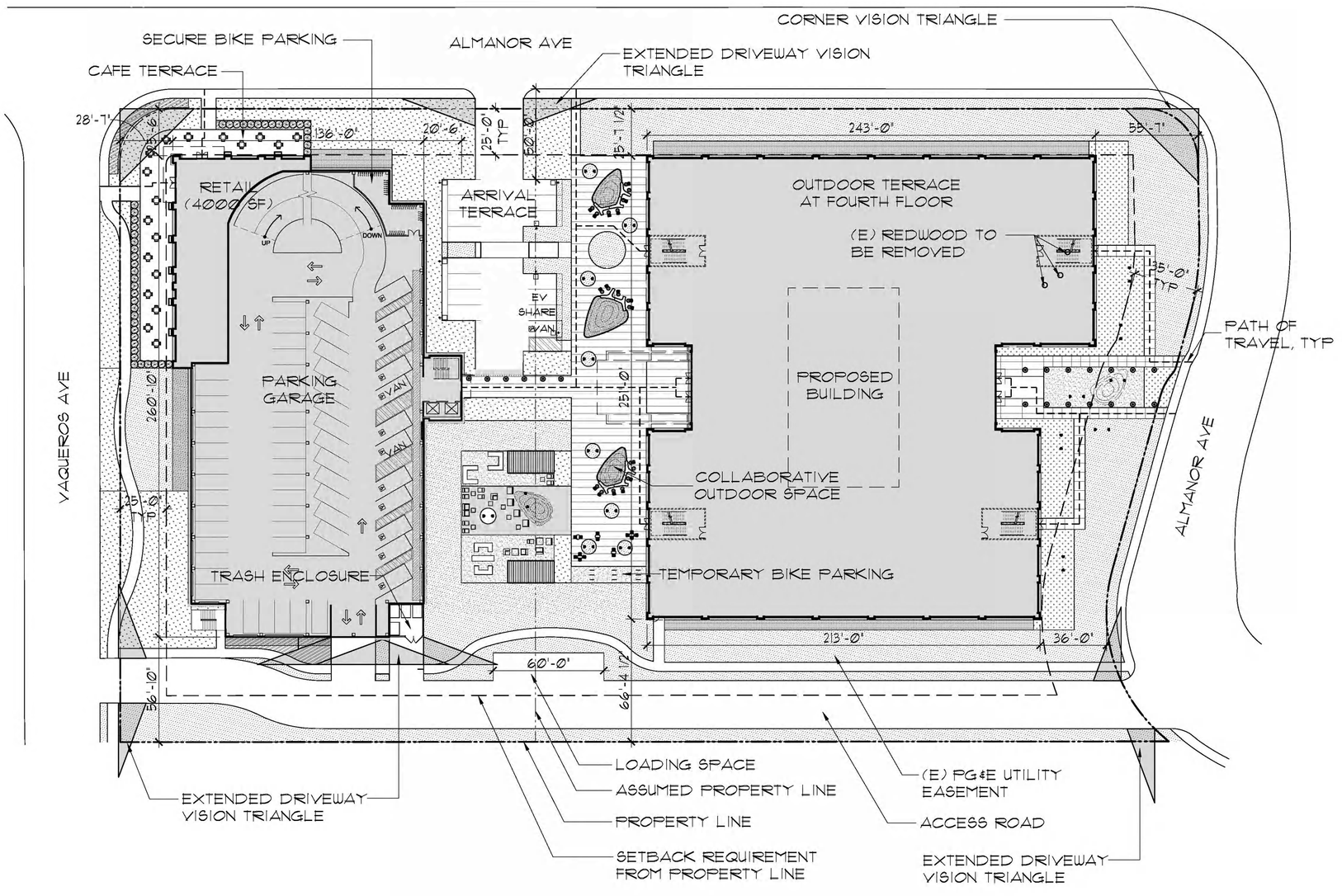
2014.0821 PLANNING SUBMITTAL

SUPPLEMENTAL PACKAGE



PROJECT DATA

1. TOTAL GROSS SQUARE FOOTAGE (BUILDING)

GROUND FLOOR:	53,580	GSF
SECOND FLOOR:	53,910	GSF
THIRD FLOOR:	53,910	GSF
FOURTH FLOOR:	45,220	GSF
RETAIL SPACE	4,000	GSF
(FOURTH FLOOR TERRACE):	7,200	GSF
TOTAL	**211,620**	**GSF**
SITE:	192,400	GSF
BUILDING:	207,620	GSF
TOTAL F.A.R. ALLOWED:	1.10	(INCLUDING +10% LEED BONUS)
TOTAL F.A.R. PROPOSED:	1.10	

2. TOTAL GROSS SQUARE FOOTAGE (GARAGE)

LEVEL B2:	30,030	GSF
LEVEL B1	30,030	GSF
LEVEL P1 (GRADE):	29,000	GSF
LEVEL P2:	29,000	GSF
LEVEL P3:	31,500	GSF
LEVEL P4:	31,500	GSF
LEVEL P5 (ROOF):	31,500	GSF

3. TOTAL SITE COVERAGE

SITE:	192,400	GSF
BUILDING FOOTPRINT:	53,580	GSF
GARAGE FOOTPRINT:	29,000	GSF
RETAIL FOOTPRINT	4,000	GSF
TOTAL FOOTPRINT	86,580	GSF
TOTAL LOT COVERAGE:	86,580 /192,400 (45%)	

4. TOTAL PARKING REQUIRED

OFFICE	392-784	STALLS
TOTAL REQUIRED:	**392-784 STALLS**	

5. TOTAL PARKING SPACES PROVIDED

SURFACE:	15	STALLS
LEVEL B2:	91	STALLS
LEVEL B1:	91	STALLS
LEVEL P1 (GRADE):	61	STALLS
LEVEL P2:	83	STALLS
LEVEL P3:	91	STALLS
LEVEL P4:	91	STALLS
LEVEL P5:	90	STALLS
TOTAL PROVIDED:	**613 STALLS**	
PARKING RATIO:	3/1000	

6. CONSTRUCTION TYPE

BUILDING:
CONSTRUCITON TYPE: IIB
OCCUPANCY GROUPS: B
FIRE SPRINKLER: YES (FULLY SPRINKLERED)

GARAGE:
CONSTRUCITON TYPE: IIB
OCCUPANCY GROUPS: S-2, A-2
FIRE SPRINKLER: YES (FULLY SPRINKLERED)

520 ALMANOR
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ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
	2015.0701	PLANNING SET
	2015.0821	PLANNING RESUBMITTAL

PROJECT NUMBER
15008.00

SHEET TITLE
SITE PLAN

SCALE
1/32"=1'-0"

N

0' 32' 64'

SHEET NUMBER

A1.1

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT

4 W ELEVATION
1/16" = 1'-0"

3 E ELEVATION
1/16" = 1'-0"

2 N ELEVATION
1/16" = 1'-0"

1 S ELEVATION
1/16" = 1'-0"

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PROJECT NUMBER
15008.00

SHEET TITLE
BUILDING ELEVATIONS

SCALE
1/16"=1'-0"

0' 16' 32'

SHEET NUMBER

A3.1

ALUMINUM OR CERMAIC LARGE FORMAT PANELS WITH COR-TEN FINISH, TYP.
POURED IN PLACE CONCRETE WALL WITH TEXCOTE FINISH
PERFORATED METAL SCREEN
POURED IN PLACE CONCRETE WALL WITH TEXCOTE FINISH
ALUMINUM OR CERMAIC LARGE FORMAT PANELS WITH COR-TEN FINISH, TYP.
LIVING WALL TRELLIS AT GROUND FLOOR

4 WEST ELEVATION
1/16" = 1'-0"

PAINTED CEMENT PLASTER WITH TEXCOTE FINISH
PAINTED METAL PANEL EYEBROW
TINTED OR CLEAR VISION GLASS, TYP.
ALUMINUM OR CERMAIC LARGE FORMAT PANELS WITH COR-TEN FINISH, TYP.
POURED IN PLACE CONCRETE WALL WITH TEXCOTE FINISH
PERFORATED METAL SCREEN
POURED IN PLACE CONCRETE WALL WITH TEXCOTE
ALUMINUM OR CERMAIC LARGE FORMAT PANELS WITH COR-TEN FINISH, TYP.
LIVING WALL TRELLIS AT GROUND FLOOR

3 EAST ELEVATION
1/16" = 1'-0"

PAINTED CEMENT PLASTER WITH TEXCOTE FINISH
PAINTED METAL PANEL EYEBROW
TINTED OR CLEAR VISION GLASS, TYP.
ALUMINUM OR CERMAIC LARGE FORMAT PANELS WITH COR-TEN FINISH, TYP.
POURED IN PLACE CONCRETE WALL WITH TEXCOTE FINISH
ALUMINUM OR CERAMIC LARGE FORMAT PANEL CLADDING
PERFORATED METAL SCREEN
PAINTED METAL PANEL CANOPY
TINTED OR CLEAR VISION GLASS, TYP.
LIVING WALL TRELLIS AT GROUND FLOOR

2 NORTH ELEVATION
1/16" = 1'-0"

PAINTED CEMENT PLASTER WITH TEXCOTE FINISH
PAINTED METAL PANEL EYEBROW
ALUMINUM OR CERMAIC LARGE FORMAT PANELS WITH COR-TEN FINISH, TYP.
PERFORATED METAL SCREEN
POURED IN PLACE CONCRETE WALL WITH TEXCOTE FINISH
PAINTED METAL PANEL CANOPY
LIVING WALL TRELLIS AT GROUND FLOOR

1 SOUTH ELEVATION
1/16" = 1'-0"

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PROJECT NUMBER
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SHEET TITLE
GARAGE ELEVATIONS

SCALE
1/16"=1'-0"

0' 16' 32'

SHEET NUMBER

A3.2

KSH ARCHITECTS
KORTH SUNSERI HAGEY

520 ALMANOR AVE
LANE PARTNERS LLC

PERSPECTIVE FROM ALMANOR ENTRY

2015.0821

KSH ARCHITECTS
KORTH SUNSERI HAGEY

520 ALMANOR AVE
LANE PARTNERS LLC

CORNER OF ALMANOR AND VAQUEROS

2015.0821