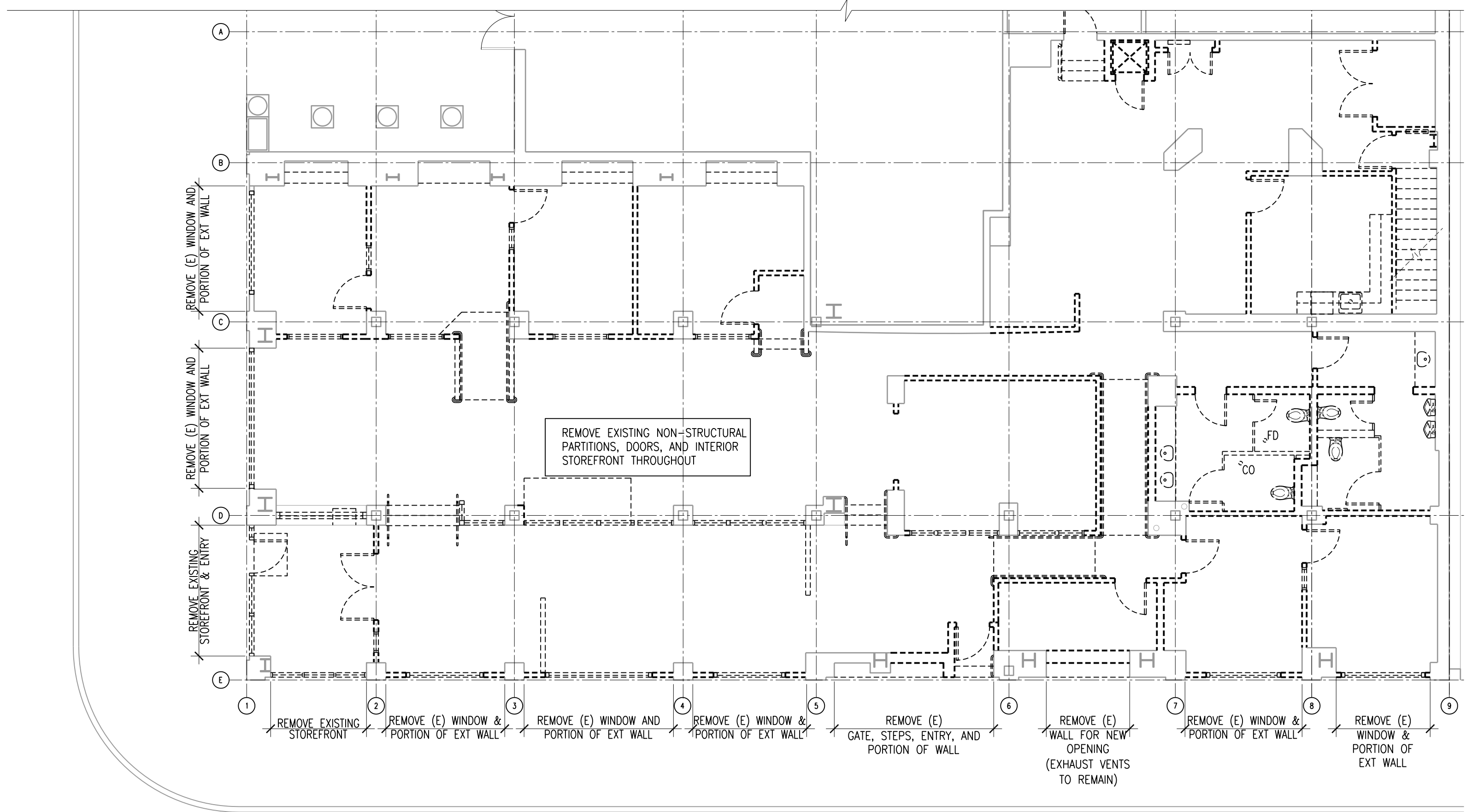
SITE PLAN

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

CALLISON ARCHITECTS, P.C.
 www.callison.com
CHASE NEW BUILD
 VAN NESS CIVIC CENTER
 500 Van Ness Ave
 San Francisco, CA 94102
 PROJECT #209461.74

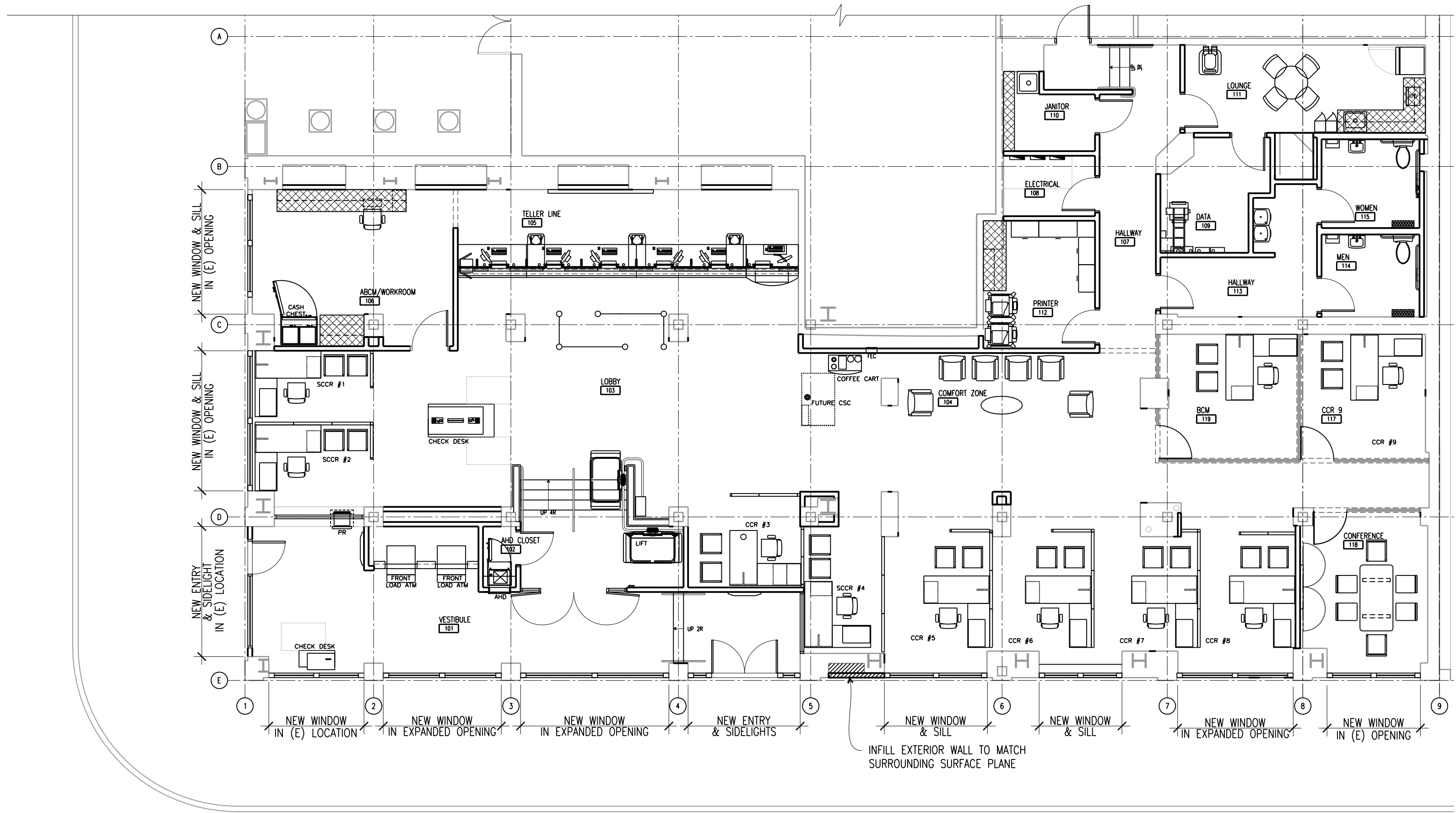
ISSUED / REVISED	DATE
Co/A Submittal	01/10/11

**Cover Sheet/
Site Plan
A0.0**



DEMO FLOOR PLAN

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

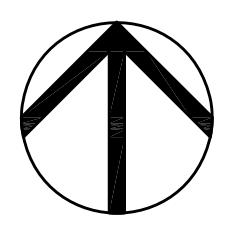


PROPOSED FLOOR PLAN

SCALE
1/8" = 1'-0" **2**

SHEET SYMBOLS

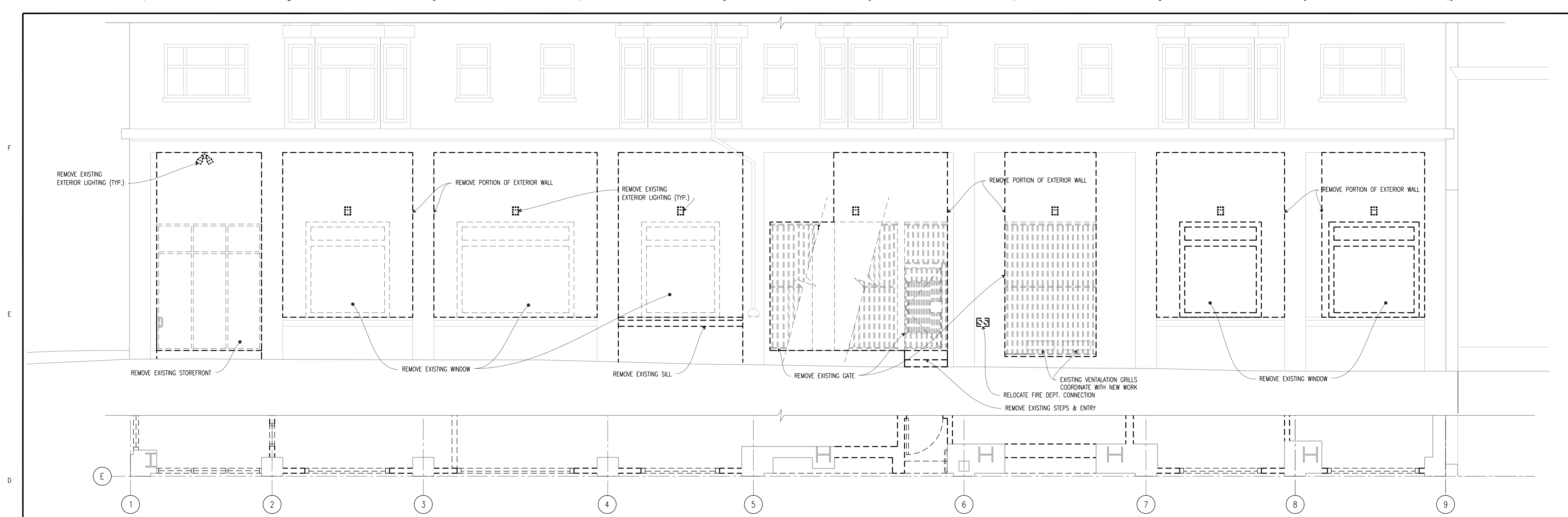
- EXISTING TO BE REMOVED
- EXISTING TO REMAIN
- NEW CONSTRUCTION



- CCR - CLIENT CUSTOMER RELATIONS DESK
- SCCR - SMALL CLIENT CUSTOMER RELATIONS DESK
- BCM - BANKING CENTER MANAGER'S OFFICE
- ABCM - ASSISTANT BANKING CENTER MANAGERS OFFICE
- AHD - AFTER HOUR DEPOSITORY
- MFD - MULTI-FUNCTION DEVICE
- PR - PACKAGE RECEIVER

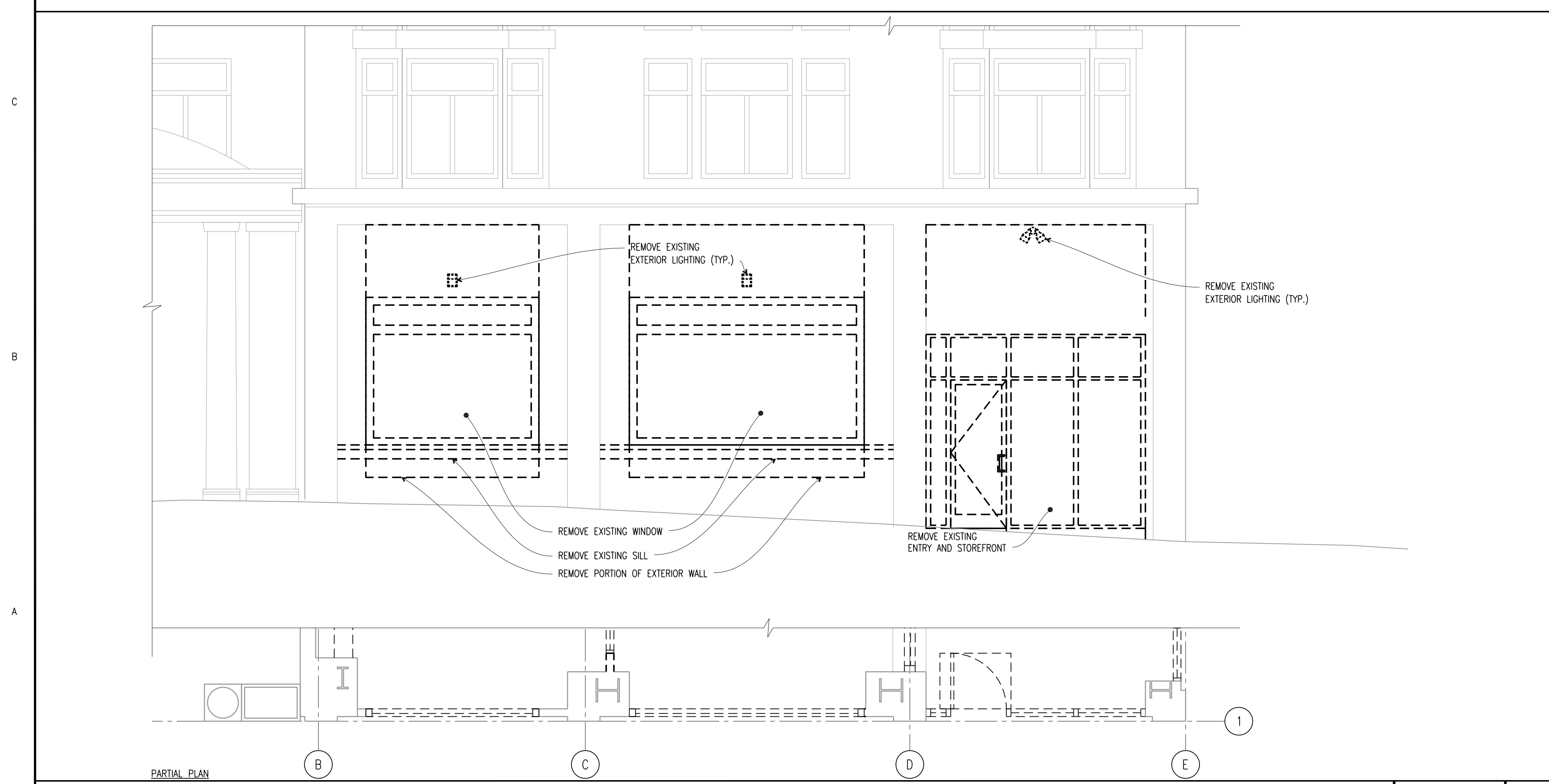
SCALE: 1/8"=1'-0"

ISSUED / REVISED	DATE
CoIA Submittal	01/10/11



SOUTH EXTERIOR BUILDING ELEVATION

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



WEST EXTERIOR BUILDING ELEVATION

SCALE 1/4" = 1'-0" **2**

SHEET SYMBOLS

- EXISTING TO BE REMOVED
- ___ EXISTING TO REMAIN



ISSUED / REVISED	DATE
Co/A Submittal	01/10/11



SOUTH EXTERIOR BUILDING ELEVATION

SCALE
1/8" = 1'-0"

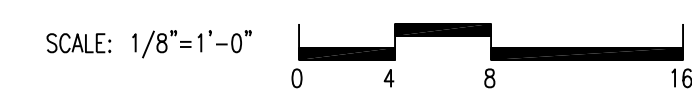
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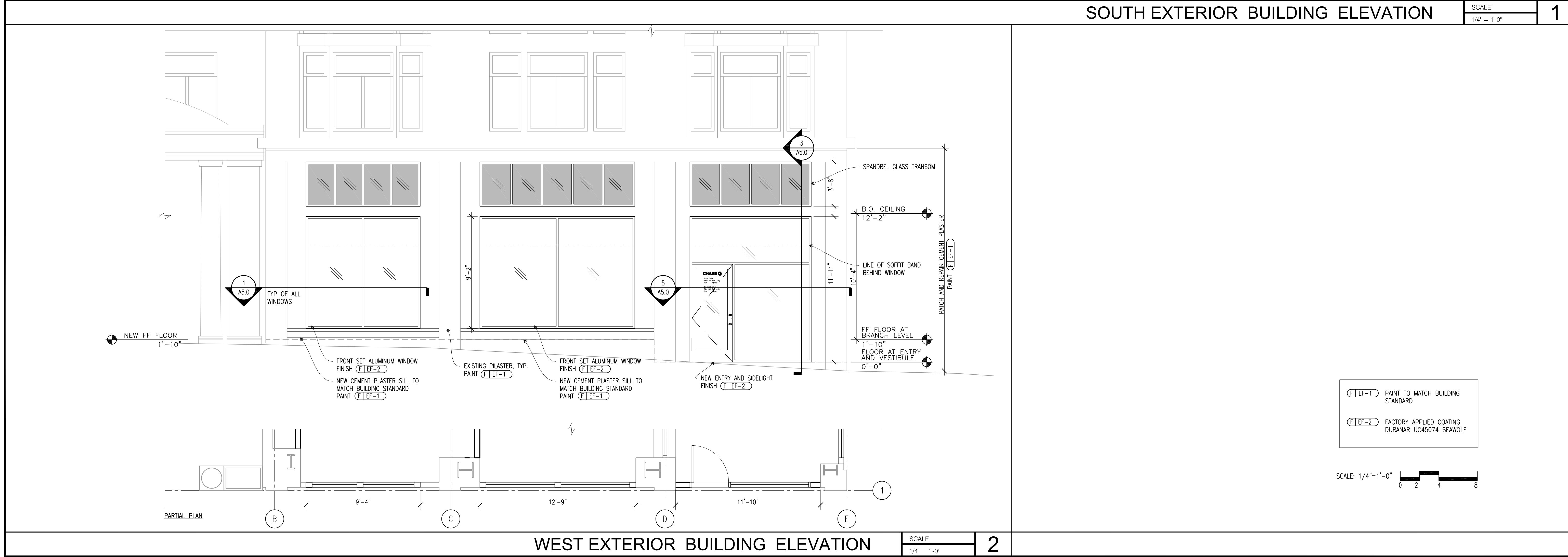
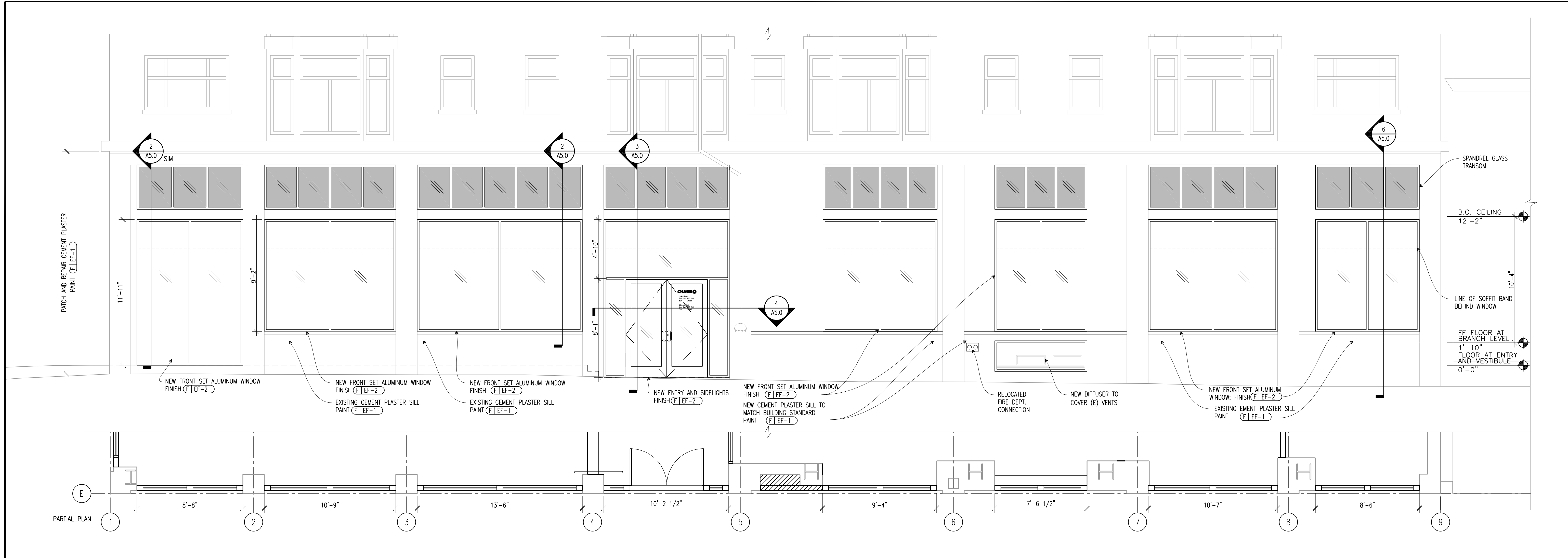


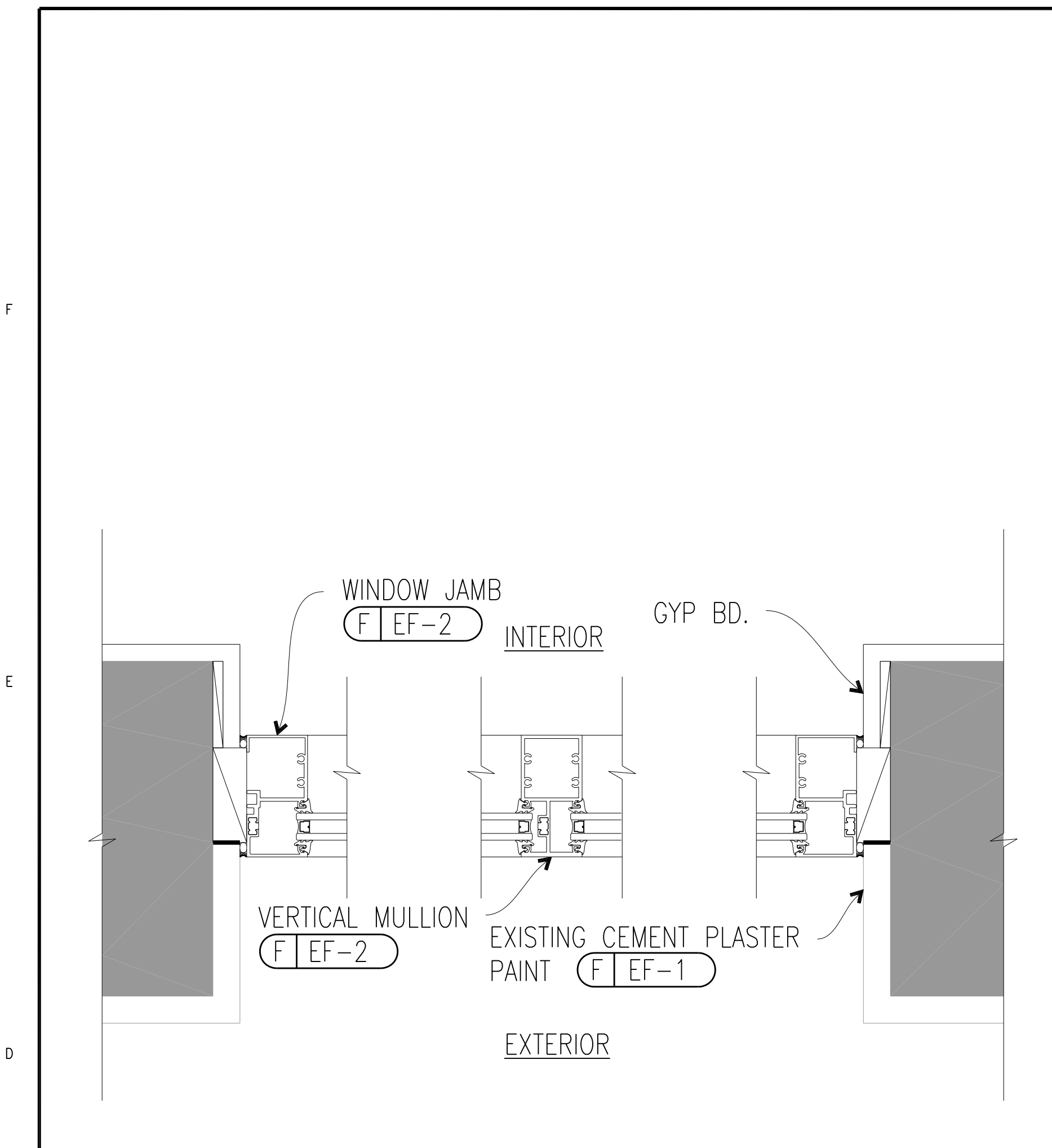
WEST EXTERIOR BUILDING ELEVATION

SCALE
1/8" = 1'-0"

2



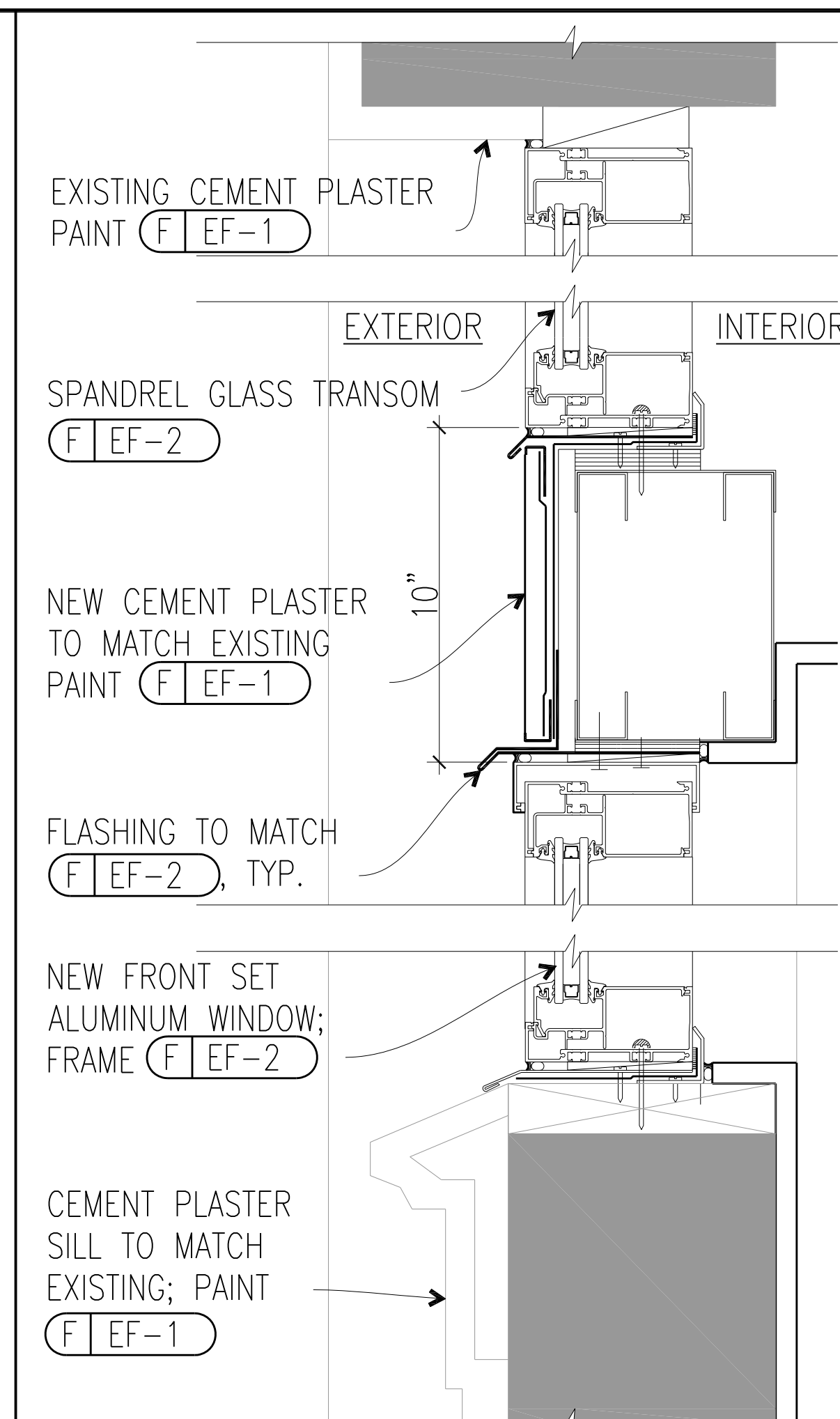




PLAN SECTION THROUGH WINDOW

SCALE
3" = 1'-0"

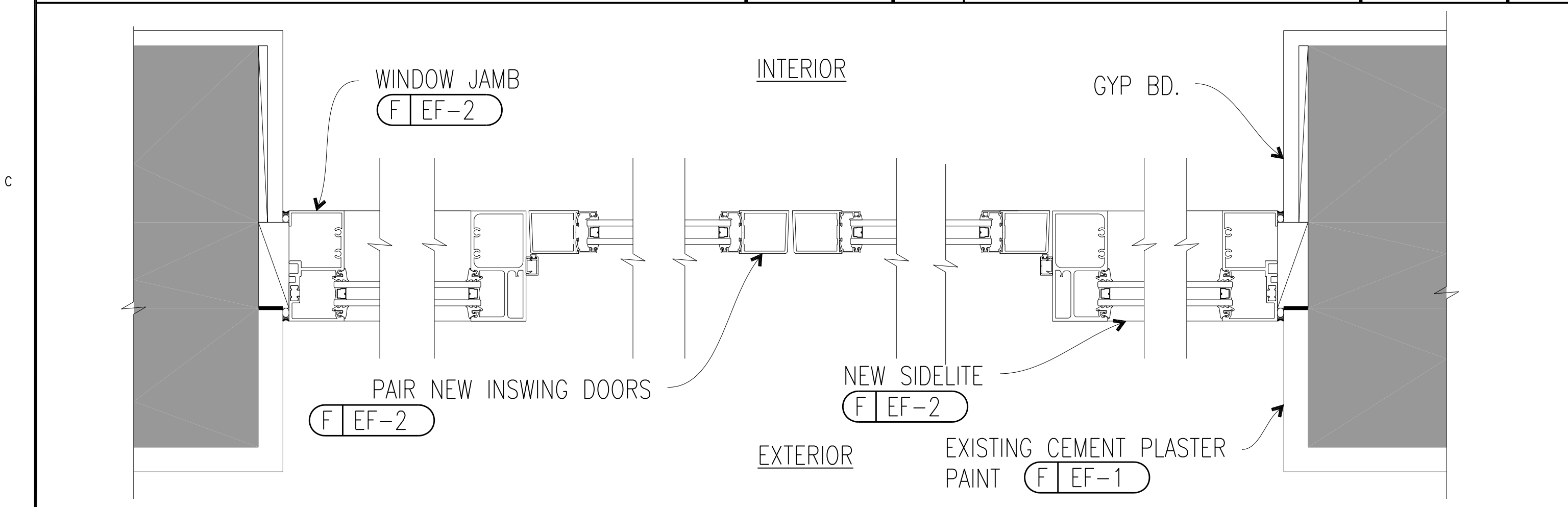
1



WINDOW SECTION

SCALE
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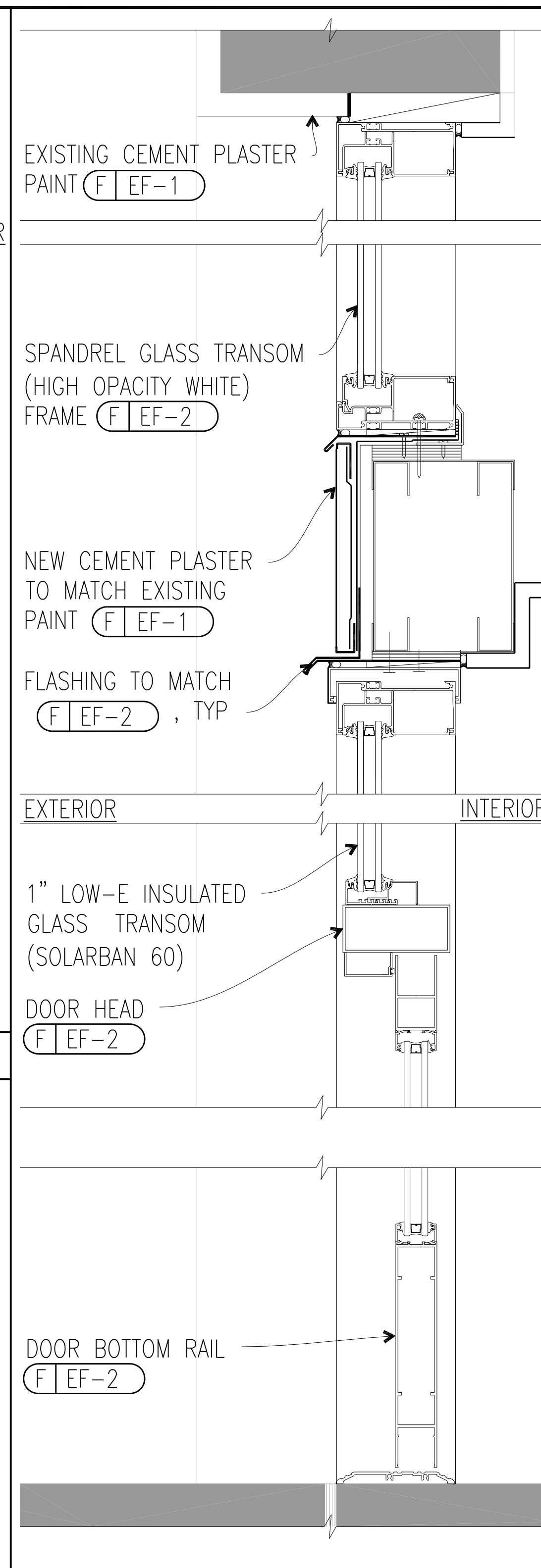
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PLAN SECTION THROUGH SOUTH ENTRY

SCALE
3" = 1'-0"

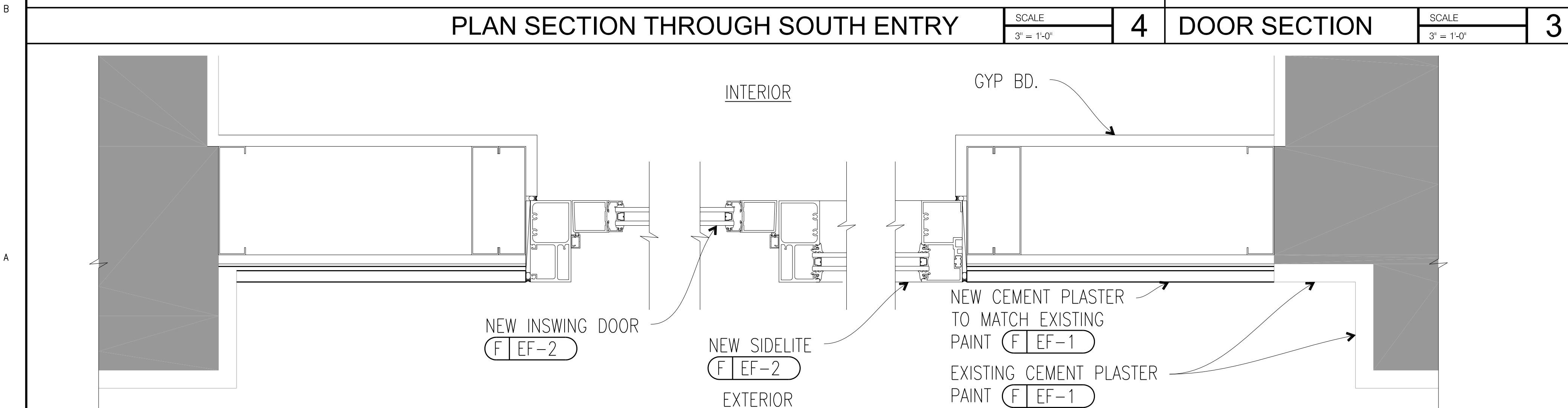
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DOOR SECTION

SCALE
3" = 1'-0"

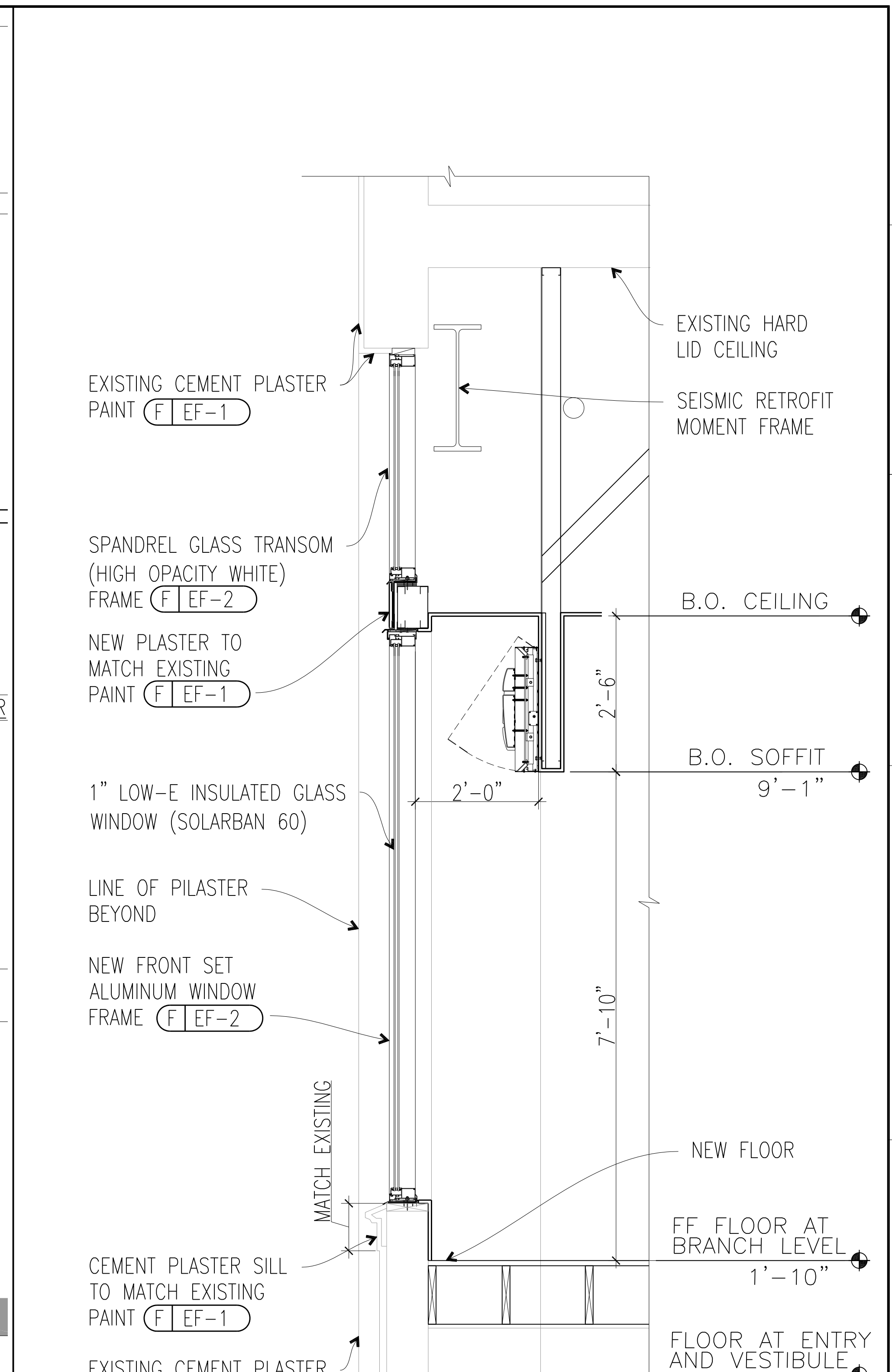
3



PLAN SECTION THROUGH WEST ENTRY

SCALE
3" = 1'-0"

5



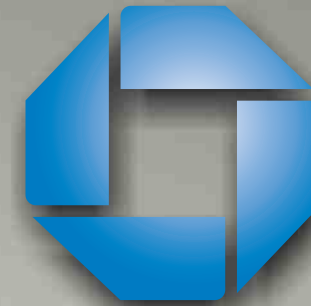
BUILDING SECTION

SCALE
3/4" = 1'-0"

6

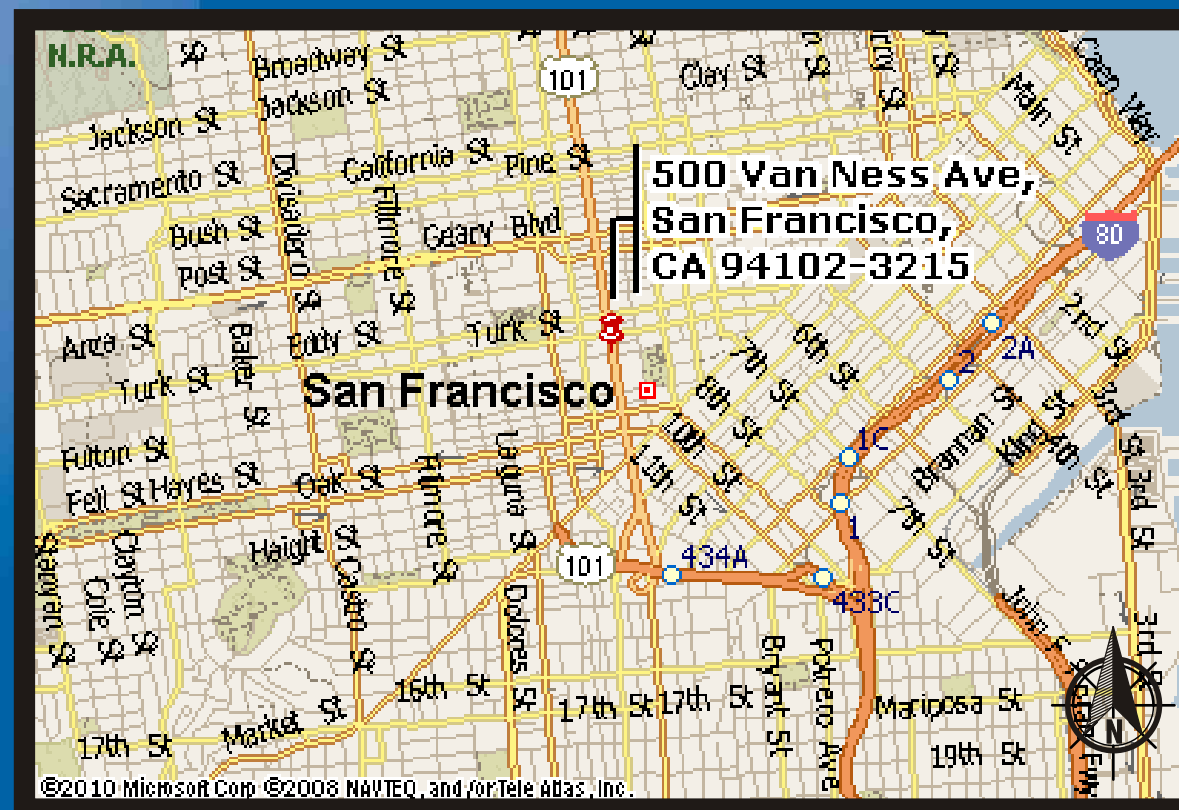
ISSUED / REVISED	DATE
Co/A Submittal	01/10/11

CHASE



#20658

Van Ness Civic Center
500 Van Ness Ave
San Francisco, CA.



Signtech™

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Phone: (619) 527-6100 / Fax: (619) 527-6111
www.signtechUSA.com



**JP Morgan Chase Bank
#20658**

Van Ness Civic Center
500 Van Ness Ave
San Francisco, CA.

Date: 07/27/10

Salesperson: Arthur Navarro

Coordinator: Ashley Gottschang

Designer: Scott Moller

Scale: As noted

Revisions

△	△
△	△
△	△
△	△
△	△

CUSTOMER APPROVAL

Customer Signature _____ Date _____
COPY, COLORS & SIZES

Signtech does NOT provide primary electrical to sign location -
RESPONSIBILITY OF OTHERS!

Customer Signature _____ Date _____

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Drawing Number: 10-00763

Work Order Number: 50134

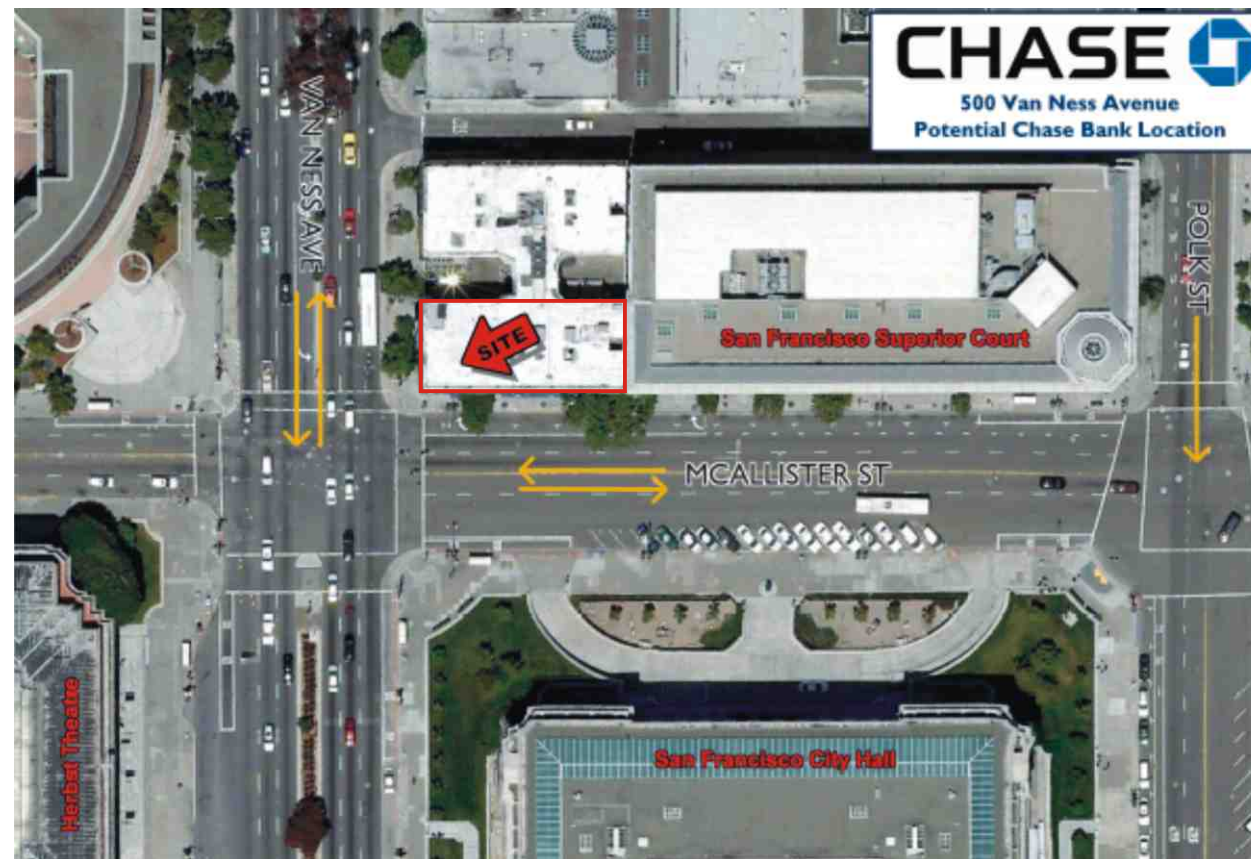
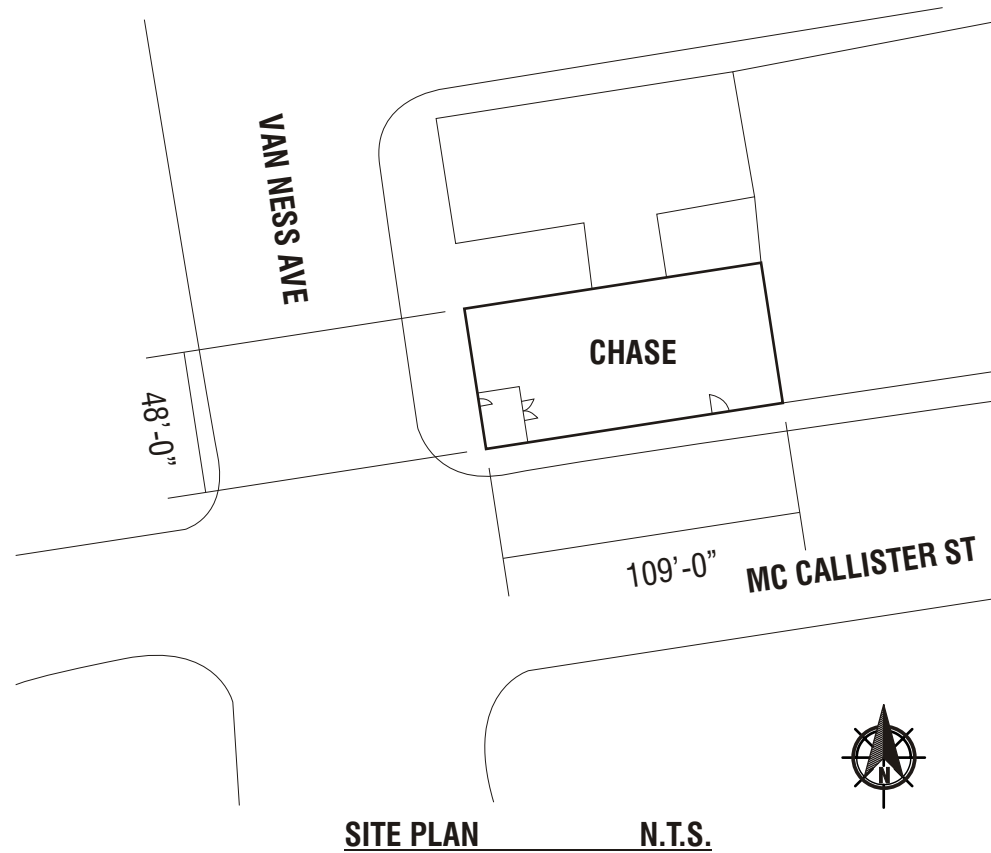
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 R3: add elevations. 10.28.10 kendra
 R4: rmv octagon; move one set of soffit letters; fix site plan. 11.01.10 kendra
 R5: add new floor plan and add two soffit bands. 11.12.10 kendra
 R6: add new elevations. 11.23.10 kendra
 R7: add ATM pack. 12.03.10 kendra
 R8: update dimensions of ATM pack. 12.06.10 kendra
 R9: put letters on metal pans and relocate; add two interior octagons. 12.20.10 kendra
 R10: make pans larger; move soffit ltrs on west to another window. 12.21.10 kendra
 R11: chg elevations; make two options; option 1 add two more soffit band ltrsets; option 2: same as option 1 but make pan on south side larger. 12.22.10 kendra
 R12: chg channel letters to F-6. 12.29.10 kendra
 R13: add details. 12.29.10 kendra
 R14: (customer drawing) rmv ATM pack; rmv signs N1/N2; relocate West letterset. 1.04.11 kendra
 R15: (detail drawing) rmv ATM pack; rmv signs N1/N2; relocate West letterset. 1.07.11 kendra
 R16: customer drawing; update elevations. 1.07.11 kendra
 R17: detail. drawing; update elevations. 1.07.11 kendra

SIGNS ARE IN A HISTORIC DISTRICT AND WILL NEED TO BE REVIEWED BY A TECHNICAL PRESERVATION PLANNER.

SIGN LEGEND - ALLOWABLE

Elevation No.	Sign Type	Description	Sq Ft
South N1	NONE	Removed From Scope of Work	
West N2	NONE	Removed From Scope of Work	
West N3	NONE	Removed From Scope of Work	
South N4	INT-SB-W-24	24" Illuminated S/F Interior Soffit Band	16.6
South N5	INT-SB-W-24	24" Illuminated S/F Interior Soffit Band	20.7
South N6	INT-SB-W-24	24" Illuminated S/F Interior Soffit Band	26.2
South N7	INT-SB-W-24	24" Illuminated S/F Interior Soffit Band	20.0
South N8	INT-SB-W-24	24" Illuminated S/F Interior Soffit Band	18.0
South N9	INT-SB-W-24	24" Illuminated S/F Interior Soffit Band	14.4
South N10	INT-SB-W-24	24" Illuminated S/F Interior Soffit Band	23.5
South N11	INT-SB-W-24	24" Illuminated S/F Interior Soffit Band	30.1
West N12	INT-SB-W-24	24" Illuminated S/F Interior Soffit Band	20.0
West N13	INT-SB-W-24	24" Illuminated S/F Interior Soffit Band	
West N14	INT-SB-W-24	24" Illuminated S/F Interior Soffit Band	
South N15	CUSTOM LIF-WB0-12	12" Soffit Band Letterset (already included in square footage for N7)	
West N16	CUSTOM LIF-WB0-12	12" Soffit Band Letterset (already included in square footage for N13)	
South N17	CUSTOM LIF-WB0-12	12" Soffit Band Letterset (already included in square footage for N5)	
South N18	CUSTOM LIF-WB0-12	12" Soffit Band Letterset (already included in square footage for N10)	
Interior N19	NONE	Removed From Scope of Work	
Interior N20	NONE	Removed From Scope of Work	
Interior N21	NONE	Removed From Scope of Work	

Total Proposed Sq Ft	189.5
Total Allowable Sq Ft	200
Difference	10.5



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www.signtechUSA.com



JP Morgan Chase Bank #20658

Van Ness Civic Center
 500 Van Ness Ave
 San Francisco, CA.

Date: 07/27/10

Salesperson: Arthur Navarro

Coordinator: Ashley Gottschang

Designer: Scott Moller

Scale: As noted

Revisions

△	△
△	△
△	△
△	△
△	△

CUSTOMER APPROVAL

Customer Signature _____ Date _____
COPY, COLORS & SIZES

Signtech does NOT provide primary electrical to sign location - **RESPONSIBILITY OF OTHERS!**

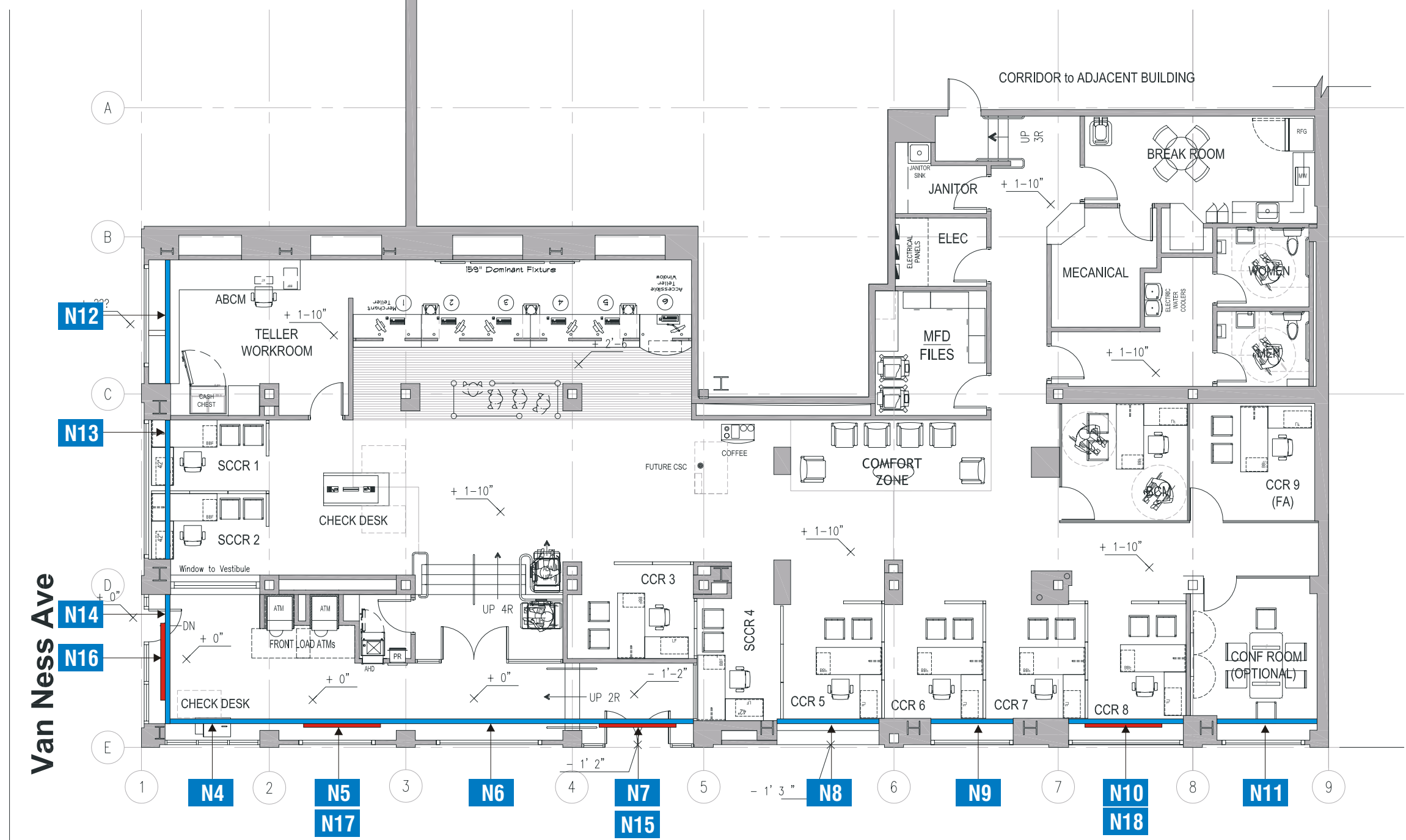
Customer Signature _____ Date _____

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Drawing Number: 10-00763

Work Order Number: 50134

- R1 - 7/29/10 - Add (2) SUR-TTW-U to plan by ATM group. (sm)
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- R11: chg elevations; make two options; option 1 add two more soffit band trsets; option 2 same as option 1 but make pan on south side larger. 12.22.10 kendra
- R12: chg channel letters to F-6. 12.29.10 kendra
- R13: add details. 12.29.10 kendra
- R14: (customer drawing) rmv ATM pack; rmv signs N1/N2; relocate West letterset. 1.04.11 kendra
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- R16: customer drawing; update elevations. 1.07.11 kendra
- R17: detail. drawing; update elevations. 1.07.11 kendra



Van Ness Ave

McAllister Street



FLOOR PLAN
SCALE: 3/32" = 1'-0"

	SIGNS
	INT-SB-W-24 (SOFFIT BAND)

SOFFIT BANDS ARE SET BACK 18" FROM GLASS



Signtech™

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Revisions

△	△
△	△
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△	△
△	△

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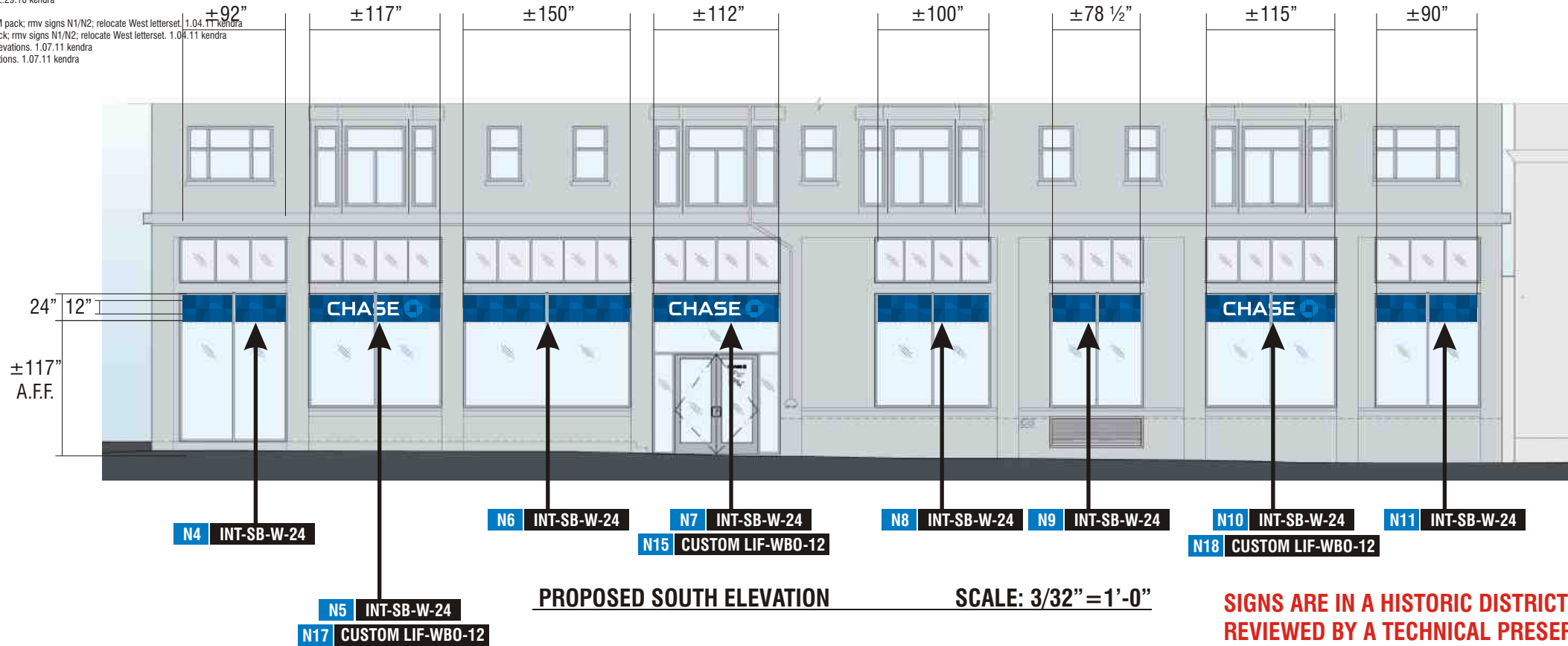
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Drawing Number: 10-00763
Work Order Number: 50134

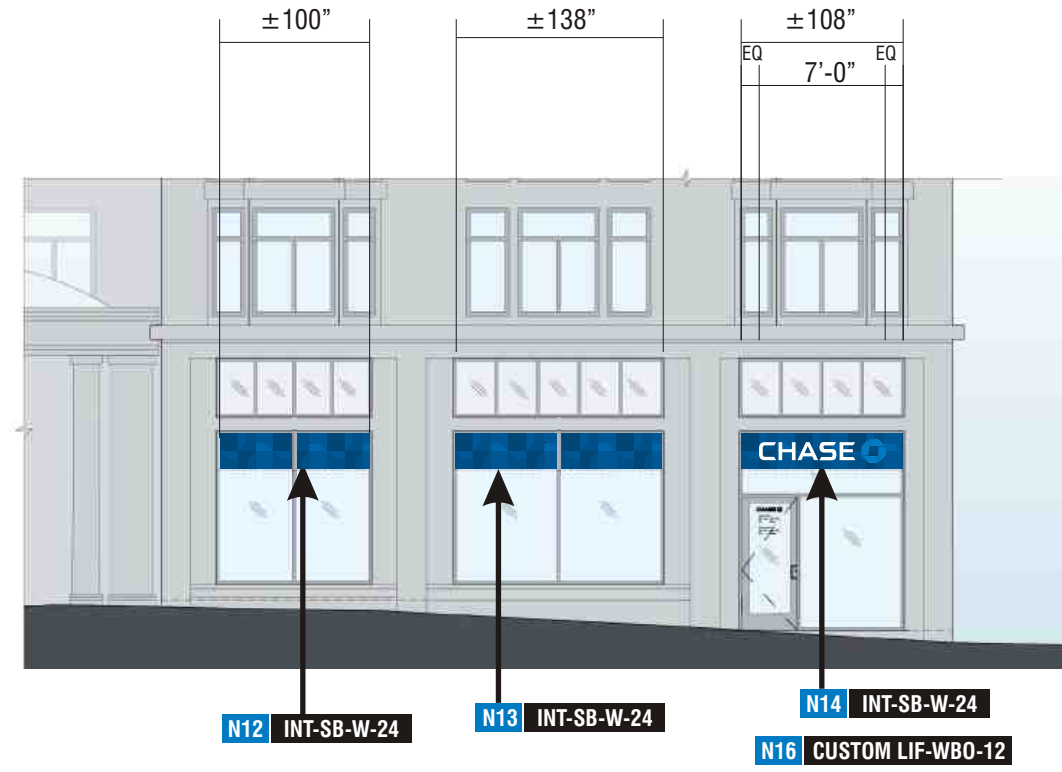
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SIGNAGE OVERVIEW - ALL SIGNAGE

SOFFIT BANDS ARE SET BACK 18" FROM GLASS



SIGNS ARE IN A HISTORIC DISTRICT AND WILL NEED TO BE REVIEWED BY A TECHNICAL PRESERVATION PLANNER.



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Revisions	
△	△
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CUSTOMER APPROVAL

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COPY, COLORS & SIZES

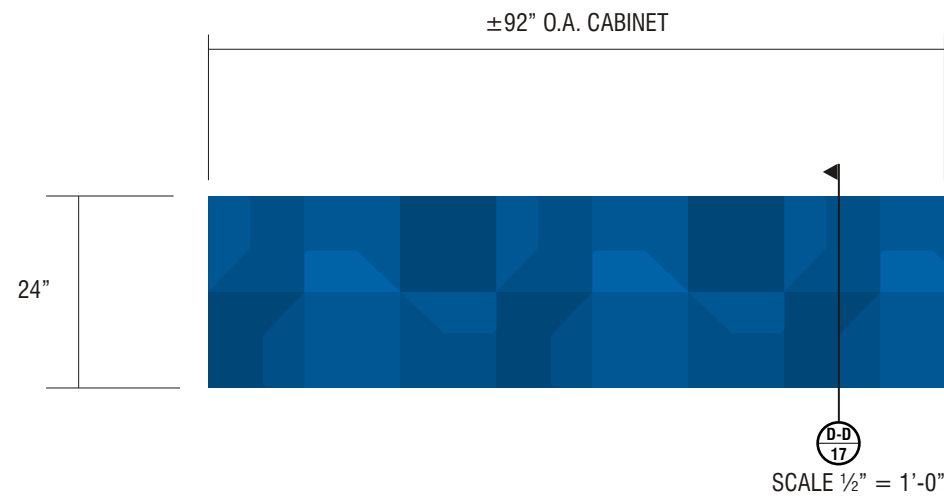
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N4

SIGN TYPE INT-SB-W-24

MANUFACTURE AND INSTALL INTERNALLY ILLUMINATED SOFFIT BANDS W/ WBO CHANNEL LETTERS ON EACH CABINET

1. FLEX FACE SUBSTRATE WITH FRACTURED OCTAGON DESIGN.
2. CABINET IS SIGNCOMP EXTRUSION FLAT BLEED RETRO FRAME PART #2104 HINGED AT TOP AND ATTACHED TO 1 1/2" x 1/8" ALUM SQ TUBE FRAME W/ 1" x 1/8" SQ TUBE VERTICAL SUPPORTS. ALL IS MOUNTED TO .125" BRAKE FORMED ALUM BACK. PAINTED CHASE NICKEL MP #19891, GLOSS FINISH. PAINT INTERIOR SURFACE WITH SPRAY-LAT STAR BRITE WHITE ENHANCEMENT PAINT.
3. 1/4" THICK CLEAR LEXAN BACKGROUND, INSIDE CABINET FACE TO SUPPORT COPY AND LOGO
4. ATTACH CABINET TO CURTAIN WALL WITH 3/8" BOLT & TOGGLES, LEAVING MIN 3" AT TOP FOR HINGED FACE FOR INSTALLATION & SERVICE ACCESS
5. LETTER RETURNS TO BE .118" THICK BLUE TRANSLUCENT ACRYLIC ARISTECH #6046. CHEM WELD SECOND SURFACE TO LETTER FACE. FORM AS SHOWN.
7. COPY AND LOGO TO BE THRU BOLTED TO LEXAN BACKGROUND FACE USING #1/4 - 20 X 2 1/2" LONG STAINLESS STEEL HEX BOLTS AND 3/8" DIA. ALUM. TUBING SPACER AS WELL AS FLAT AND LOCK WASHERS.
8. ILLUMINATION PERMILIGHT BLUE EL PLATO LEDS AND PERMLIGHT POWER SUPPLY AS REQUIRED FOR PROPER EVEN ILLUMINATION.



Signtech™

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JP Morgan Chase Bank #20658

Van Ness Civic Center
 500 Van Ness Ave
 San Francisco, CA.

Date: 07/27/10
 Salesperson: Arthur Navarro
 Coordinator: Ashley Gottschang
 Designer: Scott Moller
 Scale: As noted

Revisions

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CUSTOMER APPROVAL

Customer Signature _____ Date _____
COPY, COLORS & SIZES

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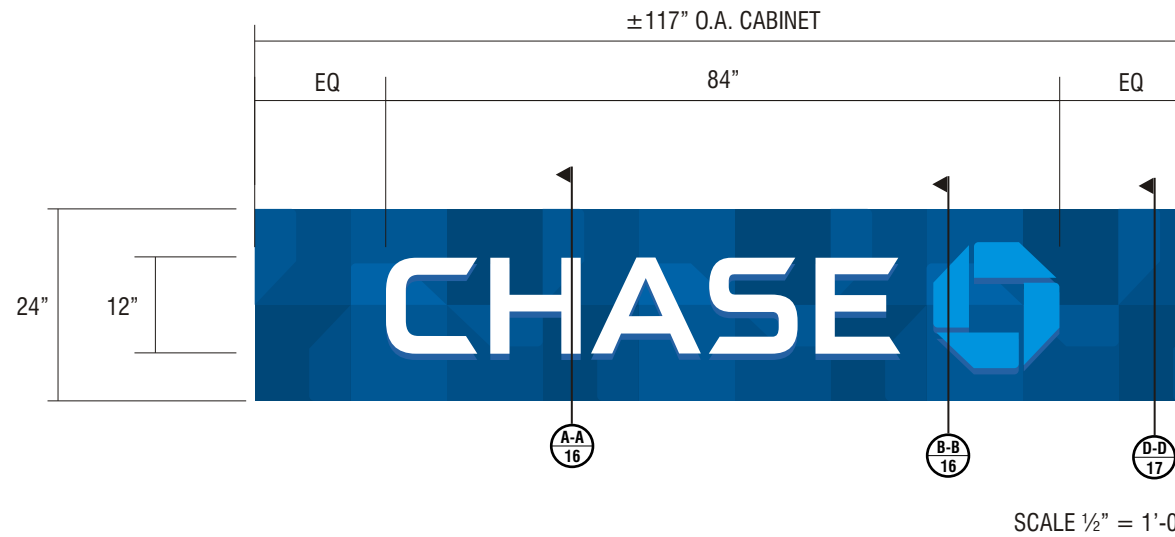
Customer Signature _____ Date _____

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Drawing Number: 10-00763

Work Order Number: 50134

R1 - 7/29/10 - Add (2) SUR-TTW-U to plan by ATM group. (sm)
 R2 - 9/1/10 - Add interior soffit bands in all windows of Chase space. (sm)
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 R11: chg elevations; make two options; option 1 add two more soffit band trssets; option 2: same as option 1 but make pan on south side larger. 12.22.10 kendra
 R12: chg channel letters to F-6. 12.29.10 kendra
 R13: add details. 12.29.10 kendra
 R14: (customer drawing) rmv ATM pack; rmv signs N1/N2; relocate West letterset. 1.04.11 kendra
 R15: (detail drawing) rmv ATM pack; rmv signs N1/N2; relocate West letterset. 1.04.11 kendra
 R16: customer drawing; update elevations. 1.07.11 kendra
 R17: detail. drawing; update elevations. 1.07.11 kendra



N5

SIGN TYPE INT-SB-W-24

MANUFACTURE AND INSTALL INTERNALLY ILLUMINATED SOFFIT BANDS W/ WBO CHANNEL LETTERS ON EACH CABINET

1. FLEX FACE SUBSTRATE WITH FRACTURED OCTAGON DESIGN.
2. CABINET IS SIGNCOMP EXTRUSION FLAT BLEED RETRO FRAME PART #2104 HINGED AT TOP AND ATTACHED TO 1 1/2" x 1/8" ALUM SQ TUBE FRAME W/ 1" x 1/8" SQ TUBE VERTICAL SUPPORTS. ALL IS MOUNTED TO .125" BRAKE FORMED ALUM BACK. PAINTED CHASE NICKEL MP #19891, GLOSS FINISH. PAINT INTERIOR SURFACE WITH SPRAY-LAT STAR BRITE WHITE ENHANCEMENT PAINT.
3. 1/4" THICK CLEAR LEXAN BACKGROUND, INSIDE CABINET FACE TO SUPPORT COPY AND LOGO
4. ATTACH CABINET TO CURTAIN WALL WITH 3/8" BOLT & TOGGLES, LEAVING MIN 3" AT TOP FOR HINGED FACE FOR INSTALLATION & SERVICE ACCESS
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8. ILLUMINATION PERMILIGHT BLUE EL PLATO LEDS AND PERMILIGHT POWER SUPPLY AS REQUIRED FOR PROPER EVEN ILLUMINATION.

N17

SIGN TYPE CUSTOM LIF-WB0-12

LETTERS:

FACE: .125" ARISTECH #7328 P-95 WHITE PLEX (MATTE SIDE TO BE 1ST SURFACE) CHEM WELDED TO RETURNS
RETURNS: 0.125" x 2 1/2" DEEP #7328 TRANSLUCENT WHITE ACRYLIC RETURN WITH FIRST SURFACE 3M #3632-127 BLUE VINYL. RETURNS CHEMICALLY BONDED TO ACRYLIC FACES
BACKS: .063" ALUM. BACK WITH INSIDE ACRYLIC RING
INNER RING : .177" x 3/8" WHITE ABS PLEX (CHEM WELD TO RETURNS AND USE C/S SCREWS TO ATTACH FROM BACK.
PAINT : INTERIOR OF BACK PAINTED SPRAY-LAT STAR BRITE WHITE LIGHT ENHANCEMENT PAINT.
ILLUMINATION : PERMILIGHT WHITE NITRO LED AND 10 VOLT PERMILIGHT POWER SUPPLY AS REQUIRED FOR PROPER EVEN ILLUMINATION.
ATTACHMENT : 10-24 x 3" THREADED STUDS WITH RIV-NUTS (1/2" MAX. INSERTION INTO CHANNEL LETTER)

LOGO:

BACK: .063" ALUM. BACK WITH INSIDE ACRYLIC RETURN
INNER RING : .177" x 3/8" WHITE ABS PLEX (CHEM WELD TO RETURNS AND USE C/S SCREWS TO ATTACH FROM BACK.
PLEX FACE : .125" THERMO-FORMED ARISTECH #6046 BLUE LOGO ELEMENTS WITH 1" WIDE STRIP OF VINYL TO MATCH 3M #180-201 SLATE METALLIC APPLIED FIRST SURFACE
PAINT : INTERIOR PAINTED SPRAY-LAT STAR BRITE WHITE LIGHT ENHANCEMENT PAINT.
ILLUMINATION : PERMILIGHT NITRO BLUE LEDS AND 10 VOLT PERMILIGHT POWER SUPPLY AS REQUIRED FOR PROPER EVEN ILLUMINATION.
ATTACHMENT : 10-24 x 3" THREADED STUDS WITH RIV-NUTS (1/2" MAX. INSERTION INTO CHANNEL LETTER)



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CUSTOMER APPROVAL

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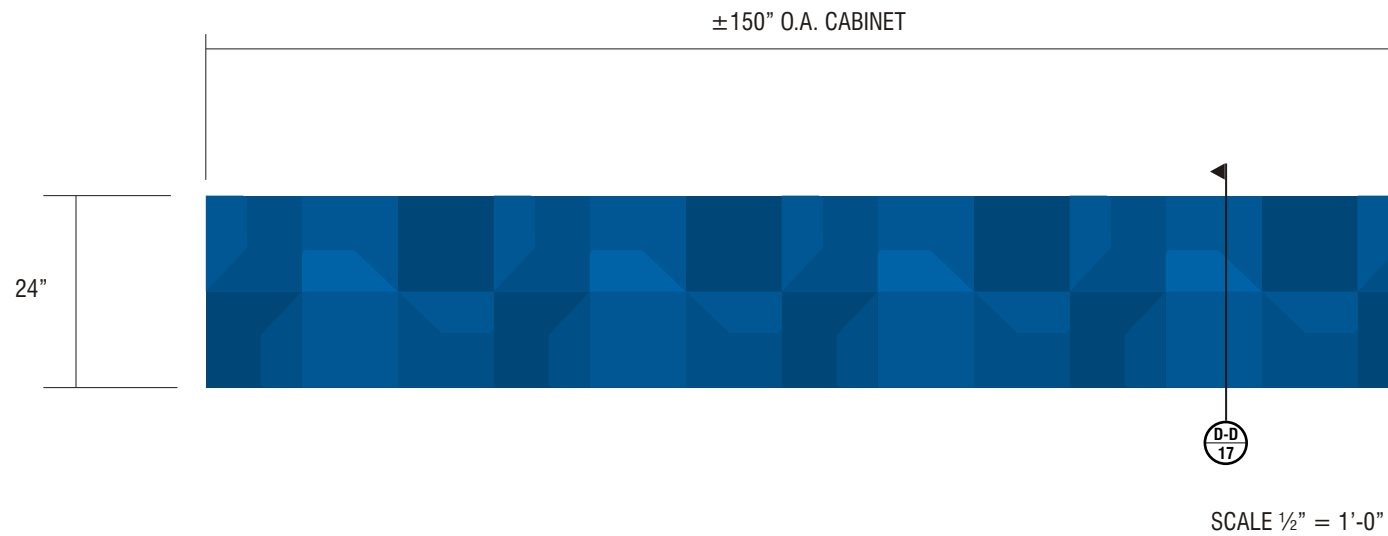
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Drawing Number: 10-00763
 Work Order Number: 50134

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 R16: customer drawing; update elevations. 1.07.11 kendra
 R17: detail. drawing; update elevations. 1.07.11 kendra



N6

SIGN TYPE INT-SB-W-24

MANUFACTURE AND INSTALL INTERNALLY ILLUMINATED SOFFIT BANDS W/ WBO CHANNEL LETTERS ON EACH CABINET

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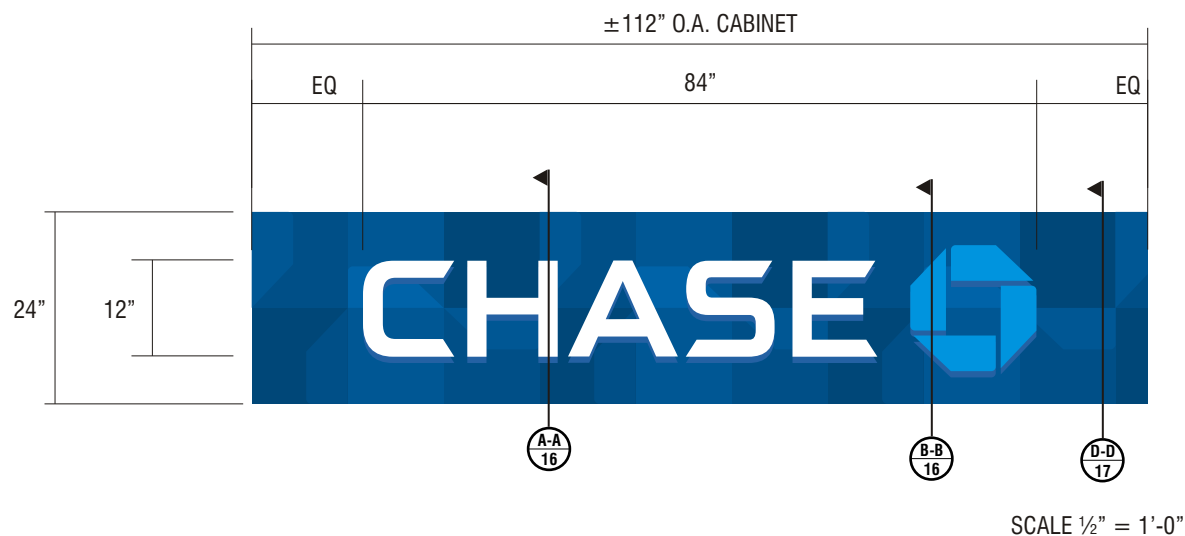
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 R16: customer drawing; update elevations. 1.07.11 kendra
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N7

SIGN TYPE INT-SB-W-24

MANUFACTURE AND INSTALL INTERNALLY ILLUMINATED SOFFIT BANDS W/ WBO CHANNEL LETTERS ON EACH CABINET

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8. ILLUMINATION PERMILIGHT BLUE EL PLATO LEDS AND PERMILIGHT POWER SUPPLY AS REQUIRED FOR PROPER EVEN ILLUMINATION.

N15

SIGN TYPE CUSTOM LIF-WB0-12

LETTERS:

FACE: .125" ARISTECH #7328 P-95 WHITE PLEX (MATTE SIDE TO BE 1ST SURFACE) CHEM WELDED TO RETURNS

RETURNS: 0.125" x 2 1/2" DEEP #7328 TRANSLUCENT WHITE ACRYLIC RETURN WITH FIRST SURFACE 3M #3632-127 BLUE VINYL. RETURNS CHEMICALLY BONDED TO ACRYLIC FACES

BACKS: .063" ALUM. BACK WITH INSIDE ACRYLIC RING

INNER RING: .177" x 3/8" WHITE ABS PLEX (CHEM WELD TO RETURNS AND USE C/S SCREWS TO ATTACH FROM BACK.

PAINT: INTERIOR OF BACK PAINTED SPRAY-LAT STAR BRITE WHITE LIGHT ENHANCEMENT PAINT.

ILLUMINATION: PERMILIGHT WHITE NITRO LED AND 10 VOLT PERMILIGHT POWER SUPPLY AS REQUIRED FOR PROPER EVEN ILLUMINATION.

ATTACHMENT: 10-24 x 3" THREADED STUDS WITH RIV-NUTS (1/2" MAX. INSERTION INTO CHANNEL LETTER)

LOGO:

BACK: .063" ALUM. BACK WITH INSIDE ACRYLIC RETURN

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PAINT: INTERIOR PAINTED SPRAY-LAT STAR BRITE WHITE LIGHT ENHANCEMENT PAINT.

ILLUMINATION: PERMILIGHT NITRO BLUE LEDS AND 10 VOLT PERMILIGHT POWER SUPPLY AS REQUIRED FOR PROPER EVEN ILLUMINATION.

ATTACHMENT: 10-24 x 3" THREADED STUDS WITH RIV-NUTS (1/2" MAX. INSERTION INTO CHANNEL LETTER)



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CUSTOMER APPROVAL

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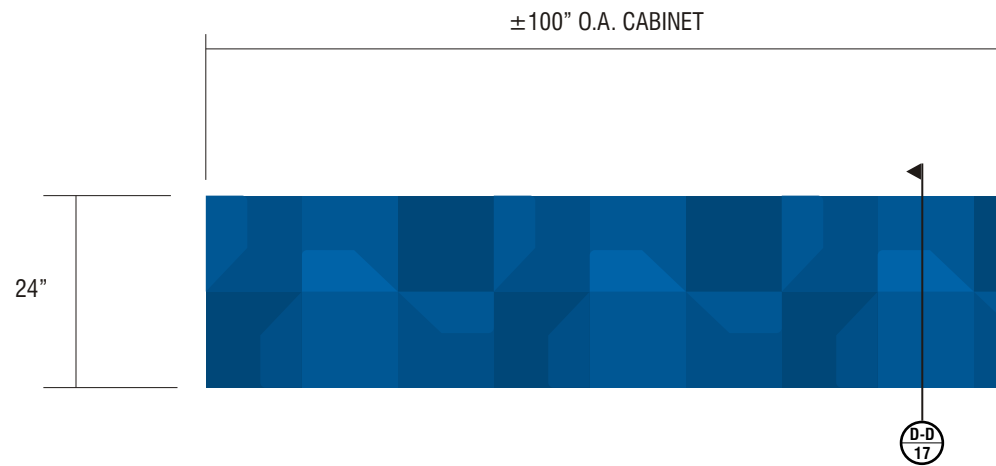
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Drawing Number: 10-00763

Work Order Number: 50134

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SCALE 1/2" = 1'-0"

N8

SIGN TYPE INT-SB-W-24

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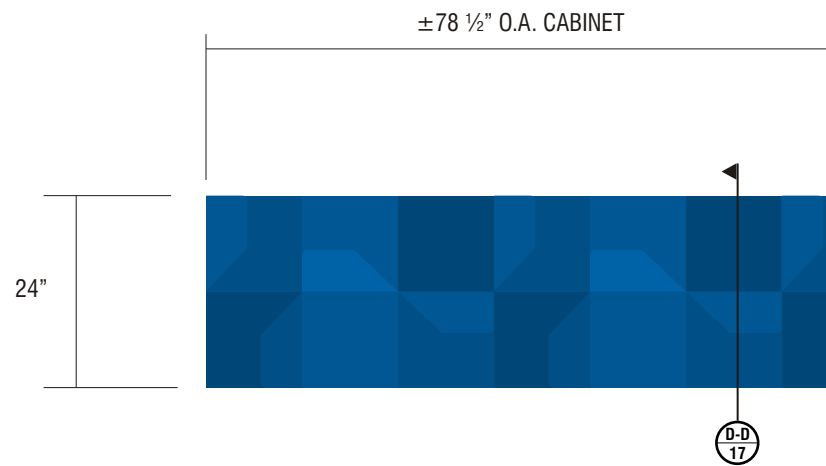
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N9

SIGN TYPE INT-SB-W-24

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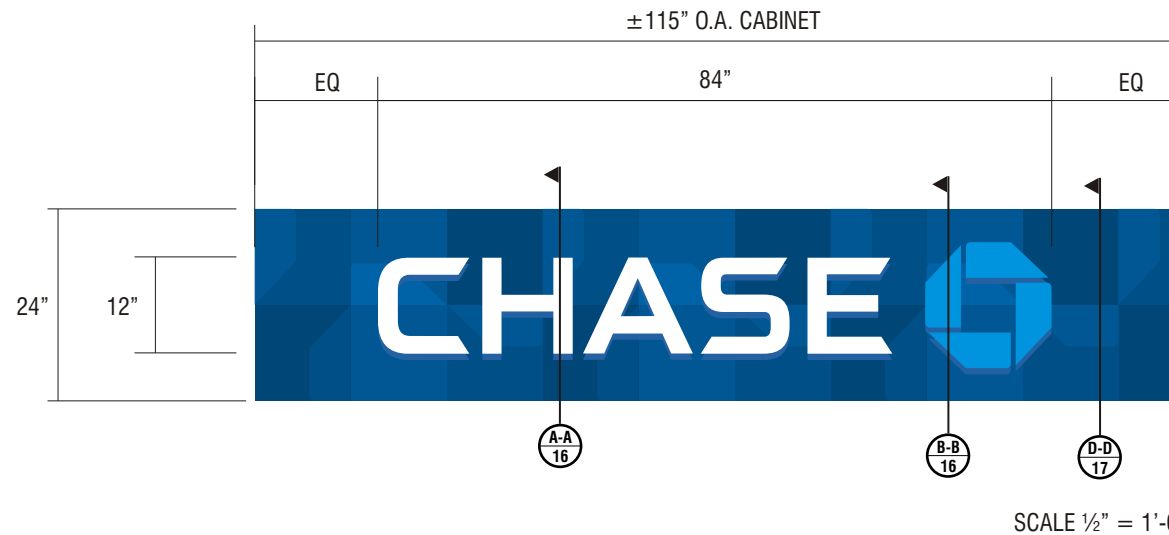
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 R11: chg elevations; make two options; option 1 add two more soffit band trssets; option 2: same as option 1 but make pan on south side larger. 12.22.10 kendra
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 R13: add details. 12.29.10 kendra
 R14: (customer drawing) rmv ATM pack; rmv signs N1/N2; relocate West letterset. 1.04.11 kendra
 R15: (detail drawing) rmv ATM pack; rmv signs N1/N2; relocate West letterset. 1.04.11 kendra
 R16: customer drawing; update elevations. 1.07.11 kendra
 R17: detail. drawing; update elevations. 1.07.11 kendra



N10

SIGN TYPE INT-SB-W-24

MANUFACTURE AND INSTALL INTERNALLY ILLUMINATED SOFFIT BANDS W/ WBO CHANNEL LETTERS ON EACH CABINET

1. FLEX FACE SUBSTRATE WITH FRACTURED OCTAGON DESIGN.
2. CABINET IS SIGNCOMP EXTRUSION FLAT BLEED RETRO FRAME PART #2104 HINGED AT TOP AND ATTACHED TO 1 1/2" x 1/8" ALUM SQ TUBE FRAME W/ 1" x 1/8" SQ TUBE VERTICAL SUPPORTS. ALL IS MOUNTED TO .125" BRAKE FORMED ALUM BACK. PAINTED CHASE NICKEL MP #19891, GLOSS FINISH. PAINT INTERIOR SURFACE WITH SPRAY-LAT STAR BRITE WHITE ENHANCEMENT PAINT.
3. 1/4" THICK CLEAR LEXAN BACKGROUND, INSIDE CABINET FACE TO SUPPORT COPY AND LOGO
4. ATTACH CABINET TO CURTAIN WALL WITH 3/8" BOLT & TOGGLES, LEAVING MIN 3" AT TOP FOR HINGED FACE FOR INSTALLATION & SERVICE ACCESS
5. LETTER RETURNS TO BE .118" THICK BLUE TRANSLUCENT ACRYLIC ARISTECH #6046. CHEM WELD SECOND SURFACE TO LETTER FACE. FORM AS SHOWN.
7. COPY AND LOGO TO BE THRU BOLTED TO LEXAN BACKGROUND FACE USING #1/4 - 20 X 2 1/2" LONG STAINLESS STEEL HEX BOLTS AND 3/8" DIA. ALUM. TUBING SPACER AS WELL AS FLAT AND LOCK WASHERS.
8. ILLUMINATION PERMILIGHT BLUE EL PLATO LEDS AND PERMILIGHT POWER SUPPLY AS REQUIRED FOR PROPER EVEN ILLUMINATION.

N18

SIGN TYPE CUSTOM LIF-WB0-12

LETTERS:

FACE: .125" ARISTECH #7328 P-95 WHITE PLEX (MATTE SIDE TO BE 1ST SURFACE) CHEM WELDED TO RETURNS

RETURNS: 0.125" x 2 1/2" DEEP #7328 TRANSLUCENT WHITE ACRYLIC RETURN WITH FIRST SURFACE 3M #3632-127 BLUE VINYL. RETURNS CHEMICALLY BONDED TO ACRYLIC FACES

BACKS: .063" ALUM. BACK WITH INSIDE ACRYLIC RING

INNER RING : .177" x 3/8" WHITE ABS PLEX (CHEM WELD TO RETURNS AND USE C/S SCREWS TO ATTACH FROM BACK.

PAINT : INTERIOR OF BACK PAINTED SPRAY-LAT STAR BRITE WHITE LIGHT ENHANCEMENT PAINT.
ILLUMINATION : PERMILIGHT WHITE NITRO LED AND 10 VOLT PERMILIGHT POWER SUPPLY AS REQUIRED FOR PROPER EVEN ILLUMINATION.

ATTACHMENT : 10-24 x 3" THREADED STUDS WITH RIV-NUTS (1/2" MAX. INSERTION INTO CHANNEL LETTER)

LOGO:

BACK: .063" ALUM. BACK WITH INSIDE ACRYLIC RETURN

INNER RING : .177" x 3/8" WHITE ABS PLEX (CHEM WELD TO RETURNS AND USE C/S SCREWS TO ATTACH FROM BACK.

PLEX FACE : .125" THERMO-FORMED ARISTECH #6046 BLUE LOGO ELEMENTS WITH 1" WIDE STRIP OF VINYL TO MATCH 3M #180-201 SLATE METALLIC APPLIED FIRST SURFACE

PAINT : INTERIOR PAINTED SPRAY-LAT STAR BRITE WHITE LIGHT ENHANCEMENT PAINT.

ILLUMINATION : PERMILIGHT NITRO BLUE LEDS AND 10 VOLT PERMILIGHT POWER SUPPLY AS REQUIRED FOR PROPER EVEN ILLUMINATION.

ATTACHMENT : 10-24 x 3" THREADED STUDS WITH RIV-NUTS (1/2" MAX. INSERTION INTO CHANNEL LETTER)



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JP Morgan Chase Bank #20658

Van Ness Civic Center
 500 Van Ness Ave
 San Francisco, CA.

Date: 07/27/10

Salesperson: Arthur Navarro

Coordinator: Ashley Gottschang

Designer: Scott Moller

Scale: As noted

Revisions

△	△
△	△
△	△
△	△
△	△

CUSTOMER APPROVAL

Customer Signature _____ Date _____
COPY, COLORS & SIZES

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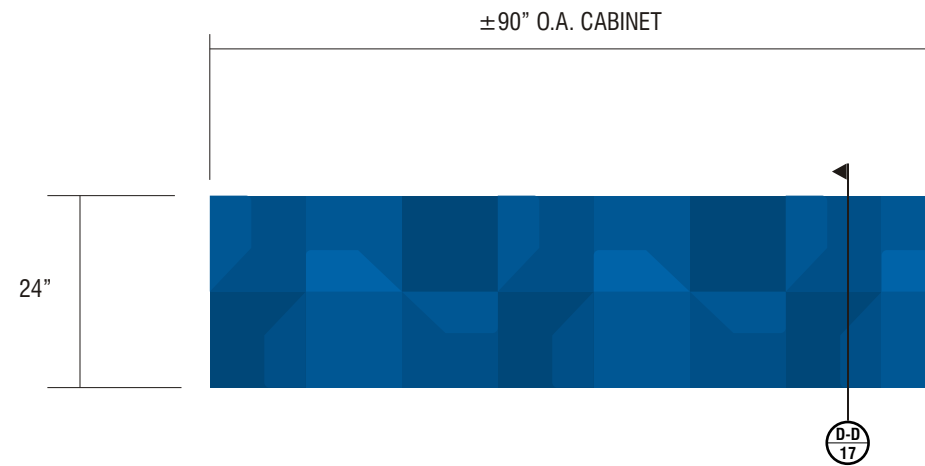
Customer Signature _____ Date _____

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Drawing Number: 10-00763

Work Order Number: 50134

R1 - 7/29/10 - Add (2) SUR-TTW-U to plan by ATM group. (sm)
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 R16: customer drawing: update elevations. 1.07.11 kendra
 R17: detail. drawing: update elevations. 1.07.11 kendra



SCALE 1/2" = 1'-0"

N11

SIGN TYPE INT-SB-W-24

MANUFACTURE AND INSTALL INTERNALLY ILLUMINATED SOFFIT BANDS W/ WBO CHANNEL LETTERS ON EACH CABINET

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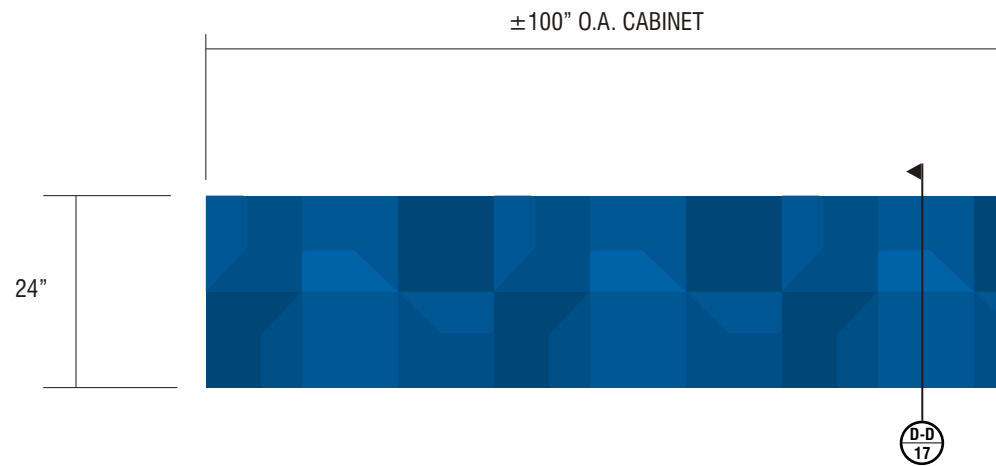
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Drawing Number: 10-00763

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SCALE 1/2" = 1'-0"

N12

SIGN TYPE INT-SB-W-24

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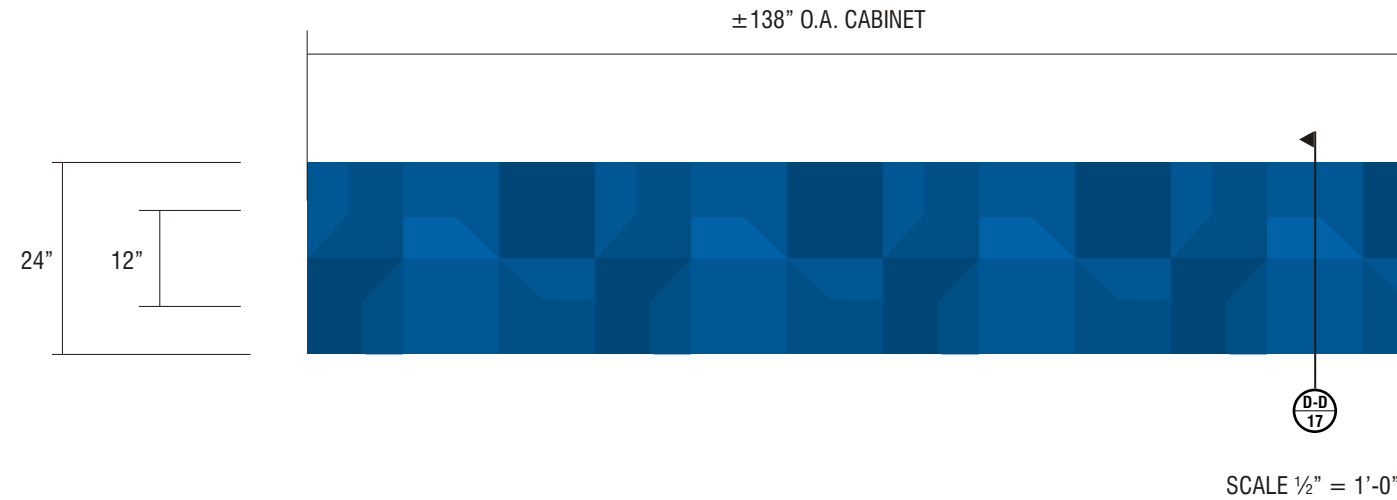
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N13

SIGN TYPE INT-SB-W-24

**MANUFACTURE AND INSTALL INTERNALLY ILLUMINATED SOFFIT BANDS
 W/ WBO CHANNEL LETTERS ON EACH CABINET**

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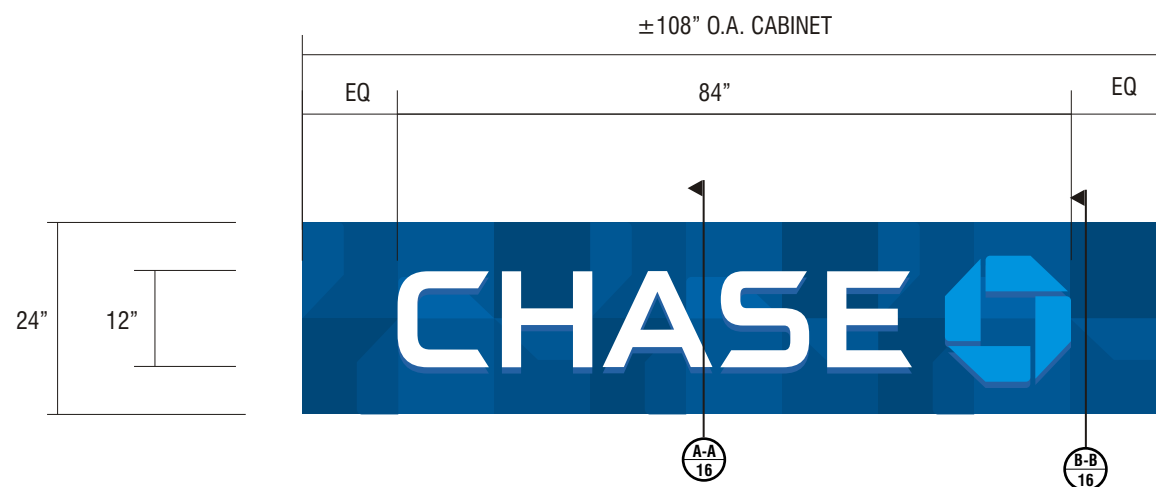
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 R16: customer drawing: update elevations. 1.07.11 kendra
 R17: detail. drawing: update elevations. 1.07.11 kendra



SCALE 1/2" = 1'-0"

N14

SIGN TYPE INT-SB-W-24

MANUFACTURE AND INSTALL INTERNALLY ILLUMINATED SOFFIT BANDS W/ WBO CHANNEL LETTERS ON EACH CABINET

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8. ILLUMINATION PERMILIGHT BLUE EL PLATO LEDS AND PERMILIGHT POWER SUPPLY AS REQUIRED FOR PROPER EVEN ILLUMINATION.

N16

SIGN TYPE CUSTOM LIF-WB0-12

LETTERS:

- FACE:** .125" ARISTECH #7328 P-95 WHITE PLEX (MATTE SIDE TO BE 1ST SURFACE) CHEM WELDED TO RETURNS
- RETURNS:** 0.125" x 2 1/2" DEEP #7328 TRANSLUCENT WHITE ACRYLIC RETURN WITH FIRST SURFACE 3M #3632-127 BLUE VINYL. RETURNS CHEMICALLY BONDED TO ACRYLIC FACES
- BACKS:** .063" ALUM. BACK WITH INSIDE ACRYLIC RING
- INNER RING:** .177" x 3/8" WHITE ABS PLEX (CHEM WELD TO RETURNS AND USE C/S SCREWS TO ATTACH FROM BACK.
- PAINT:** INTERIOR OF BACK PAINTED SPRAY-LAT STAR BRITE WHITE LIGHT ENHANCEMENT PAINT.
- ILLUMINATION:** PERMILIGHT WHITE NITRO LED AND 10 VOLT PERMILIGHT POWER SUPPLY AS REQUIRED FOR PROPER EVEN ILLUMINATION.
- ATTACHMENT:** 10-24 x 3" THREADED STUDS WITH RIV-NUTS (1/2" MAX. INSERTION INTO CHANNEL LETTER)

LOGO:

- BACK:** .063" ALUM. BACK WITH INSIDE ACRYLIC RETURN
- INNER RING:** .177" x 3/8" WHITE ABS PLEX (CHEM WELD TO RETURNS AND USE C/S SCREWS TO ATTACH FROM BACK.
- PLEX FACE:** .125" THERMO-FORMED ARISTECH #6046 BLUE LOGO ELEMENTS WITH 1" WIDE STRIP OF VINYL TO MATCH 3M #180-201 SLATE METALLIC APPLIED FIRST SURFACE
- PAINT:** INTERIOR PAINTED SPRAY-LAT STAR BRITE WHITE LIGHT ENHANCEMENT PAINT.
- ILLUMINATION:** PERMILIGHT NITRO BLUE LEDS AND 10 VOLT PERMILIGHT POWER SUPPLY AS REQUIRED FOR PROPER EVEN ILLUMINATION.
- ATTACHMENT:** 10-24 x 3" THREADED STUDS WITH RIV-NUTS (1/2" MAX. INSERTION INTO CHANNEL LETTER)



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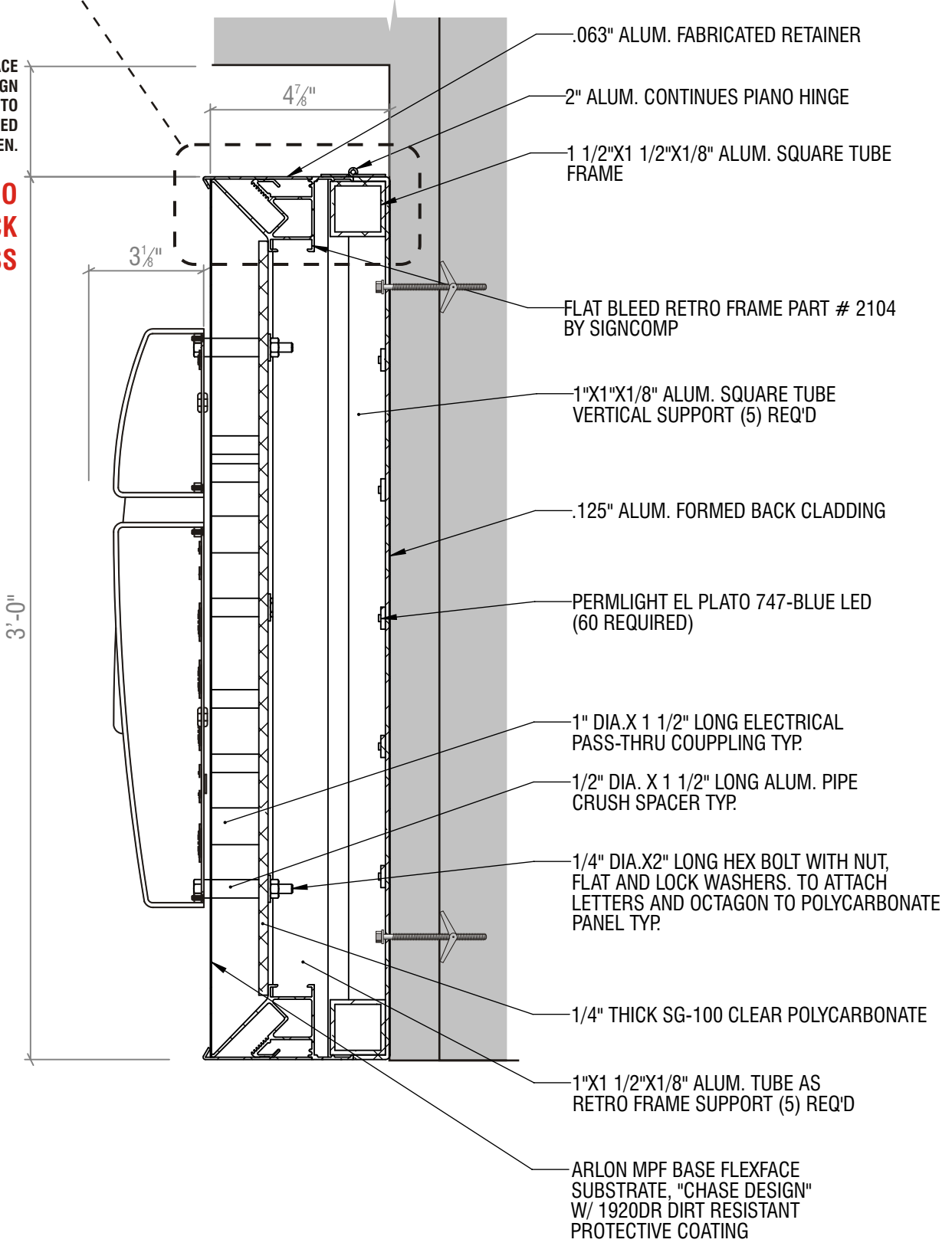
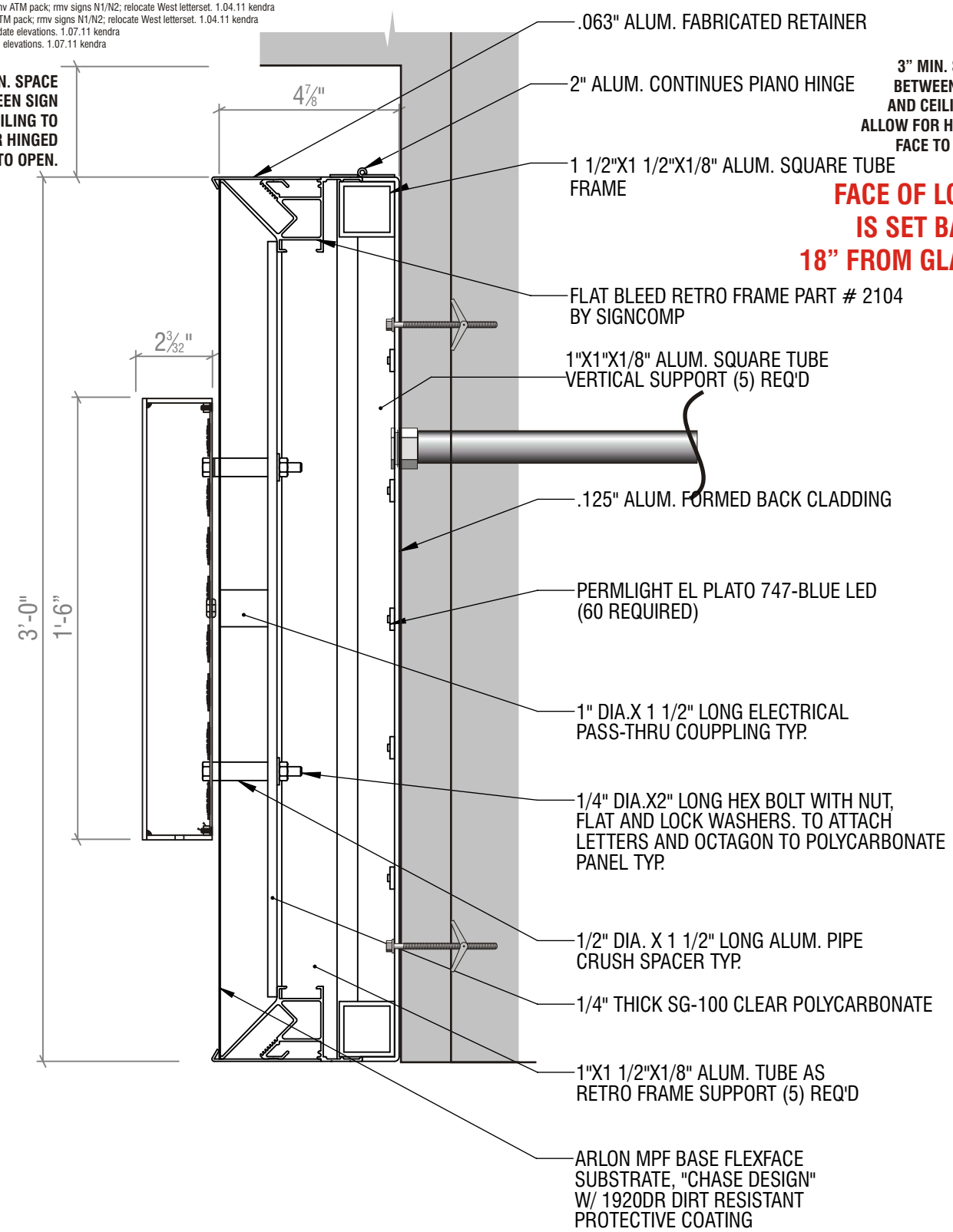
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3" MIN. SPACE BETWEEN SIGN AND CEILING TO ALLOW FOR HINGED FACE TO OPEN.

3" MIN. SPACE BETWEEN SIGN AND CEILING TO ALLOW FOR HINGED FACE TO OPEN.

FACE OF LOGO IS SET BACK 18" FROM GLASS

G
11.5



A-A
16
VERTICAL SECTION @ LETTERS
Scale: 3" = 1'-0"

VERIFY ATTACHMENT

B-B
16
VERTICAL SECTION @ OCTAGON
Scale: 3" = 1'-0"



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COPY, COLORS & SIZES

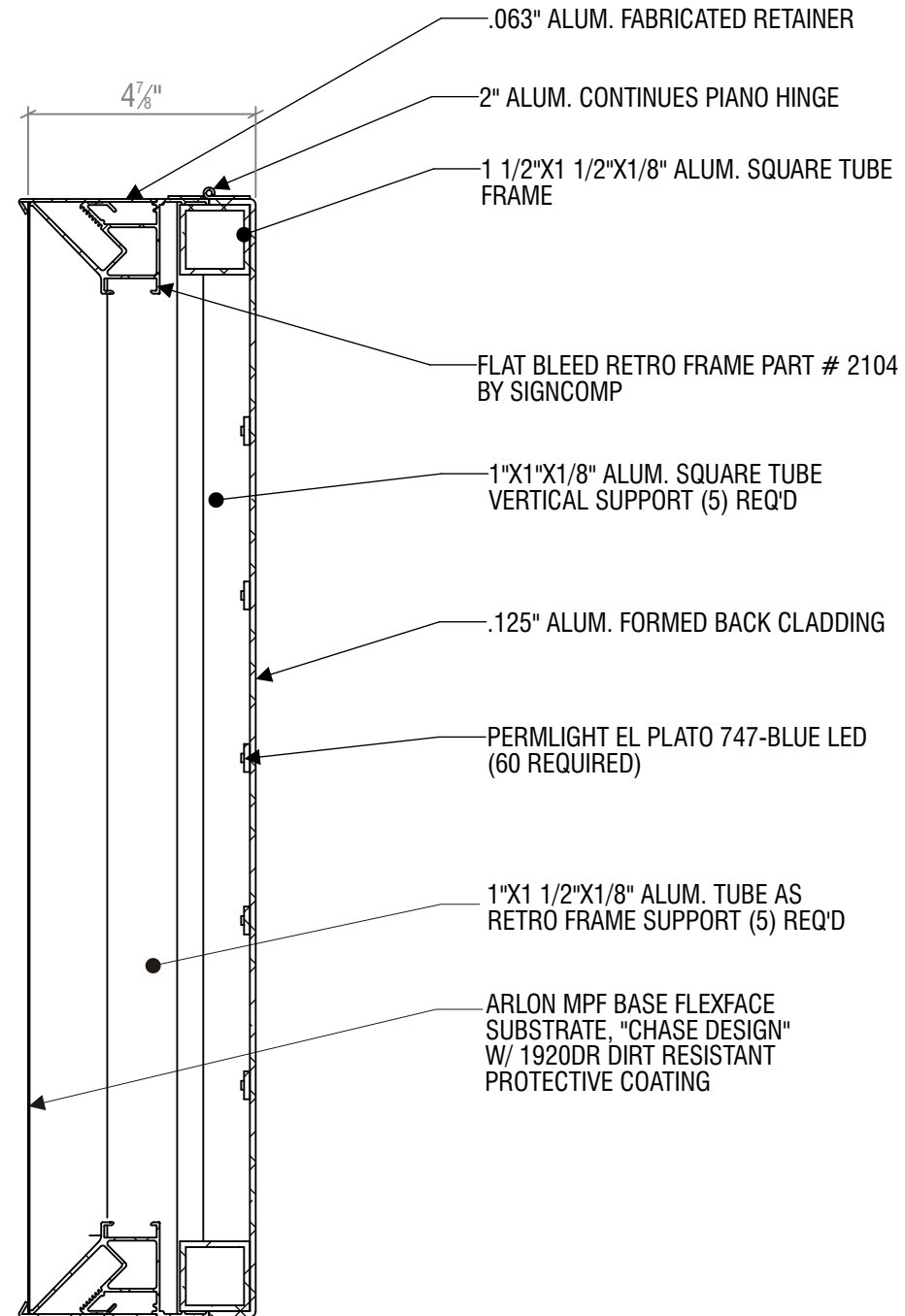
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Drawing Number: 10-00763
Work Order Number: 50134

- R1 - 7/29/10 - Add (2) SUR-TTW-U to plan by ATM group. (sm)
- R2 - 9/1/10 - Add interior soffit bands in all windows of Chase space. (sm)
- R3: add elevations. 10.28.10 kendra
- R4: rmv octagon; move one set of soffit letters; fix site plan. 11.01.10 kendra
- R5: add new floor plan and add two soffit bands. 11.12.10 kendra
- R6: add new elevations. 11.23.10 kendra
- R7: add ATM pack. 12.03.10 kendra
- R8: update dimensions of ATM pack. 12.06.10 kendra
- R9: put letters on metal pans and relocate; add two interior octagons. 12.20.10 kendra
- R10: make pans larger; move soffit ltrs on west to another window. 12.21.10 kendra
- R11: chg elevations; make two options; option 1 add two more soffit band trssets; option 2: same as option 1 but make pan on south side larger. 12.22.10 kendra
- R12: chg channel letters to F-6. 12.29.10 kendra
- R13: add details. 12.29.10 kendra
- R14: (customer drawing) rmv ATM pack; rmv signs N1/N2; relocate West letterset. 1.04.11 kendra
- R15: (detail drawing) rmv ATM pack; rmv signs N1/N2; relocate West letterset. 1.04.11 kendra
- R16: customer drawing; update elevations. 1.07.11 kendra
- R17: detail. drawing; update elevations. 1.07.11 kendra



D-D
17

VERTICAL SECTION SOFFIT BAND

Scale: 3" = 1'-0"



Signtech™

4444 Federal Blvd. San Diego CA 92102
 Phone: (619) 527-6100 / Fax: (619) 527-6111
www.signtechUSA.com



**JP Morgan Chase Bank
 #20658**

Van Ness Civic Center
 500 Van Ness Ave
 San Francisco, CA.

Date: 07/27/10
 Salesperson: Arthur Navarro
 Coordinator: Ashley Gottschang
 Designer: Scott Moller
 Scale: As noted

Revisions	
△	△
△	△
△	△
△	△
△	△

CUSTOMER APPROVAL

Customer Signature _____ Date _____
COPY, COLORS & SIZES

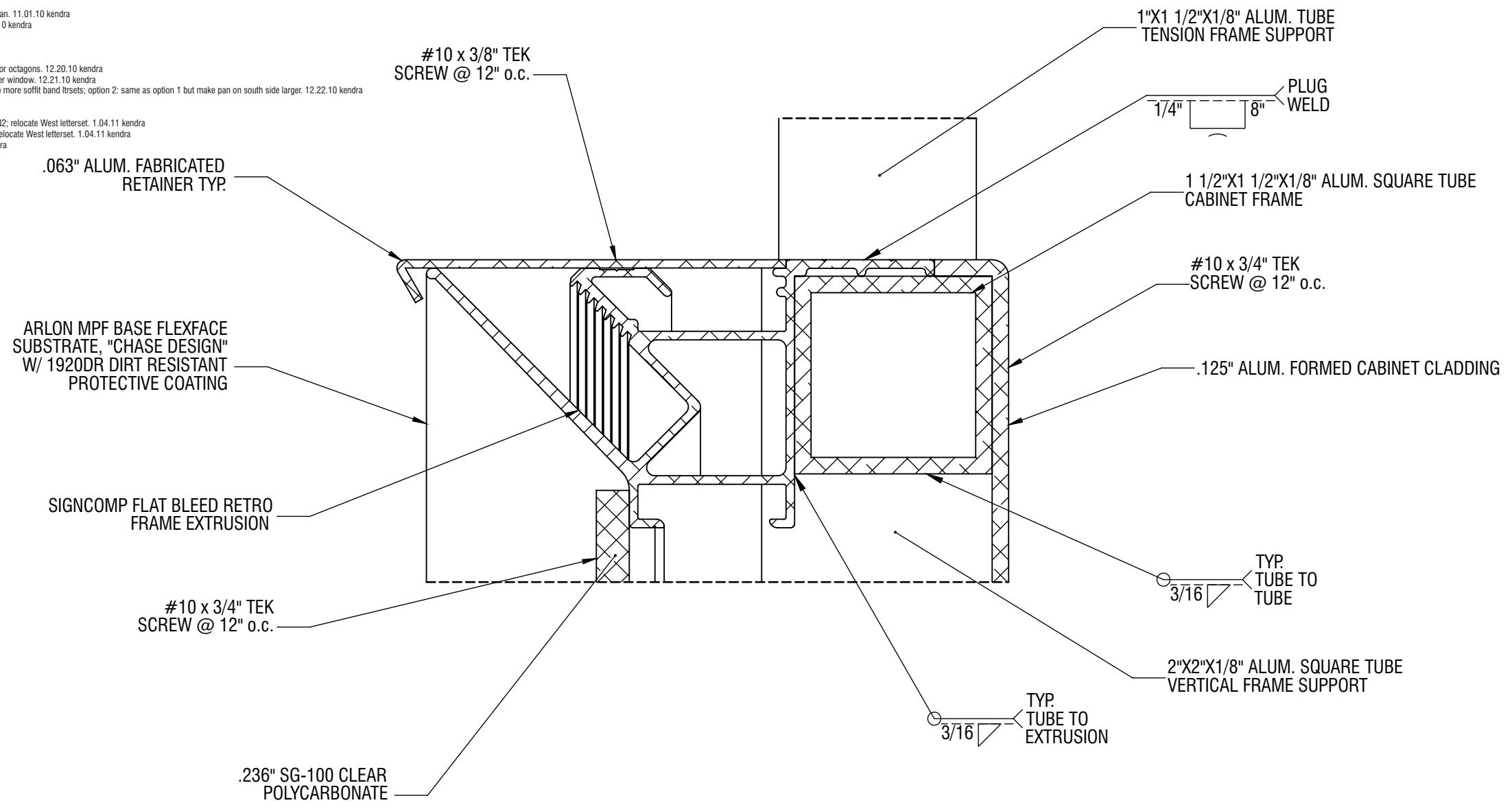
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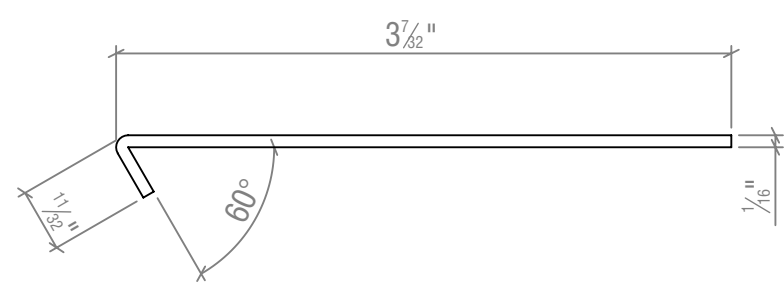
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G **DETAIL**
Scale:ACTUALSIZE



DETAIL A
SCALE 1 : 1



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SURROUNDING PHOTOS



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