



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Appropriateness Case Report Consent Calendar

HEARING DATE: MARCH 2, 2010

Filing Date: January 12, 2011
Case No.: **2011.0023A**
Project Address: **87 MCALLISTER STREET**
Historic Landmark: Civic Center Historic District
Zoning: C-3-G (Downtown General Commercial)
80-X Height and Bulk District
Block/Lot: 0351/053
Applicant: Steve Peterson
652 Lockhaven Drive
Pacifica, CA 94044
Staff Contact Pilar LaValley - (415) 575-9084
pilar.lavalley@sfgov.org
Reviewed By Tim Frye - (415) 575-6822
tim.frye@sfgov.org

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San Francisco,
CA 94103-2479

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Planning
Information:
415.558.6377

PROPERTY DESCRIPTION

87 MCALLISTER STREET, southeast corner of McAllister and Leavenworth Streets, Assessor's Block 0351, Lot 053. The Classical Revival, five-story building was constructed in 1908 based on a design by architects Henry H. Meyers and Clarence R. Ward. The building is clad in yellow brick and has rusticated coursing at the end bays, a projecting cornice, and keystones over upper floor window bays. The property is a contributing building to the Article 10-designated, and the National Register-listed, Civic Center Historic District, and is classified in Article 11 as a Category 1 – Significant building. It is located in a C-3-G (Downtown General Commercial) Zoning District and 80-X Height and Bulk District.

PROJECT DESCRIPTION

The proposed scope of work is for installation of one non-illuminated sign for a commercial (restaurant) tenant.

OTHER ACTIONS REQUIRED

Proposed work requires a Sign 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 will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The project proposes to maintain the building in its historic commercial use 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 installation of a compatible new sign. There will be no removal of historic materials or alteration of features and spaces that characterize the property.

Standard 3: Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

The proposed work will be compatible with the subject building but will be clearly contemporary to avoid creating a false sense of historical development.

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

The proposed sign will avoid the existing prism glass transom and terra cotta stringcourse, which are distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize the property. The new sign will attach through mortar joints in the brick and the contemporary portion of the storefront system and will not cover or physically impact distinctive features and finishes of the building.

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 proposed work is not anticipated to destroy historic materials, features, or spatial relationships that characterize the property. The new sign will be differentiated from the old and are compatible with the historic materials, finishes, size, scale, and proportion of the building.

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.

The proposed work is reversible as removal in the future will not impair the essential form or fabric of the historic building.

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 that the proposed project will not adversely affect the subject building or historic district.

The new sign will attach through mortar joints in the brick and the contemporary portion of the storefront system and will not cover or physically impact distinctive features and finishes of the building. The proposed sign will avoid the existing prism glass transom and terra cotta stringcourse, which are distinctive features that characterize the property. Staff finds that the proposed non-illuminated sign 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 be compatible with the extant historic fabric of the building and the character of the district and will be reversible.

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 for Rehabilitation*.

PLANNING DEPARTMENT RECOMMENDATION

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

ATTACHMENTS

Draft Motion
Photographs
Plans

PL: G:\DOCUMENTS\87 McAllister CofA\Certificate of Appropriateness Case Report.doc



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Draft Motion

HEARING DATE: MARCH 2, 2010

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Reviewed By Tim Frye – (415) 575-6822
tim.frye@sfgov.org

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 053 IN ASSESSOR'S BLOCK 0351, WITHIN THE CIVIC CENTER HISTORIC DISTRICT, A C-3-G (DOWNTOWN GENERAL COMMERCIAL) ZONING DISTRICT, AND A 80-X HEIGHT AND BULK DISTRICT.

PREAMBLE

WHEREAS, on January 12, 2011, Steve Peterson on behalf of the property owner ("Project Sponsor") filed an application with the San Francisco Planning Department ("Department") for a Certificate of Appropriateness to install one non-illuminated business sign at the subject building located on Lot 053 in Assessor's Block 0351.

WHEREAS, the Project was determined by the Department to be categorically exempt from environmental review. The Historic Preservation Commission ("Commission") has reviewed and concurs with said determination.

WHEREAS, on March 2, 2011, the Commission conducted a duly noticed public hearing on the current project, Case No. 2011.0023A ("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 the Certificate of Appropriateness, in conformance with the sign plans dated February 11, 2011 and labeled Exhibit A on file in the docket for Case No. 2011.0023A based on the following findings:

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 landmark.

- That the proposed work is compatible with the building and district with respect to materials, color, texture, detail, style, and scale and proportion.
- That proposed work will not damage or destroy the exterior architectural appearance of the subject building.
- That the proposed work will be compatible with the character of the building and district.
- That the essential form and integrity of the historic district would be unimpaired if the proposed improvements were removed at a future date.
- That the proposal is in conformance the *Secretary of the Interior's Standards for Rehabilitation* and requirements of Article 10.
- 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 3.

Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

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 a commercial (restaurant) tenant improvement that it not anticipated to 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 building in conformance with the Secretary of the Interior's Standards for Rehabilitation.

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

The project will have no impact to housing supply.

- 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.

- 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 unaffected by the proposed work. Any construction or alteration associated with the project will be executed in compliance with all applicable construction and safety measures.

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

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

- 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 parks and open space.

5. For these reasons, the proposal 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 a Certificate of Appropriateness** for the property located at Lot 053 in Assessor's Block 0351 for proposed work in conformance with the sign plans dated February 11, 2011 and labeled Exhibit A on file in the docket for Case No. 2011.0023A.

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 March 2, 2011.

Linda D. Avery
Commission Secretary

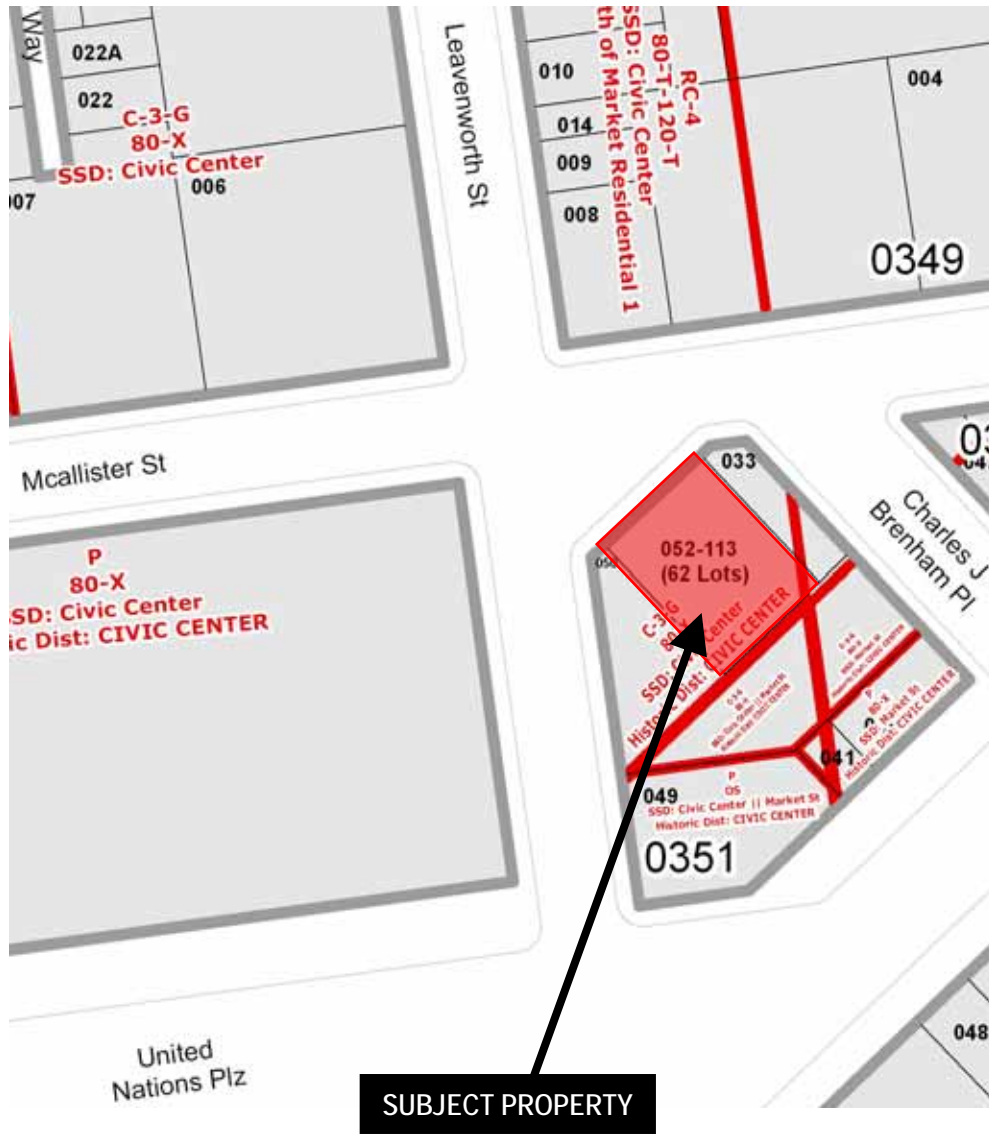
AYES:

NAYS:

ABSENT:

ADOPTED: March 2, 2011

Parcel Map

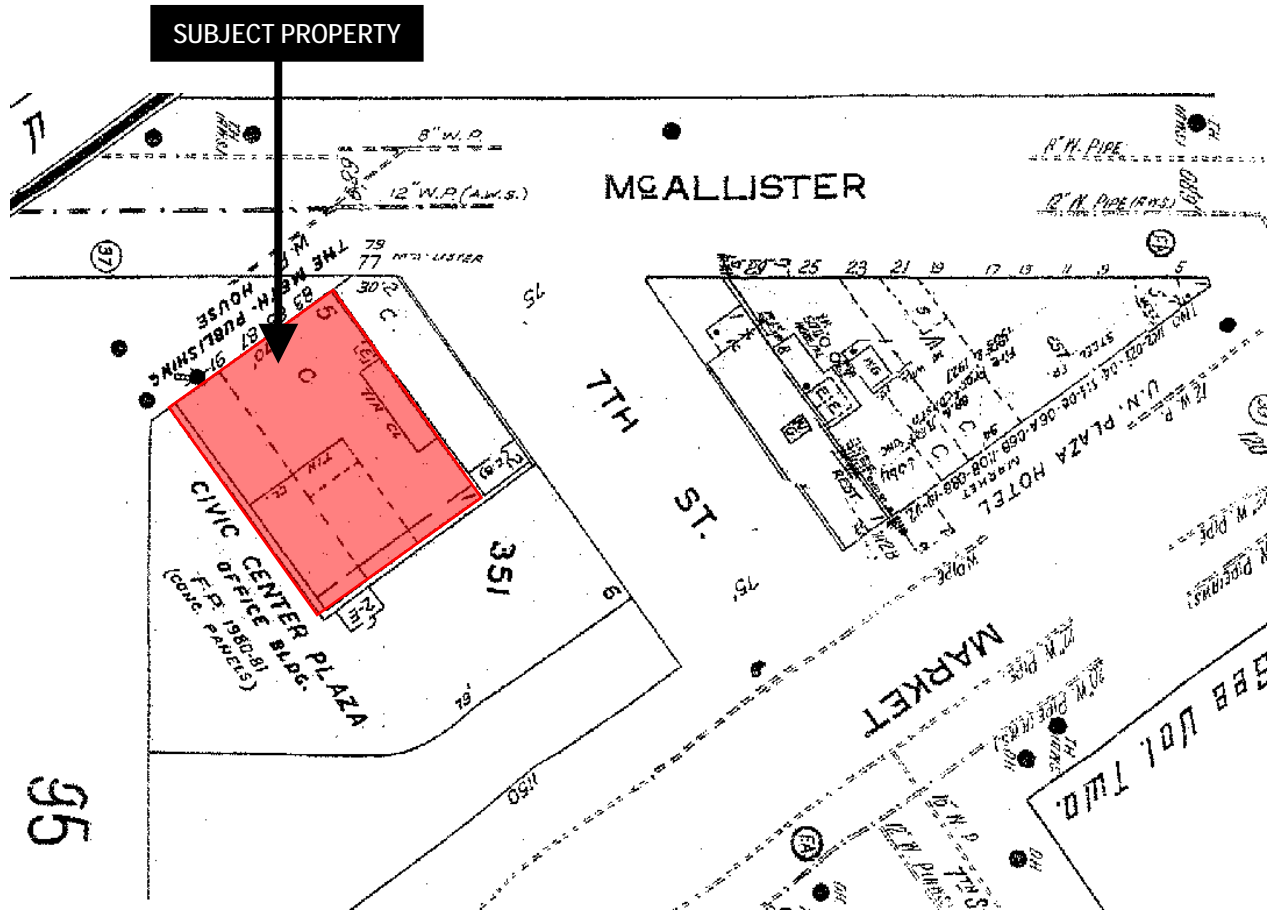


SUBJECT PROPERTY



Certificate of Appropriateness Hearing
Case Number 2011.0023A
87 McAllister Street

Sanborn Map*

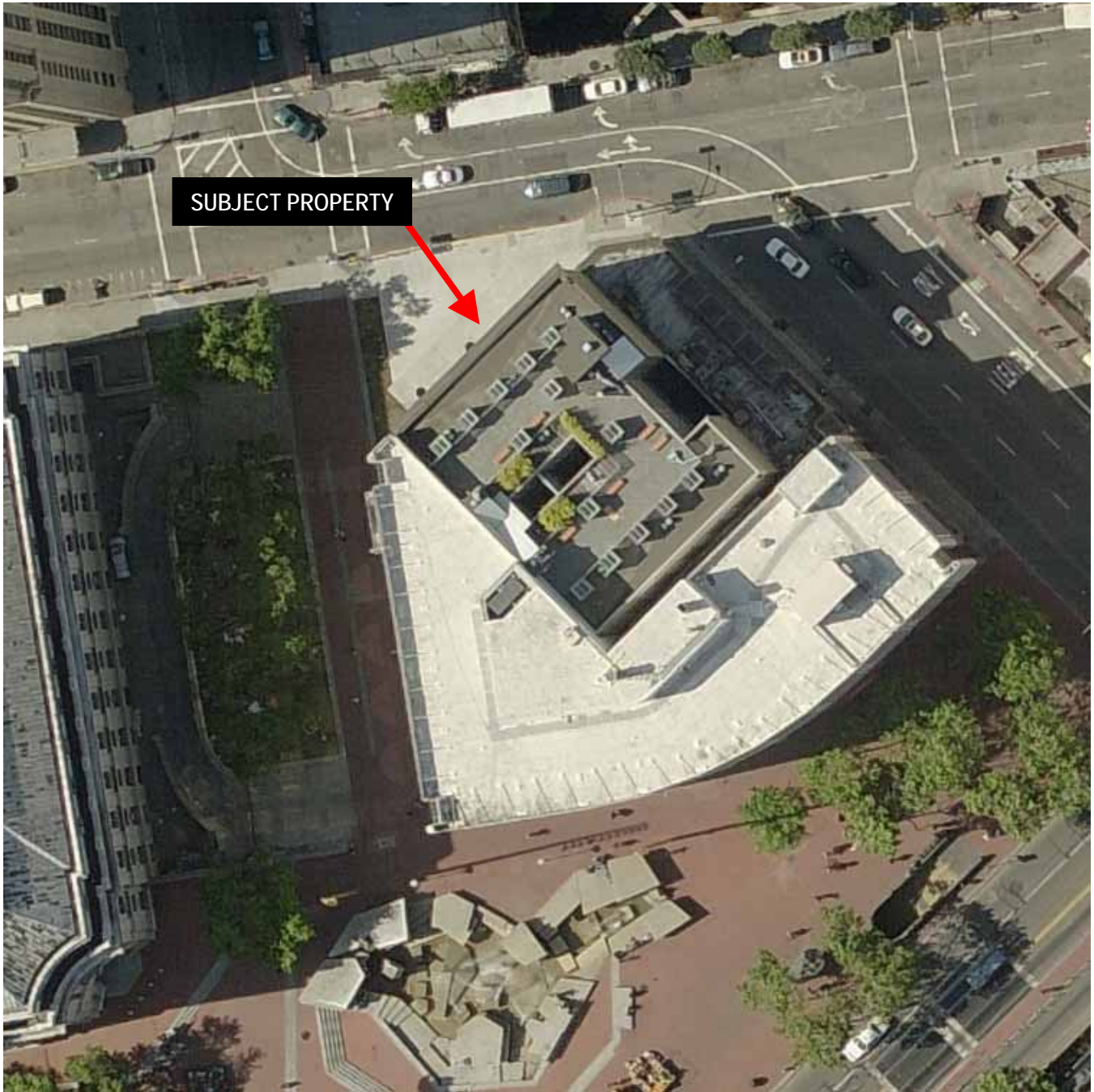


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Certificate of Appropriateness Hearing
Case Number 2011.0023A
87 McAllister Street

Aerial Photo



Aerial Photo



SUBJECT PROPERTY
VAN NESS FACADE



Certificate of Appropriateness Hearing
Case Number 2011.0023A
87 McAllister Street



SAN FRANCISCO PLANNING DEPARTMENT

Historical Resource Review Form

Address of Project: 87 McAllister St
 Cross Streets: _____ Block/Lot: 0351/053
 Case No. 2011.0023A Permit No. _____

1650 Mission St.
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 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: 2/11/11

- 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
	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:

	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.
	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 LAVALLON

Signature: M. Pilar Lavallon Date: 2/24/11

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

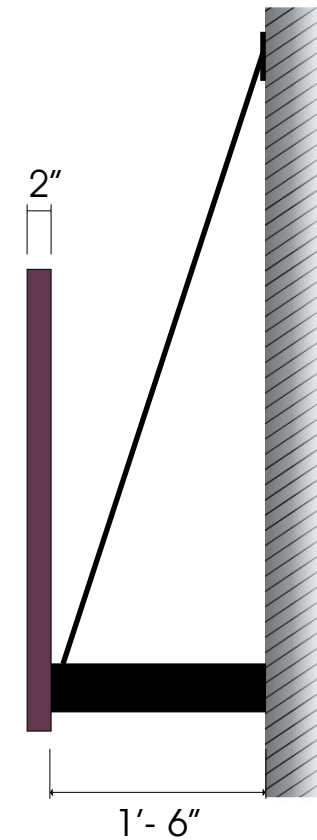
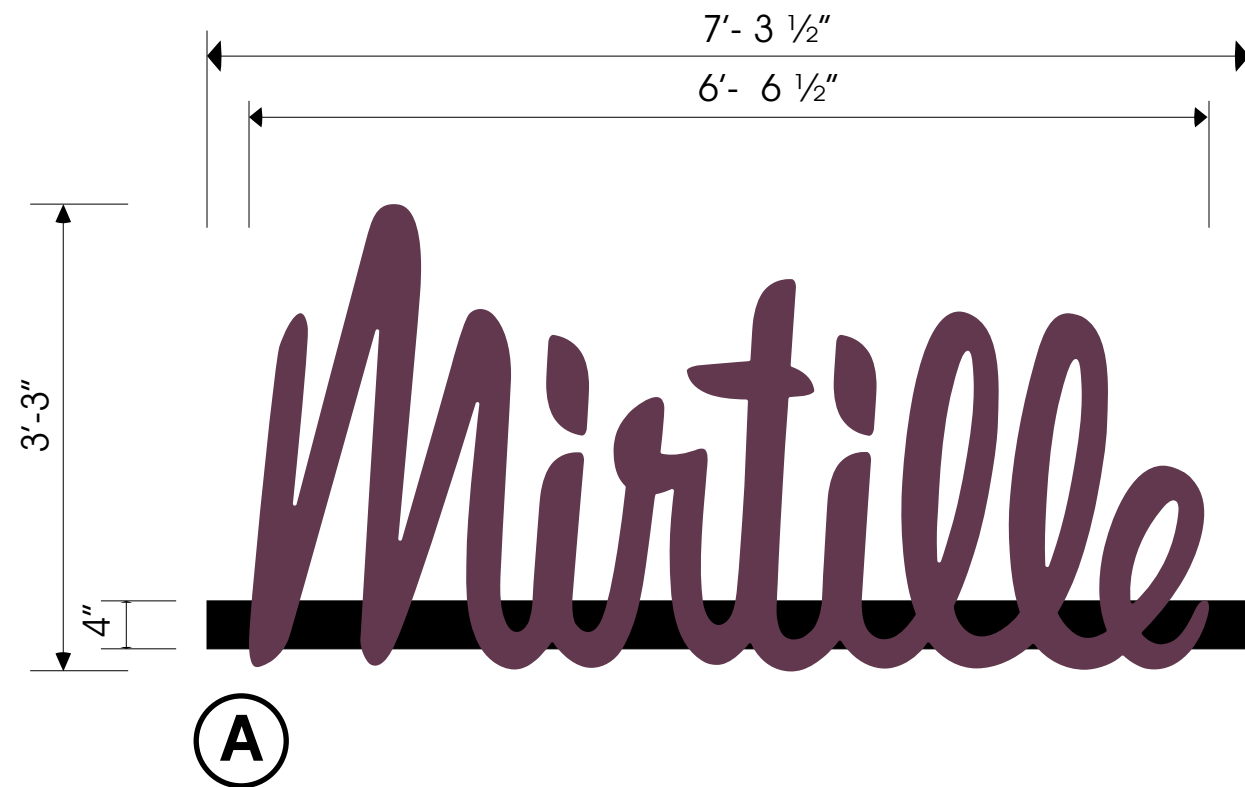
If "Category A," save to [I:\MEA\Historical Resources\Category A Admin Catex].



87 McAllister St
San Francisco, CA 94102

SALES: BOB KIEREJCZYK
DRAWING / JOB
DATE: 11/12/10
DRAWN BY: JACK DUBOIS
SCALE : 3/4" = 1'-0"

Revision	Date	Description
#1	11-15-10	Revise copy, callouts
#2	11-23-10	Revise per cust. Notes
#3	11-29-10	Revise per cust. Artwork
#4	12-12-10	Revise height of sign
#5	2-11-11	Revise projection to 18"



Storefront sign displays

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

Sign A - Non-Illuminated 2" Deep Fabricated Alum. letters Pnt'd Matthews to match PMS #5195c, satin finish. 4" Sq. Tube Horiz. Support to be Pnt'd Matthews Black #282-204, satin finish.

SALESAPPROVAL

CUSTOMERAPPROVAL

LANDLORDAPPROVAL

CONCEPTUALDRAWINGONLY:
Dimensionsareapproximate&maychangedueto constructionfactorsorexactfieldconditions. Colors shownareascloseasprintingwill allow;always followwrittenspecifications.
ALLRIGHTSRESERVED:Thisdesignhasbeencreated foryouinconnectionwithaprojectbeingplannedfor youbyADART. Itmaynotbeshowntoanyoneoutside yourorganization,andmaynotbereproduced inanyannerwithoutpriorconsent.



87 McAllister St
San Francisco, CA 94102

SALES: MARK ZANNIS
DRAWING / JOB
DATE: 11/12/10
DRAWN BY: JACK DUBOIS
SCALE : 3/16" = 1'-0"

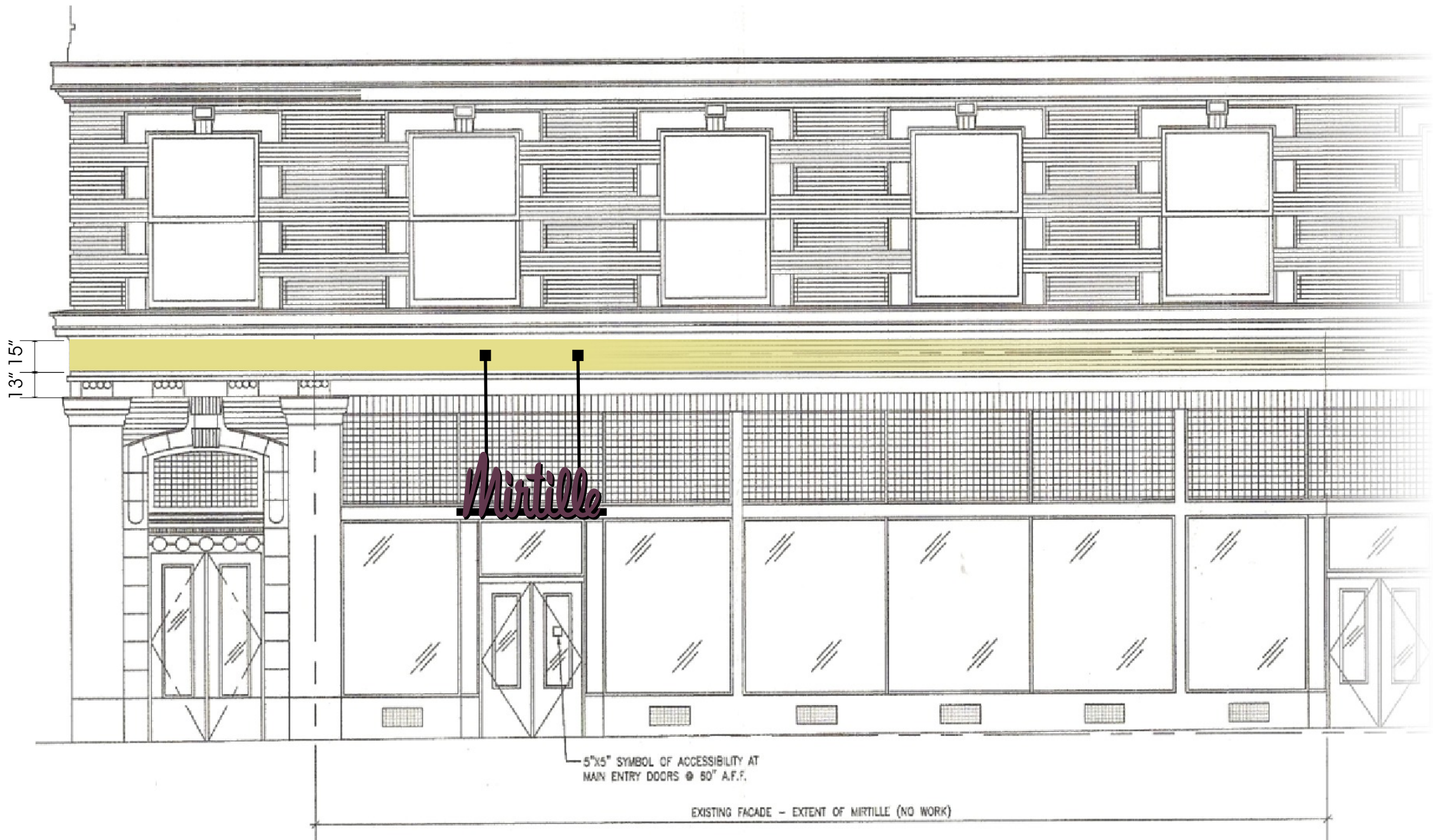
Revision	Date	Description
#1	11-15-10	Revise signs on elev.
#2	11-23-10	Revise elevations
#3	11-29-10	Revise signs on elev.
#4	12-12-10	Revise height of sign

SALES APPROVAL _____

CUSTOMER APPROVAL _____

LANDLORD APPROVAL _____

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Scale: 3/16" = 1'-0"

5"X5" SYMBOL OF ACCESSIBILITY AT MAIN ENTRY DOORS @ 60" A.F.F.

EXISTING FACADE - EXTENT OF MIRTILLE (NO WORK)



87 McAllister St
San Francisco, CA 94102

SALES: BOB KIHEREJCZYK
DRAWING / JOB
DATE: 11/12/10
DRAWN BY: JACK DUBOIS

Revision	Date	Description
#1	11-15-10	Revise copy, callouts
#2	11-23-10	Revise per cust. Notes
#3	11-29-10	Revise per cust. Artwork
#4	12-12-10	Revise height of sign
#5	2-11-10	Delete projecting sign

SALES APPROVAL

CUSTOMER APPROVAL

LANDLORD APPROVAL

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PHOTO OVERLAY



87 McAllister St
San Francisco, CA 94102

SALES: BOB KIHEREJCZYK
DRAWING / JOB
DATE: 11/12/10
DRAWN BY: JACK DUBOIS

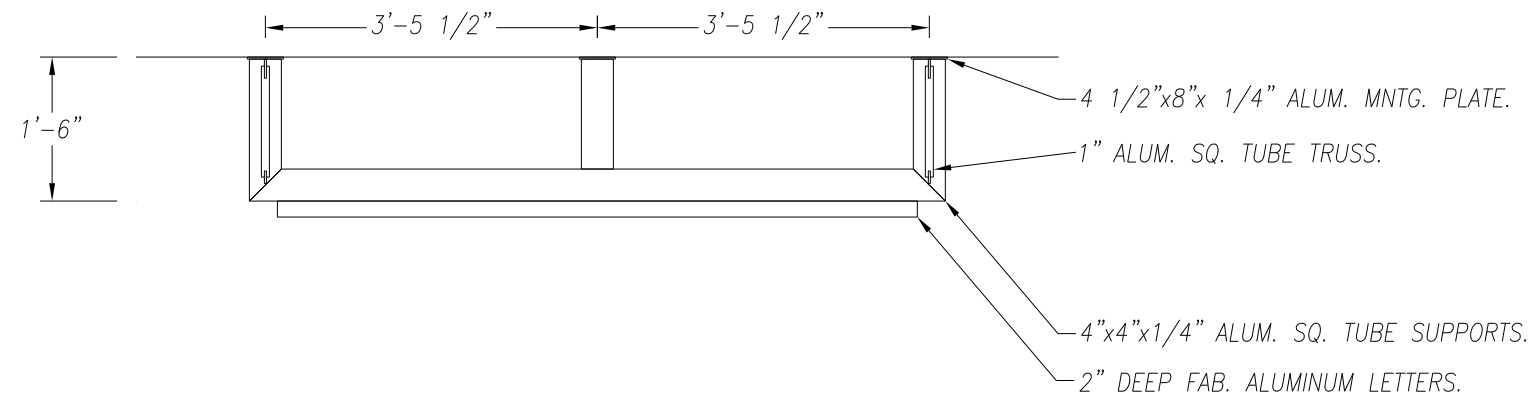
Revision	Date	Description

SALES APPROVAL _____

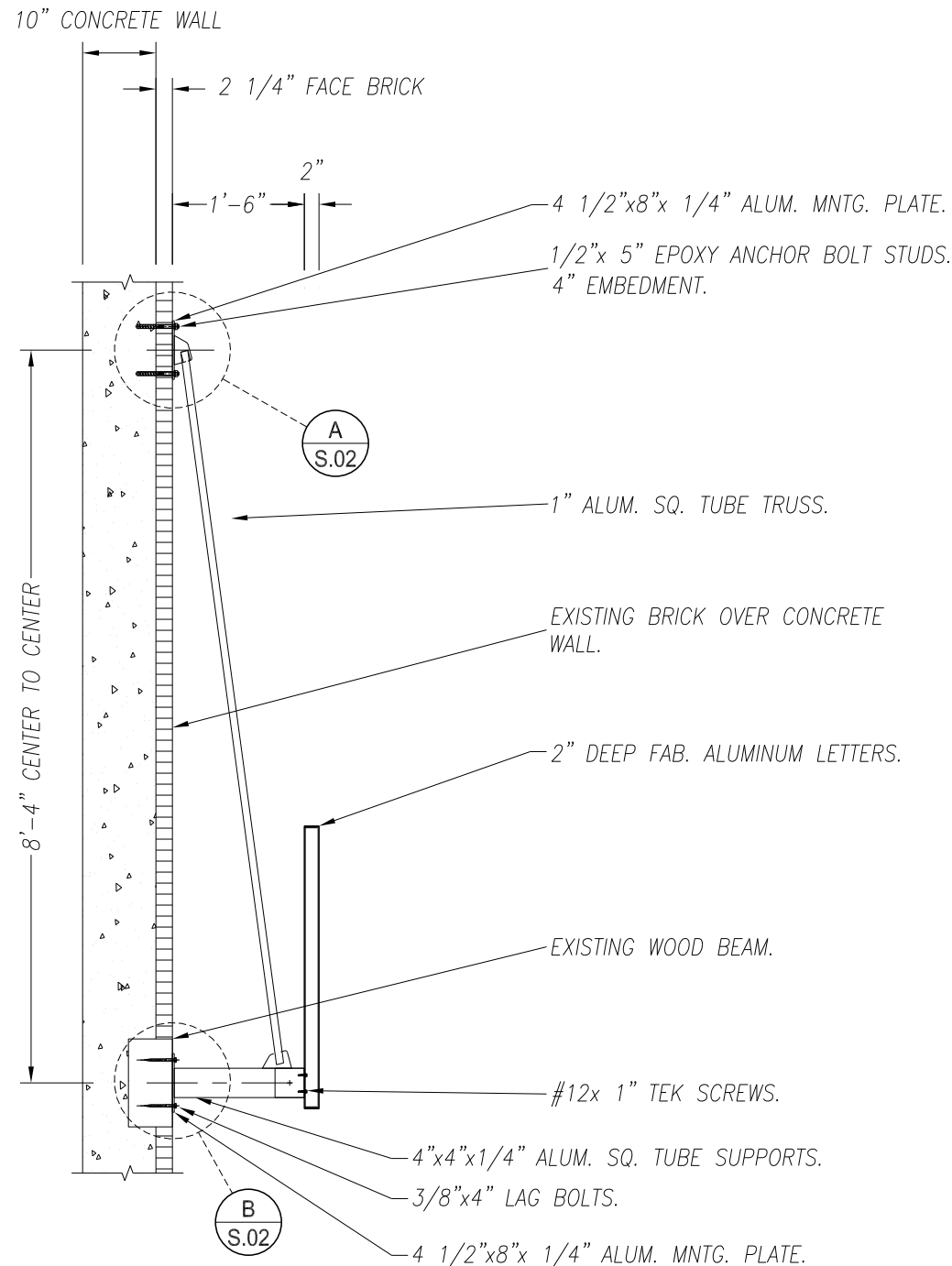
CUSTOMER APPROVAL _____

LANDLORD APPROVAL _____

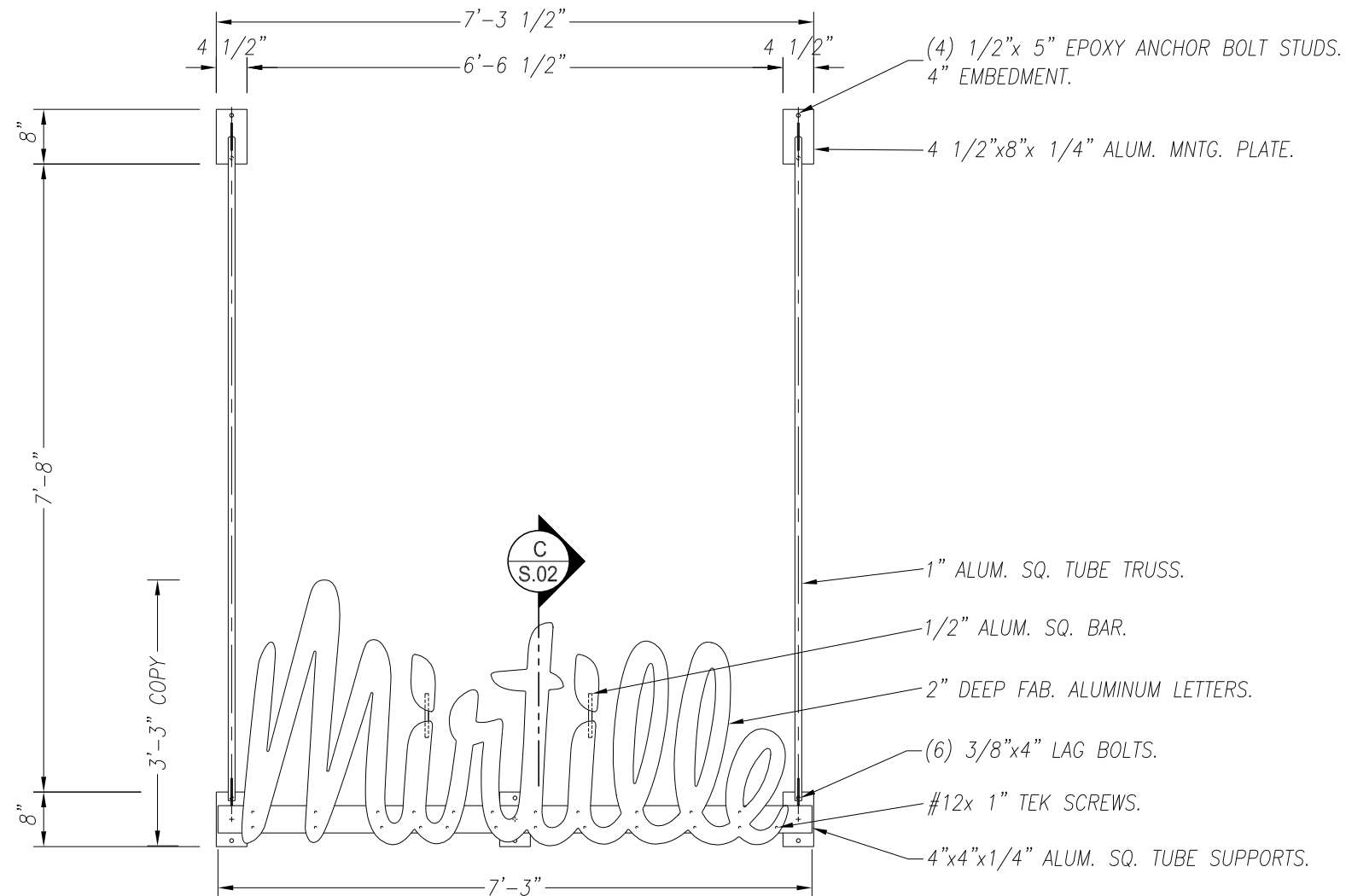
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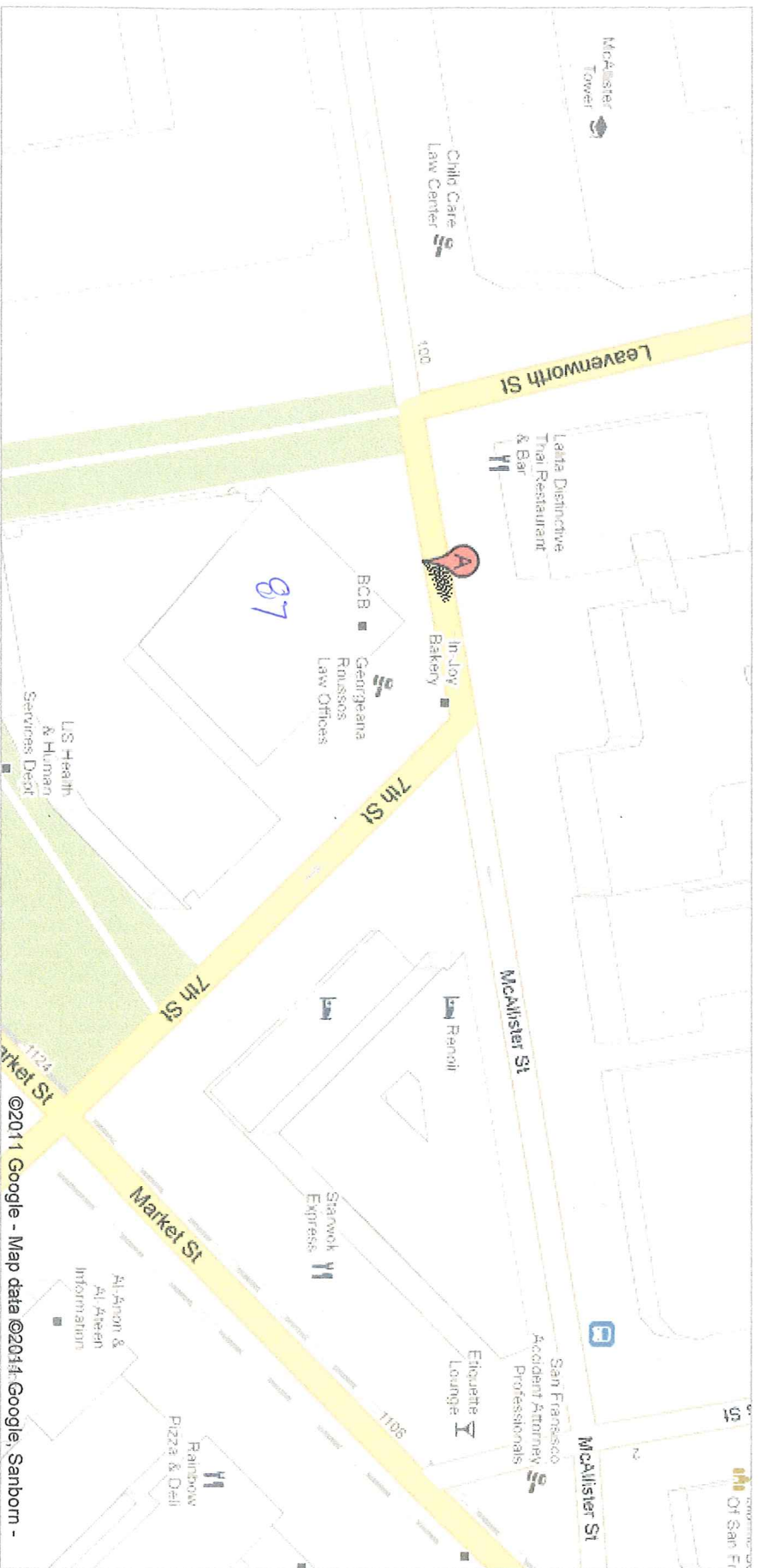
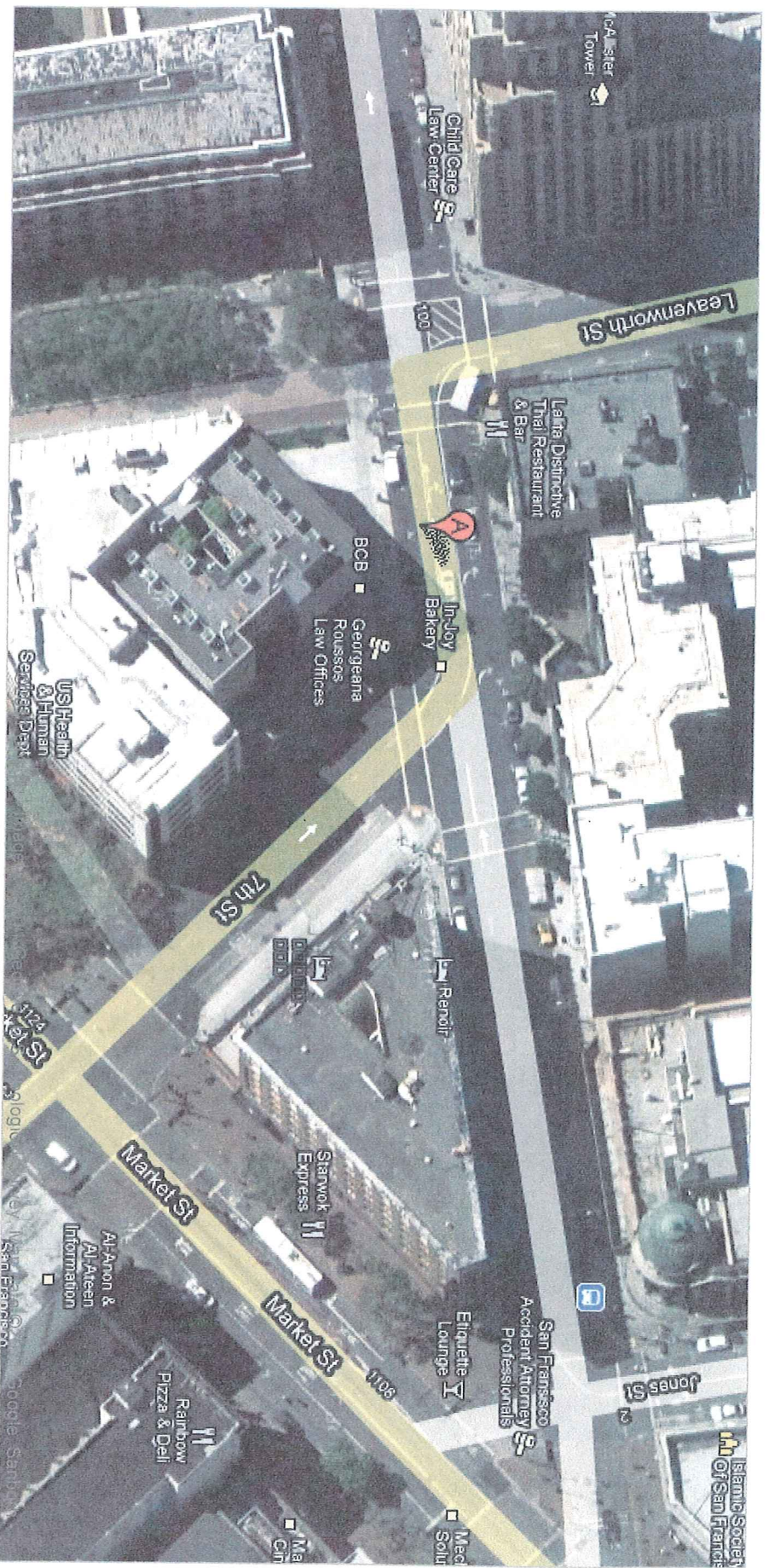
PLAN VIEW
SCALE: 1/2"=1'-0"



END VIEW
SCALE: 1/2"=1'-0"



ELEVATION VIEW
SCALE: 1/2"=1'-0"



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DISPLAY A

Drawing Name: Mirtille 02.17.11 1.dxf
Date: 01.26.11

Revision	Date	Description
02.17.11		

SALES APPROVAL

CUSTOMER APPROVAL

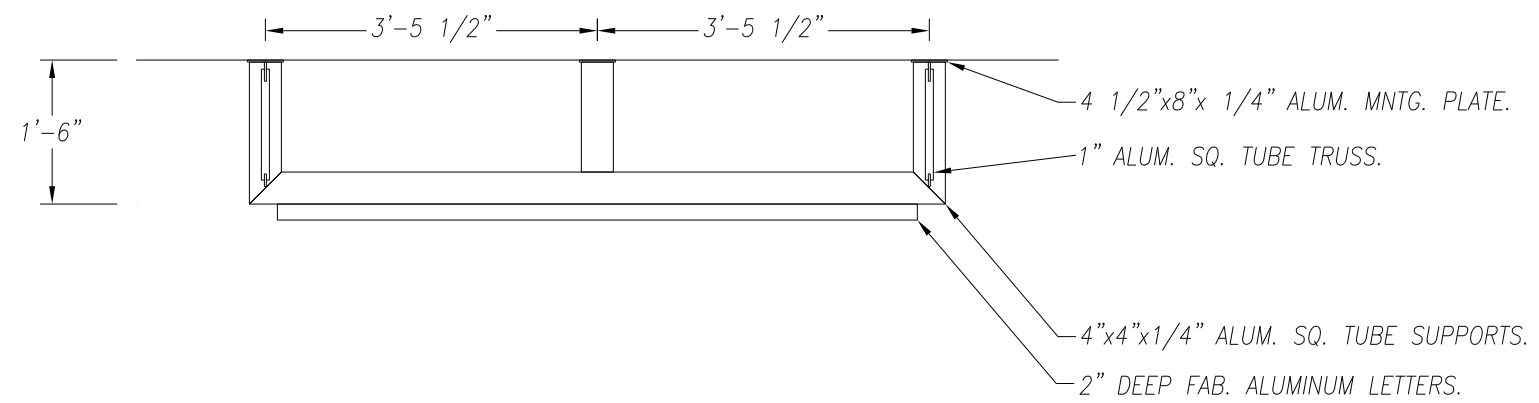
LANDLORD APPROVAL

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Dimensions are approximate & may change due to construction factors or exact field conditions.
Colors shown are as close as printing will allow; always follow written specifications.

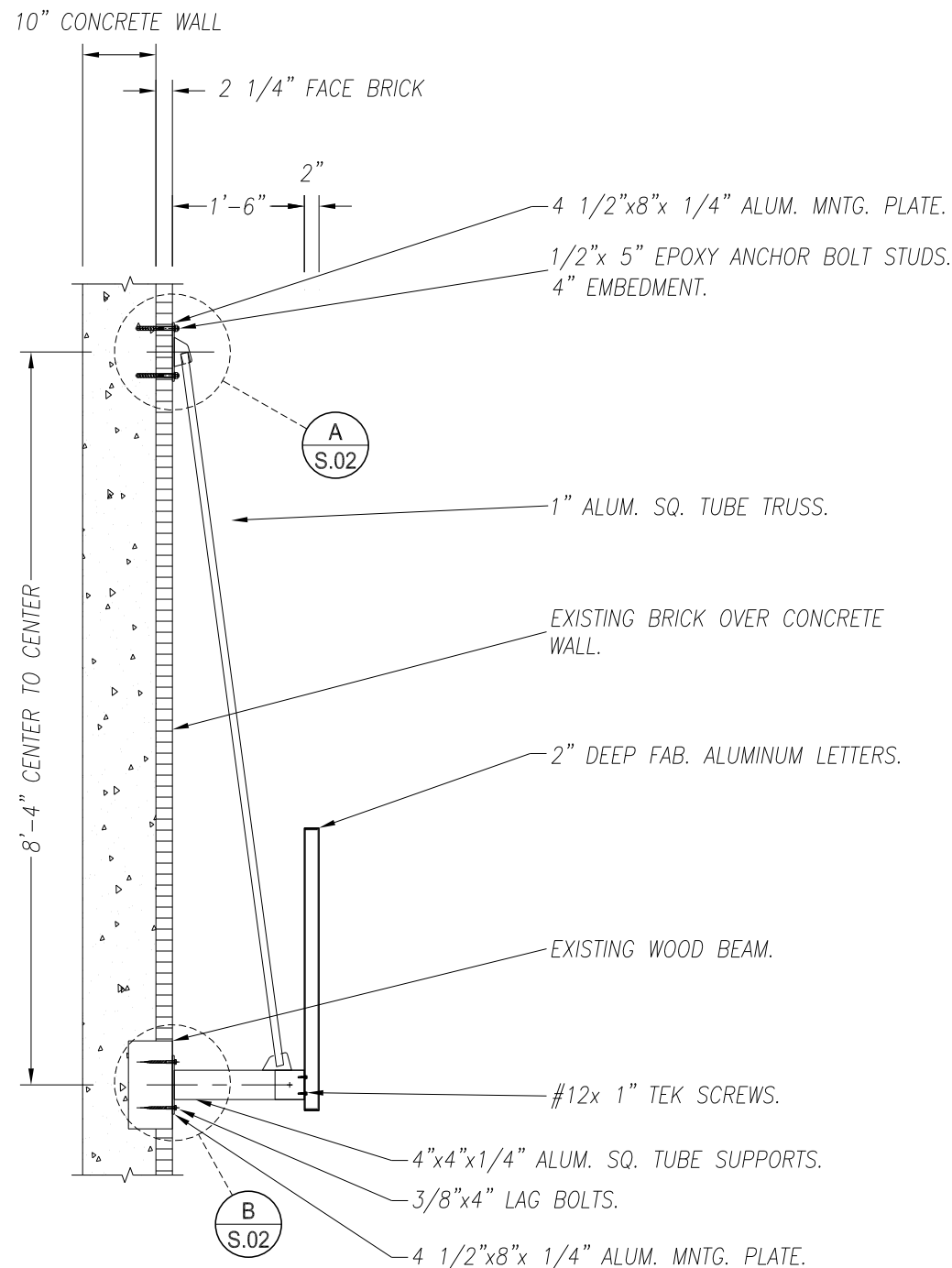
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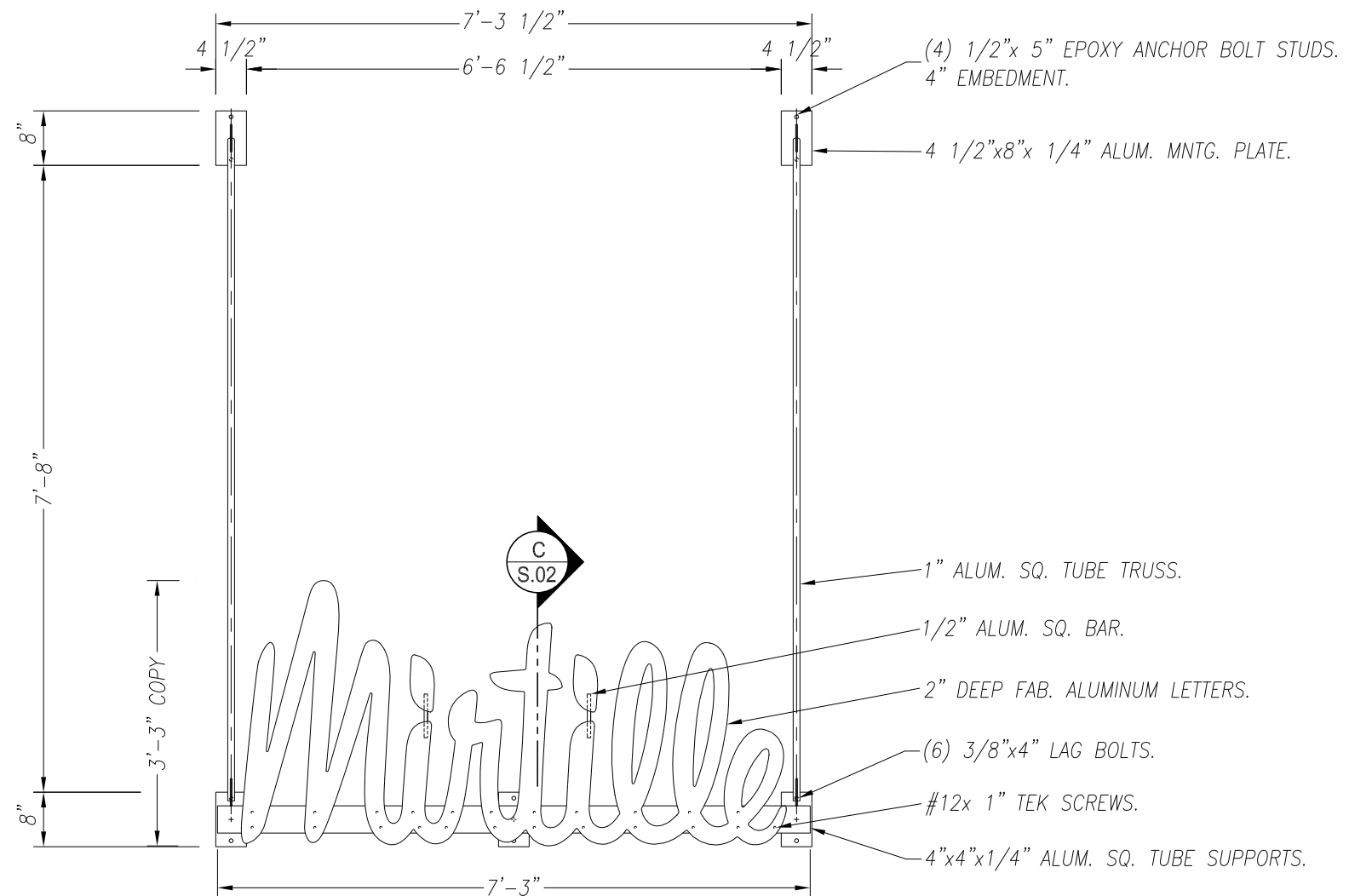
S.01



PLAN VIEW
SCALE: 1/2"=1'-0"



END VIEW
SCALE: 1/2"=1'-0"



ELEVATION VIEW
SCALE: 1/2"=1'-0"