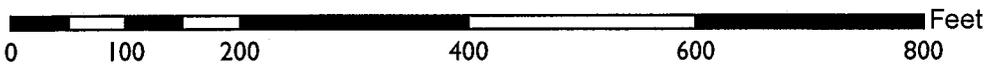
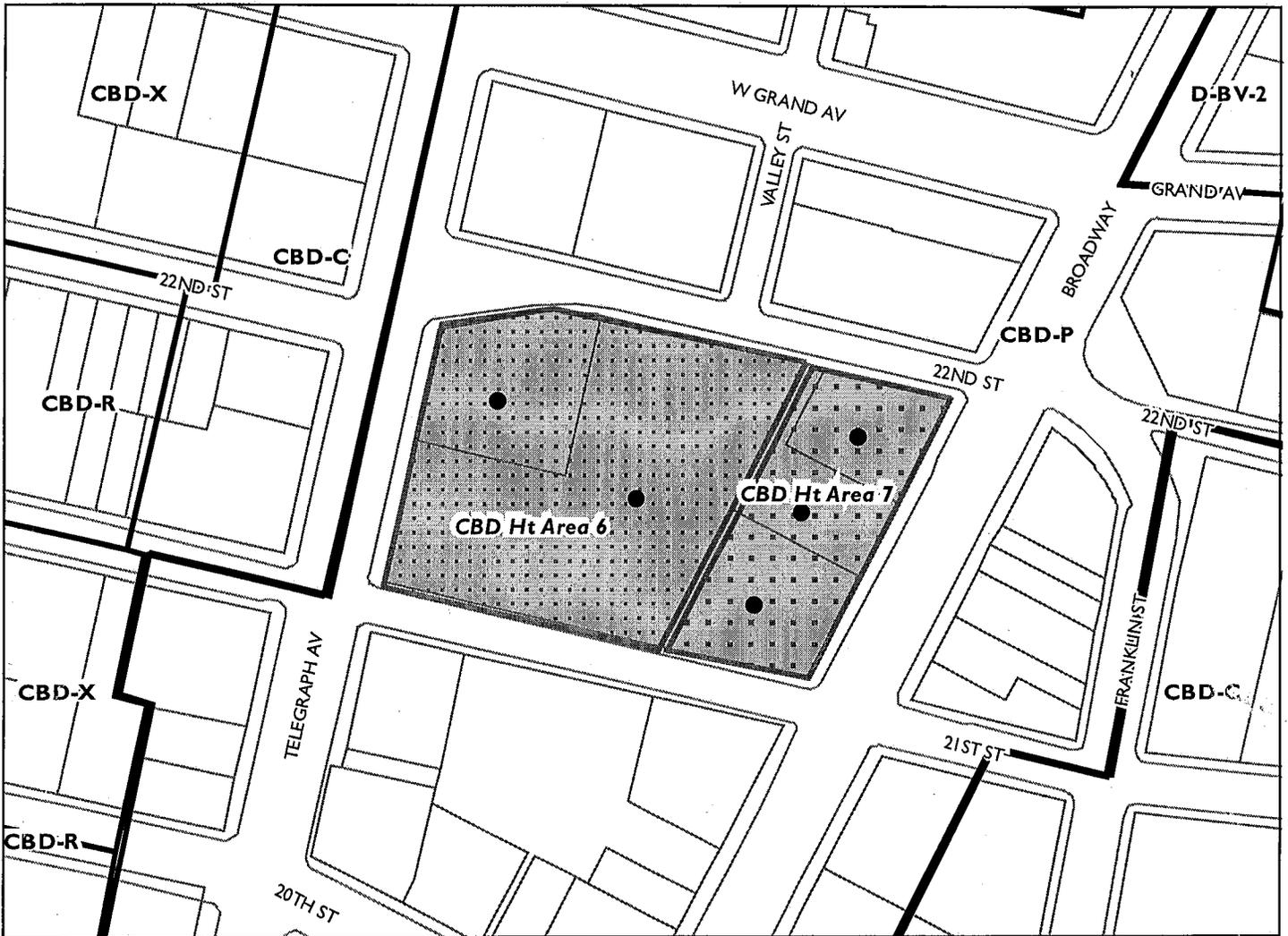


Location:	2100 Telegraph Avenue (See map on reverse)
Assessor's Parcel Numbers:	008-0648-001-00; -011-03; -016-03; -017-00 & -018-00
Proposal:	Design Review discussion for two potential final development plans for the entirety of the Eastline Project Planned Unit Development. The different development plans are as follows: Scheme A – Proposal would include a mixed-use development with approximately 80,000 square feet of ground floor retail, approximately 18,000 square feet of community and/or assembly space, approximately 880,000 square feet of office in a building that is broken into three masses varying in height from 180 feet to 240 feet, and 395 dwelling units within a high-rise tower of approximately 440 feet in height at the corner of Broadway and 22nd Street. Scheme B – Proposal would include a mixed-use development with approximately 69,000 square feet of ground floor retail, approximately 22,000 square feet of community and/or assembly space, and approximately 1,500,000 square feet of office use. The building would include building massing for most of the site with a height of approximately 215 feet and a large office tower along the Broadway frontage that would be 29 stories and reach a height of peak height of approximately 520 feet.
Applicant:	Andrew Haydel / Lane Partners
Owners:	W/L Telegraph Holdings JV, LLC
Planning Permits Required:	Final Planned Unit Development Permits reviewed concurrently with the Planned Unit Development submittal and Minor Variance for Loading Berths.
General Plan:	Central Business District
Zoning:	CBD-P / Height Area 6 & 7
Environmental Determination:	Draft Environmental Impact Report was published for a 45-day review period from December 22, 2017 to February 5, 2018.
Historic Status:	495 22 nd Street, Kwik Way #2, constructed circa 1953-54 which does not contain an OCHS rating as a PDHP (rating of *3), but has been determined to be eligible for the California Register and is therefore a CEQA historic resource.
City Council District:	3
For further information:	Contact case planner Pete Vollmann at 510-238-6167 or by email: pvollmann@oaklandnet.com

CITY OF OAKLAND PLANNING COMMISSION



Case File: PLN16440-PUDF01 & PUDF02
Applicant: W/L Telegraph Holdings JV, LLC
Address: 2100 Telegraph Avenue
Zone: CBD-P
Height Areas: CBD 6 & CBD 7

SUMMARY

A request has been filed to begin review and consideration of a proposal for a Planned Unit Development (PUD) for the subject property. The PUD will include a potential range of development options that would include up to 2.8 million square feet of office and 1,556 residential dwelling units. All development options within the PUD would include ground floor retail and a parking garage including between 1750 and 1,900 parking stalls with the use of mechanical stackers. Included with the filing of the PUD are two development options that have been filed as separate Final PUD's (PUDF) to be considered concurrently. The Final PUD's would not be phased, but rather an individual entitlement for each scheme that would be applied to the entirety of the site. This provides the development team flexibility of implementing a development that meets the market demand at the time that development is to begin.

The two proposed Final PUD development schemes previously appeared before the Design Review Committee in October of 2017 for initial feedback. The applicant has updated the project design based upon comments received at the previous meeting as well as further refinement of the overall development program.

Staff requests that the Design Review Committee receive public testimony and provide comments on the proposed design of each separate development scheme.

PROPERTY DESCRIPTION

The approximately 3.2 acre project site consists of the entire city block bounded by 22nd Street to the north, 21st Street to the south and Broadway and Telegraph Avenue and includes five parcels and a portion of the right of way at the corner of 22nd Street and Telegraph Avenue. The two parcels fronting Telegraph Avenue include a two-level city-owned public parking facility and a restaurant building surrounded by a parking lot, as well as the portion of the 22nd Street right of way. The remaining three parcels, fronting Broadway, contain three 2-story commercial buildings, including 2101 Broadway and 2127 Broadway which were both branch bank buildings, and 2131-2147 Broadway which contains a mix of retail and other commercial uses.

The building at 2147 Broadway is known as the Sherman-Clay building and is a Potentially Designated Historic Property (PDHP) with an Oakland Cultural Heritage Survey (OCHS) rating of Dc3. The other properties on the block were built after 1945 and do not contain OCHS ratings. These buildings were further evaluated as part of the Environmental Review process and it was determined that the building at 495 22nd Street (Kwik Way #2) appears eligible for the California Register and is therefore a historic resource under CEQA.

The project site is located within Downtown Oakland one block north of the 19th Street BART station. Uses in the project vicinity are a mix of commercial and residential mixed use buildings. The project site sits directly above the BART tunnels as they curve off the Broadway spine and a number of construction limitations are imposed on any development that is to take place on the properties.

The project site is adjacent to two historic districts that are Areas of Primary Importance (API's), with the Cathedral District to the west and the Uptown Commercial District to the south. The site is also surrounded by a number of major historic resources such as the Breuner's Building across 22nd Street, the Paramount Theatre across 21st Street and First Baptist Church of Oakland across Telegraph Avenue.

PROJECT DESCRIPTION

As stated above, the proposal under consideration includes two separate development schemes that could each independently implement the PUD. Both schemes would demolish all buildings on the block and develop a new mixed use building. The two development schemes are described below.

Scheme A

Scheme A includes a development scenario that includes approximately 80,000 square feet of ground floor retail, approximately 18,000 square feet of community and/or assembly space, approximately 880,000 square feet of office, and 395 dwelling units. The development proposal would include an office building that would occupy the majority of the block with building heights broken into three masses that wrap around an internal atrium ranging in height from 180 feet to 240 feet. At the northeast corner of the site at Broadway and 22nd Street there would be a residential high rise that would be approximately 440 feet in height. The ground floor of the development would include retail including a large anchor tenant space accessed off Telegraph. A mid-block office lobby will also be provided along Telegraph between the two retail spaces, and a large plaza is proposed that would occupy 180 feet of the street frontage with a depth of approximately 38 feet (not including the 15-foot sidewalk depth). The Broadway frontage will contain retail space at the base of the residential tower and additional retail will be included inside a large indoor atrium space at the corner of Broadway and 21st Street. This atrium space would also provide access to an upper level community space that would be programmed for a community theater or similar type of assembly space as well as a large office lobby on the 5th level.

Parking would be provided on six levels above the retail floor with one level in a basement (on the side of the site clear from the BART tunnels). The upper level parking would be three structural floors with mezzanine levels in between so that they could be removed and repurposed to a different use such as office or retail in the future if the amount of parking is no longer desired. The parking garages would be mainly accessed off 21st Street with a second smaller access point off 22nd Street. The proposal will also include four commercial loading berths and one residential berth with access off 22nd Street. Other back of house operations such as garbage and a large bike storage rooms will also be provided for along the 22nd Street frontage.

Scheme B

Scheme B includes a development scenario that includes approximately 68,000 square feet of ground floor retail, approximately 22,000 square feet of community and/or assembly space, and approximately 1,500,000 square feet of office use. Similar to Scheme A, lower office building masses of approximately 215 feet would occupy the Telegraph Avenue frontage while wrapping around an internal atrium, but in the Scheme B scenario the Broadway frontage would contain a large 29 story office building that would extend up to approximately 520 feet in height at the highest vertical point. Outside of the tower on Broadway, the other components of Scheme B are very similar to that of Scheme A with the retail

frontage along Telegraph Avenue and the large indoor atrium at the corner of Broadway and 21st Street. The parking access and layout is also similar in both schemes.

Uses	Scheme A	Scheme B
Office	880,550 square feet	1,510,095 square feet
Retail	80,660 square feet	68,834 square feet
Community Space	18,500 square feet	22,212 square feet
Residential Dwellings	395 dwelling units	0
Maximum Height	447 feet	517 feet
Parking Stalls	835 stalls (1,750 w/ stackers)	1,745 (1,904 w/ stackers)

GENERAL PLAN

The General Plan's Land Use and Transportation Element (LUTE) classifies the project site as being located in the Central Business District (CBD) General Plan area. This land use classification is intended encourage, support, and enhance the downtown area as a high density mixed use urban center of regional importance and a primary hub for business, communications, office, government, high technology, retail, entertainment, community facilities, and visitor uses. The CBD classification includes a mix of large-scale offices, commercial, urban high rise residential, institutional, open-space, cultural, educational, arts, entertainment, service, community facilities, and visitor uses.

ZONING ANALYSIS

The project site is located within the CBD-P Zone, Central Business District Pedestrian Retail Commercial Zone, which is intended to create, maintain, and enhance areas of the Central Business District for ground-level, pedestrian-oriented, active storefront uses. Upper story spaces are intended to be available for a wide range of office and residential activities.

Planned Unit Development

Pursuant to Planning Code Section 17.142.020 an application for a PUD may be permitted when a tract of land includes more than 60,000 square feet of lot area and is looking to take advantage of a bonus for an integrated development within the PUD regulations. The application has been filed for the entire 3.2-acre block that will look to take advantage of a bonus to waive dimensional requirements for the tower diagonals limitations as permitted in Section 17.142.100.G. The applicant is looking to waive this requirement due to the difficulty of breaking down the towers into multiple slender towers due to the structural truss system required to span the BART tunnels that run beneath the project site.

DESIGN REVIEW

As previously mentioned, the two proposed PUDF schemes had appeared before the Design Review Committee in October of 2017. At that meeting several items were raised as areas that should be further

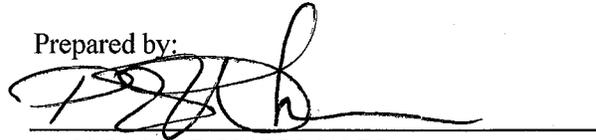
looked at by the applicant team. The applicant has prepared revisions to the proposed plans to respond to the issues raised. Staff requests that the Design Review Committee review the two updated development schemes and provide comments. The items listed below are those that were raised at the prior meeting and includes a brief summary of how the applicant has responded.

- Façade materials – It was recommended that the applicant look to include other materials to help break down the large glass facades of the buildings as well as provide a contextual relationship with some of the surrounding buildings that contain a mix of terra cotta and masonry exteriors. The applicant has included the use of a terra cotta material to break down the curtain wall system on the western portion of the project.
- Office building massing – An issue was raised over the large continuous glass facades, particularly along 22nd Street in Scheme B. The applicant has included a large multi-story rectangular recess in the 22nd Street façade to break down the continuity of the wall and provide visual interest.
- Plaza on Telegraph – The concern was that the recessed plaza on Telegraph of 38 feet plus the 15-foot sidewalk may create dead space. The applicant has provided more detail into the design of the plaza and how it would be spatially separated by the sidewalk with raised landscaping areas and activated with adjacent retail uses, specifically restaurant uses.
- Garage Screening - Concerns were raised over proposed garage screening and a request was made to provide additional information on the proposal. The applicant has provided a revised design to the garage screening in both Scheme A and B that removes textured aluminum screen concept and replaces it with a design that is more integrated into the façade vocabulary of the building.
- Tower top in Scheme B – The concern was that the back side of the tower rooftop and northern (rear) face felt unfinished. The applicant has provided a revised design that provides more façade articulation to the northern façade of the building as well as incorporating screening elements into the rooftop to provide more of an enclosed and finished appearance.
- Sightline context of nearby historic buildings – The concerns were that the size of the proposed buildings may overwhelm nearby historic buildings and make them less visually significant. The applicant has provided streetscape views from the sidewalk adjacent to the site with sightlines towards nearby historic buildings.
- Scheme A Tower Design – Staff has raised concerns over the overall design concept of the residential tower at Broadway and 22nd Street in Scheme A. The proposal includes a design concept that appears to have offset stacked blocks by alternating the locations of a series of balconies in contrast to a curtain wall system. This concern didn't seem to be further commented on by DRC members at the last meeting, but staff would still like to raise this item for discussion. While the design concept may be successful on a lesser scale, staff questions the appropriateness in this instance where it would become one of the tallest buildings in the Oakland skyline. The misalignment of the cubed massing appears to add a very horizontal appearance to the building which as one of the tallest buildings in the skyline should be of a more vertical orientation.

RECOMMENDATION

Staff recommends that the Committee review the proposed project for appropriate site and building design considerations and provide direction to staff and the project applicant prior to full consideration by the City Planning Commission.

Prepared by:



PETERSON Z. VOLLMANN
Planner IV

Approved:



CATHERINE PAYNE
Acting Development Planning Manager

Attachments:

- A. Scheme A Project Plans
- B. Scheme B Project Plans
- C. DRC Presentation



2100 Telegraph

W/L Telegraph Holdings JV, L.L.C.
Gensler

Final Development Plan - Scheme A
April 16, 2018

Client:

W/L Telegraph Holdings JV, L.L.C.
644 Menlo Avenue # 204
Menlo Park, CA 94025

Architect:

Gensler
2101 Webster Street
Suite 2000
Oakland, CA 94612

Lighting Consultant:

Luma Lighting Design
425 California Street, Suite 1200
San Francisco, CA 94104

Acoustic Consultant:

Charles M. Salter Associates Inc.
130 Sutter Street, Floor 5
San Francisco, CA 94104

Landscape Architect:

Bionic
833 Market Street, Suite 601
San Francisco, CA 94103

Vertical Transportation:

Edgett Williams Consulting Group
102 East Blithedale Avenue, Suite 1
Mill Valley, CA 94941

Civil, Geotechnical, and Traffic Engineer:

Langan Treadwell Rollo
501 14th Street, 3rd Floor
Oakland, CA 94612

Mech., Electrical, Plumbing:

ARUP
560 Mission Street #700
San Francisco, CA 94105

Parking Consultant:

International Parking Design, Inc.
560 14th Street, Suite 300
Oakland, CA 94612

Parking Consultant:

Nelson Nygaard
116 New Montgomery Street, Suite 500
San Francisco, CA 94105

Structural Engineer:

Magnusson Klemencic Associates
1301 Fifth Avenue, Suite 3200
Seattle, WA 98101-2699

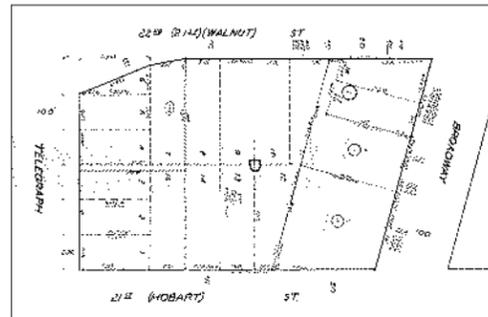
Fire and Life Safety:

The Fire Consultants
1981 N. Broadway, Suite 400
Walnut Creek, CA 94596

LOCATION MAP



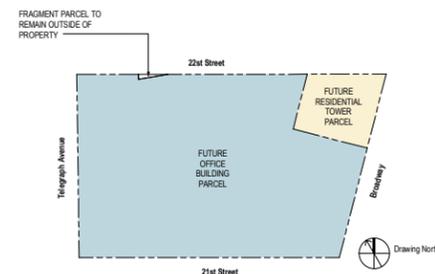
ASSESSOR'S PARCEL MAP



The existing project site consists of five properties and two additional 'fragment parcels' which are owned by, or subject to an easement by the City of Oakland. As part of the PDP submittal, all available parcels are assumed to be combined into a single parcel with the exception of one small 'fragment parcel' along 22nd Street. All area calculations in this FDP are based on the assumption that the site is treated as a single parcel.

PROPOSED PARCELIZATION

Following this FDP submission a Tentative Parcelization Application will be filed to reparcel the site into separate parcels for the residential tower and the office building. This future parcelization strategy is shown on all FDP plans.



PROJECT DESCRIPTION

The 2100 Telegraph project is a full city block development bounded by Telegraph and Broadway and 21st and 22nd Streets in Uptown Oakland. The proposed development consists of an office podium building which includes at-grade retail, community space, and parking, and an independent residential tower building which may be separated into a separate property or built at different times.

Running beneath the site are three existing Bart tunnels which cannot accept increased gravity or lateral loads. Therefore the construction of subgrade space and foundations is severely restricted which in turn significantly complicates both the building foundations and above-grade structure.

This Final Development Plan submission is related to a Preliminary Development Plan (PDP) submission that proposed multiple options for maximized development on the site. This submission is a further developed version of the 'Blended Mixed Use' PDP alternate.

PROJECT & ZONING SUMMARY

Address: 2100 Telegraph Avenue; Oakland, CA 94612
Existing Parcels: 8-648-16-3, 8-648-11-3, 8-648-1, 8-648-17, 8-648-18
Development Standard Zone: CBD-P
Height / Bulk / Intensity Area: 6 and 7 (see site diagram)

Total Lot Area: 140,041 sf
Total Building Footprint: 119,625 gsf
Maximum Allowable Floor Area: 2,800,820 sf
Proposed Floor Area: 1,475,050 sf (as defined in section 17.09.040)
Gross Building Area: 1,782,650 gsf (includes parking area)
Building Height: 447 ft
Maximum Allowable Dwelling Units: 1 unit per 90 sf lot area = 1,556 units
Proposed Number of Dwelling Units: 395 units
Proposed Number of Parking Spaces: approximately 800 (835) spaces

Anticipated Permitted Activity Types (per table 17.58.01):
 General Retail Sales, General Food Sales, Full Service Restaurant, Limited Service Restaurant and Cafe, Non-assembly Cultural, Community Education, Recreational Assembly, Consultative and Financial Service, Group Assembly, Business, Administrative, Multifamily Dwelling, Sidewalk Cafe, Permitted Sign Facilities. All permitted by Oakland Planning Code.

Anticipated Activity Types requiring a Conditional Use Permit:
 Community Assembly, Alcoholic Beverage Sales, Mechanical or Electronic Games, Automotive Fee Parking

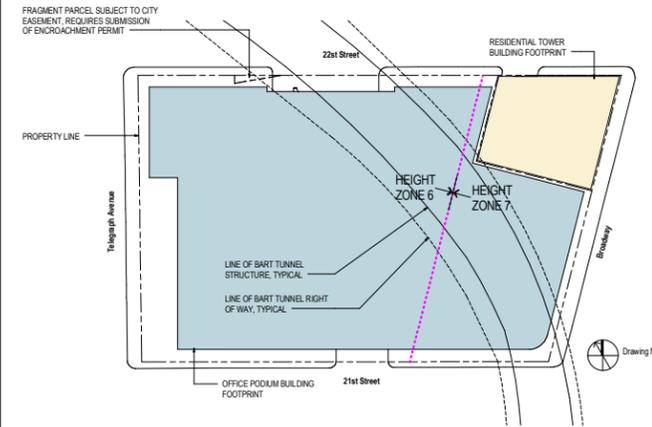
PARKING INFORMATION

Total Parking Area: 307,600 sf
Number of Cars Parked Per Plan: 835 cars
Maximum Number of Cars with Valet and Stacking: 1,750 cars

PRELIMINARY LIFE SAFETY CODE INFORMATION

Occupancy Type: Mixed Use including M, S-2, R-2, A-3, and B with accessory A-3
Seismic Risk Category: III (5,000 occupants max)
Type of Construction: I A
Required Ratings: 3 hour rated structural frame, 2 hour rated floors
Fire Protection: Fully Sprinklered
Atrium: Atrium is assumed to have an active smoke control system which will be designed in subsequent design phases.

SITE DIAGRAM



HEIGHT / BULK / INTENSITY AREA SUMMARY TABLE

Planning Code Regulation Per table 17.58.04	Area 6 Requirement	Area 7 Requirement	Proposed Project
Max. Floor Area Ratio	20	20	9.8 Complies
Max. Lot Coverage at Base	100%	100%	85% Complies
Max. Lot Coverage Above Base	75% or 10k sf	85% or 10k sf	15% Complies
Max. Dwelling Unit Density	1 unit / 90 sf = 1,556 units	1 unit / 90 sf = 1,556 units	395 units Complies
Max. Base Building Height	85 ft	120 ft	<i>N/A, per variance in PDP submittal</i>
Max. Total Height	None	None	447' Complies
Max. Floor Plate Area Abv Base	25,000 sf	None	8,900 sf Complies
Max. Tower Length	195 ft	None	122' Complies
Max. Diagonal Length Abv base	235 ft	None	146' Complies
Min. Distance Between Towers	40 ft	None	Not Applicable

PROPOSED DEVELOPMENT AREA

Proposed Program	Office Building GSF	Resi Tower GSF	Total Development GSF
Office	880,550	0	880,550
Residential	0	365,000	365,000
Community	18,500	0	18,500
Retail	80,660	4,340	85,000
Building Service and Mech	109,000	17,000	126,000
Parking	307,600	0	307,600
Total Proposed Gross Area	1,396,310	386,340	1,782,650

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A0.02F	PROJECT INFORMATION
A0.10F	EXISTING SITE PHOTOS
A0.50	PERSPECTIVE RENDERINGS
A0.90	SITE PLAN
A1.00	BASEMENT - PLAN
A1.01	LEVEL 01 - PLAN
A1.02	LEVEL 02 - PLAN
A1.02M	LEVEL 02M - PLAN
A1.03	LEVEL 03 - PLAN
A1.03M	LEVEL 03M - PLAN
A1.04	LEVEL 04 - PLAN
A1.04M	LEVEL 04M - PLAN
A1.05	LEVEL 05 PLAN
A1.06	LEVEL 06 - PLAN
A1.07	LEVEL 07-11 - PLAN
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A1.15	LEVEL 15 - PLAN
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A1.17	ROOF - PLAN
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C3.01	SITE UTILITY PLAN
C4.01	EROSION & SEDIMENTATION CONTROL PLAN
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L2.03	LANDSCAPE PLAN - OFFICE B/C ROOFS
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G2.02	NORTH ELEVATION LIGHTING
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G2.04	WEST ELEVATION LIGHTING
G3.01	LUMINAIRE CUTSHEETS

OFF-STREET LOADING REQUIREMENTS

Per 8/18/2016 update to chapter 17.116

Office Building Program	Loading Berths Required	Loading Berths Proposed	Trash and Recycling Required	Trash and Recycling Provided
Office - 880,550 sf (Commercial - Type B)	6	3	1,739 cu ft	
Retail - 80,660 sf (Commercial - Type A)	2	1	0	
Community Space - 18,500 sf (Civic)	0	0	37 cu ft	
Office Building Total	8	4 Complies	1,776 cu ft	2,000 cu ft Complies

Residential Tower Program	Loading Berths Required	Loading Berths Provided	Trash and Recycling Required	Trash and Recycling Provided
Residential - 365,000 sf (Residential)	1	1	81 cu ft	
Residential Bldg Retail - 4,340 sf (Commercial - Type A)	0	0	0	
Residential Building Total	1	1 Complies	81 cu ft	100 cu ft Complies

Note: Off-Street loading berth requirement calculations are based on the 08/18/2016 approved update to chapter 17.116. Proposed loading berth count does not meet the city requirement but is based on Traffic Engineer's recommendations. Their recommendation is based on recently conducted field observations of existing developments of similar program and size. Their research has shown that given current trends in shipping and delivery, combined with professionally managed and scheduled dock operations, our project can operate successfully with fewer berths than required. However, this analysis is still based on an assumption of future tenant types and their loading requirements. As the actual tenants are identified the loading program will be further studied and designed to meet all tenant requirements.

OFF-STREET PARKING REQUIREMENTS

Per 8/18/2016 update to chapter 17.116

Program	Allowable Parking Ratio	Maximum Parking Allowable	Proposed Parking
Office - 880,550 sf (Commercial upper story areas)	1:500 sf	1,761	N/A shared
Retail - 85,000 sf (Commercial ground floor areas)	1:300 sf	283	N/A shared
Community Space - 18,500 sf (Commercial upper story areas)	1:500 sf	37	N/A shared
Residential - 395 units (Commercial upper story areas)	1.25 per unit	493	Unbundled Parking Only
Development Total		2,574	1,750 Complies

Note: Off-Street parking requirement calculations are based on the 08/18/2016 approved update to chapter 17.116. All proposed parking will be provided in the Office Building portion of the development. Parking spaces provided will be shared between office, City public parking, and retail programs. Exact count is still TBD and will be based on operation and management strategies that are still to be determined.

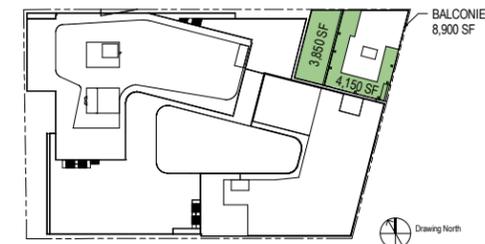
USABLE OPEN SPACE REQUIREMENT

Per section 17.58.070

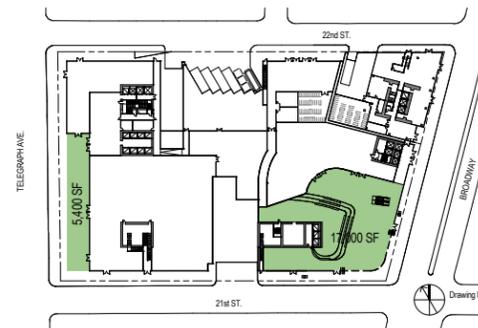
Residential Program Requirement	Area per Unit	Units	Area Required	Area Provided
Usable Open Space	75	395	29,625 sf	31,100 sf Complies

Note: All provided usable open space will comply with requirements of section 17.58.070 including minimum dimensions, accessibility, and landscaping requirements.

USABLE OPEN SPACE AT BUILDING ROOF



USABLE OPEN SPACE AT GRADE



BICYCLE PARKING REQUIREMENTS

Per section 17.117.090, .100, and .110

Office Building Program	Long Term Ratio	Long Term Spaces	Short Term Ratio	Short Term Spaces
Office - 880,550 sf (Commercial - Office)	1:10,000 sf	88	1:20,000 sf	44
Retail - 80,660 sf (Commercial - Retail)	1:12,000 sf Min 2	7	1:5,000 sf Min 2	16
Community Space - 18,500 sf (Non-Assembly Cultural)	Min 2	2	Min 2	2
Office Building Total Required		97		62
Office Building Total Provided		100 Complies		62 to be provided at sidewalk

Residential Tower Program	Long Term Ratio	Long Term Spaces	Short Term Ratio	Short Term Spaces
Residential - 395 units (Multifamily - without garage)	1:4 units	98	1:20 units	20
Retail - 4,340 sf (Commercial - Retail)	1:12,000 sf Min 2	2	1:5,000 sf Min 2	2
Resi Tower Total Required		100		22
Resi Tower Total Provided		100 Complies		22 to be provided at sidewalk

SHOWER AND LOCKER REQUIREMENTS

Per section 17.117.130

Office Building Program	Showers Male	Showers Female	Lockers Male	Locker Female
Office - 880,550 sf (Commercial - Office)	7	7	28	28
Retail - 80,660 sf (Commercial - Retail)	0 (<150,000 sf)	0 (<150,000 sf)	0 (<150,000 sf)	0 (<150,000 sf)
Office Building Total Req'd	7	7	28	28

Residential Tower Program	Showers Male	Showers Female	Lockers Male	Locker Female
Residential	0	0	0	0
Retail in Tower - 4,340 sf (Commercial - Retail)	0 (<150,000 sf)	0 (<150,000 sf)	0 (<150,000 sf)	0 (<150,000 sf)
Residential Bldg Total Req'd	0	0	0	0

VICINITY PHOTOS



(1,2)



(3)



(4)



(4)



(5)



(5)



(6)



(7)



(8)



(9)



(10,11,12)



(12,13,14)



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(15)



(16)



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(17)



(18)

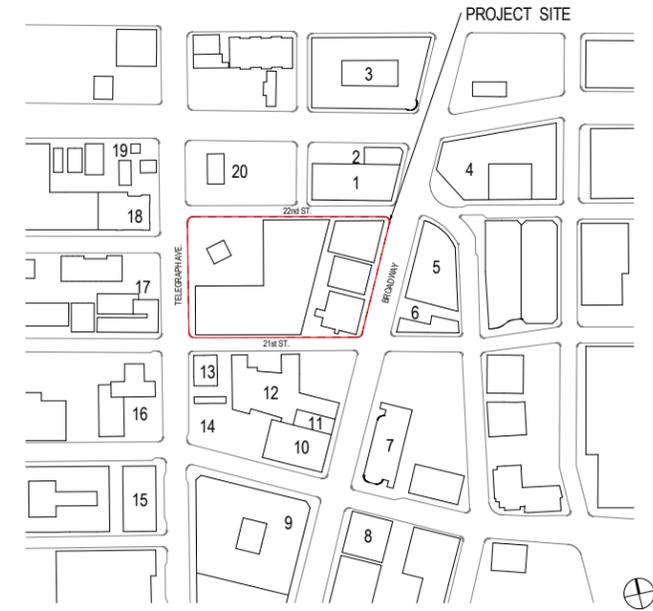


(19)



(20)

KEYPLAN



SITE PHOTOS



Eastern Edge



Northern Edge



Southern Edge



Western Edge



BROADWAY & 21ST



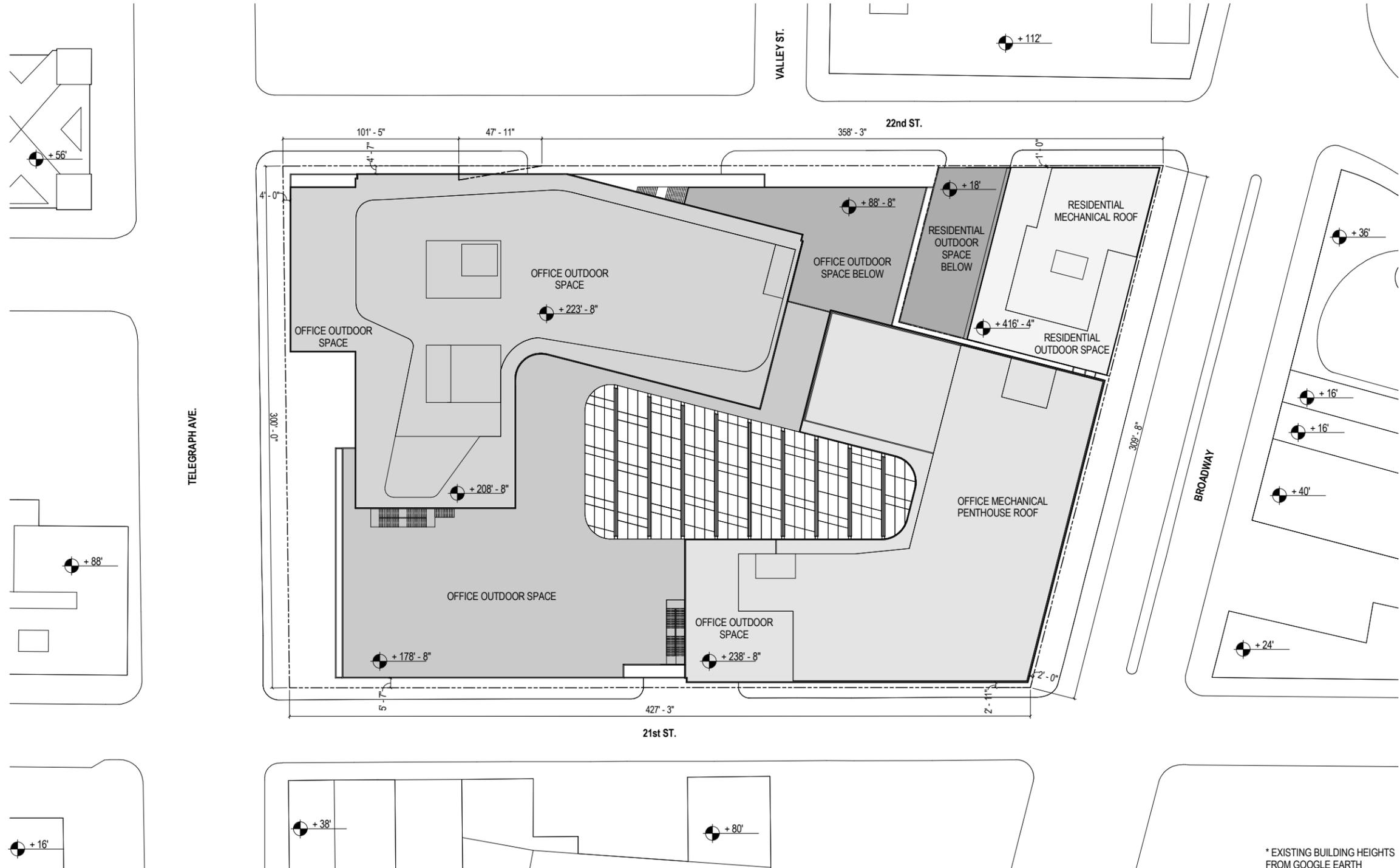
TELEGRAPH & 21ST



BROADWAY STREET VIEW

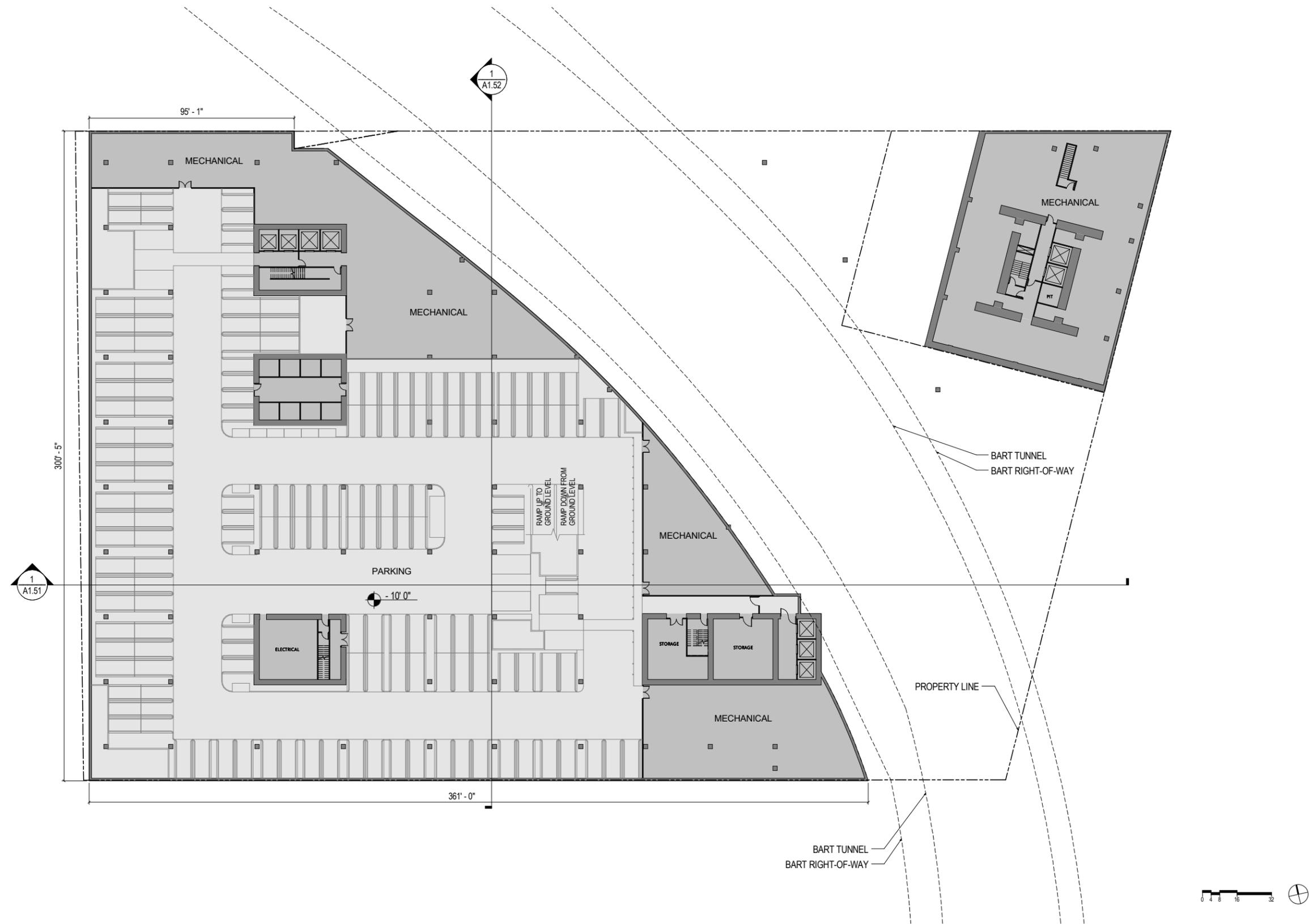


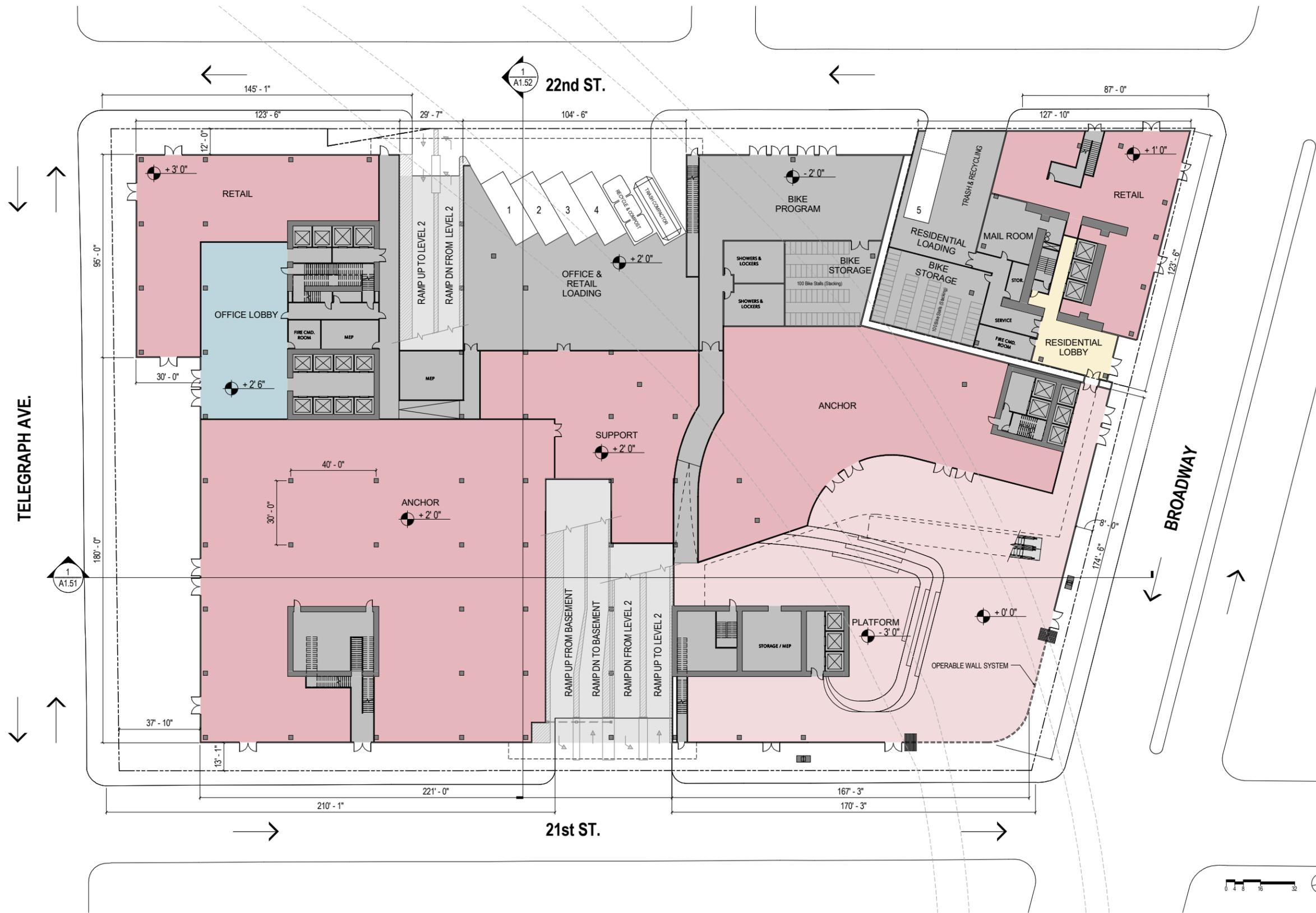
TELEGRAPH & 22ND



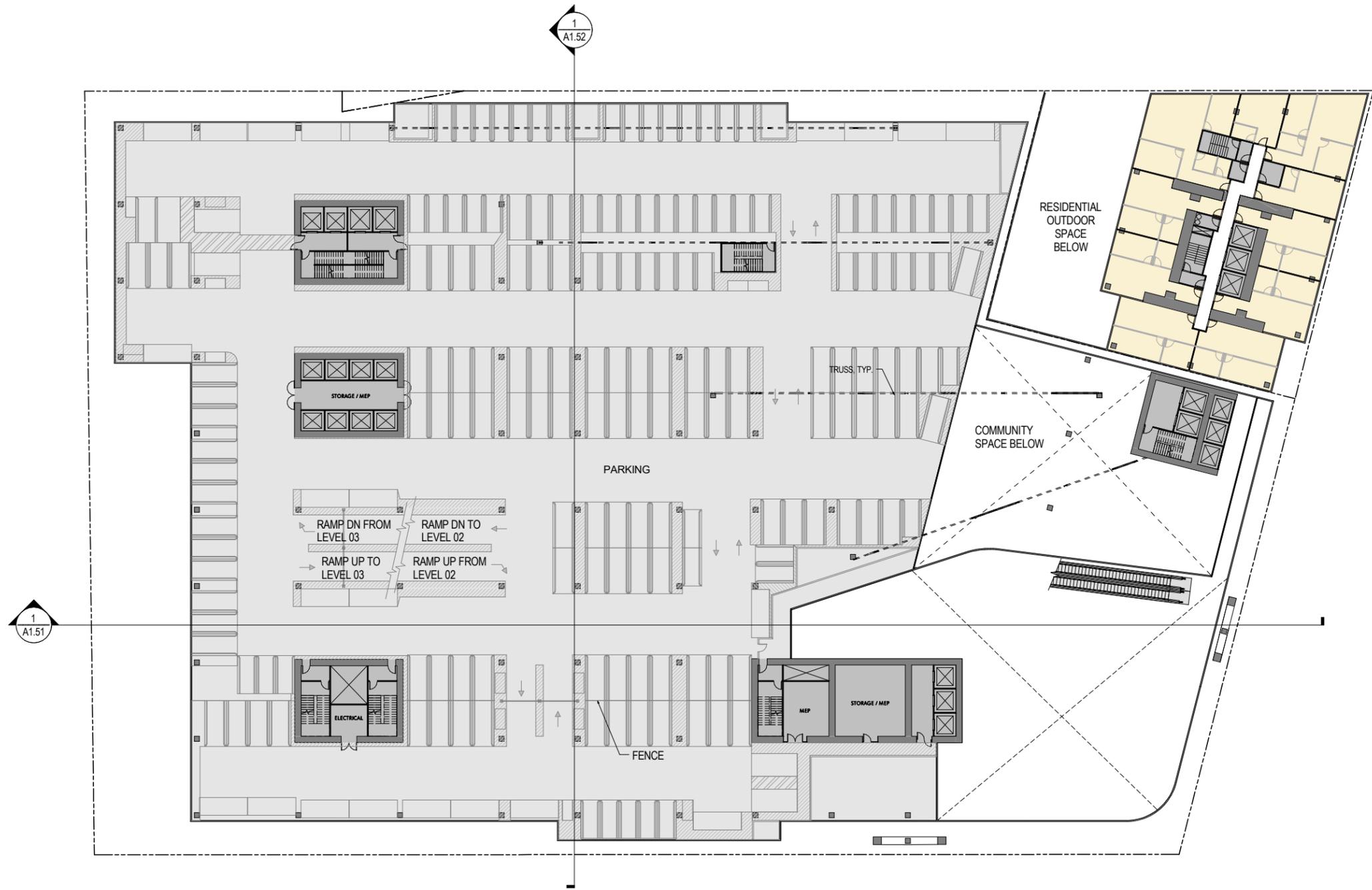
* EXISTING BUILDING HEIGHTS FROM GOOGLE EARTH

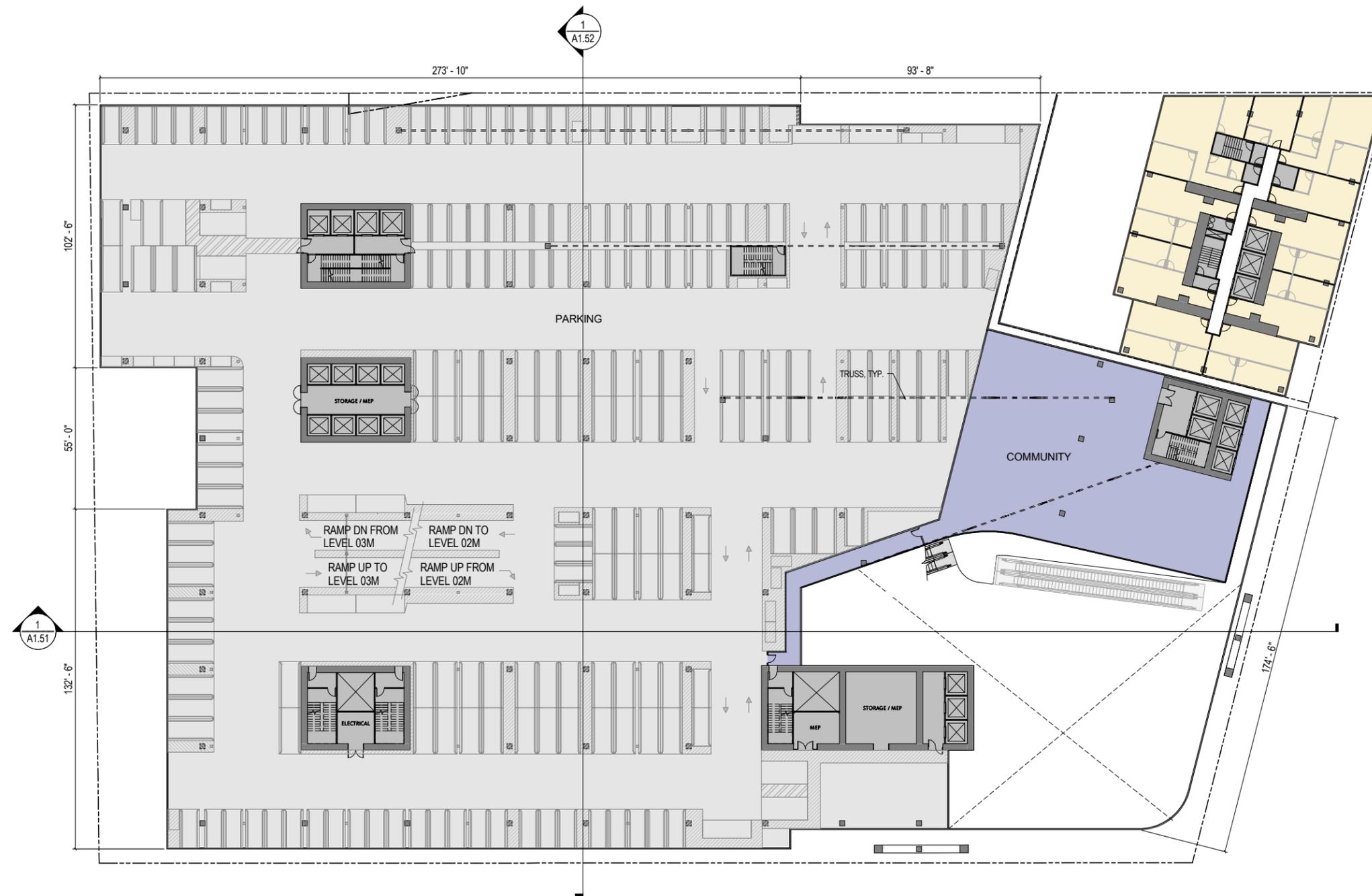


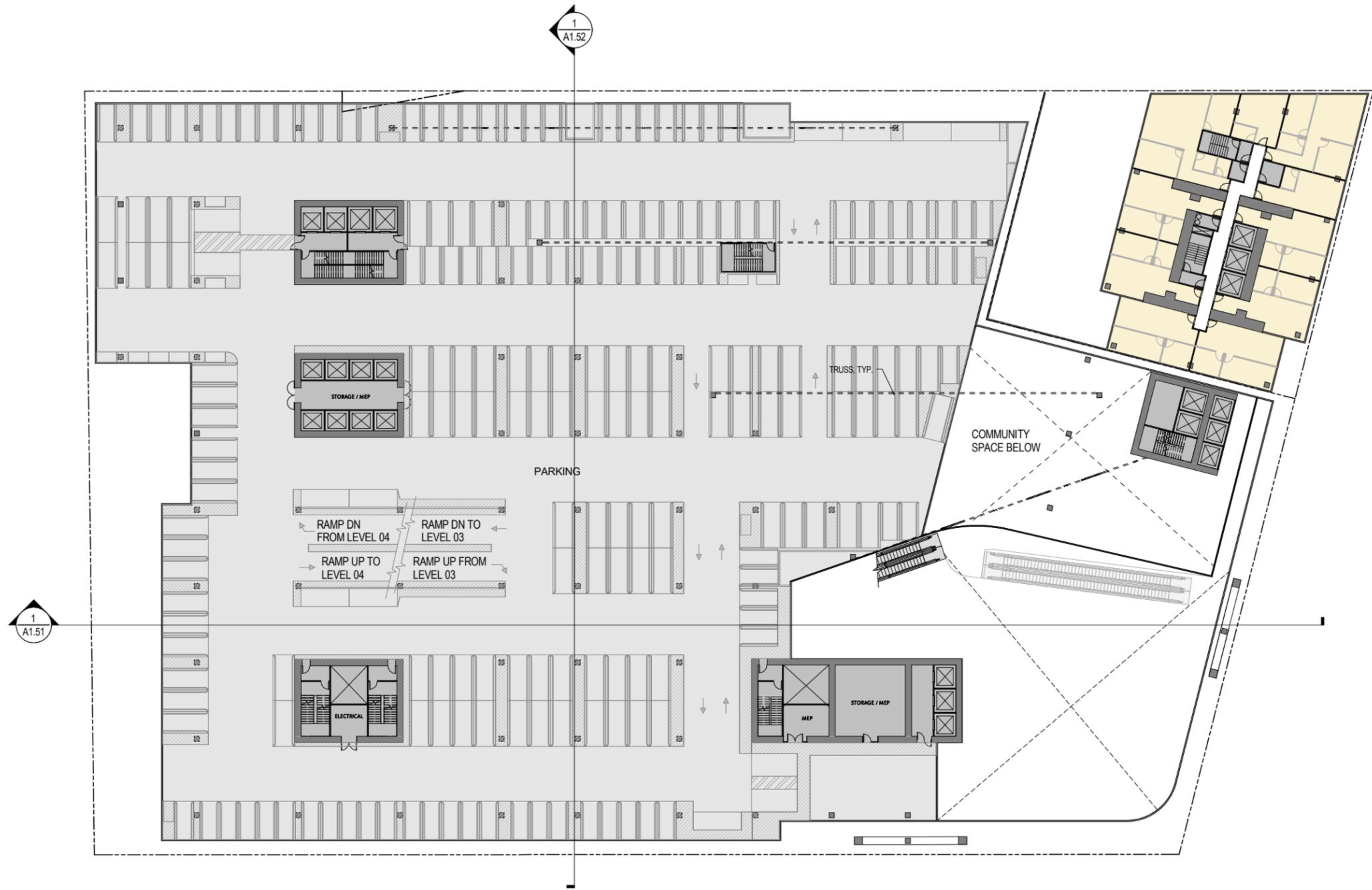


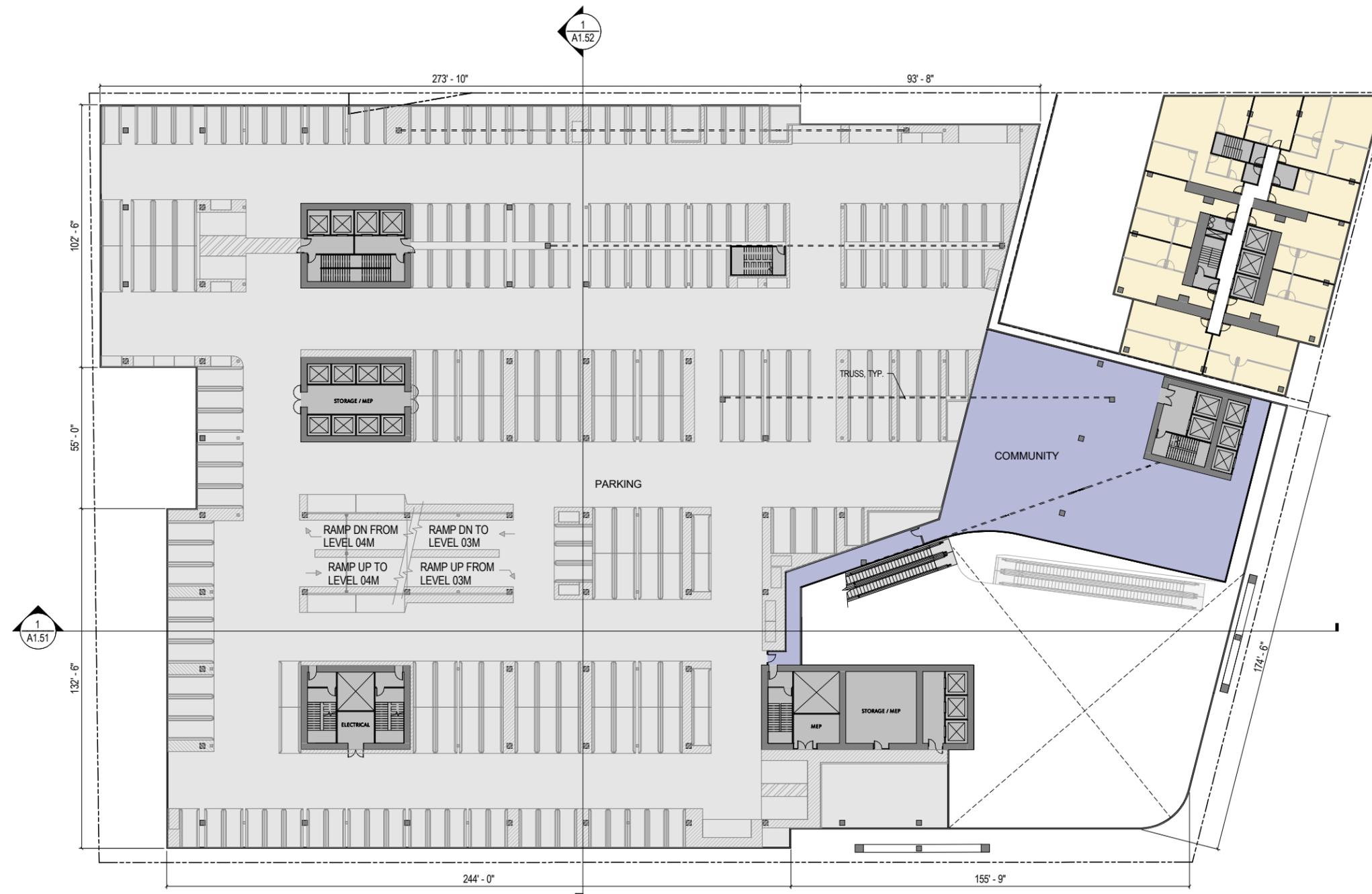


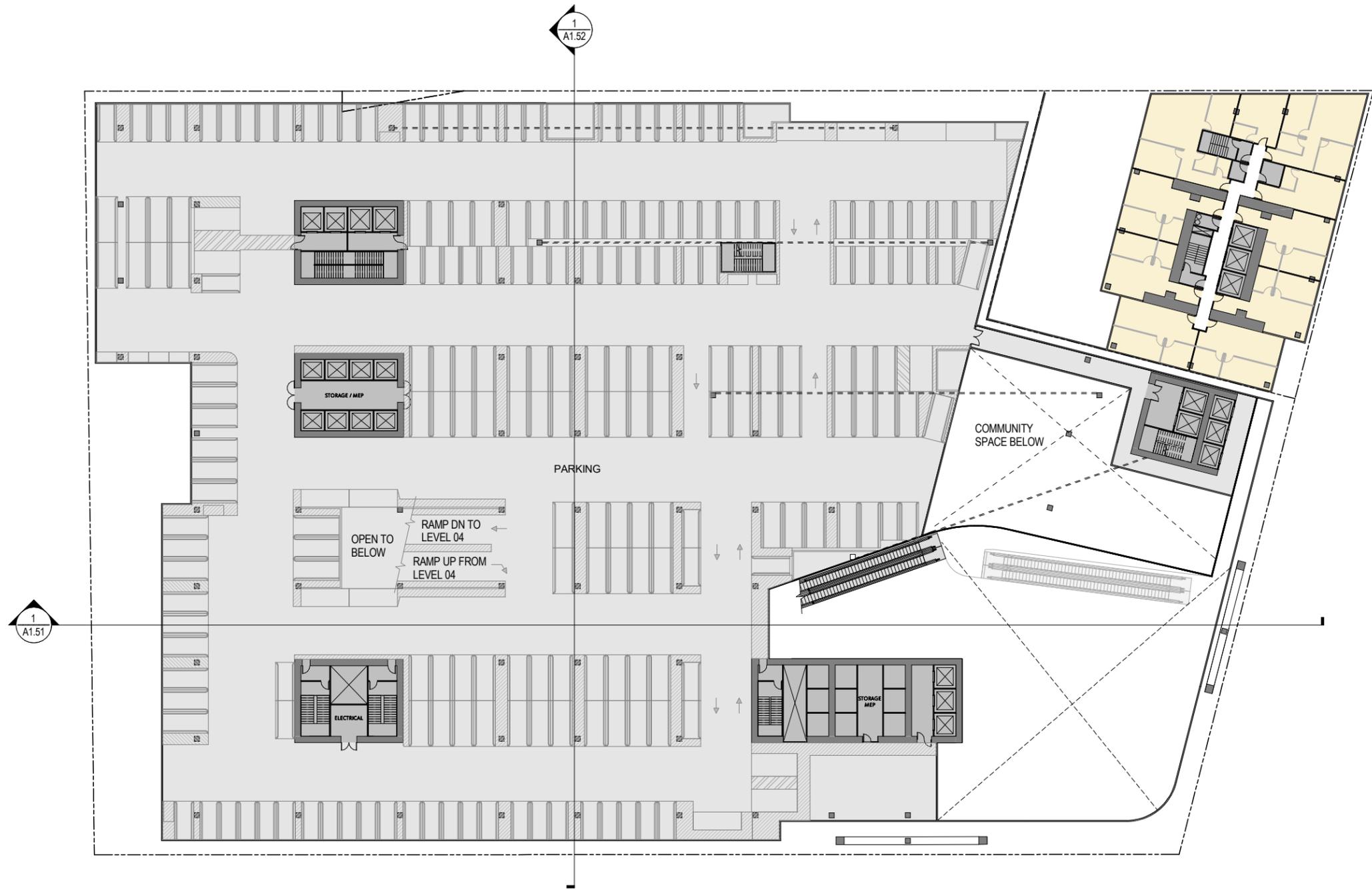


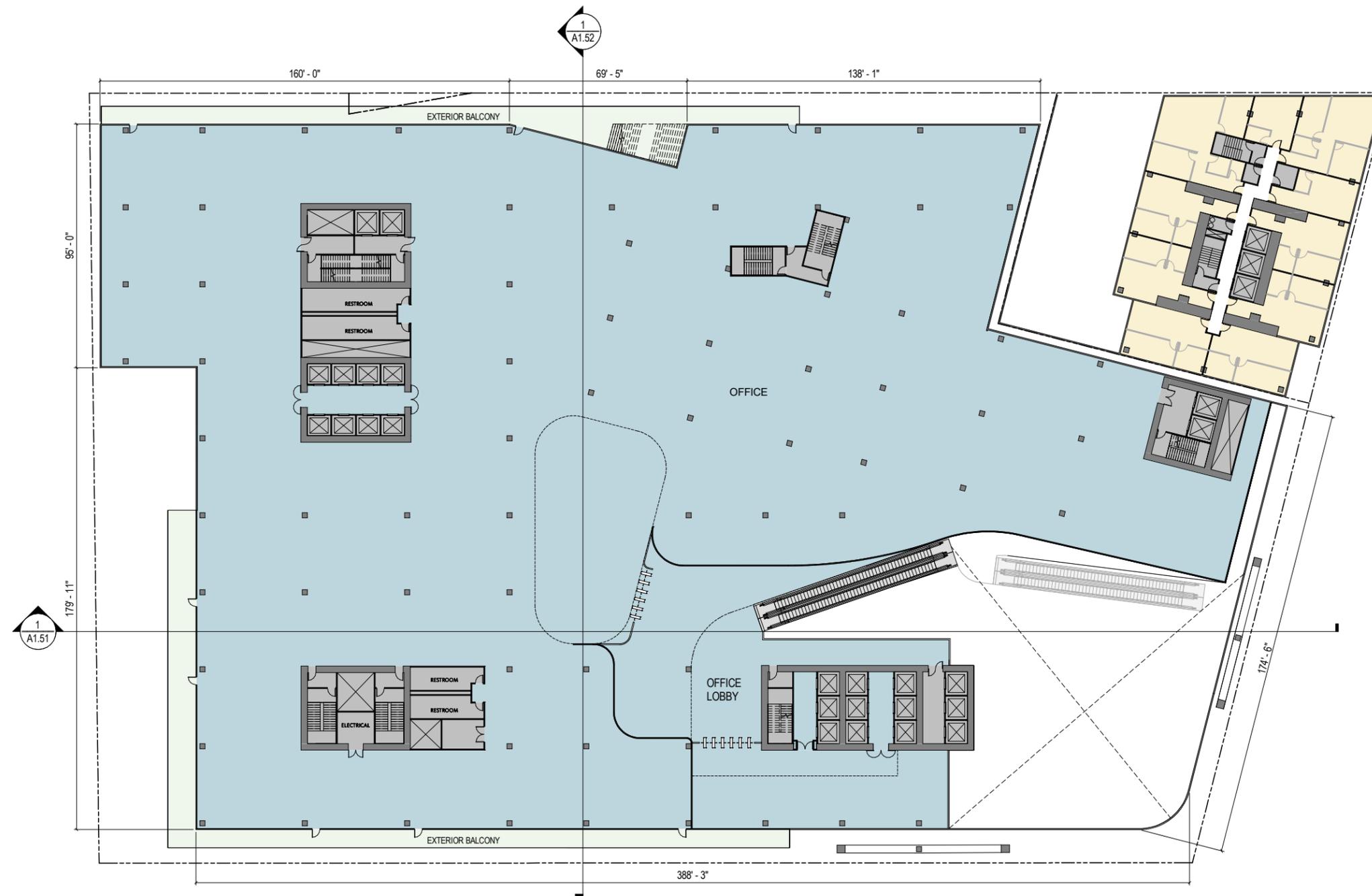


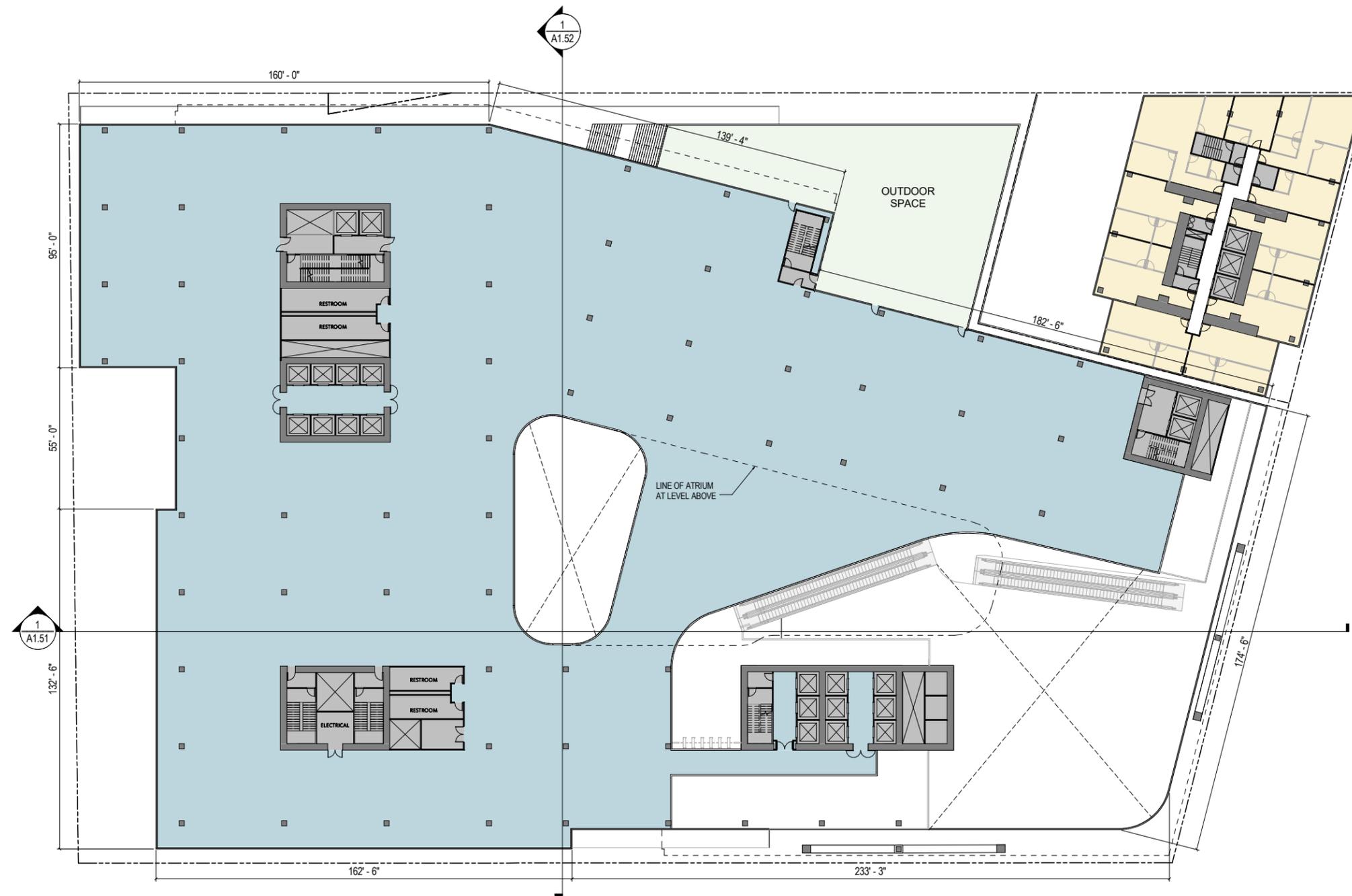


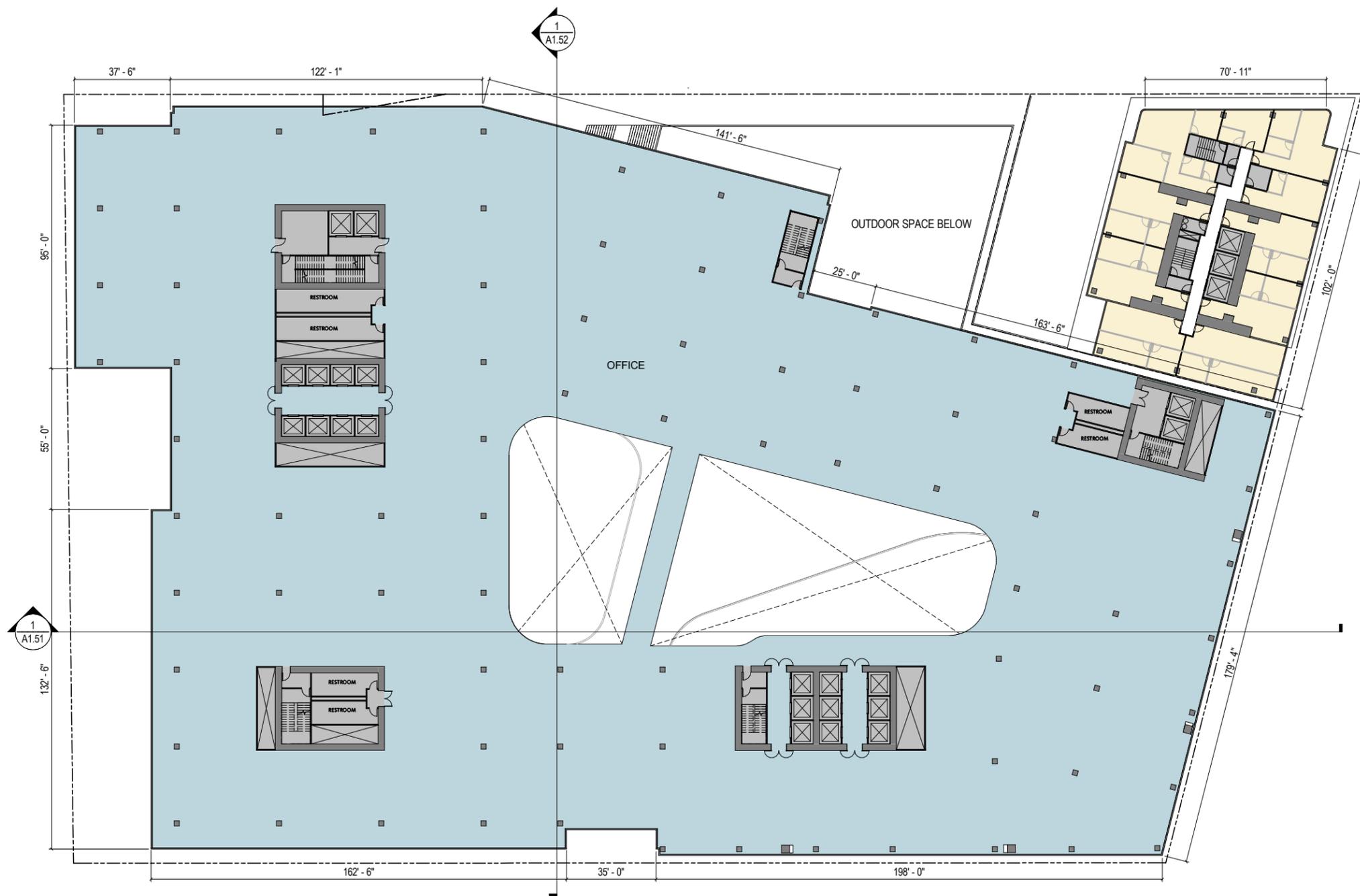






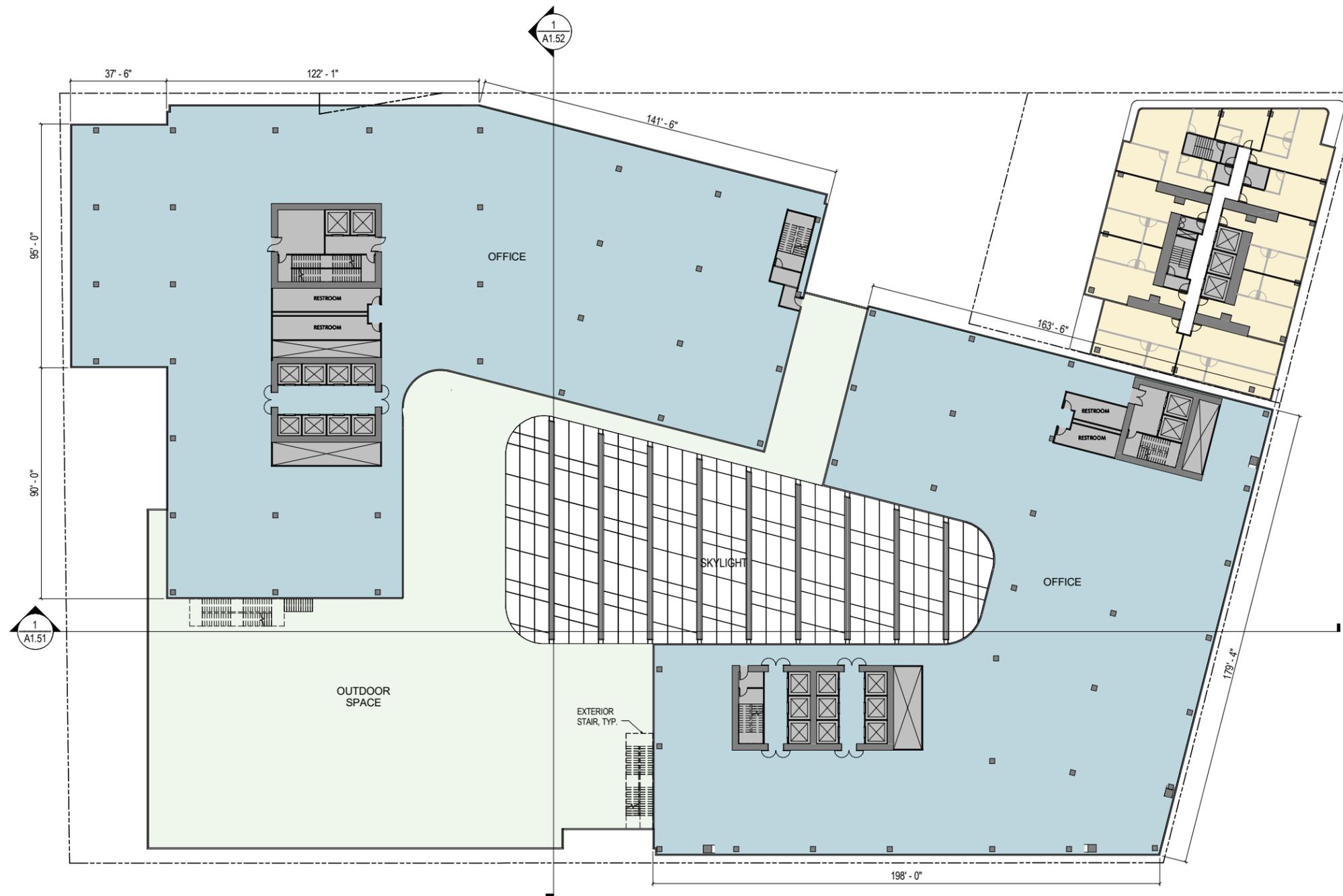


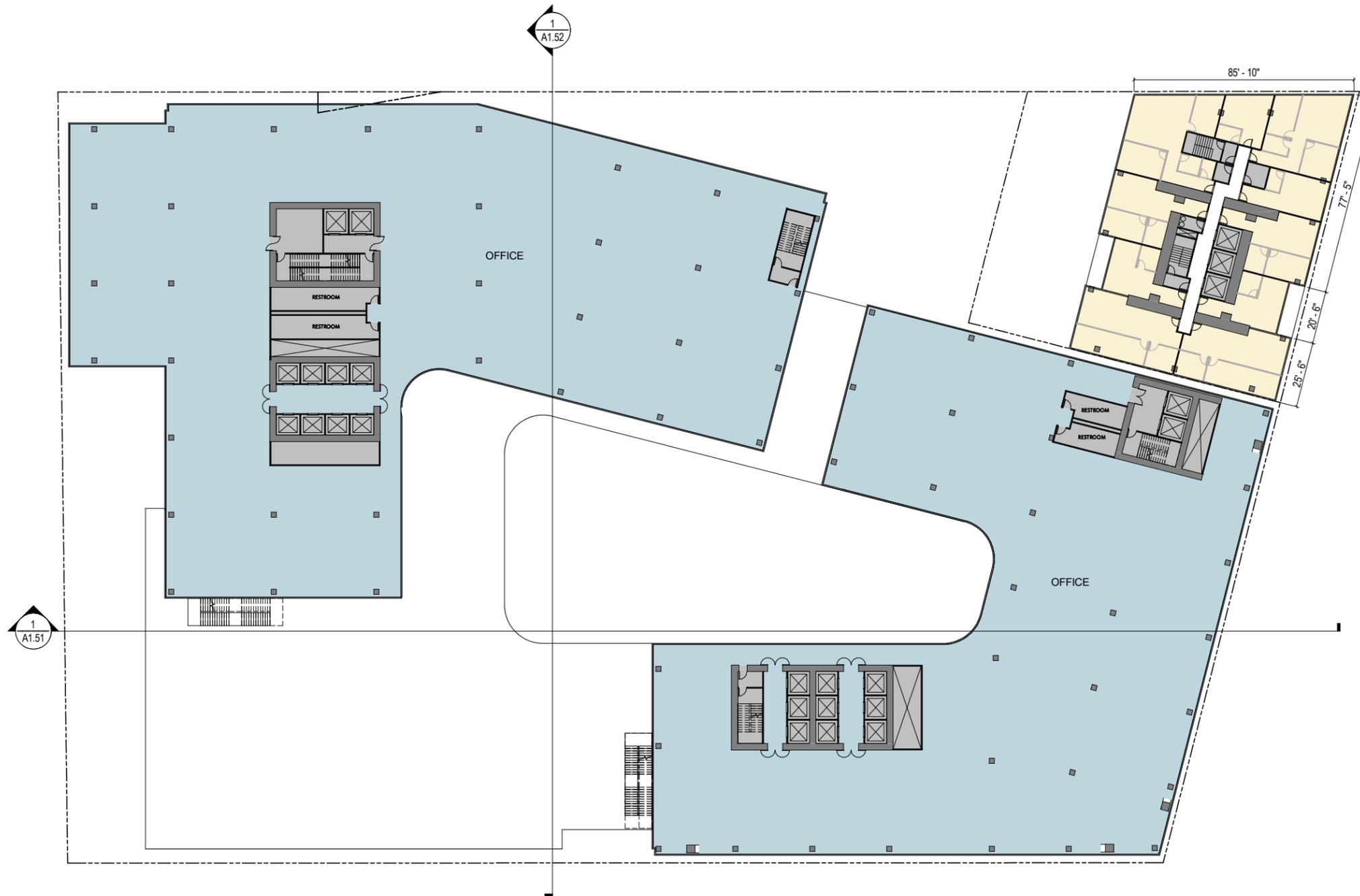


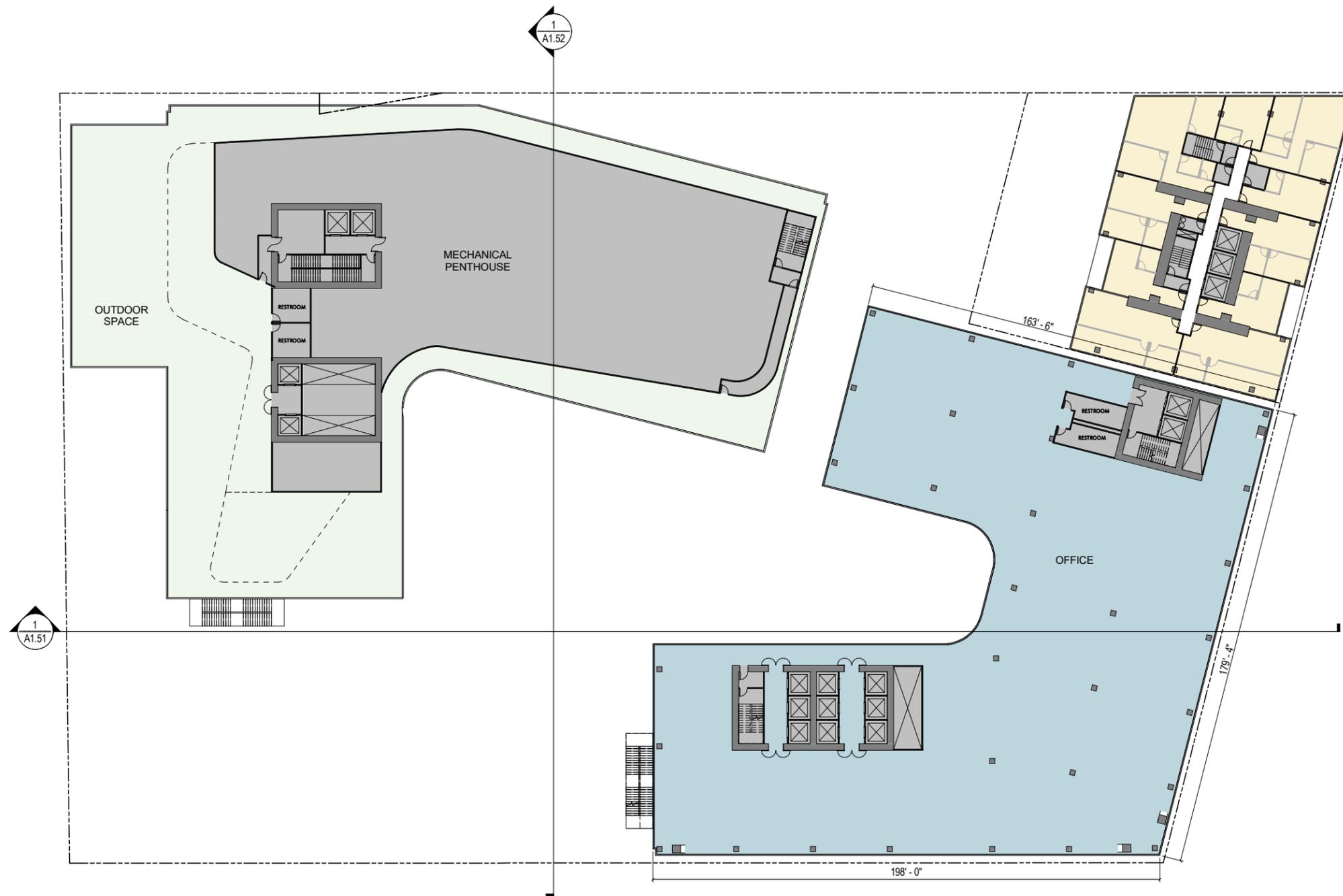


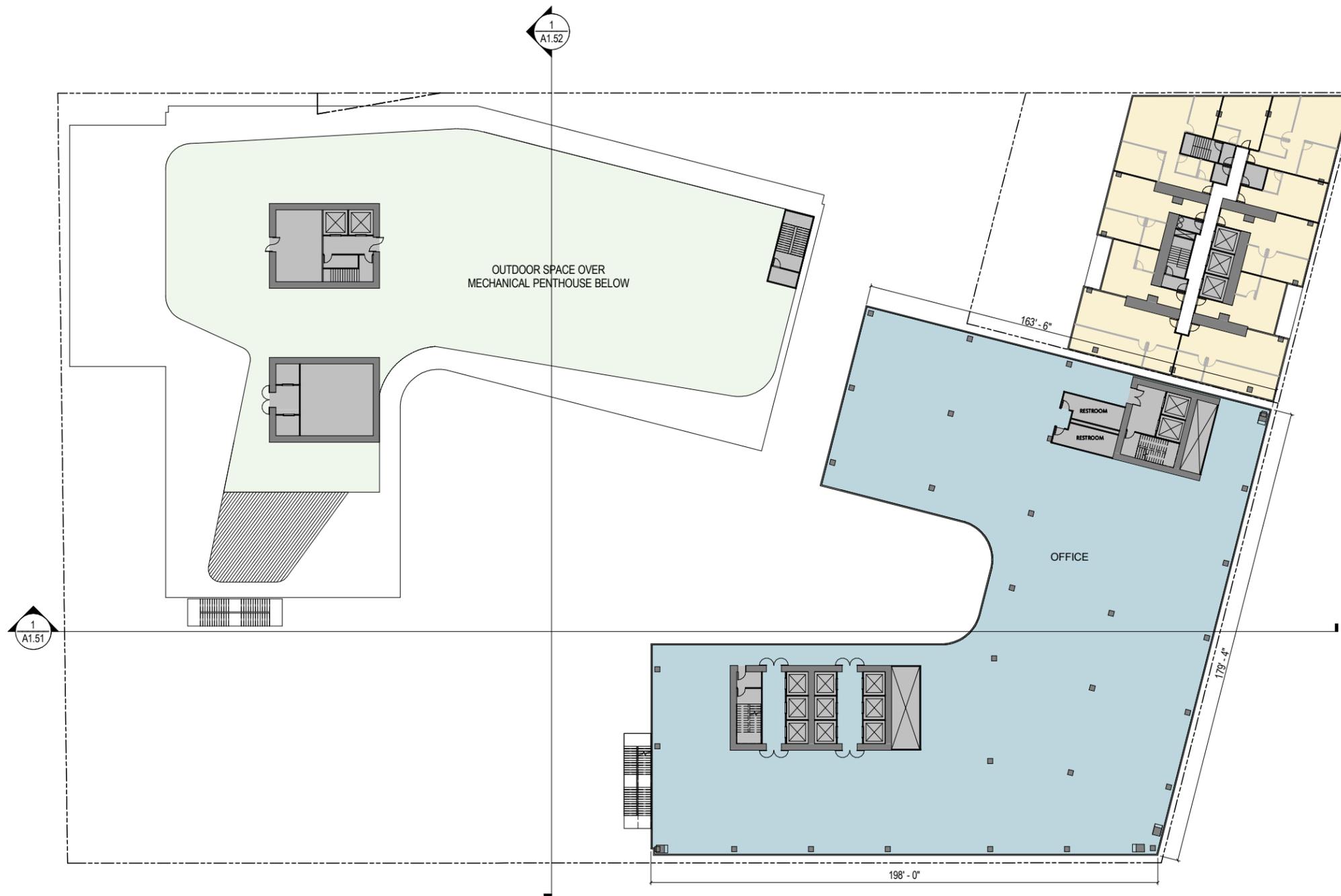
OFFICE 7TH-10TH FLOOR PLAN

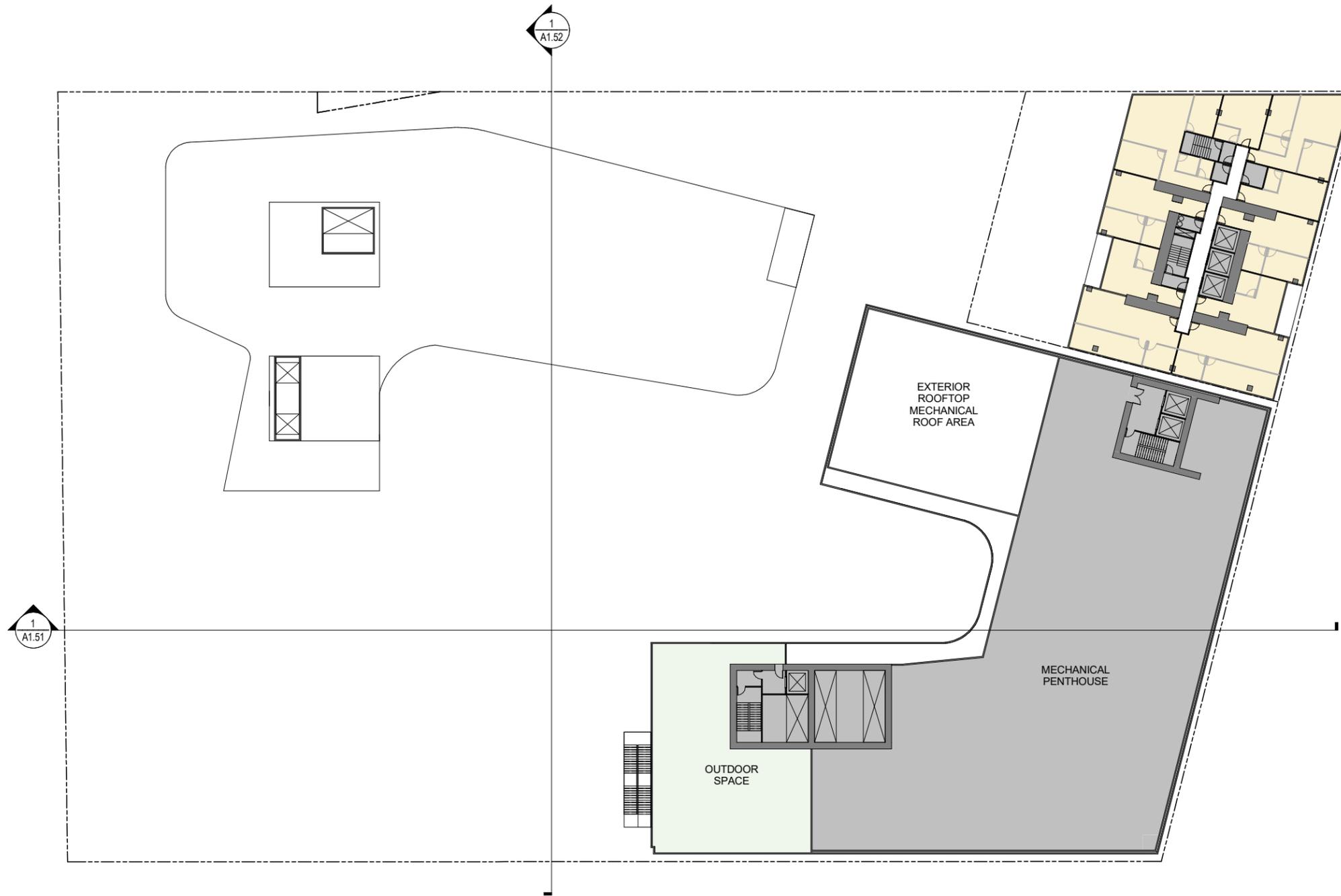


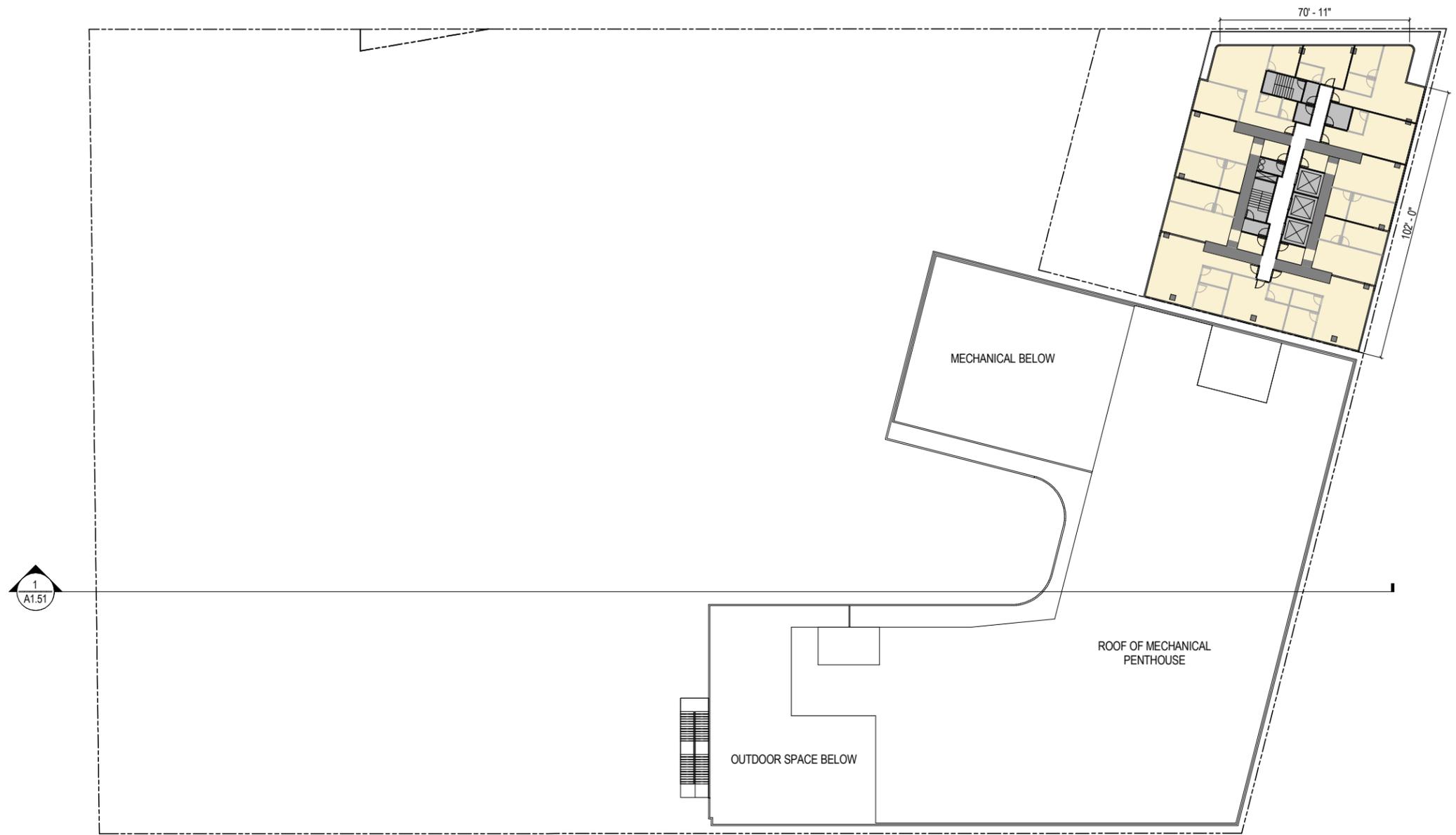






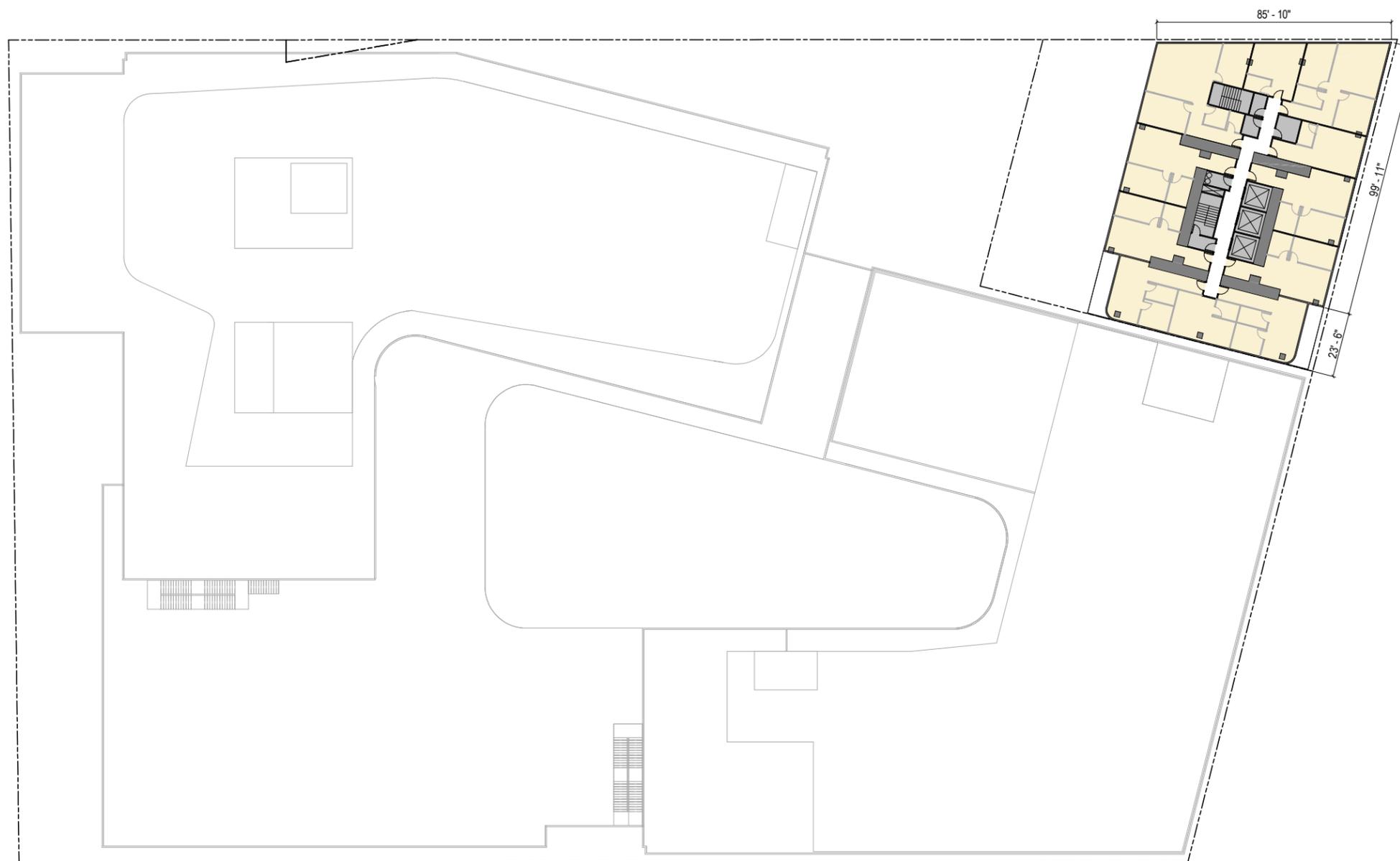






1
A1.51





GLASS



- GL-01:
PPG
LOW IRON IGU
"STARPHIRE TEMPERED"



- GL-02:
VIRACON
DOUBLE LAMINATED SINGLE PANE
"STARPHIRE LAMINATED"



- GL-03:
AGC INTERPANE
LOW IRON IGU
"STOPRAY VISION 50"



- GL-04:
VIRACON
LOW IRON IGU
"VE24-2M"

METAL FINISHES



- MT-01:
PPG COATING
GRAPHITE GRAY
UC106708LB

- MT-02:
PPG COATING
CHARCOAL
UC109852

- MT-03:
PPG COATING
GRAY VELVET
UC70214F

WOOD FINISHES



- WD-01:
IMITATION WOOD MATERIAL

TERRA COTTA



- TC-01:
EXTRUDED TERRA COTTA
DOUBLE FIRE GLAZED
DARK BLUE METALLIC

GLASS MATERIAL PRECEDENTS



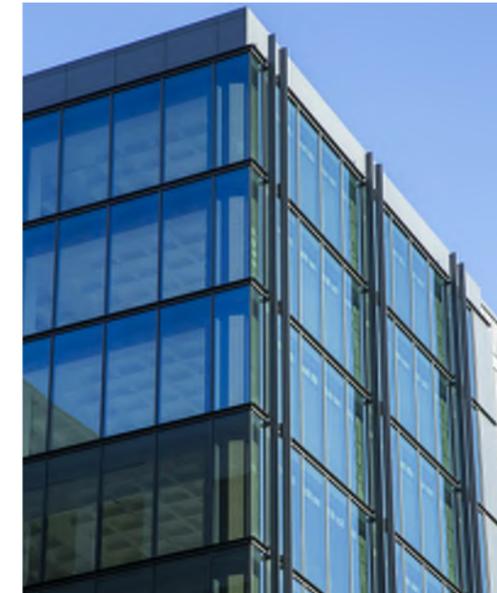
1099 NEW YORK AVE, BROOKLYN
 - GL-01:
 PPG
 LOW IRON IGU
 "STARPHIRE TEMPERED"



CALIFORNIA ACADEMY OF SCIENCES, SAN FRANCISCO
 - GL-02:
 VIRACON
 DOUBLE LAMINATED SINGLE PANE
 "STARPHIRE LAMINATED"



100 EMBANKMENT, MANCHESTER
 - GL-03:
 AGC INTERPANE
 LOW IRON IGU
 "STOPRAY VISION 50"

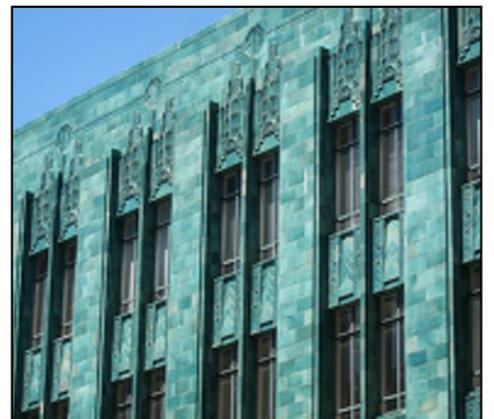


1 10TH ST, SAN FRANCISCO
 - GL-04:
 VIRACON
 LOW IRON IGU
 "VE24-2M"

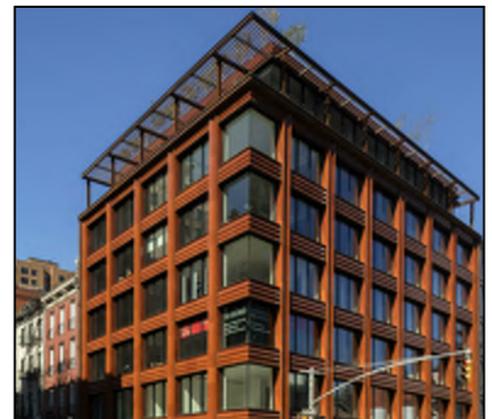
TERRA COTTA MATERIAL PRECEDENTS



CENTRAL SAINT GILES, LONDON
 - TC-01:
 EXTRUDED TERRA COTTA
 DOUBLE FIRE GLAZED
 DARK BLUE METALLIC



I. MAGNIN BUILDING, OAKLAND
 - TC-01:
 EXTRUDED TERRA COTTA
 DOUBLE FIRE GLAZED
 DARK BLUE METALLIC



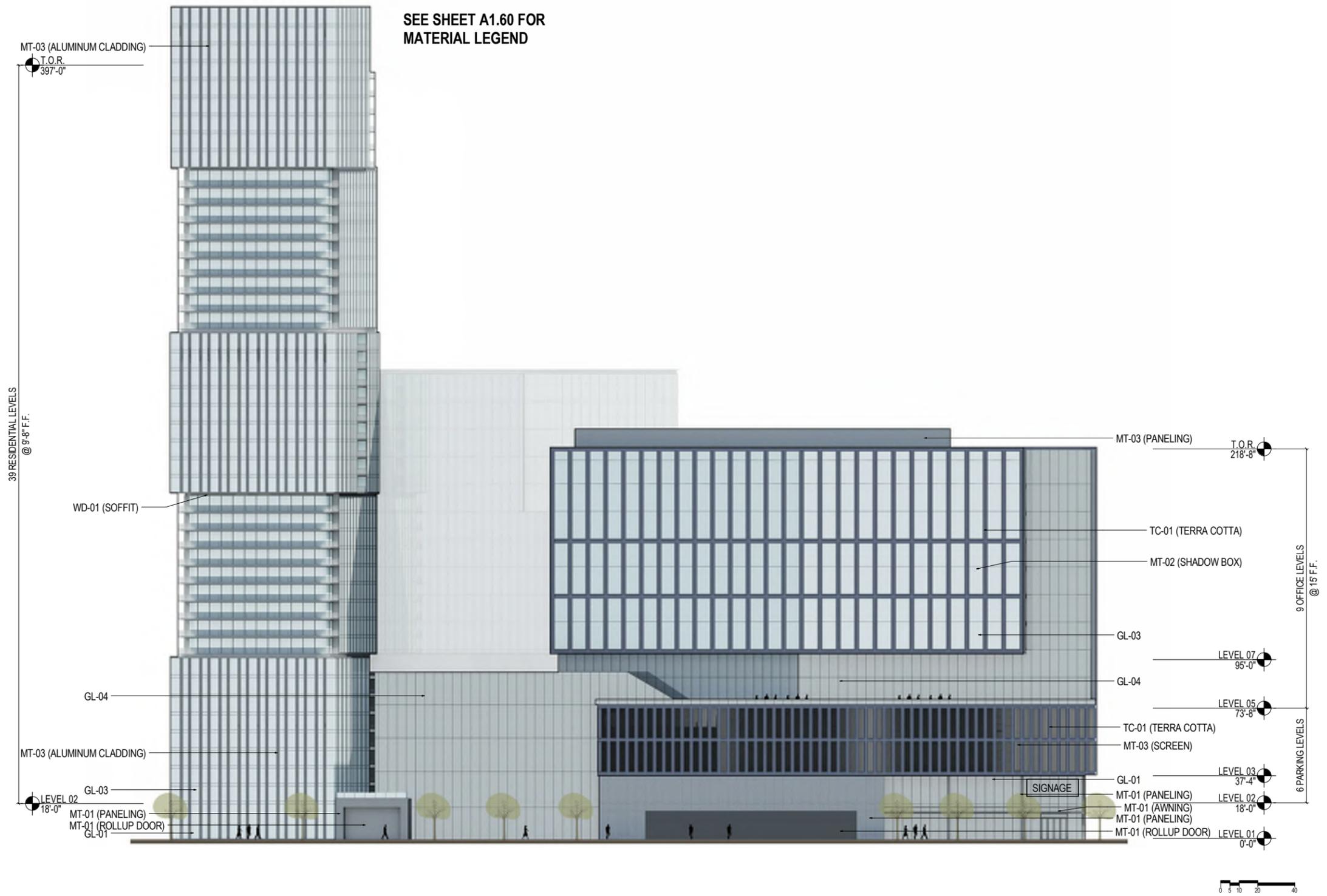
10 BOND STREET, NEW YORK
 - TC-01:
 EXTRUDED TERRA COTTA
 DOUBLE FIRE GLAZED
 DARK BLUE METALLIC



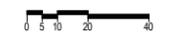
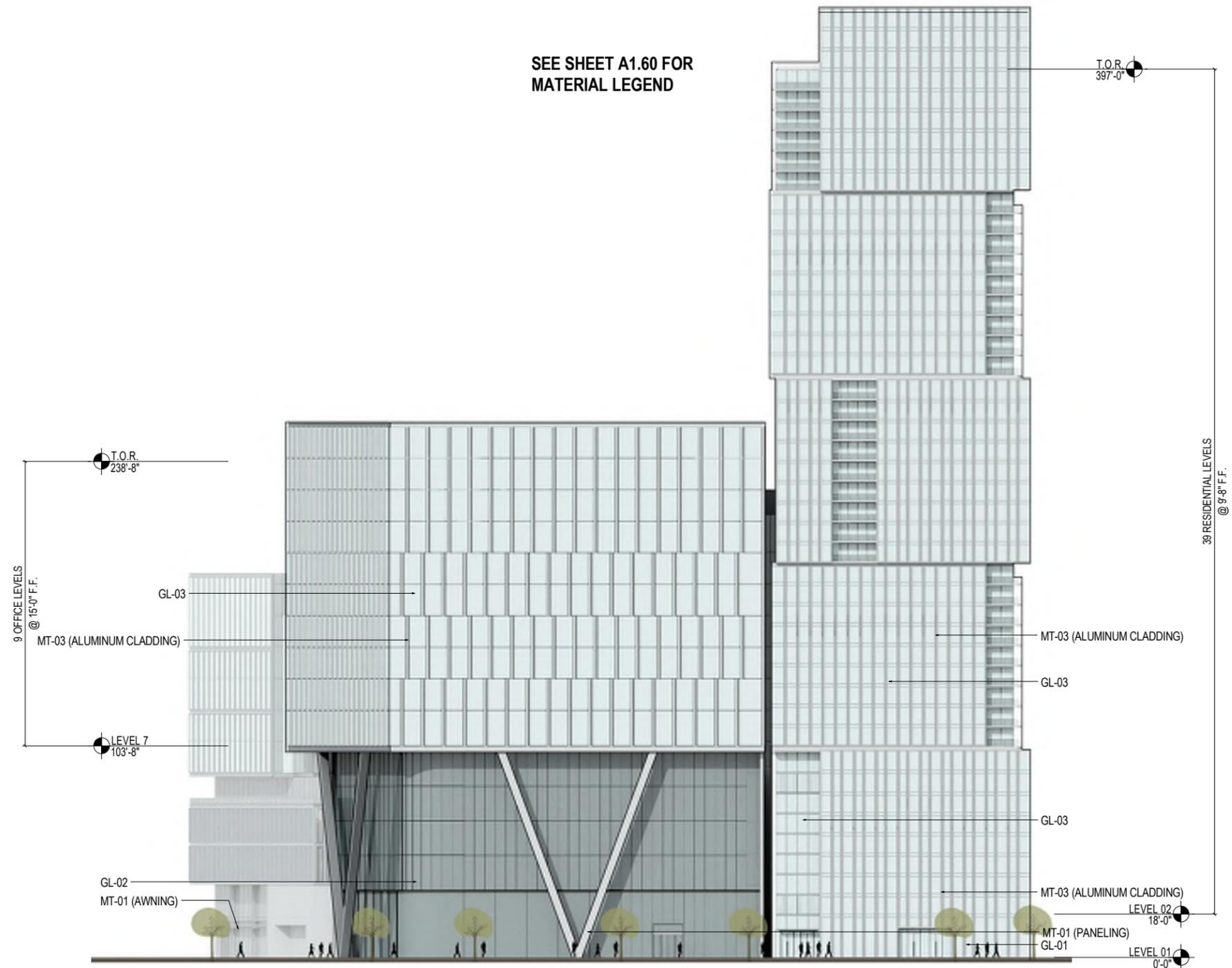
75 DAVIES STREET, LONDON
 - TC-01:
 EXTRUDED TERRA COTTA
 DOUBLE FIRE GLAZED
 DARK BLUE METALLIC

SEE SHEET A1.60 FOR
MATERIAL LEGEND

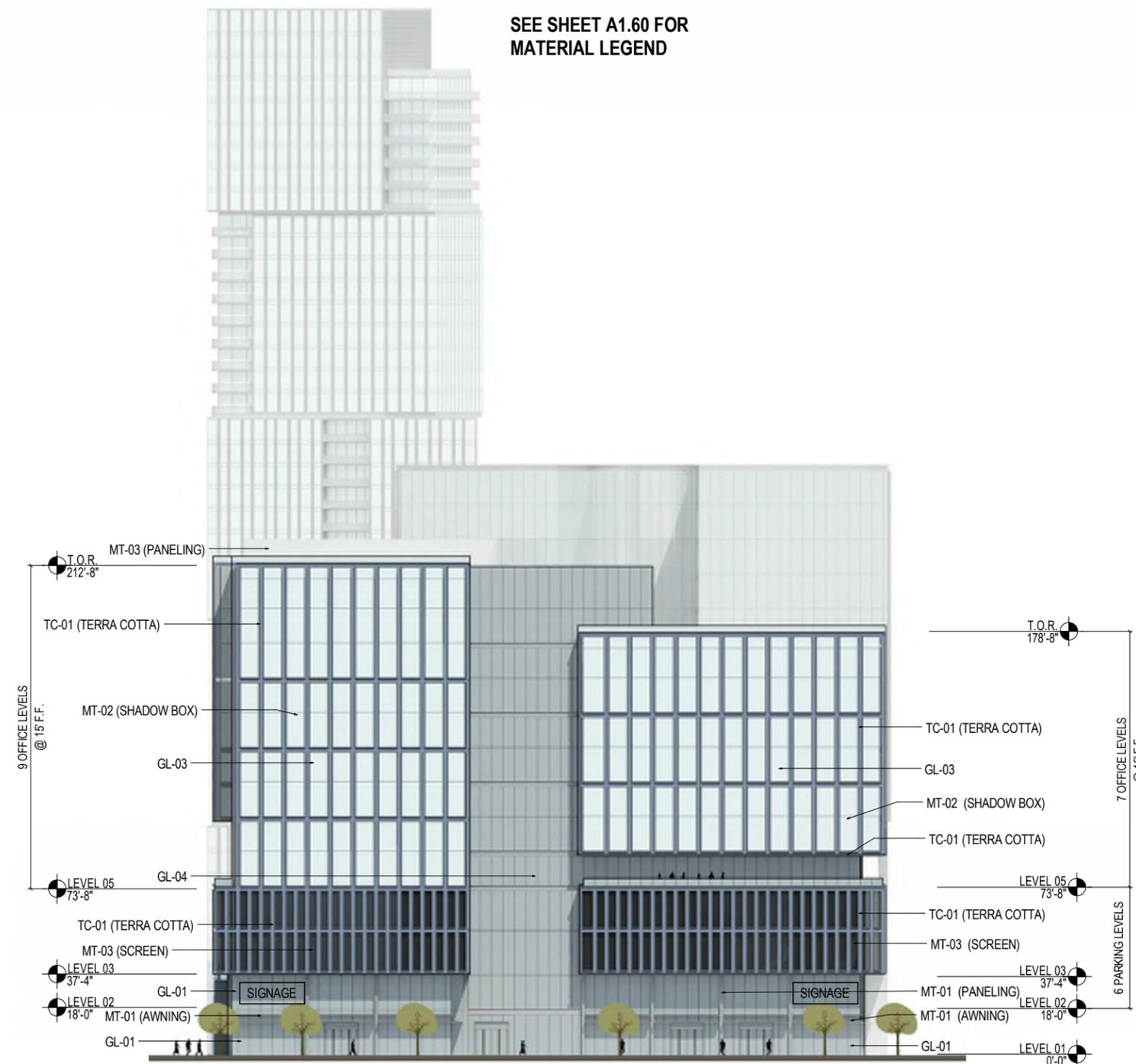




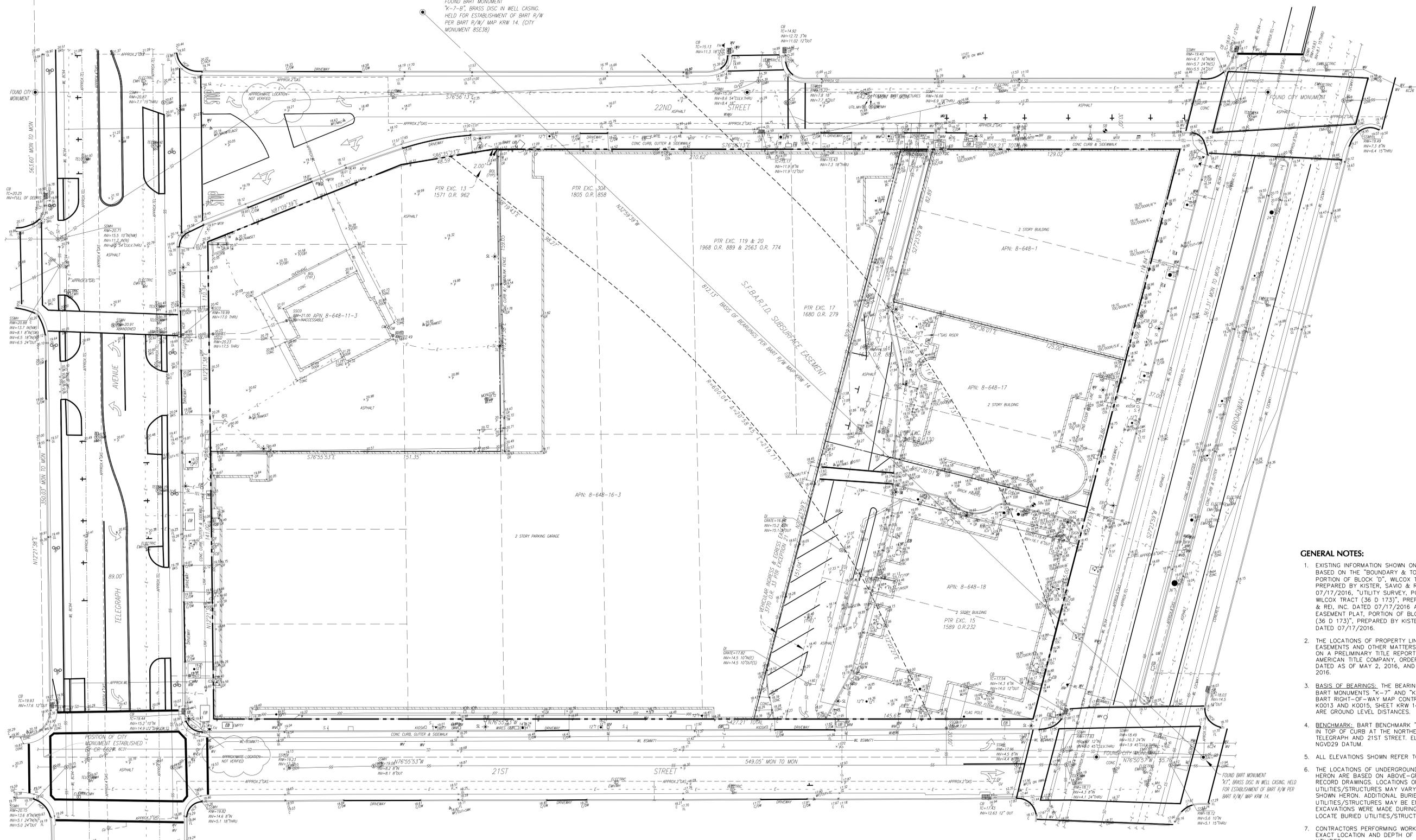
SEE SHEET A1.60 FOR
MATERIAL LEGEND



SEE SHEET A1.60 FOR
MATERIAL LEGEND



FOUND BART MONUMENT
"K-7-B", BRASS DISC IN WELL CASING.
HELD FOR ESTABLISHMENT OF BART R/W
PER BART S/W/MAP KRW 14, (CITY
MONUMENT 85E38)



- GENERAL NOTES:**
- EXISTING INFORMATION SHOWN ON THESE PLANS IS BASED ON THE "BOUNDARY & TOPOGRAPHIC SURVEY, PORTION OF BLOCK 'D', WILCOX TRACT (36 D 173)", PREPARED BY KISTER, SAVIO & REI, INC. DATED 07/17/2016, "UTILITY SURVEY, PORTION OF BLOCK 'D', WILCOX TRACT (36 D 173)", PREPARED BY KISTER, SAVIO & REI, INC. DATED 07/17/2016 AND "BOUNDARY & EASEMENT PLAT, PORTION OF BLOCK 'D', WILCOX TRACT (36 D 173)", PREPARED BY KISTER, SAVIO & REI, INC. DATED 07/17/2016.
 - THE LOCATIONS OF PROPERTY LINES, RIGHT OF WAYS, EASEMENTS AND OTHER MATTERS OF RECORD ARE BASED ON A PRELIMINARY TITLE REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY, ORDER NO. NCS-793774-SC, DATED AS OF MAY 2, 2016, AND AMENDED AUGUST 24, 2016.
 - BASIS OF BEARINGS: THE BEARING N32°59'39"W BETWEEN BART MONUMENTS "K-7" AND "K-7-B" AS SHOWN ON BART RIGHT-OF-WAY MAP CONTRACT 3R5031, PACKAGE K0013 AND K0015, SHEET KRW 14. DISTANCES SHOWN ARE GROUND LEVEL DISTANCES.
 - BENCHMARK: BART BENCHMARK "KB8", BRASS DISC SET IN TOP OF CURB AT THE NORTHEAST CORNER OF TELEGRAPH AND 21ST STREET. ELEVATION = 19.501 NGVD29 DATUM.
 - ALL ELEVATIONS SHOWN REFER TO NGVD29 DATUM.
 - THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND STRUCTURES AND RECORD DRAWINGS. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM THE LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.
 - CONTRACTORS PERFORMING WORK SHALL VERIFY THE EXACT LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES.

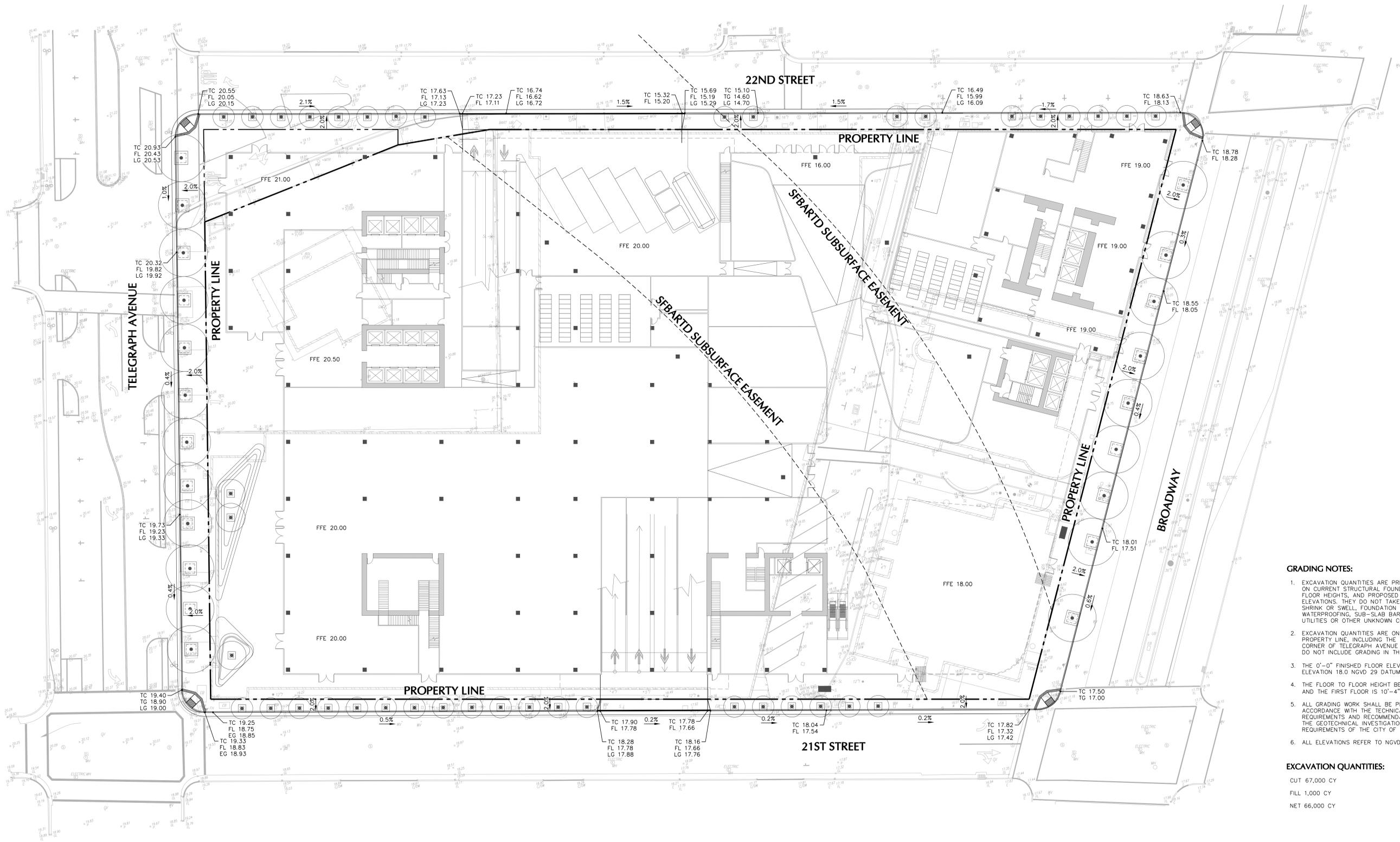
ABBREVIATIONS:

10" T	10" DIAMETER TREE	COL	COLUMN	CM	GAS METER	S	SIGN	TW	TOP OF WALL
BC	BUILDING CORNER	CONC	EDGE OF CONCRETE	GP	GATE POST	SDMH	STORM DRAIN MANHOLE	UB	UTILITY BOX
BR	BIKE RACK	DI	DROP INLET	GR	GROUND	SL	STREET LIGHT	W	BACK OF WALK
BFP	BACK FLOW PREVENTER	EB	ELECTRIC BOX	ICB	IRRIGATION CONTROL BOX	SLB	STREET LIGHT BOX	WM	WATER METER
BOL	BOLLARD	F	FENCE LINE	ICV	IRRIGATION CONTROL VALVE	SSCO	SANITARY SEWER CLEAN OUT	WV	WATER VALVE
C	TOP OF CURB	FDC	FIRE DEPARTMENT CONNECTION	MTR	PARKING METER	SSMH	SANITARY SEWER MANHOLE	WVB	WATER VALVE BOX
C/DW	TOP OF CURB AT DRIVEWAY	FL	FLOW LINE	MH	MANHOLE	TOC	TOP OF CONCRETE		
C/HCR	TOP OF CURB AT HANDICAP RAMP	G	GAS	P	PAVEMENT	TS	TRAFFIC SIGNAL		
CB	CATCH BASIN	GL	GUTTER LIP	PIV	POST INDICATOR VALVE	TSB	TRAFFIC SIGNAL BOX		

LEGEND:

GAS LINE	STREET LIGHT	ELECTRIC BOX
TELEPHONE LINE	STREET LIGHT BOX	WATER METER
ELECTRIC LINE	TRAFFIC SIGNAL	IRRIGATION CONTROL BOX
SANITARY SEWER	STORM DRAIN MANHOLE	FIRE HYDRANT
STORM DRAIN	STORM DRAIN CLEANOUT	SIGN
WATER LINE	CATCH BASIN	
UNKNOWN UTILITY PIPE/CONDUIT	SANITARY SEWER MANHOLE	
GAS VALVE	SANITARY SEWER CLEANOUT	
TELEPHONE MANHOLE	ELECTRIC MANHOLE	





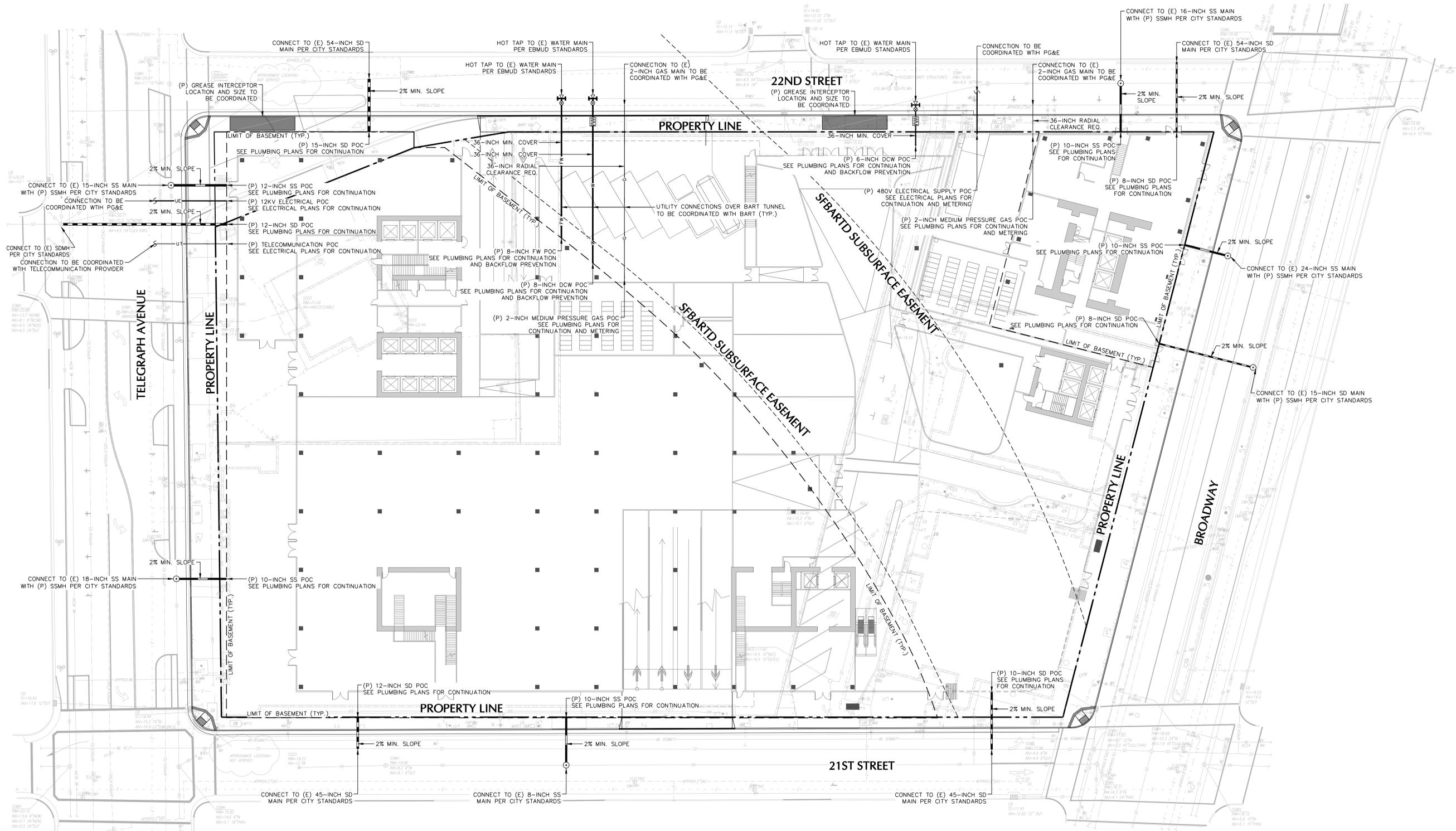
GRADING NOTES:

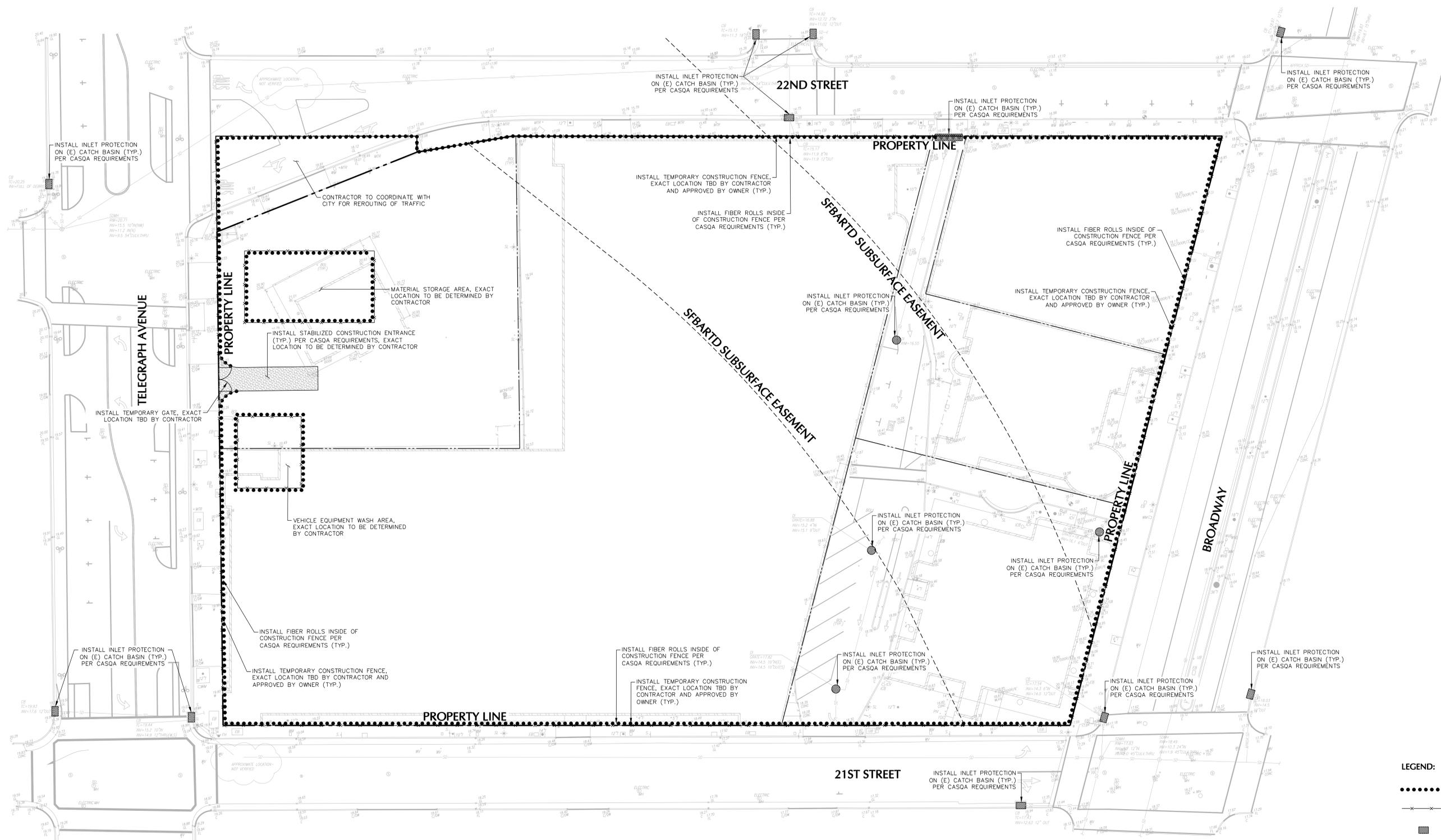
1. EXCAVATION QUANTITIES ARE PRELIMINARY AND BASED ON CURRENT STRUCTURAL FOUNDATION PLANS, FLOOR TO FLOOR HEIGHTS, AND PROPOSED FINISHED FLOOR ELEVATIONS. THEY DO NOT TAKE INTO ACCOUNT ANY SHRINK OR SWELL, FOUNDATION PREPARATION, WATERPROOFING, SUB-SLAB BARRIERS, SUB-SLAB UTILITIES OR OTHER UNKNOWN CONDITIONS.
2. EXCAVATION QUANTITIES ARE ONLY FOR WORK WITHIN THE PROPERTY LINE, INCLUDING THE BUILDING AREA OVER THE CORNER OF TELEGRAPH AVENUE AND 22ND STREET AND DO NOT INCLUDE GRADING IN THE PUBLIC RIGHT-OF-WAY.
3. THE 0'-0" FINISHED FLOOR ELEVATION IS SET AT ELEVATION 18.0 NGVD 29 DATUM.
4. THE FLOOR TO FLOOR HEIGHT BETWEEN THE BASEMENT AND THE FIRST FLOOR IS 10'-4".
5. ALL GRADING WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE TECHNICAL SPECIFICATIONS, REQUIREMENTS AND RECOMMENDATIONS CONTAINED IN THE GEOTECHNICAL INVESTIGATION AND REPORT, AND ANY REQUIREMENTS OF THE CITY OF OAKLAND.
6. ALL ELEVATIONS REFER TO NGVD 29 DATUM.

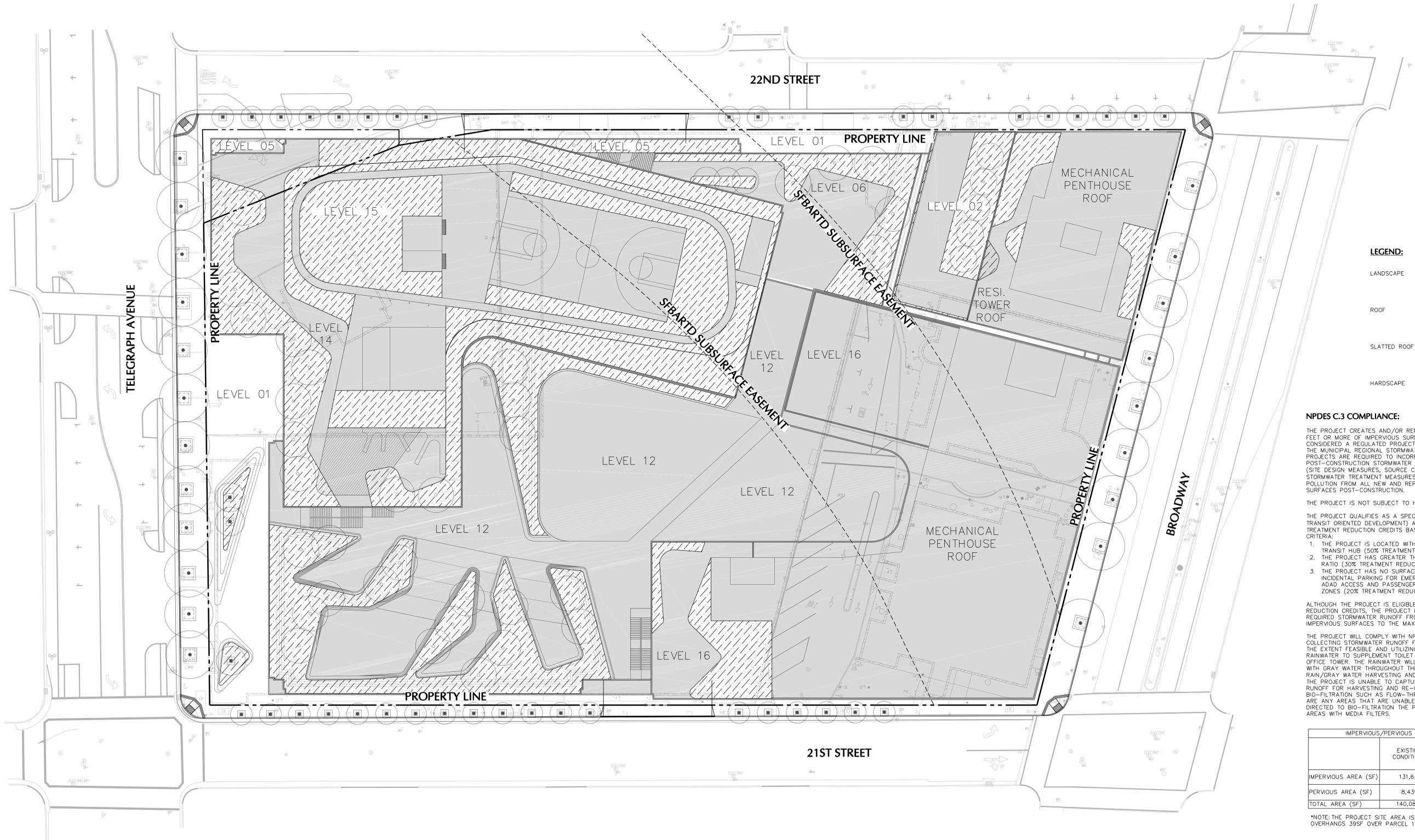
EXCAVATION QUANTITIES:

CUT 67,000 CY
 FILL 1,000 CY
 NET 66,000 CY









LEGEND:

LANDSCAPE	
ROOF	
SLATTED ROOF	
HARDSCAPE	

NPDES C.3 COMPLIANCE:

THE PROJECT CREATES AND/OR REPLACES 10,000 SQUARE FEET OR MORE OF IMPERVIOUS SURFACE AND THEREFORE IS CONSIDERED A REGULATED PROJECT UNDER PROVISION C.3 OF THE MUNICIPAL REGIONAL STORMWATER PERMIT. REGULATED PROJECTS ARE REQUIRED TO INCORPORATE POST-CONSTRUCTION STORMWATER MANAGEMENT MEASURES (SITE DESIGN MEASURES, SOURCE CONTROL MEASURES AND STORMWATER TREATMENT MEASURES) TO REDUCE STORMWATER POLLUTION FROM ALL NEW AND REPLACED IMPERVIOUS SURFACES POST-CONSTRUCTION.

THE PROJECT IS NOT SUBJECT TO HYDROMODIFICATION.

THE PROJECT QUALIFIES AS A SPECIAL PROJECT (CATEGORY C: TRANSIT ORIENTED DEVELOPMENT) AND IS ELIGIBLE FOR 100% TREATMENT REDUCTION CREDITS BASED ON THE FOLLOWING CRITERIA:

1. THE PROJECT IS LOCATED WITHIN 1/4 MILE OF AN EXISTING TRANSIT HUB (50% TREATMENT REDUCTION CREDIT).
2. THE PROJECT HAS GREATER THAN A 6.0 FLOOR AREA RATIO (30% TREATMENT REDUCTION CREDIT).
3. THE PROJECT HAS NO SURFACE PARKING (EXCEPT FOR INCIDENTAL PARKING FOR EMERGENCY VEHICLE ACCESS, ADAP ACCESS AND PASSENGER OR FREIGHT LOADING ZONES (20% TREATMENT REDUCTION CREDIT).

ALTHOUGH THE PROJECT IS ELIGIBLE FOR TREATMENT REDUCTION CREDITS, THE PROJECT INTENTION IS TO TREAT THE REQUIRED STORMWATER RUNOFF FROM ALL NEW AND IMPERVIOUS SURFACES TO THE MAXIMUM EXTENT FEASIBLE.

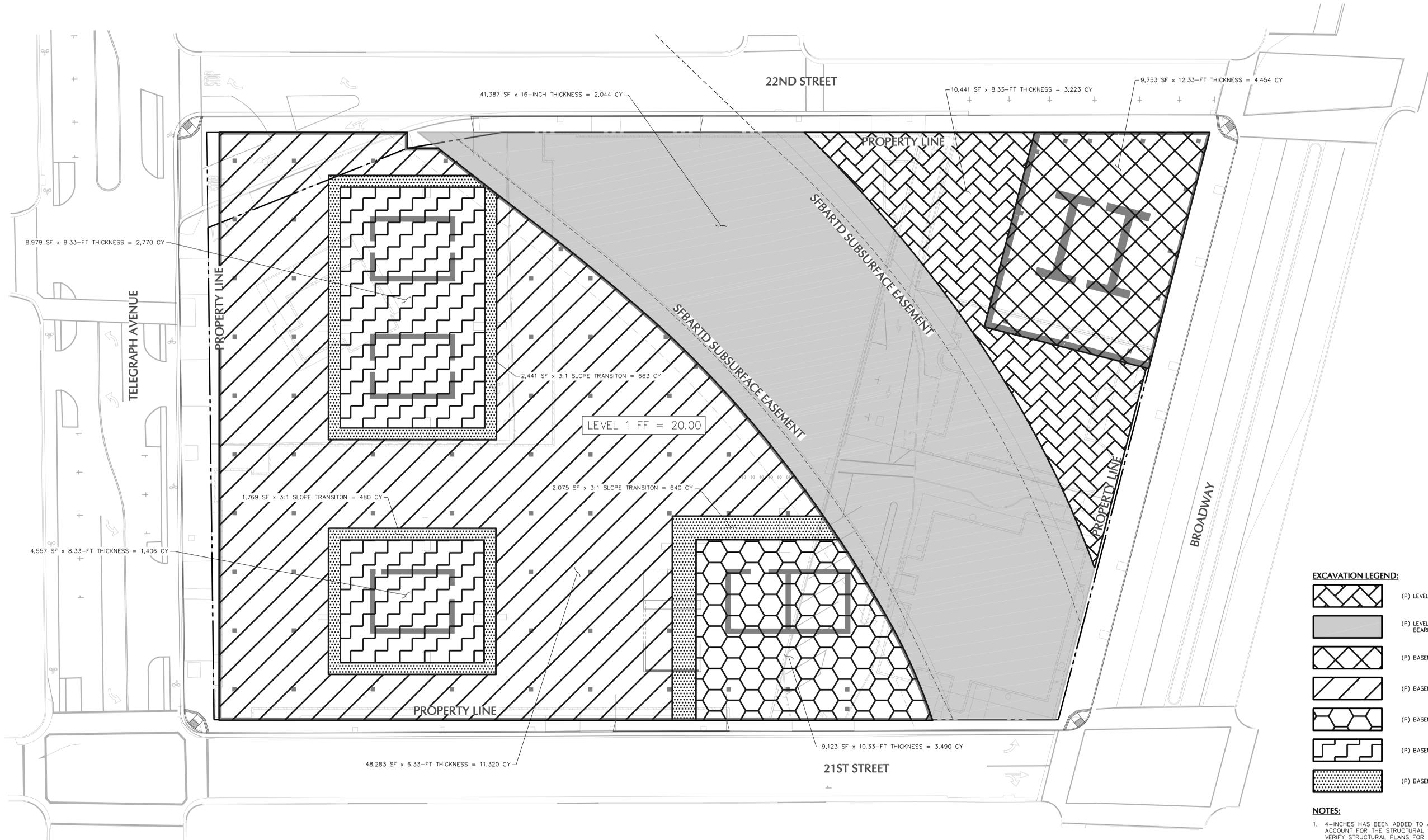
THE PROJECT WILL COMPLY WITH NPDES C.3 REQUIREMENTS BY COLLECTING STORMWATER RUNOFF FROM THE ROOF AREAS TO THE EXTENT FEASIBLE AND UTILIZING THE COLLECTED RAINWATER TO SUPPLEMENT TOILET FLUSHING DEMAND IN THE OFFICE TOWER. THE RAINWATER WILL BE HARVESTED ALONG WITH GRAY WATER THROUGHOUT THE PROJECT IN A COMBINED RAIN/GRAY WATER HARVESTING AND RE-USE SYSTEM. WHERE THE PROJECT IS UNABLE TO CAPTURE THE STORMWATER RUNOFF FOR HARVESTING AND RE-USE, IT WILL UTILIZE BIO-FILTRATION SUCH AS FLOW-THROUGH PLANTERS. IF THERE ARE ANY AREAS THAT ARE UNABLE TO BE CAPTURED OR DIRECTED TO BIO-FILTRATION THE PROJECT WILL TREAT THOSE AREAS WITH MEDIA FILTERS.

IMPERVIOUS/PERVIOUS SUMMARY TABLE

	EXISTING CONDITIONS	PROPOSED CONDITIONS
IMPERVIOUS AREA (SF)	131,641	102,156
PERVIOUS AREA (SF)	8,439	37,924
TOTAL AREA (SF)	140,080*	140,080*

*NOTE: THE PROJECT SITE AREA IS 140,041SF, THE ROOF OVERHANGS 39SF OVER PARCEL 1.



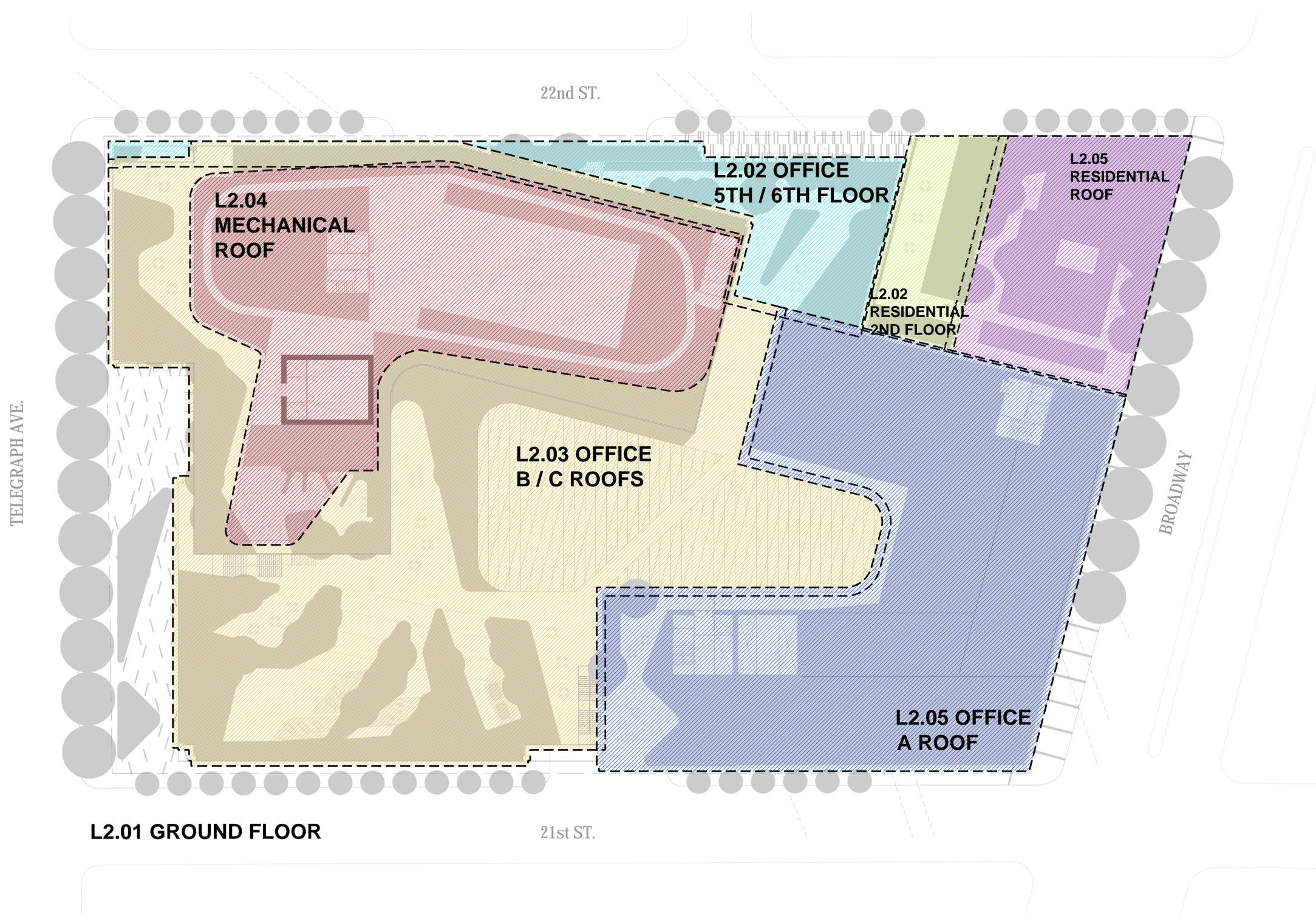


EXCAVATION LEGEND:

	(P) LEVEL 1 - 8-FT THICK MAT FOUNDATION
	(P) LEVEL 1 - 12-INCH THICK MILD SOG BEARING ON INSULATION
	(P) BASEMENT LEVEL - 12-FT THICK MAT FOUNDATION
	(P) BASEMENT LEVEL - 6-FT THICK MAT FOUNDATION
	(P) BASEMENT LEVEL - 10-FT THICK MAT FOUNDATION
	(P) BASEMENT LEVEL - 8-FT THICK MAT FOUNDATION
	(P) BASEMENT LEVEL - 3:1 SLOPE TRANSITION

- NOTES:**
- 4-INCHES HAS BEEN ADDED TO ALL FOUNDATION ELEMENTS TO ACCOUNT FOR THE STRUCTURAL SLAB THICKNESS. CONTRACTOR TO VERIFY STRUCTURAL PLANS FOR ACTUAL SLAB THICKNESS.
 - BASEMENT LEVEL IS 10-FT BELOW LEVEL 1 FINISH FLOOR.
 - THE CONTRACTOR IS RESPONSIBLE FOR DESIGNING AND INSTALLING SHEETING AND SHORING AS REQUIRED AS LOCATIONS WHERE A STEP IN EXCAVATION ELEVATION OCCURS PER THE GEOTECHNICAL REPORT. SHEETING AND SHORING MUST BE DESIGNED AND APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO INSTALLATION.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL GRADING ACTIVITIES REQUIRED FOR THE CONSTRUCTION OF PILE CAPS, FOUNDATION, GRADE BEAMS, AND ANY OTHER STRUCTURAL ELEMENTS AS SHOWN ON THE STRUCTURAL PLANS.





TELEGRAPH AVE.

22nd ST.

BROADWAY

21st ST.

L2.04
MECHANICAL
ROOF

L2.02 OFFICE
5TH / 6TH FLOOR

L2.05
RESIDENTIAL
ROOF

L2.02
RESIDENTIAL
2ND FLOOR

L2.03 OFFICE
B / C ROOFS

L2.05 OFFICE
A ROOF

L2.01 GROUND FLOOR



TREE PRESERVATION ORDINANCE

PURSUANT TO THE TREE PRESERVATION ORDINANCE (§12.36 O.M.C.) A TREE PRESERVATION/REMOVAL PERMIT IS REQUIRED FOR ANY PROPOSED CONSTRUCTION ACTIVITY (INCLUDING BUILDINGS, DRIVEWAYS, PATHS, DECKS, CONSTRUCTION VEHICLE ROUTES, SIDEWALK IMPROVEMENTS, & PERIMETER GRADING) WITHIN 10 FEET OF A PROTECTED TREE, EVEN IF SUCH TREES ARE NOT BEING REMOVED OR IF THEY ARE LOCATED ON A NEIGHBOR'S PROPERTY.

THE FOLLOWING ARE PROTECTED TREES:

- a. ANY COAST LIVE OAK TREE THAT IS LARGER THAN 4 INCHES DBH"
- b. ANY TREE (EXCEPT EUCALYPTUS) THAT IS LARGER THAN 9 INCHES DBH" (EUCALYPTUS TREES AND UP TO 5 MONTEREY PINES PER ACRE ARE NOT CONSIDERED PROTECTED TREES UNDER THIS SECTION. MONTEREY PINES MUST BE INSPECTED AND VERIFIED BY THE PUBLIC WORKS AGENCY - TREE DIVISION PRIOR TO THEIR REMOVAL. CONTACT THE TREE DIVISION AT (510) 615-5850 FOR MORE INFORMATION OR TO SCHEDULE AN INSPECTION).
- c. ANY TREE OF ANY SIZE LOCATED IN THE PUBLIC RIGHT-OF-WAY (INCLUDING STREET TREES).

I ATTEST THAT: (CHECK ONE)

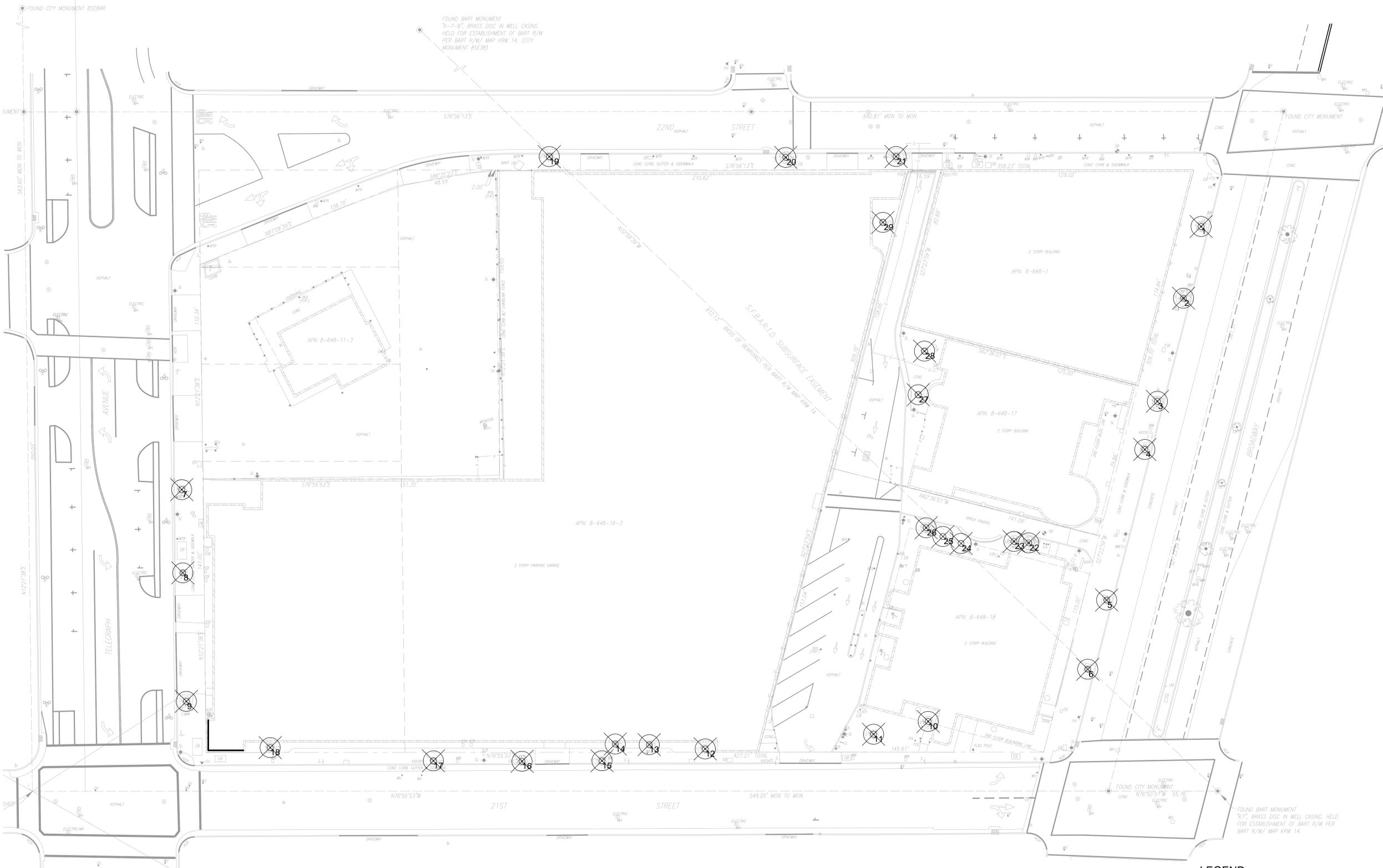
- (1) THERE ARE NO EXISTING PROTECTED TREES ANYWHERE ON THE SUBJECT PROPERTY OR WITHIN 10 FEET OF THE PROPOSED CONSTRUCTION ACTIVITIES** (INCLUDING NEIGHBOR'S PROPERTIES OR THE ADJACENT PUBLIC RIGHT-OF-WAY).
- (2) THERE ARE PROTECTED TREES ON THE SUBJECT PROPERTY OR WITHIN 10 FEET OF THE PROPOSED CONSTRUCTION ACTIVITIES**, AND THEIR LOCATION IS INDICATED ON THE SITE PLAN AND LANDSCAPE PLAN AND (CHECK ONE):
 - (A) NO PROTECTED TREES ARE TO BE REMOVED AND NO CONSTRUCTION ACTIVITY** WILL OCCUR WITHIN 10 FEET OF ANY PROTECTED TREE.
 - (B) NO PROTECTED TREES ARE TO BE REMOVED AND CONSTRUCTION ACTIVITY** WILL OCCUR WITHIN 10 FEET OF ANY PROTECTED TREE.
 - (C) PROTECTED TREES WILL BE REMOVED.

IF YOU CHECKED (2B) OR (2C), A TREE PRESERVATION/REMOVAL PERMIT IS REQUIRED. PLEASE COMPLETE THE SECTION BELOW.

TREES PROPOSED FOR REMOVAL		
#	SPECIES	DBH
1	<i>Platanus x hispanica</i>	13.5
2	<i>Platanus x hispanica</i>	21
3	<i>Platanus x hispanica</i>	16.5
4	<i>Platanus x hispanica</i>	13.5
5	<i>Platanus x hispanica</i>	7
6	<i>Platanus x hispanica</i>	7.5
7	<i>Platanus x hispanica</i>	13.5
8	<i>Platanus x hispanica</i>	7
9	<i>Platanus x hispanica</i>	14
10	<i>Acer palmatum</i>	7, 5.5, 6, 4.5
11	<i>Betula pendula</i>	11.5
12	<i>Quercus agrifolia</i>	14.5
13	<i>Quercus agrifolia</i>	6.5
14	<i>Quercus agrifolia</i>	5
15	<i>Lophostemon confertus</i>	14.5
16	<i>Lophostemon confertus</i>	18
17	<i>Lophostemon confertus</i>	11
18	<i>Juniperus chinensis</i>	13.5
19	<i>Lophostemon confertus</i>	11
20	<i>Lophostemon confertus</i>	16.5
21	<i>Lophostemon confertus</i>	12
22	<i>Afrocarpus gracilior</i>	15
23	<i>Afrocarpus gracilior</i>	15
24	<i>Acer palmatum</i>	4, 4, 3.5, 3.5, 6.5
25	<i>Acer palmatum</i>	4, 6
26	<i>Acer palmatum</i>	4, 4.5, 5.5, 3, 5
27	<i>Acer palmatum</i>	9" @ 32"
28	<i>Prunus serrulata</i>	12" @ 42"
29	<i>Cupressus sempervirens</i>	9, 5

REASON FOR REMOVAL/IMPACTING OF TREES:

- TREES 5, 20, 25 TO BE REMOVED DUE TO ITS POOR HEALTH. REPLACEMENT TREE TO BE PLANTED.
- THE REST OF THE TREES TO BE REMOVED DUE TO CONSTRUCTION ACTIVITIES. REPLACEMENT TREE TO BE PLANTED. ADDITIONAL PLATANUS X HISPANICA AND LOPHOSTEMON CONFERTUS TREES TO BE PLANTED ONSITE. SEE L2.01 LANDSCAPE PLAN - GROUND FLOOR FOR DETAILS.
- OTHER SPECIES TO BE REPLACED AS PLATANUS X HISPANICA AND LOPHOSTEMON CONFERTUS FOR DESIGN CONSISTENCY.



GENERAL NOTES

1. THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED. THE SURVEYOR LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.
2. CONTRACTORS AND OTHERS PERFORMING WORK SHALL VERIFY THE EXACT LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES.
3. CONTOUR INTERVAL = 1'

LEGEND

- (E) TREES TO BE REMOVED (21) TOTAL
- (E) TREES TO BE PROTECTED (8) TOTAL





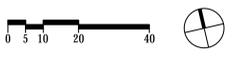
STREETSCAPE - CANOPY TREES

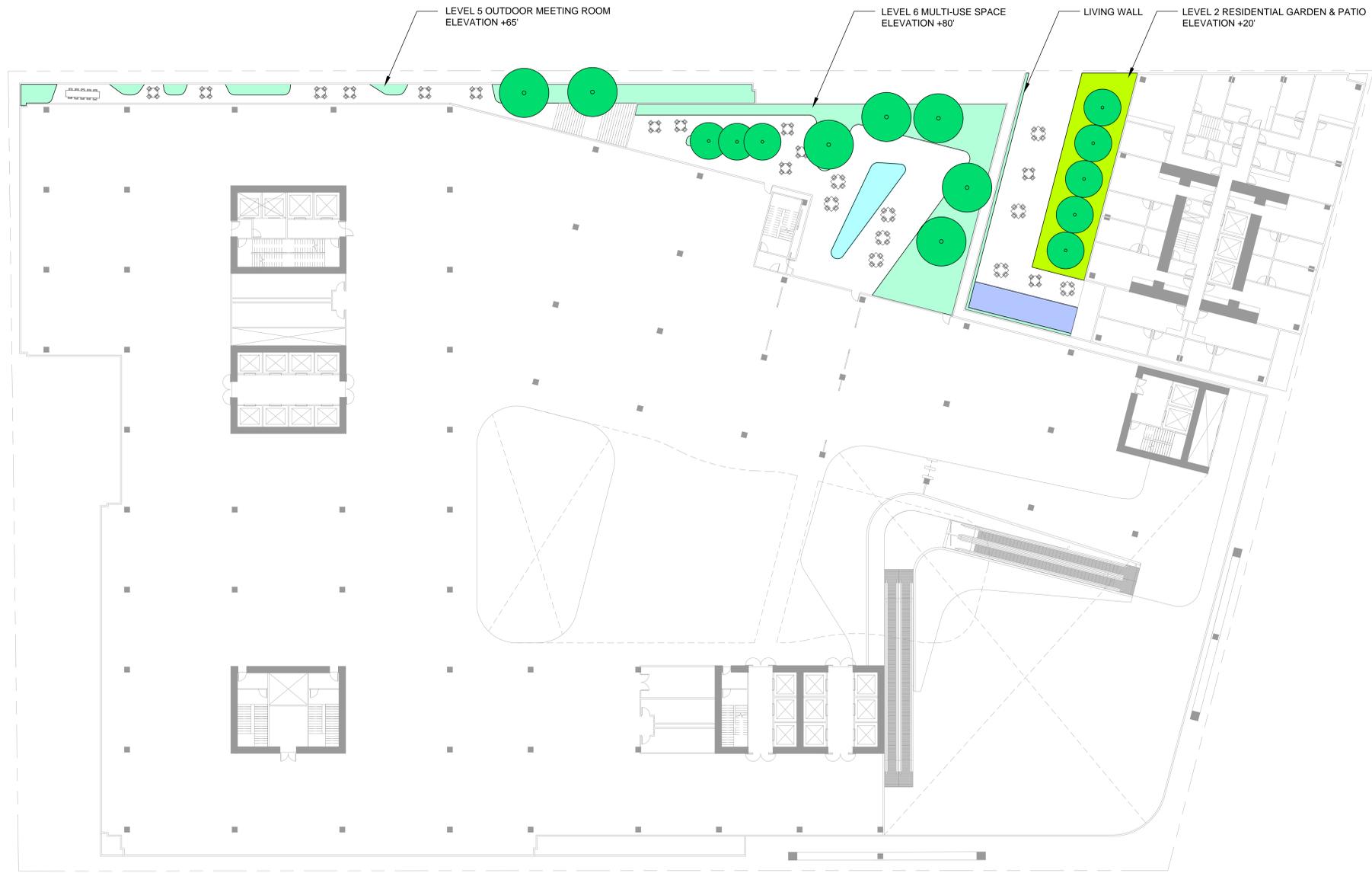


STREETSCAPE - COLUMNAR TREES

GROUND FLOOR PLANTING SCHEDULE

SYMBOL	TYPE	SCIENTIFIC NAME	COMMON NAME	QUANTITY / AREA (SQ. FT)	SIZE	IRRIGATION
● 1	TREE	<i>Olea europaea</i> 'Swan Hill'	Fruitless Olive 'Swan Hill'	3	48" OR 60" Box	Drip Irrigation
● 2	TREE	<i>Lophostemon confertus</i>	Brisbane Box	37	36" Box	Drip Irrigation
● 3	TREE	<i>Ulmus * A. A.] a.] a.]</i>	London Planetree	21	48" Box	Drip Irrigation
■	PLANTING	<i>Lavandula latifolia</i>	Lavandula latifolia	462 (SQ. FT)	1 Gal	Drip Irrigation





LIVING WALL



INDOOR / OUTDOOR CONNECTIONS

PLANTING SCHEDULE

SYMBOL	TYPE	QUANTITY / AREA (SQ FT)	IRRIGATION
	TREE	15	Drip Irrigation
	PLANTING (OFFICE)	3,380 (SQ FT)	Drip Irrigation
	PLANTING (RESIDENTIAL)	1,550 (SQ FT)	Drip Irrigation
	LIVING WALL (RESIDENTIAL)	7,800 (SQ FT)	Drip Irrigation

OTHER LANDSCAPING ELEMENTS

SYMBOL	TYPE	QUANTITY / AREA (SQ FT)
	WATER FEATURE (OFFICE)	340 (SQ FT)
	WATER FEATURE (RESIDENTIAL)	450 (SQ FT)





ROOF PLANTING SCHEDULE

SYMBOL	TYPE	QUANTITY / AREA (SQ FT)	IRRIGATION
	TREE	38	Drip Irrigation
	PLANTING (OFFICE)	18,340 (SQ FT)	Drip Irrigation

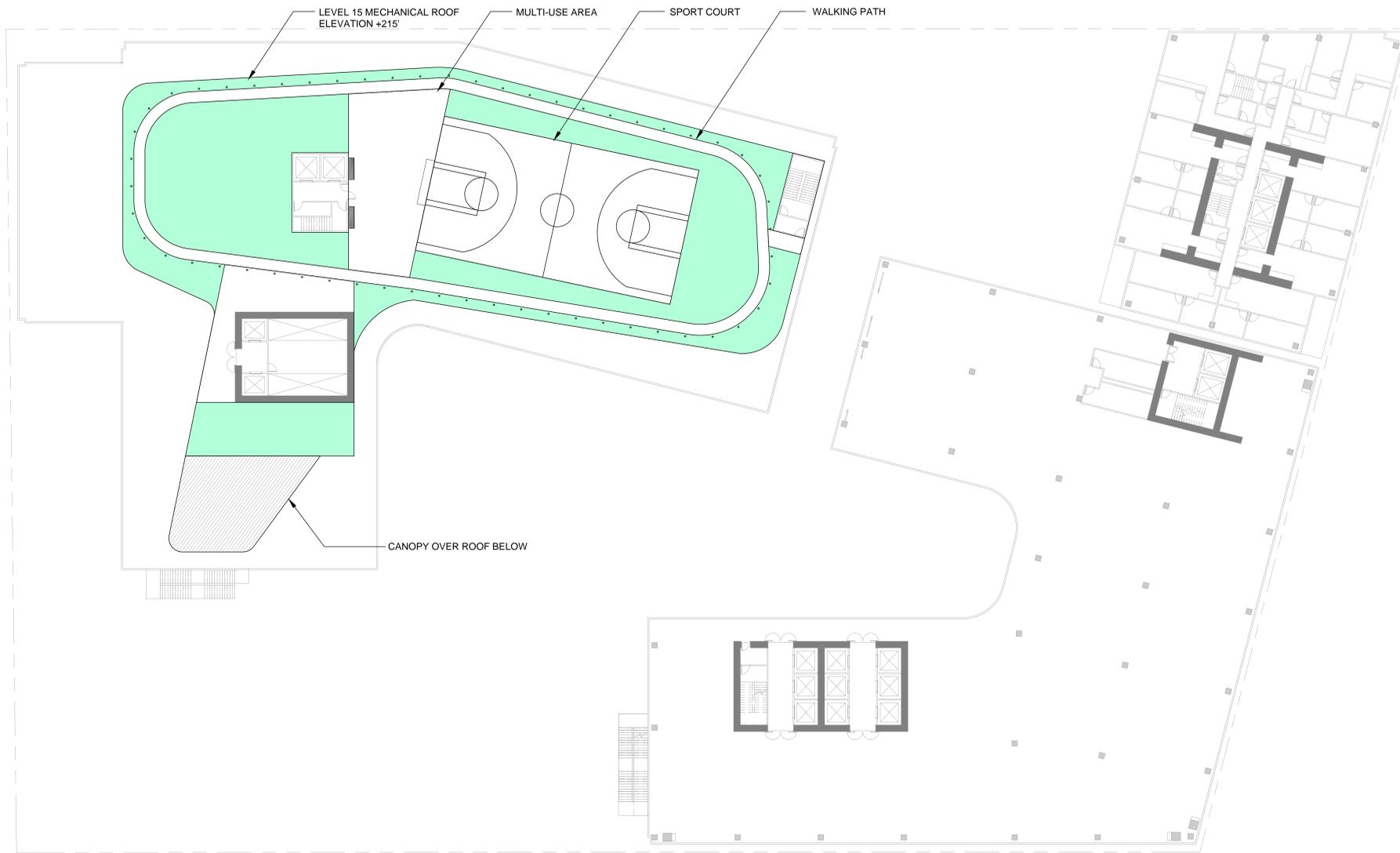


LIVING ROOF



ROOFTOP COURTYARDS





LIVING ROOF



SPORT COURTS

ROOF PLANTING SCHEDULE

SYMBOL	TYPE	QUANTITY / AREA (SQ FT)	IRRIGATION
	PLANTING (OFFICE)	10,800 (SQ FT)	Drip Irrigation





LIVING ROOF

ROOF PLANTING SCHEDULE

SYMBOL	TYPE	QUANTITY / AREA (SQ. FT)	IRRIGATION
	TREE	10	Drip Irrigation
	PLANTING (OFFICE)	1,950 (SQ. FT)	Drip Irrigation
	PLANTING (RESIDENTIAL)	1,460 (SQ. FT)	Drip Irrigation

OTHER LANDSCAPING ELEMENTS

SYMBOL	TYPE	QUANTITY / AREA (SQ. FT)
	POOL (RESIDENTIAL)	660 (SQ. FT)



From the corner of Broadway and 21st, the lobby, with its wood clad cube feature, is a primary focal point. Within the cube feature, color changing luminaires integrated with architecturally precise wall and ceiling cove details will create lighting effects similar to those inspired by the artists, James Turrell and Robert Irwin, where a balance of slowly changing subtle color shifts create an interaction of light and color. These shifts in color can be programmed by the Owner and Artist(s) to create a sophisticated and dynamic interior that can evolve and be curated over time. Uplighting of the main lobby ceiling from luminaires atop this cube element will create a soft glow that extends the experience to the exterior soffit at the façade perimeter.

Beyond the lobby, luminaires integrated within the retail window boxes will highlight graphic displays and combine with interior lighting from the retail environment below to create street side glow and focus. The top of the Residential Tower will have a nighttime presence provided by color changing luminaires mounted inside the perimeter of mechanical screen that light the horizontal louvers to create a glow at the crown. Additionally, the organization of the balconies on the façade will be expressed through a detail in which a concealed LED strip will provide a soft glow at the balcony perimeter.



1 PERSPECTIVE AT BROADWAY & 21ST

From the corner of Telegraph and 22nd, luminaires integrated within the retail window boxes will highlight graphic displays and combine with interior lighting from the retail environment below to create street side glow and focus. Additionally, canopy mounted downlights will illuminate the parking garage entry, with spill light adding to the streetscape illumination.

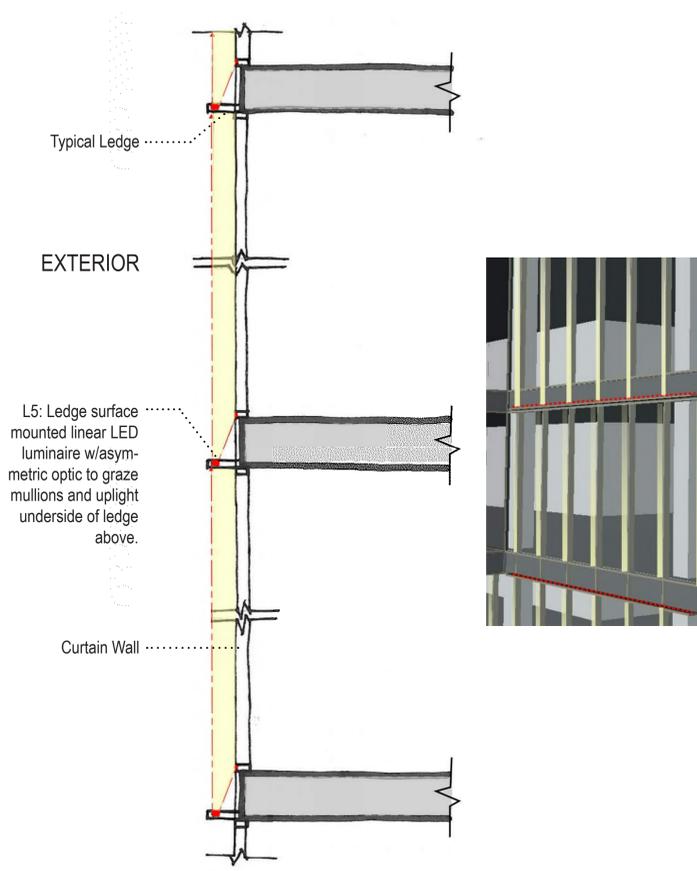
At the façade, soffits that occur under the pushed out massing elements are given a soft glow by uplight from integrated linear luminaires. The short ledges occurring at this corner of the building will have integrated linear luminaires that will graze the vertical window mullions and provide a soft glow to the underside of the ledge above.

The top of the Residential Tower will have a nighttime presence provided by color changing luminaires mounted inside the perimeter of mechanical screen that light the horizontal louvers to create a glow at the crown. Additionally, the organization of the balconies on the façade will be expressed through a detail in which a concealed LED strip will provide a soft glow at the balcony perimeter.

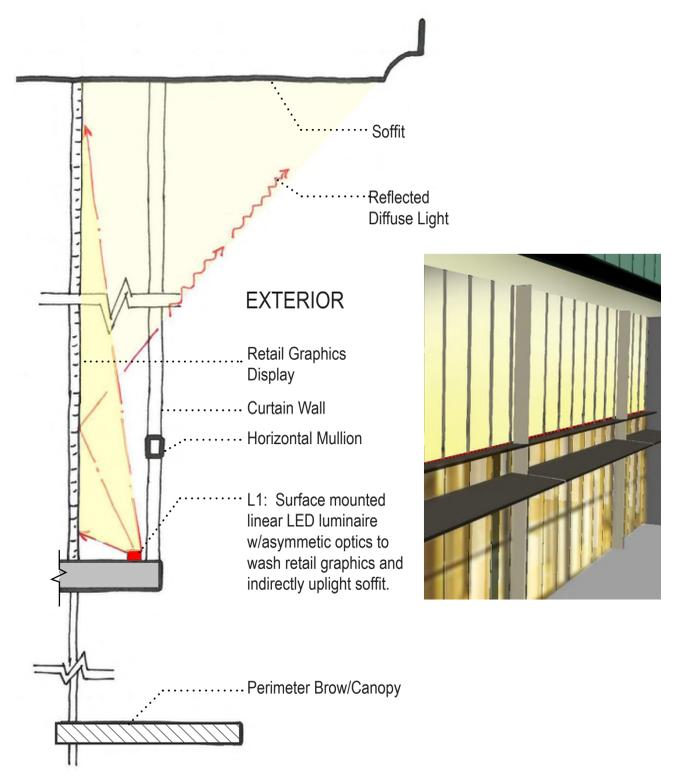


2 PERSPECTIVE AT TELEGRAPH & 22ND

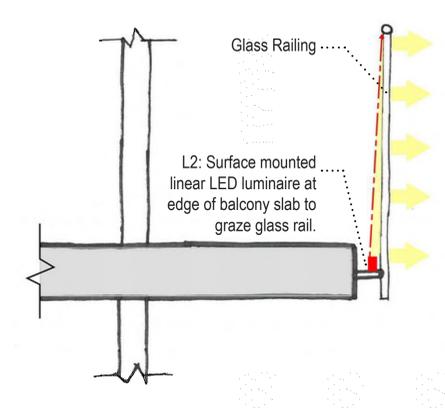




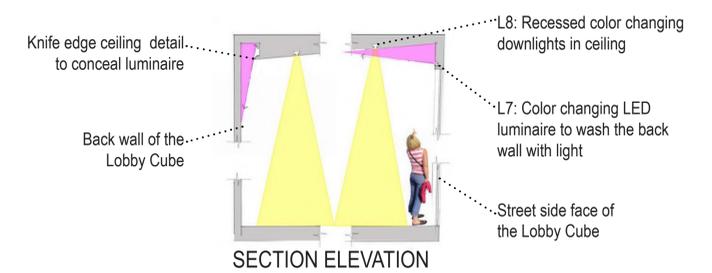
1 LEDGE MOUNTED MULLION GRAZE / UPLIGHT



2 RETAIL WINDOW BOX WASH / SOFFIT UPLIGHT

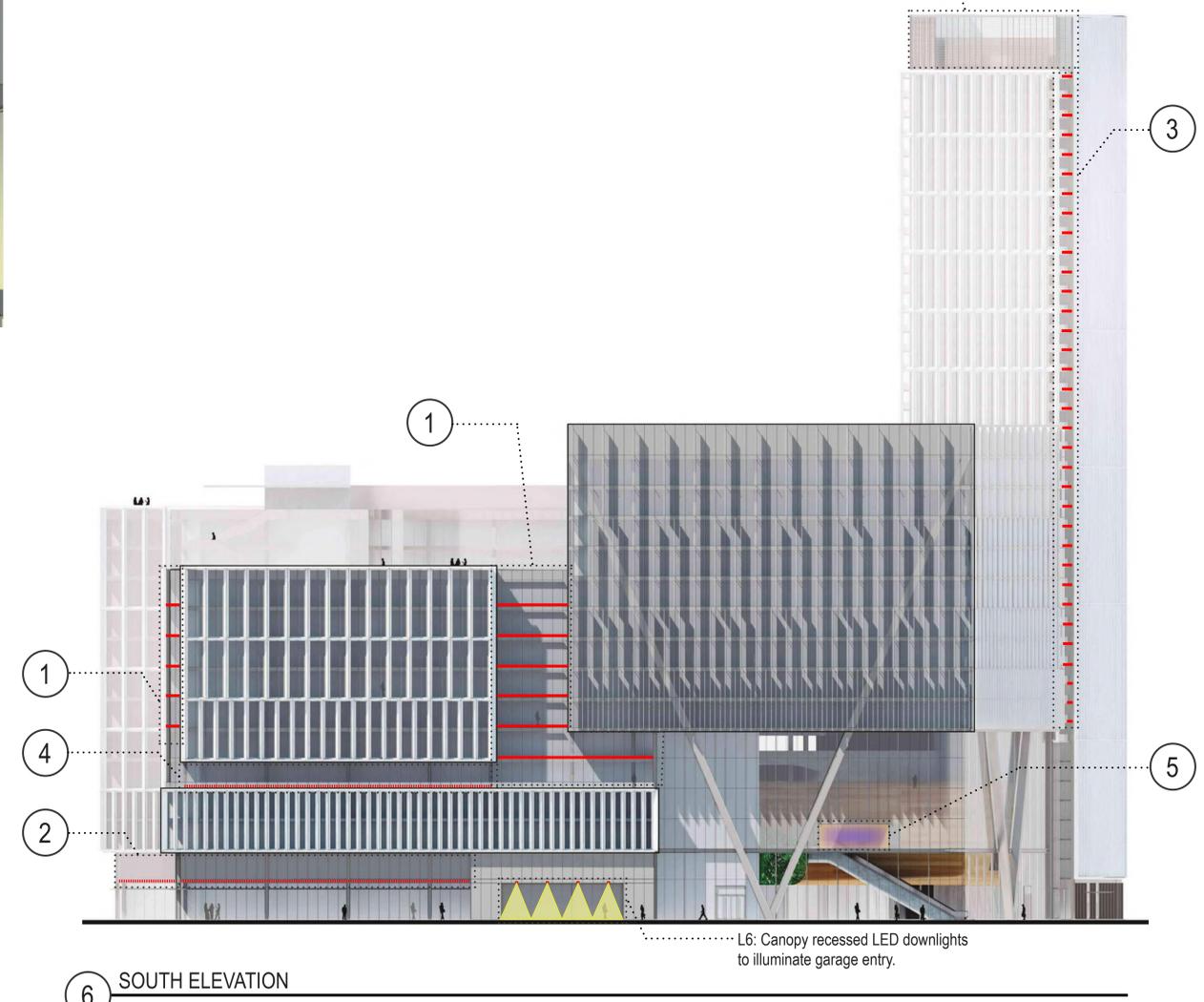


3 BALCONY EDGE UPLIGHT AT RESIDENTIAL TOWER

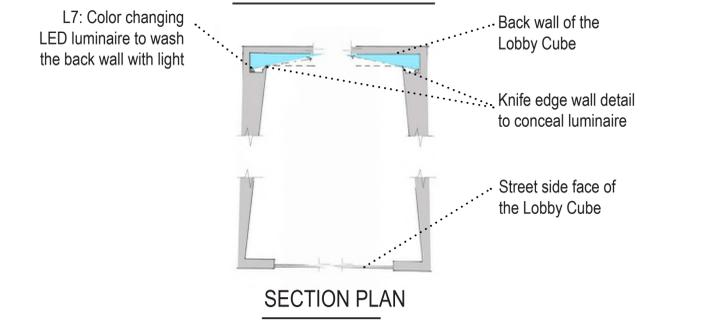


4 WINDOW MULLION GRAZE / SOFFIT UPLIGHT

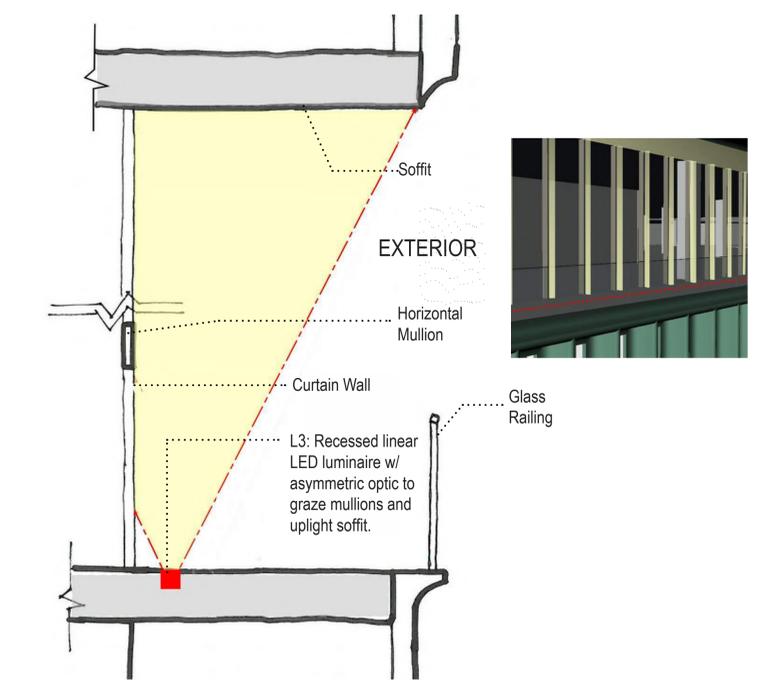
Amenity space lighting at roof to include area lighting, lighting integrated with amenity furniture, site and landscape, and required egress lighting.



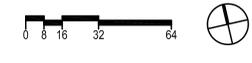
6 SOUTH ELEVATION

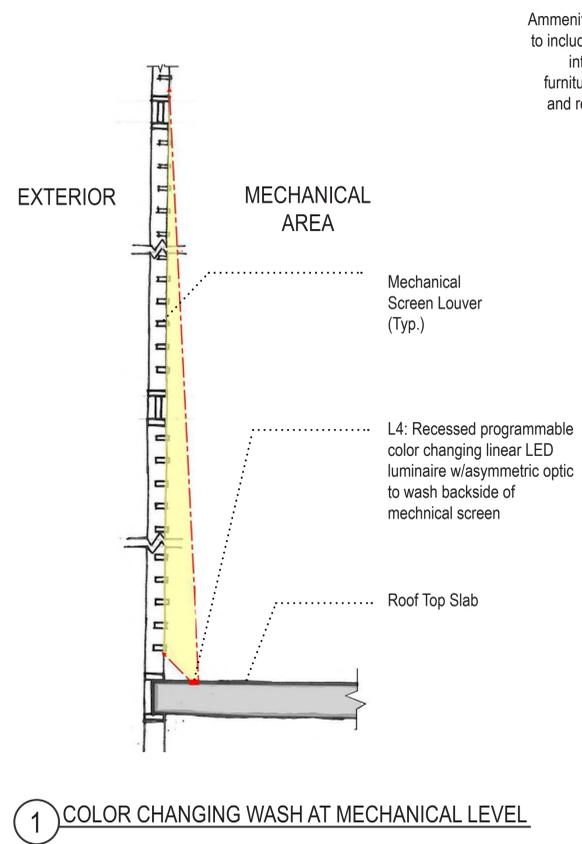


5 TURRELL LIGHTING EFFECT AT LOBBY CUBE ELEMENT

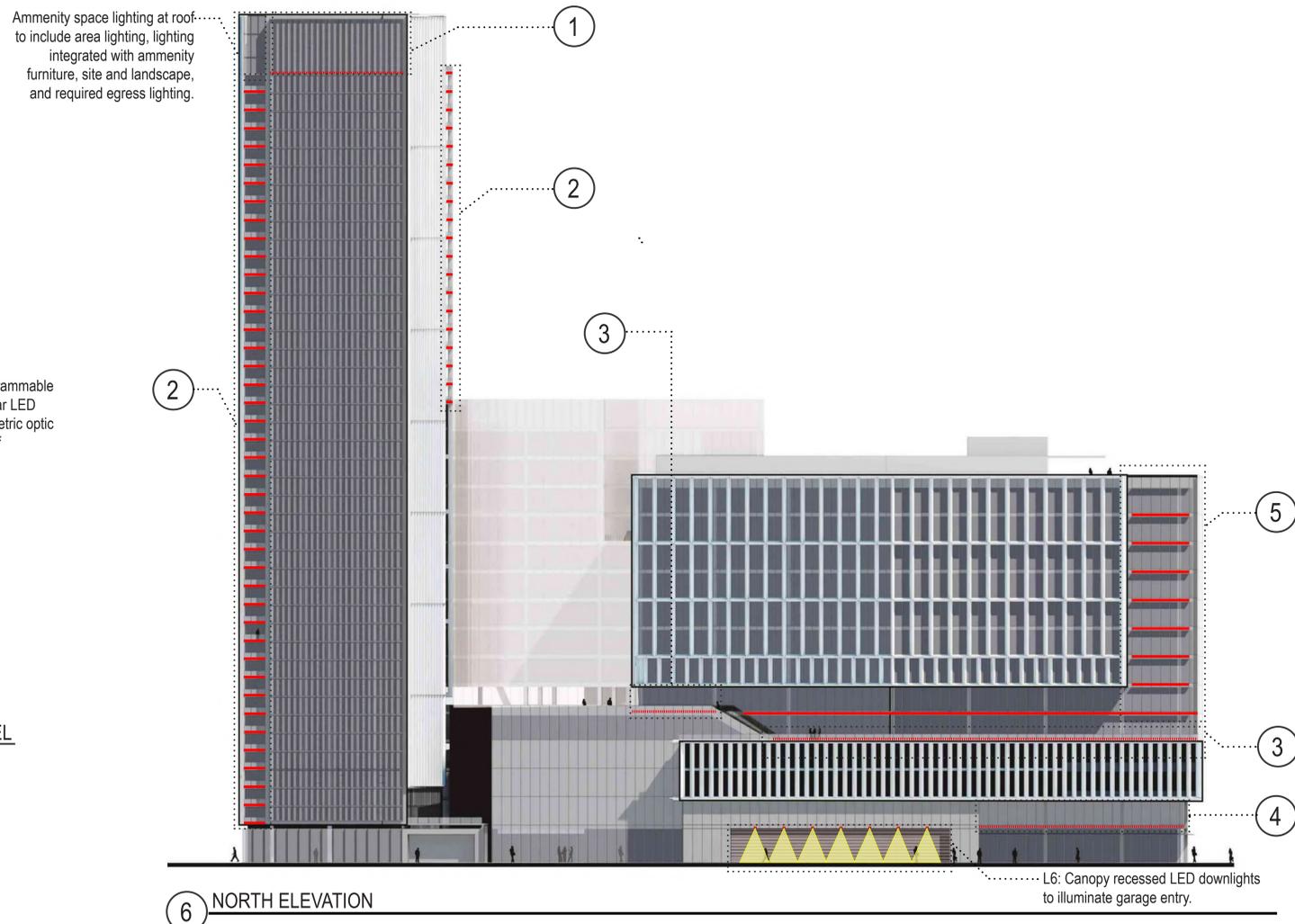


4 WINDOW MULLION GRAZE / SOFFIT UPLIGHT

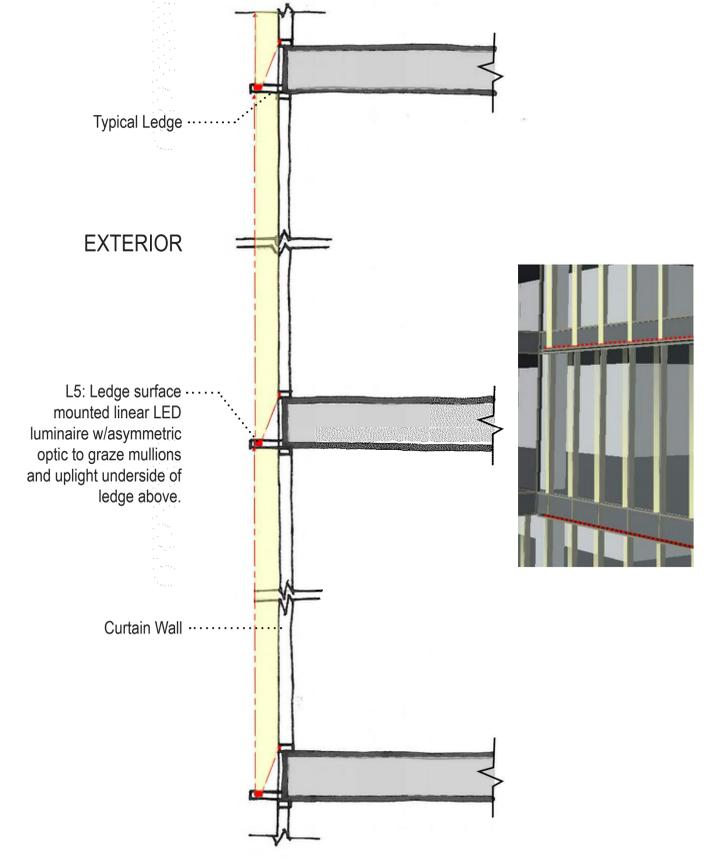




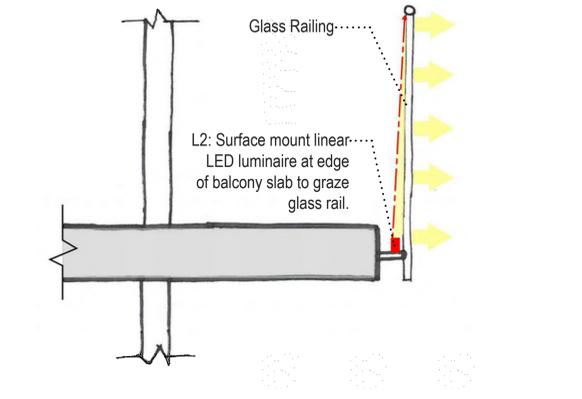
1 COLOR CHANGING WASH AT MECHANICAL LEVEL



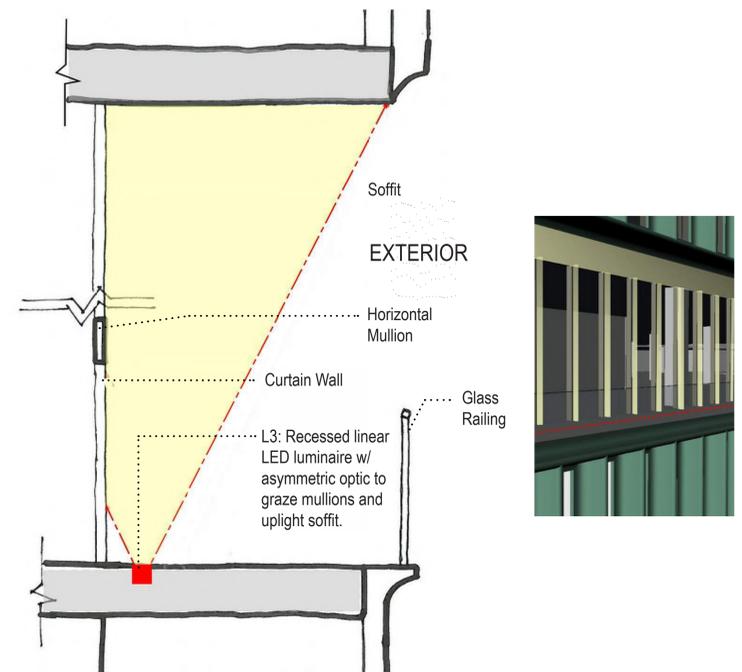
6 NORTH ELEVATION



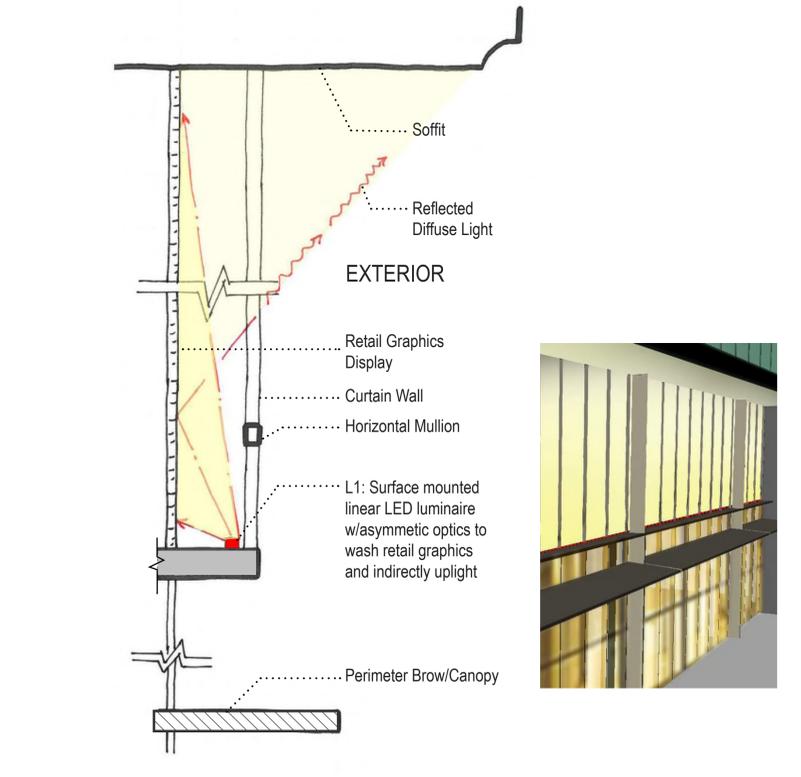
5 LEDGE MOUNTED MULLION GRAZE/UPLIGHT



2 BALCONY EDGE UPLIGHT AT RESIDENTIAL TOWER

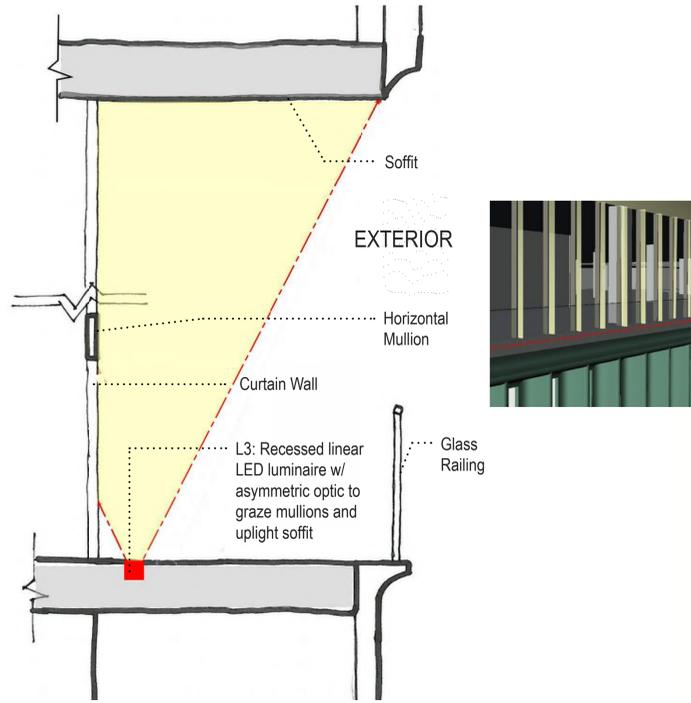


3 WINDOW MULLION GRAZE / SOFFIT UPLIGHT

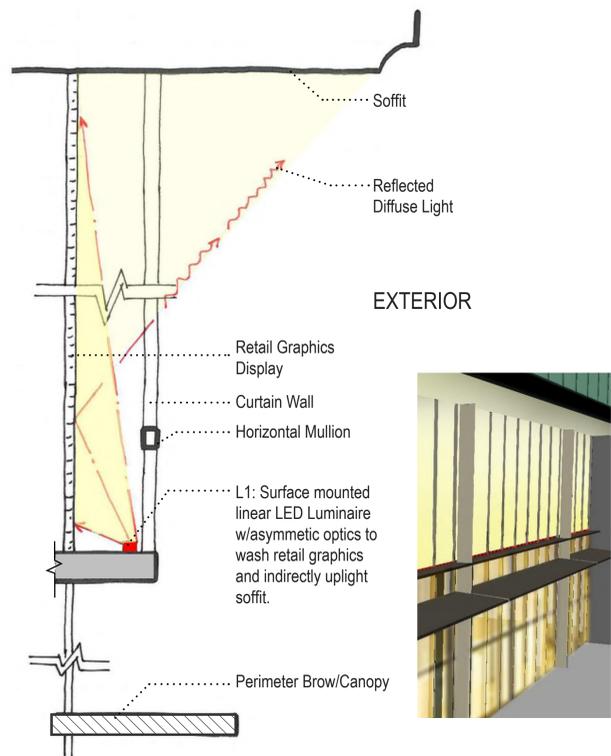


4 RETAIL WINDOW BOX WASH / SOFFIT UPLIGHT

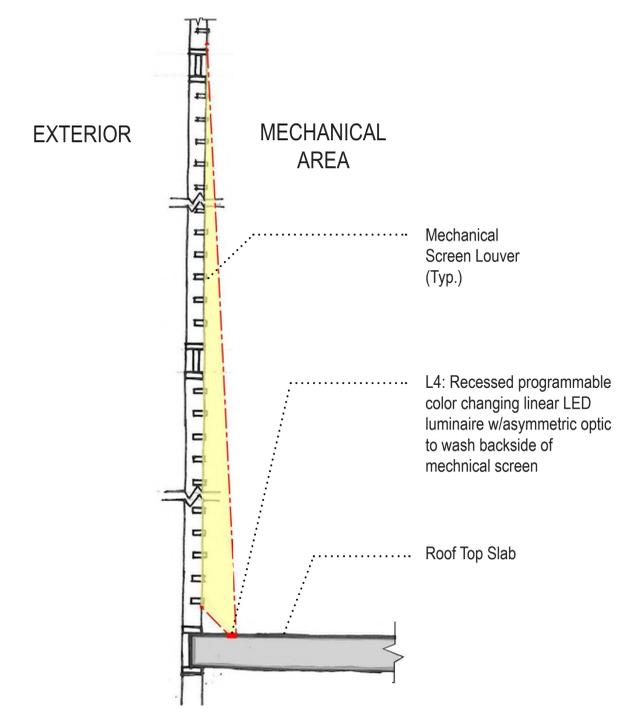
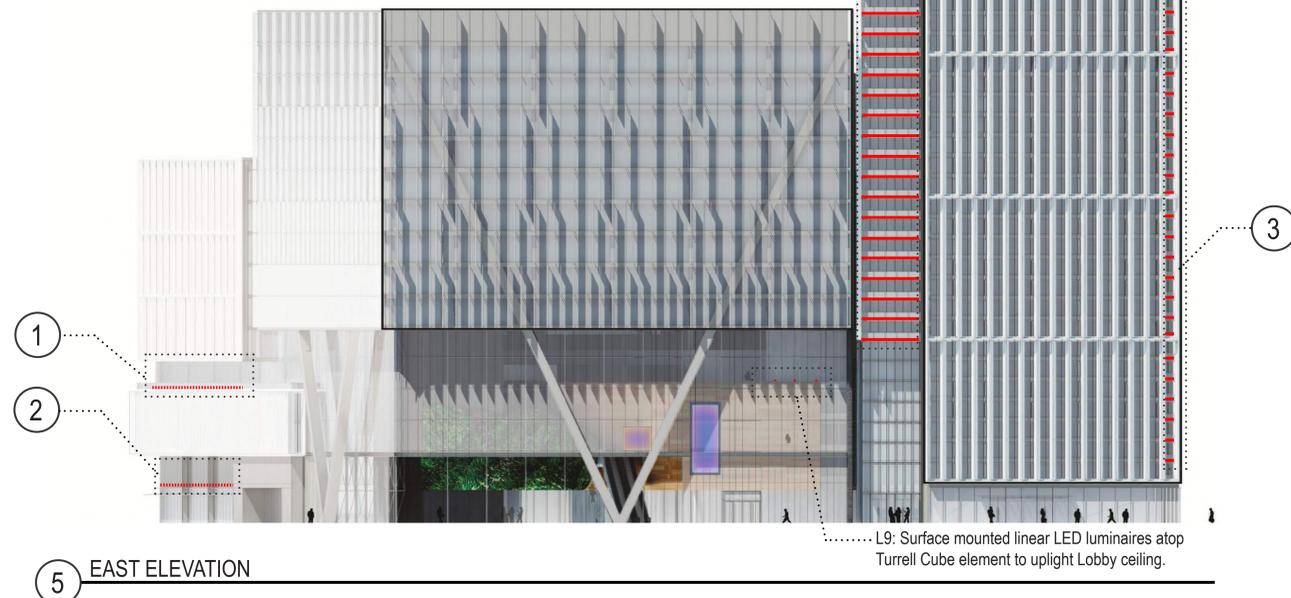




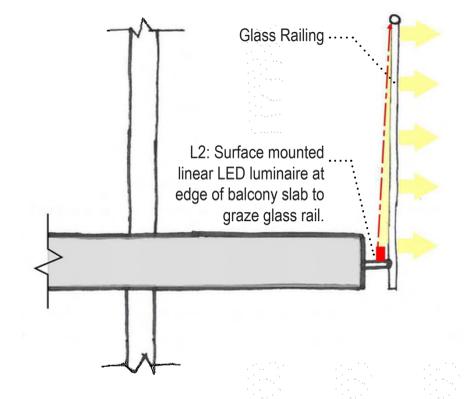
1 WINDOW MULLION GRAZE / SOFFIT UPLIGHT



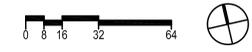
2 RETAIL WINDOW BOX WASH / SOFFIT UPLIGHT

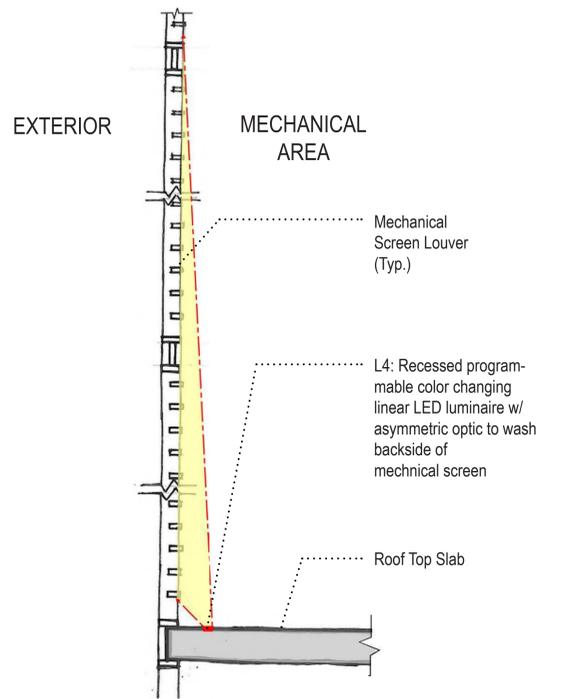


4 COLOR CHANGING WASH AT MECHANICAL LEVEL

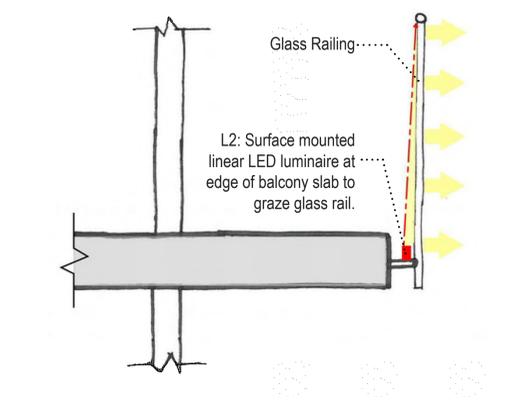
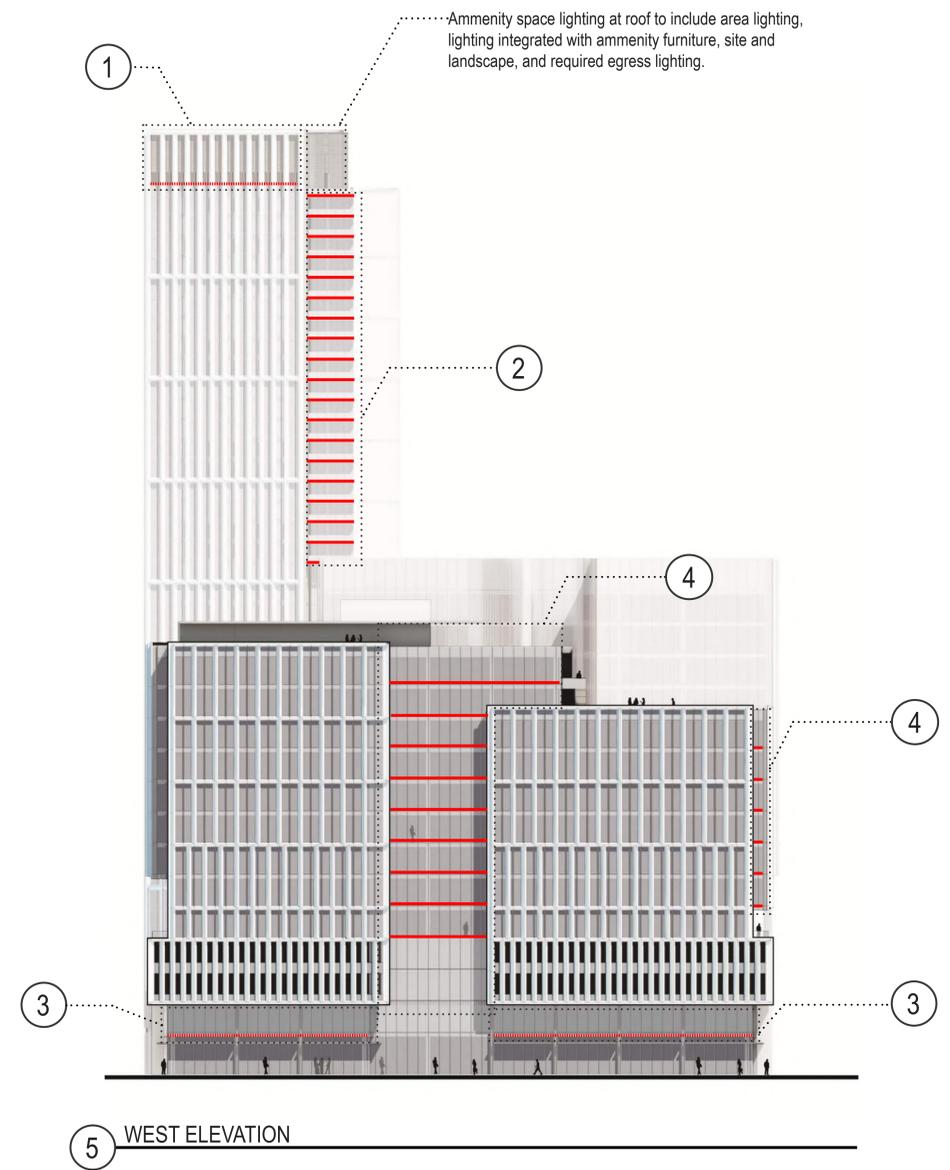


3 BALCONY EDGE UPLIGHT AT RESIDENTIAL TOWER

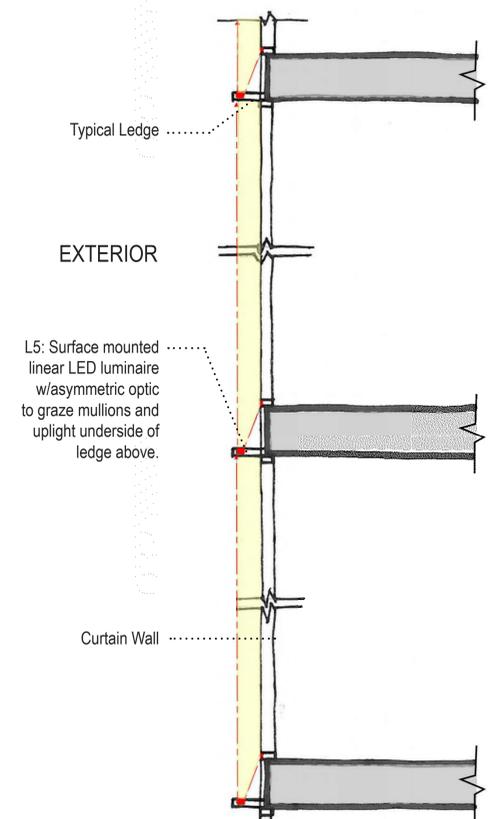




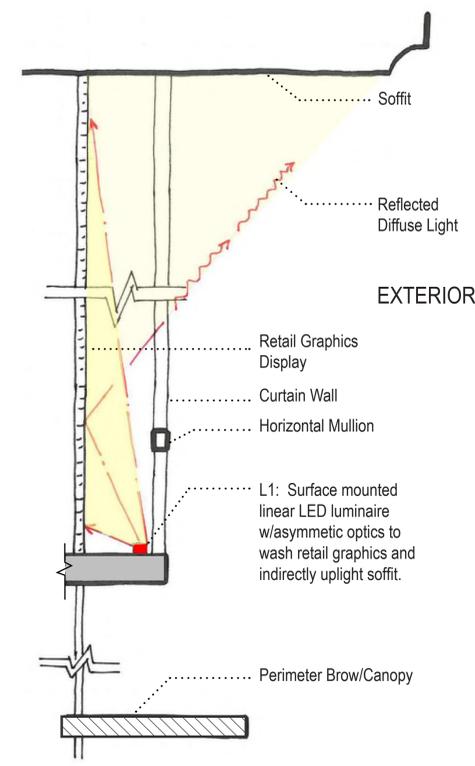
1 COLOR CHANGING WASH AT MECHANICAL LEVEL



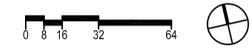
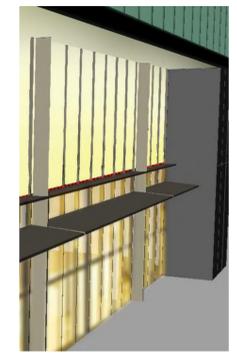
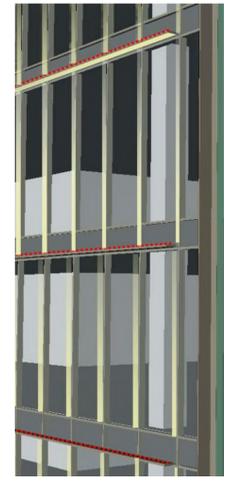
2 BALCONY EDGE GRAZE AT RESIDENTIAL TOWER



4 LEDGE MOUNTED MULLION GRAZE/UPLIGHT



3 RETAIL WINDOW BOX WASH/ SOFFIT UPLIGHT



ECOSENSE **TRÖV**
OVERVIEW • SPECIFICATIONS • ORDERING EXTERIOR | L50 COV

DATE: PROJECT: FIRM: TYPE:

THE L50 INCLUDES PATENTED OPTICAL DESIGN THAT DELIVERS THE WIDEST RANGE OF BEAM ANGLE OPTIONS FOR PRECISE COVE, WALL GRazing, WALL WASHING OR LINE OF LIGHT APPLICATIONS. EXCLUSIVE FLUX TO FLAT™ DESIGN PROVIDES FLEXIBILITY WITH MAINTAINING SMALL COVE DEPTHS. TROUBLE SHOOTER: FLICKER FREE DIMMING DOWN TO 10%.

FEATURES:

- DIM TO ON, E.V. REVERSE PHASE
- 34 BEAM ANGLES
- MULTIVOLT
- E-10 TO E-14
- 6 CCT OPTIONS
- DIM AND DIM-TO ON OPTIONS
- IP65 EXTERIOR OPTIONS

MODEL/ SIZE | **INTERIOR/ EXTERIOR** | **LENGTH** | **POWER** | **CCT** | **CRI** | **VOLTAGE** | **OPTICS**

L50 | E | 12" 48" | 02 04 06 08 10 12 15 20 25 30 35 40 50 | WHITE MONO COLOR | 80 90° 100° Blank For Color | MULT (120-277V) | 8.5W/ft 10.0W/ft 11.5W/ft 13.0W/ft 14.5W/ft 16.0W/ft 17.5W/ft 19.0W/ft 20.5W/ft 22.0W/ft 23.5W/ft 25.0W/ft 26.5W/ft 28.0W/ft 29.5W/ft 31.0W/ft 32.5W/ft 34.0W/ft 35.5W/ft 37.0W/ft 38.5W/ft 40.0W/ft 41.5W/ft 43.0W/ft 44.5W/ft 46.0W/ft 47.5W/ft 49.0W/ft 50.5W/ft 52.0W/ft 53.5W/ft 55.0W/ft 56.5W/ft 58.0W/ft 59.5W/ft 61.0W/ft 62.5W/ft 64.0W/ft 65.5W/ft 67.0W/ft 68.5W/ft 70.0W/ft 71.5W/ft 73.0W/ft 74.5W/ft 76.0W/ft 77.5W/ft 79.0W/ft 80.5W/ft 82.0W/ft 83.5W/ft 85.0W/ft 86.5W/ft 88.0W/ft 89.5W/ft 91.0W/ft 92.5W/ft 94.0W/ft 95.5W/ft 97.0W/ft 98.5W/ft 100.0W/ft 101.5W/ft 103.0W/ft 104.5W/ft 106.0W/ft 107.5W/ft 109.0W/ft 110.5W/ft 112.0W/ft 113.5W/ft 115.0W/ft 116.5W/ft 118.0W/ft 119.5W/ft 121.0W/ft 122.5W/ft 124.0W/ft 125.5W/ft 127.0W/ft 128.5W/ft 130.0W/ft 131.5W/ft 133.0W/ft 134.5W/ft 136.0W/ft 137.5W/ft 139.0W/ft 140.5W/ft 142.0W/ft 143.5W/ft 145.0W/ft 146.5W/ft 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448.0W/ft 449.5W/ft 451.0W/ft 452.5W/ft 454.0W/ft 455.5W/ft 457.0W/ft 458.5W/ft 460.0W/ft 461.5W/ft 463.0W/ft 464.5W/ft 466.0W/ft 467.5W/ft 469.0W/ft 470.5W/ft 472.0W/ft 473.5W/ft 475.0W/ft 476.5W/ft 478.0W/ft 479.5W/ft 481.0W/ft 482.5W/ft 484.0W/ft 485.5W/ft 487.0W/ft 488.5W/ft 490.0W/ft 491.5W/ft 493.0W/ft 494.5W/ft 496.0W/ft 497.5W/ft 499.0W/ft 500.5W/ft 502.0W/ft 503.5W/ft 505.0W/ft 506.5W/ft 508.0W/ft 509.5W/ft 511.0W/ft 512.5W/ft 514.0W/ft 515.5W/ft 517.0W/ft 518.5W/ft 520.0W/ft 521.5W/ft 523.0W/ft 524.5W/ft 526.0W/ft 527.5W/ft 529.0W/ft 530.5W/ft 532.0W/ft 533.5W/ft 535.0W/ft 536.5W/ft 538.0W/ft 539.5W/ft 541.0W/ft 542.5W/ft 544.0W/ft 545.5W/ft 547.0W/ft 548.5W/ft 550.0W/ft 551.5W/ft 553.0W/ft 554.5W/ft 556.0W/ft 557.5W/ft 559.0W/ft 560.5W/ft 562.0W/ft 563.5W/ft 565.0W/ft 566.5W/ft 568.0W/ft 569.5W/ft 571.0W/ft 572.5W/ft 574.0W/ft 575.5W/ft 577.0W/ft 578.5W/ft 580.0W/ft 581.5W/ft 583.0W/ft 584.5W/ft 586.0W/ft 587.5W/ft 589.0W/ft 590.5W/ft 592.0W/ft 593.5W/ft 595.0W/ft 596.5W/ft 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748.0W/ft 749.5W/ft 751.0W/ft 752.5W/ft 754.0W/ft 755.5W/ft 757.0W/ft 758.5W/ft 760.0W/ft 761.5W/ft 763.0W/ft 764.5W/ft 766.0W/ft 767.5W/ft 769.0W/ft 770.5W/ft 772.0W/ft 773.5W/ft 775.0W/ft 776.5W/ft 778.0W/ft 779.5W/ft 781.0W/ft 782.5W/ft 784.0W/ft 785.5W/ft 787.0W/ft 788.5W/ft 790.0W/ft 791.5W/ft 793.0W/ft 794.5W/ft 796.0W/ft 797.5W/ft 799.0W/ft 800.5W/ft 802.0W/ft 803.5W/ft 805.0W/ft 806.5W/ft 808.0W/ft 809.5W/ft 811.0W/ft 812.5W/ft 814.0W/ft 815.5W/ft 817.0W/ft 818.5W/ft 820.0W/ft 821.5W/ft 823.0W/ft 824.5W/ft 826.0W/ft 827.5W/ft 829.0W/ft 830.5W/ft 832.0W/ft 833.5W/ft 835.0W/ft 836.5W/ft 838.0W/ft 839.5W/ft 841.0W/ft 842.5W/ft 844.0W/ft 845.5W/ft 847.0W/ft 848.5W/ft 850.0W/ft 851.5W/ft 853.0W/ft 854.5W/ft 856.0W/ft 857.5W/ft 859.0W/ft 860.5W/ft 862.0W/ft 863.5W/ft 865.0W/ft 866.5W/ft 868.0W/ft 869.5W/ft 871.0W/ft 872.5W/ft 874.0W/ft 875.5W/ft 877.0W/ft 878.5W/ft 880.0W/ft 881.5W/ft 883.0W/ft 884.5W/ft 886.0W/ft 887.5W/ft 889.0W/ft 890.5W/ft 892.0W/ft 893.5W/ft 895.0W/ft 896.5W/ft 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EXAMPLE: L50-1-48-10-27-90-MULT-15x65
See L50 spec sheet for interior cove options. *100 CRI not available in 2200K or 5000K. **100 is only available with Exterior option.

PERFORMANCE | **WATTS** | **OPTIC** | **LUMEN OUTPUT** | **EFFICACY**

2W 100° 95 lmW/ft (361 lm/ft) 48 lm/ft
4W 100° 190 lmW/ft (682 lm/ft) 96 lm/ft
6W 100° 285 lmW/ft (1023 lm/ft) 144 lm/ft
8W 100° 380 lmW/ft (1364 lm/ft) 192 lm/ft
10W 100° 475 lmW/ft (1705 lm/ft) 240 lm/ft
12W 100° 570 lmW/ft (2046 lm/ft) 288 lm/ft
15W 100° 712 lmW/ft (2543 lm/ft) 360 lm/ft
20W 100° 903 lmW/ft (3211 lm/ft) 450 lm/ft

ALL LUMEN DATA IS FROM ADOBE ROOM SIMULATOR. PLEASE SEE PHOTOVIEW SPEC SHEET FOR ADDITIONAL LUMEN DATA.

COLOR RENDERING INDEX
LUMEN DEPENDENT: 1-STEP HAZARD AVERAGE
WATTS: 1.7W @ 120V, 1.9W @ 277V, 1.9W @ 300V, 1.9W @ 347V, 1.9W @ 380V, 1.9W @ 415V, 1.9W @ 450V, 1.9W @ 485V, 1.9W @ 520V, 1.9W @ 555V, 1.9W @ 590V, 1.9W @ 625V, 1.9W @ 660V, 1.9W @ 695V, 1.9W @ 730V, 1.9W @ 765V, 1.9W @ 800V, 1.9W @ 835V, 1.9W @ 870V, 1.9W @ 905V, 1.9W @ 940V, 1.9W @ 975V, 1.9W @ 1010V, 1.9W @ 1045V, 1.9W @ 1080V, 1.9W @ 1115V, 1.9W @ 1150V, 1.9W @ 1185V, 1.9W @ 1220V, 1.9W @ 1255V, 1.9W @ 1290V, 1.9W @ 1325V, 1.9W @ 1360V, 1.9W @ 1395V, 1.9W @ 1430V, 1.9W @ 1465V, 1.9W @ 1500V, 1.9W @ 1535V, 1.9W @ 1570V, 1.9W @ 1605V, 1.9W @ 1640V, 1.9W @ 1675V, 1.9W @ 1710V, 1.9W @ 1745V, 1.9W @ 1780V, 1.9W @ 1815V, 1.9W @ 1850V, 1.9W @ 1885V, 1.9W @ 1920V, 1.9W @ 1955V, 1.9W @ 1990V, 1.9W @ 2025V, 1.9W @ 2060V, 1.9W @ 2095V, 1.9W @ 2130V, 1.9W @ 2165V, 1.9W @ 2200V, 1.9W @ 2235V, 1.9W @ 2270V, 1.9W @ 2305V, 1.9W @ 2340V, 1.9W @ 2375V, 1.9W @ 2410V, 1.9W @ 2445V, 1.9W @ 2480V, 1.9W @ 2515V, 1.9W @ 2550V, 1.9W @ 2585V, 1.9W @ 2620V, 1.9W @ 2655V, 1.9W @ 2690V, 1.9W @ 2725V, 1.9W @ 2760V, 1.9W @ 2795V, 1.9W @ 2830V, 1.9W @ 2865V, 1.9W @ 2900V, 1.9W @ 2935V, 1.9W @ 2970V, 1.9W @ 3005V, 1.9W @ 3040V, 1.9W @ 3075V, 1.9W @ 3110V, 1.9W @ 3145V, 1.9W @ 3180V, 1.9W @ 3215V, 1.9W @ 3250V, 1.9W @ 3285V, 1.9W @ 3320V, 1.9W @ 3355V, 1.9W @ 3390V, 1.9W @ 3425V, 1.9W @ 3460V, 1.9W @ 3495V, 1.9W @ 3530V, 1.9W @ 3565V, 1.9W @ 3600V, 1.9W @ 3635V, 1.9W @ 3670V, 1.9W @ 3705V, 1.9W @ 3740V, 1.9W @ 3775V, 1.9W @ 3810V, 1.9W @ 3845V, 1.9W @ 3880V, 1.9W @ 3915V, 1.9W @ 3950V, 1.9W @ 3985V, 1.9W @ 4020V, 1.9W @ 4055V, 1.9W @ 4090V, 1.9W @ 4125V, 1.9W @ 4160V, 1.9W @ 4195V, 1.9W @ 4230V, 1.9W @ 4265V, 1.9W @ 4300V, 1.9W @ 4335V, 1.9W @ 4370V, 1.9W @ 4405V, 1.9W @ 4440V, 1.9W @ 4475V, 1.9W @ 4510V, 1.9W @ 4545V, 1.9W @ 4580V, 1.9W @ 4615V, 1.9W @ 4650V, 1.9W @ 4685V, 1.9W @ 4720V, 1.9W @ 4755V, 1.9W @ 4790V, 1.9W @ 4825V, 1.9W @ 4860V, 1.9W @ 4895V, 1.9W @ 4930V, 1.9W @ 4965V, 1.9W @ 5000V, 1.9W @ 5035V, 1.9W @ 5070V, 1.9W @ 5105V, 1.9W @ 5140V, 1.9W @ 5175V, 1.9W @ 5210V, 1.9W @ 5245V, 1.9W @ 5280V, 1.9W @ 5315V, 1.9W @ 5350V, 1.9W @ 5385V, 1.9W @ 5420V, 1.9W @ 5455V, 1.9W @ 5490V, 1.9W @ 5525V, 1.9W @ 5560V, 1.9W @ 5595V, 1.9W @ 5630V, 1.9W @ 5665V, 1.9W @ 5700V, 1.9W @ 5735V, 1.9W @ 5770V, 1.9W @ 5805V, 1.9W @ 5840V, 1.9W @ 5875V, 1.9W @ 5910V, 1.9W @ 5945V, 1.9W @ 5980V, 1.9W @ 6015V, 1.9W @ 6050V, 1.9W @ 6085V, 1.9W @ 6120V, 1.9W @ 6155V, 1.9W @ 6190V, 1.9W @ 6225V, 1.9W @ 6260V, 1.9W @ 6295V, 1.9W @ 6330V, 1.9W @ 6365V, 1.9W @ 6400V, 1.9W @ 6435V, 1.9W @ 6470V, 1.9W @ 6505V, 1.9W @ 6540V, 1.9W @ 6575V, 1.9W @ 6610V, 1.9W @ 6645V, 1.9W @ 6680V, 1.9W @ 6715V, 1.9W @ 6750V, 1.9W @ 6785V, 1.9W @ 6820V, 1.9W @ 6855V, 1.9W @ 6890V, 1.9W @ 6925V, 1.9W @ 6960V, 1.9W @ 6995V, 1.9W @ 7030V, 1.9W @ 7065V, 1.9W @ 7100V, 1.9W @ 7135V, 1.9W @ 7170V, 1.9W @ 7205V, 1.9W @ 7240V, 1.9W @ 7275V, 1.9W @ 7310V, 1.9W @ 7345V, 1.9W @ 7380V, 1.9W @ 7415V, 1.9W @ 7450V, 1.9W @ 7485V, 1.9W @ 7520V, 1.9W @ 7555V, 1.9W @ 7590V, 1.9W @ 7625V, 1.9W @ 7660V, 1.9W @ 7695V, 1.9W @ 7730V, 1.9W @ 7765V, 1.9W @ 7800V, 1.9W @ 7835V, 1.9W @ 7870V, 1.9W @ 7905V, 1.9W @ 7940V, 1.9W @ 7975V, 1.9W @ 8010V, 1.9W @ 8045V, 1.9W @ 8080V, 1.9W @ 8115V, 1.9W @ 8150V, 1.9W @ 8185V, 1.9W @ 8220V, 1.9W @ 8255V, 1.9W @ 8290V, 1.9W @ 8325V, 1.9W @ 8360V, 1.9W @ 8395V, 1.9W @ 8430V, 1.9W @ 8465V, 1.9W @ 8500V, 1.9W @ 8535V, 1.9W @ 8570V, 1.9W @ 8605V, 1.9W @ 8640V, 1.9W @ 8675V, 1.9W @ 8710V, 1.9W @ 8745V, 1.9W @ 8780V, 1.9W @ 8815V, 1.9W @ 8850V, 1.9W @ 8885V, 1.9W @ 8920V, 1.9W @ 8955V, 1.9W @ 8990V, 1.9W @ 9025V, 1.9W @ 9060V, 1.9W @ 9095V, 1.9W @ 9130V, 1.9W @ 9165V, 1.9W @ 9200V, 1.9W @ 9235V, 1.9W @ 9270V, 1.9W @ 9305V, 1.9W @ 9340V, 1.9W @ 9375V, 1.9W @ 9410V, 1.9W @ 9445V, 1.9W @ 9480V, 1.9W @ 9515V, 1.9W @ 9550V, 1.9W @ 9585V, 1.9W @ 9620V, 1.9W @ 9655V, 1.9W @ 9690V, 1.9W @ 9725V, 1.9W @ 9760V, 1.9W @ 9795V, 1.9W @ 9830V, 1.9W @ 9865V, 1.9W @ 9900V, 1.9W @ 9935V, 1.9W @ 9970V, 1.9W @ 10005V, 1.9W @ 10040V, 1.9W @ 10075V, 1.9W @ 10110V, 1.9W @ 10145V, 1.9W @ 10180V, 1.9W @ 10215V, 1.9W @ 10250V, 1.9W @ 10285V, 1.9W @ 10320V, 1.9W @ 10355V, 1.9W @ 10390V, 1.9W @ 10425V, 1.9W @ 10460V, 1.9W @ 10495V, 1.9W @ 10530V, 1.9W @ 10565V, 1.9W @ 10600V, 1.9W @ 10635V, 1.9W @ 10670V, 1.9W @ 10705V, 1.9W @ 10740V, 1.9W @ 10775V, 1.9W @ 10810V, 1.9W @ 10845V, 1.9W @ 10880V, 1.9W @ 10915V, 1.9W @ 10950V, 1.9W @ 10985V, 1.9W @ 11020V, 1.9W @ 11055V, 1.9W @ 11090V, 1.9W @ 11125V, 1.9W @ 11160V, 1.9W @ 11195V, 1.9W @ 11230V, 1.9W @ 11265V, 1.9W @ 11300V, 1.9W @ 11335V, 1.9W @ 11370V, 1.9W @ 11405V, 1.9W @ 11440V, 1.9W @ 11475V, 1.9W @ 11510V, 1.9W @ 11545V, 1.9W @ 11580V, 1.9W @ 11615V, 1.9W @ 11650V, 1.9W @ 11685V, 1.9W @ 11720V, 1.9W @ 11755V, 1.9W @ 11790V, 1.9W @ 11825V, 1.9W @ 11860V, 1.9W @ 11895V, 1.9W @ 11930V, 1.9W @ 11965V, 1.9W @ 12000V, 1.9W @ 12035V, 1.9W @ 12070V, 1.9W @ 12105V, 1.9W @ 12140V, 1.9W @ 12175V, 1.9W @ 12210V, 1.9W @ 12245V, 1.9W @ 12280V, 1.9W @ 12315V, 1.9W @ 12350V, 1.9W @ 12385V, 1.9W @ 12420V, 1.9W @ 12455V, 1.9W @ 12490V, 1.9W @ 12525V, 1.9W @ 12560V, 1.9W @ 12595V, 1.9W @ 12630V, 1.9W @ 12665V, 1.9W @ 12700V, 1.9W @ 12735V, 1.9W @ 12770V, 1.9W @ 12805V, 1.9W @ 12840V, 1.9W @ 12875V, 1.9W @ 12910V, 1.9W @ 12945V, 1.9W @ 12980V, 1.9W @ 13015V, 1.9W @ 13050V, 1.9W @ 13085V, 1.9W @ 13120V, 1.9W @ 13155V, 1.9W @ 13190V, 1.9W @ 13225V, 1.9W @ 13260V, 1.9W @ 13295V, 1.9W @ 13330V, 1.9W @ 13365V, 1.9W @ 13400V, 1.9W @ 13435V, 1.9W @ 13470V, 1.9W @ 13505V, 1.9W @ 13540V, 1.9W @ 13575V, 1.9W @ 13610V, 1.9W @ 13645V, 1.9W @ 13680V, 1.9W @ 13715V, 1.9W @ 13750V, 1.9W @ 13785V, 1.9W @ 13820V, 1.9W @ 13855V, 1.9W @ 13890V, 1.9W @ 13925V, 1.9W @ 13960V, 1.9W @ 13995V, 1.9W @ 14030V, 1.9W @ 14065V, 1.9W @ 14100V, 1.9W @ 14135V, 1.9W @ 14170V, 1.9W @ 14205V, 1.9W @ 14240V, 1.9W @ 14275V, 1.9W @ 14310V, 1.9W @ 14345V, 1.9W @ 14380V, 1.9W @ 14415V, 1.9W @ 14450V, 1.9W @ 14485V, 1.9W @ 14520V, 1.9W @ 14555V, 1.9W @ 14590V, 1.9W @ 14625V, 1.9W @ 14660V, 1.9W @ 14695V, 1.9W @ 14730V, 1.9W @ 14765V, 1.9W @ 14800V, 1.9



2100 Telegraph

W/L Telegraph Holdings JV, L.L.C.
Gensler

Final Development Plan - Scheme B
April 16th, 2018

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International Parking Design, Inc.
560 14th Street, Suite 300
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Nelson Nygaard
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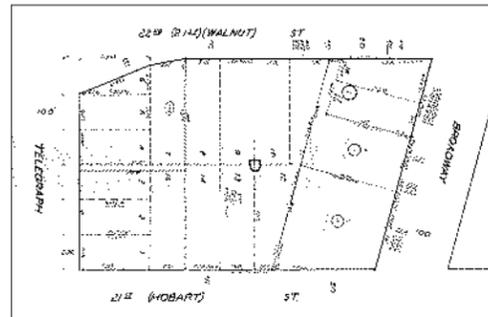
Magnusson Klemencic Associates
1301 Fifth Avenue, Suite 3200
Seattle, WA 98101-2699

The Fire Consultants
1981 N. Broadway, Suite 400
Walnut Creek, CA 94596

LOCATION MAP



ASSESSOR'S PARCEL MAP



The existing project site consists of five properties and two additional 'fragment parcels' which are owned by, or subject to an easement by the City of Oakland. As part of the PDP submittal, all available parcels are assumed to be combined into a single parcel with the exception of one small 'fragment parcel' along 22nd Street. All area calculations in this FDP are based on the assumption that the site is treated as a single parcel.

PROJECT DESCRIPTION

The 2100 Telegraph project is a full city block development bounded by Telegraph and Broadway and 21st and 22nd Streets in Uptown Oakland. The proposed development consists of an office podium building which includes at-grade retail, community space, and parking.

Running beneath the site are three existing Bart tunnels which cannot accept increased gravity or lateral loads. Therefore the construction of subgrade space and foundations is severely restricted which in turn significantly complicates both the building foundations and above-grade structure.

This Final Development Plan submission is related to a Preliminary Development Plan (PDP) submission that proposed multiple options for maximized development on the site. This submission is a further developed version of the 'Blended Mixed Use' PDP alternate.

PROJECT & ZONING SUMMARY

Address: 2100 Telegraph Avenue; Oakland, CA 94612
Existing Parcels: 8-648-16-3, 8-648-11-3, 8-648-1, 8-648-17, 8-648-18
Development Standard Zone: CBD-P
Height / Bulk / Intensity Area: 6 and 7 (see site diagram)

Total Lot Area: 140,041 sf
Total Building Footprint: 116,814 gsf
Maximum Allowable Floor Area: 2,800,820 sf
Proposed Floor Area: 1,703,291 sf (as defined in section 17.09.040)
Gross Building Area: 2,405,046 gsf (includes parking area)
Building Height: 517ft
Proposed Number of Parking Spaces: approximately 1,803 spaces

Anticipated Permitted Activity Types (per table 17.58.01):
 General Retail Sales, General Food Sales, Full Service Restaurant, Limited Service Restaurant and Cafe, Non-assembly Cultural, Community Education, Recreational Assembly, Consultative and Financial Service, Group Assembly, Business, Administrative, Sidewalk Cafe, Permitted Sign Facilities. All permitted by Oakland Planning Code.

Anticipated Activity Types requiring a Conditional Use Permit:
 Community Assembly, Alcoholic Beverage Sales, Mechanical or Electronic Games, Automotive Fee Parking

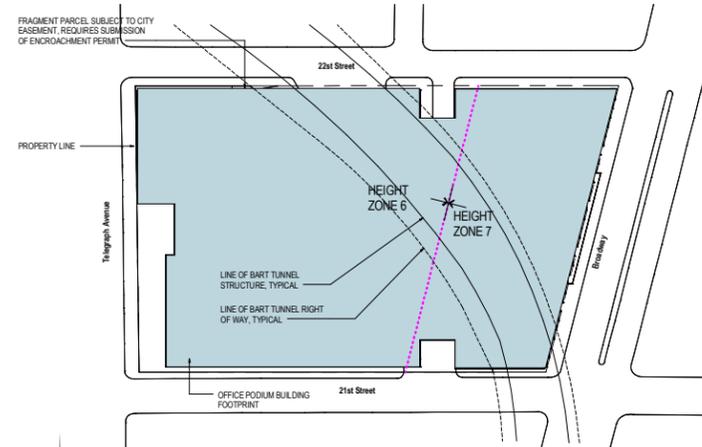
PARKING INFORMATION

Total Parking Area: 701,755 sf
Number of Cars Parked Per Plan: 1,803 cars
Maximum Number of Cars with Valet and Stacking: 1,967 cars

PRELIMINARY LIFE SAFETY CODE INFORMATION

Occupancy Type: Mixed Use including M, S-2, R-2, A-3, and B with accessory A-3
Seismic Risk Category: III (5,000 occupants max)
Type of Construction: I A
Required Ratings: 3 hour rated structural frame, 2 hour rated floors
Fire Protection: Fully Sprinklered
Atrium: Atrium is assumed to have an active smoke control system which will be designed in subsequent design phases.

SITE DIAGRAM



HEIGHT / BULK / INTENSITY AREA SUMMARY TABLE

Planning Code Regulation Per table 17.58.04	Area 6 Requirement	Area 7 Requirement	Proposed Project
Max. Floor Area Ratio	20	20	9.8 Complies
Max. Lot Coverage at Base	100%	100%	85% Complies
Max. Lot Coverage Above Base	75% or 10k sf	85% or 10k sf	15% Complies
Max. Dwelling Unit Density	1 unit / 90 sf = 1,556 units	1 unit / 90 sf = 1,556 units	N/A
Max. Base Building Height	85 ft	120 ft	<i>N/A, per variance in PDP submittal</i>
Max. Total Height	None	None	517' Complies
Max. Floor Plate Area Abv Base	25,000 sf	None	127,051 sf Complies
Max. Tower Length	195 ft	None	294' Complies
Max. Diagonal Length Abv base	235 ft	None	338' Complies
Min. Distance Between Towers	40 ft	None	Not Applicable

PROPOSED DEVELOPMENT AREA

Proposed Program	Office Building GSF
Office	1,510,095
Community	22,212
Retail	68,834
Building Service and Mech	79,938
Parking	701,755
Total Proposed Gross Area	2,405,046

DRAWING INDEX

Architectural	
A0.00	COVER SHEET
A0.01	PROJECT INFORMATION
A0.02	PROJECT INFORMATION
A0.10	EXISTING SITE PHOTOS
A0.50	PERSPECTIVE RENDERINGS
A0.90	SITE PLAN
A1.00	BASEMENT - PLAN
A1.01	LEVEL 01 - PLAN
A1.01M	LEVEL 01M - PLAN
A1.02	LEVEL 02-03 - TYPICAL PARKING PLAN
A1.04	LEVEL 04 - PLAN
A1.04M	LEVEL 04M - PLAN
A1.05	LEVEL 05 - PLAN
A1.06	LEVEL 06 - PLAN
A1.07	LEVEL 07-12 - TYPICAL ATRIUM PLAN
A1.13	LEVEL 13 - TERRACE PLAN
A1.15	LEVEL 15-16 - PLAN
A1.17	LEVEL 17-25 - TYPICAL TOWER PLAN
A1.26	LEVEL 26 - PLAN
A1.27	LEVEL 27 - PLAN
A1.28	LEVEL 28 - PLAN
A1.29	LEVEL 29 - PLAN
A1.50	SECTION
A1.60	MATERIAL PHOTOS
A1.61	MATERIAL PRECEDENTS
A1.70	SOUTH ELEVATION
A1.71	NORTH ELEVATION
A1.72	EAST ELEVATION
A1.73	WEST ELEVATION
LANDSCAPE	
L0.02	TREE PROTECTION PLAN & PRESERVATION ORDINANCE
L2.01	LANDSCAPE PLAN - GROUND

OFF-STREET LOADING REQUIREMENTS

Office Building Program	Loading Berths Required	Loading Berths Proposed	Trash and Recycling Provided
Office - 1,510,095 sf (Commercial - Office)	10	3	
Retail - 68,834 sf (Commercial - Retail)	1	1	
Community Space - 22,212 sf (Civic)	0	0	
Office Building Total	11	4 Complies	3,400 cu ft Complies

Note: Off-Street loading berth requirement calculations are based on the 08/18/2016 approved update to chapter 17.116. Proposed loading berth count does not meet the city requirement but is based on Traffic Engineer's recommendations. Their recommendation is based on recently conducted field observations of existing developments of similar program and size. Their research has shown that given current trends in shipping and delivery, combined with professionally managed and scheduled dock operations, our project can operate successfully with fewer berths than required. However, this analysis is still based on an assumption of future tenant types and their loading requirements. As the actual tenants are identified the loading program will be further studied and designed to meet all tenant requirements.

OFF-STREET PARKING REQUIREMENTS

Program	Allowable Parking Ratio	Maximum Parking Allowable	Proposed Parking
Office - 1,510,095 sf (Commercial upper story areas)	1:500 sf	3,021	N/A shared
Retail - 68,834 sf (Commercial ground floor areas)	1:300 sf	230	N/A shared
Community Space - 22,212 sf (Commercial upper story areas)	1:500 sf	45	N/A shared
Developemnt Total		3296	1,803 Complies

Note: Off-Street parking requirement calculations are based on the 08/18/2016 approved update to chapter 17.116. All proposed parking will be provided in the Office Building portion of the development. Parking spaces provided will be shared between office, City public parking, and retail programs. Exact count is still TBD and will be based on operation and management strategies that are still to be determined.

BICYCLE PARKING REQUIREMENTS

Office Building Program	Long Term Ratio	Long Term Spaces	Short Term Ratio	Short Term Spaces
Office - 1,510,095 sf (Commercial - Office)	1:10,000 sf	152	1:20,000 sf	76
Retail - 68,834 sf (Commercial - Retail)	1:12,000 sf Min 2	6	1:5,000 sf Min 2	14
Community Space - 22,212 sf (Non-Assmby Cultural)	Min 2	2	Min 2	2
Office Building Total Required		160		92
Office Building Total Provided		170 Complies		92

SHOWER AND LOCKER REQUIREMENTS

Office Building Program	Showers Male	Showers Female	Lockers Male	Locker Female
Office - 1,510,095 sf (Commercial - Office)	12	12	48	48
Retail - 68,834 sf (Commercial - Retail)	0 (<150,000 sf)	0 (<150,000 sf)	0 (<150,000 sf)	0 (<150,000 sf)
Office Building Total Req'd	12	12	48	48

VICINITY PHOTOS



(1,2)



(3)



(4)



(4)



(5)



(5)



(6)



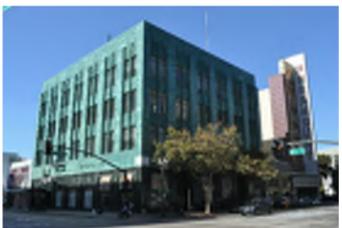
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(8)



(9)



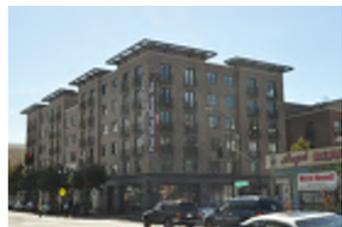
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(12,13,14)



(12,13,14)



(15)



(16)



(16)



(17)



(18)

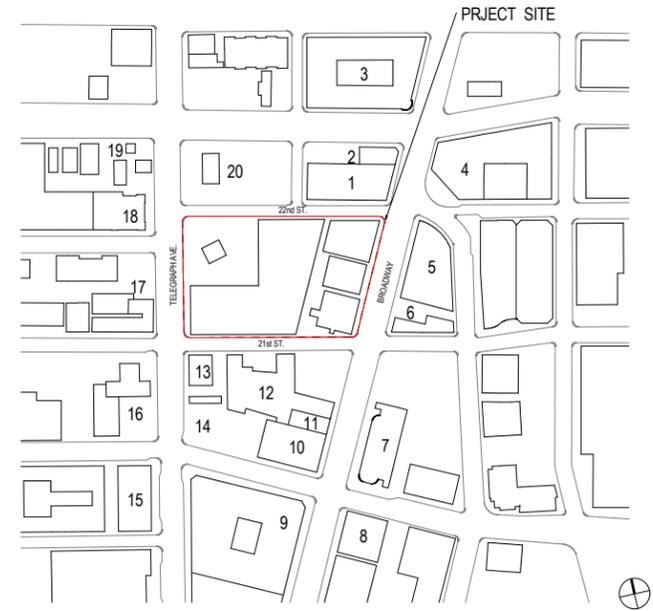


(19)



(20)

KEYPLAN



SITE PHOTOS



Eastern Edge



Northern Edge



Southern Edge



Western Edge



BROADWAY & 21ST - OVERVIEW



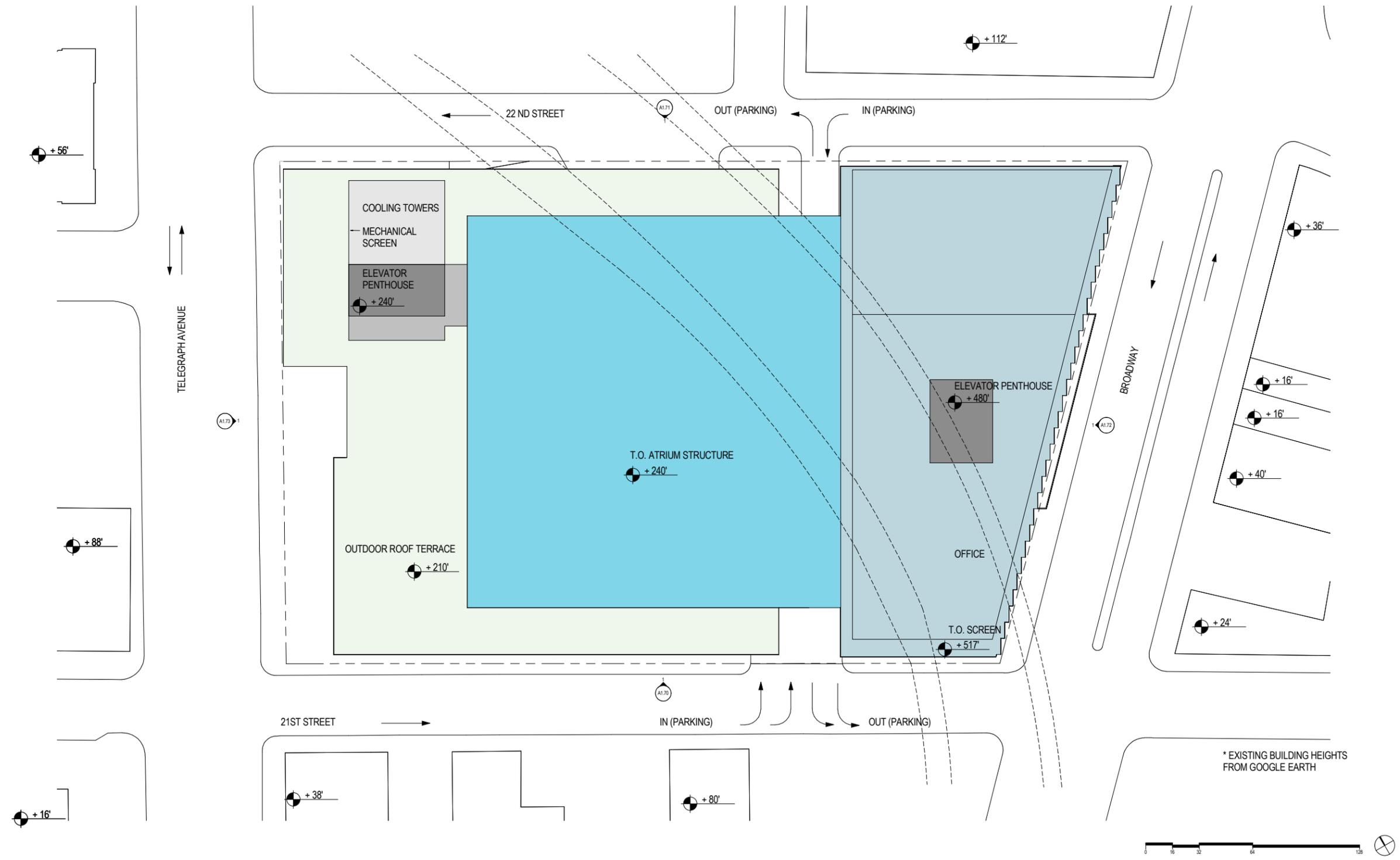
BROADWAY & 21ST - CORNER

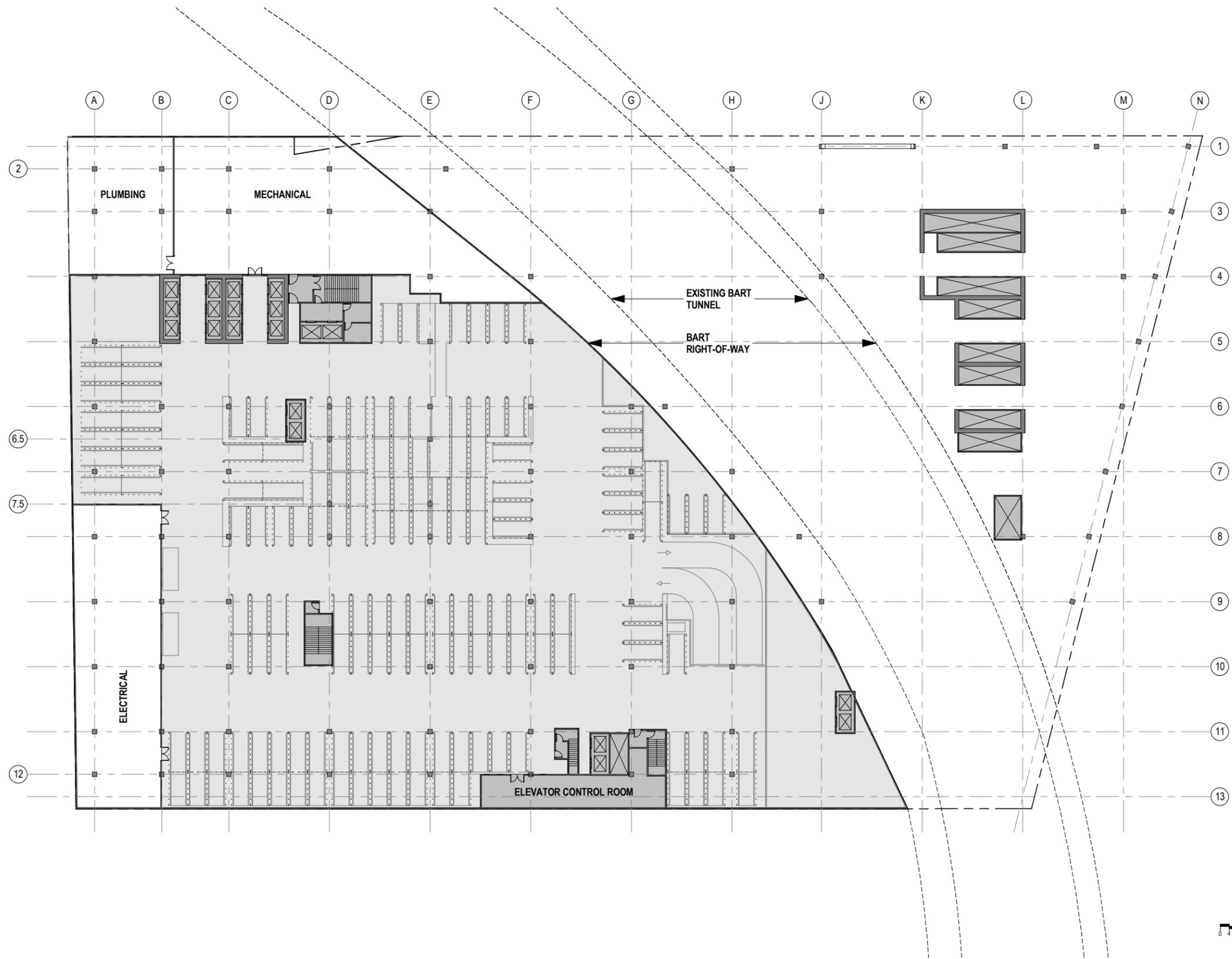


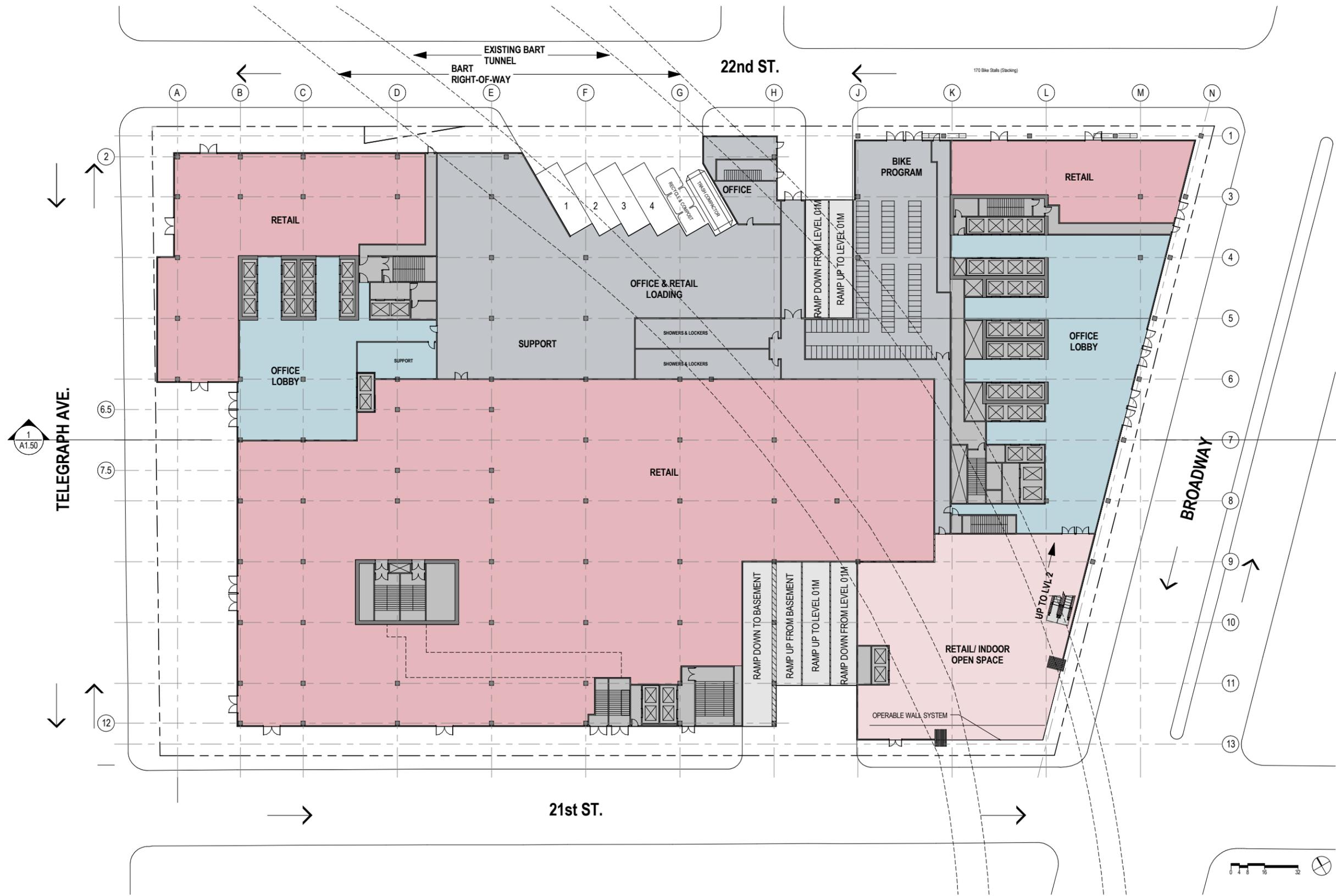
Telegraph & 21ST

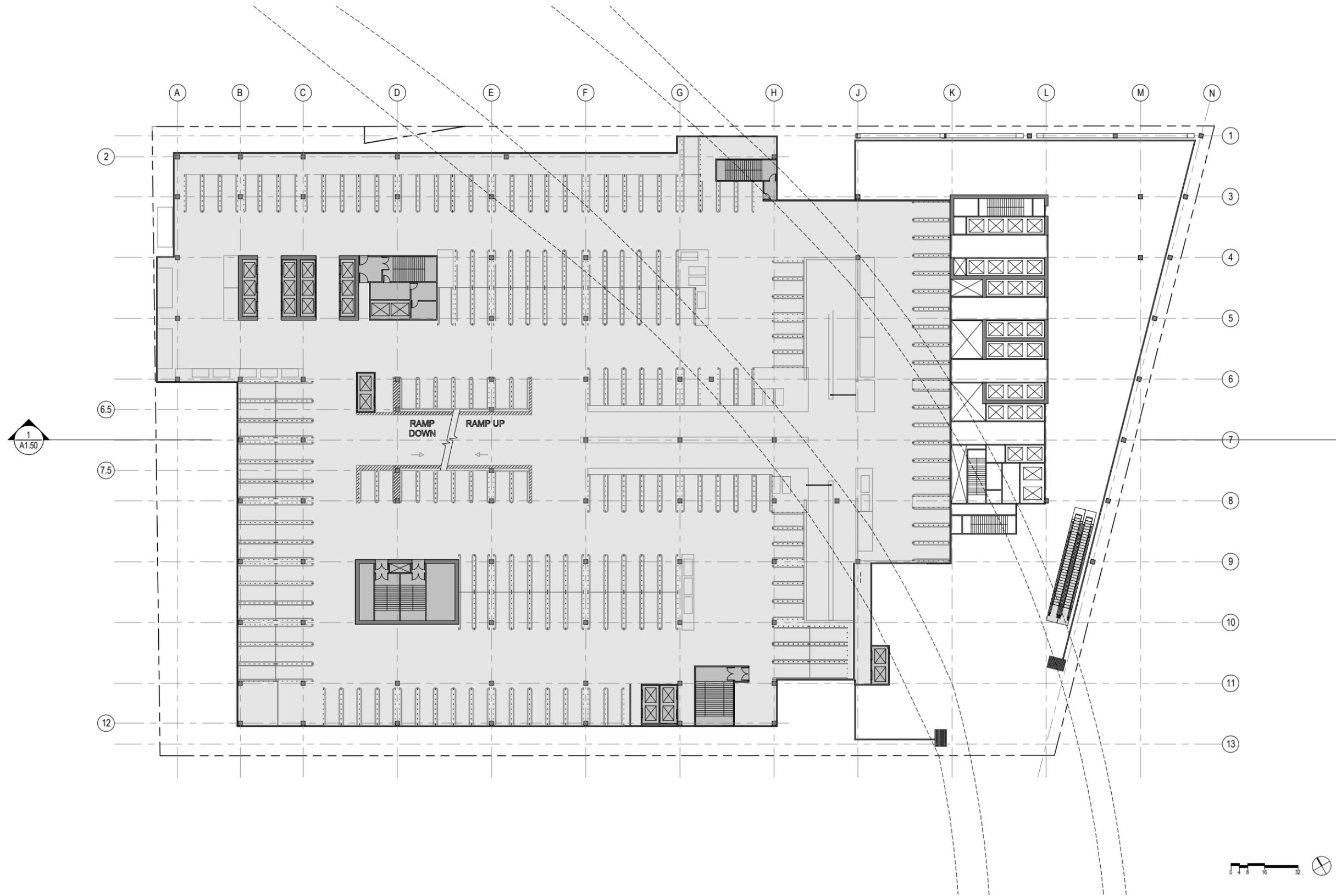


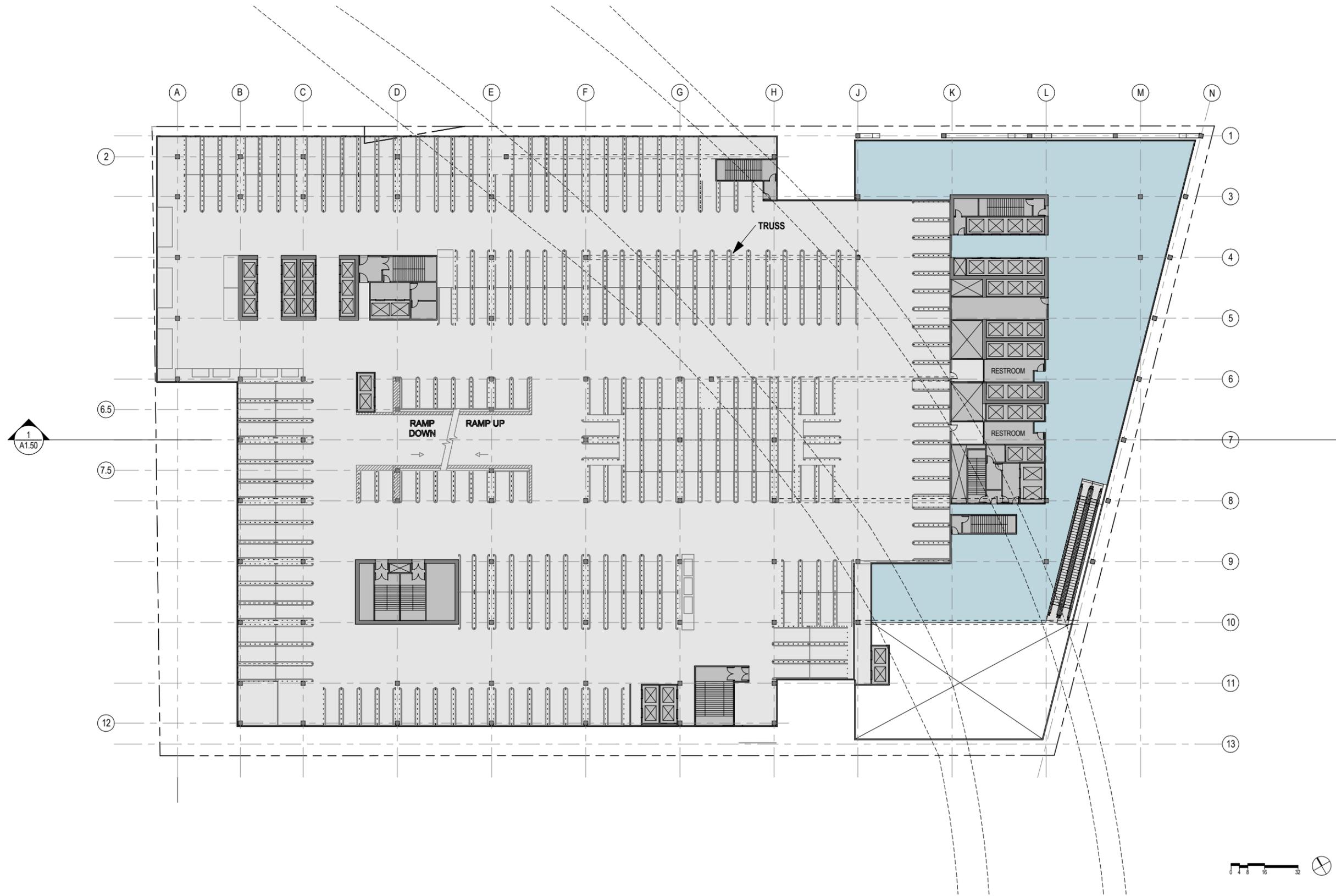
Telegraph & 22ST

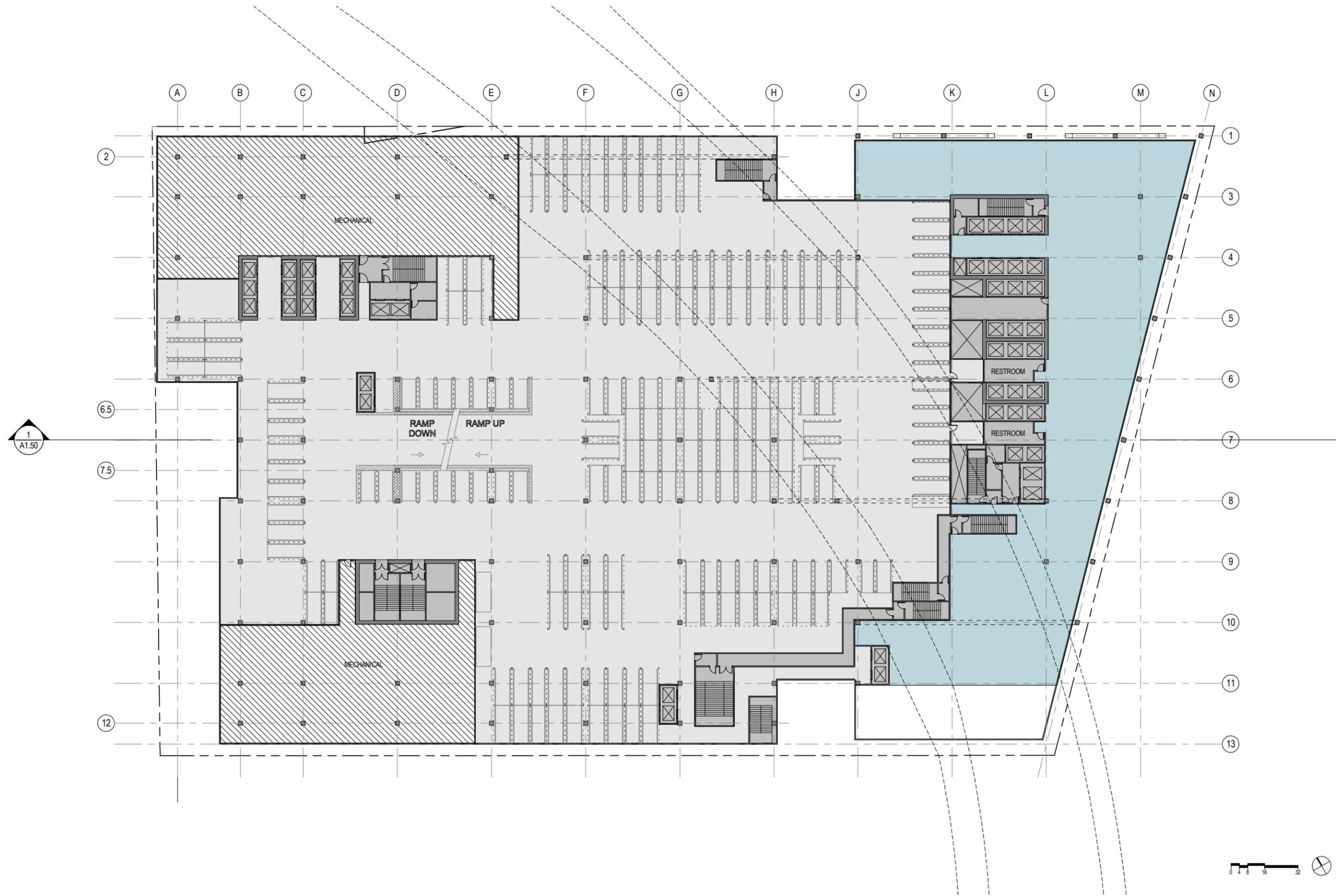


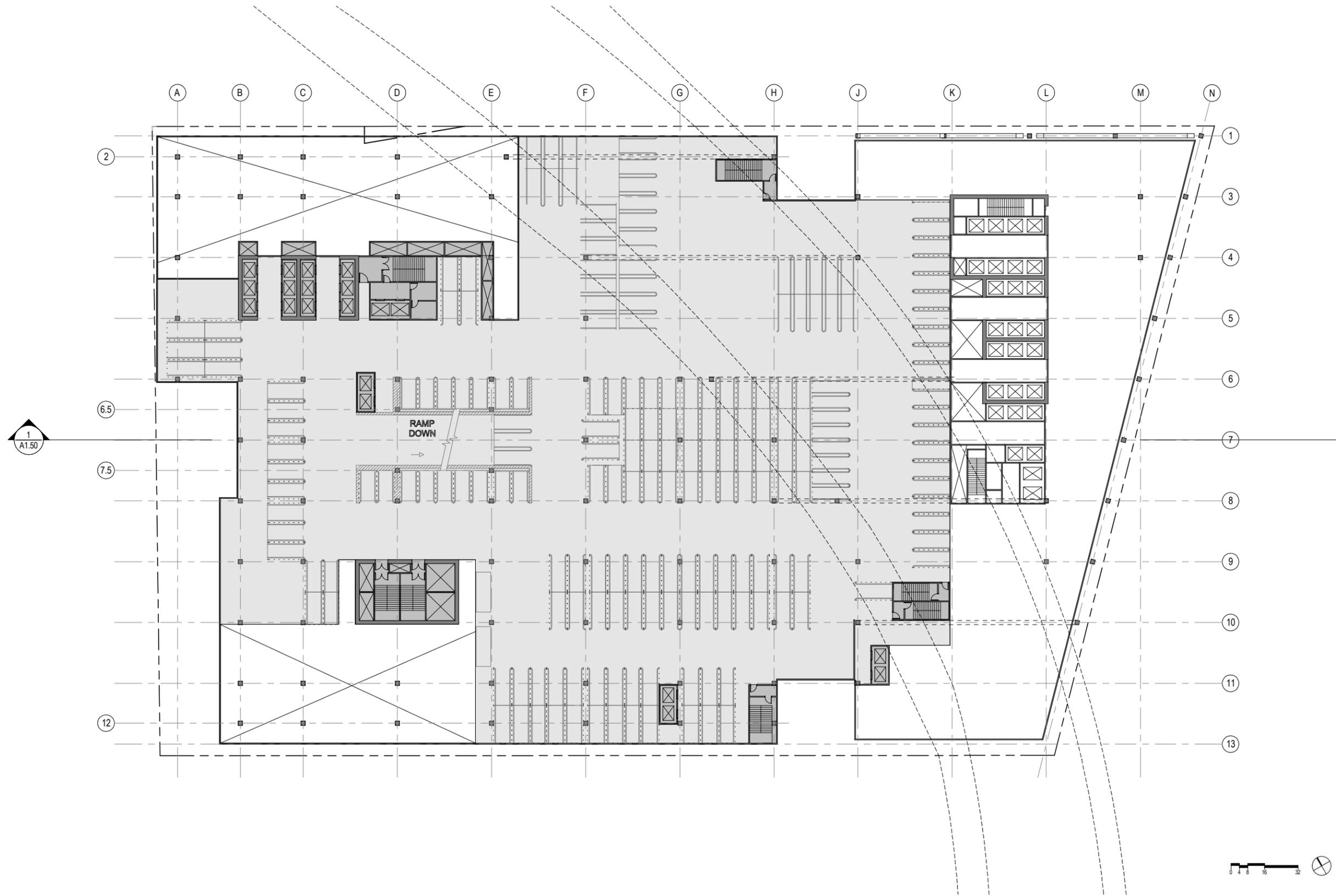




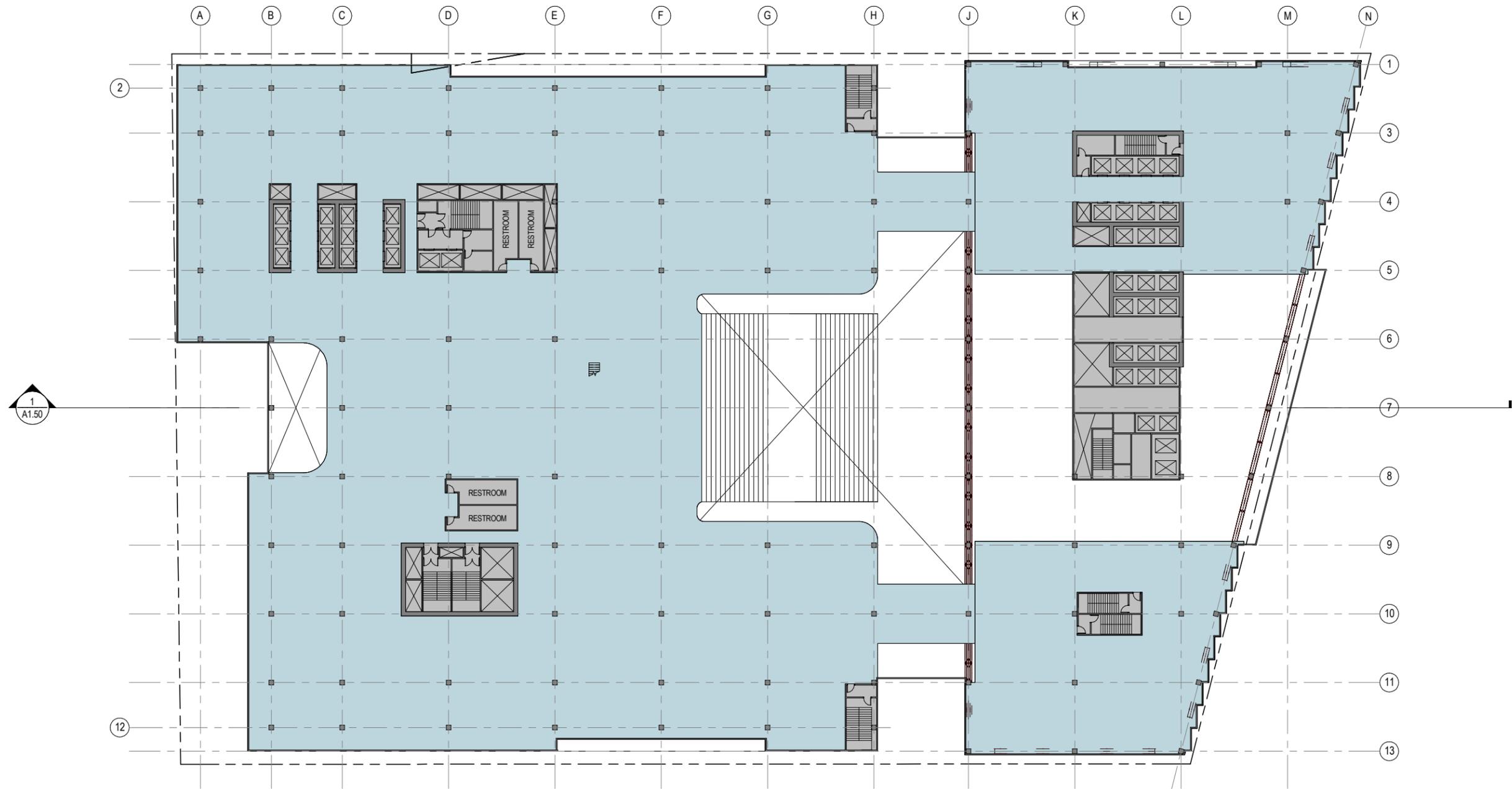


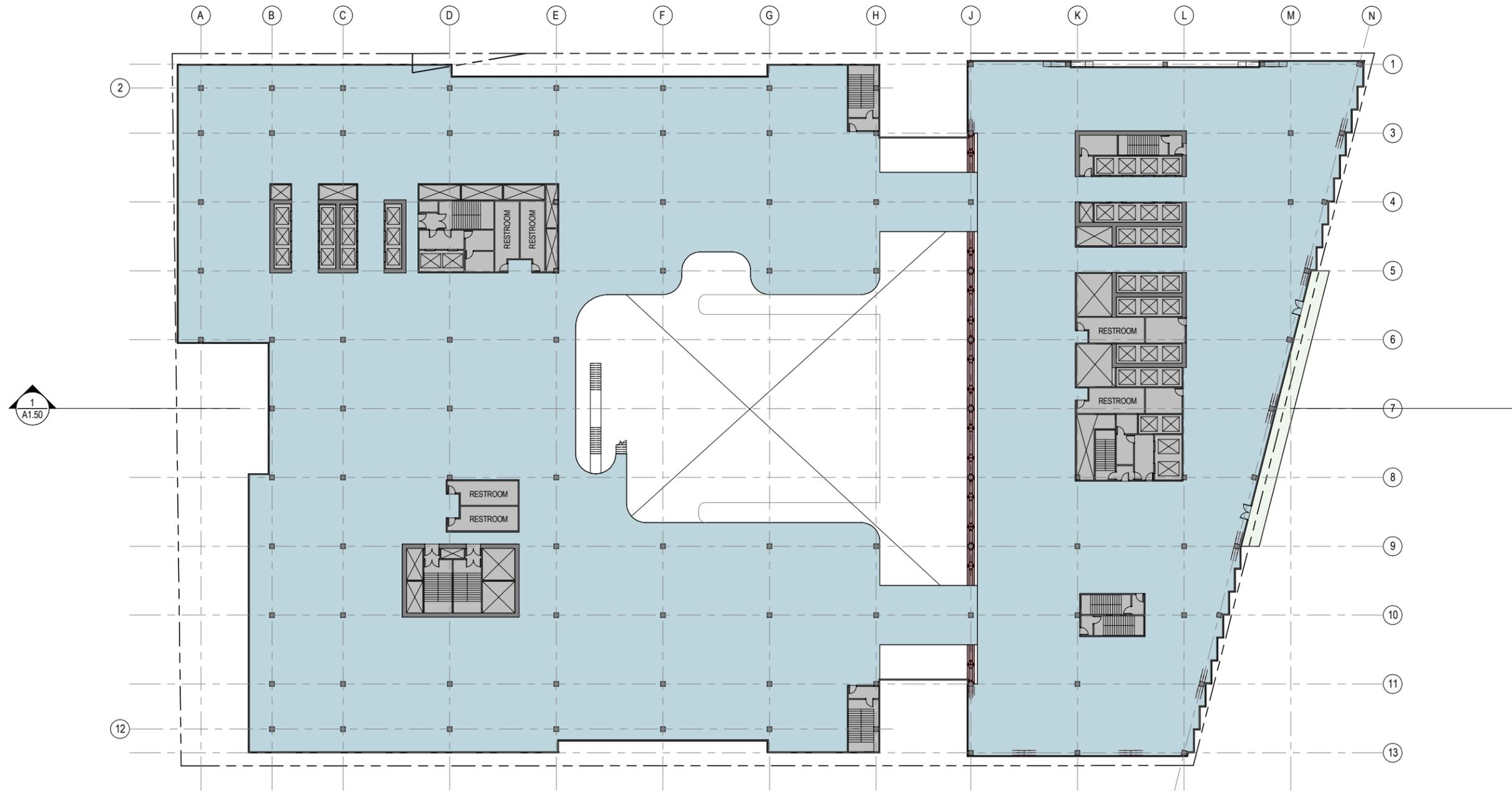


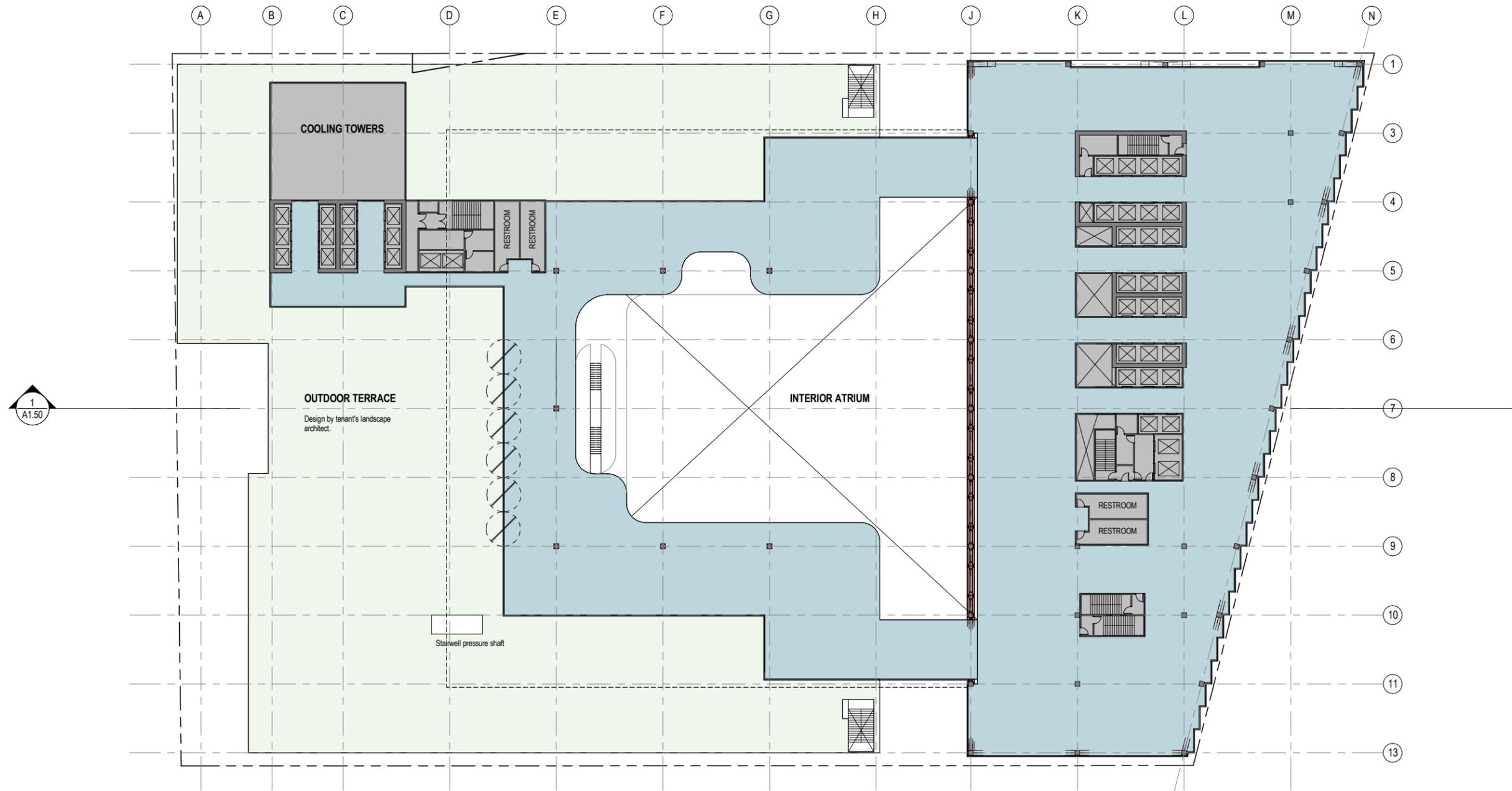


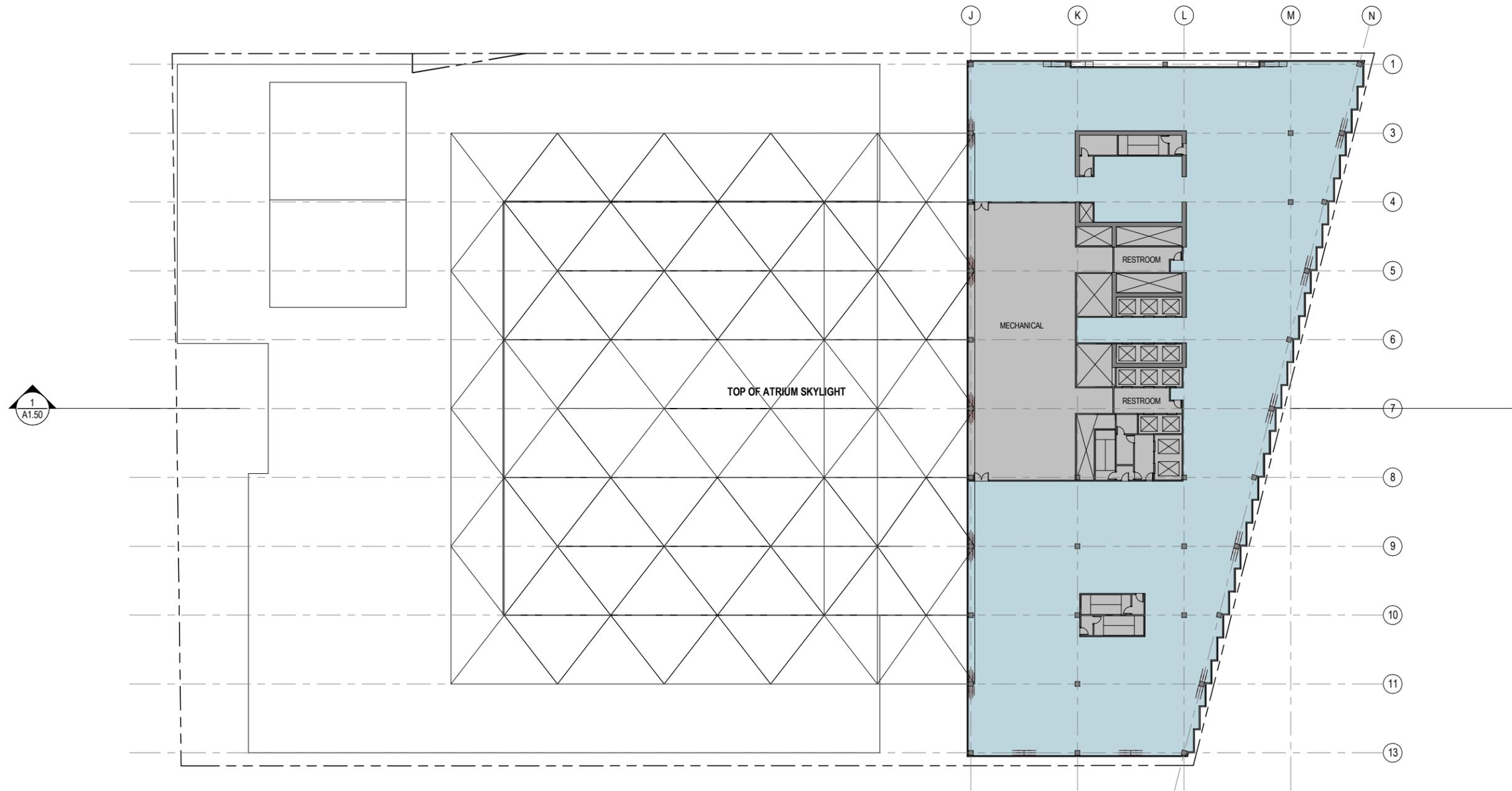


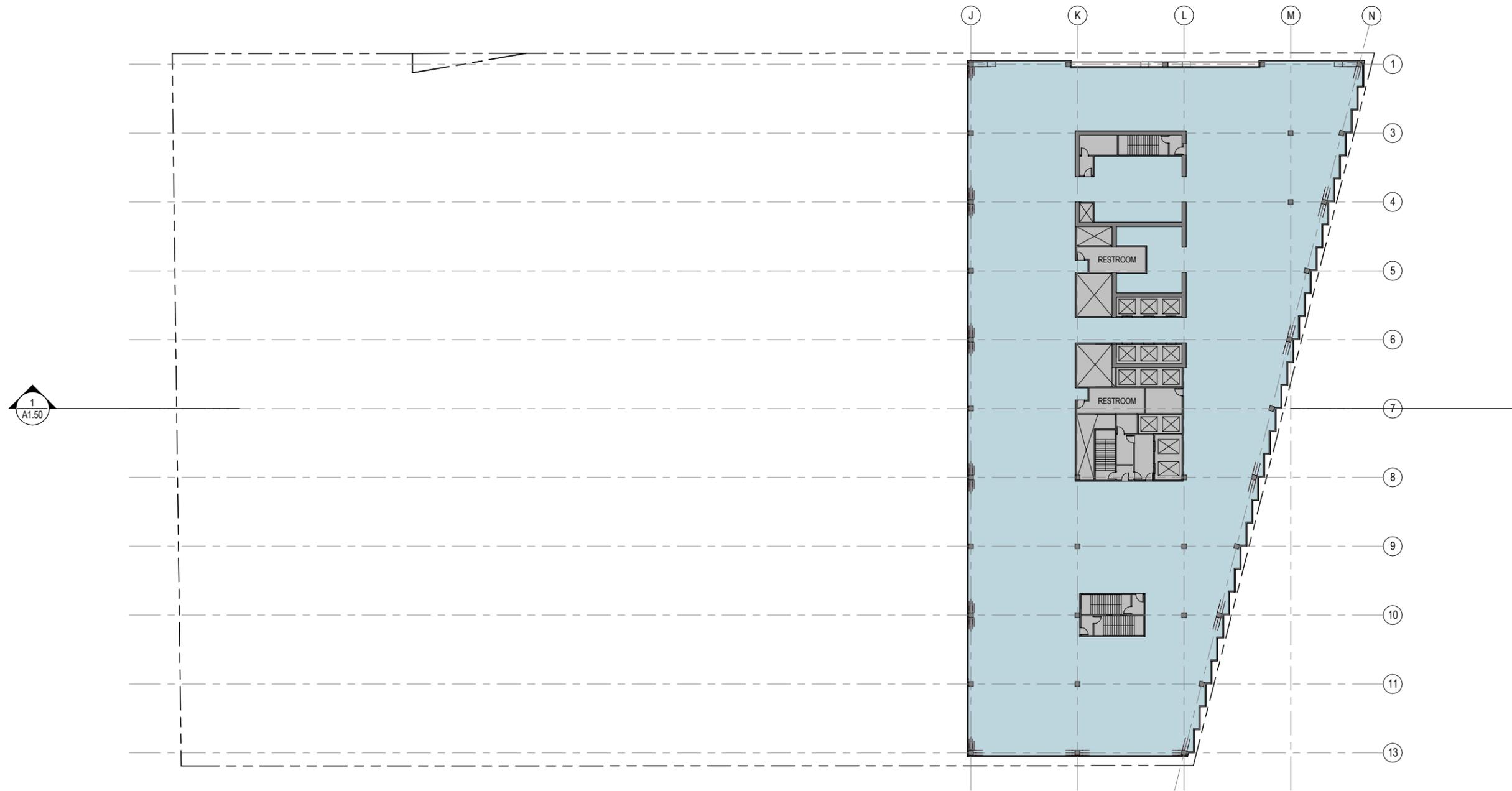


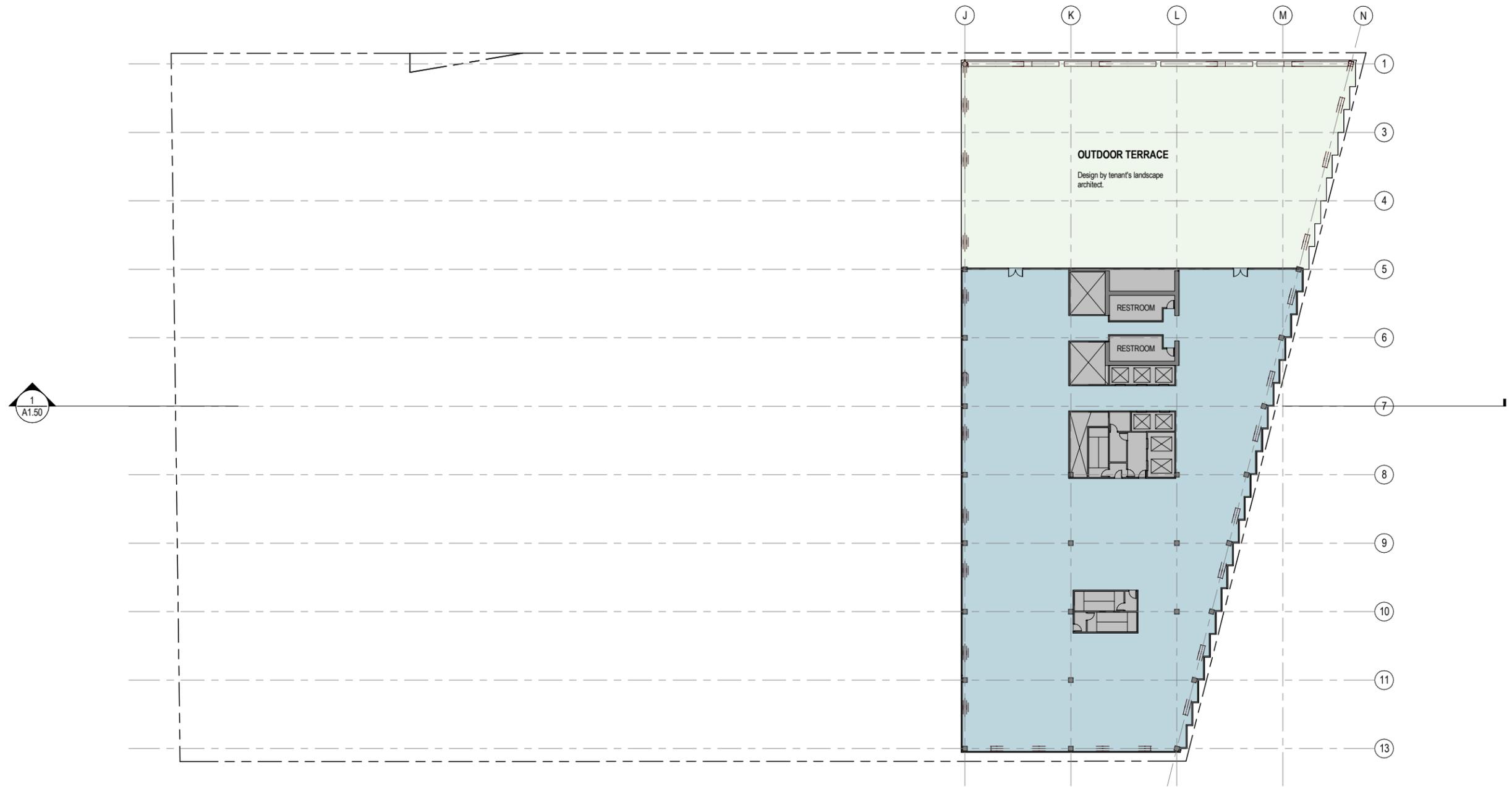


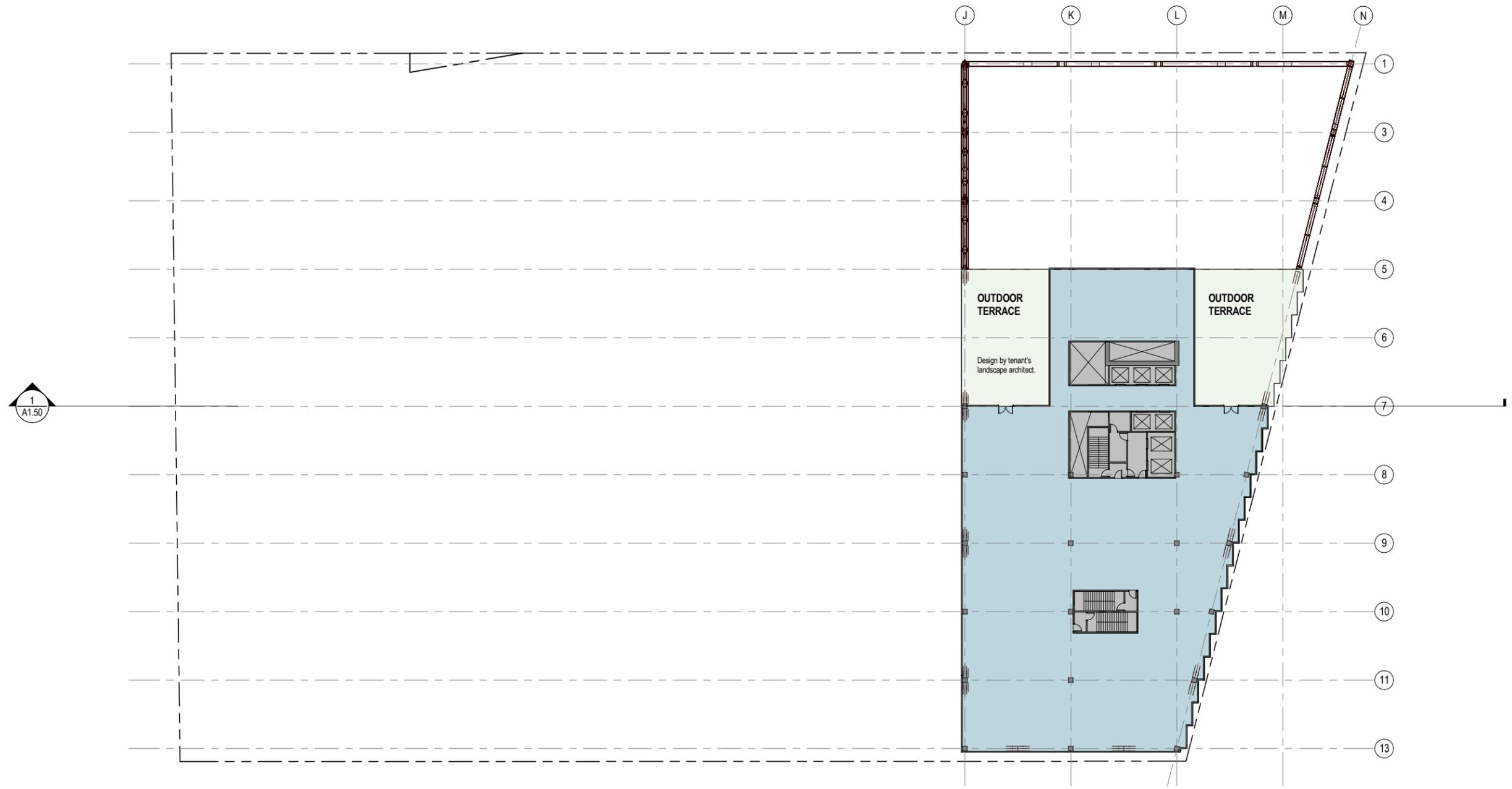


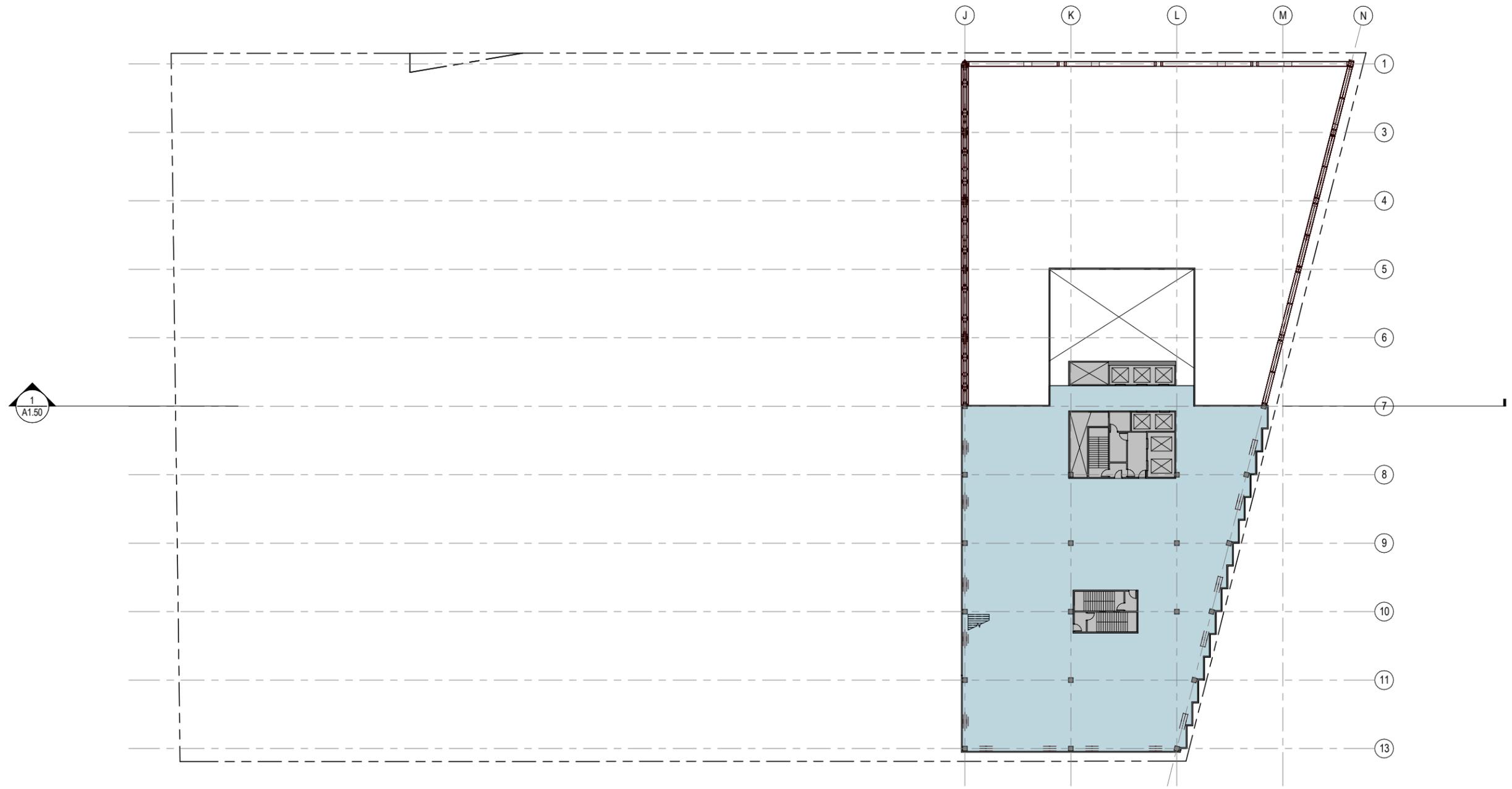


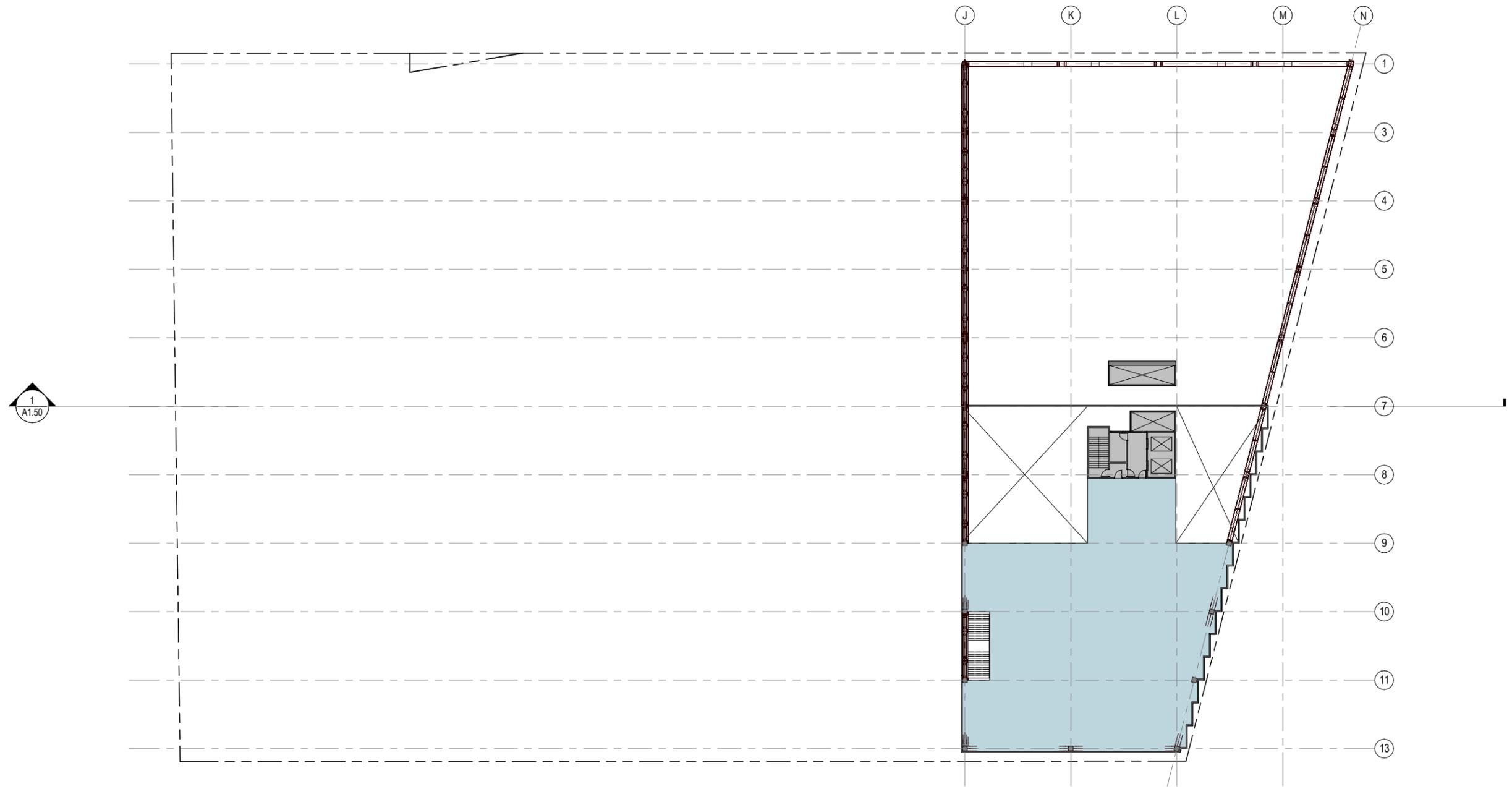


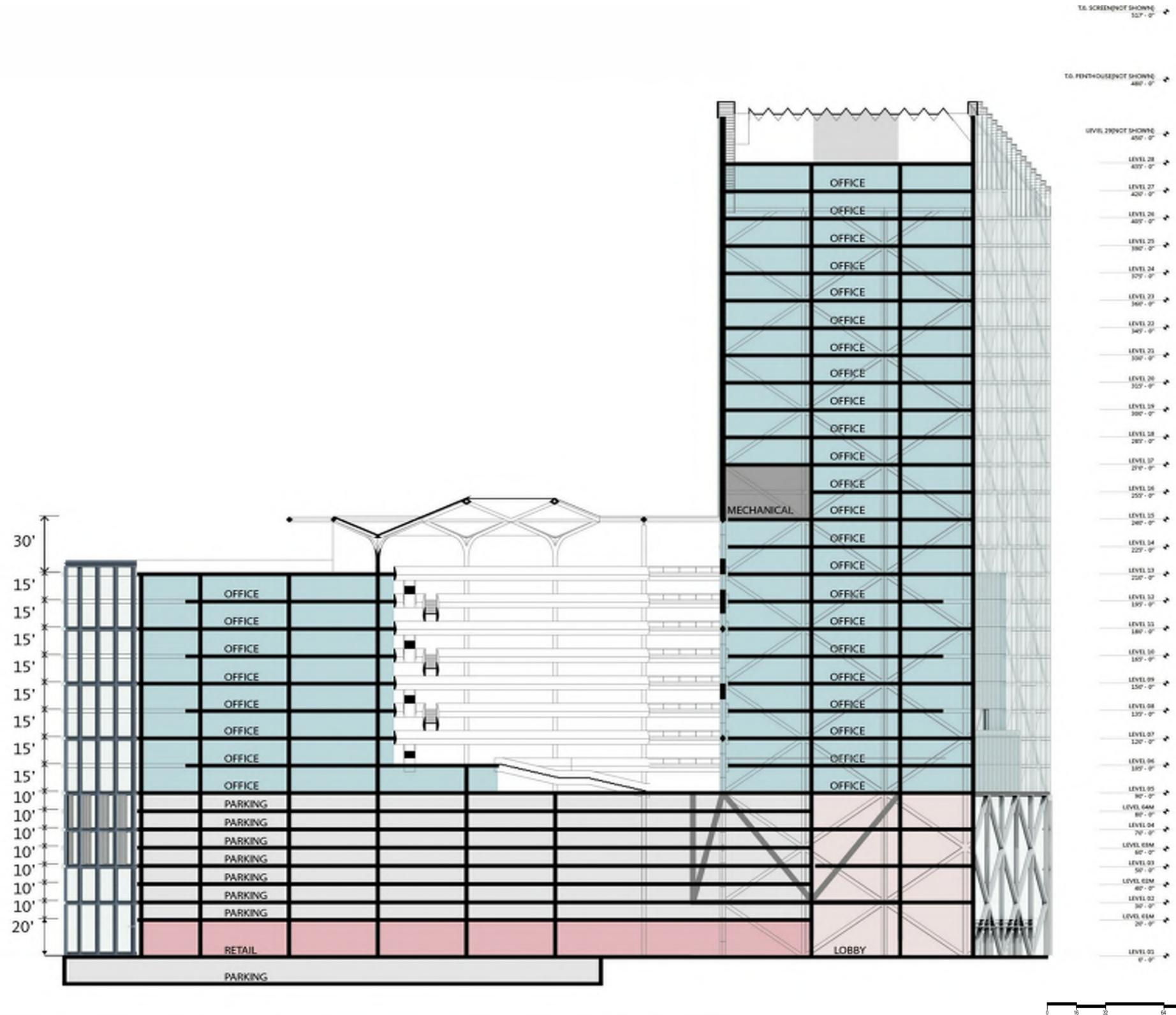












GLASS



- GL-01:
PPG
LOW IRON IGU
"STARPHIRE TEMPERED"



- GL-02:
VIRACON
DOUBLE LAMINATED SINGLE PANE
"STARPHIRE LAMINATED"



- GL-03:
AGC INTERPANE
LOW IRON IGU
"STOPRAY VISION 50"



- GL-04:
VIRACON
LOW IRON IGU
"VE24-2M"

METAL FINISHES



- MT-01:
PPG COATING
GRAPHITE GRAY
UC106708LB

- MT-02:
PPG COATING
CHARCOAL
UC109852

- MT-03:
PPG COATING
GREY VELVET
UC70214F

WOOD FINISHES



- WD-01:
IMITATION WOOD MATERIAL

TERRA COTTA



- TC-01:
EXTRUDED TERRA COTTA
DOUBLE FIRE GLAZED
DARK BLUE METALLIC

GLASS MATERIAL PRECEDENTS



1099 NEW YORK AVE, BROOKLYN

- GL-01:
PPG
LOW IRON IGU
"STARPHIRE TEMPERED"



CALIFORNIA ACADEMY OF SCIENCES, SAN FRANCISCO

- GL-02:
VIRACON
DOUBLE LAMINATED SINGLE PANE
"STARPHIRE LAMINATED"



100 EMBANKMENT, MANCHESTER

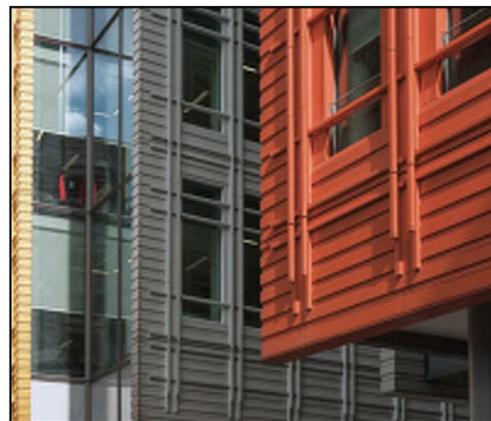
- GL-03:
AGC INTERPANE
LOW IRON IGU
"STOPRAY VISION 50"



1 10TH ST, SAN FRANCISCO

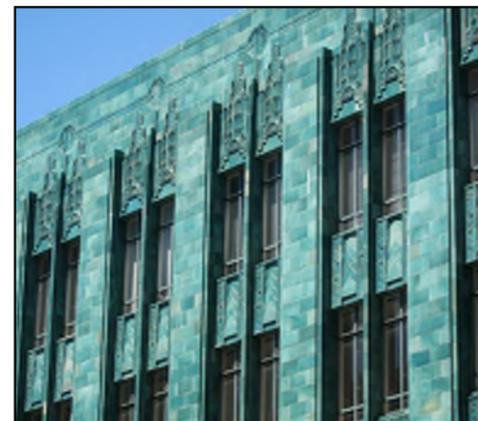
- GL-04:
VIRACON
LOW IRON IGU
"VE24-2M"

TERRA COTTA MATERIAL PRECEDENTS



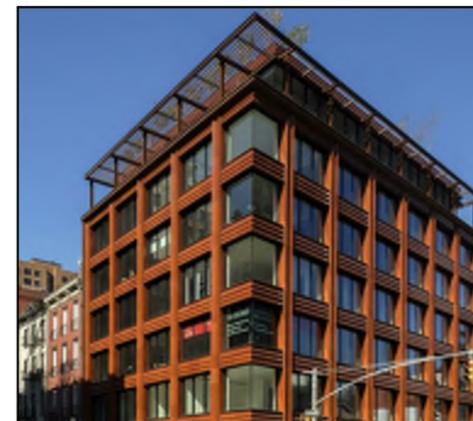
CENTRAL SAINT GILES, LONDON

- TC-01:
EXTRUDED TERRA COTTA
DOUBLE FIRE GLAZED
DARK BLUE METALLIC



I. MAGNIN BUILDING, OAKLAND

- TC-01:
EXTRUDED TERRA COTTA
DOUBLE FIRE GLAZED
DARK BLUE METALLIC



10 BOND STREET, NEW YORK

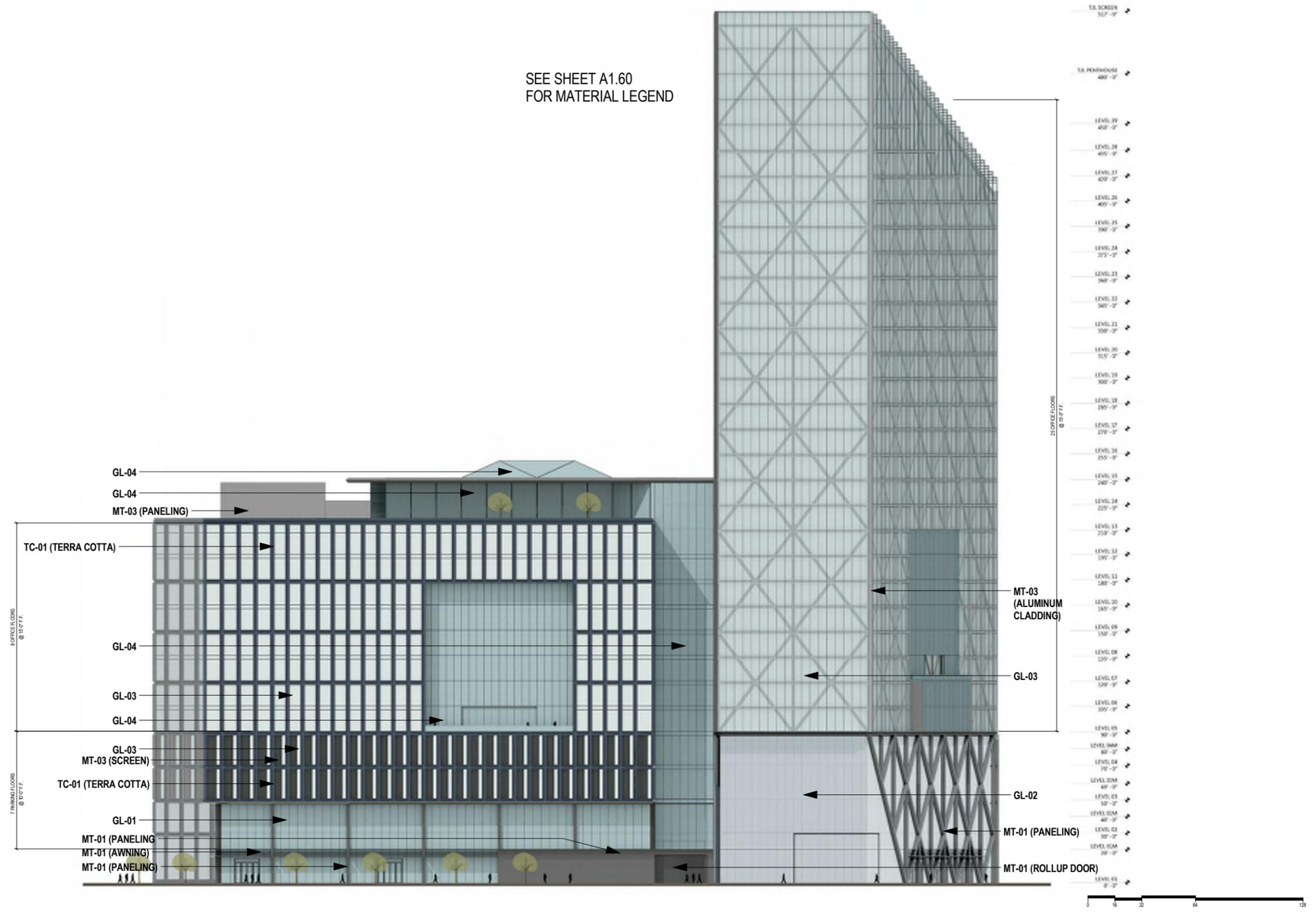
- TC-01:
EXTRUDED TERRA COTTA
DOUBLE FIRE GLAZED
DARK BLUE METALLIC

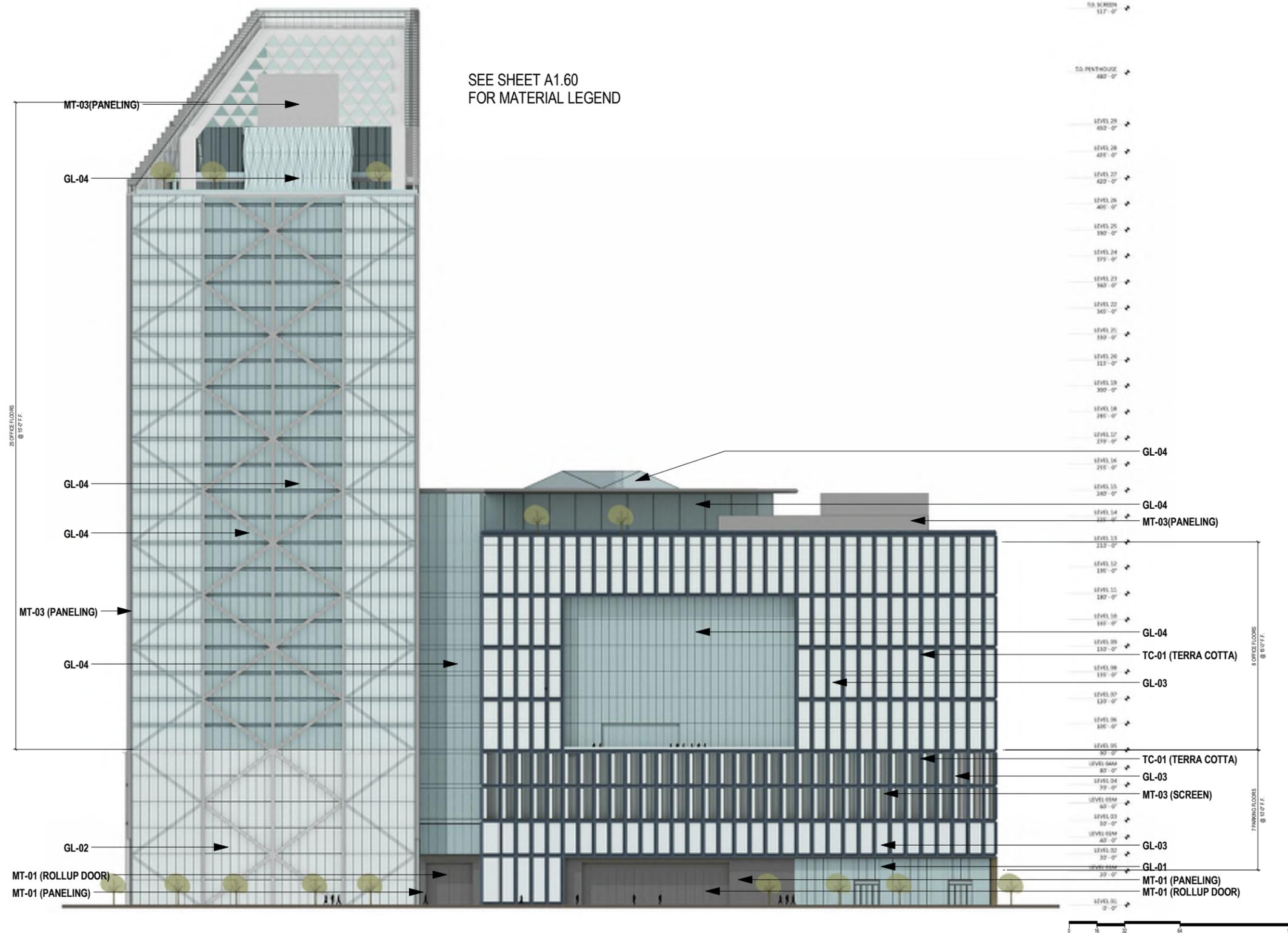


75 DAVIES STREET, LONDON

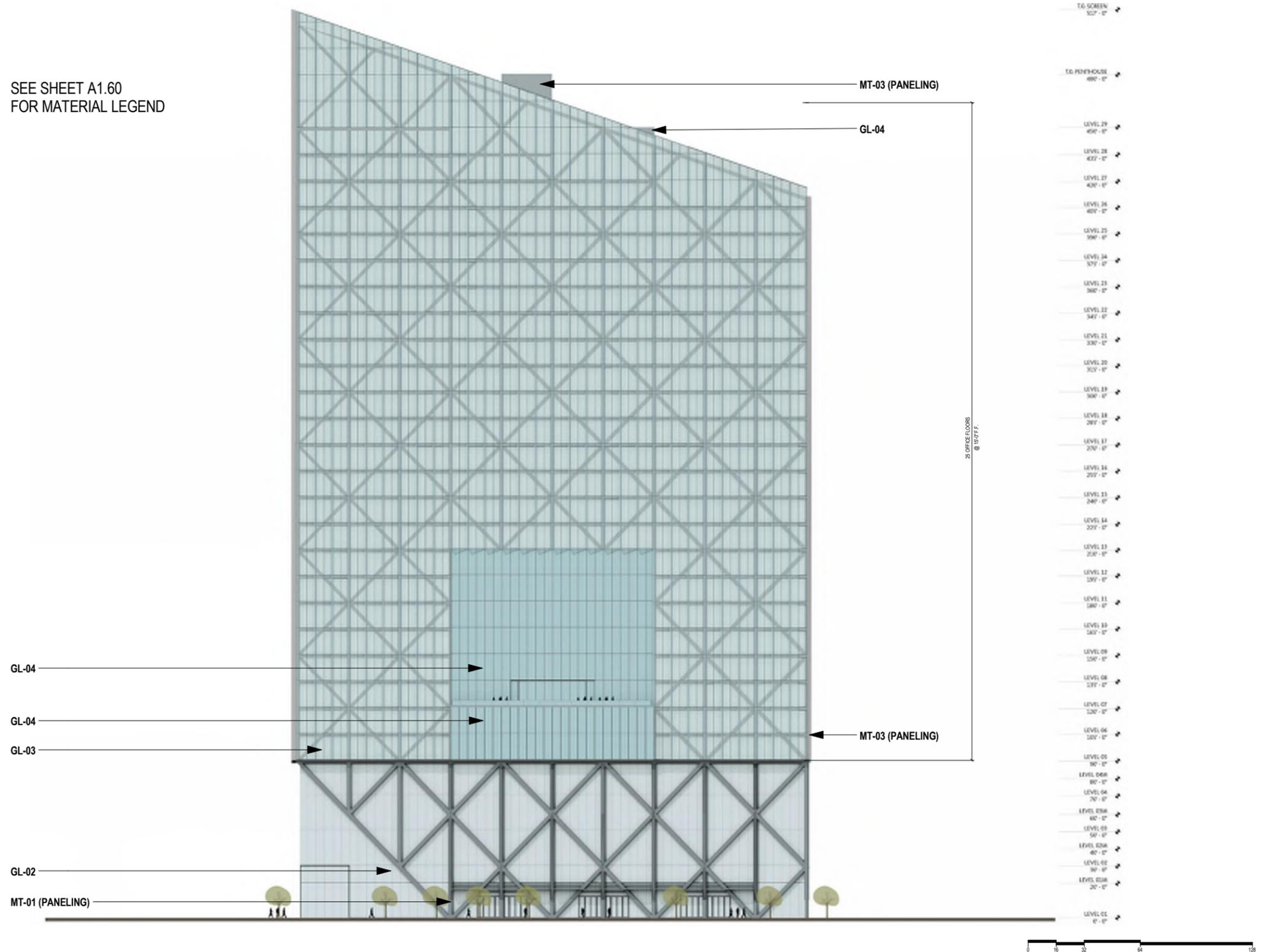
- TC-01:
EXTRUDED TERRA COTTA
DOUBLE FIRE GLAZED
DARK BLUE METALLIC

SEE SHEET A1.60
FOR MATERIAL LEGEND

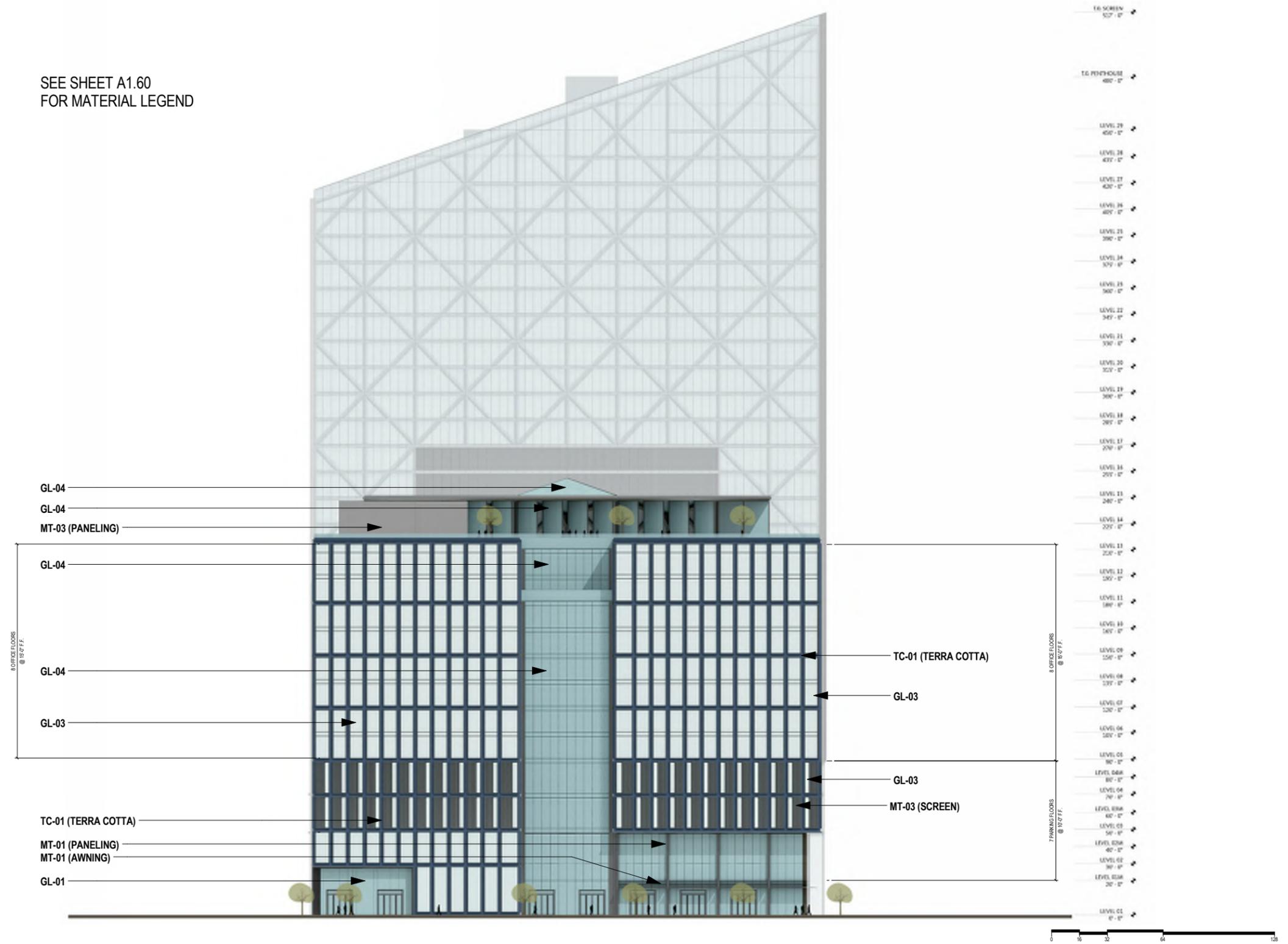




SEE SHEET A1.60
FOR MATERIAL LEGEND



SEE SHEET A1.60
FOR MATERIAL LEGEND



TREE PRESERVATION ORDINANCE

PURSUANT TO THE TREE PRESERVATION ORDINANCE (§12.36 O.M.C.) A TREE PRESERVATION/REMOVAL PERMIT IS REQUIRED FOR ANY PROPOSED CONSTRUCTION ACTIVITY (INCLUDING BUILDINGS, DRIVEWAYS, PATHS, DECKS, CONSTRUCTION VEHICLE ROUTES, SIDEWALK IMPROVEMENTS, & PERIMETER GRADING) WITHIN 10 FEET OF A PROTECTED TREE, EVEN IF SUCH TREES ARE NOT BEING REMOVED OR IF THEY ARE LOCATED ON A NEIGHBOR'S PROPERTY.

THE FOLLOWING ARE PROTECTED TREES:

- a. ANY COAST LIVE OAK TREE THAT IS LARGER THAN 4 INCHES DBH"
- b. ANY TREE (EXCEPT EUCALYPTUS) THAT IS LARGER THAN 9 INCHES DBH" (EUCALYPTUS TREES AND UP TO 5 MONTEREY PINES PER ACRE ARE NOT CONSIDERED PROTECTED TREES UNDER THIS SECTION. MONTEREY PINES MUST BE INSPECTED AND VERIFIED BY THE PUBLIC WORKS AGENCY - TREE DIVISION PRIOR TO THEIR REMOVAL. CONTACT THE TREE DIVISION AT (510) 615-5850 FOR MORE INFORMATION OR TO SCHEDULE AN INSPECTION).
- c. ANY TREE OF ANY SIZE LOCATED IN THE PUBLIC RIGHT-OF-WAY (INCLUDING STREET TREES).

I ATTEST THAT: (CHECK ONE)

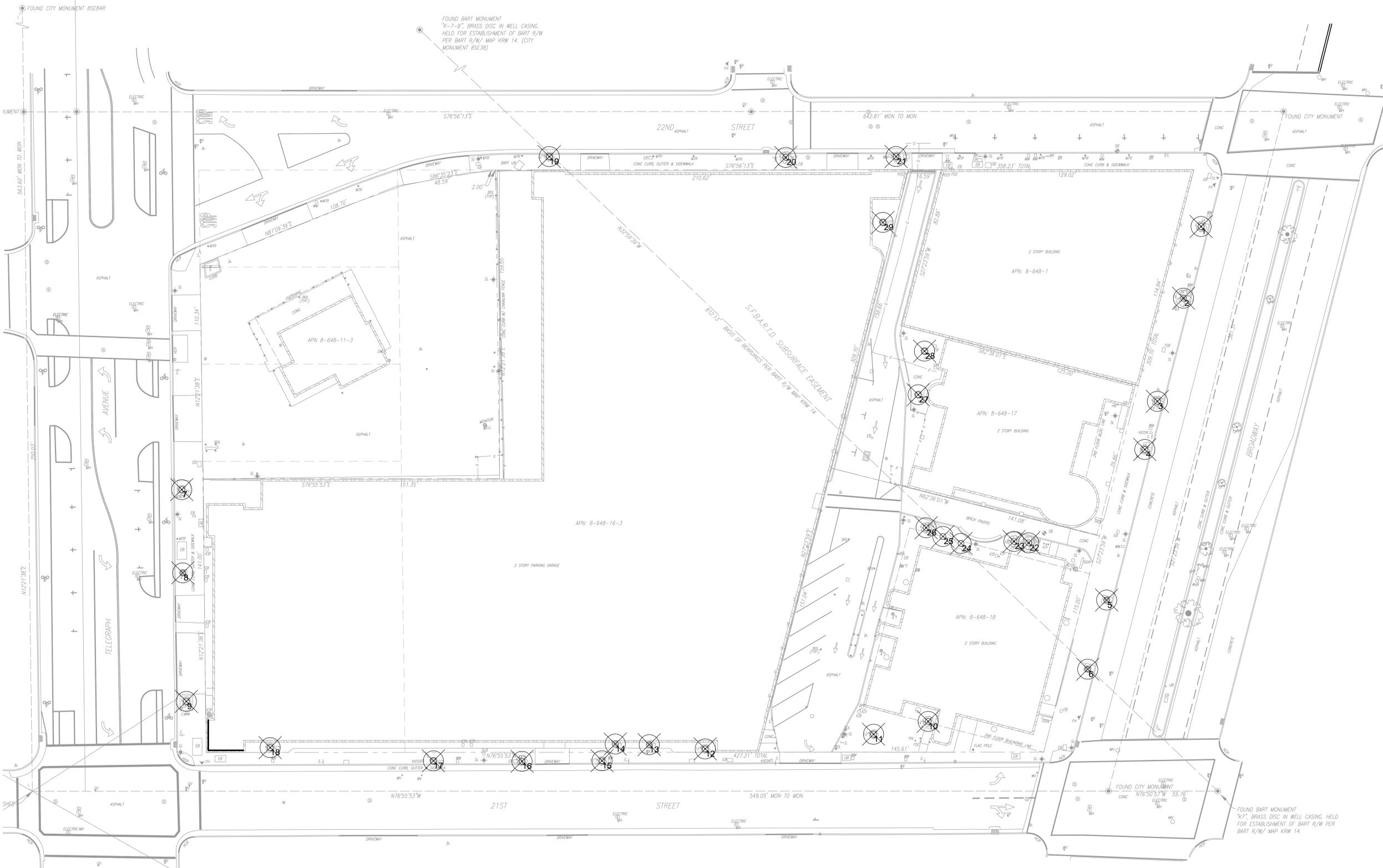
- (1) THERE ARE NO EXISTING PROTECTED TREES ANYWHERE ON THE SUBJECT PROPERTY OR WITHIN 10 FEET OF THE PROPOSED CONSTRUCTION ACTIVITIES** (INCLUDING NEIGHBOR'S PROPERTIES OR THE ADJACENT PUBLIC RIGHT-OF-WAY).
- (2) THERE ARE PROTECTED TREES ON THE SUBJECT PROPERTY OR WITHIN 10 FEET OF THE PROPOSED CONSTRUCTION ACTIVITIES**, AND THEIR LOCATION IS INDICATED ON THE SITE PLAN AND LANDSCAPE PLAN AND (CHECK ONE):
 - (A) NO PROTECTED TREES ARE TO BE REMOVED AND NO CONSTRUCTION ACTIVITY** WILL OCCUR WITHIN 10 FEET OF ANY PROTECTED TREE.
 - (B) NO PROTECTED TREES ARE TO BE REMOVED AND CONSTRUCTION ACTIVITY** WILL OCCUR WITHIN 10 FEET OF ANY PROTECTED TREE.
 - (C) PROTECTED TREES WILL BE REMOVED.

IF YOU CHECKED (2B) OR (2C), A TREE PRESERVATION/REMOVAL PERMIT IS REQUIRED. PLEASE COMPLETE THE SECTION BELOW.

TREES PROPOSED FOR REMOVAL		
#	SPECIES	DBH
1	<i>Platanus x hispanica</i>	13.5
2	<i>Platanus x hispanica</i>	21
3	<i>Platanus x hispanica</i>	16.5
4	<i>Platanus x hispanica</i>	13.5
5	<i>Platanus x hispanica</i>	7
6	<i>Platanus x hispanica</i>	7.5
7	<i>Platanus x hispanica</i>	13.5
8	<i>Platanus x hispanica</i>	7
9	<i>Platanus x hispanica</i>	14
10	<i>Acer palmatum</i>	7, 5.5, 6, 4.5
11	<i>Betula pendula</i>	11.5
12	<i>Quercus agrifolia</i>	14.5
13	<i>Quercus agrifolia</i>	6.5
14	<i>Quercus agrifolia</i>	5
15	<i>Lophostemon confertus</i>	14.5
16	<i>Lophostemon confertus</i>	18
17	<i>Lophostemon confertus</i>	11
18	<i>Juniperus chinensis</i>	13.5
19	<i>Lophostemon confertus</i>	11
20	<i>Lophostemon confertus</i>	16.5
21	<i>Lophostemon confertus</i>	12
22	<i>Afrocarpus gracilior</i>	15
23	<i>Afrocarpus gracilior</i>	15
24	<i>Acer palmatum</i>	4, 4, 3.5, 3.5, 6.5
25	<i>Acer palmatum</i>	4, 6
26	<i>Acer palmatum</i>	4, 4.5, 5.5, 3, 5
27	<i>Acer palmatum</i>	9" @ 32"
28	<i>Prunus serrulata</i>	12" @ 42"
29	<i>Cupressus sempervirens</i>	9, 5

REASON FOR REMOVAL/IMPACTING OF TREES:

- TREES 5, 20, 25 TO BE REMOVED DUE TO ITS POOR HEALTH. REPLACEMENT TREE TO BE PLANTED.
- THE REST OF THE TREES TO BE REMOVED DUE TO CONSTRUCTION ACTIVITIES. REPLACEMENT TREE TO BE PLANTED. ADDITIONAL PLATANUS X HISPANICA AND LOPHOSTEMON CONFERTUS TREES TO BE PLANTED ONSITE. SEE L2.01 LANDSCAPE PLAN - GROUND FLOOR FOR DETAILS.
- OTHER SPECIES TO BE REPLACED AS PLATANUS X HISPANICA AND LOPHOSTEMON CONFERTUS FOR DESIGN CONSISTENCY.

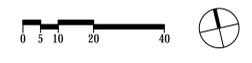


GENERAL NOTES

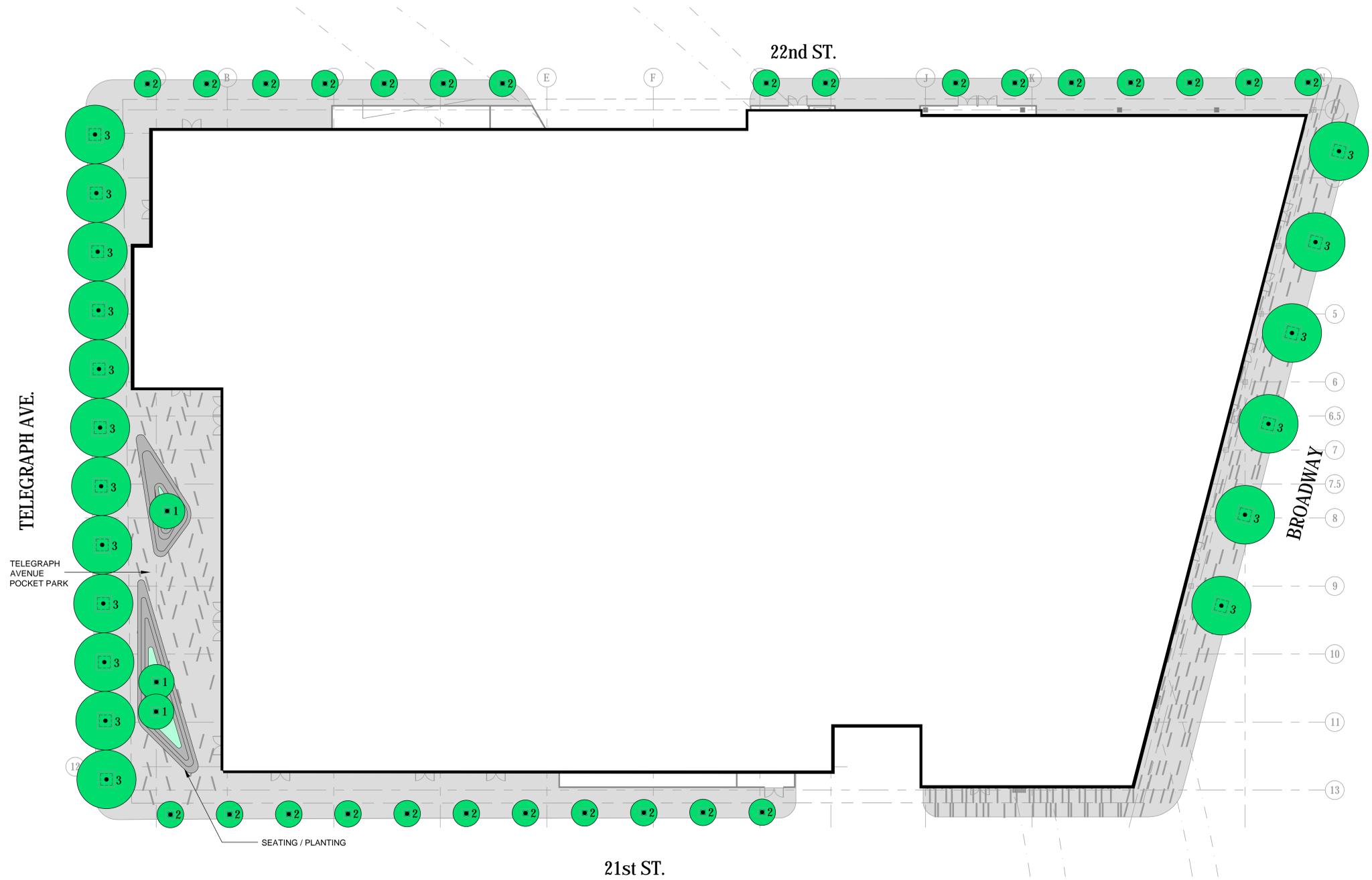
- THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED. THE SURVEYOR LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.
- CONTRACTORS AND OTHERS PERFORMING WORK SHALL VERIFY THE EXACT LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES.
- CONTOUR INTERVAL = 1'

LEGEND

(E) TREES TO BE REMOVED (29) TOTAL



GRAPHIC SCALE
0 10 20 40



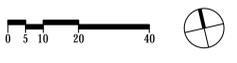
STREETSCAPE - CANOPY TREES



STREETSCAPE - COLUMNAR TREES

GROUND FLOOR PLANTING SCHEDULE

SYMBOL	TYPE	SCIENTIFIC NAME	COMMON NAME	QUANTITY / AREA (SQ. FT)	SIZE	IRRIGATION
1	TREE	<i>Olea europaea</i> 'Swan Hill'	Fruitless Olive 'Swan Hill'	3	48" OR 60" Box	Drip Irrigation
2	TREE	<i>Lophostemon confertus</i>	Brisbane Box	27	36" Box	Drip Irrigation
3	TREE	<i>Platanus × A. Alata</i> 'London Planer'	London Planer tree	18	48" Box	Drip Irrigation
	PLANTING	<i>Lavandula latifolia</i>	Lavandula latifolia	462 (SQ. FT)	1 Gal	Drip Irrigation



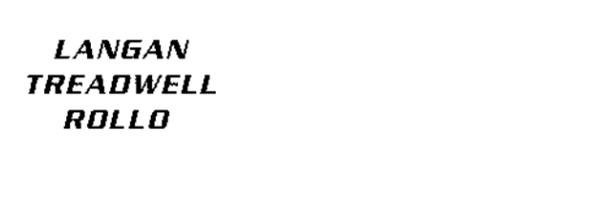


2100 TELEGRAPH

DESIGN REVIEW COMMITTEE

04 - 16 - 2018

PROJECT TEAM

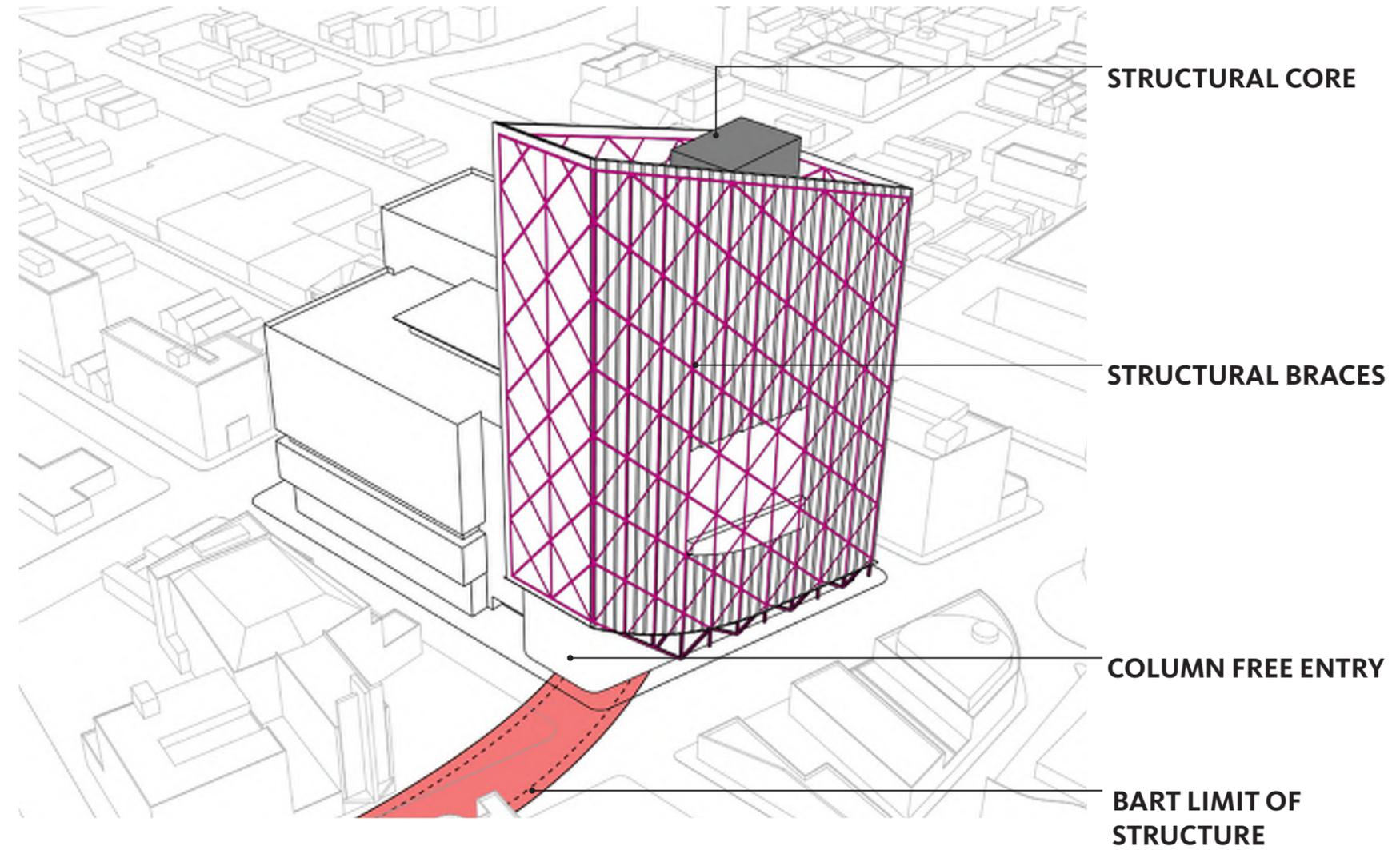
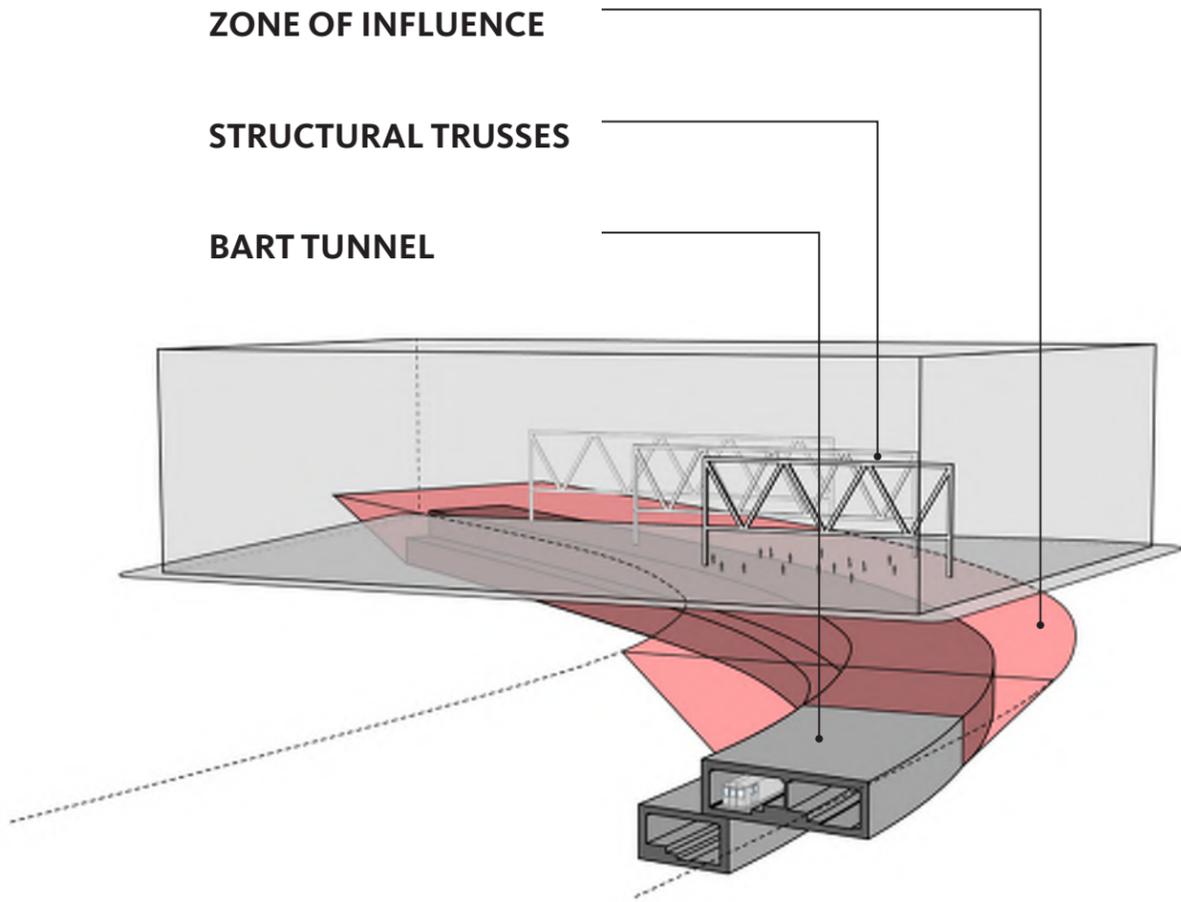
DEVELOPER / OWNER		
ARCHITECT		ACOUSTIC 
CONTRACTOR / BUILDER		LIGHTING 
STRUCTURAL ENGINEER		VERTICAL TRANSPORTATION 
MECH. / ELECTRICAL / PLUMBING		FIRE AND LIFE SAFETY 
LANDSCAPE		
CIVIL GEO-TECHNICAL		
PARKING		

PROJECT VISION

- Revitalize a underutilized block in Uptown
- Activate the pedestrian realm with a robust mixed use program
- Unique opportunity to build a large floorplate office building
- Develop a major transit oriented project over BART



BRIDGING OVER BART





OPTION "A"

974 K GSF OFFICE

79,680 GSF RETAIL & COMMUNITY SPACE

370,400 GSF/403 UNITS RESIDENTIAL

1,480 PARKING SPACES



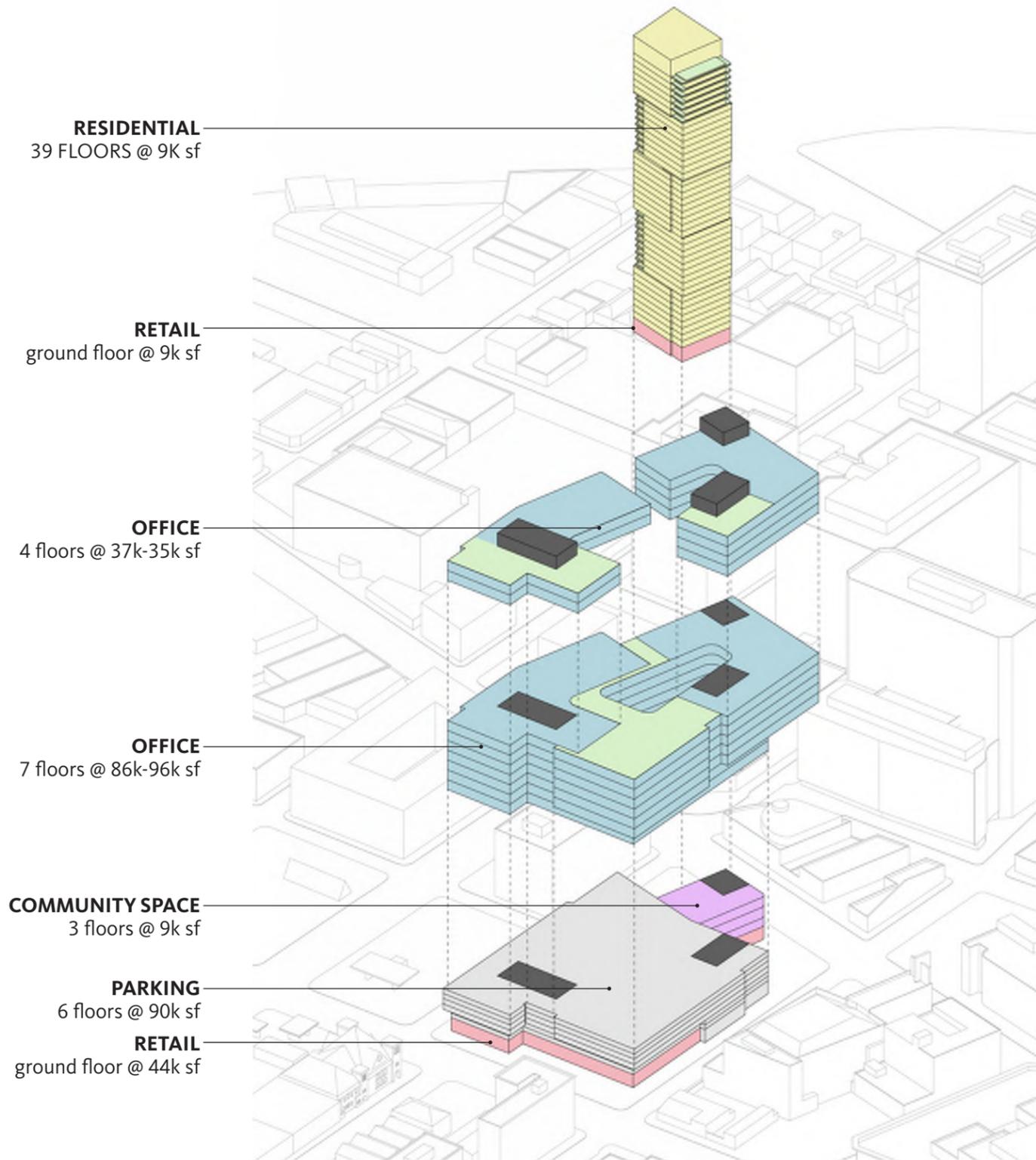
OPTION "B"

1.6 M GSF OFFICE

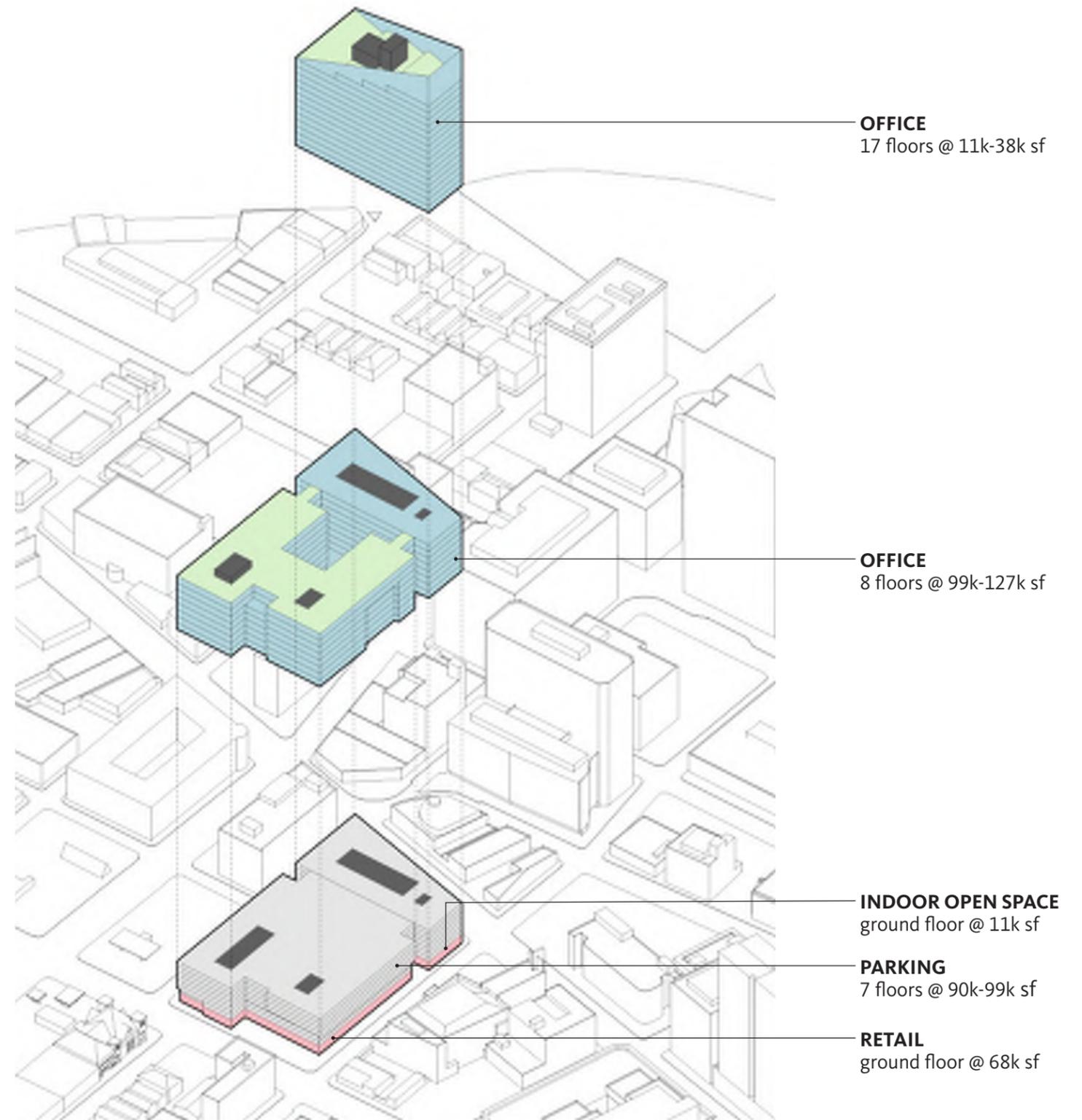
74,206 GSF RETAIL & COMMUNITY SPACE

1,990 PARKING SPACES

PROGRAM STACKING

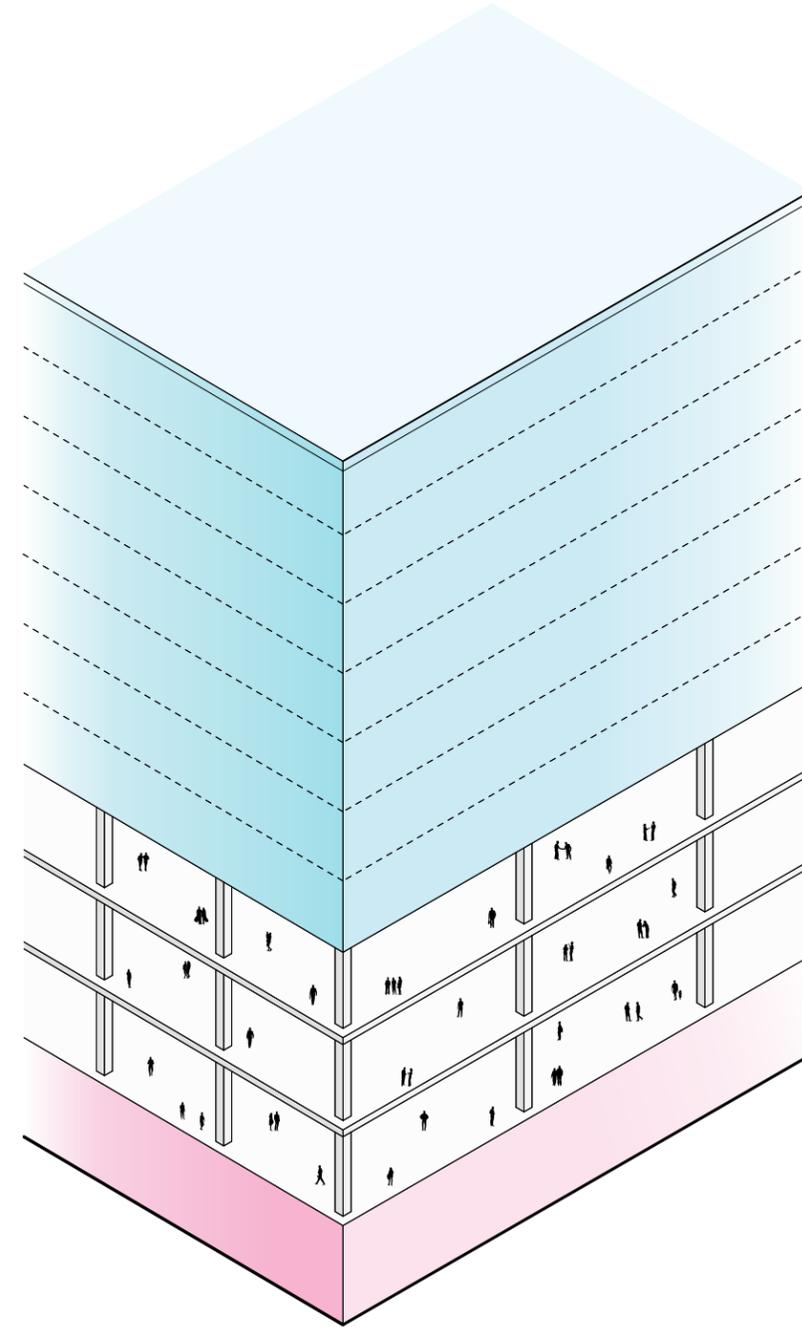
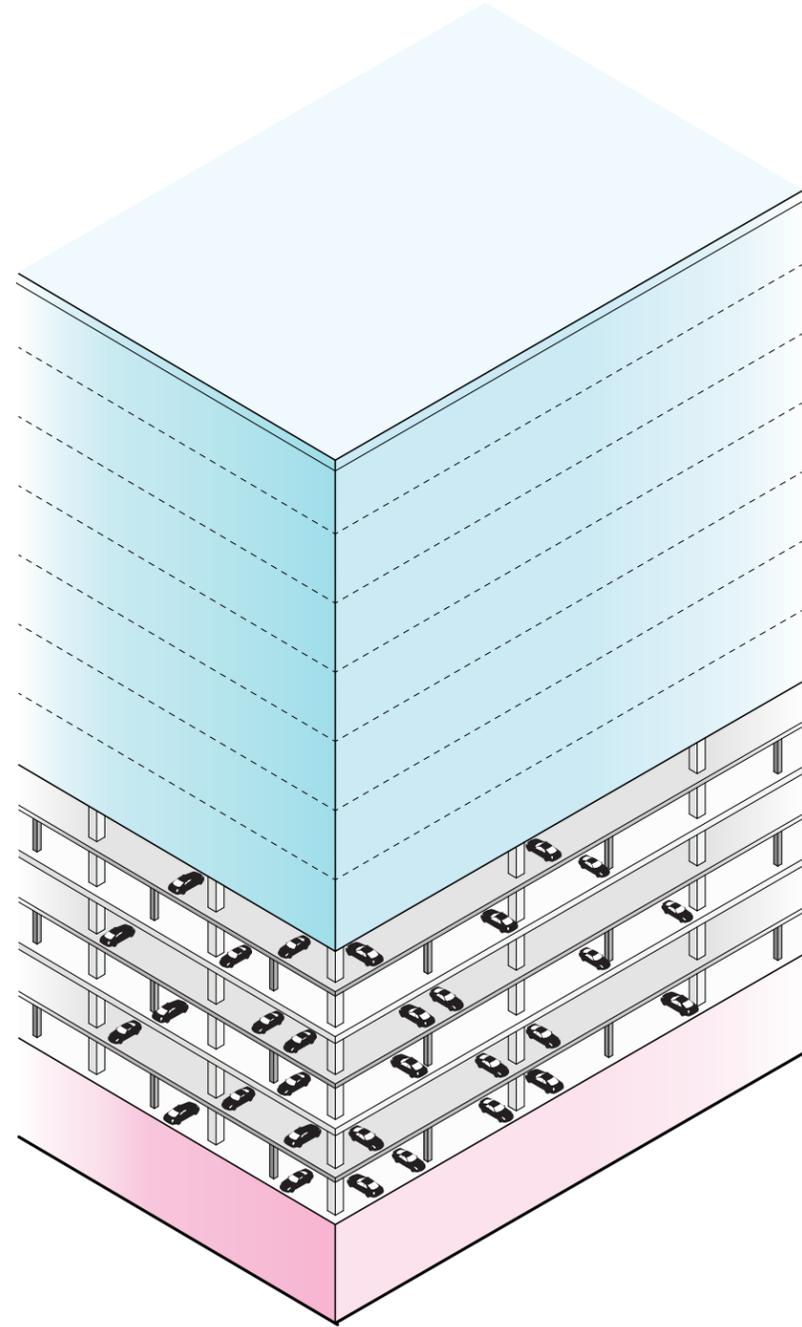


OPTION "A"



OPTION "B"

PREPARED FOR FUTURE GROWTH



PARKING FLOORS EASILY CONVERTED TO OFFICE

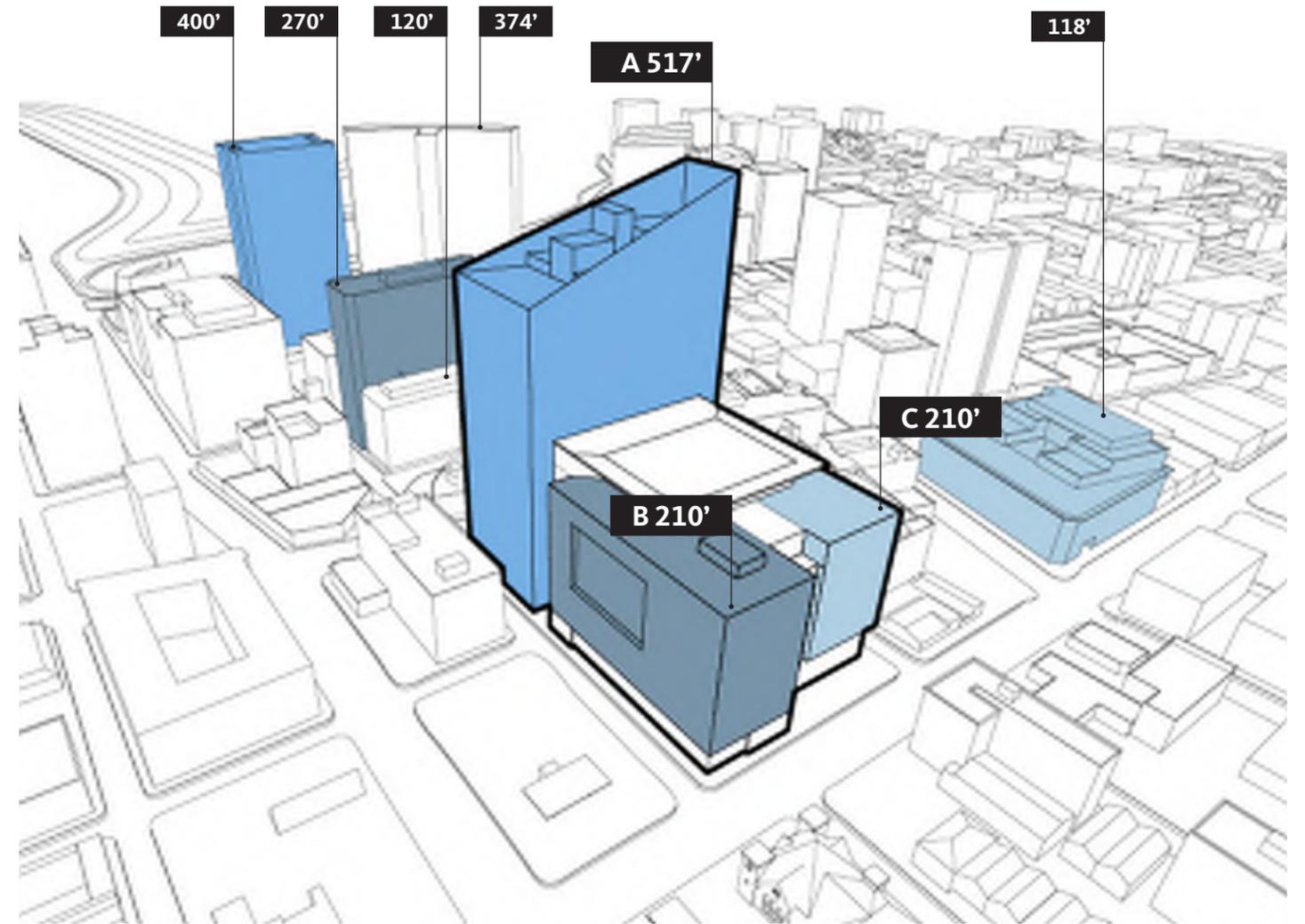
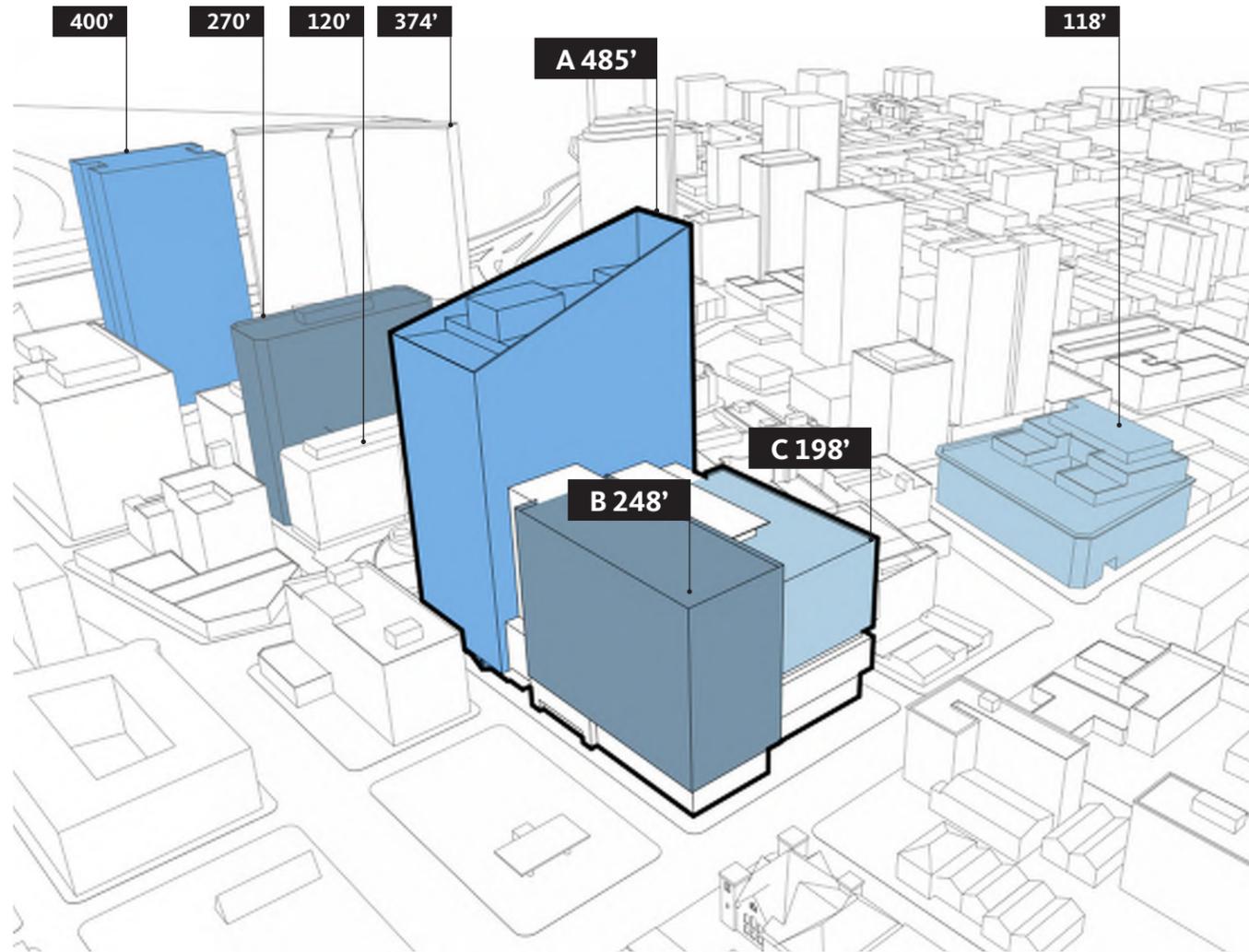


**OPTION "B" DESIGN REVIEW COMMITTEE COMMENTS
10-25-2018 HEARING**

- **TELEGRAPH POCKET PARK:** question over use of space
- **FACADE MATERIALITY (GLASS VS. SOLID):** desire for more materiality on Telegraph facades
- **22nd st. FACADE SCALE:** comment to reduce perceived length of facade
- **BUILDING "A" CROWN:** comment to ensure back of parapet is designed well
- **CREATE VIEW FROM DOWNTOWN OAKLAND (CATHEDRAL BUILDING)**
- **CREATE VIEW FROM HIGHWAY 580**



1 BUILDING / 3 MASSES



2100 TELEGRAPH DESIGN REVIEW COMMITTEE

SCHEME "B" PODIUM

@ 21st & TELEGRAPH

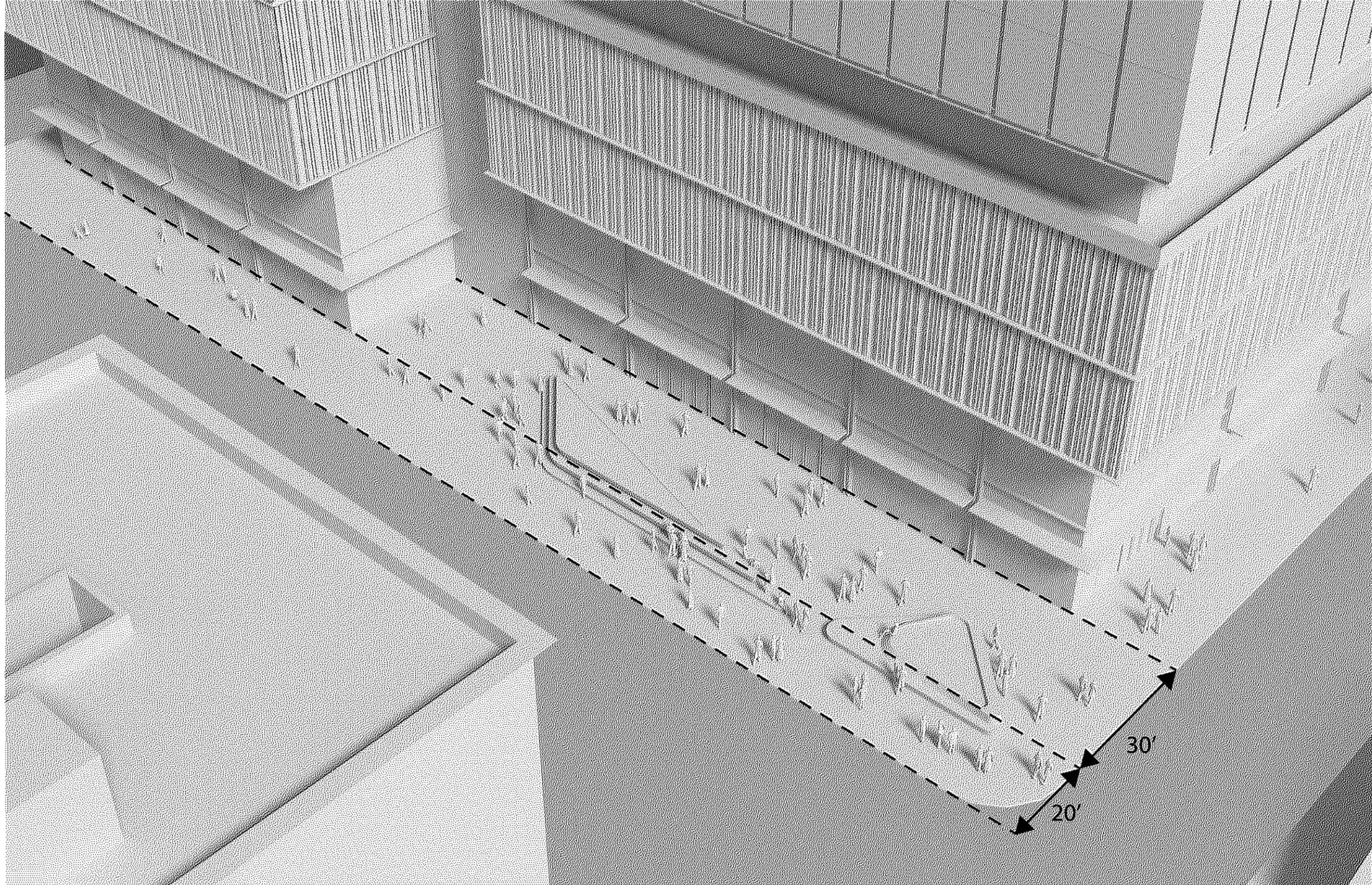
DRC COMMENTS:

_ FACADE MATERIALITY

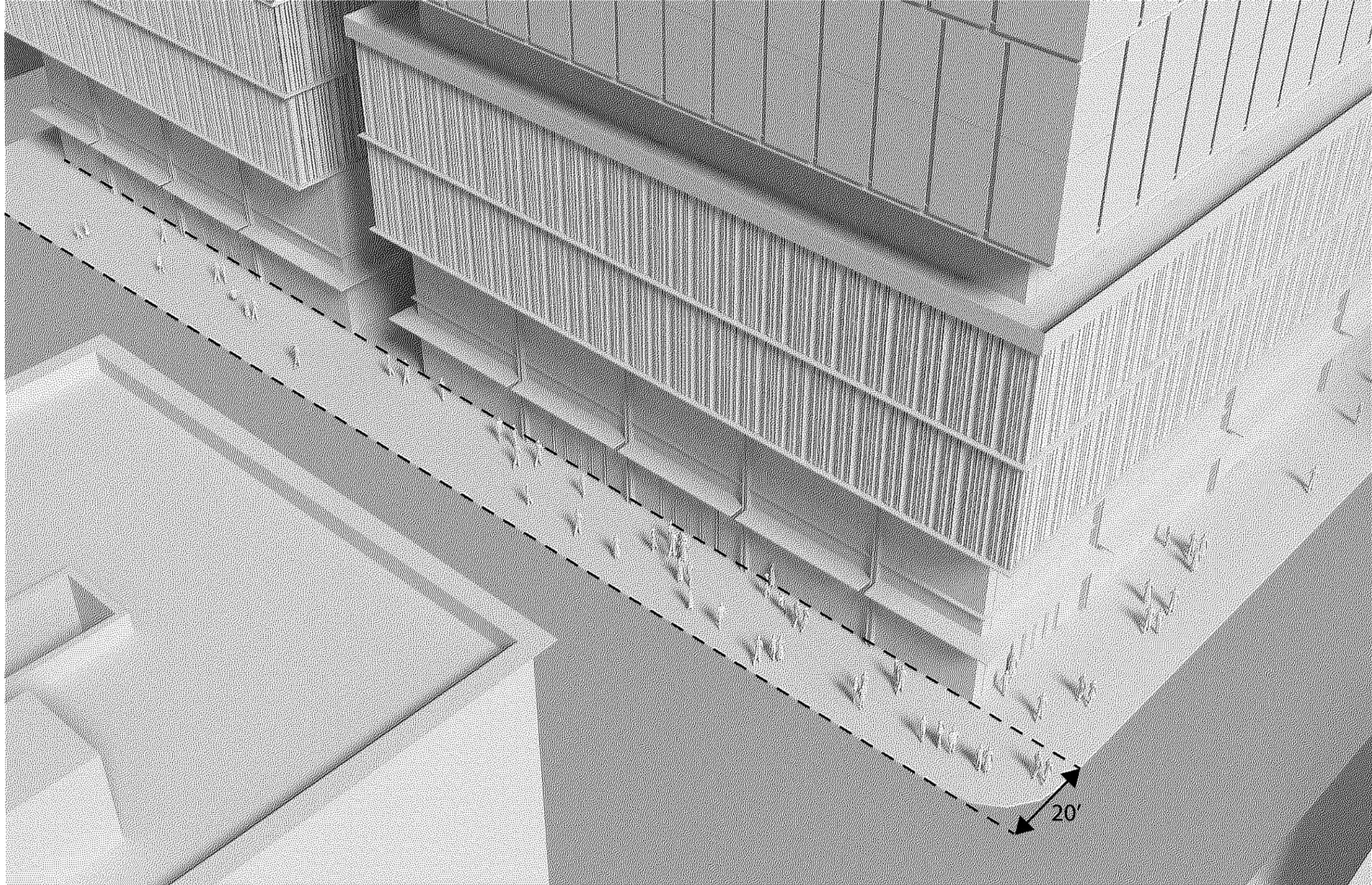
_ TELEGRAPH POCKET PARK



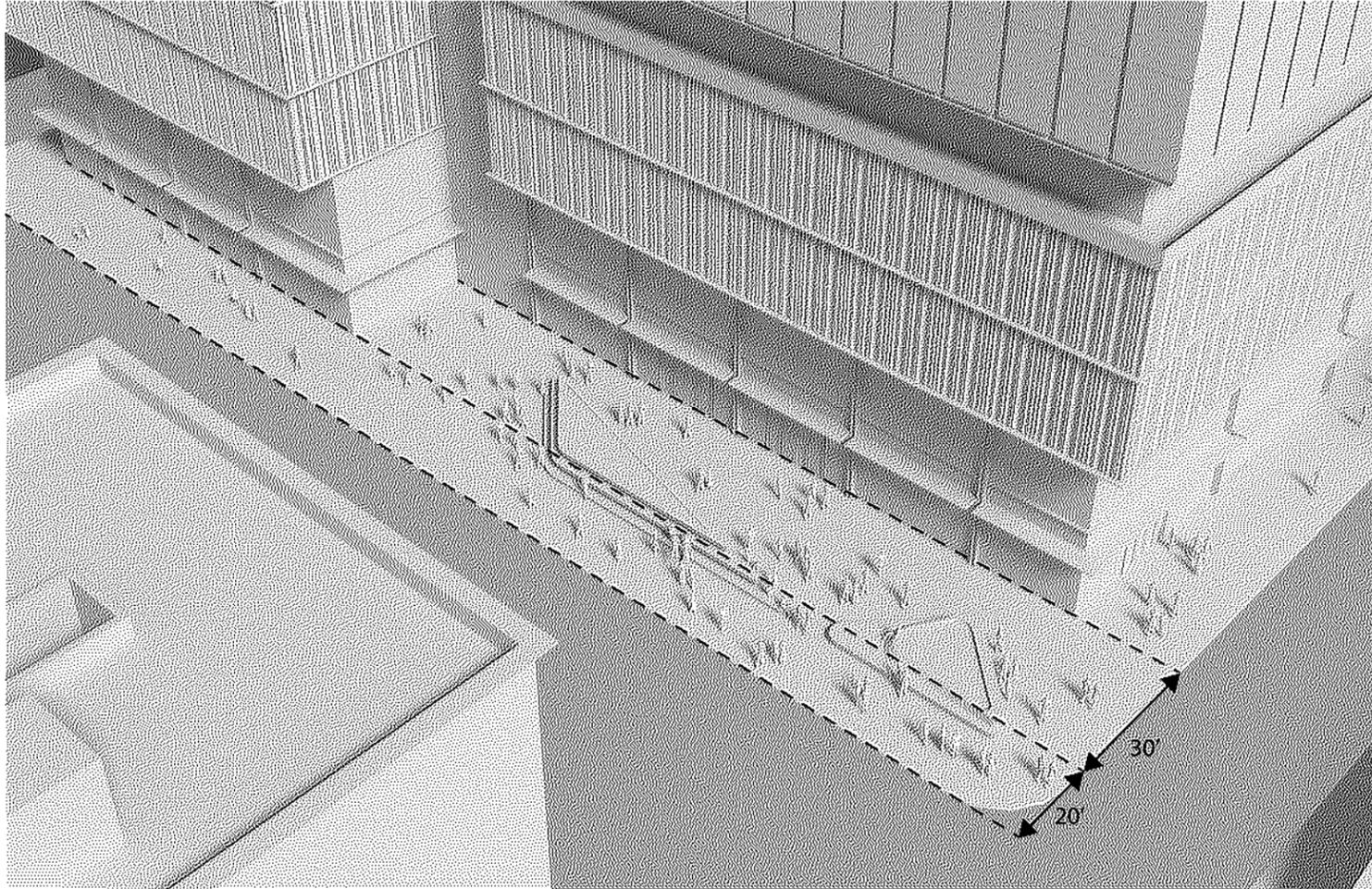
CURRENT TELEGRAPH PLAZA DESIGN



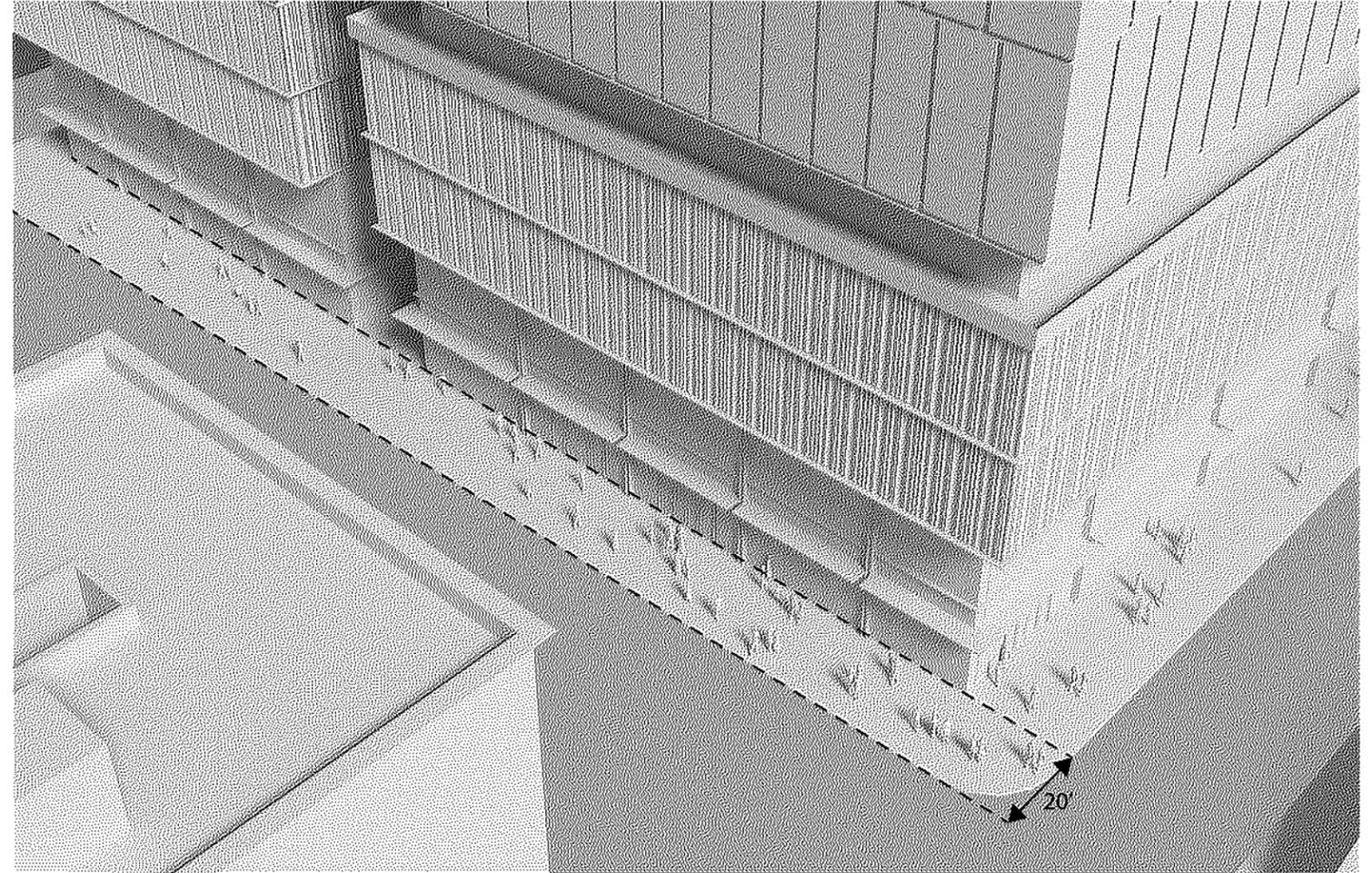
NO TELEGRAPH PLAZA



TELEGRAPH PLAZA COMPARISON



PARK

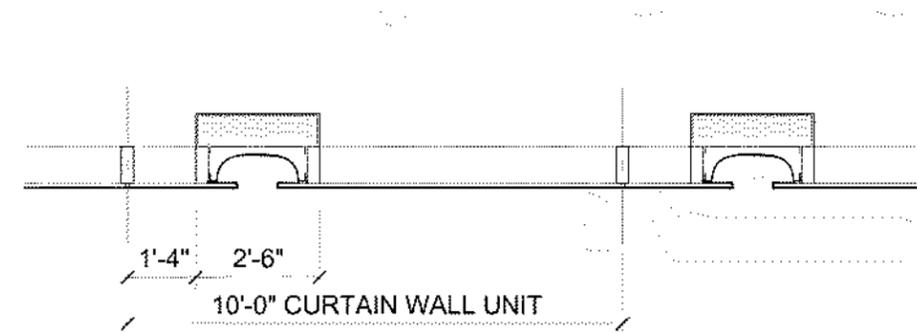
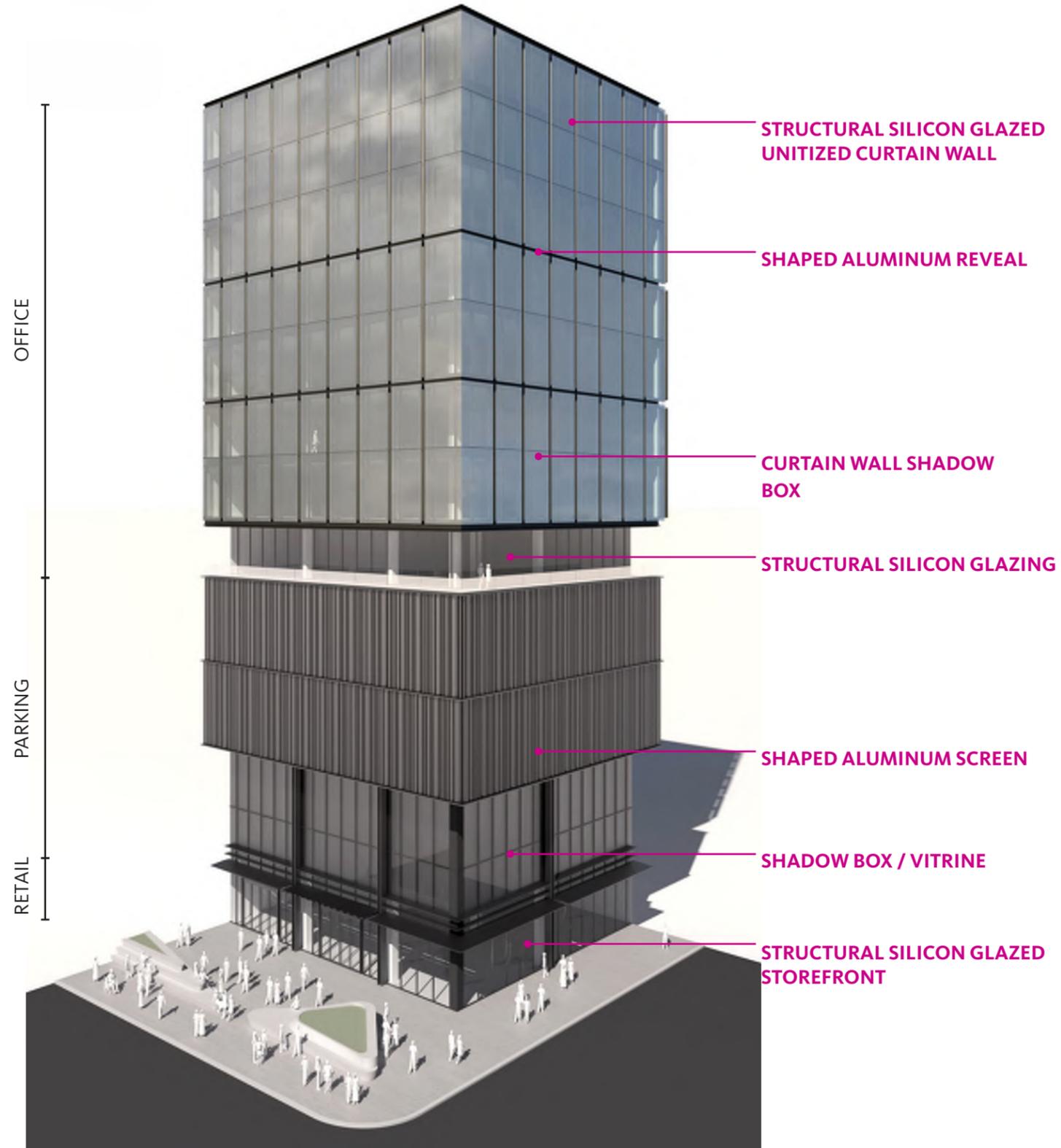


NO PARK

TELEGRAPH POCKET PARK

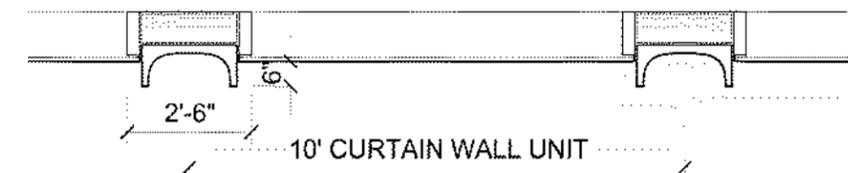
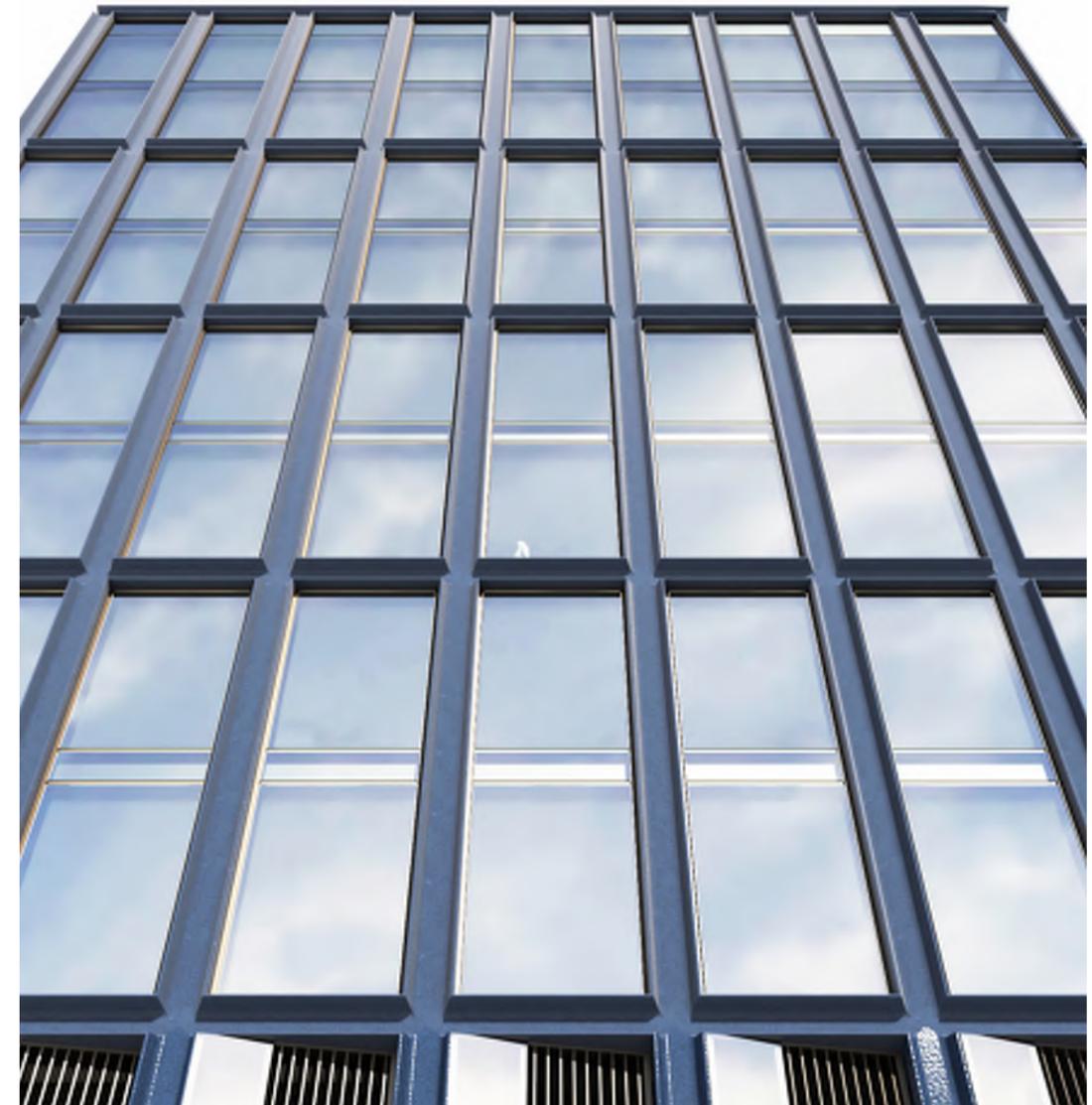
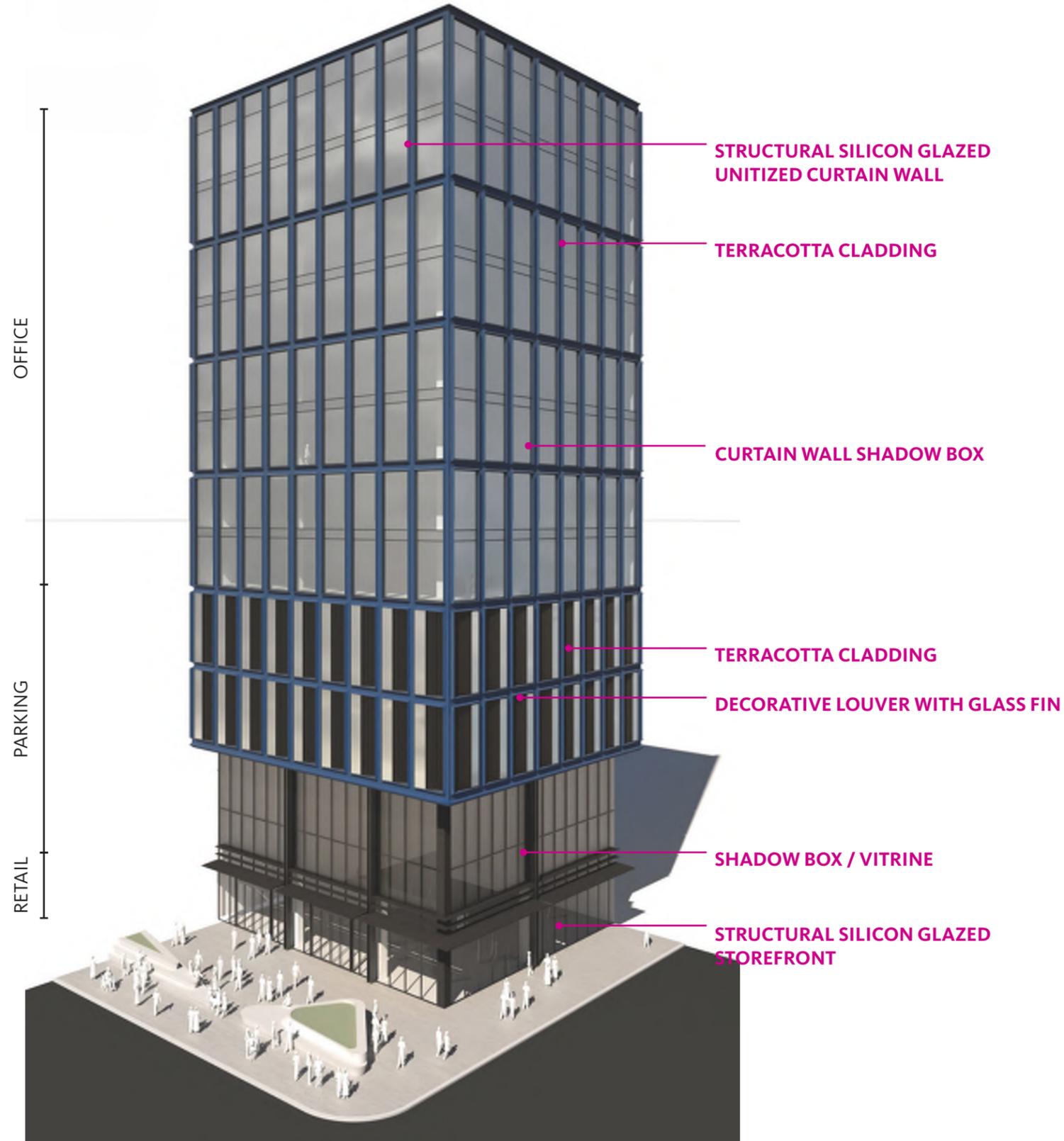


PREVIOUS PODIUM FACADE ANALYTIQUE (DRC) 10-25-2017



REVISED PODIUM FACADE ANALYTIQUE

@ 21st & TELEGRAPH



PODIUM FACADE ANALYTIQUE COMPARISON

@ 21st & TELEGRAPH

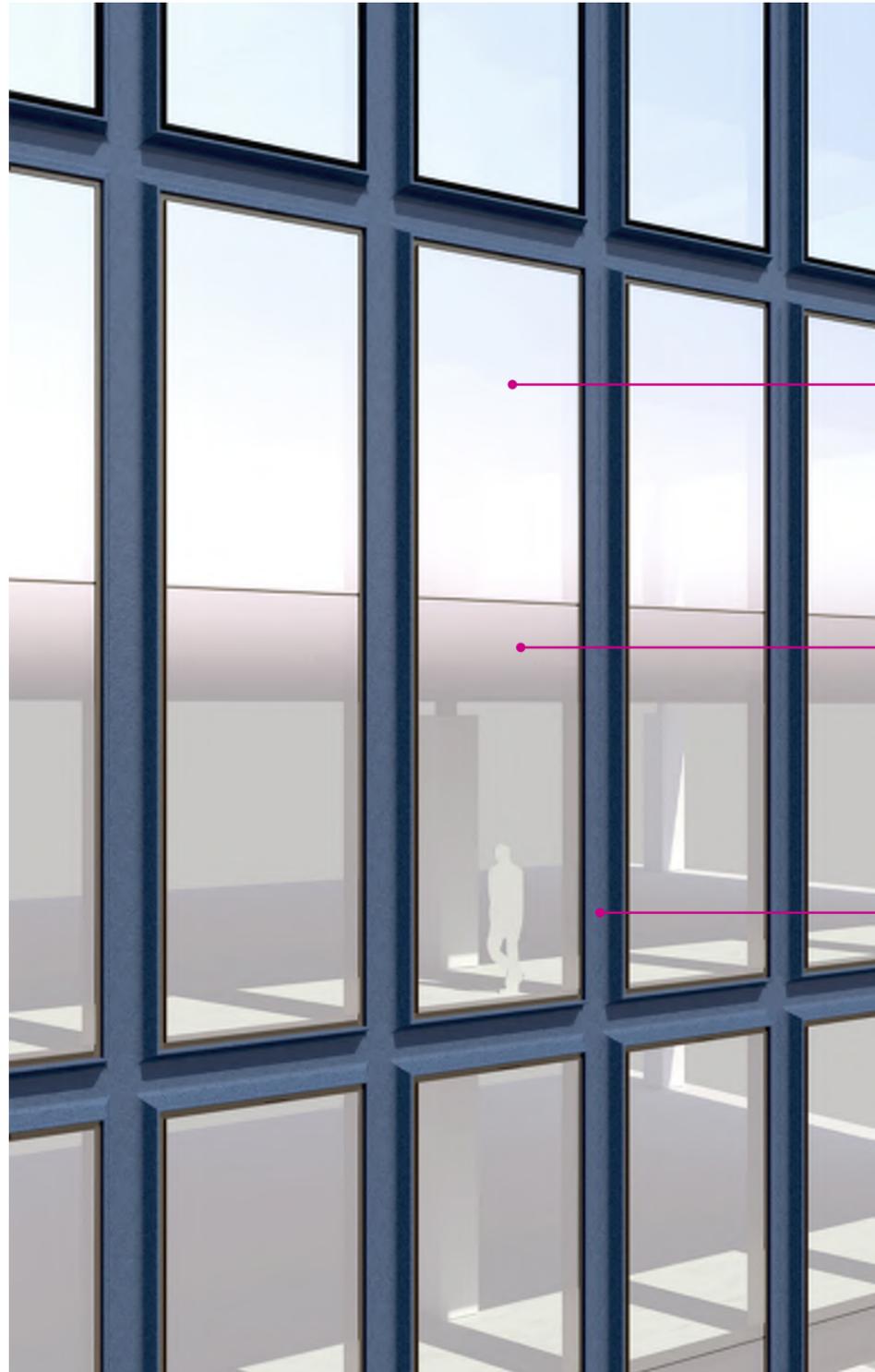


DRC # 1



REVISED

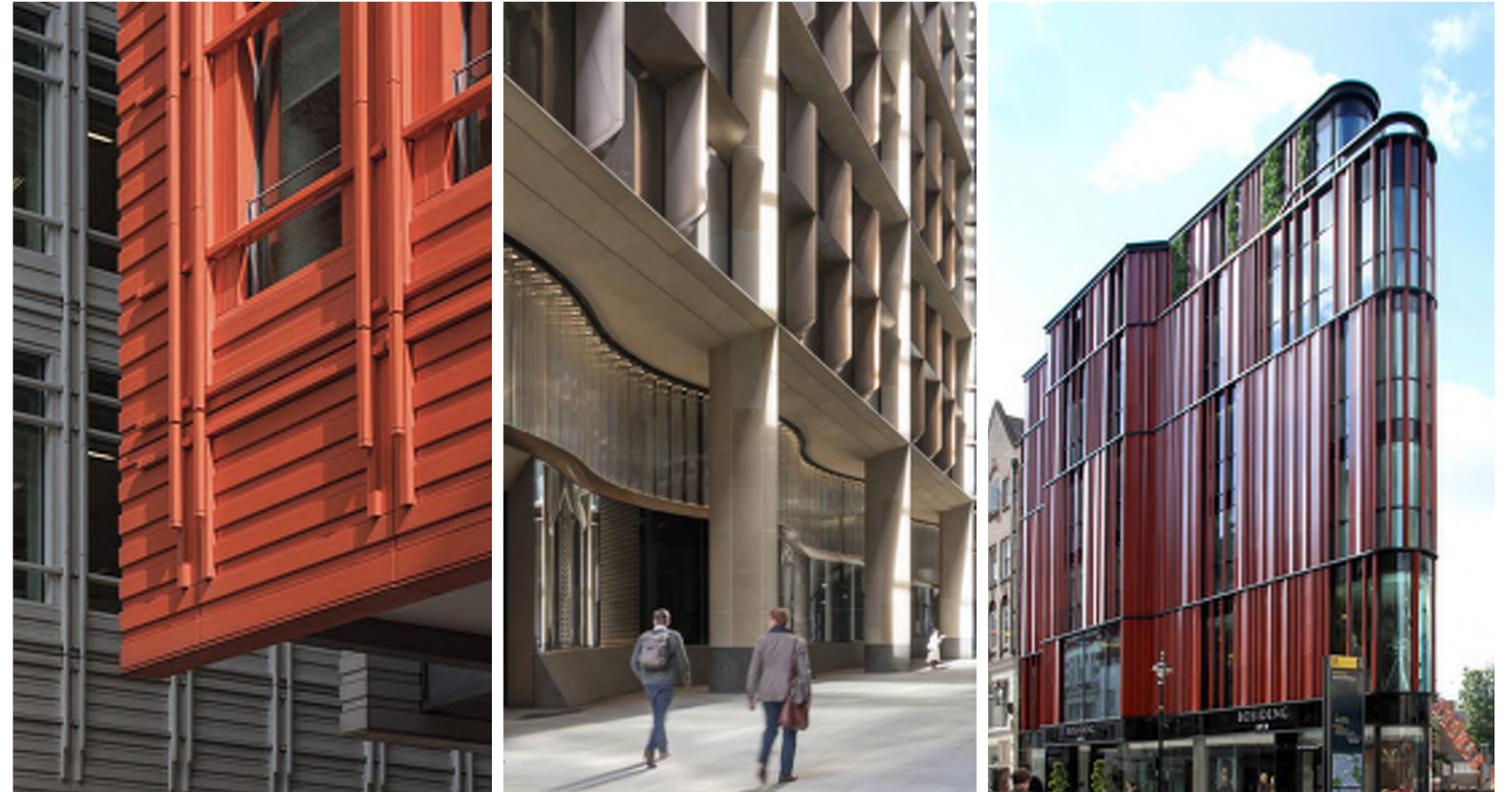
MATERIALITY AND TEXTURE



STRUCTURAL SILICON GLAZED UNITIZED CURTAIN WALL

CURTAIN WALL SHADOW BOX

TERRACOTTA CLADDING

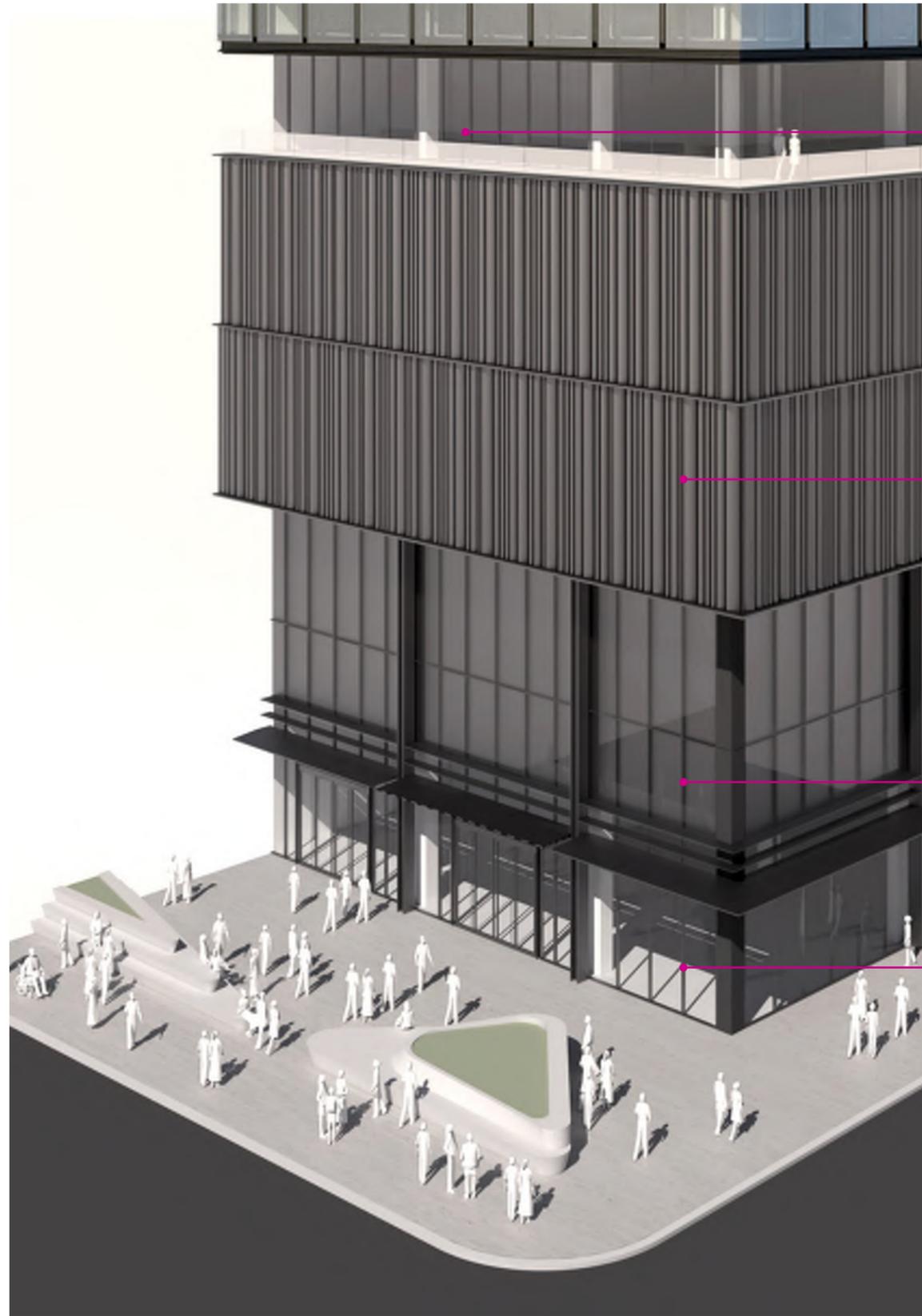


DRC #1 PARKING ANALITIQUE

OFFICE

PARKING

RETAIL



OFFICE TERRACE

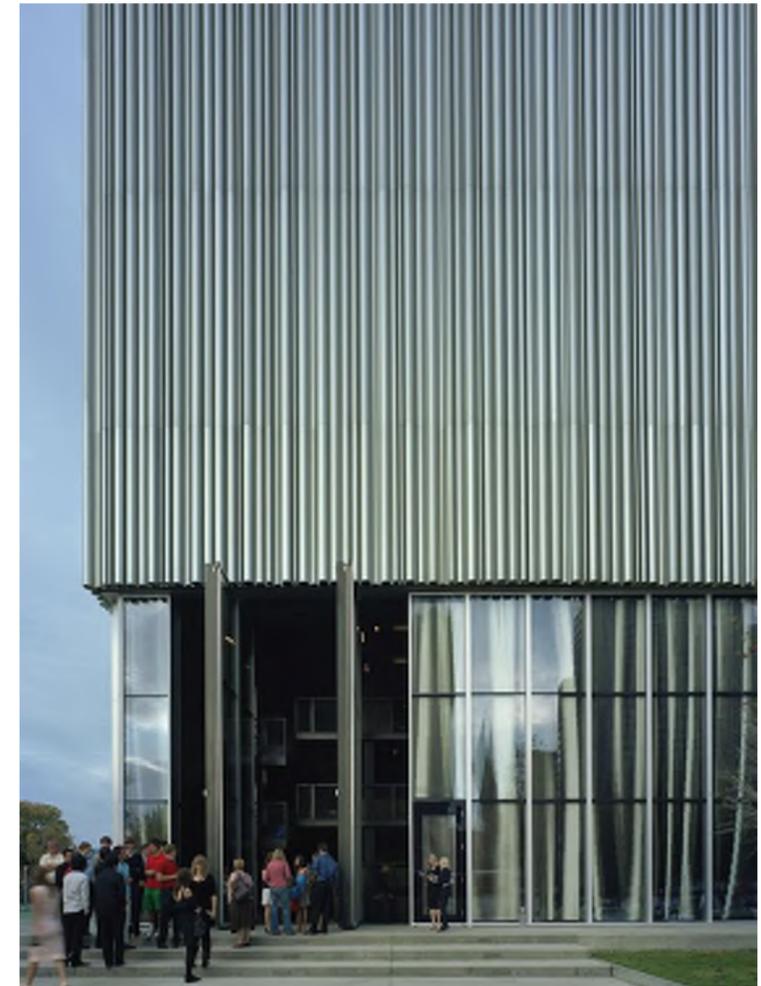
SHAPED ALUMINUM CLADDING

VITRINE / ART DISPLAY

RETAIL STORE FRONT



WYLY THEATER - DALLAS



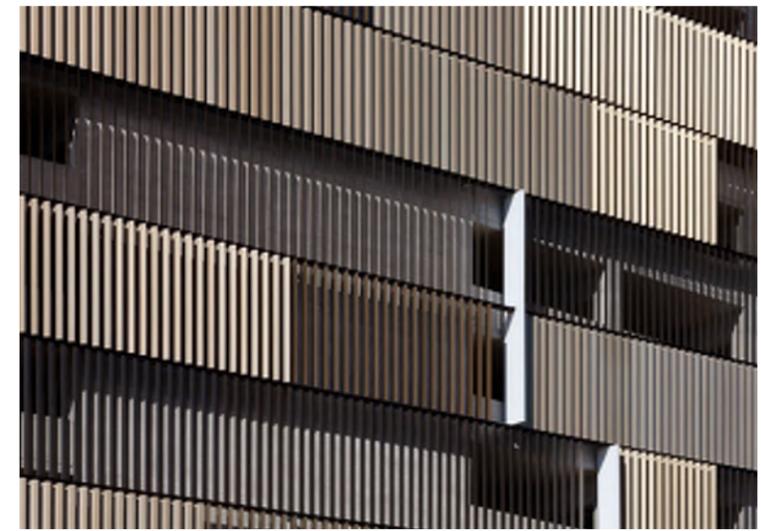
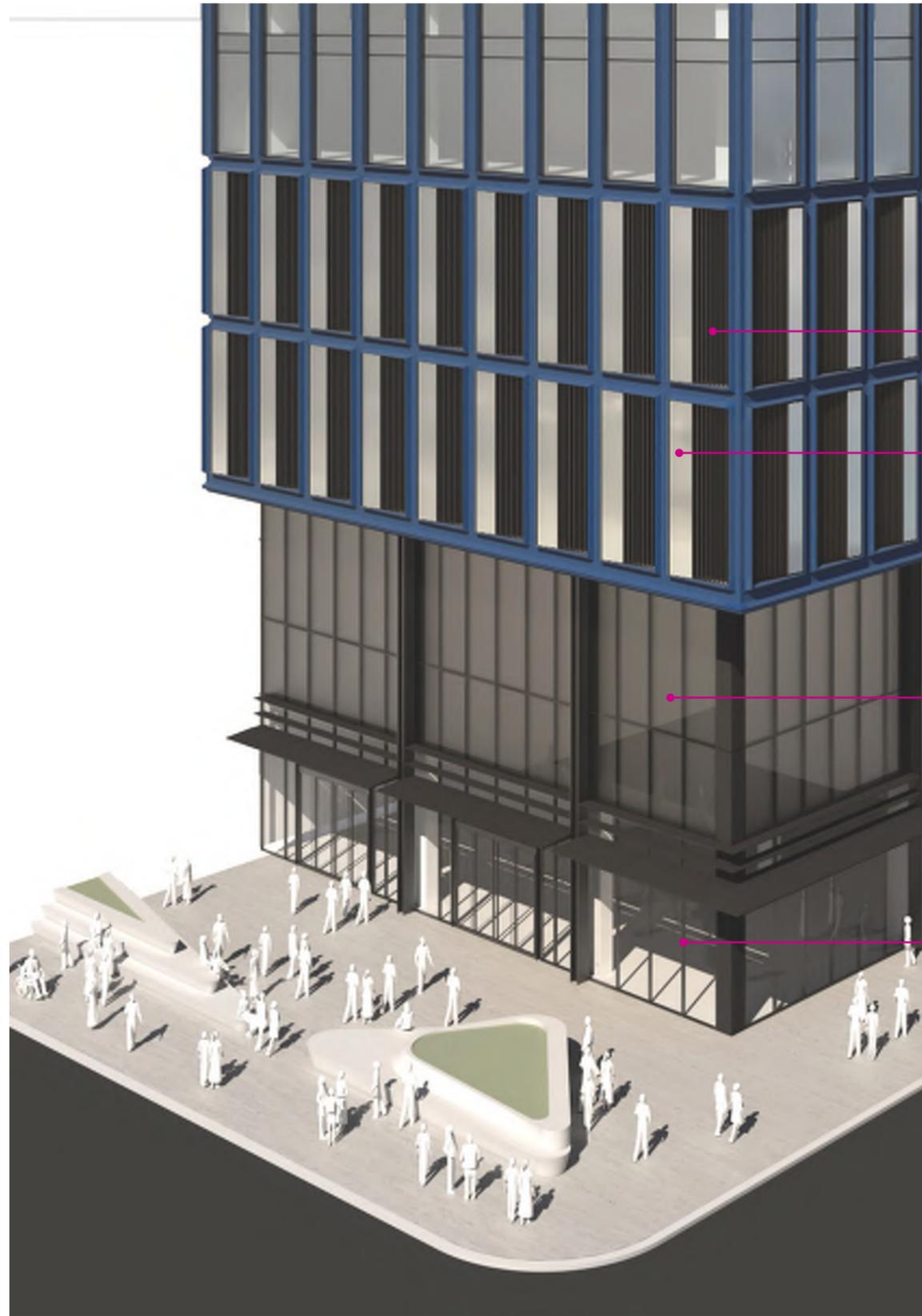
WYLY THEATER - DALLAS

REVISED PARKING ANALITIQUE

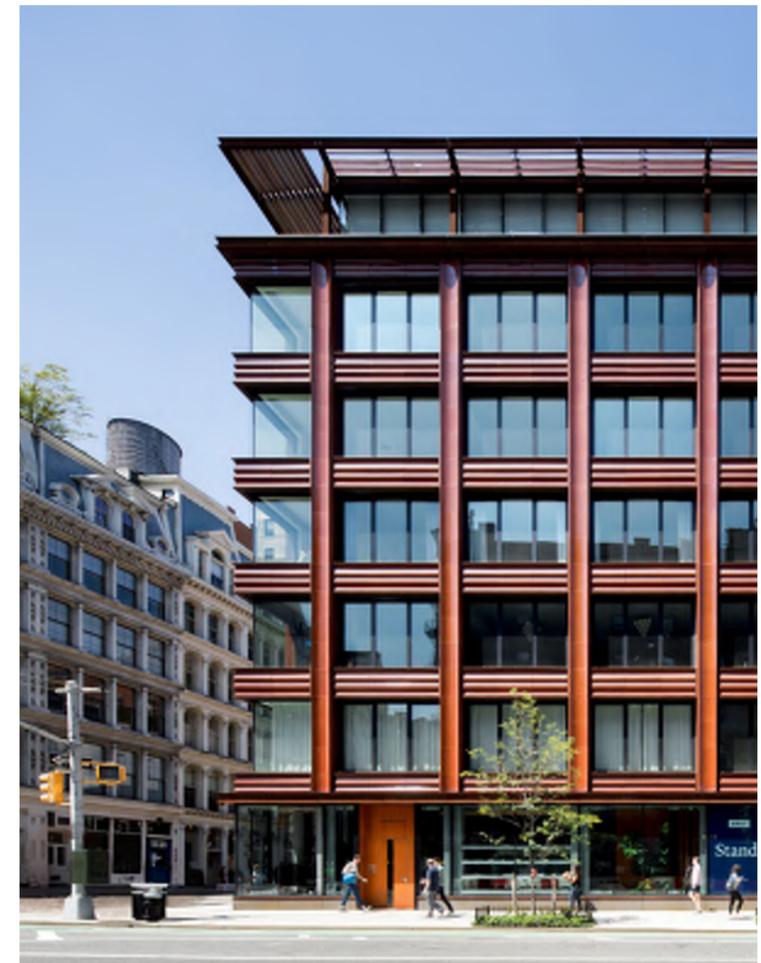
OFFICE

PARKING

RETAIL

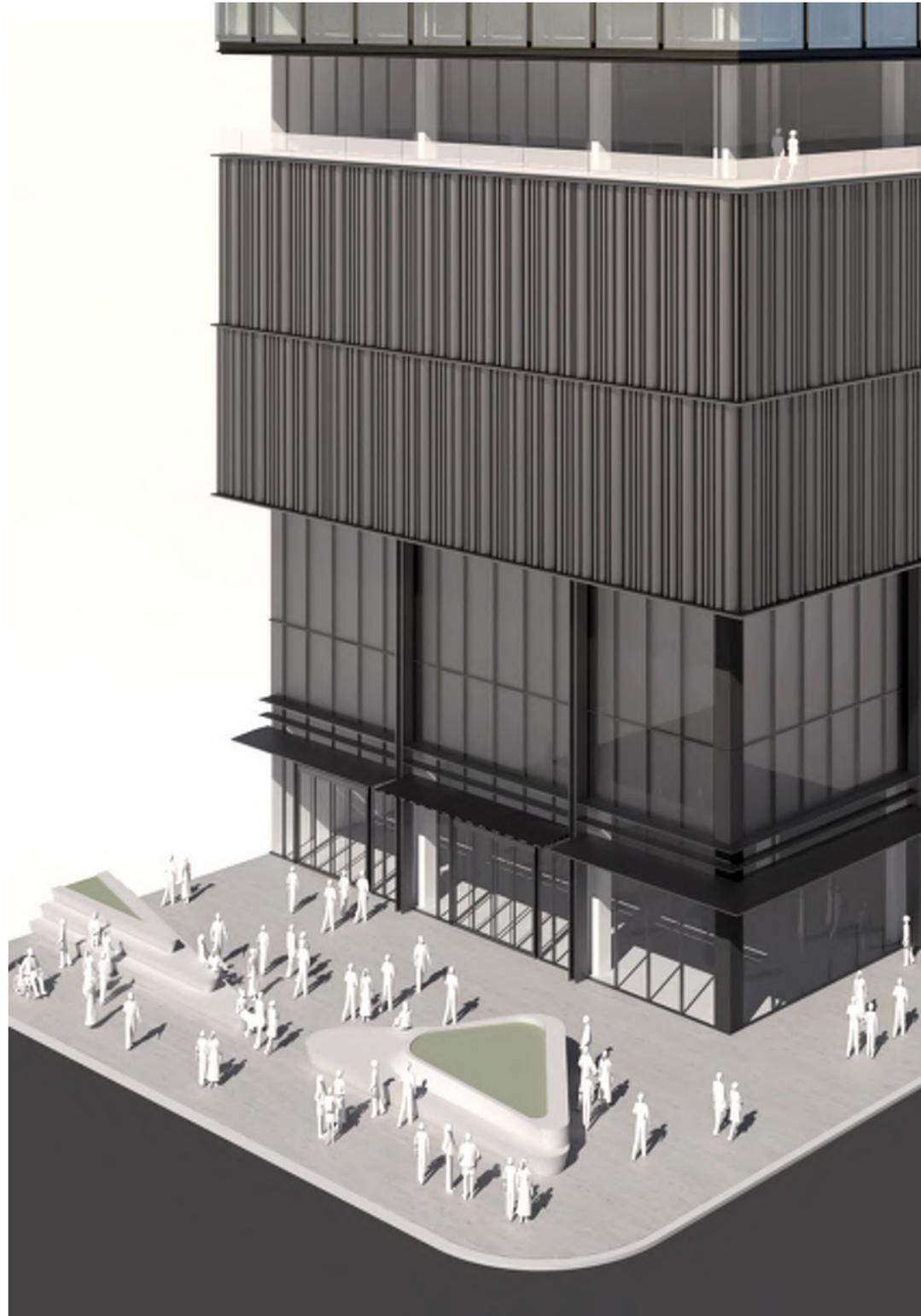


UCSF MISSION BAY PARKING STRUCTURE

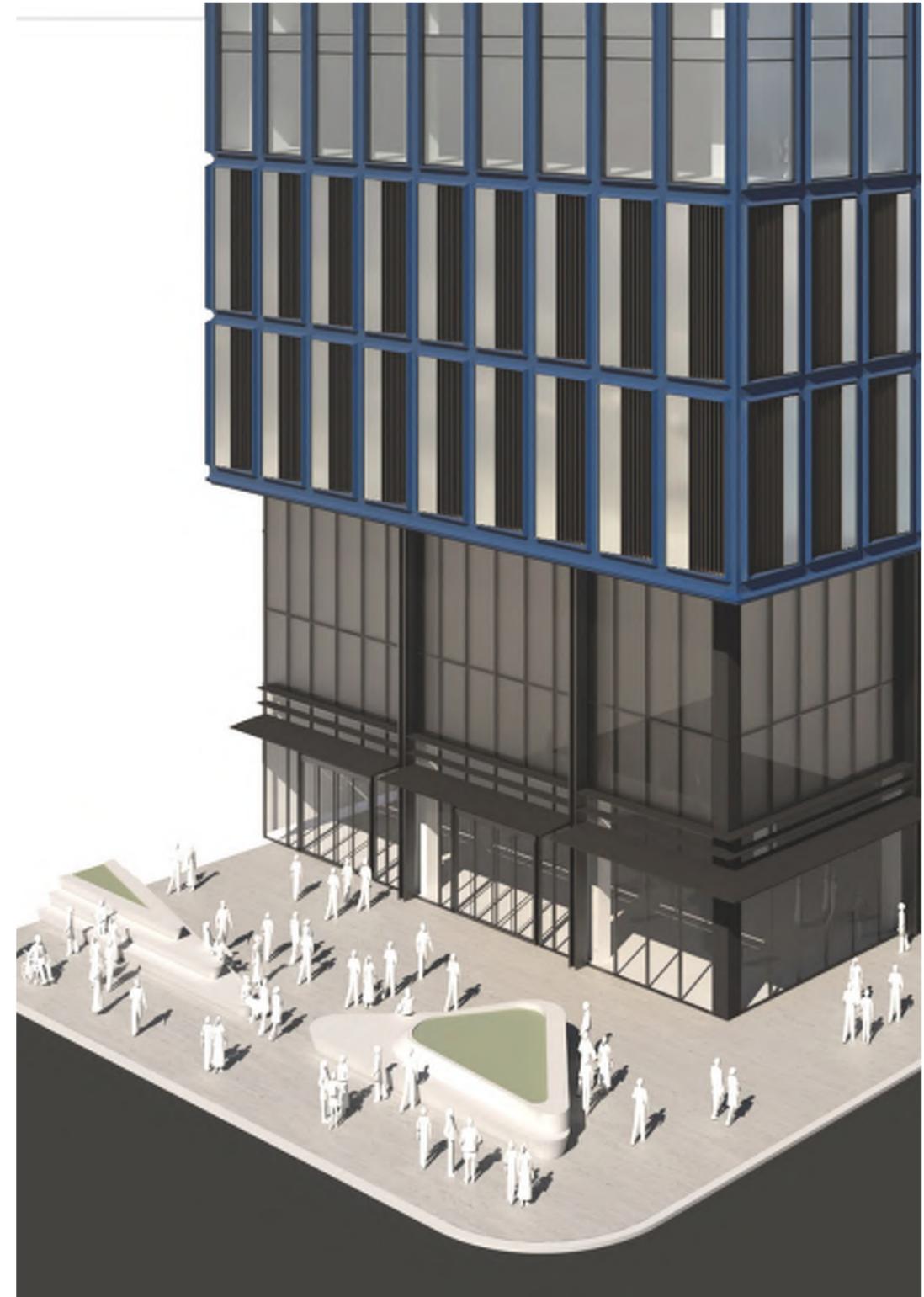


10 BOND STREET NEW YORK

PODIUM PARKING ANALITIQUE COMPARISON



DRC # 1



REVISED

2100 TELEGRAPH DESIGN REVIEW COMMITTEE

SCHEME "B" PODIUM

@ 21st & TELEGRAPH

DRC COMMENTS:

_ FACADE MATERIALITY

_ TELEGRAPH POCKET PARK



2100 TELEGRAPH DESIGN REVIEW COMMITTEE

SCHEME "B" PODIUM

@ 21st & TELEGRAPH

REVISED FACADE



OPTION "B" PODIUM COMPARISON @ 21st & TELEGRAPH



DRC # 1



REVISED

PODIUM

@ 22nd & TELEGRAPH

DRC COMMENTS:

_22nd STREET FACADE SCALE



2100 TELEGRAPH DESIGN REVIEW COMMITTEE

PODIUM

@ 22nd & TELEGRAPH

REVISED FACADE



OPTION "B" PODIUM COMPARISON

@ 21st & TELEGRAPH

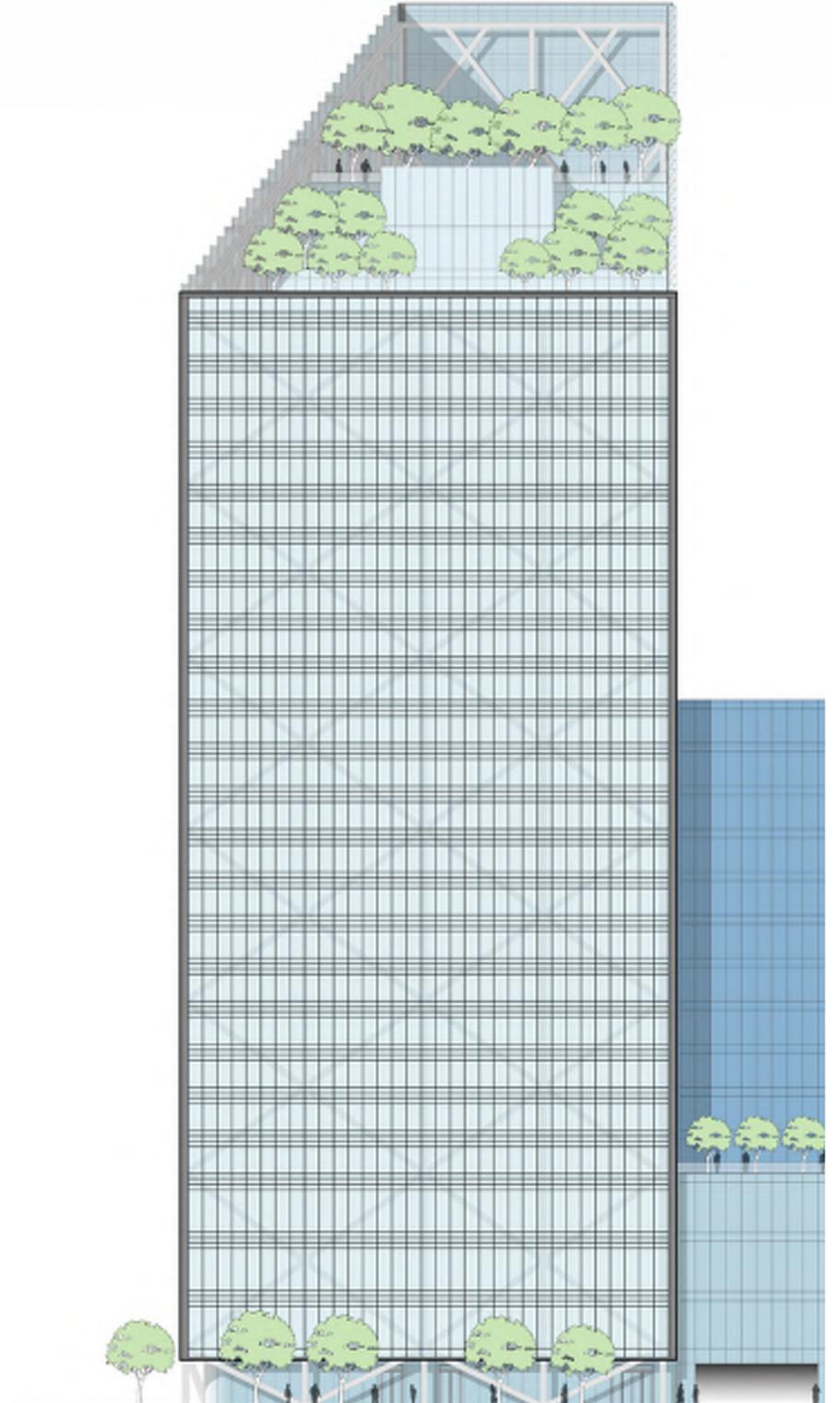


DRC # 1

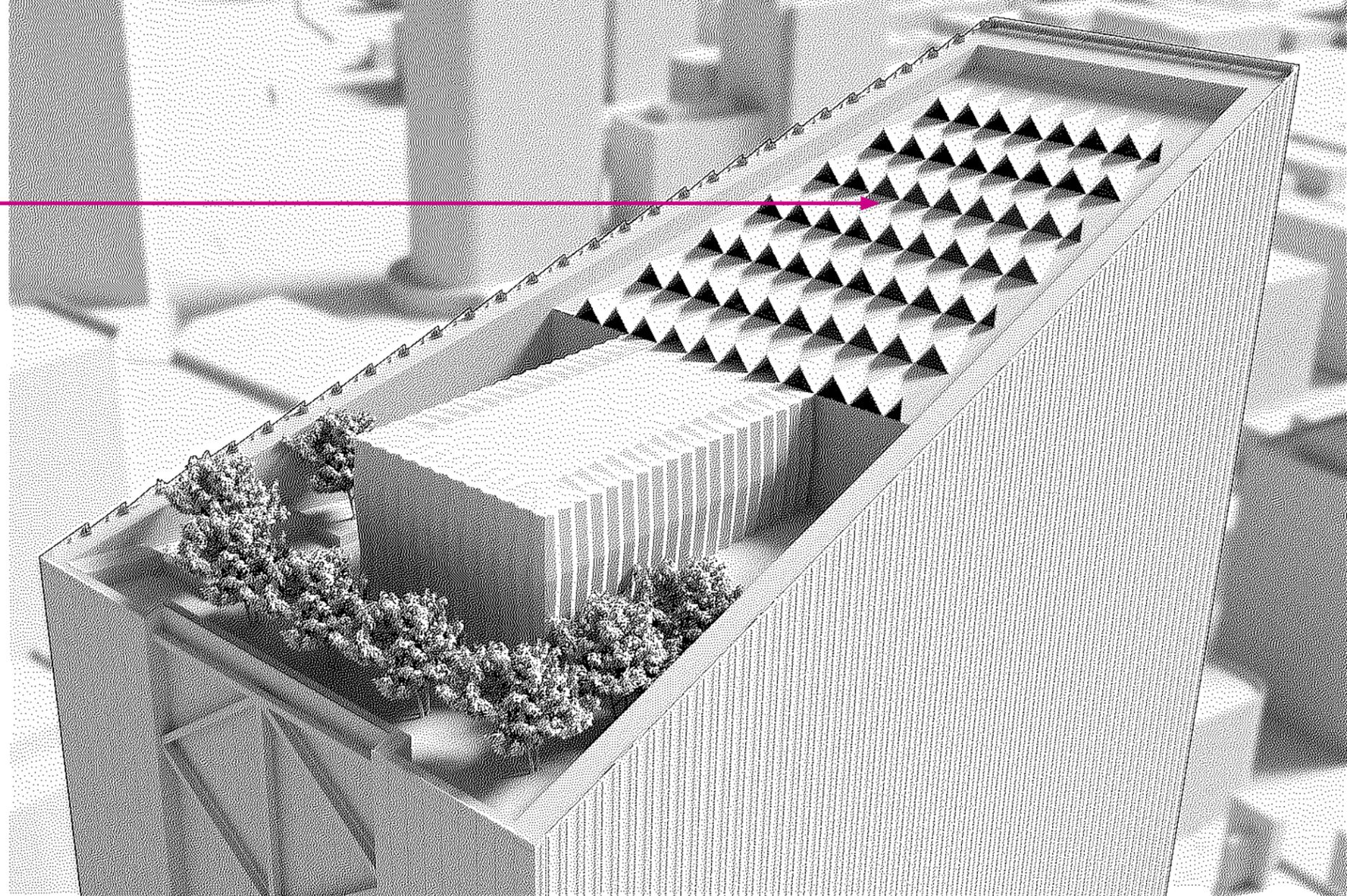


REVISED

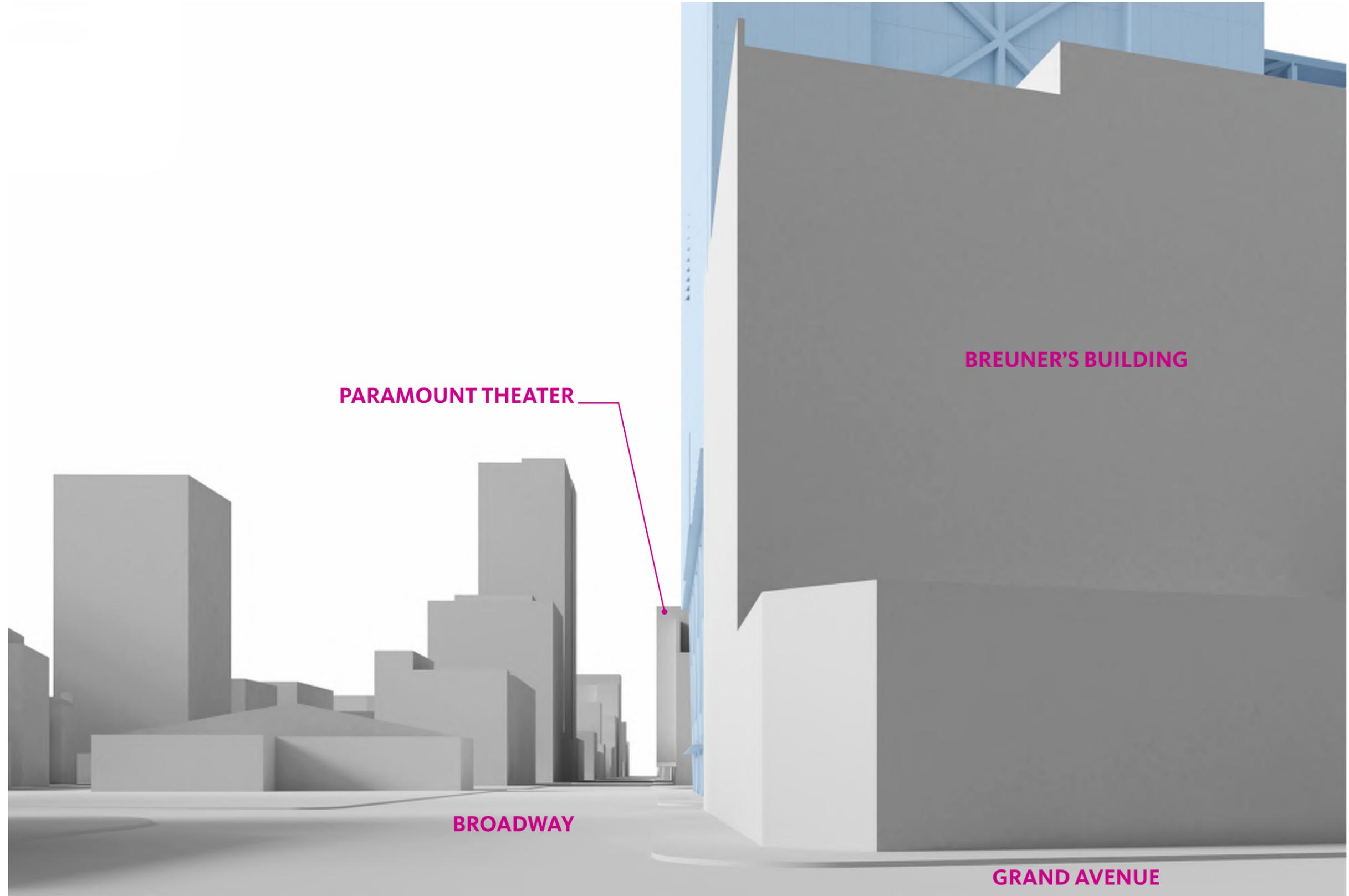
DRC #1 TOWER CROWN



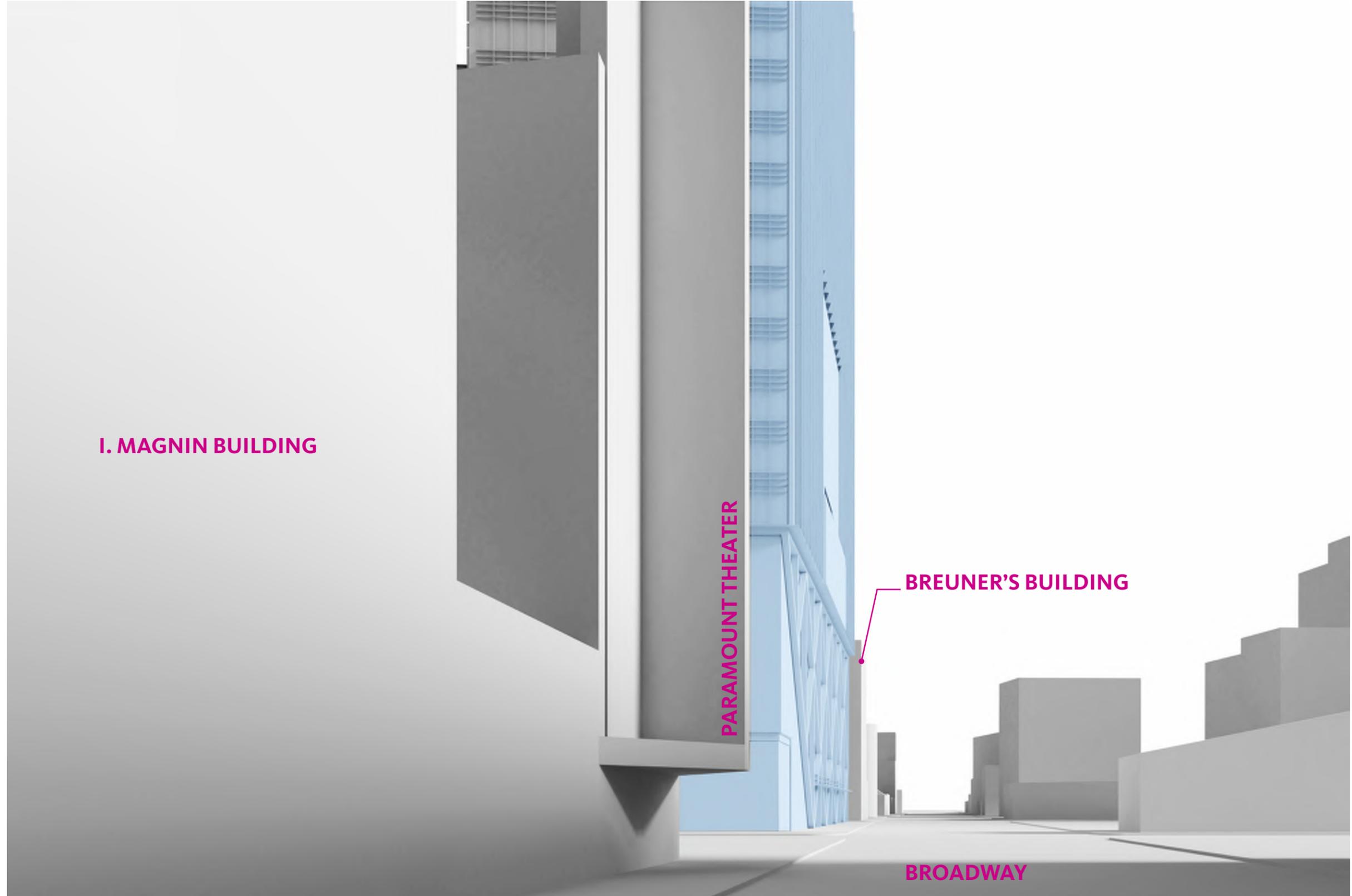
TOWER CROWN



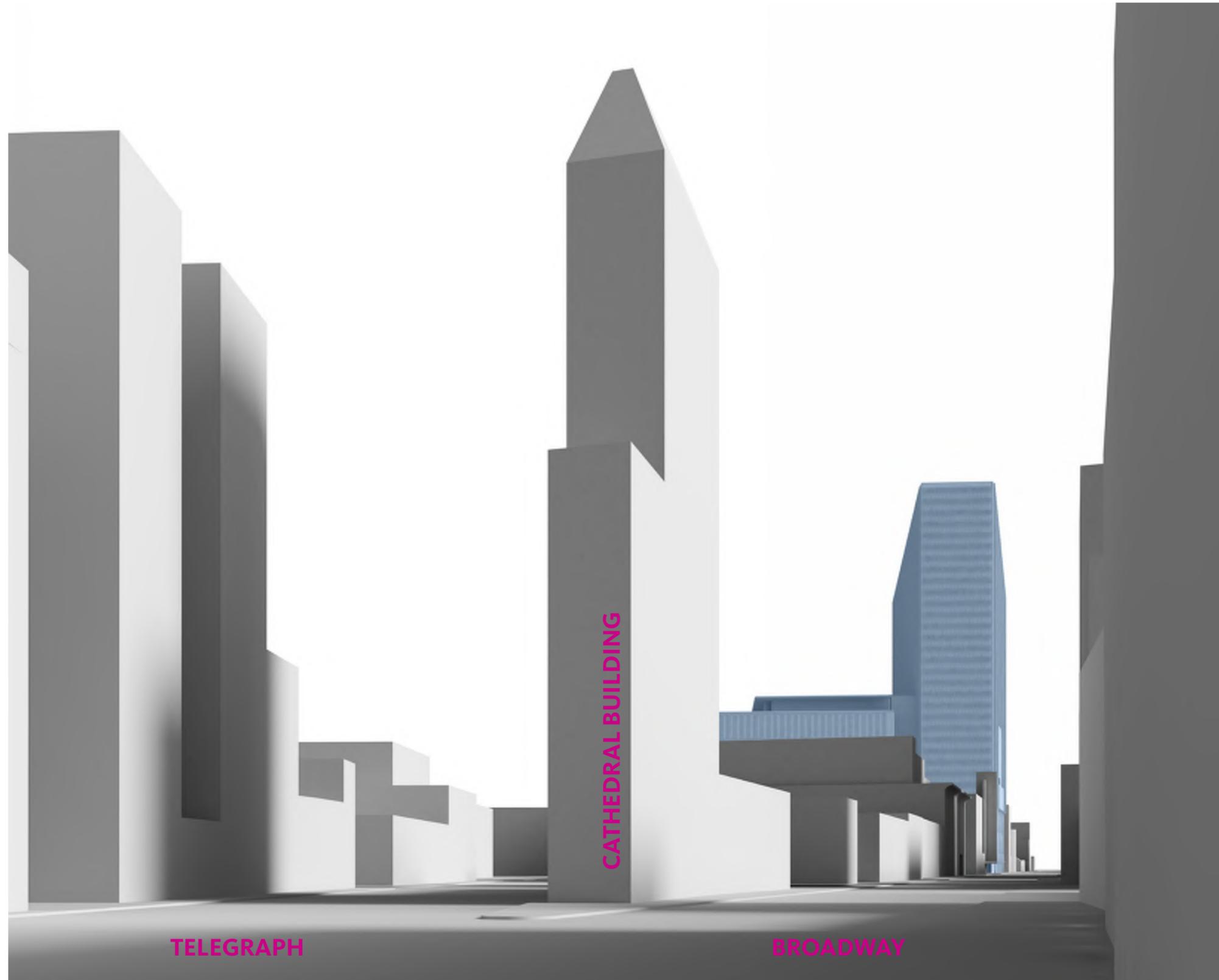
BROADWAY LOOKING SOUTH



BROADWAY LOOKING NORTH



DOWNTOWN LOOKING NORTH



VIEW FROM 580

IMAGE TO BE UPDATED



2100 TELEGRAPH DESIGN REVIEW COMMITTEE

OPTION "B" BROADWAY TOWER

@ 21st & BROADWAY



2100 TELEGRAPH DESIGN REVIEW COMMITTEE

OPTION "B" BROADWAY TOWER REVISED

@ 21st & BROADWAY



OPTION "B" BROADWAY TOWER COMPARISON @ 21st & BROADWAY

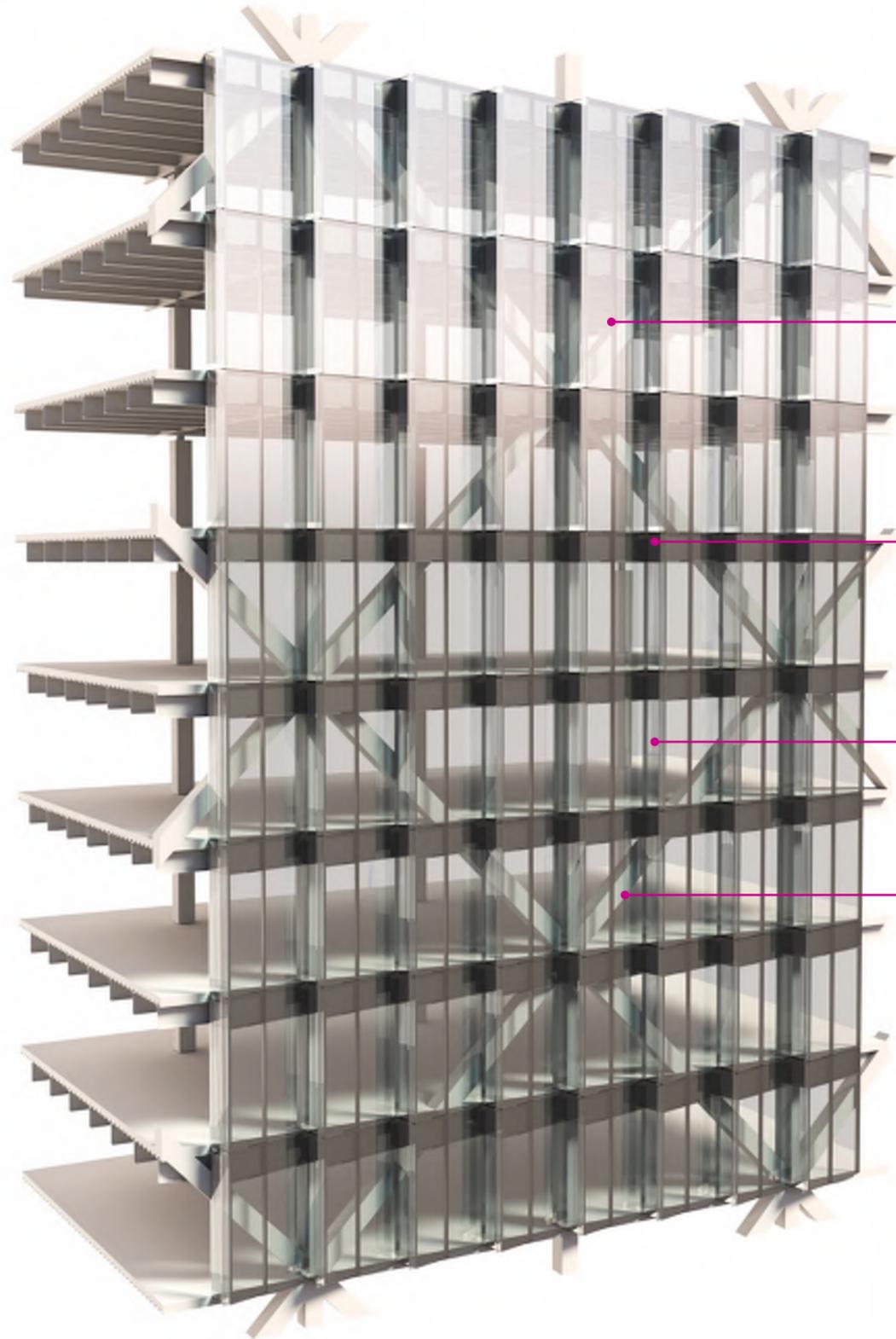


DRC # 1



REVISED

BUILDING "A" FACADE

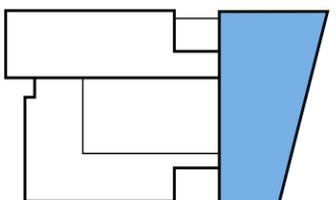
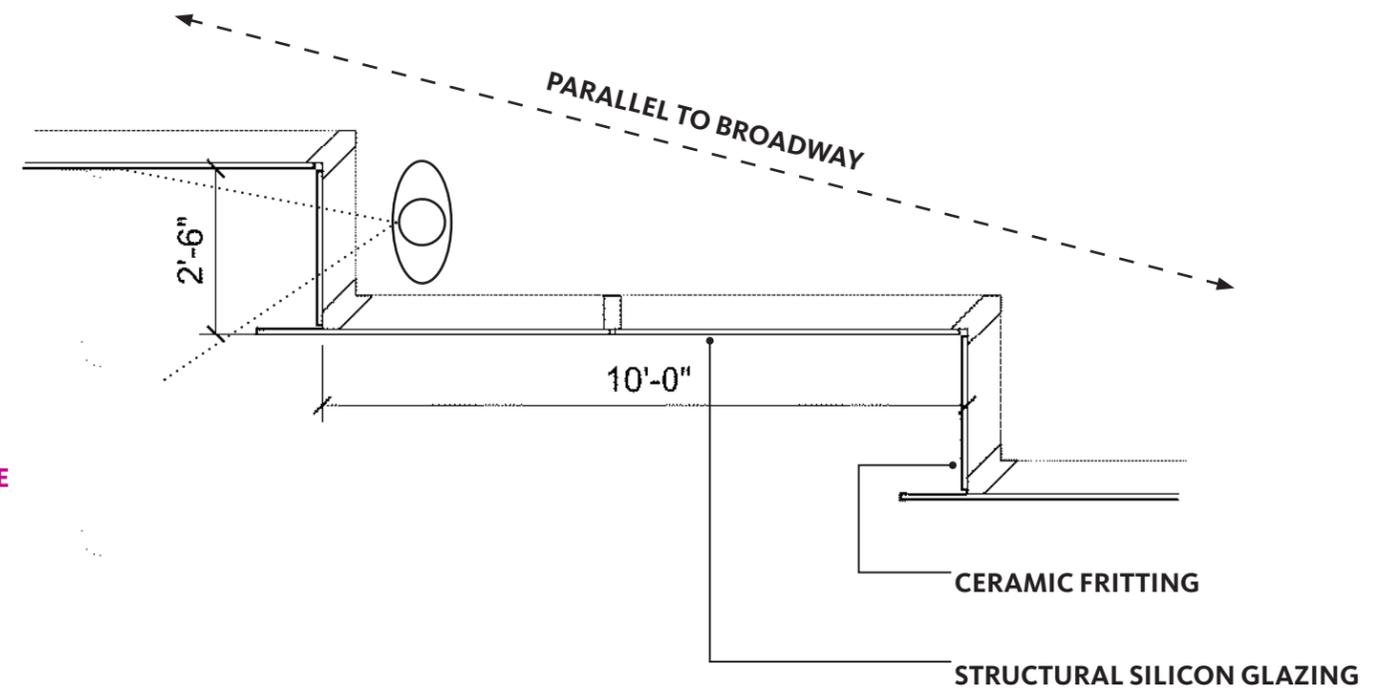


STRUCTURAL SILICON GLAZED UNITIZED CURTAIN WALL

CURTAIN WALL SHADOW BOX

CERAMIC FRITTING

INTERIOR STRUCTURAL BRACED FRAME



The image is a composite architectural rendering. The top portion shows a close-up of a modern building's facade, featuring a grid of dark structural elements and large glass panels. The bottom portion shows a wider street-level view of the same building at night. The building's facade is a mix of glass and solid panels. In the background, a tall building with a red neon sign that reads 'ACADEMY' is visible. The street is busy with cars, cyclists, and pedestrians. The overall scene is illuminated by streetlights and building lights, creating a vibrant urban atmosphere.

OPTION "A" DESIGN REVIEW COMMITTEE COMMENTS
10-25-2018 HEARING

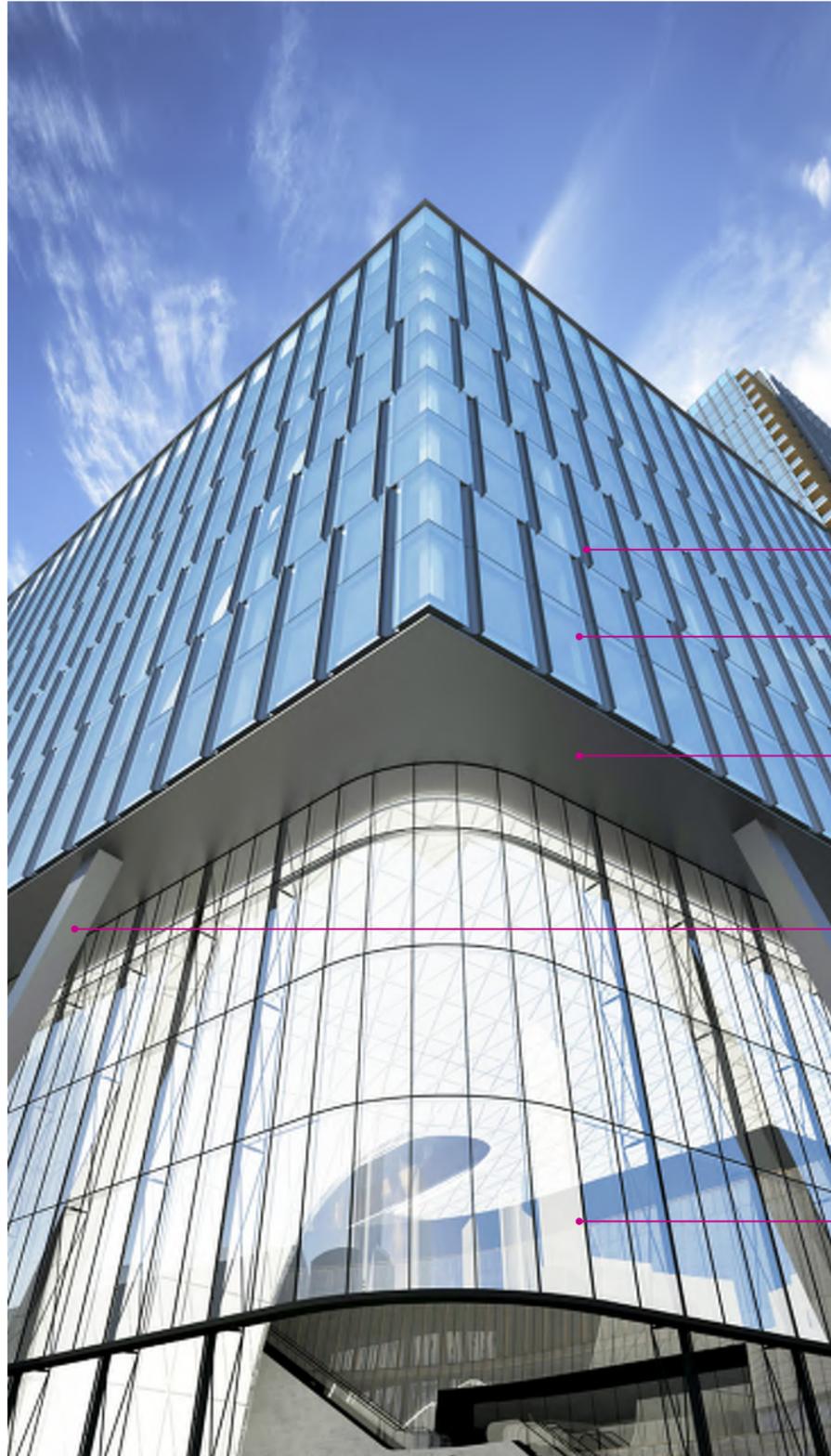
- TELEGRAPH POCKET PARK: question over use of space

- FACADE MATERIALITY (GLASS VS. SOLID): desire for more materiality on Telegraph facades

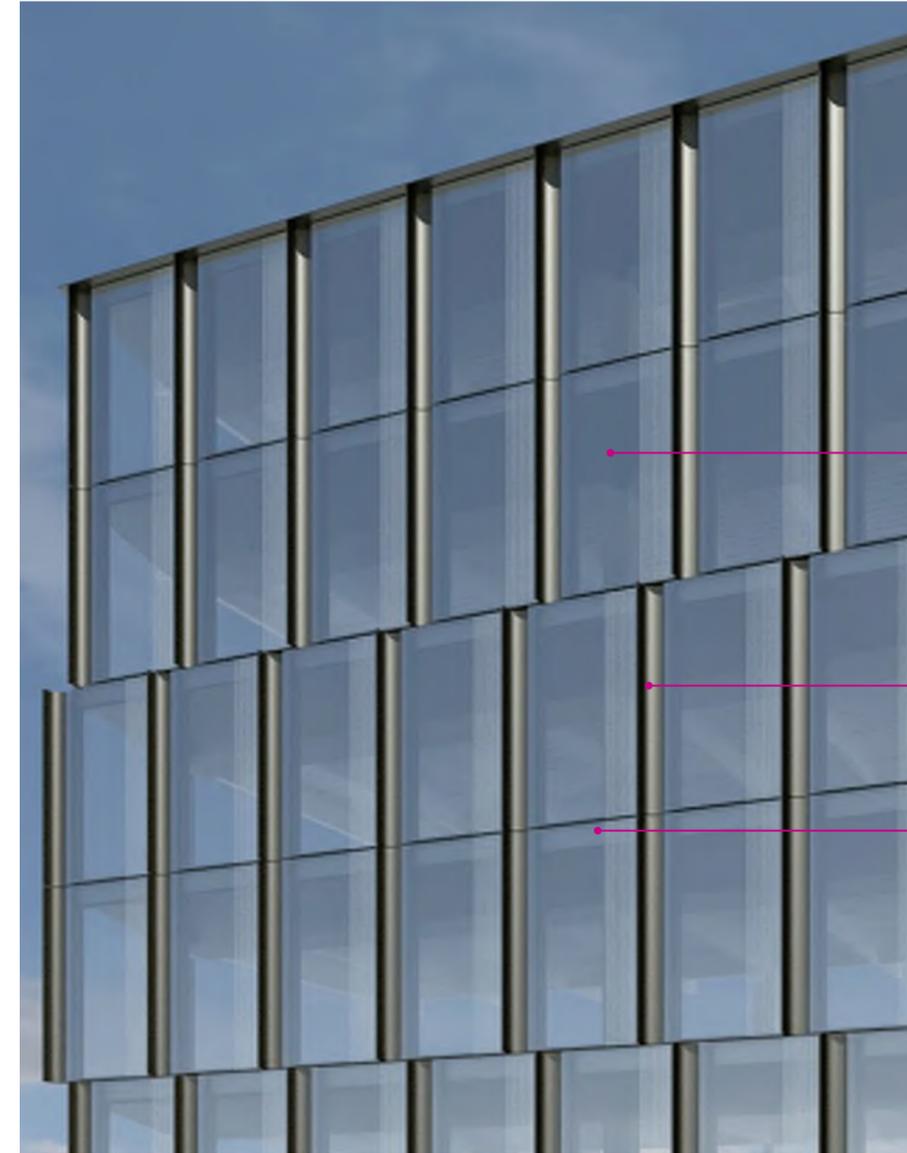
21st. & BROADWAY



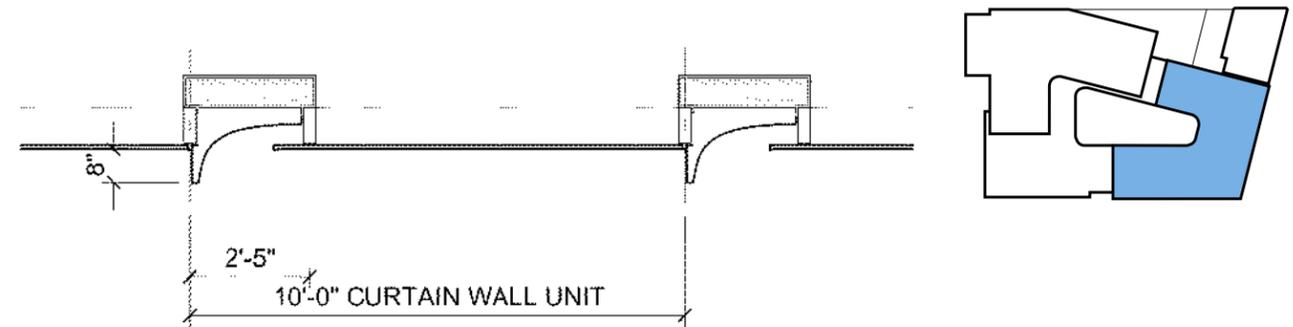
BUILDING "A" FACADE



- SHAPED ALUMINUM FIN
- STRUCTURAL SILICON GLAZED UNITIZED CURTAIN WALL
- ALUMINUM PANEL SOFFIT
- ALUMINUM CLAD EXPOSED STRUCTURAL BRACED FRAME
- LOW IRON GLASS CURTAIN WALL



- STRUCTURAL SILICON GLAZING
- SHAPED ALUMINUM FIN
- CURTAIN WALL SHADOW BOX



21st. & BROADWAY



21st & TELEGRAPH



21st & TELEGRAPH



OPTION "A" PODIUM COMPARISON

@ 21st & TELEGRAPH



DRC # 1



REVISED

22nd & TELEGRAPH



22nd & TELEGRAPH



OPTION "A" PODIUM COMPARISON

@ 22nd & TELEGRAPH

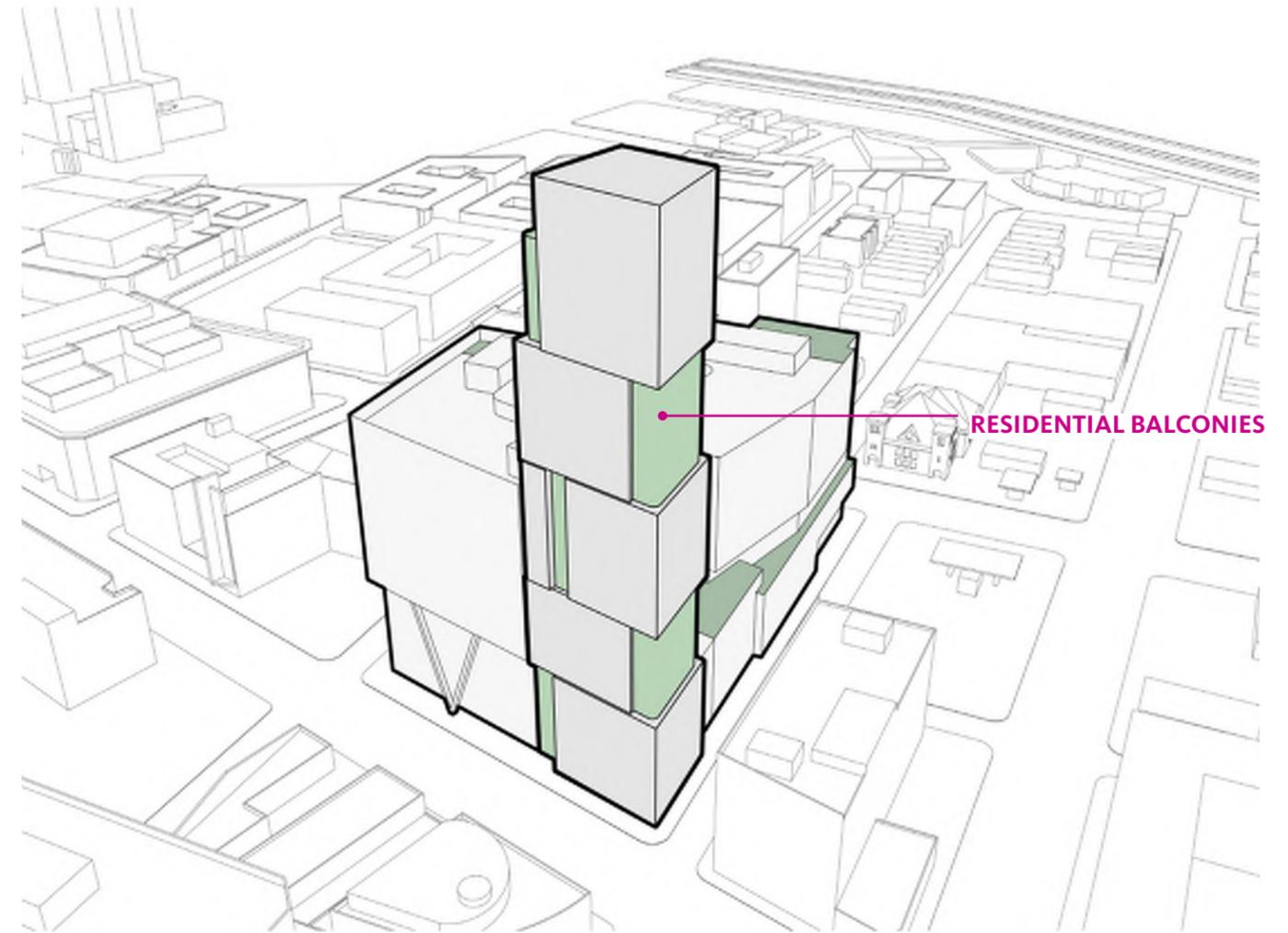
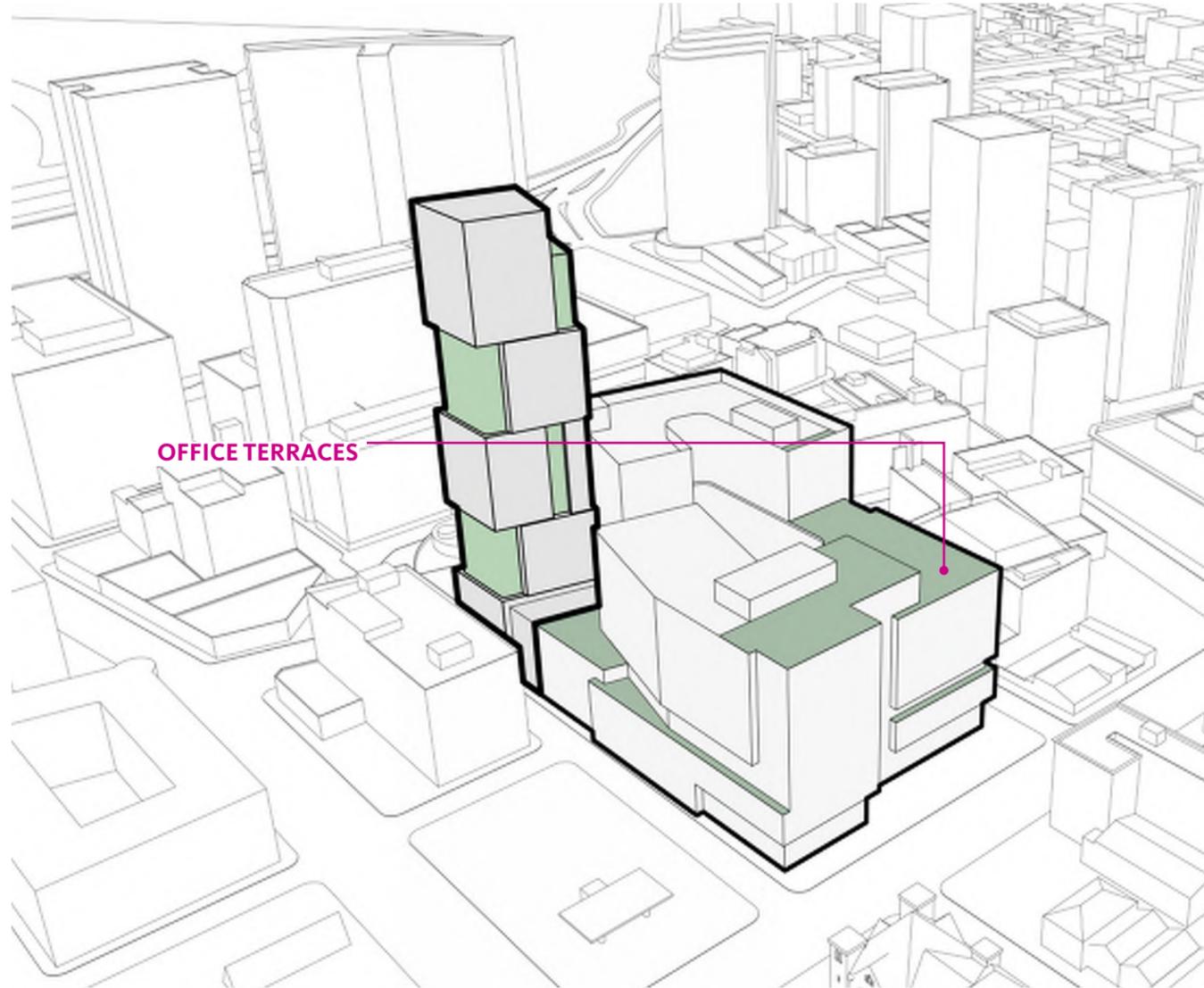


DRC # 1

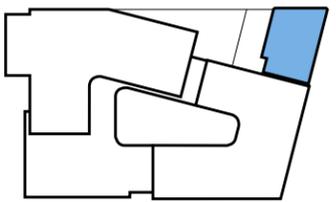
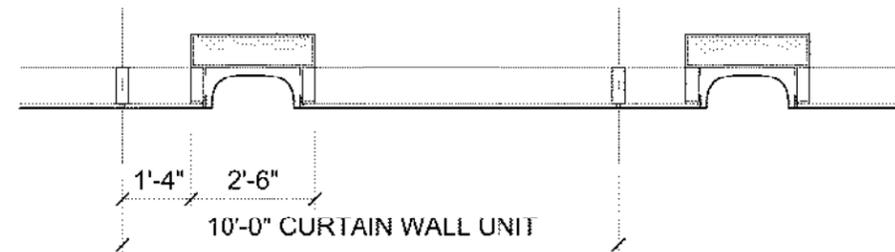
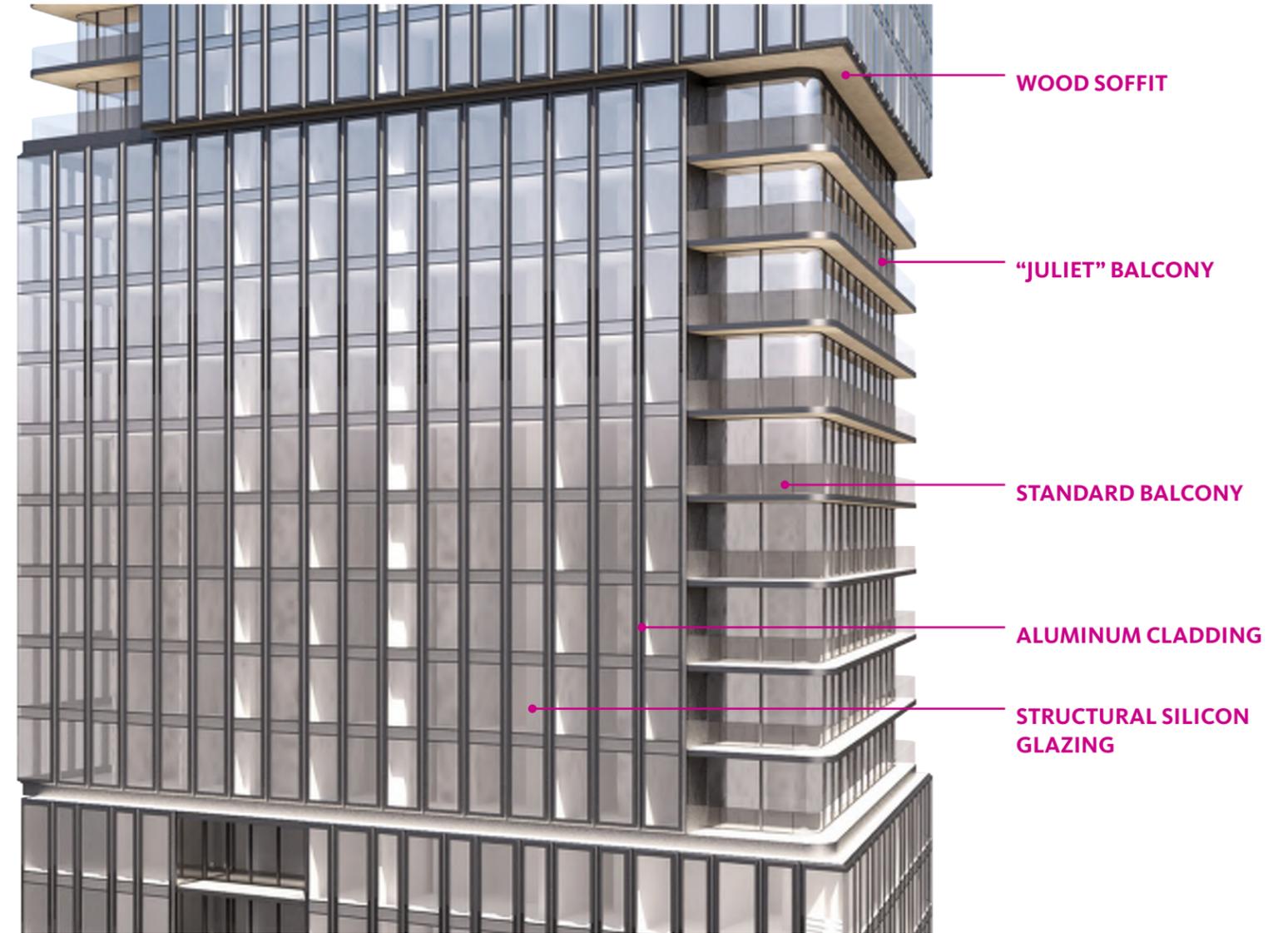


REVISED

RESIDENTIAL TOWER MASSING DESIGN



RESIDENTIAL TOWER ANALITIQUE



THANK YOU