



Doc: _____

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CLIENT
19th and broadway associates, llc

rev date issue

C-31415

11-30-15
RENEWAL
DATE

1900
broadway

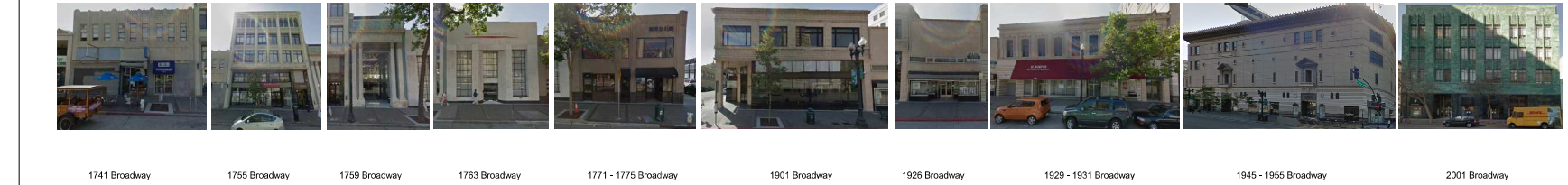
1900 broadway oakland california
project number: Project Number

scale: as noted
date: 06.02.15

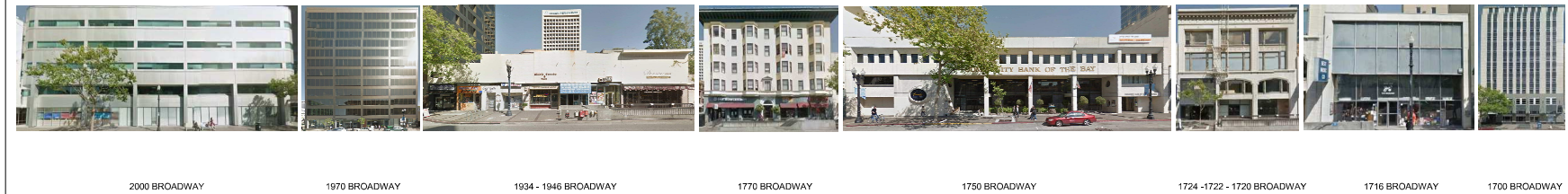
DESIGN
DEVELOPMENT
TITLE SHEET

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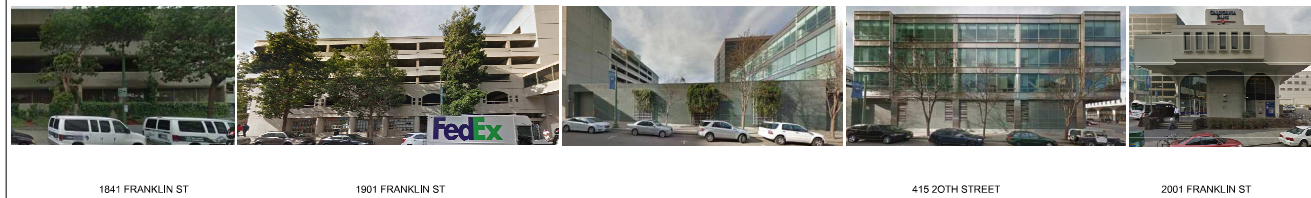
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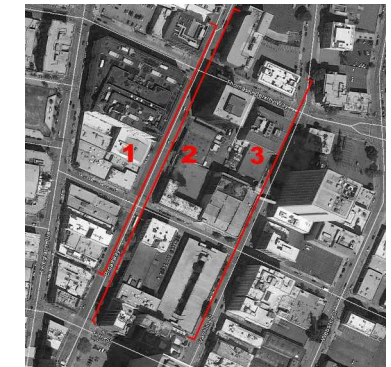
1 BROADWAY NIEGBORS - WEST FACING



2 BROADWAY NIEGBORS - EAST FACING



3 FRANKLIN ST NIEGBORS - SOUTH FACING



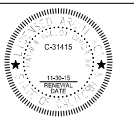
VICINITY MAP

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DESIGN
DEVELOPMENT
SITE
PHOTOGRAPHS

G0.3



1820 FRANKLIN STREET



1841 FRANKLIN STREET



415 19TH STREET



467 19TH STREET



1816 TELEGRAPH STREET



4 19TH STREET - SOUTH FACING



468 10TH STREET



464 10TH STREET



442 440 10TH STREET



410 10TH STREET



386 10TH STREET

5 19TH STREET - NORTH FACING



1970 FRANKLIN STREET



415 20TH STREET



1970 BROADWAY



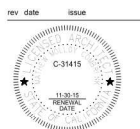
1955 BROADWAY



VICINITY MAP

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LANDSCAPE
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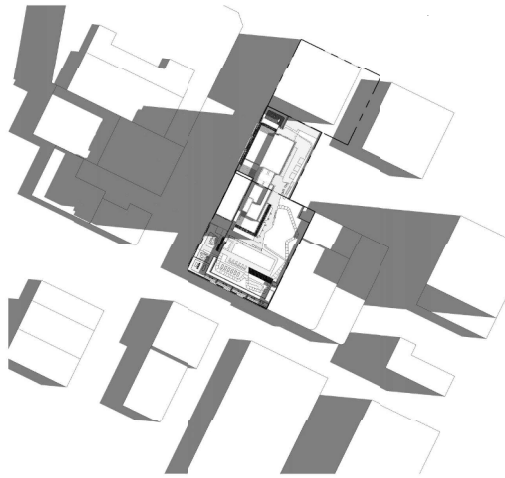


1900
broadway

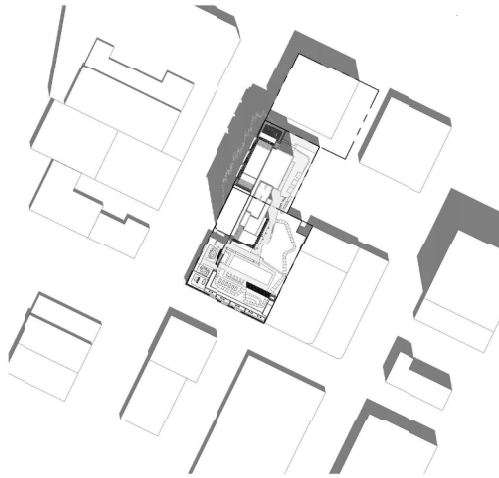
1900 broadway oakland california
project number: Project Number

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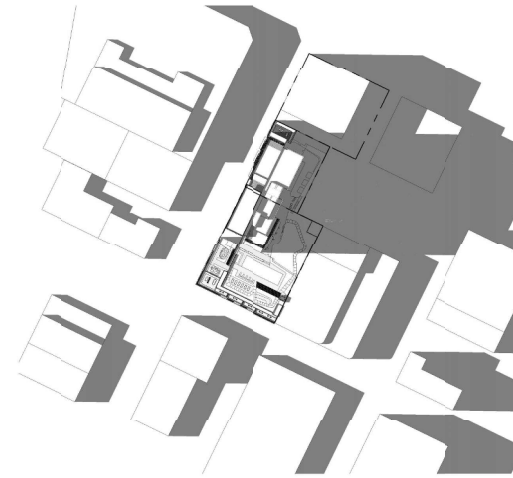
**DESIGN
DEVELOPMENT
SITE
PHOTOGRAPHS**



9 AM SUMMER SOLSTICE



12 PM SUMMER SOLSTICE

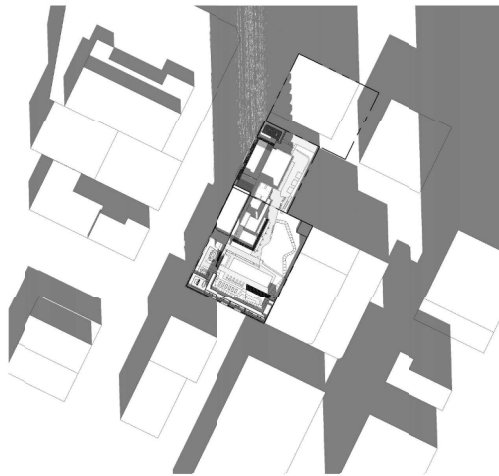


4 PM SUMMER SOLSTICE

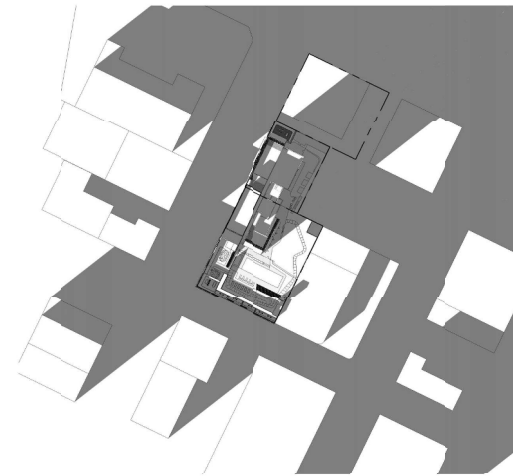
1 SUMMER SOLSTICE SHADOW STUDY



9 AM WINTER SOLSTICE



12 PM WINTER SOLSTICE



4 PM WINTER SOLSTICE

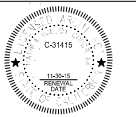
2 WINTER SOLSTICS SHADOW STUDY

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DESIGN
DEVELOPMENT
SHADOW STUDY

G0.5



NEW HOME RATING SYSTEM, VERSION 6.0

Blueprint Scorecard

1803 Broadway
Krantz Consultants v/d May 18, 2015

#	Item	Pass/Fail	Pass/Fail	Pass/Fail
1	1.00 Overall Score 80.00/100.00			
2	2.00 2.00 Minimum Required Greenbuilding Rating			
3	3.00 3.00 All Materials and Methods Must Be Green			
4	4.00 4.00 All Materials and Methods Must Be Green			
5	5.00 5.00 All Materials and Methods Must Be Green			
6	6.00 6.00 All Materials and Methods Must Be Green			
7	7.00 7.00 All Materials and Methods Must Be Green			
8	8.00 8.00 All Materials and Methods Must Be Green			
9	9.00 9.00 All Materials and Methods Must Be Green			
10	10.00 10.00 All Materials and Methods Must Be Green			
11	11.00 11.00 All Materials and Methods Must Be Green			
12	12.00 12.00 All Materials and Methods Must Be Green			
13	13.00 13.00 All Materials and Methods Must Be Green			
14	14.00 14.00 All Materials and Methods Must Be Green			
15	15.00 15.00 All Materials and Methods Must Be Green			
16	16.00 16.00 All Materials and Methods Must Be Green			
17	17.00 17.00 All Materials and Methods Must Be Green			
18	18.00 18.00 All Materials and Methods Must Be Green			
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34	34.00 34.00 All Materials and Methods Must Be Green			
35	35.00 35.00 All Materials and Methods Must Be Green			
36	36.00 36.00 All Materials and Methods Must Be Green			
37	37.00 37.00 All Materials and Methods Must Be Green			
38	38.00 38.00 All Materials and Methods Must Be Green			
39	39.00 39.00 All Materials and Methods Must Be Green			
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53	53.00 53.00 All Materials and Methods Must Be Green			
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65	65.00 65.00 All Materials and Methods Must Be Green			
66	66.00 66.00 All Materials and Methods Must Be Green			

[illegible]

Module	Learning Objectives	Learning Outcomes	Assessment Methods	Assessment Weight
Module 1: Introduction to the Course	1. Understand the importance of the course and the role of the student. 2. Identify the key concepts and theories of the course.	1. Demonstrate a clear understanding of the course objectives and the role of the student. 2. Identify the key concepts and theories of the course.	1. Written assignment (essay) on the importance of the course and the role of the student. 2. Identification of key concepts and theories of the course.	10%
Module 2: Theoretical Foundations	1. Understand the theoretical foundations of the course. 2. Identify the key concepts and theories of the course.	1. Demonstrate a clear understanding of the theoretical foundations of the course. 2. Identify the key concepts and theories of the course.	1. Written assignment (essay) on the theoretical foundations of the course. 2. Identification of key concepts and theories of the course.	10%
Module 3: Practical Applications	1. Understand the practical applications of the course. 2. Identify the key concepts and theories of the course.	1. Demonstrate a clear understanding of the practical applications of the course. 2. Identify the key concepts and theories of the course.	1. Written assignment (essay) on the practical applications of the course. 2. Identification of key concepts and theories of the course.	10%
Module 4: Research Methods	1. Understand the research methods of the course. 2. Identify the key concepts and theories of the course.	1. Demonstrate a clear understanding of the research methods of the course. 2. Identify the key concepts and theories of the course.	1. Written assignment (essay) on the research methods of the course. 2. Identification of key concepts and theories of the course.	10%
Module 5: Case Studies	1. Understand the case studies of the course. 2. Identify the key concepts and theories of the course.	1. Demonstrate a clear understanding of the case studies of the course. 2. Identify the key concepts and theories of the course.	1. Written assignment (essay) on the case studies of the course. 2. Identification of key concepts and theories of the course.	10%
Module 6: Final Project	1. Understand the final project of the course. 2. Identify the key concepts and theories of the course.	1. Demonstrate a clear understanding of the final project of the course. 2. Identify the key concepts and theories of the course.	1. Written assignment (essay) on the final project of the course. 2. Identification of key concepts and theories of the course.	10%

[illegible]

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file:



PRECAST TEXTURE

PRECAST PANEL



GFRP PANEL



GFRP RAIN-SCREEN SYSTEM

GFRC



PANELING DETAIL



DARK STAINLESS STEEL



METAL COLOR CHARCOAL GRAY

METAL PANEL



STORE FRONT SYSTEM



MULLION COLOR MEDIUM BRONZ



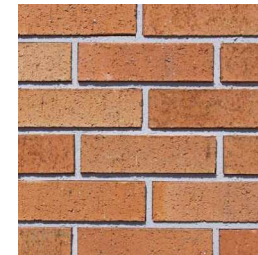
IPE WOOD WEATHERED

WINDOW WALL



LIVING WALL & COURTYARD

WOOD FENCING & COURTYARD



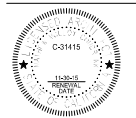
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1900
broadway

1900 broadway oakland california
project number: Project Number

scale: as noted
date: 06.02.15

DESIGN
DEVELOPMENT
MATERIAL BOARD

G0.8



VIEW DOWN BROADWAY FROM 20TH



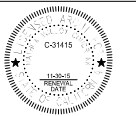
VIEW UP BROADWAY FROM 19TH

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date: 06.02.15

DESIGN
DEVELOPMENT

3D
VIEWS-STREET
VIEWS

G1.2

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file:



VIEW OF PEDESTRIAN EXPERIENCE ALONG BROADWAY



AREAL VIEW LOOKING SOUTH EAST



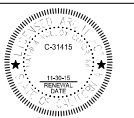
BIRDS EYE LOOKING WEST FROM 19TH STREET

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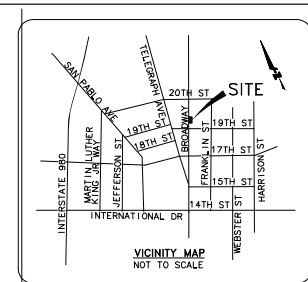
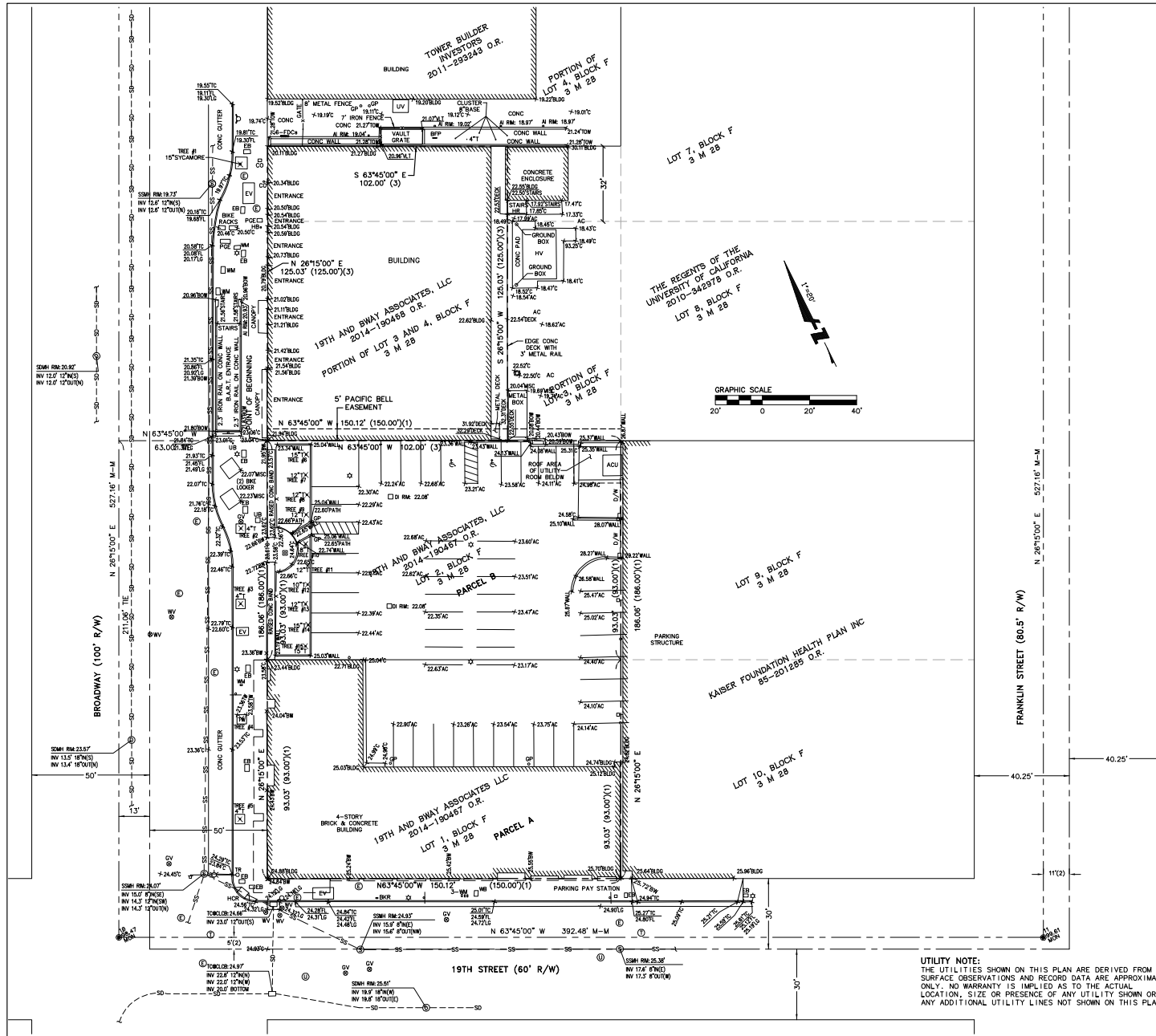


1900
broadway

1900 broadway oakland california
project number: Project Number

scale: as noted
date: 06.02.15

DESIGN
DEVELOPMENT
3D VIEWS



NO.	SPECIES	DIA.
#1	SYCAMORE	15"
#2	SYCAMORE	4"
#3	SYCAMORE	4"
#4	TREE GRATE WITHOUT TREE	4"
#5	DEAD SYCAMORE	15"
#6	POPLAR	12"
#7	POPLAR	12"
#8	POPLAR	12"
#9	POPLAR	12"
#10	POPLAR	12"
#11	POPLAR	10"
#12	POPLAR	10"
#13	POPLAR	10"
#14	POPLAR	10"
#15	POPLAR	10"

LEGEND:	
---	SUBJECT PROPERTY LINE
---	CENTERLINE
---	MONUMENT LINE
---	FENCE LINE
---	STORM DRAIN LINE
---	SANITARY SEWER LINE
---	FOUND STANDARD CITY MONUMENT
---	ELECTRIC MANHOLE
---	ELECTRIC VALVE
---	FIRE HYDRANT
---	PHONE MANHOLE
---	UTILITY MANHOLE
---	DRIVEWAY ENTRANCE
---	ELECTRIC BOX
---	ELECTRIC VAULT
---	FL. DEPARTMENT CONNECTION
---	FLOW LINE
---	GUARD POST
---	GAS VALVE
---	HOSE BIB LID
---	HANDICAP RAMP
---	HIGH VOLTAGE UTILITY BOX
---	INSIDE SUBJECT PROPERTY
---	LI. OF LOTTER
---	MAP BOOK
---	MANHOLE
---	MONUMENT TO MONUMENT
---	PACIFIC GAS & ELECTRIC BOX
---	PARKING METER
---	OVERMAN
---	OFFICIAL RECORDS
---	OUTSIDE SUBJECT PROPERTY
---	RIGHT OF WAY
---	STORM DRAIN MANHOLE
---	SANITARY SEWER MANHOLE
---	TREE
---	TOP OF CURB
---	TRAFFIC SIGNAL
---	TREE WELL
---	UTILITY BOX
---	UTILITY VAULT
---	WALL
---	WATER BOX
---	WATER METER
---	WATER VALVE
---	TREE TO BE REMOVED

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1648 N. CALIFORNIA BLVD.
SUITE 400
OAKLAND, CA 94612
925-440-2290
925-440-2298 (FAX)



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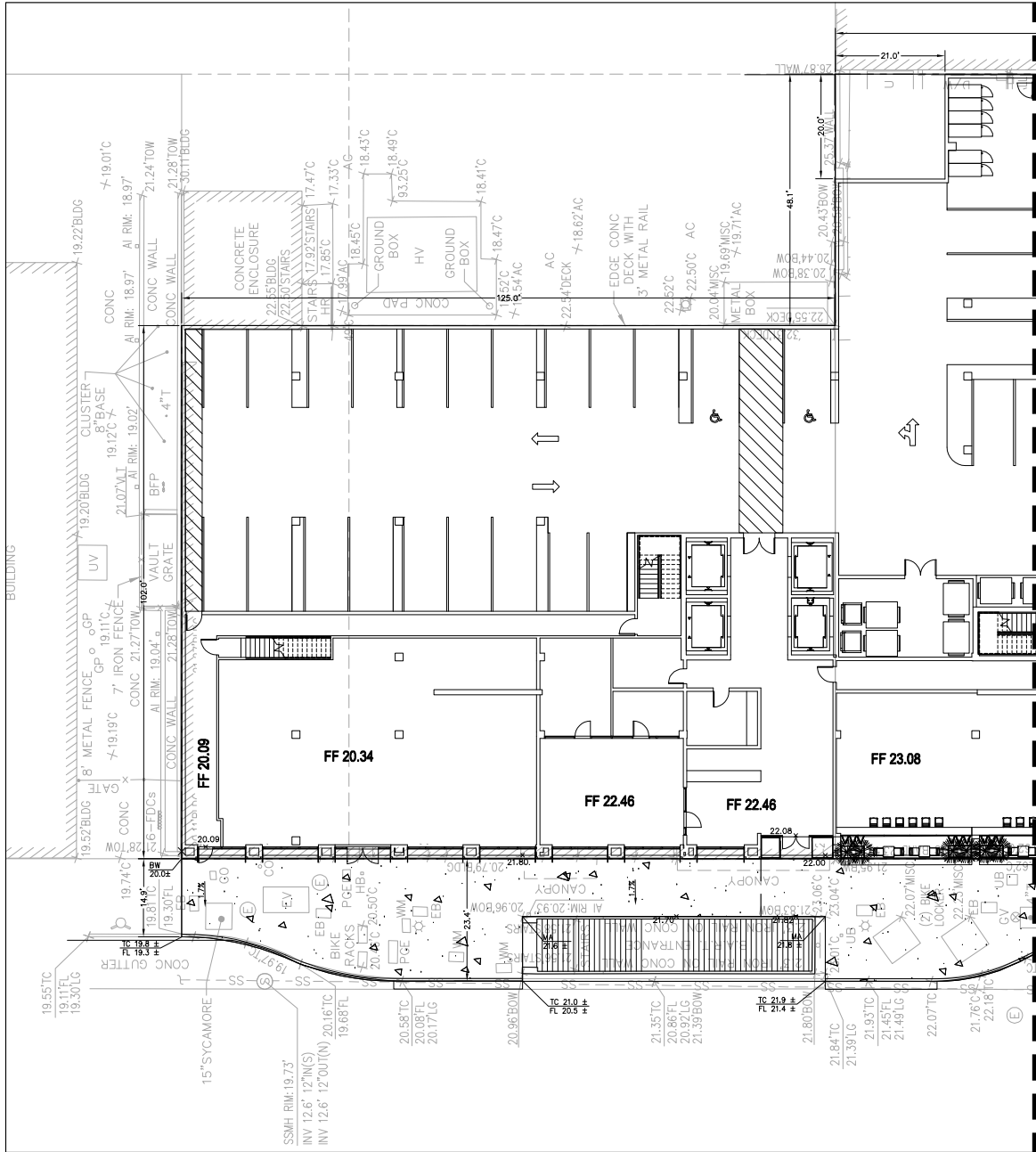
1900
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date: 06.02.2015

DESIGN
DEVELOPMENT
EXISTING CONDITIONS
& TREE SURVEY

C0.0



MATCHLINE SEE SHEET C1.1

LEGEND:

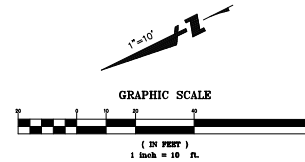
(N) CONCRETE SIDEWALK PER CITY OF OAKLAND
 STANDARD DETAILS AND SPECIFICATIONS

NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. IMPACTED SIDEWALKS ON BROADWAY AND 19TH STREET TO BE REPLACED PER CITY STANDARD DETAILS AND SPECIFICATIONS
3. ALL LISTED TREE DIAMETERS ARE DBH.

EARTHWORK TABLE

EXCAVATION (CY)	FILL (CY)	OFF-HAUL (CY)
1,179	0	1,179



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 94612 OAKLAND, CA 94612
 925-840-2200
 925-840-2208 (FAX)



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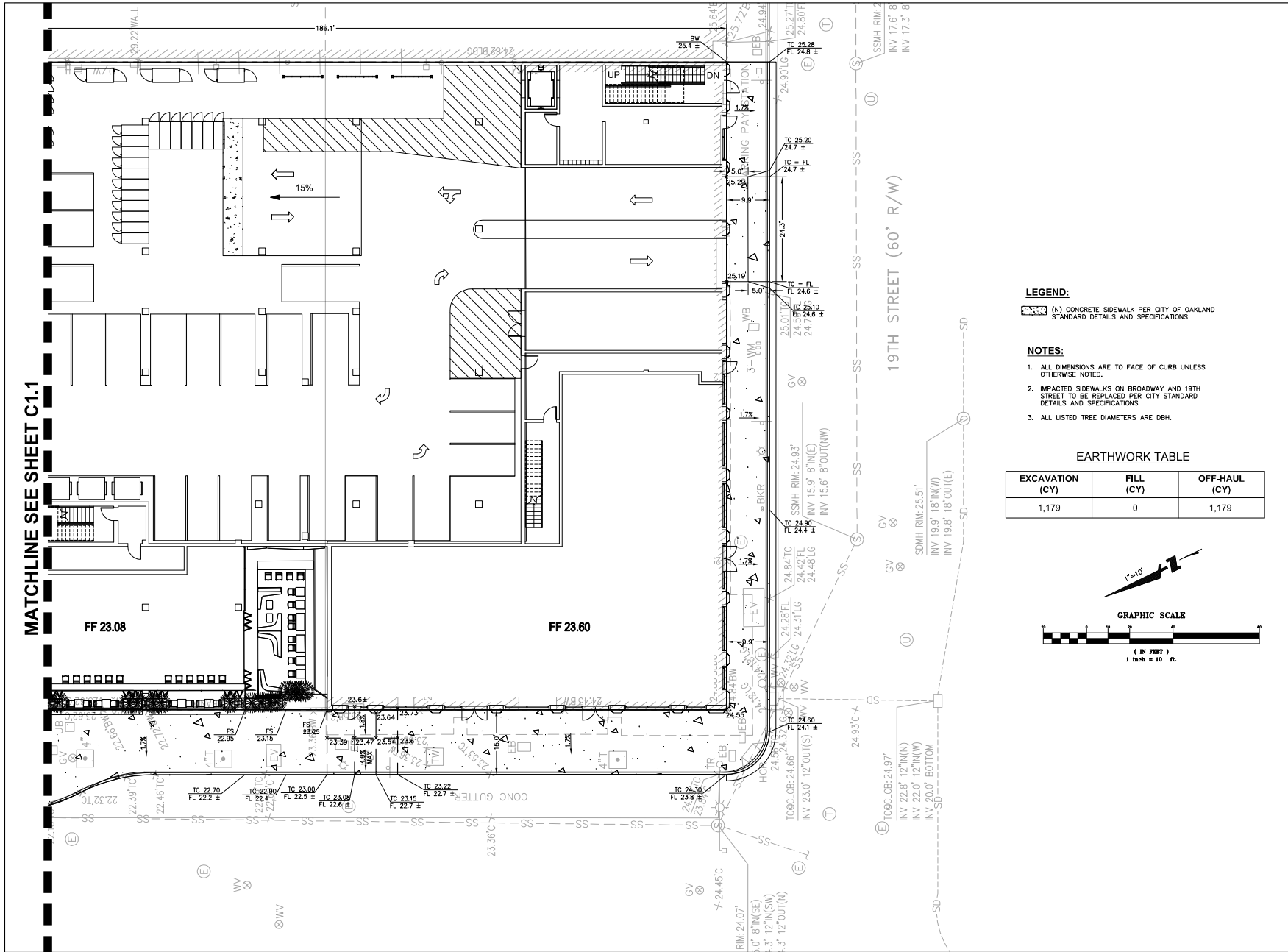
1900
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 project number: Project Number

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 date: 06.02.2015

**DESIGN
 DEVELOPMENT
 SITE AND GRADING
 PLAN**

C1.0



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845 W. 1ST ST., OAKLAND, CA 94612
925-840-2200
925-840-2208 (FAX)



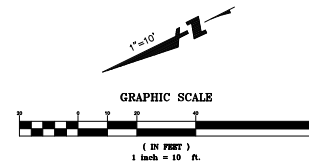
rev. date issue

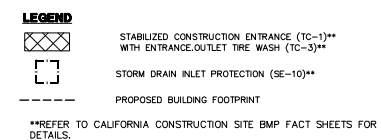


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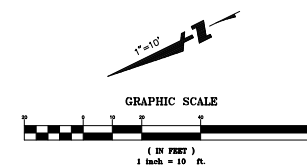
CALIFORNIA CONSTRUCTION SITE BMP FACT SHEET

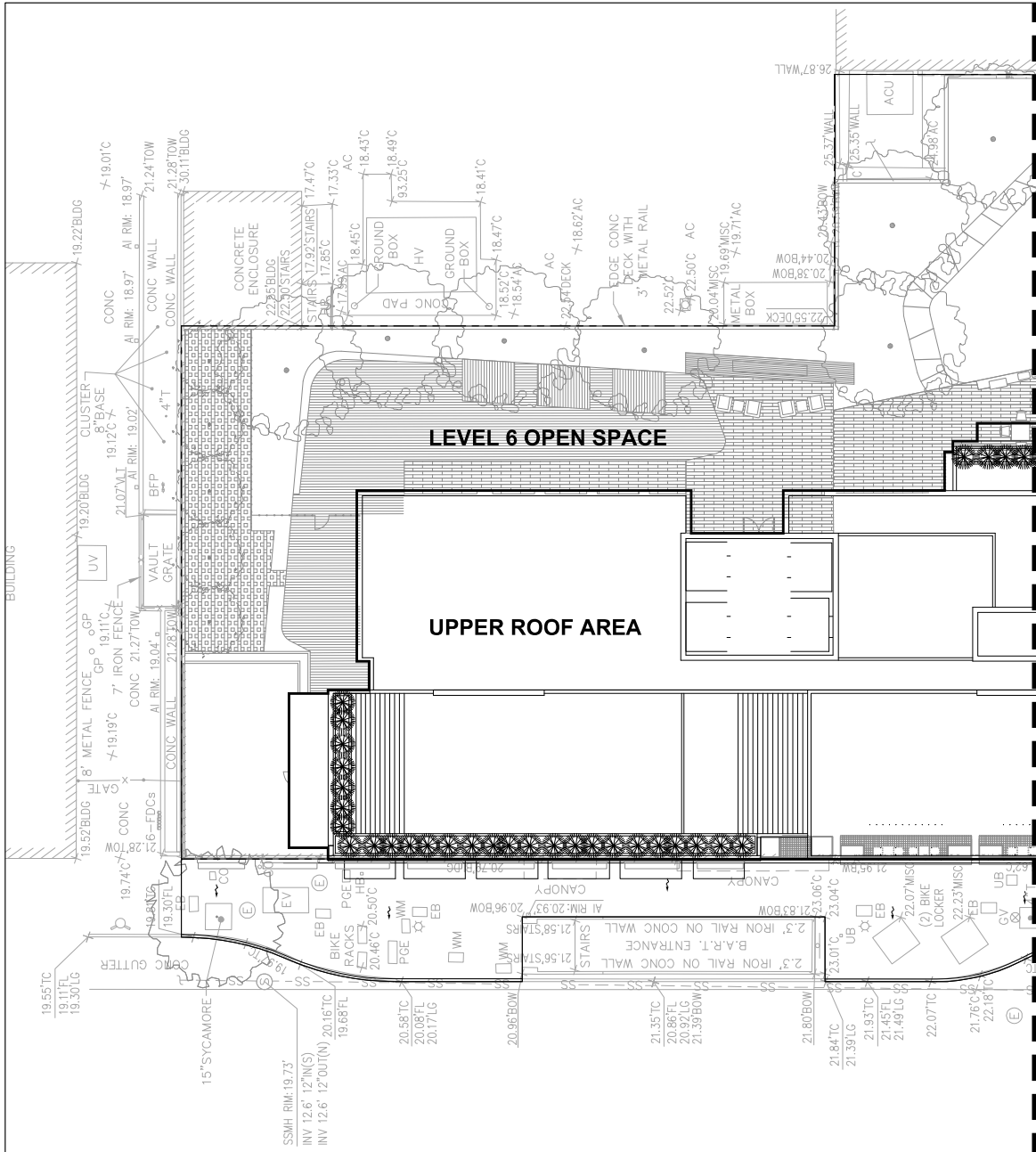
1. SITE ACCESS SHOWN ON THIS PLAN IS PROVIDED FOR INFORMATION PURPOSES ONLY. CONTRACTOR SHALL LOCATE AND MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES.
2. LOCATION OF CONSTRUCTION FENCING SHOWN ON THIS PLAN IS APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING THE SITE AND INSTALLING NEW CONSTRUCTION FENCING AS NECESSARY.
3. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN EFFECT AND MAINTAINED BY THE CONTRACTOR ON A YEAR-ROUND BASIS UNTIL ALL DISTURBED AREAS ARE STABILIZED UNLESS OTHERWISE PERMITTED BY THE COUNTY INSPECTOR.
4. ALL INLETS RECEIVING STORM WATER RUNOFF FROM THE PROJECT AREA SHALL BE EQUIPPED WITH REQUIRED INLET PROTECTION.
5. ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIALS AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LOADEN RUNOFF ENTERING THE NEARBY WATER SYSTEM.
6. STOCKPILED EARTHEN MATERIAL SHALL BE EITHER COVERED WITH A TARP OR WATERED SUFFICIENTLY TO ELIMINATE DUST.
7. REFERENCE: "CALIFORNIA STORM WATER BEST MANAGEMENT PRACTICE (BMP) HANDBOOK", MARCH 2003.
8. CONSTRUCTION AREAS SHOWN ARE CONCEPTUAL. ACTUAL PLACEMENT TO BE DETERMINED BY CONTRACTOR BASED ON THE BEST MANAGEMENT PRACTICES. CONTRACTOR SHALL SUBMIT A CONSTRUCTION STAGING PLAN.
9. THIS PROJECT WILL BE SUBJECT TO SWPPP PROVISIONS ADOPTED BY THE STATE OF CALIFORNIA IN SEPTEMBER 2009. THE REQUIREMENTS OF THE SWPPP AND SWPPP CHANGE WILL BE REQUIRED THROUGHOUT CONSTRUCTION.



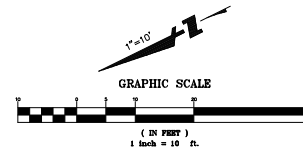


1. SITE ACCESS SHOWN ON THIS PLAN IS PROVIDED FOR INFORMATION PURPOSES ONLY. CONTRACTOR SHALL LOCATE CONSTRUCTION ACCESS DRIVEWAYS AS NECESSARY.
2. LOCATION OF CONSTRUCTION FENCING SHOWN ON THIS PLAN IS FOR INFORMATION PURPOSES ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING THE SITE AND INSTALLING NEW CONSTRUCTION FENCING AS NECESSARY.
3. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN EFFECT PRIOR TO ANY WORK BY THE CONTRACTOR ON A YEAR-ROUND BASIS UNTIL ALL DISTURBED AREAS ARE STABILIZED, UNLESS OTHERWISE PERMITTED BY THE COUNTY INSPECTOR.
4. ALL INLETS RECEIVING STORM WATER RUNOFF FROM THE PROJECT AREA MUST BE EQUIPPED WITH REQUIRED INLET PROTECTION.
5. ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIALS AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF ENTERING THE STORM WATER SYSTEM.
6. DOCKPILED EARTHEN MATERIAL SHALL BE EITHER COVERED WITH A TARP OR WATERED SUFFICIENTLY TO ELIMINATE DUST.
7. REFERENCE: "CALIFORNIA STORM WATER BEST MANAGEMENT PRACTICE (BMP) HANDBOOK", MARCH 2003.
8. CONSTRUCTION AREAS SHOWN ARE CONCEPTUAL. ACTUAL PLACEMENT TO BE DETERMINED BY CONTRACTOR BASED ON CURRENT FIELD MEASUREMENTS. CONTRACTOR SHALL SUBMIT A CONSTRUCTION STAGING PLAN.
9. THIS PROJECT WILL BE SUBJECT TO SWPPP PROVISIONS ADOPTED BY THE STATE OF CALIFORNIA IN SEPTEMBER 2009. THE REQUIREMENTS OF THE SWPPP AND DISCHARGE WILL BE REQUIRED THROUGHOUT CONSTRUCTION.





Total Site Area (SF)	Total Land Area Disturbed (SF)	Total Existing/Pre-Project Impervious Surface (SF)	Regulated Impervious Surface (SF)	New Impervious Surface (SF)	Total Post-Project Impervious Surface (SF)
10,683	47,636	40,202	34,577	824	35,401



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 925-840-2298 (FAX)



rev date issue

1900
 Broadway

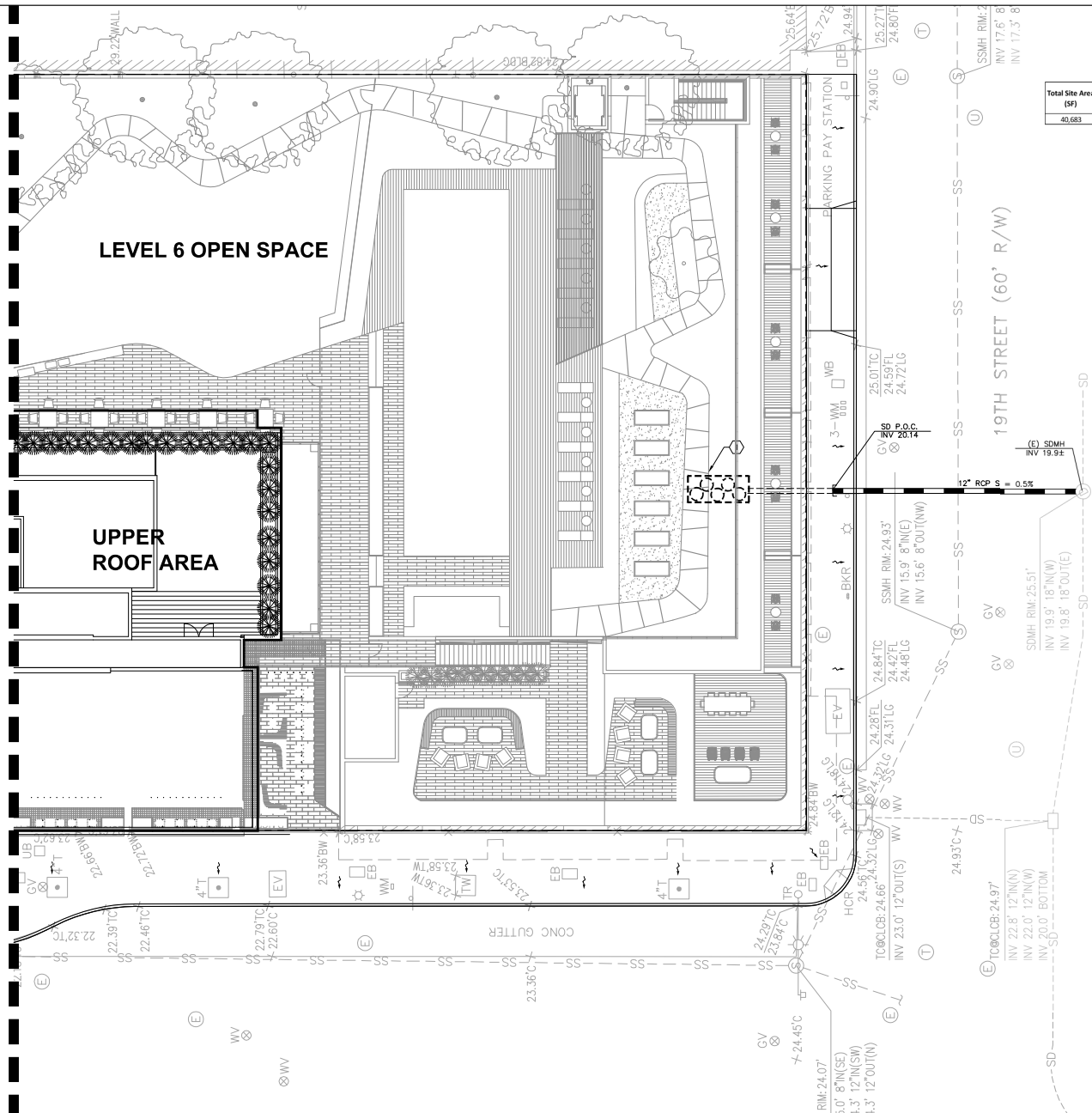
1900 Broadway Oakland California
 project number: Project Number

scale: as noted
 date: 06.02.2015

DESIGN
 DEVELOPMENT
 STORMWATER
 MANAGEMENT PLAN

C3.0

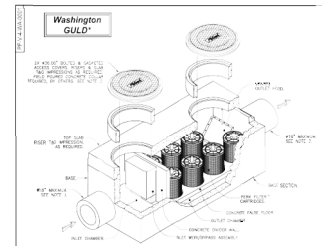
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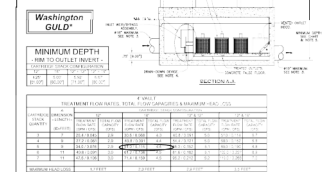
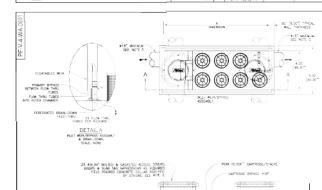
Total Site Area (SF)	Total Land Area Disturbed (SF)	Total Existing/Pre-Project Impervious Surface (SF)	Replaced Impervious Surface (SF)	New Impervious Surface (SF)	Total Post-Project Impervious Surface (SF)
40,683	47,436	40,202	24,577	824	25,401

NOTES:

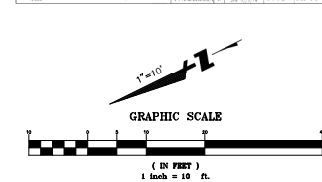
- 1 (N) OLD CASTLE WASHINGTON GULD PF-CCB-WA-0004
PERK FILTER OR APPROVED EQUAL IN BASEMENT. A (5)
18" CARTRIDGES UNIT WAS SELECTED BASED ON 25,401
SF OF IMPERVIOUS SURFACE AND A TREATMENT
INTENSITY OF 0.2 IN/HR. SEE DETAIL.



- 1. Precast concrete structure shall be manufactured in accordance with ASTM Designation C587 and C591.
 - 2. Filter system shall be supplied with traffic rated (HDG) brushed & painted 300" circular access covers with three (3) inch thick rubber applications may require additional brush & painted 300" circular access covers with three (3) inch thick rubber. Field painted concrete barriers required by others.
 - 3. Inlet & outlet pipe(s) (30" ID) maximum may enter under on all three sides of the inlet & outlet chamber(s) respectively.
 - 4. Inlet chamber shall be supplied with a dual-drain device designed to remove standing water between storm events.
 - 5. For depths less than specified minimum cutoff Obstacle "B" Stormwater Engineering for engineering specification.
- ★ **Treatment Flow Rates shown conform to Washington State GULF Specifications**



- * Treatment Flow Rates shown conform to Washington State GULD Specifications.



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1900
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DESIGN
DEVELOPMENT
STORMWATER
MANAGEMENT PLAN

C3.1

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SCHEMATIC
DESIGN
ILLUSTRATIVE
LANDSCAPE
SITE PLAN

L0.1

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LEGEND

- | | | |
|------------------------------|--|----------------------|
| A. FIRE PITS, TYP. | K. CHASE LOUNGE CHAIRS, TYP. | V. SPA/NEGATIVE EDGE |
| B. IPE WOOD SOFAS | L. OUTDOOR LIVING ROOMS | W. YOGA PAVILION |
| C. RAISED VEGETABLE GARDEN | M. OUTDOOR KITCHEN, WITH BBQ, SINK AND COUNTER | Y. POOL FENCE |
| D. DECOMPOSED GRANITE PAVING | N. OUTDOOR FIRE PLACE, WITH LOUNGE CHAIRS | Z. SPECIMEN TREE |
| E. SHADE TRELLIS | O. FITNESS DECK | |
| F. IPE DECK | P. SEATWALL | |
| G. TABLE AND CHAIRS | Q. SCREEN PLANTING | |
| H. PERIMETER WALK | R. FENCE AND GATE | |
| I. PARK BENCH, TYP. | S. DOG RUN AREA | |
| J. OAK TREES, TYP. | T. MEADOW FOR PASSIVE USE | |
| | U. POOL | |



6TH FLOOR ROOF GARDEN

SCALE: 1"=12'-0"



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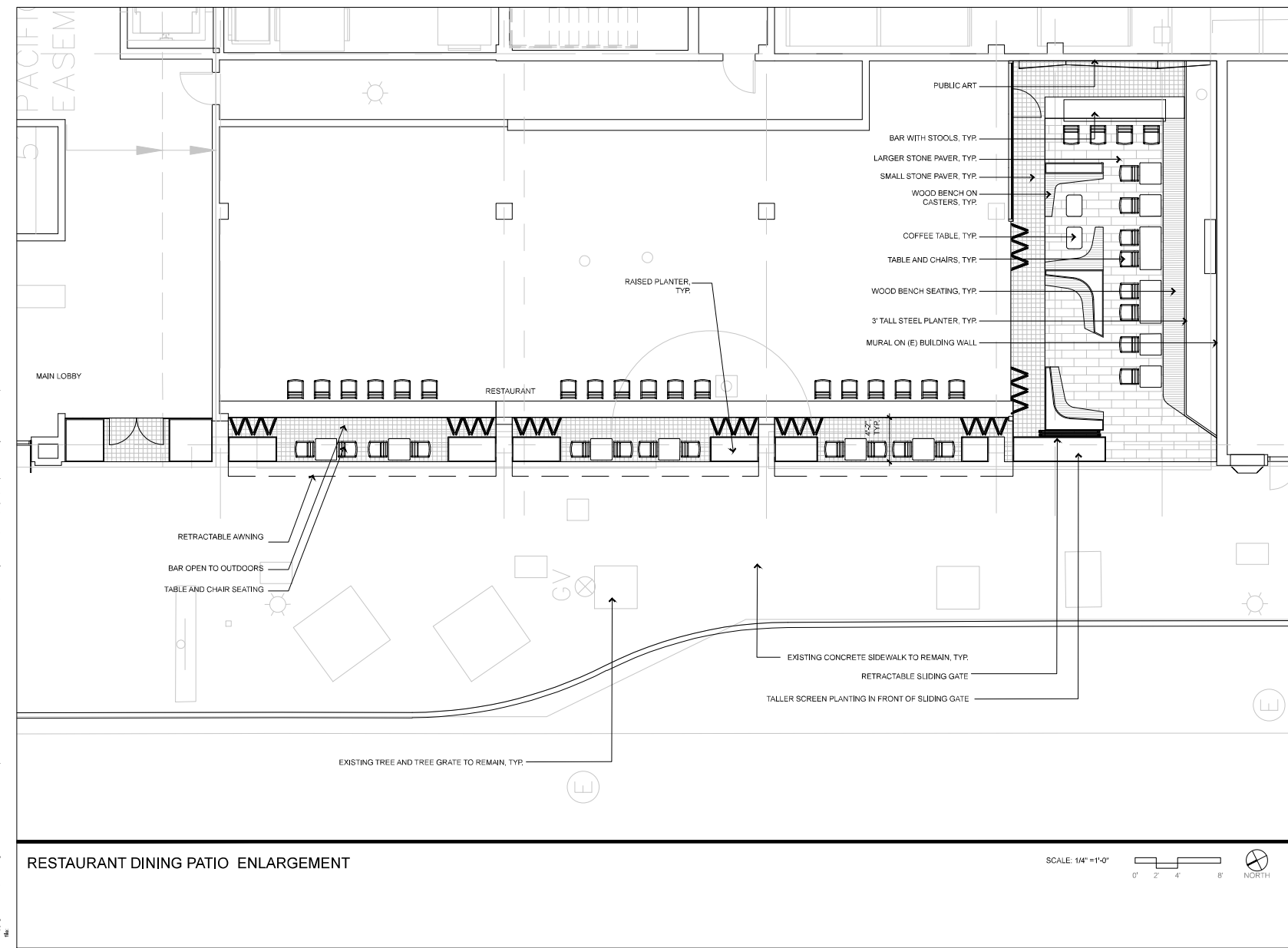
58 Maiden Lane 3rd Fl
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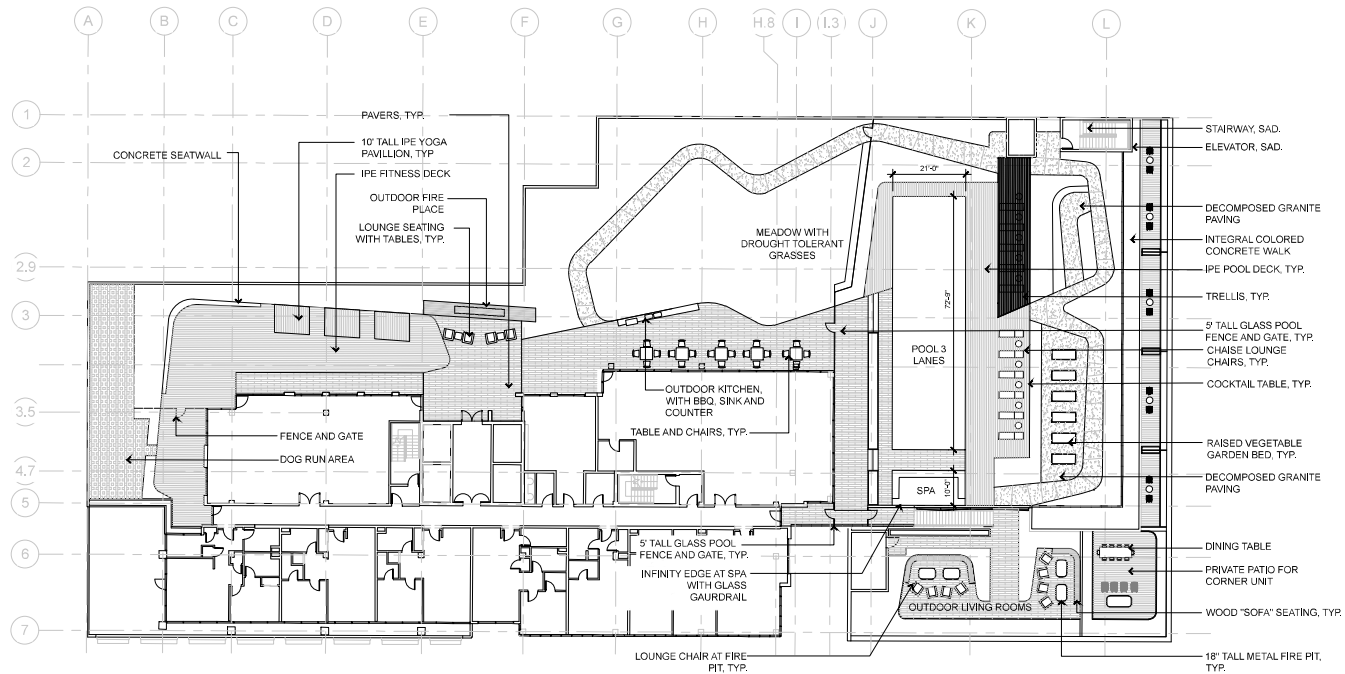
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SCHEMATIC
DESIGN
OUTDOOR
RESTAURANT
LANDSCAPE PLAN

L1.1

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6TH FLOOR ROOF GARDEN

LEGEND



CONCRETE PAVING WITH LIGHT SAND BLAST FINISH

CRUSHED GRAVEL PAVING

UNIT PAVERS

IPE WOOD DECK

WOOD BARK MULCH



TWO PERSON TABLE AND CHAIRS



4 PERSON TABLE AND CHAIRS



CHAISE LOUNGE CHAIRS AND SIDE TABLE



DINING TABLE

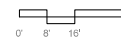


LOUNGE SEATING



METAL HEADER

SCALE: 1/16" = 1'-0"



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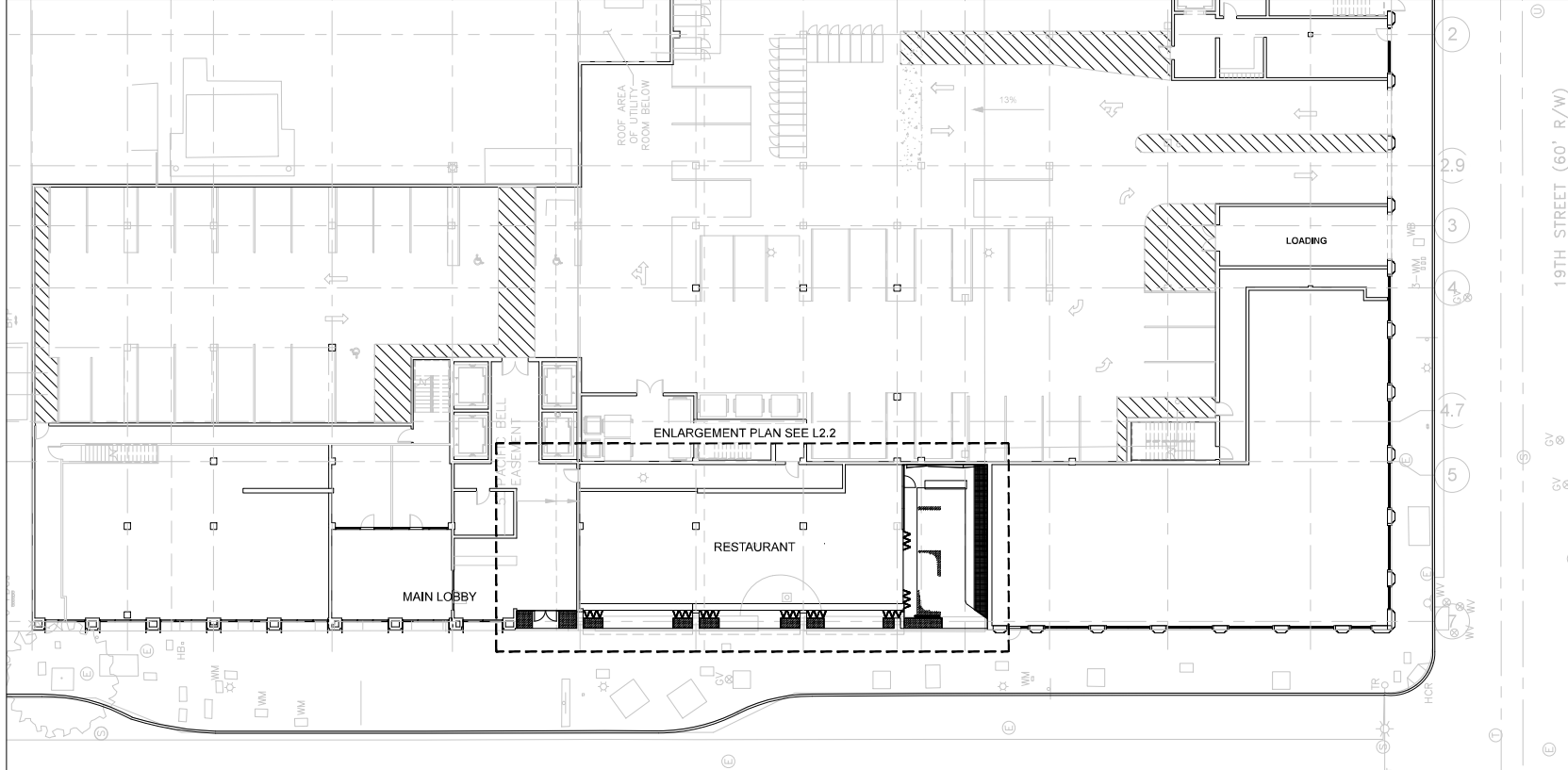
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project number: Project Number

scale: as noted
date: 06.02.2015

SCHEMATIC
DESIGN
6TH FLOOR ROOF
GARDEN
LANDSCAPE PLAN

L1.2



PLANTING PLAN

LANDSCAPE DESIGN CRITERIA

1. PLANTING TO BE DESIGNED TO PROVIDE MAXIMUM SAFETY FOR STUDENTS. PLANTING WILL BE PROVIDED ALONG WALLS, FENCES, AND AT BUILDING FOUNDATIONS AND WILL BE MAINTAINED AT AN APPROPRIATE HEIGHT FOR CLEAR VISIBILITY.
2. FINISH GRADING SHALL BE POSITIVE SURFACE DRAINAGE ACROSS PLANTED AREAS AND AWAY FROM BUILDING FOUNDATIONS. REFER TO LANDSCAPE GRADING PLAN FOR ALL EXISTING AND PROPOSED GRADE INFORMATION.
3. ALL AREAS ON GRADE SHALL RECEIVE 6" OF TOP SOIL AND 3" OF BARK MULCH. SOIL AMENDMENTS WILL BE ADDED BASED ON SOIL LAB RECOMMENDATIONS.
4. STORMWATER MANAGEMENT TO COMPLY WITH SPECIAL PROJECT CATEGORY 'B' C3 REQUIREMENTS AND STORM WATER POLLUTION PREVENTION PLAN (SWPPP). BIOSWALES AND/OR INFILTRATION PLANTERS WILL BE USED TO TREAT STORM WATER. REFER TO CIVIL DOCUMENTS.
5. LANDSCAPE FEATURES EMPLOYED TO MINIMIZE RUNOFF AND PROMOTE SURFACE FILTRATION INCLUDE:
 - A) PROVIDING GENTLE SLOPES NOT TO EXCEED 10 PERCENT IN LANDSCAPE AREAS.
 - B) INSTALLING PLANTS WITH LOW WATER REQUIREMENTS.
 - C) INSTALLING PLANTS APPROPRIATE FOR THE LOCATION AND MICRO-CLIMATE.
 - D) UTILIZING BIOSWALES AND/OR INFILTRATION PLANTERS TO CAPTURE RUNOFF BEFORE IT EXITS THE SITE.
 - E) INSTALLING COBBLE SPLASH PADS WHERE RUNOFF IS DISCHARGED INTO BIOSWALES OR INFILTRATION PLANTERS TO AVOID EROSION.
 - F) ON SITE LANDSCAPE LIGHTING TO BE PROVIDED BY POLES AND BOLLARDS.
6. ALL PLANTING GROUPS ARE DESIGNED FOR WATER USE AND ARRANGED BY WATER HYDROZONES BASED ON WATER NEEDS.
7. *WATER USE RATING IS BASED ON WATER USE CLASSIFICATION OF LANDSCAPE SPECIES (WUCOLS), UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION. VL=VERY LOW, L=LOW, M=MEDIUM, H=HIGH

IRRIGATION DESIGN CRITERIA

1. IRRIGATION DESIGN TO COMPLY WITH ABA 1981 REQUIREMENTS, FOLLOW THE STATEWIDE MODEL ORDINANCE DESIGN GUIDELINES AND CITY REQUIREMENTS WITH USE OF WATER EFFICIENT LANDSCAPING AND LOW WATER-WISE PLANTS. ALL PLANTED AREAS SHOWN WILL BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM.
2. THE IRRIGATED SYSTEMS WILL BE A PERMANENT BELOW GROUND AUTOMATED SYSTEMS ADEQUATE FOR THE ESTABLISHMENT AND MAINTENANCE OF ALL PLANT MATERIAL.
3. ALL TREE, SHRUB AND GROUND COVER AREAS WILL BE IRRIGATED BY A PERMANENT AUTOMATIC UNDERGROUND DRIP OR LOW FLOW IRRIGATION SYSTEM. TREE, SHRUB AND GROUND COVER AREAS SHALL BE ON SEPARATE VALVES.
4. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED, MAINTAINED AND MANAGED TO MEET OR EXCEED MINIMUM EFFICIENCY.
5. ALL IRRIGATION EQUIPMENT SHALL BE SCREENED APPROPRIATELY FROM VIEW IN PUBLIC AREAS.
6. THE FINAL IRRIGATION PLAN SHALL ACCURATELY AND CLEARLY IDENTIFY:
 - A) LOCATION AND SIZE OF WATER METERS FOR THE LANDSCAPE.
 - B) LOCATION, TYPE AND SIZE OF ALL COMPONENTS OF THE IRRIGATION SYSTEM, INCLUDING AUTOMATIC CONTROLLERS, MAIN AND LATERAL LINES, VALVES, SPRINKLER HEADS, RAIN SWITCHES, QUICK COUPLERS, AND BACKFLOW PREVENTION DEVICES.
 - C) STATIC WATER PRESSURE AT THE POINT OF CONNECTION TO THE PUBLIC WATER SUPPLY.
 - D) FLOW RATE (GALLONS PER MINUTE) AND REMOTE CONTROL VALVE SIZE.
 - E) QUICK COUPLERS WILL BE LOCATED AT EVERY 60 TO 100 FEET ALONG THE IRRIGATION MAIN LINE.
7. IRRIGATION SYSTEM AND FINAL DESIGN SHALL BE PROVIDED AT A LATER DATE.
8. IRRIGATION SYSTEM FEATURES EMPLOYED TO ACHIEVE WATER CONSERVATION GOALS INCLUDE:
 - A) SMART IRRIGATION CONTROLLERS CAPABLE OF RESPONDING TO ON-SITE WEATHER CONDITIONS.
 - B) CONTROLLERS WITH MULTIPLE PROGRAMS.
 - C) WATERING SCHEDULES EMPLOYING SHORT CYCLES.
 - D) RAIN SHUT-OFF DEVICES TO PREVENT IRRIGATION AFTER SIGNIFICANT PRECIPITATION.
 - E) DRIP AND/OR BUBBLER IRRIGATION FOR SHRUBS AND TREES IN PLANTER AREAS WHICH HAVE A SHRUB DENSITY THAT WILL CAUSE EXCESSIVE SPRAY INTERFERENCE OF AN OVERHEAD SYSTEM.
 - F) USE OF FLOW REDUCERS TO MITIGATE SPRAY OF BROKEN HEADS NEXT TO SIDEWALK, STREETS, AND DRIVEWAYS.

SCALE: 1/16" = 1'-0"



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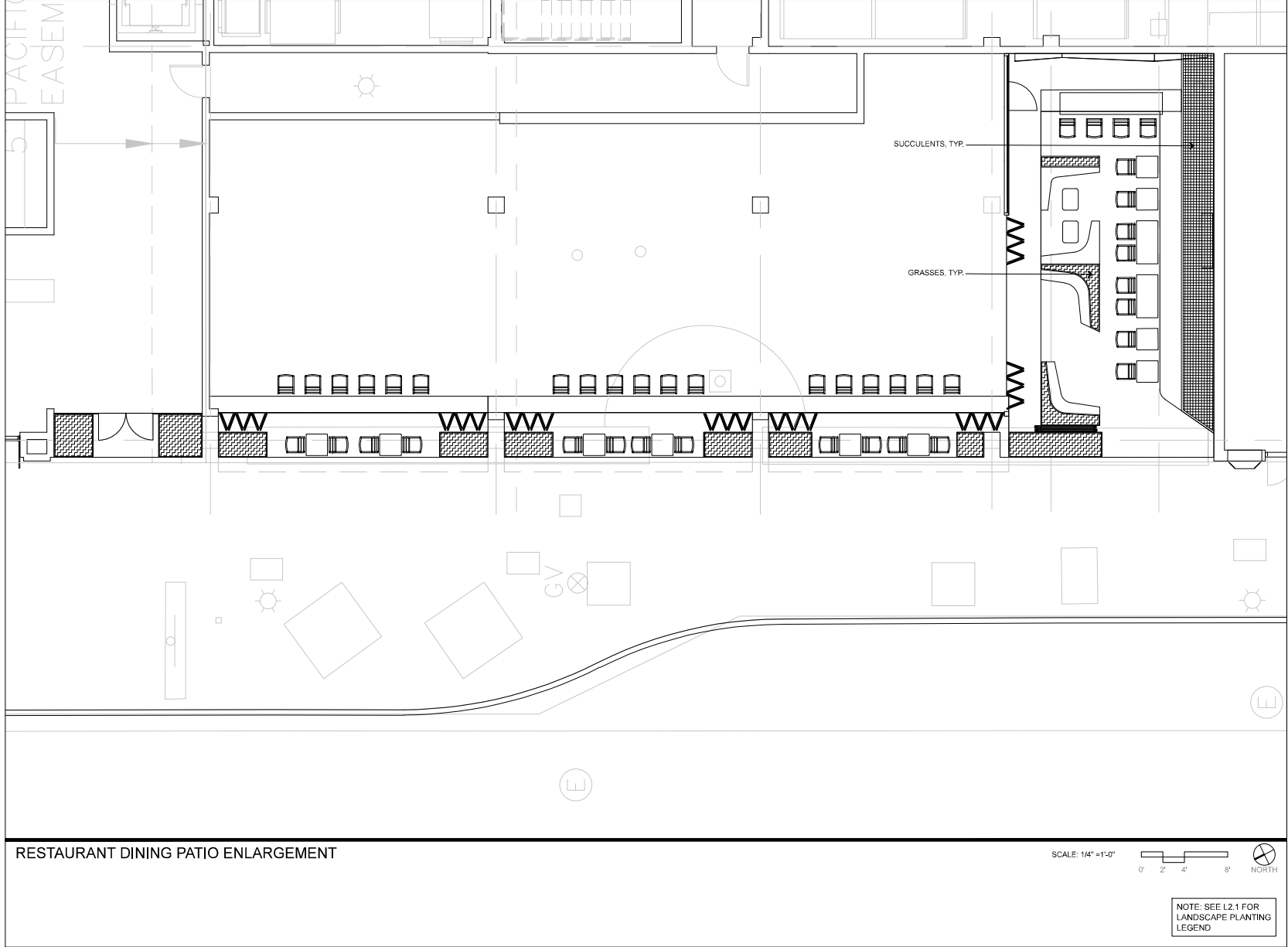
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SCHEMATIC DESIGN
OVERALL PLANTING

L2.0



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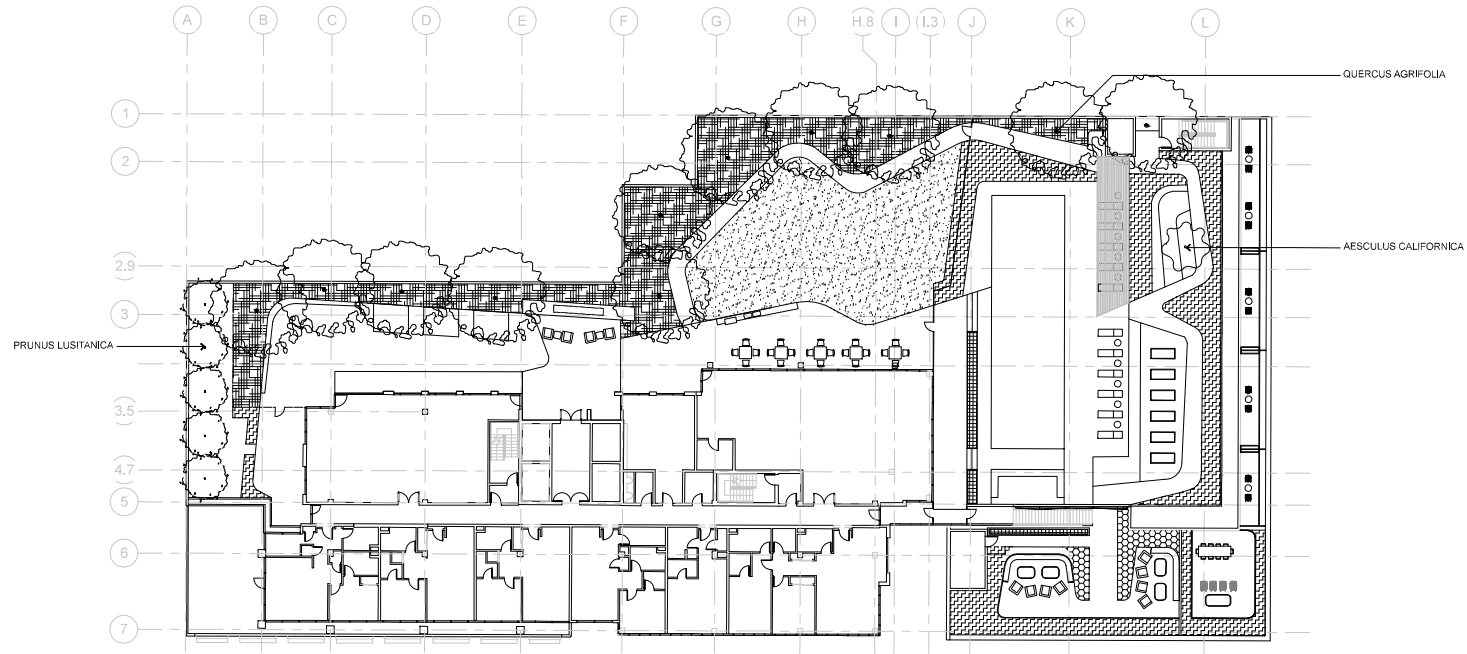
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project number: Project Number

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SCHEMATIC
DESIGN
OUTDOOR
RESTAURANT
PLANTING PLAN

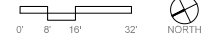
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6TH FLOOR ROOF GARDEN

SCALE: 1/16" = 1'-0"



PROPOSED PLANT LIST

SYMBOL	BOTANICAL NAME (COMMON NAME)	SIZE	*WATER USE
TREES			
	QUERCUS AGRIFOLIA (COAST LIVE OAK)	36" BOX	VL
	PRUNUS LUSITANICA (PORTUGUESE LAUREL)	24" BOX	L
	AESCULUS CALIFORNICA (CALIFORNIA BUCKEYE)	24" BOX	VL
OAK WOODLAND			
	BACCHARIS PILULARIS 'PIGEON POINT' (PROSTRATE COYOTE BRUSH)	5 GAL	L
	BERBERIS REPENS (CREEPING BARBERRY)	5 GAL	L
	RISES VIBURNIFOLIUM (EVERGREEN CURRANT)	5 GAL	L
SHRUBS			
	ARCTOSTAPHYLOS CULTIVARS (MANZANITA)	5 GAL	L
	CEANOTHUS SPP. (CALIFORNIA LILAC)	5 GAL	VL
	RHAMNUS CALIFORNICUS (COFFEE BERRY)	5 GAL	L
	WESTRINGIA FRUTICOSA 'MORNING LIGHT' (COAST ROSEMARY)	5 GAL	L
SUCCULENTS			
	AGAVE ATTENUATA (FOXTAIL AGAVE)	5 GAL	L
	SENECIO MANDRALISCAE (BLUE CHALK STICK)	1 GAL	L
GRASSES			
	CALAMAGROSTIS 'KARL FORESTER' (FEATHER REED GRASS)	5 GAL	L
	DESCHAMPSIA CESPTOSA (TUFTED HAIR GRASS)	5 GAL	L
GRASSES CONTINUED			
	CAREX DIVULSA (BERKELEY SEDGE)	1 GAL	L
	HELICOTRICHON SEMPERVIRENS (BLUE OAT GRASS)	5 GAL	L
	NASSELLA TENUISSIMA (MEXICAN FEATHER GRASS)	5 GAL	L
GROUND COVER			
	'NATIVE PRESERVATION MIX' BY DELTA BLUEGRASS CO. (NO MOW GRASS MEADOW)	SOD	L

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SCHEMATIC
DESIGN
6TH FLOOR ROOF
GARDEN
PLANTING PLAN

L2.2

							
10	YOGA PAVILION AT EXERCISE DECK	7	INFORMAL OUTDOOR RESTAURANT SEATING AT STREET LEVEL	4	INFINITY EDGE SPA AND WOOD POOL DECK	1	FIRE PIT
							
11	OUTDOOR FIRE PLACE WITH LOUNGE SEATING	8	OUTDOOR COUCH SEATING AT ROOF DECK	5	OUTDOOR RESTAURANT DINING SEATING AT STREET LEVEL	2	POOL AT ROOF DECK
							
12	SHADE TRELLIS AT POOL DECK	9	CAFE SEATING AND PLANTERS	6	RAISED VEGETABLE GARDEN	3	GLASS GUARDRAIL AT ROOF DECK

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MATERIALS IMAGES

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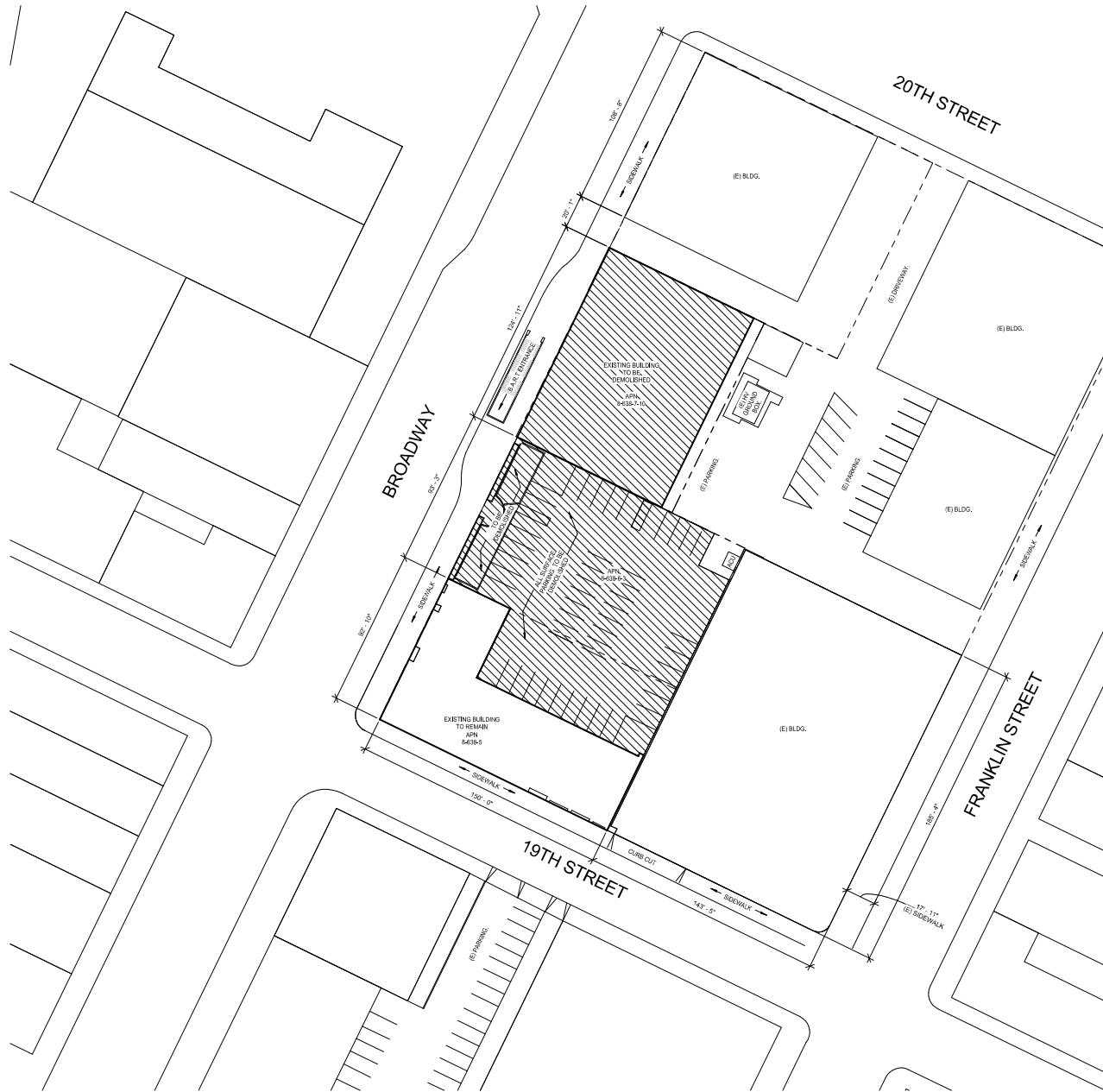
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PLANT MATERIAL**

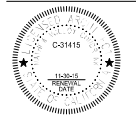
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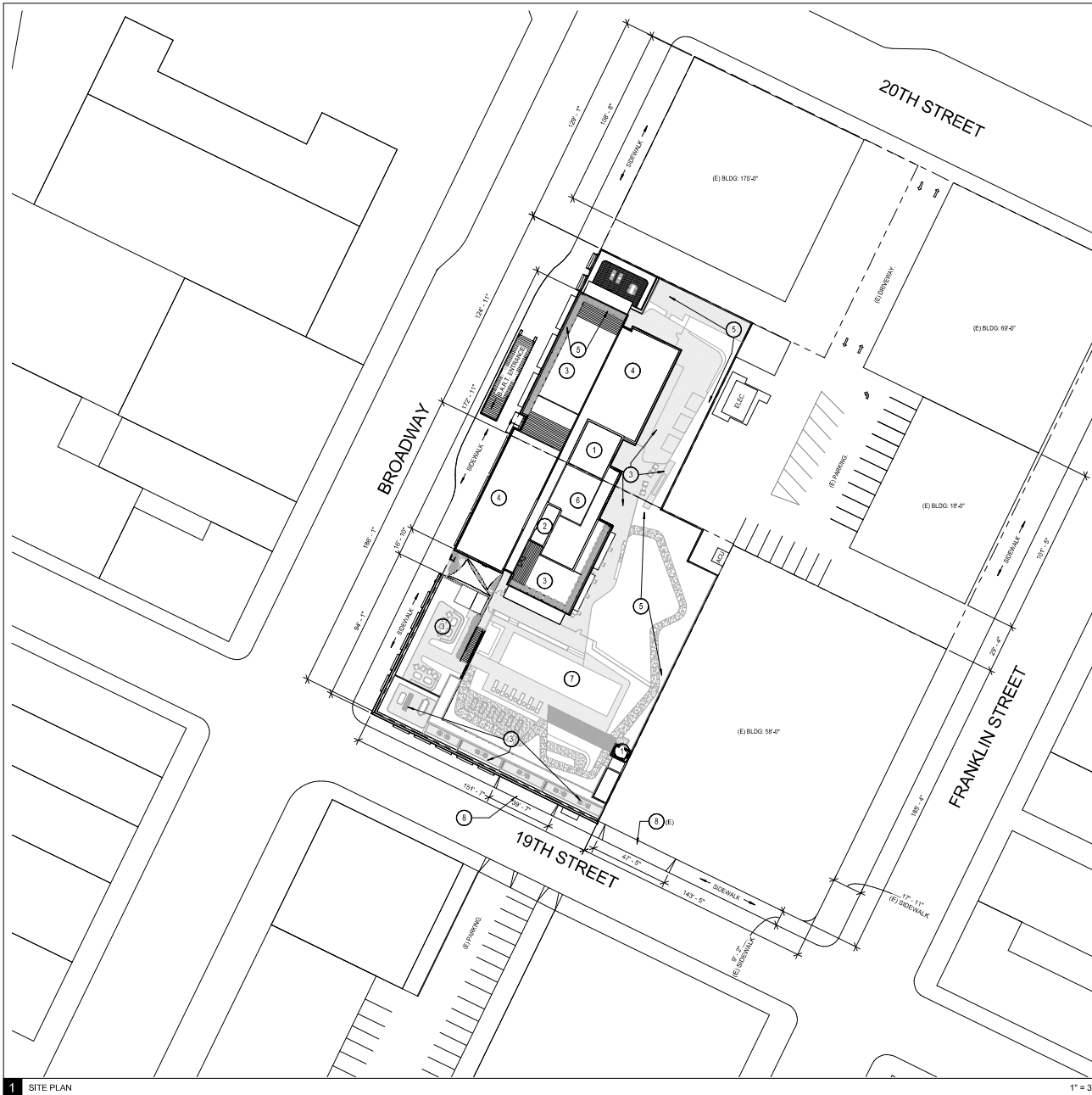


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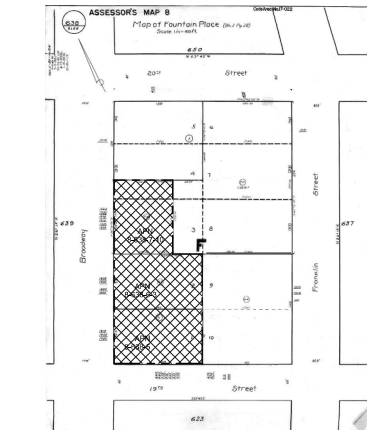
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DESIGN
DEVELOPMENT
EXISTING / DEMO
SITE PLAN



1 SITE PLAN

1" = 30'-0"



ZONING INFORMATION:

BLOCK E - LOT E 1.2.3
ZONE: CBOP CENTRAL BUSINESS DISTRICT PEDESTRIAN RETAIL (C.M.C. 17.68)

CBOP: ZONE IS 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.

CBOP SETBACKS:

MIN. FRONT: 0 FT
MAX. FRONT AND SIDE FOR 1ST STORY: 5 FT
MAX. FRONT AND SIDE FOR 2ND-3RD STORY: 5 FT
MIN. INTERIOR SIDE: 0 FT
MINIMUM CORNER SIDE: 0 FT
REAR: 0 FT

CBOP DESIGN REGULATIONS:

GROUND FLOOR COMMERCIAL TRANSPARENCY: 65%
MIN. HEIGHT OF GROUND FLOOR: 15 FT
MAX HEIGHT - BUILDING BASE: 120 FT
MAX HEIGHT - TOTAL: NO LIMIT
MAX FMS: 20
MAX RESIDENTIAL DENSITY: 300 UNITS/GROSS ACRE
GEN. PLAN CSD

OPEN SPACE CALCULATIONS

LOT #: 1.2.3 (ZONE CBOP)

LEVEL	GROUP (SF)	PRIVATE (SF)
1	711	0
2	0	0
3	0	0
4	3,100	1,247
5	0	1,240
6	20,988	0
7	0	102
8	0	102
9	0	102
10	0	102
11	0	102
12	0	102
13	0	102
14	0	102
15	0	102
16	0	102
17	0	102
18	0	102
19	0	102
20	0	102
21	0	102
22	0	102
23	0	102
24	0	102
25	0	102
26	0	102
27	0	102
28	0	102
29	0	102
30	0	102
31	0	102
32	0	157
33	1,750	2,244
TOTAL	26,547 (SF)	7,438 (SF)

TOTAL OPEN SPACE: 23,988 SF
REQUIRED OPEN SPACE: 755F X 345 UNITS <25,675 SF

- MECHANICAL
- PLANTER
- FLAT ROOF
- LANDSCAPE PODIUM / ROOF DECK
- STAIR CORE
- ELEVATOR CORE
- CURB CUT
- SWIMMING POOL



SITE PLAN LEGEND

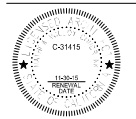
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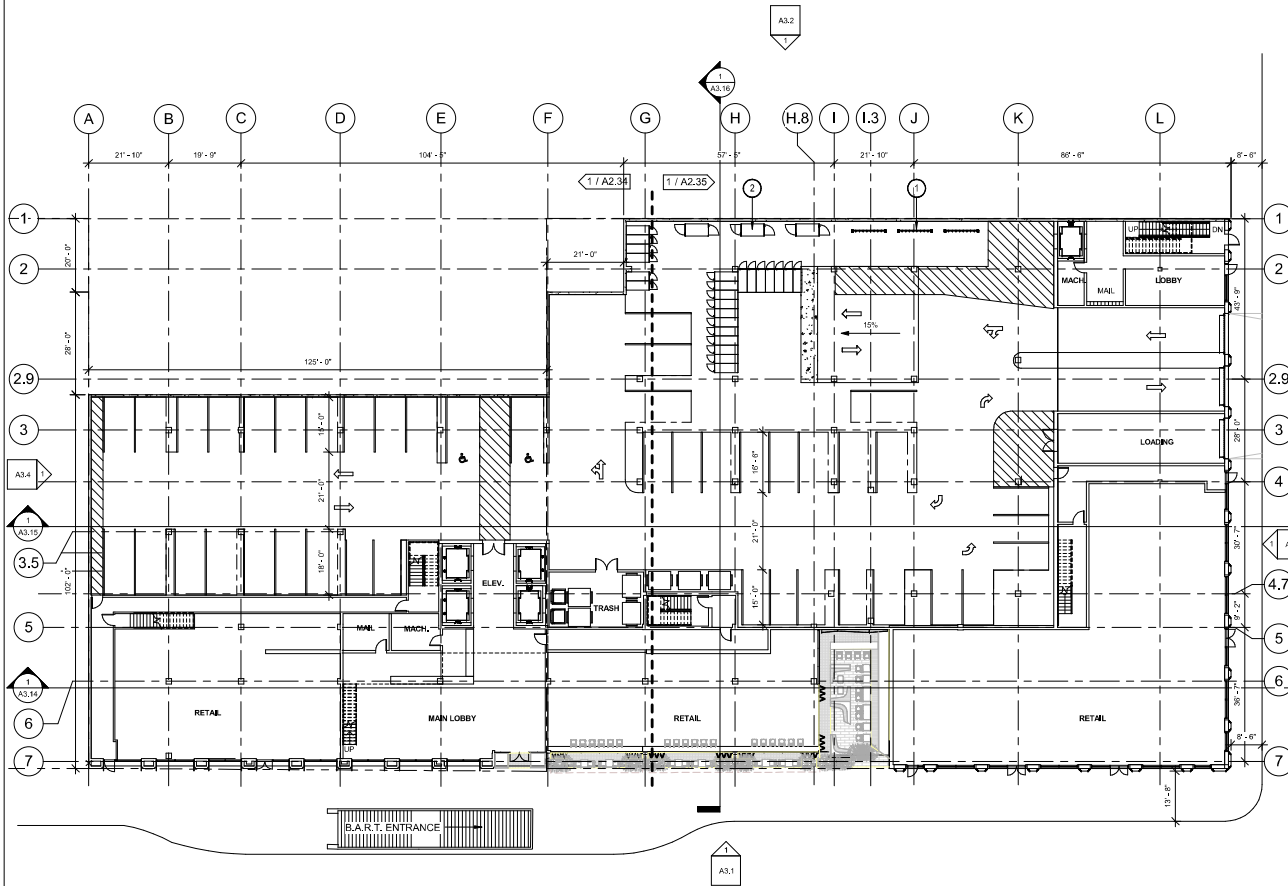
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DESIGN
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file:



1 LEVEL 1 OVERALL



1/16" = 1'-0"

CAR PARKING	
REGULAR SPACES:	119
INTERMEDIATE SPACES:	49
COMPACT:	165
TOTAL:	333

PARKING TABULATION

BICYCLE PARKING	
PUBLIC SHORT TERM:	44
PUBLIC LONG TERM:	54
TOTAL:	98

NTS

GENERAL NOTES - FLOOR PLAN

12" = 1'-0"

- | | |
|--|----------------------------------|
| 3 BALCONY | 10 |
| 4 MACHINE ROOM/LESS GEARLESS TRACTION ELEVATOR | 9 |
| 5 RECESSED ENTRANCE GRILL, 6'-4" DEEP | 8 DECOMMISSIONED STAIR PENTHOUSE |
| 2 PUBLIC BIKE LOCKER (LONG TERM) | 7 COMMON ROOF DECK |
| 1 PUBLIC BIKE RACK (SHORT TERM) | 6 PRIVATE ROOF DECK |

FLOOR PLAN KEYNOTES

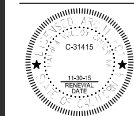
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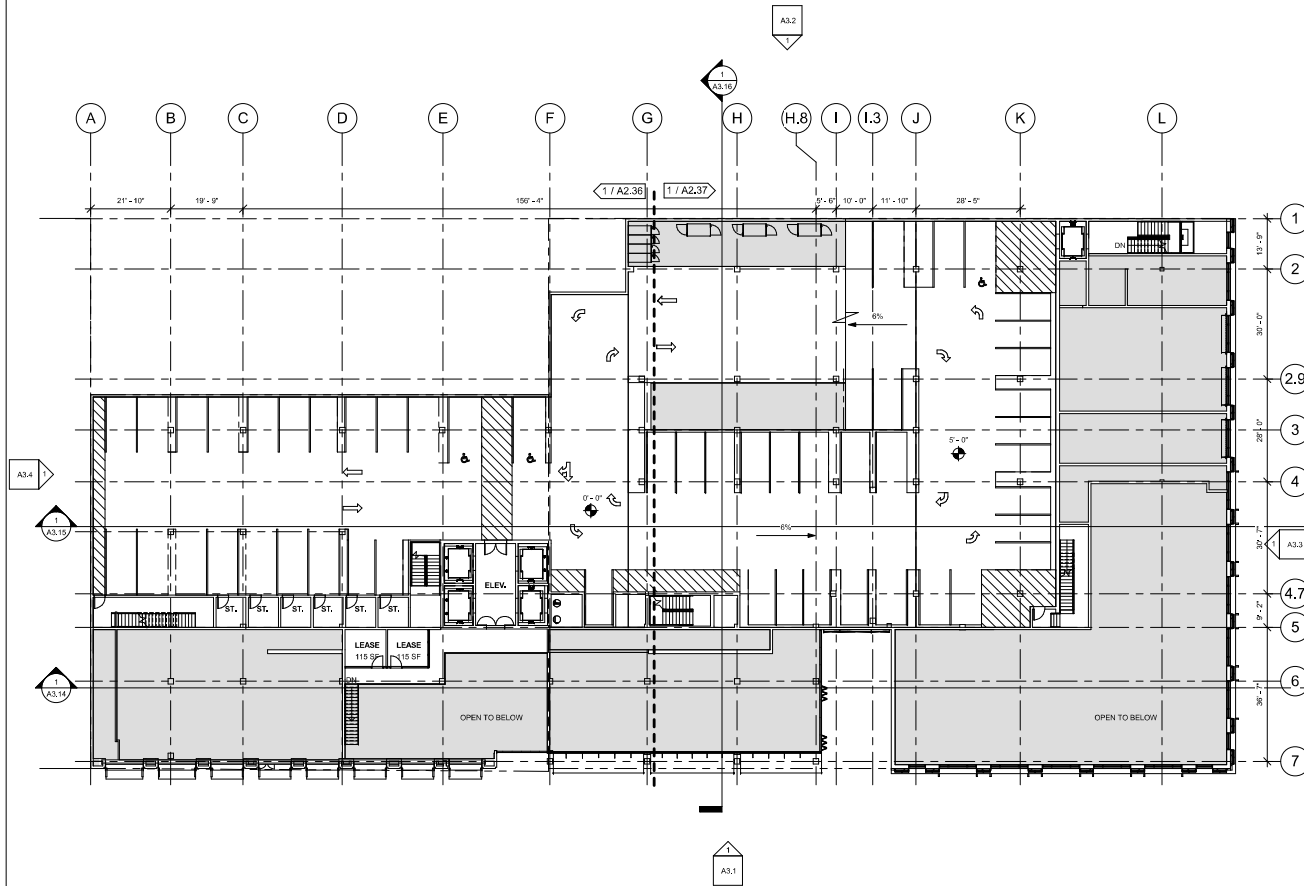
1900 broadway oakland california
project number: Project Number

scale: as noted
date: 06.02.15

DESIGN
DEVELOPMENT
OVERALL LEVEL 1
FLOOR PLAN

A2.1

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file:



1 LEVEL 1 MEZZANINE

1/16" = 1'-0"



1. CAL GREEN MANDATORY MEASURES CHECKLIST LOCATED ON 0.06
2. SEE SHEETS A2.24 - A2.40 FOR ENLARGED PLANS AT 1/8" = 1'-0"
3. FOR LANDSCAPE INFORMATION SEE SHEETS L0.1 - L4.9
4. FOR LIGHTING INFORMATION SEE SHEETS A2.50 - A2.53
5. FOR TREE SURVEY SEE C0.0

GENERAL NOTES - FLOOR PLAN

12" = 1'-0"

- | | |
|--|----------------------------------|
| 5 BALCONY | 10 |
| 4 MACHINE ROOM/LESS GEARLESS TRACTION ELEVATOR | 9 |
| 3 RECESSED ENTRANCE GRILL, 6'-0" DEEP | 8 DECOMMISSIONED STAIR PENTHOUSE |
| 2 PUBLIC BIKE LOCKER (LONG TERM) | 7 COMMON ROOF DECK |
| 1 PUBLIC BIKE RACK (SHORT TERM) | 6 PRIVATE ROOF DECK |

FLOOR PLAN KEYNOTES

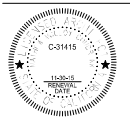
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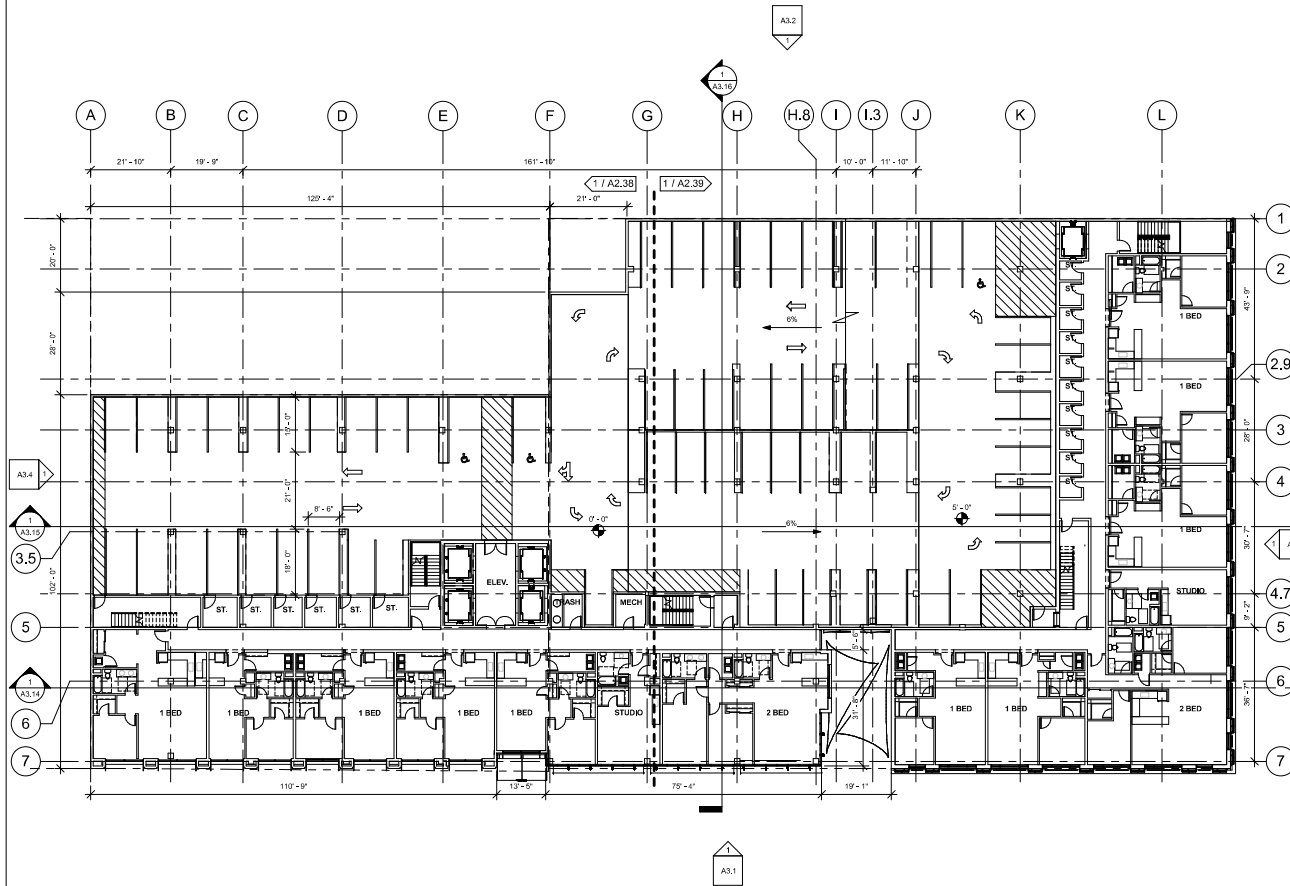
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project number: Project Number

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DESIGN
DEVELOPMENT
OVERALL LEVEL 1
MEZZANINE

A2.2

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1 LEVEL 2 OVERALL

1/16" = 1'-0"



GENERAL NOTES - FLOOR PLAN

12" = 1'-0"

- | | |
|--|----------------------------------|
| 5 BALCONY | 10 |
| 4 MACHINE ROOM/LESS GEARLESS TRACTION ELEVATOR | 9 |
| 3 RECESSED ENTRANCE GRILL, 6'-0" DEEP | 8 DECOMMISSIONED STAIR PENTHOUSE |
| 2 PUBLIC BIKE LOCKER (LONG TERM) | 7 COMMON ROOF DECK |
| 1 PUBLIC BIKE RACK (SHORT TERM) | 6 PRIVATE ROOF DECK |

FLOOR PLAN KEYNOTES

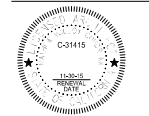
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1. CAL GREEN MANDATORY MEASURES CHECKLIST LOCATED ON 0.06
2. SEE SHEETS A2.38 - A2.40 FOR ENLARGED PLANS AT 1/8" = 1'-0"
3. FOR LANDSCAPE INFORMATION SEE SHEETS L0.1 - L4.0
4. FOR LIGHTING INFORMATION SEE SHEETS A2.60 - A2.63
5. FOR TREE SURVEY SEE C0.1

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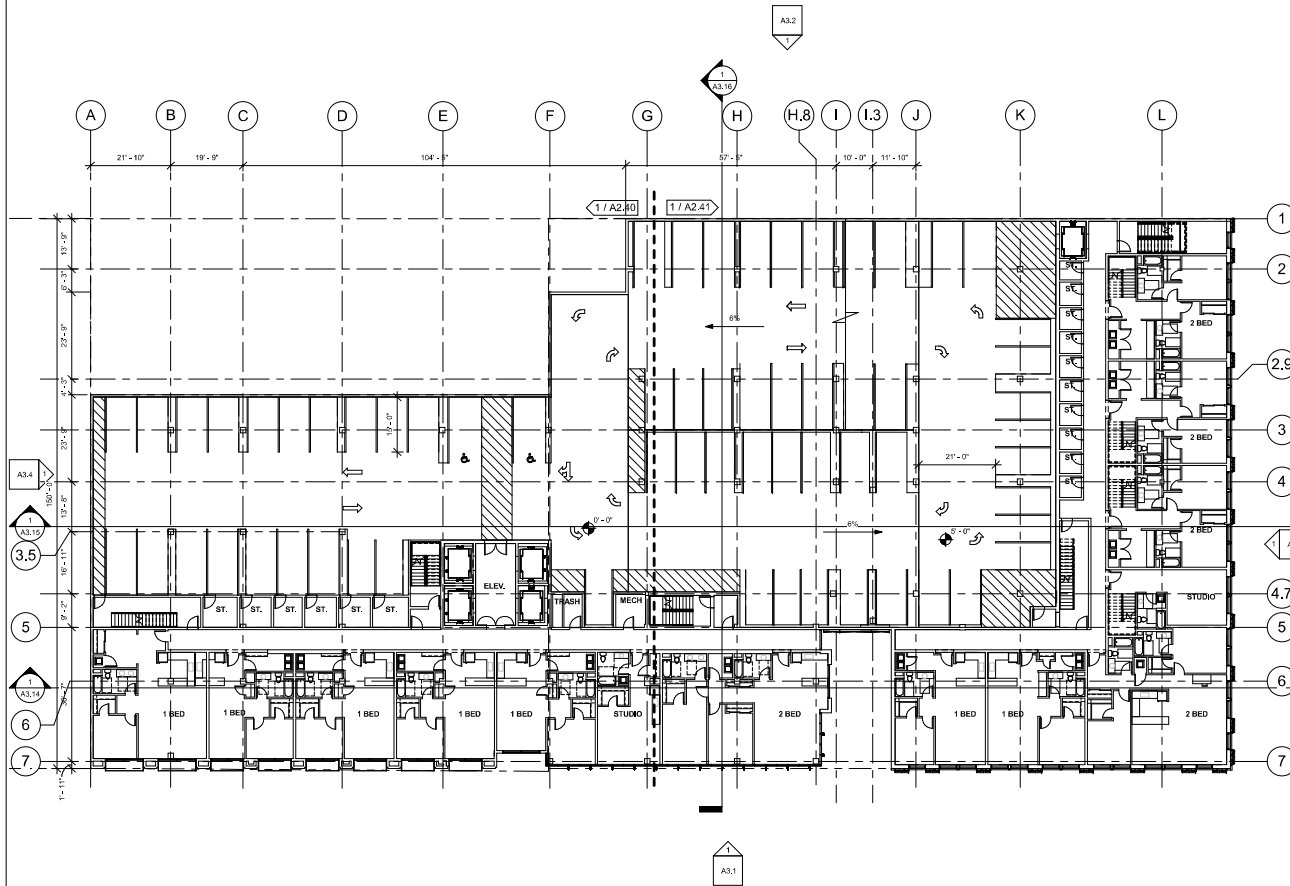
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DESIGN
DEVELOPMENT
OVERALL LEVEL 2
FLOOR PLAN

A2.3

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file:



1 LEVEL 3 OVERALL

1/16" = 1'-0"



GENERAL NOTES - FLOOR PLAN

12" = 1'-0"

- | | |
|--|----------------------------------|
| 5 BALCONY | 10 |
| 4 MACHINE ROOM/LESS GEARLESS TRACTION ELEVATOR | 9 |
| 3 RECESSED ENTRANCE GRILL, 6'-0" DEEP | 8 DECOMMISSIONED STAIR PENTHOUSE |
| 2 PUBLIC BIKE LOCKER (LONG TERM) | 7 COMMON ROOF DECK |
| 1 PUBLIC BIKE RACK (SHORT TERM) | 6 PRIVATE ROOF DECK |

FLOOR PLAN KEYNOTES

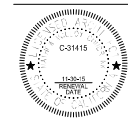
NTS

1. CAL GREEN MANDATORY MEASURES CHECKLIST LOCATED ON G.06
2. SEE SHEETS A2.31 - A2.48 FOR ENLARGED PLANS AT 1/8" = 1'-0"
3. FOR LANDSCAPE INFORMATION SEE SHEETS L.01 - L.40
4. FOR LIGHTING INFORMATION SEE SHEETS A2.85 - A2.83
5. FOR TREE SURVEY SEE C.02

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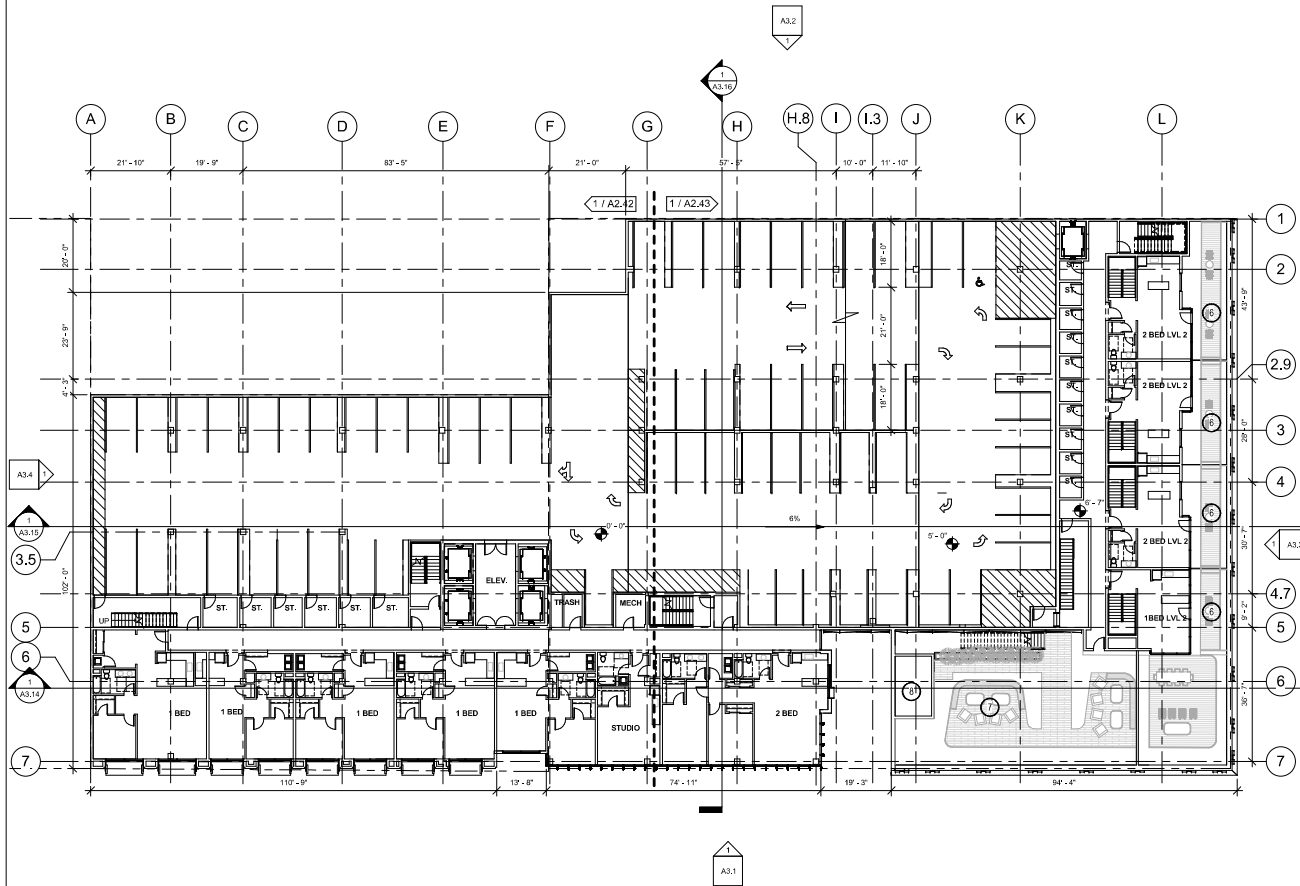
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DESIGN
DEVELOPMENT
OVERALL LEVEL 3
FLOOR PLAN

A2.4

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1 LEVEL 4 OVERALL

1/16" = 1'-0"

GENERAL NOTES - FLOOR PLAN

12" = 1'-0"

- | | |
|---|----------------------------------|
| 5 BALCONY | 10 |
| 4 MACHINE ROOMLESS GEARLESS TRACTION ELEVATOR | 9 |
| 3 RECESSED ENTRANCE GRILL, 6'-0" DEEP | 8 DECOMMISSIONED STAIR PENTHOUSE |
| 2 PUBLIC BIKE LOCKER (LONG TERM) | 7 COMMON ROOF DECK |
| 1 PUBLIC BIKE RACK (SHORT TERM) | 6 PRIVATE ROOF DECK |

FLOOR PLAN KEYNOTES

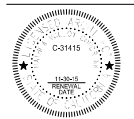
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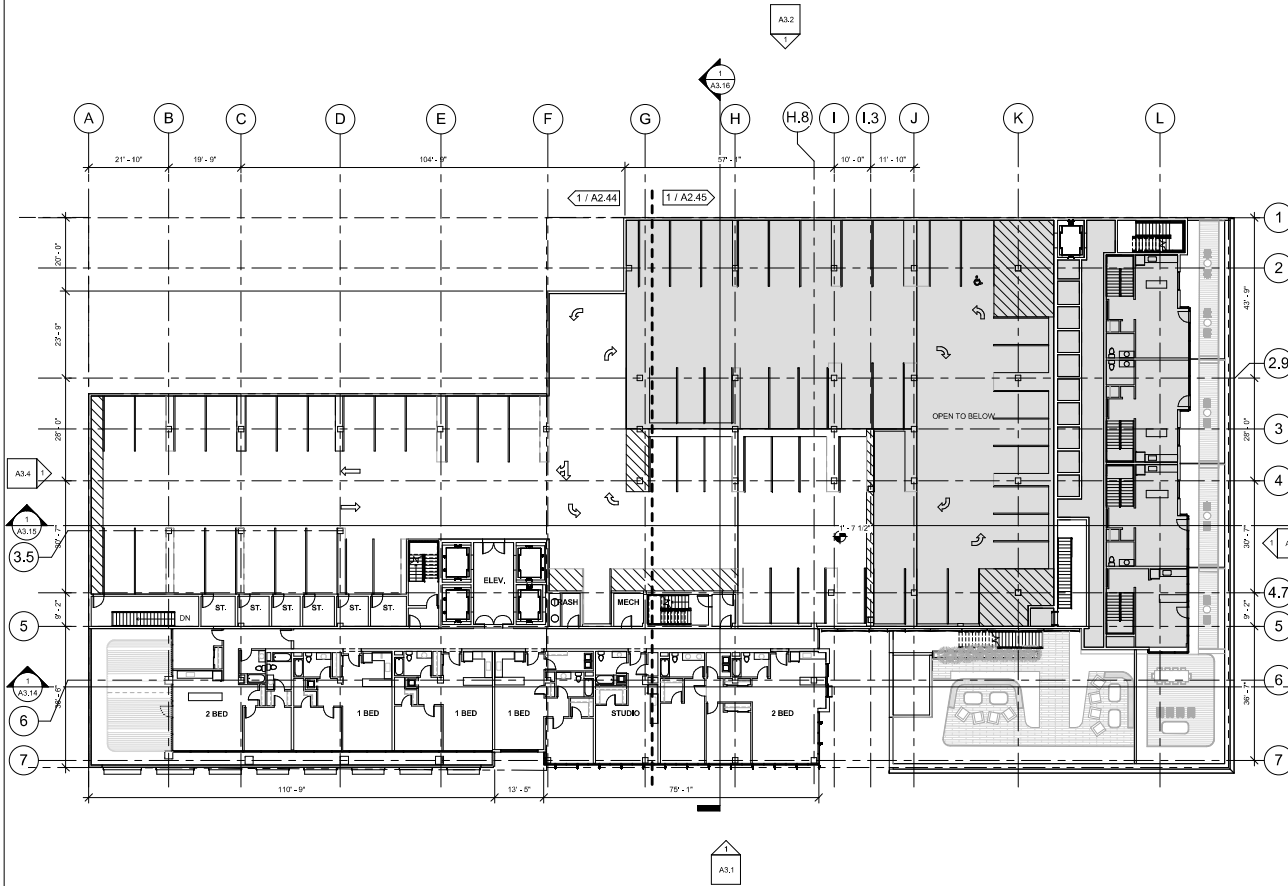
1900
broadway

1900 broadway oakland california
project number: Project Number

scale: as noted
date: 06.02.15

DESIGN
DEVELOPMENT
OVERALL LEVEL 4
FLOOR PLAN

A2.5



1 LEVEL 5 OVERALL



1/16" = 1'-0"

GENERAL NOTES - FLOOR PLAN 12" = 1'-0"

- | | |
|--|----------------------------------|
| 5 BALCONY | 10 |
| 4 MACHINE ROOM-LESS GEARLESS TRACTION ELEVATOR | 9 |
| 3 RECESSED ENTRANCE GRILL, 6"0" DEEP | 8 DECOMMISSIONED STAIR PENTHOUSE |
| 2 PUBLIC BIKE LOCKER (LONG TERM) | 7 COMMON ROOF DECK |
| 1 PUBLIC BIKE RACK (SHORT TERM) | 6 PRIVATE ROOF DECK |

FLOOR PLAN KEYNOTES

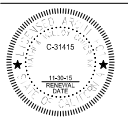
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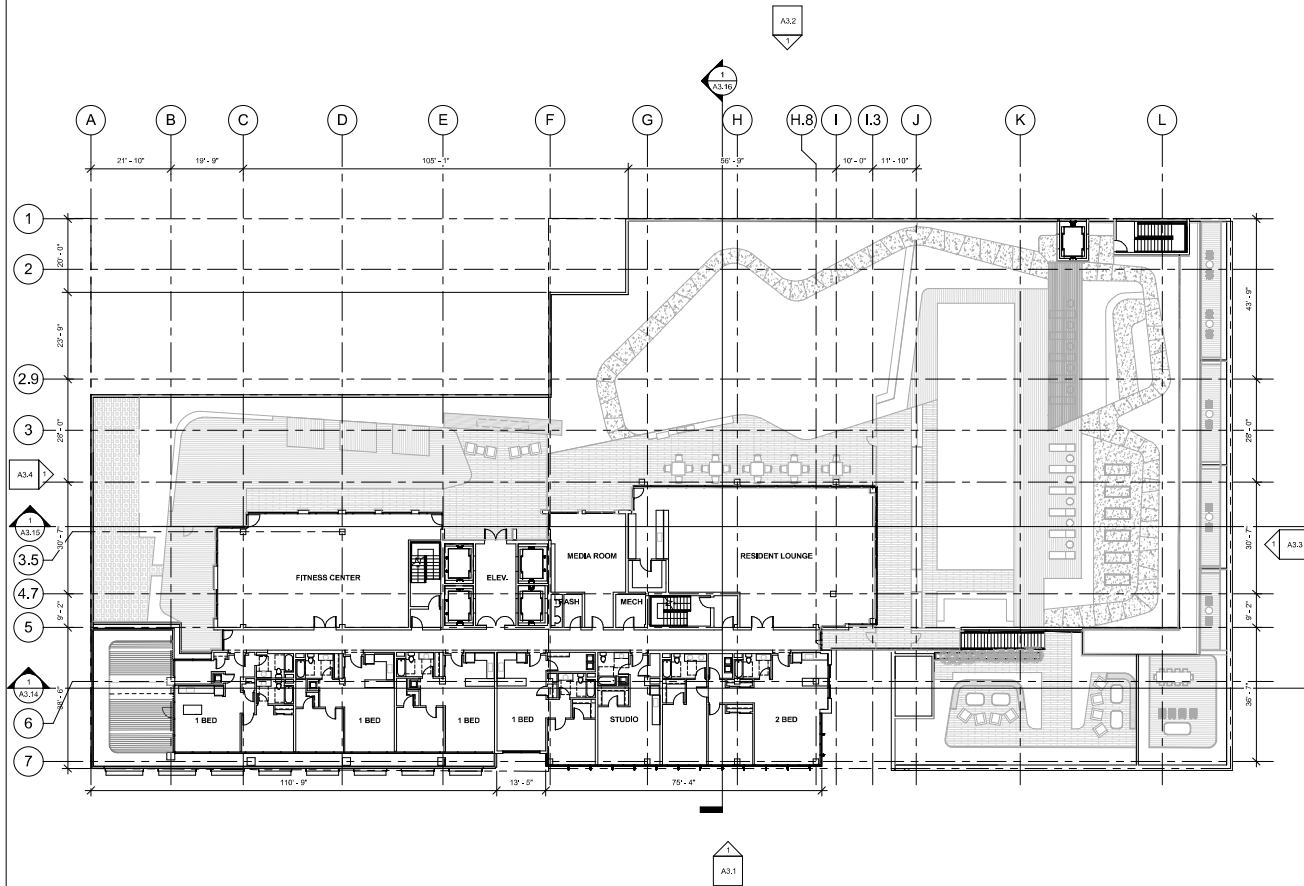
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DESIGN
DEVELOPMENT
OVERALL LEVEL 5
FLOOR PLAN

A2.6

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2. SEE SHEETS A2.24 - A2.49 FOR ENLARGED PLANS AT 1/8" = 1'-0"
3. FOR LANDSCAPE INFORMATION SEE SHEETS L6.1 - L4.0
4. FOR LIGHTING INFORMATION SEE SHEETS A2.80 - A2.83
5. FOR TREE SURVEY SEE C.0.0

GENERAL NOTES - FLOOR PLAN

12" = 1'-0"

- | | |
|--|----------------------------------|
| 5 BALCONY | 10 |
| 4 MACHINE ROOM-LESS GEARLESS TRACTION ELEVATOR | 9 |
| 3 RECESSED ENTRANCE GRILL, 6'-0" DEEP | 8 DECOMMISSIONED STAIR PENTHOUSE |
| 2 PUBLIC BIKE LOCKER (LONG TERM) | 7 COMMON ROOF DECK |
| 1 PUBLIC BIKE RACK (SHORT TERM) | 6 PRIVATE ROOF DECK |



1/16" = 1'-0"

FLOOR PLAN KEYNOTES

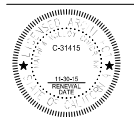
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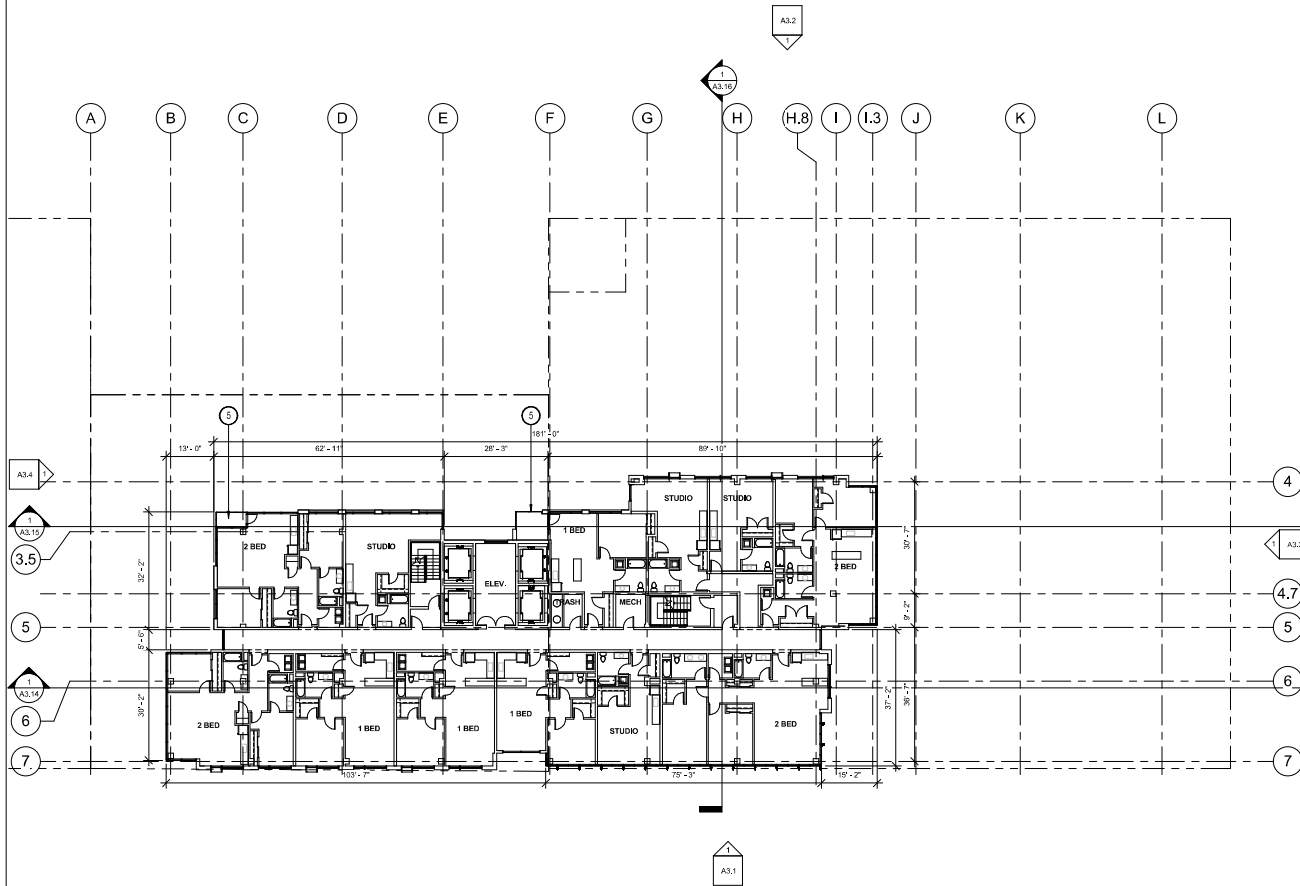
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DESIGN
DEVELOPMENT
OVERALL LEVEL 6
FLOOR PLAN

A2.7

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1 LEVEL 7-13 OVERALL PLAN

1/16" = 1'-0"

GENERAL NOTES - FLOOR PLAN

1/2" = 1'-0"

- | | |
|--|----------------------------------|
| 5 BALCONY | 10 |
| 4 MACHINE ROOM-LESS GEARLESS TRACTION ELEVATOR | 9 |
| 3 RECESSED ENTRANCE GRILL, 6'-0" DEEP | 8 DECOMMISSIONED STAIR PENTHOUSE |
| 2 PUBLIC BIKE LOCKER (LONG TERM) | 7 COMMON ROOF DECK |
| 1 PUBLIC BIKE RACK (SHORT TERM) | 6 PRIVATE ROOF DECK |

FLOOR PLAN KEYNOTES

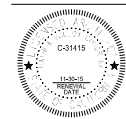
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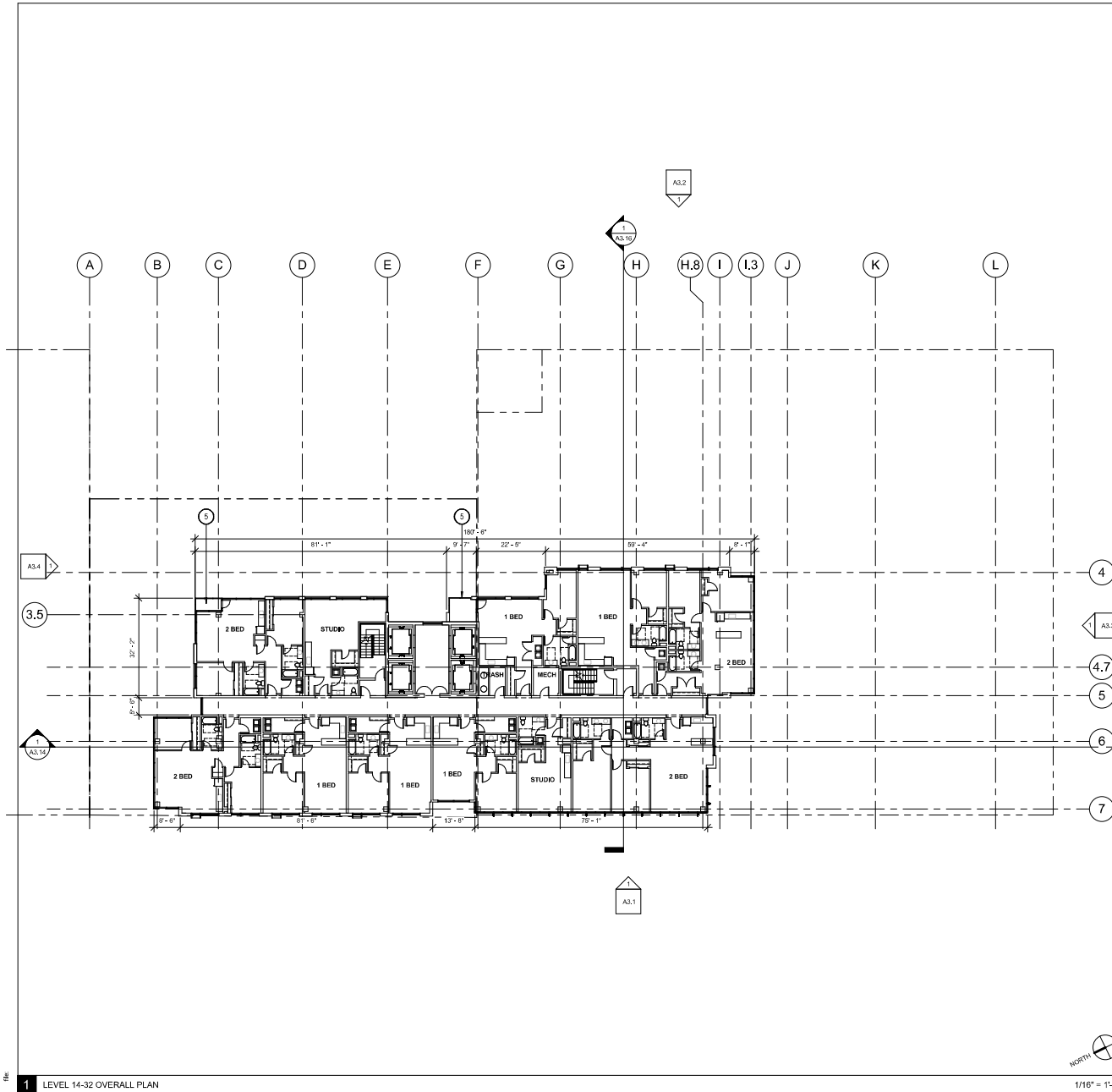
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DESIGN
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OVERALL LEVEL
7-13 FLOOR PLAN

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2. SEE SHEETS A2.34 - A2.40 FOR ENLARGED PLANS AT 1/8" = 1'-0"
3. FOR LANDSCAPE INFORMATION SEE SHEETS U2.1 - U4.0
4. FOR LIGHTING INFORMATION SEE SHEETS A2.60 - A2.63
5. FOR TREE SURVEY SEE C0.0

GENERAL NOTES - FLOOR PLAN

12" = 1'-0"

- | | |
|--|----------------------------------|
| 9 BALCONY | 10 |
| 4 MACHINE ROOM/LESS GEARLESS TRACTION ELEVATOR | 9 |
| 3 RECESSED ENTRANCE GRILL, 6'-0" DEEP | 8 DECOMMISSIONED STAIR PENTHOUSE |
| 2 PUBLIC BIKE LOCKER (LONG TERM) | 7 COMMON ROOF DECK |
| 1 PUBLIC BIKE RACK (SHORT TERM) | 6 PRIVATE ROOF DECK |

FLOOR PLAN KEYNOTES

NTS

1 LEVEL 14-32 OVERALL PLAN

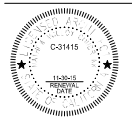
1/16" = 1'-0"

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project number: Project Number

scale: as noted
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DESIGN
DEVELOPMENT
OVERALL LEVEL
14-32 FLOOR
PLAN

A2.9

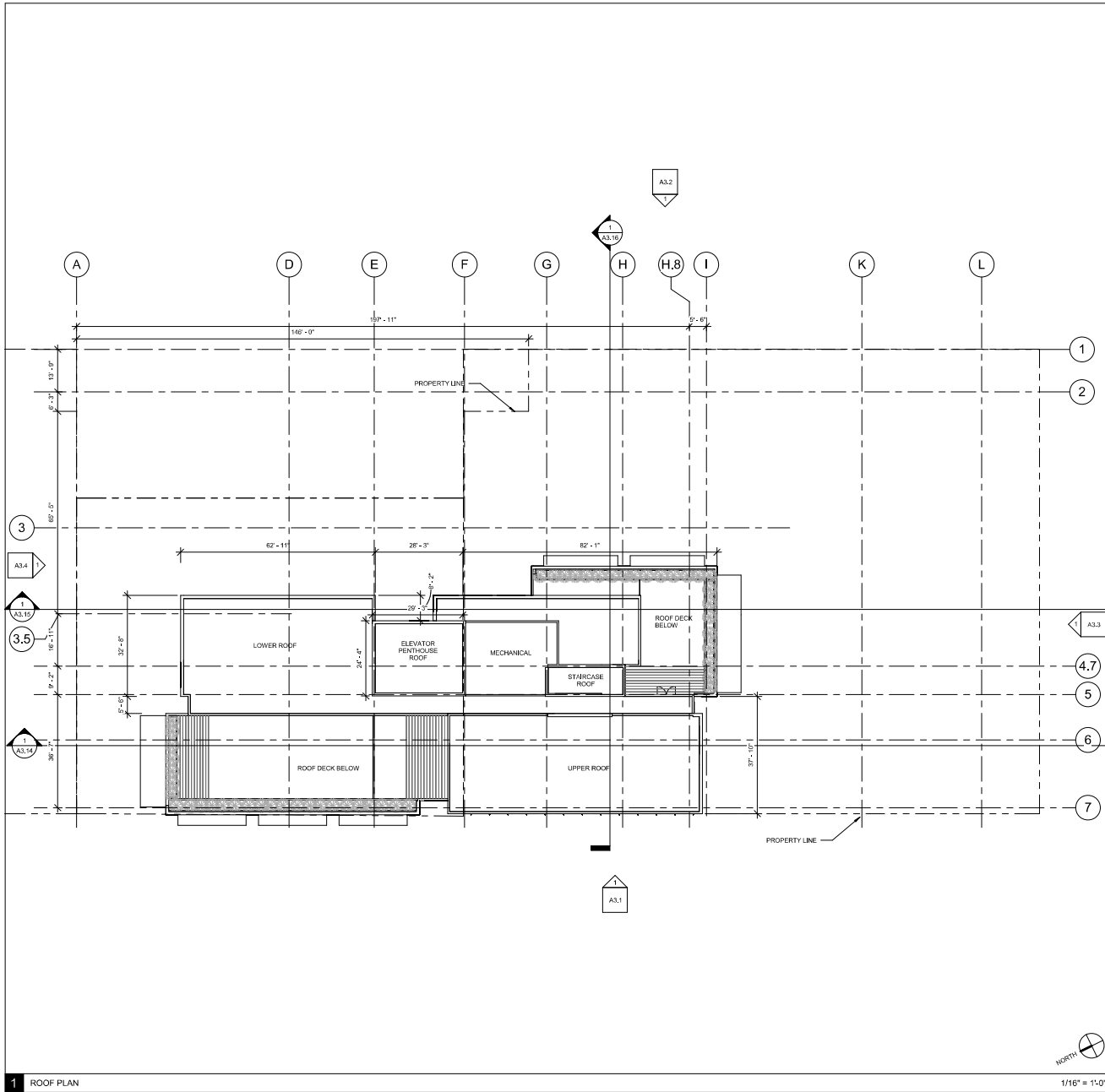

$$12^\circ = 1'-0''$$

- FLOOR PLAN KEYNOTES

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1. CAL GREEN MANDATORY MEASURES CHECKLIST LOCATED ON 0.06
2. SEE SHEETS A2.34 - A2.40 FOR ENLARGED PLANS AT 1/8" = 1'-0"
3. FOR LANDSCAPE INFORMATION SEE SHEETS L0.1 - L.04
4. FOR LIGHTING INFORMATION SEE SHEETS A2.60 - A2.63
5. FOR TREE SURVEY SEE 0.03

GENERAL NOTES - FLOOR PLAN 12" = 1'-0"

- | | |
|--|----------------------------------|
| 5 BALCONY | 10 |
| 1 MACHINE ROOM/LESS GEARLESS TRACTION ELEVATOR | 9 |
| 3 RECESSED ENTRANCE GRILL, 6'-0" DEEP | 8 DECOMMISSIONED STAIR PENTHOUSE |
| 2 PUBLIC BIKE LOCKER (LONG TERM) | 7 COMMON ROOF DECK |
| 1 PUBLIC BIKE RACK (SHORT TERM) | 6 PRIVATE ROOF DECK |

FLOOR PLAN KEYNOTES

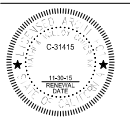
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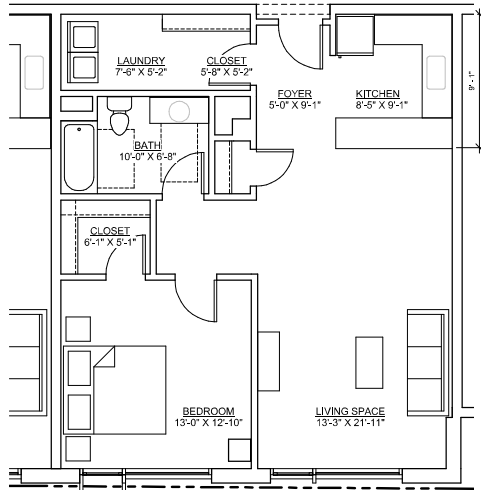
1900
broadway

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project number: Project Number

scale: as noted
date: 06.02.15

DESIGN
DEVELOPMENT
ROOF PLAN

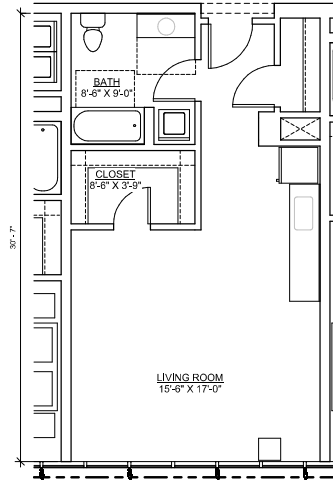
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UNIT COUNT: 176
AREA: 825 SFT

11 1 BED UNIT-TYPICAL PLAN

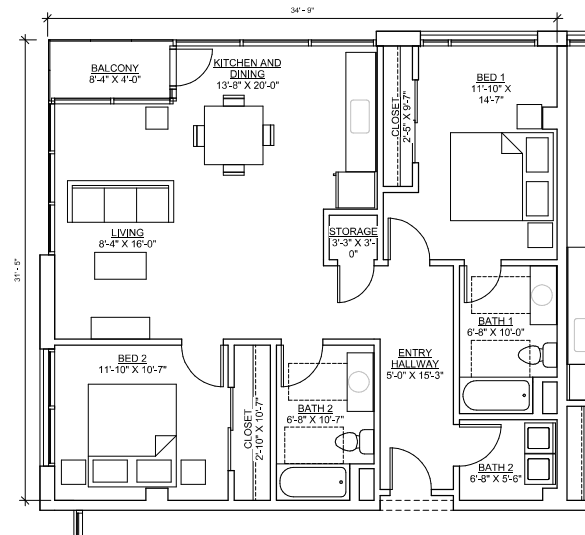
1/4" = 1'-0"



UNIT COUNT: 74
AREA: 799 SFT

10 STUDIO TYPICAL PLAN

1/4" = 1'-0"



UNIT COUNT: 119
AREA: 1356 SFT

4 2 BED UNIT TYPICAL PLAN

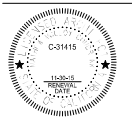
1/4" = 1'-0"

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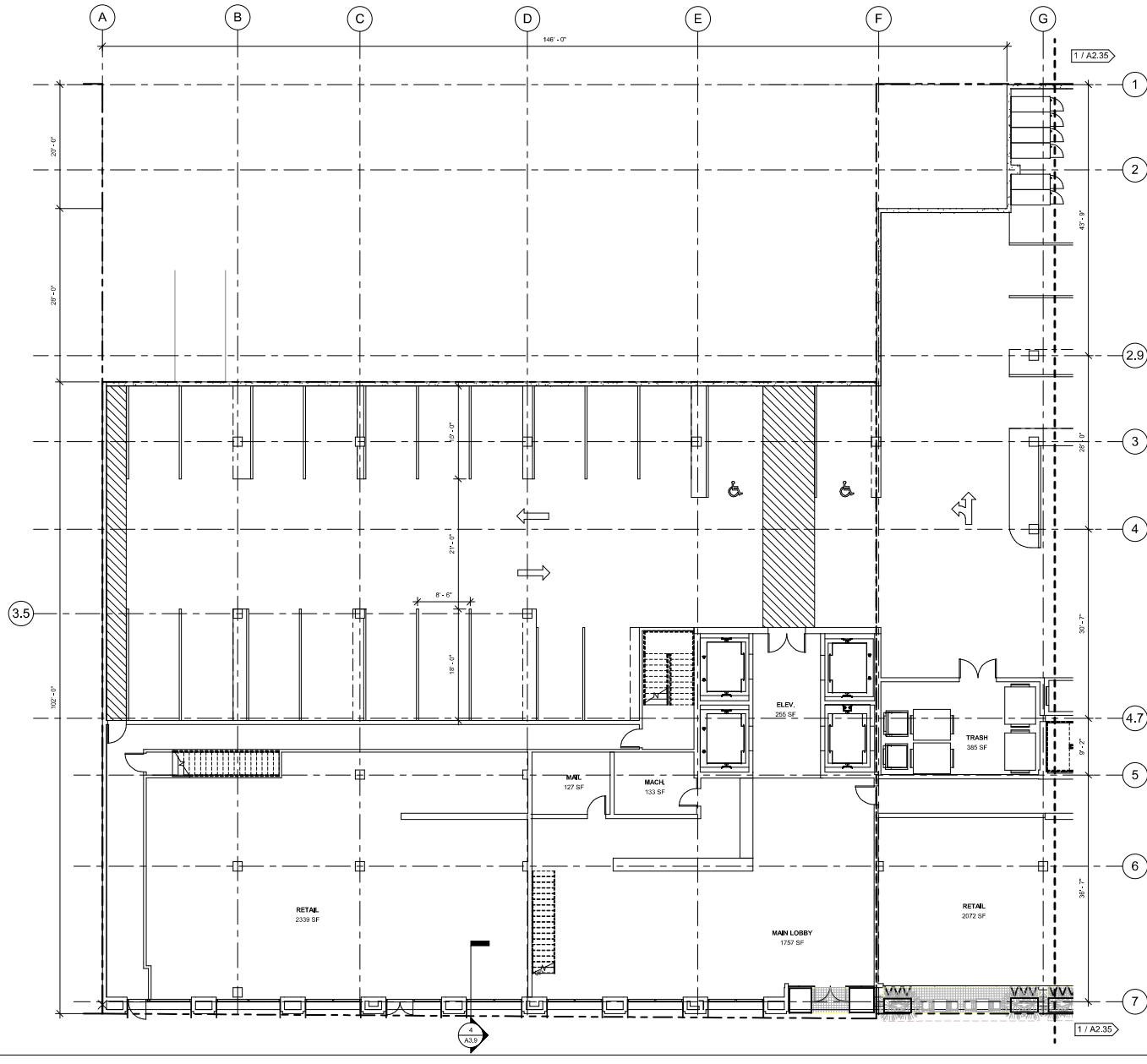
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project number: Project Number

scale: as noted
date: 06.02.15

DESIGN
DEVELOPMENT
BEDROOM UNITS
AND STUDIOS

A2.20

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1 LEVEL 1 ENLARGED AREA A

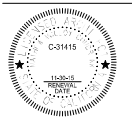
1/8" = 1'-0"

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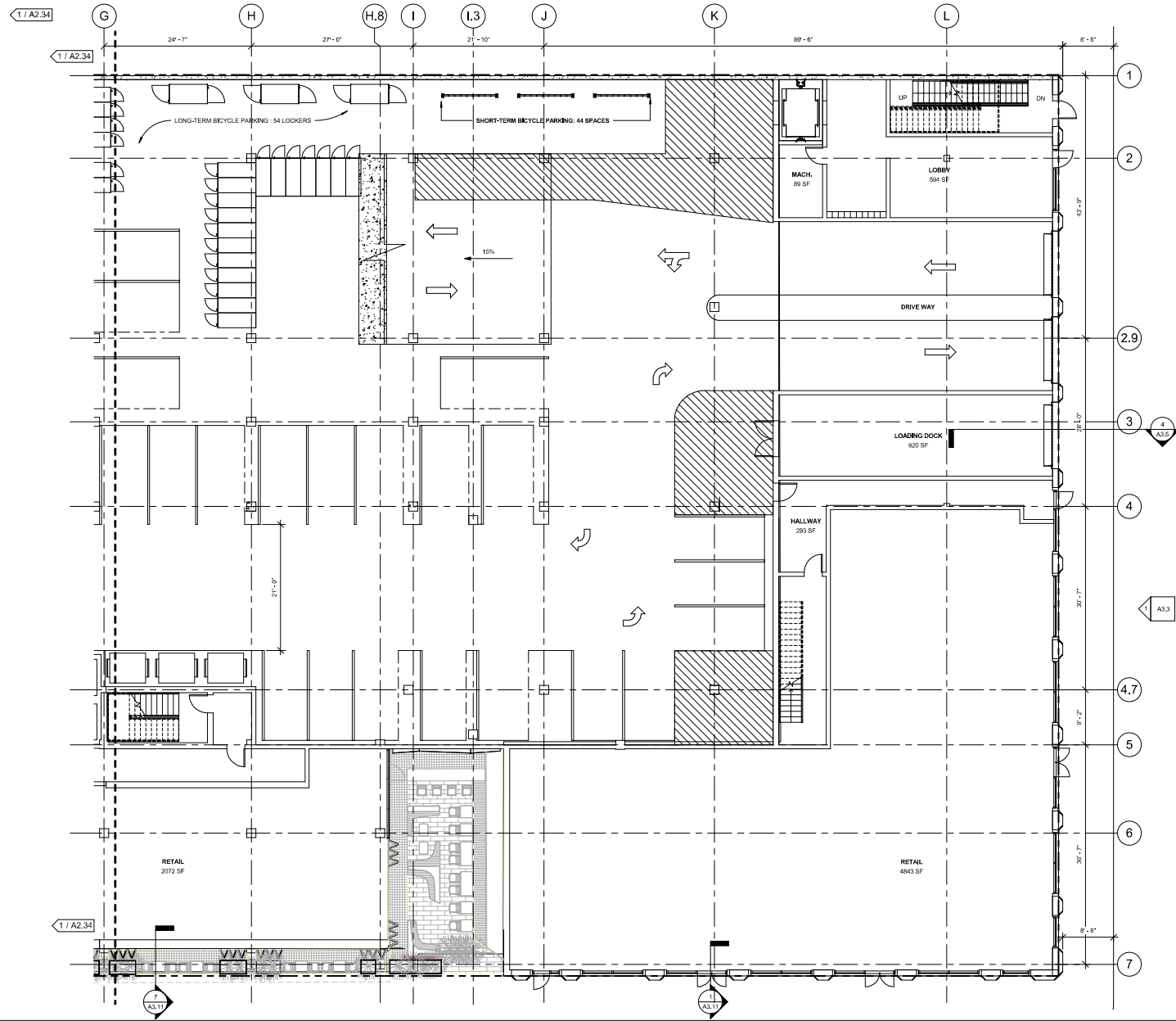
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project number: Project Number

scale: as noted
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DESIGN
DEVELOPMENT
LEVEL 1 FLOOR
PLAN AREA A

A2.34

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LEVEL 1 ENLARGED AREA B

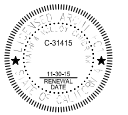
1/8" = 1'-0"

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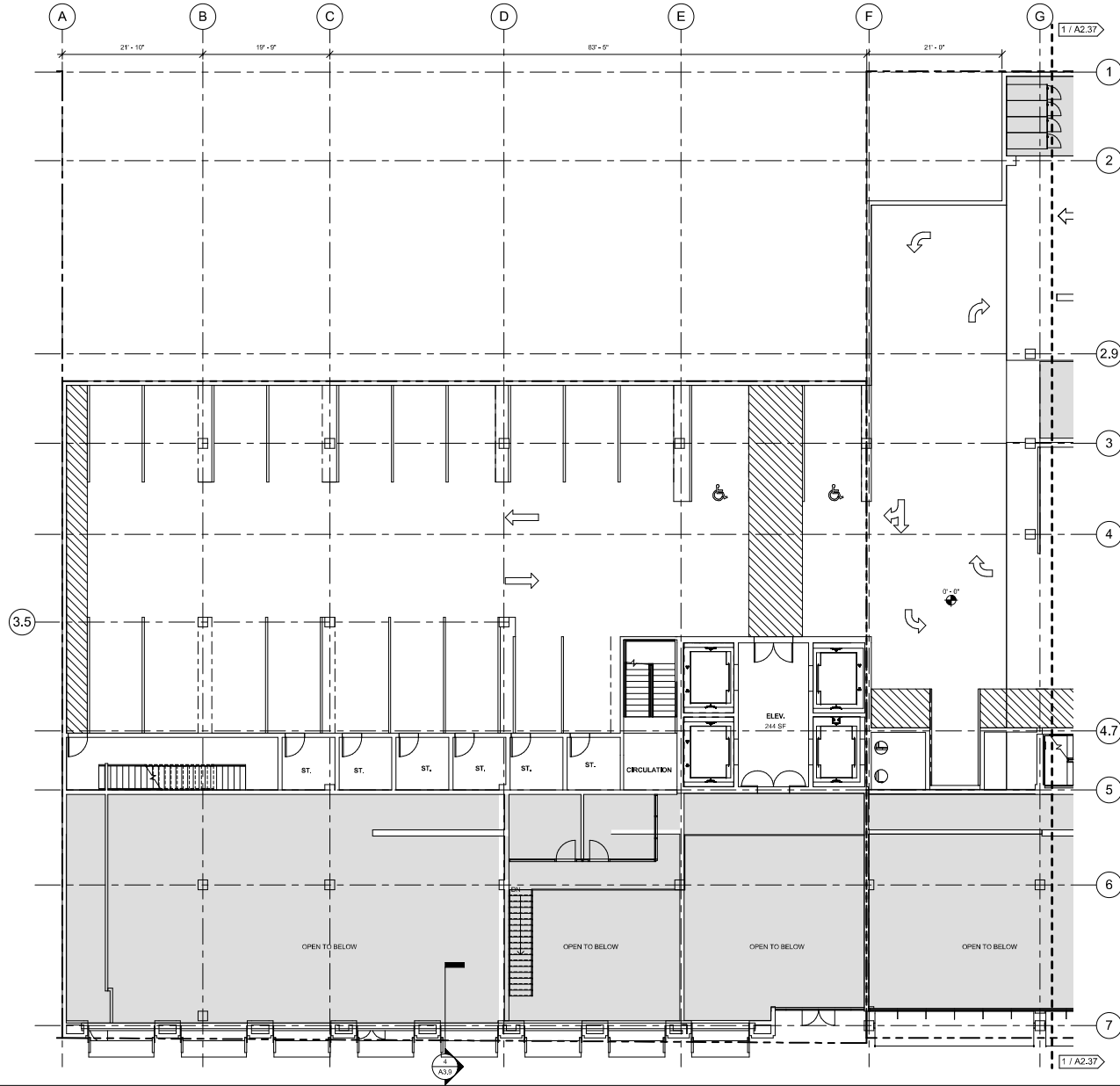
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date: 06.02.15

DESIGN
DEVELOPMENT
LEVEL 1 FLOOR
PLAN AREA B

A2.35

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1 LEVEL 1 MEZZANINE ENLARGED A

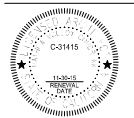
1/8" = 1'-0"

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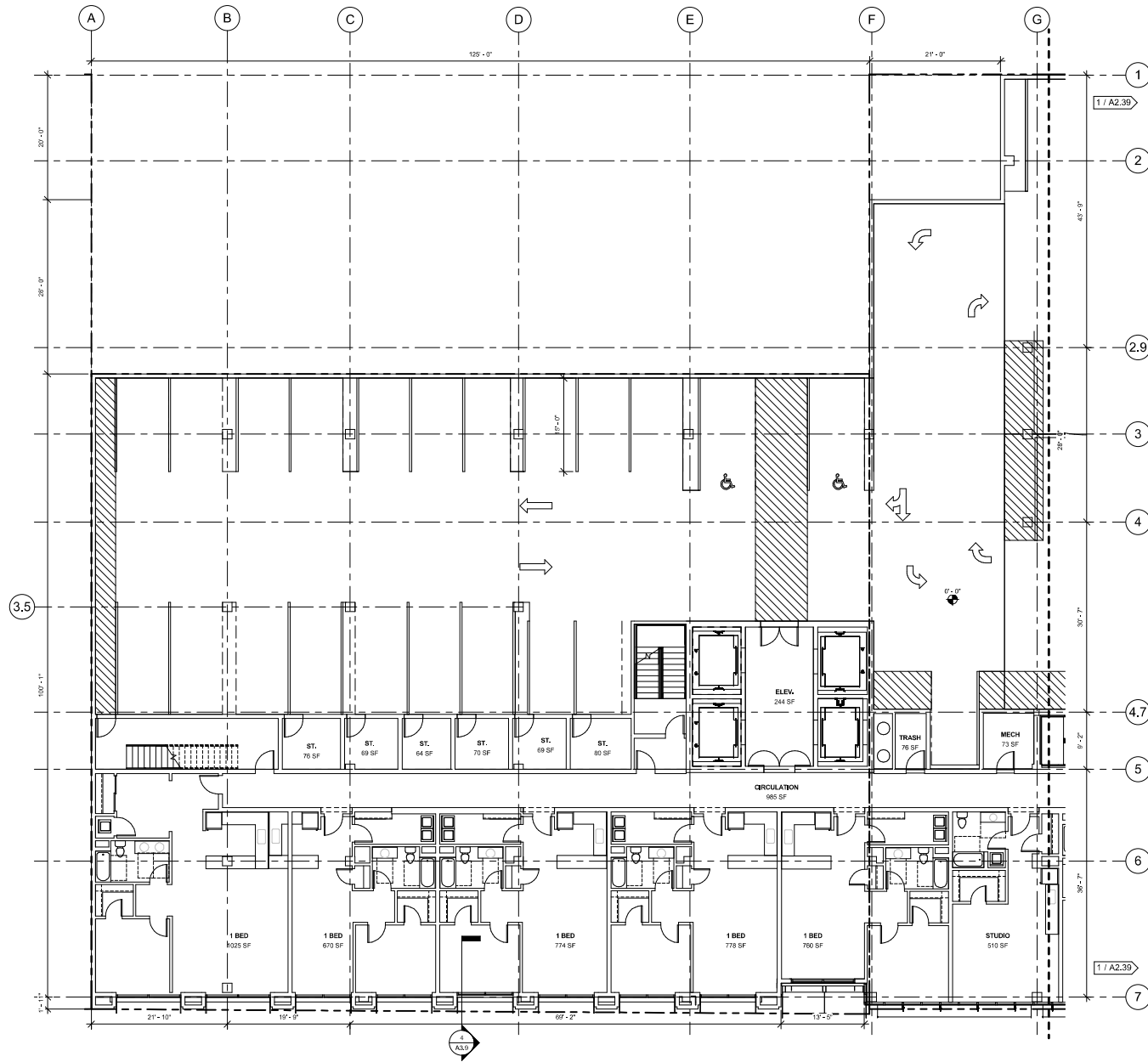
1900 broadway oakland california
project number: Project Number

scale: as noted
date: 06.02.15

DESIGN
DEVELOPMENT
LEVEL 1
MEZZANINE
FLOOR PLAN
AREA A

A2.36





1 LEVEL 2 ENLARGED AREA A

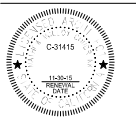
1/8" = 1'-0"

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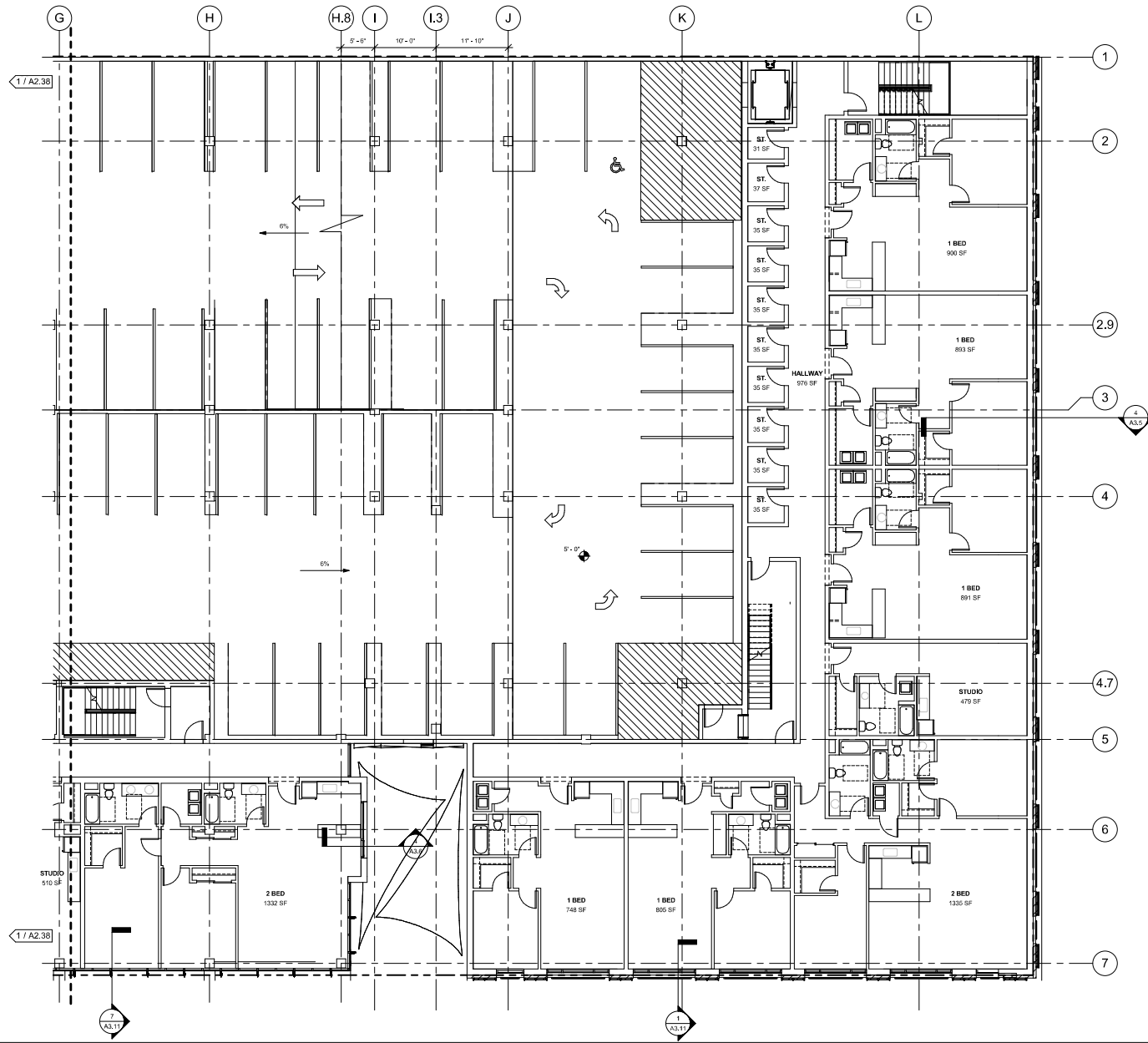
1900
broadway

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project number: Project Number

scale: as noted
date: 06.02.15

DESIGN
DEVELOPMENT
LEVEL 2 FLOOR
PLAN AREA A

A2.38



1 LEVEL 2 ENLARGED AREA B

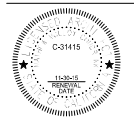
1/8" = 1'-0"

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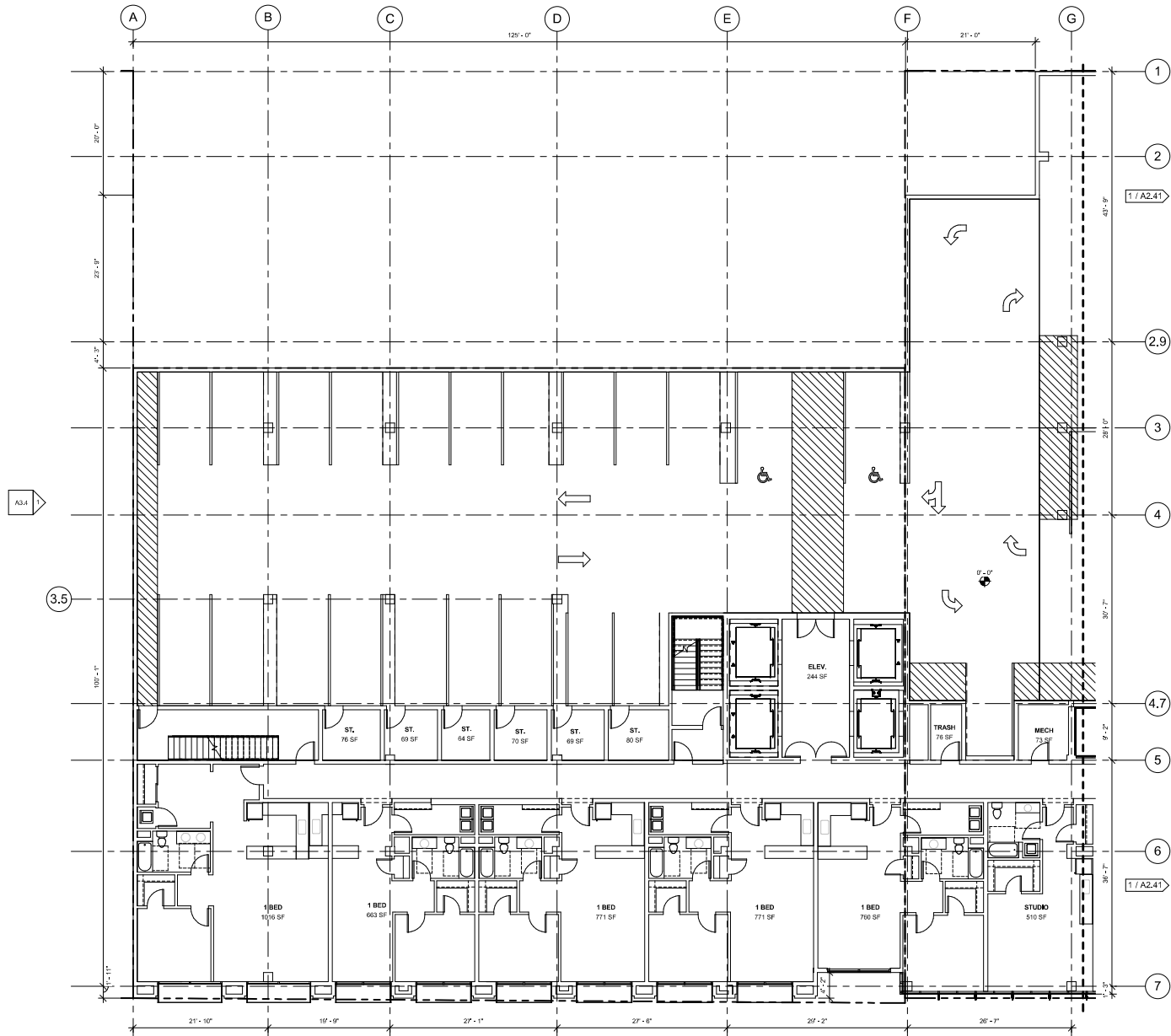
1900
broadway

1900 broadway oakland california
project number: Project Number

scale: as noted
date: 06.02.15

DESIGN
DEVELOPMENT
LEVEL 4 FLOOR
PLAN AREA A

A2.39



1 LEVEL 3 ENLARGED PLAN A

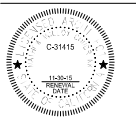
1/8" = 1'-0"

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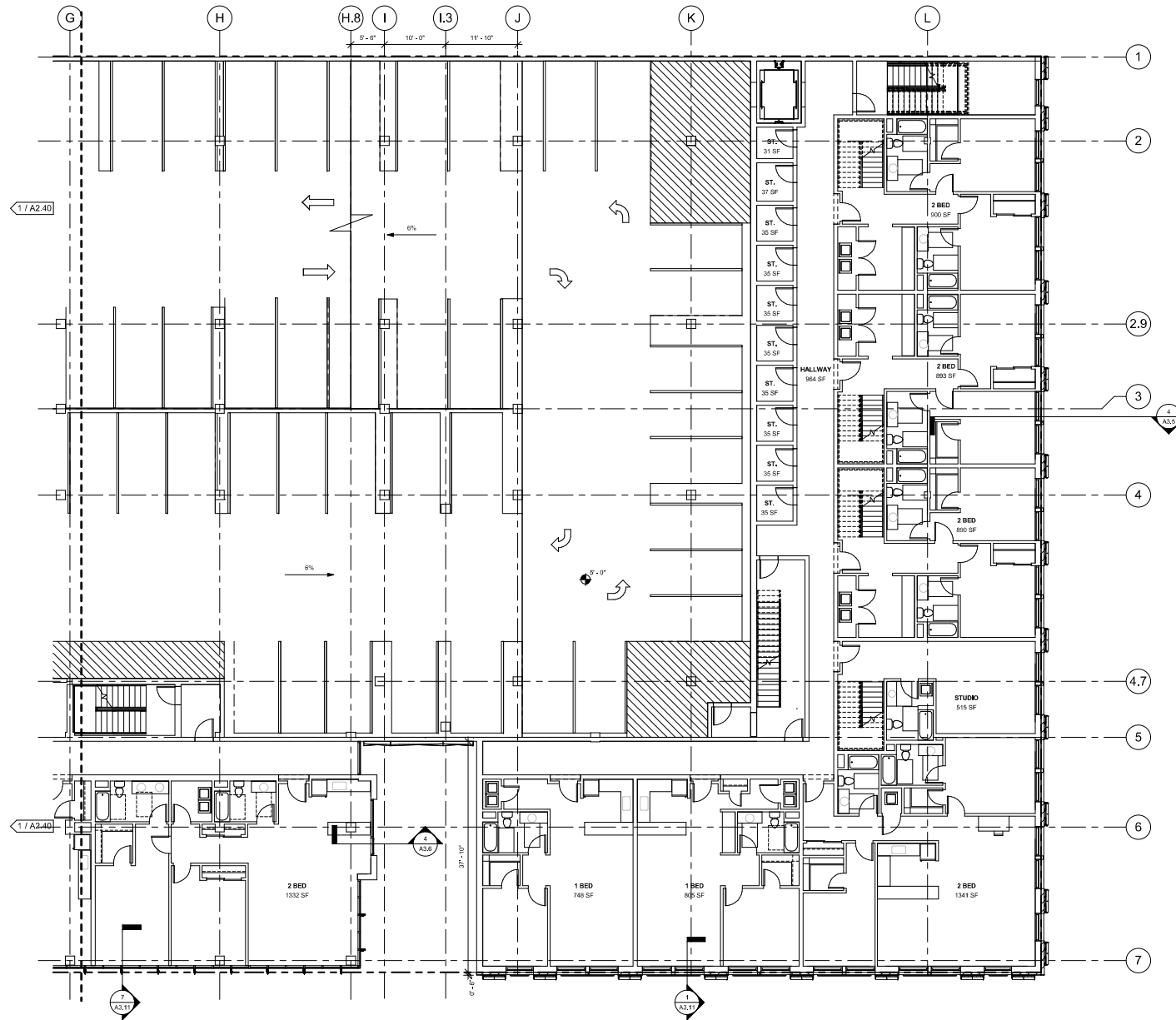
1900
broadway

1900 broadway oakland california
project number: Project Number

scale: as noted
date: 06.02.15

DESIGN
DEVELOPMENT
LEVEL 3 FLOOR
PLAN AREA A

A2.40



LEVEL 3 ENLARGED PLAN B

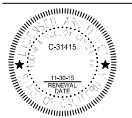
1/8" = 1'-0"

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1900
broadway

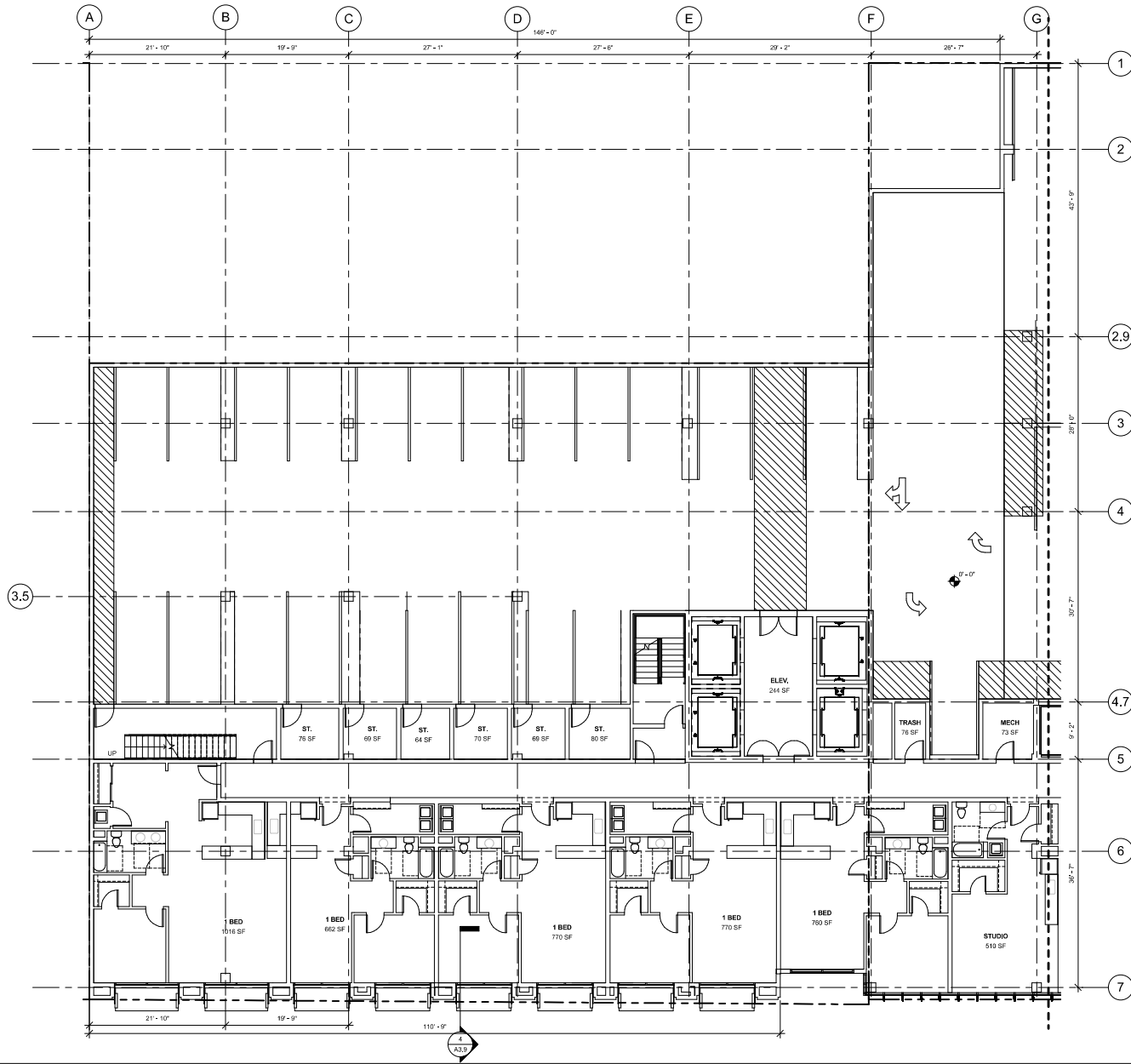
1900 broadway oakland california
project number: Project Number

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DESIGN
DEVELOPMENT
LEVEL 3 FLOOR
PLAN AREA B

A2.41

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file:



1 LEVEL 4 ENLARGED PLAN A

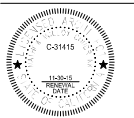
1/8" = 1'-0"

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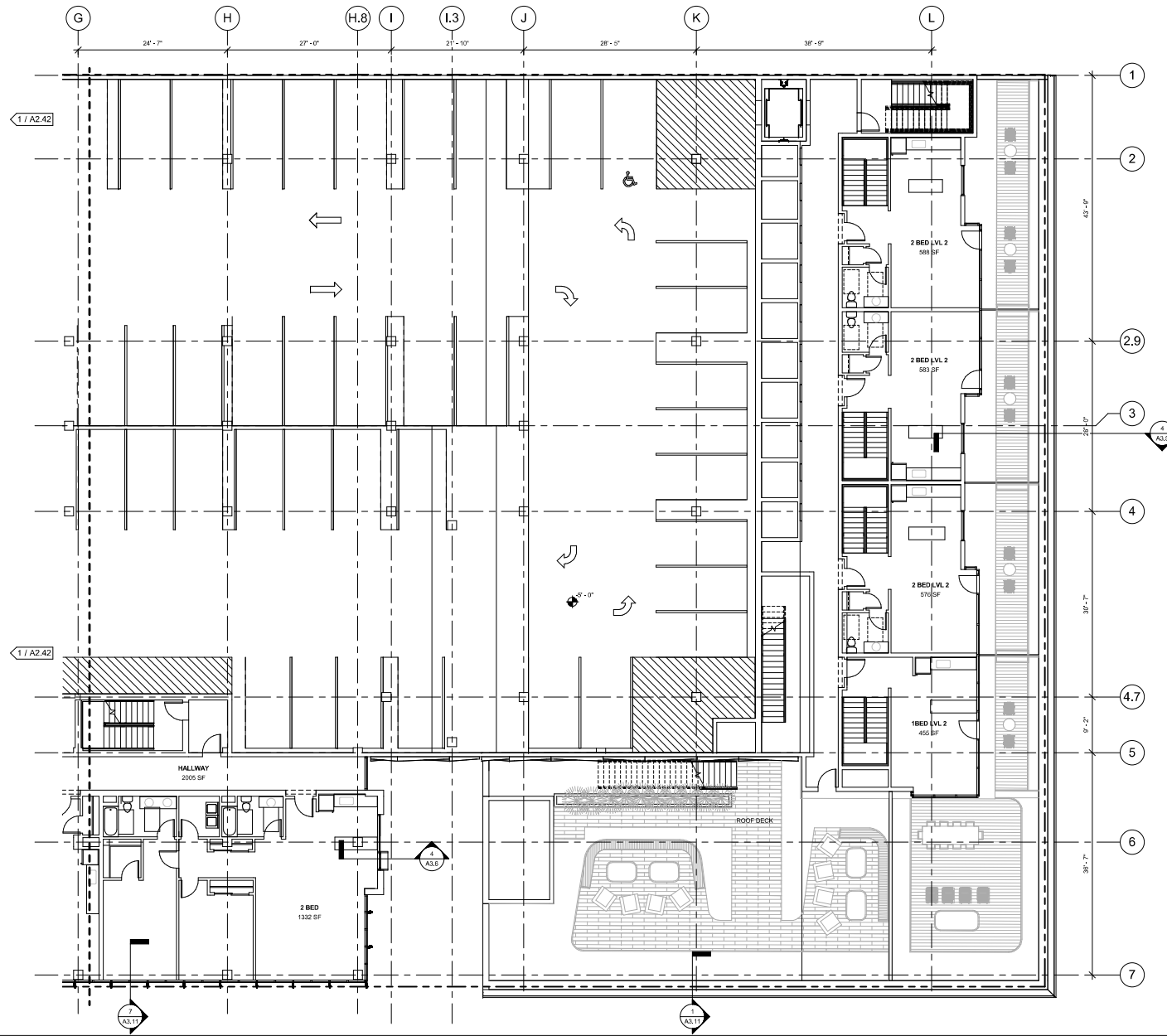
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broadway

1900 broadway oakland california
project number: Project Number

scale: as noted
date: 06.02.15

DESIGN
DEVELOPMENT
LEVEL 4 FLOOR
PLAN AREA A

A2.42



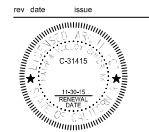
1 LEVEL 4 ENLARGED PLAN B

1/8" = 1'-0"

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1900
broadway

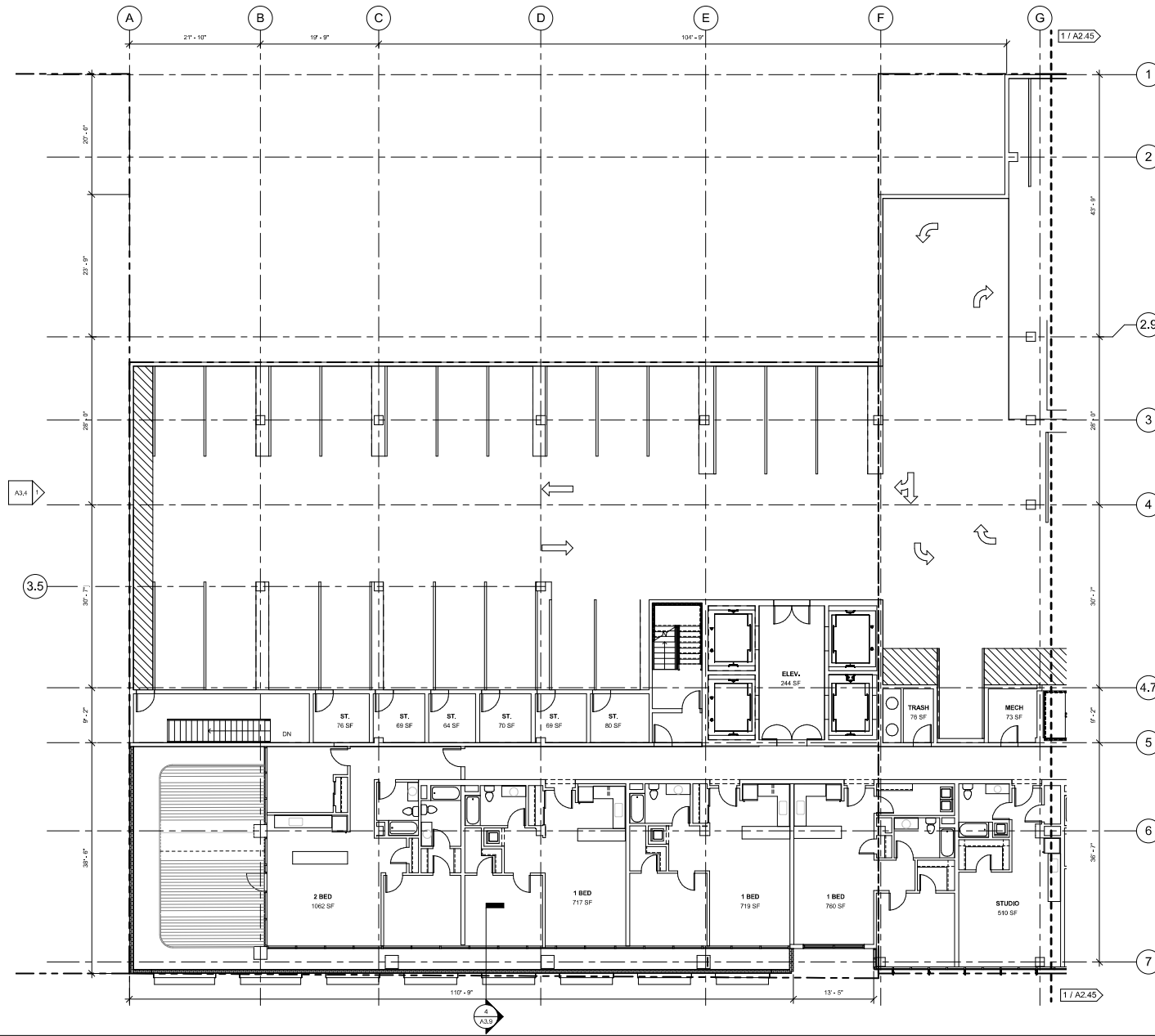
1900 broadway oakland california
project number: Project Number

scale: as noted
date: 06.02.15

DESIGN
DEVELOPMENT
LEVEL 4 FLOOR
PLAN AREA B

A2.43

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1 LEVEL 5 ENLARGED PLAN AREA A

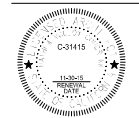
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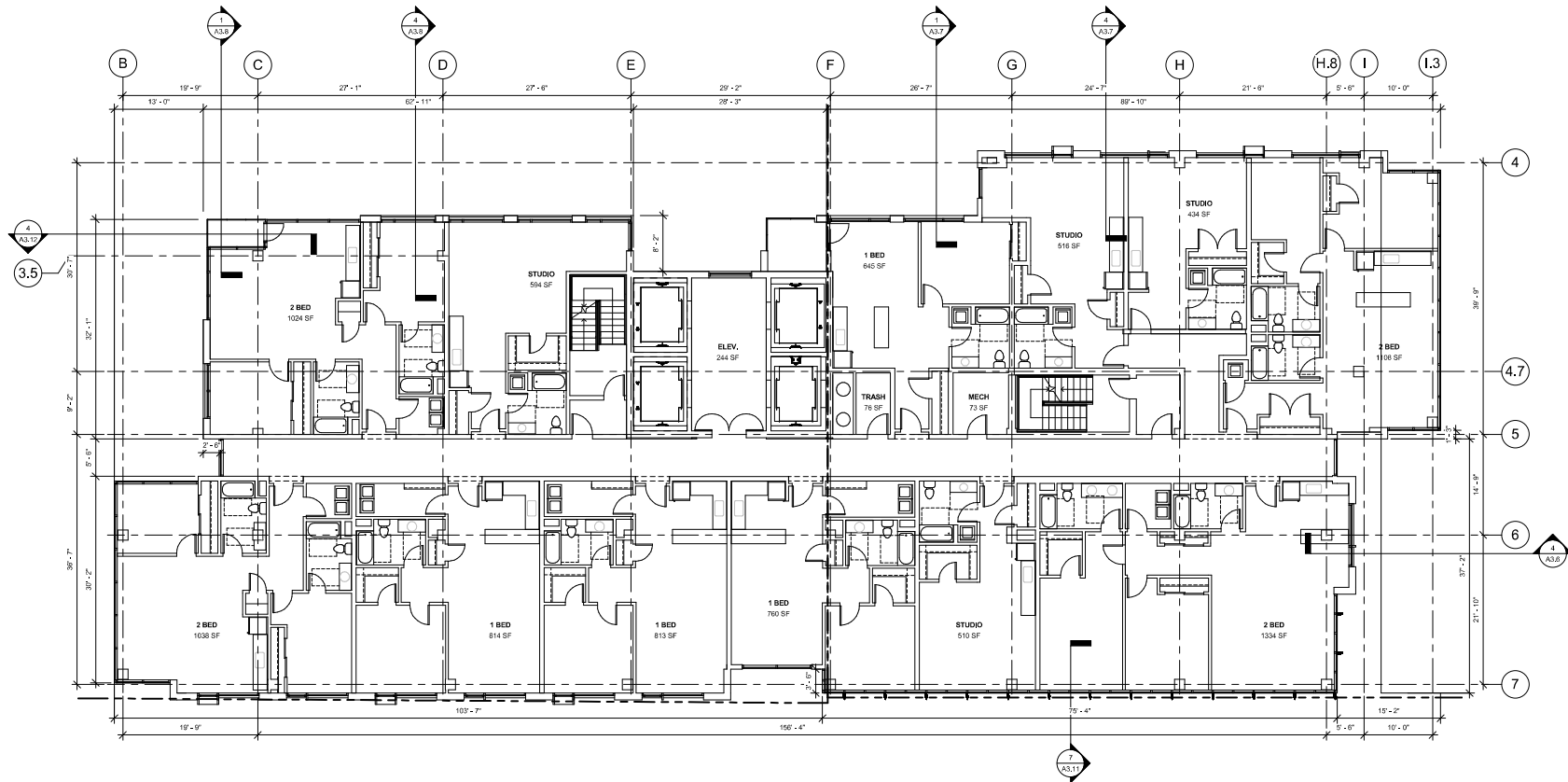
DESIGN
DEVELOPMENT
LEVEL 5 FLOOR
PLAN AREA A

A2.44



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file:



1 LEVEL 13 (TYPICAL) ENLARGED

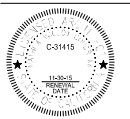
1/8" = 1'-0"

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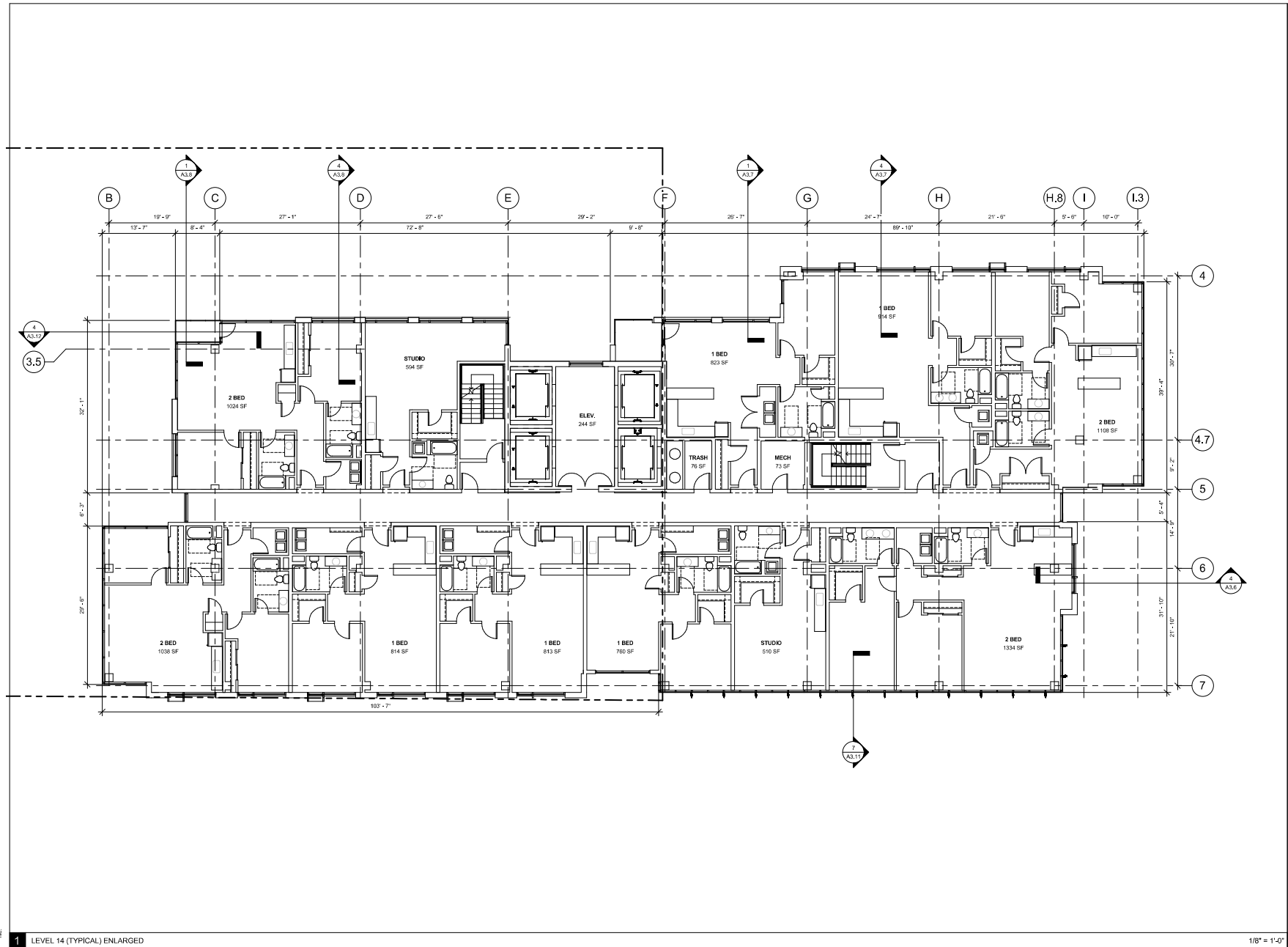
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DESIGN
DEVELOPMENT
LEVEL 13TH
FLOOR PLAN

A2.46

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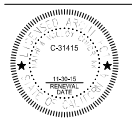


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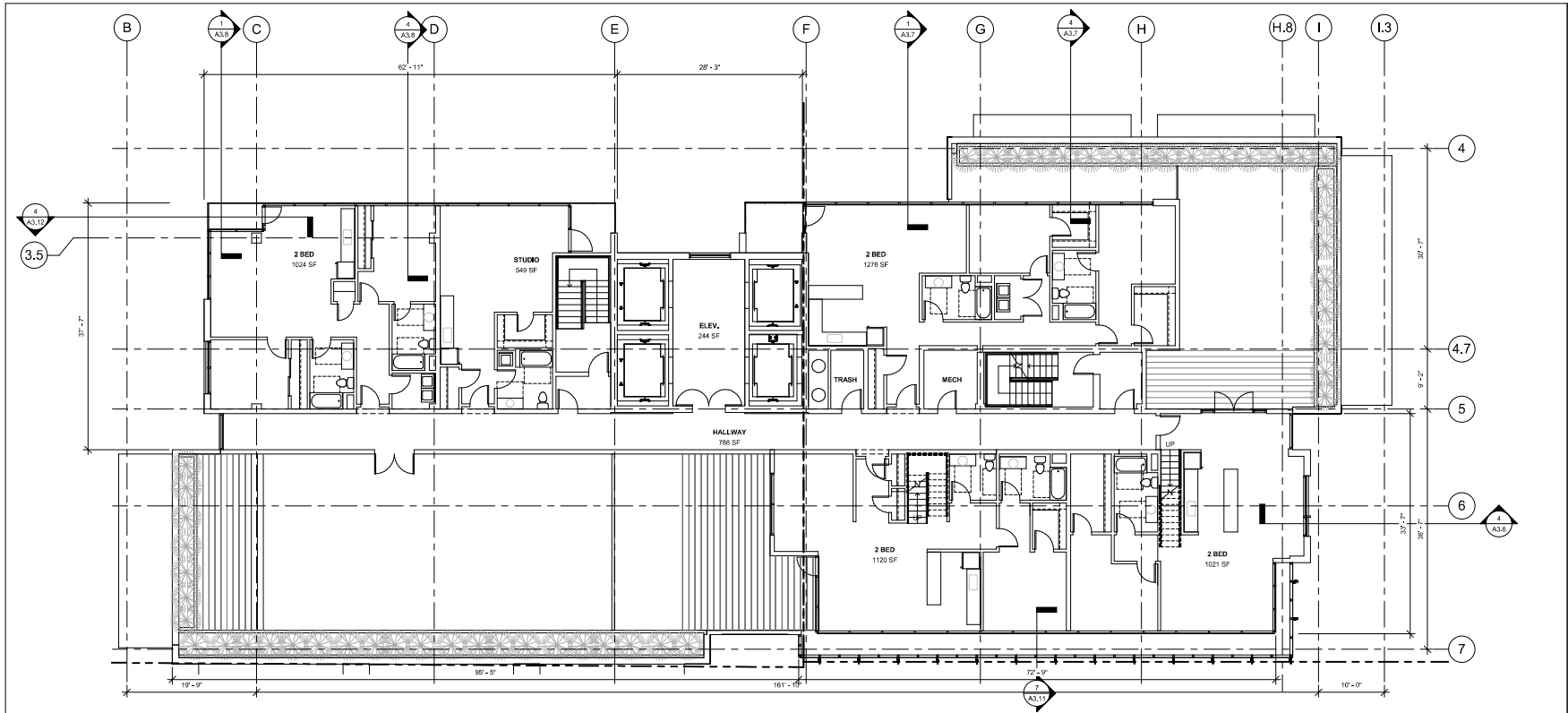
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project number: Project Number

scale: as noted
date: 06.02.15

DESIGN
DEVELOPMENT
LEVEL 14 FLOOR
PLAN

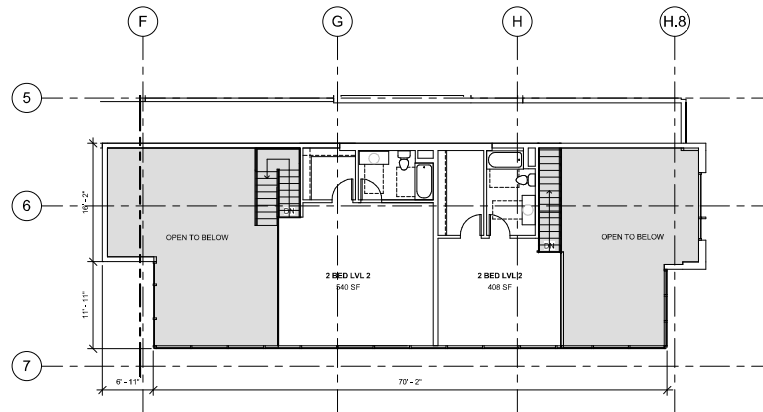
A2.47

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1 LEVEL 33 ENLARGED

1/8" = 1'-0"



2 LEVEL 33 LOFT ENLARGED

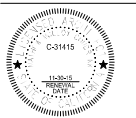
1/8" = 1'-0"

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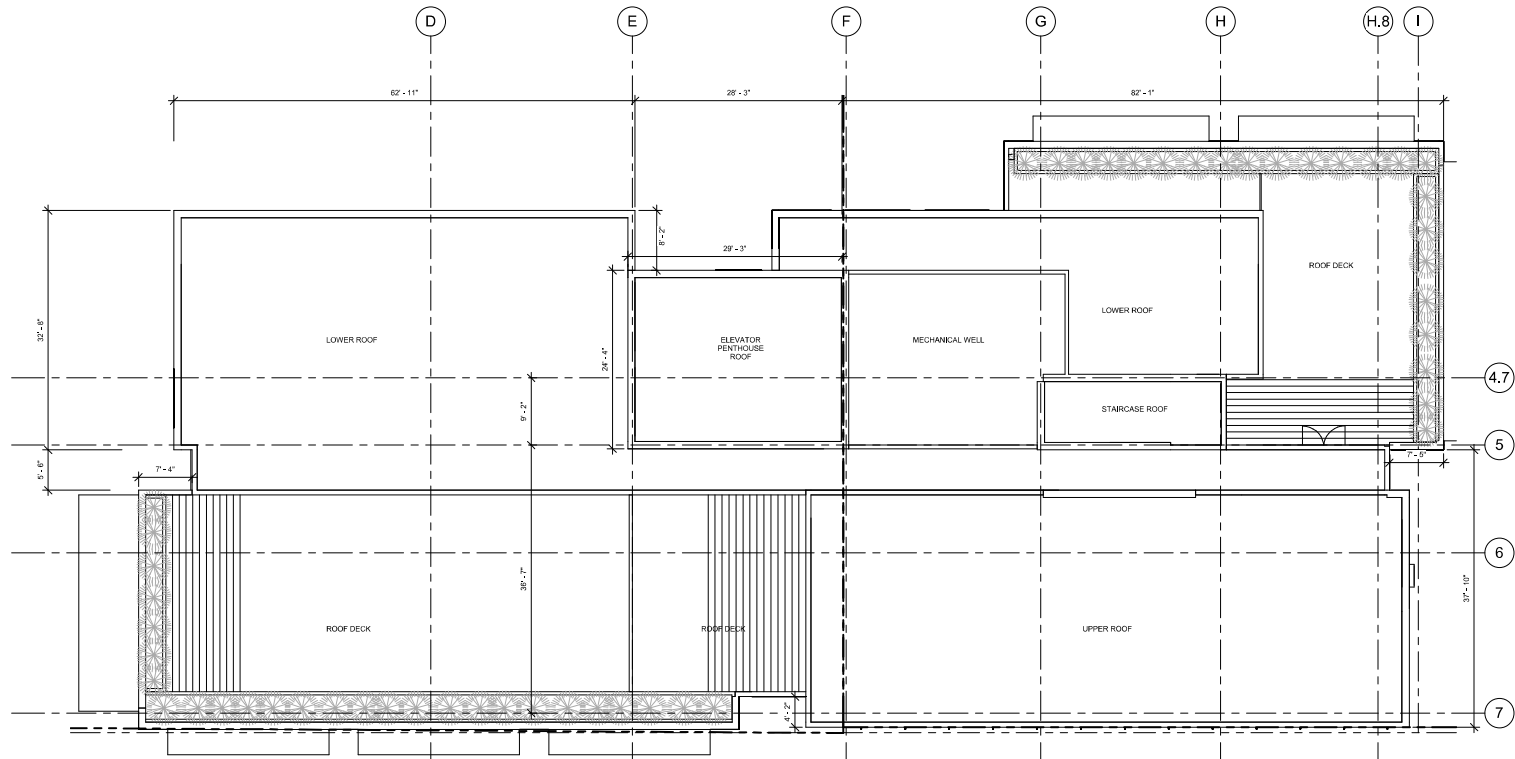
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DESIGN
DEVELOPMENT
LEVEL 33 AND 34

A2.48

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file:



1 ROOF PLAN ENLARGED

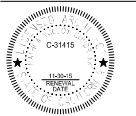
1/8" = 1'-0"

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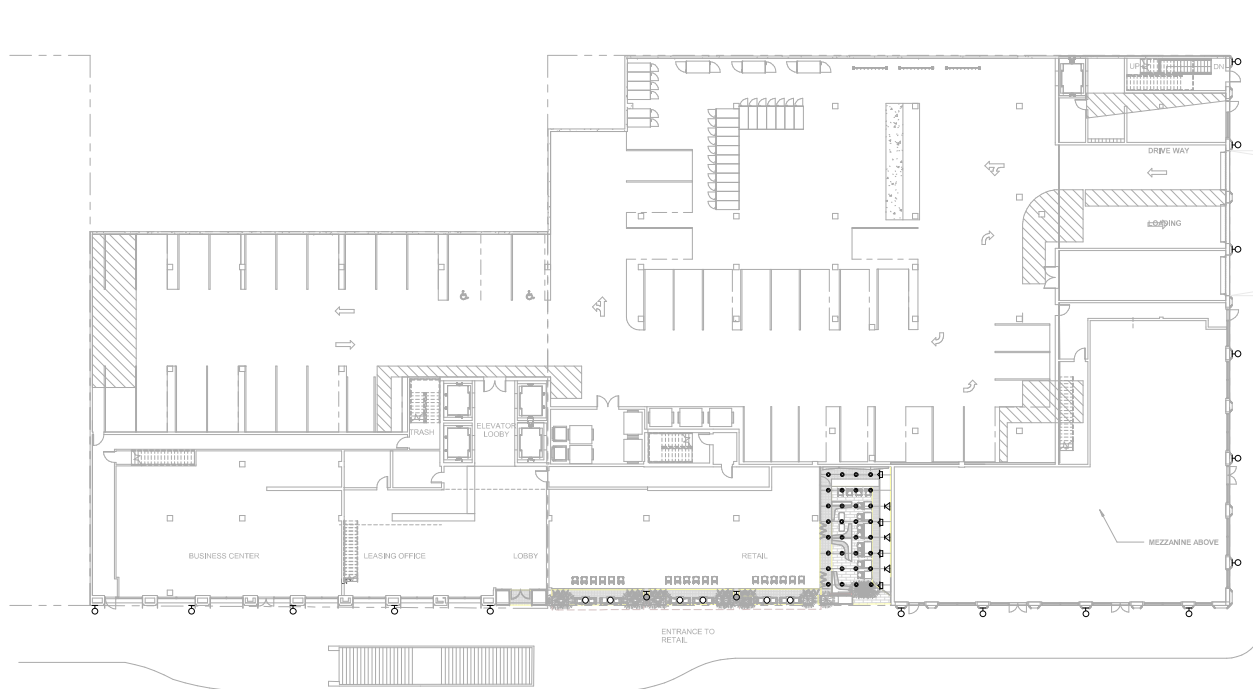
1900
broadway

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project number: Project Number

scale: as noted
date: 06.02.15

DESIGN
DEVELOPMENT
ROOF PLAN

A2.49



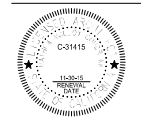
LEGEND

- ▲ RECESSED STEP LIGHT
- SCONCE
- DOWNLIGHT
- POLE LIGHT
- ◆ CATENARY LIGHT
- ▽ UPLIGHT

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**DESIGN
DEVELOPMENT**
LIGHTING
PLAN-LEVEL 1

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1 LIGHTING PLAN-LEVEL EXISTING 4

1/16" = 1'-0"



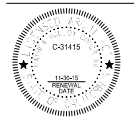
LEGEND

- ⬤ RECESSED STEP LIGHT
- SCONCE
- DOWNLIGHT
- POLE LIGHT
- CATENARY LIGHT
- ▽ UPLIGHT

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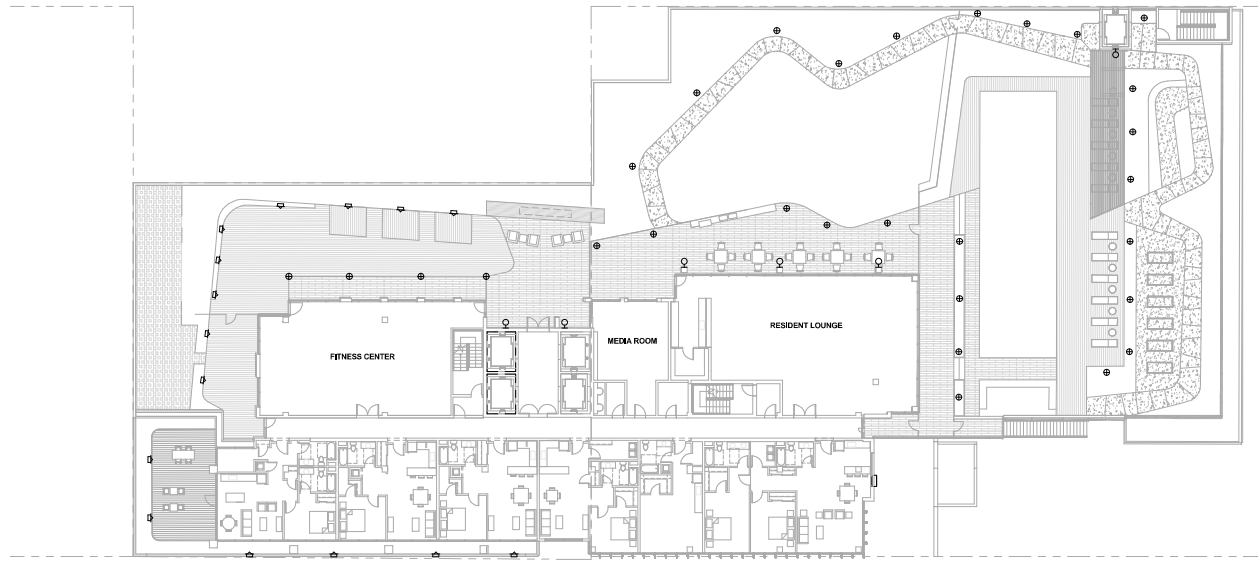
1900
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project number: Project Number

scale: as noted
date: 06.02.15

DESIGN
DEVELOPMENT
LIGHTING PLAN-
LEVEL 4 EXISTING

A2.61



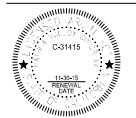
LEGEND

- ◻ RECESSED STEP LIGHT
- ⊕ SCORCE
- DOWNLIGHT
- POLE LIGHT
- CATENARY LIGHT
- ▽ UPLIGHT

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scale: as noted
date: 06.02.15

**DESIGN
DEVELOPMENT**
LIGHTING
PLAN-LEVEL 6

1/16" = 1'-0"

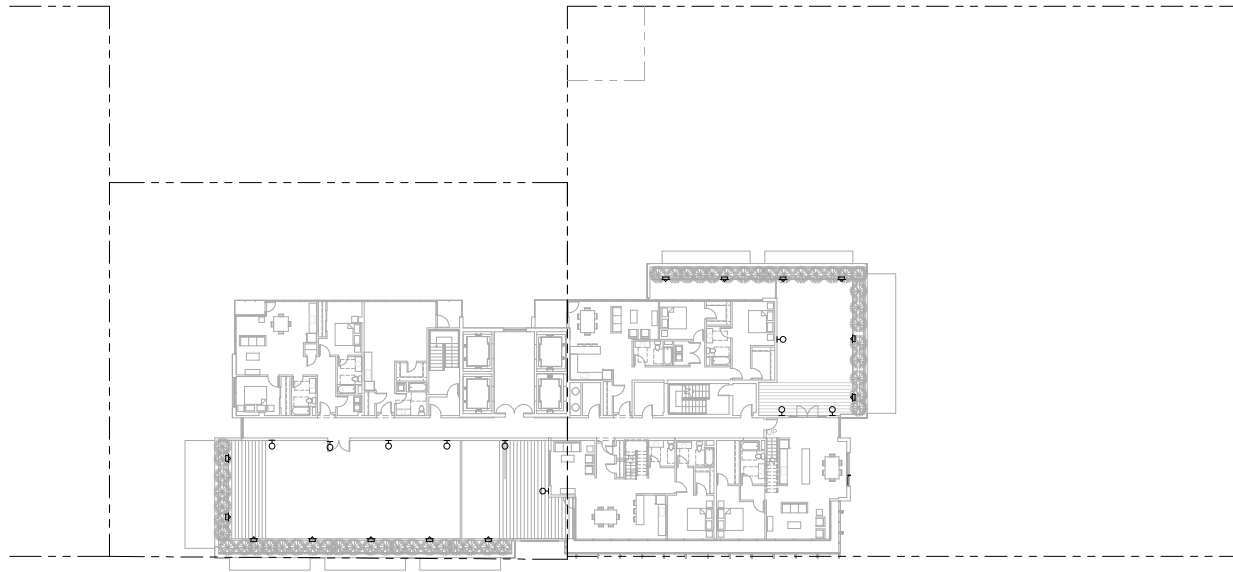
A2.62

1 LIGHTING PLAN-LEVEL 6

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1 LIGHTING PLAN-LEVEL 33

1/16" = 1'-0"



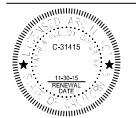
LEGEND

- RECESSED STEP LIGHT
- SCONCE
- DOWNLIGHT
- POLE LIGHT
- CATENARY LIGHT
- UPLIGHT

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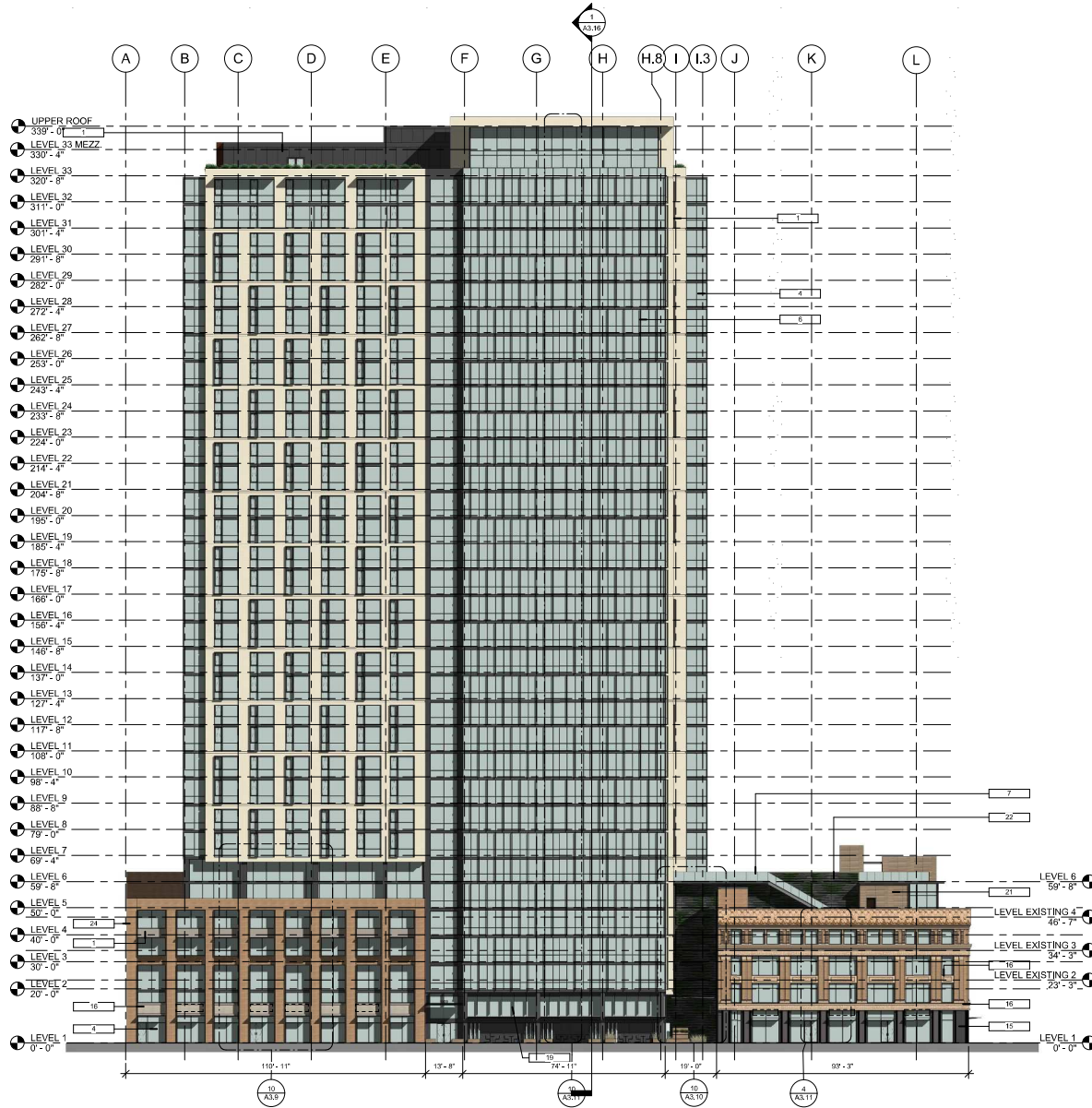
1900
broadway

1900 broadway oakland california
project number: Project Number

scale: as noted
date: 06.02.15

DESIGN
DEVELOPMENT
LIGHTING
PLAN-LEVEL 33

A2.63



- KEYNOTES**
- 1 PRECAST CONCRETE
 - 2 BRICK - THINSET
 - 3 WINDOW WALL SYSTEM
 - 4 ALUMINUM WINDOW
 - 5 ALUMINUM SUNSHADE
 - 6 GLASS GUARDRAIL
 - 7 STAINLESS STEEL PANEL
 - 8 TERRAZZO PANELING
 - 9 LIVING WALL
 - 10 GLASS FINS
 - 11 CAST IN PLACE CONCRETE
 - 12 GFRC RAIN-SCREEN SYSTEM
 - 13 GREEN WALL
 - 14 GFRC PANEL
 - 15 THINSET BRICK O/PRECAST CONCRETE

TENANT SIGNAGE: APPROXIMATE SIZE AND LOCATION OF SIGNAGE SUBJECT TO APPROVAL BY THE CITY OF OAKLAND PLANNING DEPARTMENT UNDER A SEPARATE SIGNAGE PACKAGE

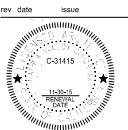
ELEVATION LEGEND

NTS

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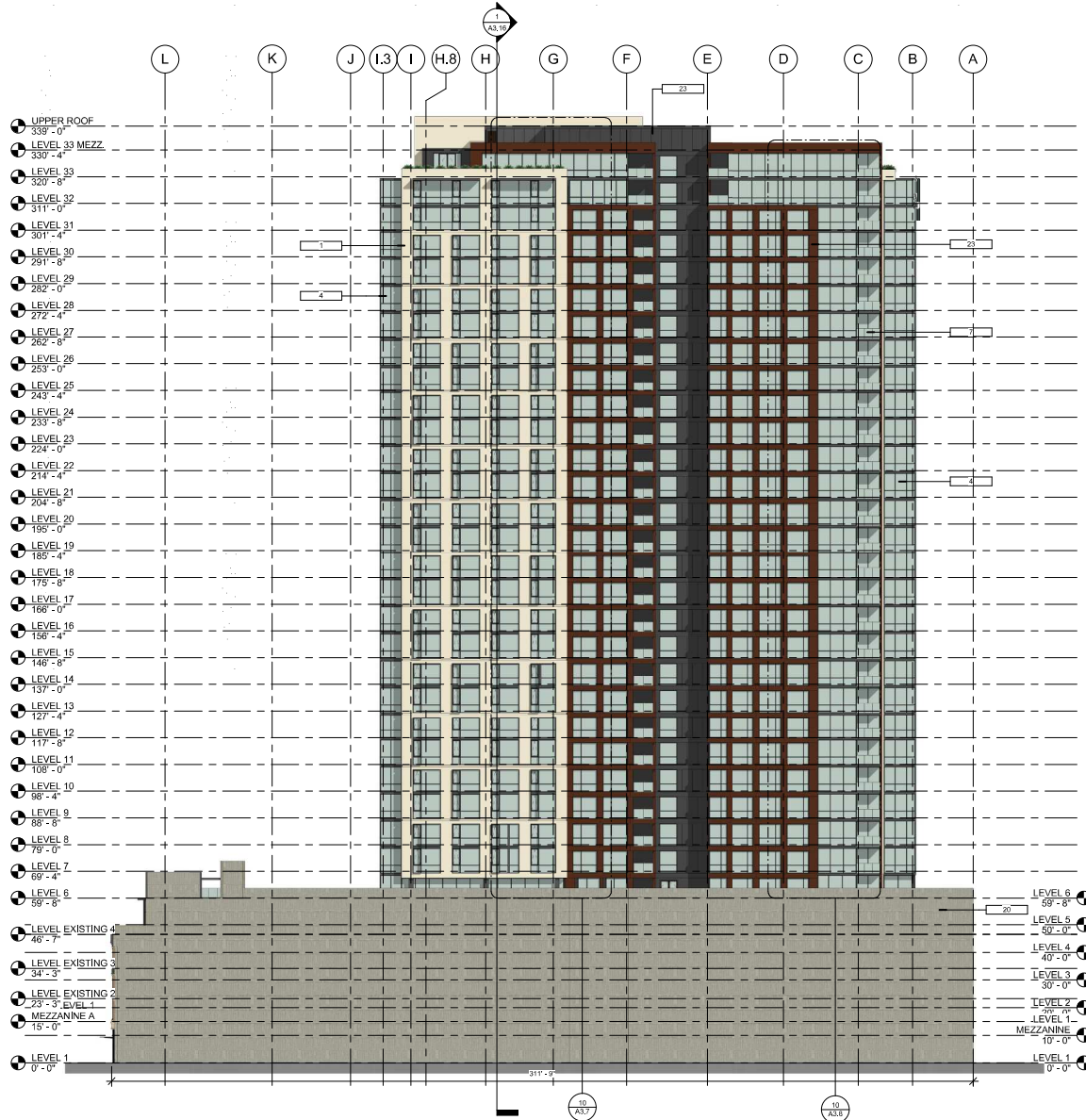


1900
broadway

1900 broadway oakland california
project number: Project Number

scale: as noted
date: 06.02.15

DESIGN
DEVELOPMENT
WEST ELEVATION



KEYNOTES

- 1 PRECAST CONCRETE
- 3 BRICK - THINSET
- 4 WINDOW WALL SYSTEM
- 5 ALUMINUM WINDOW
- 6 ALUMINUM SUNSHADE
- 7 GLASS GUARDRAIL
- 15 STAINLESS STEEL PANEL
- 16 TERRA COTTA PANELING
- 18 LIVING WALL
- 19 GLASS FINS
- 20 CAST IN PLACE CONCRETE
- 21 GFRC RAIN-SCREEN SYSTEM
- 22 GREEN WALL
- 23 GFRC PANEL
- 24 THINSET BRICK O/PRECAST CONCRETE

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TENANT SIGNAGE: APPROXIMATE SIZE AND LOCATION OF SIGNAGE SUBJECT TO APPROVAL BY THE CITY OF OAKLAND PLANNING DEPARTMENT UNDER A SEPARATE SIGNAGE PACKAGE

1" = 20'-0"

ELEVATION LEGEND

NTS

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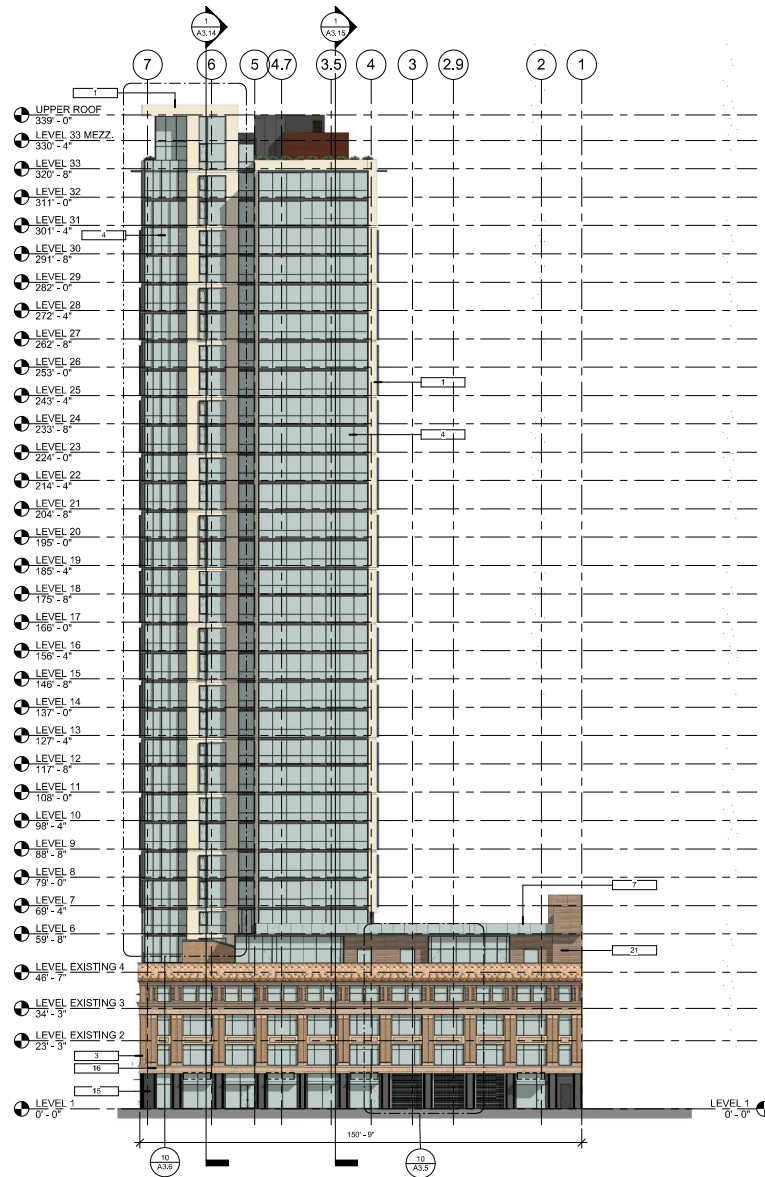
1900
broadway

1900 broadway oakland california
project number: Project Number

scale: as noted
date: 06.02.15

DESIGN
DEVELOPMENT
EAST ELEVATION

A3.2



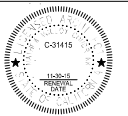
- KEYNOTES
- 1 PRECAST CONCRETE
 - 3 BRICK - THINSET
 - 4 WINDOW WALL SYSTEM
 - 5 ALUMINUM WINDOW
 - 6 ALUMINUM SUNSHADE
 - 7 GLASS GUARDRAIL
 - 15 STAINLESS STEEL PANEL
 - 16 TERRA COTTA PANELING
 - 18 LIVING WALL
 - 19 GLASS FINS
 - 20 CAST IN PLACE CONCRETE
 - 21 GFRG RAIN-SCREEN SYSTEM
 - 22 GREEN WALL
 - 23 GFRG PANEL
 - 24 THINSET BRICK O/PRECAST CONCRETE

1
TENANT SIGNAGE, APPROXIMATE SIZE AND LOCATION OF SIGNAGE SUBJECT TO APPROVAL BY THE CITY OF OAKLAND PLANNING DEPARTMENT UNDER A SEPARATE SIGNAGE PACKAGE

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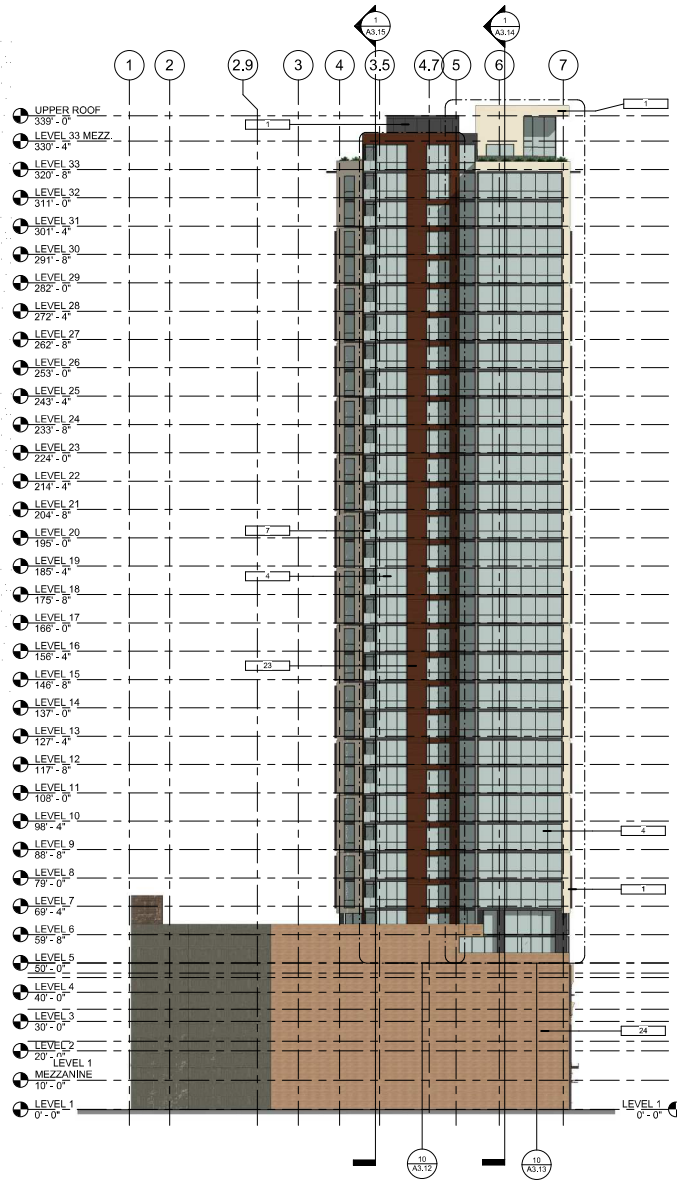
1900
broadway

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project number: Project Number

scale: as noted
date: 06.02.15

DESIGN
DEVELOPMENT
SOUTH
ELEVATION

1 NORTH ELEVATION



1" = 20'-0"

ELEVATION LEGEND

NTS

- KEYNOTES
- 1 PRECAST CONCRETE
 - 3 BRICK - THINSET
 - 4 WINDOW WALL SYSTEM
 - 5 ALUMINUM WINDOW
 - 6 ALUMINUM SUNSHADE
 - 7 GLASS GUARDRAIL
 - 15 STAINLESS STEEL PANEL
 - 16 TERRA COTTA PANELING
 - 18 LIVING WALL
 - 19 GLASS FINIS
 - 20 CAST IN PLACE CONCRETE
 - 21 GFRP RAIN-SCREEN SYSTEM
 - 22 GREEN WALL
 - 23 GFRP PANEL
 - 24 THINSET BRICK OR PRECAST CONCRETE

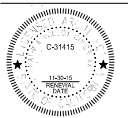
1
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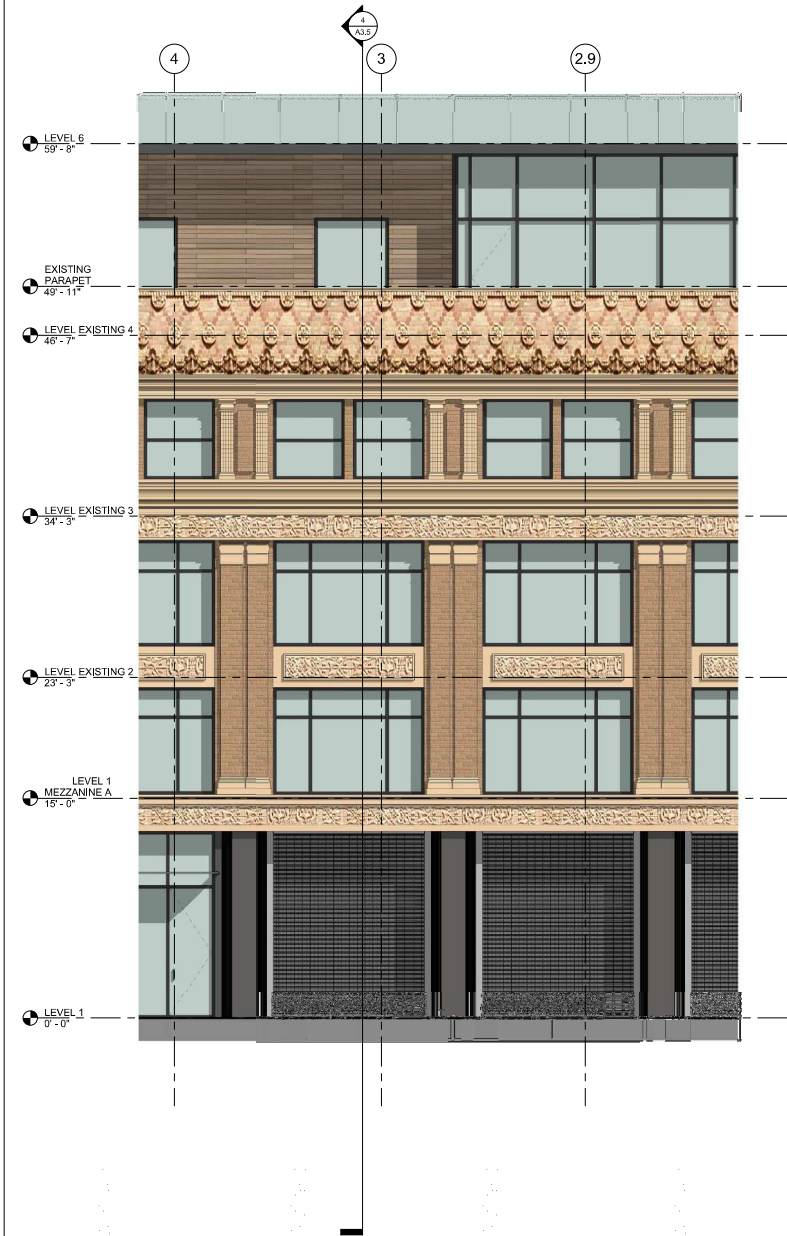
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DESIGN
DEVELOPMENT
NORTH
ELEVATION

A3.4

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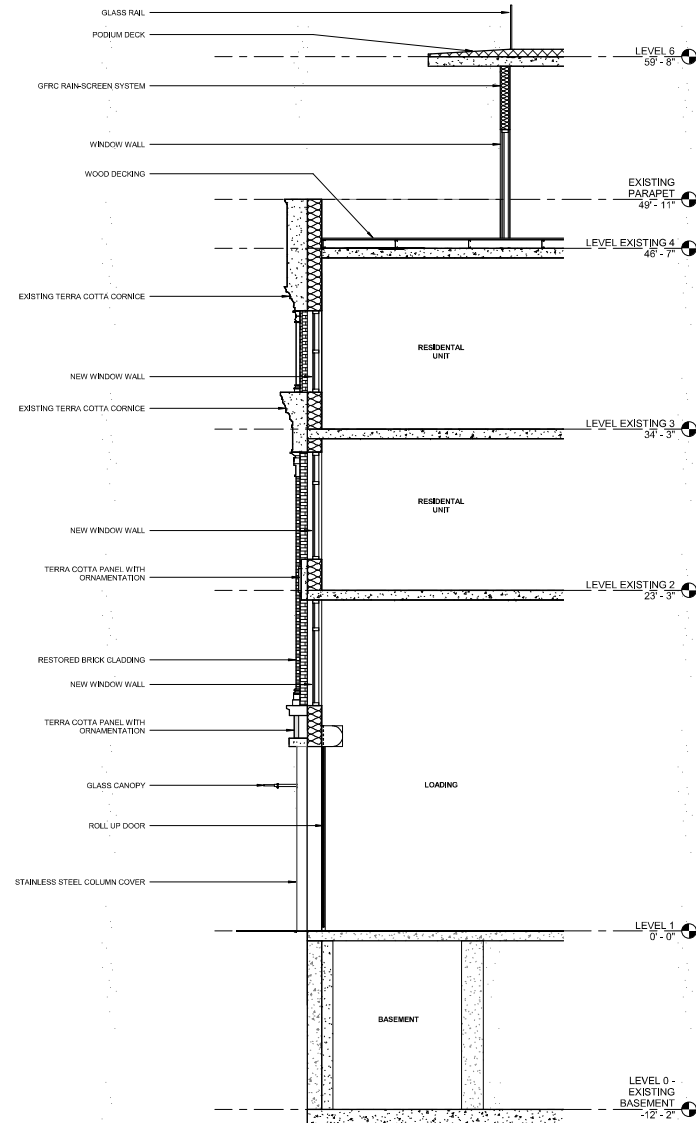
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10 ENTL EAST ELEVATION CALLOUT 1

1/4" = 1'-0"

4 EAST CALLOUT 1 SECTION 1

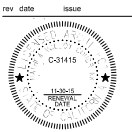


1/4" = 1'-0"

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project number: Project Number

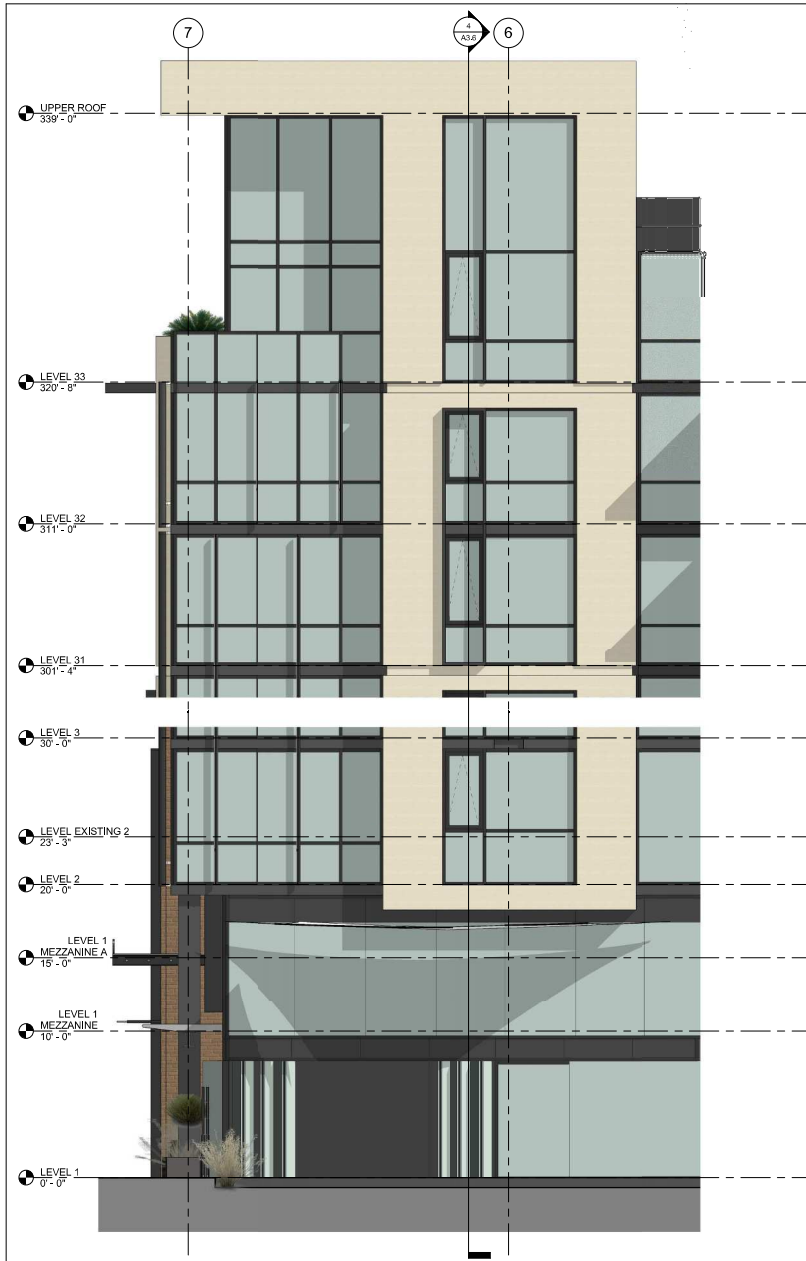
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DESIGN
DEVELOPMENT
ENLARGED
ELEVATION /
WALL SECTIONS

A3.5

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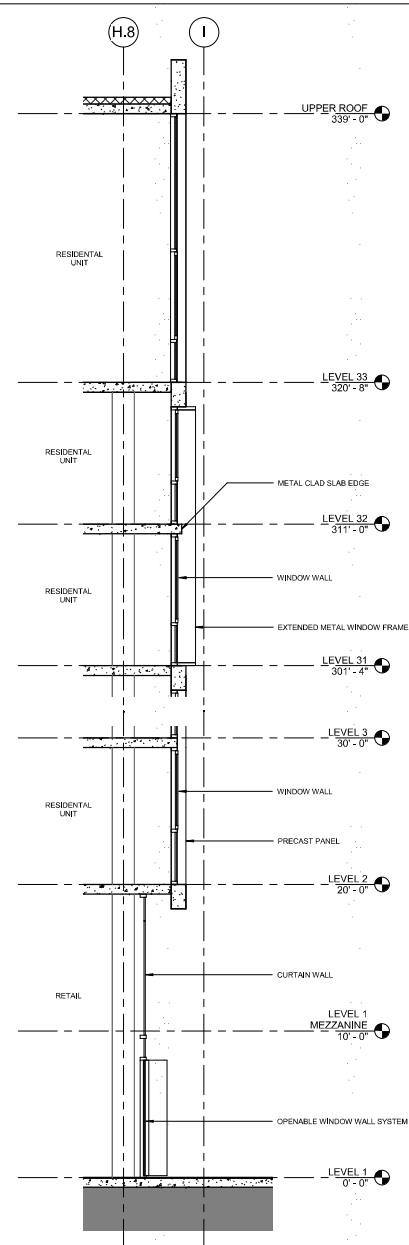


10 SECTION THROUGH COURT

1/4" = 1'-0"

4

EAST CALLOUT 3 SECTION 1



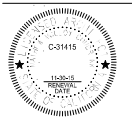
1/4" = 1'-0"

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1900
broadway

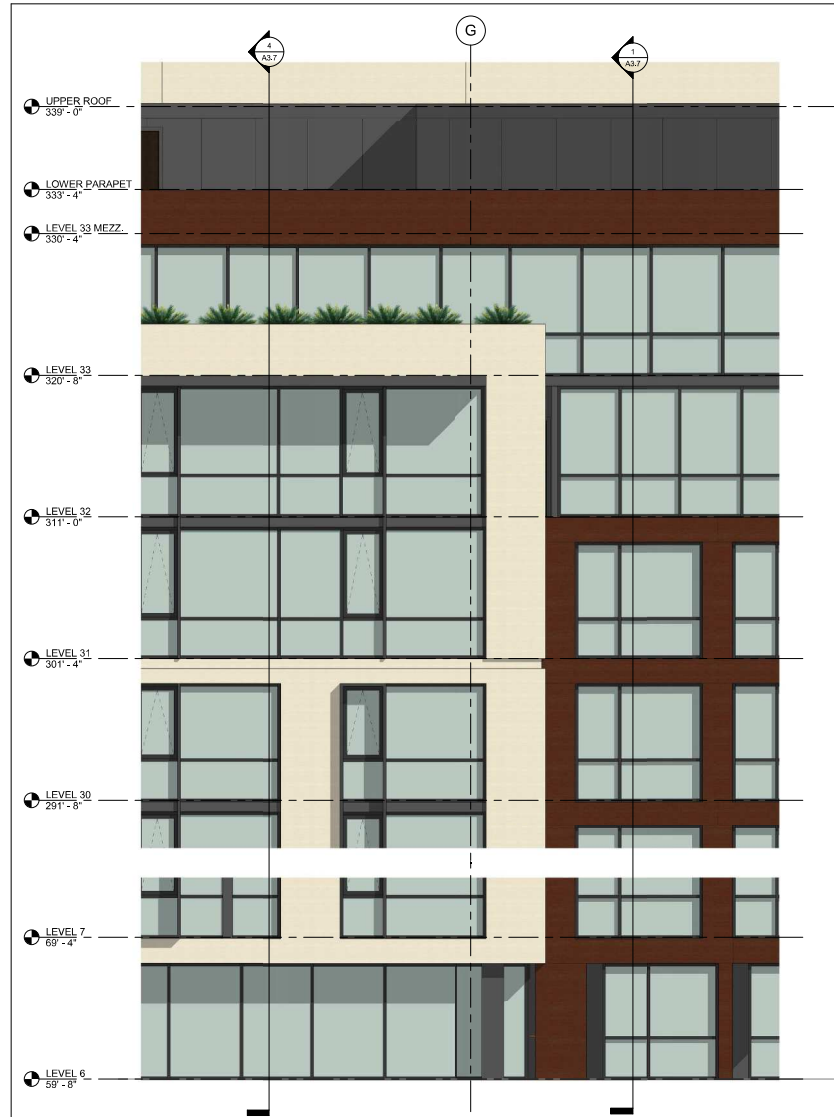
1900 broadway oakland california
project number: Project Number

scale: as noted
date: 06.02.15

DESIGN
DEVELOPMENT
ENLARGED
ELEVATION /
WALL SECTIONS

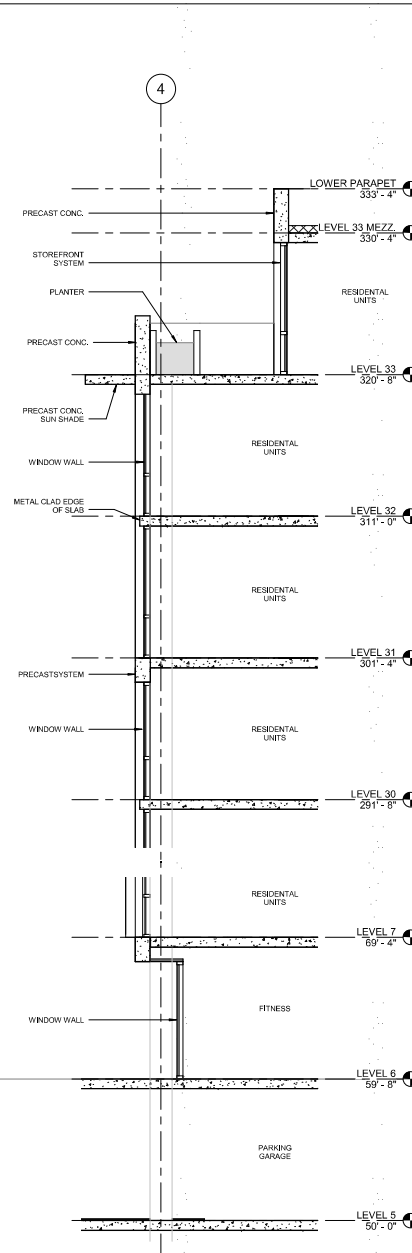
A3.6

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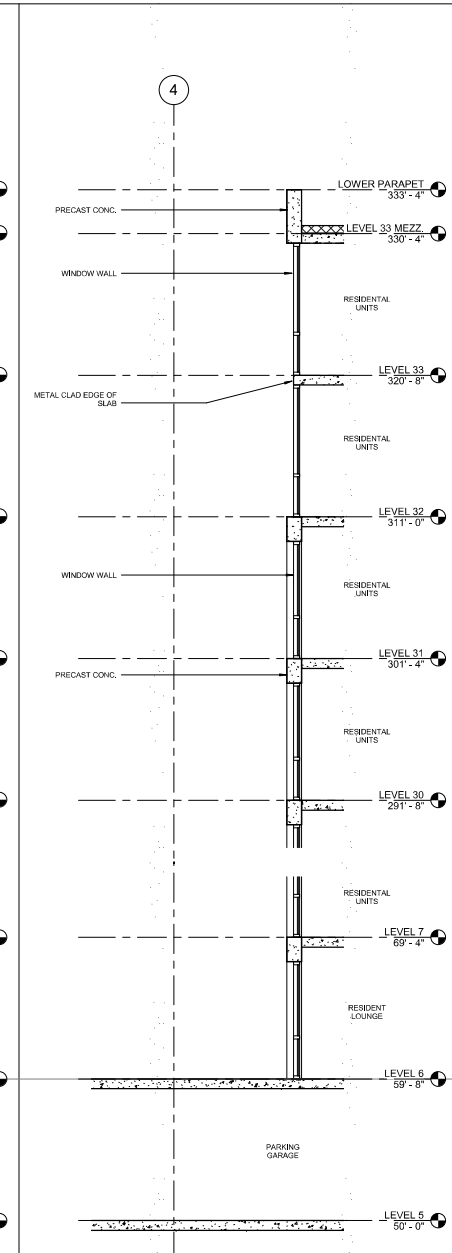


10 EAST ELEVATION CALLOUT 1

1/4" = 1'-0" 4 NORTH CALLOUT SECTION 1



1/4" = 1'-0" 1 NORTH CALLOUT 1 SECTION 2



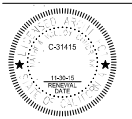
1/4" = 1'-0"

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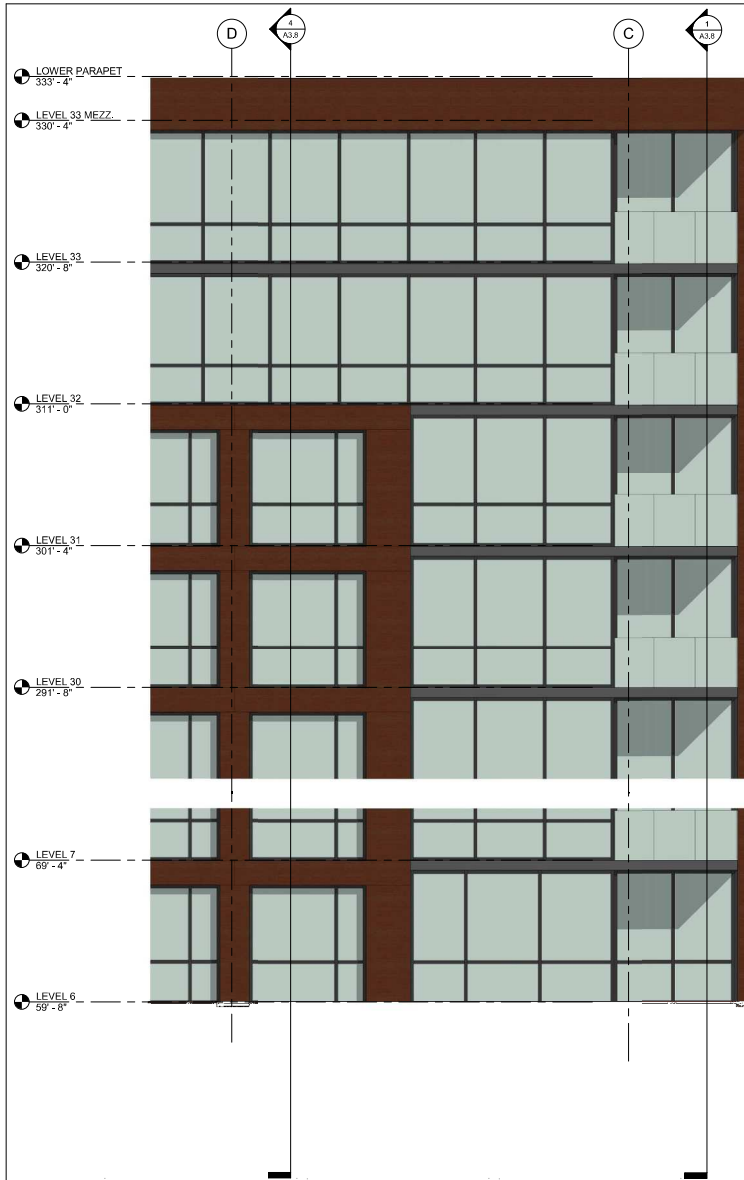
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DESIGN
DEVELOPMENT
ENLARGED
ELEVATION /
WALL SECTIONS

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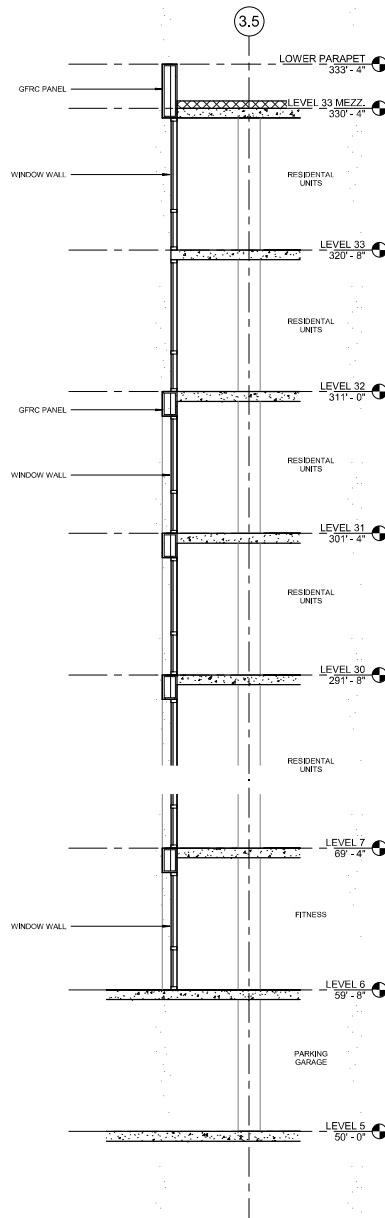


10 EAST ELEVATION CALLOUT 2

1/4" = 1'-0"

4

NORTH CALLOUT SECTION 2

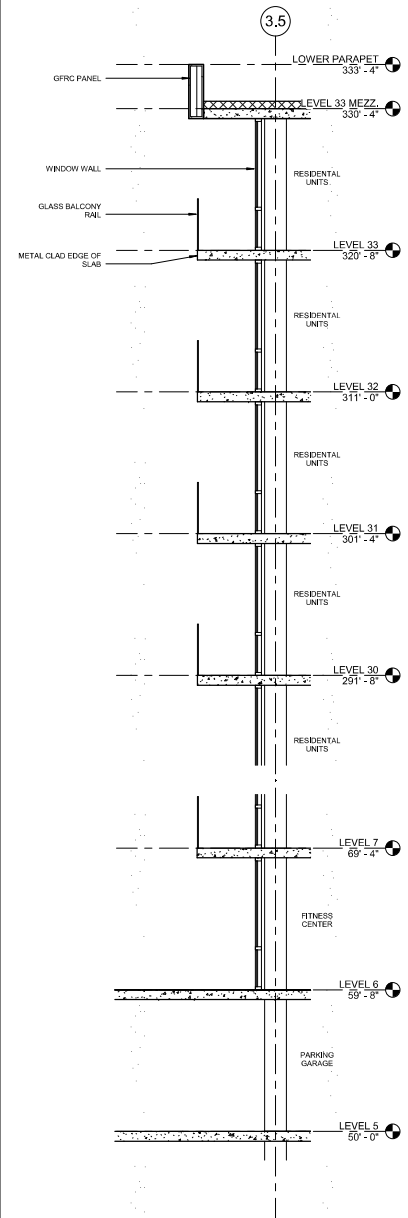


1/4" = 1'-0"

1

NORTH CALLOUT 2 SECTION 2

1/4" = 1'-0"

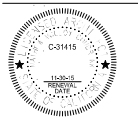


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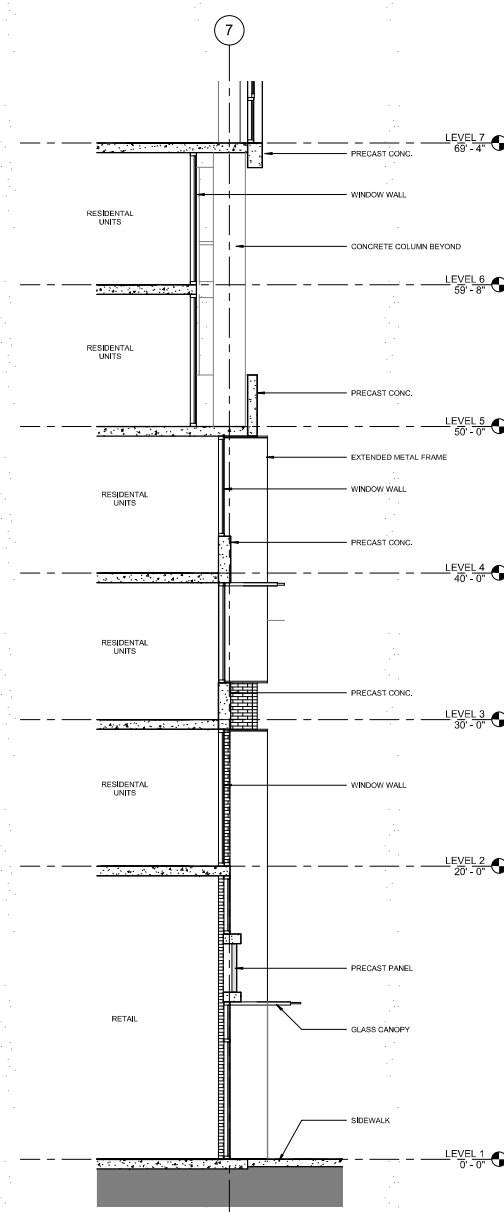
1900
broadway

1900 broadway oakland california
project number: Project Number

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date: 06.02.15

DESIGN
DEVELOPMENT
ENLARGED
ELEVATION /
WALL SECTIONS

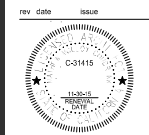
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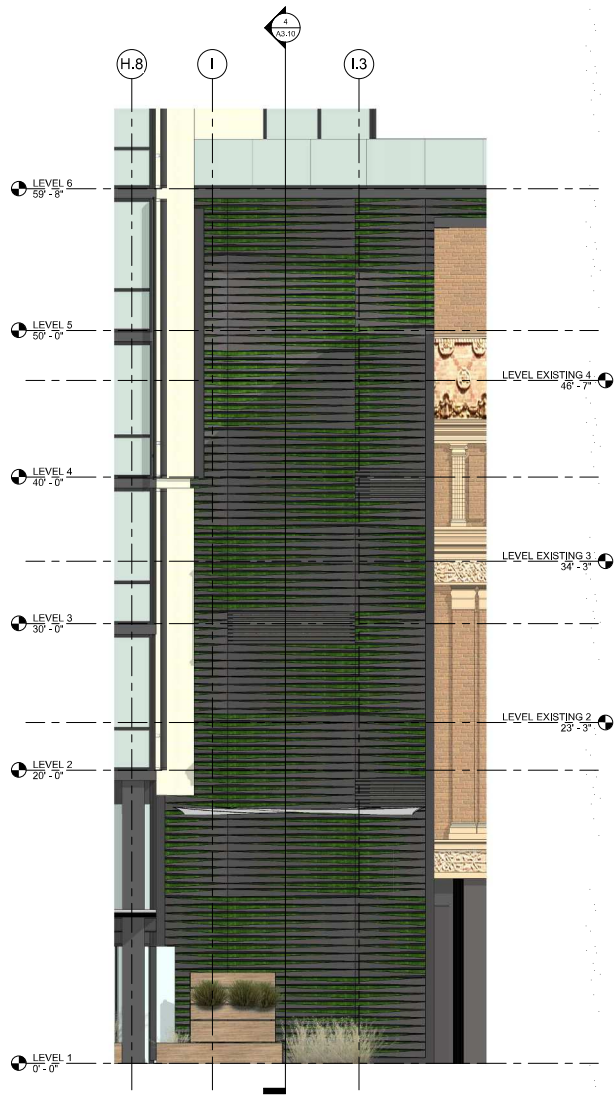
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DESIGN
DEVELOPMENT
ENLARGED
ELEVATION /
WALL SECTIONS

A3.9

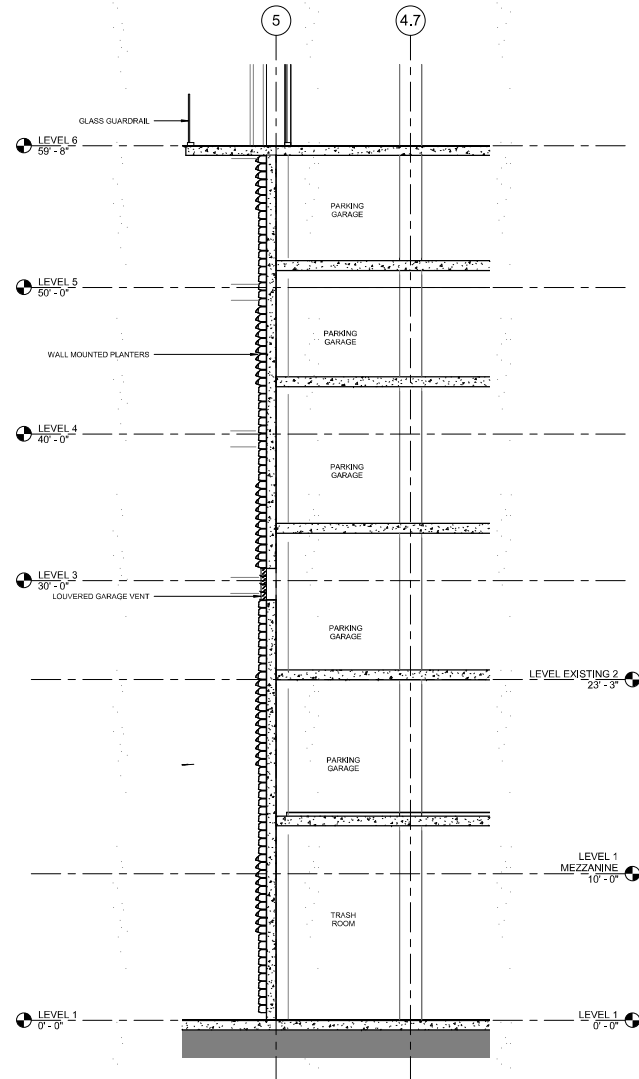
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file:



10 CALLOUT OF WEST ELEVATION

1/4" = 1'-0"

4 SOUTH CALLOUT 22 SECTION 1



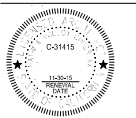
1/4" = 1'-0"

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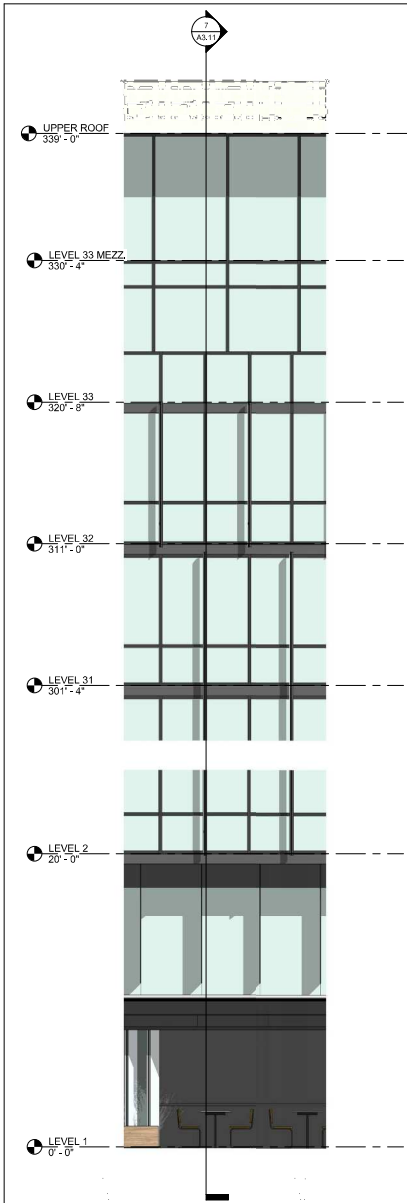
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date: 06.02.15

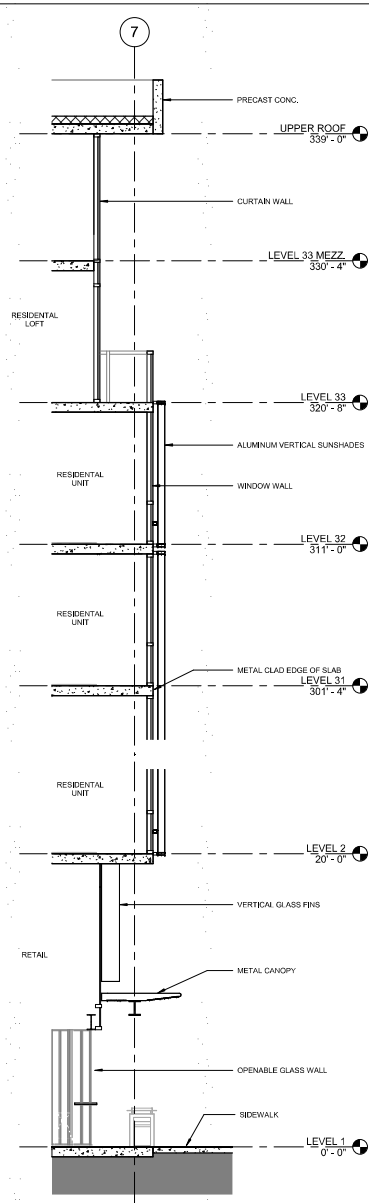
DESIGN
DEVELOPMENT
ENLARGED
ELEVATION /
WALL SECTIONS

A3.10



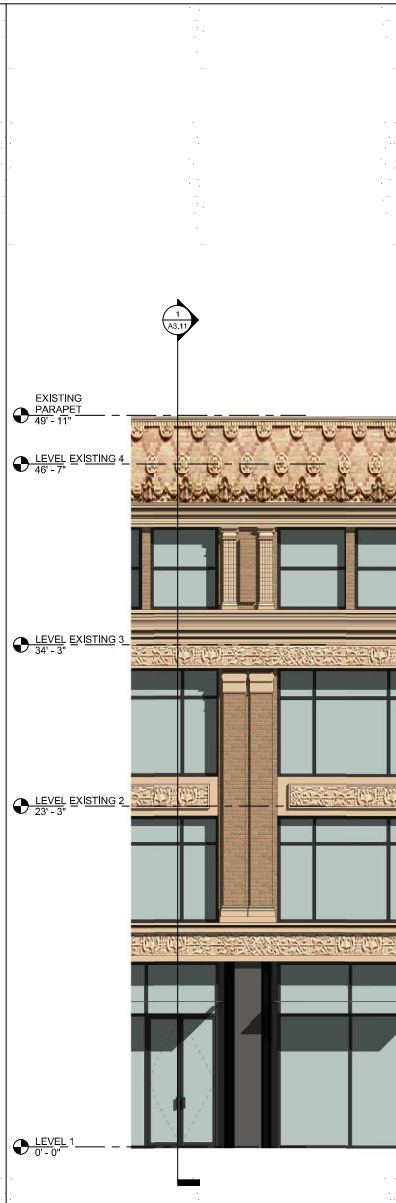
10 WEST ELEVATION CALLOUT 2

1/4" = 1'-0"



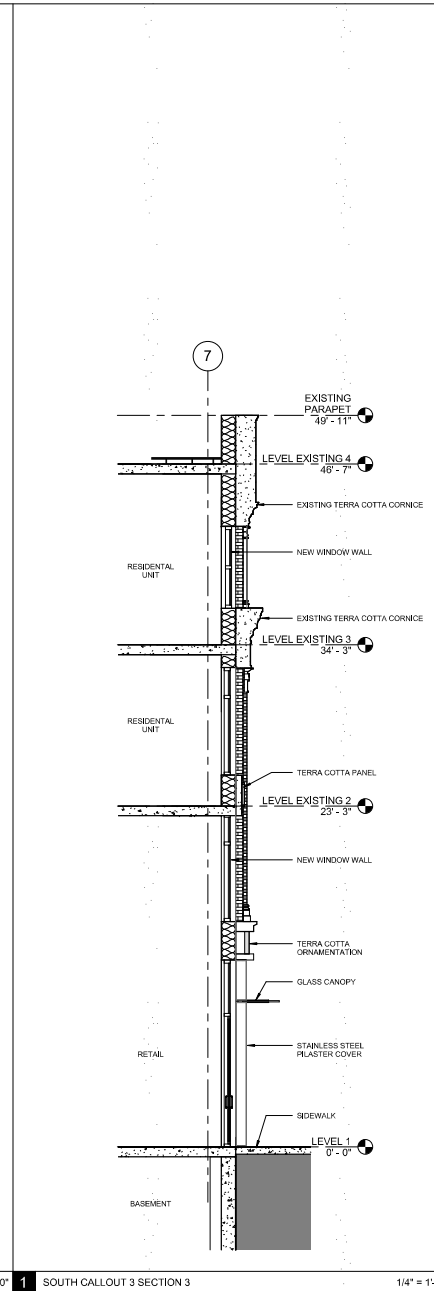
7 SOUTH CALLOUT 2 SECTION 2

1/4" = 1'-0"



4 WEST ELEVATION CALLOUT 3

1/4" = 1'-0"



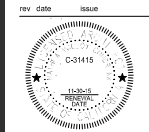
1 SOUTH CALLOUT 3 SECTION 3

1/4" = 1'-0"

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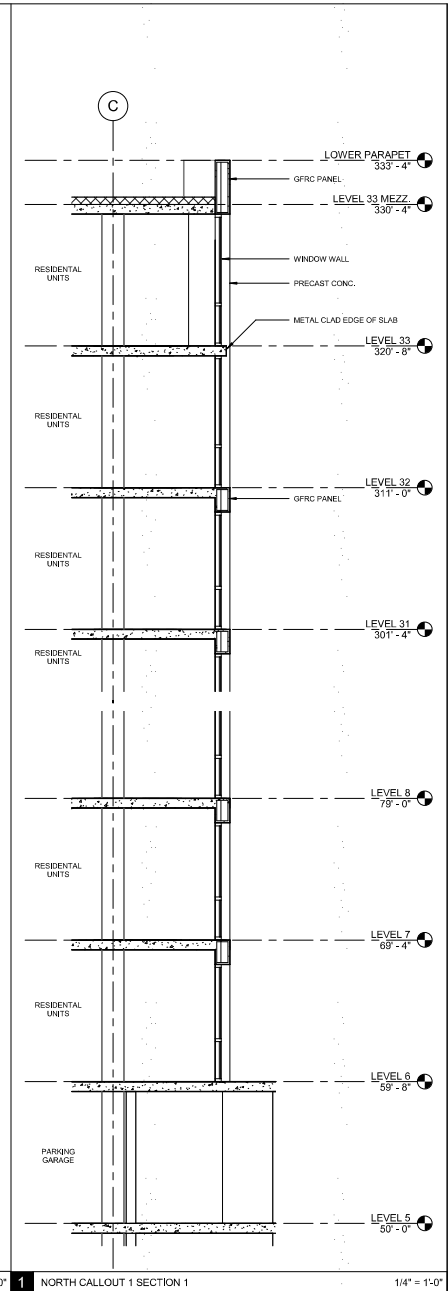
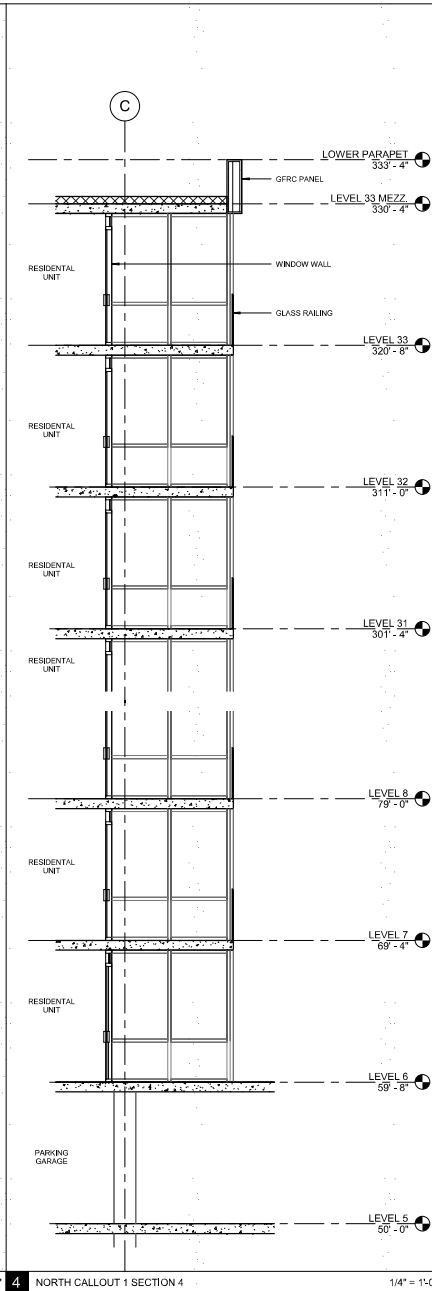
1900
broadway

1900 broadway oakland california
project number: Project Number

scale: as noted
date: 06.02.15

DESIGN
DEVELOPMENT
ENLARGED
ELEVATION /
WALL SECTIONS

A3.11

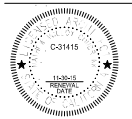


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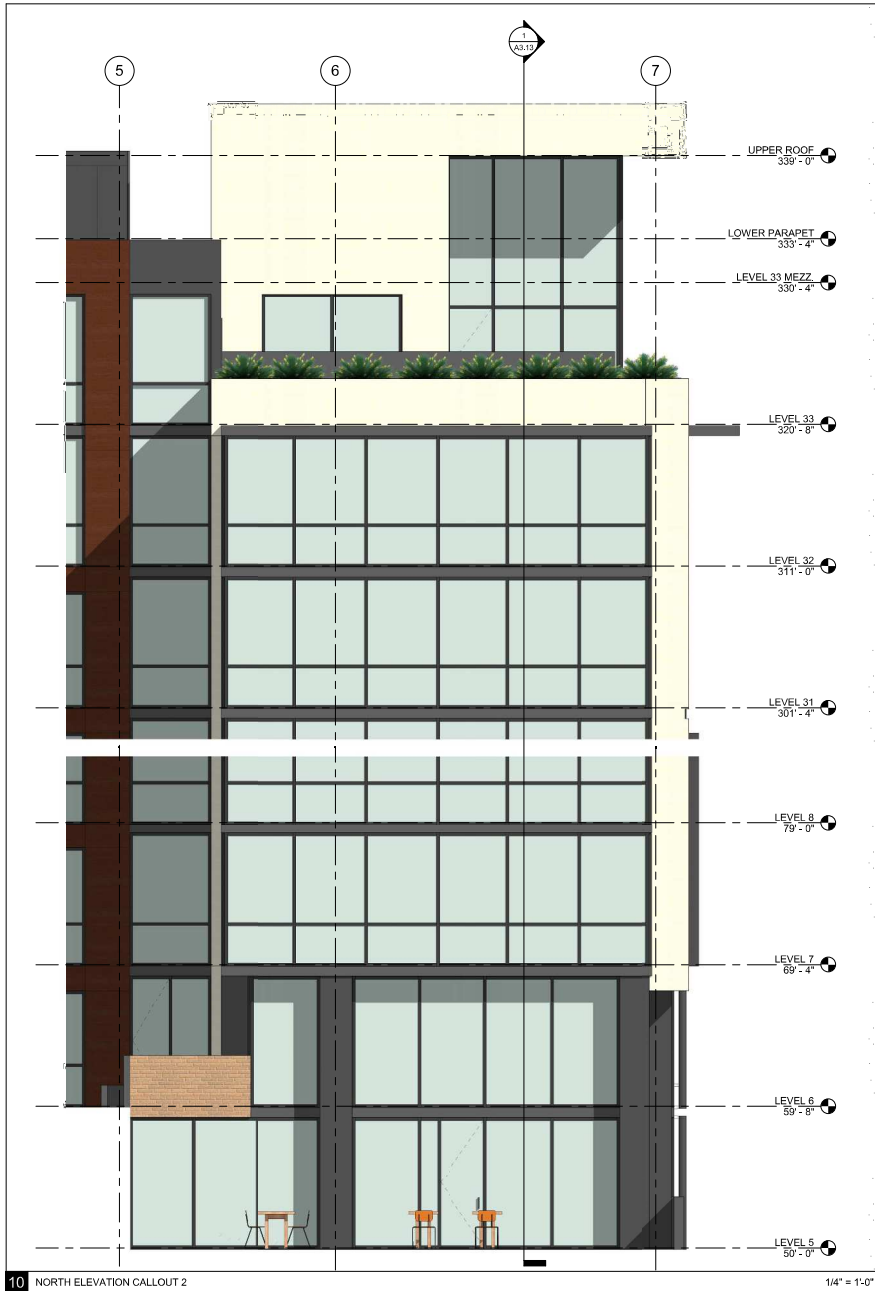
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DESIGN
DEVELOPMENT
ENLARGED
ELEVATION /
WALL SECTIONS

A3.12

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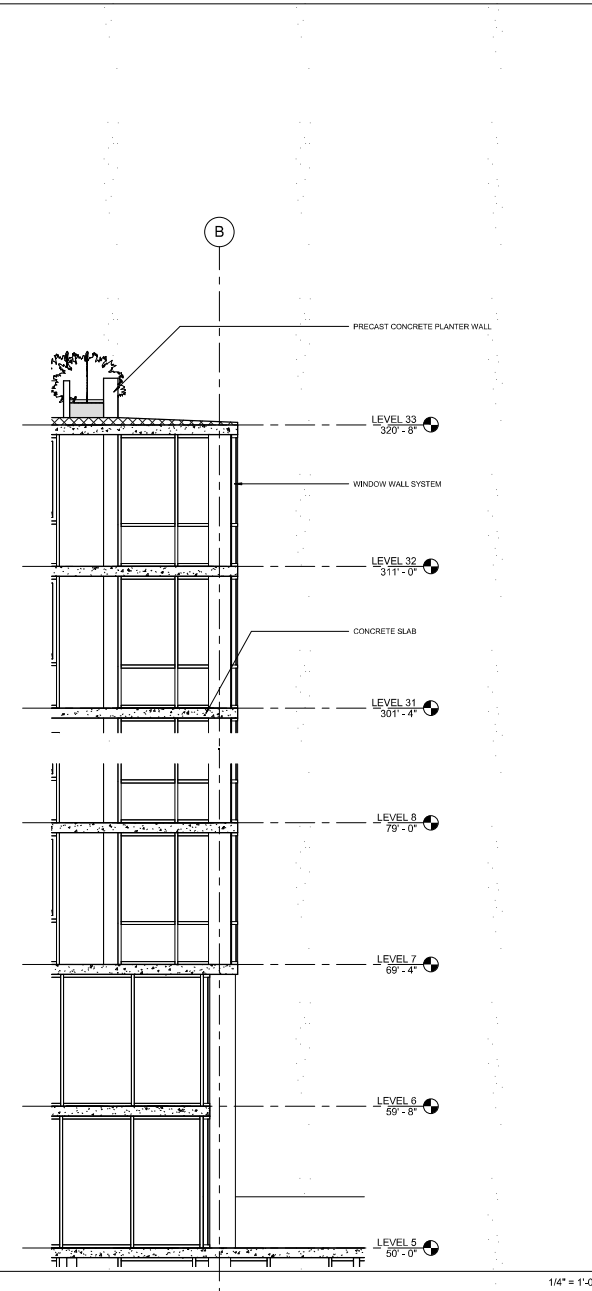


10 NORTH ELEVATION CALLOUT 2

1/4" = 1'-0"

1

NORTH SECTION 2

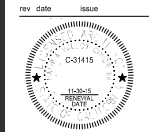


1/4" = 1'-0"

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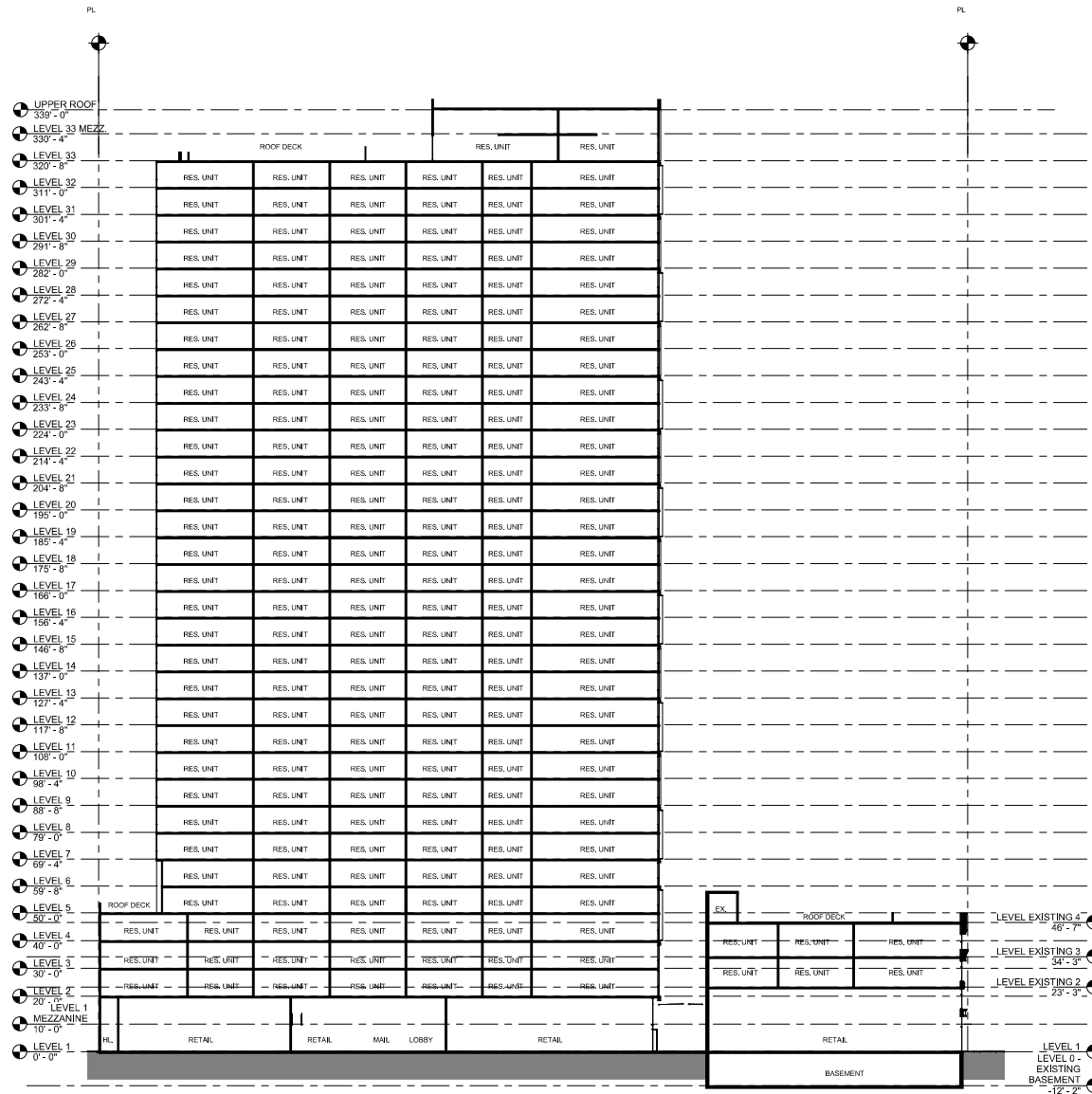
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project number: Project Number

scale: as noted
date: 06.02.15

DESIGN
DEVELOPMENT
ENLARGED
ELEVATION /
WALL SECTIONS

A3.13



1 BUILDING SECTION LOOKING NORTH

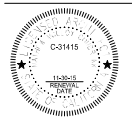
1" = 20'-0"

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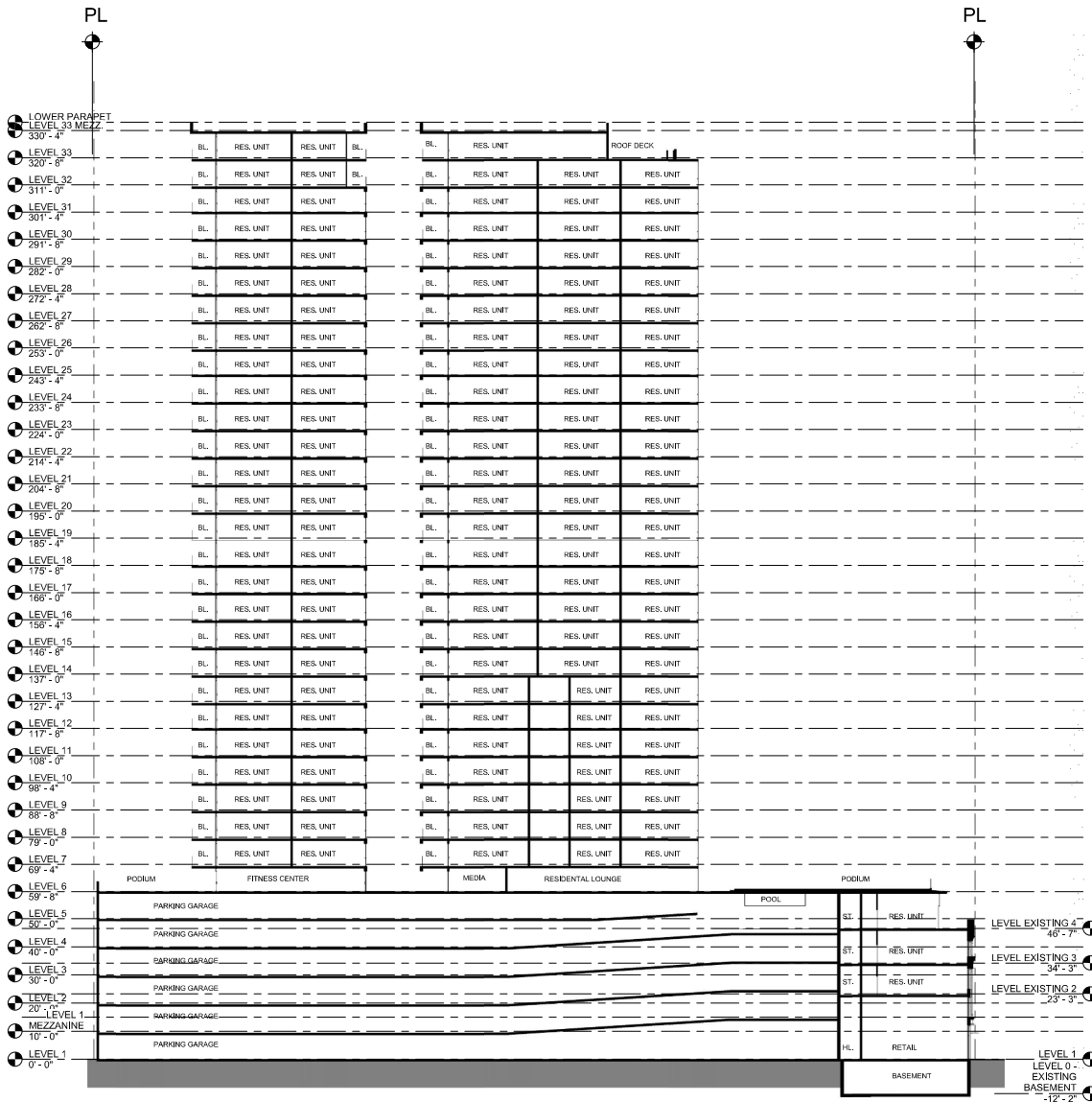
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DESIGN
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BUILDING
SECTION

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1 BUILDING SECTION LOOKING SOUTH

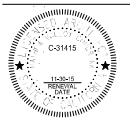
1" = 20'-0"

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DESIGN
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BUILDING
SECTION

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