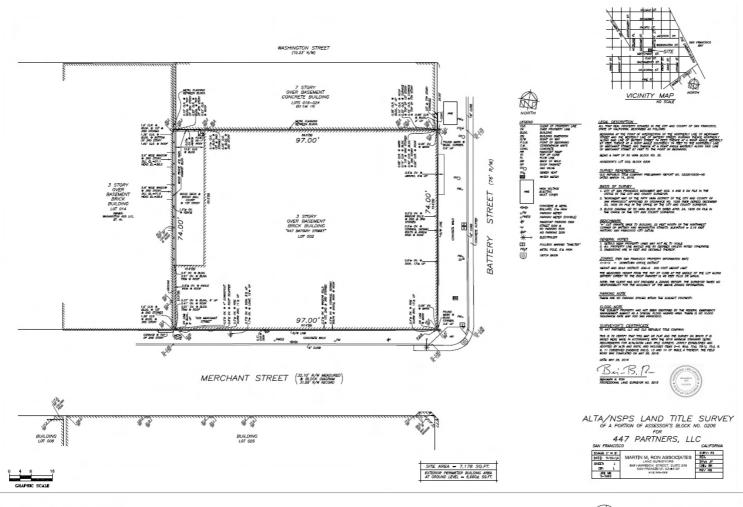
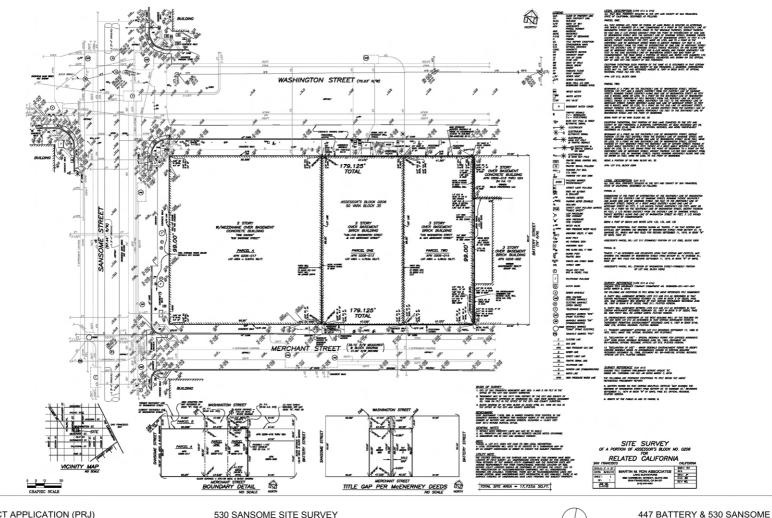
447 Battery & 530 Sansome Project Application PRJ



447 BATTERY SITE SURVEY

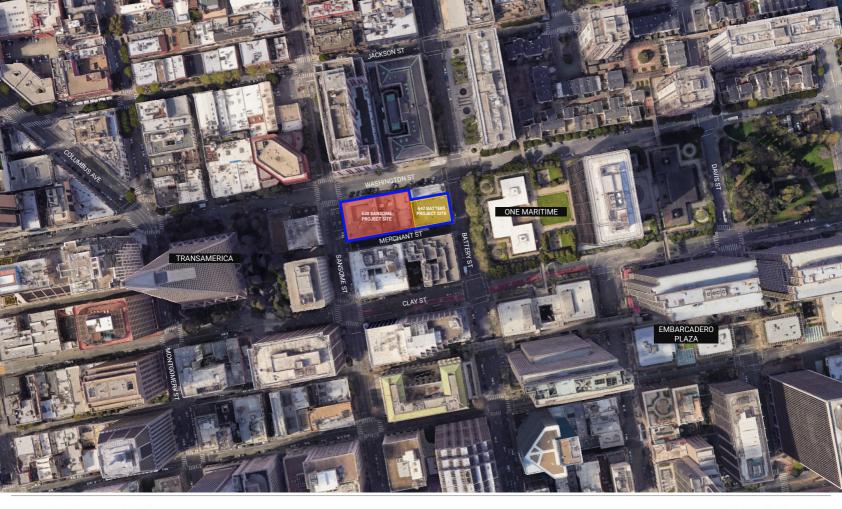
SCALE: NTS



530 SANSOME SITE SURVEY

SKIDMORE, OWINGS & MERRILL LLP

SCALE: NTS



447 BATTERY & 530 SANSOME LOCATION PLAN SCALE: NTS













EXISTING CONTEXT PHOTOS SCALE: NTS

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 SUM	MARY	
	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
IEIGHT 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
OADING 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 (GSI	F) (6)	
ACCESSORY PARKING			4,613 (7)	4,613 (7)
RESIDENTIAL				
RETAIL/COMMERCIAL				
DFFICE	20,154	0	-20,154	0
NDUSTRIAL/PDR				
MEDICAL				-
/ISITOR (HOTEL)				
PUBLIC FACILITY (FIRE STATION)			26,589	26,589
OTHER (LOADING AND BOH)				
JSABLE 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.		529' - 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 Requeste							
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 Requester							
		GROSS SQUARE FOOTAGE (GSF	5) (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							
NDUSTRIAL/PDR											
MEDICAL											
/ISITOR (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 cut 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-leu 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 improvement

(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

PROJECT SUMMARY TABLES SCALE: NTS

	447 BATTERY REQUIRED BIKE PARKING												
					# OF BIKE SPAC	CES 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									
IOTEL	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										
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										
ESTAURANT	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 sqaure feet of Occupied Floor Area	N/A	7,406	1	1									
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										
					77	2									

447 Battery - Area Table

Level	RuR	Elevation	Prop	ram Type -	65F		64	A - Exchusi	ons		Prog	ил Туре -	OFA.	OFA -	Additional Ex	clusions fr	um GFA	Program Type - Ofit.			
			Fire Station	FS Parking	101AL GSF	MEP (1)	Utility Storage (1)	Bicycle Storage (5)	Terrace (N)	GEA - Total Exempt	Fire Station	FS Parking	TOTAL GFA	Exterior Walls (X)	Restrooms & Storage (9)	Tennant Storage (10)	OFA - Total Exempt	Fire Station	FS Parking	TOTAL DEA	
τop																					
ROOF																					
LEVEL 04	13'4'	42.01	6,852	0	6,852	2,387		0	1,943	4,330	2,522	0	2,522	. 94	61		199	2,363	0	2,363	
LEVEL 03	13'4'	28.81	4,857	0	6,857	150		0		150	6,717	0	6,797	438	353		791	5,935	0	5,914	
LEVEL 02	12.4	154	4,038	0	4,008	77		0		77	2,961	0	3,961	408	90	403	927	3,024	0	3,224	
LEVEL 01	15.4	0.0	6,234	459	6,893	37		0		37	6,197	455	4.656	400	61	0	495	5,702	455	6,761	
LEVEL 81	13'0'	-13'0'	2,608	4354	6,792	1,182	324	40	0	1,553	2,608	2,601	5,209	428	6	0	428	2,608	2,173	4.781	
TOTAL			26,589	4,613	31,222	3,833	224	- 40	1,943	6,147	21,995	3,960	25,655	1,829	\$25	403	2,810	19,613	2,632	22,245	
						Site Are	19	_	7,178	1								OFA		OFA	
						FAR		-	3.49	1						Fire Sta	ition		21,995	19,613	
								-		·						FS Parl	ding		3,060	2,632	
																			25,055	22,245	
													Off-str	eet Car I	arking Ar					4,613	
													7% of 0	IFA per 1	iec. 151.1					1,557	

530 Sansome - Area Table

evel	FLISFL I	livation		_	_	_	Progra	m Type - GS		_	_	_	OFA - Exclusions Program Type - OFA										OFA - Additional Exclusions from GFA						Program Type - OFA								
0.P		573' 4'	Hotel	Hotel	Office	Office	Retail/	R	Parking	BOH P	OPOS (6)	TOTAL GSF	MEP (1)	Utility Storage (1)	Parking & Loading (2)	Restaurant (3)	Below Grade Parking (Bicyc Stora (5)	pe Terrs	nce H	Hotel		GFA - Total Exempt	Hotel (Hotel+Hotel Amenity)	Office (Office+Office Amenity) Retail	TOTAL GFA	MEP (1)	Exterior Walls (8)	Restrooms & Storage (9)	Tenant Storage (10)	OFA - Hotel Exempt	OfA - Office Exempt	OFA - Total Exempt	Hotel (Hotel=Hotel Amenity)	Office (Office+Offic e Amenity)	Retail/ Rest.	TOTAL OF
x.	30.0.	543'4'																																			
1.41	14.0.	529'4'	0		9,900		0	0 0	0	0	0	9,900	0	0	0		b	0	0	0		0	0	0	9,900	9,90	0 521	3	7 218		5	855	855	0	9,045	5 0	9,04
EL 40	13'0"	516'4'	0		0 11,138		0	0 0	0	0	0	11,138	0	0	0		5	0	0 1;	,238		1,238	1,238	0	9,900	9,90	0 521	3	7 218	80	5	855	855	0	9,045	s o	9,04
1.39	14.0.	502'4'	0		0 11,138		0	0 0	0	0	0	11,138	0	0	0		0	0	0	0		0	0	0	11,138	0 11,13	8 521	2	9 218			857	857	0	10,281	1 0	10,28
EL 38	13'0"	489'4'	0		0 11,138		0	0 0	0	0	0	11,138	0	0	0		0	0	0	0		0	0	0	11,138	0 11,13	8 521	3	9 218	8	5	857	857	0	10,281	1 0	10,28
1.37	13.0.	476'4'	0		0 11,138		0	0 0	0	0	0	11,138	0	0	0		0	0	0	0		0	0	0	11,138	0 11,13	8 521	3	9 218	8	0	857	857	0	10,281	1 0	10,28
EL 36	13.0.	463'4'	0		0 12,375		0	0 0	0	0	0	12,375	0	0	0		0	0	0 1;	,238		1,238	1,238	0	11,137	0 11,13	7 521	3	9 218	8	0	857	857	0	10,280	1 0	10,28
EL 35	14'0"	449'4'	0		0 12,375		0	0 0	0	0	0	12,375	0	0	0		5	0	0	0		0	0	0	12,375	0 12,37	5 521	4	0 218		5	778	778	0	11,597	/ 0	11,55
VEL 34	13.0.	436'4'	0		0 12,375		0	0 0	0	0	0	12,375	0	0	0		0	0	0	0		0	0	6	12,375	0 12,37						778	778	0	11,597		11,55
EL 33	13'0"	423'4'	0		0 12,375		0	0 0	0	0	0	12,375	0	0	0		0	0	0	0		0	0	0	12,375	0 12,37						858	858	0	11,517		11,51
EL 32	13.0.	410.4	0		0 13,613		0	0 0	0	0	0	12,613	0	0	0		0	0		,238		1,238	1,238	6	12,375	0 12,37						858	858	0	11,517		11,5
1.31	14.0.	396'4'	0		0 13,613		0	0 0	0	0	0	13,613	0	0	0		0	0	0	0		0	0	c	13,613	0 13,61						896	896	0	12,717		12,7
31, 30	13.0.	383'4'	0		0 13,613		0	0 0	0	0	0	12,613	0	0	0		2	0	0	0		0	0	0	13,613	0 13,61						896	896	0	12,717		12,71
1.29	13.0,	370'4'	0		0 13,613		0	0 0	0	0	0	13,613	0	0	0		0	0	0	0		0	0	c	13,613	0 13,61						896	8%	0	12,717		12,71
EL 28	13.0.	357 4	0		0 14,768		0	0 0	0	0	0	14,768	0	0	0		0	0	0 1,	,155		1,155	1,155	c	13,613	0 13,61						896	896	0	12,717		12,71
31. 27	14.0.	343'4'	0		0 14,768		0	0 0	0	0	0	14,768	0	0	0		0	0	0	0		0	0	0	14,768	0 14,76						1,281	1,281	0	13,487		13,4
31.26	13.0.	330'4'	0		0 14,768		0	0 0	0	0	0	14,768	0	0	0		0	0	0	0		0	0	0	14,768	0 14,76						1,281	1,281	0	13,487		13,41
EL 25	13°0° 13°0°	317.4"	0		0 14,768		•	0 0	0	0	0	14,768	0	0	0		>	0	0	0		0	0	6	14,768	0 14,76					>	1,281	1,281	0	13,487		13,4
EL 24		304'4'	0		0 15,923		0	0 0	0	0	0	15,923	0	0	0		0	0	0 1,	,155		1,155	1,155	0	14,768	0 14,76						1,551	1,551	0	13,217		13,2
EL 23	14°0° 13°0°	290'4'	0		0 15,093		•	0 0	0	0	0	15,093	0	0	0		0	0	0	0		0	0		15,093	0 15,09						852	852	0	14,241		14,2
EL 22			0		0 15,923		•	0 0	0	0	0	15,923	0	0	0		0	0	0	0		0	0		15,923	0 15,92					2	852	852	0	15,071		15,03
EL 21 EL 20	13°0° 13°0°	264 4	0		0 15,923		•	0 0	0	0	0	15,923	0	0	0		0	0	0	0		0	0		15,923	0 15,92						1,553	1,553	0	14,370		14,37
	13.0	238'4'	0		0 15,923		•	0 0	0	0	0	15,923	0	0	0		2	0	0	0		0	0		15,923	0 15,92						1,283	1,283	0	14,640		14,64
. 19	13.0	225 4	0		0 15,923		•	0 0	0	0	0	15,923	0	0	0		2	0	0	0		0	0		15,923	0 15,92						1,283	1,283	0	14,640		14,64
L 18	18'0"	207 4	680		0 15,923		•	0 0	0	0	0	15,923	0	0	0		2	0	0	0		0	0	685	15,923	0 15,92						1,283	1,283	680	14,640		14,64
17	18.0*	189'4'	1,160		0 2,110		33	0 0	0	0	0	15,923	0	0	0	-	2	0	0	0		0	0	1,160		0 15,92				-		635	635	1,160	14,508		15,28
16	14'0"	175 4	1,160		0 705		57	0 0	0	14.598	0	15,922	14,555	0	0		2	0	0	0		14,555	14,555	1,160		0 15,02						542	542	1,160	14,220		13,34
15	10'2"	165'2"	15,278		0 644		•	0 0	0	14,598	0	15,922	14,555	0	0			0	0	0		14,555	14,555	15,278		0 1,30					983	44	983	14,295	644		1,32
14	10'2"	155'0'	15,278		0 644			0 0	0	0	0	15,922	0	0	0			0	0	0	0		0	15,278		0 15,92					983		963	14,295	644		14,92
13	10'2"	144'10'	15,278		0 644		•	0 0	0	0		15,922	0	0	0		2	0	0	0	0		0	15,278		0 15,92					983		983	14,295	644		14,93
11	10'2"	134'8'	15,278		0 644			0 0	0	0	0	15,922	0	0	0			0	0	0	0		0	15,278		0 15,92					983		983	14,295	644		14,92
1.10	10'2"	124.6	15,278		0 644			0 0		0		15,922	0					0	0	0	0		0	15,278		0 15,92					983		983	14,295	644		14,93
/EL 09	10'2'	114'4'	15,278		0 644			0 0		0	0	15,922	0					0	0	0	0		0	15,278		0 15,92					983		643	14,295	644		14,92
EL 08	10' 2"	104'2'	15,278		0 644			0 0		0		15.922	0					0	0	0	0		0	15,278		0 15.92					983		983	14295	644		1493
EL 07	10'8"	93.6.	16.247		0 644			0 0		0	0	16,891	0					0	0	0	0		0	16.247		0 16.99	1 931				984		014	15,263	644		15,90
3.06	10' 2"	83' 4'	16,247		0 644			0 0		0	0	16,891	0					0	0	0	0		0	16.247		0 16,89					984		984	15,263	644		15.90
EL 05	10'2"	73'2"	16,247		0 644			0 0		0		16,891						0	0	0			0	16.247		0 16.89					984		004	15,263	644		15.90
EL 04	10'2"	63'0'	15,445		0 644		0	0 0	0	0	0	16,089	0	0	0		2	0	0	0	0		0	15.445	644	0 16.08		15	0 0		1.041		1,041	14,404	644		15,04
EL 03	25'0'	38.0.	3,657				0 1.25	0 0		0		15,693						0	0	0	0		0	13,790							RR6		004	12,904	644		
VEL 02	16'0'	22'0'	8.604		0 643		0 4.78		0	740	0	14,772	0	0	0		5	0	0	0	0		0	9,344									1,366	7.978	643		
EL 01	22'0"	0.0.	2,906		4,903		0 1,30	2 1,840	706	829	12,693	12,546	0	0	1,543			0	0	0	617	926	1,543	3,639							633	949	1,582	3,006	5,053		9,43
/EL. 01	13.0.	-13'0"	1.953		0 654	4	0	0 772	1.070	13,595	0	18,044	7,244	758	772	1	1.0	70 2,8	34	0	5,071	7,607	12,678	3,057	2,309	0 5,36	6 0		0 0	4	0 0	0	0	3,057	2,309		5.30
EL 82	12'0"	-25'0"	1,918		0 654			0 0			0	17,182	2,727	831	0				0	0	6,055	9.083	15,138	1,707		0 2.04			0 0		0	0	0	1,707	337		2.04
EL 83	12.0.	-37'0'	1,918		0 654	4	0	0 0	10,242	4,368	0	17,182	0	831	0		10,2	42	0	0	4,429	6,644	11,073	3,333		0 6,10	• •		0 0		0 0	0	0	3,333	2,776		6,10
AL.			194,608	10,13	346,802	2 27,1	90 7,40	6 2,612	23,598	37,160	12,693	649,509	24,526	2,420	2,315		22,8	92 2,8	34 6,	,024	16,173	44,838	61,011	208,521	372,571 7,4	588,49	29,42	3,04	0 6,955	1,004	13,759	26,664	40,423	194,762	345,907	7,406	\$48,07
																Site Area		—	17,6	553												GSF		GFA		OFA	
																FAR			33.	34									Hotel				230,089		208,521		194,76
																		-											Office				412,014		372,571		345,90
	(1) UTILITY	STORAG	& MEP:	Exclud	ed under	r SF plan	ining Cos	de Section	102 Fld	oor Area, i	āross de	finition: b.1	i, b.3, b	4															Retail / Re	staurant			7,406		7,406		7,40
	and exclud	fed under	SF plann	ing Cor	le Section	o 102 EL	oor Area	Occupies	d definit	tion of \$5	different	ine converte																					649,509		588,498		548,07

	Hotel	Office	Total
Off-street Car Parking Area	9,439	14,159	23,598
7% of OFA per Sec. 151.1	13,633	24,213	37,847

(3) RESTAURANT: Excluded under SF planning Code Section 102 Floor Area, Gross definition: b.14

(4) BELOW GRADE PARKING: Parking for all uses is limited to 7% of total OFA and excluded from GFA (5) BICYCLE PARKING: Excluded under SF planning Code Section 102 Floor Area, Gross definition: a.8, b.8

(5) BICTCLE PARKING: Excluded under SF planning Code Sect (6) POPOS: Proposed Merchant St. Improvement

(7) TERRACES: Excluded under SF planning Code Section 102 Floor Area, Gross definition: 10.a

(8) Excluded under SF planning Code Section 102 Floor Area, Occupied definition: b

(9) Excluded under SF planning Code Section 102 Floor Area, Occupied definition: d

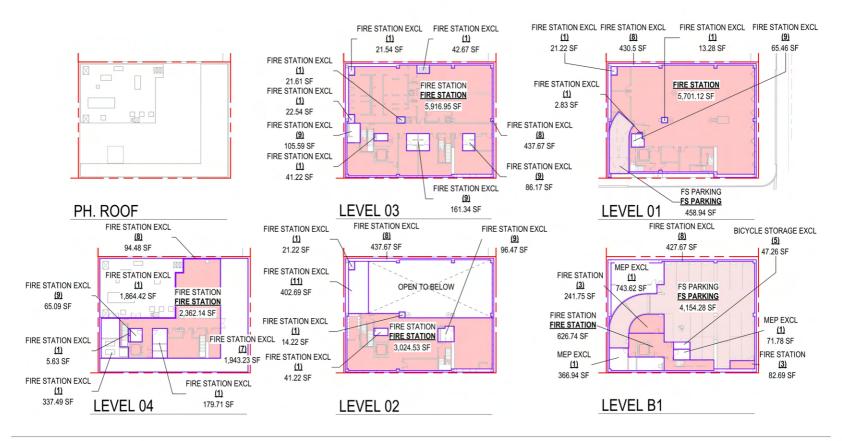
(10) Excluded under SF planning Code Section 102 Floor Area, Occupied definition: f

Additional Note: Parking/MEP/BOH areas are distributed to hotel (40%) and office (60%) for B3-L1 GFA and OFA calculations

447 BATTERY & 530 SANSOME AREA TABLES

SCALE: NTS

447 BATTERY & 530 SANSOME



447 BATTERY AREA DIAGRAMS

SCALE: NTS

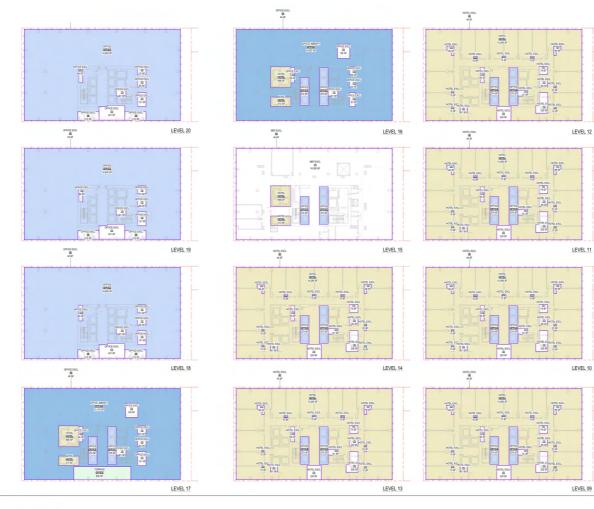
447 BATTERY & 530 SANSOME



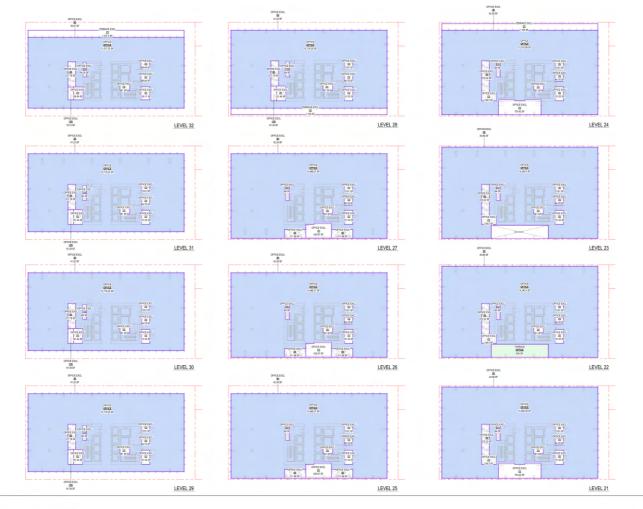
447 BATTERY & 530 SANSOME

PROJECT APPLICATION (PRJ) JUNE 2024 530 SANSOME AREA DIAGRAMS

SCALE: NTS



530 SANSOME AREA DIAGRAMS SCALE: NTS 447 BATTERY & 530 SANSOME



447 BATTERY & 530 SANSOME

PROJECT APPLICATION (PRJ) JUNE 2024 530 SANSOME AREA DIAGRAMS

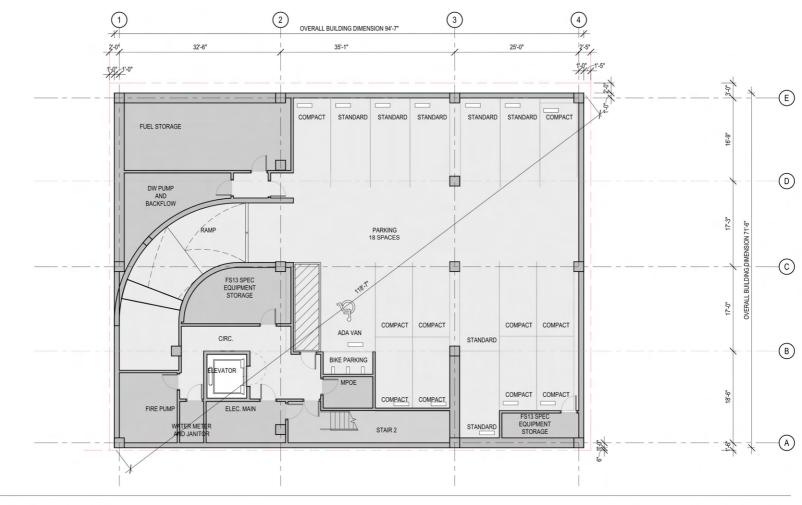
SCALE: NTS



447 BATTERY & 530 SANSOME

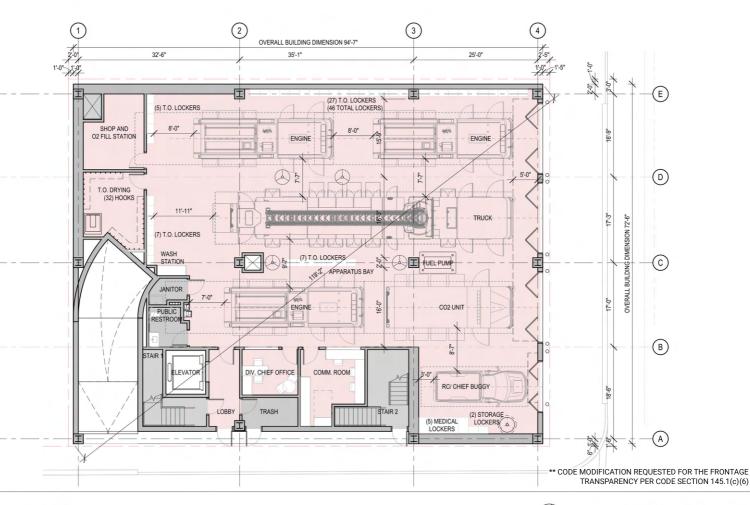
PROJECT APPLICATION (PRJ) JUNE 2024 530 SANSOME AREA DIAGRAMS

SCALE: NTS

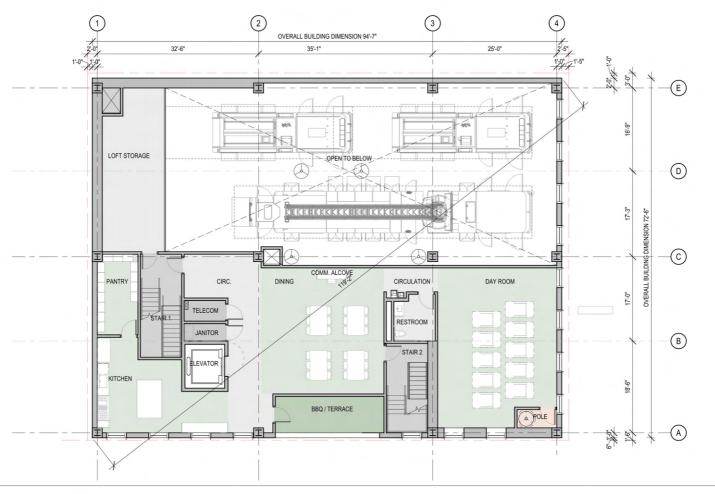


477 BATTERY - LEVEL B1 SCALE: 1" = 10'-0' \bigcirc

447 BATTERY & 530 SANSOME



447 BATTERY & 530 SANSOME



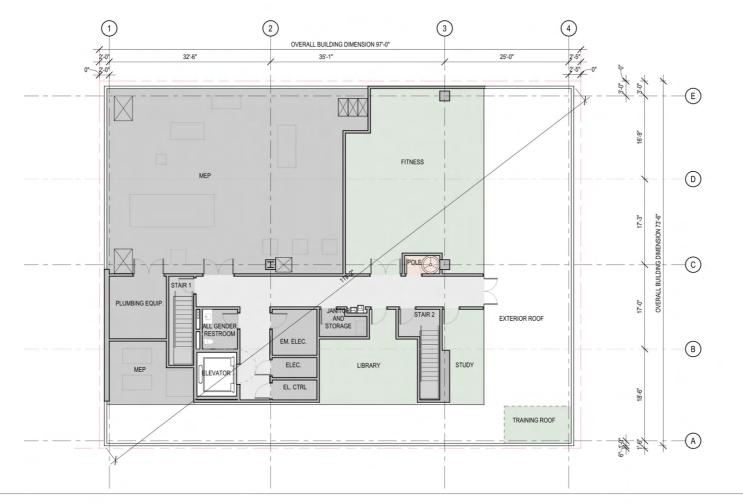
477 BATTERY - LEVEL 2 SCALE: 1" = 10'-0'





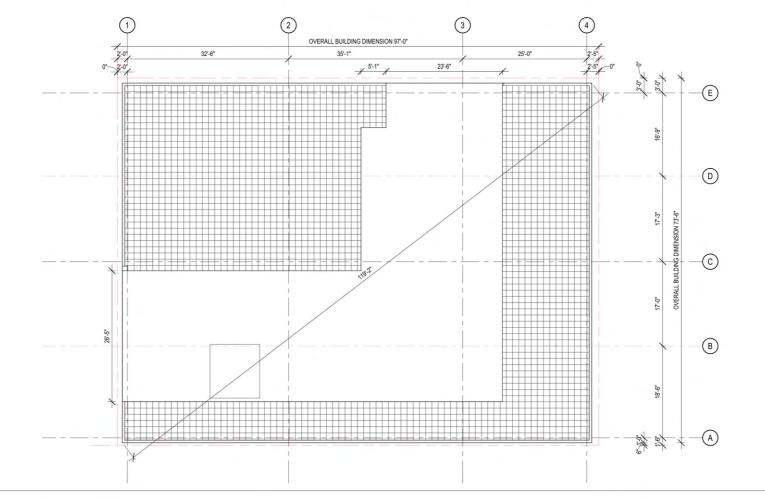
477 BATTERY - LEVEL 3 SCALE: 1" = 10'-0' \bigcirc

447 BATTERY & 530 SANSOME



477 BATTERY - LEVEL 4 SCALE: 1" = 10'-0'





477 BATTERY - ROOF SCALE: 1" = 10'-0' \bigcirc

447 BATTERY & 530 SANSOME



477 BATTERY - EAST/WEST BUILDING SECTION SCALE: 1" = 10'-0'





477 BATTERY - NORTH/SOUTH BUILDING SECTION SCALE: 1" = 10'-0'





MERCHANT STREET FIRE STATION BASE ELEVATION SCALE: NTS

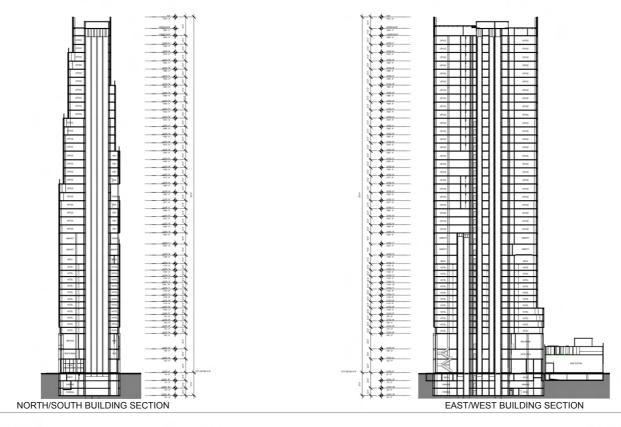


BATTERY STREET FIRE STATION BASE ELEVATION SCALE: NTS



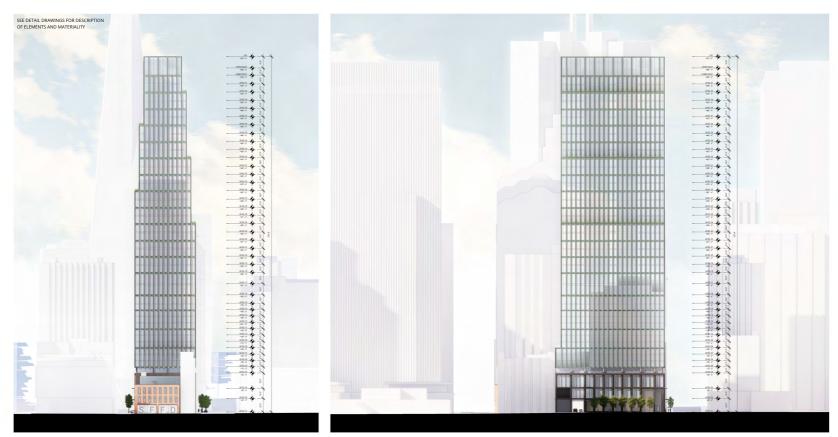
PROJECT RENDERING SCALE: NTS

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.



PROJECT APPLICATION (PRJ) JUNE 2024 TOWER SECTIONS

SCALE: 1" = 80'-0"



EAST ELEVATION

NORTH ELEVATION

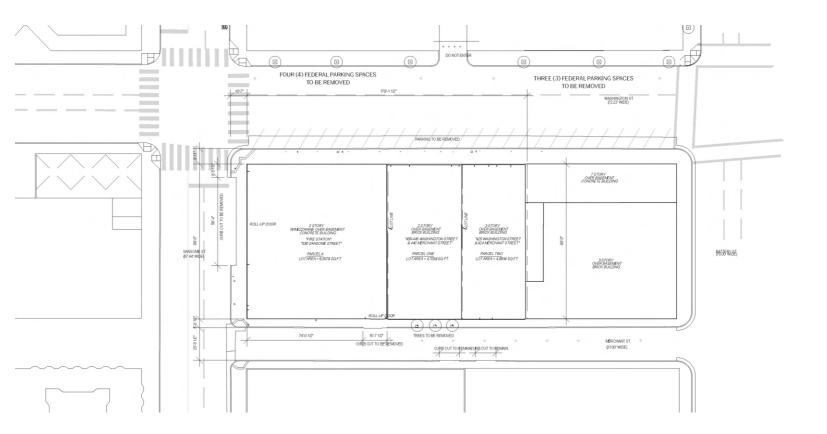
PROJECT APPLICATION (PRJ) JUNE 2024 OVERALL ELEVATIONS SCALE: 1" = 80'-0"



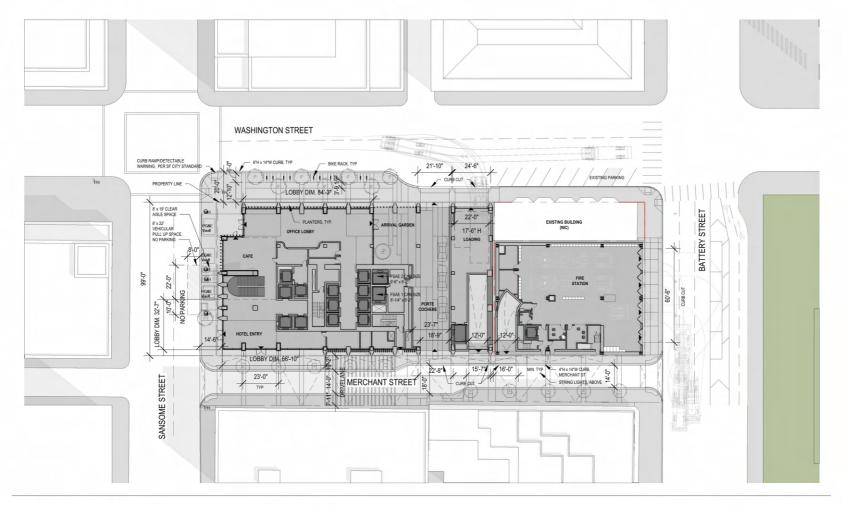
WEST ELEVATION

SOUTH ELEVATION

PROJECT APPLICATION (PRJ) JUNE 2024 OVERALL ELEVATIONS SCALE: 1" = 80'-0"



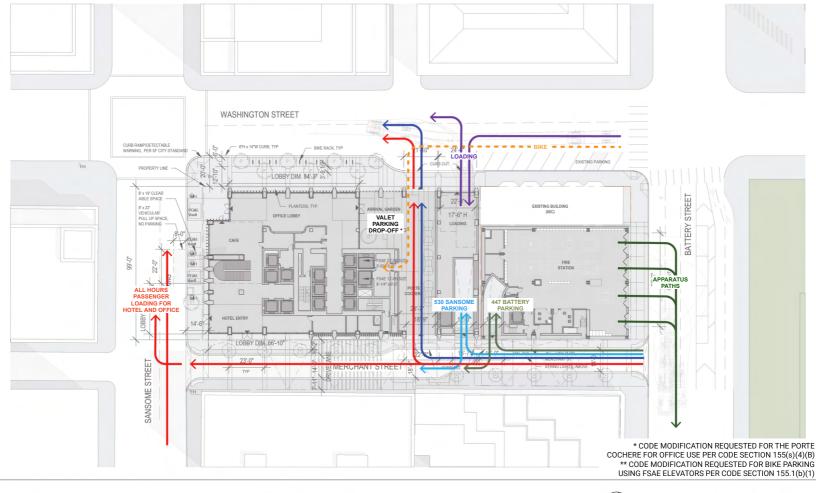




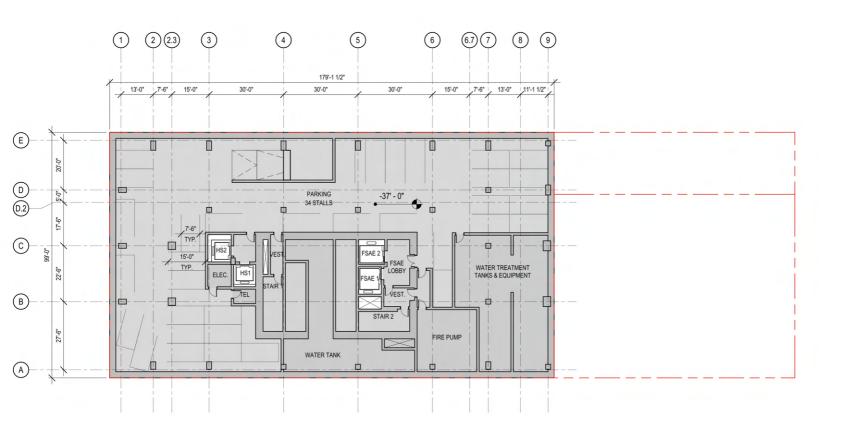
SITE PLAN SCALE: 1/32" = 1'-0"



447 BATTERY & 530 SANSOME



VEHICLE CIRCULATION DIAGRAM SCALE: 1/32" = 1'-0" 447 BATTERY & 530 SANSOME



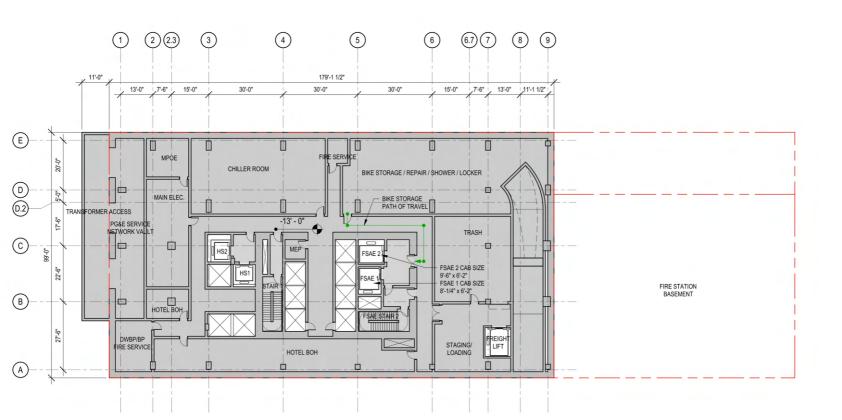
TOWER LEVEL B3 FLOOR PLAN SCALE: 1" = 20'-0"





TOWER LEVEL B2 FLOOR PLAN SCALE: 1" = 20'-0"



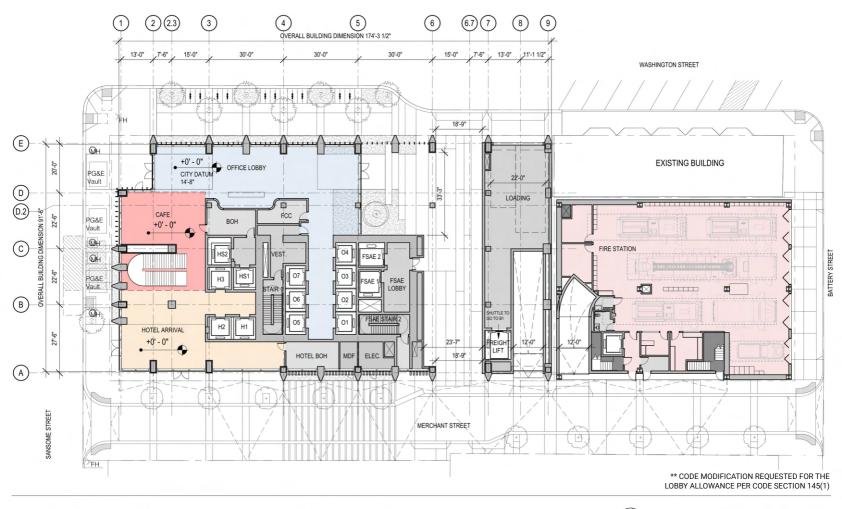


** CODE MODIFICATION REQUESTED FOR BIKE PARKING USING FSAE ELEVATORS PER CODE SECTION 155.1(b)(1)

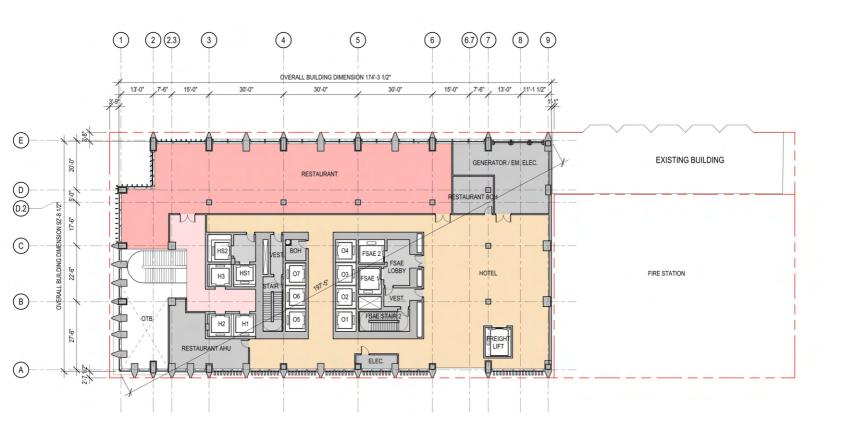
TOWER LEVEL B1 FLOOR PLAN SCALE: 1" = 20'-0"



447 BATTERY & 530 SANSOME



TOWER LEVEL 01 FLOOR PLAN SCALE: 1" = 20'-0" 447 BATTERY & 530 SANSOME











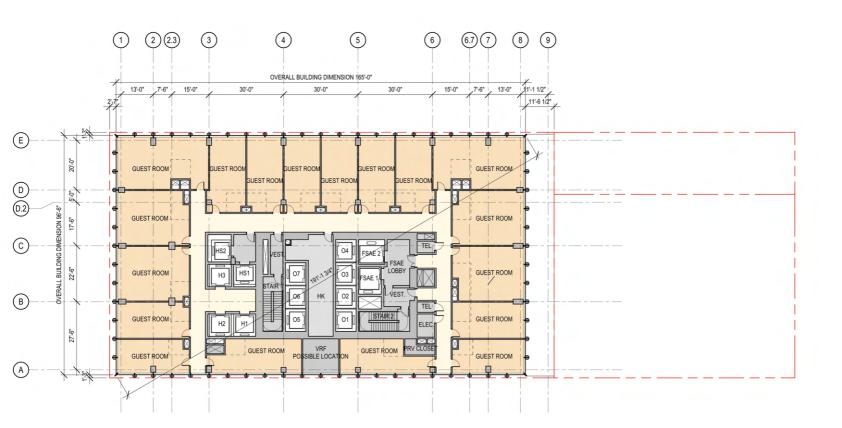
TOWER LEVEL 04 FLOOR PLAN SCALE: 1" = 20'-0"





TOWER LEVEL 05-07 FLOOR PLAN SCALE: 1" = 20'-0"



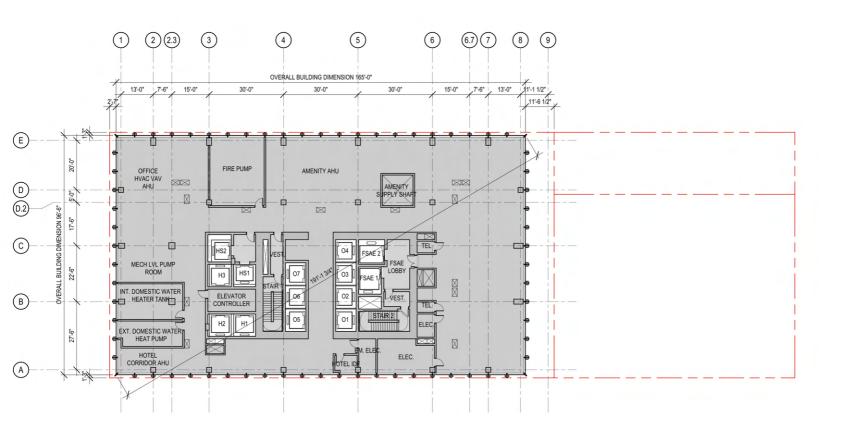


** CODE MODIFICATION REQUESTED FOR UPPER-LEVEL SETBACK PER CODE SECTION 132.1

TOWER LEVEL 08-14 FLOOR PLAN SCALE: 1" = 20'-0"

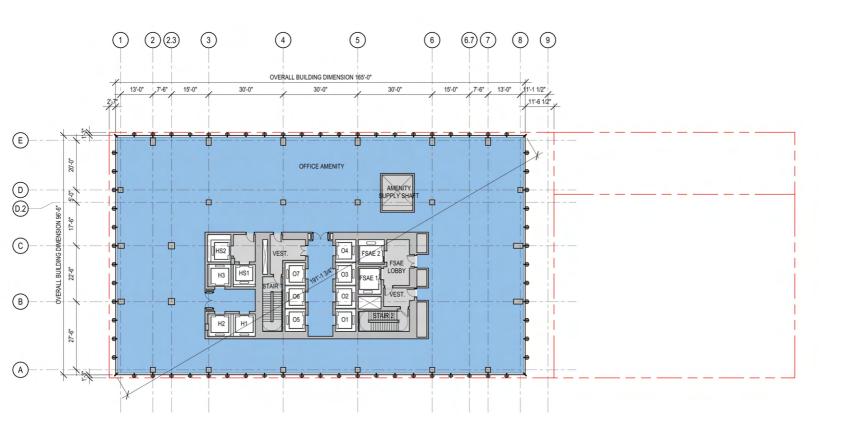


447 BATTERY & 530 SANSOME



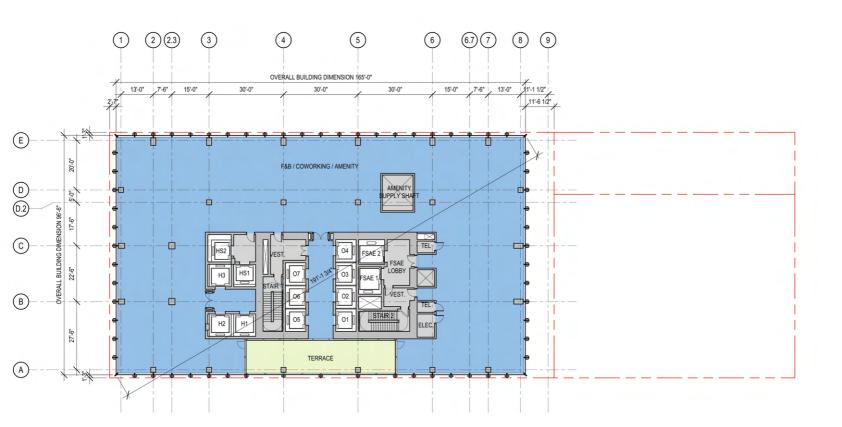
TOWER LEVEL15 FLOOR PLAN SCALE: 1" = 20'-0"





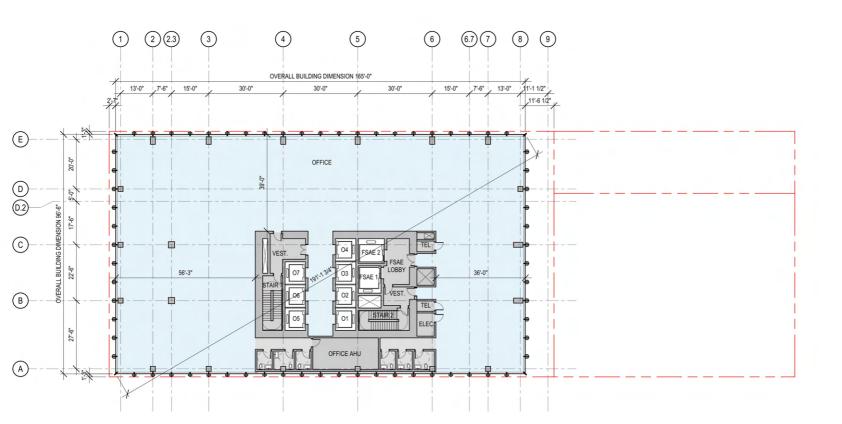
TOWER LEVEL 16 FLOOR PLAN SCALE: 1" = 20'-0"





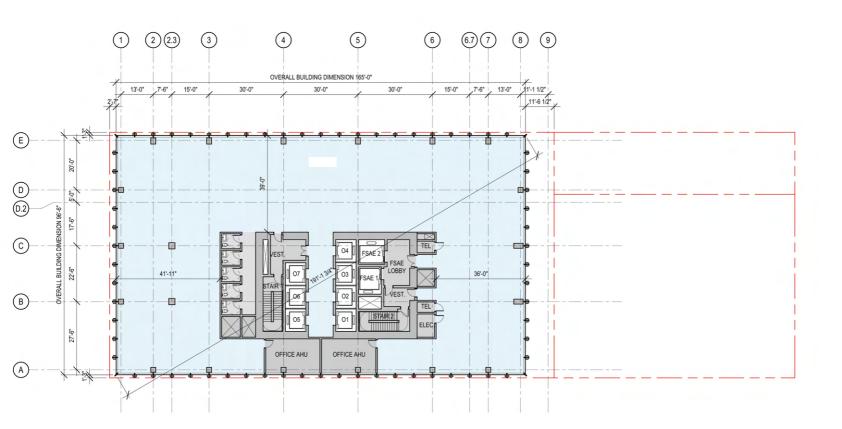
TOWER LEVEL 17 FLOOR PLAN SCALE: 1" = 20'-0"





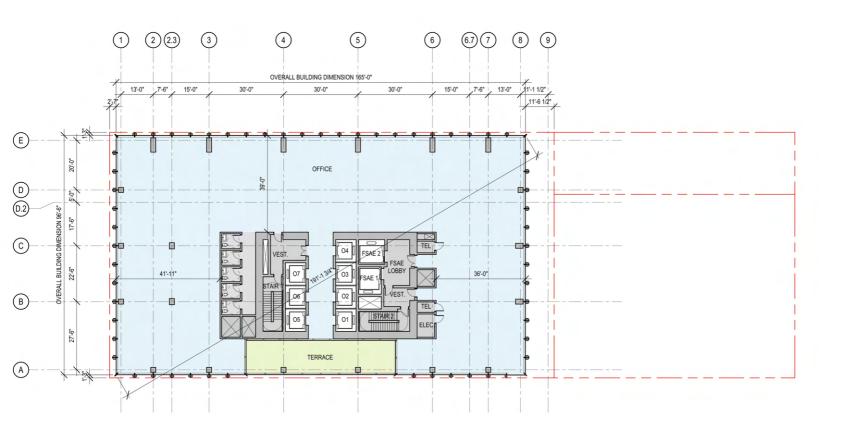
TOWER LEVEL 18-20 FLOOR PLAN SCALE: 1" = 20'-0"





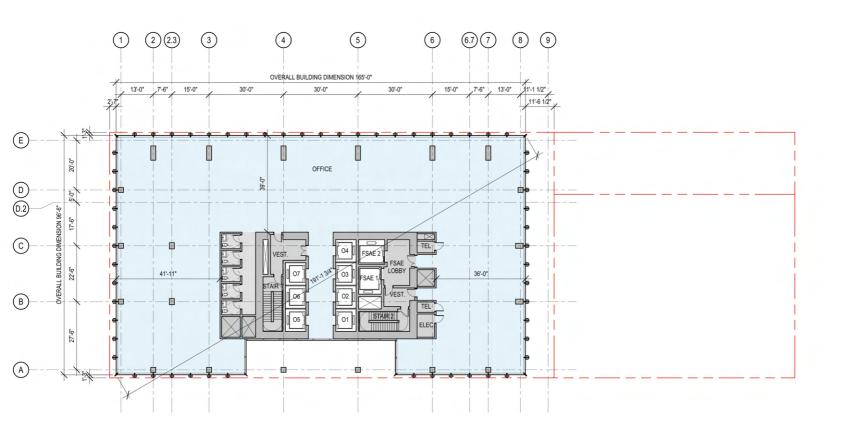
TOWER LEVEL 21 FLOOR PLAN SCALE: 1" = 20'-0"





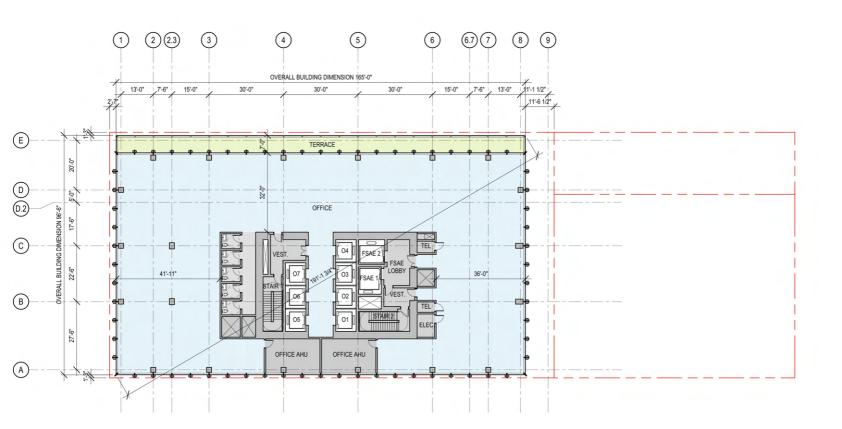
TOWER LEVEL 22 FLOOR PLAN SCALE: 1" = 20'-0"





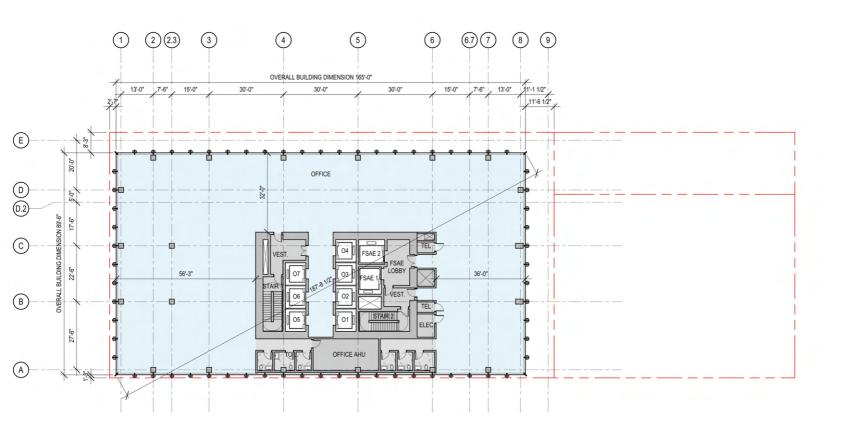
TOWER LEVEL 23 FLOOR PLAN SCALE: 1" = 20'-0"





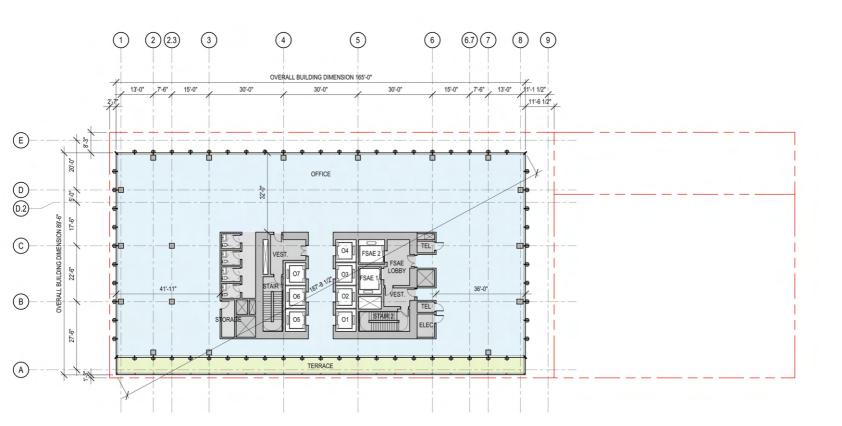
TOWER LEVEL 24 FLOOR PLAN SCALE: 1" = 20'-0"





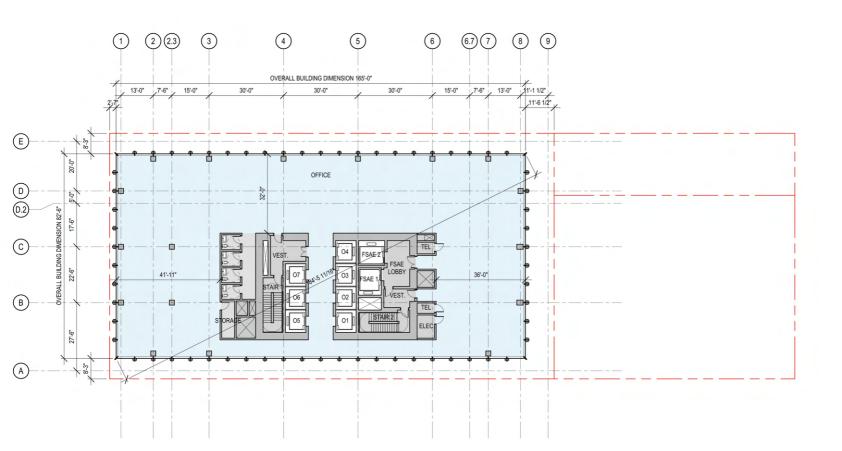
TOWER LEVEL 25-27 FLOOR PLAN SCALE: 1" = 20'-0"



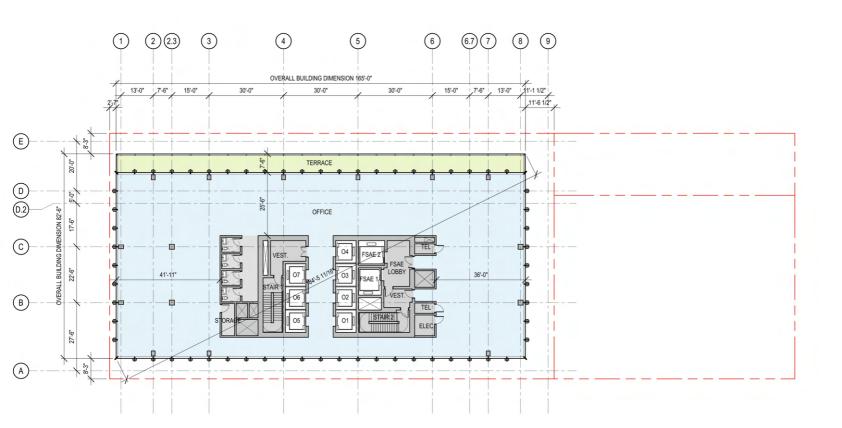


TOWER LEVEL 28 FLOOR PLAN SCALE: 1" = 20'-0"

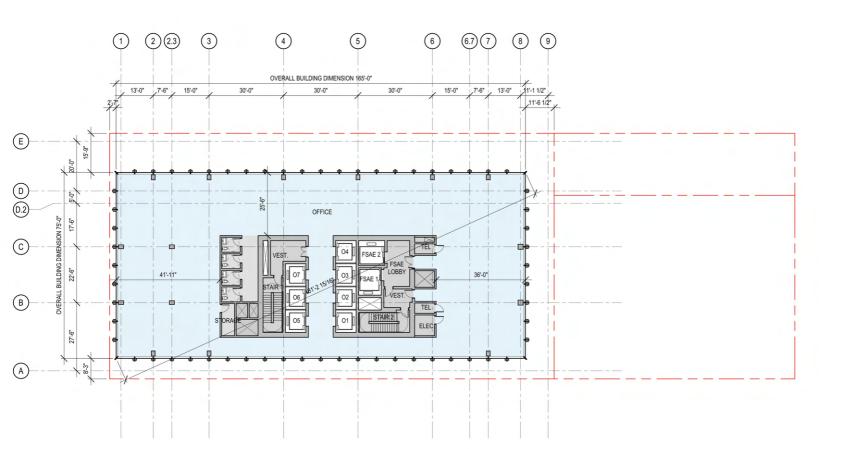




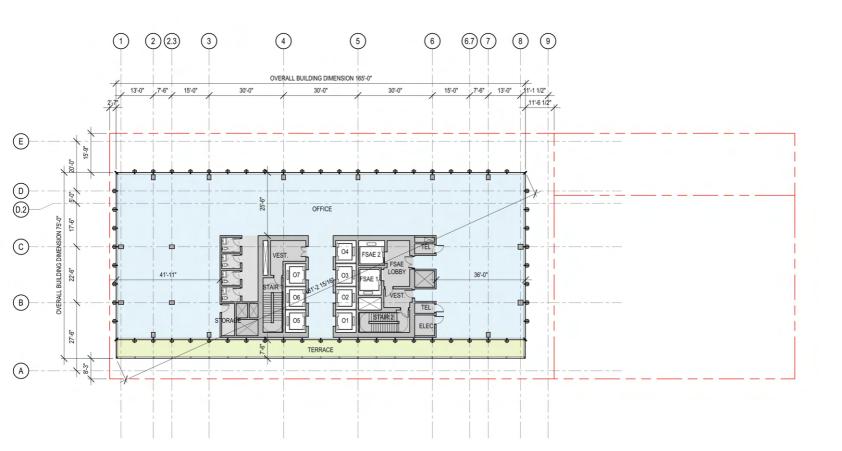




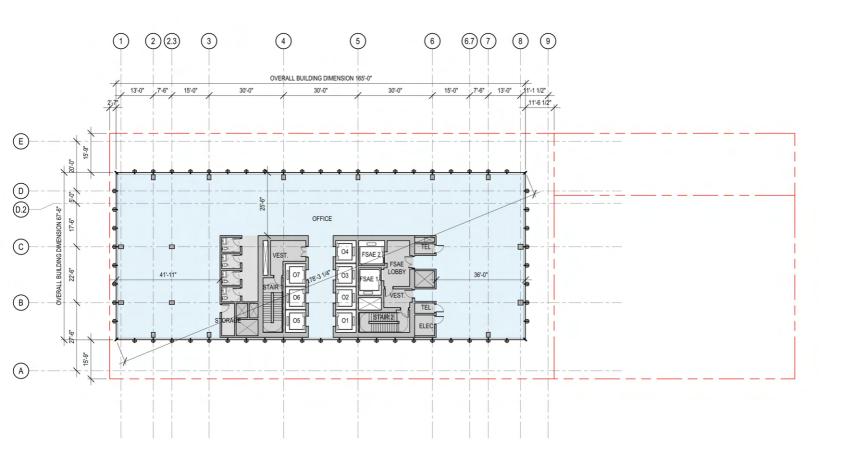




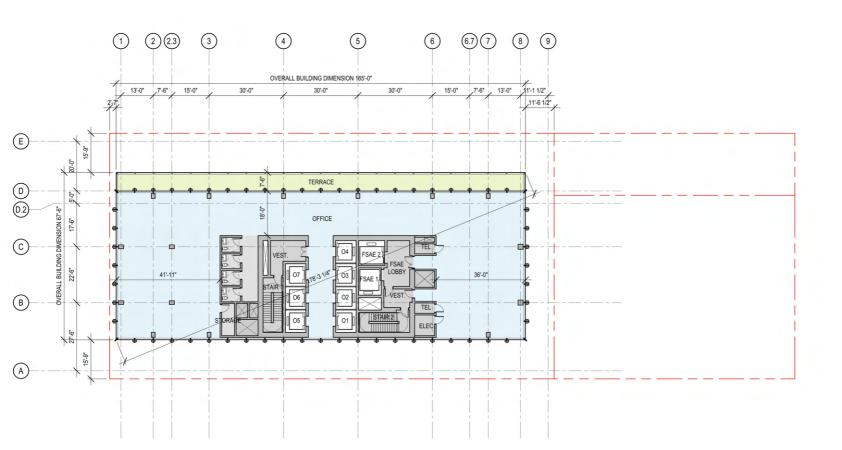




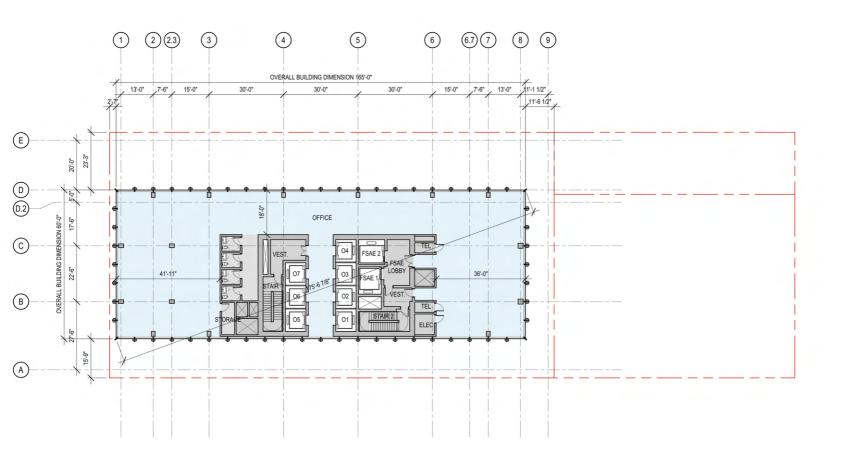




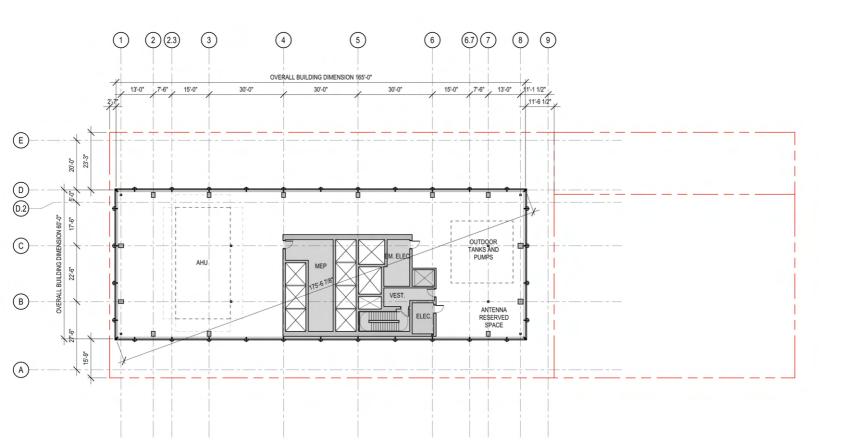




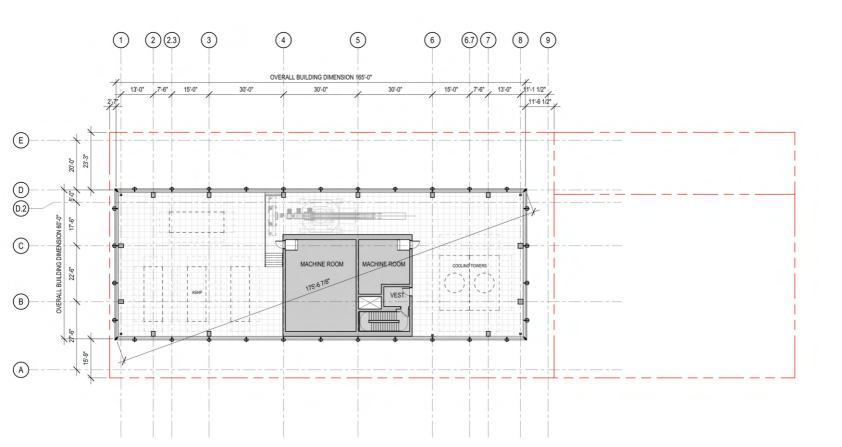




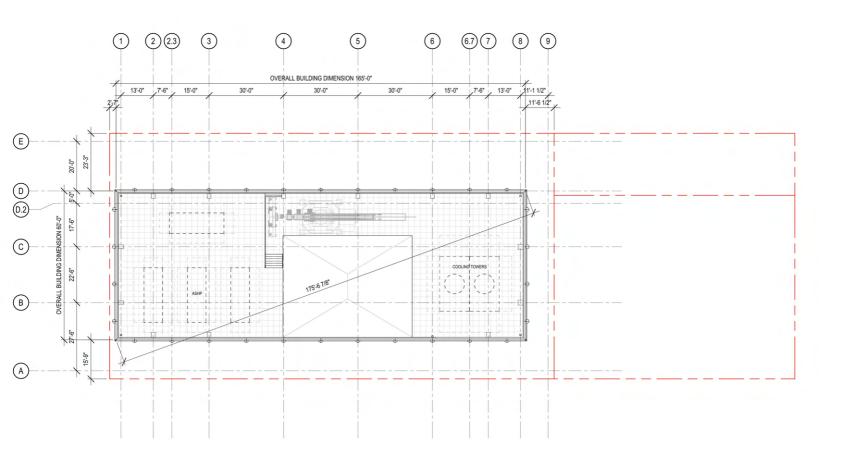












** CODE MODIFICATION REQUESTED FOR BETTER ROOFS PER CODE SECTION 149

TOWER OVERALL ROOF PLAN SCALE: 1" = 20'-0"



447 BATTERY & 530 SANSOME



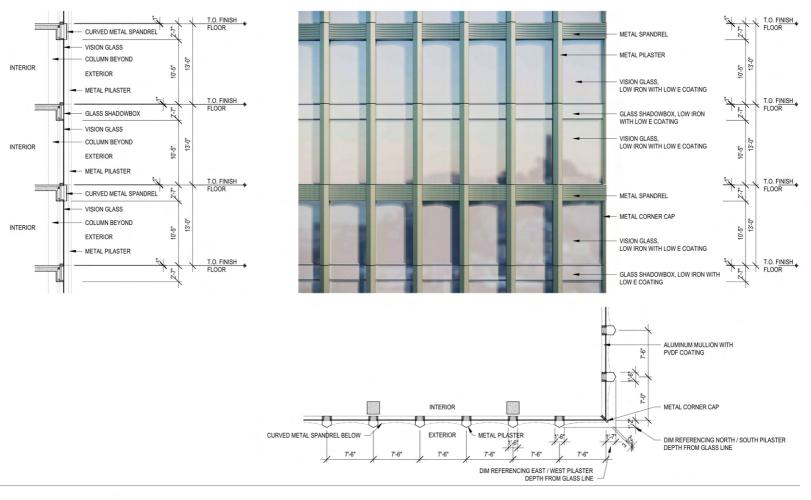
SANSOME STREET TOWER BASE ELEVATION SCALE: NTS



WASHINGTON STREET TOWER BASE ELEVATION SCALE: NTS



MERCHANT STREET TOWER BASE ELEVATION SCALE: NTS



ENLARGED EXTERIOR ELEVATIONS AND WALL SECTIONS SCALE: 1/8" = 1'-0"

447 BATTERY & 530 SANSOME

SKIDMORE, OWINGS & MERRILL LLP



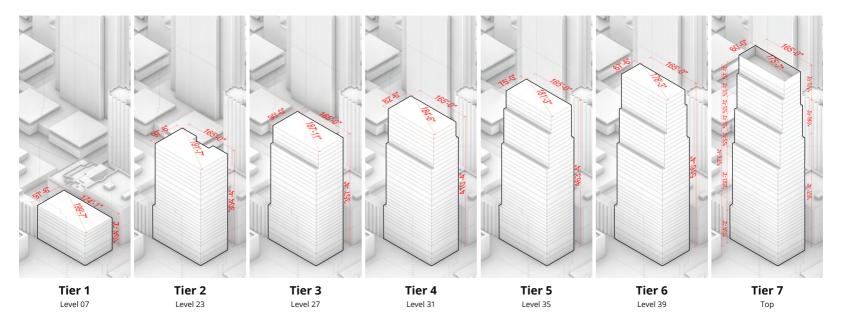
CROWN DESIGN SCALE: NTS

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.

and the second		QUESTION		YES	
MACRO-SETTING (PAGE 12, 18)	1	Is the structure located within a major migratory route? (All of San Francisco is on the Pacific Flyway)		Х	
	2	Is the location proximate to a migratory stopover destination? (Within 1/4 mile from Golden Gate Park, Lake Merced or the Presidio)			
	3	Is the structure location in a fog-prone area? (Within 1/2 mile from the ocean or bay)		Х	
MICRO-SETTING	4	Is the structure located such that large windows greater than 24 square feet will be opposite of, or will reflect interlock- ing tree canoples?			
(LOCATION-RELATED HAZARD) (PAGES 13, 16, 28-29)	5	Is the structure inside of, or within a distance of 900 feet from an open space 2 acres or larger dominated by vegeta- tion? (Requires treatment of glazing, see page 28)			
	6	Is the structure located on, or within 300 feet from water, water features, or wellands? (Requires treatment of glazing, see page 28)			
	7	Does the structure feature an above ground or rooftop vegetated area two acres or greater in size? (Requires treatment of grazing, see page 23)			
GLAZING QUANTITY (PAGE 8)	8	Is the overall quantity of glazing as a percentage of façade: (Risk increases with amount of glazing)	Less than 10%?		
			More than 50%? (Residential Buildings in R-Districts must treat 35% of unbroken glazed segments 24 square feet or greater in size if within 300 feet of an Urban Bird Refuge.)		
	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 $4-7\gamma$ (Requires treatment see puges 22 and 31).		
GLAZING QUALITY (PAGE 6, 7)	10	Is the quality of the glass best described as:	Transparent (If so, remove indoor bird-attractions visible from outside the windows.)	Х	Γ
	11		Reflective (if so, keep visible light reflectance low (between 10-20%) and consider what will reflect in the windows. Note: Some bind-asile grazing such as fitting and UV spectrum glass may have higher reflective time is visible to tisk a).	х	-
	12		Mirrored or visible light reflectance exceeding 30%. (Prohibited by Planning Code.)		
GLAZING TREATMENTS (PAGE 18-21)	13	Is the building's glass t untreated glazing for id related hazards" (lines	ended with bird-safe treatments such that the "collision zone" contains no more than 10% entitled "location-related hazards" (lines 4-7) and such that 100% of the glazing on "feature- 19-22) is treated?	х	
	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?			
	15	Is the building glazing t the exposed façade is l	reated (as described above in lines 14 and 15) and such that no more than 5% of the glazing on eft untreated?		
BUILDING FAÇADE GENERAL (PAGE 8, 13)	16	Is the building façade v	ell-articulated (as opposed to flat in appearance)?	Х	
	17	Is the building's fenestration broken with mullions or other treatments?		Х	
	18	Does the building use unbroken glass at lower levels?		Х	Г
BUILDING FEATURE-RELATED HAZARDS AND BIRD TRAPS (PAGER, 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 roottops or balco- nies? (Prohibide unless the glazing is treated with bird-safe applications)	х	
	20		Free standing clear-glass landscape feature or bus shelters? (Prohibited unless the glasing is treated with bird-safe applications.)		
	21		Glazed passageways or lobbies with clear sight lines through the building broken only by dazina?		
	22		Transparent building corners?		
LIGHTING DESIGN (PAGE 10, 25)	23	Does the structure, sign	hage or landscaping feature uplighting? (Prohibited within 300 feet of an Urban Bird Refuge)	х	Ē
	24	Does the structure minimize light spillage and maximize light shielding?		X	
	25	Does the structure use interior "lights-out" motion sensors?			
	26	Is night lighting minimized to levels needed for security?			F
	27	Does the structure use decorative red-colored lighting?		Х	-
LIGHTING	-	Will the building participate in San Francisco Lights Out during the migration seasons?		_	
OPERATIONS (PAGE 12, 24-25)	28	Win the ballishing participate in Sain Prancisco Lights Cut ouring one migration seasons? (retrusur) 55 May 31 and August 15 November 2010) To achieve "sterling" certification the building must participate in year-round best management practices for lighting.			1
OTHER BUILDING ELEMENTS (PAGE 23)	29	Does the structure feature rooftop antennae or guy wires?			2
	30	Does the structure feat	are horizontal access wind generators or non-solid blades?		1
CONSENT (PAGE 34)	31	Does the building owne	r agree to distribute San Francisco's Bird-Safe Building Standards to future tenants?	х	Г

PROJECT APPLICATION (PRJ) JUNE 2024 BIRD SAFETY SCALE: NTS

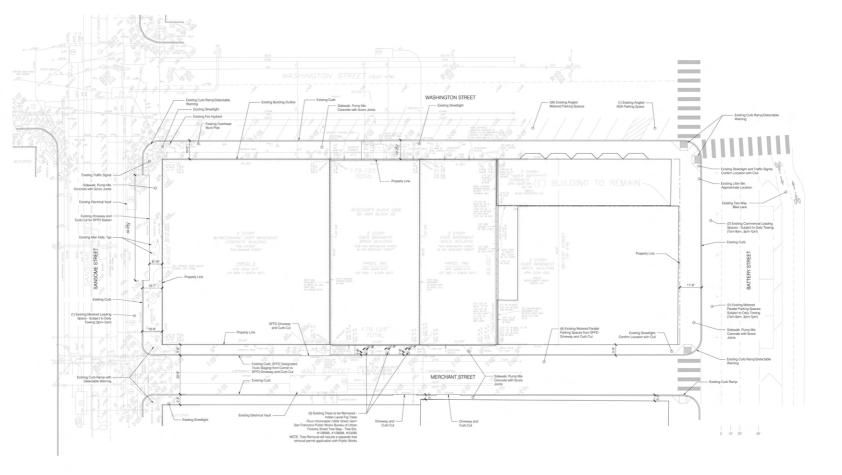


** CODE MODIFICATION REQUESTED FOR HEIGHT / BULK / SETBACK PER CODE SECTION 260 and 270

447 BATTERY & 530 SANSOME

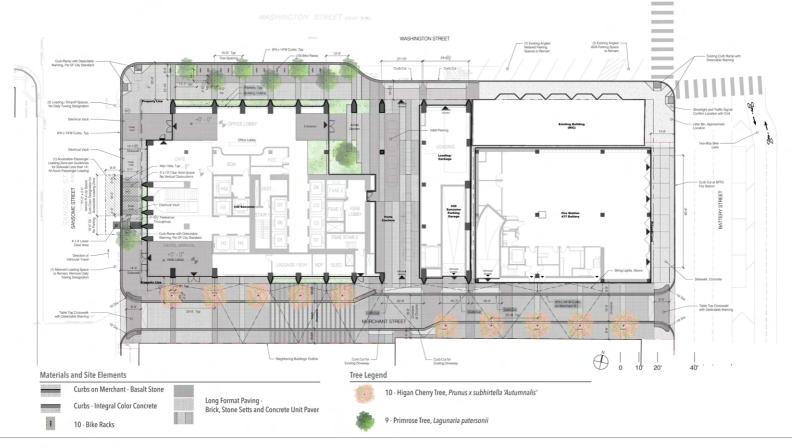
PROJECT APPLICATION (PRJ) JUNE 2024 HEIGHT AND BULK DIAGRAM SCALE: NTS

SKIDMORE, OWINGS & MERRILL LLP



EXISTING LANDSCAPE STREET LEVEL PLAN SCALE: 1/32" = 1'-0"





PROPOSED LANDSCAPE STREET LEVEL PLAN SCALE: 1/32"=1'-0" $(\)$

447 BATTERY & 530 SANSOME