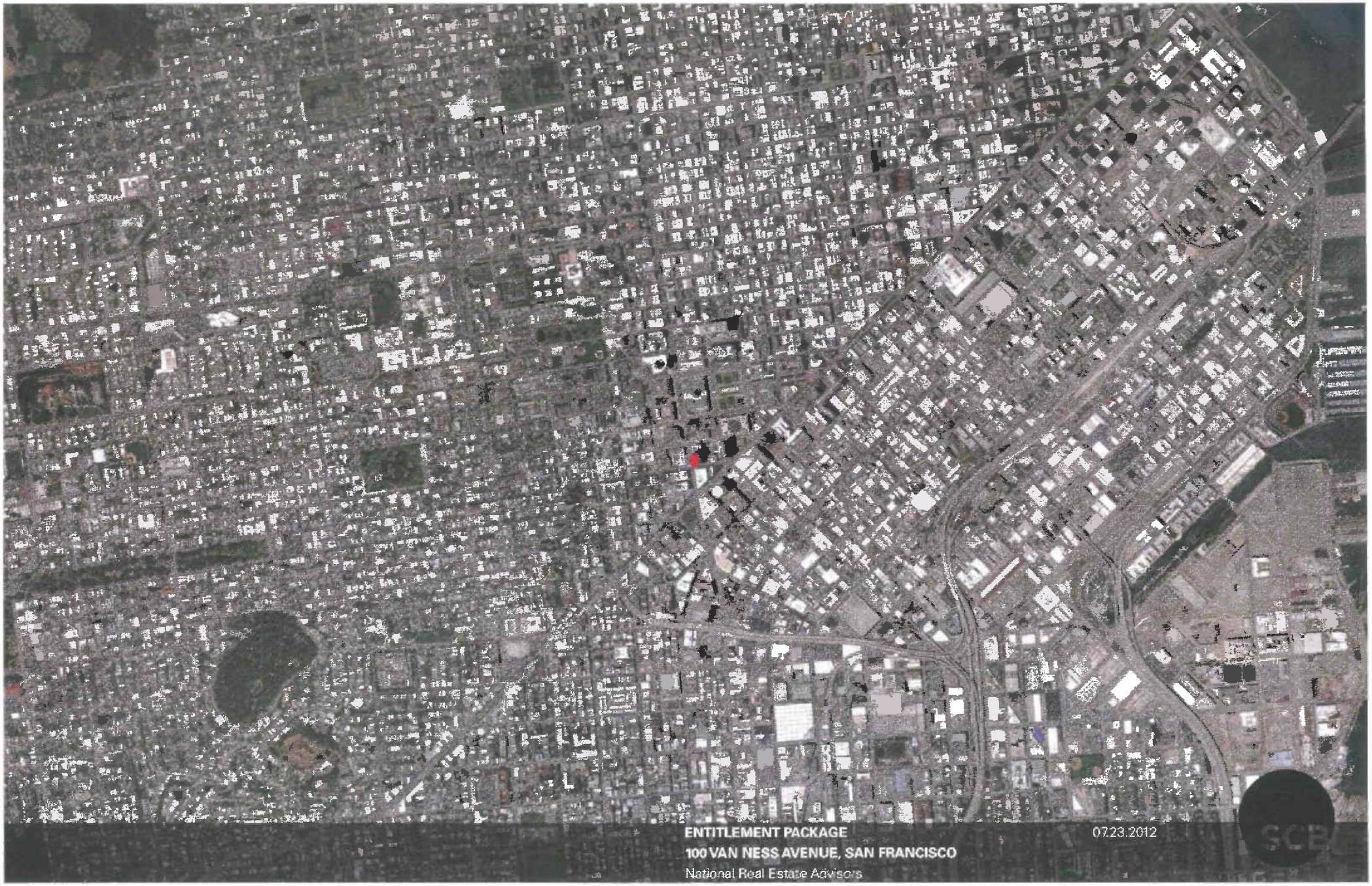

ENTITLEMENT PACKAGE

07.23.2012

100 VAN NESS AVENUE, SAN FRANCISCO

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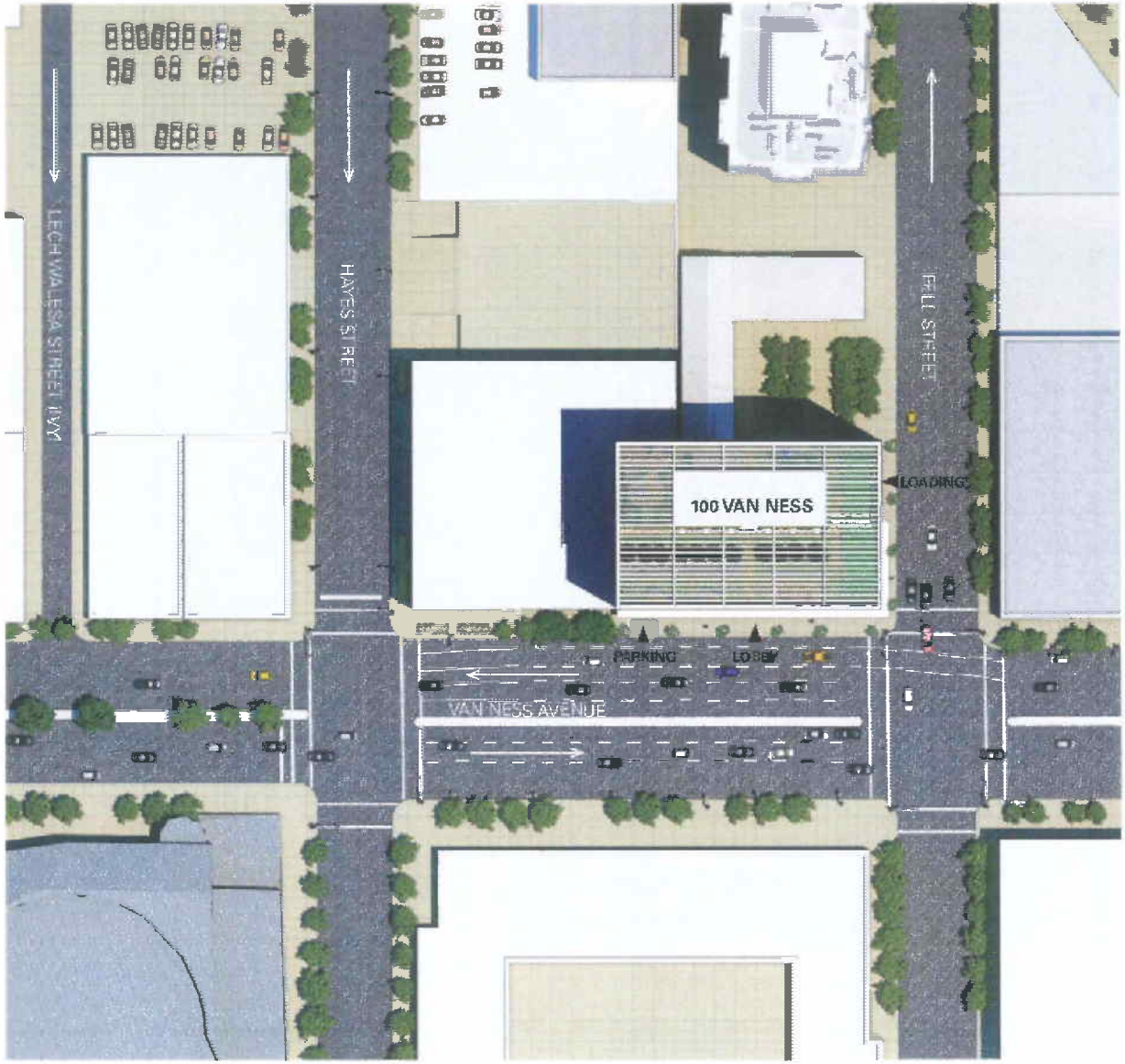

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AREA PLAN / LIST OF DRAWINGS
100 VAN NESS AVENUE, SAN FRANCISCO
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PROPOSED PROJECT TABULATION

Elevation (ft)	Flr	Units/flr.	2 Bedroom - Corner & End 1,025 sf	2 Bedroom - Junior 1,045 sf	1 Bedroom - Conventional 735 sf	1 Bedroom - Junior 680 sf	Studio 445 sf	Avg Unit Size	Residential NSF	Residential GSF	Parking/Drop Off
	29M	MECH								2,850	
-400.00	29	MECH/OPEN SPACE								2,850	
360.00	28	16	4	2	5	3	2	793	12,685	14,775	
347.00	27	16	4	2	5	3	2	793	12,685	14,775	
334.00	26	16	4	2	5	3	2	793	12,685	14,775	
321.00	25	16	4	2	5	3	2	793	12,685	14,775	
308.00	24	16	4	2	5	3	2	793	12,685	14,775	
295.00	23	16	4	2	5	3	2	793	12,685	14,775	
282.00	22	16	4	2	5	3	2	793	12,685	14,775	
269.00	21	16	4	2	5	3	2	793	12,685	14,775	
256.00	20	16	4	2	5	3	2	793	12,685	14,775	
243.00	19	16	4	2	5	3	2	793	12,685	14,775	
230.00	18	16	4	2	5	3	2	793	12,685	14,775	
217.00	17	16	4	2	5	3	2	793	12,685	14,775	
204.00	16	16	4	2	5	3	2	793	12,685	14,775	
191.00	15	16	4	2	5	3	2	793	12,685	14,775	
178.00	14	16	4	2	5	3	2	793	12,685	14,775	
165.00	13	16	4	2	5	3	2	793	12,685	14,775	
152.00	12	16	4	2	5	3	2	793	12,685	14,775	
139.00	11	16	4	2	5	3	2	793	12,685	14,775	
126.00	10	16	4	2	5	3	2	793	12,685	14,775	
113.00	09	16	4	2	5	3	2	793	12,685	14,775	
100.00	08	13	2	3	3	4	1	804	10,455	14,775	
87.00	07	13	2	3	3	4	1	804	10,455	14,775	
74.00	06	13	2	3	3	4	1	804	10,455	14,775	
61.00	05	13	2	3	3	4	1	804	10,455	14,775	
48.00	04	12	2	3	2	4	1	804	9,645	14,775	
35.00	03	12	2	3	2	4	1	804	9,645	14,775	
22.00	02	3	1	1	2	1	0	795	2,385	12,840	
0.00	01								0	4,545	1,210
-11.00	B1										19,180
-22.00	B2										18,880
-33.00	B3										19,050
		399	93	58	116	84	46	795	317,195	407,235	58,320
			23%	15%	30%	21%	12%				

Notes: **1. PARKING**
118 Parking Stalls in Basement (112 Existing)
2. OPEN SPACE

Units Covered by Common Open Space (sf/44)	333
Units Covered by Private Open Space (sf/36)	94
Total Units Covered	427

3. BICYCLE PARKING
110 Spaces Required, 121 spaces provided.

EEA Summary:			
Residential GSF	407,235	gsf	
Retail	6,375	gsf	
Parking (existing)	58,320	gsf	
Loading (existing)	1,530	gsf	
Total GSF	473,460	gsf	(488,420 gsf Existing Building)
Area Attributable to FAR	401,535	gsf	(404,035 gsf Existing Building)
Dwelling Units	399	units	
Parking Spaces	118	(112 Existing in Basement)	
Loading Spaces	2		

EXISTING BUILDING TABULATION

Elevation (ft)	Flr	Office GSF	Parking/Drop Off	Retail	Loading Bay	GSF	GSF ATTRIB. TO FAR
	29M	2,195				2,195	0
-400.00	29	14,775				14,775	0
360.00	28	14,775				14,775	14,775
347.00	27	14,775				14,775	14,775
334.00	26	14,775				14,775	14,775
321.00	25	14,775				14,775	14,775
308.00	24	14,775				14,775	14,775
295.00	23	14,775				14,775	14,775
282.00	22	14,775				14,775	14,775
269.00	21	14,775				14,775	14,775
256.00	20	14,775				14,775	14,775
243.00	19	14,775				14,775	14,775
230.00	18	14,775				14,775	14,775
217.00	17	14,775				14,775	14,775
204.00	16	14,775				14,775	14,775
191.00	15	14,775				14,775	14,775
178.00	14	14,775				14,775	14,775
165.00	13	14,775				14,775	14,775
152.00	12	14,775				14,775	14,775
139.00	11	14,775				14,775	14,775
126.00	10	14,775				14,775	14,775
113.00	09	14,775				14,775	14,775
100.00	08	14,775				14,775	14,775
87.00	07	14,775				14,775	14,775
74.00	06	14,775				14,775	14,775
61.00	05	14,775				14,775	14,775
48.00	04	14,830				14,830	14,830
35.00	03	14,830				14,830	14,830
22.00	02	14,775				14,775	14,775
	01M	570		995		1,565	570
0.00	01	4,430	7,800	3,795	1,950	13,740	4,430
-11.00	B1		19,180			19,180	0
-22.00	B2		18,880			18,880	0
-33.00	B3		19,050			19,050	0
		421,005	60,910	4,555	1,950	488,420	404,035

LIST OF DRAWINGS

AREA PLAN
AREA TABULATIONS
SITE PHOTO
STREET LEVEL PHOTOS
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PARKING DIAGRAM - STAGE 1
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LEVEL B2 PLAN
LEVEL B1 PLAN
GROUND FLOOR PLAN - STAGE 2
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AERIAL PERSPECTIVE
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VIEW FROM SOUTHWEST
VIEW FROM SOUTHEAST
RENDERING FROM STREET LEVEL
RENDERING WITH SURROUNDING CONTEXT

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View of the AAA building at the corner of Fell and Van Ness, looking west

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SITE PHOTO

100 VAN NESS AVENUE, SAN FRANCISCO

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2010-000

Street level perspective of the AAA building's front facade on VanNess, facing west.

Street level perspective of the AAA building along Fell, facing north.

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STREET LEVEL PHOTOS
100 VAN NESS AVENUE, SAN FRANCISCO
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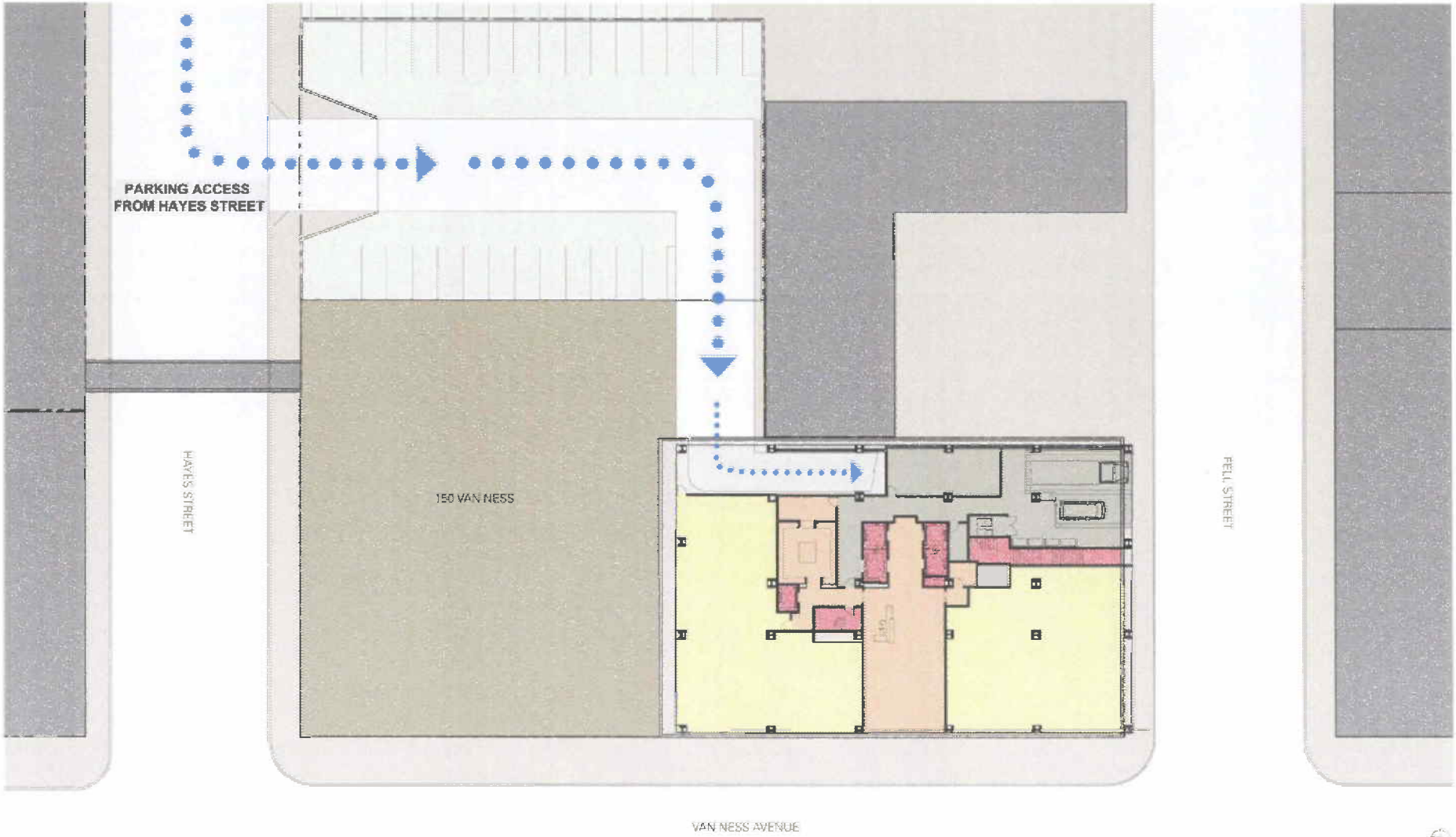

PERMANENT GARAGE ACCESS DIAGRAM

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PARKING DIAGRAM - STAGE 2
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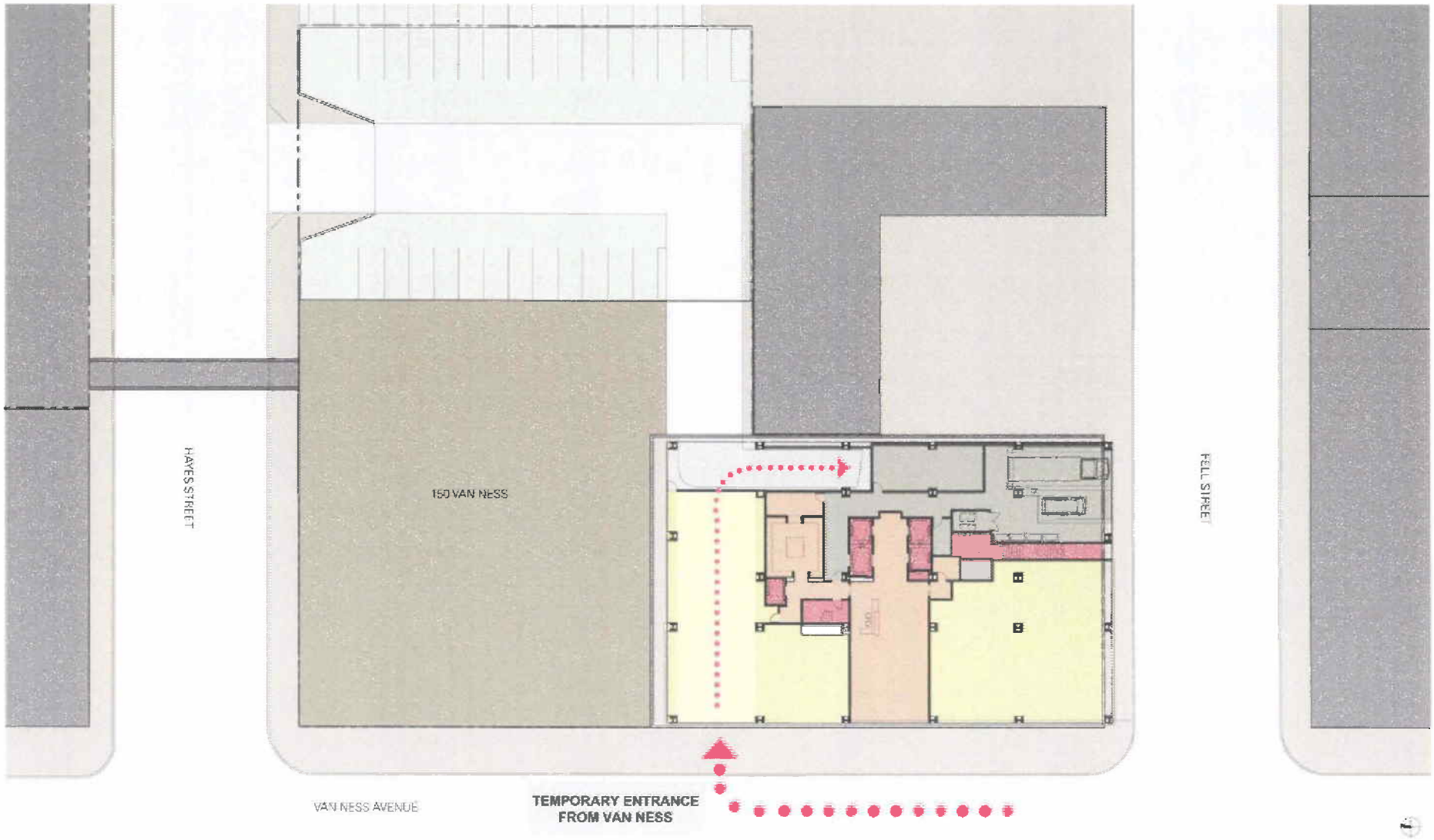

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PARKING DIAGRAM - STAGE 1
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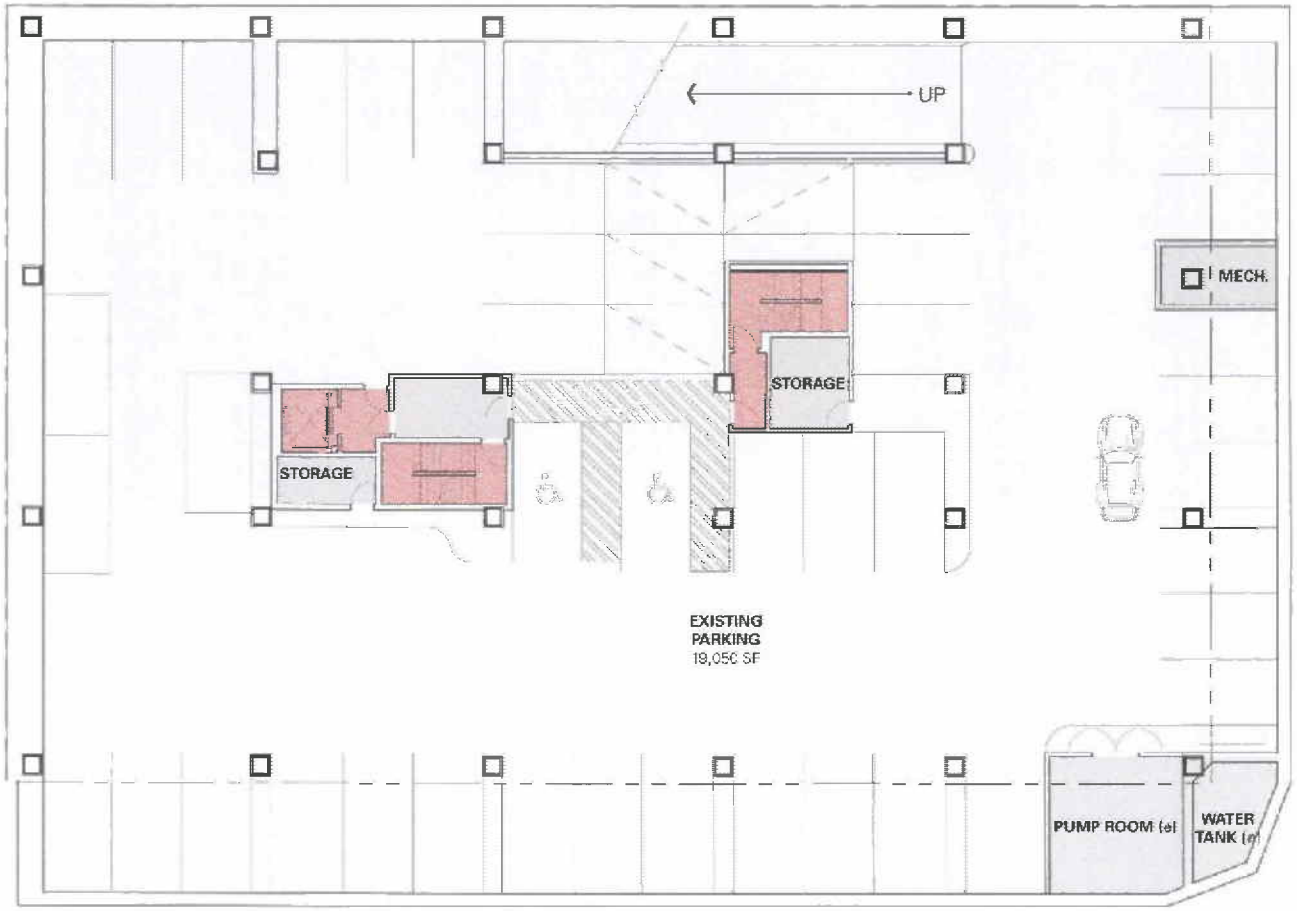

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LEVEL B3 PLAN

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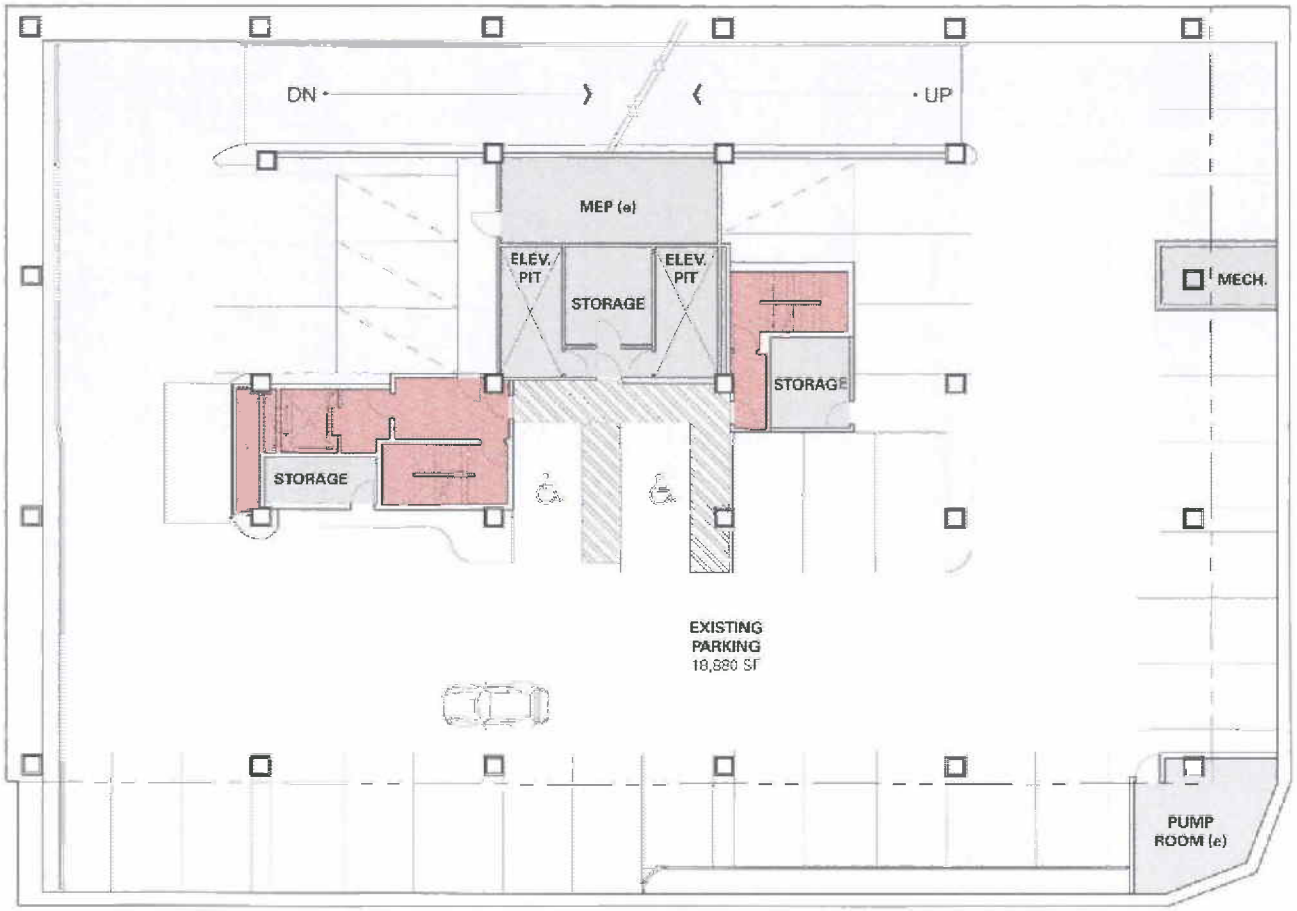

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LEVEL B2 PLAN

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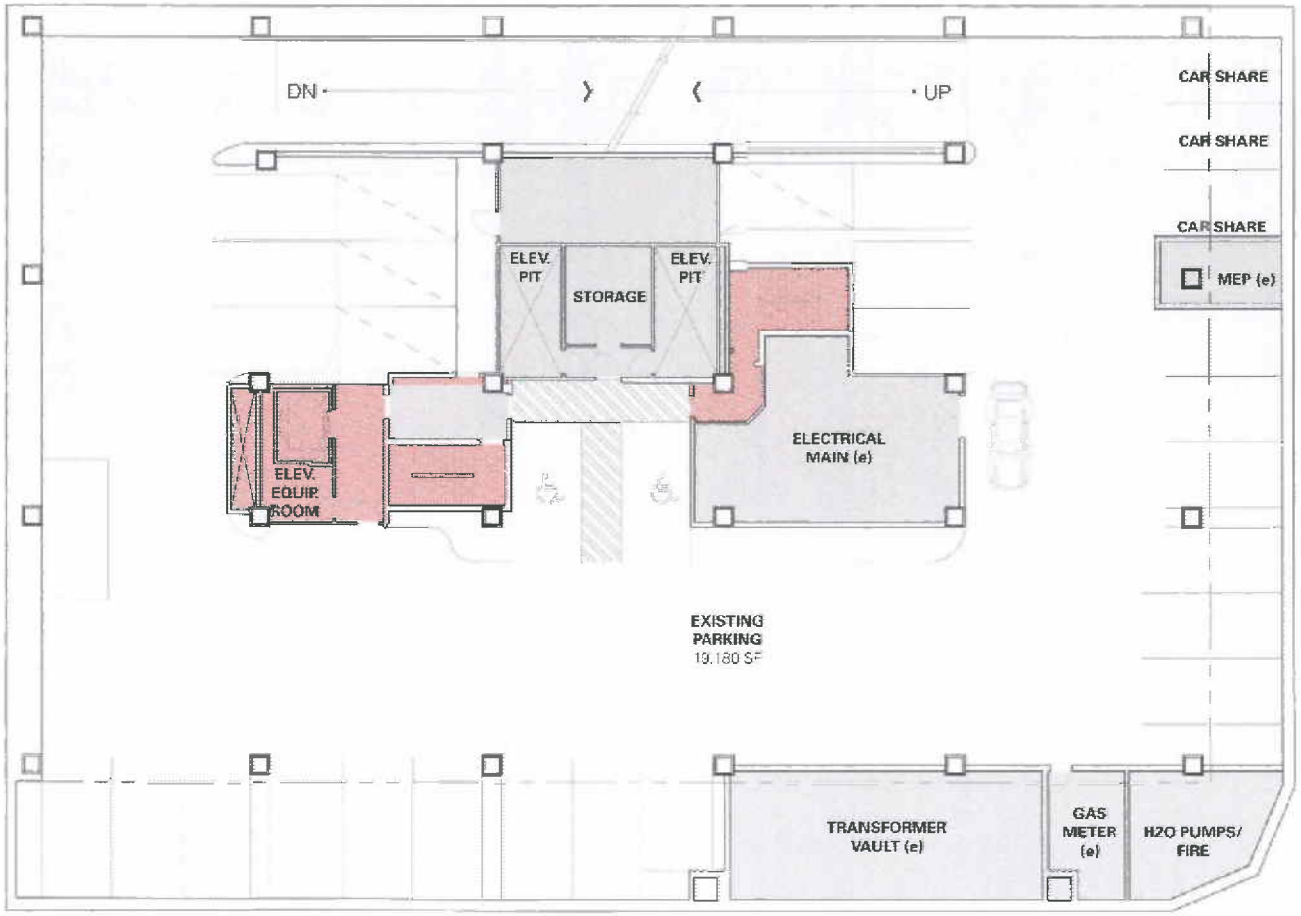

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LEVEL B1 PLAN

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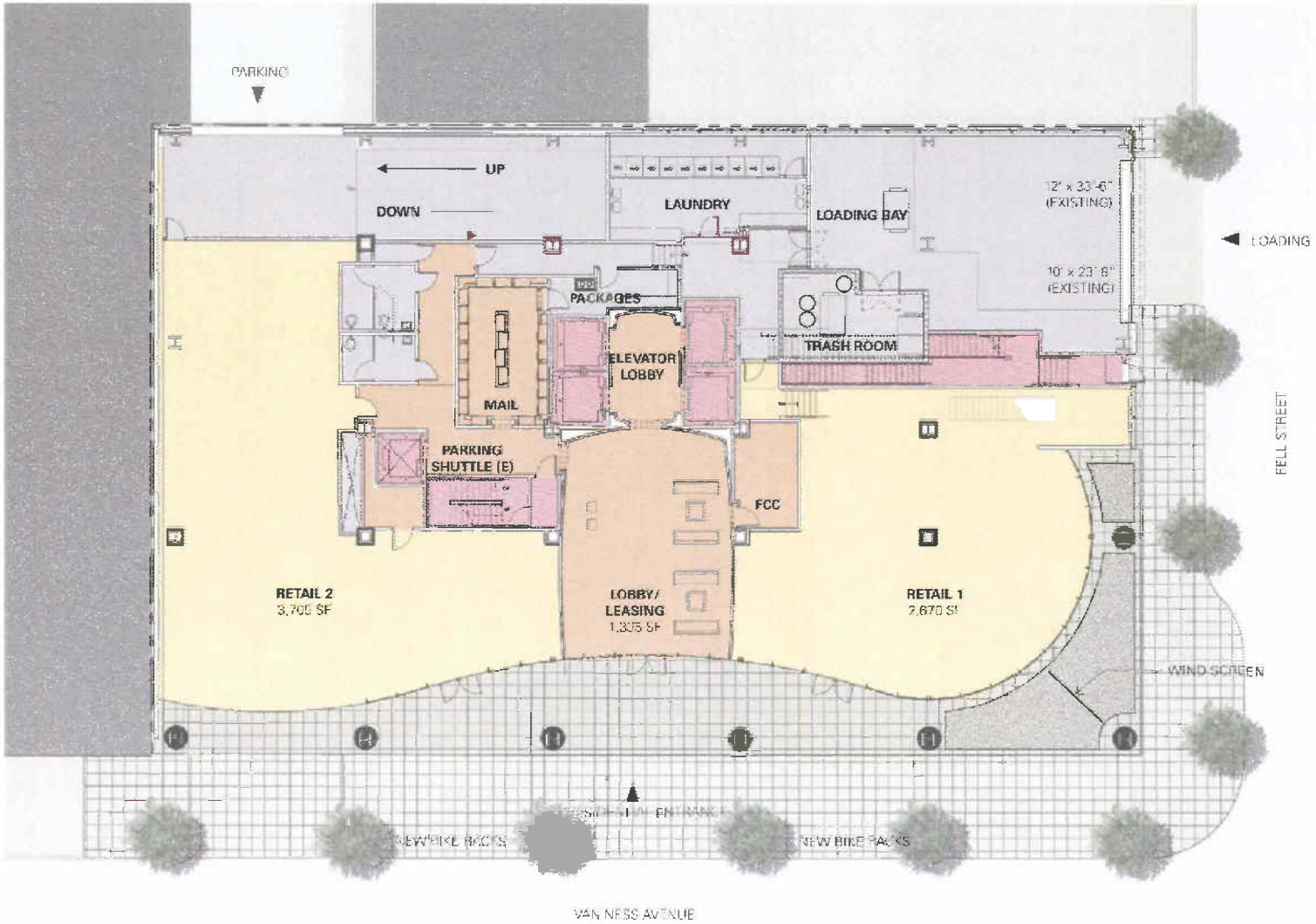

PERMANENT GARAGE ACCESS AND GROUND FLOOR PLAN

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GROUND FLOOR PLAN - STAGE 2
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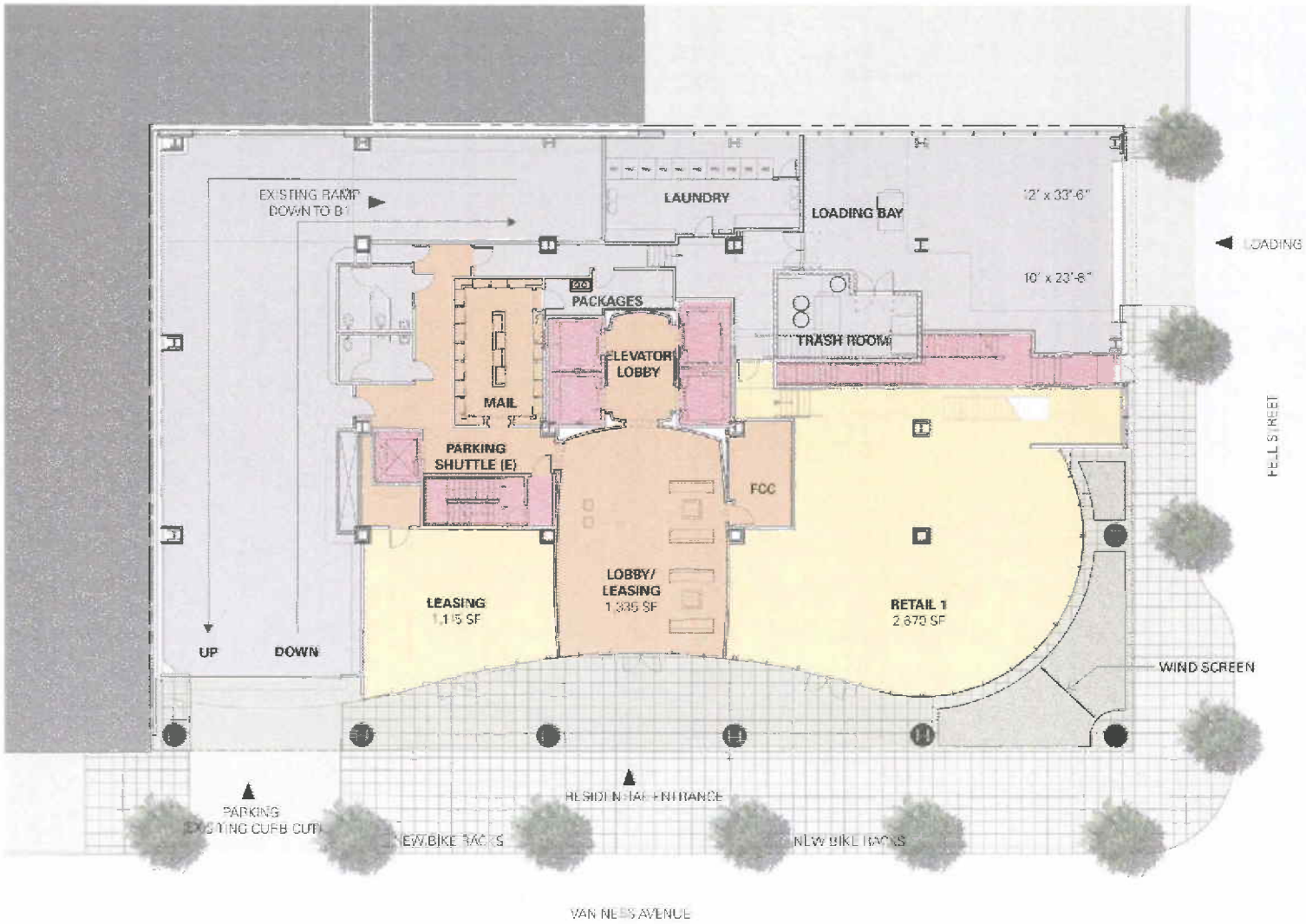

TEMPORARY GARAGE ACCESS AND GROUND FLOOR PLAN

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GROUND FLOOR PLAN - STAGE 1
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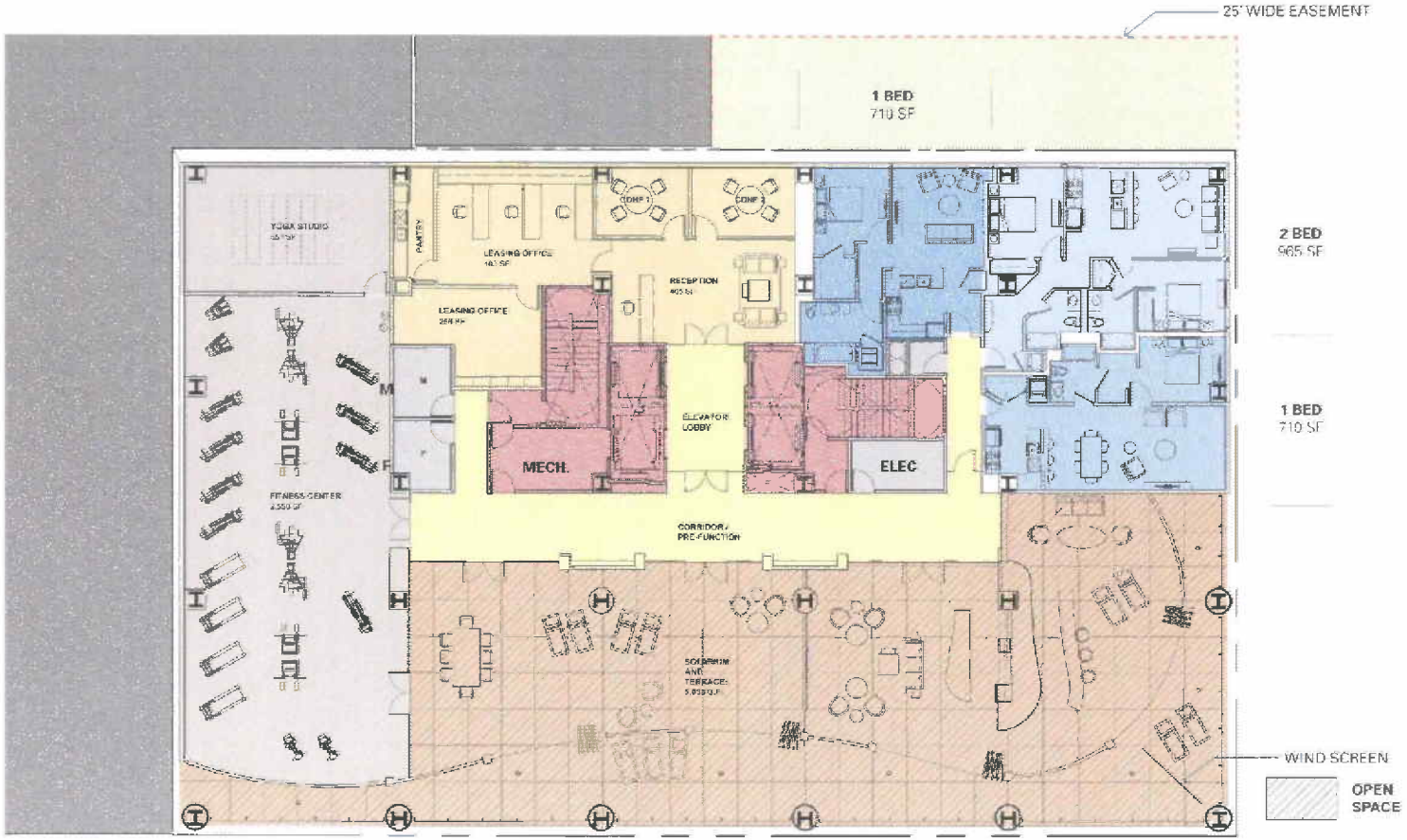

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LEVEL 2 PLAN

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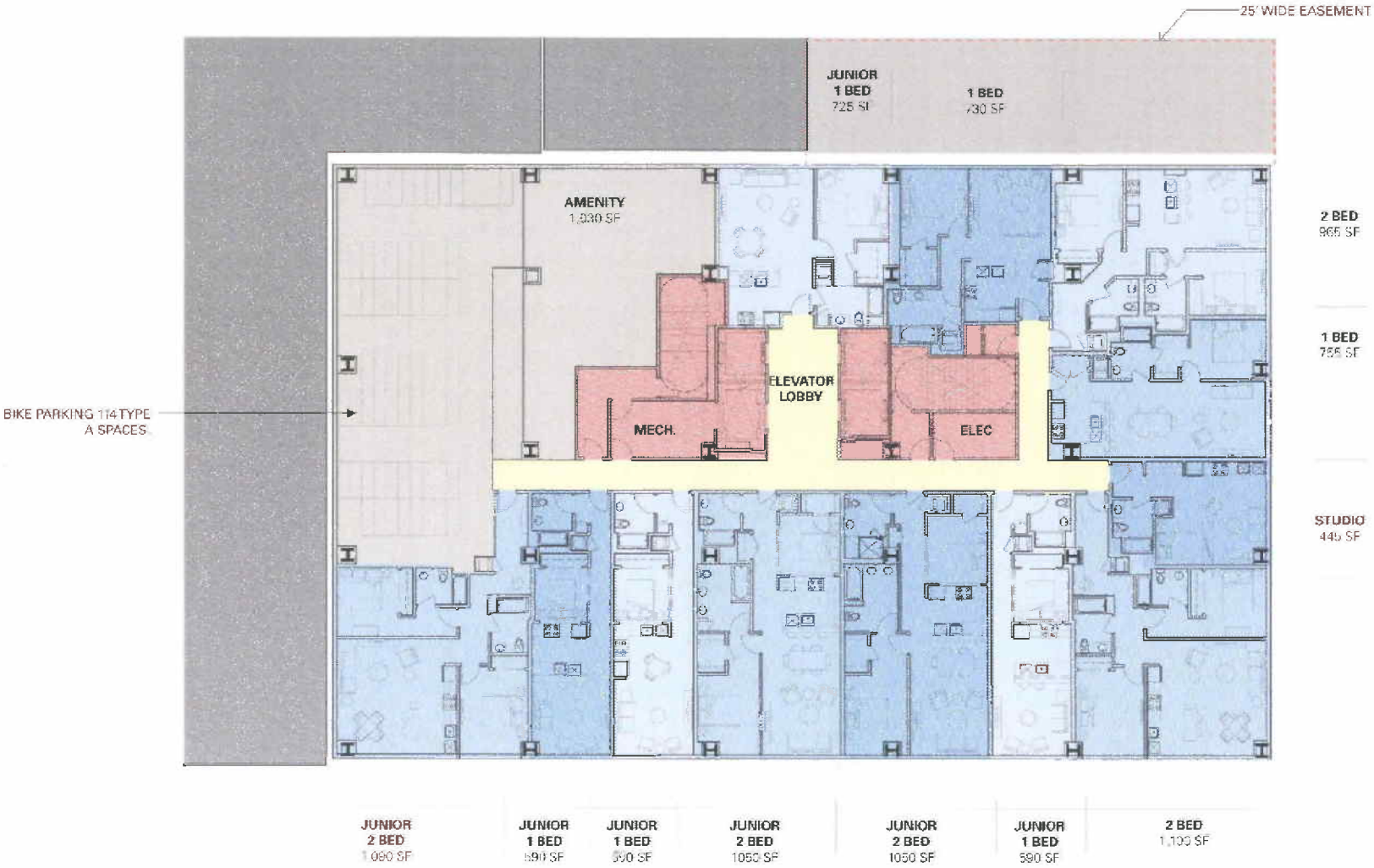

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LEVELS 3-4 PLAN

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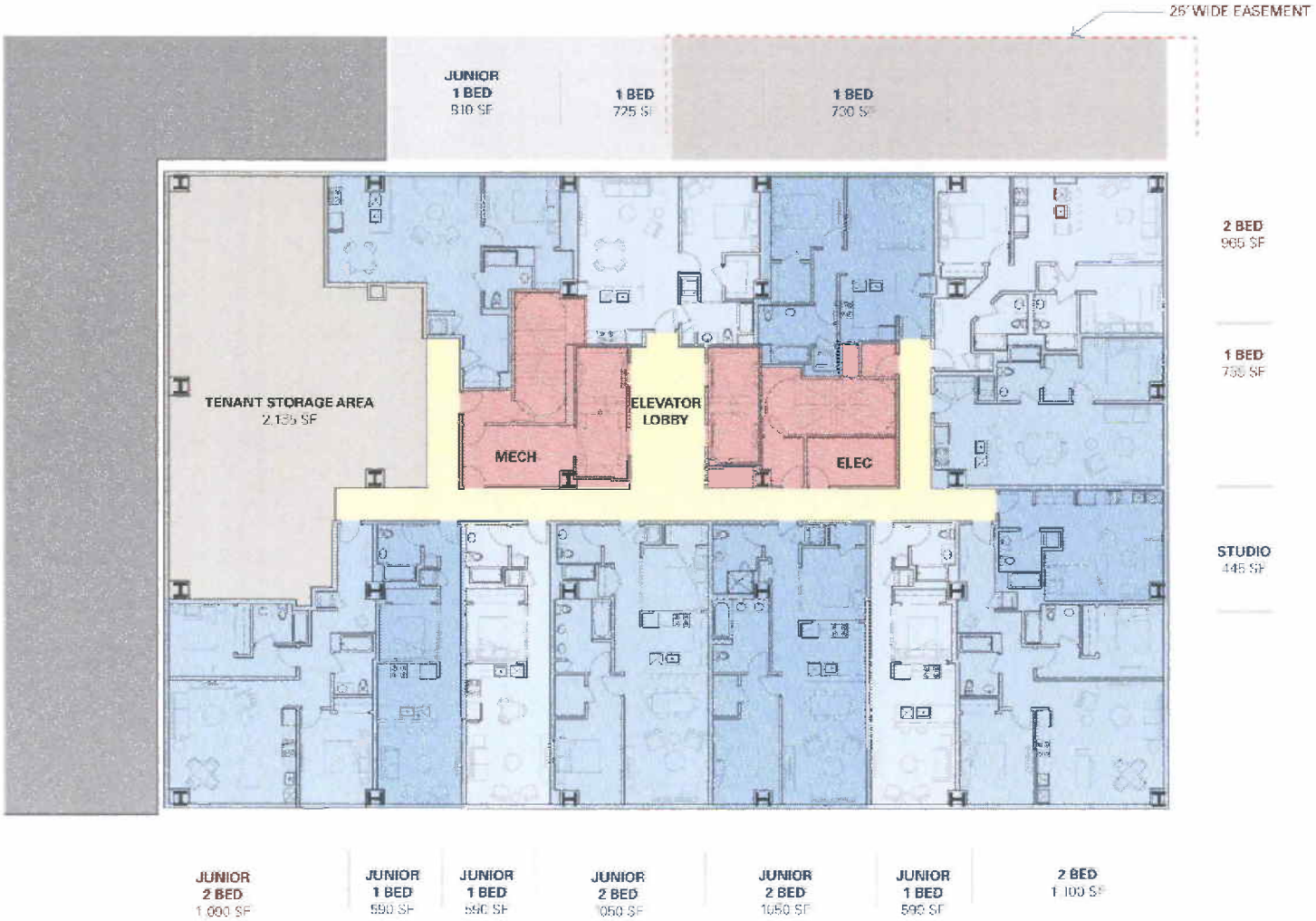

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LEVELS 5-8 PLAN
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LEVELS 9-28 PLAN

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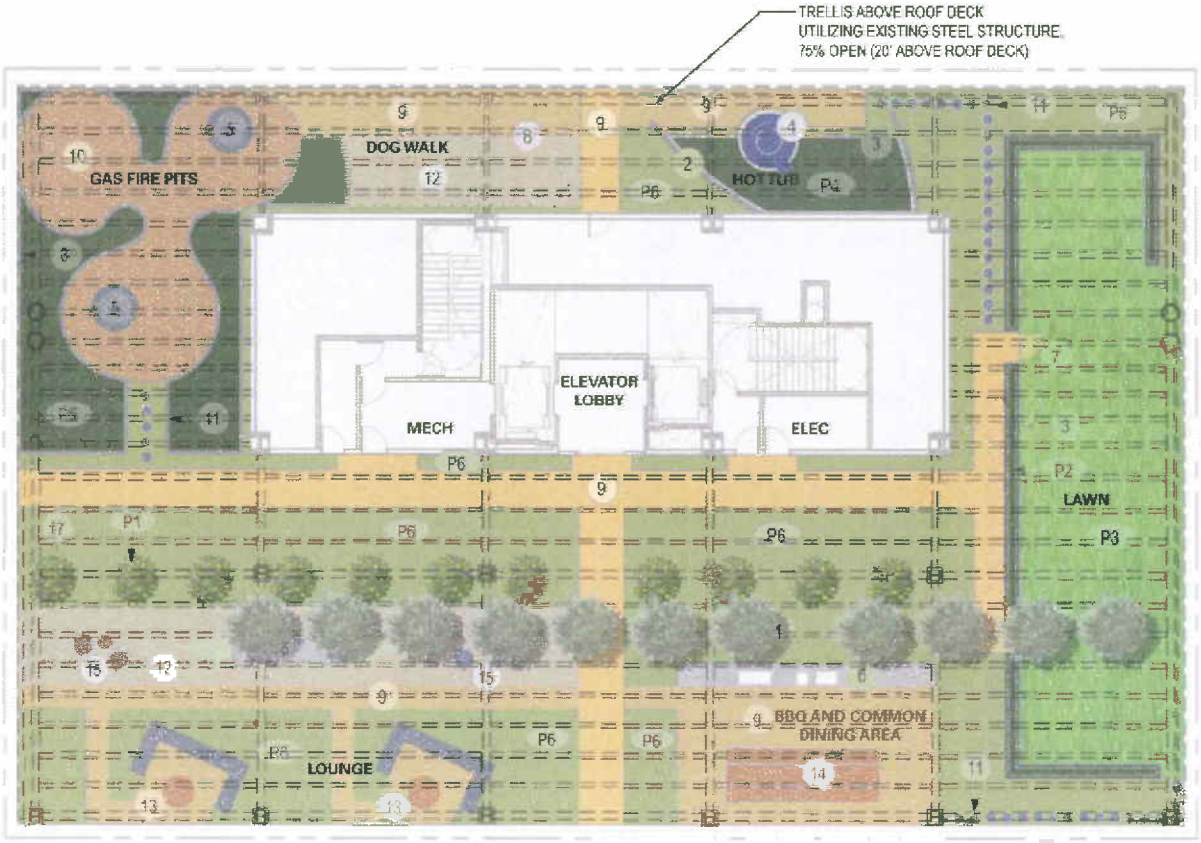

COMMON USABLE OPEN SPACE

11,990SF

ELEMENTS & MATERIALS

1. TRELLIS. INTEGRATED GAS HEATERS
2. 8 FT. HIGH LATTICE PARTITION
3. 18" HIGH 4" WIDE CONC. PLANTER WALL
4. HOT TUB. 220 V.
5. FIRE PIT. GAS.
6. KITCHEN. (2) GAS BBQ. SINK. COUNTER
7. GATE
8. LOW PICKET FENCE
9. CONCRETE UNIT PAVERS ON AGG. BASE.
10. CONCRETE PAVING. HONED FINISH. INTEGRAL COLOR
11. CONCRETE STEPPING STONES
12. D.G. PAVING
13. SOFA LOUNGE & COFFEE TABLE
14. (2) 10 FT. PICNIC TABLE
15. CAFE TABLE & CHAIRS
16. HAMMOCK
17. 4 FT. POTS

PLANTING

- P1 LEMON TREE
- P2 10 FT. HIGH EVERGREEN HEDGE
- P3 LAWN
- P4 TROPICAL PLANTS
- P5 FERNS, INCLUDING HANGING BASKETS
- P6 SEDUM GROUNDCOVER

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ROOF PLAN 6/28 2012

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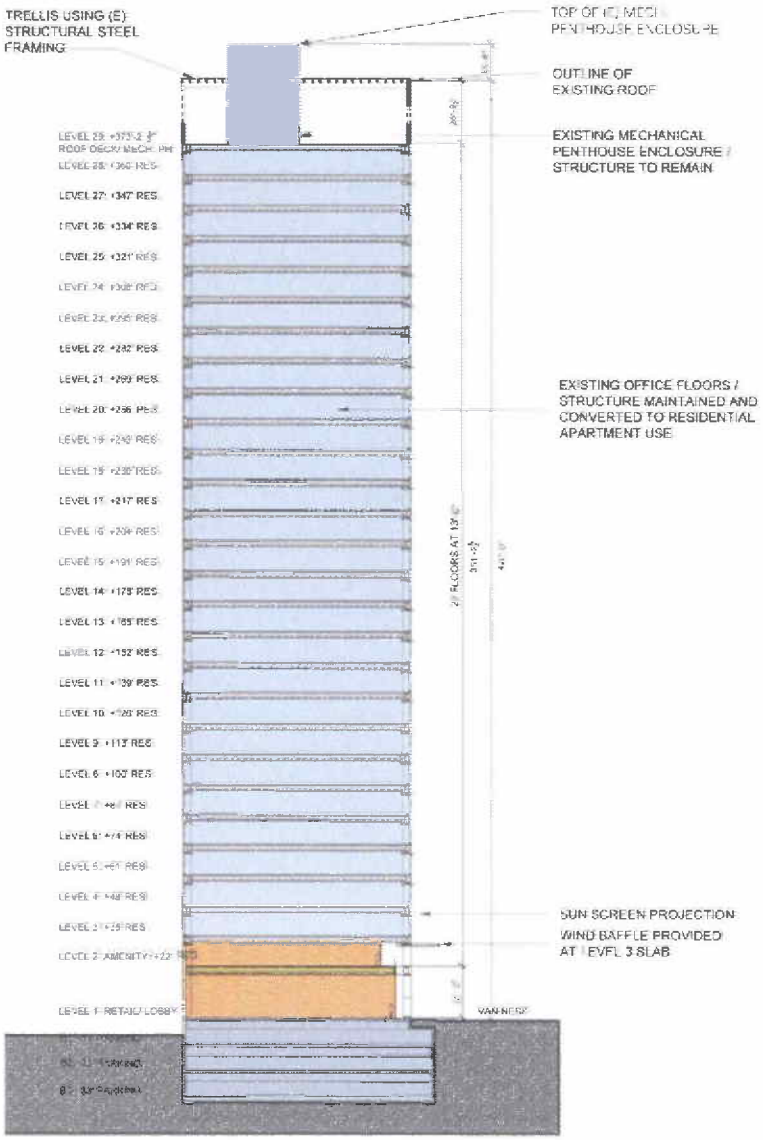

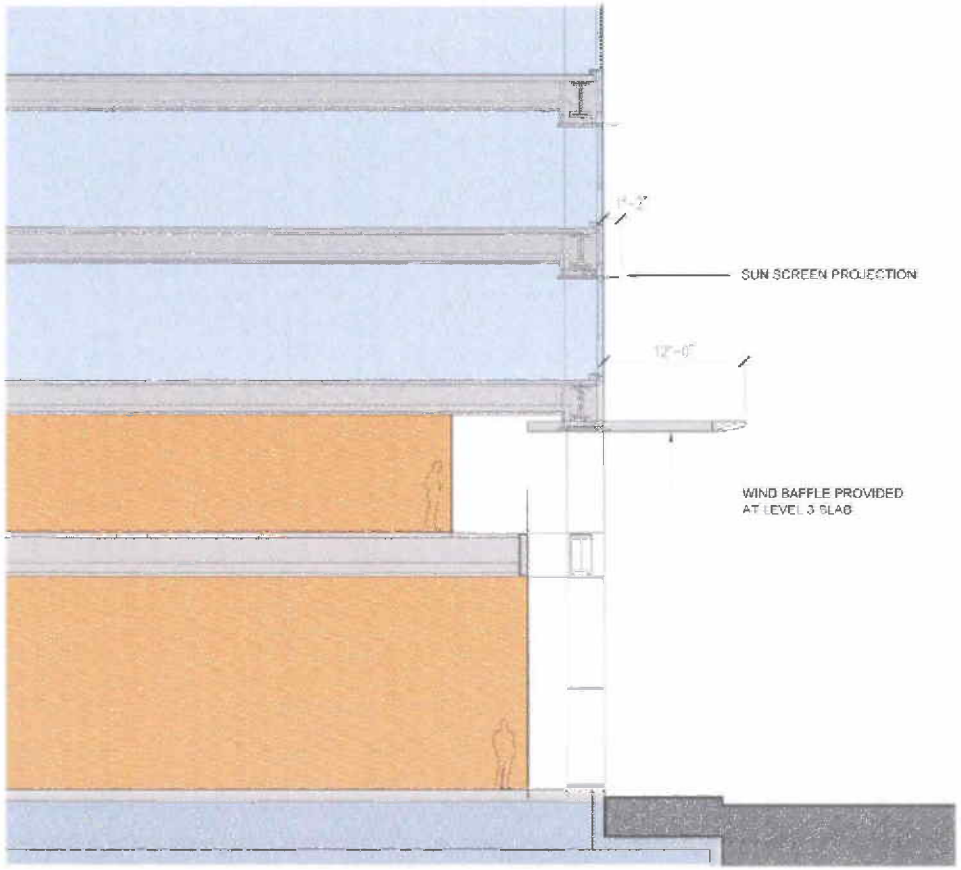

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SECTION

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OPTION A - VIEW FROM NORTHWEST
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OPTION A - VIEW FROM SOUTHWEST
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OPTION A - VIEW FROM SOUTHEAST
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STREET LEVEL VIEW FROM VAN NESS AND FELL
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