



706 MISSION

HANDEL ARCHITECTS LLP 1.24.2011



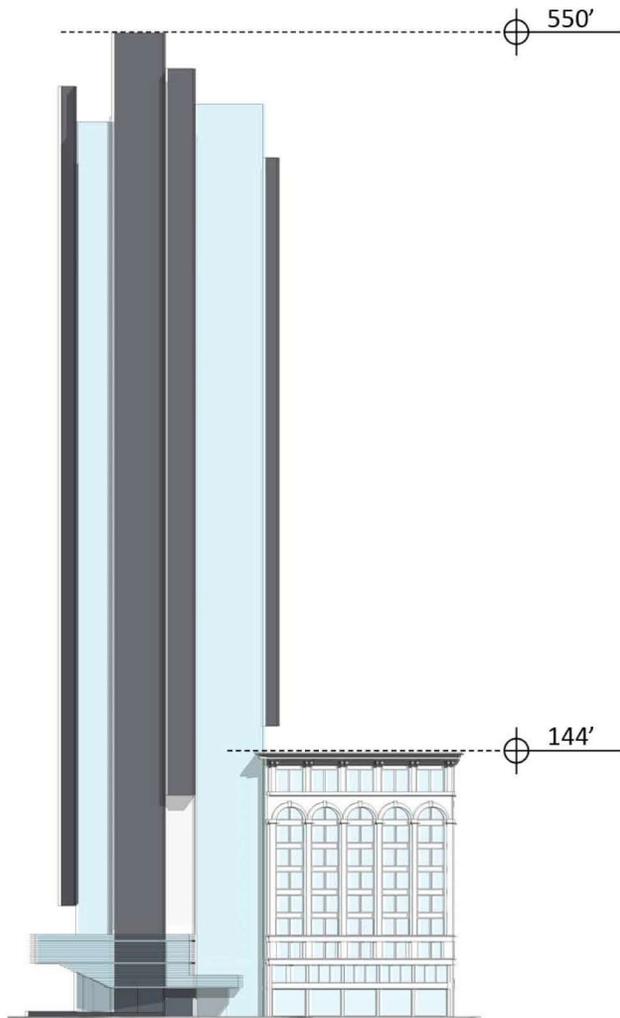
706 MISSION

PROJECT LOCATION

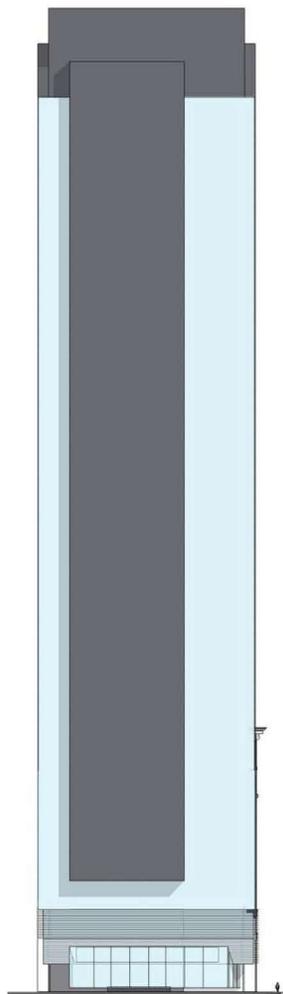


AGENCY  
PARCEL

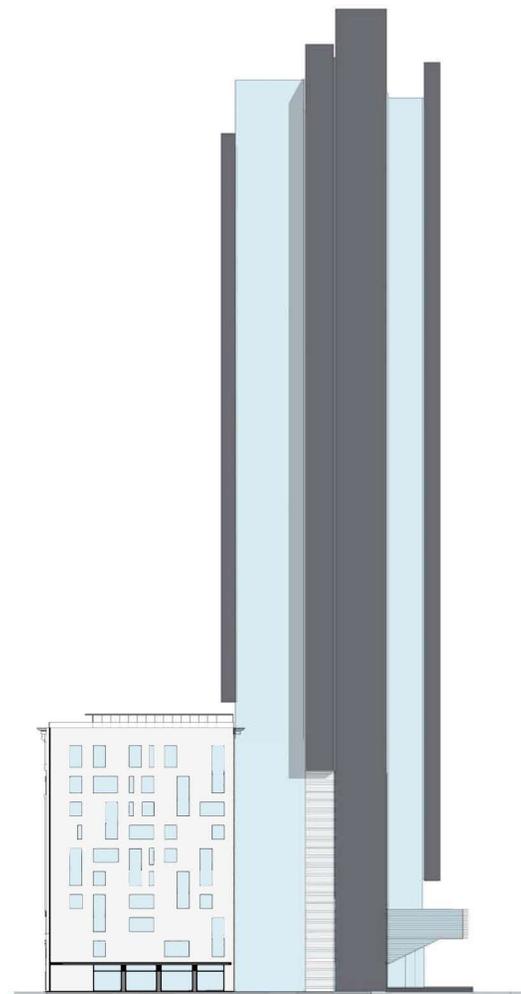
EXISTING  
ARONSON  
BUILDING



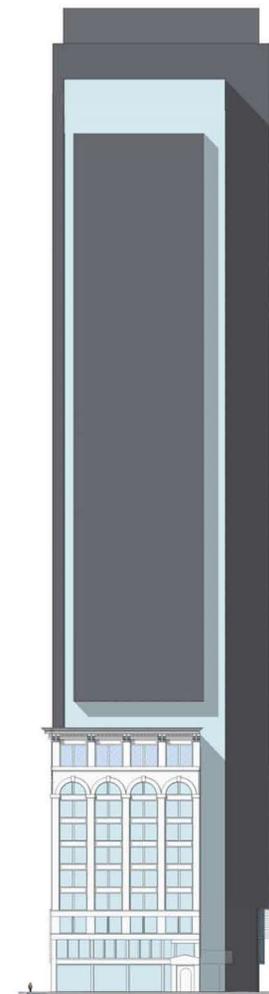
SOUTH ELEVATION



WEST ELEVATION



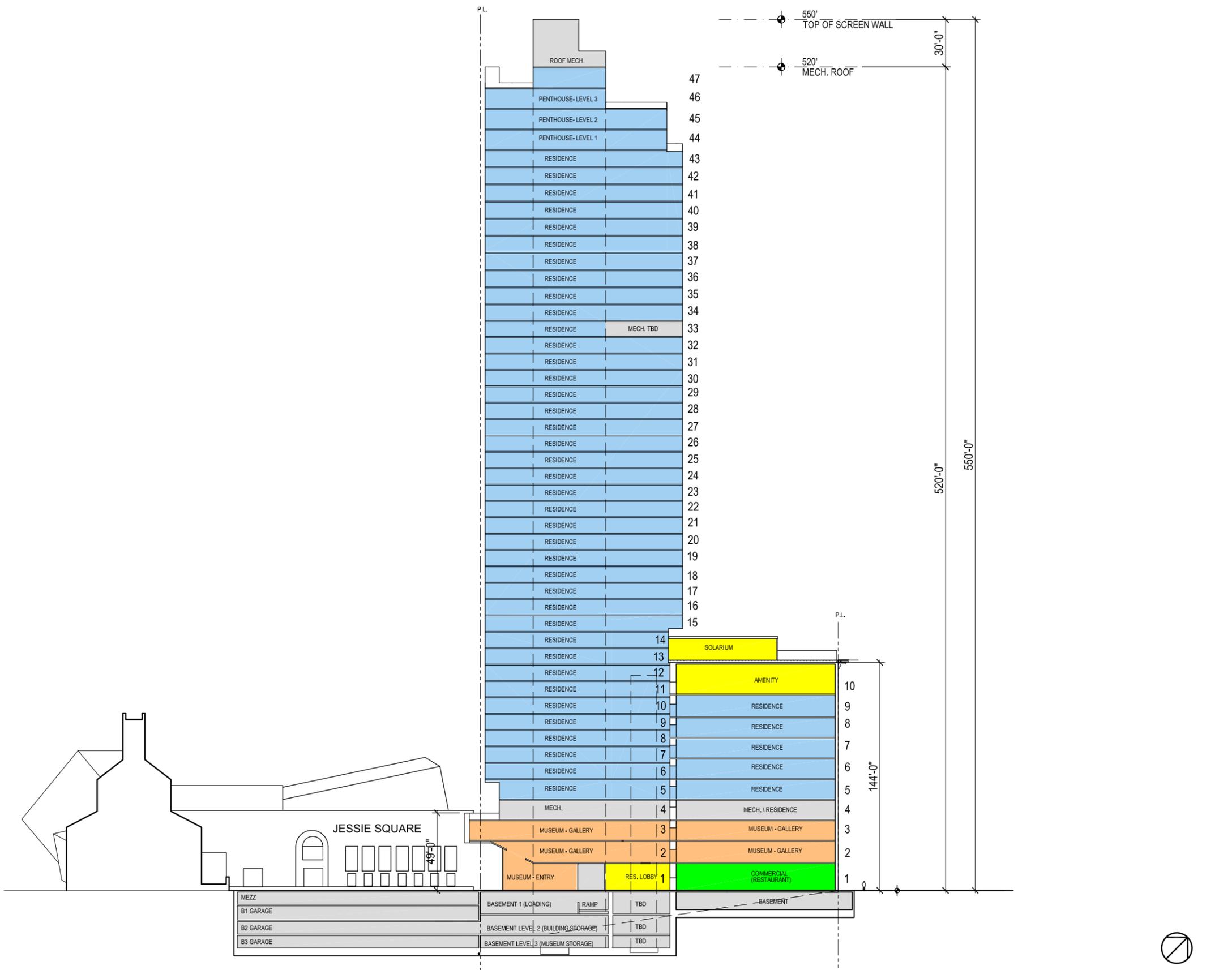
NORTH ELEVATION



EAST ELEVATION

PROPOSED CONCEPTUAL ELEVATIONS

ELEVATIONS, PLANS, AND DATA ARE BASED ON PRELIMINARY PROJECT DESIGNS AS OF THIS DATE AND ARE SUBJECT TO CHANGE BASED ON FUTURE DESIGN DEVELOPMENT AND REFINEMENTS

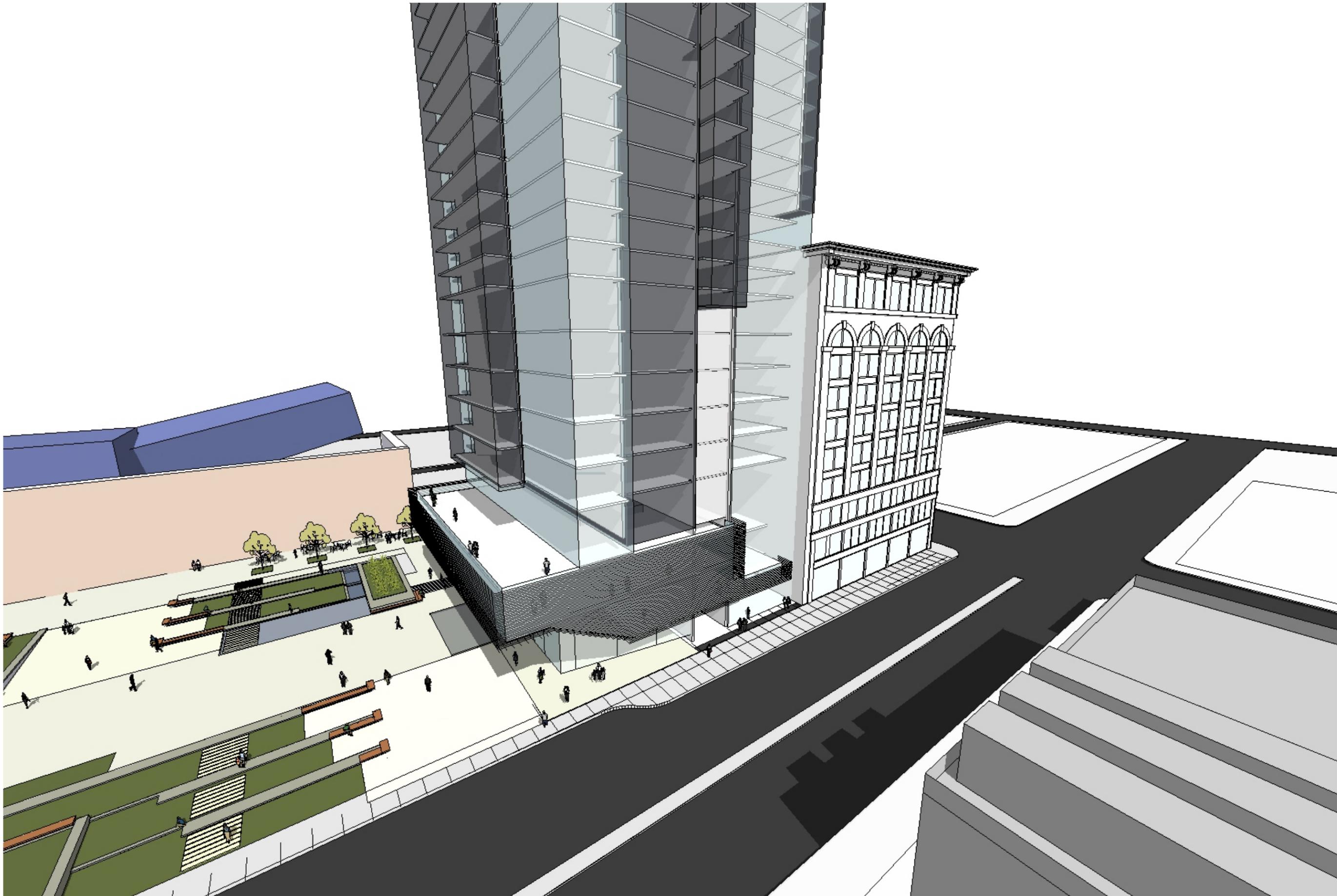


# 706 MISSION - CONCEPTUAL LONGITUDINAL SECTION

MILLENNIUM PARTNERS HANDEL ARCHITECTS LLP

ELEVATIONS, PLANS, AND DATA ARE BASED ON PRELIMINARY PROJECT DESIGNS AS OF THIS DATE AND ARE SUBJECT TO CHANGE BASED ON FUTURE DESIGN DEVELOPMENT AND REFINEMENTS

01.24.2011



PROPOSED CONCEPTUAL RENDERING

ELEVATIONS, PLANS, AND DATA ARE BASED ON PRELIMINARY PROJECT DESIGNS AS OF THIS DATE AND ARE SUBJECT TO CHANGE BASED ON FUTURE DESIGN DEVELOPMENT AND REFINEMENTS

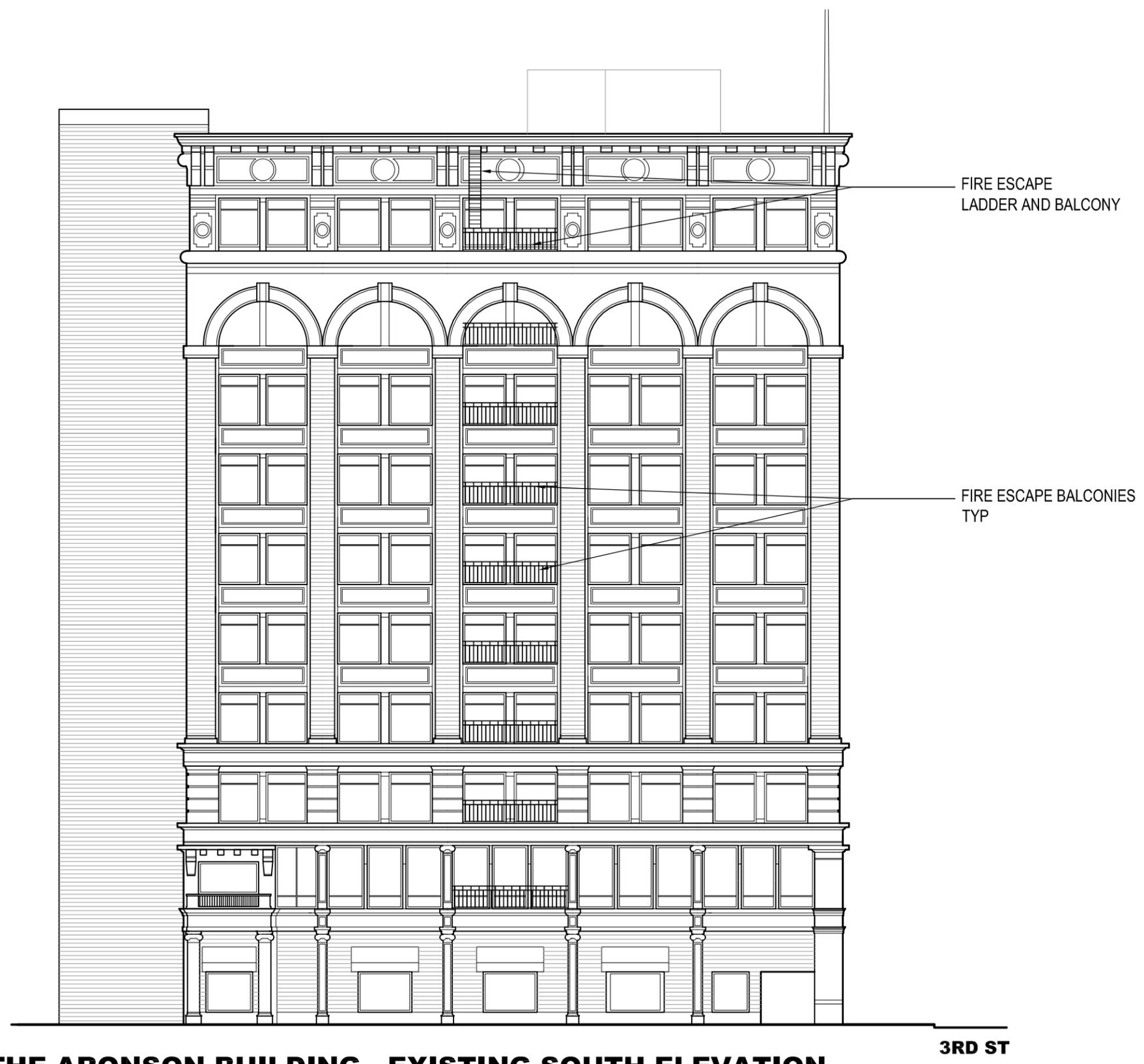


ca. 1909



2011

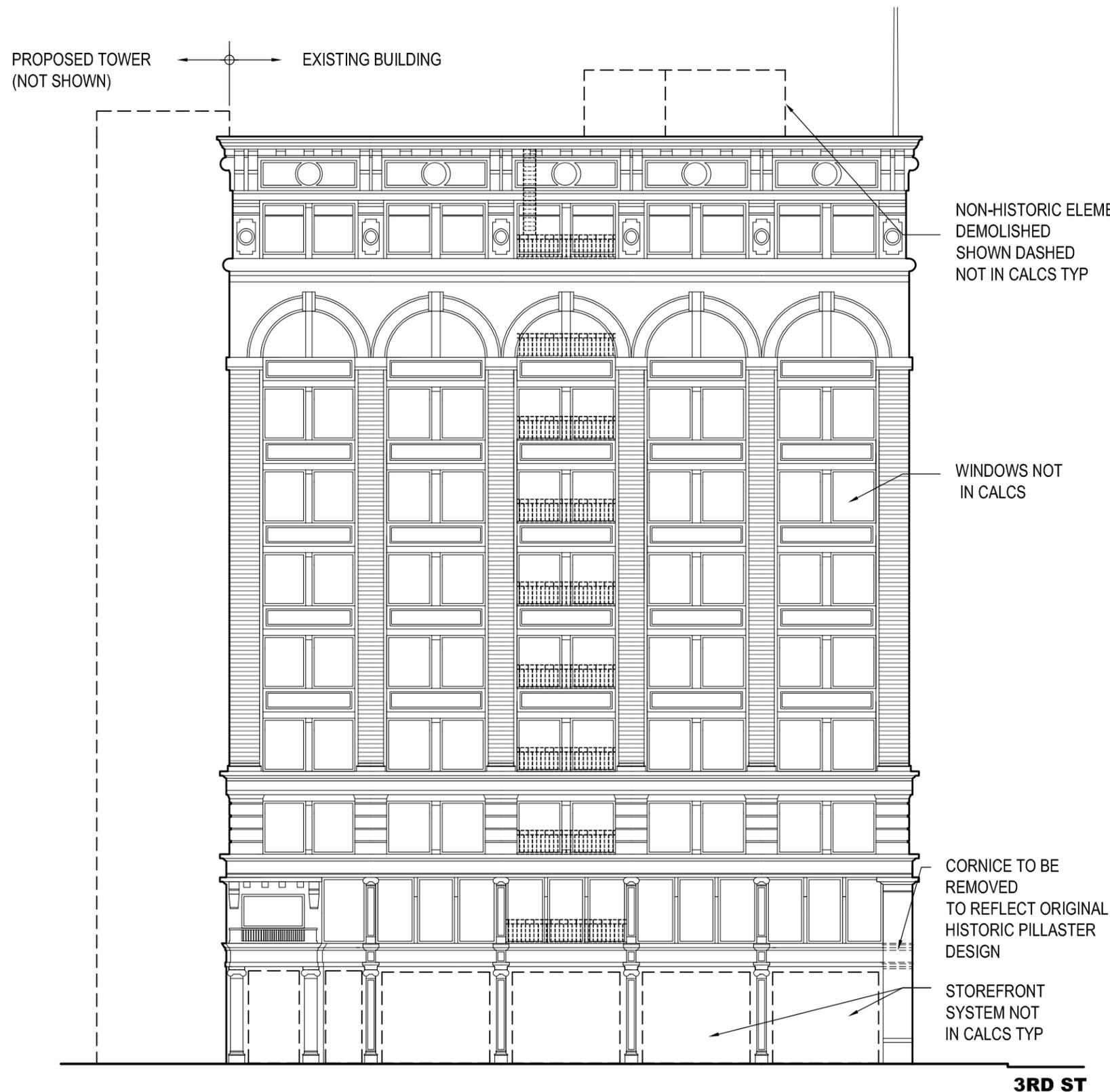
HISTORIC AND EXISTING IMAGES



**THE ARONSON BUILDING - EXISTING SOUTH ELEVATION**

3RD ST

1.14.11



**TOTAL AREA OF HISTORIC FACADE = +/- 15,626 SF**

**PROPOSED AREA OF HISTORIC FACADE DEMOLITION = +/- 0 SF TBD**

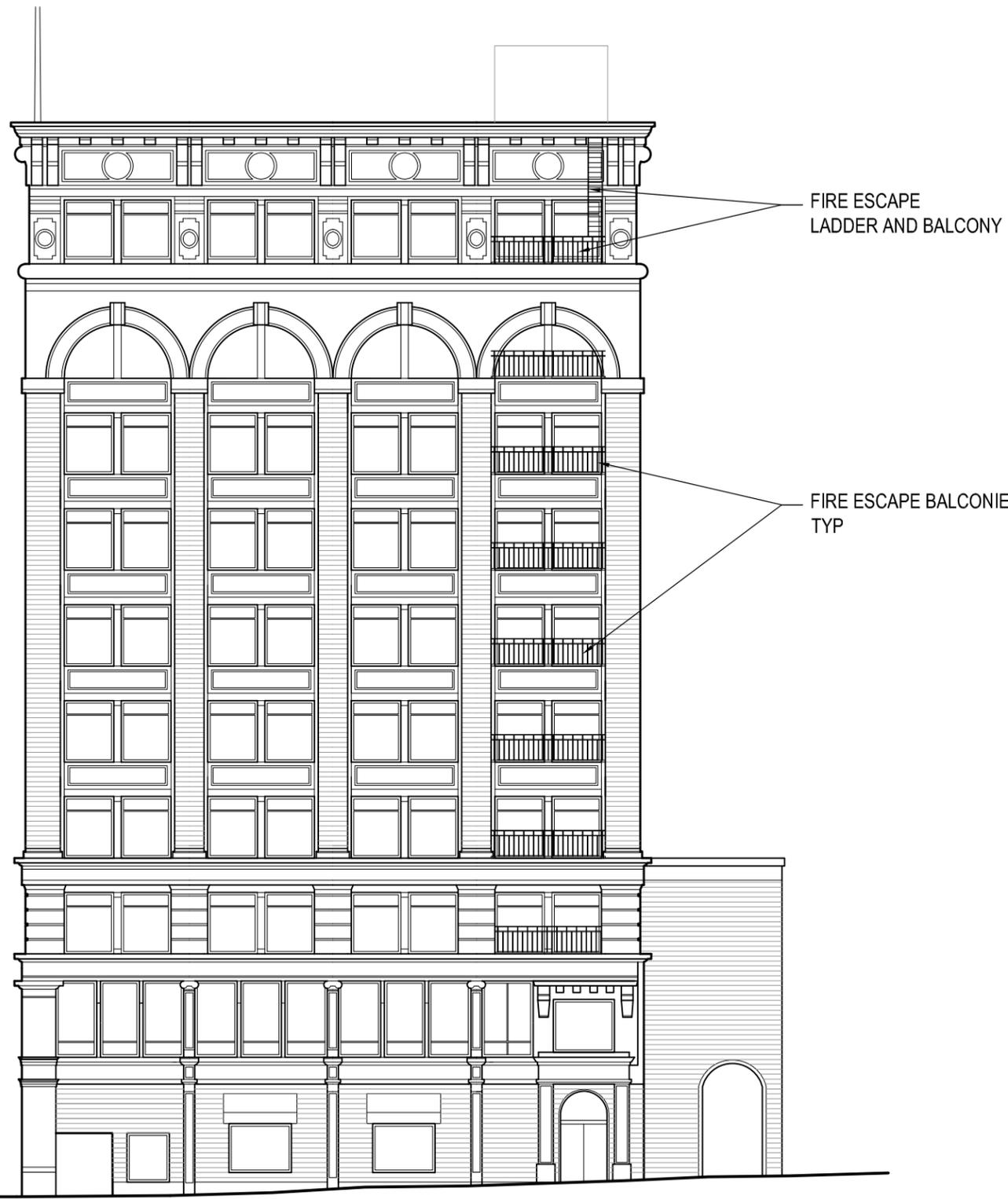
**PROPOSED PERCENTAGE OF HISTORIC FACADE DEMOLITION = +/- 0% TBD**

GENERAL NOTES:

1. ALL EXISTING WINDOWS TO BE REPLACED
2. EXISTING FIRE ESCAPES TO BE REMOVED
3. NEW PROPOSED WINDOWS, ROOF STRUCTURES AND ADJACENT CONSTRUCTION NOT SHOWN FOR CLARITY.
4. ELEVATIONS, PLANS & DATA ARE BASED ON PRELIMINARY PROJECT DESIGNS AS OF THIS DATE AND ARE SUBJECT TO CHANGE BASED ON FUTURE DESIGN DEVELOPMENT AND REFINEMENTS.
5. LOCATION AND EXTENT OF REQD MEPS PENETRATIONS AT FACADE AND FLOOR PLATES SUBJECT TO FUTURE DESIGN DEVELOPMENT AND REFINEMENTS

**THE ARONSON BUILDING PROPOSED CONCEPTUAL SOUTH ELEVATION**

1.14.11



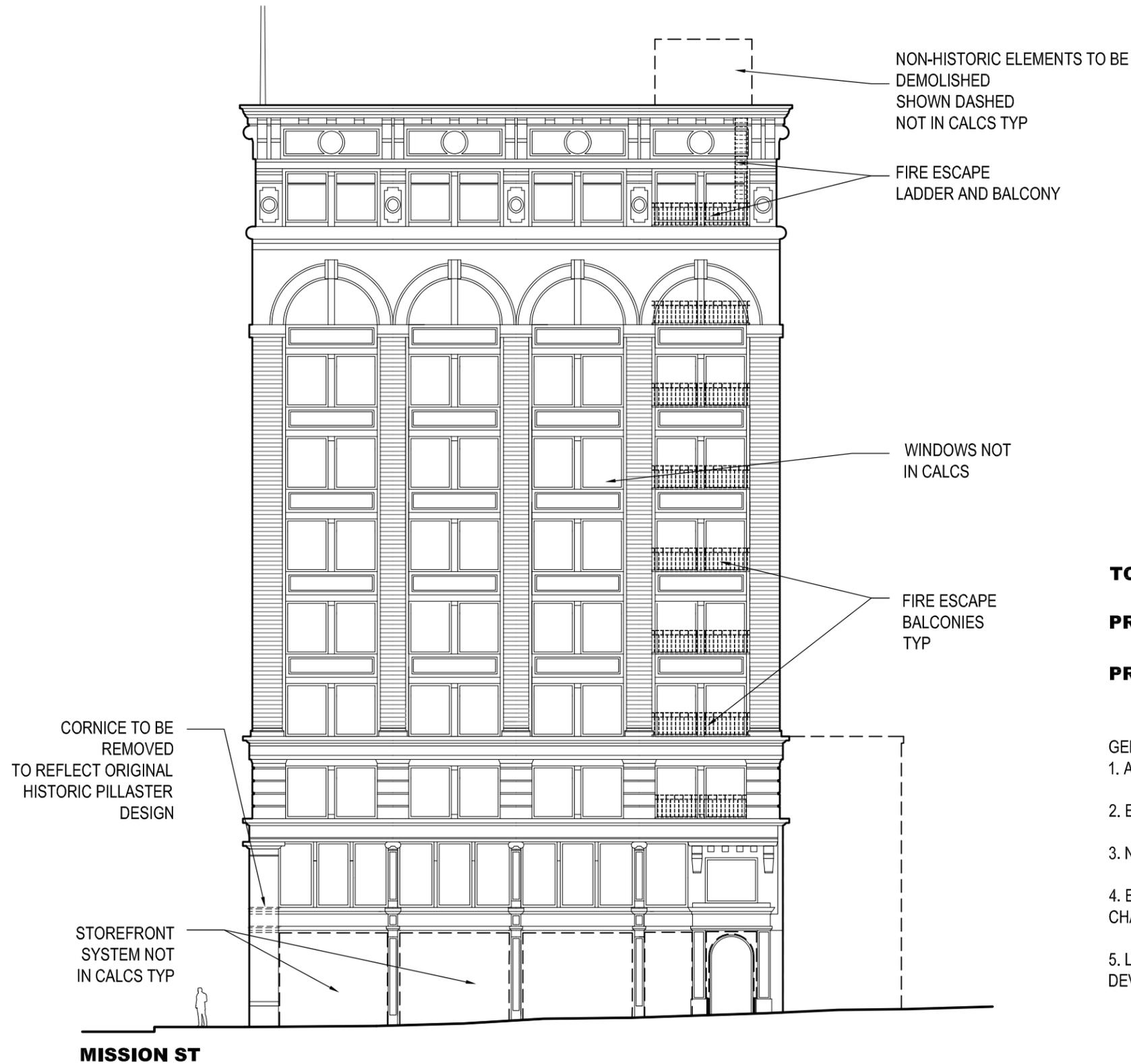
MISSION ST

**THE ARONSON BUILDING - EXISTING EAST ELEVATION**

1.14.11

**706 MISSION ST.**

HANDEL ARCHITECTS LLP



**TOTAL AREA OF HISTORIC FACADE = +/- 12,120 SF**

**PROPOSED AREA OF HISTORIC FACADE DEMOLITION = +/- 0 SF TBD**

**PROPOSED PERCENTAGE OF HISTORIC FACADE DEMOLITION = +/- 0% TBD**

GENERAL NOTES:

1. ALL EXISTING WINDOWS TO BE REPLACED
2. EXISTING FIRE ESCAPES TO BE REMOVED
3. NEW PROPOSED WINDOWS, ROOF STRUCTURES AND ADJACENT CONSTRUCTION NOT SHOWN FOR CLARITY.
4. ELEVATIONS, PLANS & DATA ARE BASED ON PRELIMINARY PROJECT DESIGNS AS OF THIS DATE AND ARE SUBJECT TO CHANGE BASED ON FUTURE DESIGN DEVELOPMENT AND REFINEMENTS.
5. LOCATION AND EXTENT OF REQD MEPS PENETRATIONS AT FACADE AND FLOOR PLATES SUBJECT TO FUTURE DESIGN DEVELOPMENT AND REFINEMENTS

**THE ARONSON BUILDING PROPOSED CONCEPTUAL EAST ELEVATION**

1.14.11

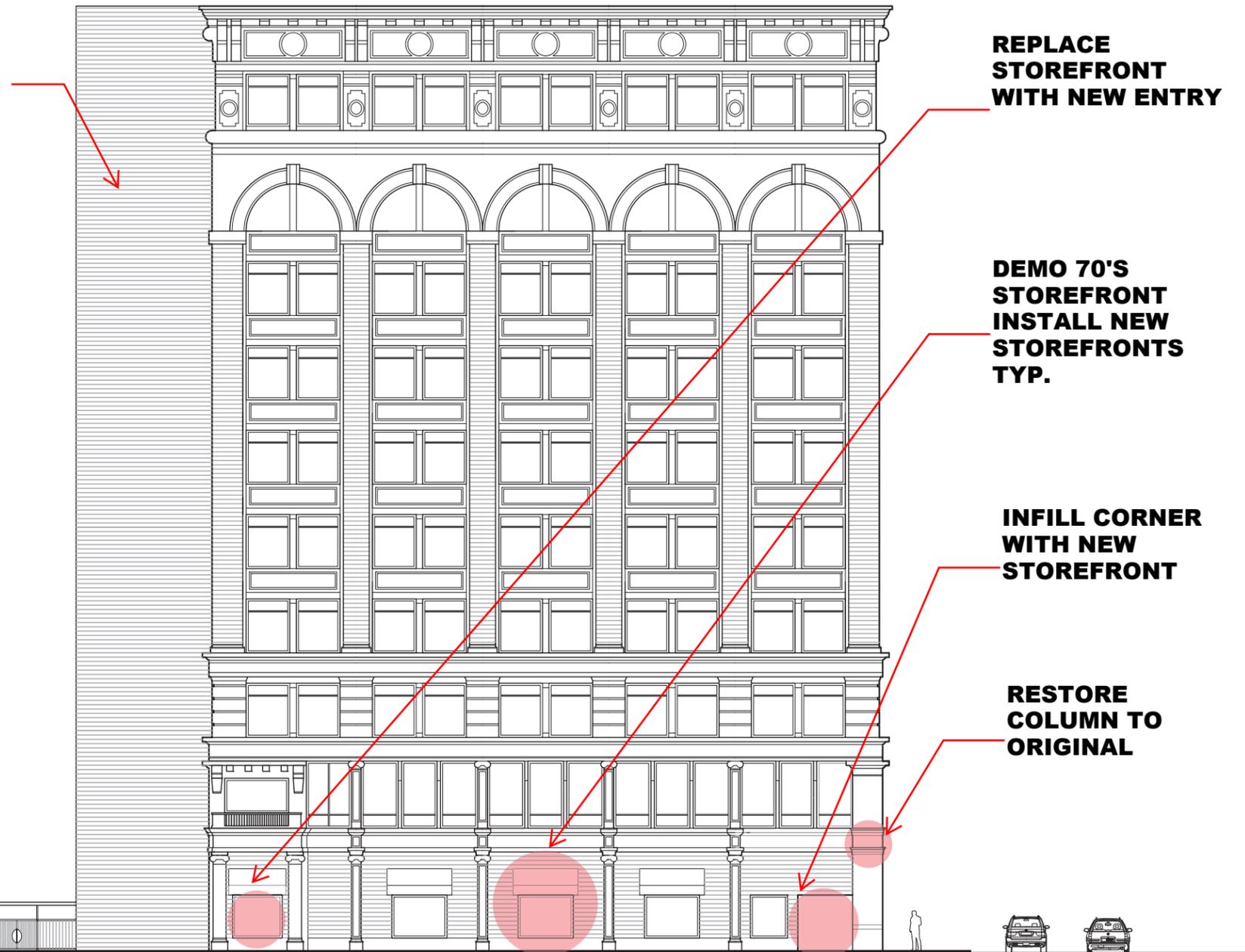


EXISTING  
CORNER COLUMN



EXISTING  
STOREFRONT

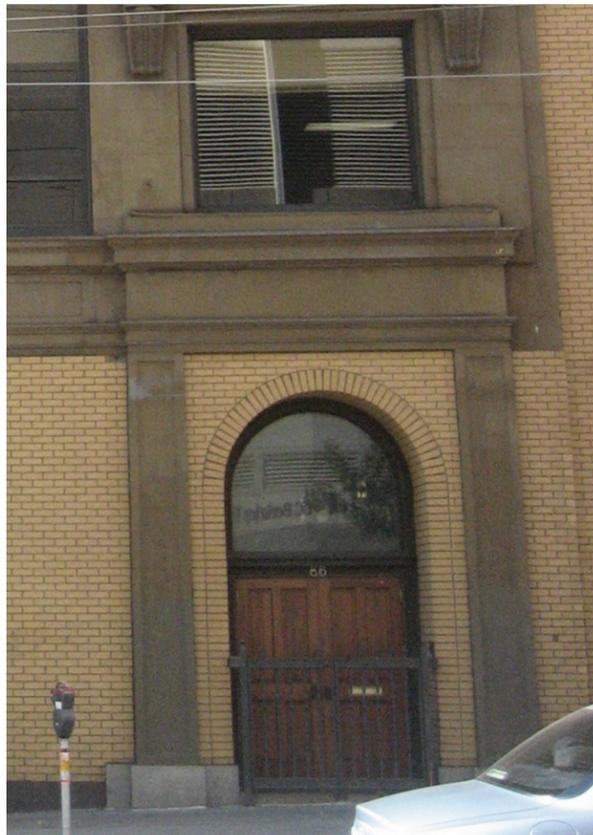
**70'S ADDITION TO  
BE DEMOLISHED**



EXISTING

HISTORIC REFINEMENTS

MISSION ST ELEVATION



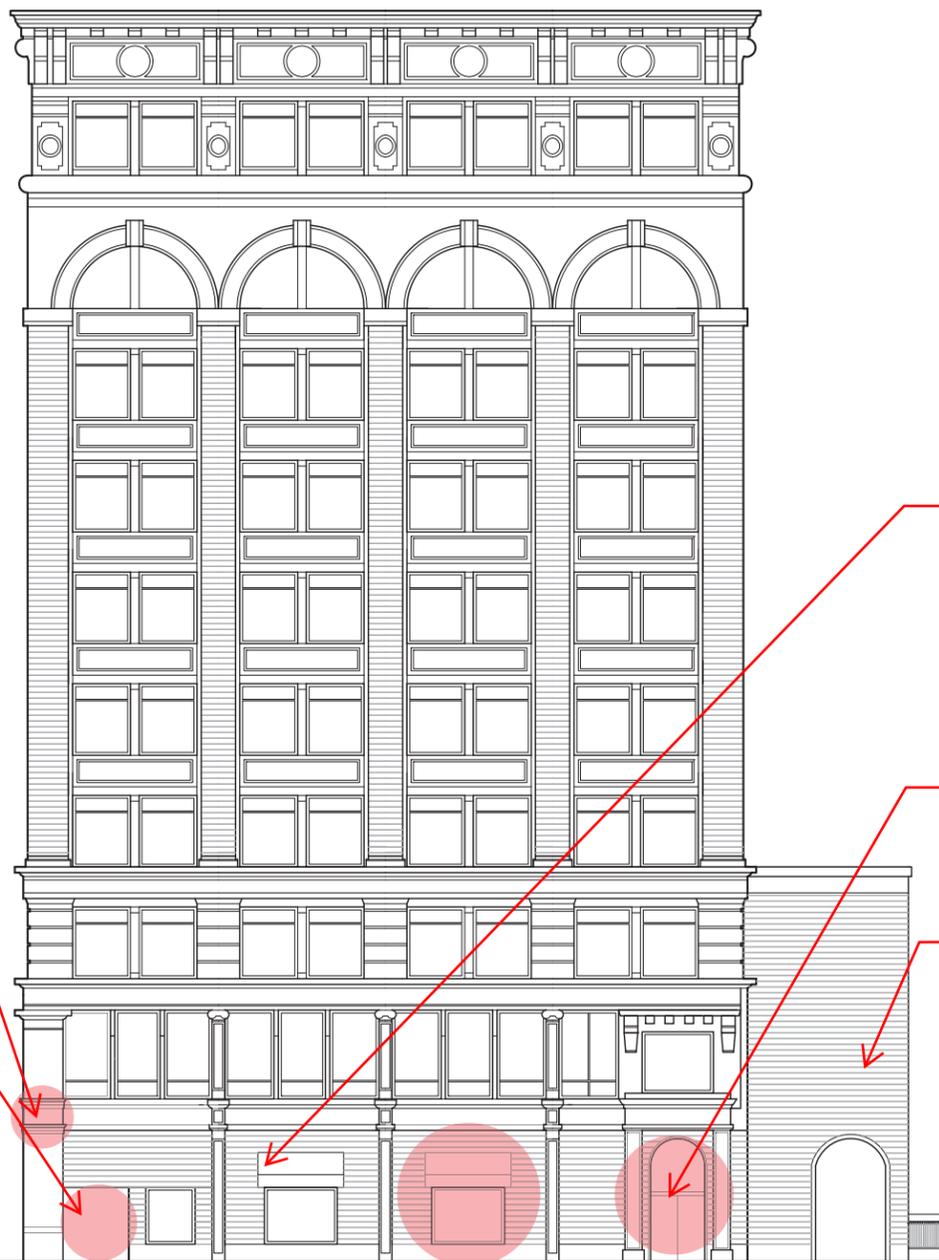
EXISTING  
UNUSED ENTRY  
DOOR THIRD ST.



EXISTING  
STOREFRONT  
THIRD ST.

**RESTORE  
COLUMN TO  
ORIGINAL**

**INFILL CORNER  
WITH NEW  
STOREFRONT**



**DEMO 70'S  
STOREFRONT  
INSTALL NEW  
STOREFRONTS  
TYP.**

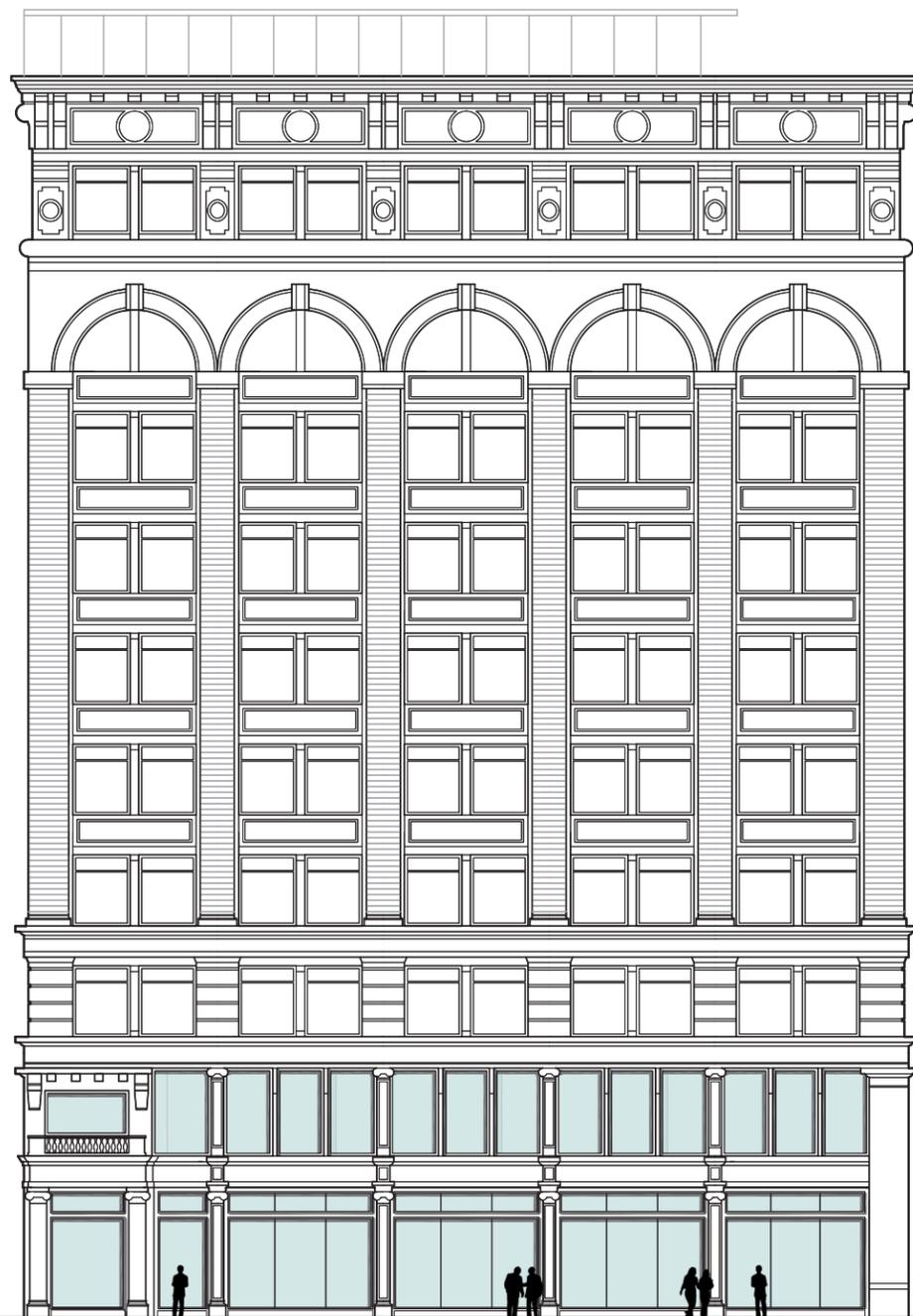
**KEEP EXISTING  
DOOR FRAME**

**70'S ADDITION TO  
BE DEMOLISHED**

EXISTING

HISTORIC REFINEMENTS

THIRD ST ELEVATION



ELEVATIONS, PLANS, AND DATA ARE BASED ON PRELIMINARY PROJECT DESIGNS AS OF THIS DATE AND ARE SUBJECT TO CHANGE BASED ON FUTURE DESIGN DEVELOPMENT AND REFINEMENTS

PROPOSED CONCEPTUAL ELEVATION

MISSION ST ELEVATION

ELEVATIONS, PLANS, AND DATA ARE BASED ON PRELIMINARY PROJECT DESIGNS AS OF THIS DATE AND ARE SUBJECT TO CHANGE BASED ON FUTURE DESIGN DEVELOPMENT AND REFINEMENTS



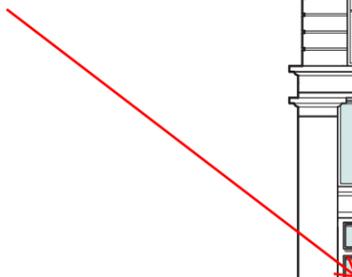
**NEW LEVEL 1  
STOREFRONTS  
SHOWN**

PROPOSED CONCEPTUAL ELEVATION

MISSION ST ELEVATION

ELEVATIONS, PLANS, AND DATA ARE BASED ON PRELIMINARY PROJECT DESIGNS AS OF THIS DATE AND ARE SUBJECT TO CHANGE BASED ON FUTURE DESIGN DEVELOPMENT AND REFINEMENTS

**NEW LEVEL 1 STOREFRONTS SHOWN**



PROPOSED CONCEPTUAL ELEVATION

THIRD ST ELEVATION

ELEVATIONS, PLANS, AND DATA ARE BASED ON PRELIMINARY PROJECT DESIGNS AS OF THIS DATE AND ARE SUBJECT TO CHANGE BASED ON FUTURE DESIGN DEVELOPMENT AND REFINEMENTS



**NEW LEVEL 1  
STOREFRONTS  
SHOWN**

PROPOSED CONCEPTUAL ELEVATION

THIRD ST ELEVATION

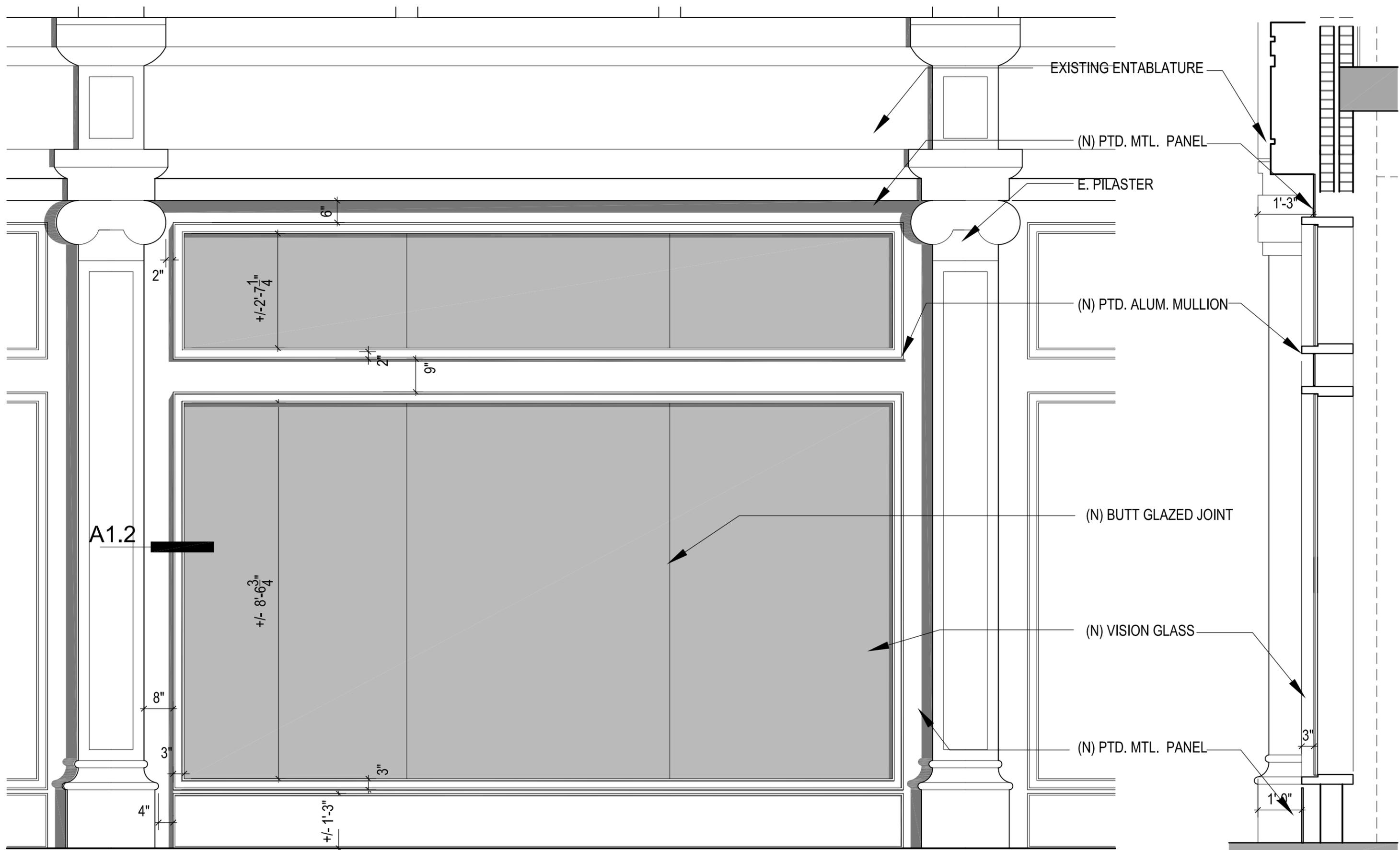


**NEW  
STOREFRONTS**



ca. 1906

HISTORIC IMAGE - STOREFRONT



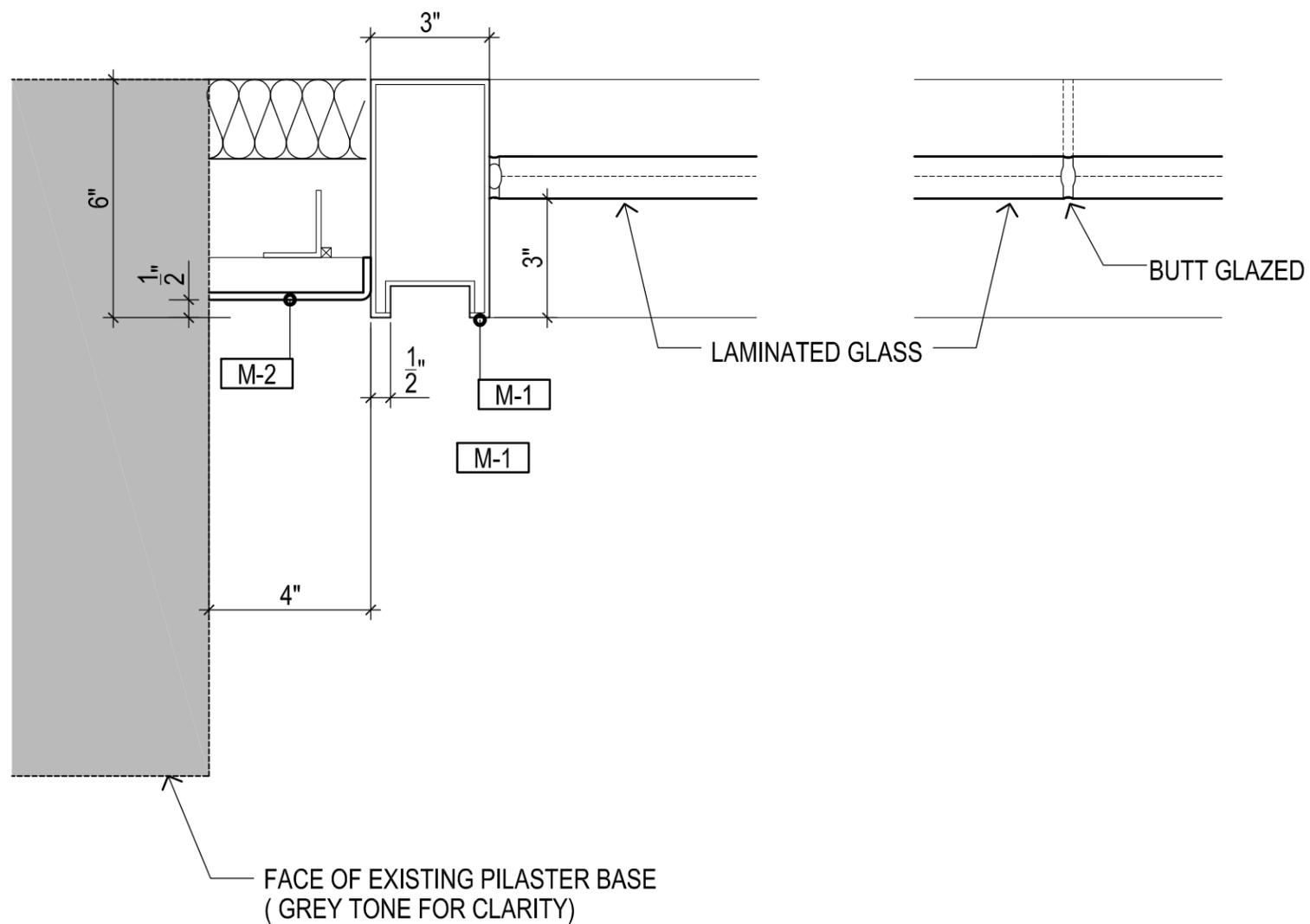
PROPOSED CONCEPTUAL STOREFRONT ELEVATION

ELEVATIONS, PLANS, AND DATA ARE BASED ON PRELIMINARY PROJECT DESIGNS AS OF THIS DATE AND ARE SUBJECT TO CHANGE BASED ON FUTURE DESIGN DEVELOPMENT AND REFINEMENTS

1/2"=1'-0"

1.24.2011

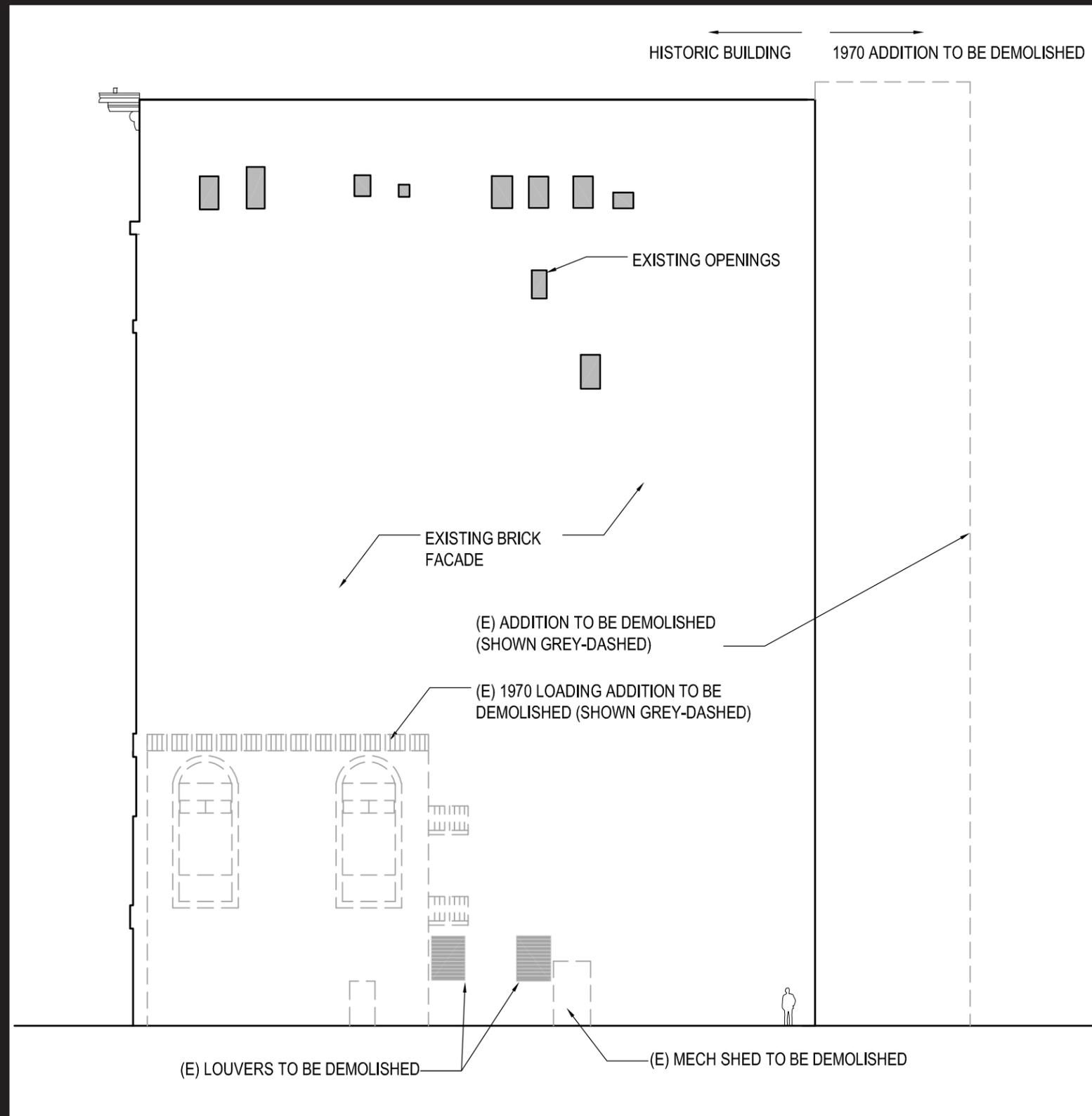
A1.1



ELEVATIONS, PLANS, AND DATA ARE BASED ON PRELIMINARY PROJECT DESIGNS AS OF THIS DATE AND ARE SUBJECT TO CHANGE BASED ON FUTURE DESIGN DEVELOPMENT AND REFINEMENTS

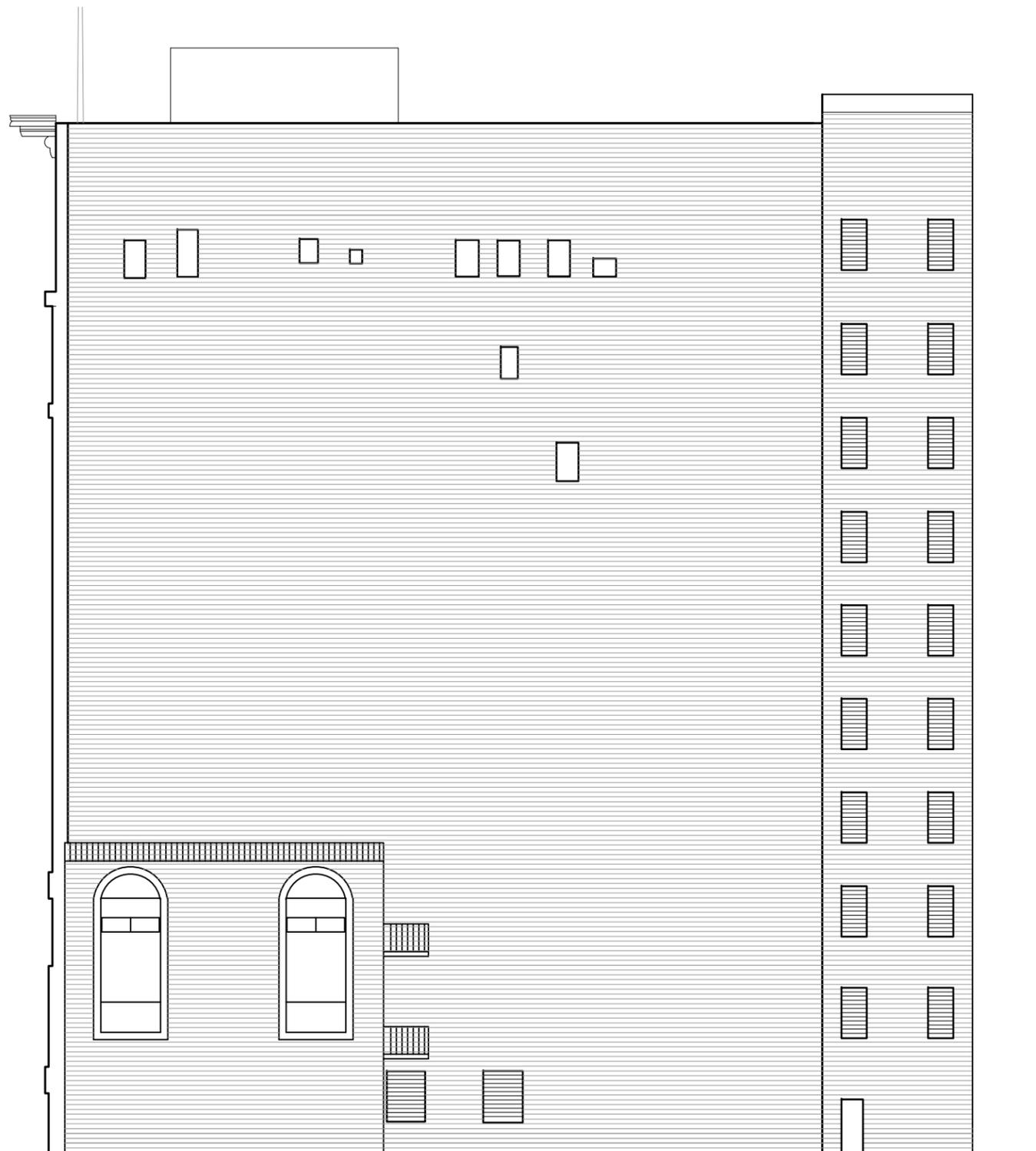


EXISTING PHOTO FROM THIRD ST



PROPOSED DEMOLITION

NORTH FACADE



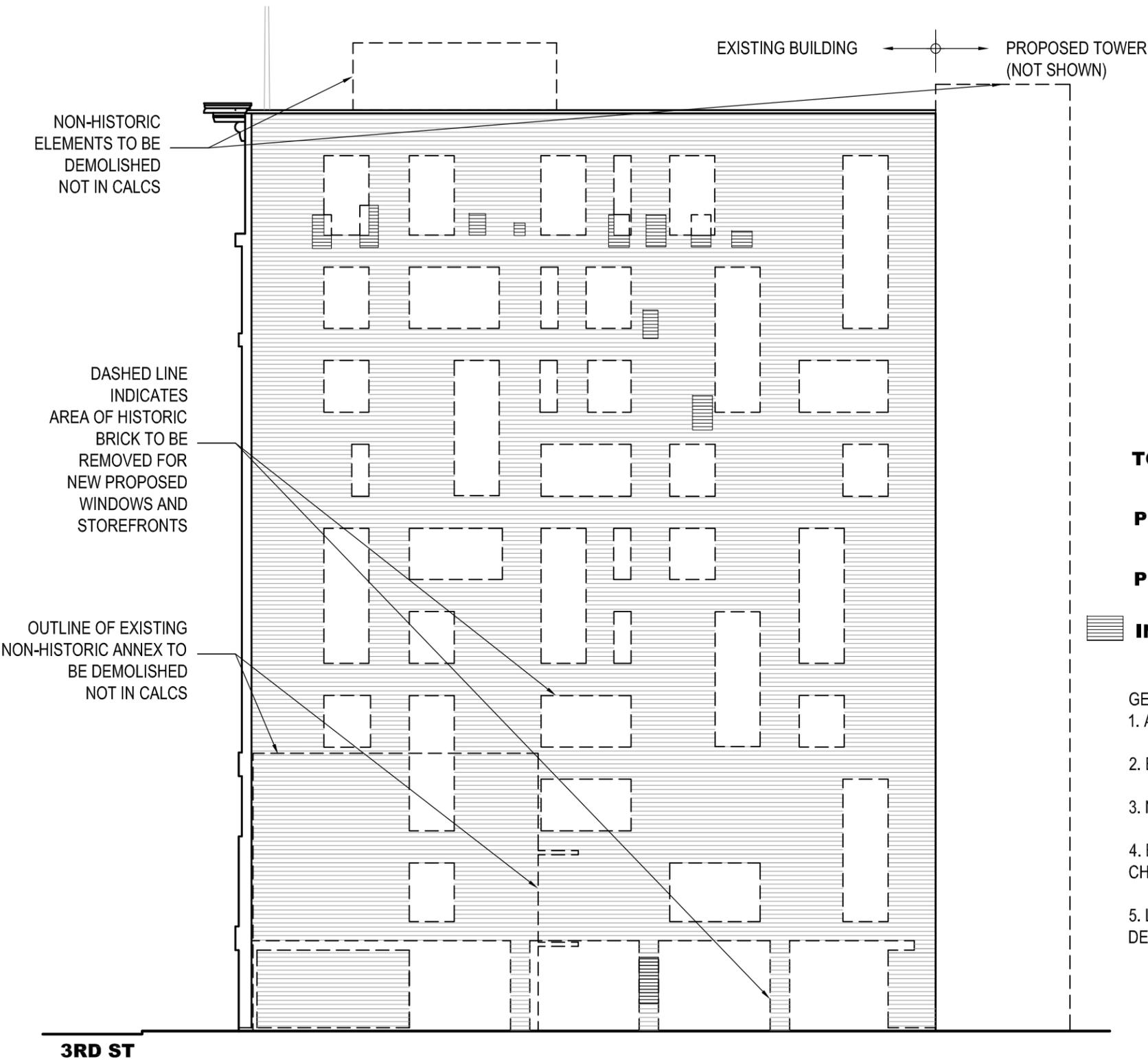
3RD ST

**THE ARONSON BUILDING - EXISTING NORTH ELEVATION**

1.14.11

**706 MISSION ST.**  
HANDEL ARCHITECTS LLP

**ACCESS VARIANTS 1, 2B, 3, & 4**



**TOTAL AREA OF HISTORIC FACADE = +/- 15,420 SF**

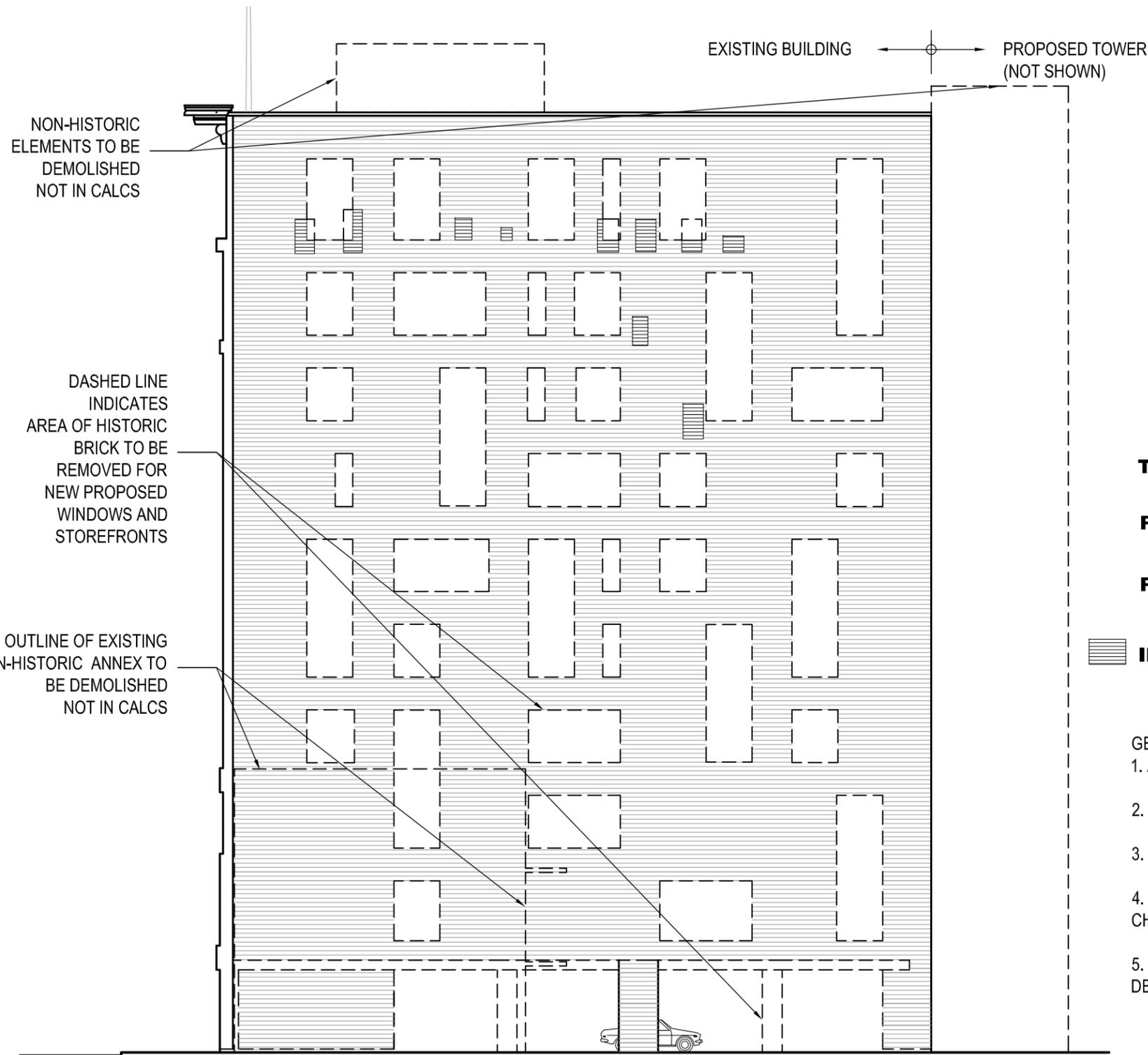
**PROPOSED AREA OF HISTORIC FACADE DEMOLITION = +/- 4,388 SF**

**PROPOSED PERCENTAGE OF HISTORIC FACADE DEMOLITION = +/- 29%**

 **INDICATES AREA OF EXISTING OPENING TO BE INFILLED WITH EXISTING HISTORIC BRICK**

- GENERAL NOTES:
1. ALL EXISTING WINDOWS TO BE REPLACED
  2. EXISTING FIRE ESCAPES TO BE REMOVED
  3. NEW PROPOSED WINDOWS, ROOF STRUCTURES AND ADJACENT CONSTRUCTION NOT SHOWN FOR CLARITY.
  4. ELEVATIONS, PLANS & DATA ARE BASED ON PRELIMINARY PROJECT DESIGNS AS OF THIS DATE AND ARE SUBJECT TO CHANGE BASED ON FUTURE DESIGN DEVELOPMENT AND REFINEMENTS.
  5. LOCATION AND EXTENT OF REQD MEPS PENETRATIONS AT FACADE AND FLOOR PLATES SUBJECT TO FUTURE DESIGN DEVELOPMENT AND REFINEMENTS

**ACCESS VARIANT 2A**



**TOTAL AREA OF HISTORIC FACADE = +/- 15,420 SF**

**PROPOSED AREA OF HISTORIC FACADE DEMOLITION = +/- 4,411 SF**

**PROPOSED PERCENTAGE OF HISTORIC FACADE DEMOLITION = +/- 29%**

 **INDICATES AREA OF EXISTING OPENING TO BE INFILLED WITH EXISTING HISTORIC BRICK**

GENERAL NOTES:

1. ALL EXISTING WINDOWS TO BE REPLACED
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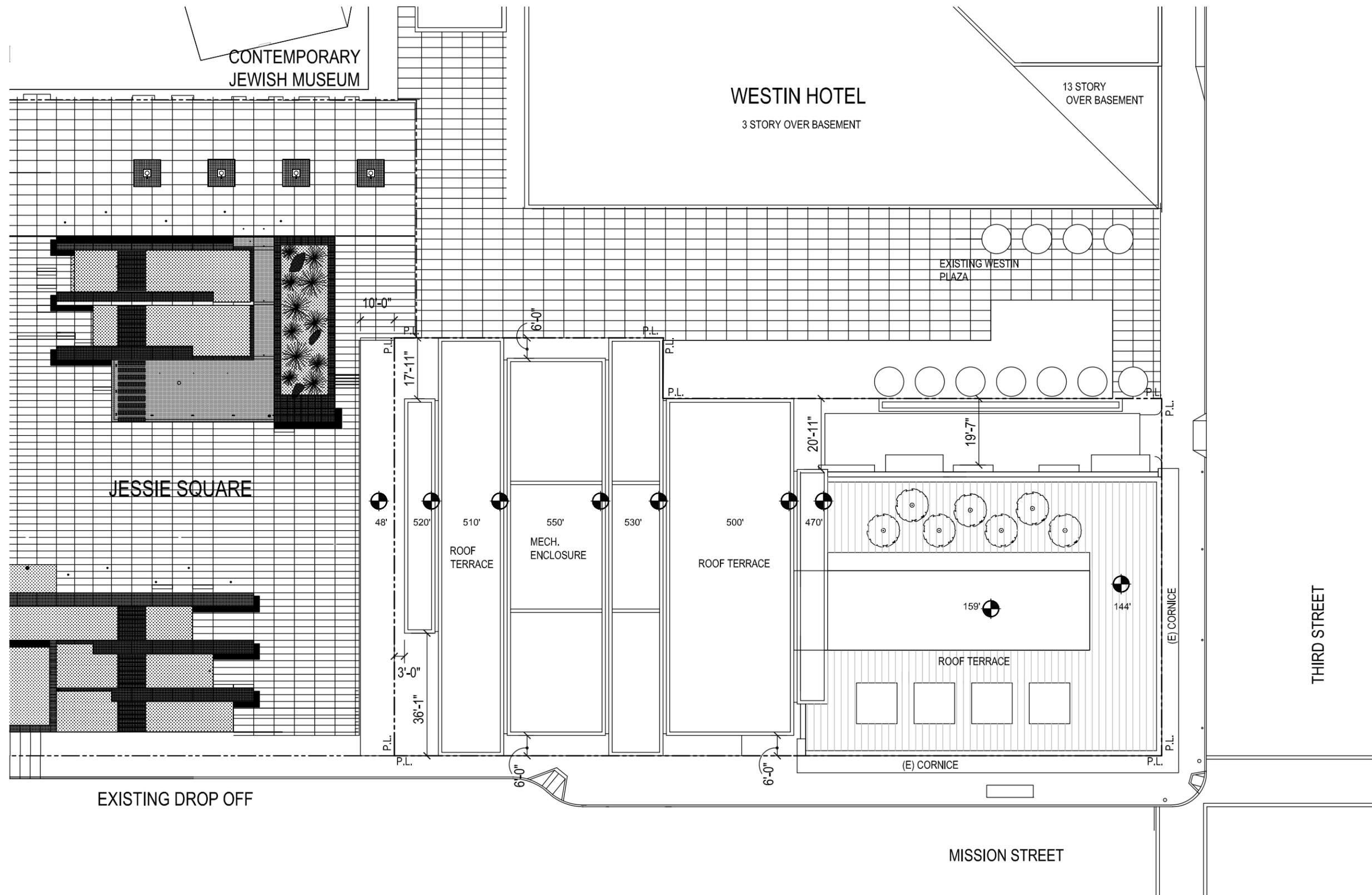
**3RD ST**

**THE ARONSON BUILDING PROPOSED CONCEPTUAL NORTH ELEVATION**

**1.14.11**

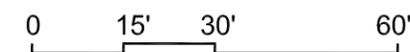
**706 MISSION ST.**

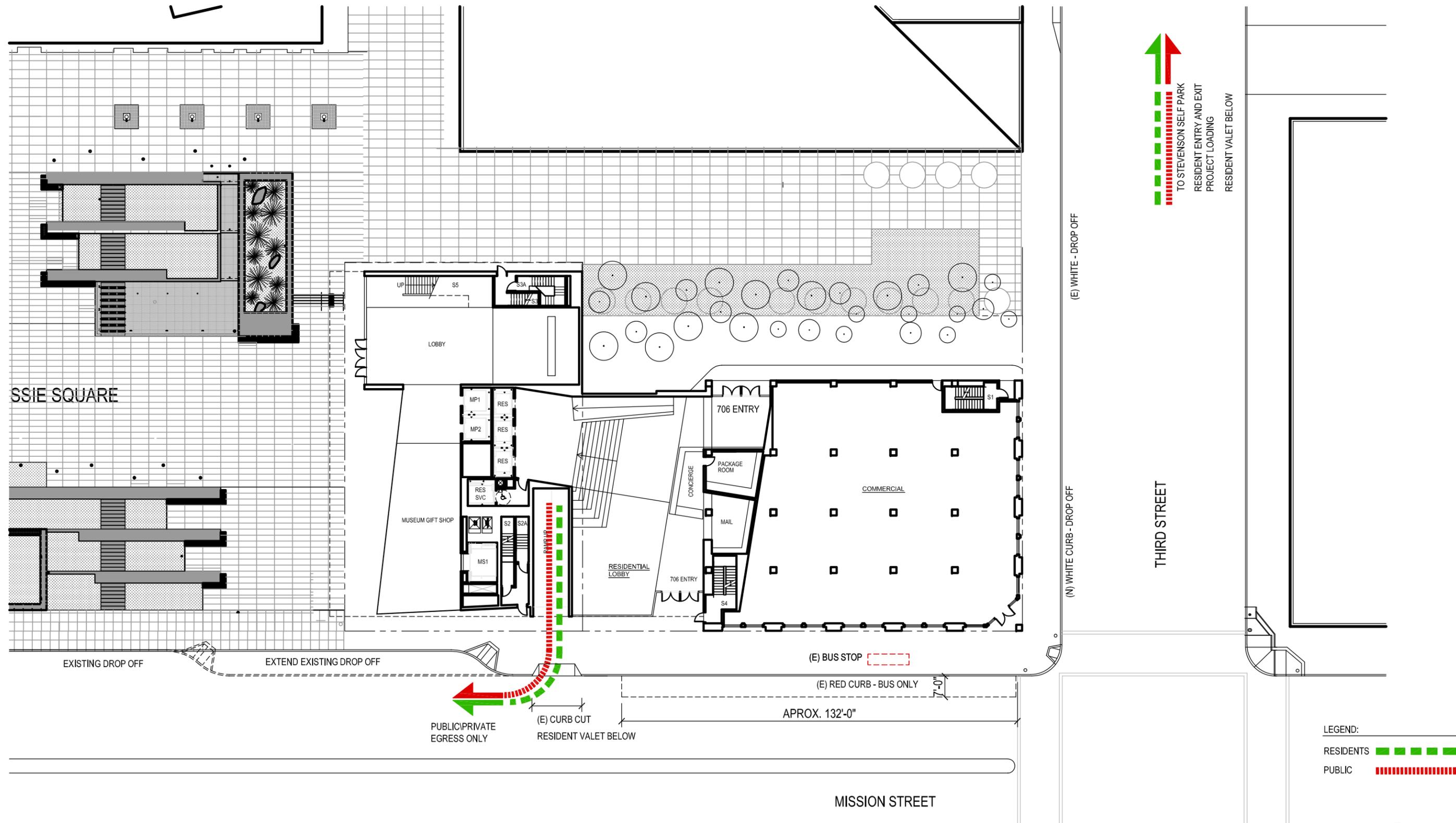
HANDEL ARCHITECTS LLP



# 706 MISSION - CONCEPTUAL ROOF SETBACKS

ELEVATIONS, PLANS, AND DATA ARE BASED ON PRELIMINARY PROJECT DESIGNS AS OF THIS DATE AND ARE SUBJECT TO CHANGE BASED ON FUTURE DESIGN DEVELOPMENT AND REFINEMENTS

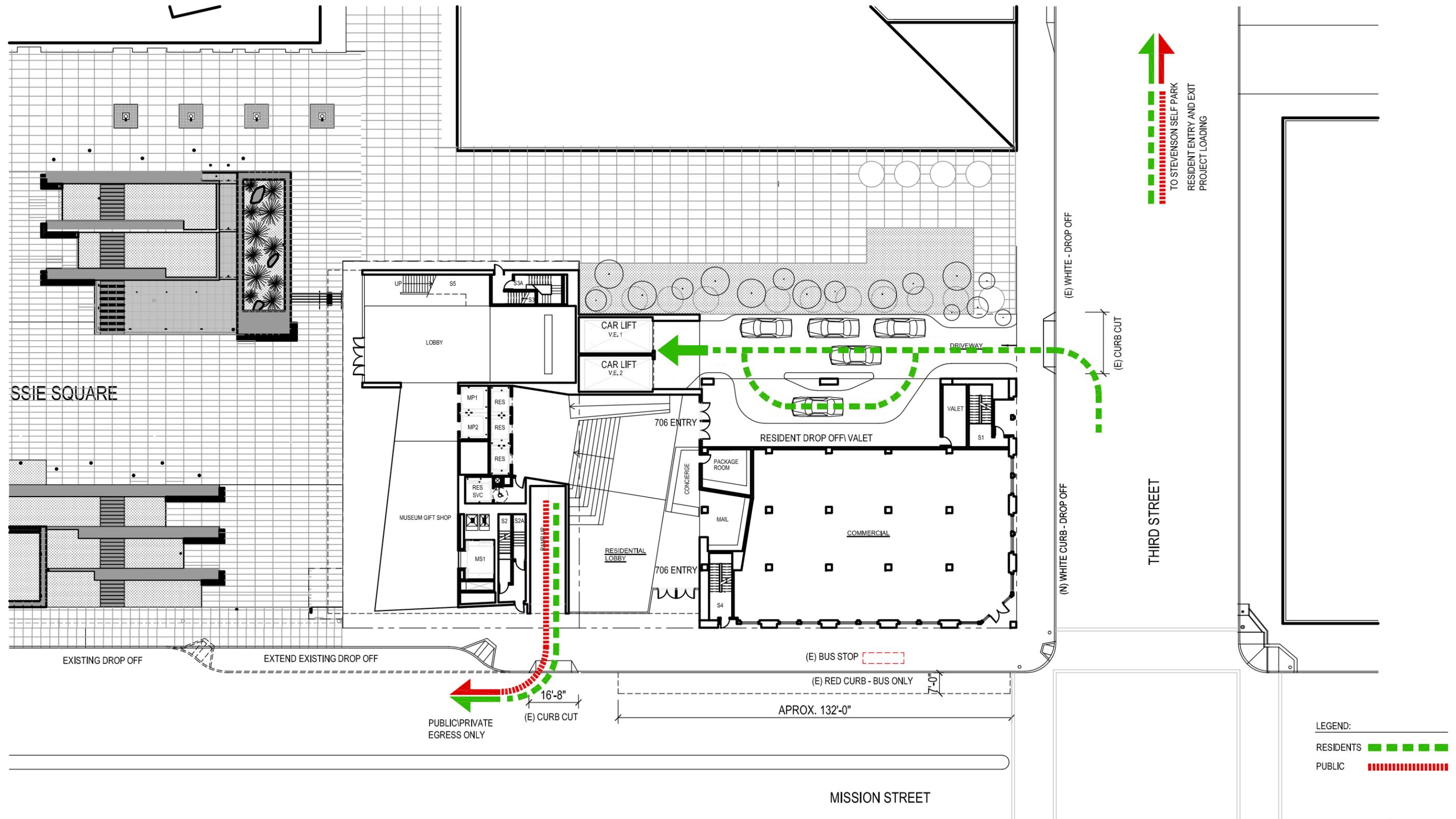




# 706 MISSION

ELEVATIONS, PLANS, AND DATA ARE BASED ON PRELIMINARY PROJECT DESIGNS AS OF THIS DATE AND ARE SUBJECT TO CHANGE BASED ON FUTURE DESIGN DEVELOPMENT AND REFINEMENTS

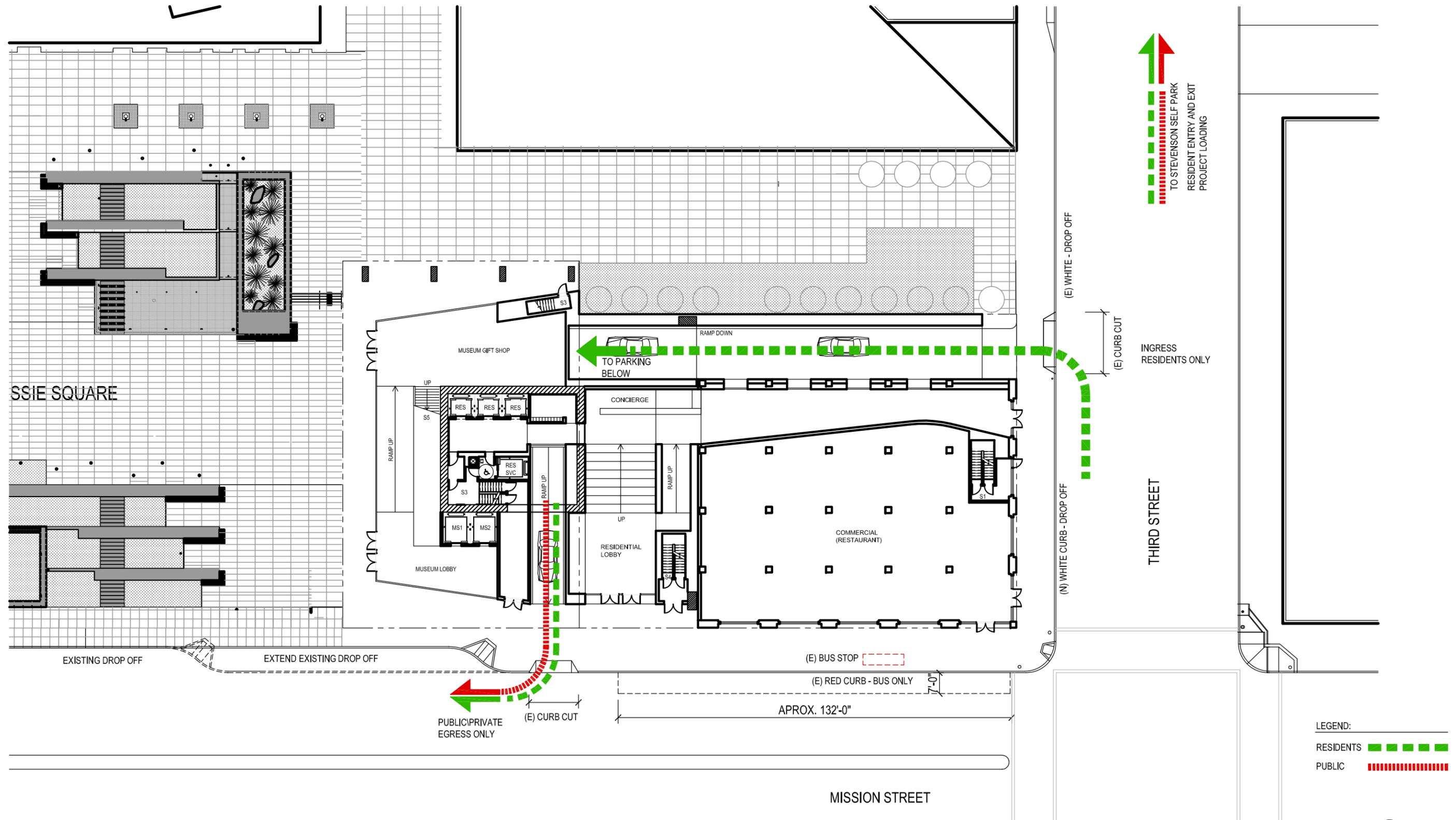
## ACCESS VARIANT 1



# 706 MISSION

ELEVATIONS, PLANS, AND DATA ARE BASED ON PRELIMINARY PROJECT DESIGNS AS OF THIS DATE AND ARE SUBJECT TO CHANGE BASED ON FUTURE DESIGN DEVELOPMENT AND REFINEMENTS

# ACCESS VARIANT 2A

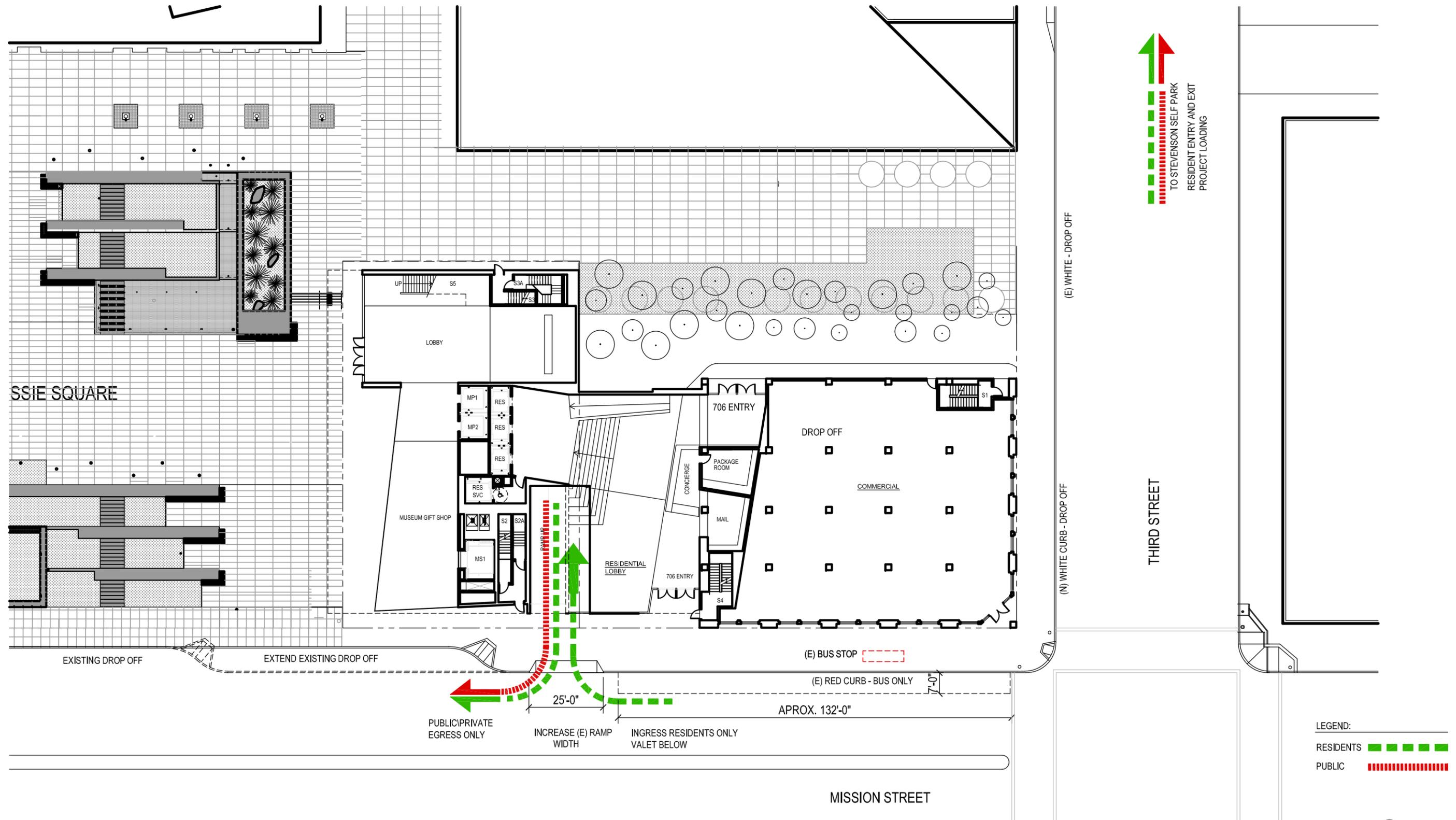


# 706 MISSION

ELEVATIONS, PLANS, AND DATA ARE BASED ON PRELIMINARY PROJECT DESIGNS AS OF THIS DATE AND ARE SUBJECT TO CHANGE BASED ON FUTURE DESIGN DEVELOPMENT AND REFINEMENTS

**PREFERRED ACCESS VARIANT**

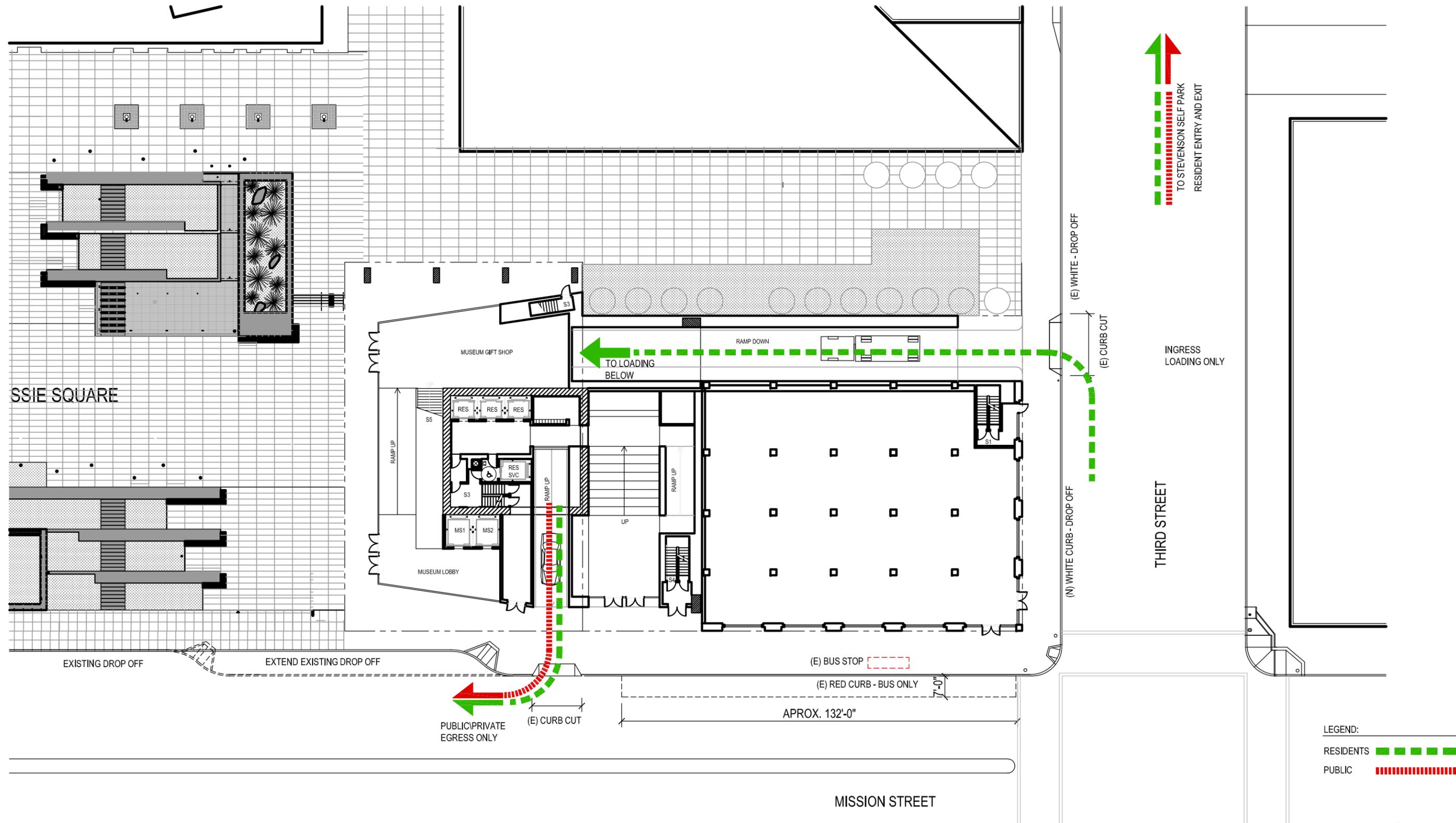
# ACCESS VARIANT 2B



# 706 MISSION

ELEVATIONS, PLANS, AND DATA ARE BASED ON PRELIMINARY PROJECT DESIGNS AS OF THIS DATE AND ARE SUBJECT TO CHANGE BASED ON FUTURE DESIGN DEVELOPMENT AND REFINEMENTS

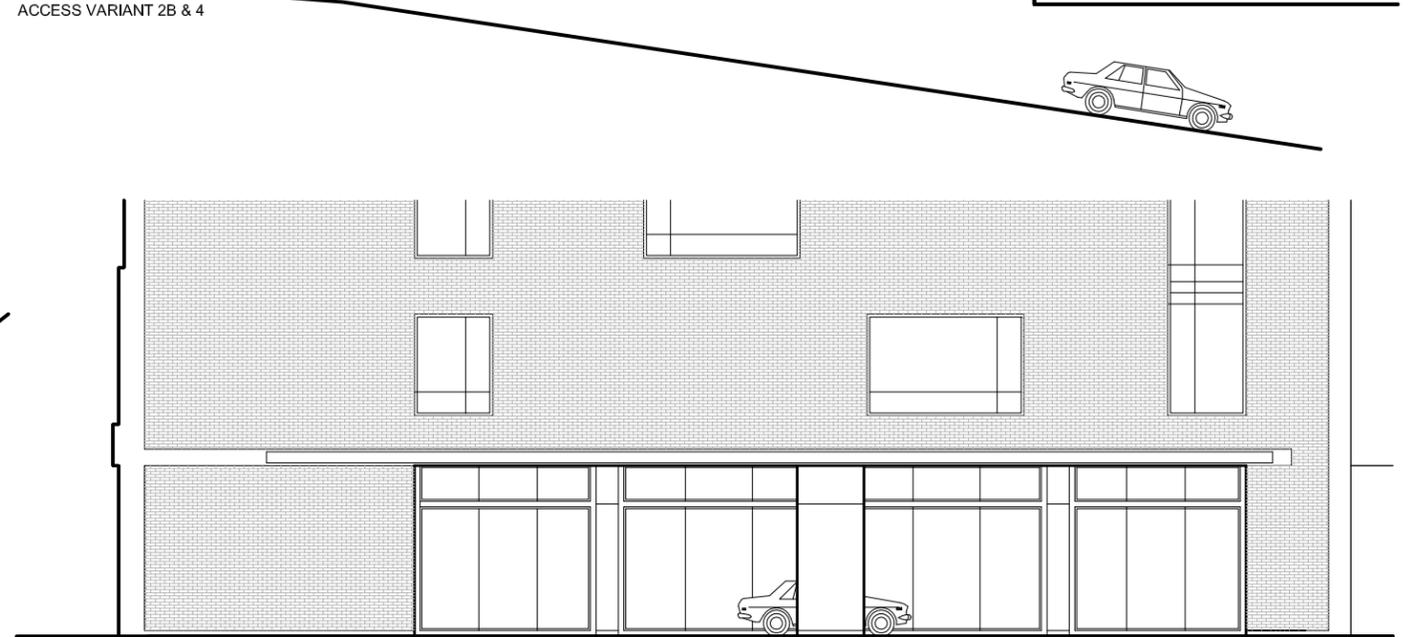
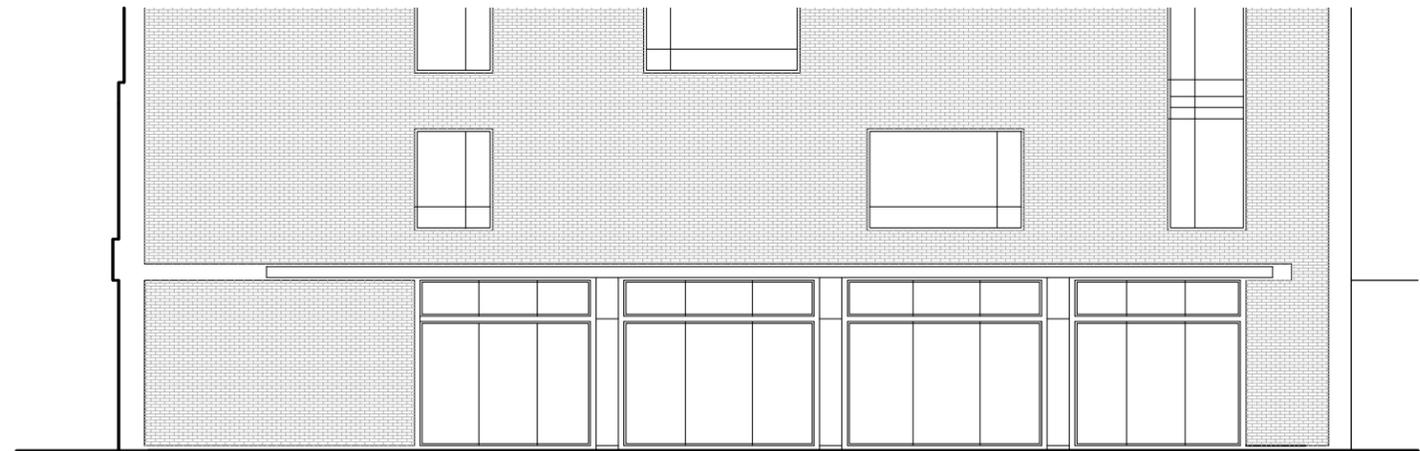
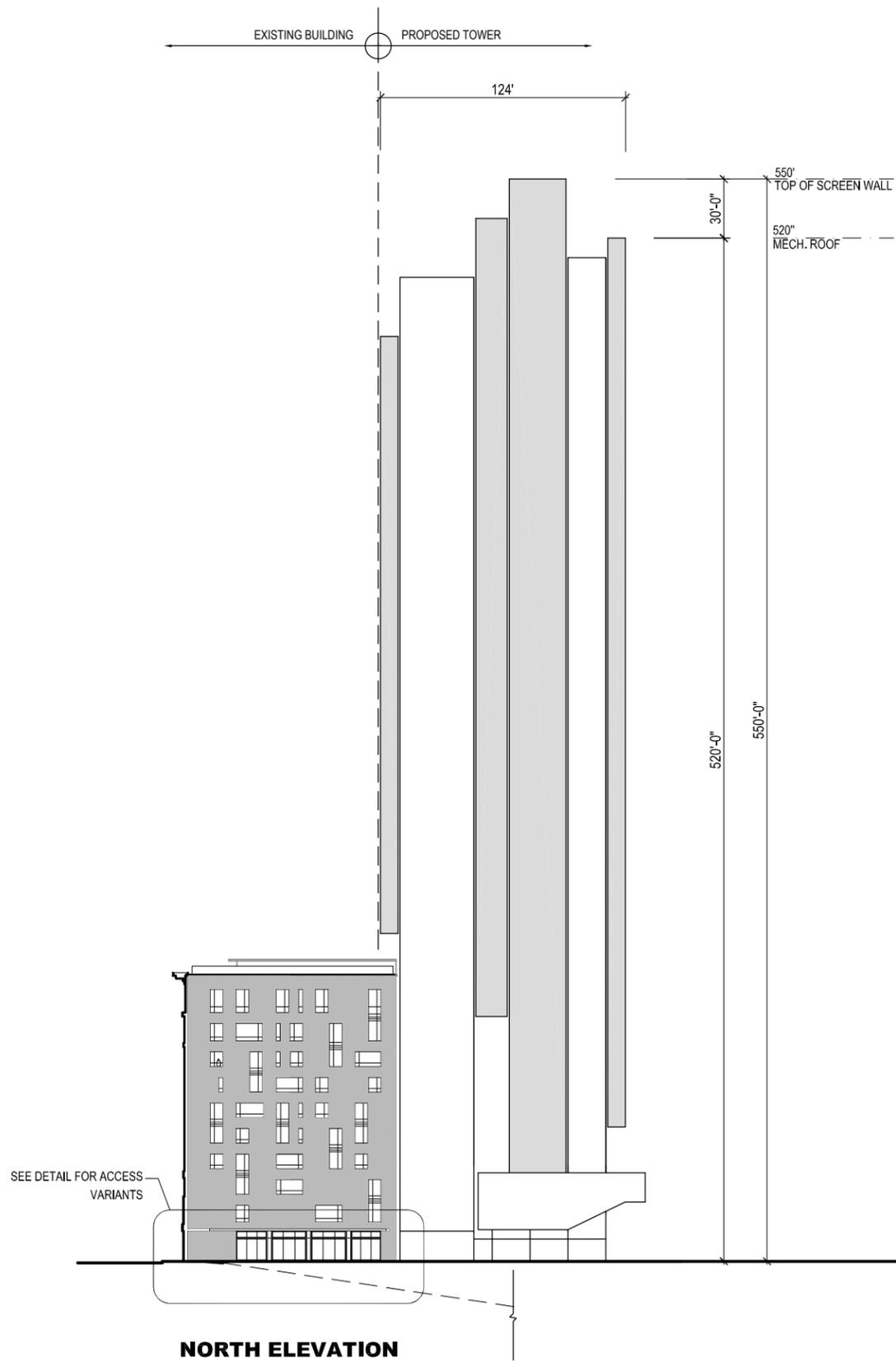
## ACCESS VARIANT 3



# 706 MISSION

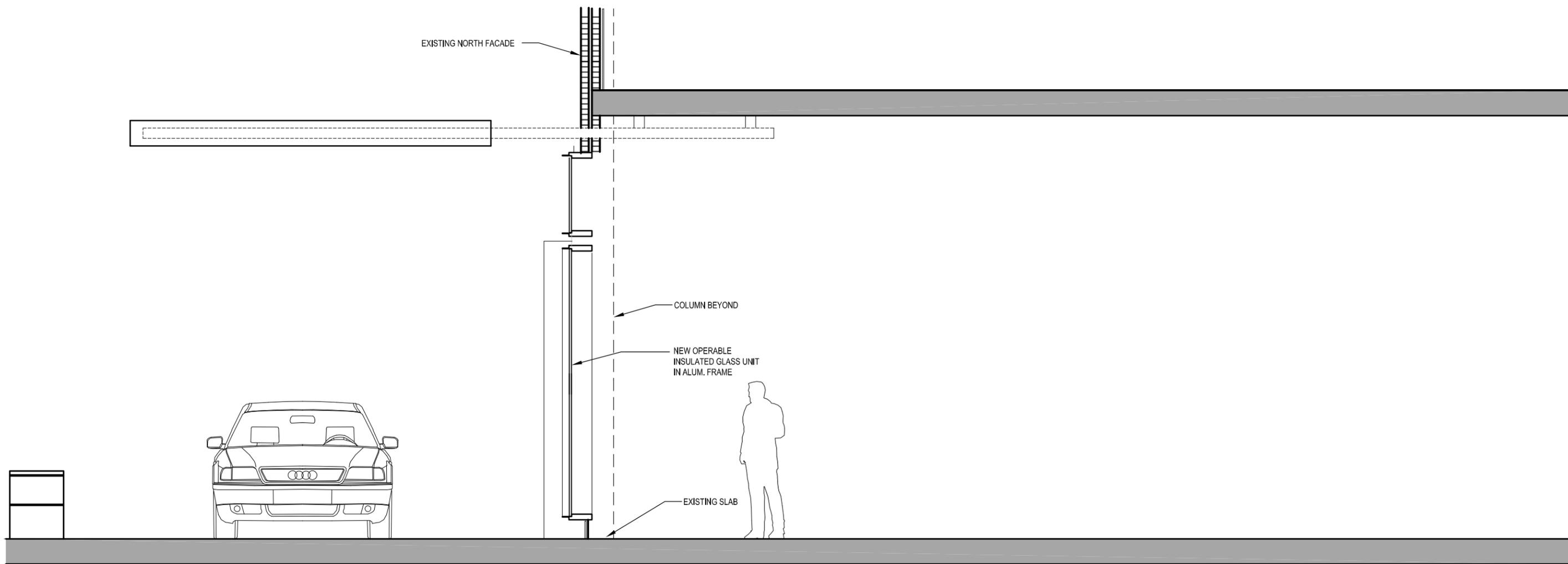
ELEVATIONS, PLANS, AND DATA ARE BASED ON PRELIMINARY PROJECT DESIGNS AS OF THIS DATE AND ARE SUBJECT TO CHANGE BASED ON FUTURE DESIGN DEVELOPMENT AND REFINEMENTS

## ACCESS VARIANT 4



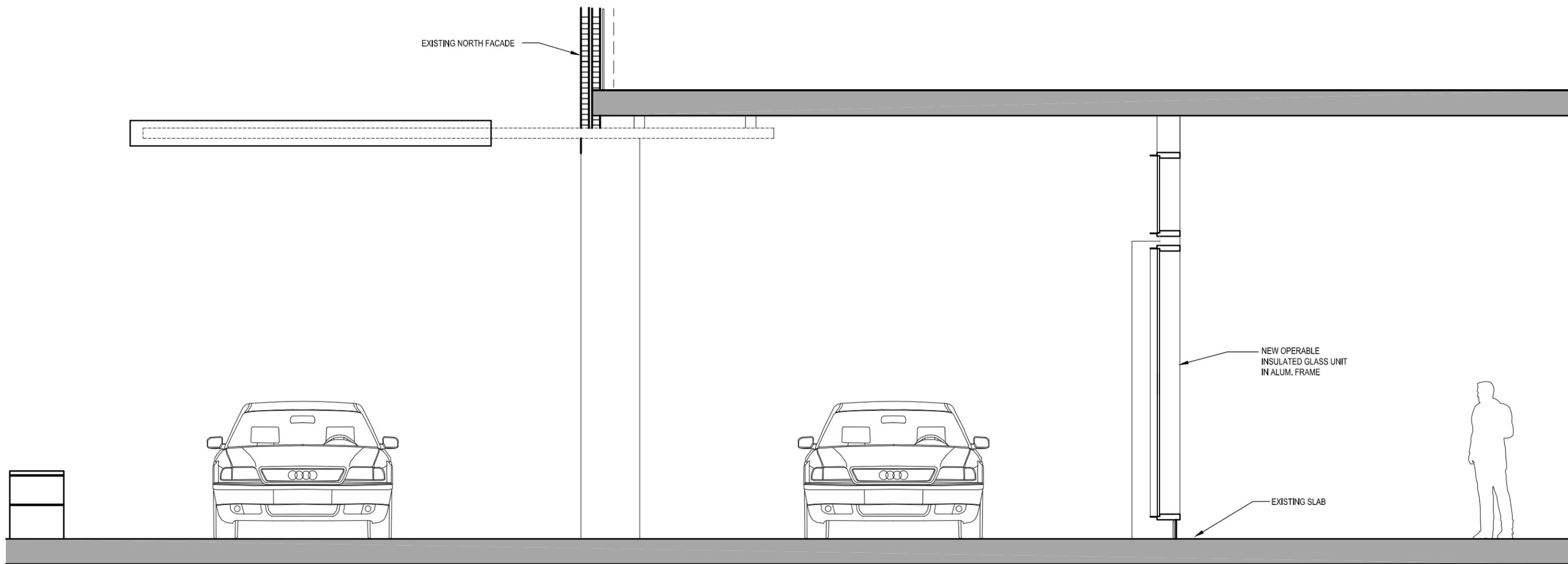
# 706 MISSION - CONCEPTUAL BUILDING ELEVATIONS

ELEVATIONS, PLANS, AND DATA ARE BASED ON PRELIMINARY PROJECT DESIGNS AS OF THIS DATE AND ARE SUBJECT TO CHANGE BASED ON FUTURE DESIGN DEVELOPMENT AND REFINEMENTS



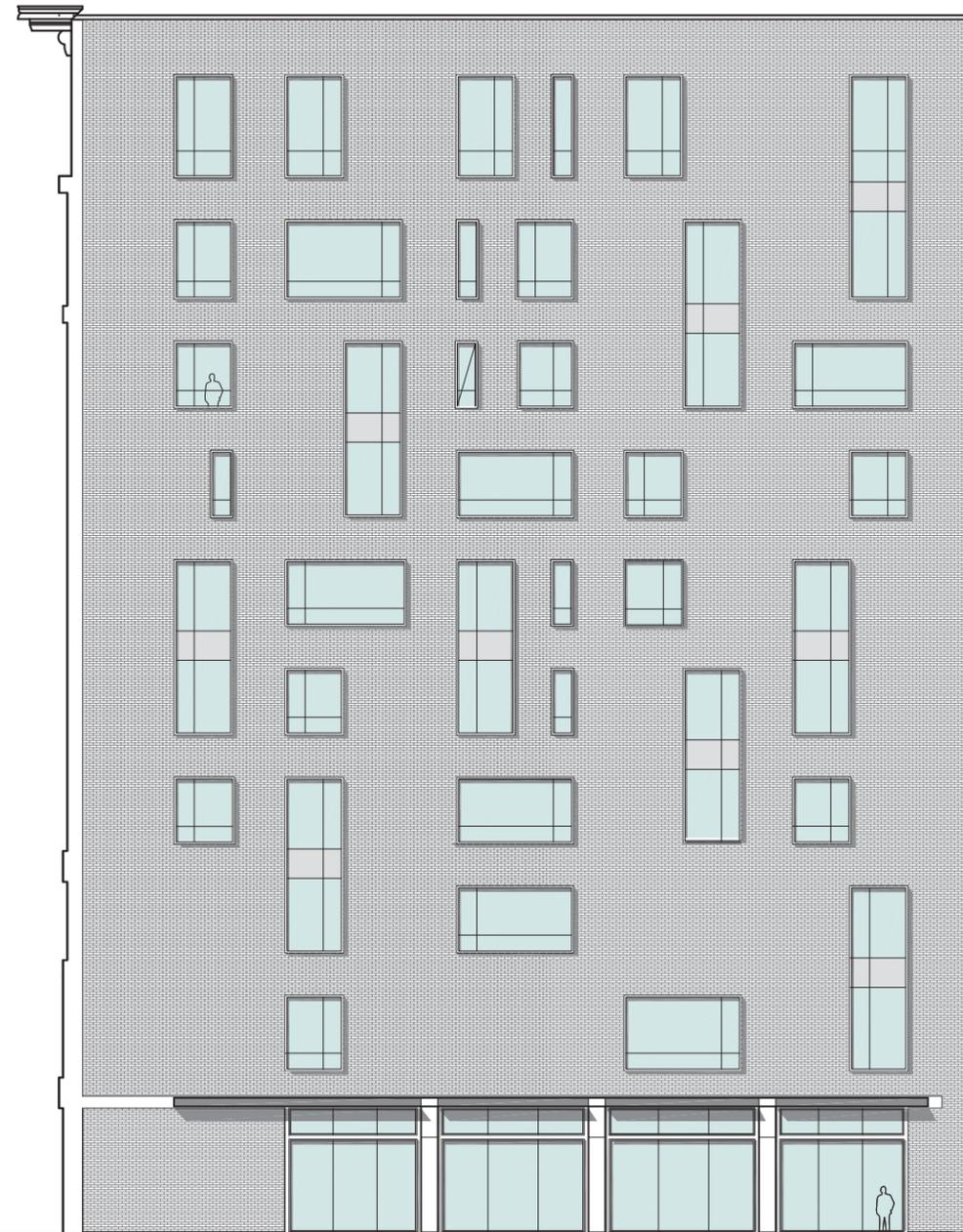
ELEVATIONS, PLANS, AND DATA ARE BASED ON PRELIMINARY PROJECT DESIGNS AS OF THIS DATE AND ARE SUBJECT TO CHANGE BASED ON FUTURE DESIGN DEVELOPMENT AND REFINEMENTS

PROPOSED CONCEPTUAL STOREFRONT SECTION- ACCESS VARIANTS: 1,2B,3,4



ELEVATIONS, PLANS, AND DATA ARE BASED ON PRELIMINARY PROJECT DESIGNS AS OF THIS DATE AND ARE SUBJECT TO CHANGE BASED ON FUTURE DESIGN DEVELOPMENT AND REFINEMENTS

PROPOSED CONCEPTUAL STOREFRONT SECTION- ACCESS VARIANTS: 2A



PROPOSED CONCEPTUAL ELEVATION

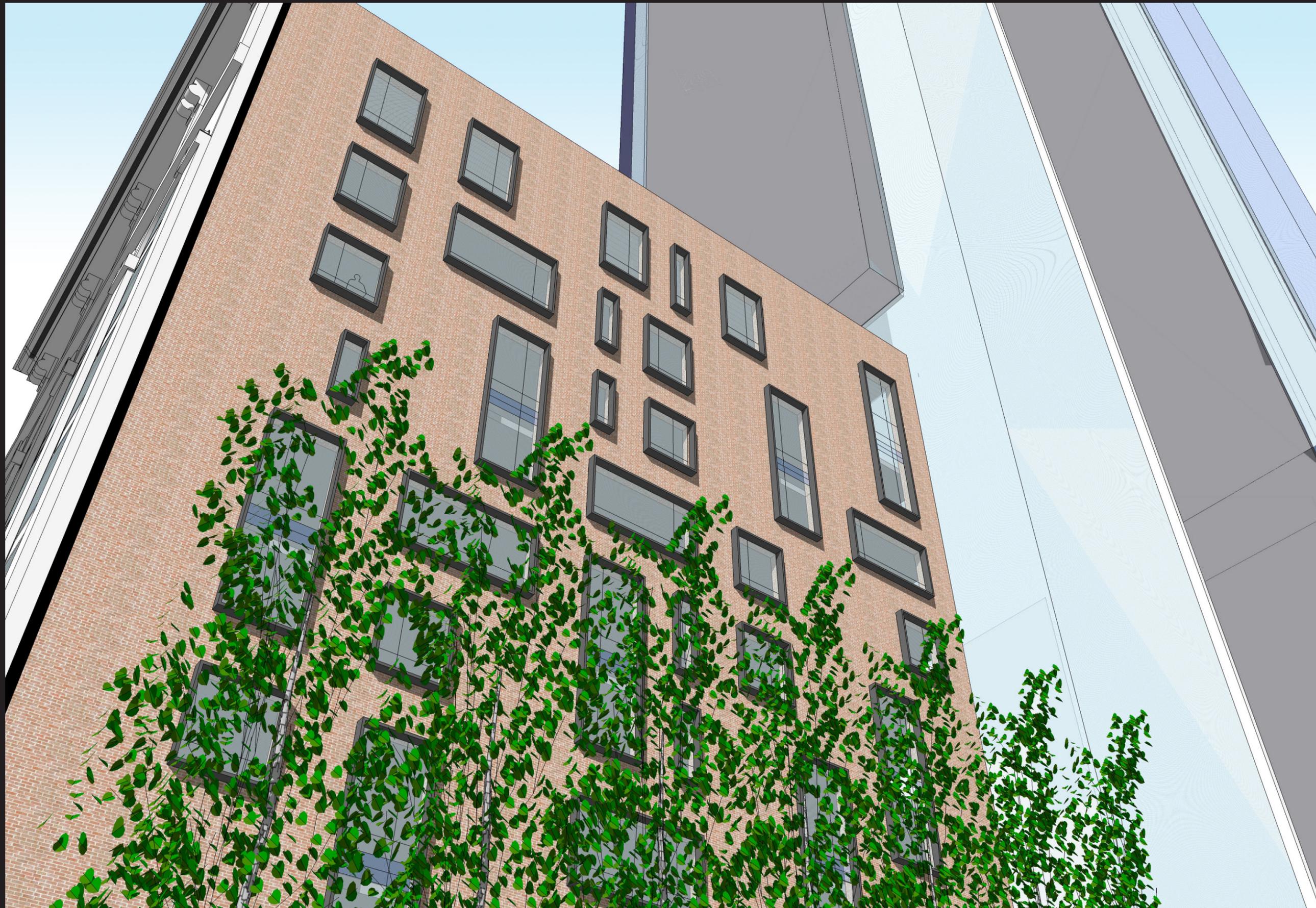
NORTH FACADE



PROPOSED CONCEPTUAL ELEVATION

ELEVATIONS, PLANS, AND DATA ARE BASED ON PRELIMINARY PROJECT DESIGNS AS OF THIS DATE AND ARE SUBJECT TO CHANGE BASED ON FUTURE DESIGN DEVELOPMENT AND REFINEMENTS

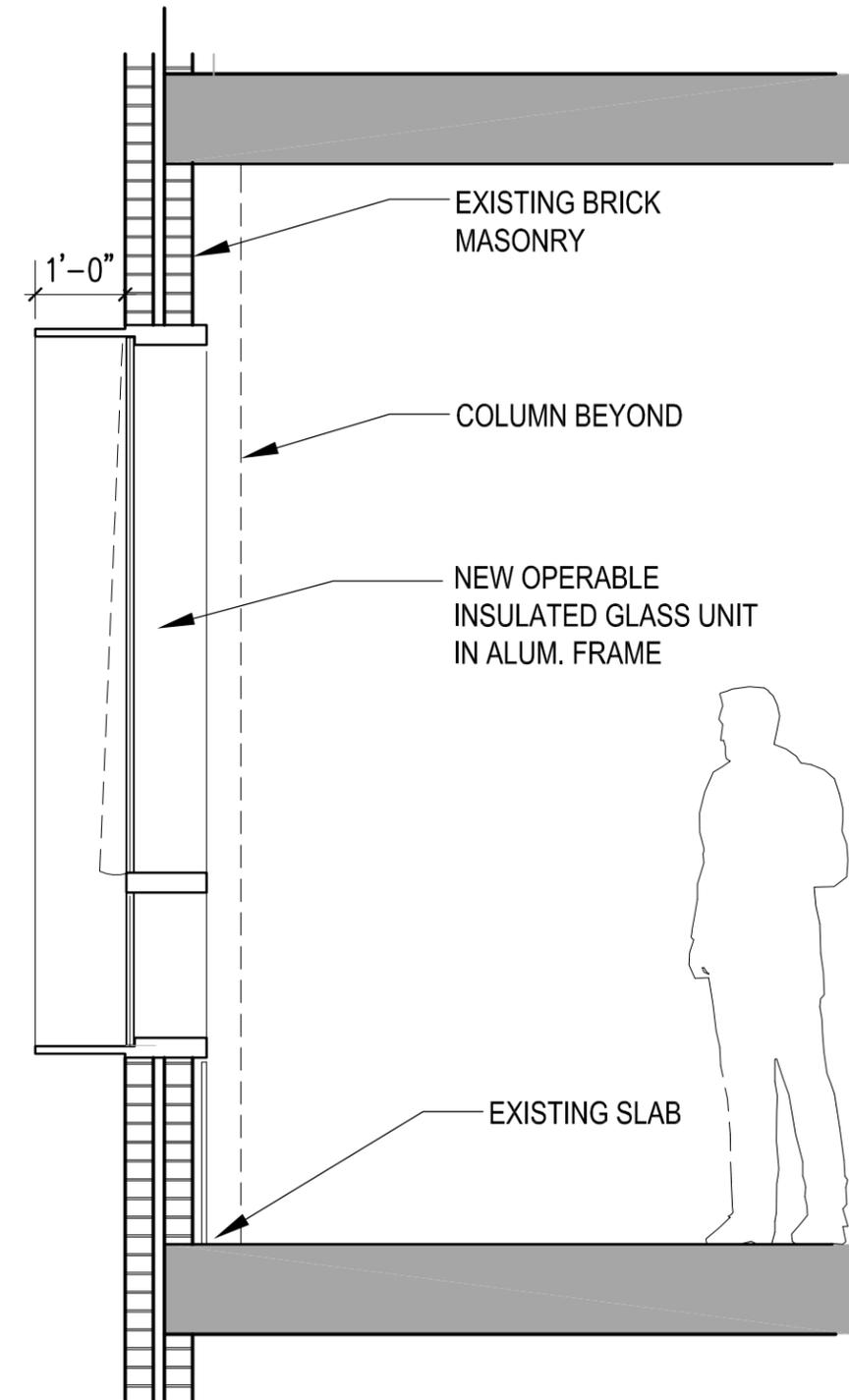
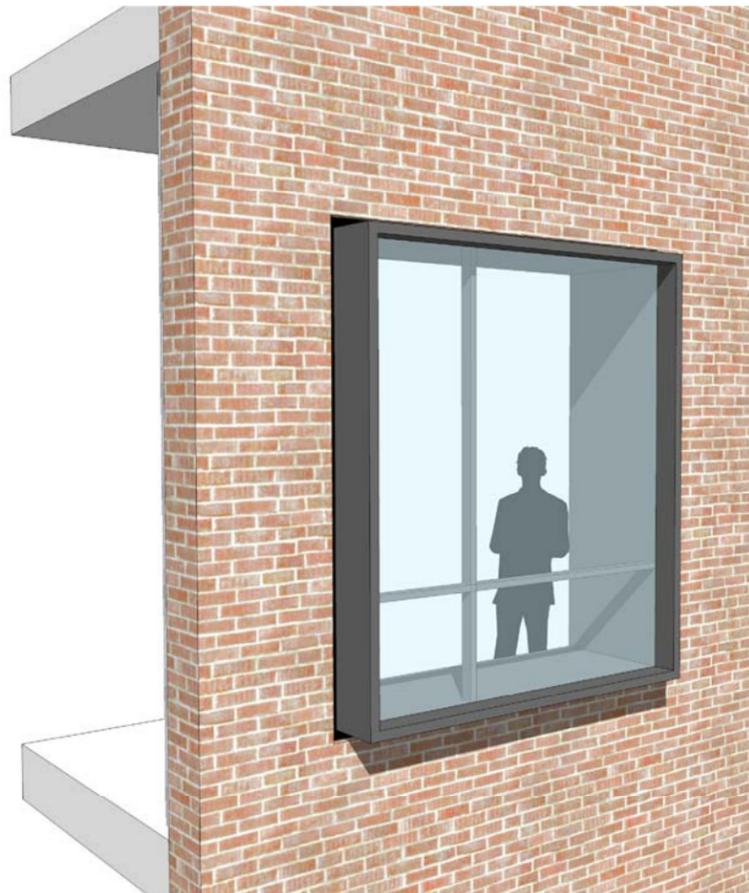
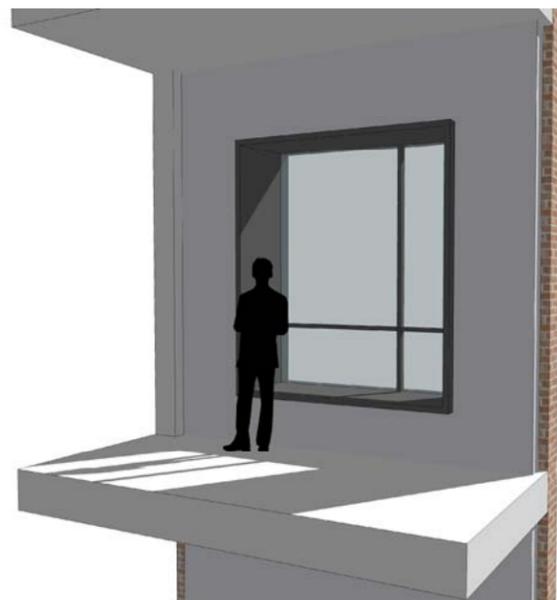
VIEW FROM 3RD STREET



PROPOSED CONCEPTUAL ELEVATION

ELEVATIONS, PLANS, AND DATA ARE BASED ON PRELIMINARY PROJECT DESIGNS AS OF THIS DATE AND ARE SUBJECT TO CHANGE BASED ON FUTURE DESIGN DEVELOPMENT AND REFINEMENTS

VIEW OF NORTH FACADE LOOKING UP



ELEVATIONS, PLANS, AND DATA ARE BASED ON PRELIMINARY PROJECT DESIGNS AS OF THIS DATE AND ARE SUBJECT TO CHANGE BASED ON FUTURE DESIGN DEVELOPMENT AND REFINEMENTS

PROPOSED CONCEPTUAL SECTIONS

OPERABLE WINDOW



**NEW  
STOREFRONTS**

**NEW CANOPY**



**NEW CANOPY**

**NEW  
STOREFRONTS**

ELEVATIONS, PLANS, AND DATA ARE BASED ON PRELIMINARY  
PROJECT DESIGNS AS OF THIS DATE AND ARE SUBJECT TO CHANGE  
BASED ON FUTURE DESIGN DEVELOPMENT AND REFINEMENTS



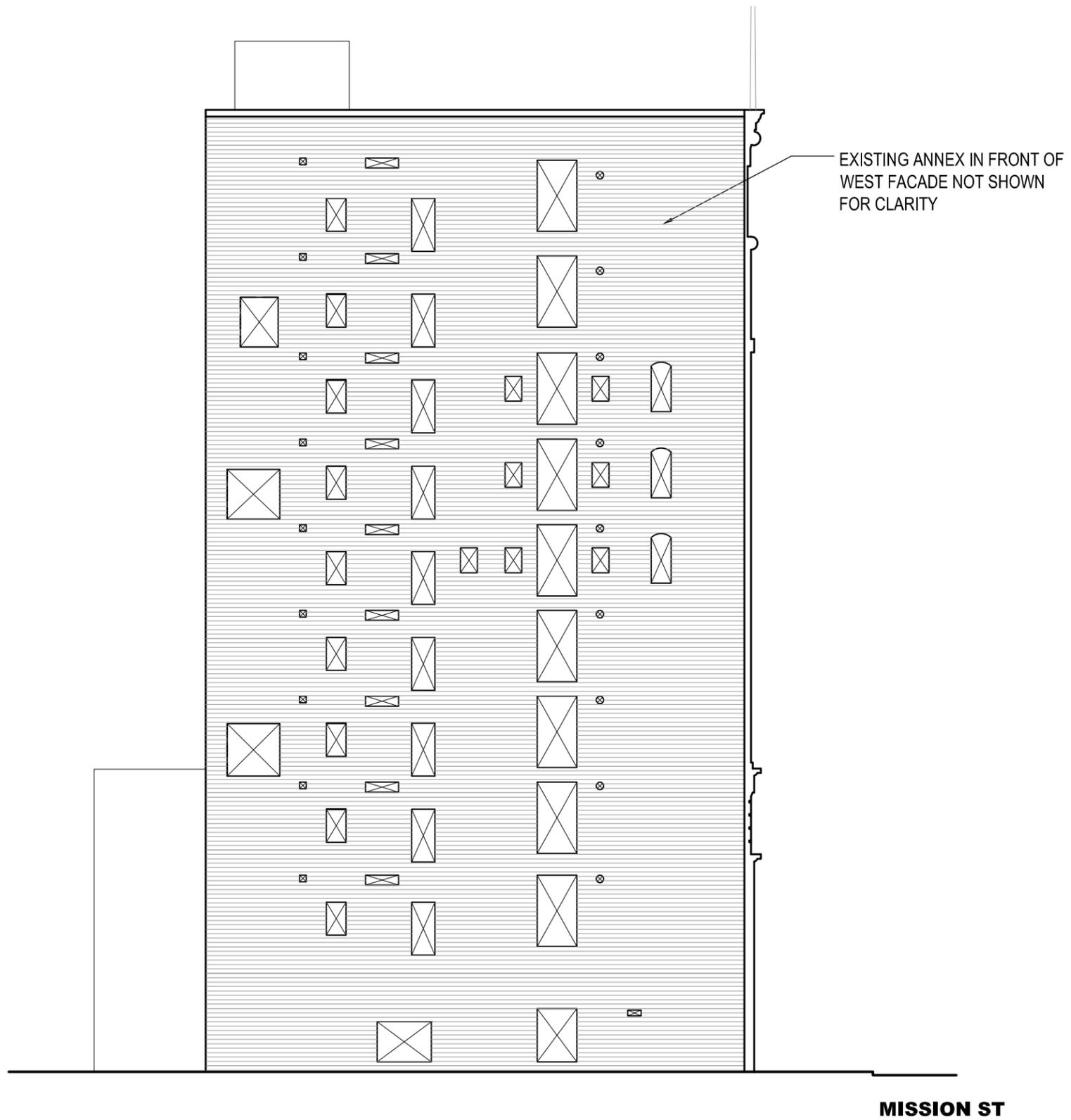
PARTY WALL

2010



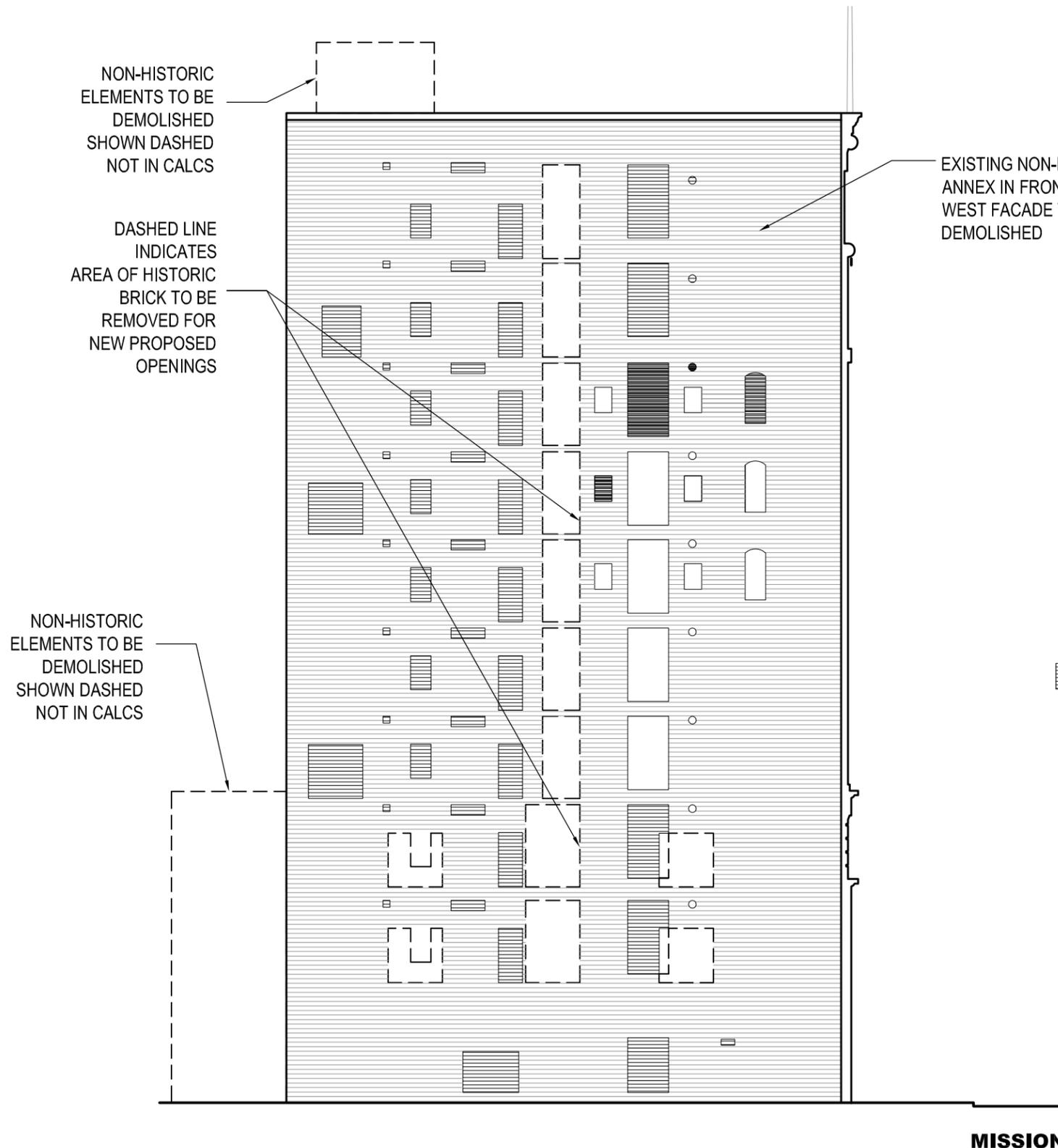
706 MISSION - WEST PARTY WALL

CIRCA 1960-1970



**THE ARONSON BUILDING - EXISTING WEST ELEVATION**

1.14.11



**\* EXISTING WALL AREA TO REMAIN WILL NEED TO BE ASSESSED AFTER DEMOLITION OF EXISTING ANNEX AN EVALUATION OF EXISTING WALL CONDITION.**

**TOTAL AREA OF HISTORIC FACADE = +/- 12,070 SF**

**ESTIMATED PROPOSED AREA OF HISTORIC FACADE DEMOLITION = +/- 883 SF\***

**ESTIMATED PROPOSED PERCENTAGE OF HISTORIC FACADE DEMOLITION = +/- 7%\***

 **INDICATES AREA OF EXISTING OPENINGS TO BE INFILLED WITH EXISTING HISTORIC BRICK**

- GENERAL NOTES:
1. ALL EXISTING WINDOWS TO BE REPLACED
  2. EXISTING FIRE ESCAPES TO BE REMOVED
  3. NEW PROPOSED WINDOWS, ROOF STRUCTURES AND ADJACENT CONSTRUCTION NOT SHOWN FOR CLARITY.
  4. ELEVATIONS, PLANS & DATA ARE BASED ON PRELIMINARY PROJECT DESIGNS AS OF THIS DATE AND ARE SUBJECT TO CHANGE BASED ON FUTURE DESIGN DEVELOPMENT AND REFINEMENTS.
  5. LOCATION AND EXTENT OF REQD MEPS PENETRATIONS AT FACADE AND FLOOR PLATES SUBJECT TO FUTURE DESIGN DEVELOPMENT AND REFINEMENTS

**THE ARONSON BUILDING PROPOSED CONCEPTUAL WEST ELEVATION**

1.14.11



**STRUCTURAL SLAB**



**WOOD CASEWORK**

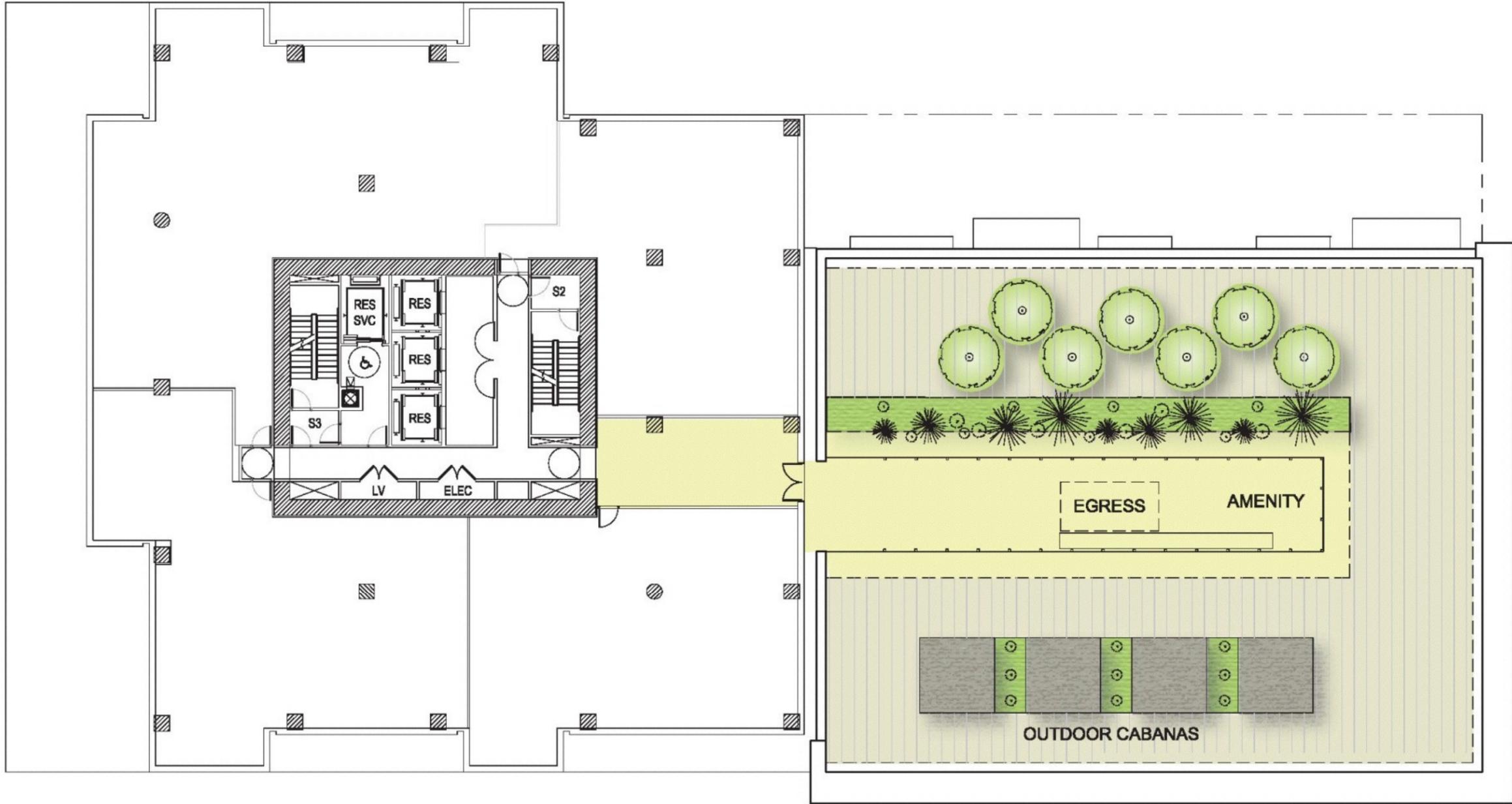
**EXISTING CONDITIONS**



PROPOSED CONCEPTUAL RENDERING

VIEW OF OUTDOOR ROOF TERRACE / SOLARIUM

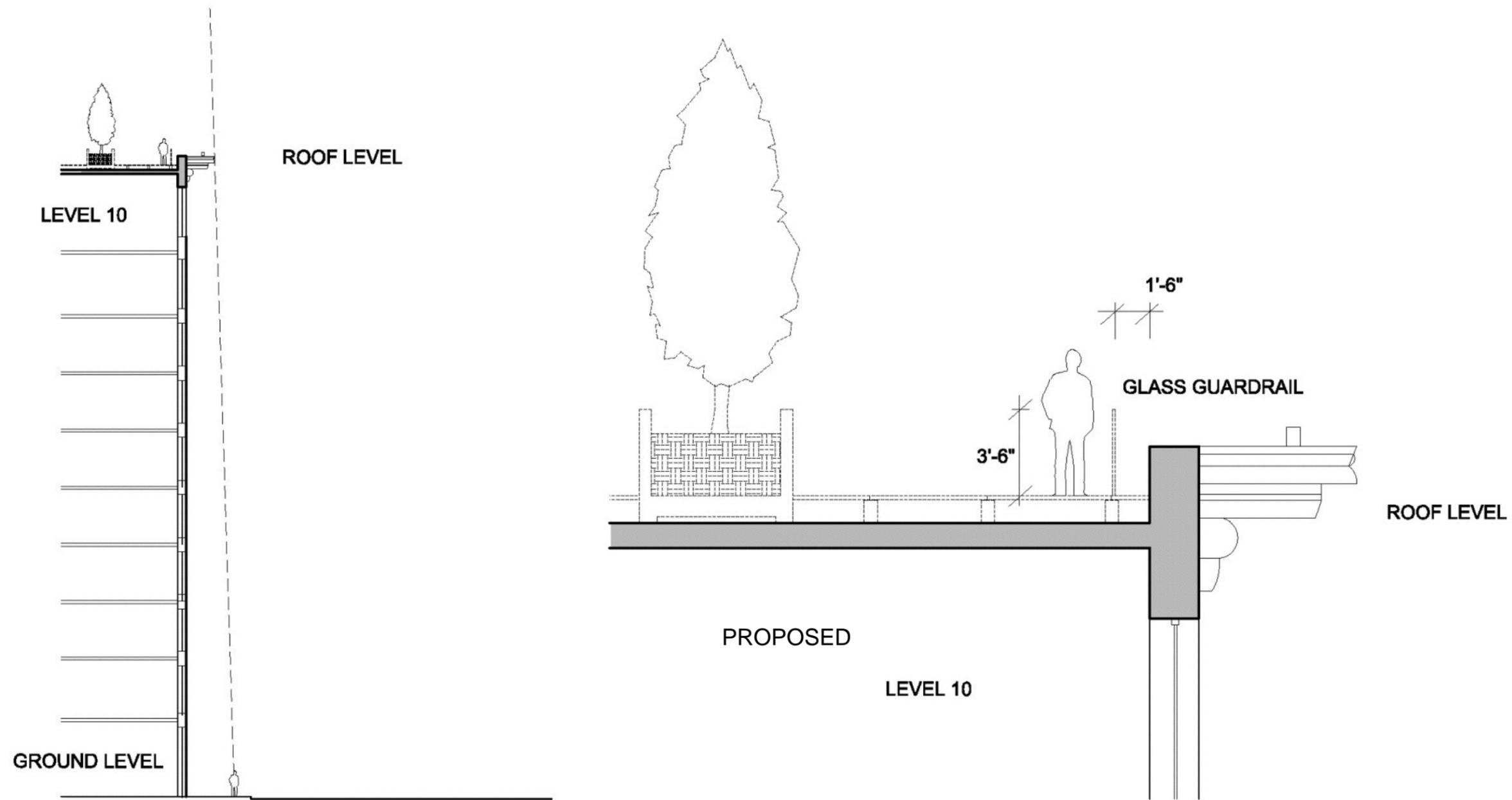
ELEVATIONS, PLANS, AND DATA ARE BASED ON PRELIMINARY PROJECT DESIGNS AS OF THIS DATE AND ARE SUBJECT TO CHANGE BASED ON FUTURE DESIGN DEVELOPMENT AND REFINEMENTS



PROPOSED CONCEPTUAL PLAN

ROOF PLAN

ELEVATIONS, PLANS, AND DATA ARE BASED ON PRELIMINARY PROJECT DESIGNS AS OF THIS DATE AND ARE SUBJECT TO CHANGE BASED ON FUTURE DESIGN DEVELOPMENT AND REFINEMENTS



ELEVATIONS, PLANS, AND DATA ARE BASED ON PRELIMINARY PROJECT DESIGNS AS OF THIS DATE AND ARE SUBJECT TO CHANGE BASED ON FUTURE DESIGN DEVELOPMENT AND REFINEMENTS

PROPOSED CONCEPTUAL SECTION