



STREETSCAPE PLANS
ALEXANDRIA MIXED-USE BUILDING

5400 Geary Boulevard at 18th Avenue • San Francisco, California



Existing Alexandria Theatre at 5400 Geary Boulevard

New Mixed Use Building at 365 - 369 18th Avenue

341 - 343 18th Avenue
(for reference only)



CONDITIONAL USE APPLICATION
OCTOBER 2, 2012

ALEXANDRIA MIXED-USE BUILDING

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Existing Alexandria Theatre at 5400 Geary Boulevard

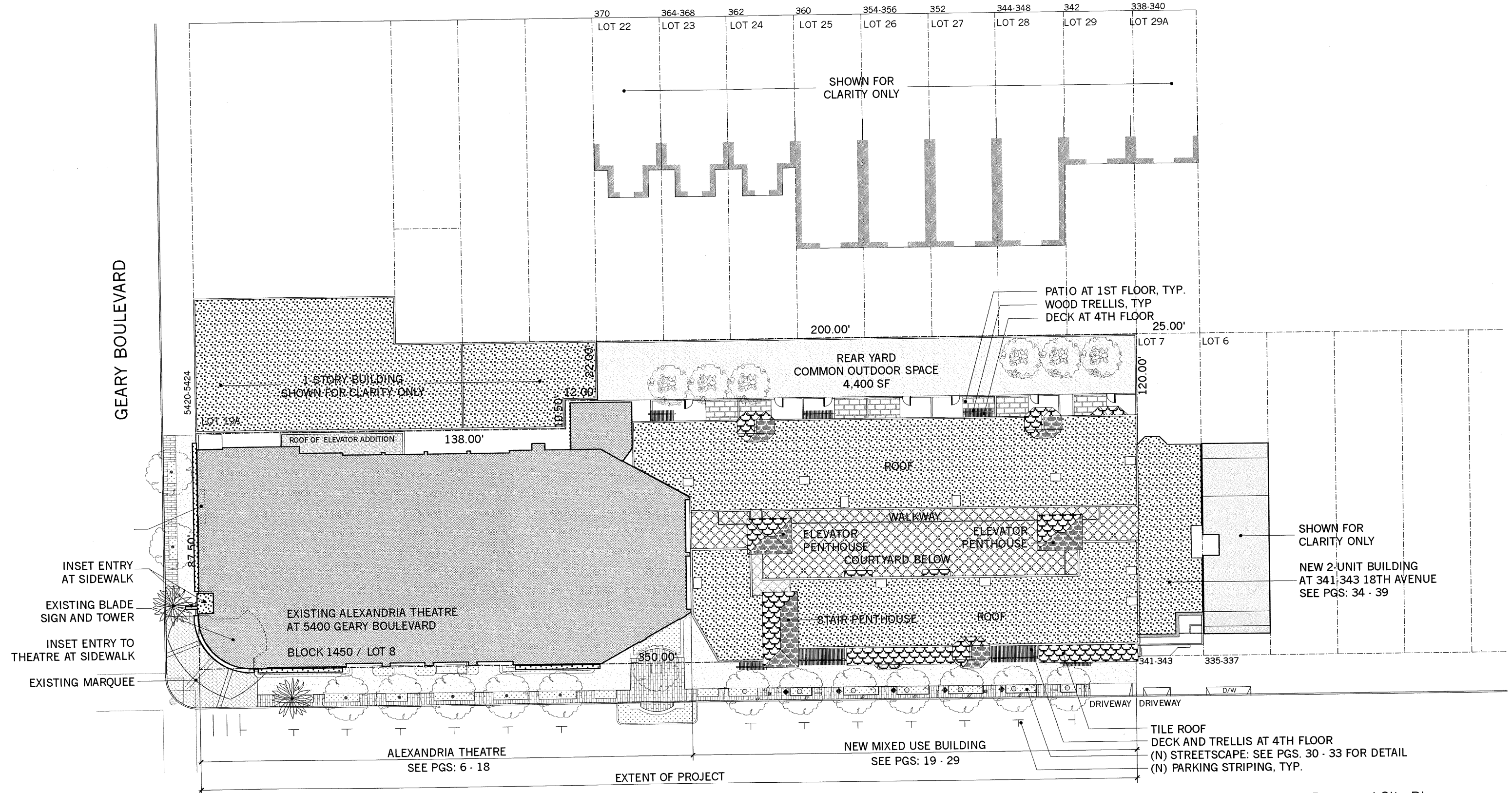
New Mixed Use Building at 365 - 369 18th Avenue

341 - 343 18th Avenue
(for reference only)

RECEIVED
OCT 02 2012
CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
RECEPTION DESK

19TH AVENUE

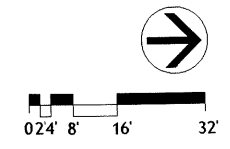
GEARY BOULEVARD

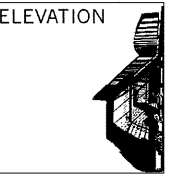


18TH AVENUE

Proposed Site Plan
PLANS DATED: OCTOBER 2, 2012

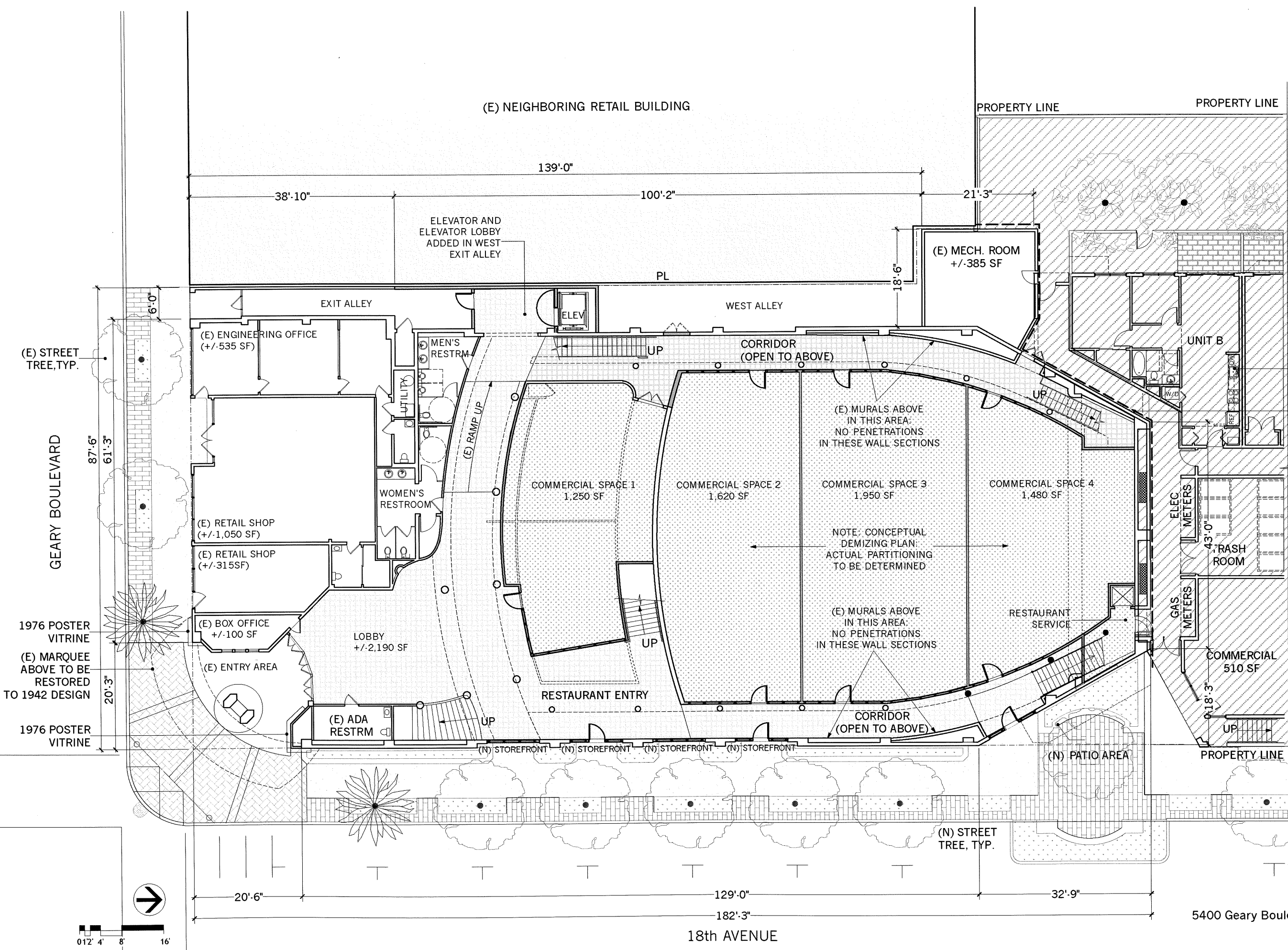
ALEXANDRIA MIXED USE BUILDING
5400 Geary Boulevard • San Francisco, CA 94121





1099 - 23rd Street, Suite 18
San Francisco, CA 94107

415.537.1125 v
415.821.1121 f
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(N) MULTI-USE BUILDING
LINE BETWEEN (E) BUILDING AND NEW CONSTRUCTION

EXISTING SPACE USE: 1ST FLOOR

(E) RESTROOMS	600 SF
(E) OFFICE SPACE	540 SF
(E) RETAIL SPACE	1,436 SF
(E) MECHANICAL ROOM	400 SF
STORAGE	1,132 SF
LOBBY	2,500 SF
THEATER (INC. STAGE)	6,000 SF

TOTAL FLOR AREA: 12,608 SF

PROPOSED SPACE USE: 1ST FLOOR

(E) RESTROOMS	600 SF
(E) OFFICE SPACE	540 SF
(E) RETAIL SPACE	1,180 SF
(E) MECHANICAL ROOM	400 SF
(N) COMMERCIAL SPACE	6,280 SF
LOBBY	2,190 SF
(N) CORRIDOR	1,418 SF

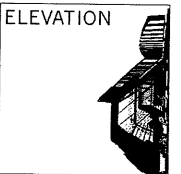
TOTAL FLOOR AREA: 12,608 SF

A-3
Proposed 1st Floor Plan

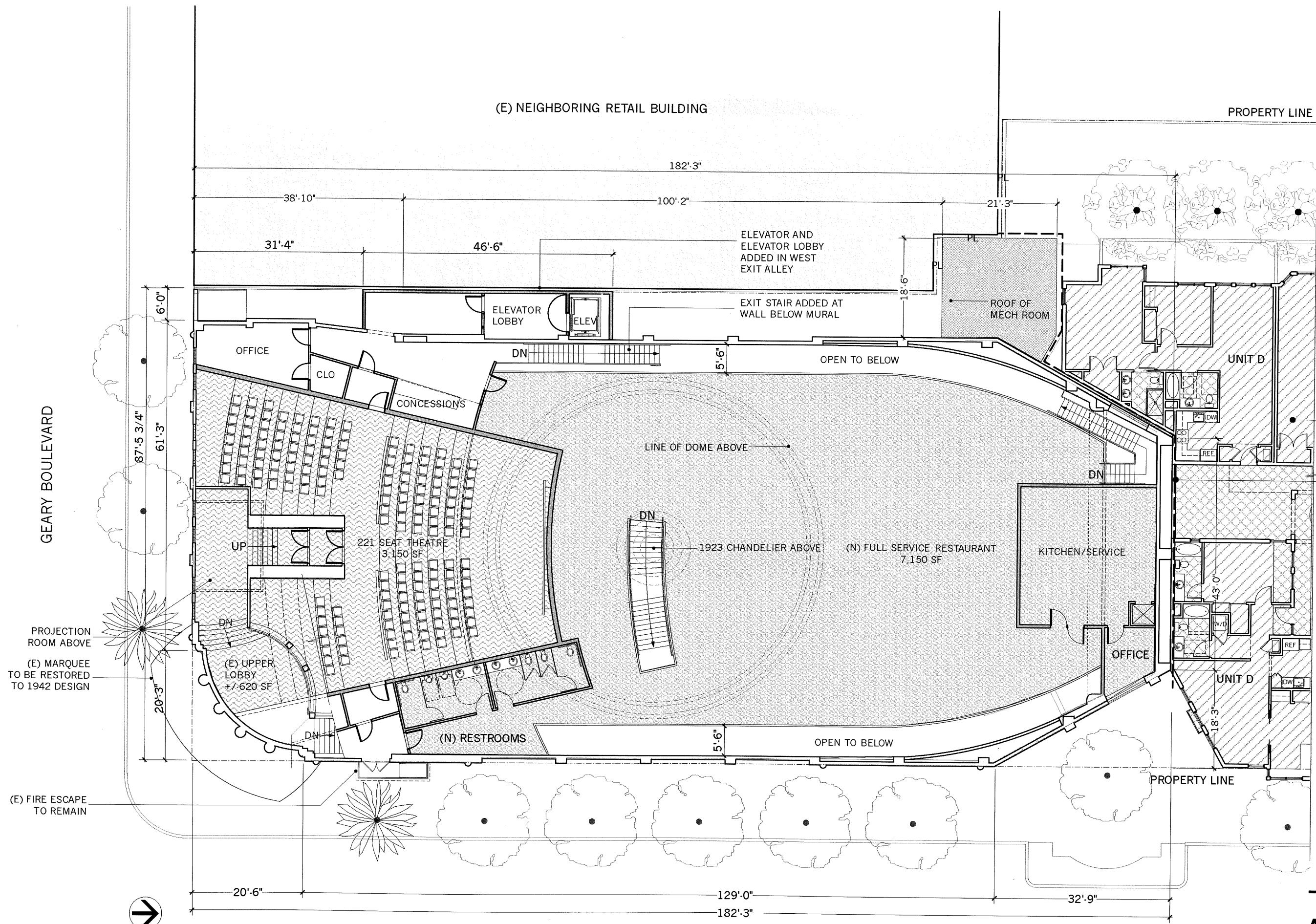
PLANS DATED: OCTOBER 2, 2012

ALEXANDRIA THEATRE

5400 Geary Boulevard • San Francisco, CA 94121



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EXISTING SPACE USE: 2ND FLOOR

OFFICE:	600 SF
HALL & BALCONY	600 SF
THEATER BALCONY 1	3,000 SF
THEATER BALCONY 2	2,000 SF
TOTAL FLOOR AREA:	6,200 SF

PROPOSED SPACE USE: 2ND FLOOR

OFFICE:	600 SF
HALL & BALCONY	600 SF
(N) THEATER	2,555 SF
(N) RESTAURANT	7,150 SF
TOTAL FLOOR AREA:	10,905 SF

GEARY BOULEVARD

(E) NEIGHBORING RETAIL BUILDING

PROPERTY LINE

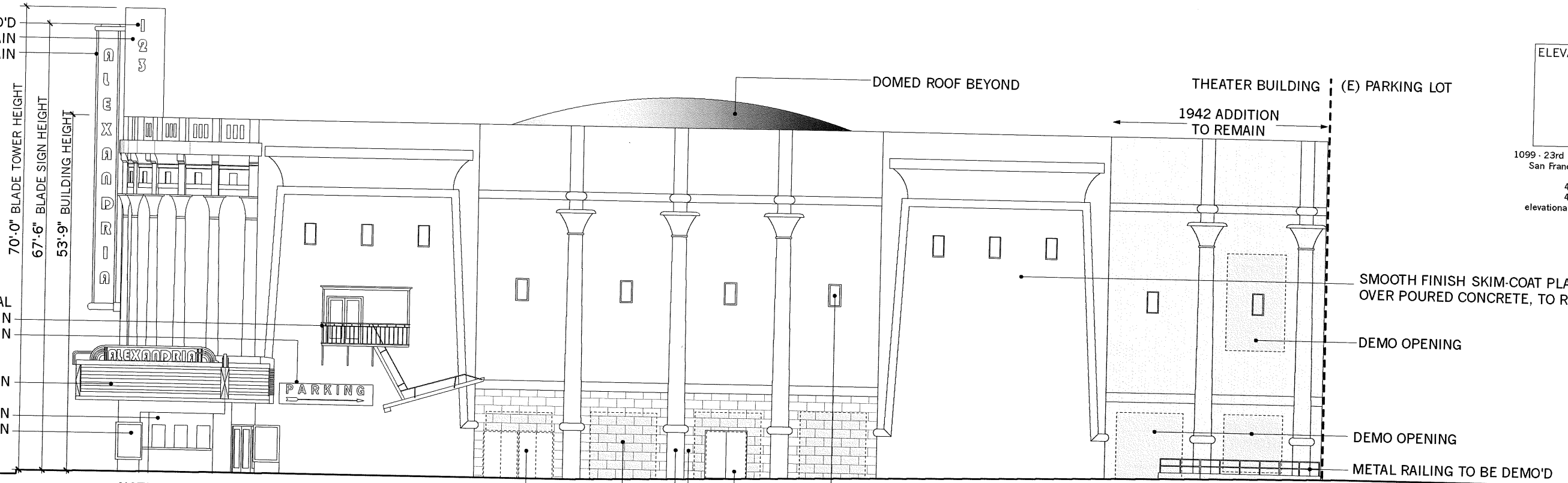
18th AVENUE

A-4
Proposed 2nd Floor Plan
 PLANS DATED: OCTOBER 2, 2012

ALEXANDRIA THEATRE
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1976 SIGNAGE TO BE DEMO'D
 1942 BLADE TOWER TO REMAIN
 1942 BLADE SIGN TO REMAIN



ELEVATION
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PAINTED METAL
 FIRE ESCAPE TO REMAIN
 METAL & NEON SIGN TO REMAIN
 1942 MARQUEE TO REMAIN
 1976 BOX OFFICE TO REMAIN
 1976 POSTER VITRINE TO REMAIN

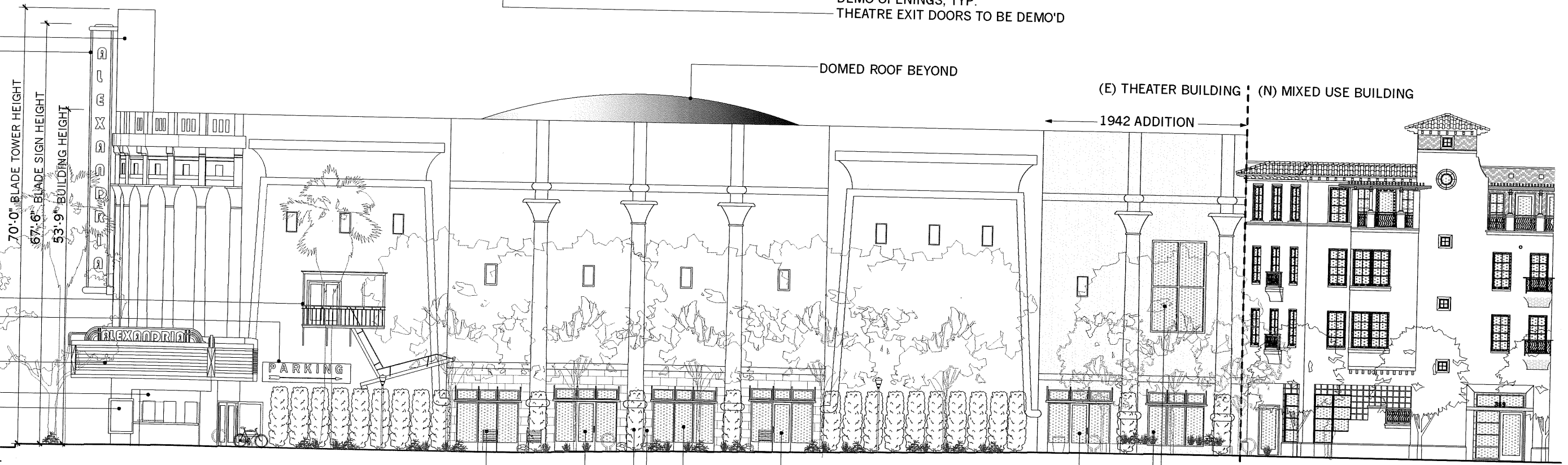
SMOOTH FINISH SKIM-COAT PLASTER
 OVER Poured CONCRETE, TO REMAIN
 DEMO OPENING
 DEMO OPENING
 METAL RAILING TO BE DEMO'D

NOTE: ALL ORNAMENTAL ELEMENTS TO REMAIN

INSET PLAQUES, TYP. TO REMAIN
 THEATRE EXIT DOORS TO BE DEMO'D
 SCORED PLASTER TO REMAIN
 ORNAMENTAL COLUMNS TO REMAIN
 DEMO OPENINGS, TYP.
 THEATRE EXIT DOORS TO BE DEMO'D

EXISTING 18TH AVENUE - EAST ELEVATION

1942 BLADE TOWER
 1942 BLADE SIGN

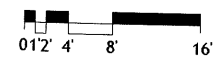


PAINTED METAL
 FIRE ESCAPE
 METAL & NEON SIGN
 1942 MARQUEE
 1976 BOX OFFICE
 1976 POSTER VITRINE

(E) THEATER BUILDING (N) MIXED USE BUILDING
 1942 ADDITION

(N) STOREFRONT
 (E) SCORED PLASTER
 (N) STREET TREE, TYP.
 - SEE LANDSCAPE PLANS FOR DETAIL
 (N) STOREFRONT
 (N) WINDOW AT MEZZANINE LEVEL

PROPOSED 18TH AVENUE - EAST ELEVATION



A-5
 East Elevation

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