



447 Battery & 530 Sansome

Project Application PRJ



BASIS OF SALE:

1. CITY OF SAN FRANCISCO WORKMANSHIP MAP NO. 4 AND 5 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
2. "REMARKS" AND OF THE FIFTY-FOUR VESTINGS OF THE CITY AND COUNTY SURVEYOR, APPROVED BY THE BOARD OF SUPERVISORS, 1904 (SEE SOURCE) 2001, 1800 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
3. REBUILT REMAINS OF 10' HIGH BRICK ON CATED APRIL 24, 1908 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.

REMARKS:

COOK RECONSTRUCTED 11810, 1910, AND 5' WIDENESS SHAPED COOK OFFICE. IN THE COURSE OF RECONSTRUCTION 200 HUNDRED POUNDS AT THE SURVEYOR'S OFFICE. 1904 (SEE SOURCE) 2001, 1800 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.

GENERAL NOTES:

1. DETAILS NOT PROVIDED; LOTS MAY NOT BE SOLE.
2. PROPERTY LOTS AND ADJACENT LOTS ARE SUBJECT TO OTHERS' RIGHTS CONCERNING.
3. DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

NOTE:

PARCEL 4, LOT 10, DOES NOT HAVE ITS OWN LEGAL DESCRIPTION. A LEGAL DESCRIPTION MAY BE OBTAINED BY A SURVEYOR'S MAP OR BY AN EXAMPT COMMISSIONER IN ORDER TO CORRECT THE SUBJECT PROPERTY.

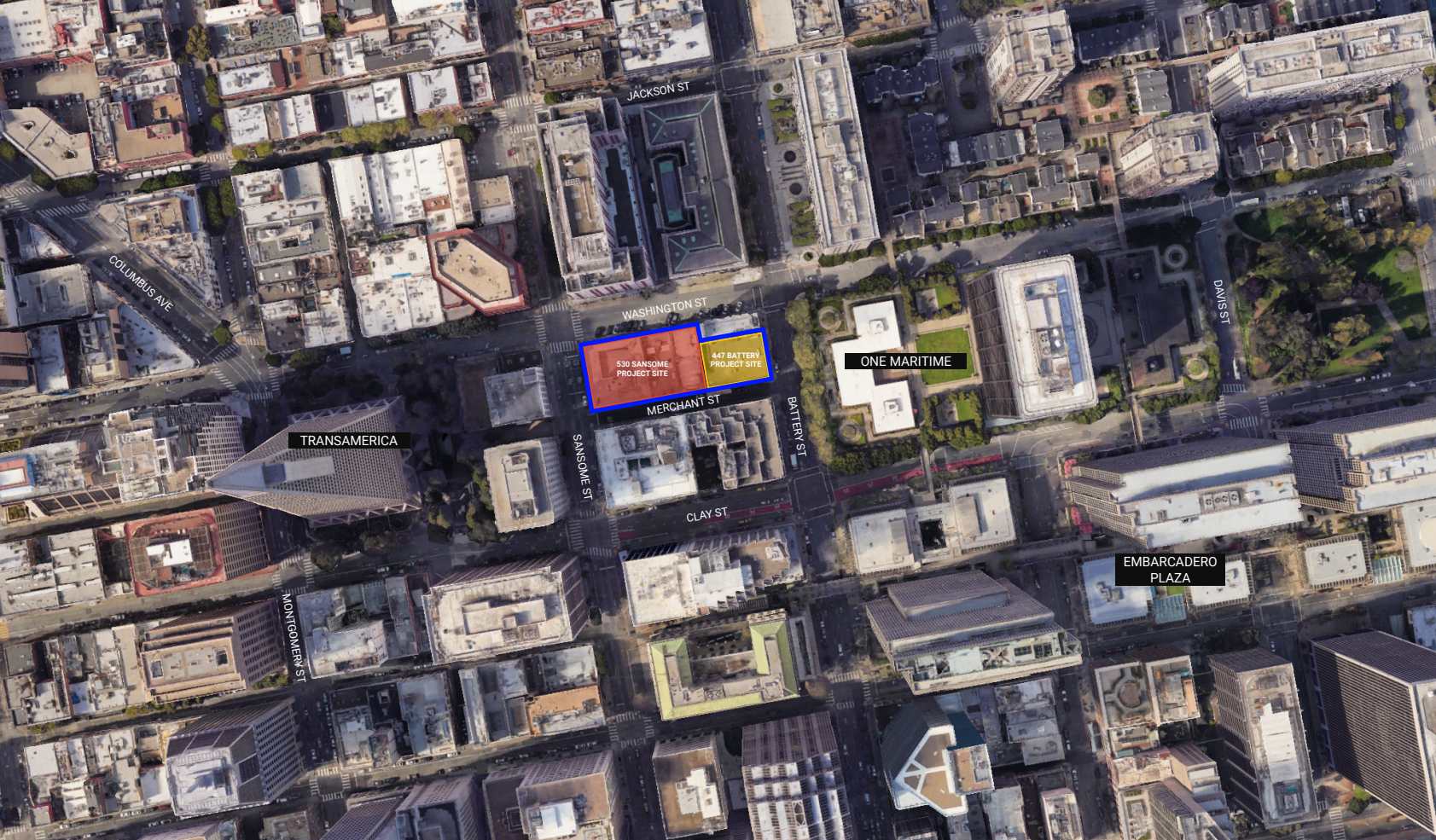
UTILITY NOTES:

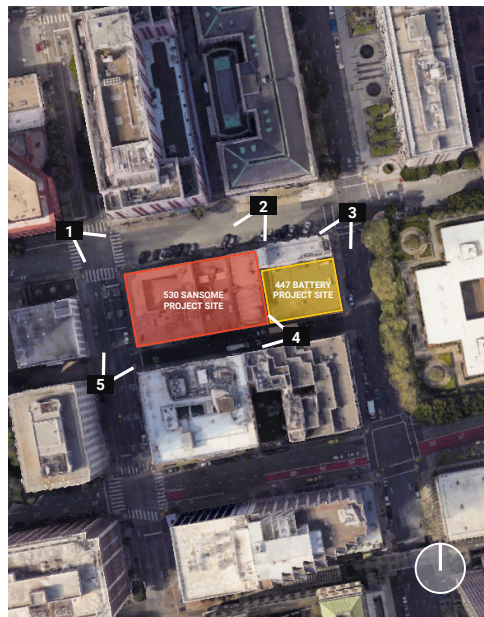
THE FOLLOWING LISTINGS ON THE SURFACE AND UNDER ON THIS DRAWING HAVE BEEN OBTAINED FROM THE SURFACE. ALL UNDERGROUND UTILITY LOCATIONS ON THIS DRAWING FROM RECORDS OF THE VARIOUS UTILITY COMPANIES AND THE SURVEYOR'S OWN AERIAL RESPONSIBILITY FOR THEIR COMPLETENESS. ADDITIONAL LOCATION OF UTILITY LINES MAY BE DISCOVERED DURING CONSTRUCTION. THE UTILITY THE PRESENCE OF TELECOMMUNICATIONS COMPANIES, BUT ALL UNDERGROUND UTILITY LINES ARE AVAILABLE. THEREFORE, THERE MAY BE TELECOMMUNICATIONS LINES OR OTHER UTILITY LINES UNDERGROUND THAT WOULD BE NOTED BY THE SURFACE EVIDENCE OF UNDERGROUND MAN LINES PROVIDING THE SURFACE TO

TOTAL SITE AREA = 17,735± SQ.FT.

SITE SURVEY
OF A PORTION OF ASSESSOR'S BLOCK NO. 0206
FOR
RELATED CALIFORNIA

SAR 17/04/2020		CALIFORNIA	
SEAL: 2" x 3"	REV: IV	MARTIN M. RON ASSOCIATES LAND SURVEYORS 808 HARRISON STREET, SUITE 200 SAN FRANCISCO, CA 94107 ph: 415-440-1400	
DATE: 08/05/19	SLS		
SHEET: 1	SWR: JP		
OF: 1	CHG: BS		
JOB NO: 17-014	REV: NS		





Variations from current code requirements

- FAR per Sec. 124
- Parking areas (447 Battery) per Sec. 151.1
- Class 1 and 2 Bicycle Parking Requirements per San Francisco Planning Code Sec. 155.1 & 155.2
- Car-share Parking Requirements per San Francisco Planning Code Sec. 166
- Setbacks per Sec. 132.1
- POPOS per Sec. 138
- Curb cuts and facade openings on Washington, Battery, and Merchant per Sec. 145.1(c)(2) and 155(s)(4)(A)
- Active use compliance on Washington and Merchant per Sec. 145.1(c)(3)
- Off-street loading requirement per Sec. 152.1
- Porte cochere for office use per San Francisco Planning Code Sec. 155(s)(4)(B)
- Height and bulk per San Francisco Planning Code Sec. 260 and 270
- Better Roof per San Francisco Planning Code Sec. 149

447 BATTERY PROJECT SUMMARY				
EXISTING USES		EXISTING USES TO BE RETAINED:	NET NEW CONSTRUCTION AND/OR ADDITION:	PROJECT TOTALS:
PROJECT FEATURES				
DWELLING UNITS	-	-	-	-
HOTEL ROOMS	-	-	-	-
NUMBER OF BUILDINGS	1 Buildings	-	1 Building	1 Building
HEIGHT OF BUILDING(S)	Approx. 40'	-	Approx 17' - 3"	57' - 3"
NUMBER OF STORIES	3 Stories (Above Grade)	-	1 Stories (Above Grade)	4 Stories (Above Grade)
PARKING SPACES	-	-	18 Spaces	18 Spaces
LOADING SPACES (1)	-	-	0 Loading	0 Loading
CLASS 1 BIKE PARKING SPACES	-	-	4 Spaces	4 Spaces
CLASS 2 BIKE PARKING SPACES	-	-	2 Spaces (2)	2 Spaces (2)
CAR SHARE PARKING SPACES	-	-	0 Space (3)	0 Space (3)
GROSS SQUARE FOOTAGE (GSF) (6)				
ACCESSORY PARKING	-	-	4,613 (7)	4,613 (7)
RESIDENTIAL	-	-	-	-
RETAIL/COMMERCIAL	-	-	-	-
OFFICE	20,154	-	0 -20,154	0
INDUSTRIAL/PDR	-	-	-	-
MEDICAL	-	-	-	-
VISITOR (HOTEL)	-	-	-	-
PUBLIC FACILITY (FIRE STATION)	-	-	26,589	26,589
OTHER (LOADING AND BOH)	-	-	-	-
USABLE OPEN SPACE	-	-	-	-
PUBLIC OPEN SPACE	-	-	-	-
TOTAL GSF	20,154	-	6,435	31,202 (4)

530 SANSOME PROJECT SUMMARY				
EXISTING USES		EXISTING USES TO BE RETAINED:	NET NEW CONSTRUCTION AND/OR ADDITION:	PROJECT TOTALS:
PROJECT FEATURES				
DWELLING UNITS	-	-	-	-
HOTEL ROOMS	-	-	200 Rooms	200 Rooms
NUMBER OF BUILDINGS	3 Buildings	-	-2 Buildings	1 Building
HEIGHT OF BUILDING(S)	44' Max.	-	52'9" - 4"	573' - 4"
NUMBER OF STORIES	2-3 Stories	-	38-39 Stories (Above Grade)	41 Stories (Above Grade)
PARKING SPACES	21 Spaces	-	53 Spaces	74 Spaces
LOADING SPACES (1)	-	-	2 Loading	2 Loading (Modification Requested)
CLASS 1 BIKE PARKING SPACES	-	-	77 Spaces	77 Spaces
CLASS 2 BIKE PARKING SPACES	-	-	27 Spaces	27 Spaces (2)
CAR SHARE PARKING SPACES	-	-	0 Spaces	0 Spaces (Modification Requested)
GROSS SQUARE FOOTAGE (GSF) (6)				
ACCESSORY PARKING	8,850	8,850	14,748	23,598
RESIDENTIAL	-	-	-	-
RETAIL/RESTAURANT	0	0	7,406	7,406
OFFICE (OFFICE + OFFICE AMENITIES)	20,718	20,718	353,274	373,992
INDUSTRIAL/PDR	-	-	-	-
MEDICAL	-	-	-	-
VISITOR (HOTEL + HOTEL AMENITY)	0	0	204,741	204,741
PUBLIC FACILITY (FIRE STATION)	18,626	0	-18,626	0
OTHER (LOADING AND BOH)	0	0	39,772	39,772
PUBLIC OPEN SPACE	0	0	12,693	12693 (5)
TOTAL GSF	48,194	-	601,315	649,509 (4)

(1) Loading spaces are calculated per San Francisco Planning Code Art. 1.5, Sec 152.1. Modification requested to have 2 loading bays as opposed to 3 for 530 Sansome. Requirement rounded to zero for 447 Battery per Art. 1.5 Sec. 153 a.5

(2) Bike parking calculated per San Francisco Planning Code Sec. 155.2. Project provides 20 out of the 27 class 2 bike parking code required spaces. Remaining parking spaces (7) are proposed to be provided through a Development Agreement modification and in-lieu payment pursuant to Section 430.

(3) Code modification requested for the car share parking per San Francisco Planning Code Sec. 166.

(4) Total GSF excludes POPOS

(5) Represents extent of area of pedestrian-favored public realm improvements. The project provides (12,693) square feet, (11,184) square feet areas are required by code. See landscape street level plan sheets for detail on proposed scope improvements

(6) Represents industry standard method of calculation for CEQA purposes, see table on following slides for GFA and OFA calculations

(7) Code modification requested for 447 Battery Parking area per Section 151.1

447 BATTERY REQUIRED BIKE PARKING

						# OF BIKE SPACES REQUIRED	
USE CATEGORY	REQUIREMENT CLASS 1	REQUIREMENT CLASS 2	# OF ROOMS/ SPACES	OFA	CLASS 1	CLASS 2	
FIRE STATION	Minimum two (2) spaces or one (1) Class 1 space for every 5,000 square feet of Occupied Floor Area	Minimum two (2) spaces or one (1) Class 2 space for every 2,500 occupied square feet of publicly-accessible or exhibition area	N/A	22,245	4	2	
						4	2

530 SANSOME REQUIRED BIKE PARKING

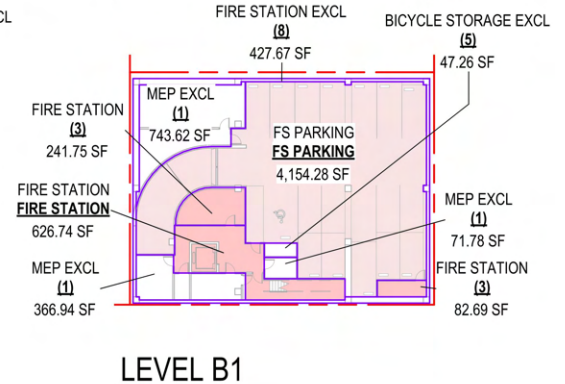
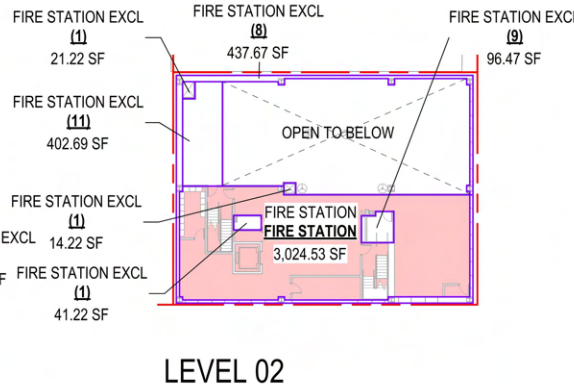
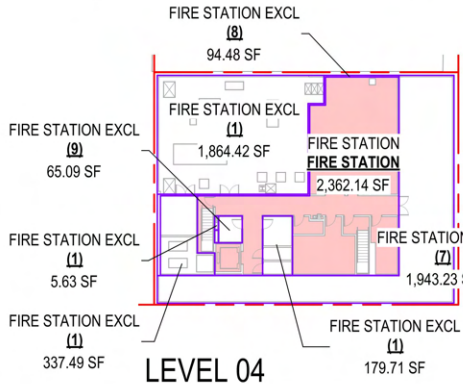
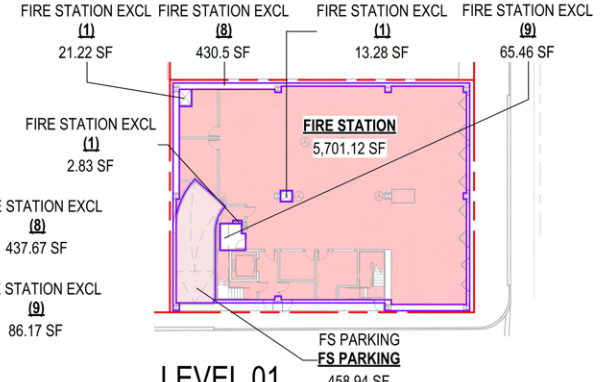
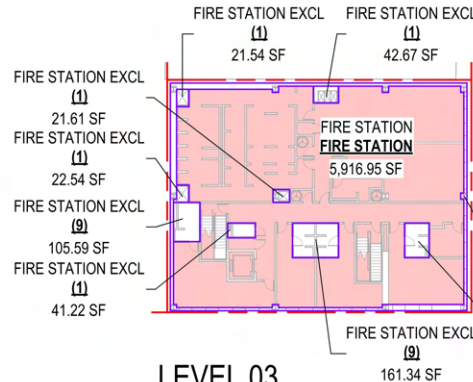
						# OF BIKE SPACES REQUIRED	
USE CATEGORY	REQUIREMENT CLASS 1	REQUIREMENT CLASS 2	# OF ROOMS/ SPACES	OFA	CLASS 1	CLASS 2	
HOTEL	One (1) Class 1 space for every 30 rooms	Minimum two spaces. One (1) Class 2 space for every 30 rooms	200	194,762	7	7	
HOTEL CONFERENCE	N/A	One (1) Class 2 space for every 5,000 square feet of Occupied Floor Area of conference, meeting or function rooms	N/A	5,751	NA	1	
RESTAURANT	One (1) Class 1 space for every 7,500 square feet of Occupied Floor Area	Minimum two (2) spaces. One (1) Class 2 space for every 750 square feet of Occupied Floor Area	N/A	7,406	1	10	
OFFICE	One (1) Class 1 space for every 5,000 square feet of Occupied Floor Area	Minimum two (2) spaces for any office use greater than 5,000 square feet of Occupied Floor Area, and one (1) Class 2 space for each additional 50,000 occupied square feet	N/A	345,907	69	9	
						77	27

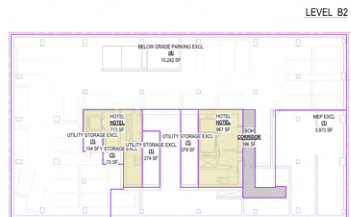
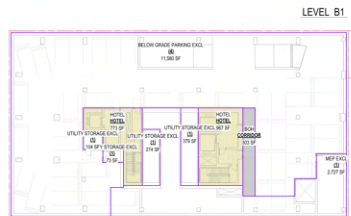
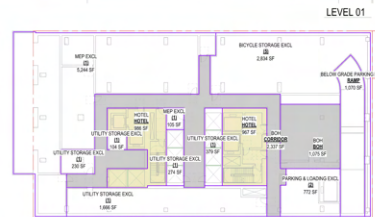
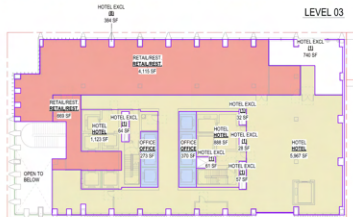
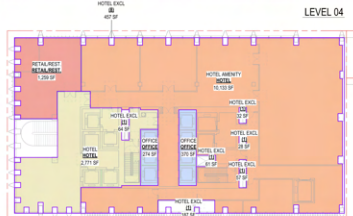
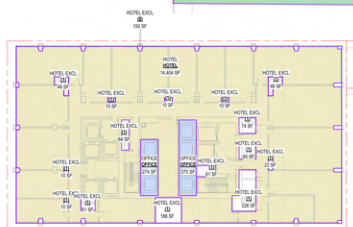
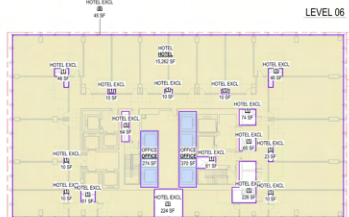
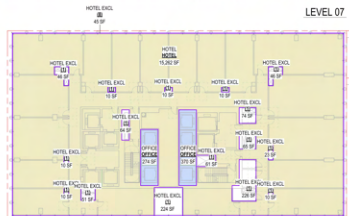
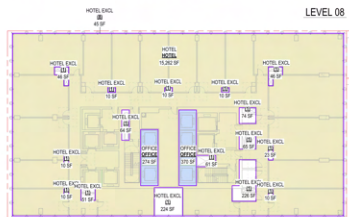
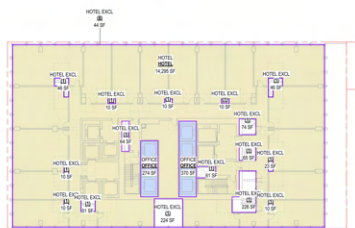
447 Battery - Area Table

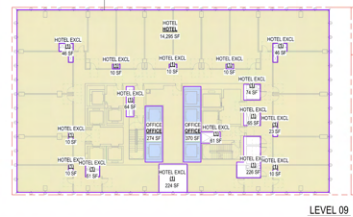
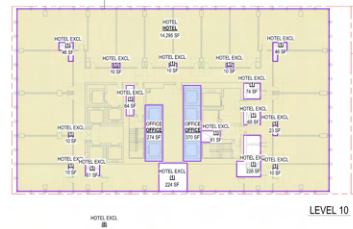
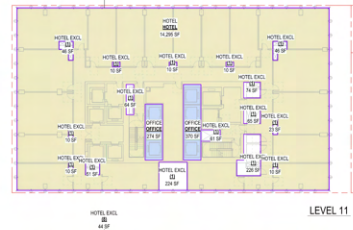
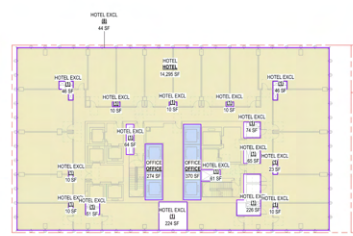
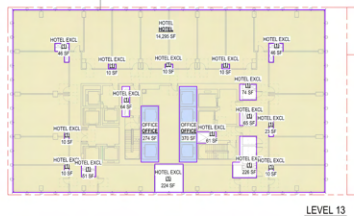
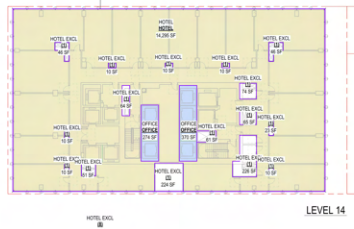
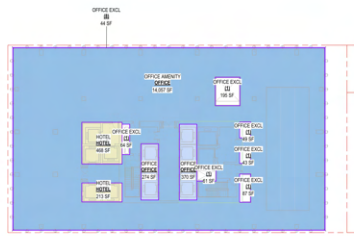
Level	N, S, E, L	Elevation	Program Type: GSF				GSA - Exclusions				Program Type: GFA				GFA - Additional Exclusions from GFA				Program Type: GFA				
			Hotel	Residential	Office	Office	Result	Lossing	Parking	BOA	POPS	Lossing	Parking	BOA	POPS	Lossing	Parking	BOA	POPS	Lossing	Parking	BOA	POPS
ROOF																							
LEVEL 01	10' 0"	57' 0"	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
LEVEL 02	10' 0"	57' 0"	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
LEVEL 03	10' 0"	57' 0"	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
LEVEL 04	10' 0"	57' 0"	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
LEVEL 05	10' 0"	57' 0"	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
LEVEL 06	10' 0"	57' 0"	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
LEVEL 07	10' 0"	57' 0"	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
LEVEL 08	10' 0"	57' 0"	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
LEVEL 09	10' 0"	57' 0"	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
LEVEL 10	10' 0"	57' 0"	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
TOTAL			0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Site Area			7,178				GFA				GFA				GFA				GFA				
FAIR			3,443				21,991				21,991				21,991				21,991				
Site Area			7,178				GFA				GFA				GFA				GFA				
FAIR			3,443				21,991				21,991				21,991				21,991				
Site Area			7,178				GFA				GFA				GFA				GFA				
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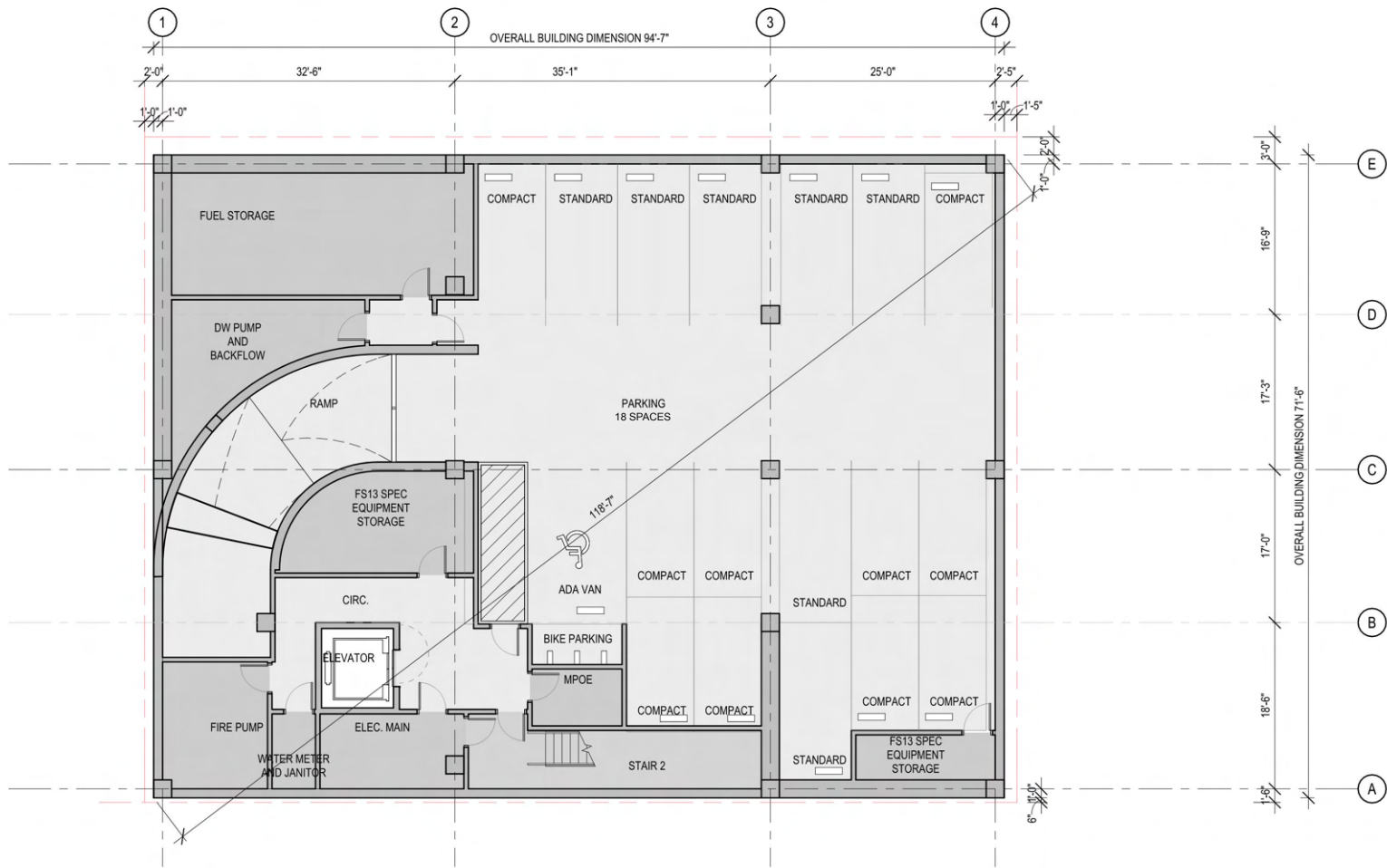
PH. ROOF

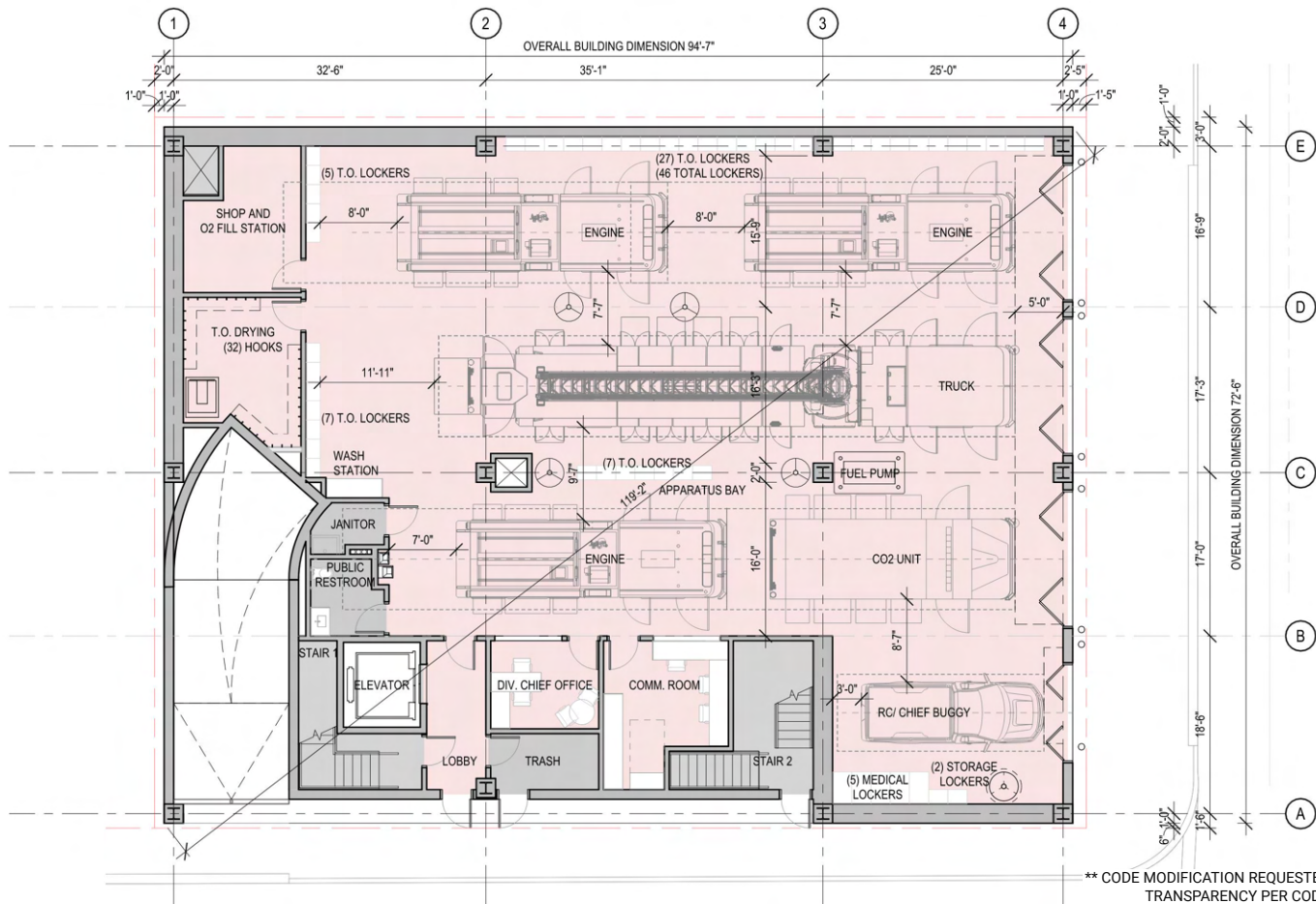


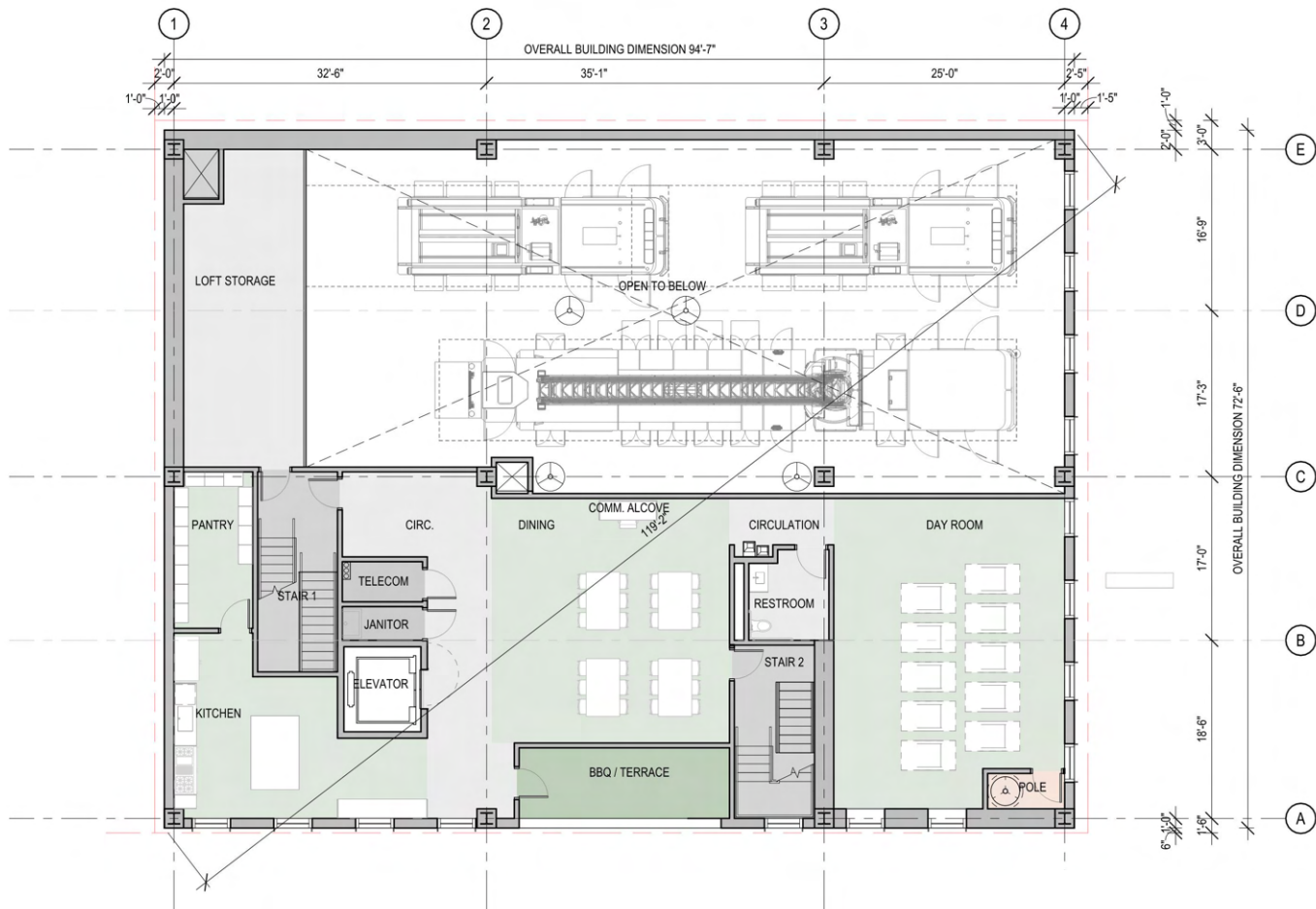




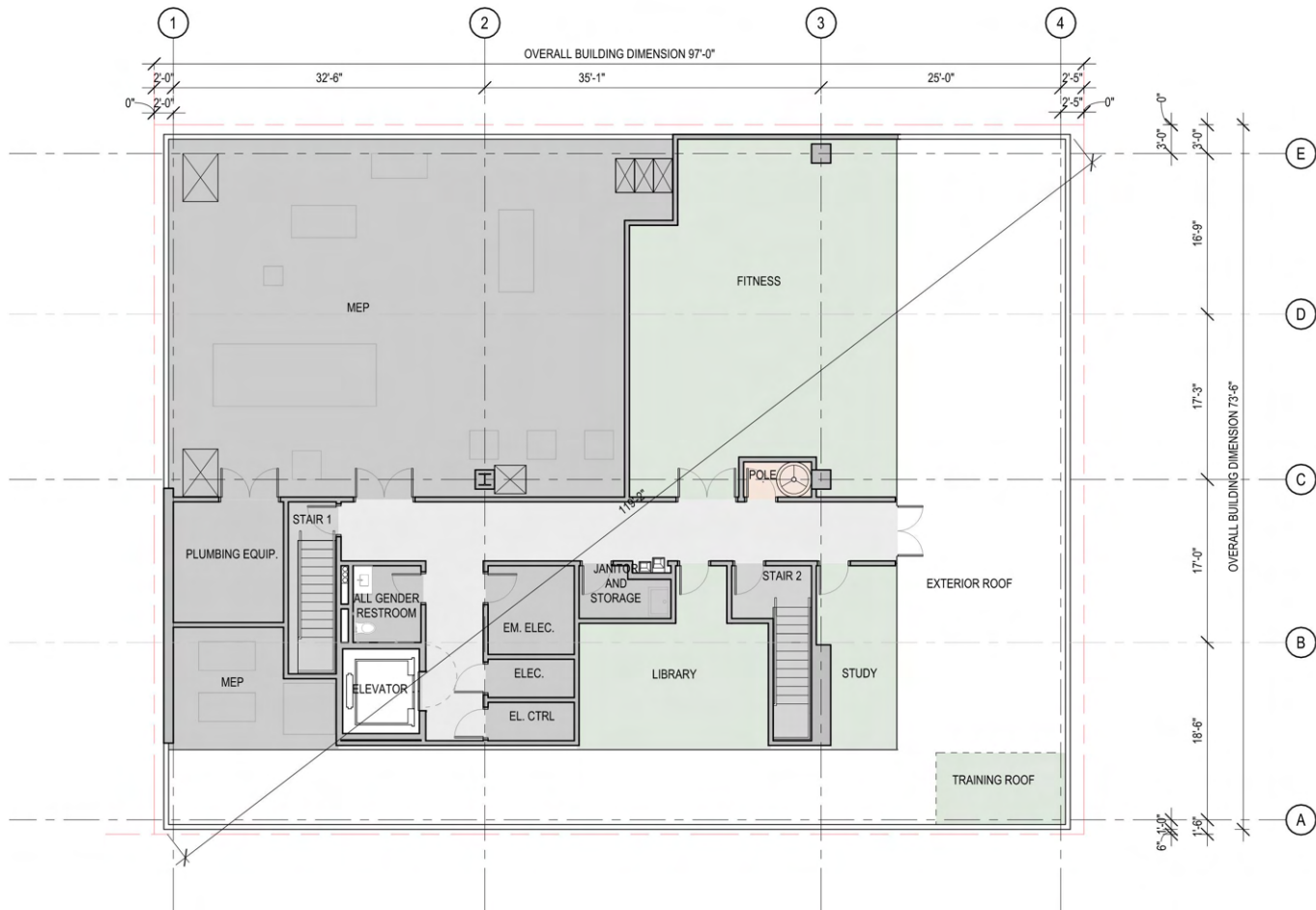






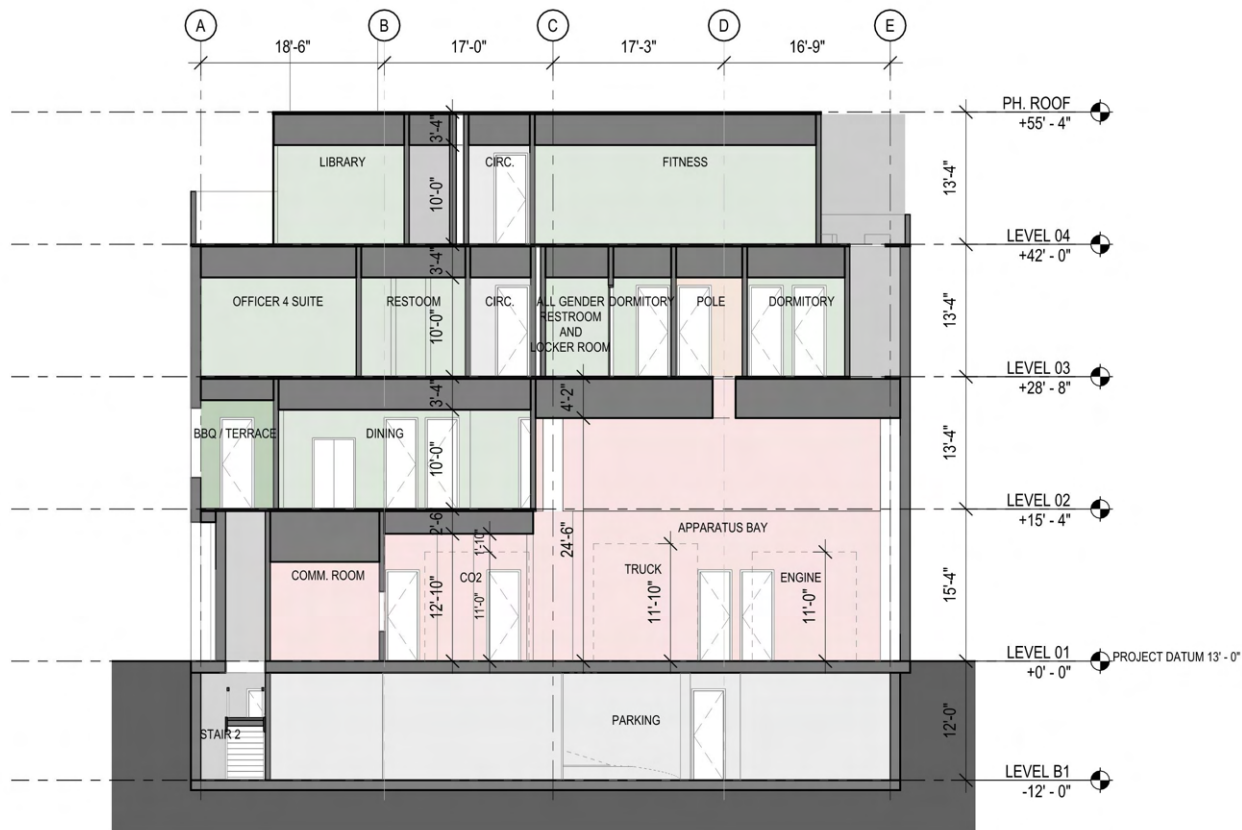














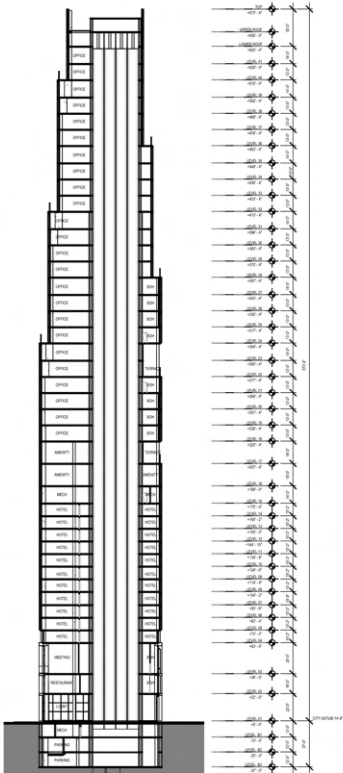
ENTRY CANOPY
ALUMINUM CLADDING
GLASS WALL
METAL WINDOW FRAME
RED BRICK MASONRY
APPARATUS DOOR

FIRE STATION NO. 13

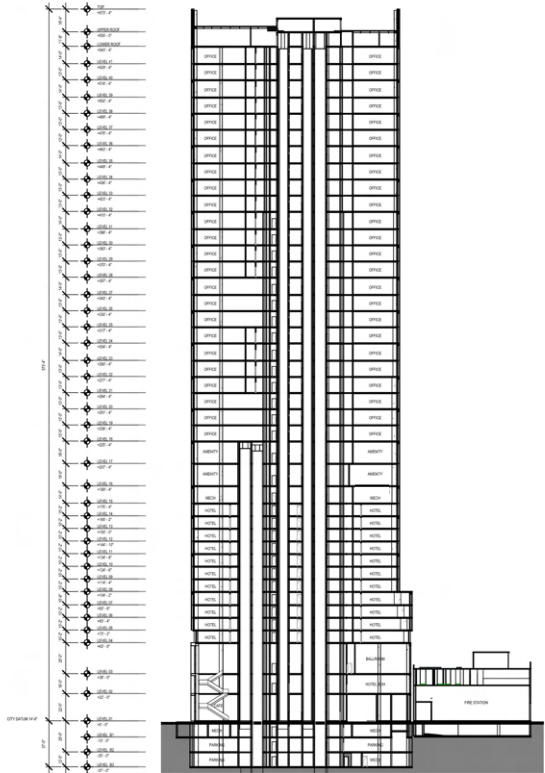
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Total of 23,000 cubic yards of soil to be excavated for 447 Battery and 530 Sansome.
 - 447 Battery: Excavation area 7,178 square feet, and depth 15' below street grades.
 - 530 Sansome: Excavation area 17,733 square feet, and depth 45'-51' below street grades.

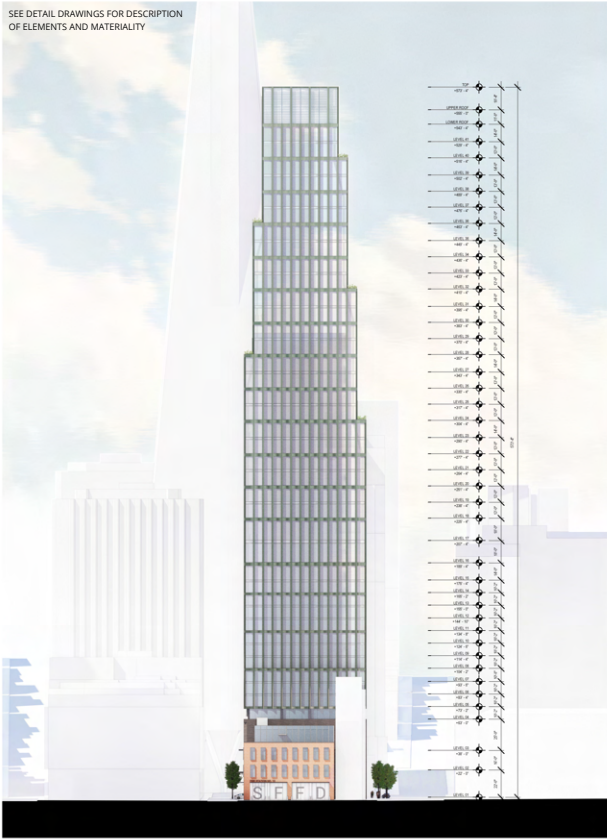


NORTH/SOUTH BUILDING SECTION

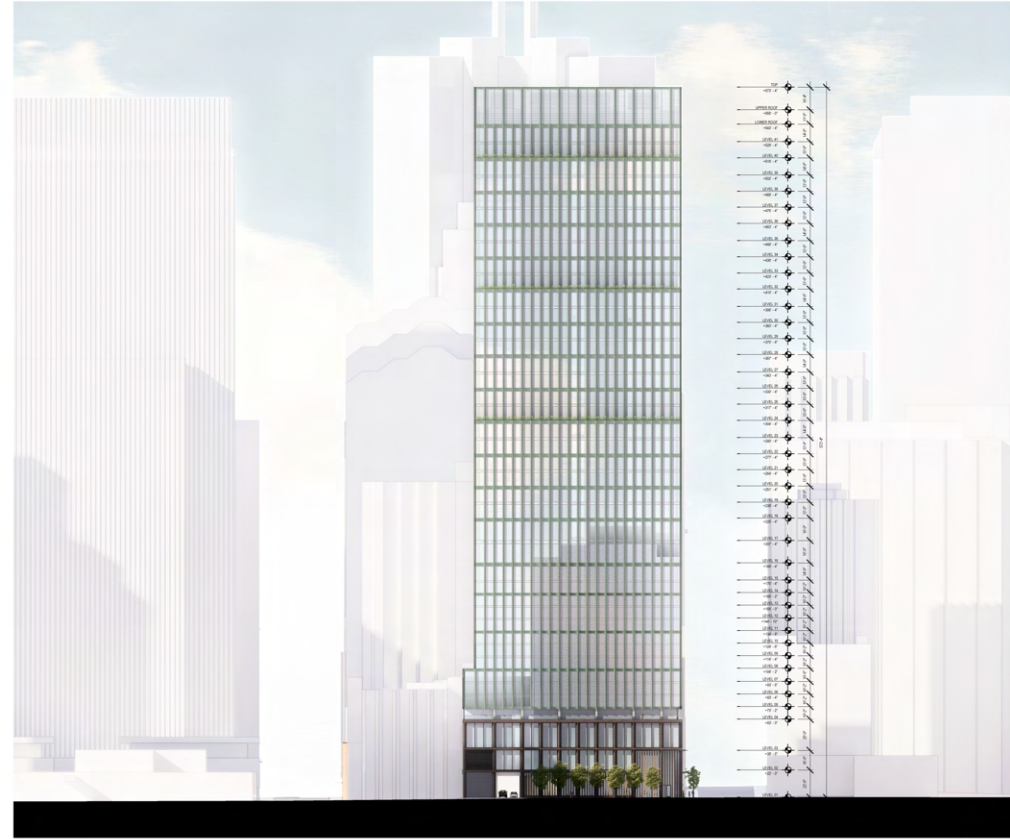


EAST/WEST BUILDING SECTION

SEE DETAIL DRAWINGS FOR DESCRIPTION
OF ELEMENTS AND MATERIALITY

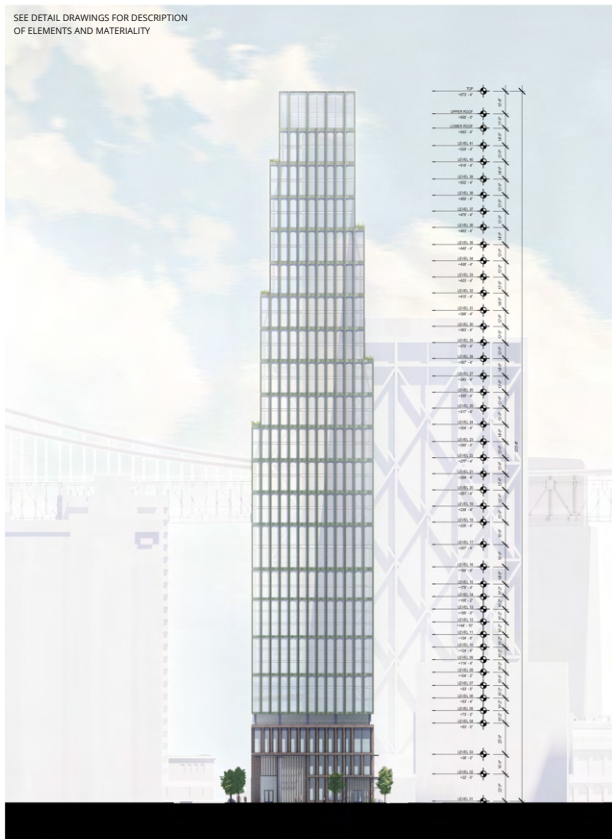


EAST ELEVATION



NORTH ELEVATION

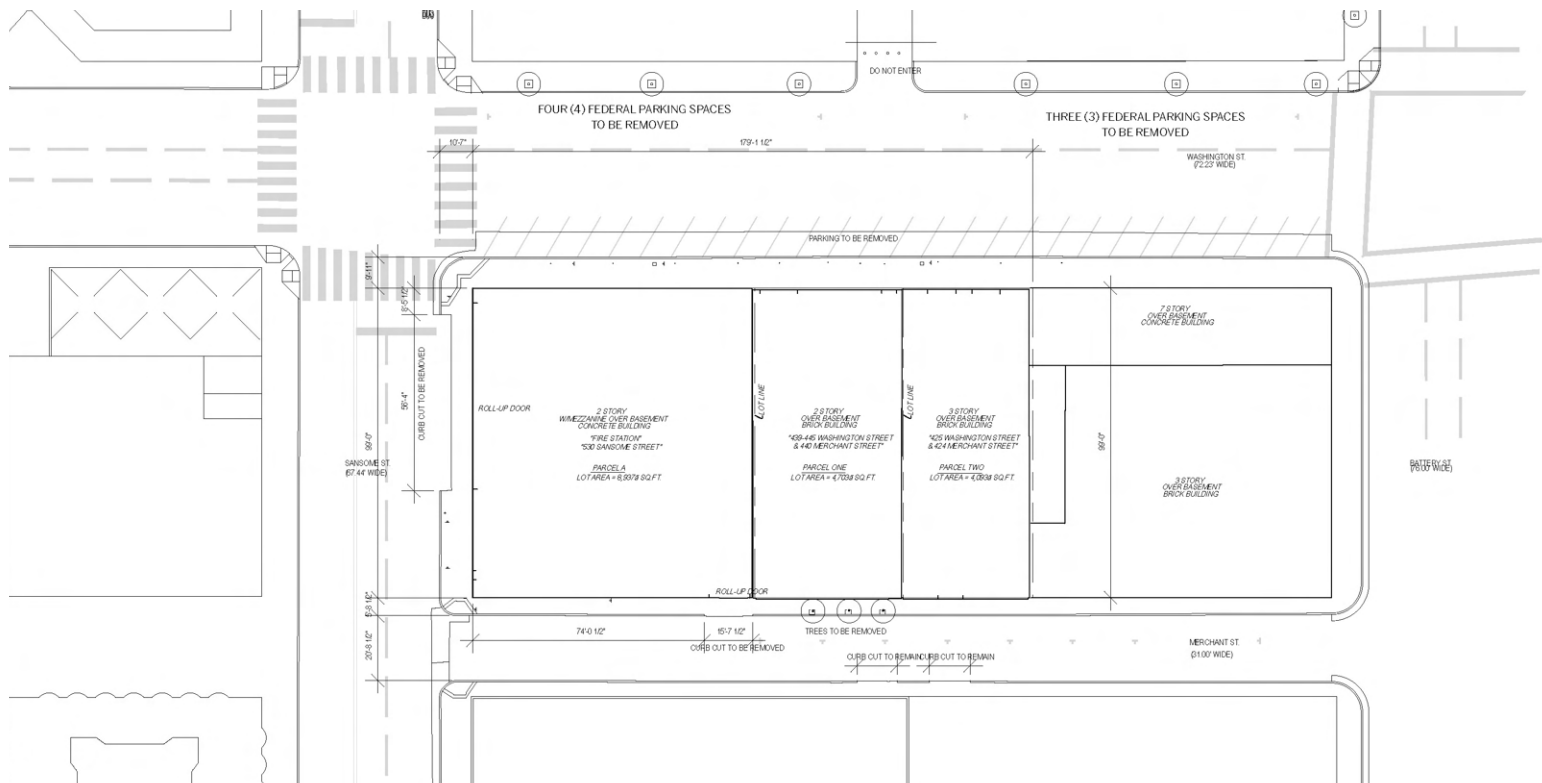
SEE DETAIL DRAWINGS FOR DESCRIPTION
OF ELEMENTS AND MATERIALITY

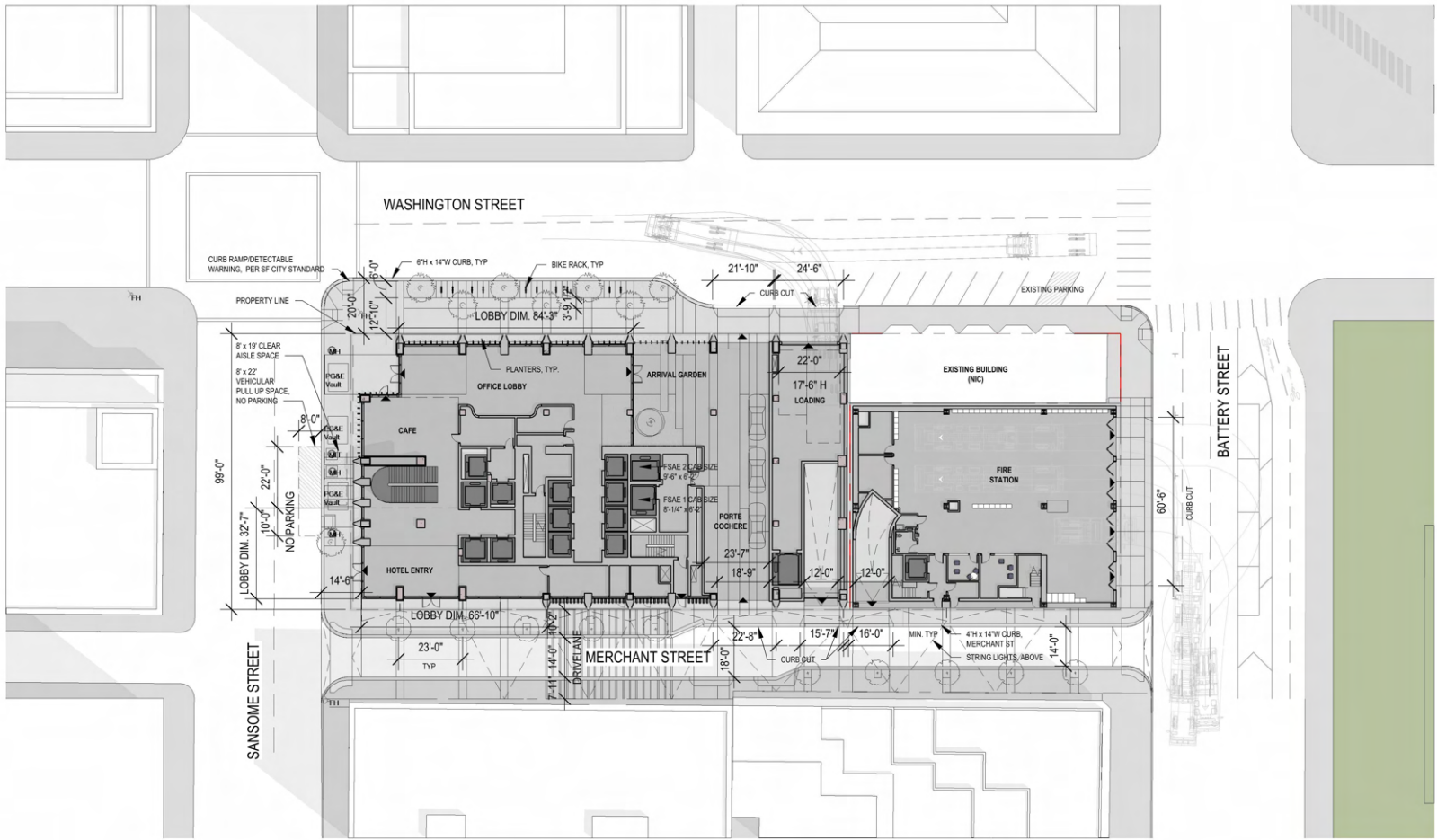


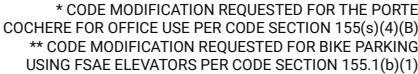
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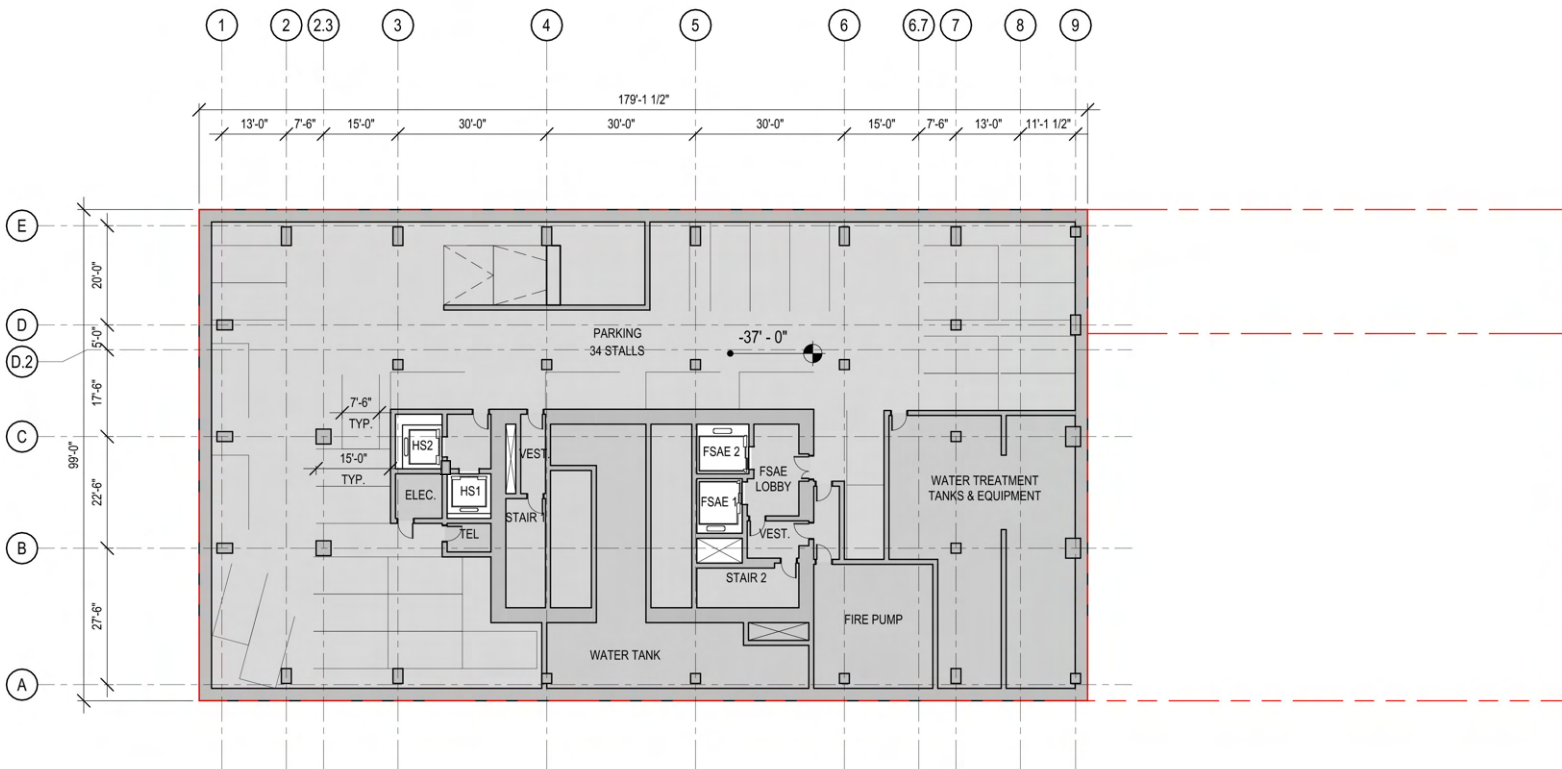


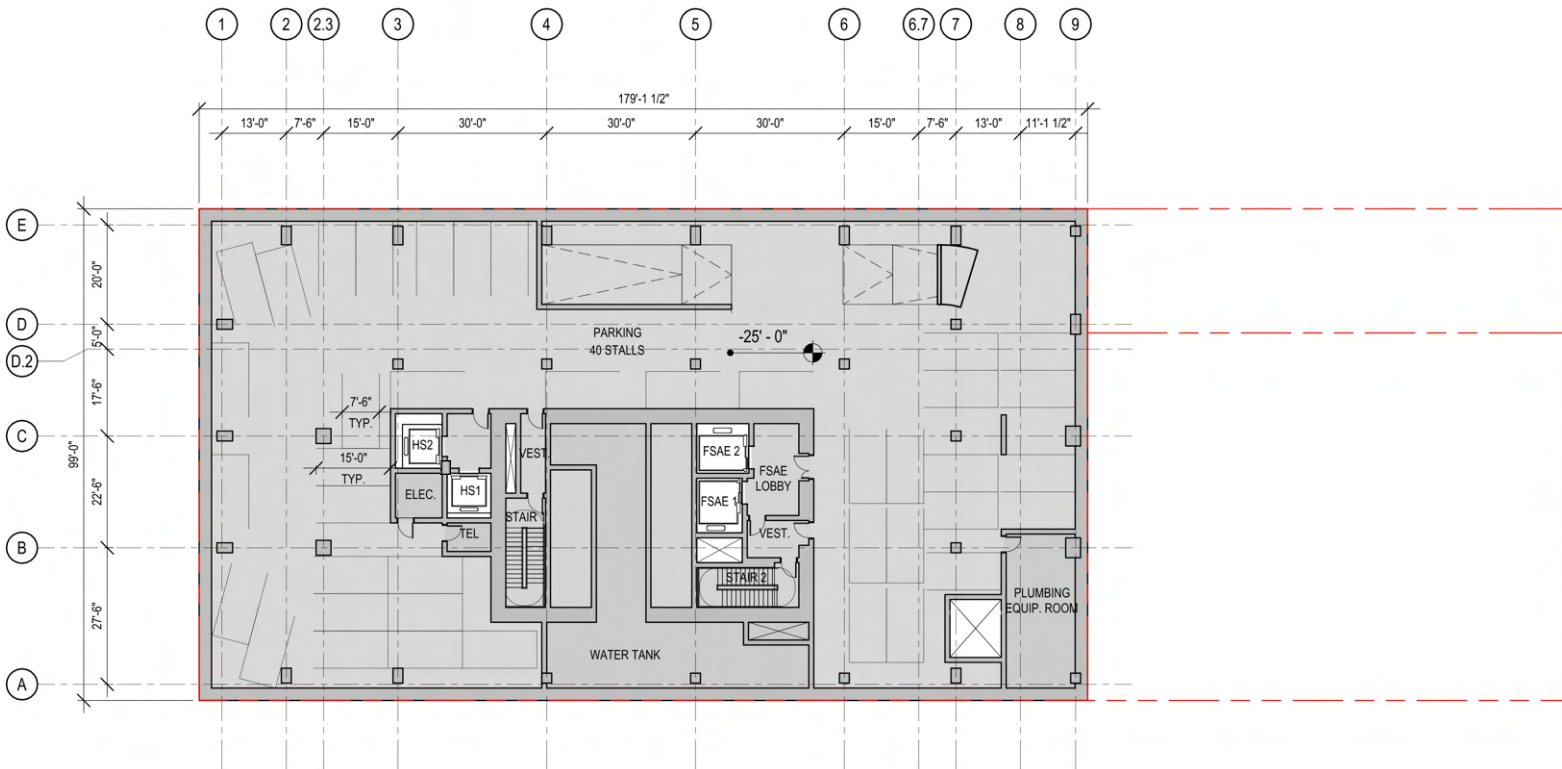
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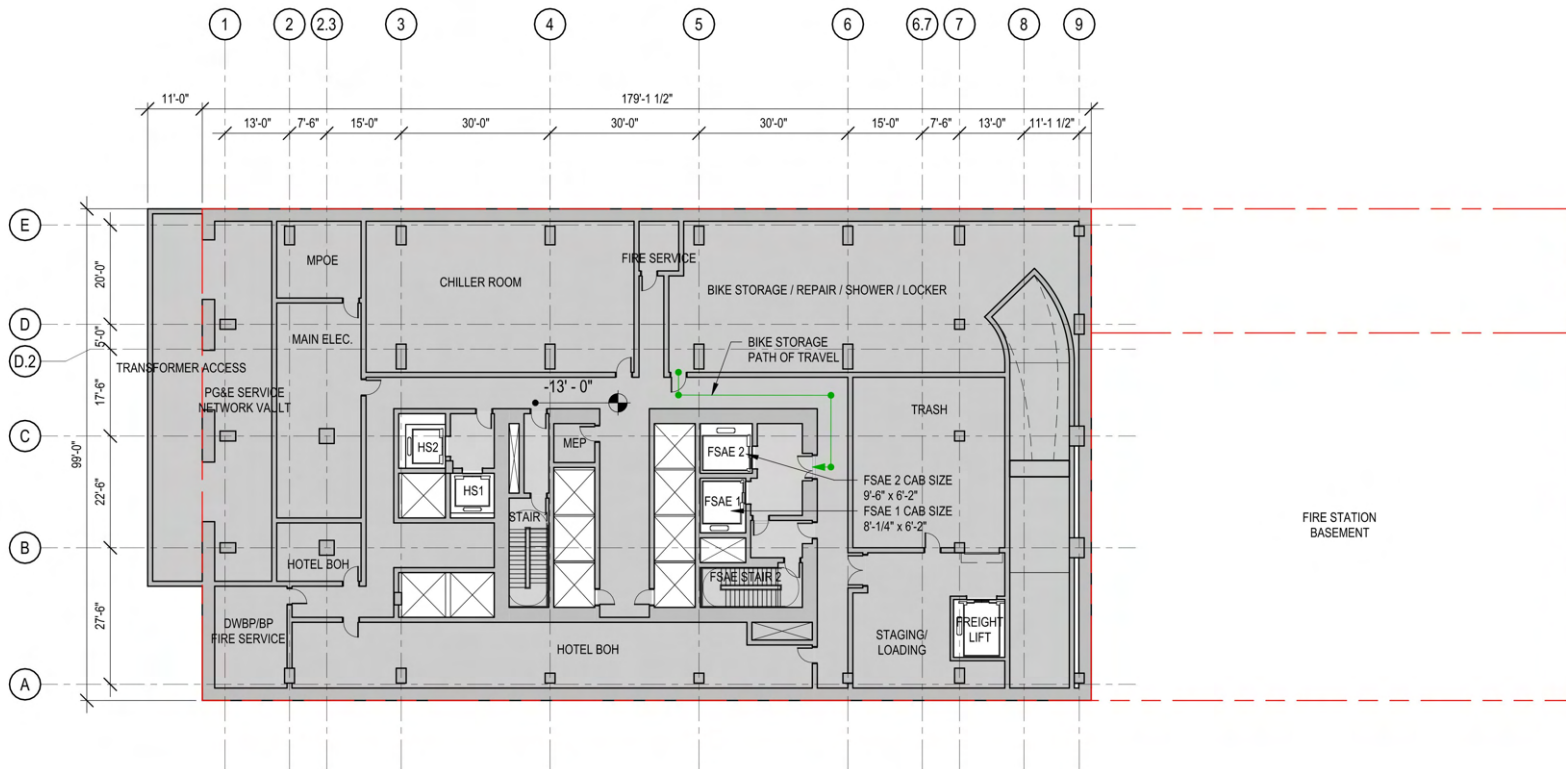






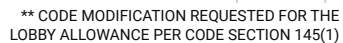


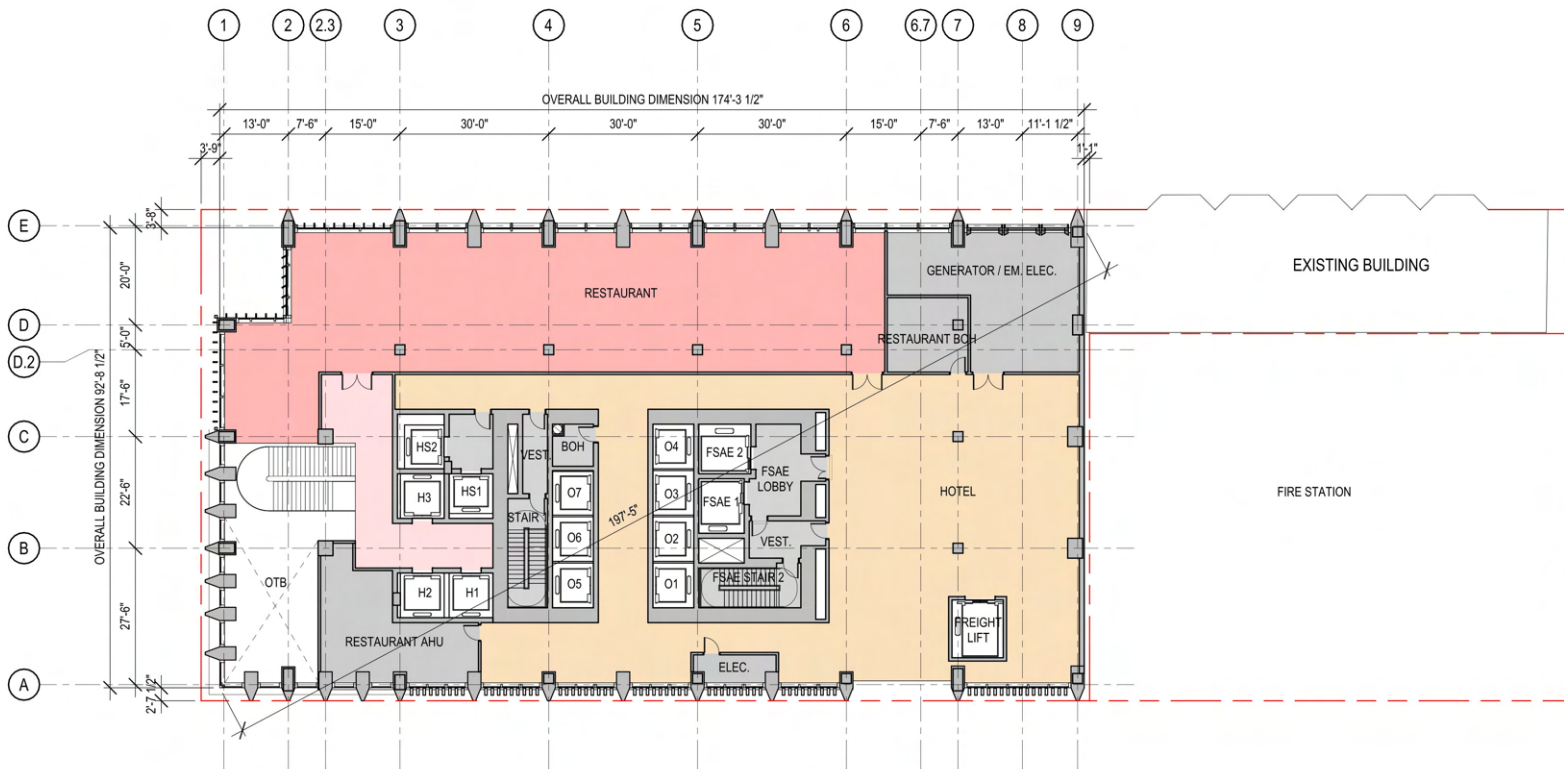




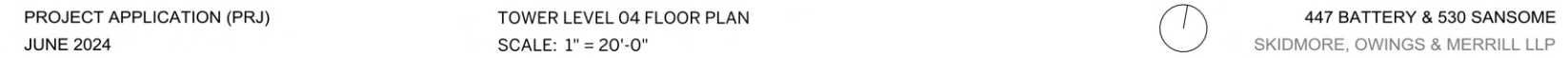
** CODE MODIFICATION REQUESTED FOR BIKE PARKING
USING FSAE ELEVATORS PER CODE SECTION 155.1(b)(1)



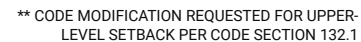


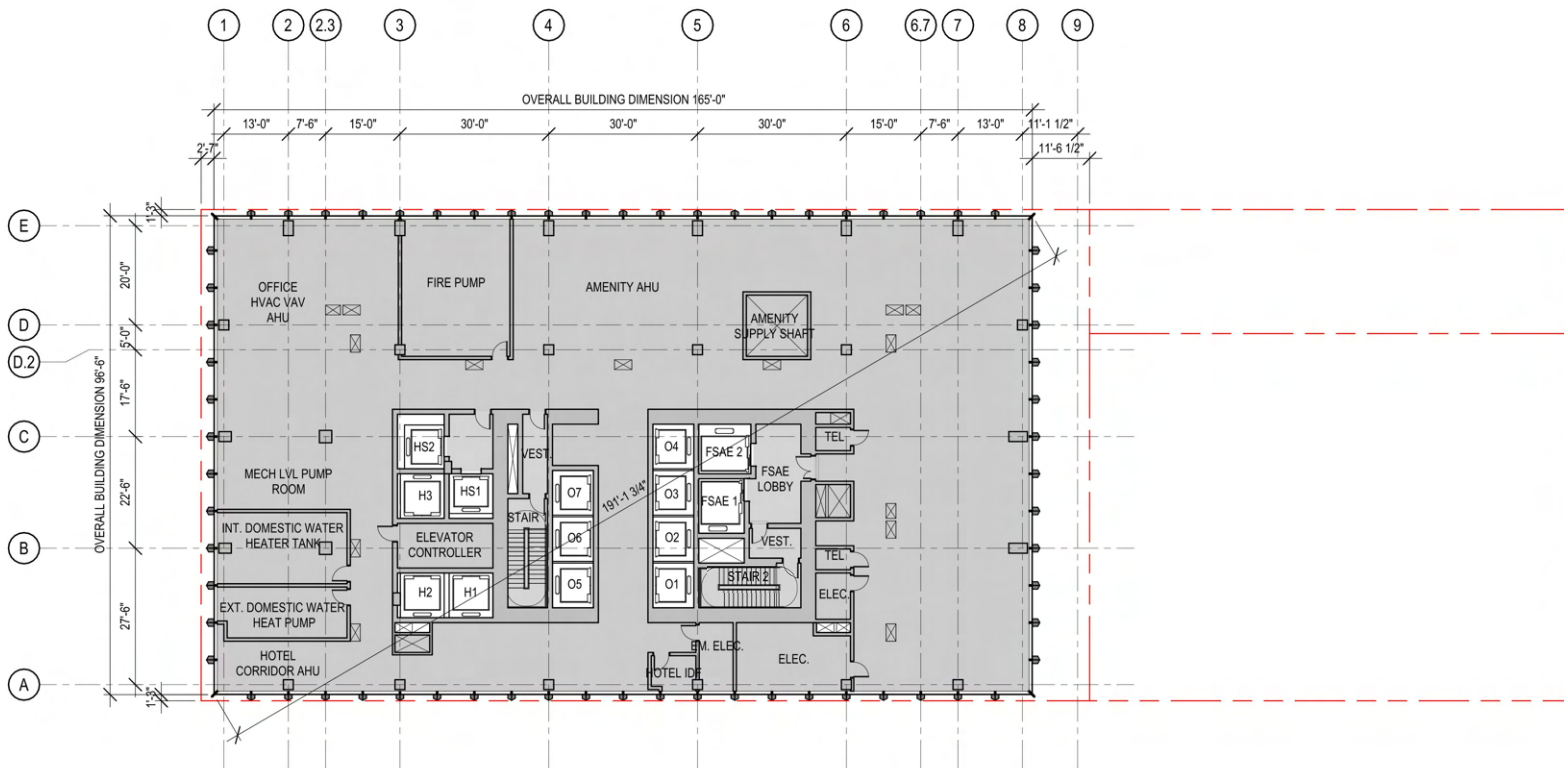


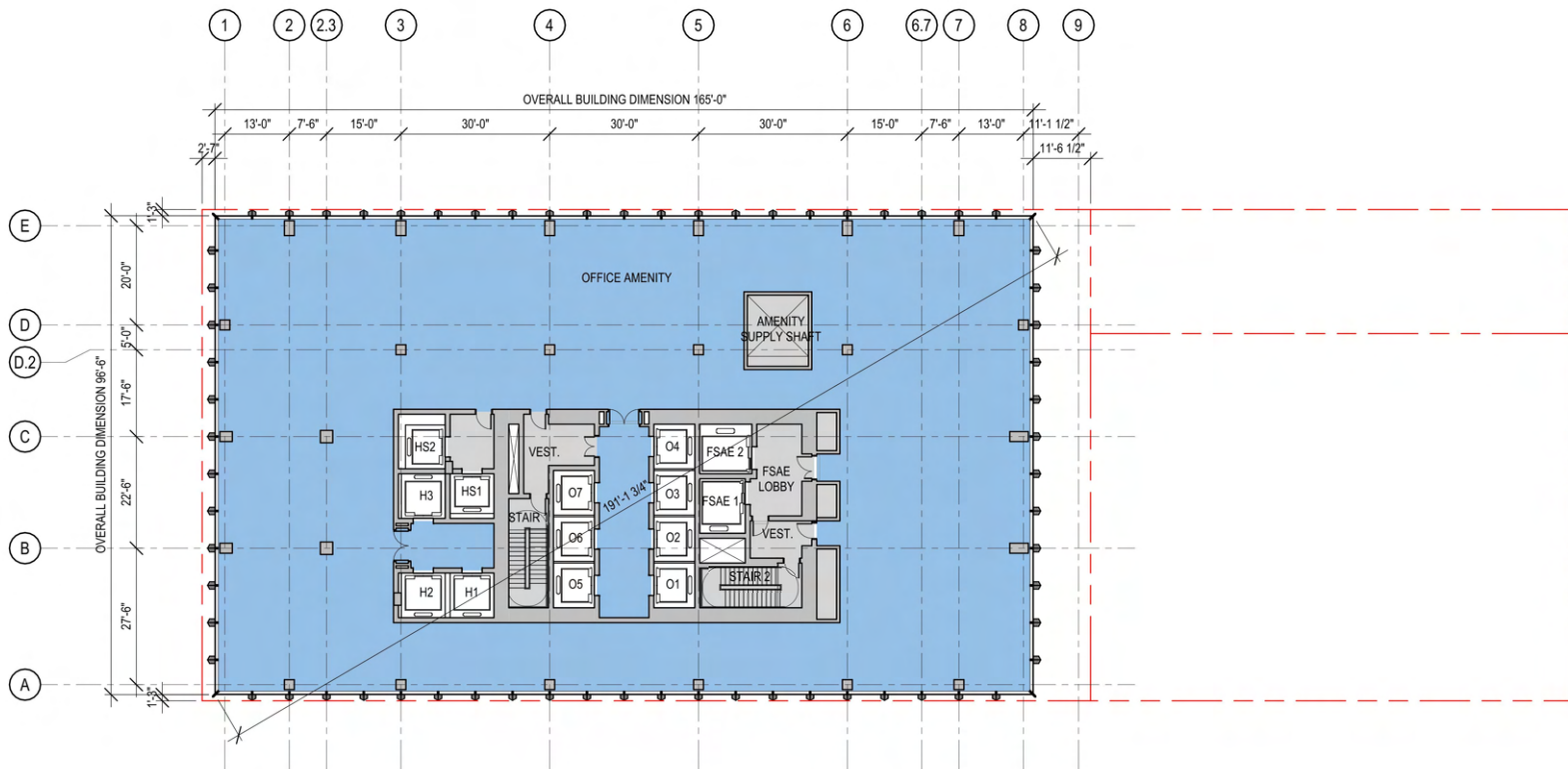


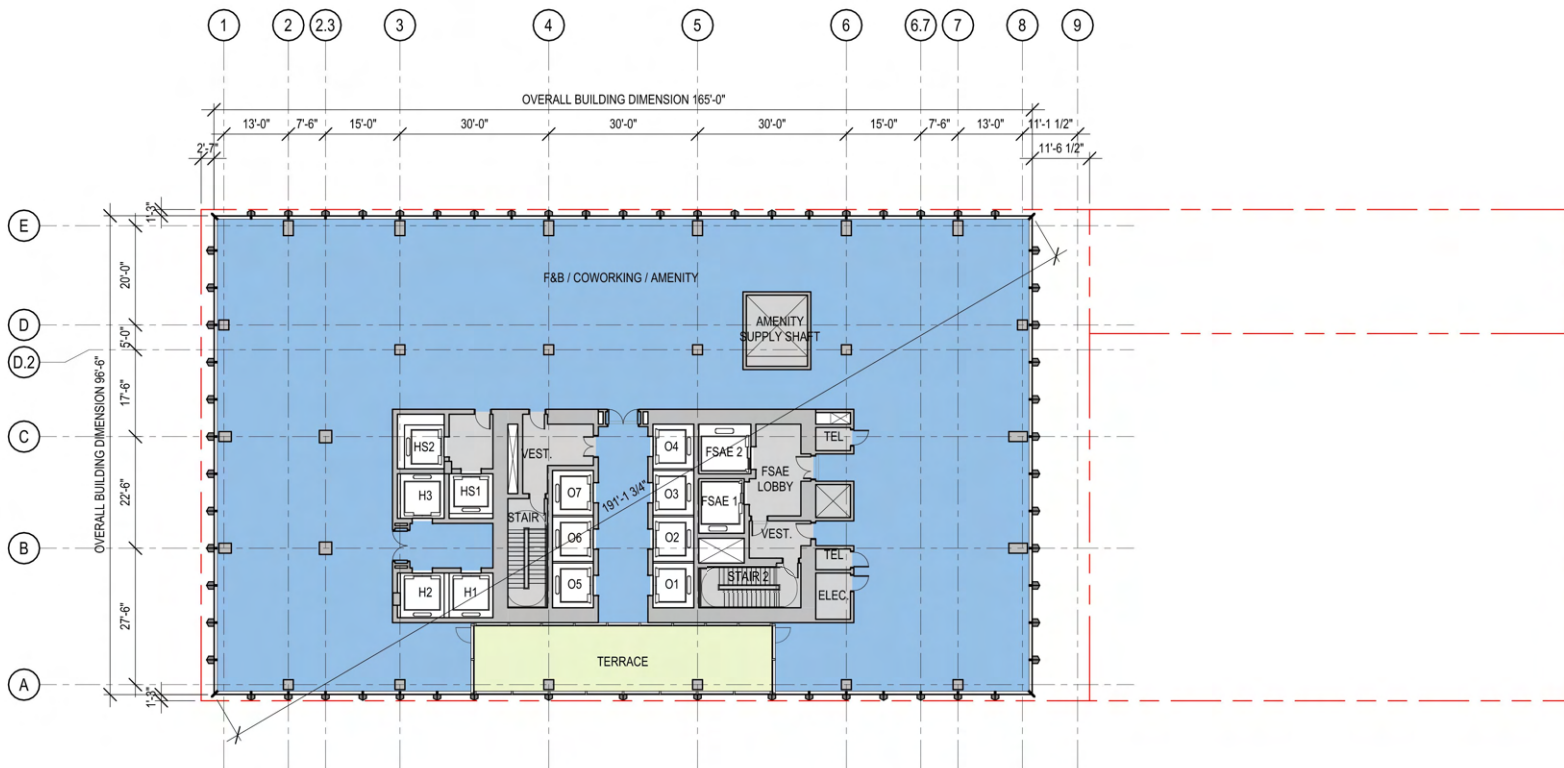


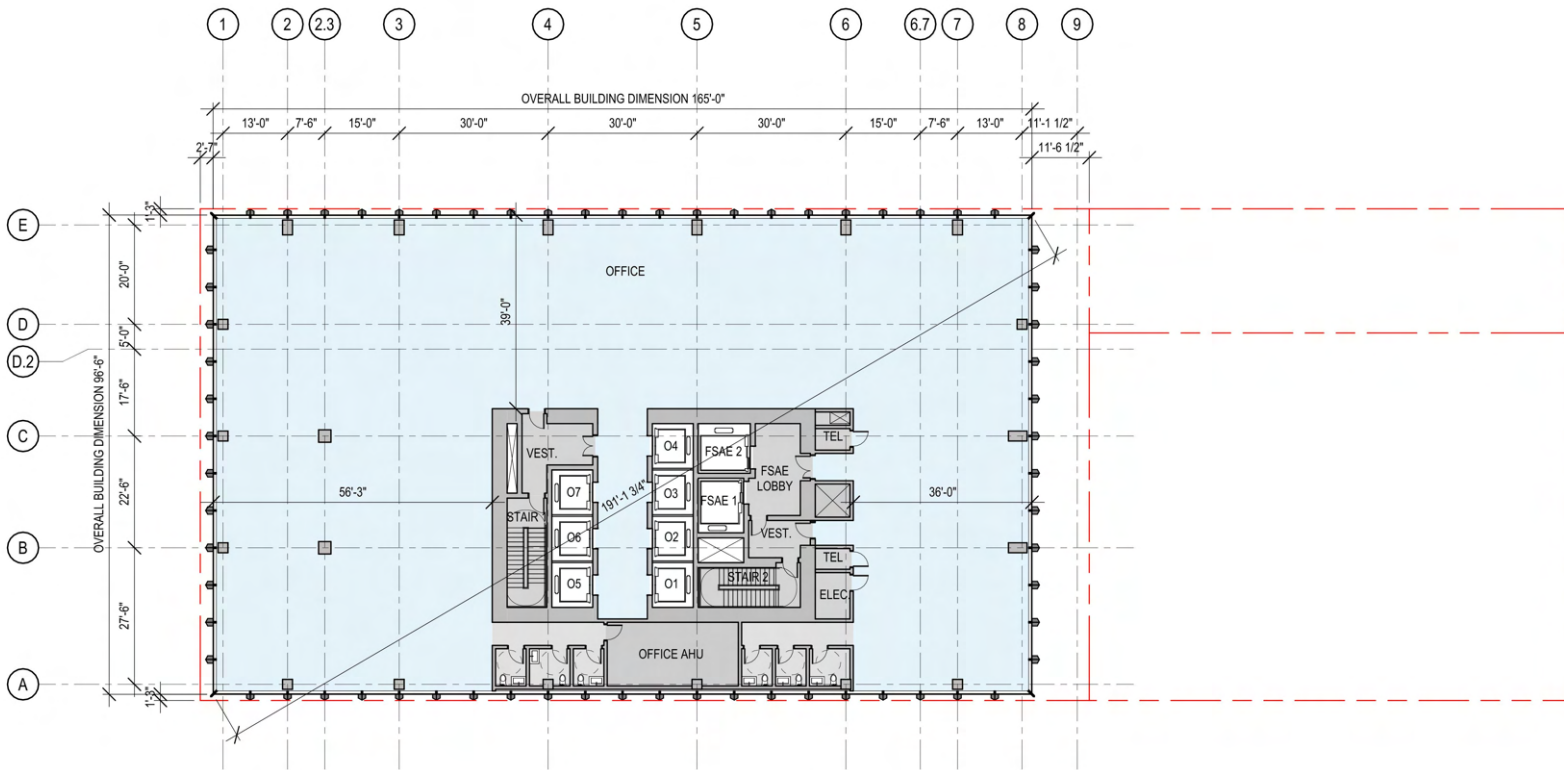


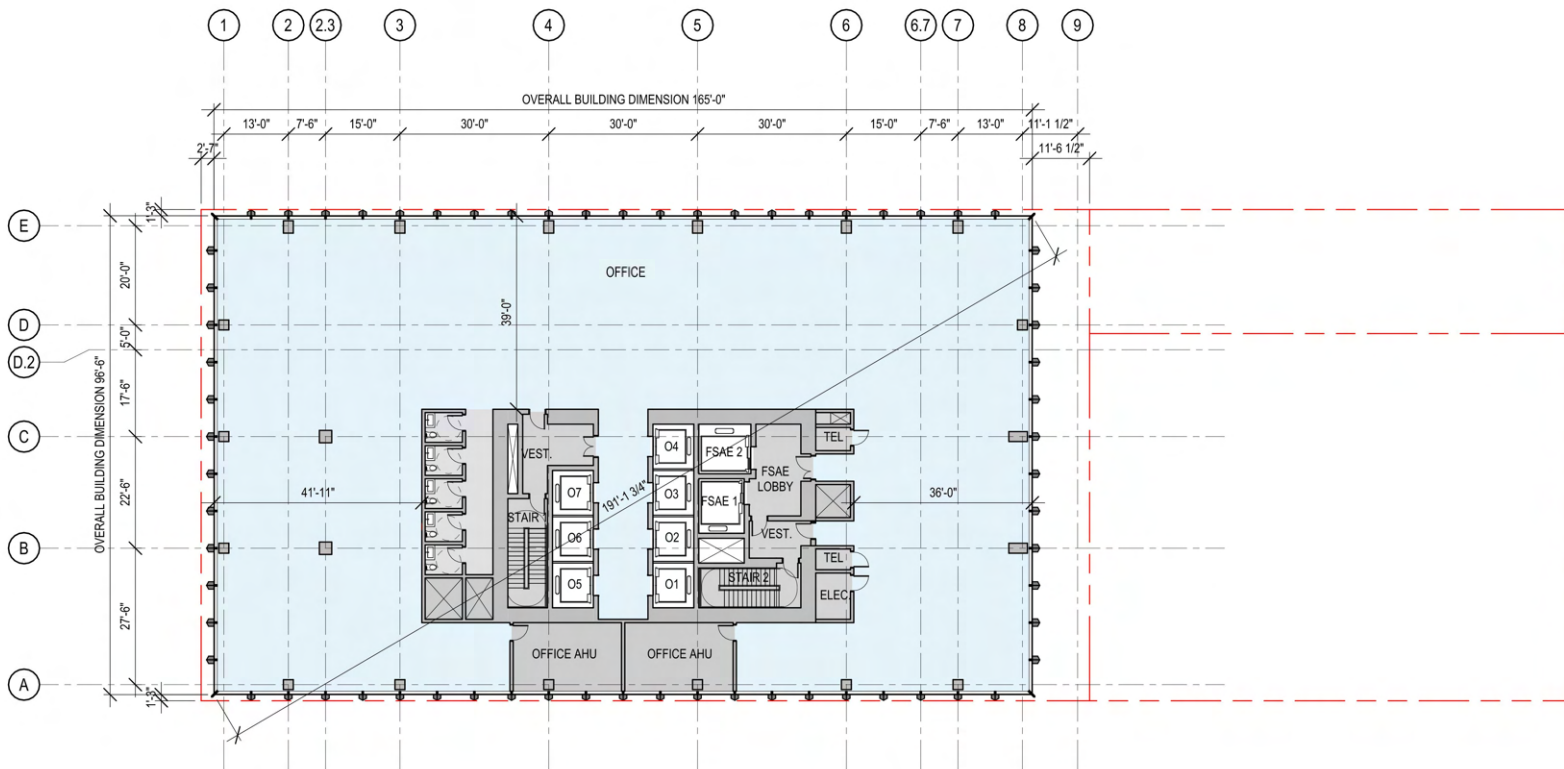


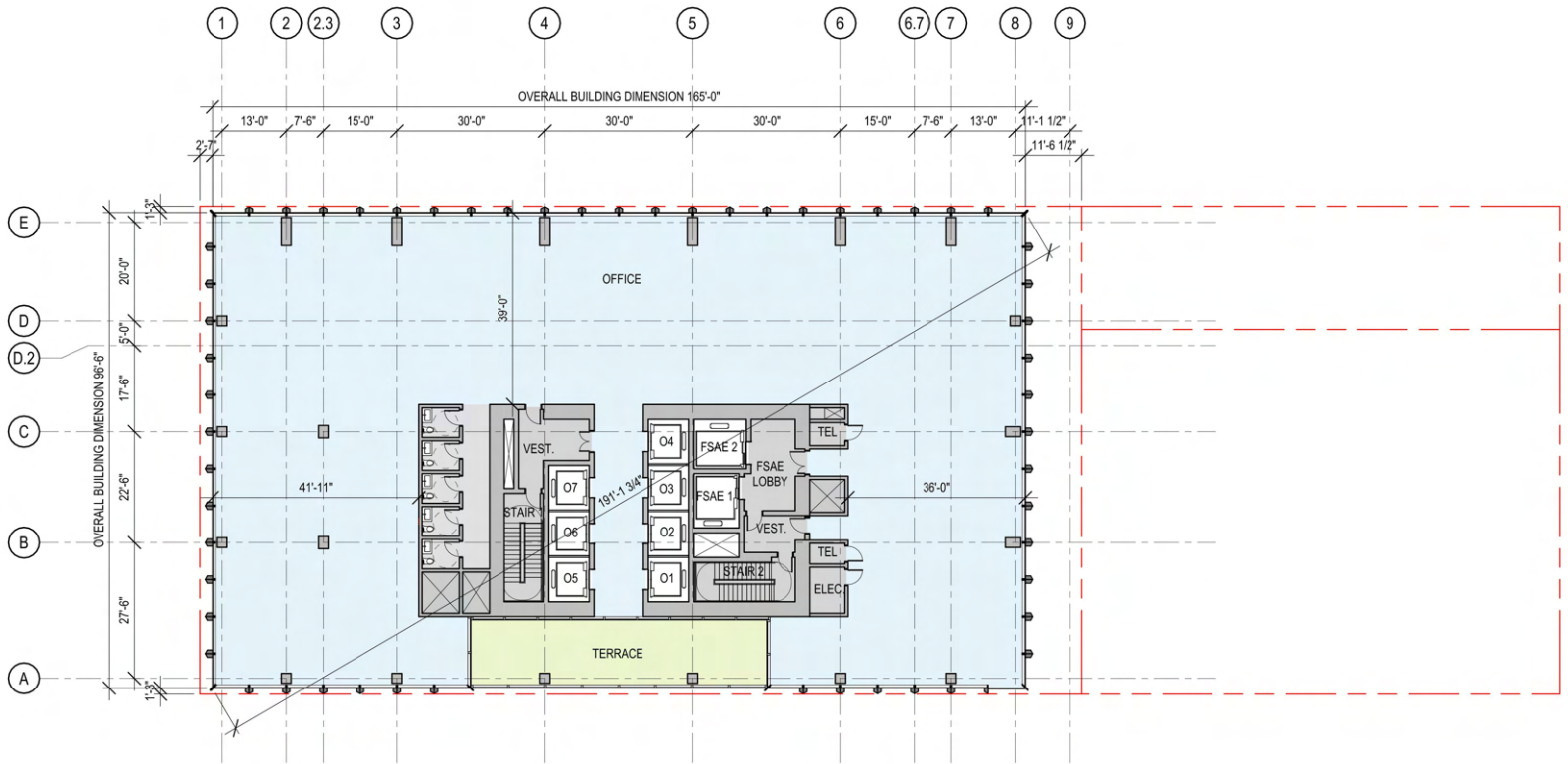


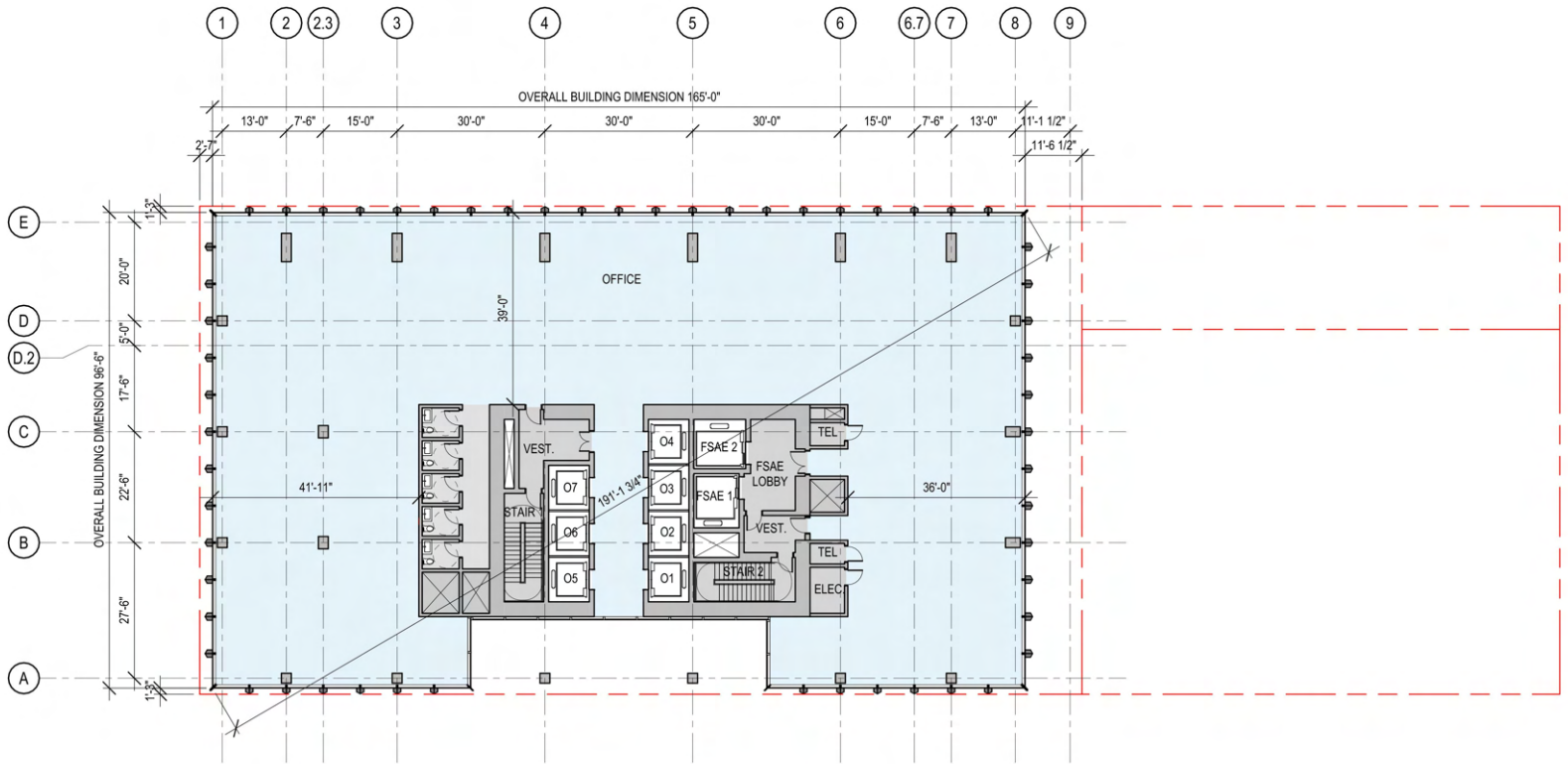


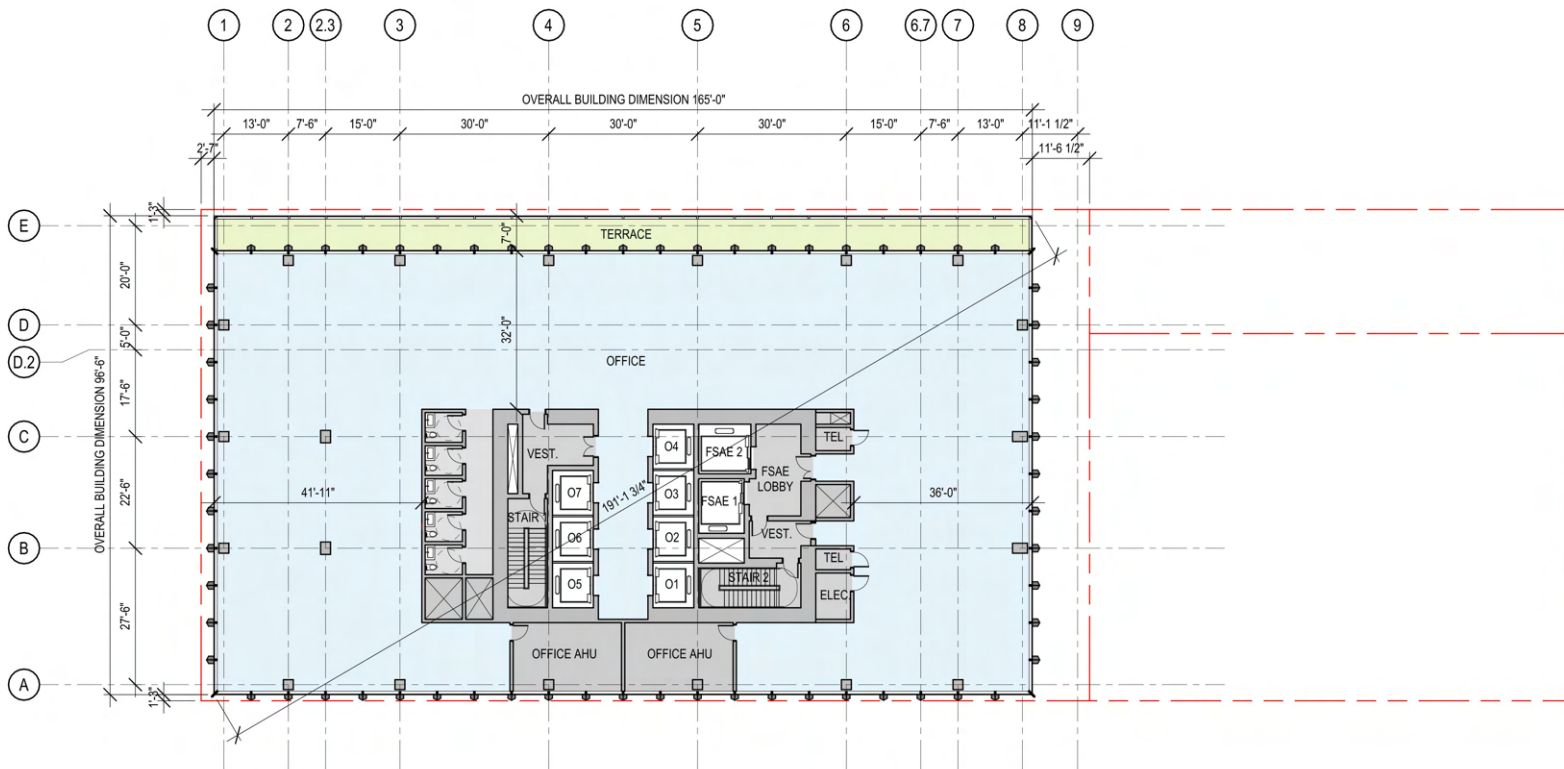


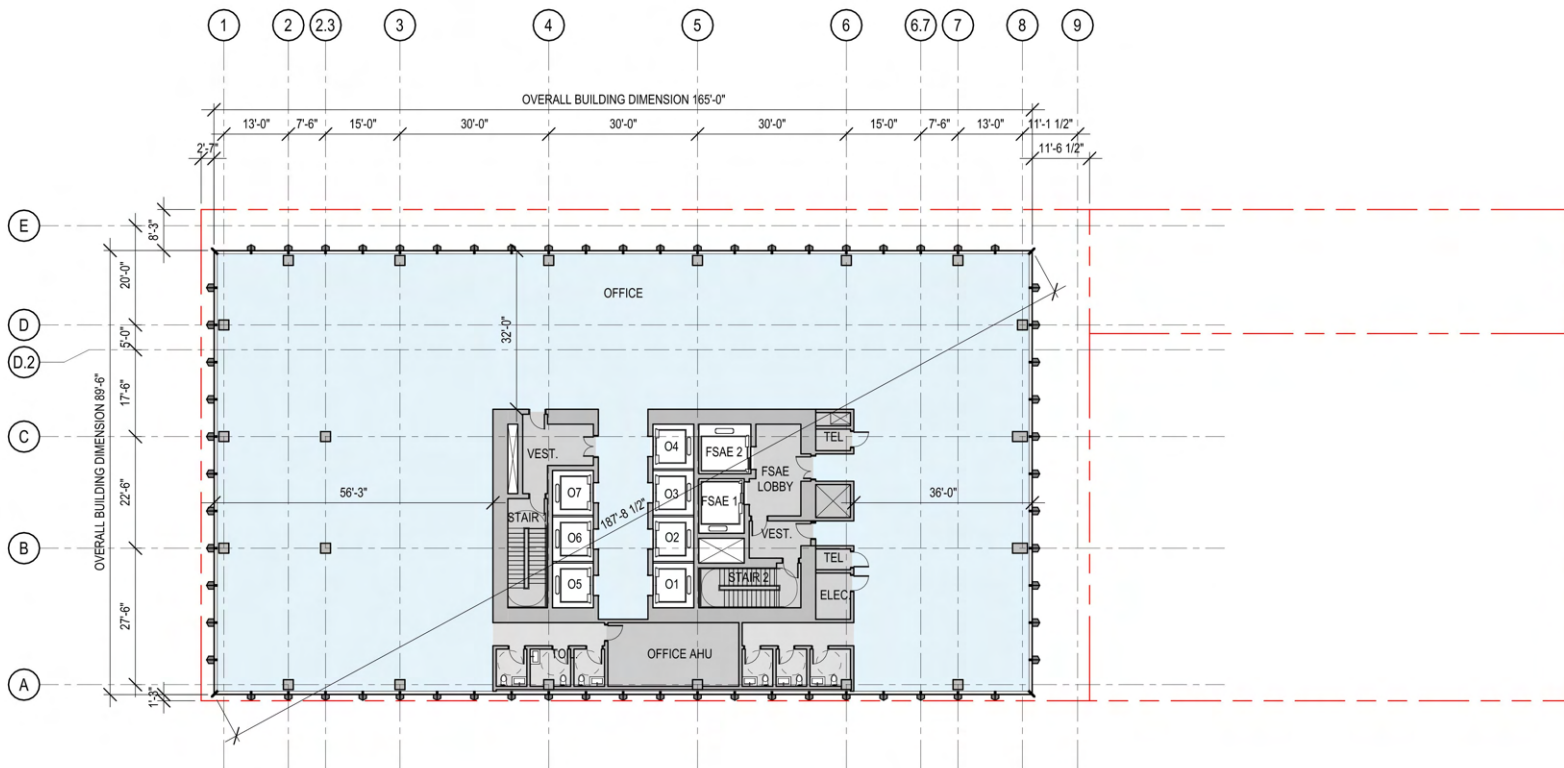


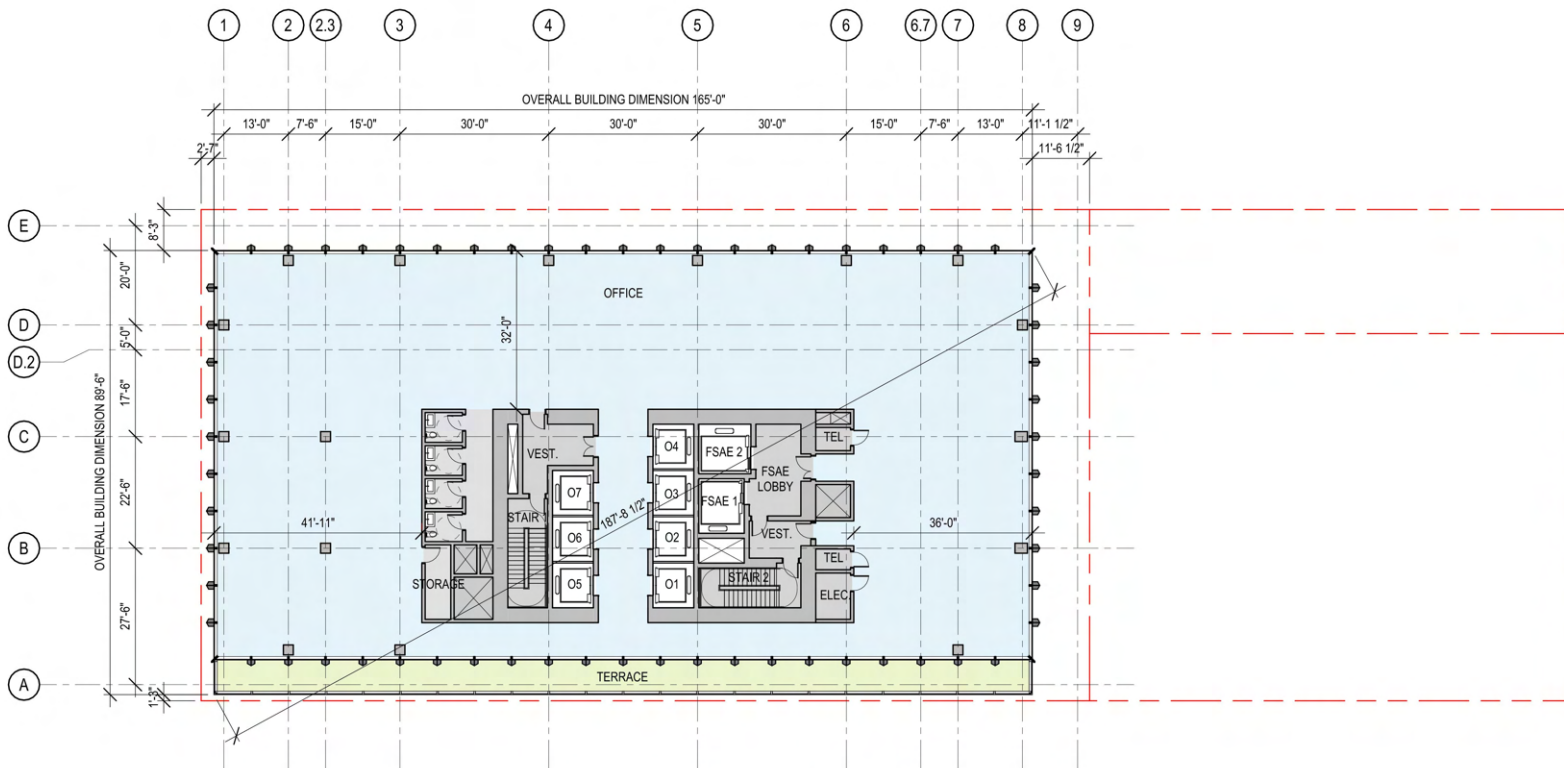


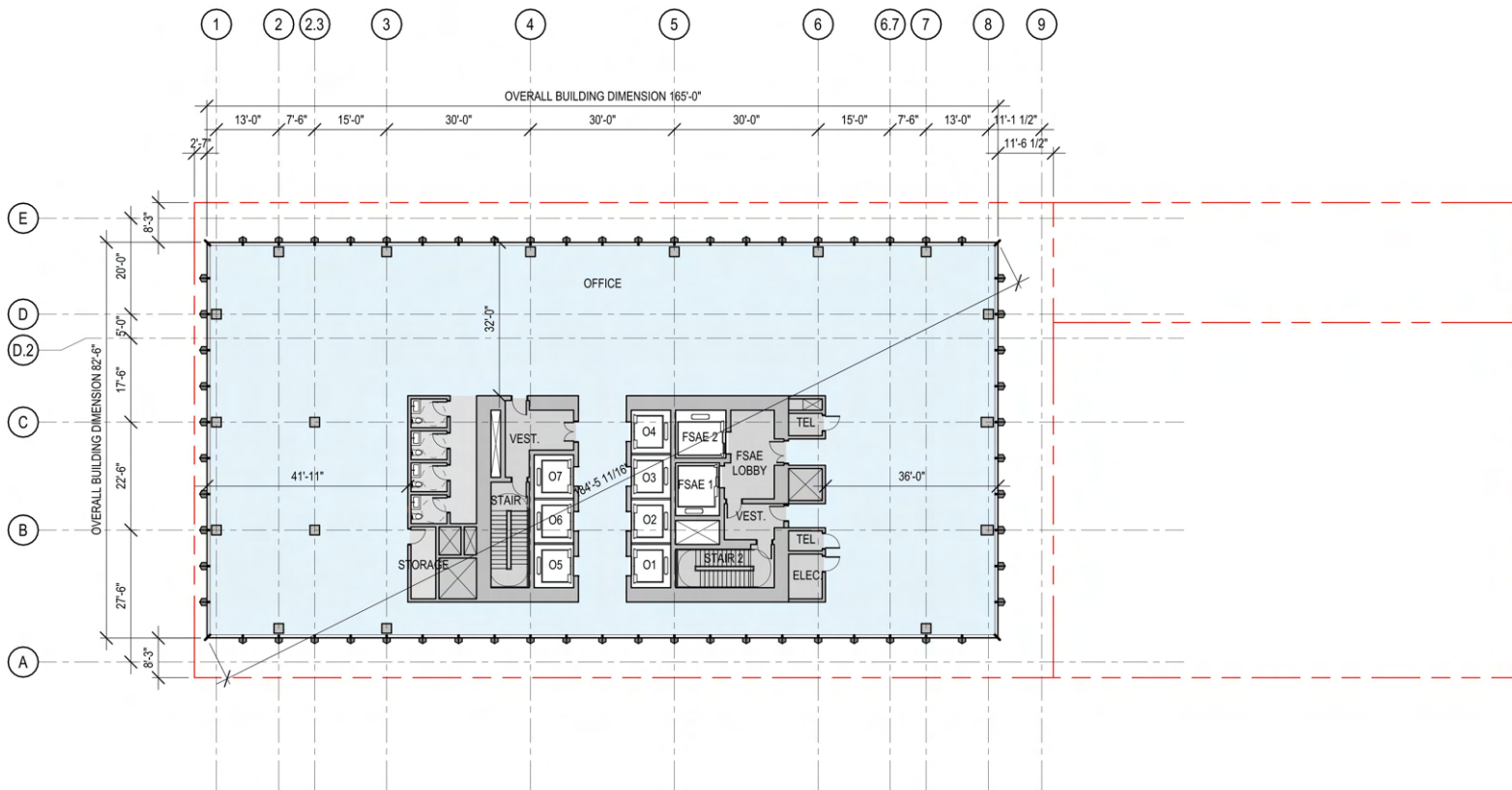


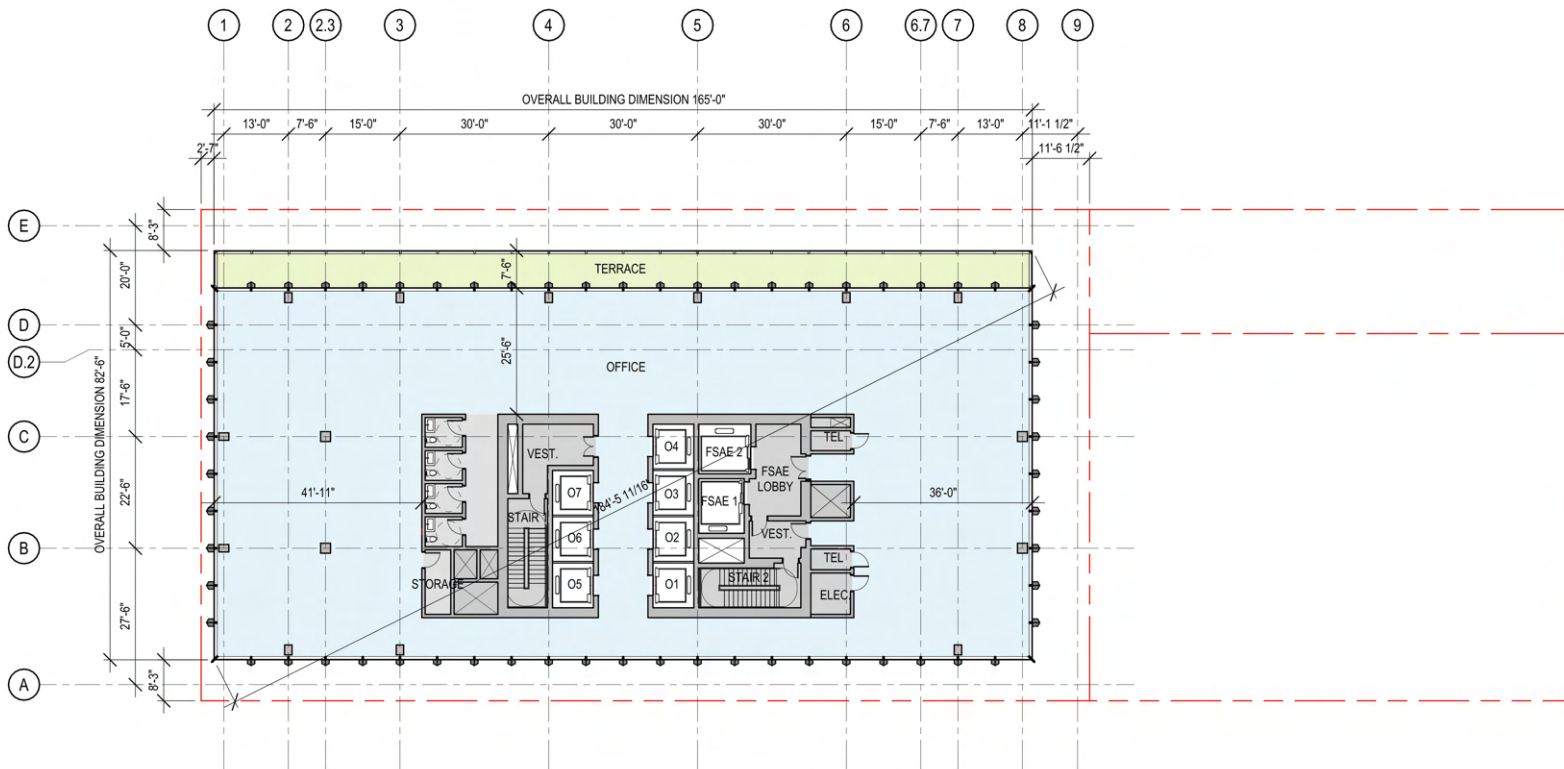


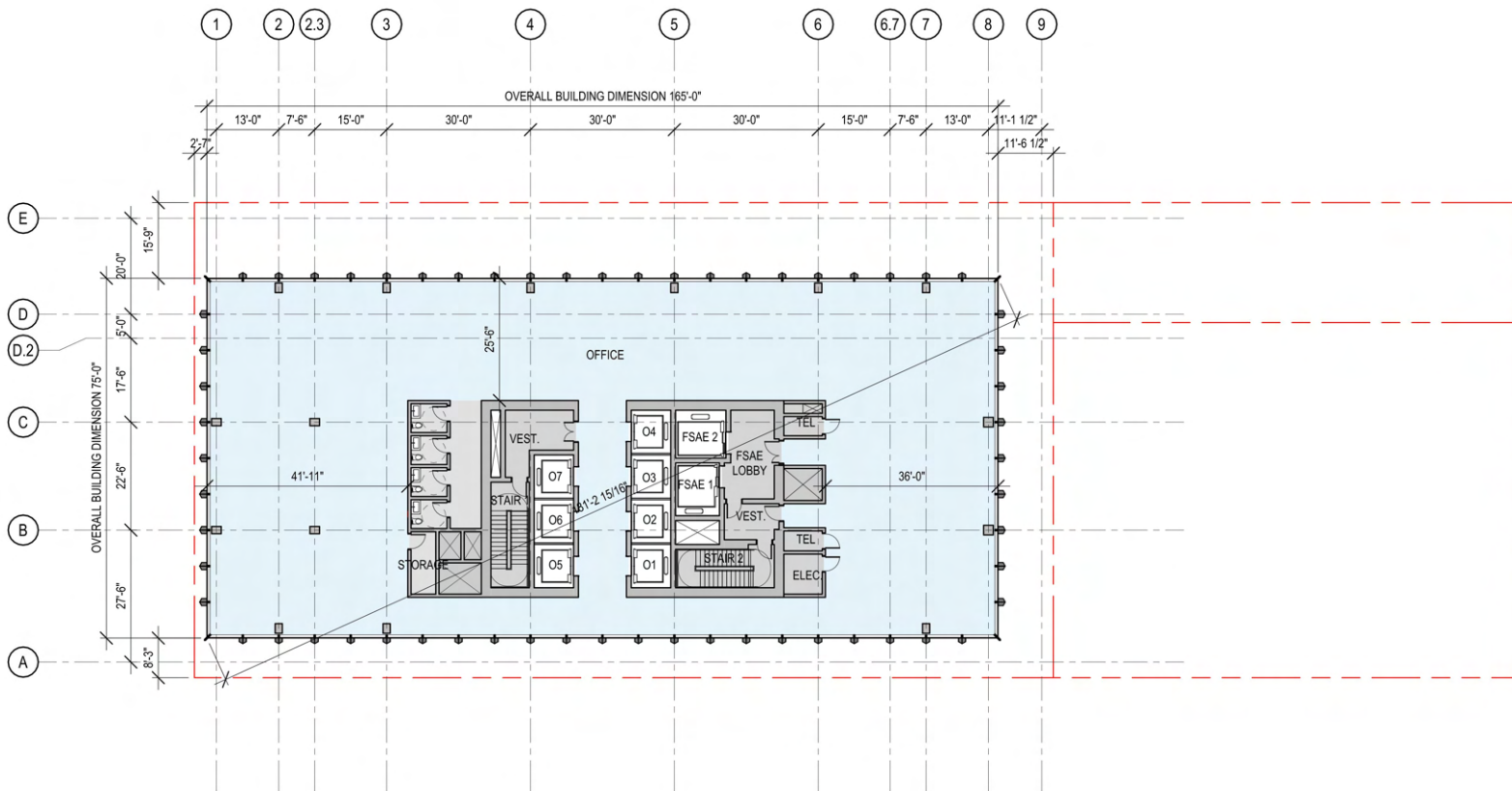


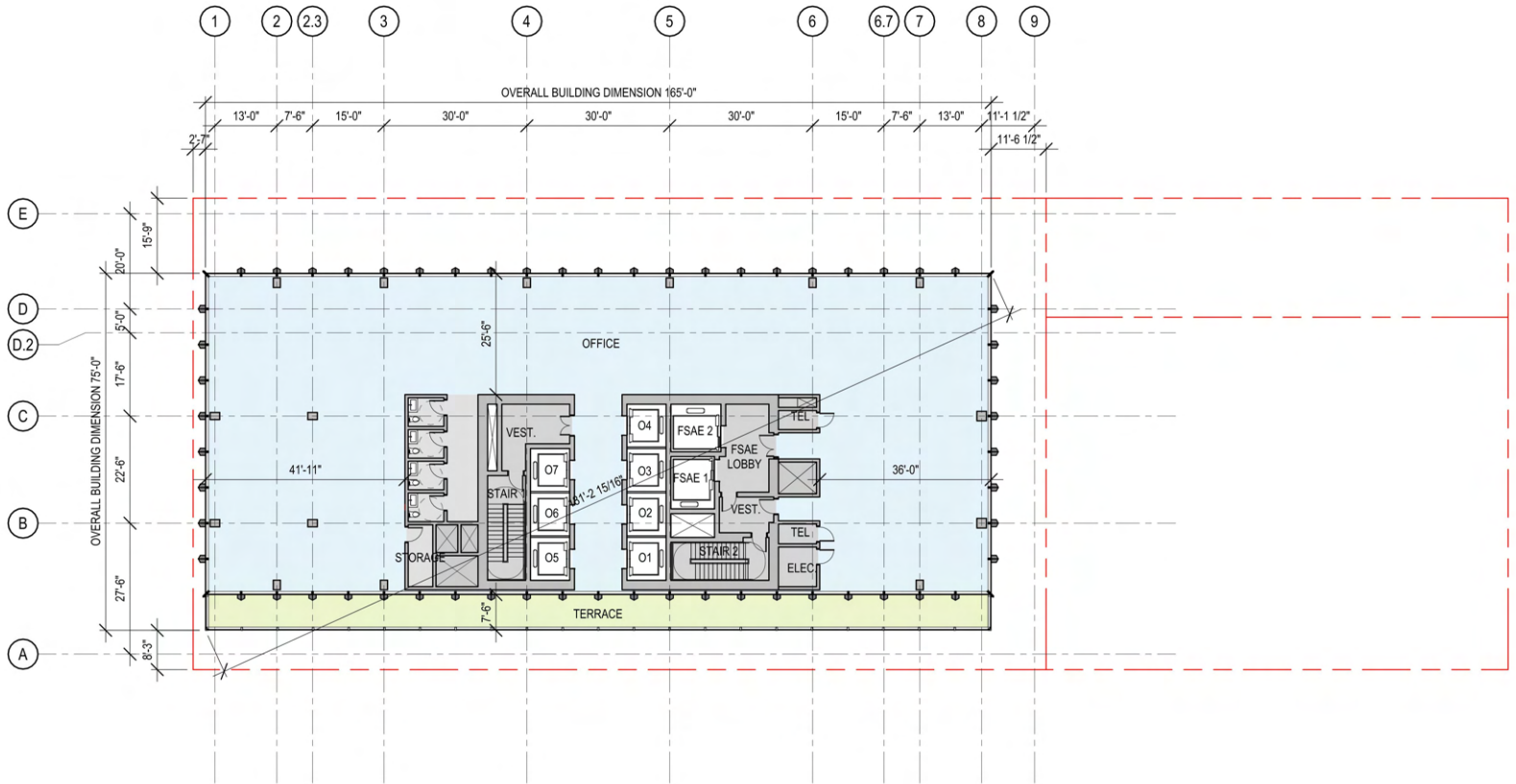


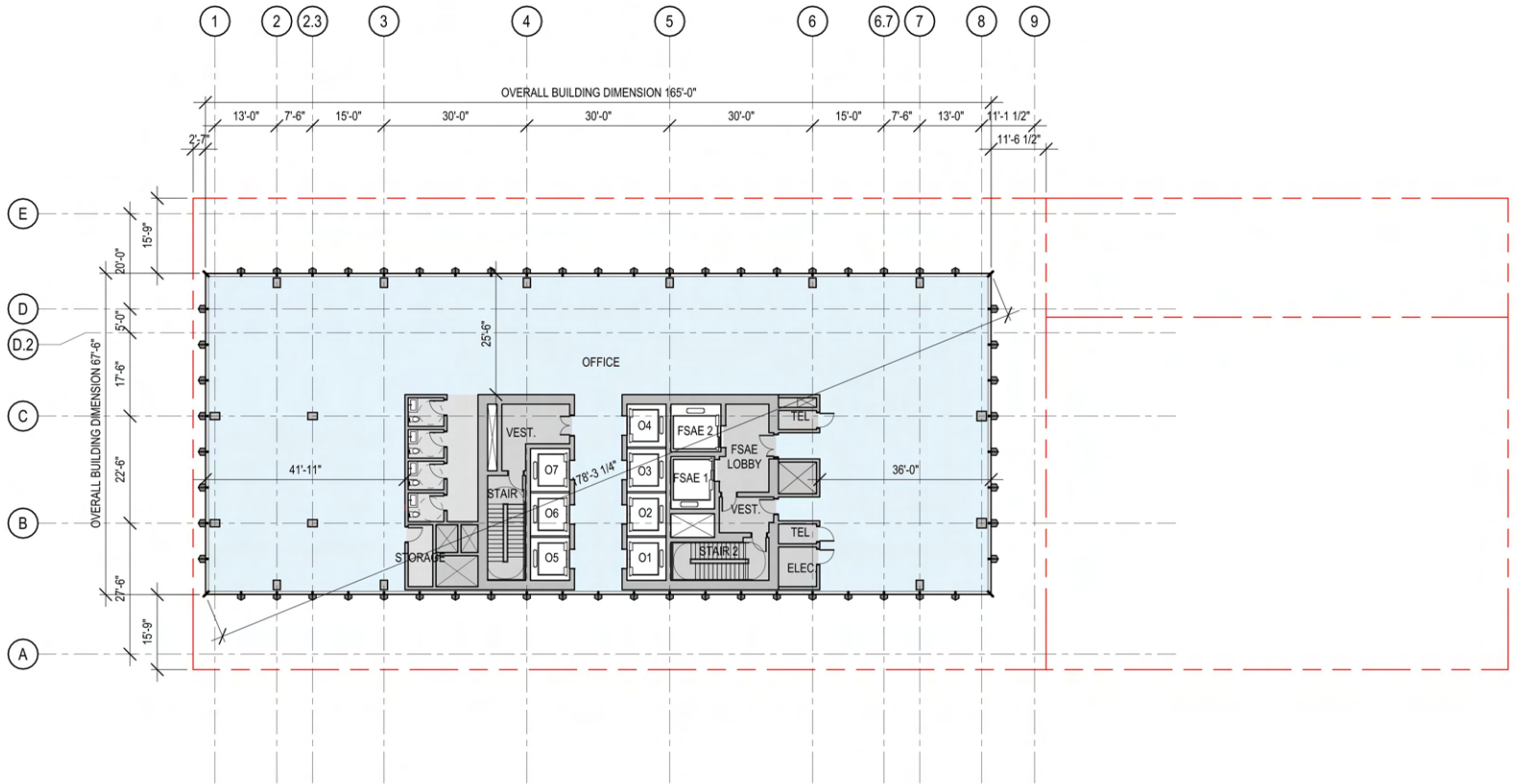


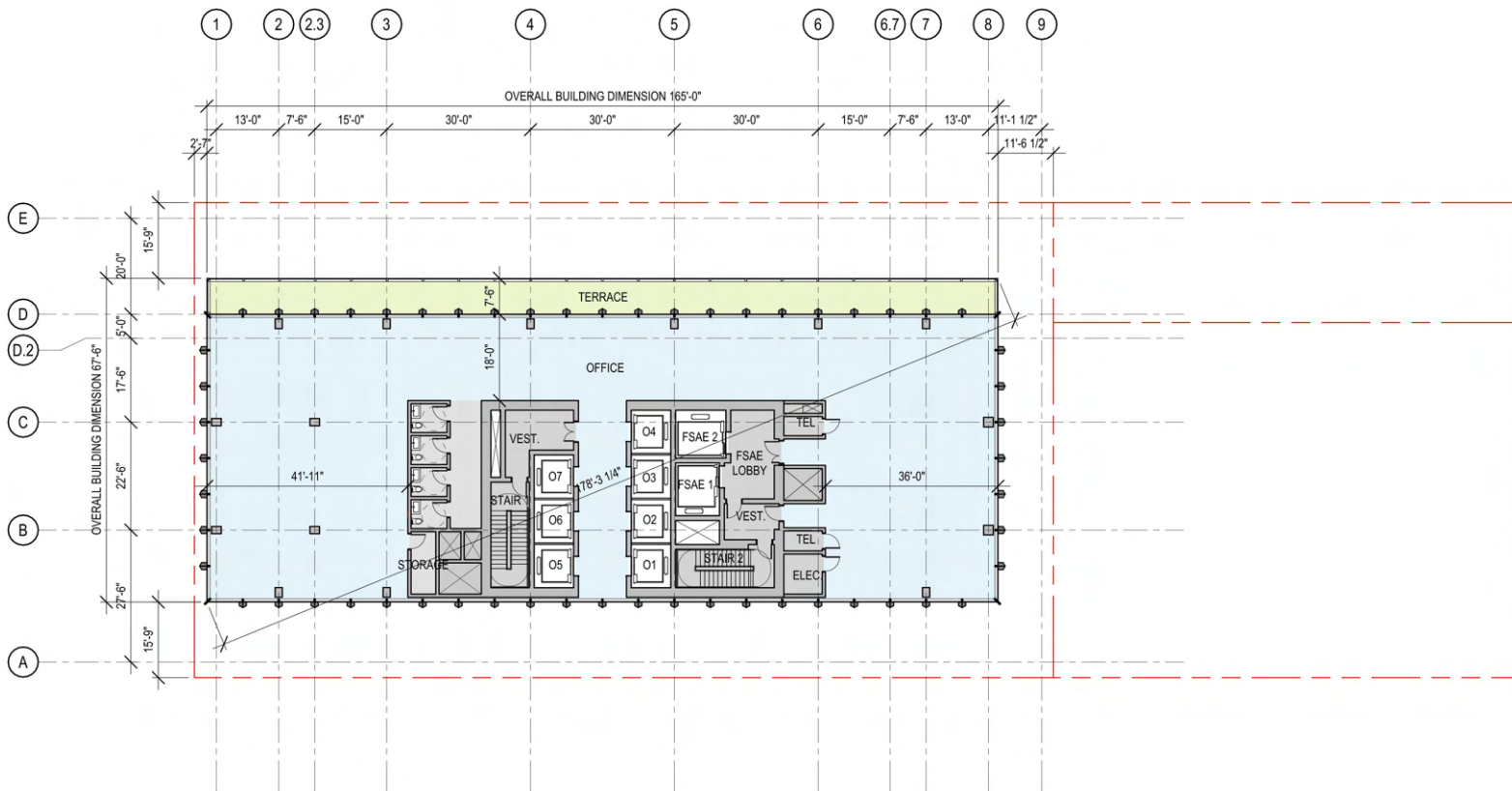




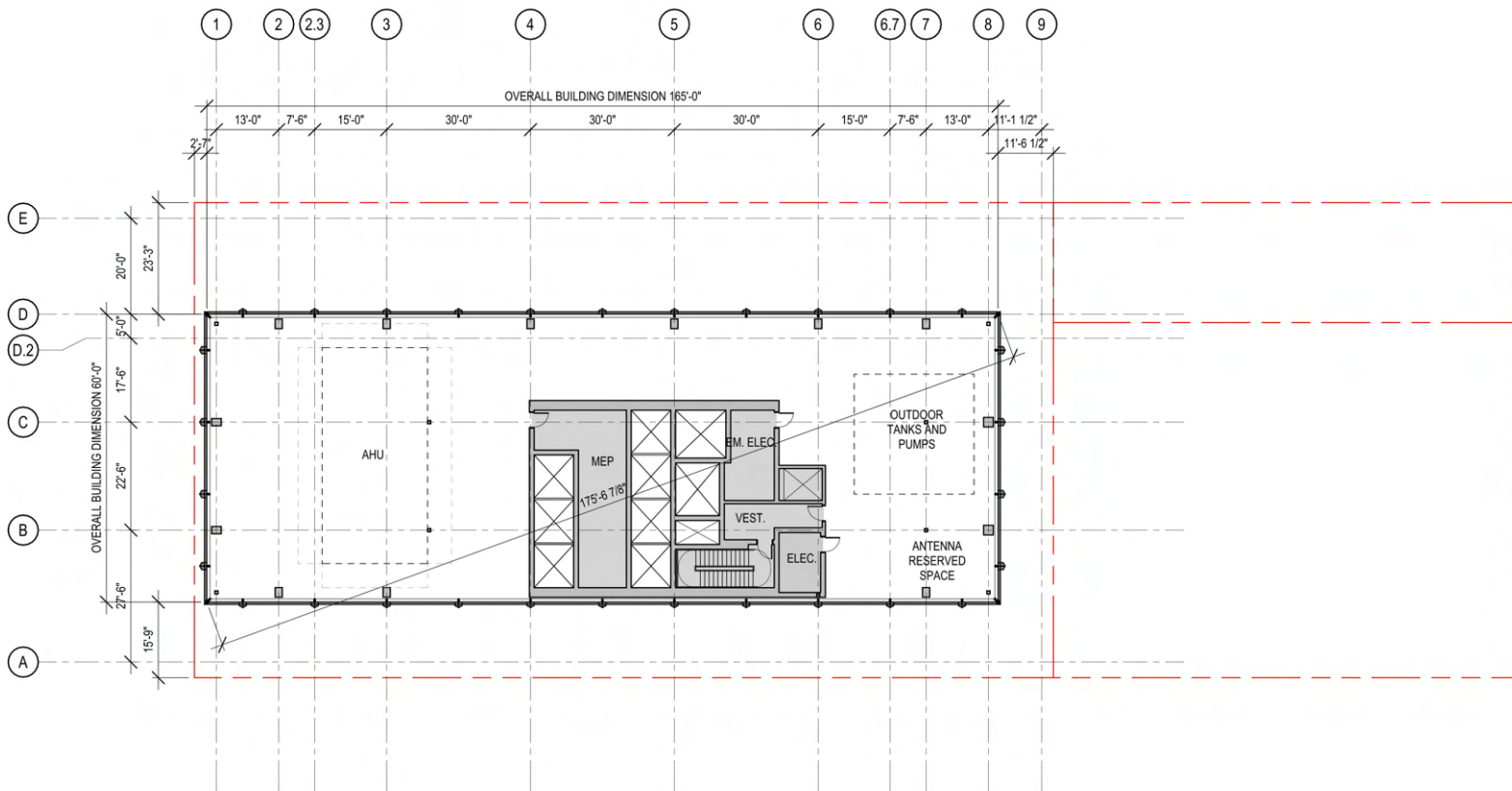


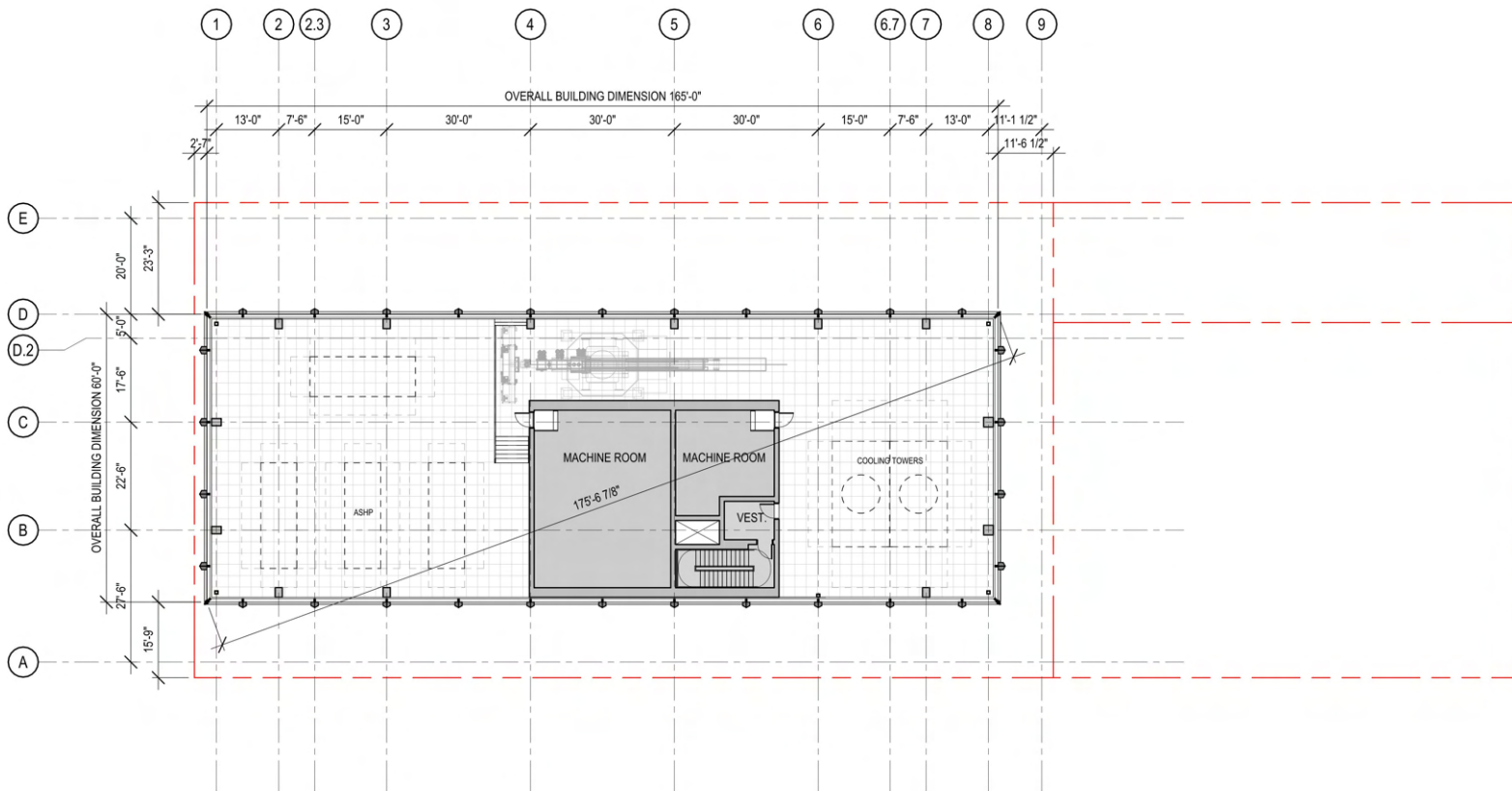


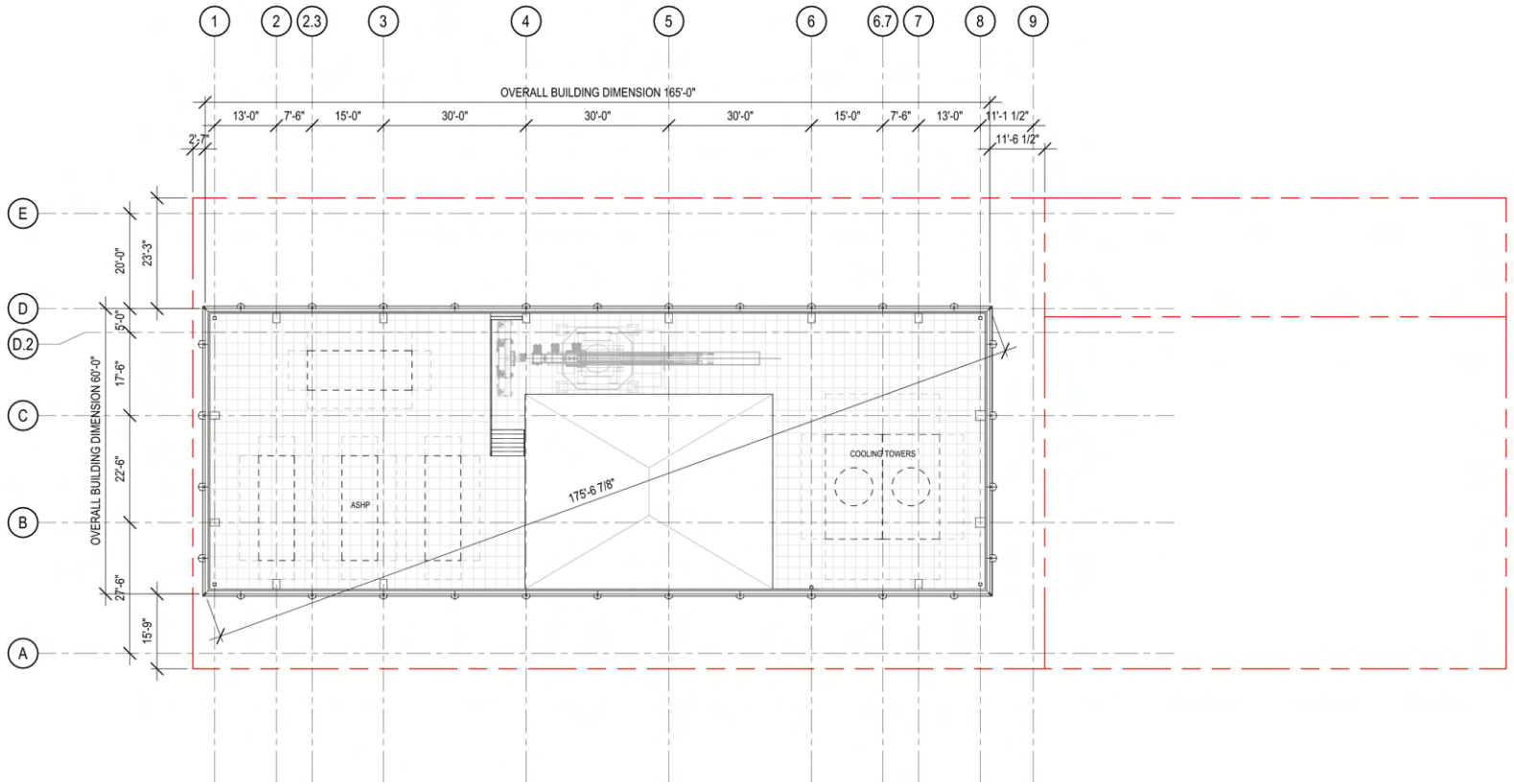












** CODE MODIFICATION REQUESTED FOR
BETTER ROOFS PER CODE SECTION 149



ENTRY CANOPY

ALUMINUM LOUVERS

DARK GRAY MASONRY

ENTRY CANOPY

OFFICE ENTRANCE

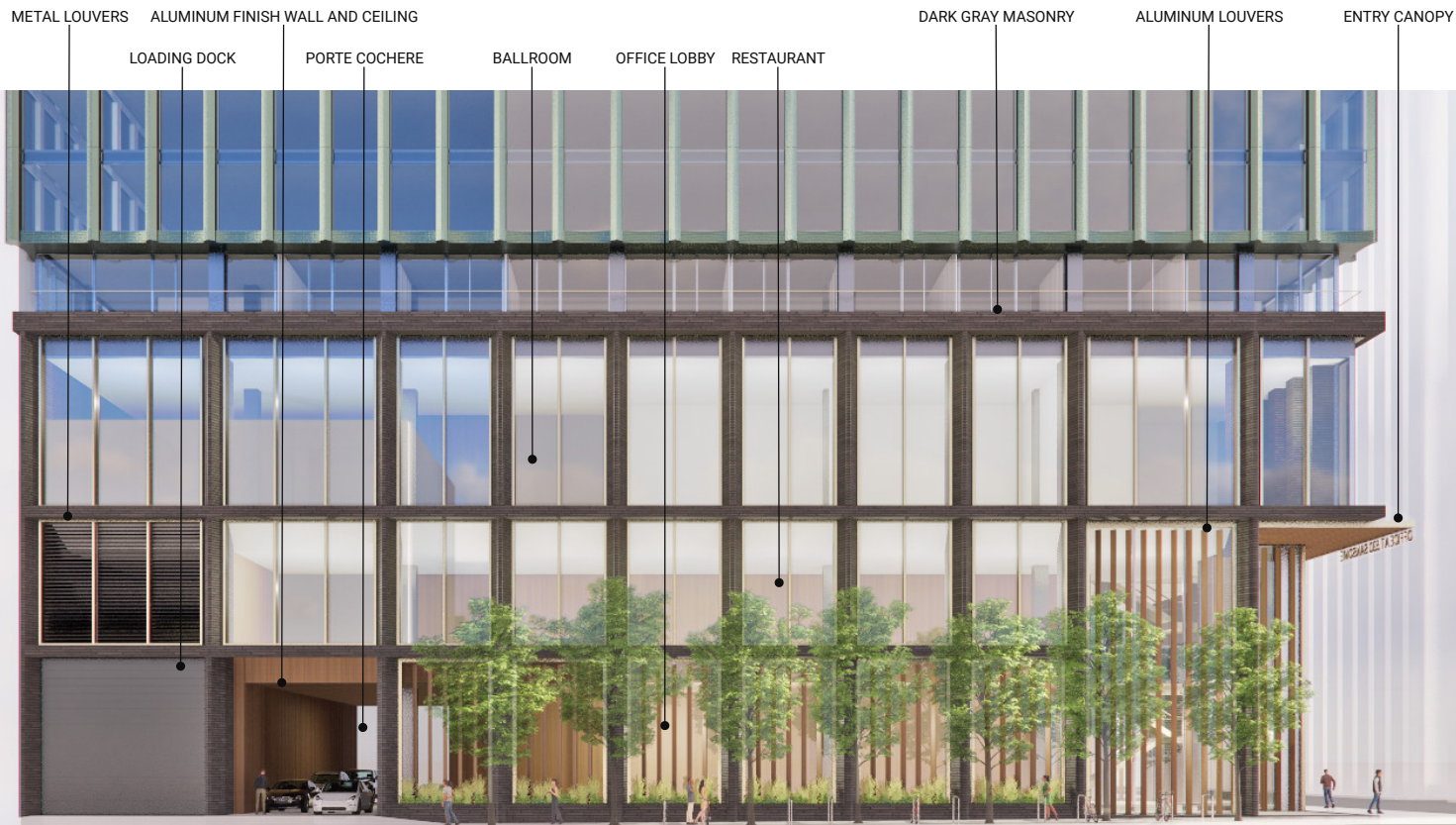
CAFE

HOTEL ENTRANCE



OFFICE AT 530 SANSOME

HOTEL AT 530 SANSOME



ENTRY CANOPY

ALUMINUM LOUVERS

DARK GRAY MASONRY

DARK GRAY MASONRY SCREEN

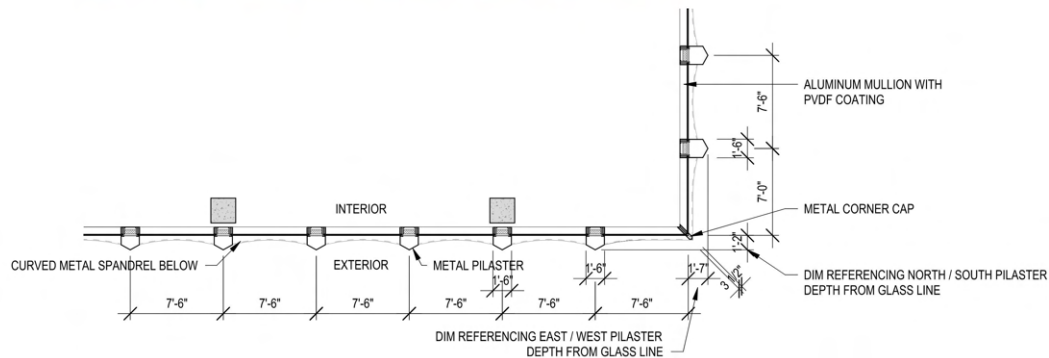
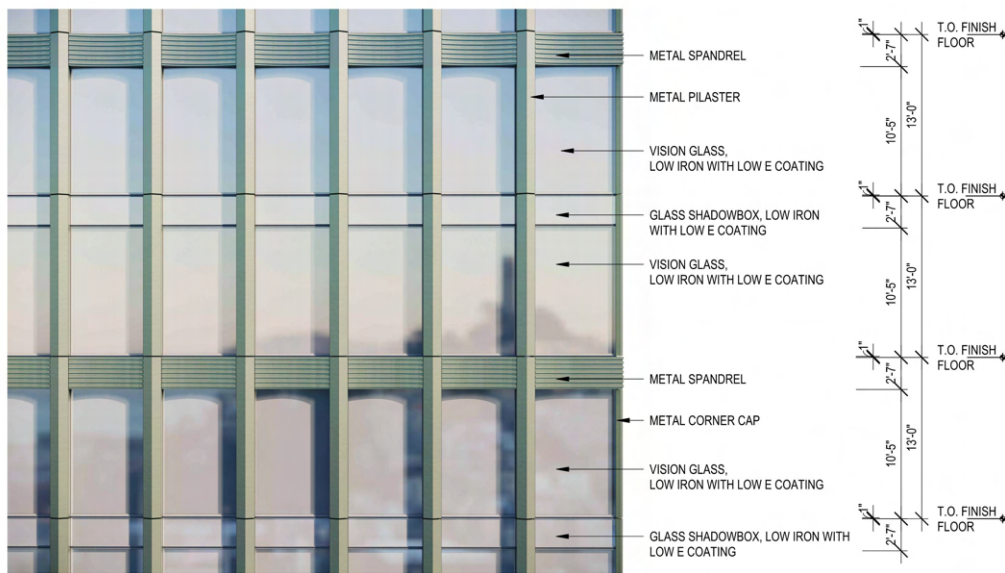
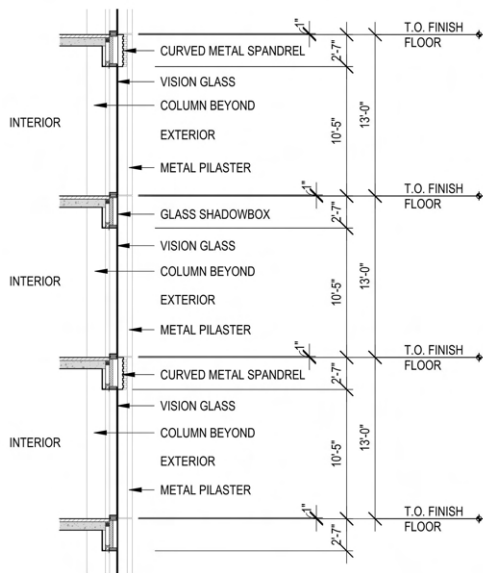
ALUMINUM LOUVERS

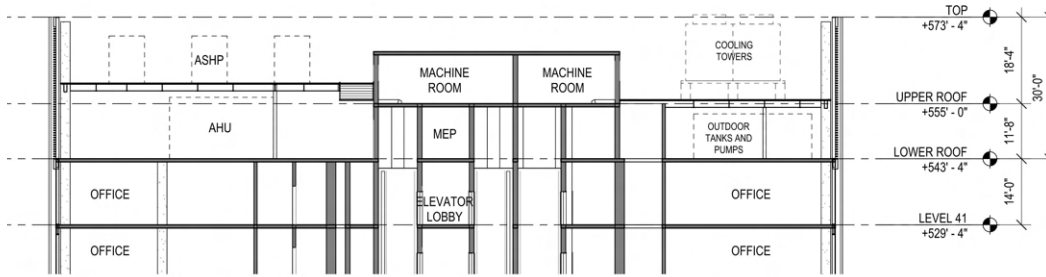
HOTEL ENTRANCE

PORTE COCHERE

PARKING ENTRANCE







- CAP TO MATCH CURVED SPANDREL PROFILE
- GLASS LOUVER
- MECH EQUIP. BEYOND
- PILASTER EXTENDED FROM FACADE BELOW
- L 41 TOP OFFICE FLOOR
- BIRD SAFE GLAZING AT TERRACES

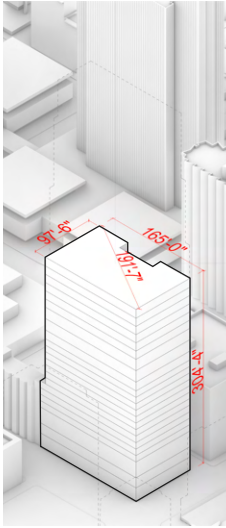
BIRD-SAFE BUILDING CHECKLIST

Using the key on the prior page, complete this checklist as a guide to help evaluate potential bird-hazards or eligibility for Bird-Safe Building Certification.

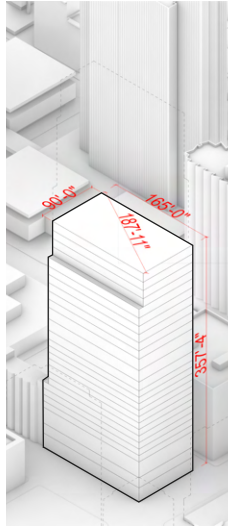
	QUESTION	YES	NO
MACRO-SETTING (PAGE 12, 16)	1 Is the structure located within a major migratory route? (All of San Francisco is on the Pacific Flyway)	X	
	2 Is the location proximate to a migratory stopover destination? (Within 1/4 mile from Golden Gate Park, Lake Merced or the Presidio)		X
	3 Is the structure location in a log-prone area? (Within 1/2 mile from the ocean or bay)	X	
MICRO-SETTING (LOCATION-RELATED HAZARDS) (PAGES 13, 16, 28-29)	4 Is the structure located such that large windows greater than 24 square feet will be opposite of, or will reflect interlocking tree canopies?		X
	5 Is the structure inside of, or within a distance of 300 feet from an open space 2 acres or larger dominated by vegetation? (Requires treatment of glazing, see page 28)		X
	6 Is the structure located on, or within 300 feet from water, water features, or wetlands? (Requires treatment of glazing, see page 28)		X
	7 Does the structure feature an above ground or rooftop vegetated area two acres or greater in size? (Requires treatment of glazing, see page 28)		X
GLAZING QUANTITY (PAGE 8)	8 Is the overall quantity of glazing as a percentage of façade: (This increases with amount of glazing)	Less than 10%?	X
		More than 50%? (Residential Buildings in R Districts must treat 95% of unbroken glazed segments 24 square feet or greater in size (within 300 feet of an Urban Bird Refuge).)	X
	9 Will the glazing be replaced?	More than 50% glazing to be replaced on an existing bird hazard (including both feature-related hazards as described in lines 19-22 and location-related hazard as described in lines 4-7)? (Requires treatment see pages 29 and 31.)	X
GLAZING QUALITY (PAGE 8, 7)	10 Is the quality of the glass best described as:	Transparent (If so, remove indoor bird attractions visible from outside the windows.)	X
	11	Reflective (If so, keep visible light reflectance low (between 10-20%) and consider what will reflect in the window. Note: Some bird-safe glazing such as fritting and UV spectrum glass may have higher reflectivity that is visible to birds.)	X
	12	Mirrored or visible light reflectance exceeding 30%. (Prohibited by Planning Code.)	X
GLAZING TREATMENTS (PAGE 19-21)	13 Is the building's glass treated with bird-safe treatments such that the "collision zone" contains no more than 10% untreated glazing for identified "location-related hazards" (lines 4-7) and such that 100% of the glazing on "feature-related hazards" (lines 19-22) is treated?	X	
	14 Is the building's glass treated for required "bird hazards" (as described in line 13) and such that no more than 5% of the collision zone (lower 60") glazing is untreated but not for the entire building?		X
	15 Is the building glazing treated (as described above in lines 14 and 15) and such that no more than 5% of the glazing on the exposed façade is left untreated?		X
BUILDING FAÇADE GENERAL (PAGE 8, 15)	16 Is the building façade well-articulated (as opposed to flat in appearance)?	X	
	17 Is the building's fenestration broken with mullions or other treatments?	X	
	18 Does the building use unbroken glass at lower levels?	X	
BUILDING FEATURE-RELATED HAZARDS AND BIRD TRAPS (PAGE 8, 30-31)	19 Does the structure contain a "feature-related" hazard or potential "bird trap" such as:	Free standing clear-glass walls, greenhouse or other clear barriers on rooftops or balconies? (Prohibited unless the glazing is treated with bird-safe applications.)	X
	20	Free standing clear-glass landscape feature or bus shelters? (Prohibited unless the glazing is treated with bird-safe applications.)	X
	21	Glazed passageways or lobbies with clear sight lines through the building broken only by glazing?	X
	22	Transparent building corners?	X
	23 Does the structure, signage or landscaping feature uplighting? (Prohibited within 300 feet of an Urban Bird Refuge)	X	
LIGHTING DESIGN (PAGE 10, 38)	24 Does the structure minimize light spillage and maximize light shielding?	X	
	25 Does the structure use interior "lights-out" motion sensors?		X
	26 Is night lighting minimized to levels needed for security?	X	
	27 Does the structure use decorative red-colored lighting?		X
	28 Will the building participate in San Francisco Lights Out during the migration seasons? (February 15-May 31 and August 15-November 30). To achieve "latering" certification the building must participate in year-round best management practices for lighting.		X
OTHER BUILDING ELEMENTS (PAGE 23)	29 Does the structure feature rooftop antennae or guy wires?		X
	30 Does the structure feature horizontal access wind generators or non-solid blades?		X
CONSENT (PAGE 34)	31 Does the building owner agree to distribute San Francisco's Bird-Safe Building Standards to future tenants?	X	



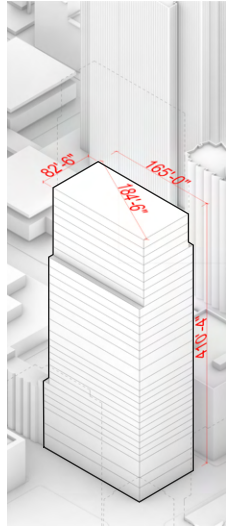
Tier 1
Level 07



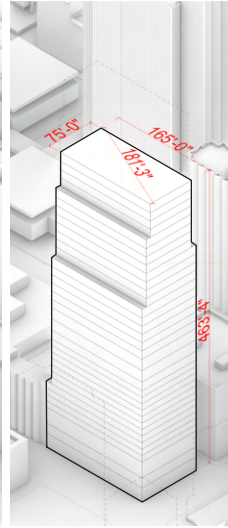
Tier 2
Level 23



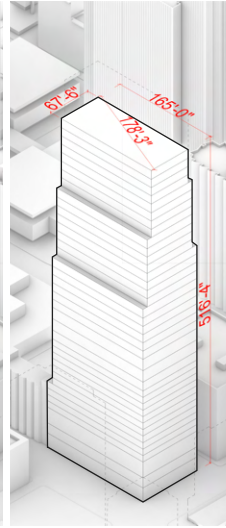
Tier 3
Level 27



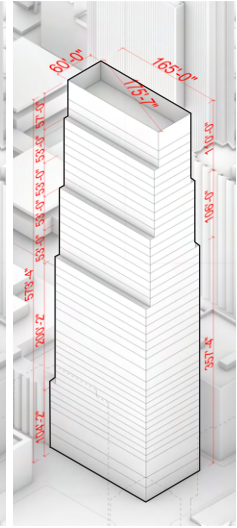
Tier 4
Level 31



Tier 5
Level 35



Tier 6
Level 39



Tier 7
Top

** CODE MODIFICATION REQUESTED FOR HEIGHT /
BULK / SETBACK PER CODE SECTION 260 and 270

