

18-Apr-11

Summary of Existing Buildings & Future Development on UDC Van Ness Campus

Key	Existing Buildings	Area of Building Level Counted towards GFA Calculation																Nos. of Floors above Plaza Level	Building Height above Plaza Level (Feet)	Top of Building Elevation (Feet)
		Area of Garage Level	Existing Lot Area Coverage	% Area Counted towards GFA	C	% Area Counted towards GFA	B	% Area Counted towards GFA	B1	A	1	2	3	4	5	6	GFA			
		(SF)	(SF)		(SF)		(SF)		(SF)	(SF)	(SF)	(SF)	(SF)	(SF)	(SF)	(SF)	(SF)			
1	Building 32		12,774	72%	9,197	85%	10,858			12,774	12,774	12,774					58,377	3	39	324.8
2	Building 38		20,765	100%	20,765	100%	20,765			20,765	20,765	20,765	20,765				124,590	4	52	337.8
3	Building 39		20,670	40%	8,268	86%	17,776			20,670	20,670	20,670	20,670				108,724	4	52	337.8
4	Building 41		33,461								24,336	23,701	27,302	28,572	28,572	28,572	161,055	6	78	370.9
5	Building 42		20,182	79%	15,944	79%	15,944			20,182	20,182	20,182					92,434	3	39	324.8
6	Building 43		15,273	54%	8,247	66%	10,080			15,273							33,601	1	13	298.8
7	Building 44		33,549							33,549	33,549	33,549	33,549				134,196	4	52	337.8
8	Building 46E		15,207	26%	3,954	77%	11,709			15,207	15,207						46,077	3	39	324.8
9	Building 46W		12,142	18%	2,186	18%	2,186			12,142							16,513	1	13	298.8
10	Building 47		54,828	56%	2,557	4%	418	49%	12,016	54,828	43,755						113,574	3	39	324.8
11	Parking Garage Level C	96,473		49%	47,272												47,272			
12	Parking Garage Level B	155,028				85%	131,774										131,774			
13	Parking Garage Level B1	59,316						76%	45,080								45,080			
Existing Total			238,851				118,390			57,096	205,390	191,238	131,641	102,286	28,572	28,572	28,572	1,113,267		

Total Site Area (20.3Ac)	949,439	25% Existing Lot Coverage	Existing FAR	1.17
--------------------------	---------	---------------------------	--------------	------

Key	Proposed Buildings	Area of Building Level Counted towards GFA Calculation																Nos. of Floors above Plaza Level	Building Height above Plaza Level (Feet)	Top of Building Elevation (Feet)
		Area of Garage Level	Future Lot Area Coverage	% Area Counted towards GFA	C	% Area Counted towards GFA	B	% Area Counted towards GFA	B1	A	1	2	3	4	5	6	GFA			
		(SF)	(SF)		(SF)		(SF)		(SF)	(SF)	(SF)	(SF)	(SF)	(SF)	(SF)	(SF)	(SF)			
14	Student Center		29,000	0%	0	100%	29,000			15,500	18,500	2000					65,000			
15	Student Housing		70,000							70,000	70,000	70,000	70,000				280,000			
Future Total			337,851														1,458,267			

Total Site Area (21.796Ac)	949,439	36% Future Lot Coverage	Future FAR	1.54
----------------------------	---------	-------------------------	------------	------

- Assumptions:
- 1) Typical floor height (in feet) 13
 - 2) Plaza Level (in feet) 285.8
 - 3) Building area information is calculated and extrapolated from the site survey drawing provided by Langan Engineering & Environmental Services
 - 4) For GFA calculations of each building, area per level counted is only for those levels above grade, or area of level 4 feet above grade.