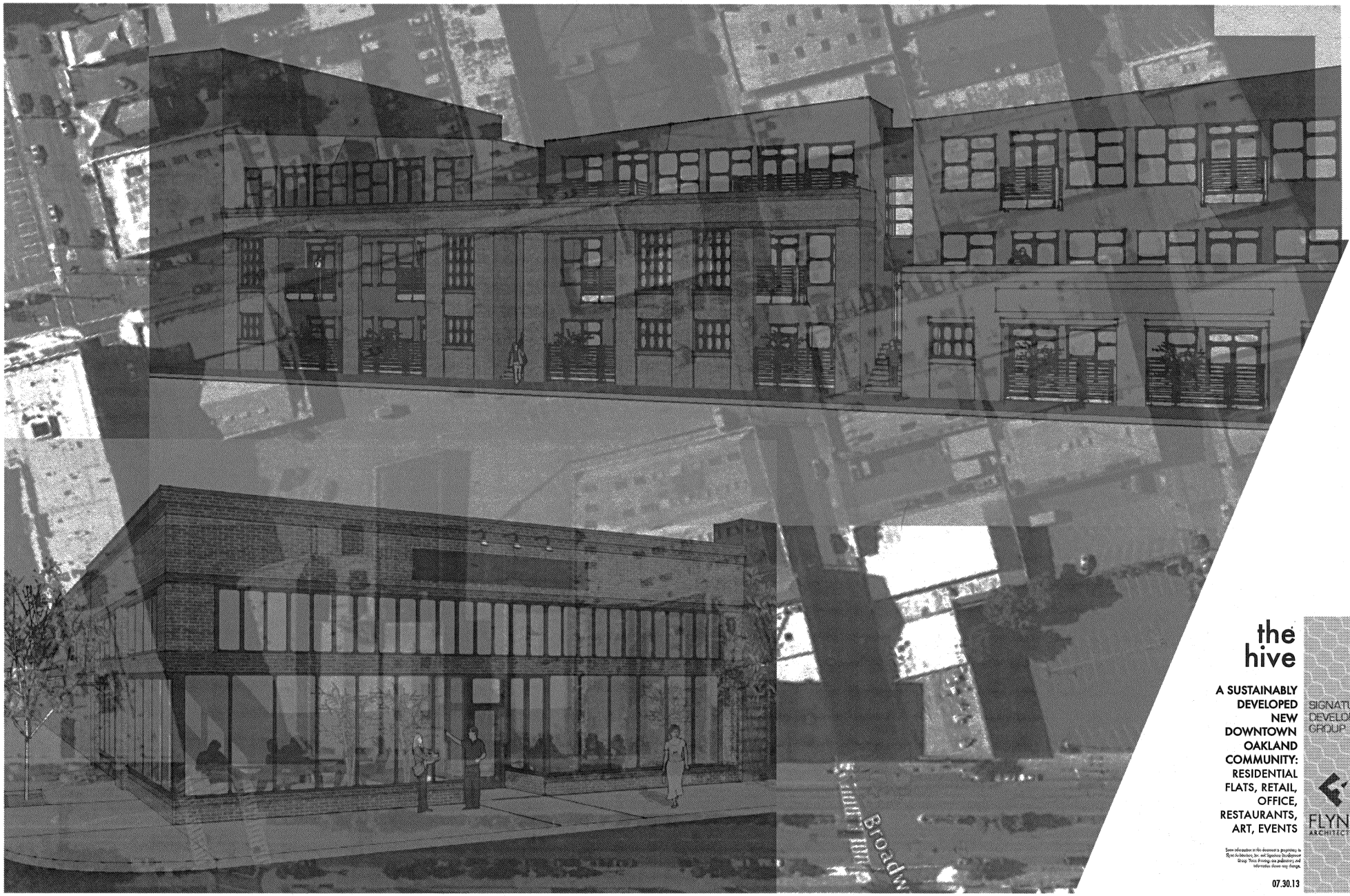
Case File Number PUD03552, PUDF03553 and ER30022

LPAB August 12, 2013

Attachment A: Project Plans



the hive

A SUSTAINABLY DEVELOPED NEW DOWNTOWN OAKLAND COMMUNITY: RESIDENTIAL FLATS, RETAIL, OFFICE, RESTAURANTS, ART, EVENTS

SIGNATURE DEVELOPMENT GROUP

FLYNN ARCHITECTURE

Some information in this document is proprietary to Flynn Architecture, Inc. and Signature Development Group. These drawings are preliminary and information shown may change.

07.30.13

PROJECT DESCRIPTION:

THIS APPLICATION IS TO AMEND THE APPROVED PUD F03553 FOR THE BLOCK BOUNDED BY BROADWAY, 23RD, VALLEY, AND 24TH STREETS. THE EXISTING PUD APPROVED COMPLETE DEMOLITION OF ALL STRUCTURES ON THE BLOCK (ASIDE FROM TWO OUTPARCELS AND THE RETENTION OF ONE FACADE), AND THE CONSTRUCTION OF 367 NEW RESIDENTIAL UNITS AND 27,700 SQ. FT. OF NEW COMMERCIAL SPACE IN BUILDINGS UP TO 195' IN HEIGHT.

UNDER THE EXISTING PUD, THE EXISTING BUILDINGS AT 2301 BROADWAY AND 2315 BROADWAY ARE CURRENTLY BEING REHABILITATED FOR COMMERCIAL USE. THIS AMENDMENT TO THE PUD PROPOSES TO SAVE AND REHAB THE REMAINING THREE VACANT RETAIL / OFFICE BUILDINGS FACING BROADWAY FOR NEW RETAIL/RESTAURANT USES AND ADD A FULL SECOND STORY ABOVE THE EXISTING BUILDINGS OF NEW OFFICE SPACE. STREET FACADES OF THE EXISTING BUILDINGS WILL BE REMODELED IN KEEPING WITH TYPICAL 1920'S ERA COMMERCIAL BUILDINGS; BUIDING WALLS FACING THE ALLEY WILL BE LEFT IN THEIR EXISTING RUSTIC CONDITION.

A WAREHOUSE BUILDING AT THE CORNER OF 24TH AND VALLEY WILL BE CONVERTED TO 8 RENTAL LOFTS. 97 APARTMENTS IN TWO NEW THREE-STORY BUILDINGS AND A NEW 10,000 S.F. RETAIL / OFFICE BUILDING ARE PROPOSED. ALSO PROPOSED IS AN INTERNALLY ACTIVATED ALLEY WHICH WILL FLEXIBLY PROVIDE PARKING, OUTDOOR DINING FOR ADJACENT RESTAURANTS AND OUTDOOR EVENT SPACE.

TABLE OF CONTENTS

	ARCHITECTURAL
1A-1B	PROJECT AND SITE INFORMATION
2A-2B	Street Elevations: BROADWAY
3A-3B	Street Elevations: 24TH STREET
4A-4B	Street Elevations: VALLEY AVENUE
5A-5B	Street Elevations: 23RD STREET
6A-6B	Alley Elevations
7A-B-C	Alley Elevations, Fence Detail, Brick Detail
8A-8B	1st floor plan: VALLEY STREET FLATS & LOFTS
9A-9B	2nd floor plan: VALLEY STREET FLATS & LOFTS
10A-10B	3rd floor plan: VALLEY STREET FLATS & LOFTS
11A	1st floor plan: 24th STREET FLATS
11B	2nd floor plan: 24th STREET FLATS
12A	3rd floor plan: 24th STREET FLATS
13A	1st floor plan: 2337-2343-2345 BROADWAY
13B	2nd floor plan: 2337-2343-2345 BROADWAY
	LANDSCAPE
L1	LANDSCAPE PLAN / SITE FURNISHINGS
	CIVIL
C1	DIMENSIONED SITE PLAN/PARKING INFORMATION

COMMERCIAL BUILDINGS - REHAB

ADDRESS	SQ. FT.
2301 BROADWAY	26,339 sq ft
2315/2323 BROADWAY	23,916 sq ft
2321 BROADWAY	10,604 sq ft
2337 BROADWAY	5,616 sq ft
2343 BROADWAY	5,500 sq ft
2345 BROADWAY	7,738 sq ft
NEW BROADWAY 2ND FLOOR	14,350 sq ft
NEW 2-STORY COMM. BUILDING	10,000 sq ft
TOTALS	104,063 sq ft
EXISTING SQ.FT.	64,786 sf ft
NEW SQ.FT.	39,277 sf ft

TOTAL REQ. COMM. PARKING (1 STALL/1000 SF.)	39
TOTAL PARKING PROVIDED FOR COMMERCIAL	111

VALLEY STREET FLATS - 64 UNITS

	UNIT TYPE	NUMBER UNITS	UNIT SQ. FT.	TOTAL UNIT TYPE SF	PATIO,DECK/ UNIT	TOTAL OPEN SPACE	REQ. STALLS/UNIT	TOT REQ. PARKING
A	STUDIO	6	482 sq ft	2892 sq ft	95 sq ft	570 sq ft	1.00	6 STALLS
B	1 BED/WORK/1 BATH	4	915 sq ft	3660 sq ft	85 sq ft	340 sq ft	1.00	4 STALLS
C	1 BED/1BATH (JR. 1-BEDROOM)	4	772 sq ft	3088 sq ft	77 sq ft	308 sq ft	1.00	4 STALLS
D	1 BED/1BATH (JR. 1-BEDROOM)	2	765 sq ft	1530 sq ft	75 sq ft	150 sq ft	1.00	2 STALLS
E	1 BED/1BATH (JR. 1-BEDROOM)	2	675 sq ft	1350 sq ft	90 sq ft	180 sq ft	1.00	2 STALLS
F	1 BED/1BATH	2	815 sq ft	1630 sq ft	100 sq ft	200 sq ft	1.00	2 STALLS
G	1 BED/WORK/1 BATH	16	821 sq ft	13136 sq ft	62 sq ft	992 sq ft	1.00	16 STALLS
H	1 BED/WORK/2 BATH	18	1168 sq ft	21024 sq ft	100 sq ft	1800 sq ft	1.00	18 STALLS
J	2 BED/2 BATH	6	1053 sq ft	6318 sq ft	55 sq ft	330 sq ft	1.00	6 STALLS
K	2 BED/WORK/2 BATH	4	1308 sq ft	5232 sq ft	110 sq ft	440 sq ft	1.00	4 STALLS
	TOTALS	64		59,860 sq ft		5,310 sq ft		64 STALLS
	AVERAGE UNIT SIZE		935 sq ft		83 sq ft			

BUILDING CONST. AREA	SQ. FT.
FIRST FLOOR	28,840 sq ft
SECOND FLOOR	27,600 sq ft
THIRD FLOOR	27,600 sq ft
PRIVATE DECKS 2ND/3RD FLOOR	4,092 sq ft
TOTAL BUILDING AREA	84,040 sq ft

COVERED PARKING:	61 STALLS
UNCOVERED PARKING:	3 STALLS
TOT. PARKING PROVIDED	64 STALLS
TOT. PRIVATE OPEN SPACE	5310 sq ft
OPEN SPACE/UNIT	83 sq ft

24TH STREET FLATS - 33 UNITS

	UNIT TYPE	NUMBER UNITS	UNIT SQ. FT.	TOTAL UNIT TYPE SF	PATIO,DECK/ UNIT	TOTAL OPEN SPACE	REQ. STALLS/UNIT	TOT REQ. PARKING
A	STUDIO	3	482 sq ft	1446 sq ft	95 sq ft	285 sq ft	1.00	3 STALLS
B	1 BED/WORK/1 BATH	2	915 sq ft	1830 sq ft	85 sq ft	170 sq ft	1.00	2 STALLS
C	1 BED/1BATH (JR. 1-BEDROOM)	2	772 sq ft	1544 sq ft	77 sq ft	154 sq ft	1.00	2 STALLS
D	1 BED/1BATH (JR. 1-BEDROOM)	2	765 sq ft	1530 sq ft	75 sq ft	150 sq ft	1.00	2 STALLS
E	1 BED/1BATH (JR. 1-BEDROOM)	2	675 sq ft	1350 sq ft	90 sq ft	180 sq ft	1.00	2 STALLS
F	1 BED/1BATH	2	815 sq ft	1630 sq ft	100 sq ft	200 sq ft	1.00	2 STALLS
G	1 BED/WORK/1 BATH	8	821 sq ft	6568 sq ft	62 sq ft	496 sq ft	1.00	8 STALLS
H	1 BED/WORK/2 BATH	10	1168 sq ft	11680 sq ft	84 sq ft	840 sq ft	1.00	10 STALLS
J	2 BED/2 BATH	2	1086 sq ft	2172 sq ft	84 sq ft	168 sq ft	1.00	2 STALLS
K	2 BED/WORK/2 BATH	0	1308 sq ft	0 sq ft	110 sq ft	0 sq ft	1.00	0 STALLS
	TOTALS	33		29,750 sq ft		2,643 sq ft		33 STALLS
	AVERAGE UNIT SIZE		902 sq ft		80 sq ft			

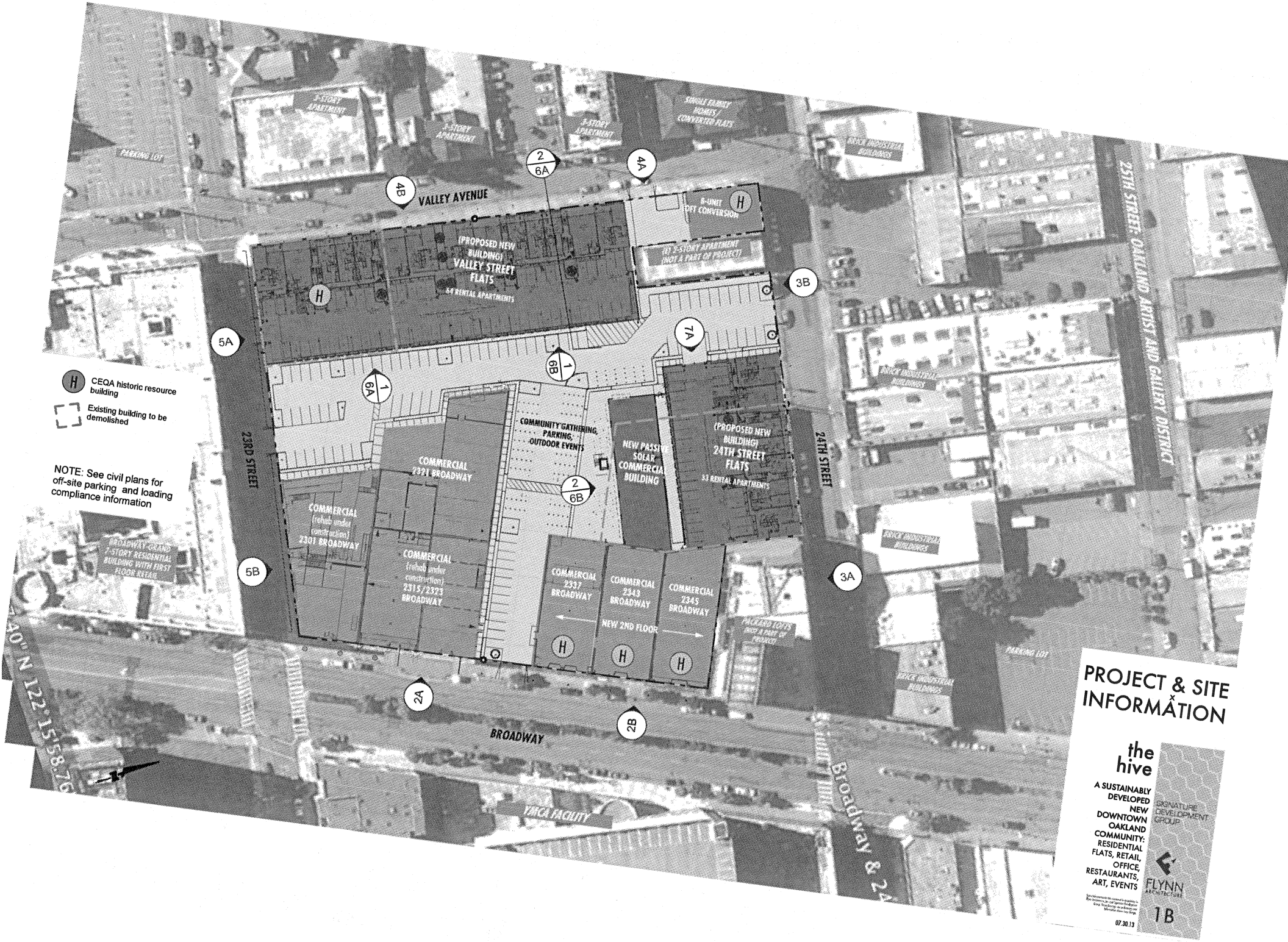
BUILDING CONSTRUCTION AREA	SQ. FT.
FIRST FLOOR	14,420 sq ft
SECOND FLOOR	13,800 sq ft
THIRD FLOOR	13,800 sq ft
PRIVATE DECKS 2ND/3RD FLOOR	2,034 sq ft
TOTAL BUILDING AREA	42,020 sq ft

COVERED PARKING:	30 STALLS
UNCOVERED PARKING:	3 STALLS
TOT. PARKING PROVIDED	33 STALLS
TOT. PRIVATE OPEN SPACE	2643 sq ft
OPEN SPACE/UNIT	80 sq ft

VALLEY LOFTS (LIVE/WORK)

	UNIT TYPE	NUMBER UNITS	UNIT SQ. FT.	TOTAL UNIT TYPE SF	PATIO/DECK/UNIT	TOTAL OPEN SPACE	REQ. STALLS/UNIT	TOT REQ. PARKING
L1	LOFT	4	767 sq ft	3,068 sq ft	0 sq ft	0 sq ft	1.00	4 STALLS
L2	1 BED/1BATH (JR. 1-BEDROOM)	2	668 sq ft	1,336 sq ft	0 sq ft	0 sq ft	1.00	2 STALLS
L3	STUDIO	2	423 sq ft	846 sq ft	0 sq ft	0 sq ft	1.00	2 STALLS
	TOTALS	8	3716 sq ft	10,500 sq ft	0 sq ft	0 sq ft		8 STALLS

UNCOVERED PARKING:	8 STALLS



PROJECT & SITE INFORMATION

the hive

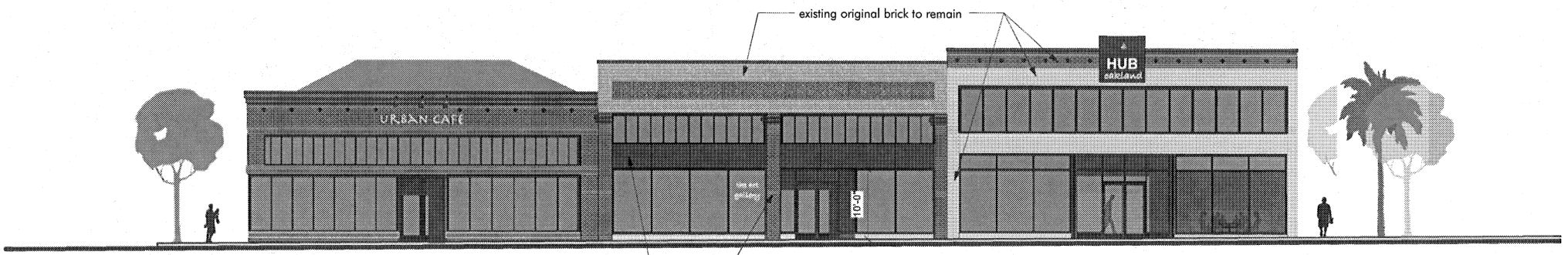
A SUSTAINABLY DEVELOPED NEW DOWNTOWN OAKLAND COMMUNITY: RESIDENTIAL FLATS, RETAIL, OFFICE, RESTAURANTS, ART, EVENTS

SIGNATURE DEVELOPMENT GROUP

FLYNN ARCHITECTURE

07.30.13

1B



2301 BROADWAY
(currently under construction)

2315-2323 BROADWAY
(currently under construction)



2A



2337 BROADWAY
(designed by Julia Morgan)

2343 BROADWAY

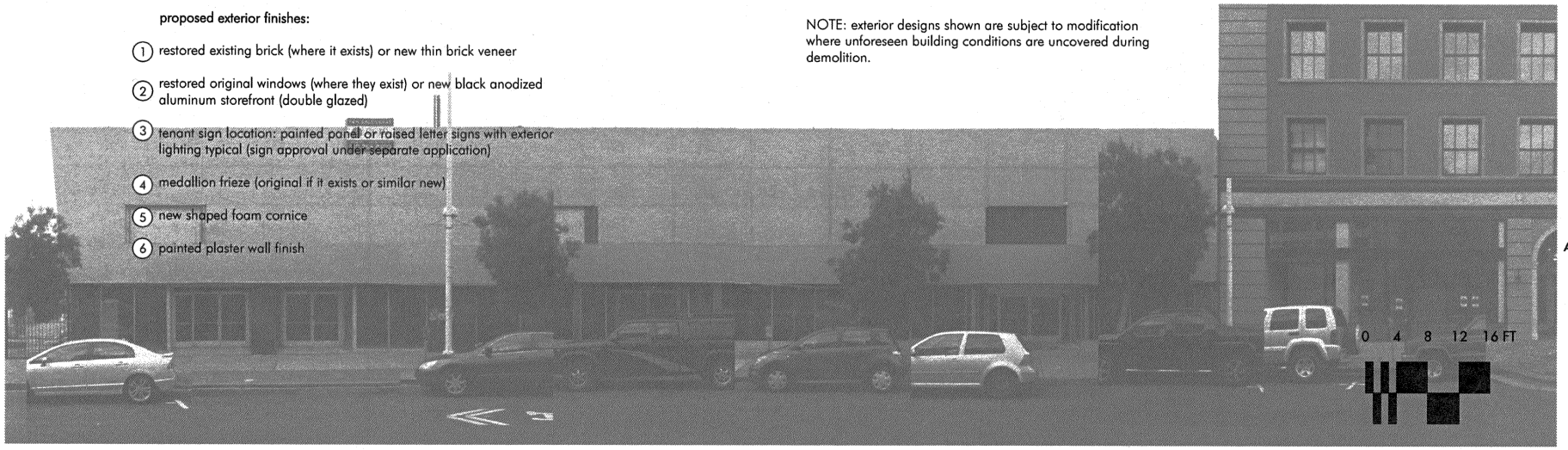
2345 BROADWAY

THE PACKARD LOFTS

proposed exterior finishes:

1. restored existing brick (where it exists) or new thin brick veneer
2. restored original windows (where they exist) or new black anodized aluminum storefront (double glazed)
3. tenant sign location: painted panel or raised letter signs with exterior lighting typical (sign approval under separate application)
4. medallion frieze (original if it exists or similar new)
5. new shaped foam cornice
6. painted plaster wall finish

NOTE: exterior designs shown are subject to modification where unforeseen building conditions are uncovered during demolition.



street elevations: BROADWAY

the hive

A SUSTAINABLY DEVELOPED NEW DOWNTOWN OAKLAND COMMUNITY: RESIDENTIAL FLATS, RETAIL, OFFICE, RESTAURANTS, ART, EVENTS

SIGNATURE DEVELOPMENT GROUP

FLYNN ARCHITECTURE

2B

07.3013

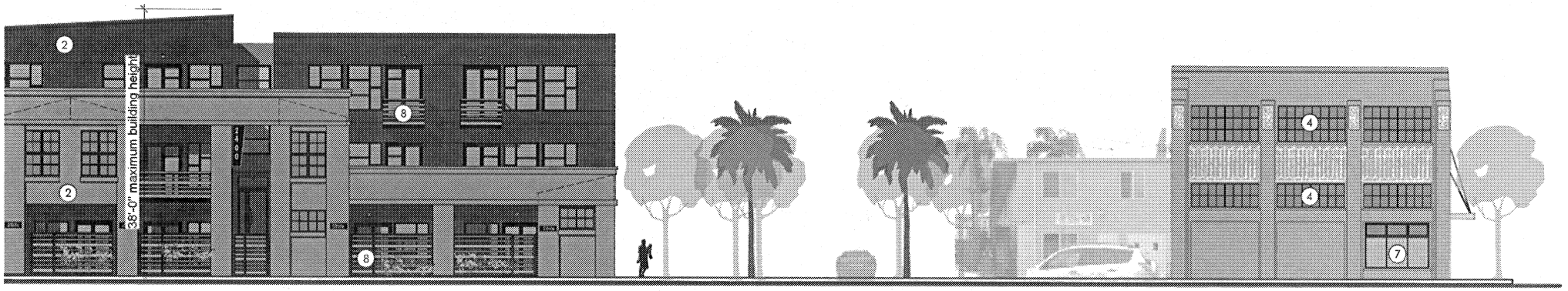


THE PACKARD LOFTS - not a part of project

24TH STREET FLATS - 33 UNITS



3A



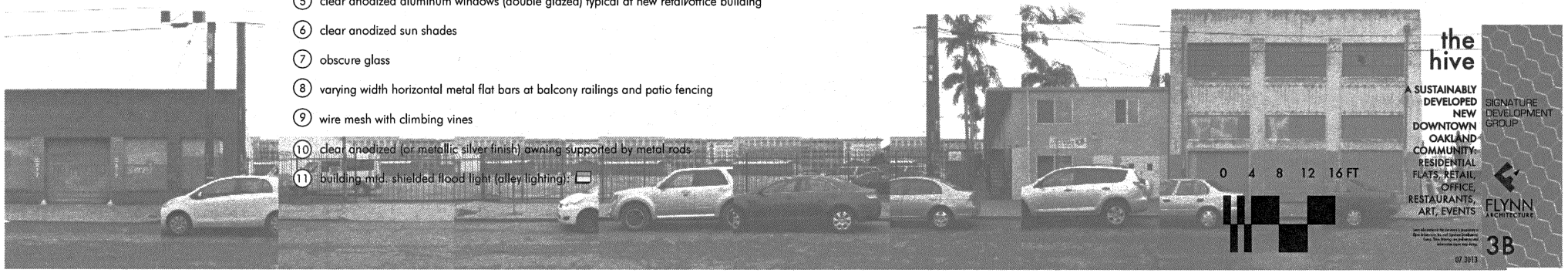
EXISTING APARTMENT
not a part of project

VALLEY STREET LOFTS

PROPOSED EXTERIOR FINISHES:

1. thin brick veneer
2. painted cement plaster wall finish, typical unless otherwise noted
3. 12", 8.25", 5.25" Hardiboard lap siding widths; 2 colors
4. black anodized aluminum windows (double glazed) typical at new residential buildings
5. clear anodized aluminum windows (double glazed) typical at new retail/office building
6. clear anodized sun shades
7. obscure glass
8. varying width horizontal metal flat bars at balcony railings and patio fencing
9. wire mesh with climbing vines
10. clear anodized (or metallic silver finish) awning supported by metal rods
11. building mtd. shielded flood light (alley lighting):

street elevations: 24TH STREET



0 4 8 12 16 FT

the hive

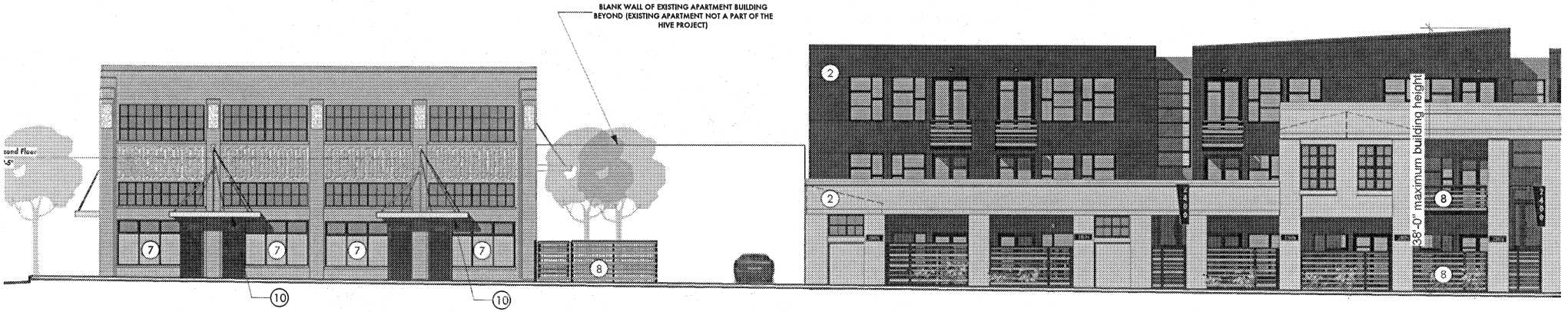
A SUSTAINABLY DEVELOPED NEW DOWNTOWN OAKLAND COMMUNITY: RESIDENTIAL FLATS, RETAIL, OFFICE, RESTAURANTS, ART, EVENTS

SIGNATURE DEVELOPMENT GROUP

FLYNN ARCHITECTURE

3B

07.2013



VALLEY STREET LOFTS - 8 UNITS



4A



VALLEY STREET FLATS - 64 UNITS

PROPOSED EXTERIOR FINISHES:

(1) thin brick veneer

(2) painted cement plaster wall finish, typical unless otherwise noted

(3) 12", 8.25", 5.25" Hardiboard lap siding widths; 2 colors

(4) black anodized aluminum windows (double glazed) typical at new residential buildings

(5) clear anodized aluminum windows (double glazed) typical at new retail/office building

(6) clear anodized sun shades

(7) obscure glass

(8) varying width horizontal metal flat bars at balcony railings and patio fencing

(9) wire mesh with climbing vines

(10) clear anodized (or metallic silver finish) awning supported by metal rods

(11) building mtd. shielded flood light (alley lighting):

street elevations: VALLEY STREET



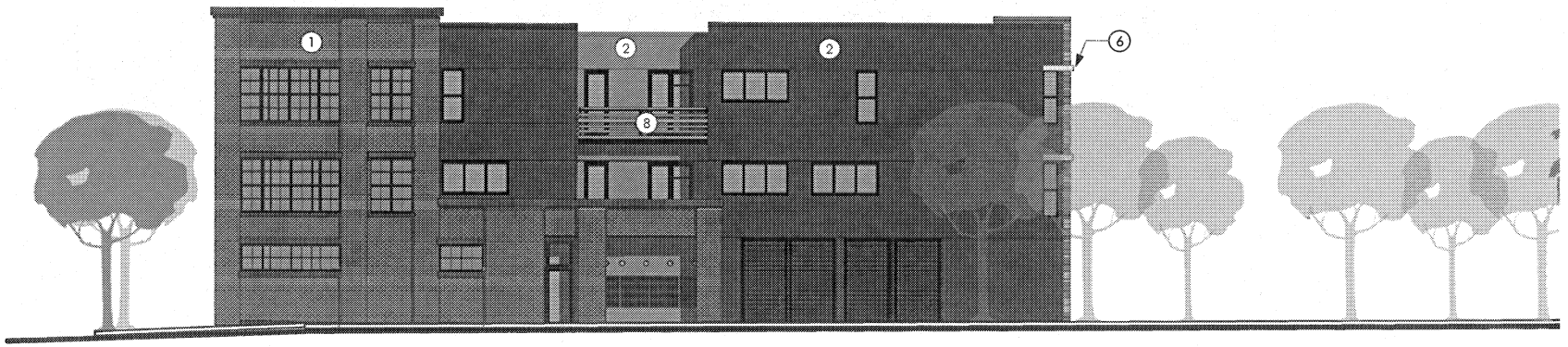
the hive

A SUSTAINABLY DEVELOPED NEW DOWNTOWN OAKLAND COMMUNITY: RESIDENTIAL FLATS, RETAIL, OFFICE, RESTAURANTS, ART, EVENTS

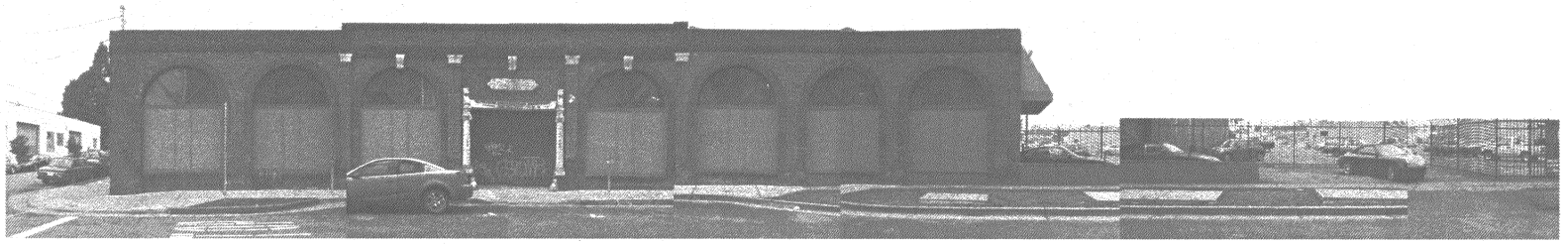
SIGNATURE DEVELOPMENT GROUP

FLYNN ARCHITECTURE

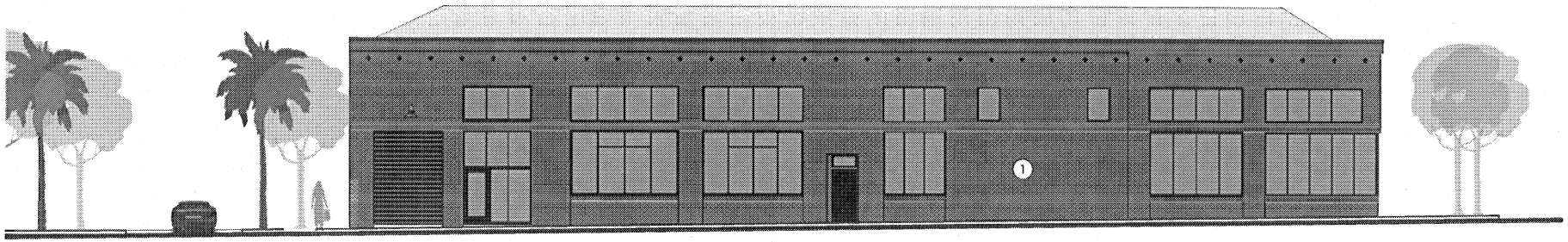
07.3013



VALLEY STREET FLATS - 64 UNITS



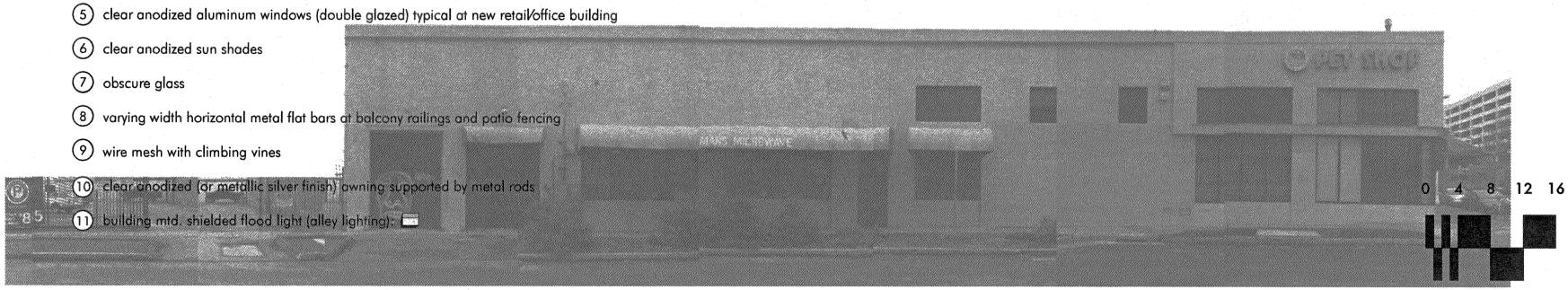
5A



2301 BROADWAY
(under construction)

PROPOSED EXTERIOR FINISHES:

1. thin brick veneer
2. painted cement plaster wall finish, typical unless otherwise noted
3. 12", 8.25", 5.25" Hardiboard lap siding widths; 2 colors
4. black anodized aluminum windows (double glazed) typical at new residential buildings
5. clear anodized aluminum windows (double glazed) typical at new retail/office building
6. clear anodized sun shades
7. obscure glass
8. varying width horizontal metal flat bars at balcony railings and patio fencing
9. wire mesh with climbing vines
10. clear anodized (or metallic silver finish) awning supported by metal rods
11. building mtd. shielded flood light (alley lighting):



0 4 8 12 16 FT

street elevations: 23RD STREET

the hive

A SUSTAINABLY DEVELOPED NEW DOWNTOWN OAKLAND COMMUNITY: RESIDENTIAL FLATS, RETAIL, OFFICE, RESTAURANTS, ART, EVENTS

SIGNATURE DEVELOPMENT GROUP

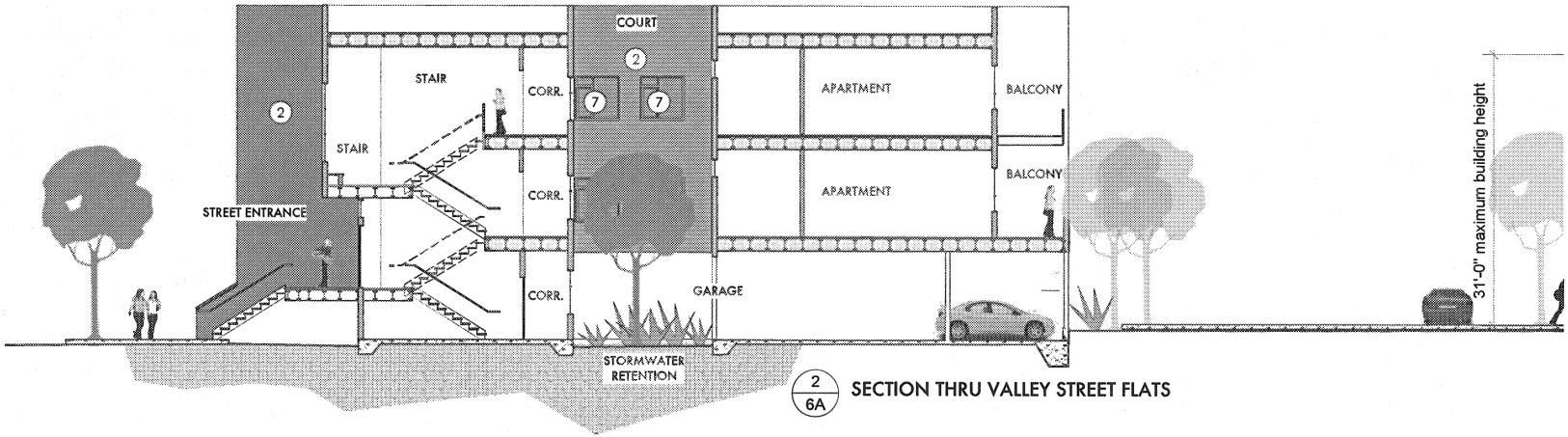
FLYNN ARCHITECTURE

5B

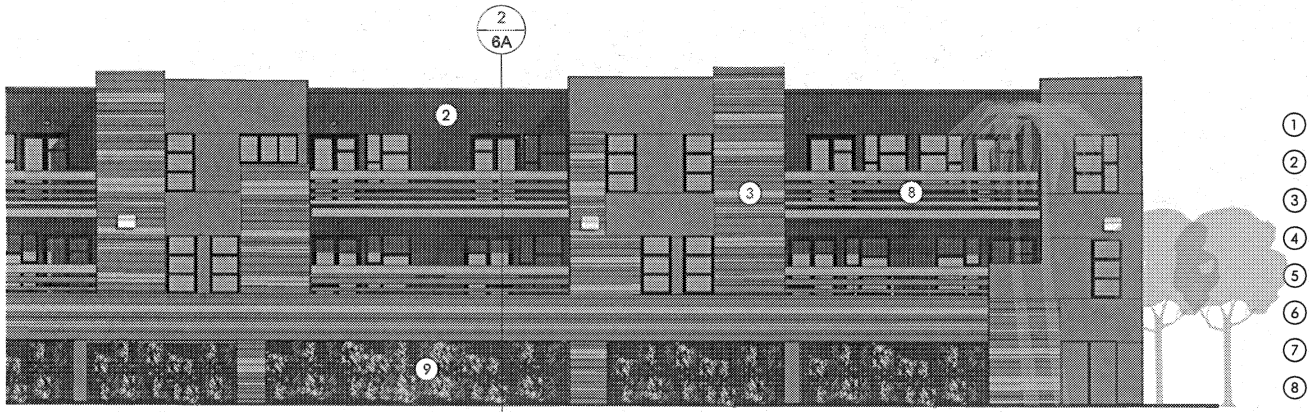
07.3013



1/6A VALLEY STREET FLATS - ALLEY VIEW



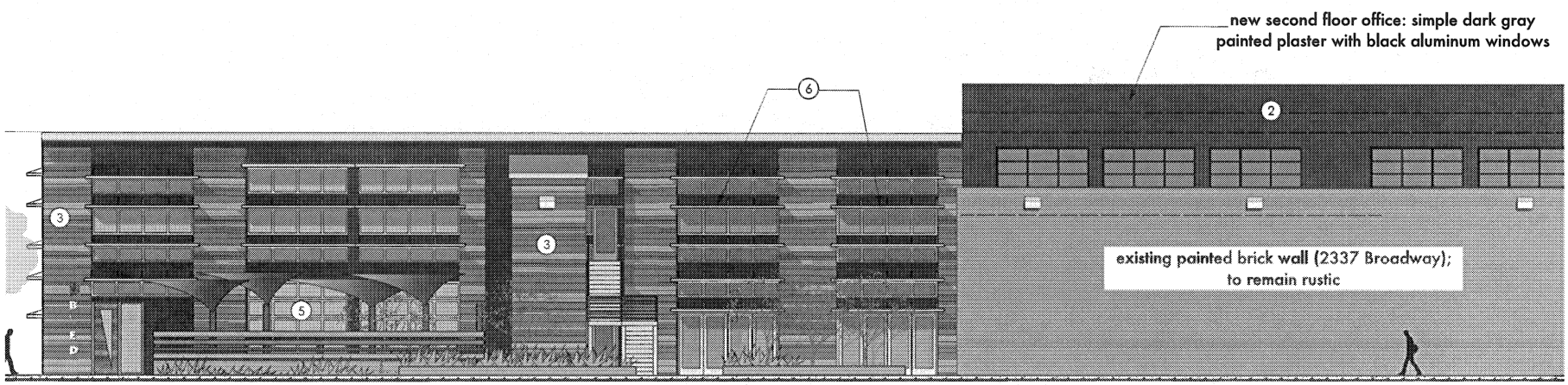
2/6A SECTION THRU VALLEY STREET FLATS



1/6B VALLEY STREET FLATS - ALLEY VIEW

PROPOSED EXTERIOR FINISHES:

1. thin brick veneer
2. painted cement plaster wall finish, typical unless otherwise noted
3. 12", 8.25", 5.25" Hardiboard lap siding widths; 2 colors
4. black anodized aluminum windows (double glazed) typical at new residential buildings
5. clear anodized aluminum windows (double glazed) typical at new retail/office building
6. clear anodized sun shades
7. obscure glass
8. varying width horizontal metal flat bars at balcony railings and patio fencing
9. wire mesh with climbing vines
10. clear anodized (or metallic silver finish) awning supported by metal rods
11. building mtd. shielded flood light (alley lighting):



2/6B NEW PASSIVE SOLAR COMMERCIAL BUILDING

2337 BROADWAY

alley elevations:

0 4 8 12 16 FT

the hive

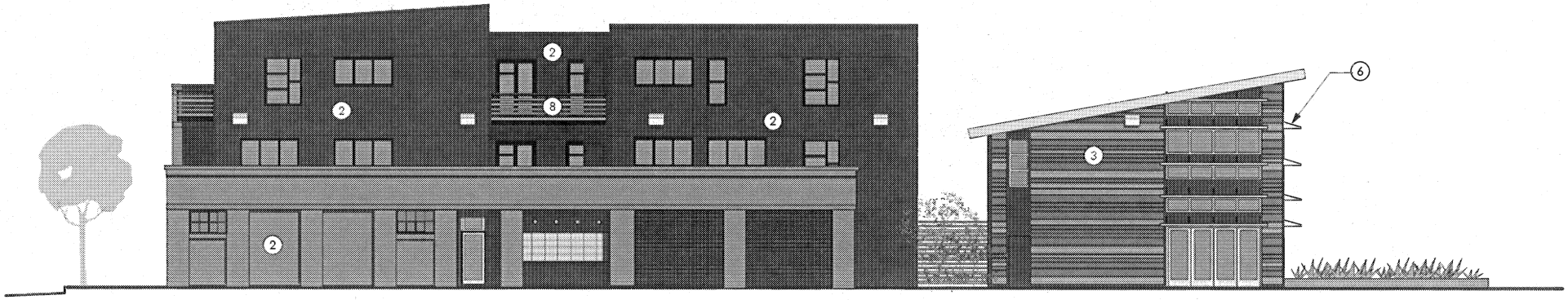
A SUSTAINABLY DEVELOPED NEW DOWNTOWN OAKLAND COMMUNITY: RESIDENTIAL FLATS, RETAIL, OFFICE, RESTAURANTS, ART, EVENTS

SIGNATURE DEVELOPMENT GROUP

FLYNN ARCHITECTURE

6B

07.3013



1/7A 24TH STREET FLATS - ALLEY VIEW

NEW PASSIVE SOLAR COMMERCIAL BUILDING

PROPOSED EXTERIOR FINISHES:

(1) thin brick veneer

(2) painted cement plaster wall finish, typical unless otherwise noted

(3) 12", 8.25", 5.25" Hardiboard lap siding widths; 2 colors

(4) black anodized aluminum windows (double glazed) typical at new residential buildings

(5) clear anodized aluminum windows (double glazed) typical at new retail/office building

(6) clear anodized sun shades

(7) obscure glass

(8) varying width horizontal metal flat bars at balcony railings and patio fencing

(9) wire mesh with climbing vines

(10) clear anodized (or metallic silver finish) awning supported by metal rods

(11) building mtd. shielded flood light (alley lighting):

DETAIL VIEW OF PROPOSED PATIO ENCLOSURES AND BALCONY RAILINGS:



Solid wall guardrail where shown on elevations

Black metal frame guardrail with varying width (2", 3.5", 5") painted horizontal metal slats; max. 4" opening between slats

Black metal frame fence with varying width (2", 3.5", 5") painted metal slats; 6" opening between slats. Black open wire mesh panel attached to back of slats to prevent climbing.

Planter along ground floor enclosures, typ.

3' gate, typ.



alley elevations & fence detail:

the hive

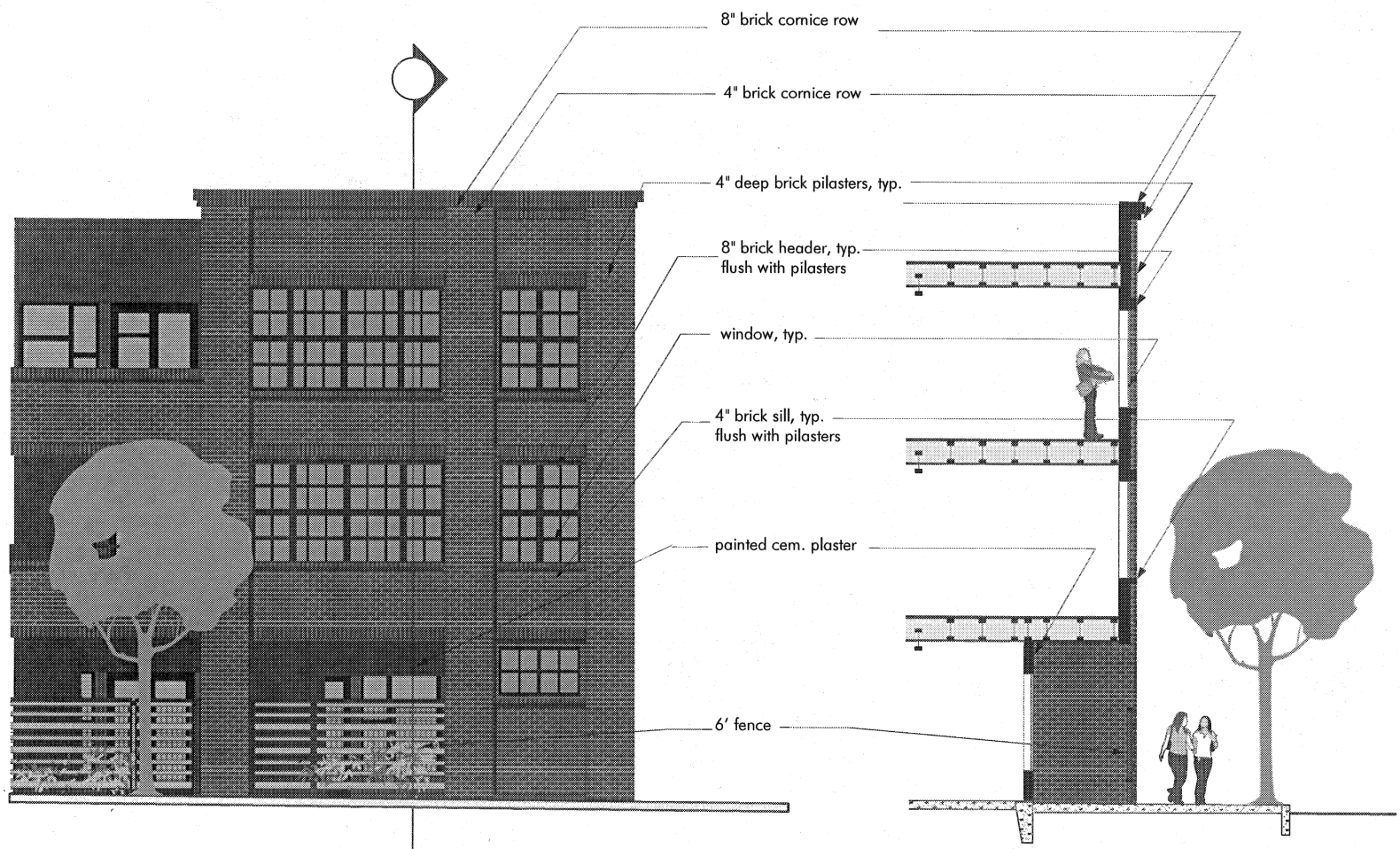
A SUSTAINABLY DEVELOPED NEW DOWNTOWN OAKLAND COMMUNITY: RESIDENTIAL FLATS, RETAIL, OFFICE, RESTAURANTS, ART, EVENTS

SIGNATURE DEVELOPMENT GROUP

FLYNN ARCHITECTURE

7B

07.3013



CORNER OF VALLEY AND 23RD STREETS

PRELIMINARY WALL SECTION

0 4 8 12 16 FT

brick exterior detail:

the hive

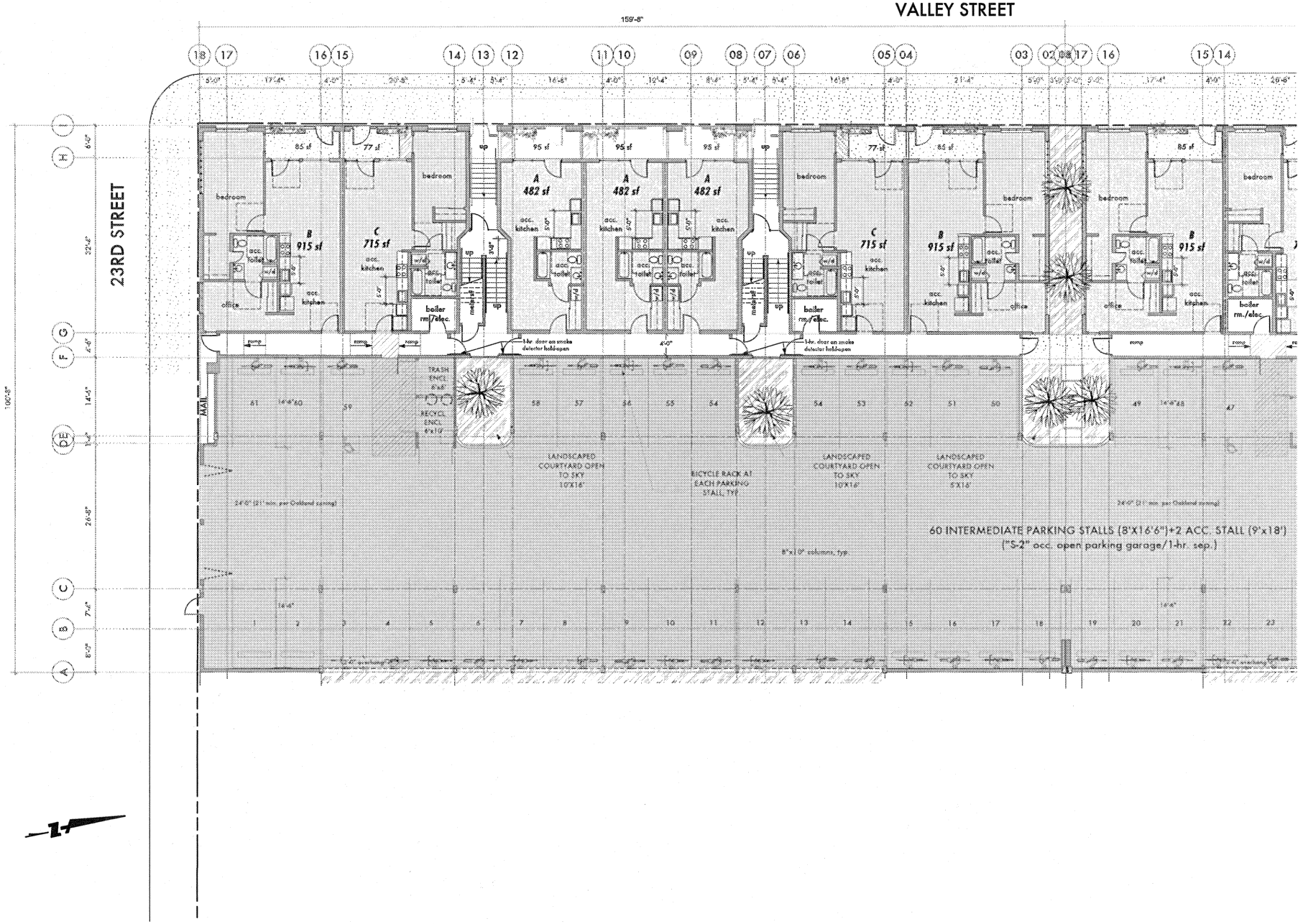
A SUSTAINABLY DEVELOPED NEW DOWNTOWN OAKLAND COMMUNITY: RESIDENTIAL FLATS, RETAIL, OFFICE, RESTAURANTS, ART, EVENTS

SIGNATURE DEVELOPMENT GROUP

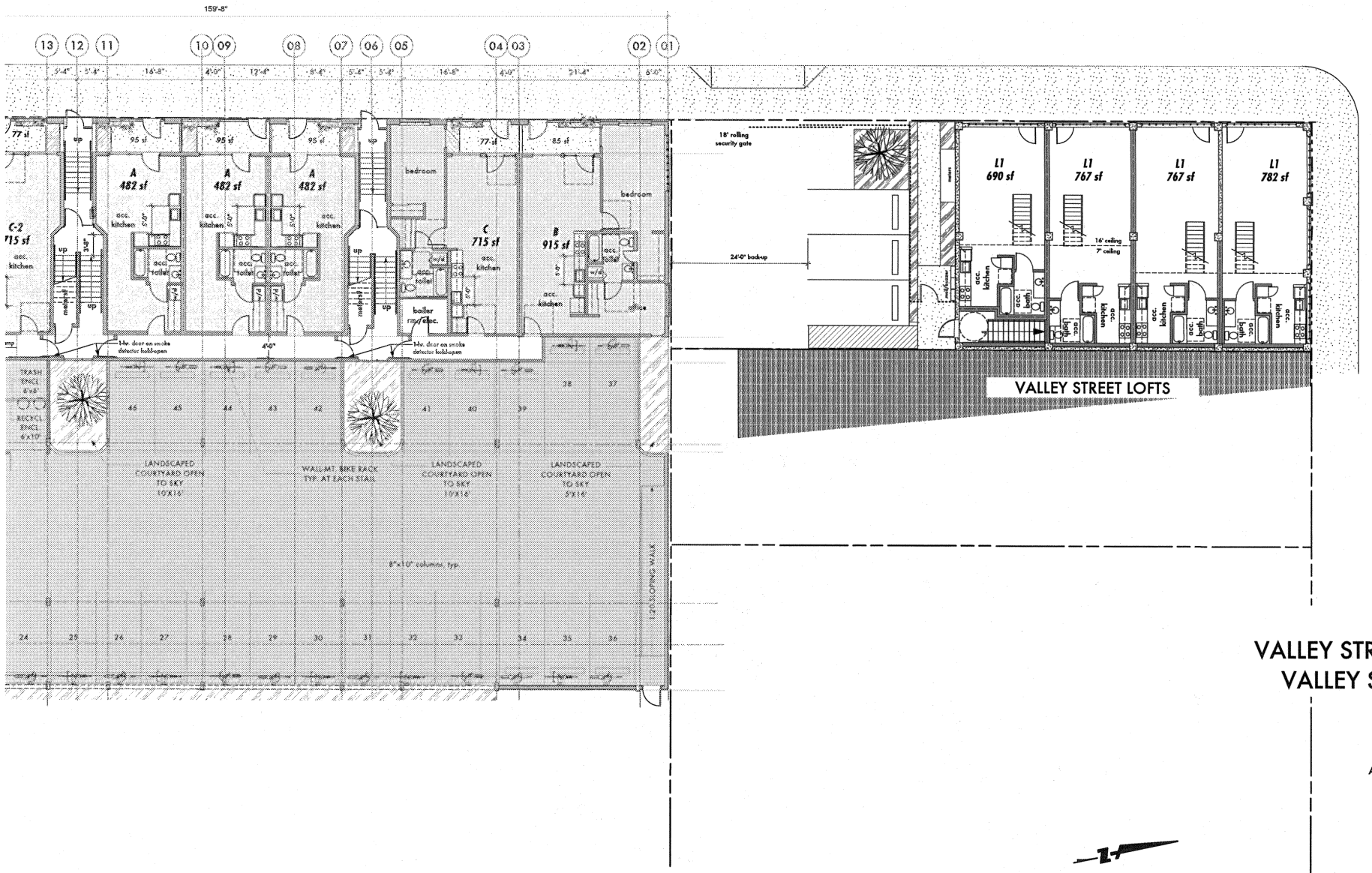
FLYNN ARCHITECTURE

7C

07.3013


VALLEY STREET
23RD STREET
159'-8"
100'-8"
32'-4"
26'-8"
14'-5"
7'-4"
8'-3"
6'-0"
4'-8"
1'-4"
A
B
C
DE
F
G
H
I
bedroom
office
acc. kitchen
acc. toilet
w/d
boiler rm./elec.
mech. pit
up
ramp
A 482 sf
B 915 sf
C 715 sf
85 sf
77 sf
95 sf
1-hr. door on smoke detector hold-open
TRASH ENCL. 6'x6'
RECYCL. ENCL. 6'x10'
LANDSCAPED COURTYARD OPEN TO SKY 10'X16'
LANDSCAPED COURTYARD OPEN TO SKY 5'X16'
BICYCLE RACK AT EACH PARKING STALL, TYP.
24'-0" (2-way) min. per Oakland zoning
8"x10" columns, typ.
60 INTERMEDIATE PARKING STALLS (8'X16'6")+2 ACC. STALL (9'x18')
(*5-2" acc. open parking garage/1-hr. sep.)

8A



1st fl. plans: VALLEY STREET FLATS & VALLEY STREET LOFTS

0 4 8 12 16 FT

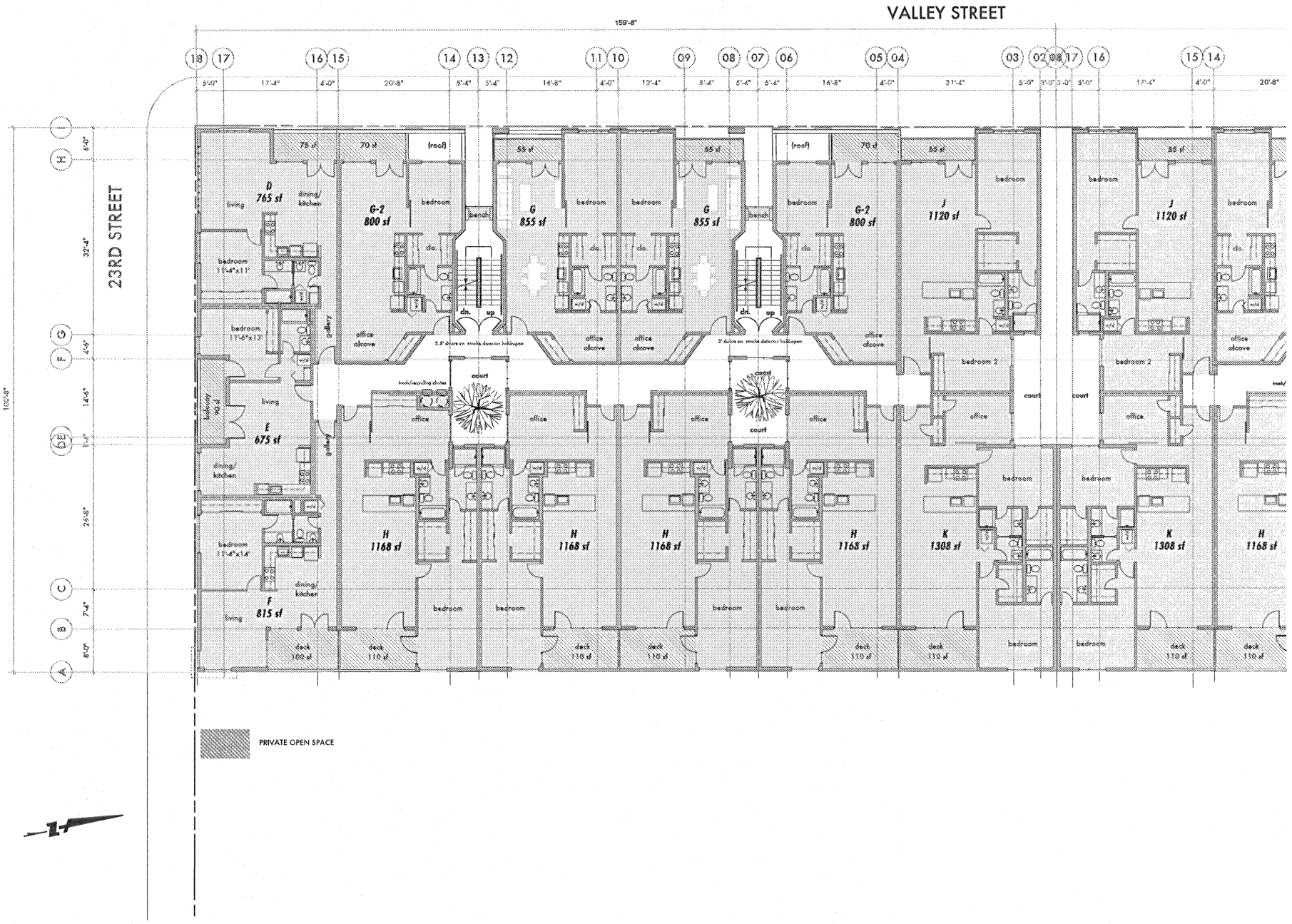
the hive

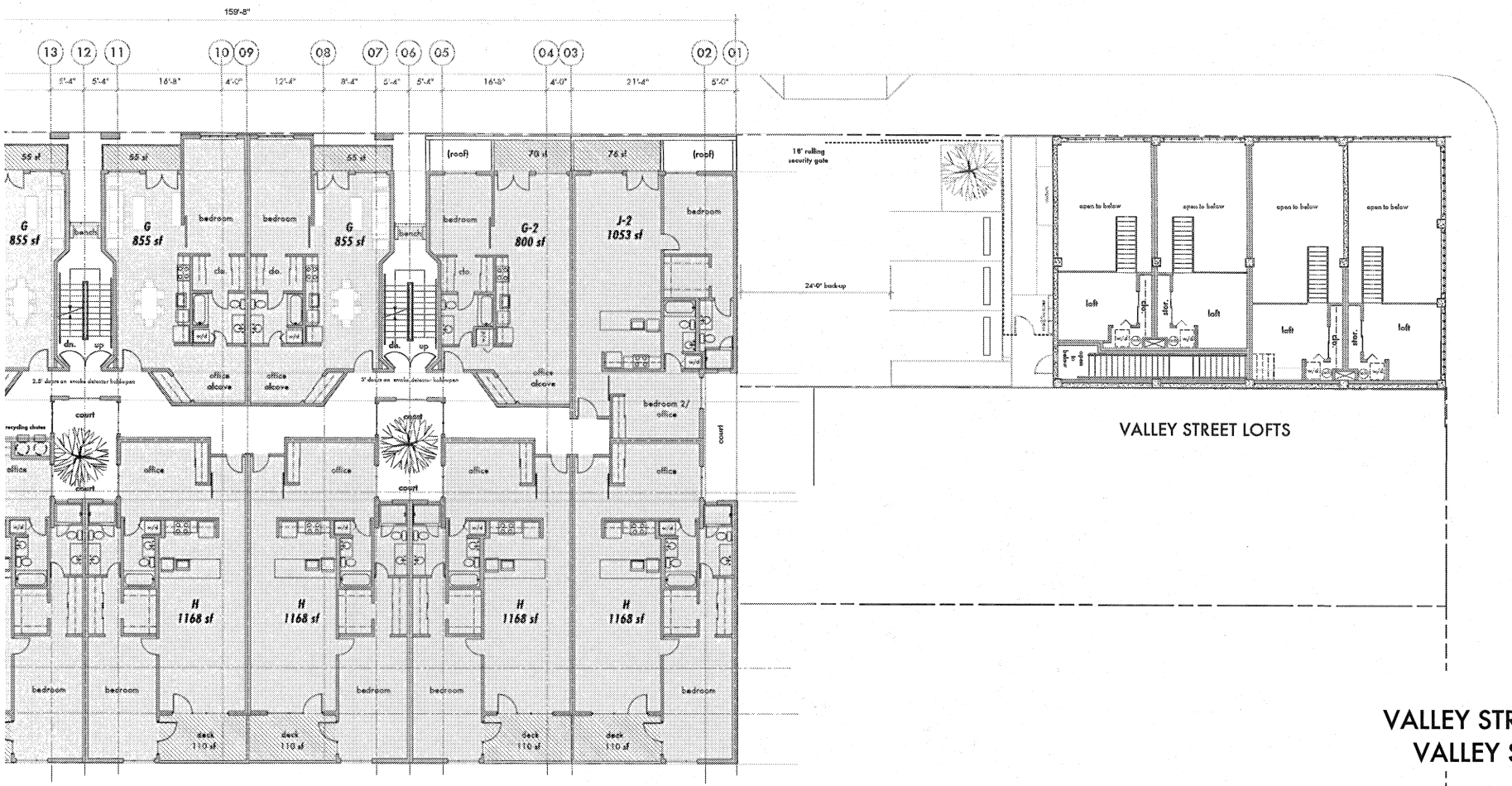
A SUSTAINABLY DEVELOPED NEW DOWNTOWN OAKLAND COMMUNITY: RESIDENTIAL FLATS, RETAIL, OFFICE, RESTAURANTS, ART, EVENTS

SIGNATURE DEVELOPMENT GROUP

FLYNN ARCHITECTURE

07.30.13


VALLEY STREET
23RD STREET
159'-8"
105'-8"
PRIVATE OPEN SPACE



2nd fl. plans: VALLEY STREET FLATS & VALLEY STREET LOFTS

0 4 8 12 16 FT

the hive

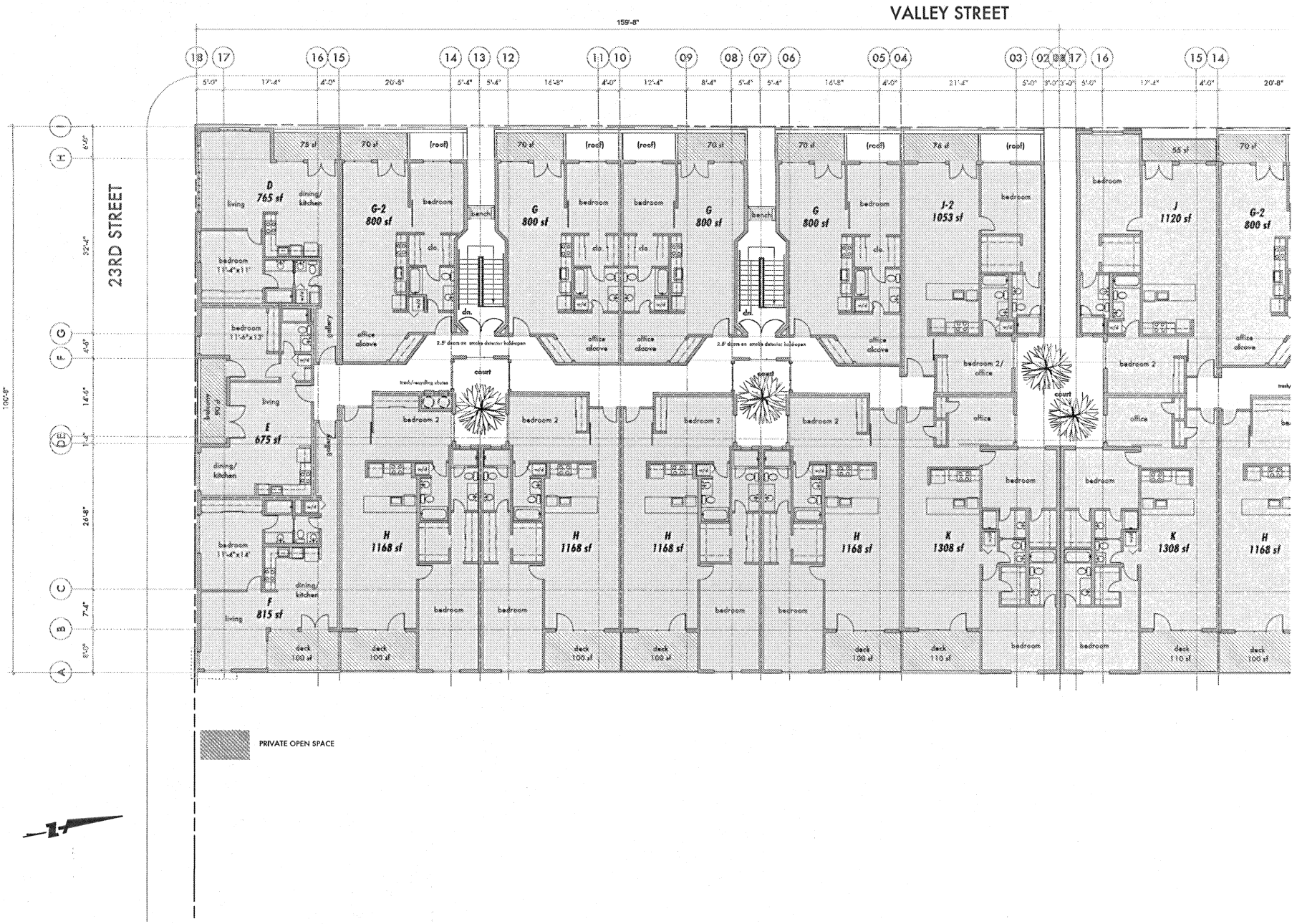
A SUSTAINABLY DEVELOPED NEW DOWNTOWN OAKLAND COMMUNITY: RESIDENTIAL FLATS, RETAIL, OFFICE, RESTAURANTS, ART, EVENTS

SIGNATURE DEVELOPMENT GROUP

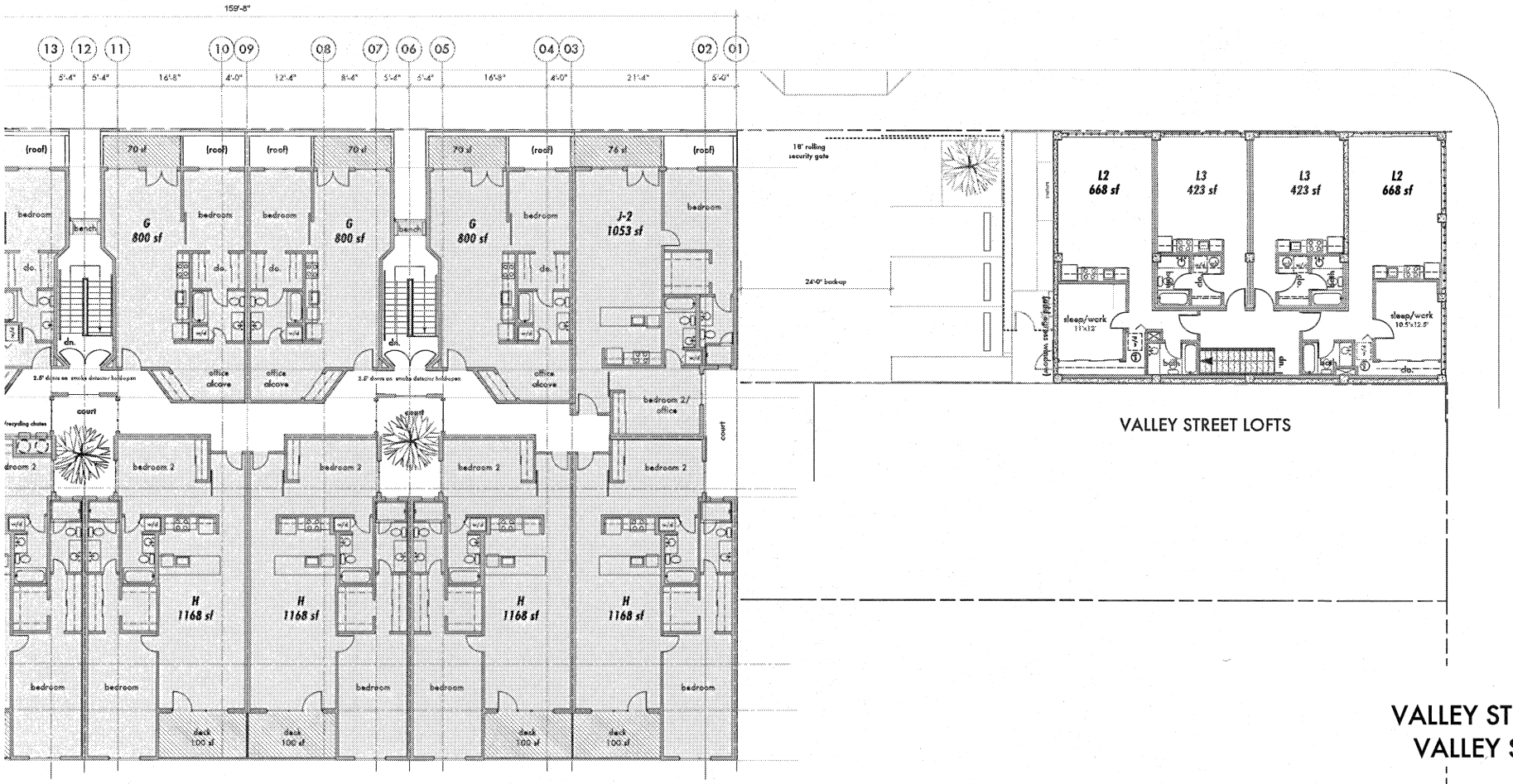
FLYNN ARCHITECTURE

9B

07.30.13



10A



3rd fl. plans:
VALLEY STREET FLATS & VALLEY STREET LOFTS

0 4 8 12 16 FT

the hive

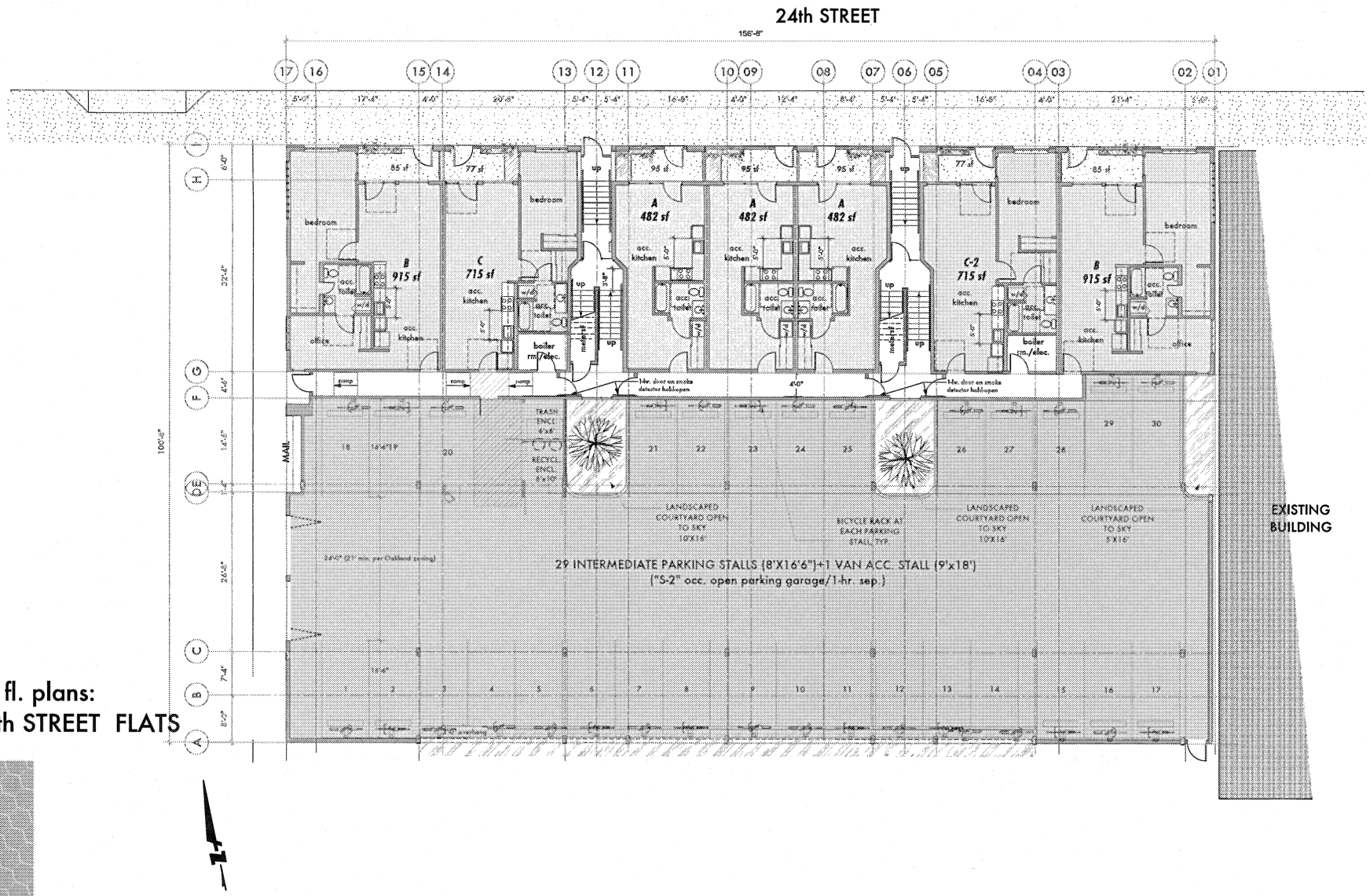
A SUSTAINABLY DEVELOPED NEW DOWNTOWN OAKLAND COMMUNITY: RESIDENTIAL FLATS, RETAIL, OFFICE, RESTAURANTS, ART, EVENTS

SIGNATURE DEVELOPMENT GROUP

FLYNN ARCHITECTURE

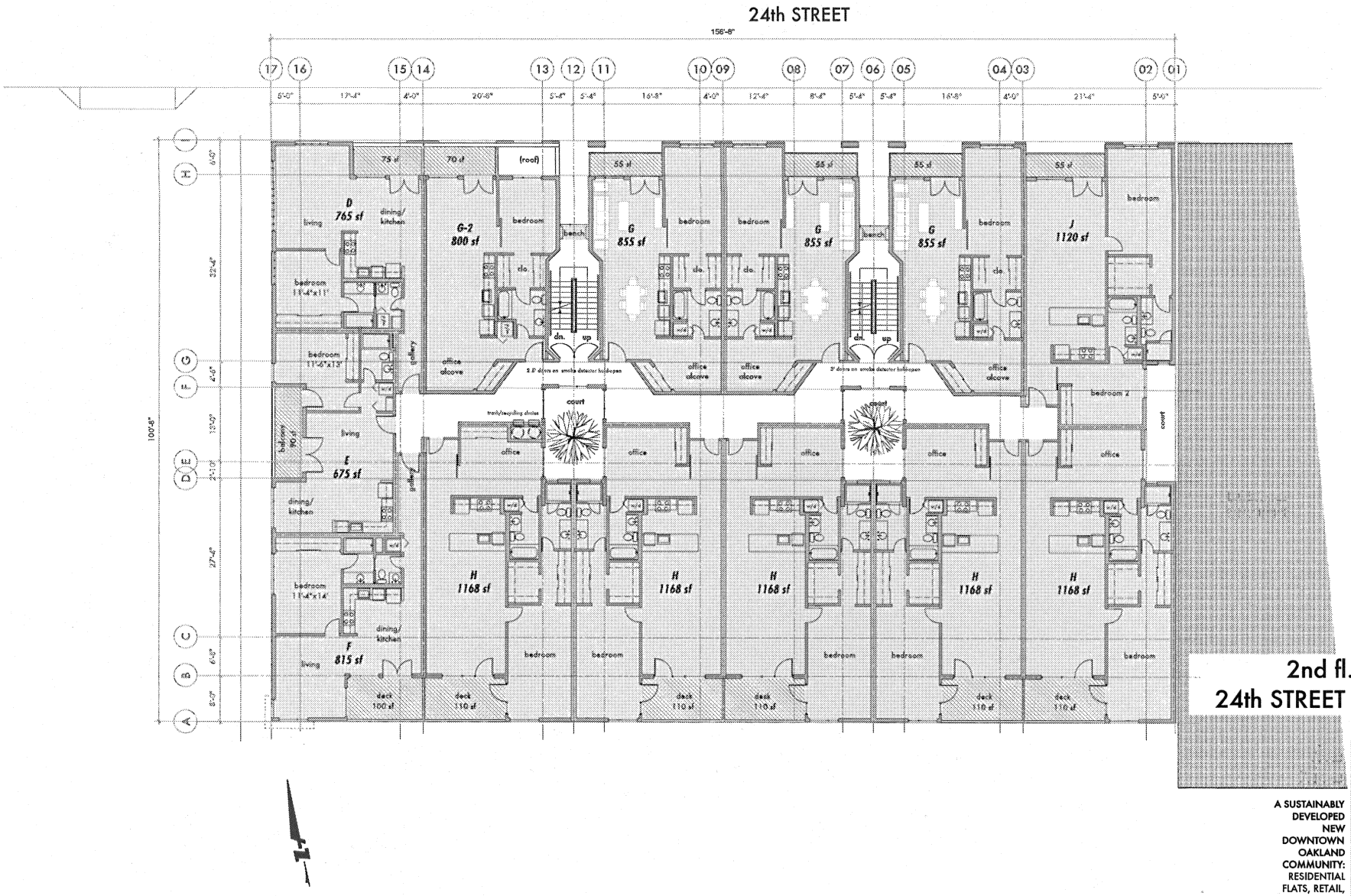
07.30.13

10B



1st fl. plans:
24th STREET FLATS

11A



2nd fl. plans: 24th STREET FLATS

A SUSTAINABLY DEVELOPED NEW DOWNTOWN OAKLAND COMMUNITY: RESIDENTIAL FLATS, RETAIL, OFFICE, RESTAURANTS, ART, EVENTS

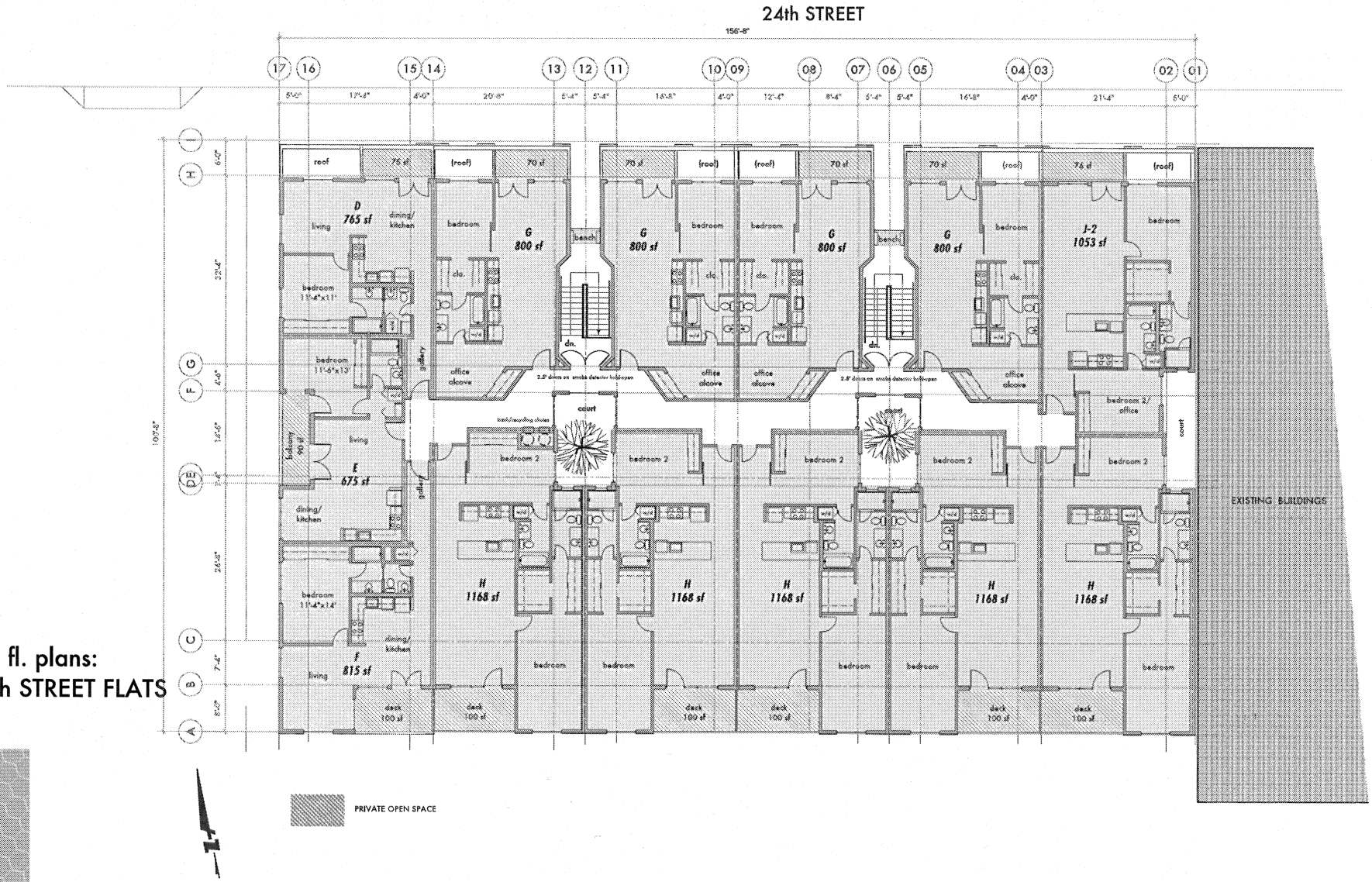
0 4 8 12 16 FT

SIGNATURE DEVELOPMENT GROUP

FLYNN ARCHITECTURE

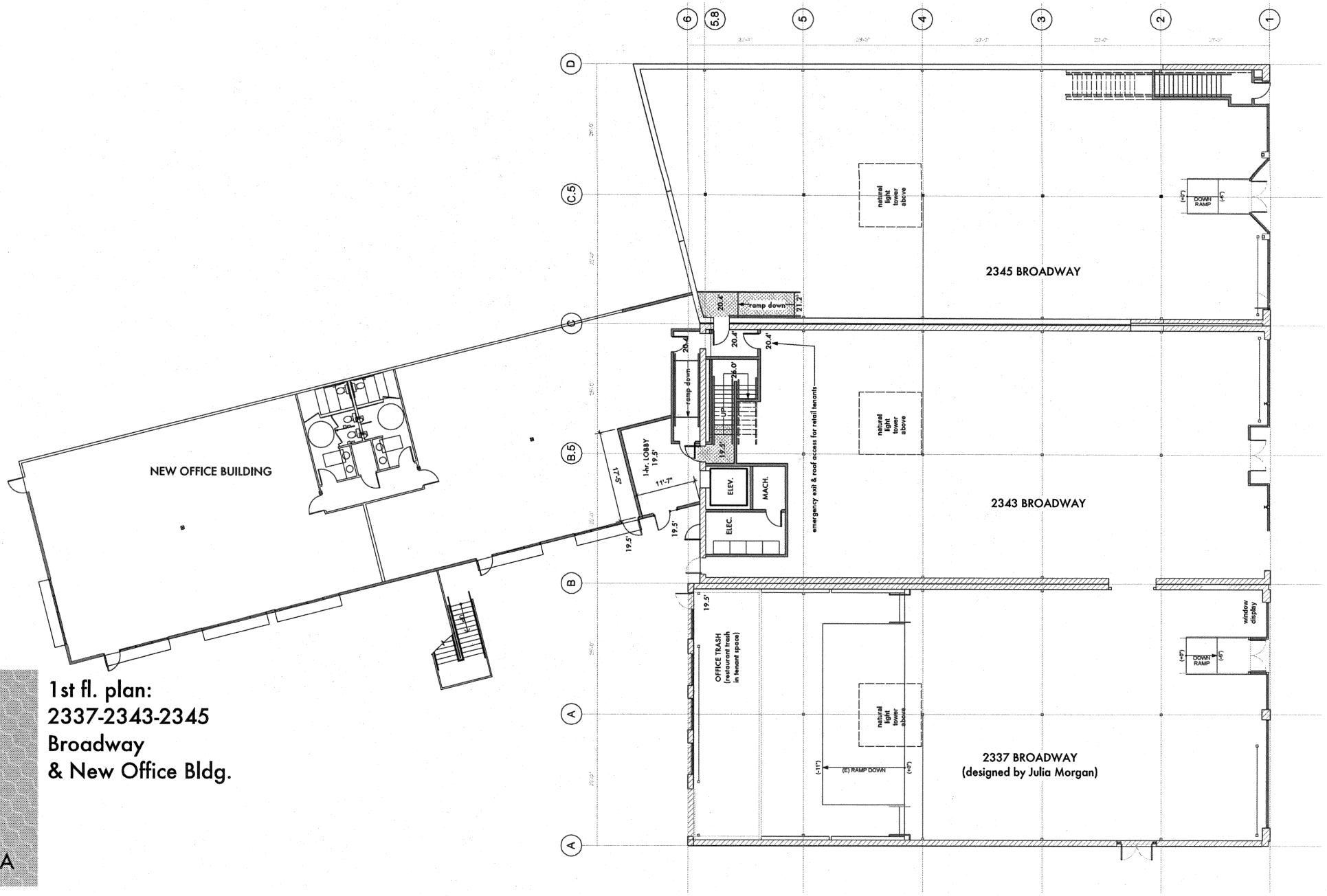
07.30.13

11B



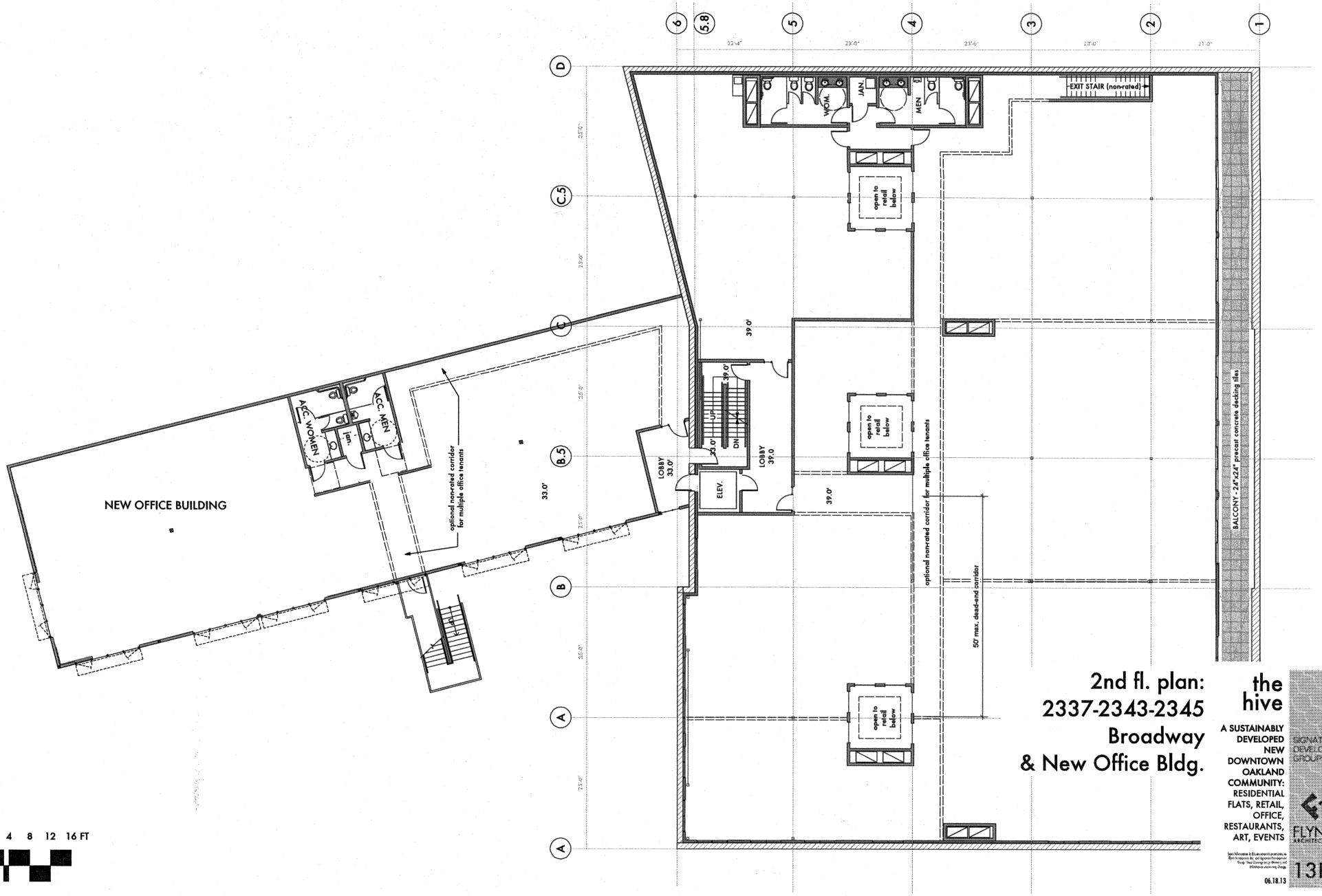
3rd fl. plans:
24th STREET FLATS

12A



1st fl. plan:
2337-2343-2345
Broadway
& New Office Bldg.

13A



0 4 8 12 16 FT

2nd fl. plan: 2337-2343-2345 Broadway & New Office Bldg.

the hive

A SUSTAINABLY DEVELOPED NEW DOWNTOWN OAKLAND COMMUNITY: RESIDENTIAL FLATS, RETAIL, OFFICE, RESTAURANTS, ART, EVENTS

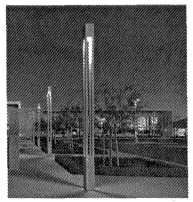
SIGNATURE DEVELOPMENT GROUP

FLYNN ARCHITECTURE

06.18.13

13B





Entry Accent Lighting

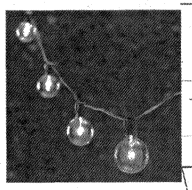


Building Mounted Lighting



Pole Lighting





String Lighting



THE GUZZARDO PARTNERSHIP INC.
Landscape Architects · Land Planners
181 Greenwich Street
San Francisco, CA 94111
T 415 433 4672
F 415 433 5003
www.tgp-inc.com

SCHEMATIC LANDSCAPE PLAN

the hive

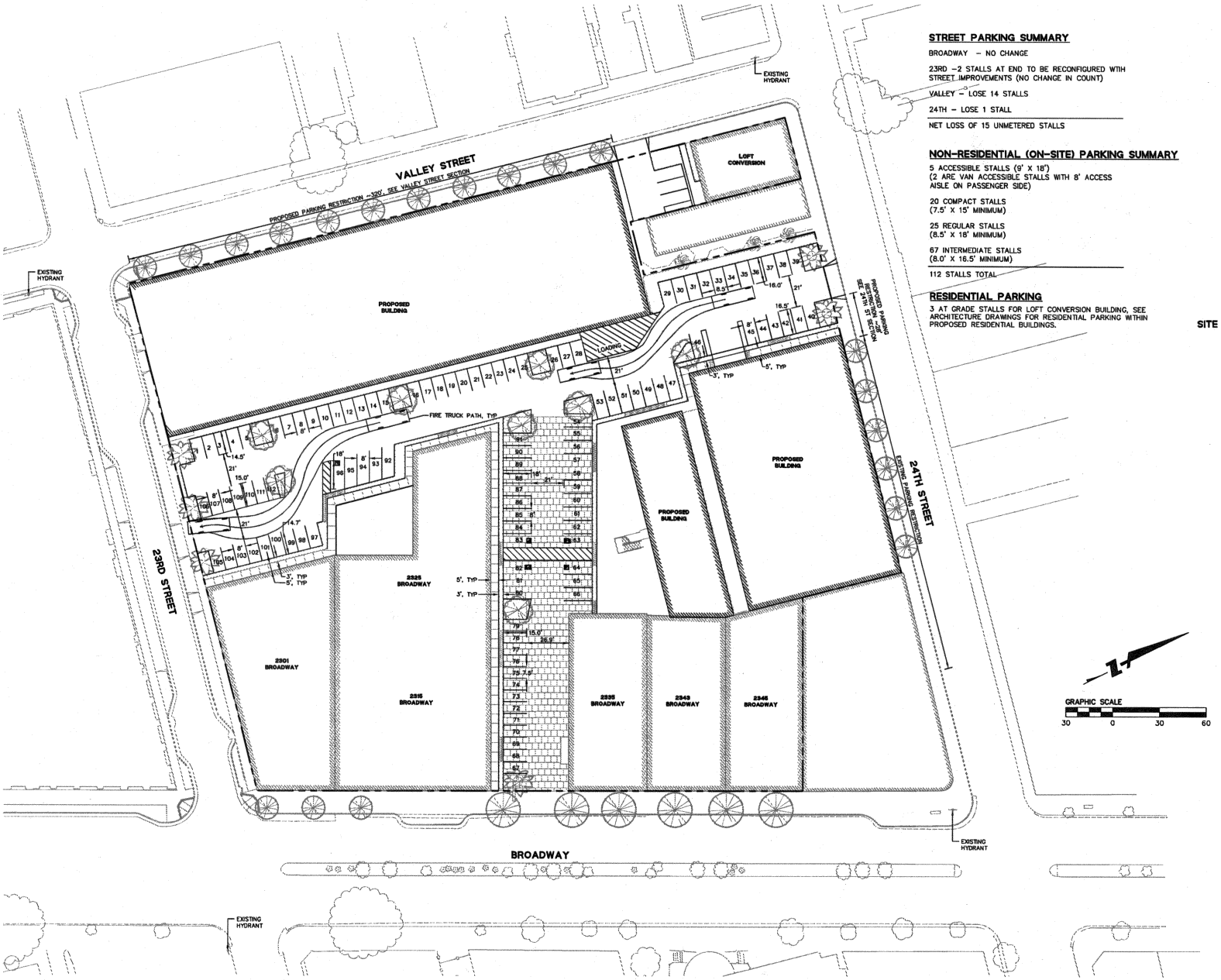
A SUSTAINABLY DEVELOPED NEW DOWNTOWN OAKLAND COMMUNITY: RESIDENTIAL FLATS, RETAIL, OFFICE, RESTAURANTS, ART, EVENTS

SIGNATURE DEVELOPMENT GROUP

FLYNN ARCHITECTURE

L-1

06.18.2013



STREET PARKING SUMMARY

BROADWAY – NO CHANGE

23RD –2 STALLS AT END TO BE RECONFIGURED WITH STREET IMPROVEMENTS (NO CHANGE IN COUNT)

VALLEY – LOSE 14 STALLS

24TH – LOSE 1 STALL

NET LOSS OF 15 UNMETERED STALLS

NON-RESIDENTIAL (ON-SITE) PARKING SUMMARY

5 ACCESSIBLE STALLS (9' X 18')
(2 ARE VAN ACCESSIBLE STALLS WITH 8' ACCESS AISLE ON PASSENGER SIDE)

20 COMPACT STALLS
(7.5' X 15' MINIMUM)

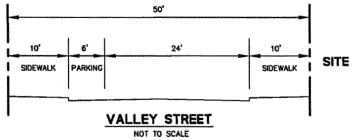
25 REGULAR STALLS
(8.5' X 18' MINIMUM)

67 INTERMEDIATE STALLS
(8.0' X 16.5' MINIMUM)

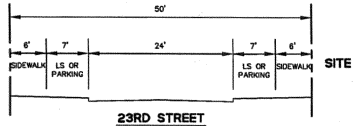
112 STALLS TOTAL

RESIDENTIAL PARKING

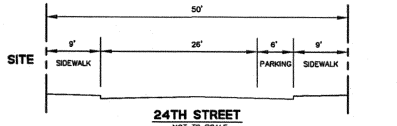
3 AT GRADE STALLS FOR LOFT CONVERSION BUILDING, SEE ARCHITECTURE DRAWINGS FOR RESIDENTIAL PARKING WITHIN PROPOSED RESIDENTIAL BUILDINGS.



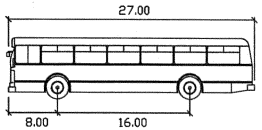
VALLEY STREET
NOT TO SCALE



23RD STREET
NOT TO SCALE



24TH STREET
NOT TO SCALE



Oakland Fire Truck
feet

Width	: 8.17
Track	: 8.17
Lock to Lock Time	: 6.0
Steering Angle	: 22.6

Note: Outside Turning Radius (Wheel Tire Travel) Is 48.5'

PARKING AND DIMENSIONS

the hive

A SUSTAINABLY DEVELOPED NEW DOWNTOWN OAKLAND COMMUNITY: RESIDENTIAL FLATS, RETAIL, OFFICE, RESTAURANTS, ART, EVENTS

SIGNATURE DEVELOPMENT GROUP

FLYNN ARCHITECTURE

C1

Some information in this document is proprietary to Flynn Architecture, Inc. and Signature Development Group. Some drawings are preliminary and information shown may change.