

CITY OF OAKLAND



DALZIEL BUILDING • 250 FRANK H. OGAWA PLAZA • SUITE 2114 • OAKLAND,
CALIFORNIA 94612

Planning and Building Department

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FAX (510) 238-4730
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Memorandum

To: Design Review Committee

March 24, 2021

From: Rebecca Lind, Development Planning Division, Bureau of Planning

Re: Design Review Follow-up for PLN20092 415 20th St. Hines Development

Rebecca Lind
Catherine Payne

The Design Review Committee (DRC) reviewed a proposal for a new 622-foot tall office tower at 415-20th St. on January 27th, 2021. The applicant has submitted revised plans addressing the DRC's comments (**Exhibit A**). The original staff report addressing the project is attached as **Exhibit B**.

DRC provided the following project design feedback to the applicant:

- Ensure the execution of the ground floor plaza is well thought out to create an activated space
- Provide physical material mock-up prior to construction and coordinate with staff to provide more details on materials to DRC and PC
- Clarify approach to parking (private parking only?)
- Provide renderings of views from key vantage points, including from Lake Merritt and the skyline coming off of the Bay Bridge
- Provide alternatives for top of building from a design perspective and address any potential bird issues with lights or open area
- Add artistic elements on parking podium to add visual interest

The DRC provided a general comment, as follows:

- Coordinate with City staff to ensure appropriate community engagement occurs

The DRC directed the applicant to return to DRC to present the key view points, the alternatives for the top of the building, and the art on the parking podium.

Exhibit A includes the applicant's response to the additional information requested by the DRC, with the exception of additions of artistic elements on the parking podium. That information will be provided at the March 24, 2021 DRC meeting. Information about the approach to parking and materials will be provided to the Planning Commission.

Exhibit A includes the following items.

- A statement addressing Plaza activation and operation is added, focusing on safety, programming and maintenance.
- The applicant modified the building crown and observation deck by changing the color of the vertical and diagonal accents from silver to white and extending the color on the vertical columns down the façade for approximately two floors. This treatment highlights the top element. Lighting is also enhanced.
- An additional detail sheet addressing building materials is provided.
- Tower visibility studies are provided from seven viewpoints along I-80 eastbound, I-80 and I580 interchange, I090 near the 14th St and 18th St exit and views from the east and south shores of Lake Merritt.

Also in response to comments received, the applicant held a community zoom meeting on the project on March 5th 2021 with approximately 5 attendees. Community members' questions included comments about bird safe building design, lighting and planting, alternative designs for the top of the building, public access to the building amenities, questions about future public assembly activities, community benefits such as community meeting areas, shadow and wind studies, the future of office development in the downtown, potential housing, and the possibility of future conversion of portions of the parking area to other uses in the future.

415

20TH

HINES OAKLAND

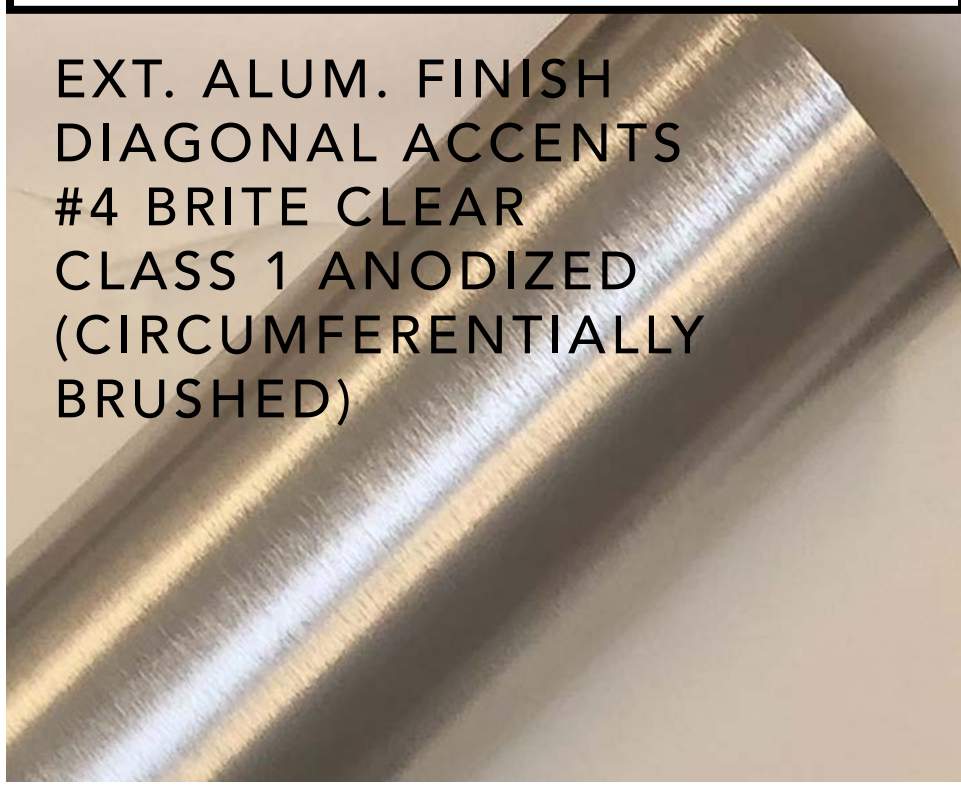
PLAZA ACTIVATION AND OPERATION

OWNERSHIP WILL PROVIDE:

- 24/7 SECURITY TO KEEP THE AREA SAFE AND CONSTANTLY MONITORED
- MANNED BICYCLE PARKING FOR SAFETY AND SECURITY
- PORTERS TO KEEP THE PLAZA CONTINUOUSLY CLEAN AND ORGANIZED
- RETAIL CARTS (FLOWER CARTS, OTHER F&B OFFERINGS) TO PROMOTE ACTIVITY WITHIN SPACE
- PLAZA PROGRAMMING (MUSIC, ART EXHIBITS, ETC)
- FURNITURE THAT IS BOTH RESILIENT AND INVITING FOR PUBLIC CONGREGATION
- PUBLIC WIFI TO ENCOURAGE PLAZA ACTIVATION
- MONITOR WIND IMPACT AND MITIGATE AS NEEDED FOR COMFORTABLE USE
- MONITOR TEMPERATURE AND ADD OUTDOOR HEATING UNITS AS NEEDED



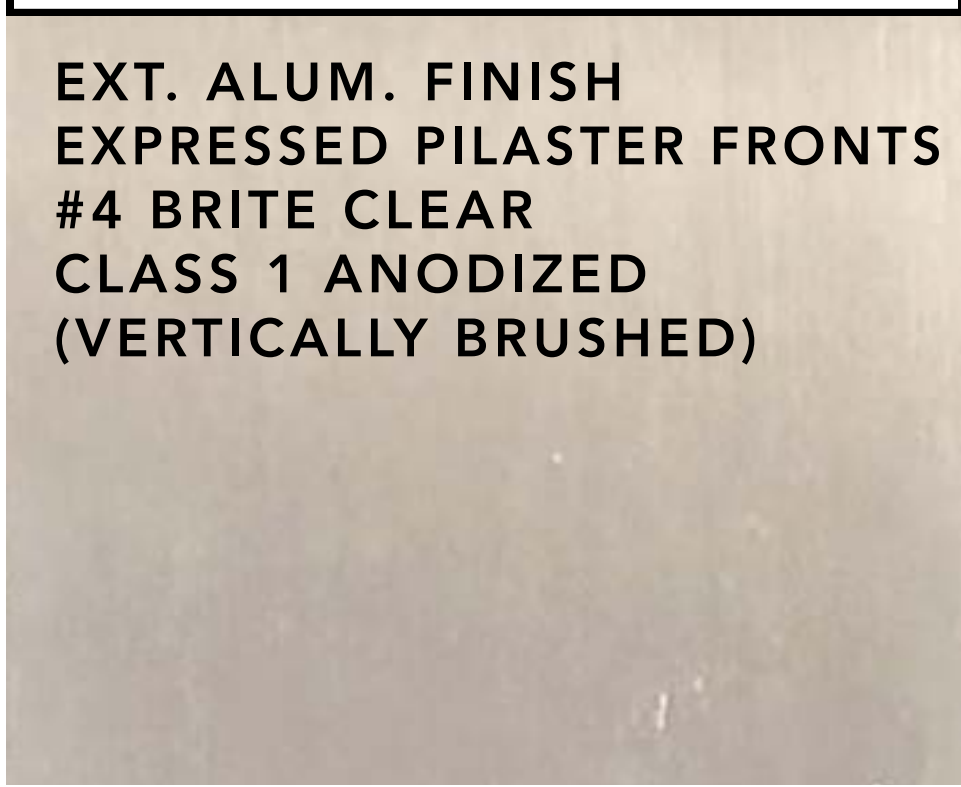
DIAGONAL ACCENTS



VERTICAL ACCENTS



PILASTER FRONTS



PILASTER SIDES



VISION GLASS

SPANDREL GLASS
AT PODIUM GARAGE LEVELS,
SPANDREL ZONES AT TOWER
LEVELS
VRE 19-46
VIRACON (OR APPROVED
VISUAL+PERFORMANCE EQUAL)
MAKEUP:
1. OUTER LITE: CRYSTAL GRAY
(TINTED)
2. AIR SPACE
3. INDOOR LITE: CLEAR
4. VRE-46 (#2 SURFACE)
5. OPACIFIER: CERAMIC FRIT
V903 SUBDUED GREY
VIRASPAN (#4 SURFACE)

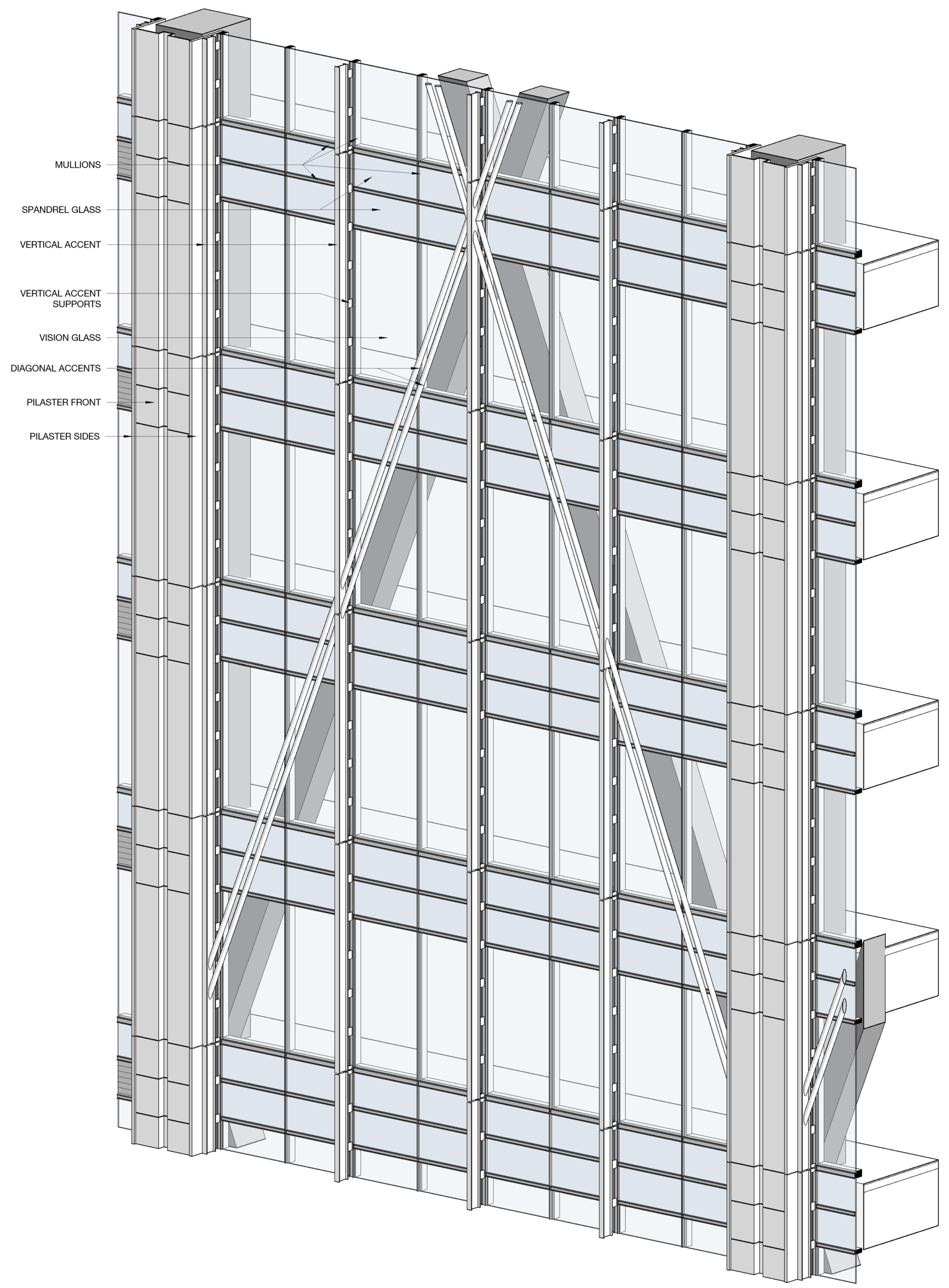
SPANDREL GLASS

VISION GLASS
AT TOWER FLOORS

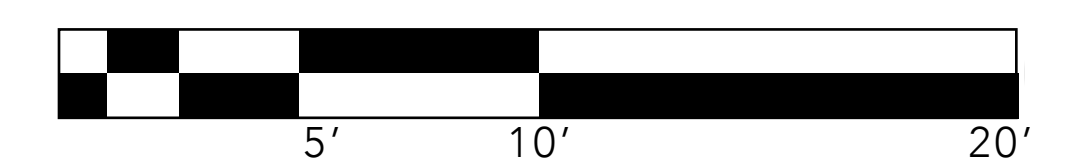
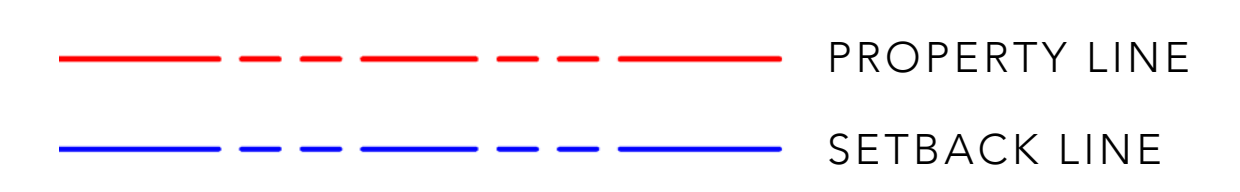
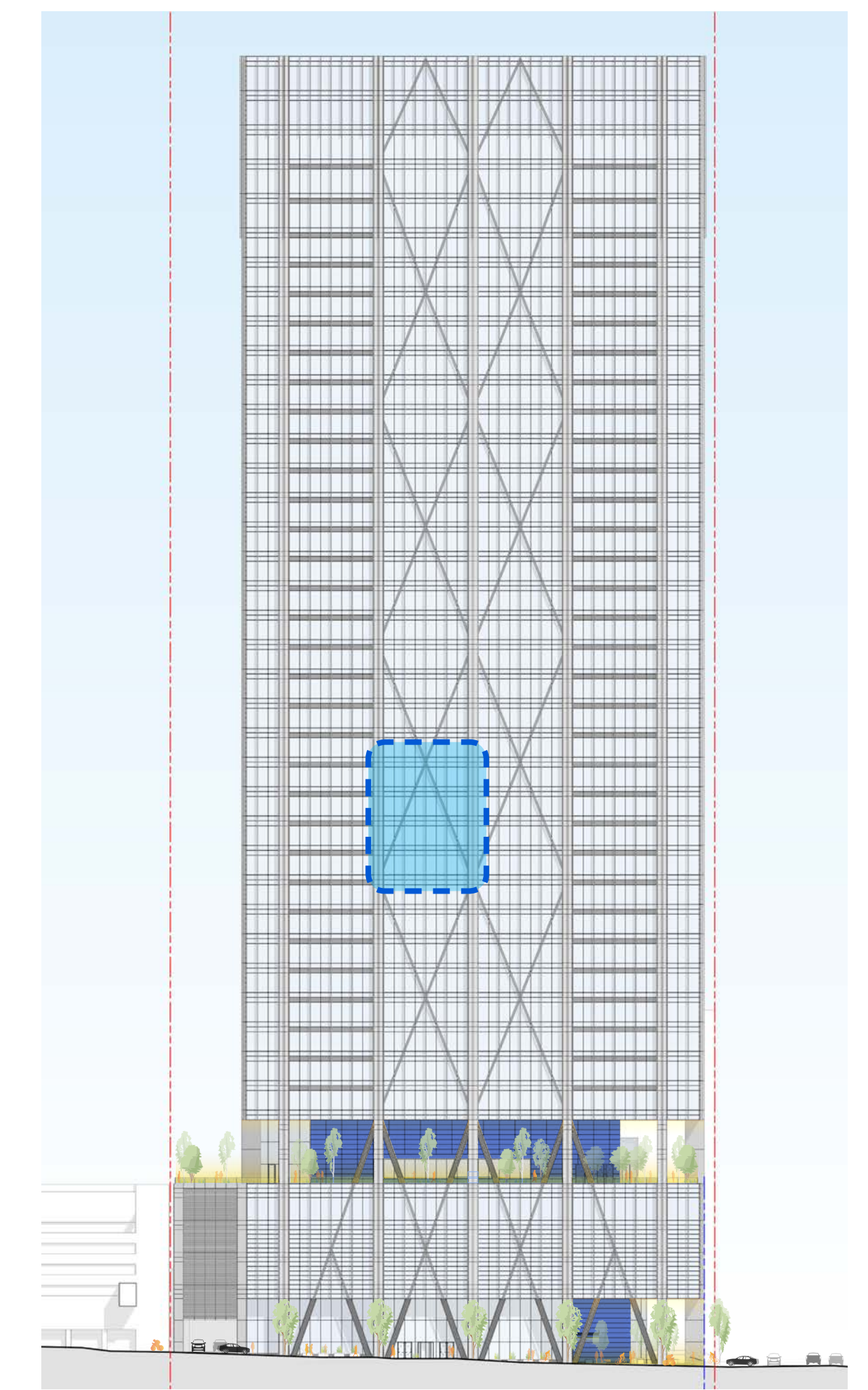
VRE 19-46
VIRACON (OR APPROVED
VISUAL+PERFORMANCE EQUAL)
MAKEUP:
1. OUTER LITE: CRYSTAL GRAY
(TINTED)
2. AIR SPACE
3. INDOOR LITE: CLEAR
4. VRE-46 (#2 SURFACE)

MULLIONS

EXT. ALUM. COATING
TYPICAL MULLIONS
VALSPAR FLUROPON
CLASSIC II
COLOR: SOMERSET PEWTER
(#399A880)

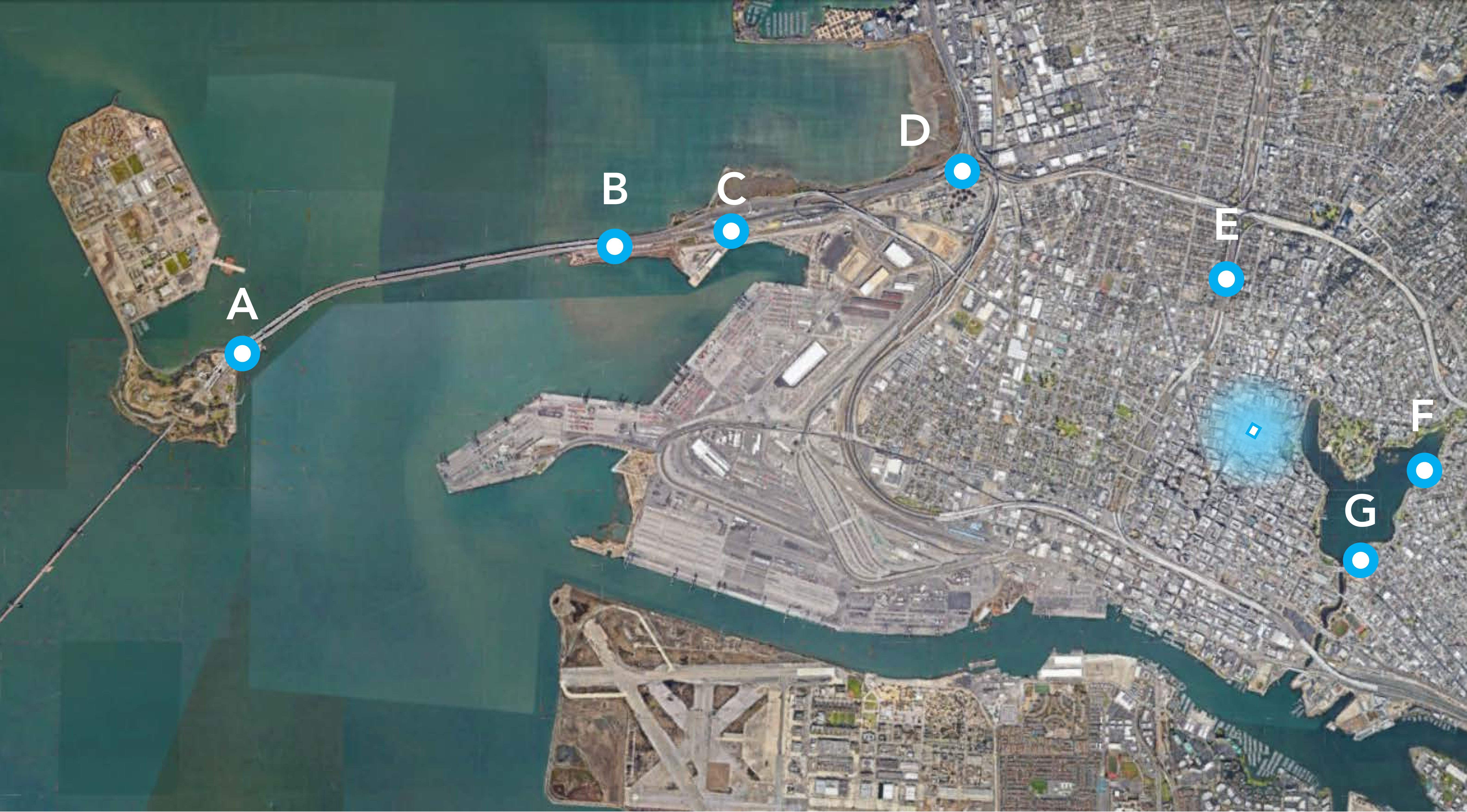


TYPICAL TOWER ENCLOSURE



1/4" = 1'-0" WHEN PRINTED ON 22" x 34"

TOWER VISIBILITY STUDIES - VIEWPOINTS



TOWER VISIBILITY STUDIES

A. ON I-80 NEAR TREASURE ISLAND



TOWER VISIBILITY STUDIES

B. ON I-80



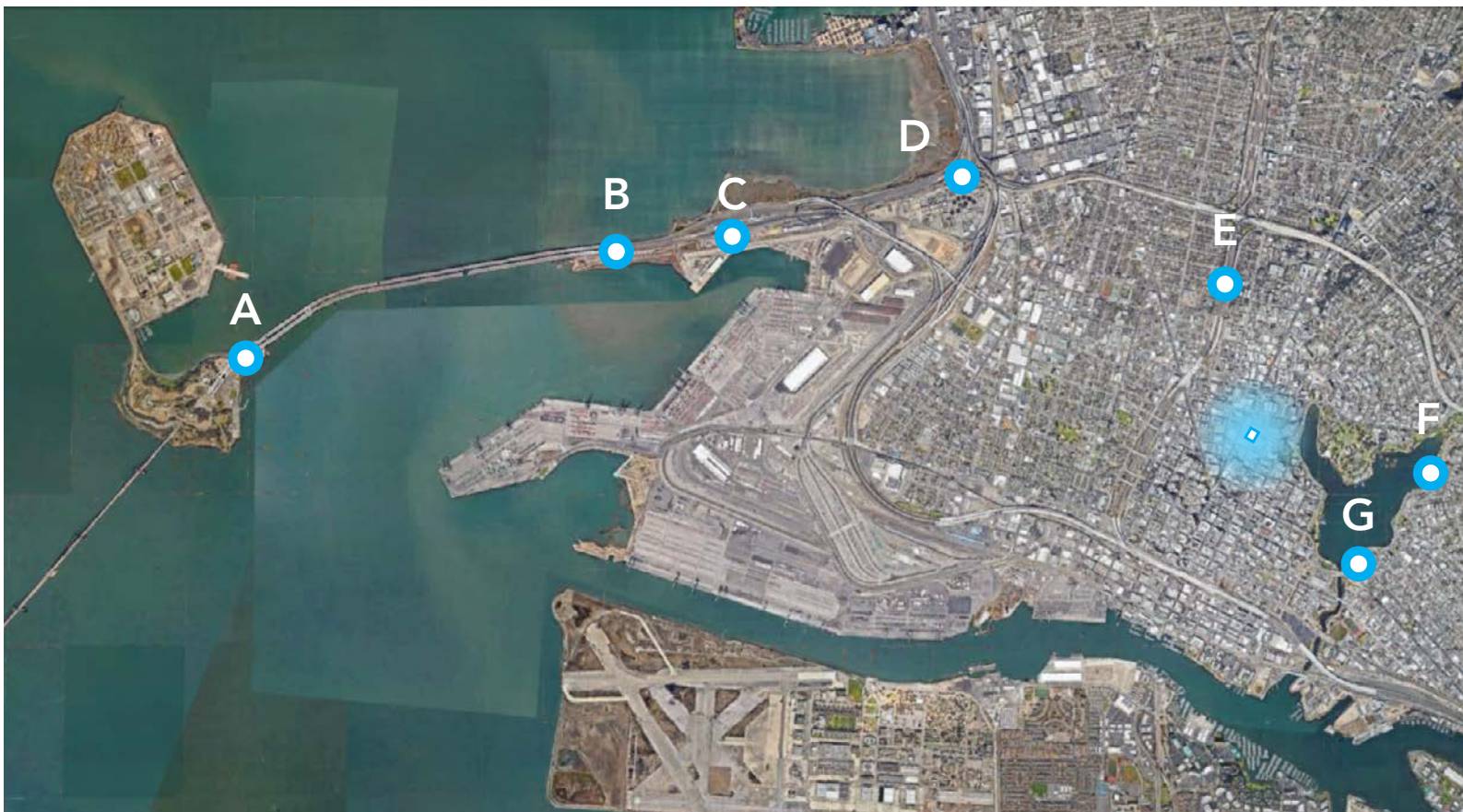
TOWER VISIBILITY STUDIES

C. ON I-80



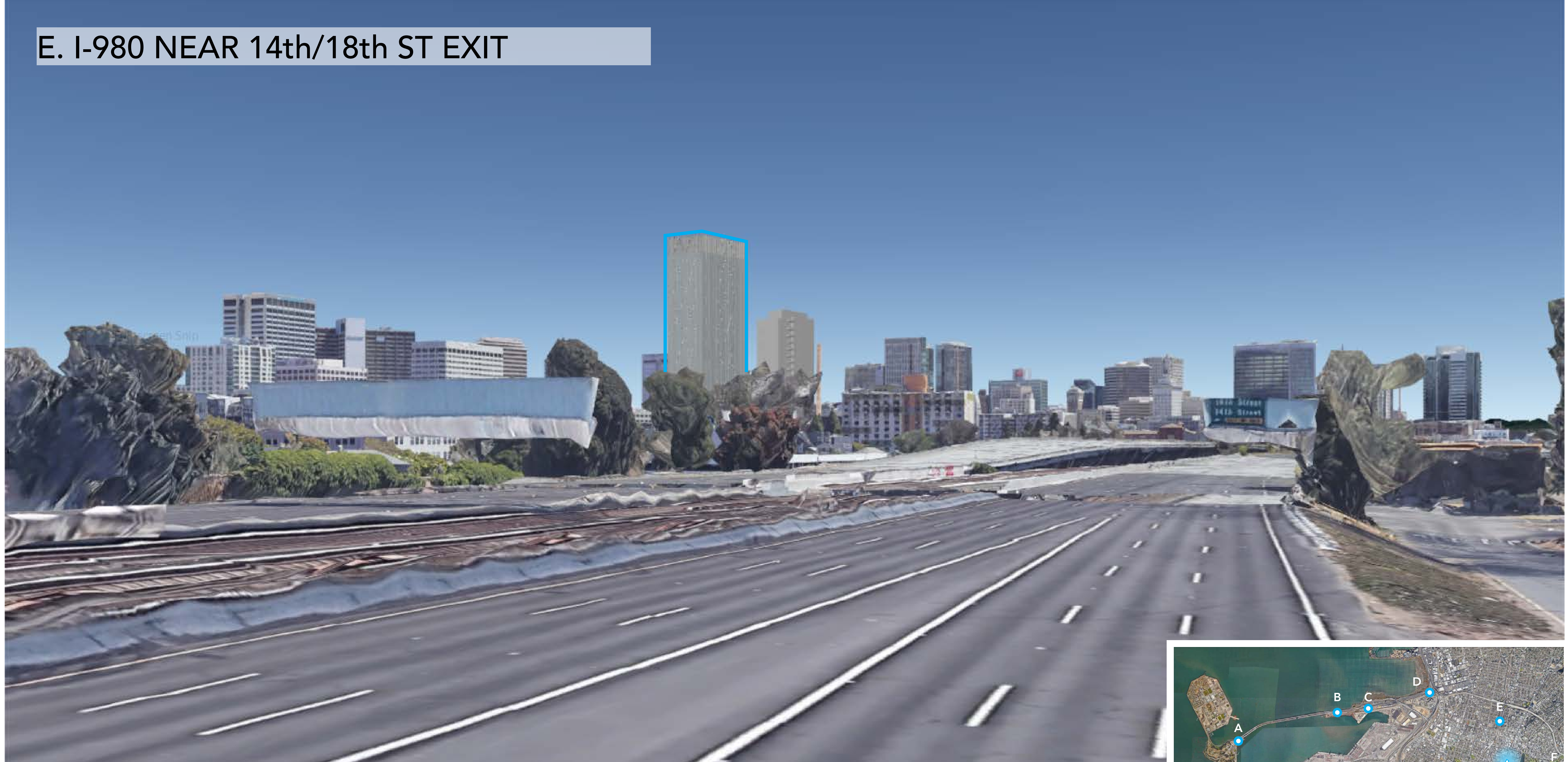
TOWER VISIBILITY STUDIES

D. NEAR I-80/I-580 INTERCHANGE



TOWER VISIBILITY STUDIES

E. I-980 NEAR 14th/18th ST EXIT



TOWER VISIBILITY STUDIES

F. EAST SHORE OF LAKE MERRITT



TOWER VISIBILITY STUDIES

G-1. SOUTH END OF LAKE MERRITT



PREVIOUS



CROWN AND OBSERVATION DECK (PREVIOUS)



REVISED
RENDERINGS



CROWN AND OBSERVATION DECK (REVISED - NIGHT)



Case File Number: PLN 20092

January 27, 2021

Location:	415 20th St
Assessor's Parcel Number(s):	PLN008063800711
Proposal:	New construction of an office tower with 862,048 gross square feet of office floor area with a maximum height of 623 feet. The tower would include 38 floors consisting of primarily office use, in addition to a ground-level lobby with indoor and outdoor space alongside retail. The project would accommodate 262 automobile parking stalls in four levels of above-ground, podium-style parking garage, and an approximately 1/2-acre open landscaped amenity space atop the vehicular parking podium and a landscaped observation deck on the topmost floor.
Applicant:	415 20 th Street, LLC 1970 Broadway, Suite 400 Oakland, CA 94612
Contact Person/ Phone Number:	Kevin Chow, 415-399-6221
Owner:	415 20 th St LLC
Case File Number:	PLN20092
Planning Permits Required:	Regular Design, Conditional Use Permit for a large project, Variance for maximum setback
General Plan:	CBD (Central Business District)
Zoning:	CBD-P/CBD-C (Central Business District Pedestrian Retail Commercial Zone/Central Business District General Commercial Zone)
Environmental Determination:	Pending
Historic Status:	No OCHS rating
City Council District:	District 3
Finality of Decision:	Planning Commission
For Further Information:	Rebecca Lind (510) 672-1474 rlind@oaklandca.gov

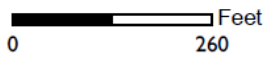
SUMMARY

Hines Development Group has filed an application with the Bureau of Planning to develop a 38-story office building that would include approximately 862,048 gross square feet of office floor area with a maximum height of 623 feet. The project includes a ground-level lobby with indoor and outdoor space incorporating an outdoor café. The project is located in the Central Business District at the corner of 20th and Franklin Streets and is located in both the Central Business District-C and Central Business District – P zone. The project requires a variance of the maximum setback on the 20th Street frontage.

Staff requests that the Design Review Committee receive public testimony and provide comments on the proposed design.

PROPERTY DESCRIPTION

The subject property consists of a 1.03-acre parcel (44,901 square feet) with an existing 82,900-square-foot four-story office building, an accessory single-story structure, and a surface parking lot containing approximately 12 parking spaces. The site is currently occupied by Oakland Scientific facility which provides laboratory space for Lawrence Berkeley Laboratory. The mix of land uses surrounding the site includes banking, general office and parking.



PLN20092
415 20th St
008063800711

Date: 1/7/2021

PROJECT DESCRIPTION

The proposed project includes demolition of an existing four-story office building, existing single story accessory structure and surface parking. New construction of a 623 feet-tall office tower with 38 floors and approximately 1,074,000 gross square feet of space is proposed. The project's footprint of 41,000 square feet would cover approximately 91.3 percent of the project site. The building would include two separate but connected components. The bottom component is a podium structure with a footprint of approximately 35,000 square feet at the ground floor and 38,000 square feet above the ground floor that would contain levels two through six of the building. The upper component would be atop of the podium and would be a smaller-profile tower, with a footprint of approximately 27,000 square feet, which would contain the office uses in levels 7 through 38.

Uses on the site would include office, automobile parking, bike parking, retail and/or restaurant, office lobby, and private open space. Approximately 862,048 square feet would be dedicated to office space, which would be the dominant use; approximately 2,279 square feet of ground floor space would be for retail/café space; 149,091 square feet for auto parking; 5,420 square feet for the office lobby; and the rest of the space dedicated to other auxiliary and support.

Entry is from both Franklin St and 20th St. The parking garage entry is on Franklin St.

The project would result in construction of the tallest building currently in Oakland (approximately 200 feet taller than the Ordway Building, which is 404 feet tall).

GENERAL PLAN ANALYSIS

The proposed project is consistent with and implements the City of Oakland General Plan Land Use and Transportation Element (LUTE).

The LUTE, promotes the Downtown as a regional “Hub” for government service, high technology and institutional uses in the community (Objective I/C1.6) and provides direction to encourage new high quality development and enhance the downtown by supporting visually attractive development (Objective D.2, Policy D2.1). Policy D8.1 specifically prioritizes the location adjacent to the 19th Street BART station for high intensity office development.

The site is designated Central Business District (CBD) Land Use Designation. The intent of the CBD designation is to “*encourage, support, and enhance the downtown area as a high-density, mixed-use urban center of regional importance and a primary hub for business, communications, office, government, high technology, retail, entertainment, and transportation in Northern California*”.

The project conforms to the following LUTE policies and objectives

Objective D2

Enhance the visual quality of downtown by reserving and improving existing housing stock and encouraging new, high quality development. quality of downtown

Policy D2.1 Enhancing the Downtown.

Downtown development should be visually interesting, harmonize with its surroundings, respect and enhance important views in and of the downtown, respect the character, history, and pedestrian-orientation of the downtown, and contribute to an attractive skyline

Objective D8

Build on the current office nodes near the 12th and 19th Street BART stations to establish these locations as the principal centers for office development in the city.

Policy D8.1 Locating Office Development.

New large scale office development should be primarily located along the Broadway corridor south of Grand Avenue, with concentrations at the 12th Street and 19th Street BART stations. The height of office development should respect the Lake Merritt edge. Small scale offices should be allowed throughout the downtown., including the downtown neighborhoods when compatible with the character of surrounding development.

The proposed project complies with the LUTE by:

- replacing a four-story commercial/office building and surface parking lot with a new 38 story office tower;
- contributing a visually interesting building adding new height to the city skyline, providing amenities within the building such as roof gardens, and restaurant/ retail activity at the street level.
- Conforming to the Floor Area a Ratio of 20:1 allowed in the CBD designation.
- The proposed Project is consistent/conforms with the above referenced policies and objectives and the general intent of the Central Business District land use designation by constructing a new high density residential building above a commercial ground floor on a major commercial street within the downtown core within walking distance to the 12th Street, 19th Street and Lake Merritt BART stations.

ZONING ANALYSIS

The majority of the project site is within the Central Business District Commercial (CBD-C) zone and a small portion of the parcel in the southwest corner of the project site is within the Central Business District Pedestrian Retail Zone (CBD-P). The CBD-C zone permits a variety of commercial and office activities at all levels of buildings, while the CBD-P zone is intended to enhance the Central Business District through ground-floor pedestrian-oriented, active storefront uses. The entire parcel is within the CBD Height Area 7, which permits unlimited height and a maximum floor area ratio (FAR) of 20.0.

The following table compares the proposed project with the development standards:

Zoning Analysis Table (includes only applicable regulations):

STANDARDS	REQUIREMENTS	PROPOSAL	Complies
CBD-C / CBD-P Zone Intensity	The maximum FAR is 20.0 within the prescribed Height Area 7 of the zoning district.	20.0 FAR	Yes
Minimum Front Setback	0 foot	5 feet setback to building columns 12 feet setback to the lobby façade 2.5 feet to the garage wall.	Yes
Maximum front & street side setback for the first story	5 feet in the CBD-C zone.	The proposed front setback along 20 th Street is 32 feet, and the street side setback along Franklin Street is 12 feet.	No - Minor Variance Required
Minimum Interior Side Setback	0 foot	Approximately 2 feet.	Yes
Rear Yard Setback	0 foot	Approximately 2 feet.	Yes
Maximum Building Base Height	120 feet	85 feet	Yes
Maximum Building Tower Height	No height limit	623 feet (top of crown)	Yes
Minimum Building Height	45 feet	623 feet	Yes
Building Base	100% of site area.	The building base covers approximately 92% of the lot.	Yes
Lot Coverage Above the Base	85% of site area	Approximately 60%	Yes
Maximum average area of floor plates	No maximum.	26,875-sf (floor levels 6 to 38)	Yes
Maximum tower elevation length	No maximum.	537.5 feet (lower podium to top of crown)	Yes
Maximum tower diagonal length	No maximum.	250 feet	Yes
Façade transparency	55%	Data not provided.	TBD
Minimum Height of Ground Floor for	15 feet	35 feet is provided.	Yes.

Non-residential Facilities			
Minimum Parking	No requirement	Total of 252 parking spaces in all four garage levels.	Yes
Maximum Parking	1/ 500 sf of office floor area 1,724 spaces allowed	252 parking spaces proved in all four garage levels	Yes
Off-Street Loading for	Three (3) loading	Four (4) covered loading berths	Yes
Bicycle Parking Office Use	Long Term: <i>90 bicycle spaces</i> Short Term: <i>45 bicycle spaces</i>	98 spaces 45 spaces	Yes
Bicycle Parking Retail / Café Uses	Long Term: <i>2 spaces</i> Short Term 2 spaces	2 spaces 2 spaces	No
Plaza Minimum Usable Open Space Requirements Dust-free surface, suitable for walking, sitting, and similar activities; Twenty-five percent (25%) landscaping or similar features; No dimension less than 60 ft.; Direct public access		The plaza has compliant surface, 25% landscaping a minimum of 60 foot dimensions and direct public access.	Yes
No obstructions above the plaza except for awnings, trellises, or similar devices		The proposed plaza is located below the northeast corner of the building	No

DESIGN REVIEW

Staff requests that the Design Review Committee review the proposed development project and provide comments and/or design recommendations to the applicant and staff prior to the proposal moving forward to the Planning Commission.

The building generally meets design standards for a tower in the CBD zone, including height bulk and massing.

The proposed design is a 38-story tower with dominant structural elements that form an “X” pattern throughout the façade that is integrated into the glass and metal curtain wall. The building base contains similar design details as the building tower. These building support elements are expressed on the exterior of the structure and come down to the street on all facades.

A visual break is created at the podium level by the proposed open space and deck amenities as well as the blue back painted glass used on the podium roof. The tower is also narrower above the 6th floor podium. Both of these design elements provide some differentiation between the base and the middle of the building. The 6th floor roof garden and open space provide a visual amenity and include an internal service retail component.

Staff Comments

- The building top includes a second roof garden area with an interior mechanical screen using the theme of blue back painted glass, but is not otherwise differentiated. Typically, a stronger roof element is requested. Does the DRC consider the top design sufficient?
- The plan set includes a 10' high glass windscreen on the podium deck to reduce wind effects to the surrounding area. The screen would be installed in the interior of the project on the podium deck, but would be visible from 20th St. An elevation of the wind screen is shown on the Podium plan drawing and a plan view is shown on the Grading Elevation, P. 27. Does the DRC find the windscreen design to be consistent with the overall building design?
- The proposed ground floor design relies on a large exterior recessed plaza on both the 20th St. and Franklin St. sides of the building providing both a corner element and ground-level activity. At this 20th St. and Franklin St. location the corner treatment is critical to the success of the design concept and to the integration of the tower to the street. Staff has worked with the applicant toward the goal of an active ground floor to achieve that integration. The proposed design incorporates bicycle parking, a café with movable transparent walls, landscaping, elevators and street furniture in the plaza intended to create a public space with a “living room” character. Does the DRC find that this approach is adequate to create the desired active street and corner character?
- The building design uses structural pillars to create both the edge of the plaza and an open feeling that wraps around the corner. These pillars do not create a street wall in the conventional sense. The design does not conform to the strict interpretation of the maximum setback requirement because there is no street wall, although there are building elements a maximum of 5 feet from the property line. The maximum setback is intended to insure that buildings are located in a way that supports an active ground floor and street activity. Similarly, the required 55% transparency standard supports a design and façade that results in an active ground floor. Does the DRC find that the proposed plaza design achieves this intent?
- The 20th St. entrance to the building lobby is not immediately visible from the street. In this situation, the plaza is more prominent than the building entry. The proposed back-painted blue glass at the plaza, coffee bar and the landscape plan are elements that could potentially draw pedestrians into the building and allow the plaza to function as an entry. Does the DRC find that these elements are sufficient to create a main entry feature on 20th St? Is the main office entry on Franklin St. adequate?
- Plazas are expected to be “open air” and typically only trellises or awnings are allowed in the vertical plane. In this proposal, the plaza is located within the structural pillars for the building but the gaps between these pillars are not enclosed. The plaza is covered by the upper story parking podium above the mezzanine. Does the DRC find that the design enhancements such as the back-painted blue glass, café and landscaping are enough to prevent this plaza from feeling dark and not active?

CALIFORNIA ENVIRONMENTAL QUALITY ACT

Staff is currently conducting environmental analysis to be considered by the Planning Commission in the future.

CONCLUSION

Staff requests the DRC conduct design review of the proposal. Specifically, staff requests the DRC to review and comment on the following questions as noted here and discussed throughout this report.

- The plaza design with respect to the corner location, entry and street activity
- The treatment of the top of the building
- Design of the wind screen
- The overall design concept

Prepared by:

Rebecca Lind
Acting Planner IV

Approved for forwarding to the
Design Review Committee:

Catherine Payne
Acting Development Planning Manager

Attachments:

1. Plan Set dated 1-4-2021

415

20TH

HINES OAKLAND

RENDERINGS



RENDERINGS



RENDERINGS



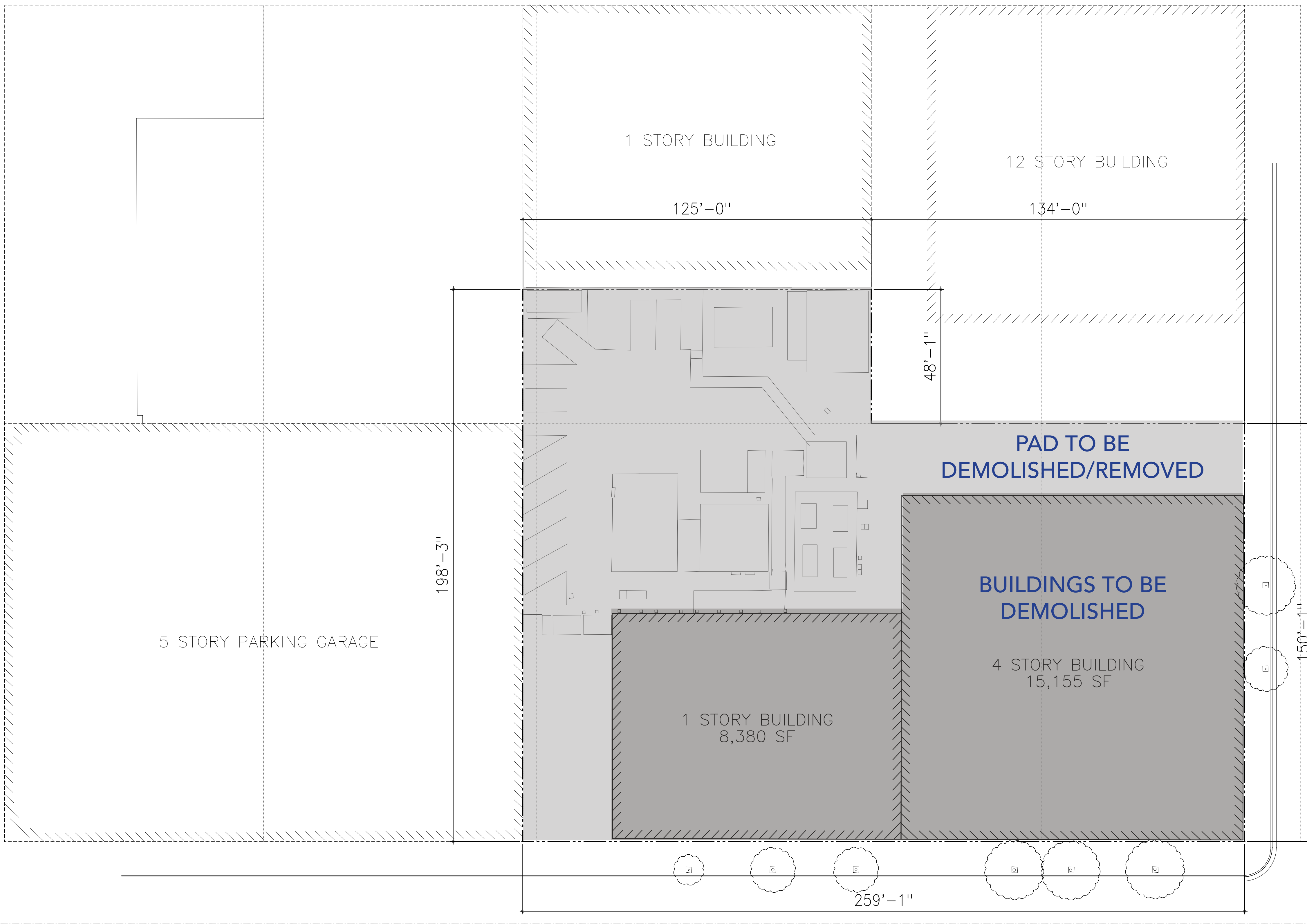
RENDERINGS



BROADWAY

19TH STREET

20TH STREET



FRANKLIN STREET

415 20th Street
Oakland, California

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Design Consultant
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www.mka.com

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Landscape Architect
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711 Louisiana Street, Suite 111
Houston, TX 77002
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www.ojb.com

REVISIONS

Schematic Design

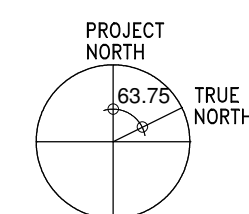
This drawing is not for construction or bidding purposes. Pickard Chilton Architects, Inc. has prepared this drawing solely to communicate architectural design intent. Pickard Chilton Architects, Inc. is not the Architect of Record and therefore is not responsible for preparing construction documents or for technical, legal, or construction-related matters. Pickard Chilton Architects, Inc. is not responsible for not doing it make any representation concerning dimensional accuracy of this drawing or coordination of this drawing with documents prepared by other disciplines.

NOT FOR CONSTRUCTION

SITE DEMOLITION PLAN

SHEET NUMBER:

A151



1" = 20'-0" WHEN PRINTED ON 22" X 34"

EXISTING FRONTAGES

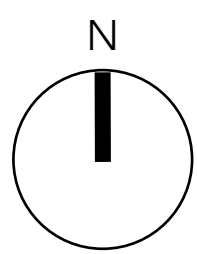
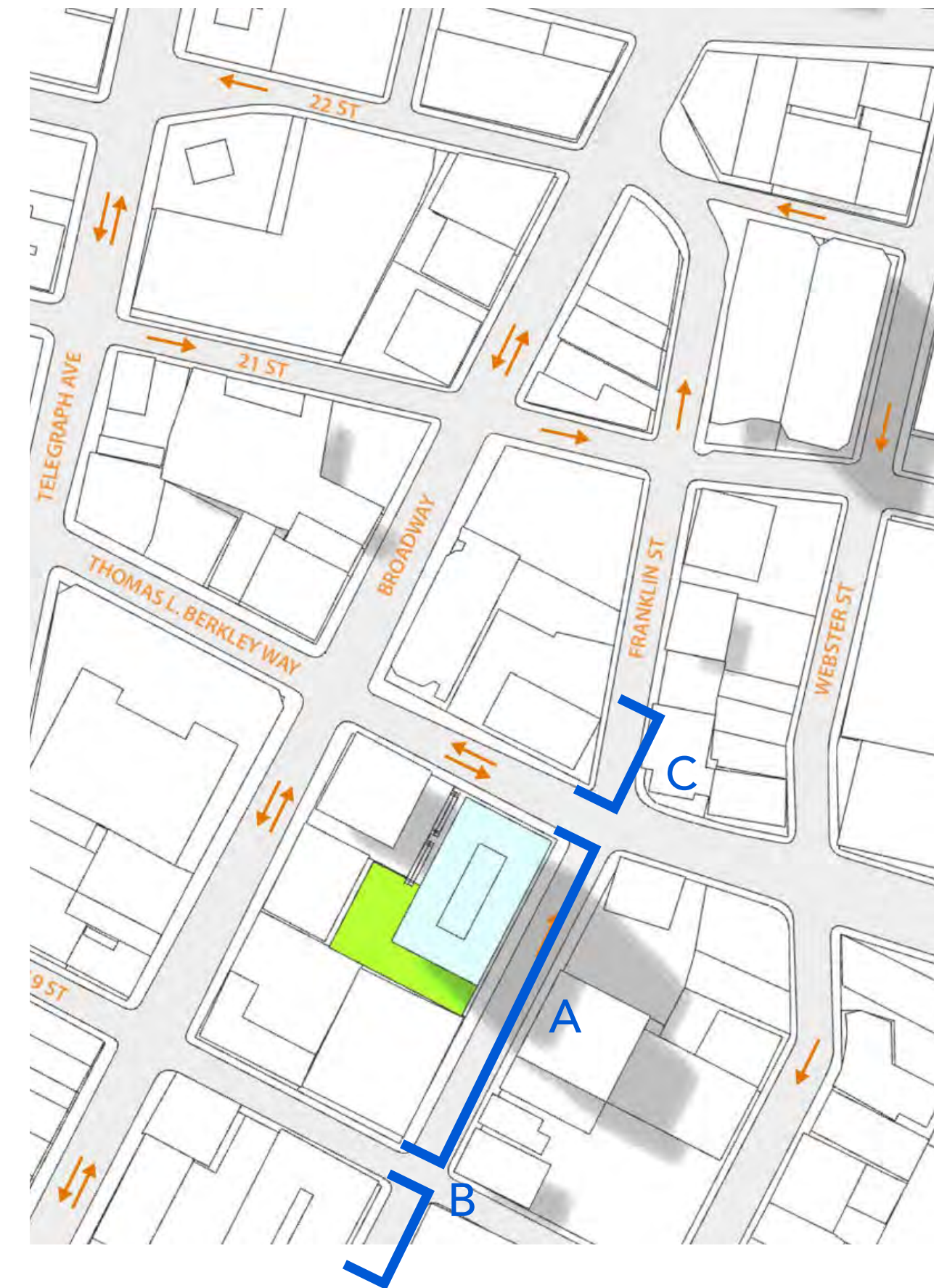
A. WEST SIDE OF FRANKLIN ST
BETWEEN 19TH ST-20TH ST



B. WEST SIDE OF FRANKLIN ST
SOUTH OF 19TH ST

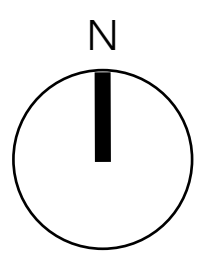
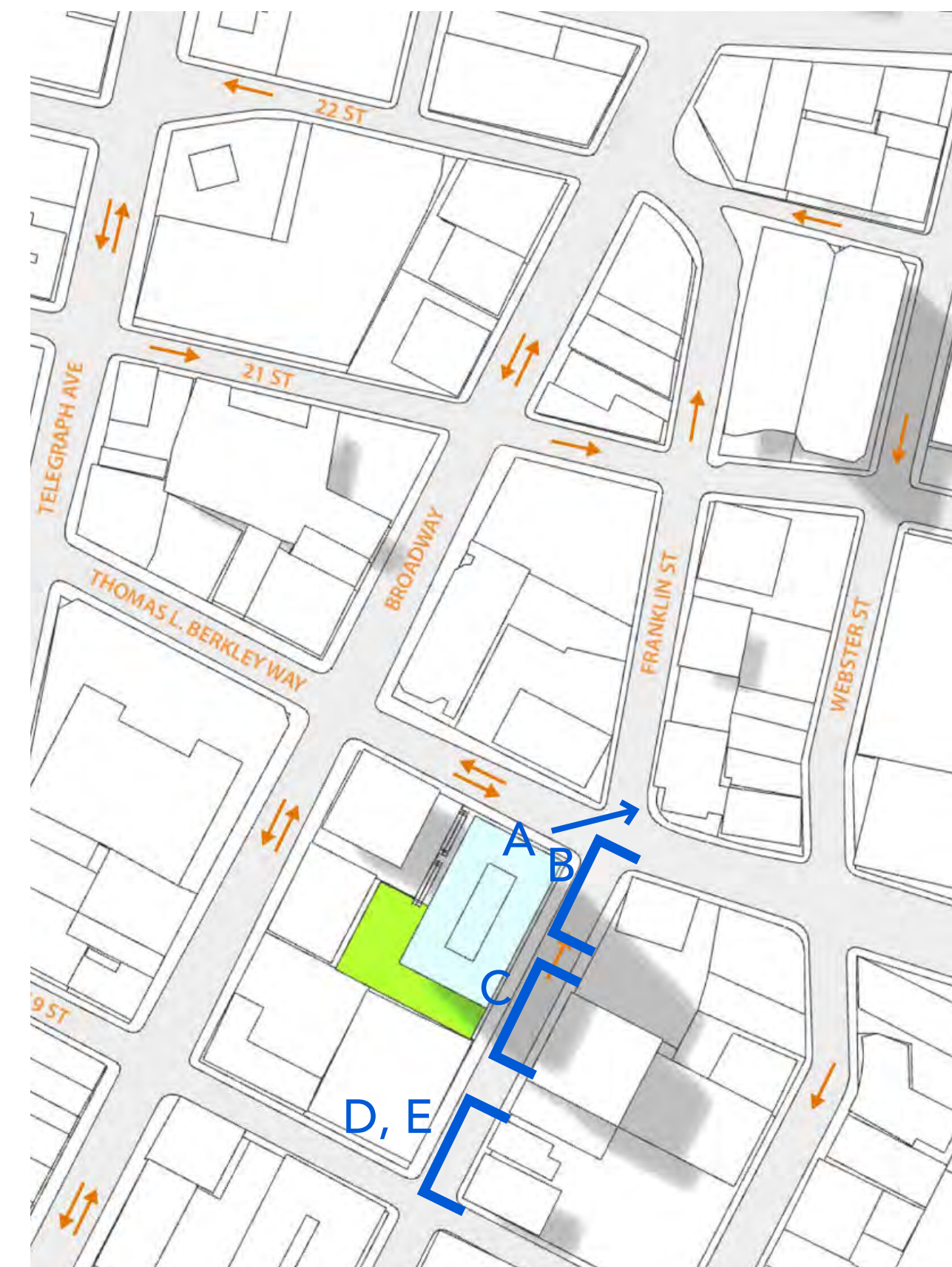


C. WEST SIDE OF FRANKLIN ST
NORTH OF 20TH ST



VIEWS TAKEN AT STREET LEVEL

EXISTING FRONTAGES

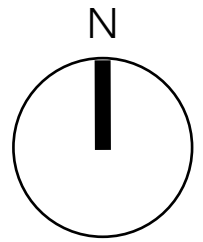
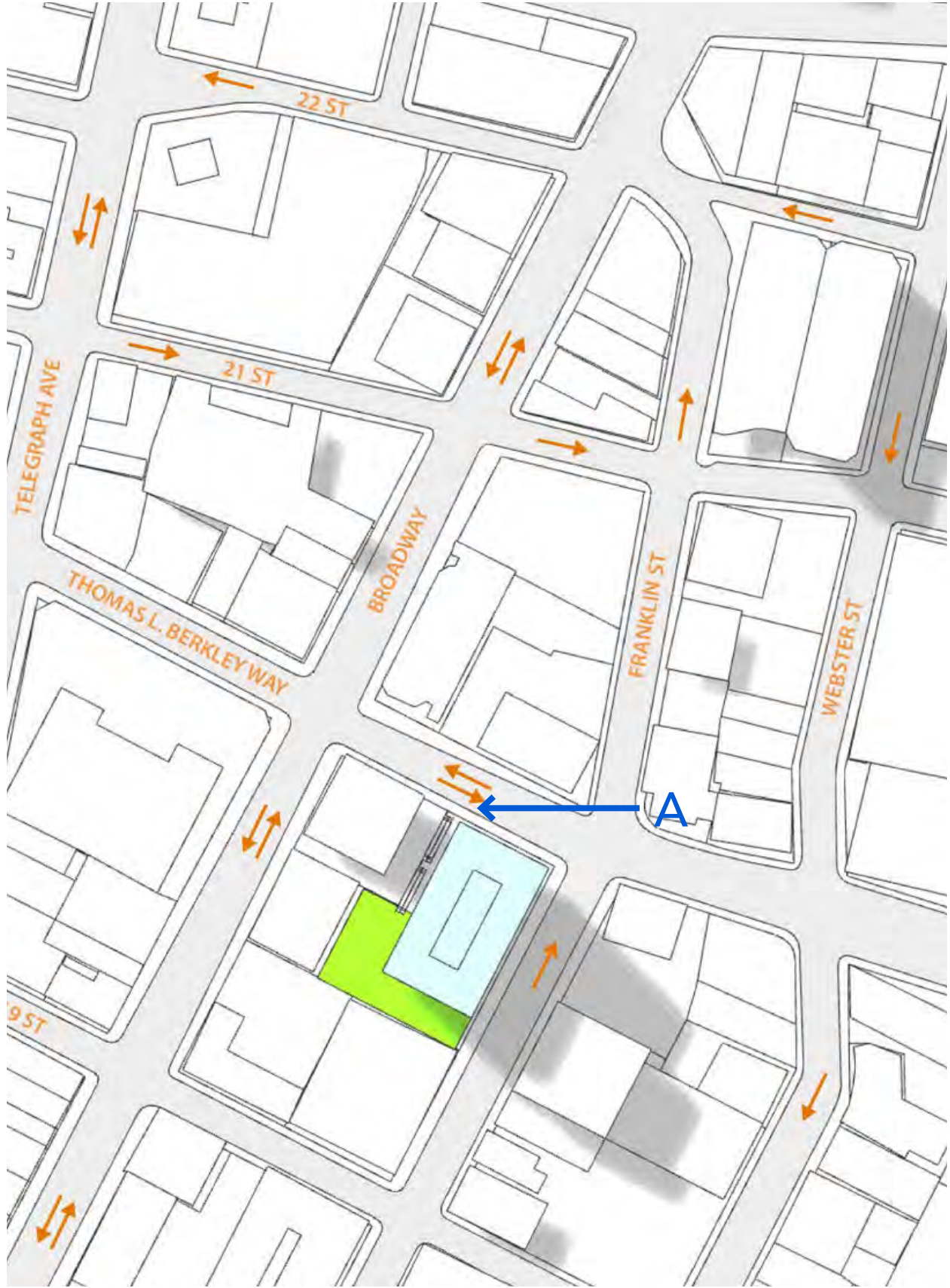


VIEWS TAKEN AT STREET LEVEL

EXISTING FRONTAGES

A. SOUTH SIDE OF 20TH ST
BETWEEN FRANKLIN ST/BROADWAY
FROM 2000 FRANKLIN ST CORNER

SITE

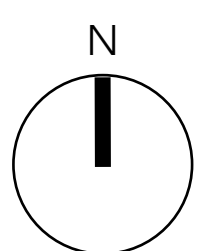


VIEWS TAKEN AT STREET LEVEL

EXISTING FRONTAGES

A. SOUTH SIDE OF 20TH ST
BETWEEN FRANKLIN ST/BROADWAY
FROM 2000 BROADWAY CORNER

SITE



VIEWS TAKEN AT STREET LEVEL

EXISTING FRONTAGES

A. NORTH SIDE OF 20TH ST
2000 BROADWAY



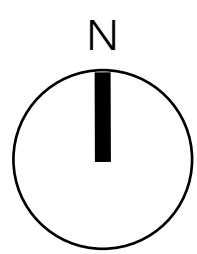
B. NORTH SIDE OF 20TH ST
2001 FRANKLIN



C. NORTH SIDE OF 20TH ST
2000 FRANKLIN



D. NORTH SIDE OF 20TH ST
300 LAKESIDE VIEW



VIEWS TAKEN AT STREET LEVEL

VIEWS FROM SITE

LOOKING NORTHWEST



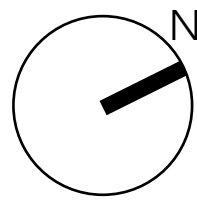
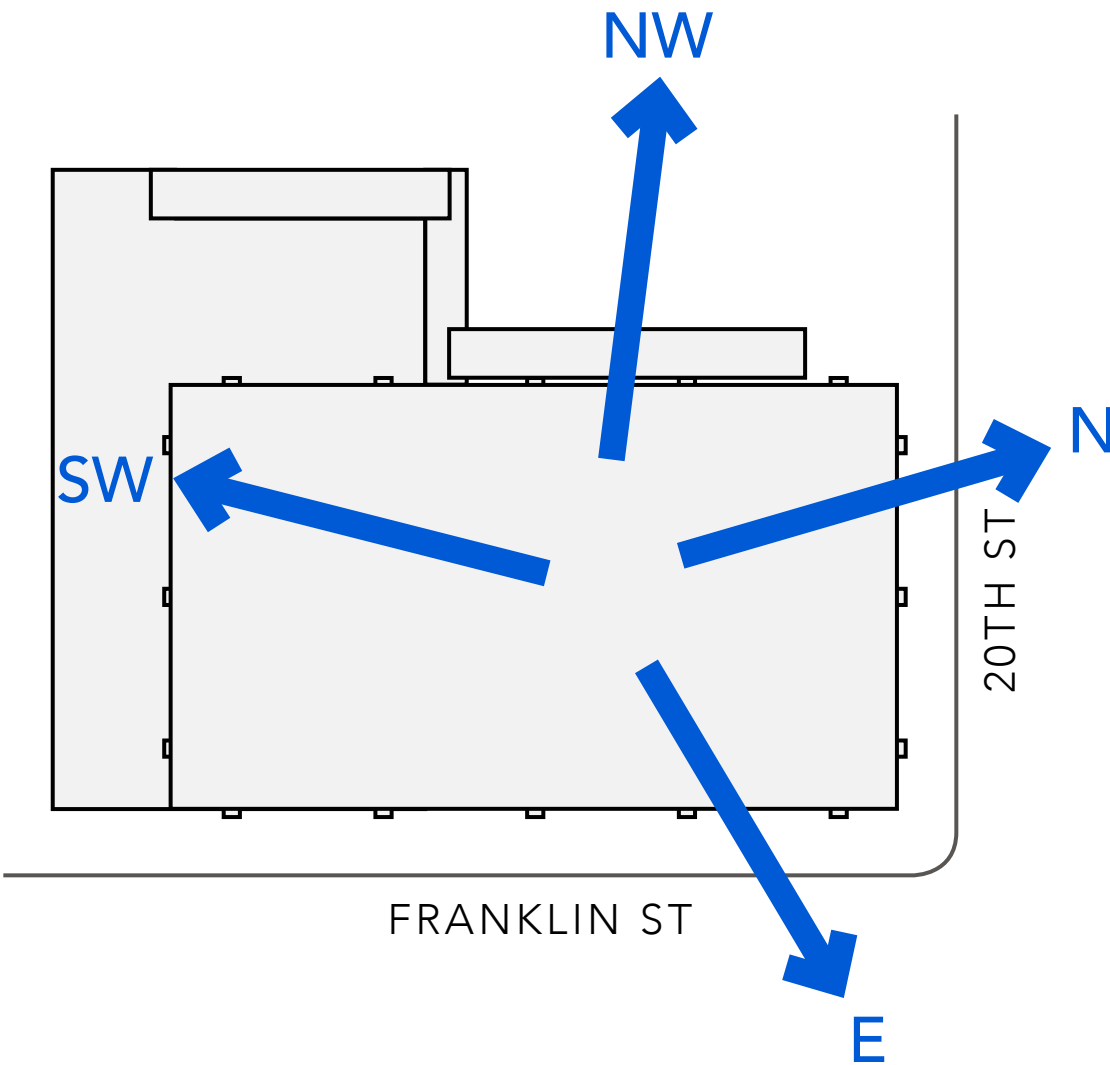
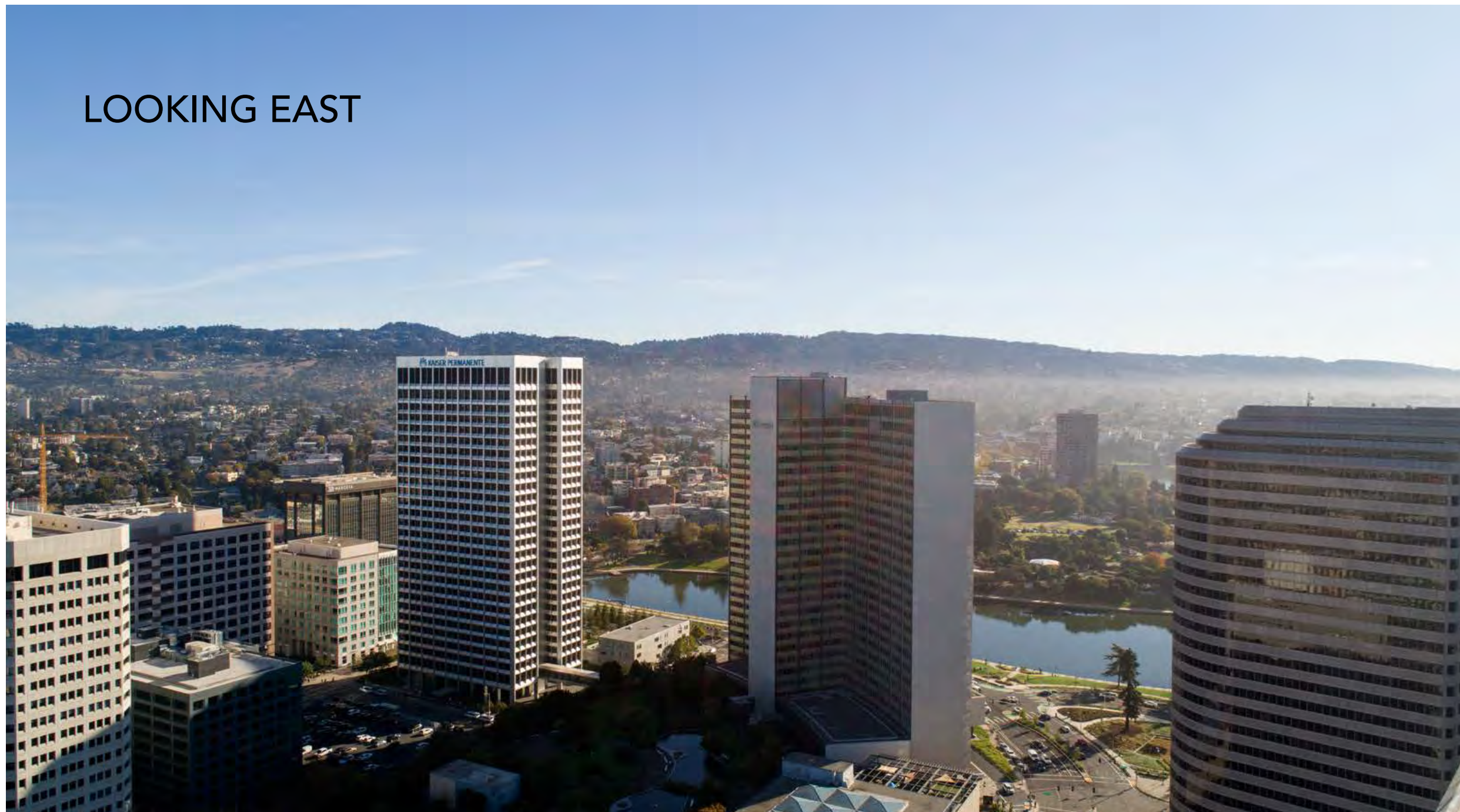
LOOKING NORTH



LOOKING SOUTHWEST

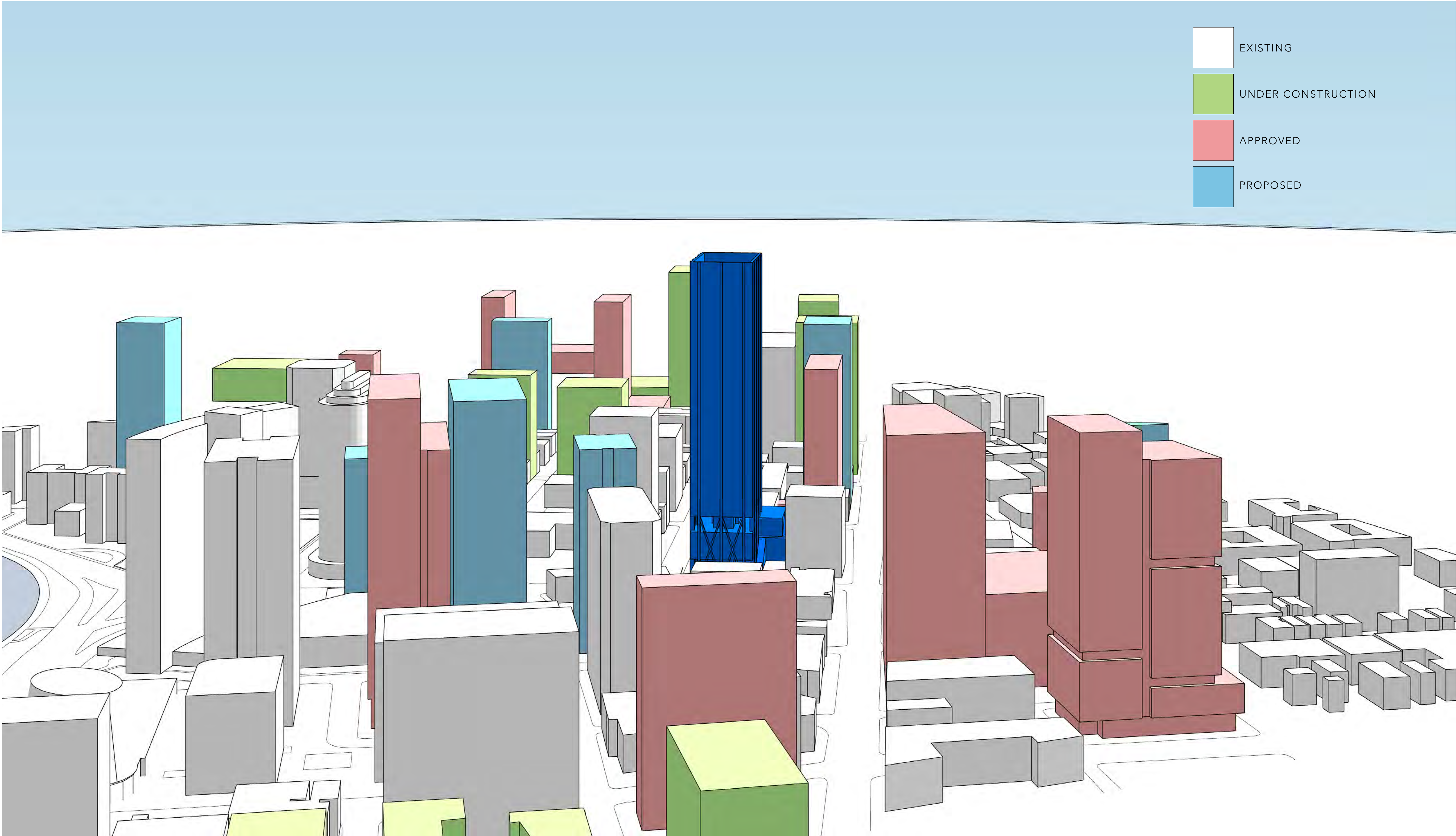


LOOKING EAST

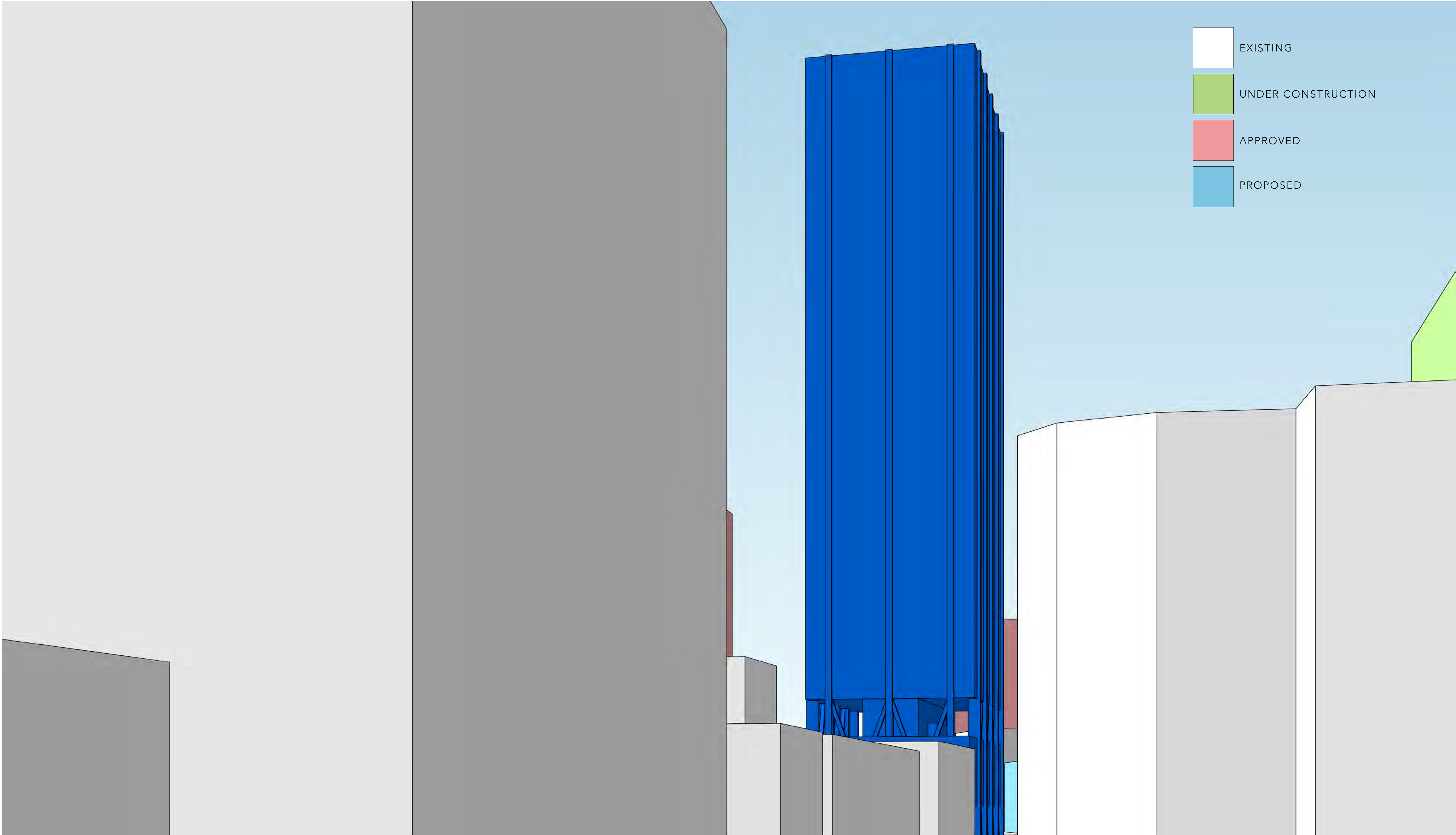


VIEWS TAKEN FROM APPROXIMATELY 390' ABOVE GRADE

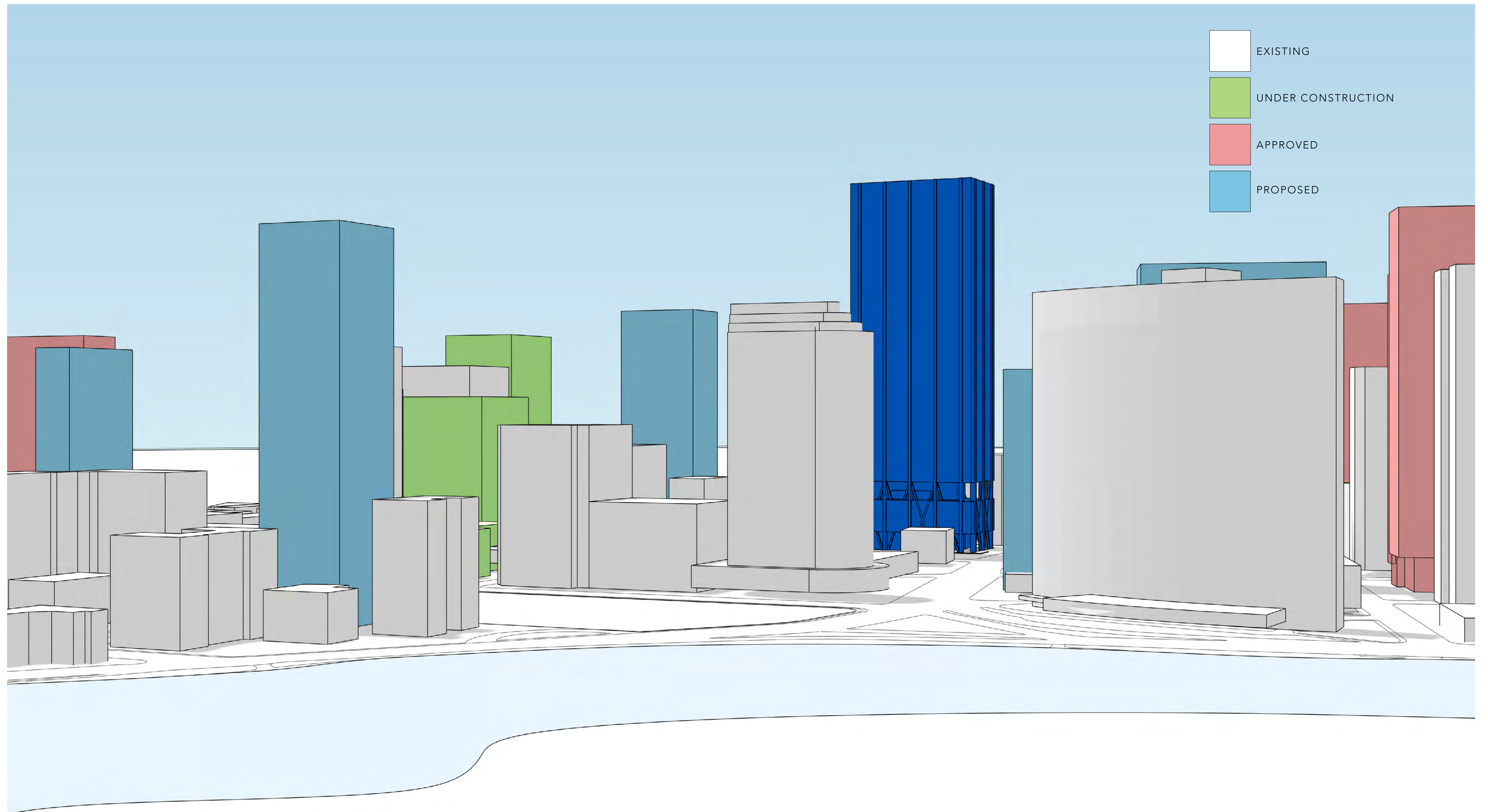
MASSING VIEW FROM NORTH



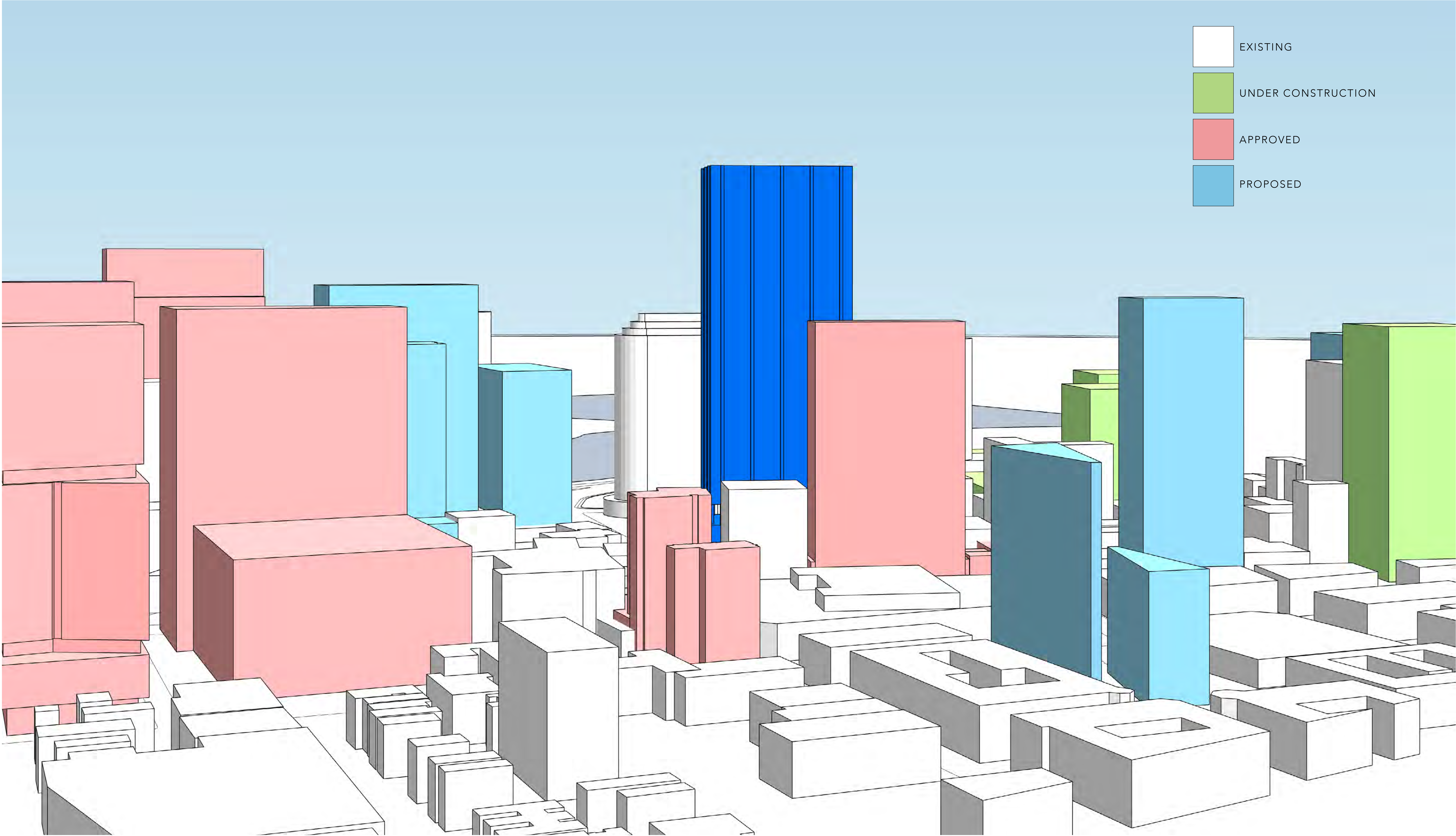
MASSING VIEW FROM FRANKLIN STREET

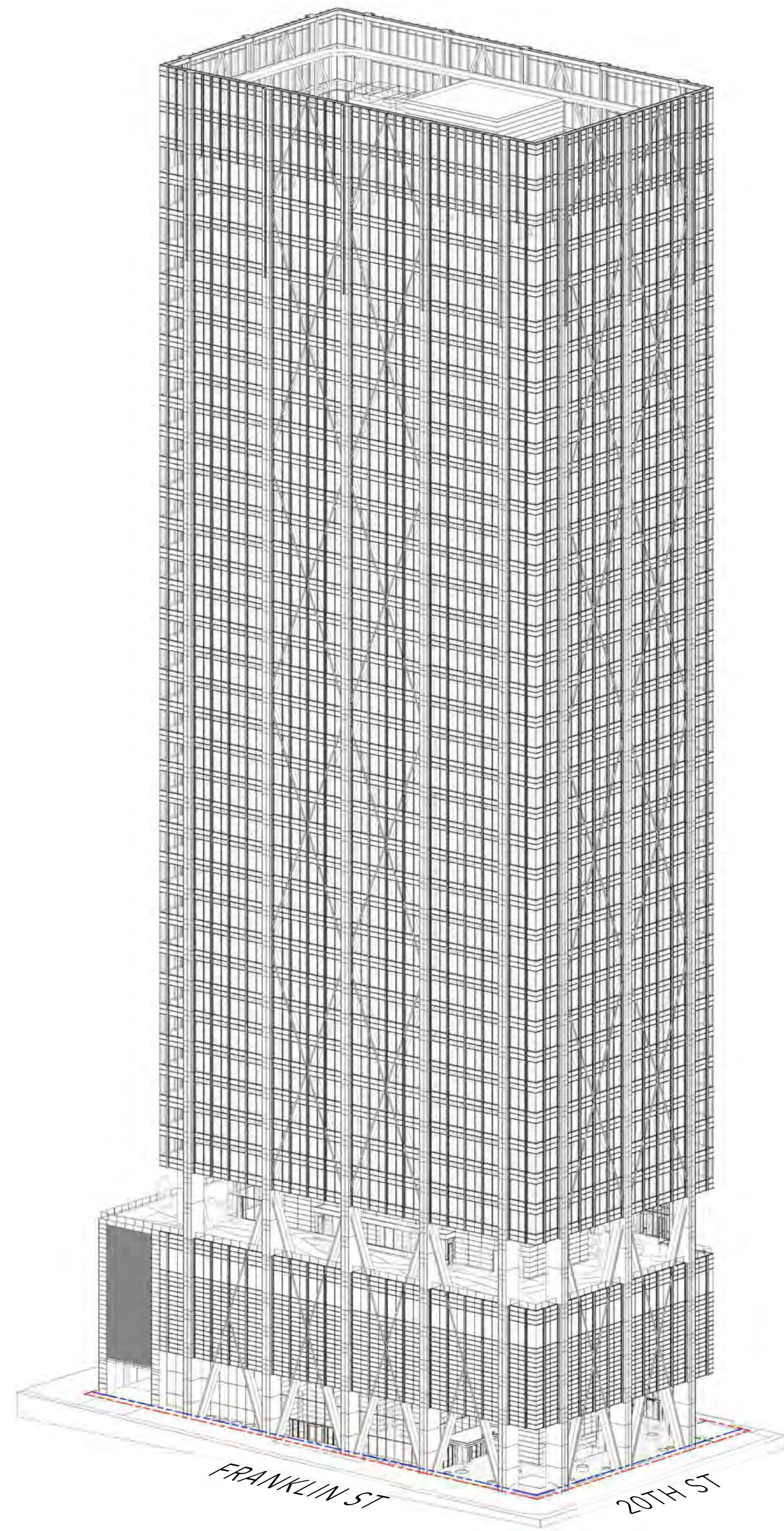


MASSING VIEW FROM LAKE MERRITT

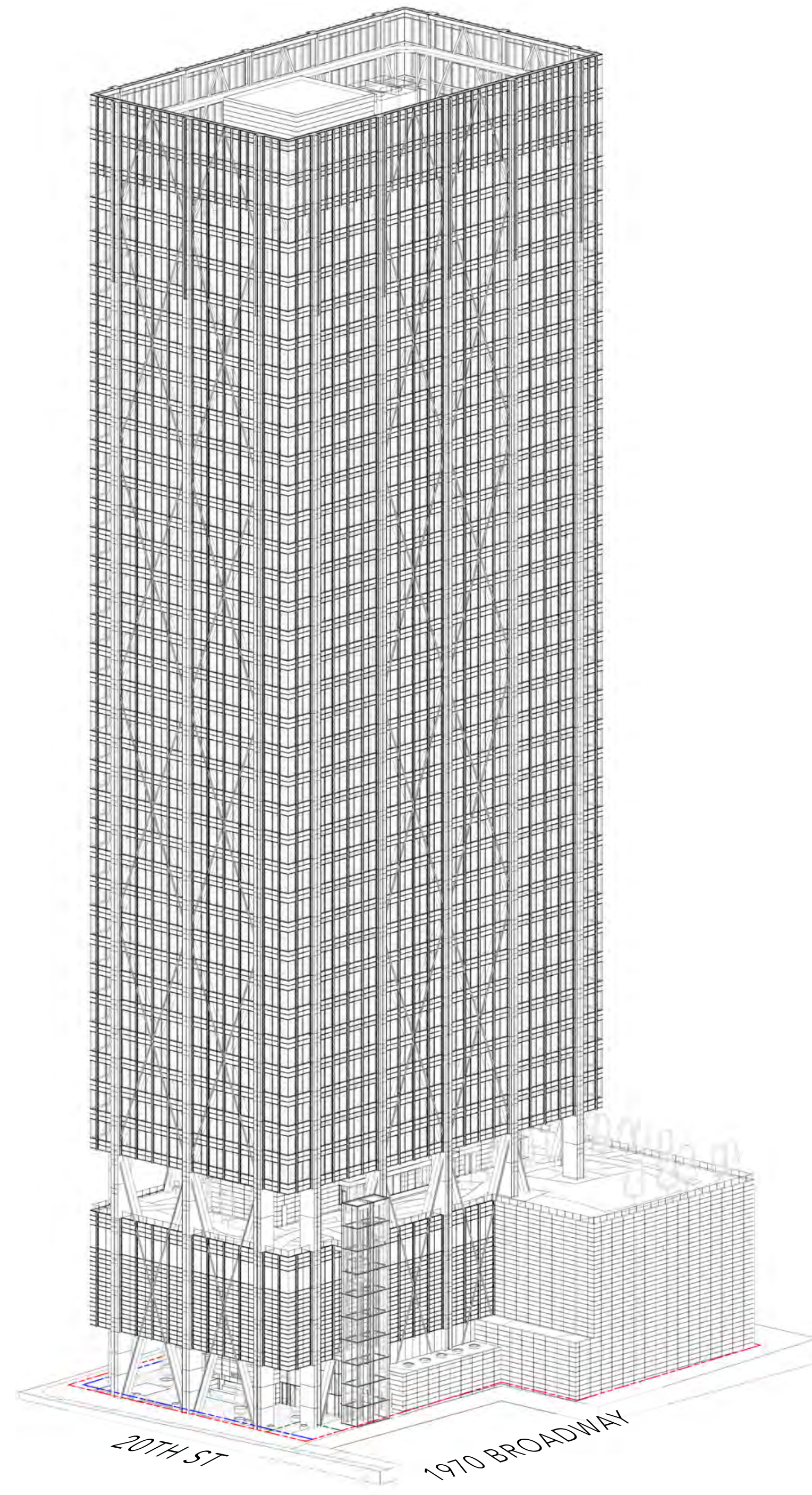


MASSING VIEW FROM WEST

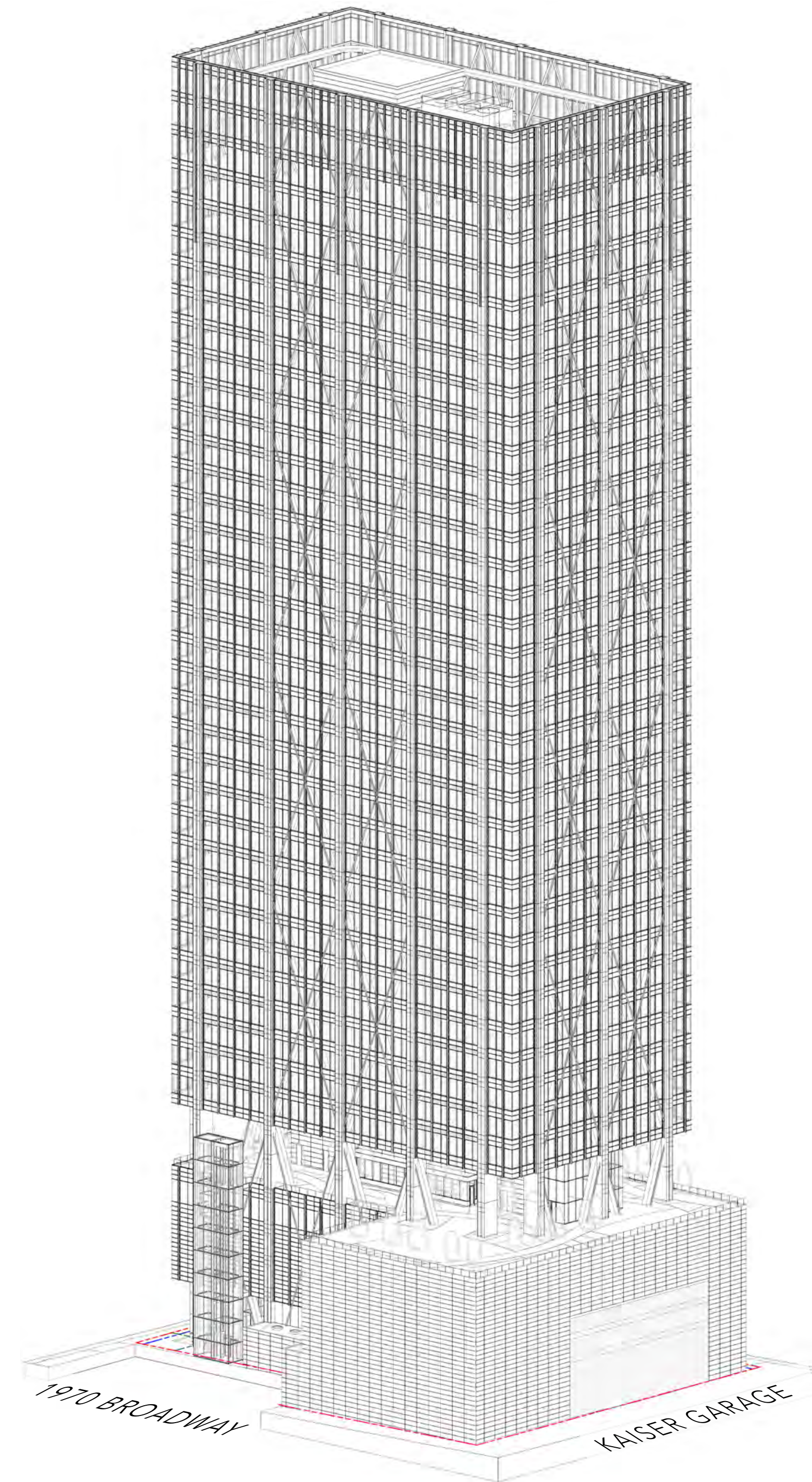




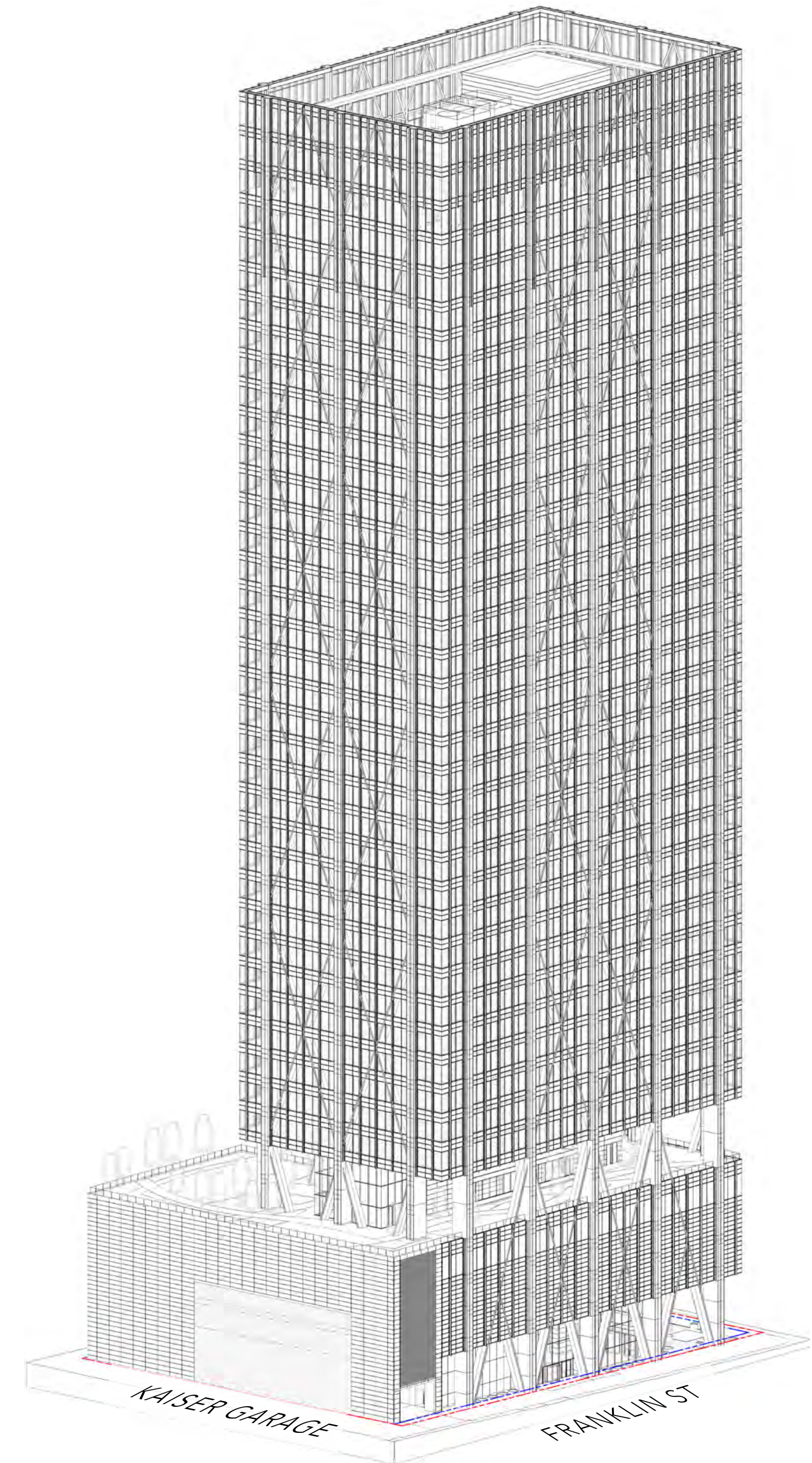
AXON FROM NE



AXON FROM NW

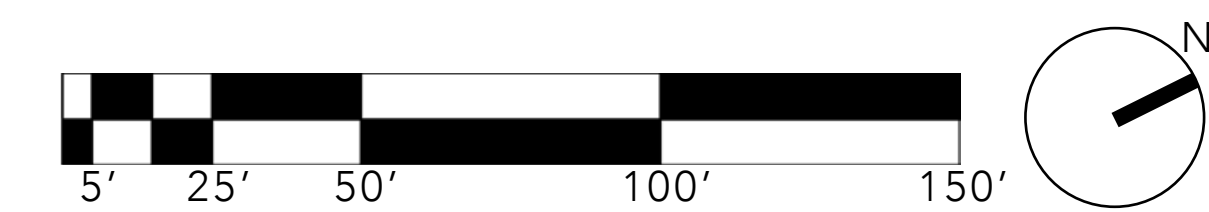
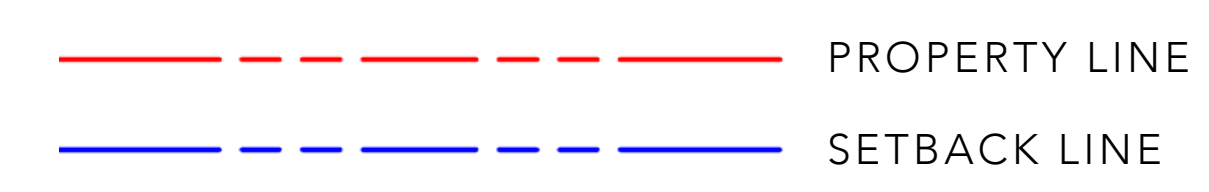
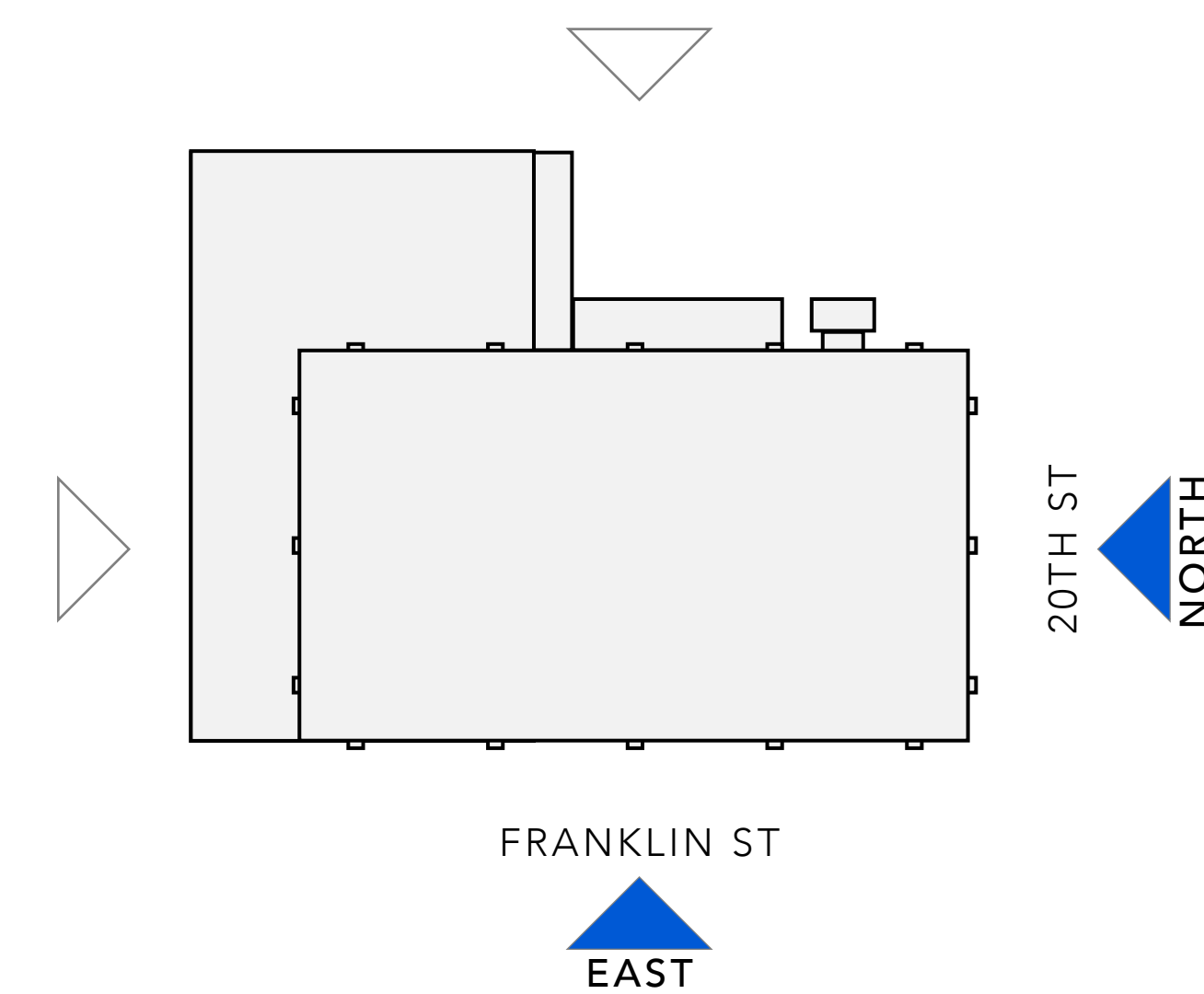
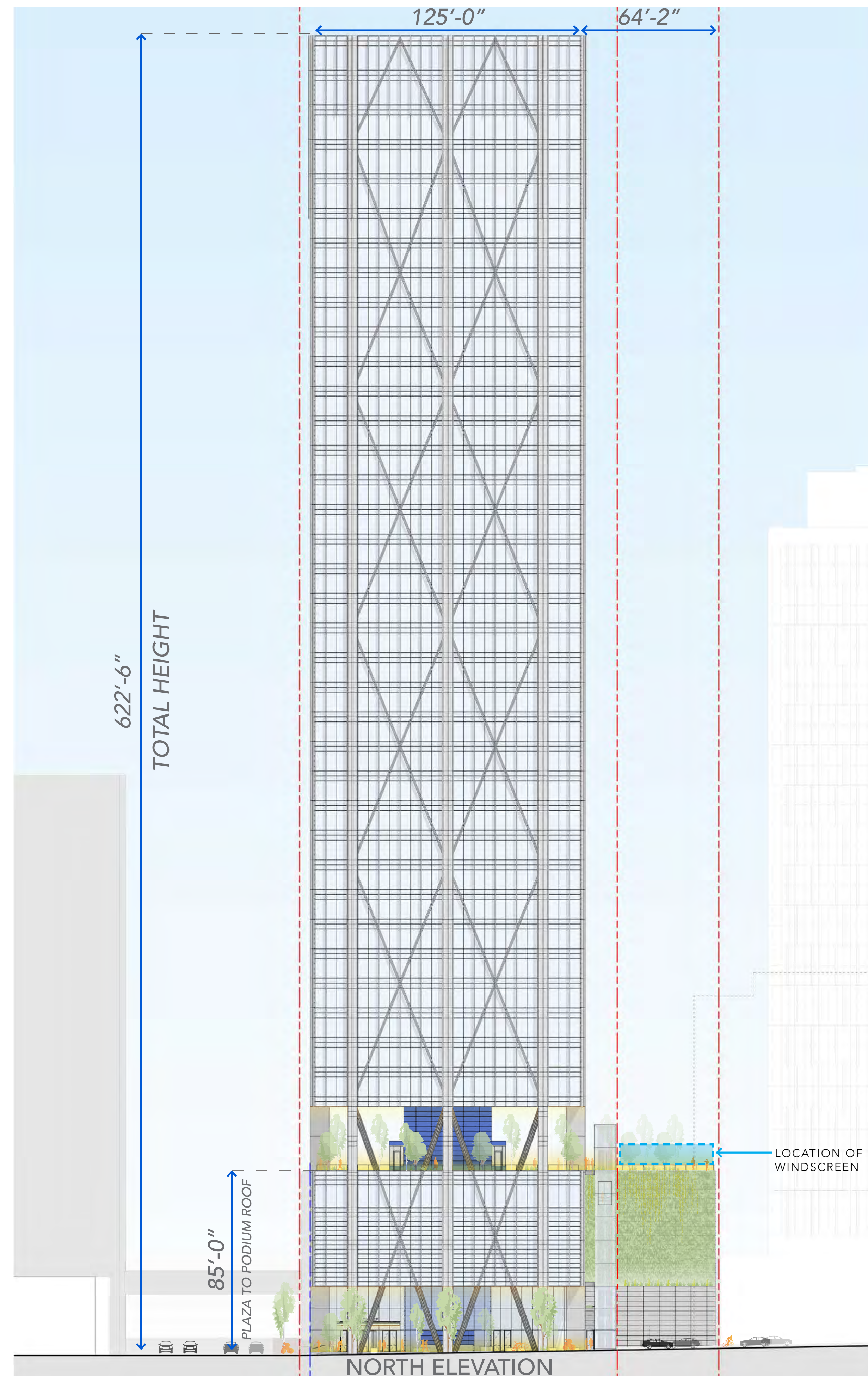
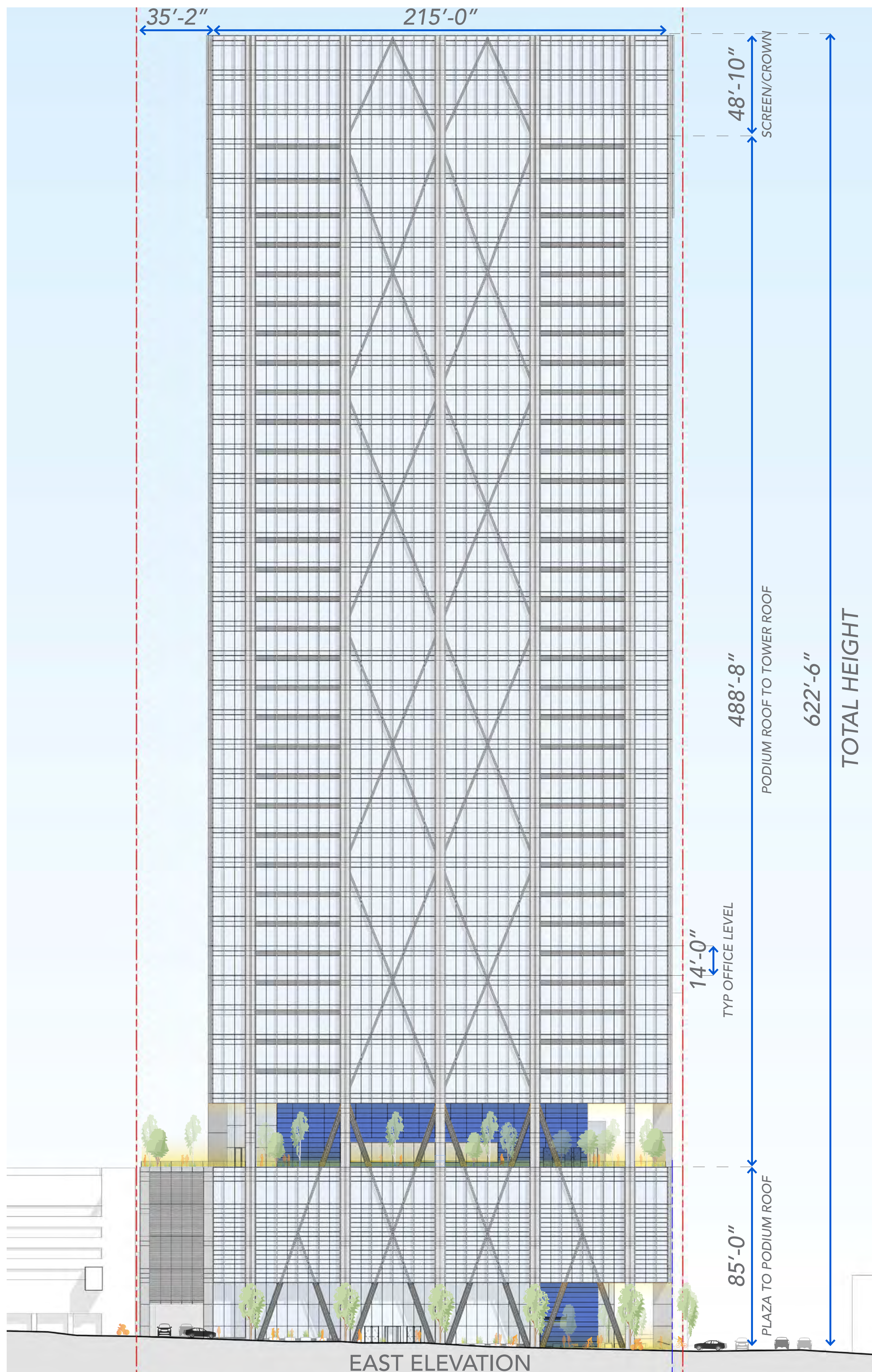


AXON FROM SW



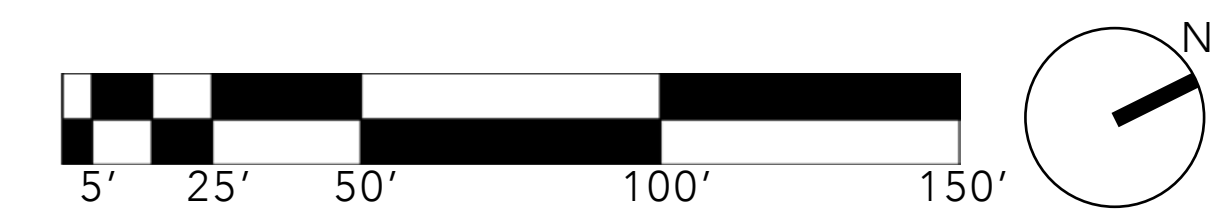
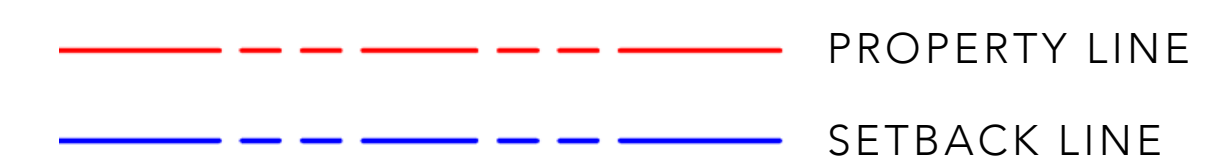
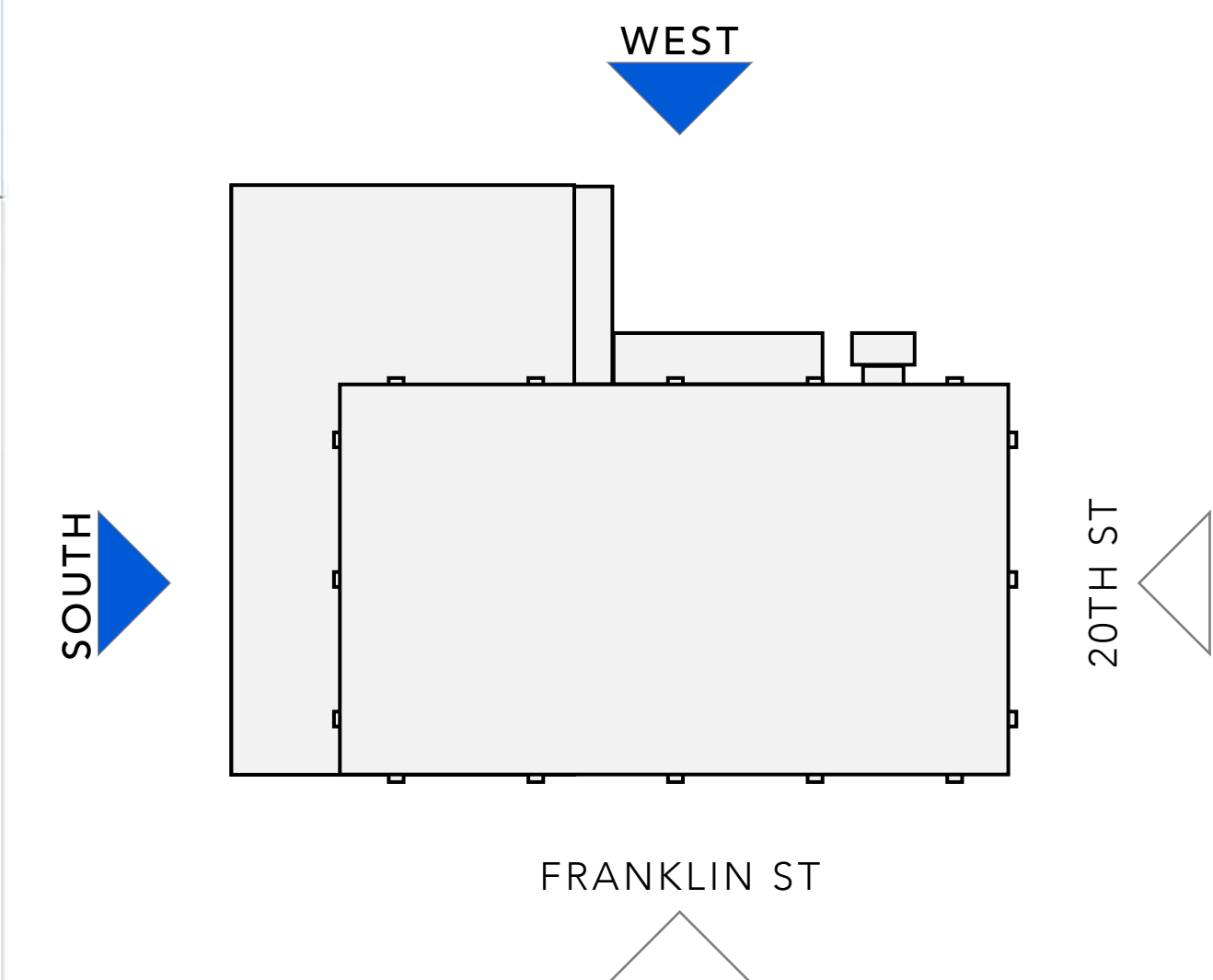
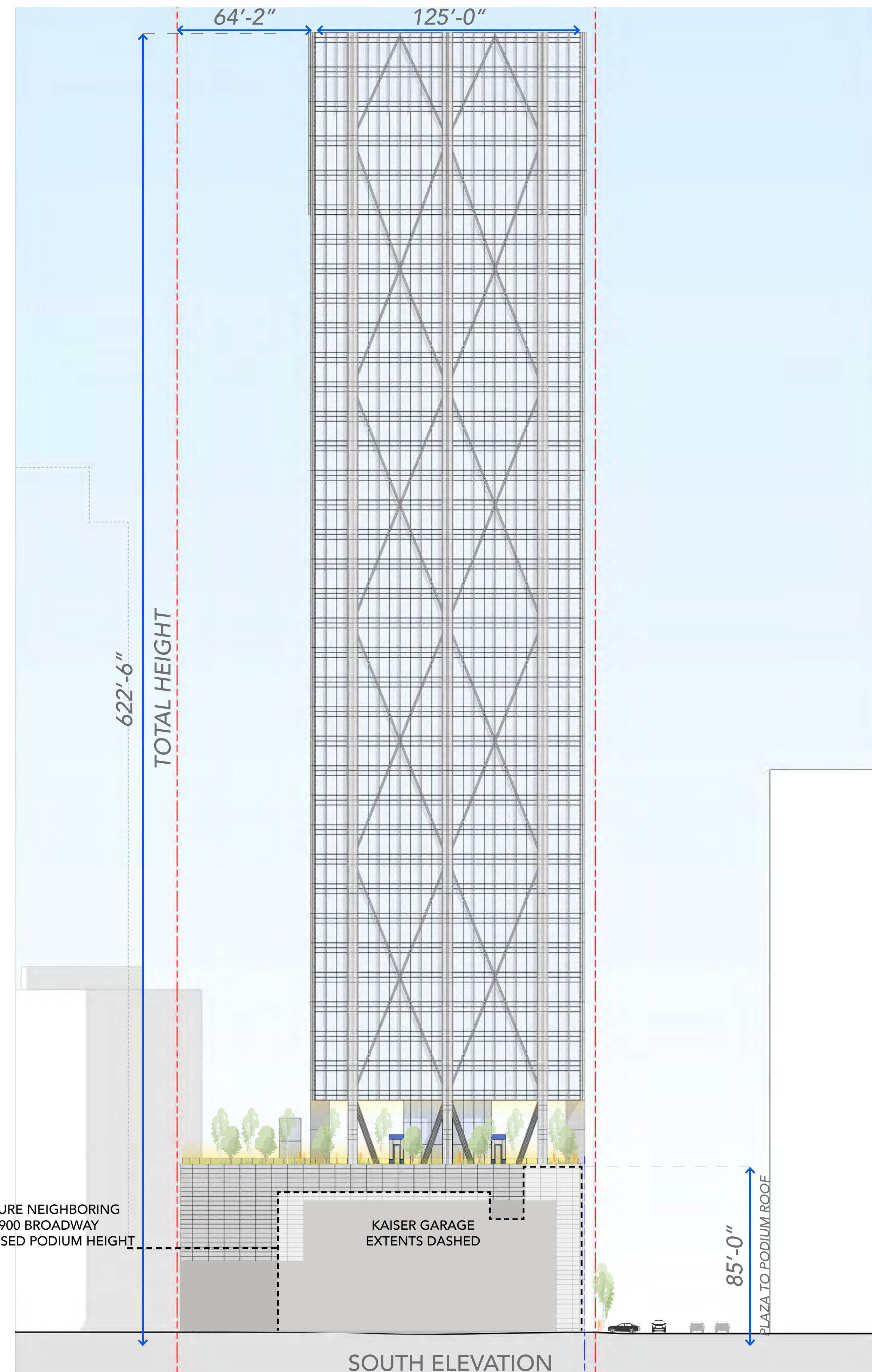
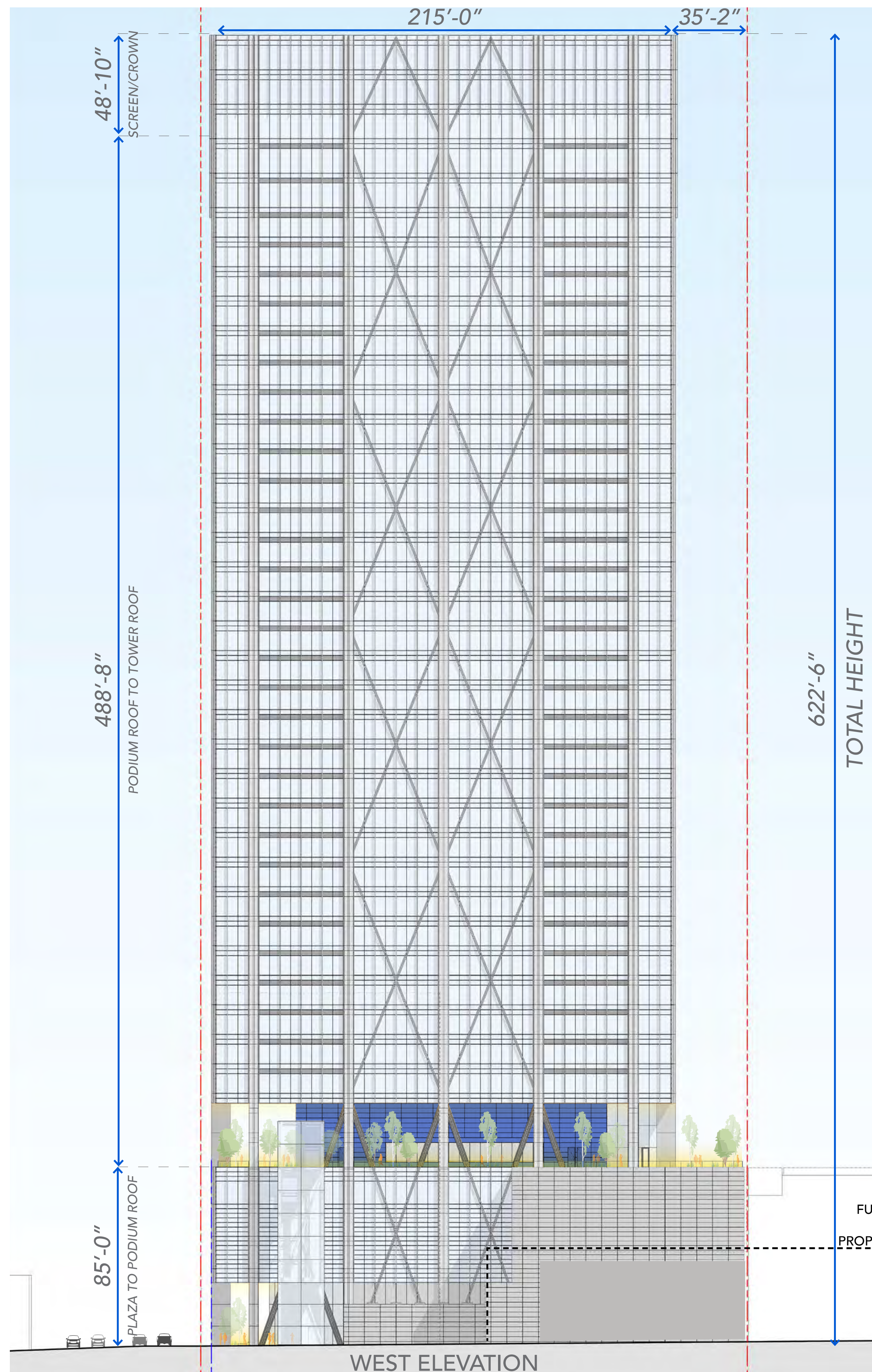
AXON FROM SE

ELEVATIONS



1/32" = 1'-0" WHEN PRINTED ON 22" x 34"

ELEVATIONS



1/32" = 1'-0" WHEN PRINTED ON 22" x 34"

GROUND PLAN

SHORT TERM BIKE PARKING

46 SHORT TERM SPACES REQUIRED:
 UP TO 3,000 SF RETAIL X 1 SPACE/12,000 SF OF RETAIL = 1 SPACE
 UP TO 898,020 SF OF FLOOR AREA X 1 SPACE/20,000 SF OF FLOOR AREA=45 SPACES

48 SHORT TERM SPACES PROVIDED

LONG TERM BIKE PARKING

92 LONG TERM SPACES REQUIRED:
 MINIMUM OF 2 SPACES REQUIRED FOR UP TO 12,000 SF OF RETAIL = 2 SPACES
 UP TO 898,020 SF OF FLOOR AREA X 1 SPACE/10,000 SF OF FLOOR AREA=90 SPACES

108 LONG TERM SPACES PROVIDED

NOTE: BIKE PARKING USES TWO TIERED, STAGGERED RACKS. 2'-4" WIDE FOR 4 BIKES 6'-0" DEEP LOADING ZONES PROVIDED EXACT MANUFACTURER TO BE DETERMINED

7 SHOWERS PER GENDER REQUIRED:
 MINIMUM OF 2 SHOWERS REQUIRED = 2 SHOWERS
 1 SHOWER PER EVERY 150,000 SF ABOVE 150,000 SF = 5 SHOWERS

7 SHOWERS PER GENDER PROVIDED

28 LOCKERS PER GENDER REQUIRED:
 7 SHOWERS X 4 LOCKERS/SHOWER = 28 LOCKERS

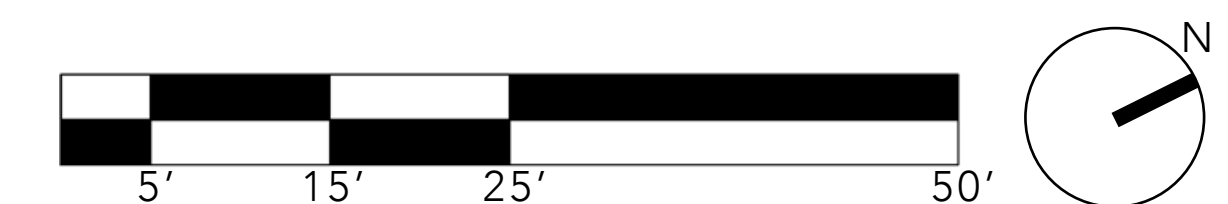
30 LOCKERS PER GENDER PROVIDED

NOTE: NO EXPOSED MECHANICAL, DUCTWORK, OR ABOVE GROUND UTILITY BOXES /STRUCTURES VISIBLE TO THE PUBLIC ARE ANTICIPATED AT GRADE. NO EXTERIOR EQUIPMENT IS PROPOSED. NO UTILITIES ARE PROPOSED UNDER PROJECT.

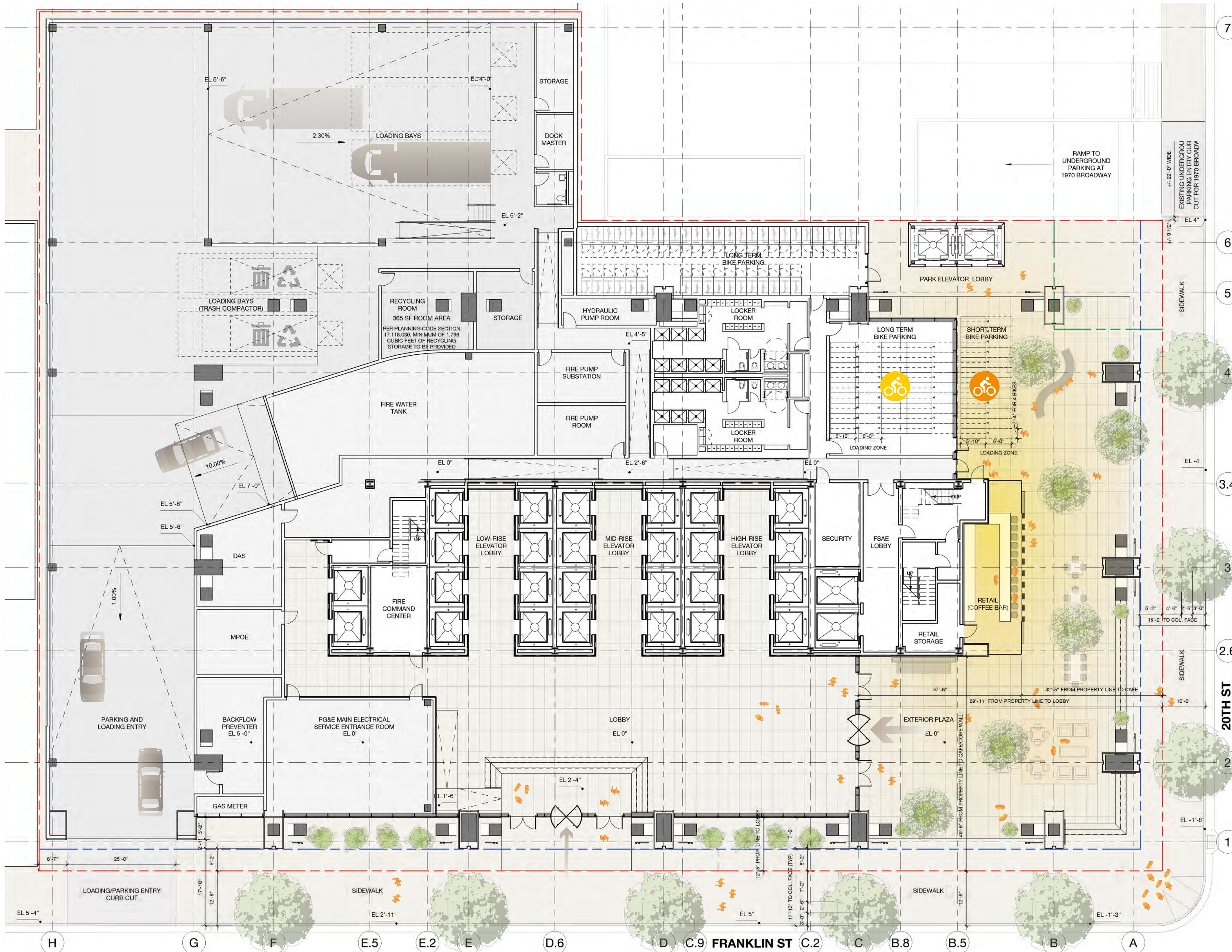
SMALLER ITEMS ASSOCIATED WITH UTILITIES, LIKE WATER METER BOXES AND STORM DRAIN/SEWER MANHOLES WILL BE PRESENT.

NOTE: SPOT ELEVATIONS RELATIVE TO LOBBY. LOBBY ELEVATION IS +12'-8" RELATIVE TO SURVEY BASELINE/CIVIL DRAWINGS. FOR ADDITIONAL SPOT ELEVATIONS ALONG CURB, SEE SHEET C2.00

- PROPERTY LINE
- SETBACK LINE
- PG&E EASMENT (UNDER REVIEW)








3/32" = 1'-0" WHEN PRINTED ON 22" x 34"



LEVEL P2 PLAN

CAR PARKING




PARKING COUNT (ALL LEVELS):

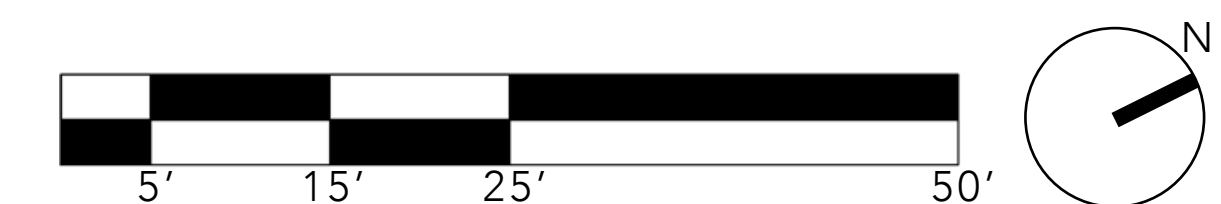
	ACCESSIBLE VAN STALLS:	2 STALLS
	ACCESSIBLE STANDARD STALLS:	5 STALLS
	STANDARD STALLS:	158 STALLS
	INTERMEDIATE STALLS:	72 STALLS
	INTERMEDIATE PARALLEL STALLS:	25 STALLS
TOTAL PARKING STALLS:		262 STALLS

TYPICAL PARKING DIMENSIONS:

ACCESSIBLE VAN STALLS:	9'-0" X 18'-0"
(PLUS ACCESS ZONE)	
ACCESSIBLE STANDARD STALLS:	9'-0" X 18'-0"
(PLUS ACCESS ZONE)	
STANDARD STALLS:	8'-6" X 18'-0"
INTERMEDIATE STALLS:	8'-0" X 16'-6"
INTERMEDIATE PARALLEL STALLS:	7'-6" X 20'-6"
TYPICAL TWO WAY AISLE:	22'-0" OR WIDER
TYPICAL ONE WAY AISLE:	11'-3" OR WIDER
ONE WAY 60° PARKING AISLE:	18'-0" OR WIDER

NOTE: SPOT ELEVATIONS RELATIVE TO LOBBY. LOBBY ELEVATION IS +12'-8" RELATIVE TO SURVEY BASELINE/CIVIL DRAWINGS. FOR ADDITIONAL SPOT ELEVATIONS ALONG CURB, SEE SHEET C2.00

-  PROPERTY LINE
-  SETBACK LINE
-  PG&E EASMENT (UNDER REVIEW)








3/32" = 1'-0" WHEN PRINTED ON 22" x 34"



LEVEL P3 PLAN

CAR PARKING




PARKING COUNT (ALL LEVELS):

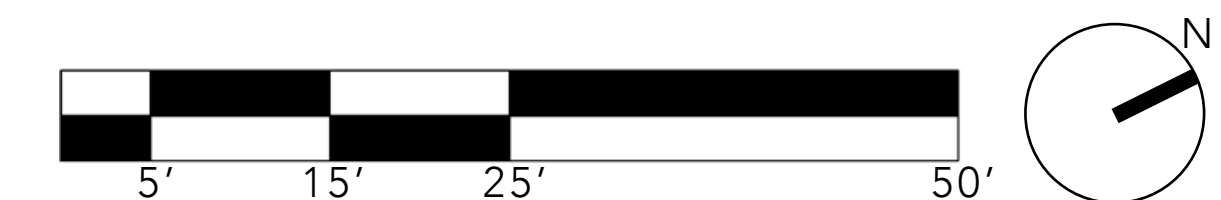
	ACCESSIBLE VAN STALLS:	2 STALLS
	ACCESSIBLE STANDARD STALLS:	5 STALLS
	STANDARD STALLS:	158 STALLS
	INTERMEDIATE STALLS:	72 STALLS
	INTERMEDIATE PARALLEL STALLS:	25 STALLS
TOTAL PARKING STALLS:		262 STALLS

TYPICAL PARKING DIMENSIONS:

ACCESSIBLE VAN STALLS:	9'-0" X 18'-0"
(PLUS ACCESS ZONE)	
ACCESSIBLE STANDARD STALLS:	9'-0" X 18'-0"
(PLUS ACCESS ZONE)	
STANDARD STALLS:	8'-6" X 18'-0"
INTERMEDIATE STALLS:	8'-0" X 16'-6"
INTERMEDIATE PARALLEL STALLS:	7'-6" X 20'-6"
TYPICAL TWO WAY AISLE:	22'-0" OR WIDER
TYPICAL ONE WAY AISLE:	11'-3" OR WIDER
ONE WAY 60° PARKING AISLE:	18'-0" OR WIDER

NOTE: SPOT ELEVATIONS RELATIVE TO LOBBY. LOBBY ELEVATION IS +12'-8" RELATIVE TO SURVEY BASELINE/CIVIL DRAWINGS. FOR ADDITIONAL SPOT ELEVATIONS ALONG CURB, SEE SHEET C2.00

-  PROPERTY LINE
-  SETBACK LINE
-  PG&E EASMENT (UNDER REVIEW)








3/32" = 1'-0" WHEN PRINTED ON 22" x 34"



LEVEL P4 PLAN

CAR PARKING




PARKING COUNT (ALL LEVELS):

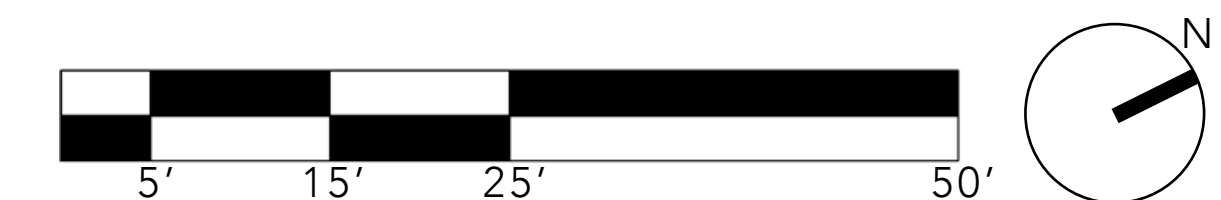
	ACCESSIBLE VAN STALLS:	2 STALLS
	ACCESSIBLE STANDARD STALLS:	5 STALLS
	STANDARD STALLS:	158 STALLS
	INTERMEDIATE STALLS:	72 STALLS
	INTERMEDIATE PARALLEL STALLS:	25 STALLS
TOTAL PARKING STALLS:		262 STALLS

TYPICAL PARKING DIMENSIONS:

ACCESSIBLE VAN STALLS:	9'-0" X 18'-0"
(PLUS ACCESS ZONE)	
ACCESSIBLE STANDARD STALLS:	9'-0" X 18'-0"
(PLUS ACCESS ZONE)	
STANDARD STALLS:	8'-6" X 18'-0"
INTERMEDIATE STALLS:	8'-0" X 16'-6"
INTERMEDIATE PARALLEL STALLS:	7'-6" X 20'-6"
TYPICAL TWO WAY AISLE:	22'-0" OR WIDER
TYPICAL ONE WAY AISLE:	11'-3" OR WIDER
ONE WAY 60° PARKING AISLE:	18'-0" OR WIDER

NOTE: SPOT ELEVATIONS RELATIVE TO LOBBY. LOBBY ELEVATION IS +12'-8" RELATIVE TO SURVEY BASELINE/CIVIL DRAWINGS. FOR ADDITIONAL SPOT ELEVATIONS ALONG CURB, SEE SHEET C2.00

-  PROPERTY LINE
-  SETBACK LINE
-  PG&E EASMENT (UNDER REVIEW)








3/32" = 1'-0" WHEN PRINTED ON 22" x 34"



LEVEL P5 PLAN

CAR PARKING




PARKING COUNT (ALL LEVELS):

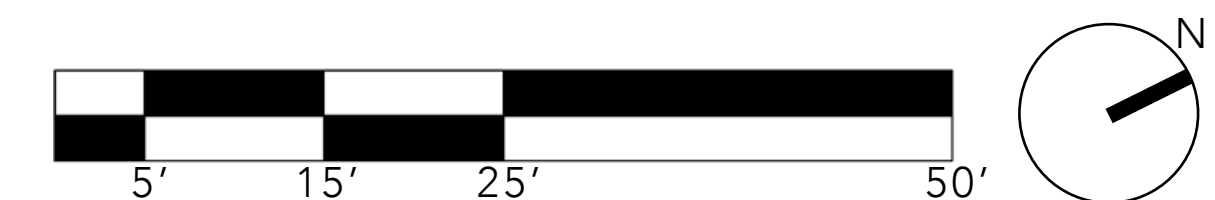
	ACCESSIBLE VAN STALLS:	2 STALLS
	ACCESSIBLE STANDARD STALLS:	5 STALLS
	STANDARD STALLS:	158 STALLS
	INTERMEDIATE STALLS:	72 STALLS
	INTERMEDIATE PARALLEL STALLS:	25 STALLS
TOTAL PARKING STALLS:		262 STALLS

TYPICAL PARKING DIMENSIONS:

ACCESSIBLE VAN STALLS:	9'-0" X 18'-0"
(PLUS ACCESS ZONE)	
ACCESSIBLE STANDARD STALLS:	9'-0" X 18'-0"
(PLUS ACCESS ZONE)	
STANDARD STALLS:	8'-6" X 18'-0"
INTERMEDIATE STALLS:	8'-0" X 16'-6"
INTERMEDIATE PARALLEL STALLS:	7'-6" X 20'-6"
TYPICAL TWO WAY AISLE:	22'-0" OR WIDER
TYPICAL ONE WAY AISLE:	11'-3" OR WIDER
ONE WAY 60° PARKING AISLE:	18'-0" OR WIDER

NOTE: SPOT ELEVATIONS RELATIVE TO LOBBY. LOBBY ELEVATION IS +12'-8" RELATIVE TO SURVEY BASELINE/CIVIL DRAWINGS. FOR ADDITIONAL SPOT ELEVATIONS ALONG CURB, SEE SHEET C2.00

-  PROPERTY LINE
-  SETBACK LINE
-  PG&E EASMENT (UNDER REVIEW)

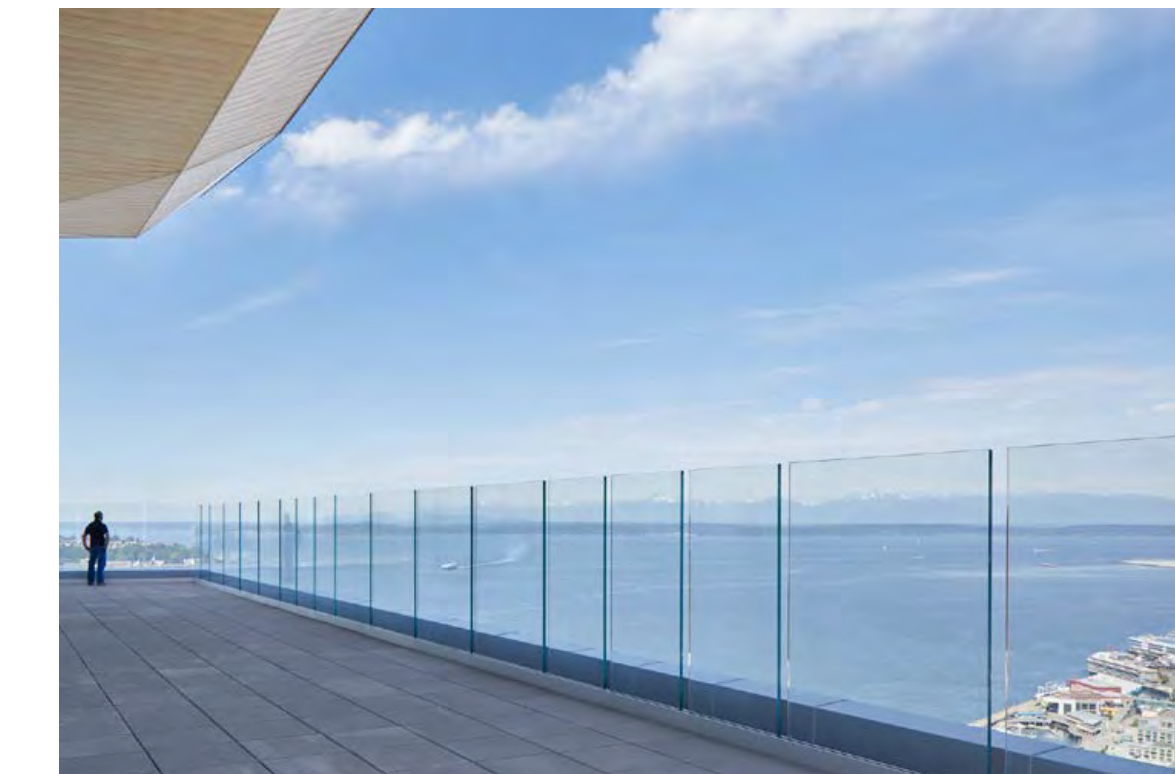


3/32" = 1'-0" WHEN PRINTED ON 22" x 34"



PODIUM PLAN

GLASS WINDSCREEN TO BE ADDED AT LOCATION INDICATED ON PLAN. SCREEN TO BE COMPRISED OF GLASS PANELS APPROXIMATELY 10' TALL WITH CODE COMPLIANT GAPS IN BETWEEN. SEE PRECEDENT IMAGES BELOW.

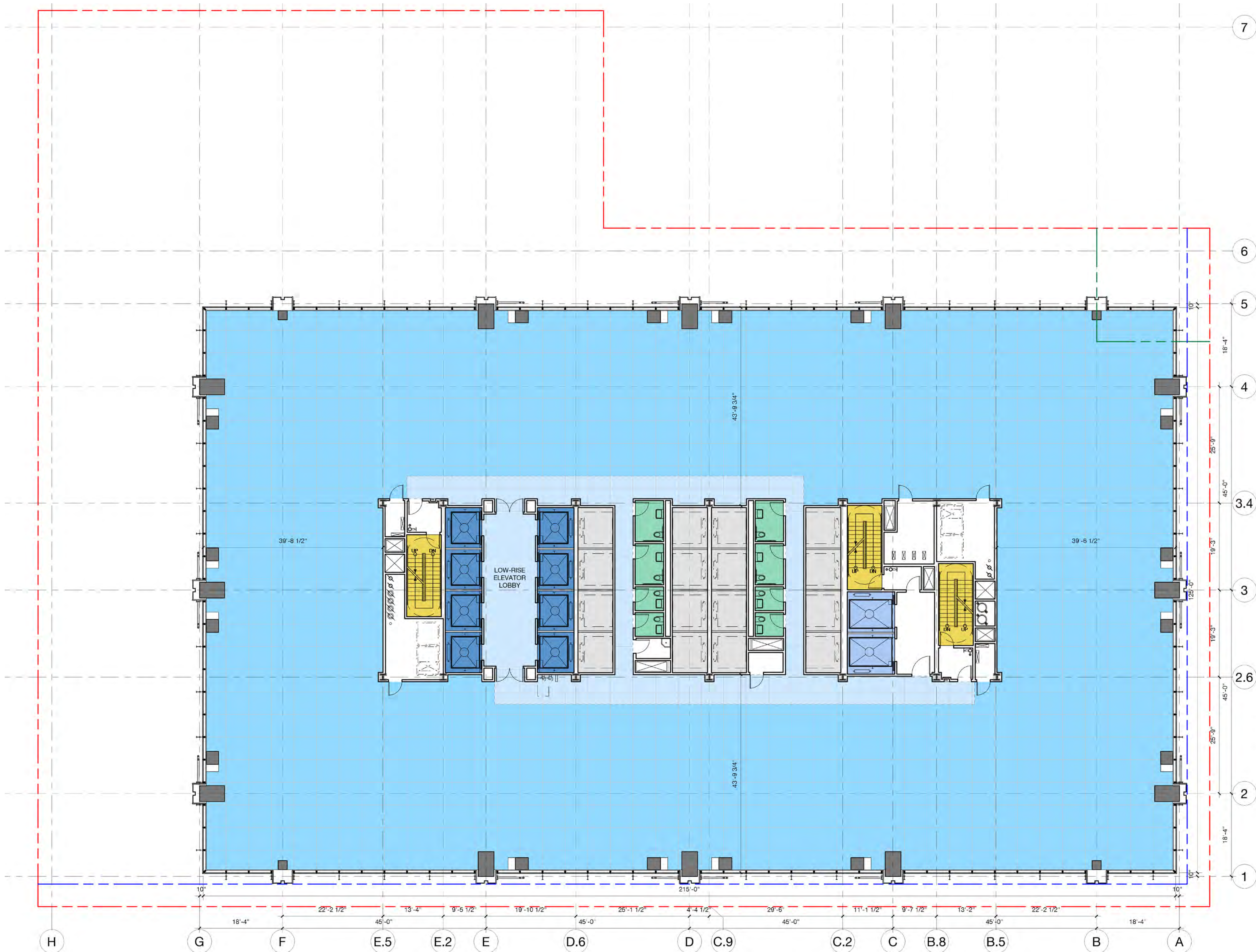


- - - - - PROPERTY LINE
- - - - - SETBACK LINE
- - - - - PG&E EASMENT (UNDER REVIEW)



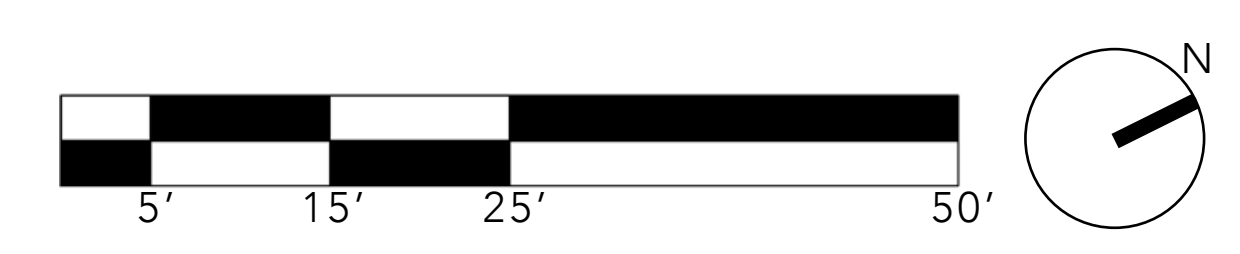
3/32" = 1'-0" WHEN PRINTED ON 22" x 34"

LOW RISE PLAN



20TH ST

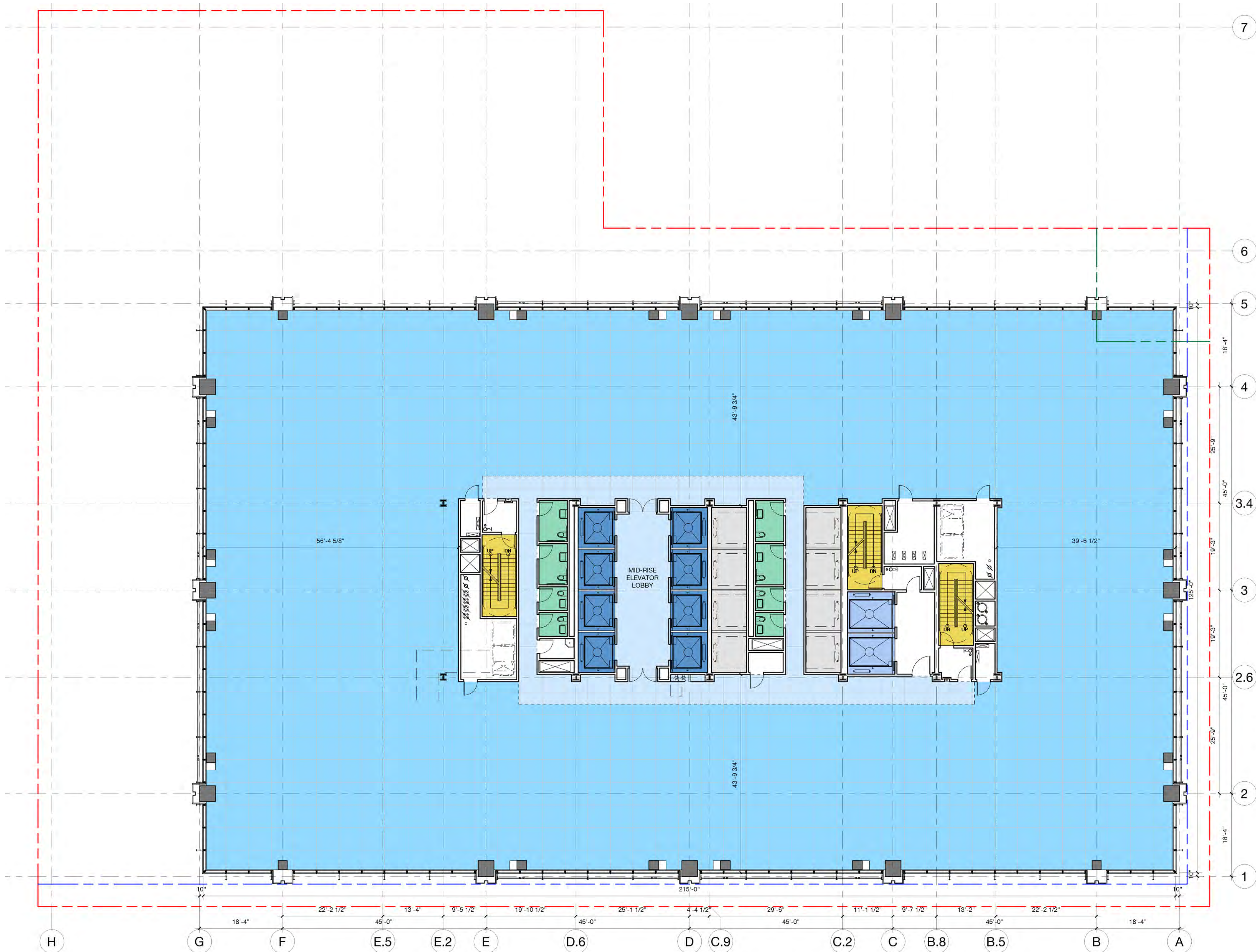
- - - - PROPERTY LINE
- - - - SETBACK LINE
- - - - PG&E EASMENT (UNDER REVIEW)



3/32" = 1'-0" WHEN PRINTED ON 22" x 34"

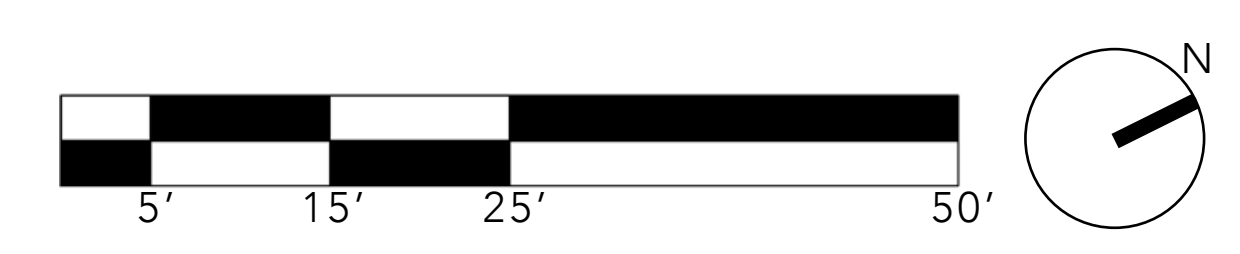
FRANKLIN ST

MID RISE PLAN



20TH ST

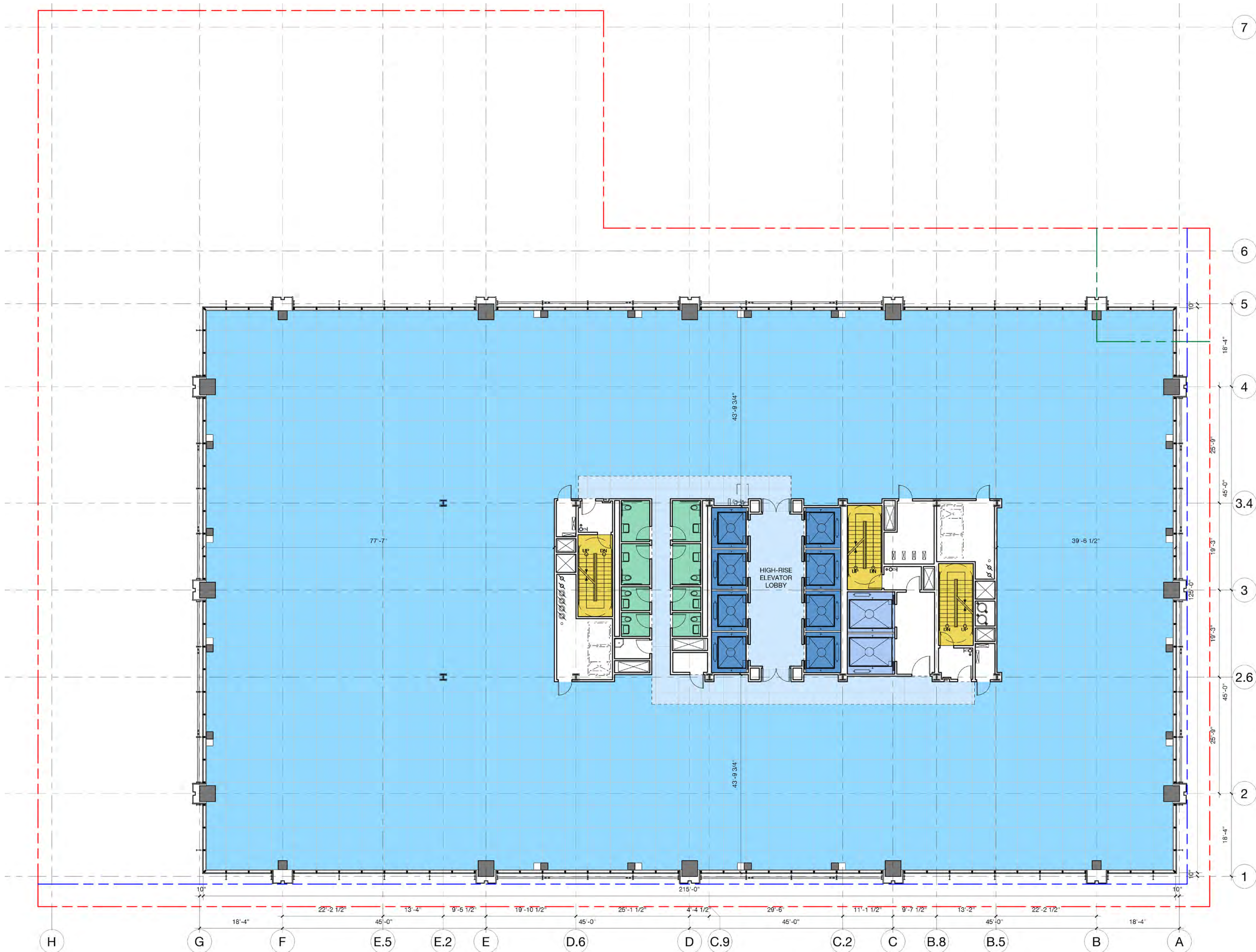
- - - - PROPERTY LINE
- - - - SETBACK LINE
- - - - PG&E EASMENT (UNDER REVIEW)



3/32" = 1'-0" WHEN PRINTED ON 22" x 34"

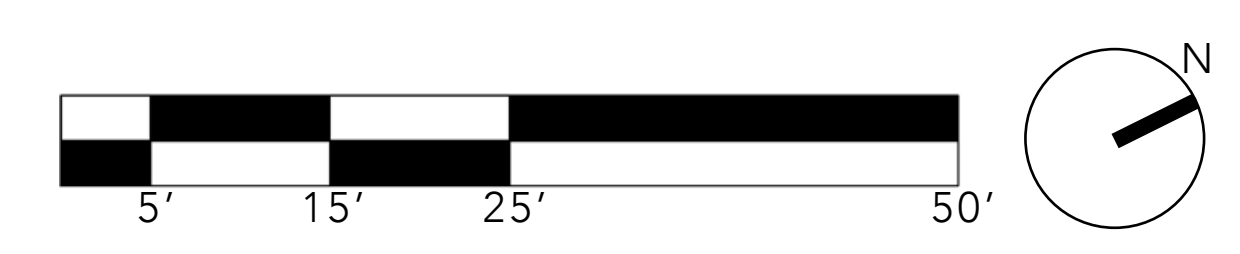
FRANKLIN ST

HIGH RISE PLAN



20TH ST

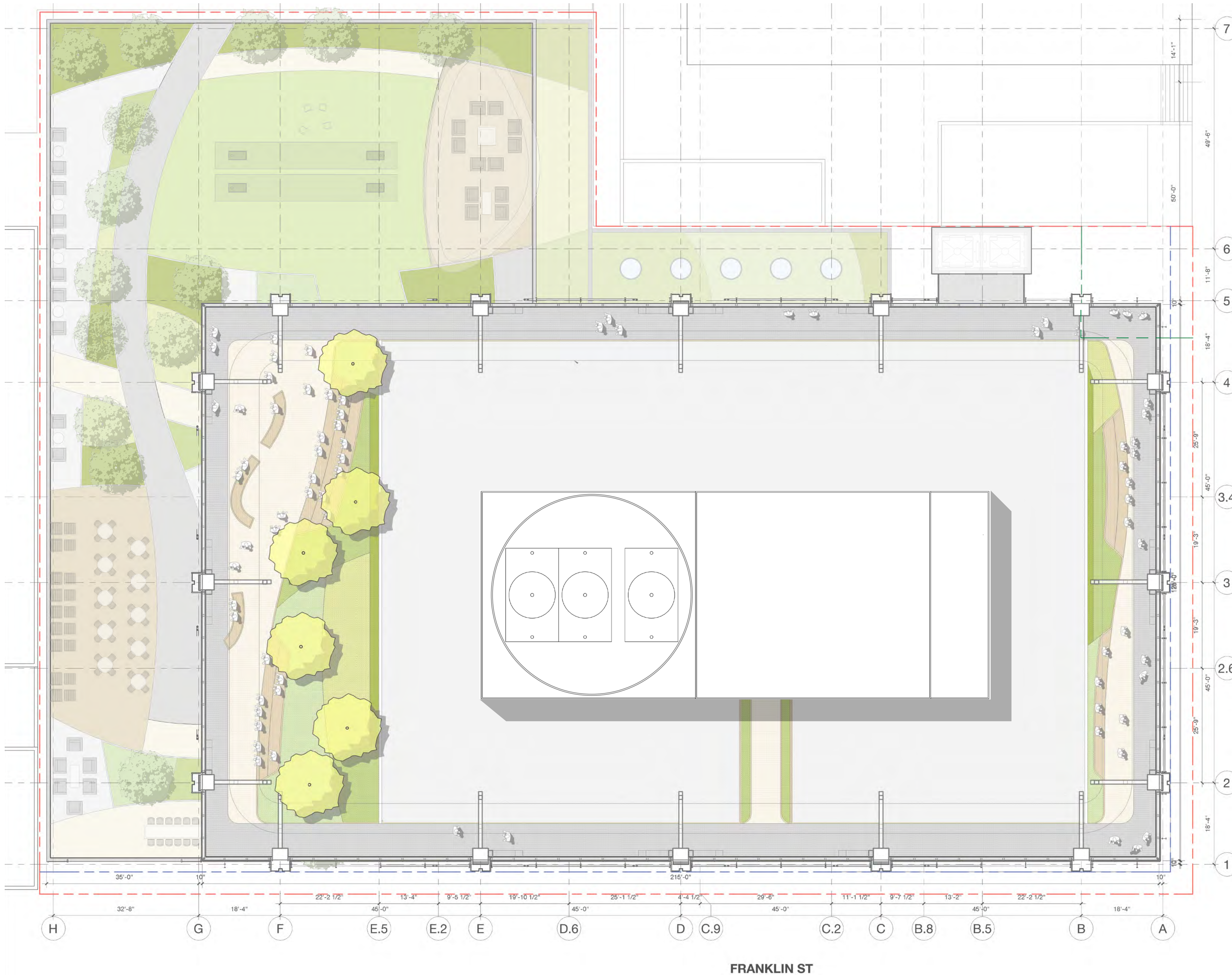
- - - - - PROPERTY LINE
- - - - - SETBACK LINE
- - - - - PG&E EASMENT (UNDER REVIEW)



3/32" = 1'-0" WHEN PRINTED ON 22" x 34"

FRANKLIN ST

ROOF PLAN



NOTE: NO MECHANICAL/ELECTRICAL EQUIPMENT WILL BE EXPOSED AT MAIN ROOF LEVEL. ANY EQUIPMENT WILL BE LOCATED WITHIN PENTHOUSE OR SCREENED FROM PUBLIC VIEW BY CROWN WALLS. NO EXTERIOR EQUIPMENT IS PROPOSED.

- - - - - PROPERTY LINE
- - - - - SETBACK LINE
- - - - - PG&E EASMENT (UNDER REVIEW)



3/32" = 1'-0" WHEN PRINTED ON 22" x 34"

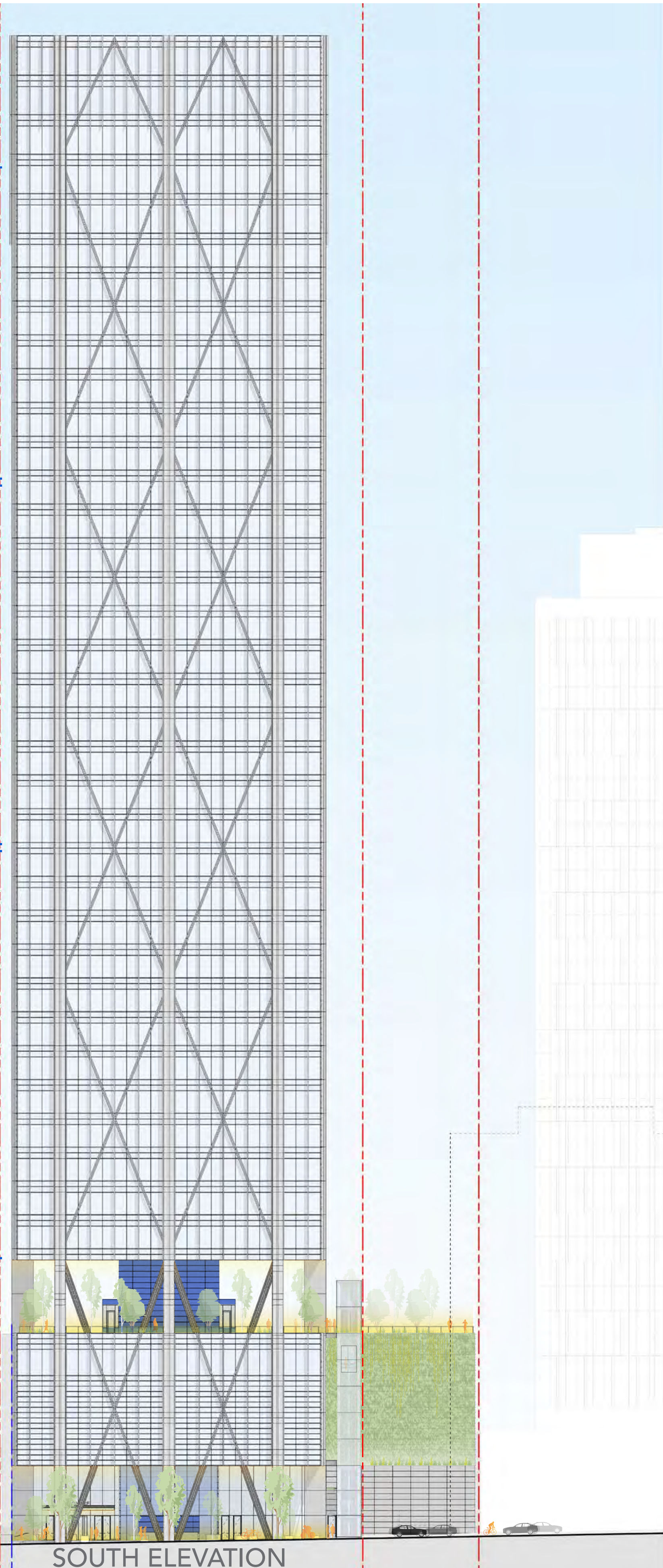
FRANKLIN ST

TOWER ZONES

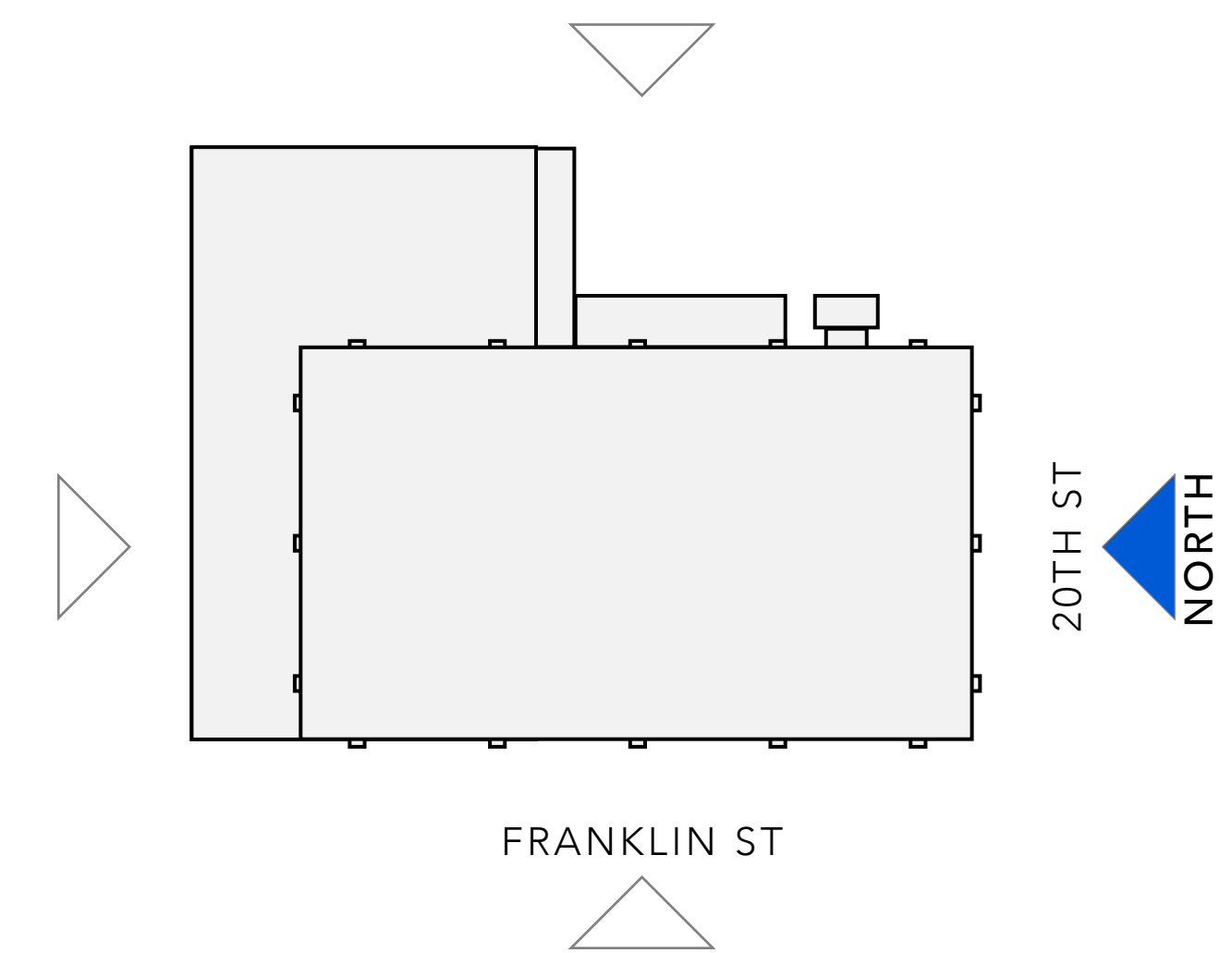
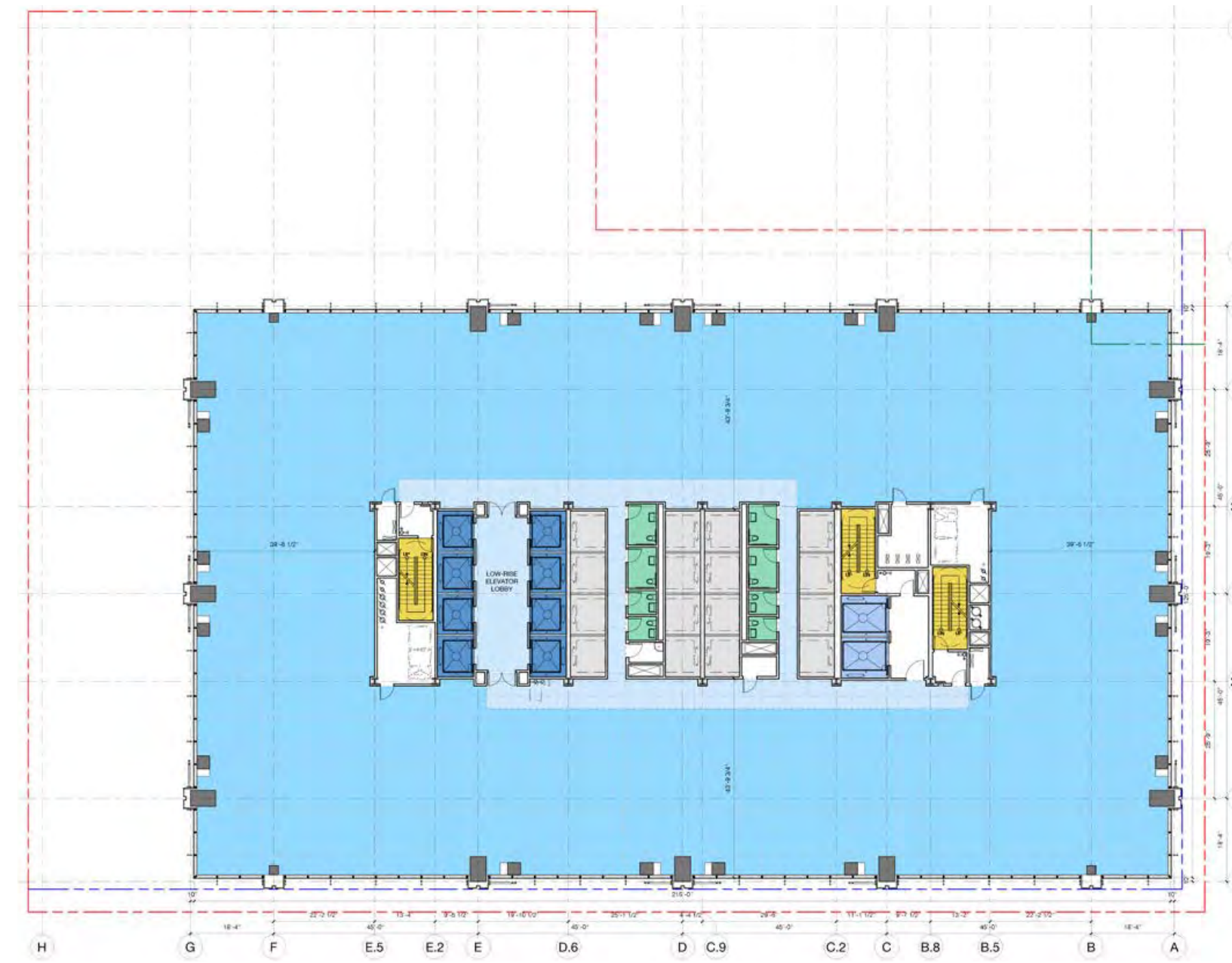
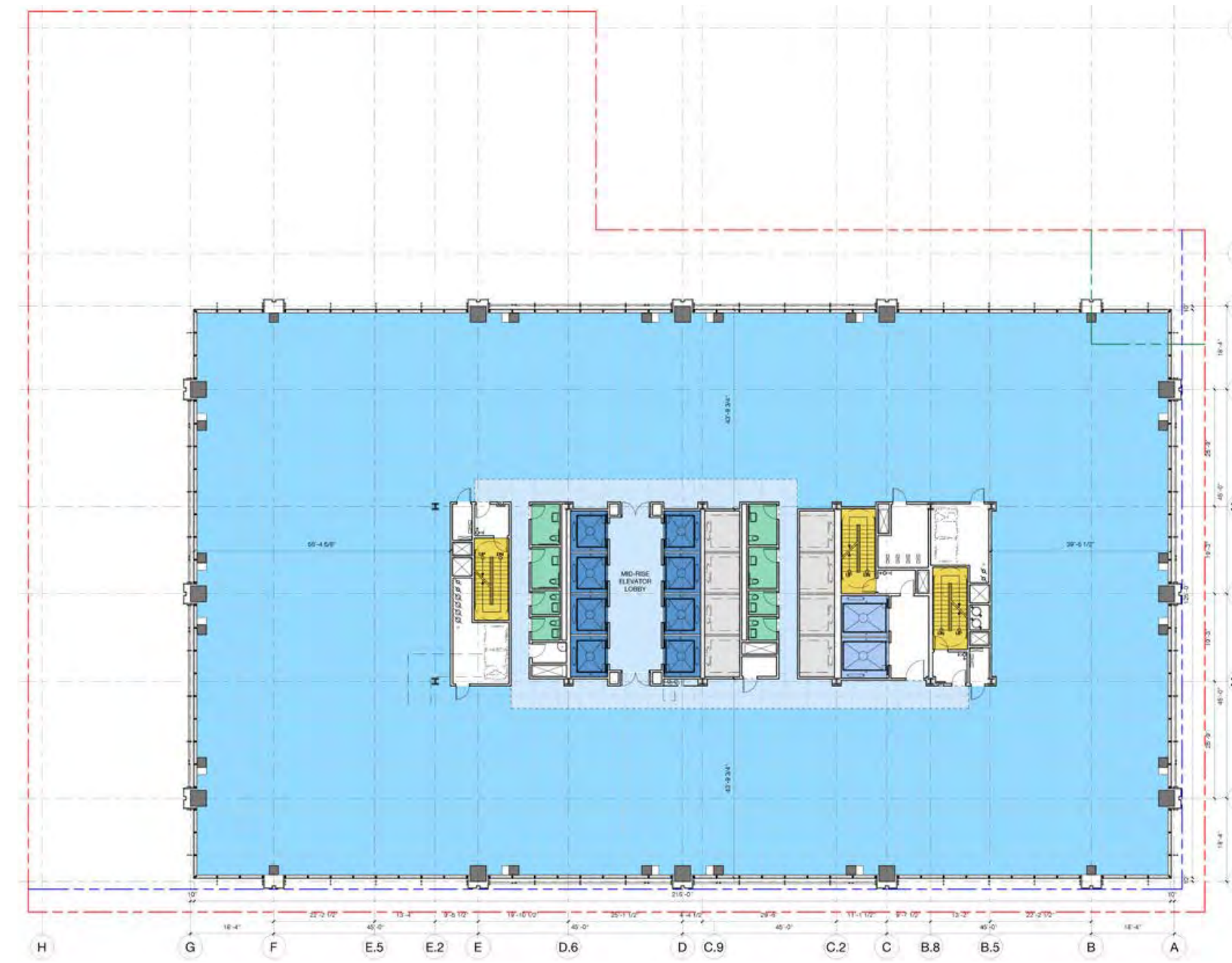
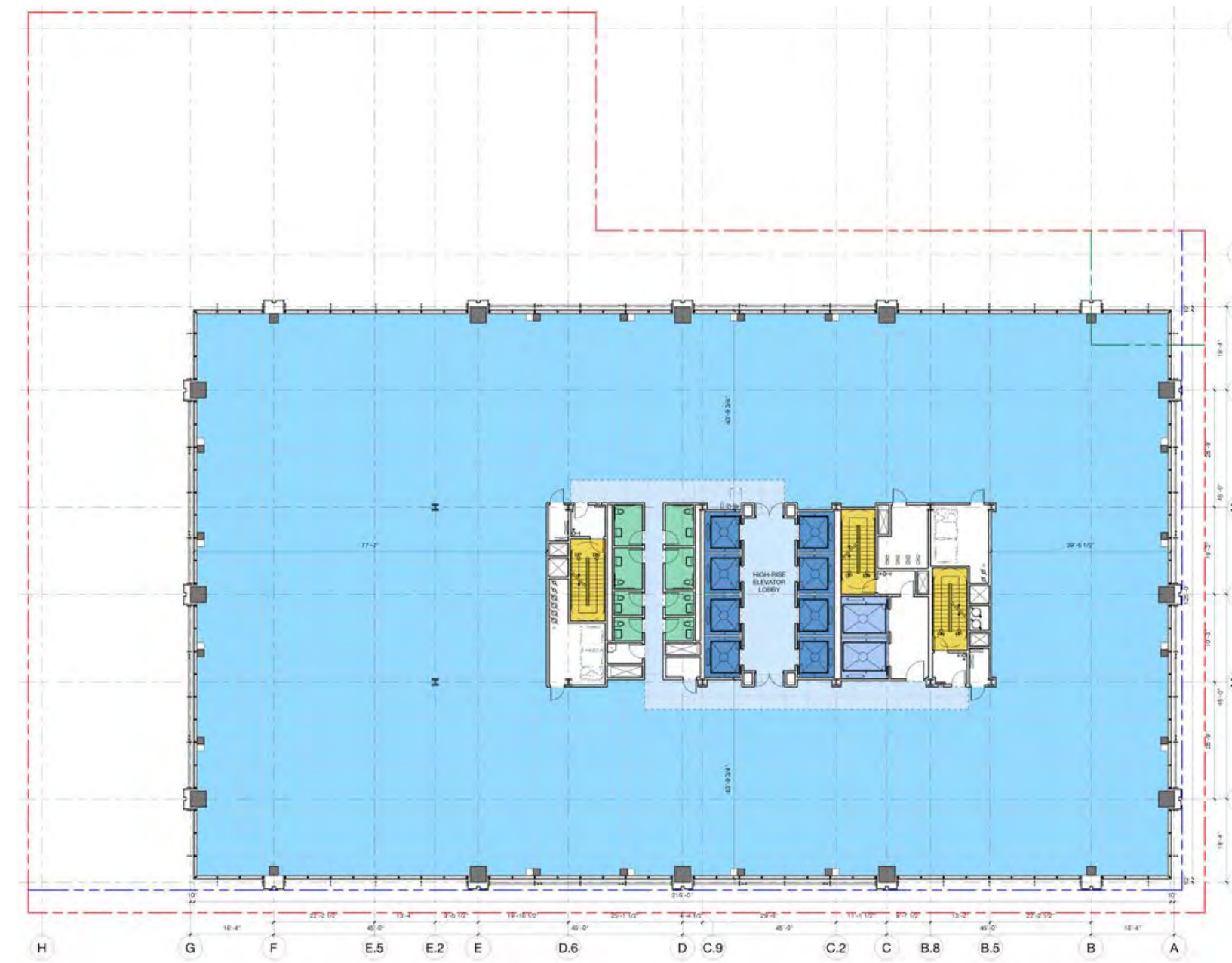
HIGH RISE
FLOORS 30-38

MID RISE
FLOORS 19-29

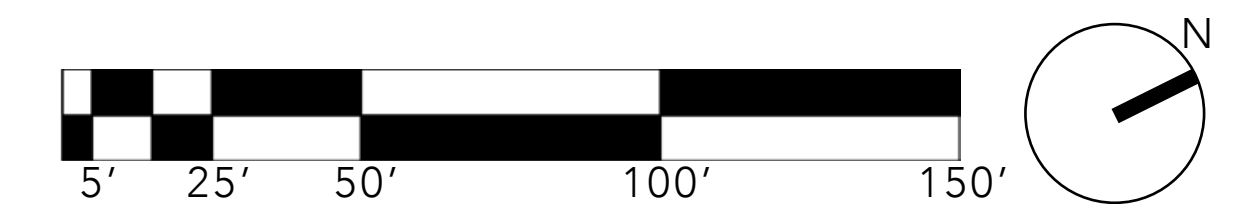
LOW RISE
FLOORS 7-18



SOUTH ELEVATION



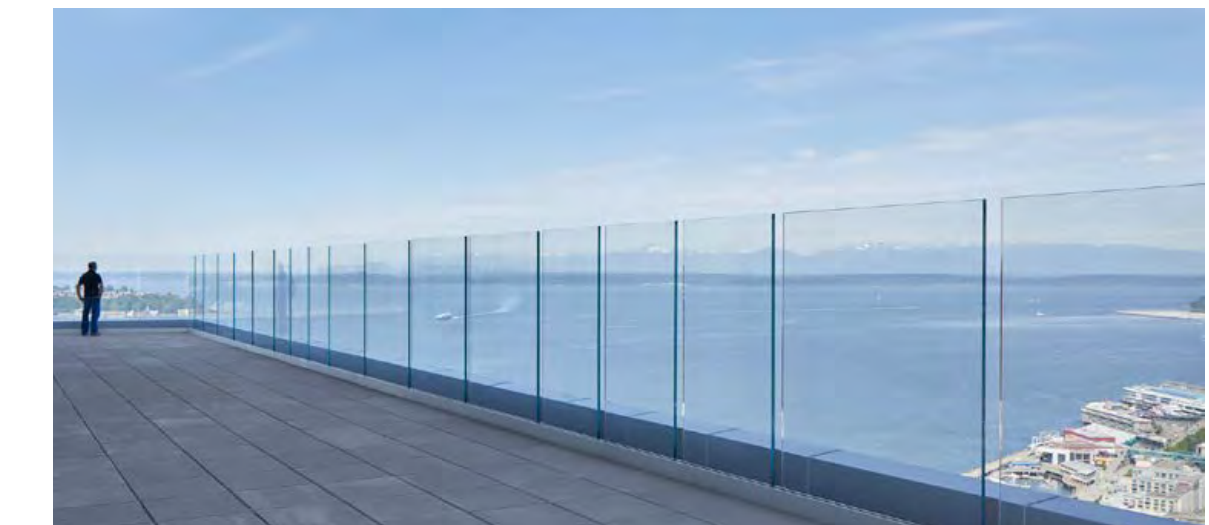
--- PROPERTY LINE
--- SETBACK LINE



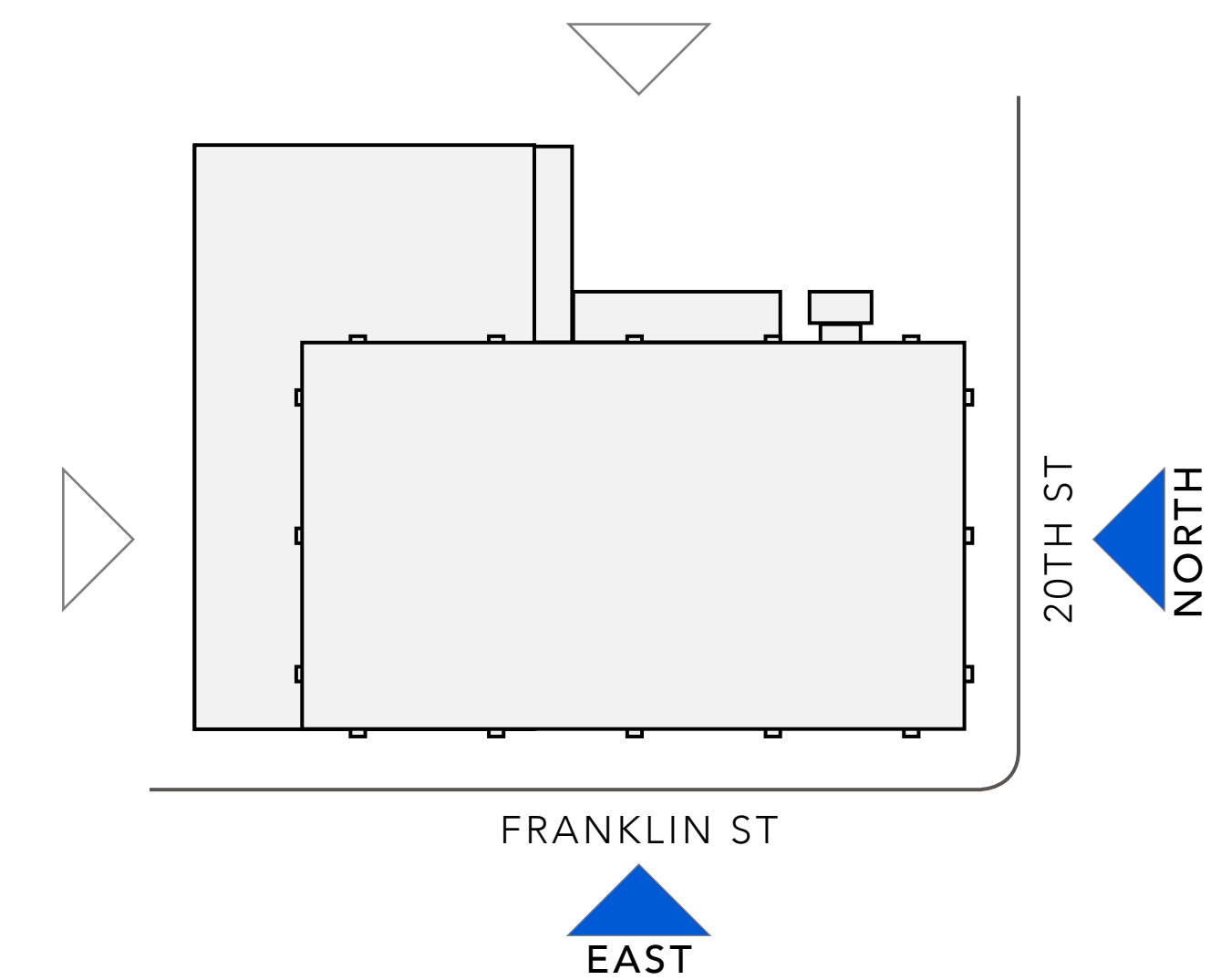
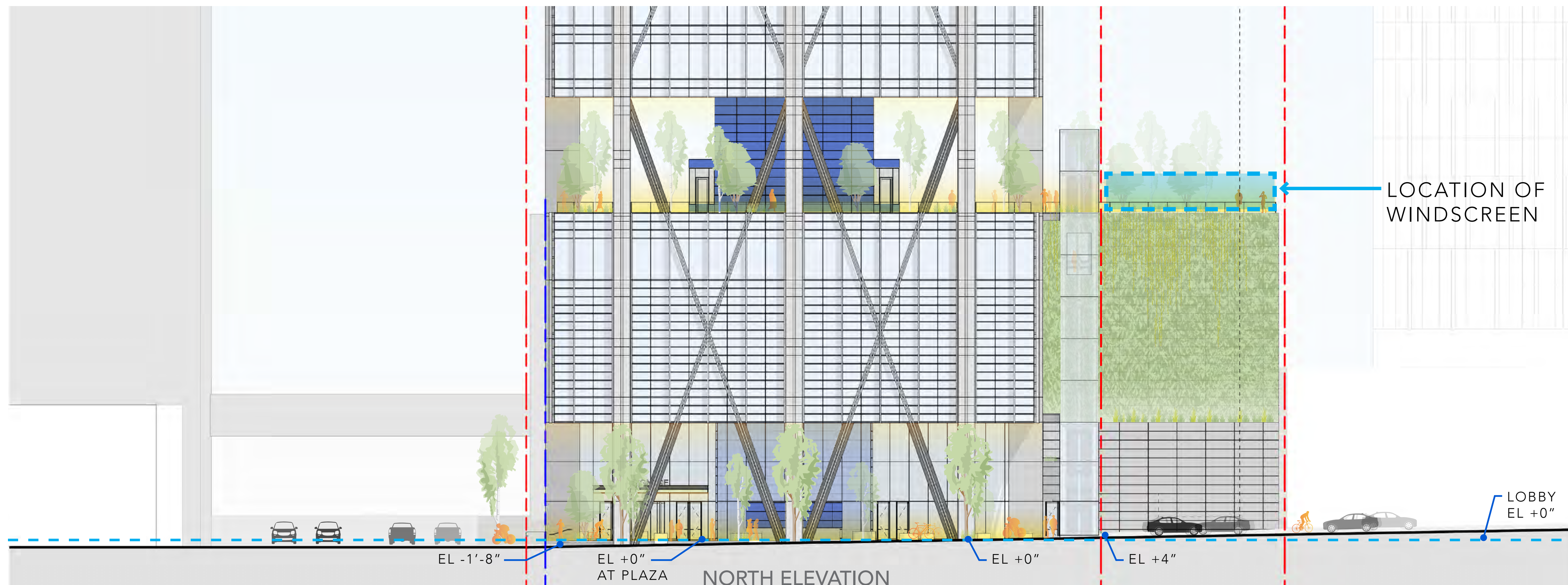
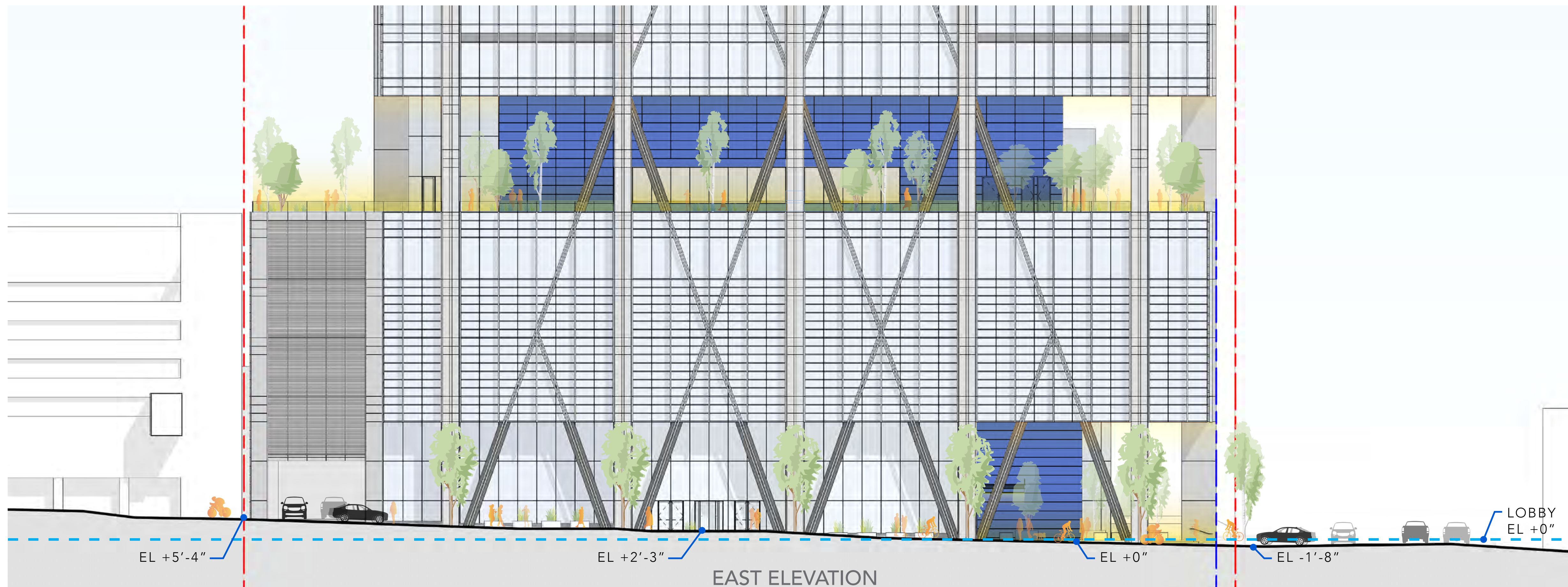
1/32" = 1'-0" WHEN PRINTED ON 22" x 34"

GRADING ELEVATIONS

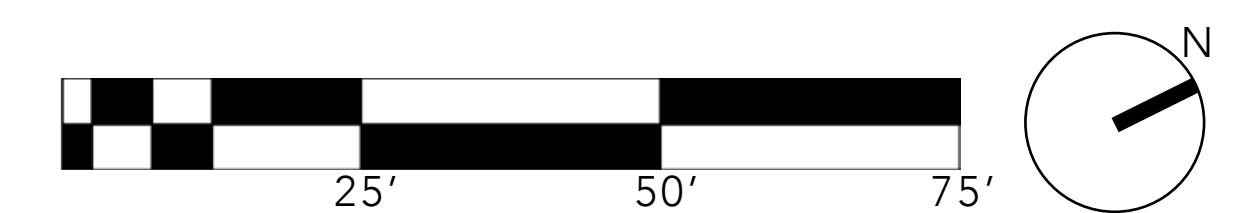
GLASS WINDSCREEN TO BE ADDED AT LOCATION INDICATED ON ELEVATION. SCREEN TO BE COMPRISED OF GLASS PANELS APPROXIMATELY 10' TALL WITH CODE COMPLIANT GAPS IN BETWEEN. SEE PRECEDENT IMAGE BELOW.



NOTE: SPOT ELEVATIONS RELATIVE TO LOBBY. LOBBY ELEVATION IS +12'-8" RELATIVE TO SURVEY BASELINE/CIVIL DRAWINGS. FOR ADDITIONAL SPOT ELEVATIONS ALONG CURB, SEE SHEET C2.00



--- PROPERTY LINE
 --- SETBACK LINE

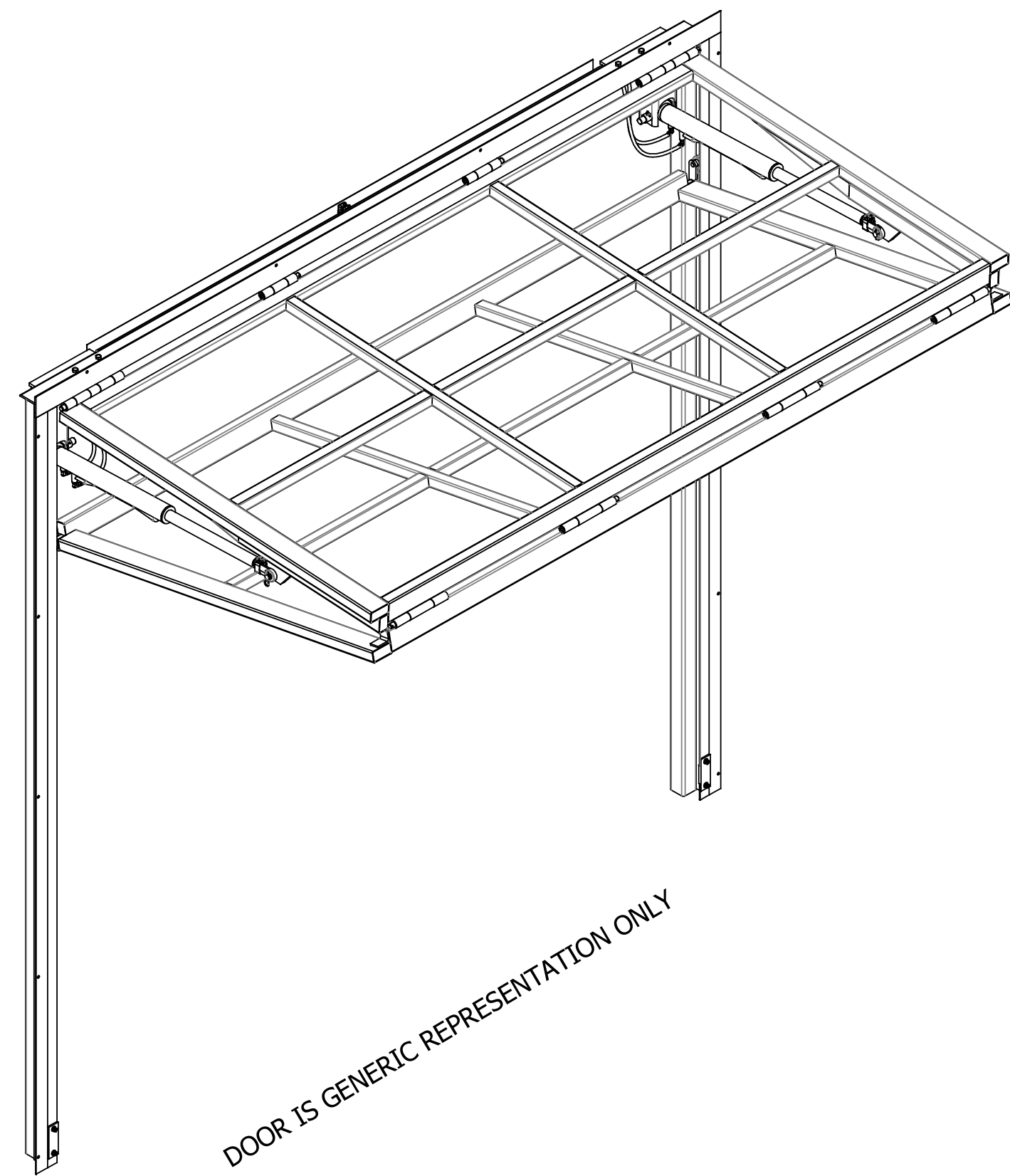
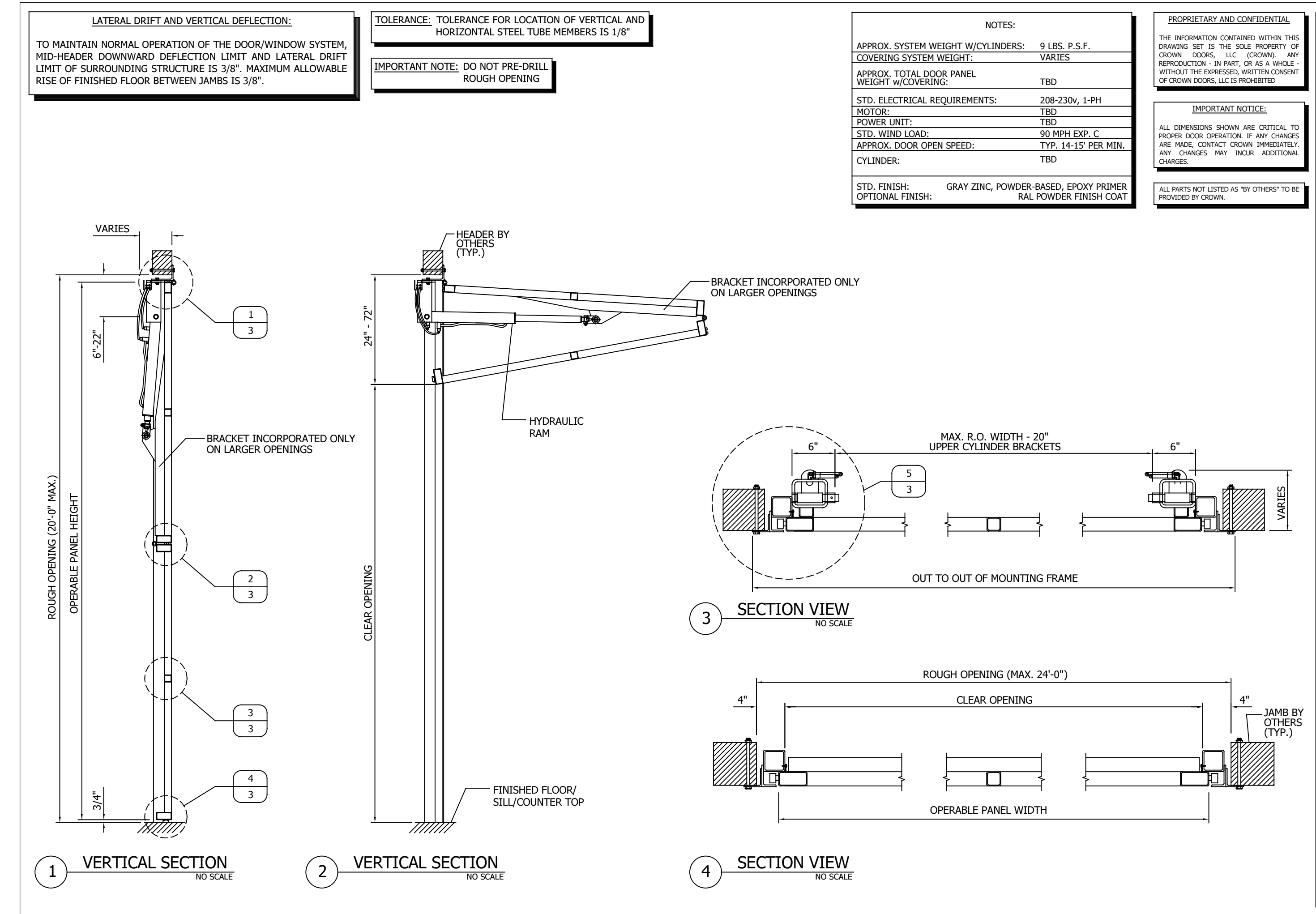
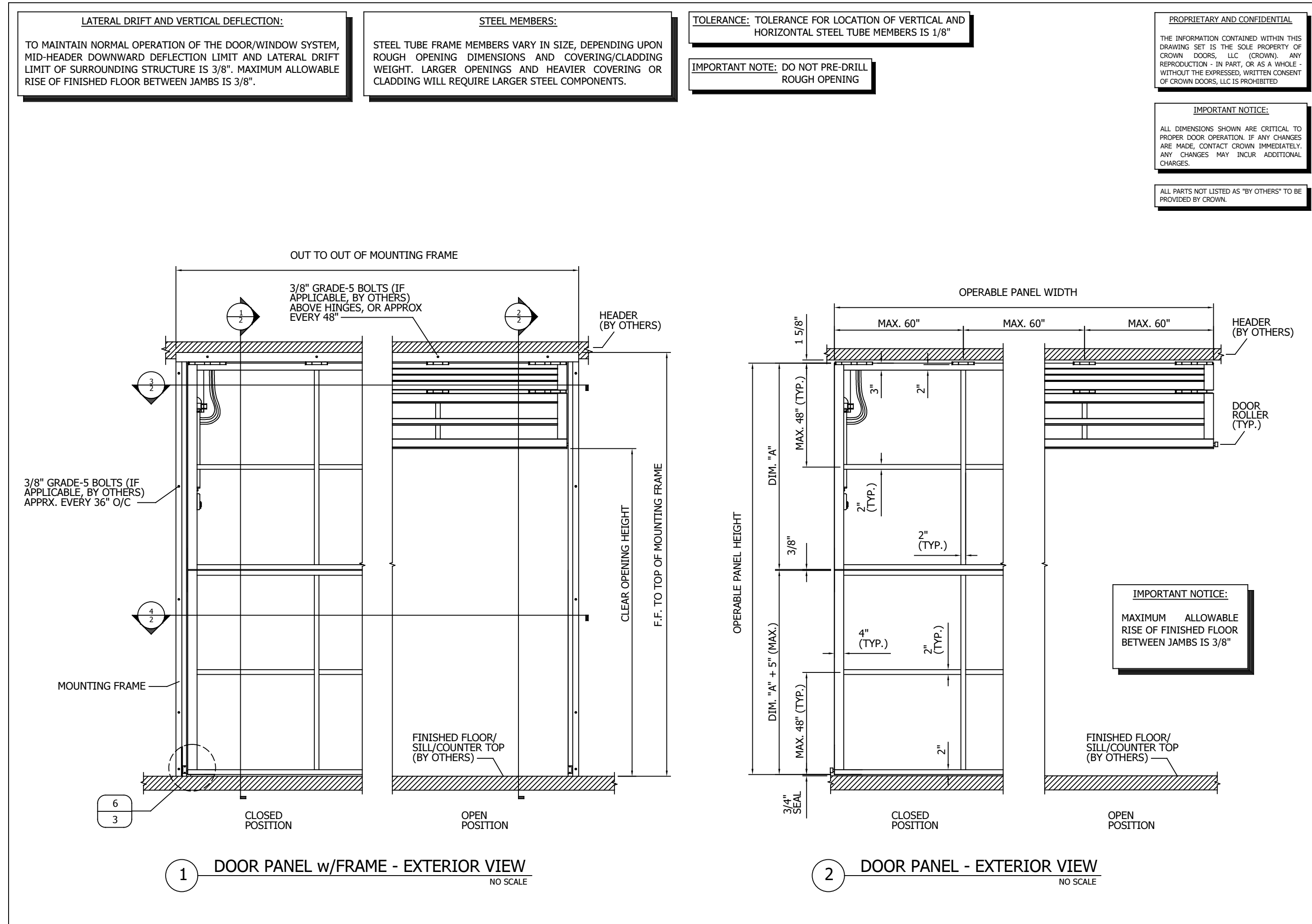


1/16" = 1'-0" WHEN PRINTED ON 22" x 34"

PLAZA RENDERING

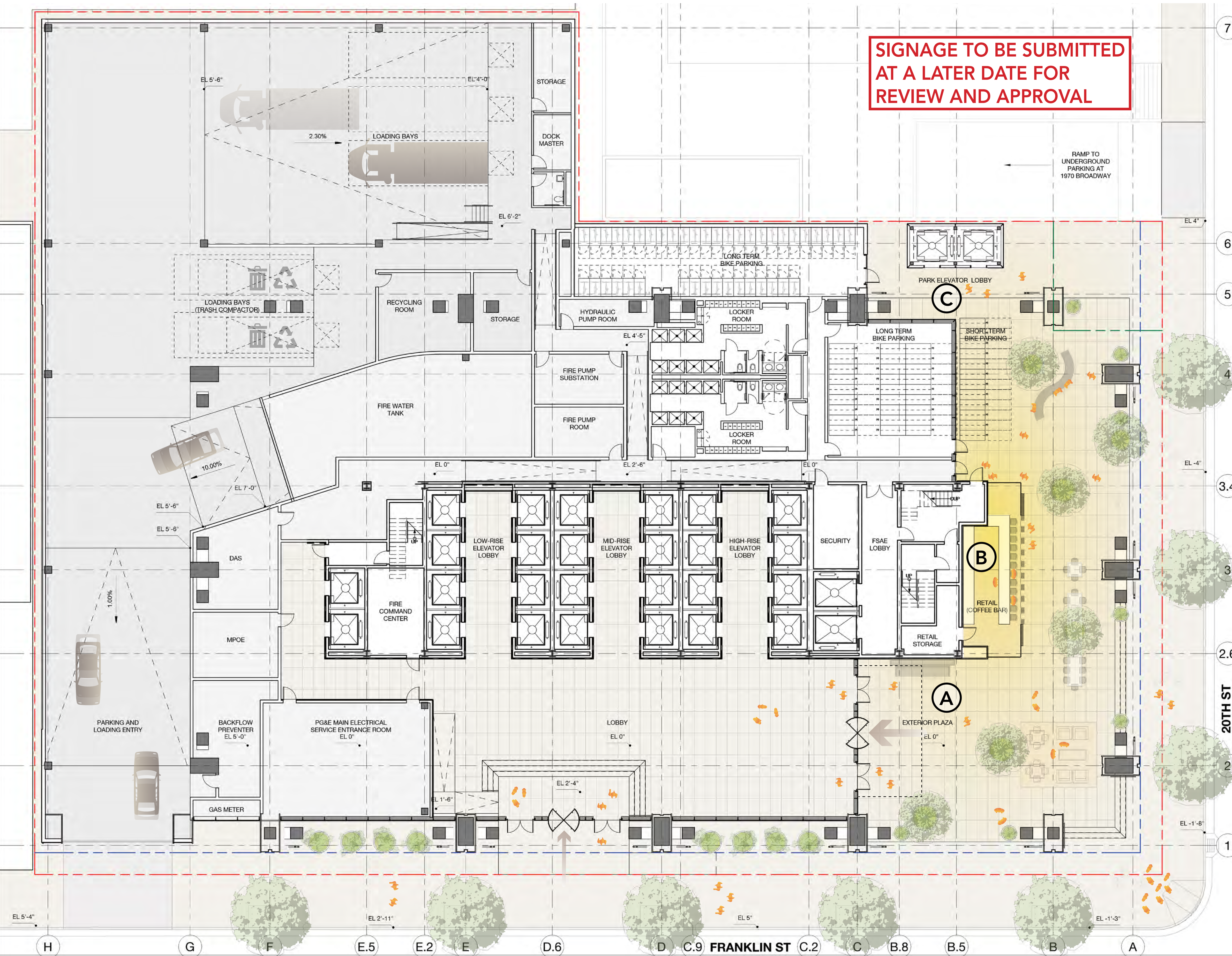


CAFÉ WALL EXAMPLE CUT SHEETS



SIGNAGE PLAN AND ELEVATIONS

SIGNAGE TO BE SUBMITTED AT A LATER DATE FOR REVIEW AND APPROVAL



(A) ENTRY

STAINLESS STEEL AND ILLUMINATED ACRYLIC LETTERS MOUNTED AND CENTERED ON MARKER CANOPY ABOVE LOBBY ENTRY DOORS FACING 20TH STREET



(B) RETAIL

SIGN DESIGN TO BE REFINED WITH INPUT FROM OPERATOR (TBD).



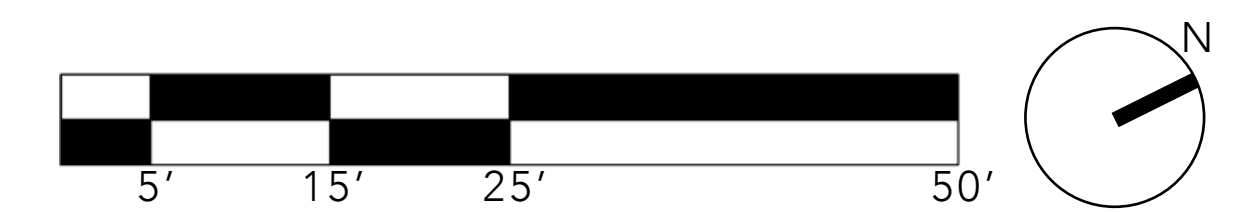
(C) PARK ELEVATORS

STAINLESS STEEL AND ILLUMINATED ACRYLIC LETTERS MOUNTED ON METAL BROW ABOVE ELEVATORS



SIGN DESIGN TO BE DEVELOPED FURTHER. ADDITIONAL SIGNAGE MAY BE ADDED AT LATER DATE.

- - - - - PROPERTY LINE
- - - - - SETBACK LINE
- - - - - PG&E EASMENT (UNDER REVIEW)

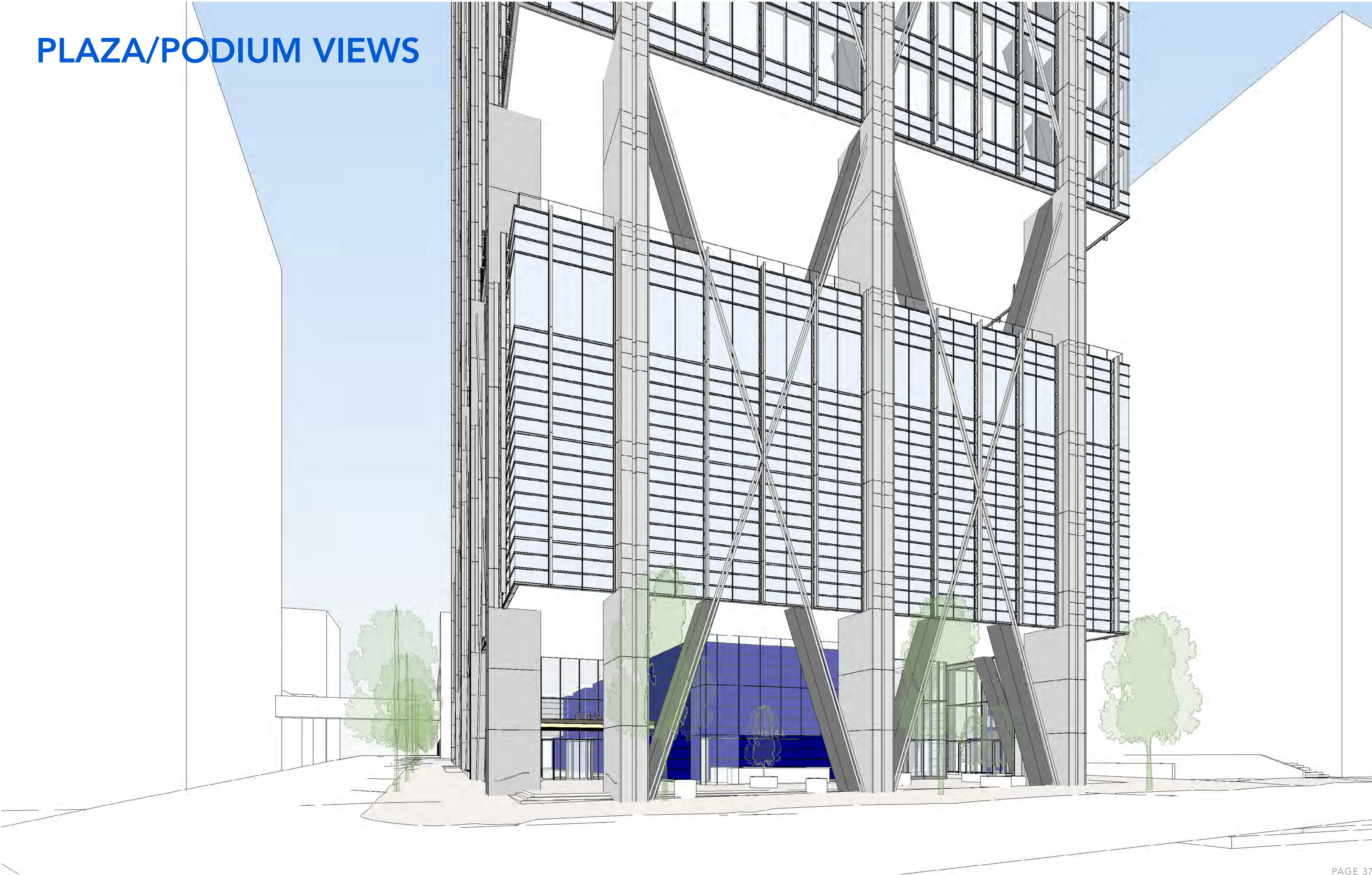


3/32" = 1'-0" WHEN PRINTED ON 22" x 34"

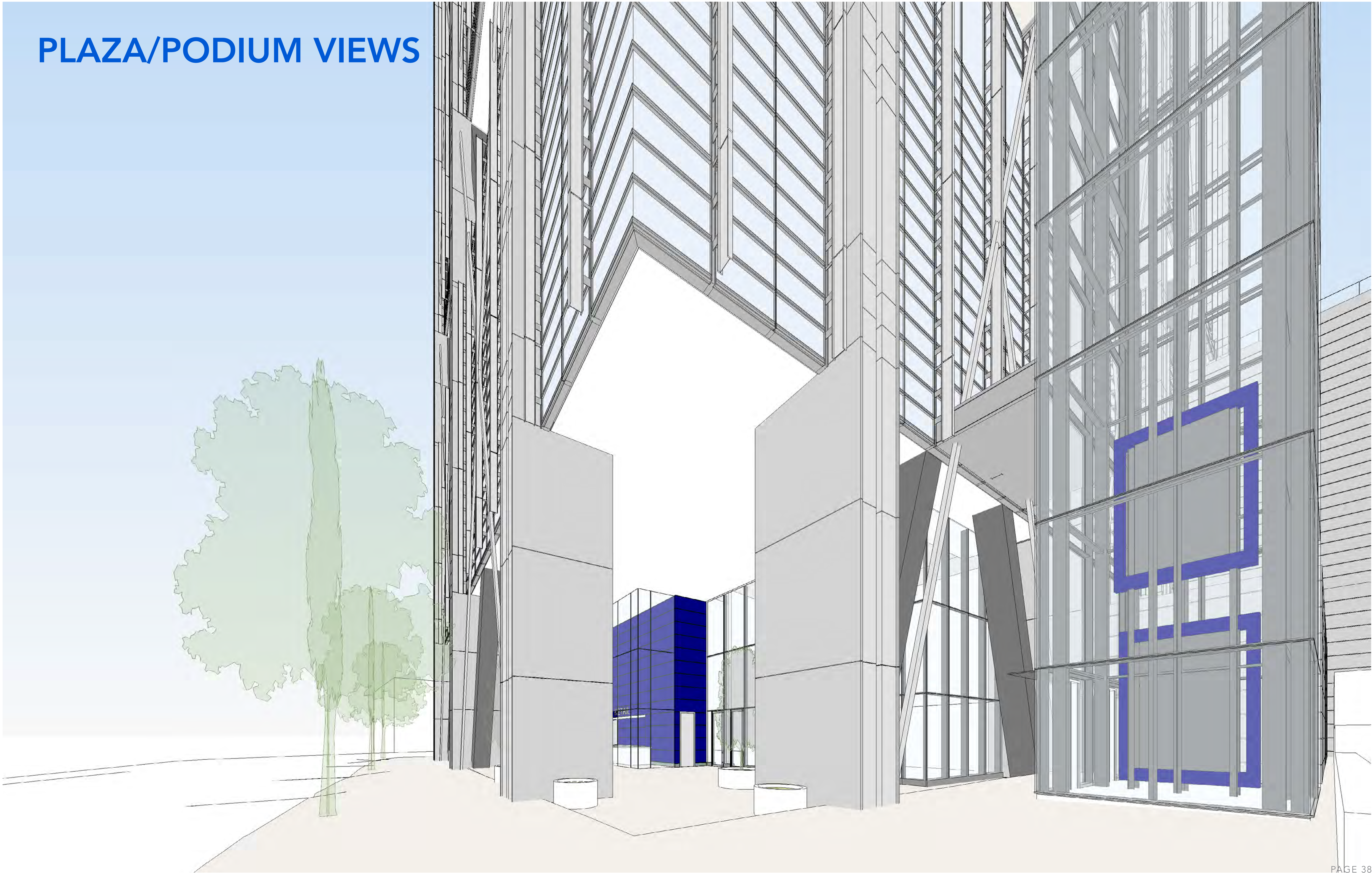
RENDERINGS



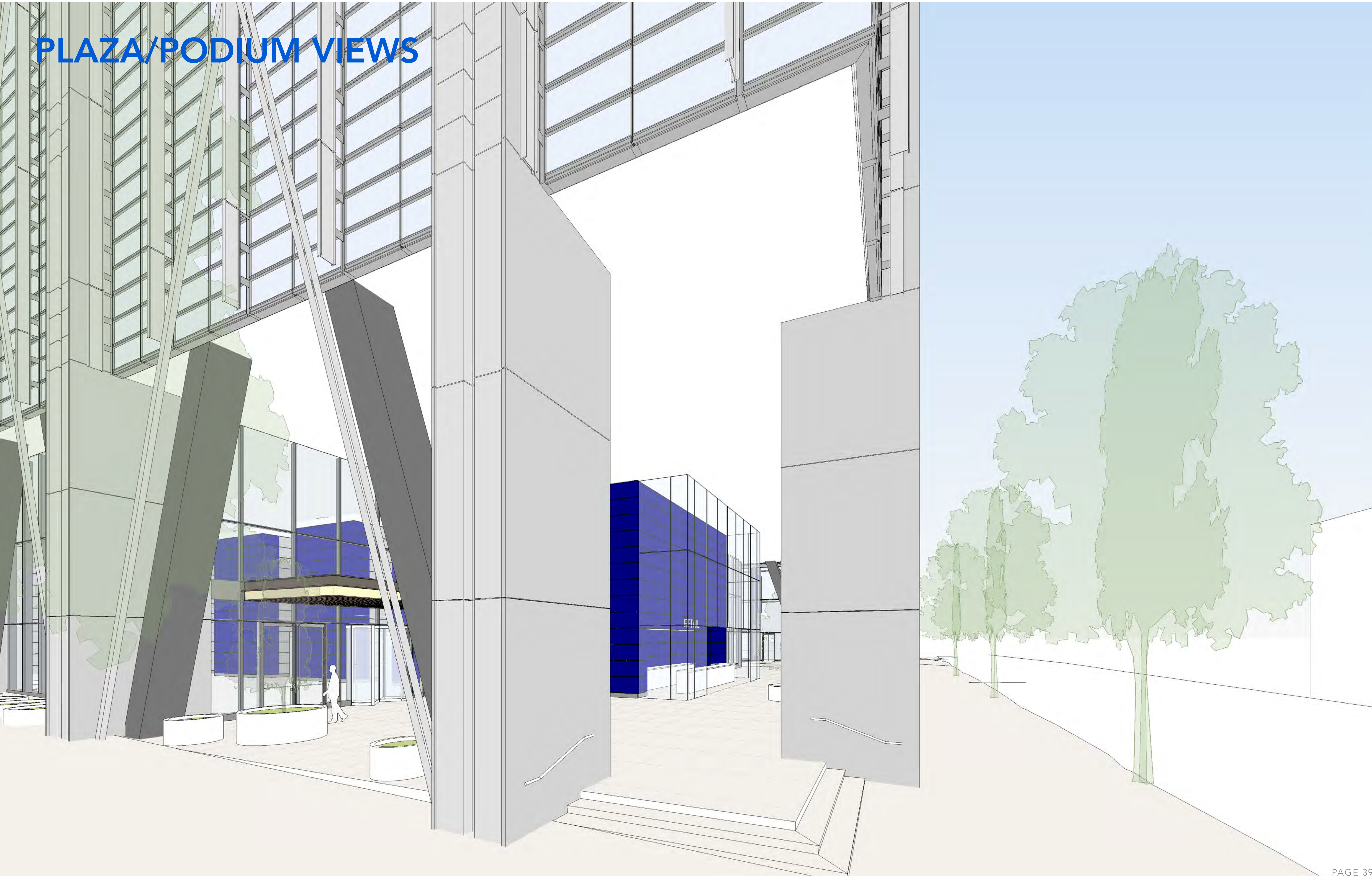
PLAZA/PODIUM VIEWS



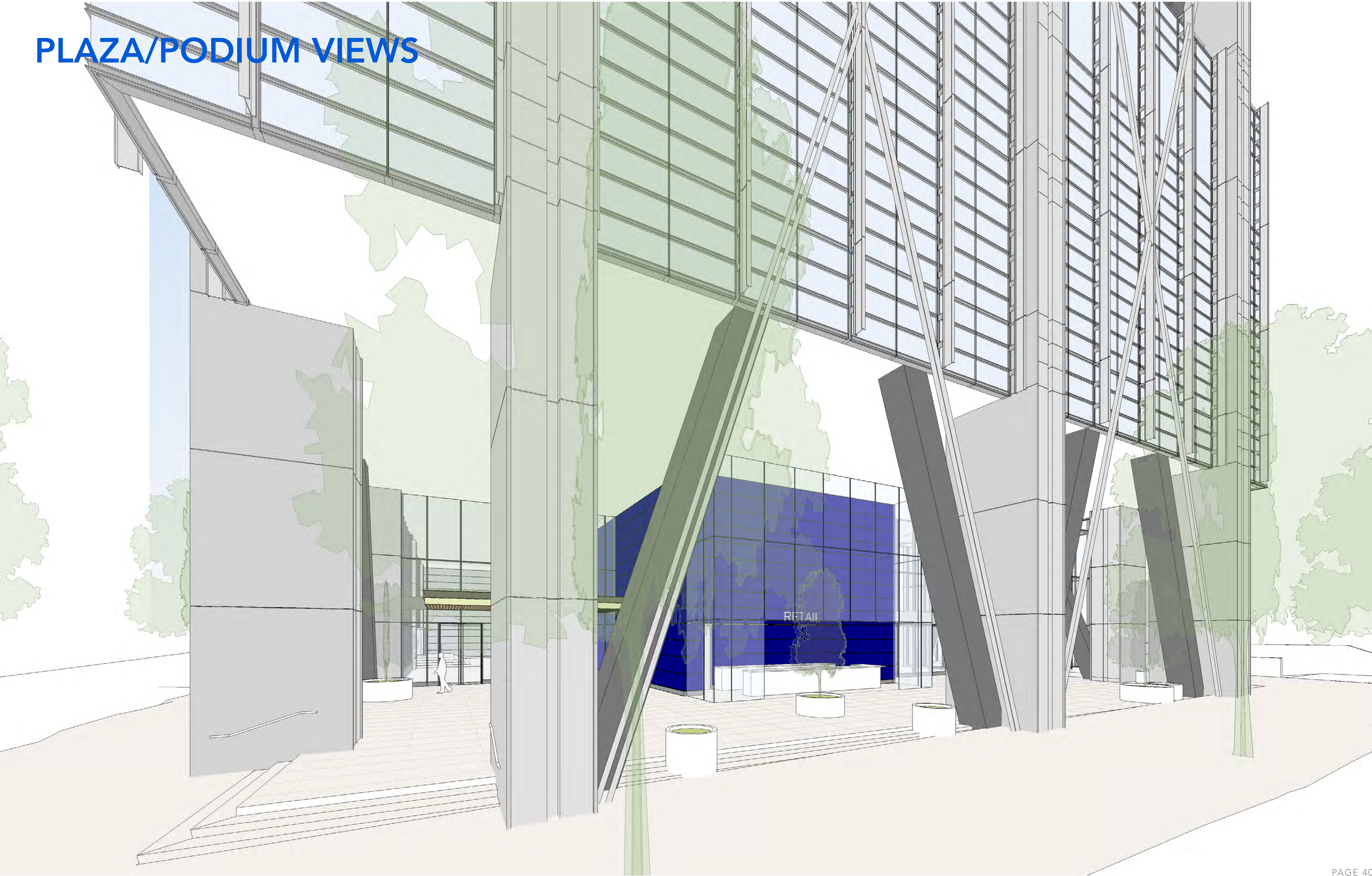
PLAZA/PODIUM VIEWS



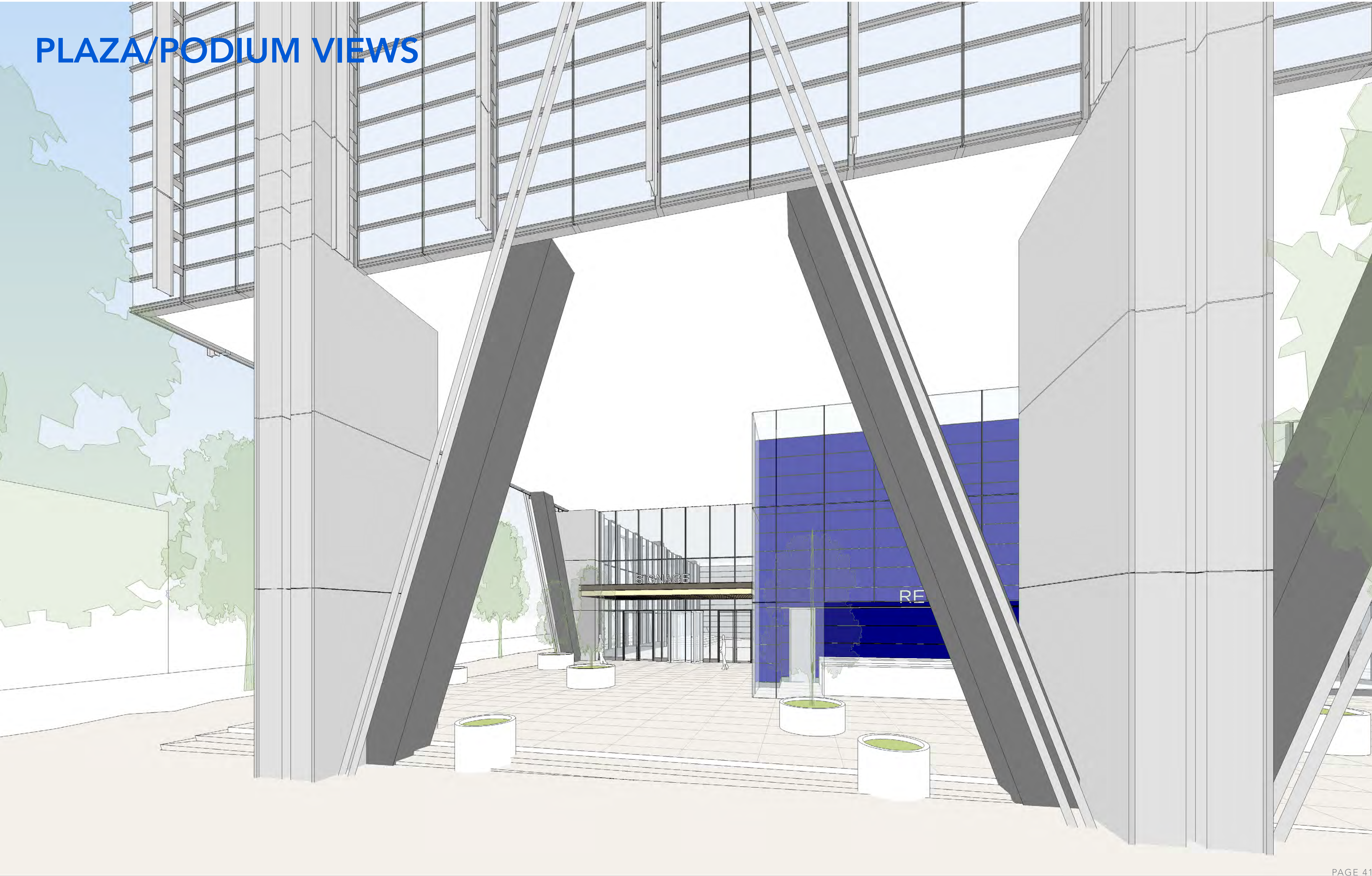
PLAZA/PODIUM VIEWS



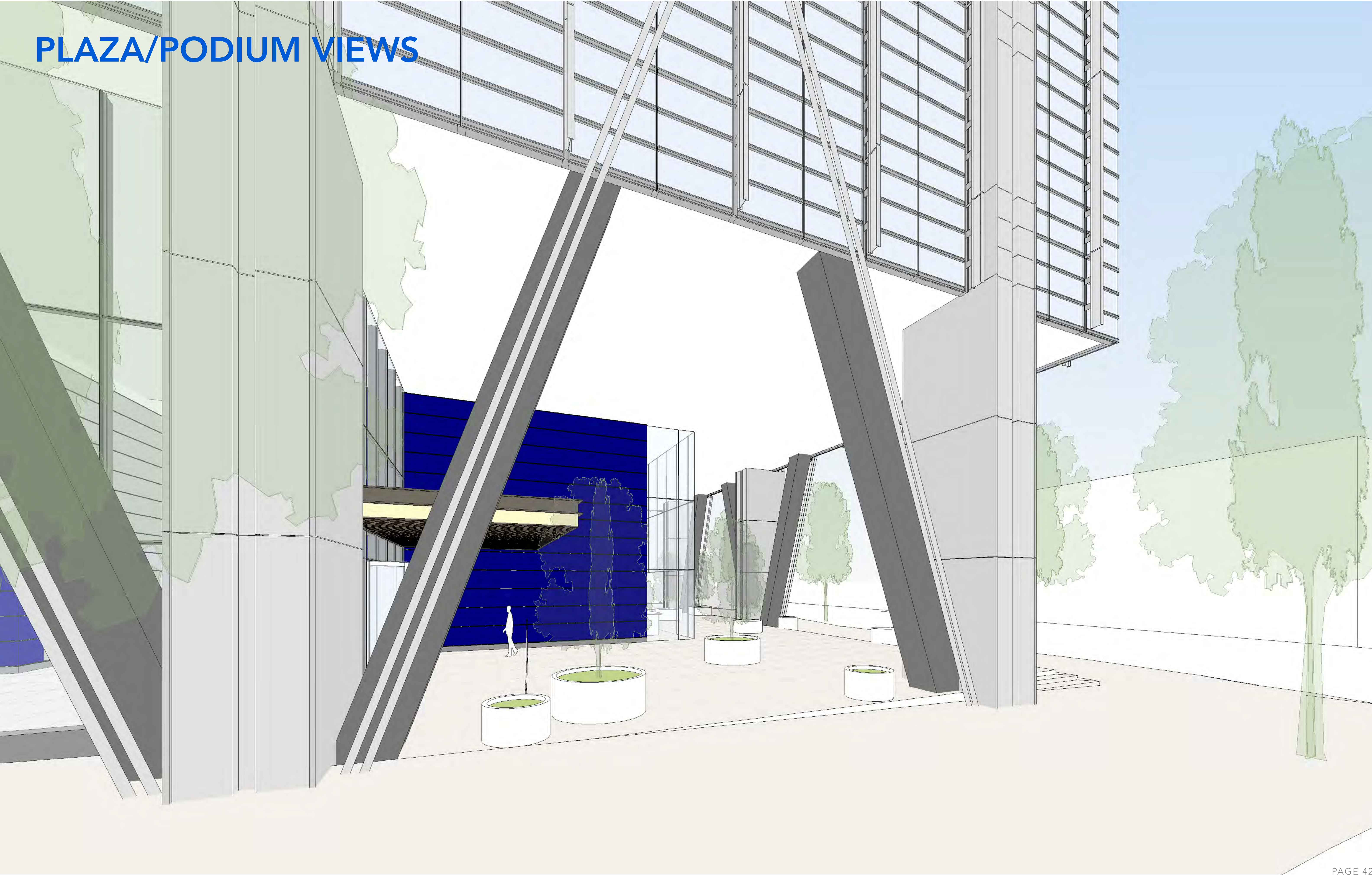
PLAZA/PODIUM VIEWS



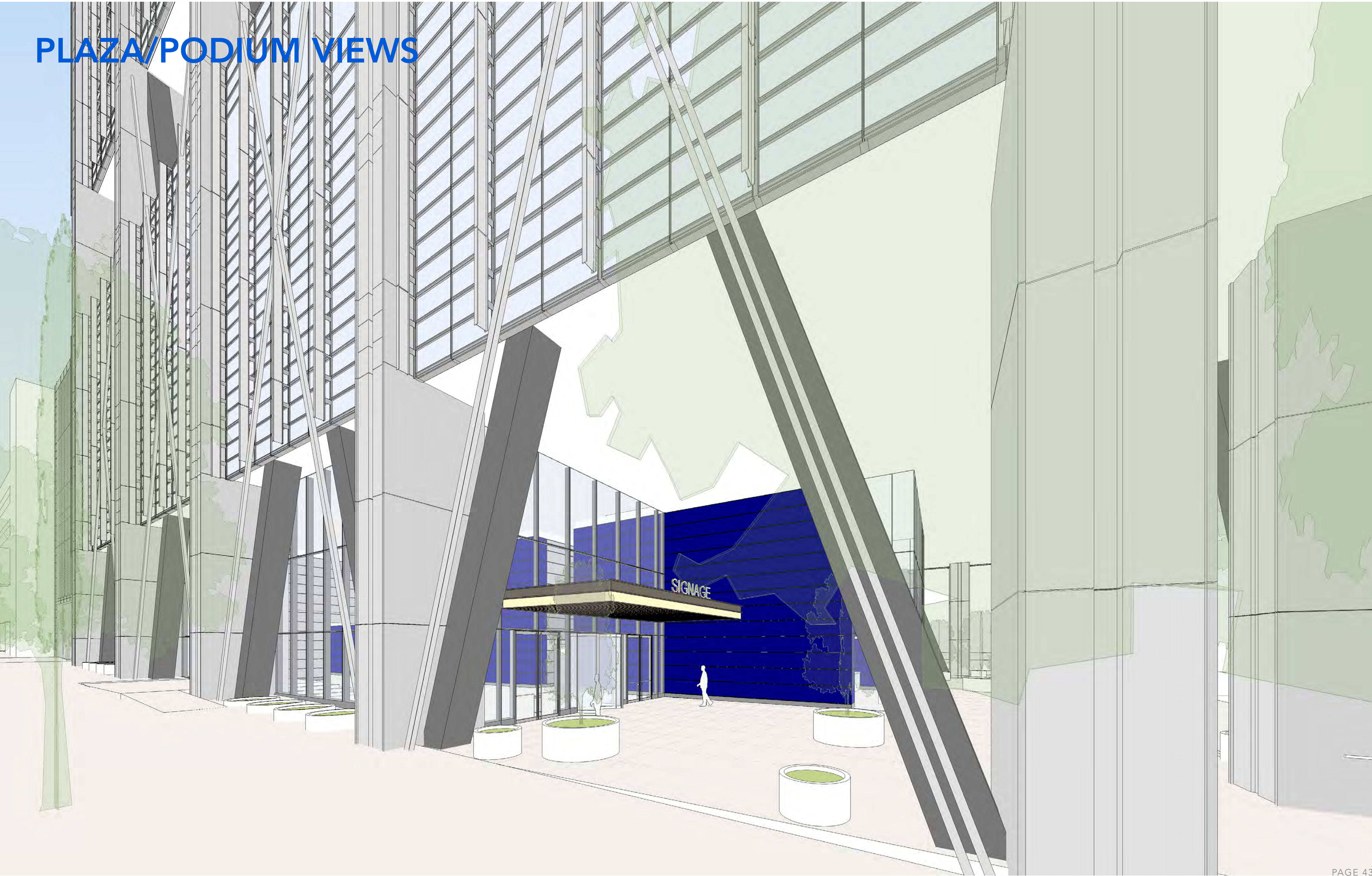
PLAZA/PODIUM VIEWS



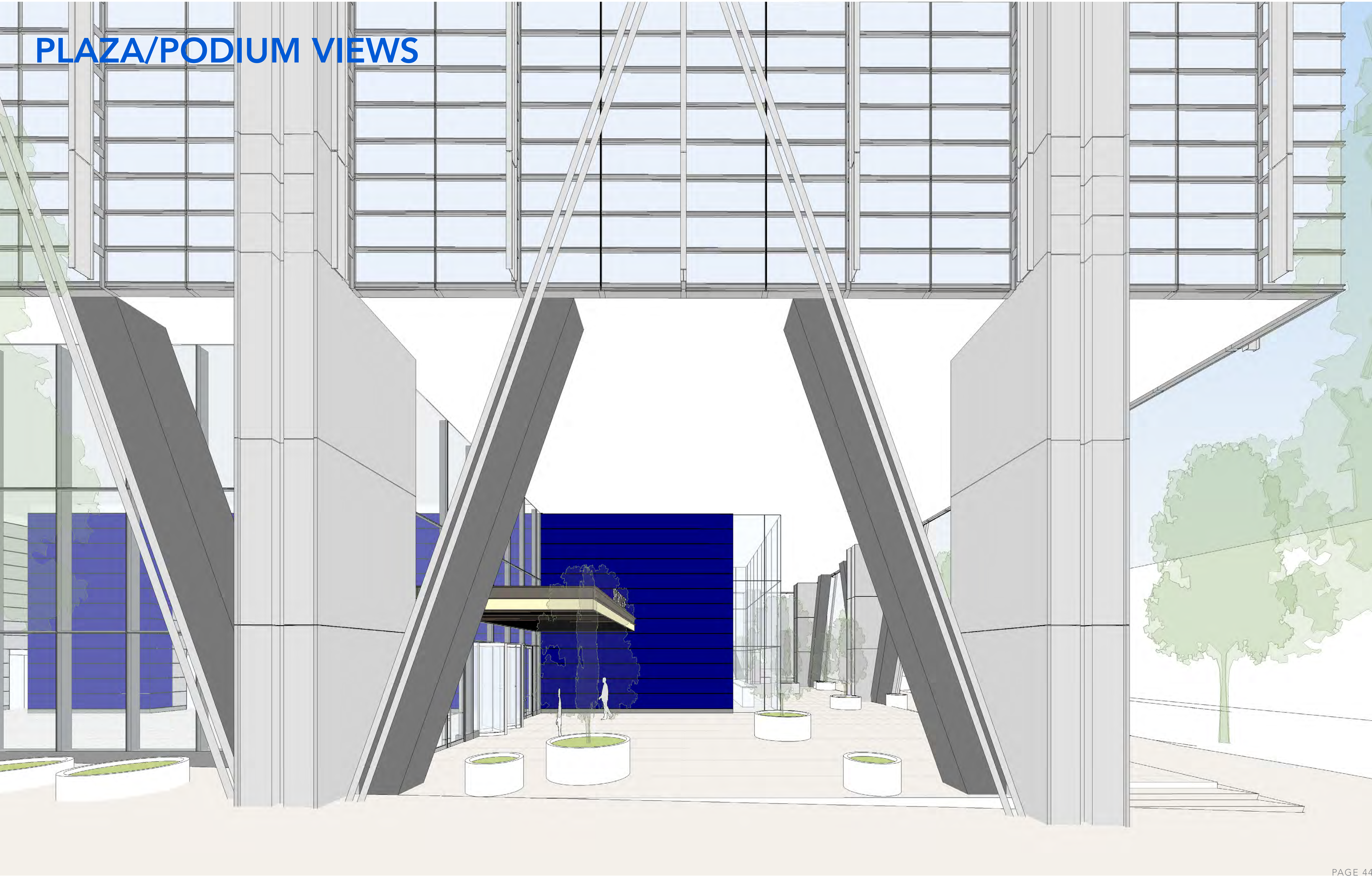
PLAZA/PODIUM VIEWS



PLAZA/PODIUM VIEWS



PLAZA/PODIUM VIEWS



A

MCGRORY BACK PAINTED GLASS
CORE WALLS AT PLAZA, PODIUM ROOF
LOW IRON FULLY TEMPERED GLASS
WITH POLISHED EDGES AND CUSTOM
BACKPAINTED BLUE COLOR

D

EXT. ALUM. FINISH
DIAGONAL ACCENTS
#4 BRITE CLEAR
CLASS 1 ANODIZED
(CIRCUMFERENTIALLY
BRUSHED)

E

EXT. ALUM. FINISH
EXPRESSED PILASTER FRONTS
#4 BRITE CLEAR
CLASS 1 ANODIZED
(VERTICALLY BRUSHED)

F

EXT. ALUM. FINISH
VERTICAL ACCENTS
#4 BRITE CLEAR
CLASS 1 ANODIZED
(VERTICALLY BRUSHED)

G

PLASTER FINISH
SOFFIT INFILLS
BENJAMIN MOORE PAINT
COLOR: SUPER WHITE
(#OC-152-PM-1)

MATERIALS

A BACKPAINTED GLASS

AT SOLID WALLS AT PLAZA (COFFEE BAR) AND
PODIUM ROOF LEVELS

B **C** TOWER GLASS

SPANDREL TOWER GLASS (ITEM B)
VISION TOWER GLASS (ITEM C)
**GLASS APPEARANCE/PERFORMANCE TO MEET
INDUSTRY AND ENERGY CODE STANDARDS**

D **E** **F** ACCENTS

METAL TUBES IN FRONT OF BRACES (ITEM D)
EXPRESSED PILASTER FRONTS (ITEM E)
VERTICAL ACCENTS AT 10' SPACING (ITEM F)

G **H** SOFFITS

PLASTER SOFFIT INFILLS (ITEM G)
METAL BANDS AT SOFFIT EDGES (ITEM H)

I **J** **K** METALS

EXPRESSED PILASTER SIDES (ITEM I)
TYPICAL MULLIONS (ITEM J)
METAL PANELS AT SOUTH, WEST
AND NORTH PODIUM WALLS (ITEM K)

L PAVERS

PAVERS AT PLAZA AND PODIUM ROOF LEVELS.

B

SPANDREL GLASS
AT PODIUM GARAGE LEVELS, SPANDREL
ZONES AT TOWER LEVELS
VRE 19-65
VIRACON (OR APPROVED VISUAL AND
PERFORMANCE EQUAL)
MAKEUP:
1. OUTER LITE: CRYSTAL GRAY (TINTED)
2. AIR SPACE
3. INDOOR LITE: CLEAR
4. VRE-65 (#2 SURFACE)
5. OPACIFIER: CERAMIC FRIT - V903
SUBDUED GREY VIRASPAN (#4 SURFACE)

C

VISION GLASS
AT TOWER FLOORS

VRE 19-65
VIRACON (OR APPROVED VISUAL AND
PERFORMANCE EQUAL)
MAKEUP:
1. OUTER LITE: CRYSTAL GRAY (TINTED)
2. AIR SPACE
3. INDOOR LITE: CLEAR
4. VRE-65 (#2 SURFACE)

C.1

VISION GLASS
AT LOBBY AND PODIUM ROOF LEVELS
(NOT PICTURED)
VE 24-85
VIRACON (OR APPROVED VISUAL AND
PERFORMANCE EQUAL)
MAKEUP:
1. OUTER LITE: OPTIWHITE (LOW IRON/CLEAR)
2. AIR SPACE
3. INDOOR LITE: CLEAR
4. VE-85 (#2 SURFACE)

H

EXT. ALUM. COATING
SOFFIT EDGE PANELS
VALSPAR FLUOROPON
SPECIAL
COLOR: BONE WHITE
(#351X035)

I

EXT. ALUM. COATING
PILASTER SIDES
VALSPAR FLUOROPON
CLASSIC II
COLOR: ARCADIA SILVER
(#399B874)

J

EXT. ALUM. COATING
TYPICAL MULLIONS
VALSPAR FLUOROPON
CLASSIC II
COLOR: SOMERSET PEWTER
(#399A880)

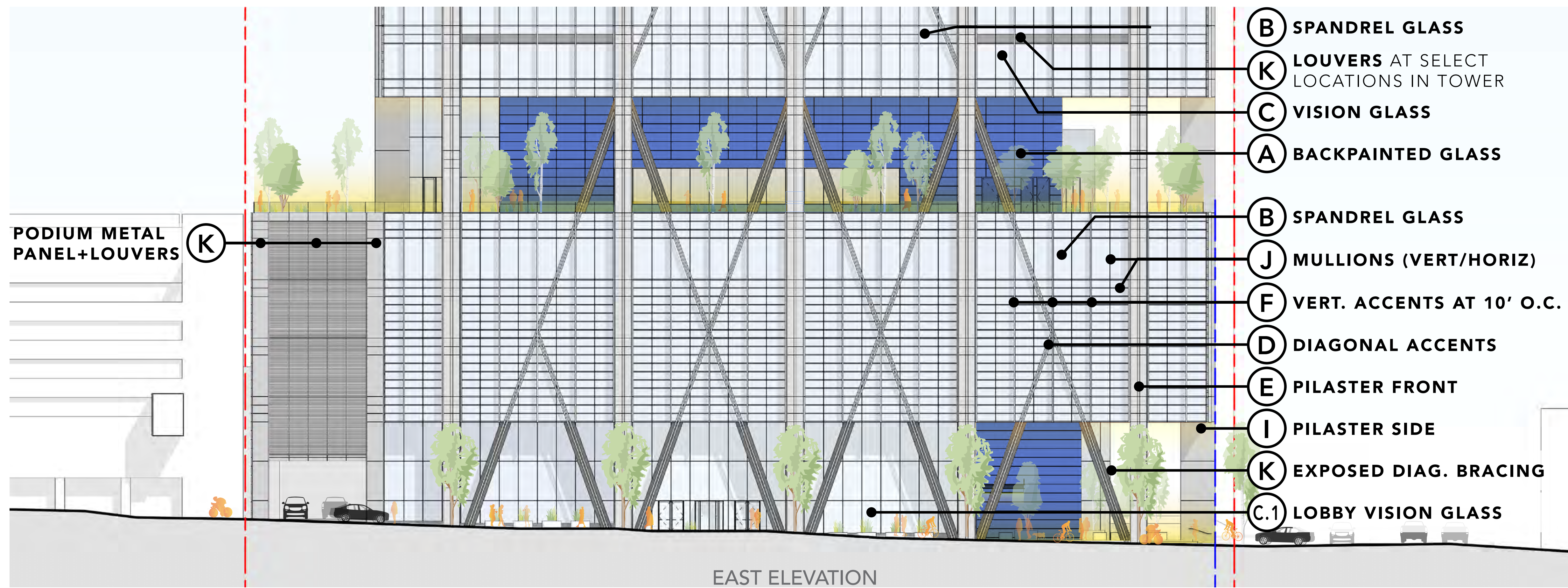
K

EXT. ALUM. COATING
S/W/N PODIUM WALLS,
LOUVERS, DIAGONAL BRACING,
AND GLASS WALL STRUCTURE
AT LOBBY
VALSPAR FLUOROPON CLASSIC II
COLOR: SOMERSET PEWTER
(#399A880)

L

PAVER
GROUND PLAZA + PODIUM ROOF

MATERIAL LOCATIONS



EAST ELEVATION

A

MCGRORY BACK PAINTED GLASS
CORE WALLS AT PLAZA, PODIUM ROOF
LOW IRON FULLY TEMPERED GLASS
WITH POLISHED EDGES AND CUSTOM
BACKPAINTED BLUE COLOR

D

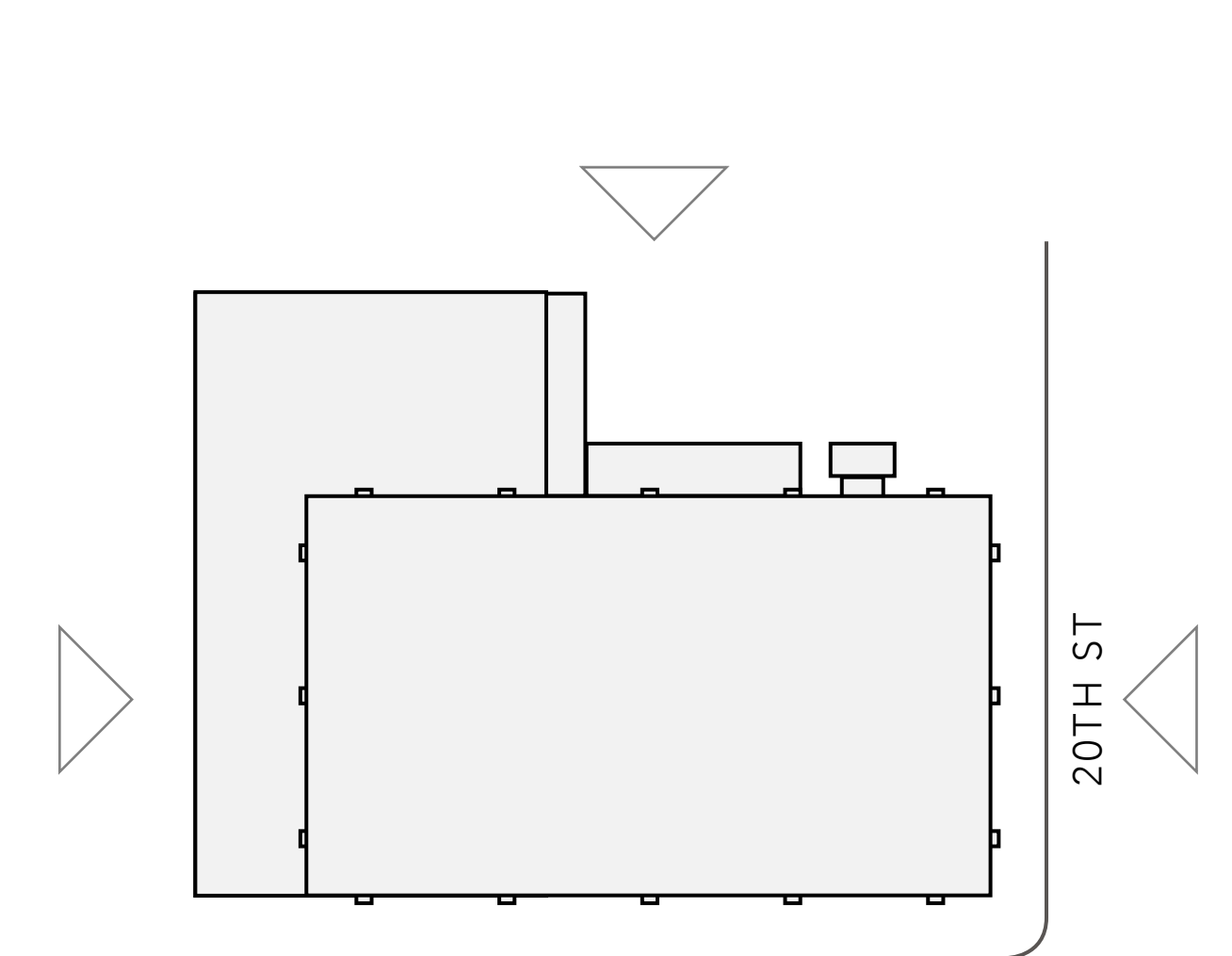
EXT. ALUM. FINISH
DIAGONAL ACCENTS
#4 BRITE CLEAR
CLASS 1 ANODIZED
(CIRCUMFERENTIALLY
BRUSHED)

E

EXT. ALUM. FINISH
EXPRESSED PILASTER FRONTS
#4 BRITE CLEAR
CLASS 1 ANODIZED
(VERTICALLY BRUSHED)

F

EXT. ALUM. FINISH
VERTICAL ACCENTS
#4 BRITE CLEAR
CLASS 1 ANODIZED
(VERTICALLY BRUSHED)



B

SPANDREL GLASS
AT PODIUM GARAGE LEVELS, SPANDREL
ZONES AT TOWER LEVELS
VRE 19-65
VIRACON (OR APPROVED VISUAL AND
PERFORMANCE EQUAL)
MAKEUP:
1. OUTER LITE: CRYSTAL GRAY (TINTED)
2. AIR SPACE
3. INDOOR LITE: CLEAR
4. VRE-65 (#2 SURFACE)
5. OPACIFIER: CERAMIC FRIT - V903
SUBDUED GREY VIRASPAN (#4 SURFACE)



C

VISION GLASS
AT TOWER FLOORS
VRE 19-65
VIRACON (OR APPROVED VISUAL AND
PERFORMANCE EQUAL)
MAKEUP:
1. OUTER LITE: CRYSTAL GRAY (TINTED)
2. AIR SPACE
3. INDOOR LITE: CLEAR
4. VRE-65 (#2 SURFACE)



K

EXT. ALUM. COATING
S/W/N PODIUM WALLS,
LOUVERS, DIAGONAL BRACING,
AND GLASS WALL STRUCTURE
AT LOBBY
VALSPAR FLUOROPON CLASSIC II
COLOR: SOMERSET PEWTER
(#399A880)

I

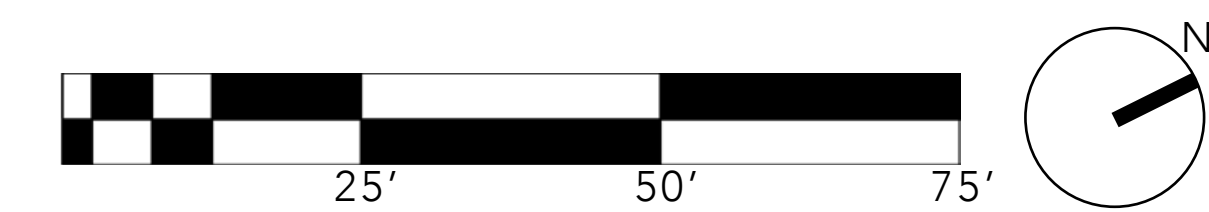
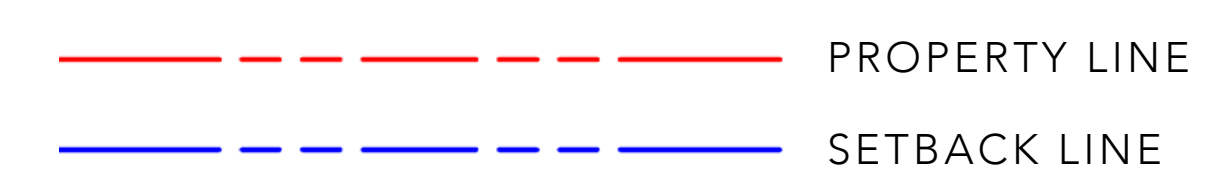
EXT. ALUM. COATING
PILASTER SIDES
VALSPAR FLUOROPON
CLASSIC II
COLOR: ARCADIA SILVER
(#399B874)

J

EXT. ALUM. COATING
TYPICAL MULLIONS
VALSPAR FLUOROPON
CLASSIC II
COLOR: SOMERSET PEWTER
(#399A880)

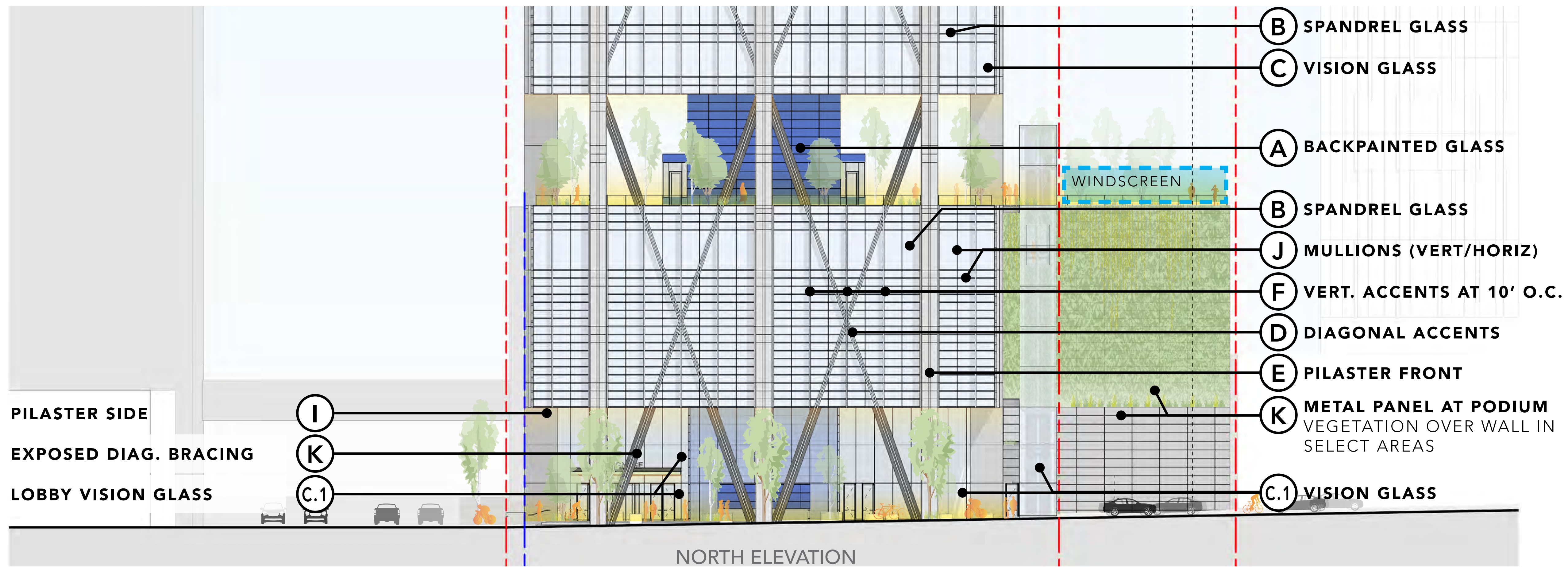
C.1

VISION GLASS
AT LOBBY AND PODIUM ROOF LEVELS
(NOT PICTURED)
VE 24-85



1/16" = 1'-0" WHEN PRINTED ON 22" x 34"

MATERIAL LOCATIONS



A

MCGRORY BACK PAINTED GLASS
CORE WALLS AT PLAZA, PODIUM ROOF
LOW IRON FULLY TEMPERED GLASS
WITH POLISHED EDGES AND CUSTOM
BACKPAINTED BLUE COLOR

D

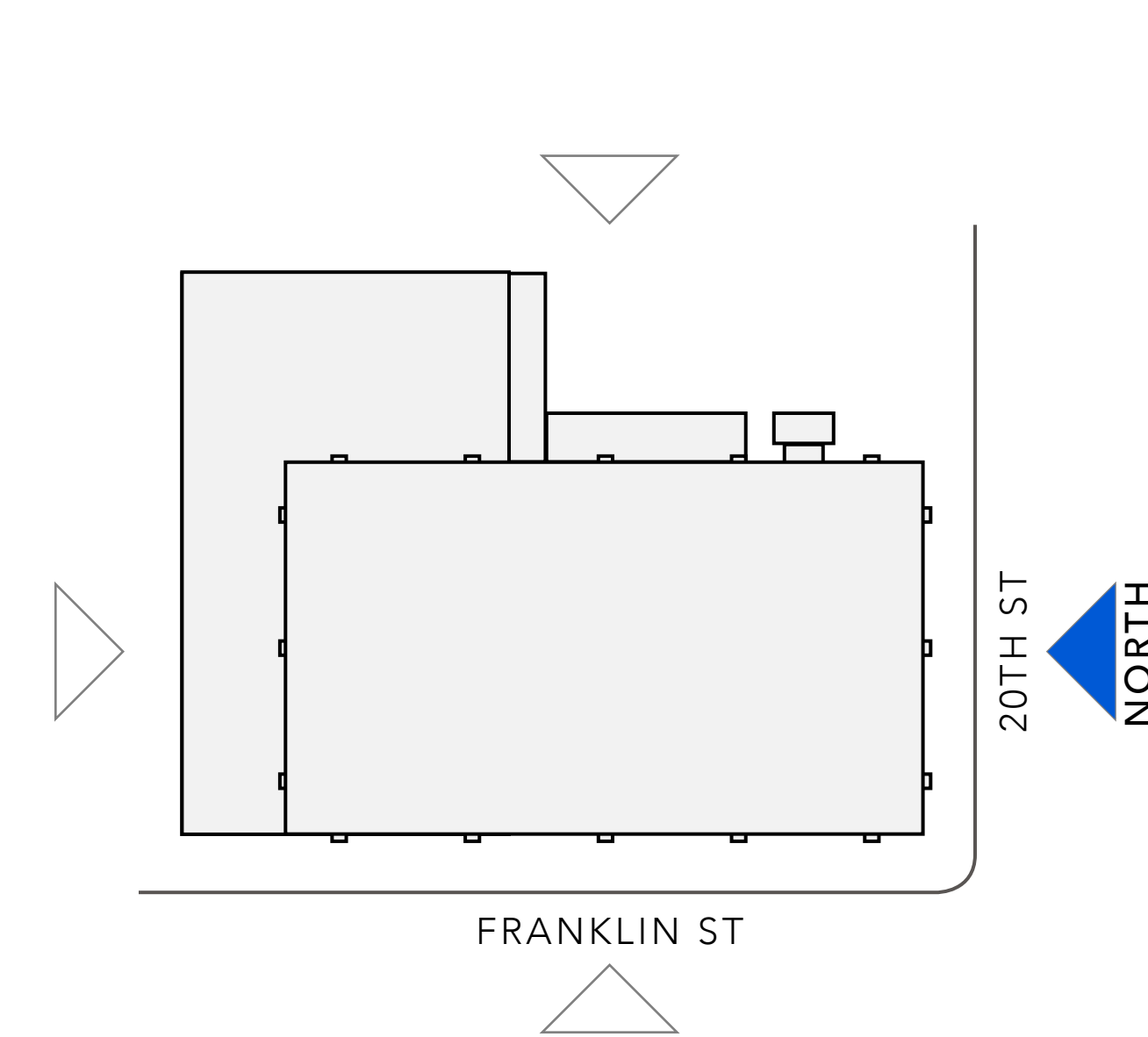
EXT. ALUM. FINISH
DIAGONAL ACCENTS
#4 BRITE CLEAR
CLASS 1 ANODIZED
(CIRCUMFERENTIALLY
BRUSHED)

E

EXT. ALUM. FINISH
EXPRESSED PILASTER FRONTS
#4 BRITE CLEAR
CLASS 1 ANODIZED
(VERTICALLY BRUSHED)

F

EXT. ALUM. FINISH
VERTICAL ACCENTS
#4 BRITE CLEAR
CLASS 1 ANODIZED
(VERTICALLY BRUSHED)



B

SPANDREL GLASS
AT PODIUM GARAGE LEVELS, SPANDREL
ZONES AT TOWER LEVELS
VRE 19-65
VIRACON (OR APPROVED VISUAL AND
PERFORMANCE EQUAL)
MAKEUP:
1. OUTER LITE: CRYSTAL GRAY (TINTED)
2. AIR SPACE
3. INDOOR LITE: CLEAR
4. VRE-65 (#2 SURFACE)
5. OPACIFIER: CERAMIC FRIT - V903
SUBDUED GREY VIRASPAN (#4 SURFACE)



C

VISION GLASS
AT TOWER FLOORS
VRE 19-65
VIRACON (OR APPROVED VISUAL AND
PERFORMANCE EQUAL)
MAKEUP:
1. OUTER LITE: CRYSTAL GRAY (TINTED)
2. AIR SPACE
3. INDOOR LITE: CLEAR
4. VRE-65 (#2 SURFACE)

C.1

VISION GLASS
AT LOBBY AND PODIUM ROOF LEVELS
(NOT PICTURED)
VE 24-85



K

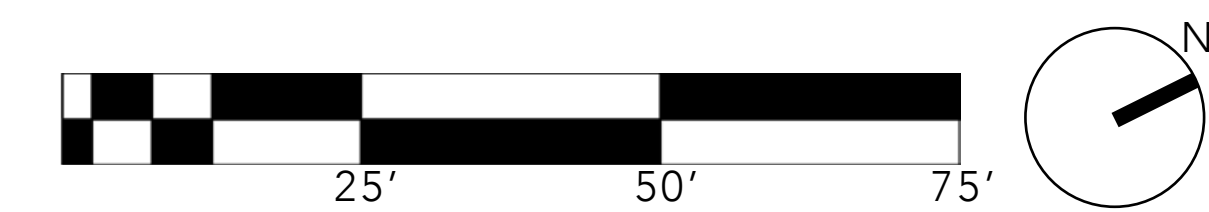
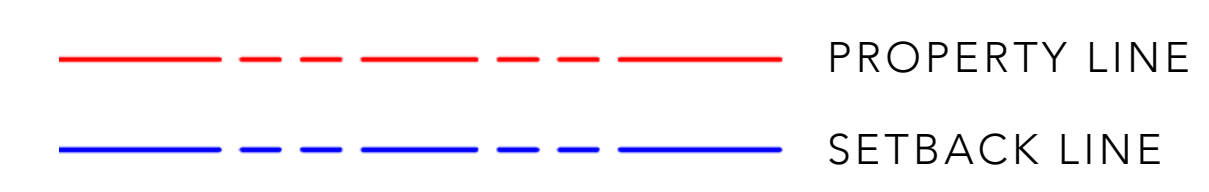
EXT. ALUM. COATING
S/W/N PODIUM WALLS,
LOUVERS, DIAGONAL BRACING,
AND GLASS WALL STRUCTURE
AT LOBBY
VALSPAR FLUOROPON CLASSIC II
COLOR: SOMERSET PEWTER
(#399A880)

I

EXT. ALUM. COATING
PILASTER SIDES
VALSPAR FLUOROPON
CLASSIC II
COLOR: ARCADIA SILVER
(#399B874)

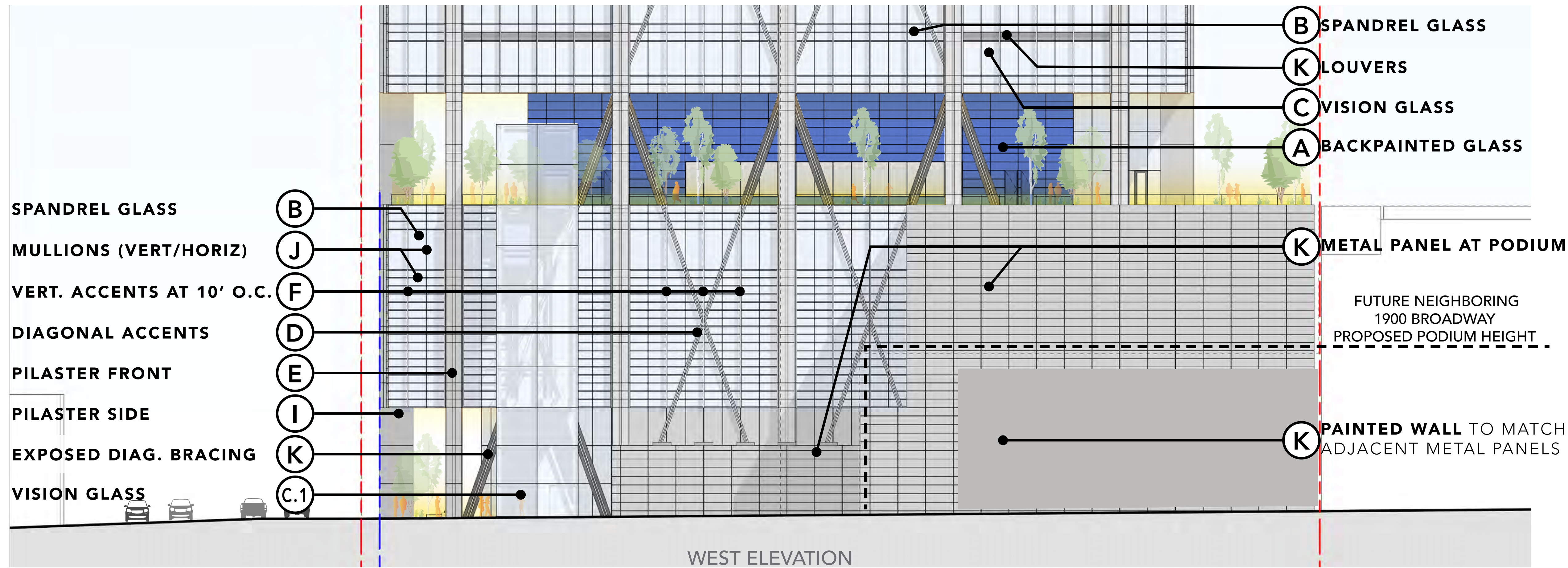
J

EXT. ALUM. COATING
TYPICAL MULLIONS
VALSPAR FLUOROPON
CLASSIC II
COLOR: SOMERSET PEWTER
(#399A880)



1/16" = 1'-0" WHEN PRINTED ON 22" x 34"

MATERIAL LOCATIONS



SPANDREL GLASS
 MULLIONS (VERT/HORIZ)
 VERT. ACCENTS AT 10' O.C.
 DIAGONAL ACCENTS
 PILASTER FRONT
 PILASTER SIDE
 EXPOSED DIAG. BRACING
 VISION GLASS

B SPANDREL GLASS
K LOUVERS
C VISION GLASS
A BACKPAINTED GLASS

K METAL PANEL AT PODIUM

FUTURE NEIGHBORING
 1900 BROADWAY
 PROPOSED PODIUM HEIGHT

K PAINTED WALL TO MATCH
 ADJACENT METAL PANELS

A

MCGRORY BACK PAINTED GLASS
 CORE WALLS AT PLAZA, PODIUM ROOF
 LOW IRON FULLY TEMPERED GLASS
 WITH POLISHED EDGES AND CUSTOM
 BACKPAINTED BLUE COLOR

D

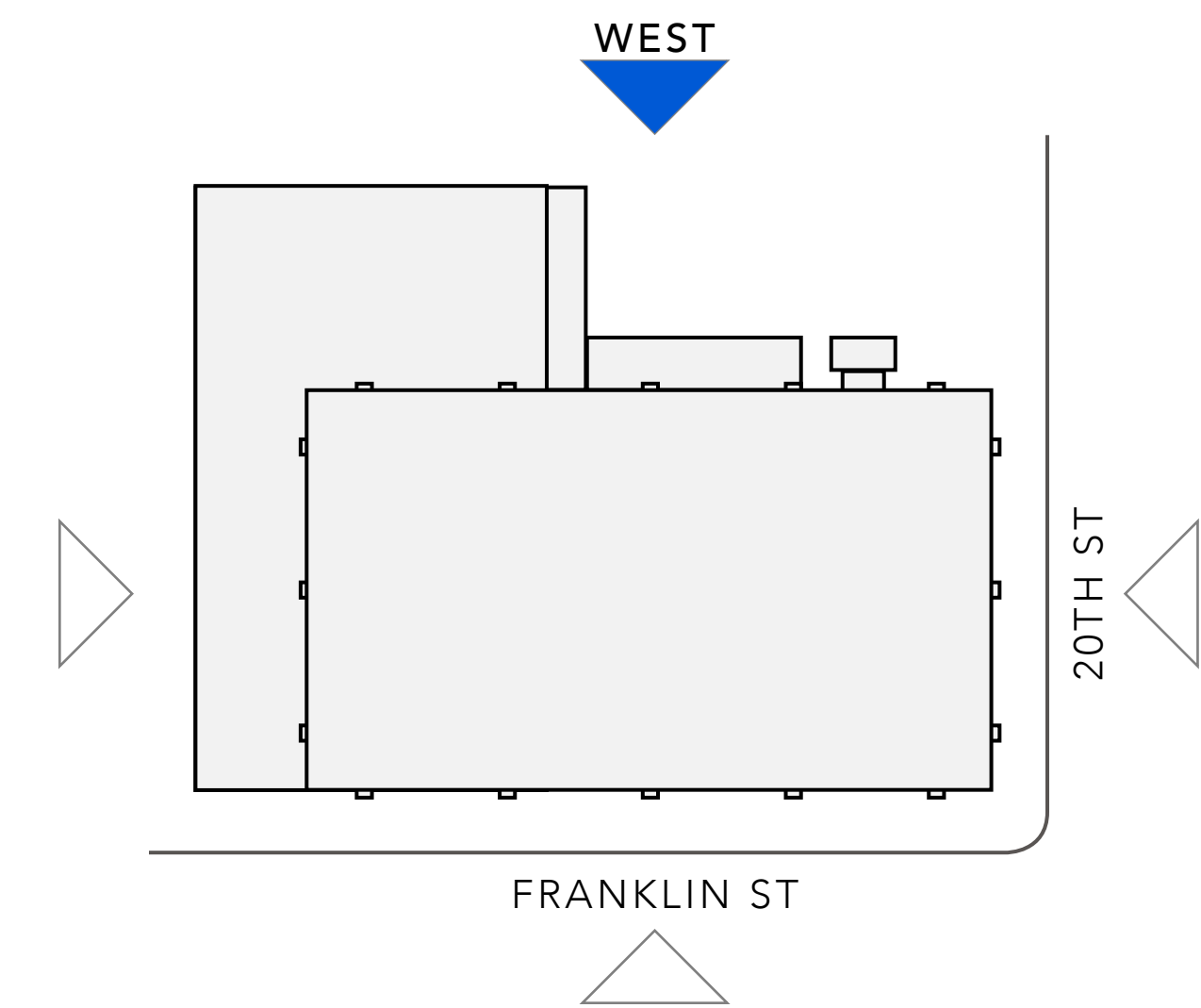
EXT. ALUM. FINISH
 DIAGONAL ACCENTS
 #4 BRITE CLEAR
 CLASS 1 ANODIZED
 (CIRCUMFERENTIALLY
 BRUSHED)

E

EXT. ALUM. FINISH
 EXPRESSED PILASTER FRONTS
 #4 BRITE CLEAR
 CLASS 1 ANODIZED
 (VERTICALLY BRUSHED)

F

EXT. ALUM. FINISH
 VERTICAL ACCENTS
 #4 BRITE CLEAR
 CLASS 1 ANODIZED
 (VERTICALLY BRUSHED)



B

SPANDREL GLASS
 AT PODIUM GARAGE LEVELS, SPANDREL
 ZONES AT TOWER LEVELS
 VRE 19-65
 VIRACON (OR APPROVED VISUAL AND
 PERFORMANCE EQUAL)
 MAKEUP:
 1. OUTER LITE: CRYSTAL GRAY (TINTED)
 2. AIR SPACE
 3. INDOOR LITE: CLEAR
 4. VRE-65 (#2 SURFACE)
 5. OPACIFIER: CERAMIC FRIT - V903
 SUBDUED GREY VIRASPAN (#4 SURFACE)

C

VISION GLASS
 AT TOWER FLOORS

VRE 19-65
 VIRACON (OR APPROVED VISUAL AND
 PERFORMANCE EQUAL)
 MAKEUP:
 1. OUTER LITE: CRYSTAL GRAY (TINTED)
 2. AIR SPACE
 3. INDOOR LITE: CLEAR
 4. VRE-65 (#2 SURFACE)

C.1

VISION GLASS
 AT LOBBY AND PODIUM ROOF LEVELS
 (NOT PICTURED)
 VE 24-85

K

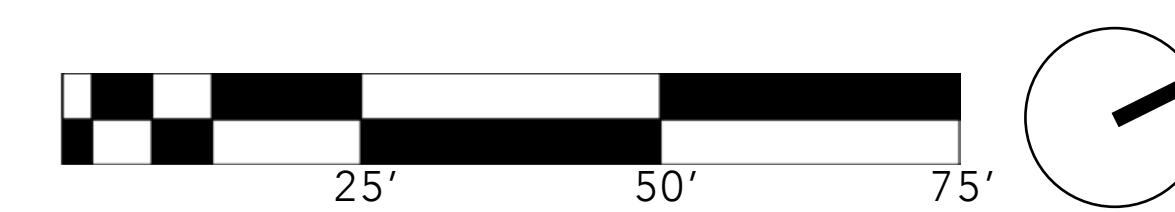
EXT. ALUM. COATING
 S/W/N PODIUM WALLS,
 LOUVERS, DIAGONAL BRACING,
 AND GLASS WALL STRUCTURE
 AT LOBBY
 VALSPAR FLUOROPON CLASSIC II
 COLOR: SOMERSET PEWTER
 (#399A880)

I

EXT. ALUM. COATING
 PILASTER SIDES
 VALSPAR FLUOROPON
 CLASSIC II
 COLOR: ARCADIA SILVER
 (#399B874)

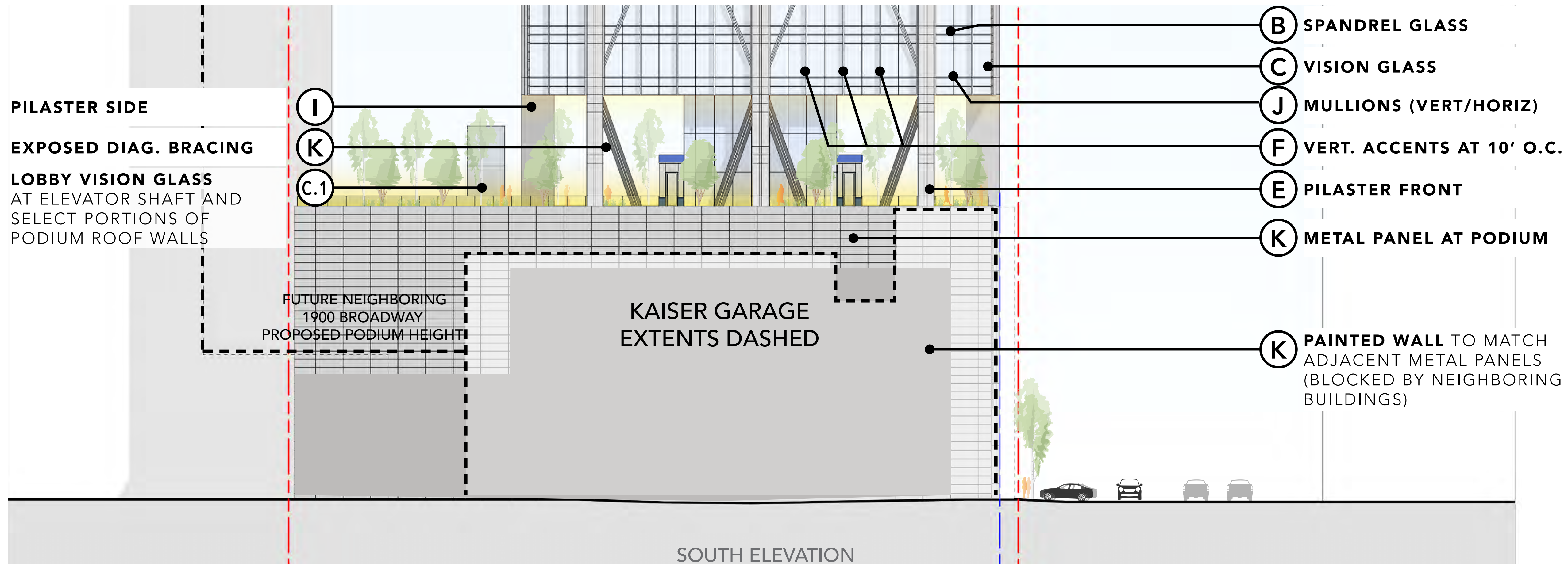
J

EXT. ALUM. COATING
 TYPICAL MULLIONS
 VALSPAR FLUOROPON
 CLASSIC II
 COLOR: SOMERSET PEWTER
 (#399A880)



1/16" = 1'-0" WHEN PRINTED ON 22" x 34"

MATERIAL LOCATIONS



A

MCGRORY BACK PAINTED GLASS
CORE WALLS AT PLAZA, PODIUM ROOF
LOW IRON FULLY TEMPERED GLASS
WITH POLISHED EDGES AND CUSTOM
BACKPAINTED BLUE COLOR

D

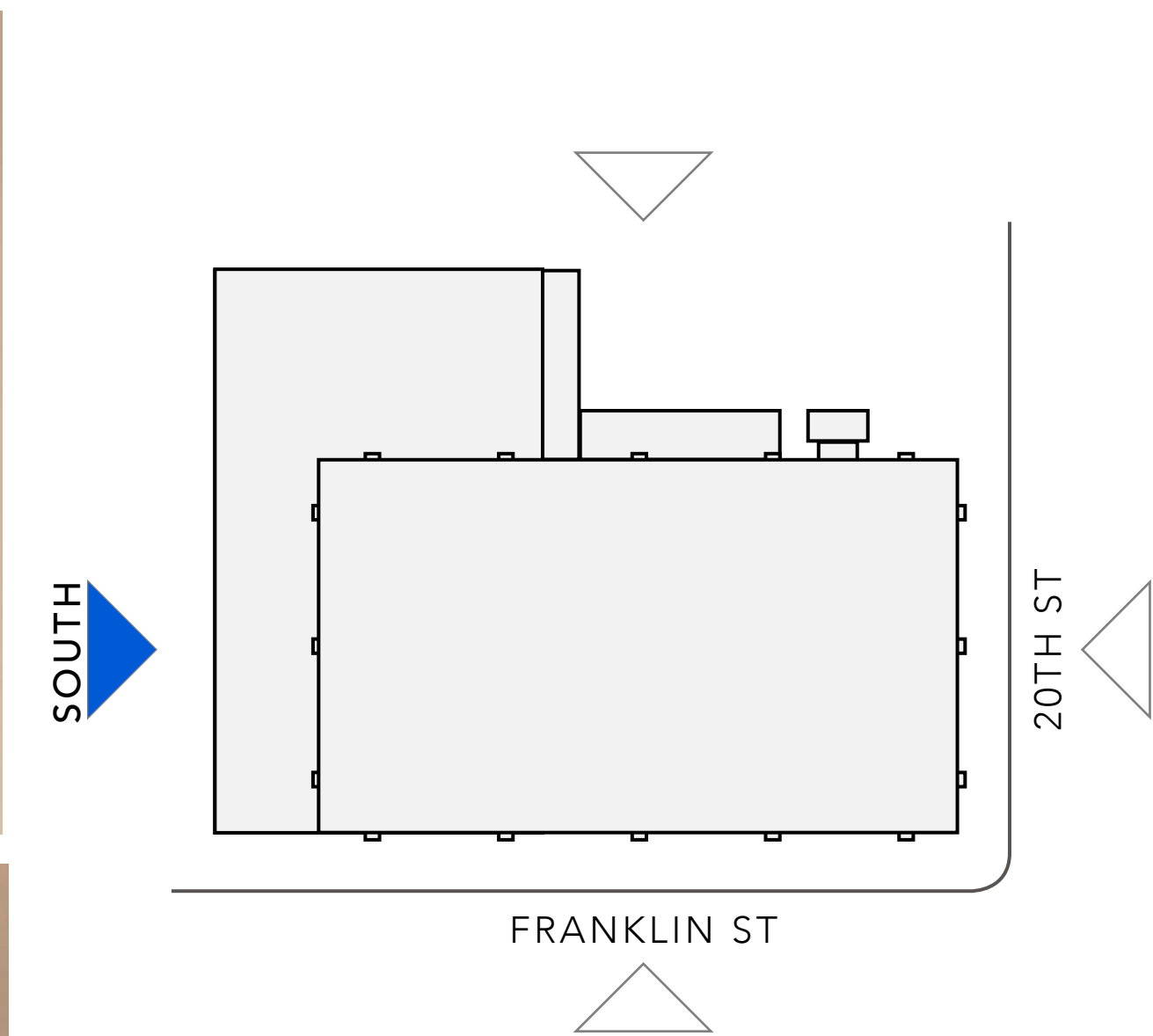
EXT. ALUM. FINISH
DIAGONAL ACCENTS
#4 BRITE CLEAR
CLASS 1 ANODIZED
(CIRCUMFERENTIALLY
BRUSHED)

E

EXT. ALUM. FINISH
EXPRESSED PILASTER FRONTS
#4 BRITE CLEAR
CLASS 1 ANODIZED
(VERTICALLY BRUSHED)

F

EXT. ALUM. FINISH
VERTICAL ACCENTS
#4 BRITE CLEAR
CLASS 1 ANODIZED
(VERTICALLY BRUSHED)



B

SPANDREL GLASS
AT PODIUM GARAGE LEVELS, SPANDREL
ZONES AT TOWER LEVELS
VRE 19-65
VIRACON (OR APPROVED VISUAL AND
PERFORMANCE EQUAL)
MAKEUP:
1. OUTER LITE: CRYSTAL GRAY (TINTED)
2. AIR SPACE
3. INDOOR LITE: CLEAR
4. VRE-65 (#2 SURFACE)
5. OPACIFIER: CERAMIC FRIT - V903
SUBDUED GREY VIRASPAN (#4 SURFACE)

C

VISION GLASS
AT TOWER FLOORS
VRE 19-65
VIRACON (OR APPROVED VISUAL AND
PERFORMANCE EQUAL)
MAKEUP:
1. OUTER LITE: CRYSTAL GRAY (TINTED)
2. AIR SPACE
3. INDOOR LITE: CLEAR
4. VRE-65 (#2 SURFACE)

C.1

VISION GLASS
AT LOBBY AND PODIUM ROOF LEVELS
(NOT PICTURED)
VE 24-85

K

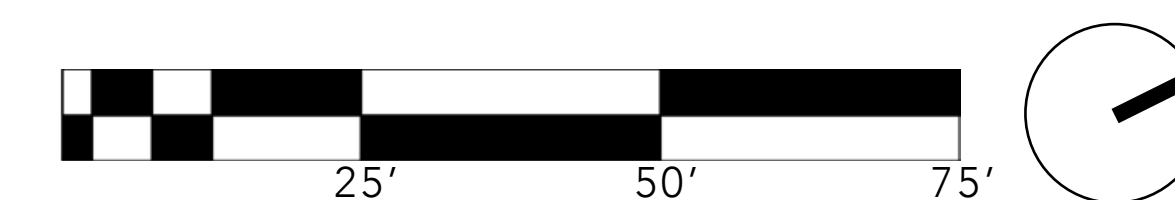
EXT. ALUM. COATING
S/W/N PODIUM WALLS,
LOUVERS, DIAGONAL BRACING,
AND GLASS WALL STRUCTURE
AT LOBBY
VALSPAR FLUOROPON CLASSIC II
COLOR: SOMERSET PEWTER
(#399A880)

I

EXT. ALUM. COATING
PILASTER SIDES
VALSPAR FLUOROPON
CLASSIC II
COLOR: ARCADIA SILVER
(#399B874)

J

EXT. ALUM. COATING
TYPICAL MULLIONS
VALSPAR FLUOROPON
CLASSIC II
COLOR: SOMERSET PEWTER
(#399A880)

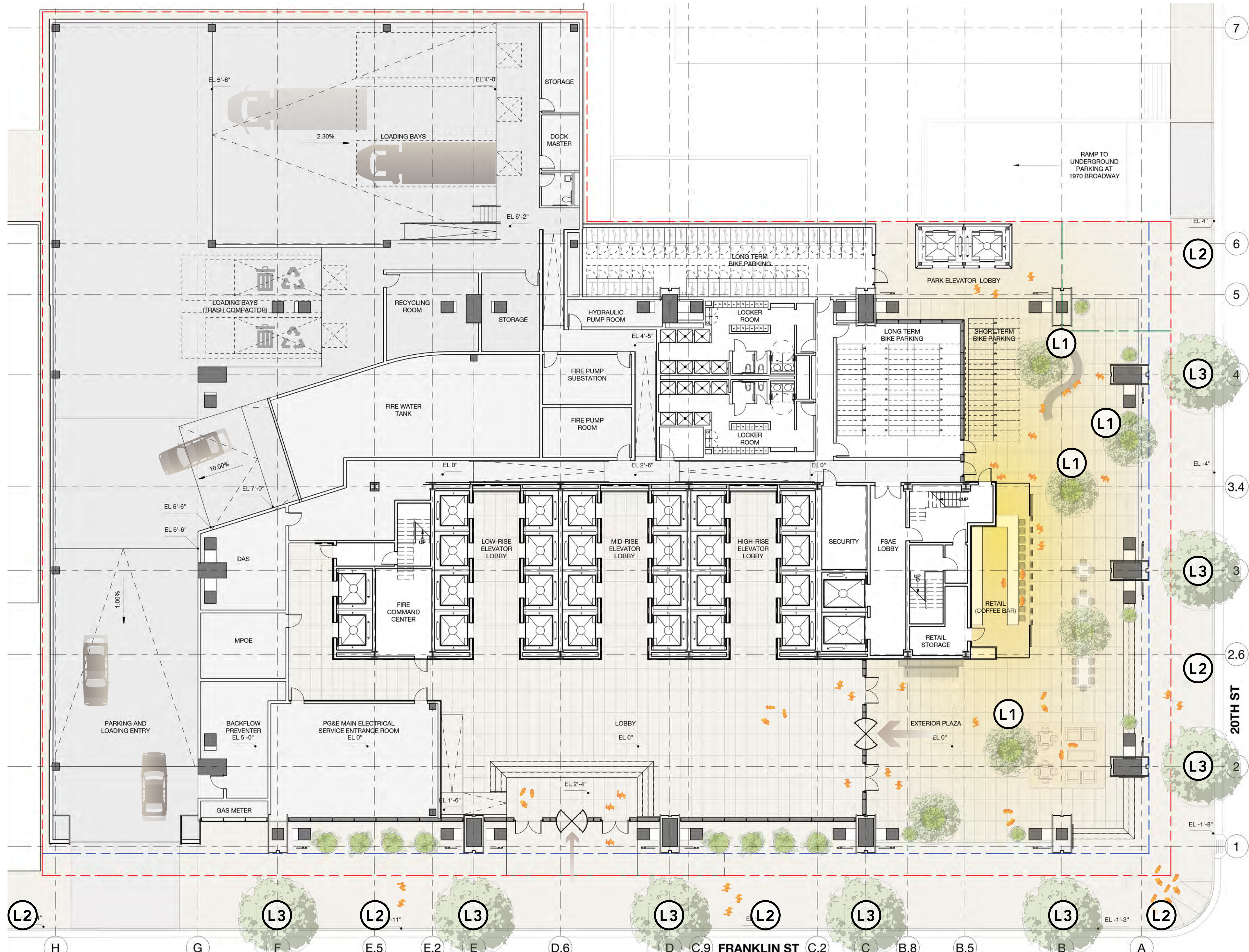


1/16" = 1'-0" WHEN PRINTED ON 22" x 34"

LIGHTING PLAN

- (L1) TREE UPLIGHTS
- (L2) STREET POLE LIGHT
- (L3) ELECTRICAL OUTLET


 STREET POLE LIGHT TOP
 GARDCO ROUND ARM MOUNTED FORM TEN PRODUCT LINE
 PAGE 18 OF CITY OF OAKLAND STREET LIGHT DESIGN MANUAL

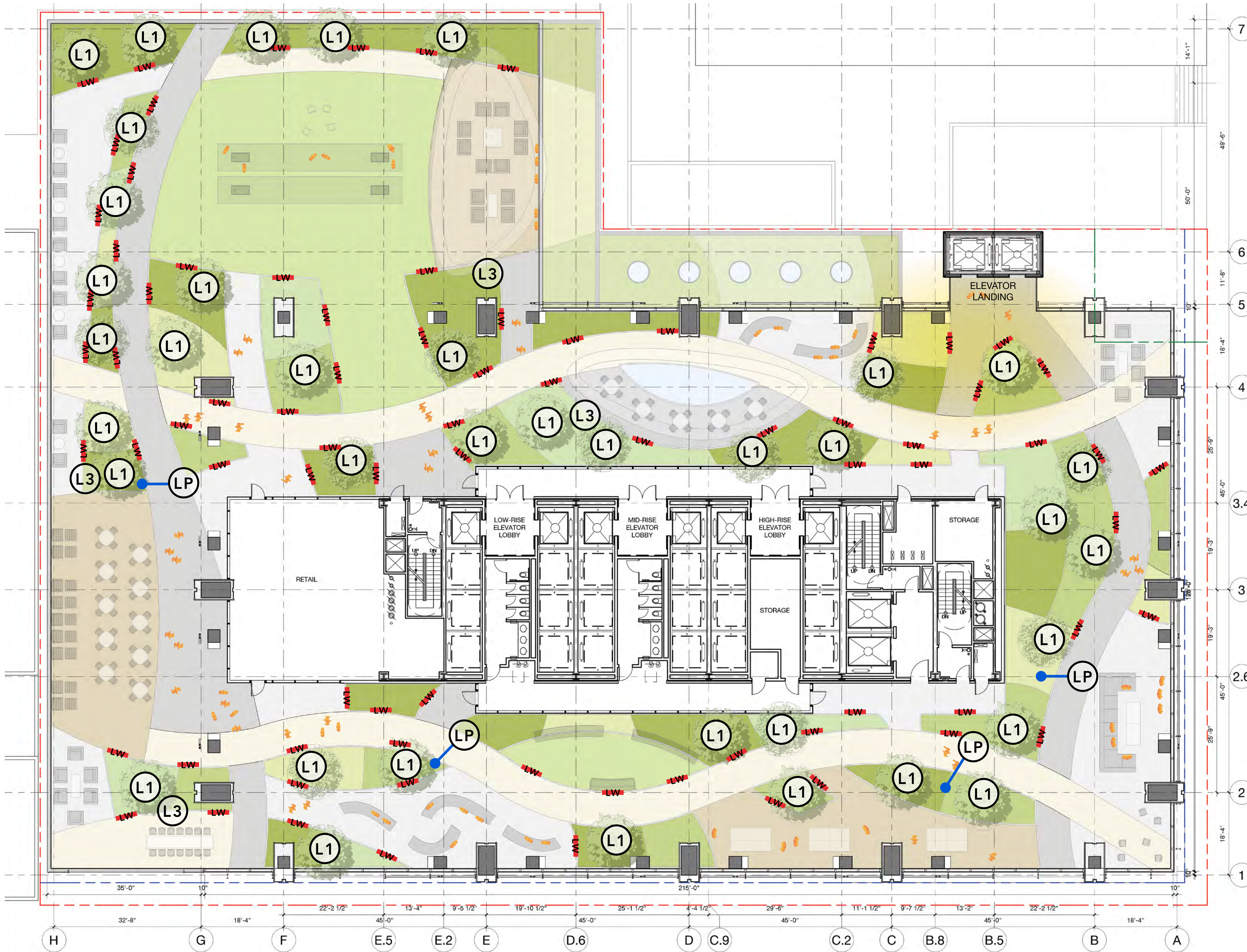


- - - - - PROPERTY LINE
 - - - - - SETBACK LINE
 - - - - - PG&E EASMENT (UNDER REVIEW)



LIGHTING PLAN

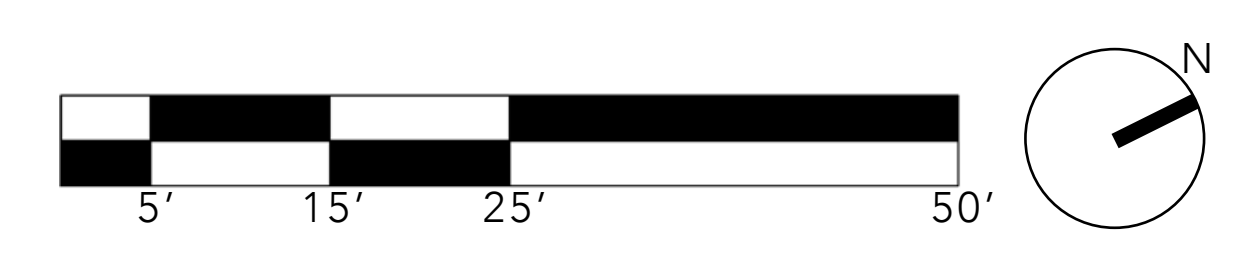
- L1** TREE UPLIGHTS
AT EVERY TREE AT PODIUM LEVEL
- LP** PEDESTRIAN POLE LIGHT
- L3** ELECTRICAL OUTLET
- LW** LOW WALL LIGHT



20TH ST

FRANKLIN ST

- PROPERTY LINE
- SETBACK LINE
- PG&E EASMENT (UNDER REVIEW)



3/32" = 1'-0" WHEN PRINTED ON 22" x 34"

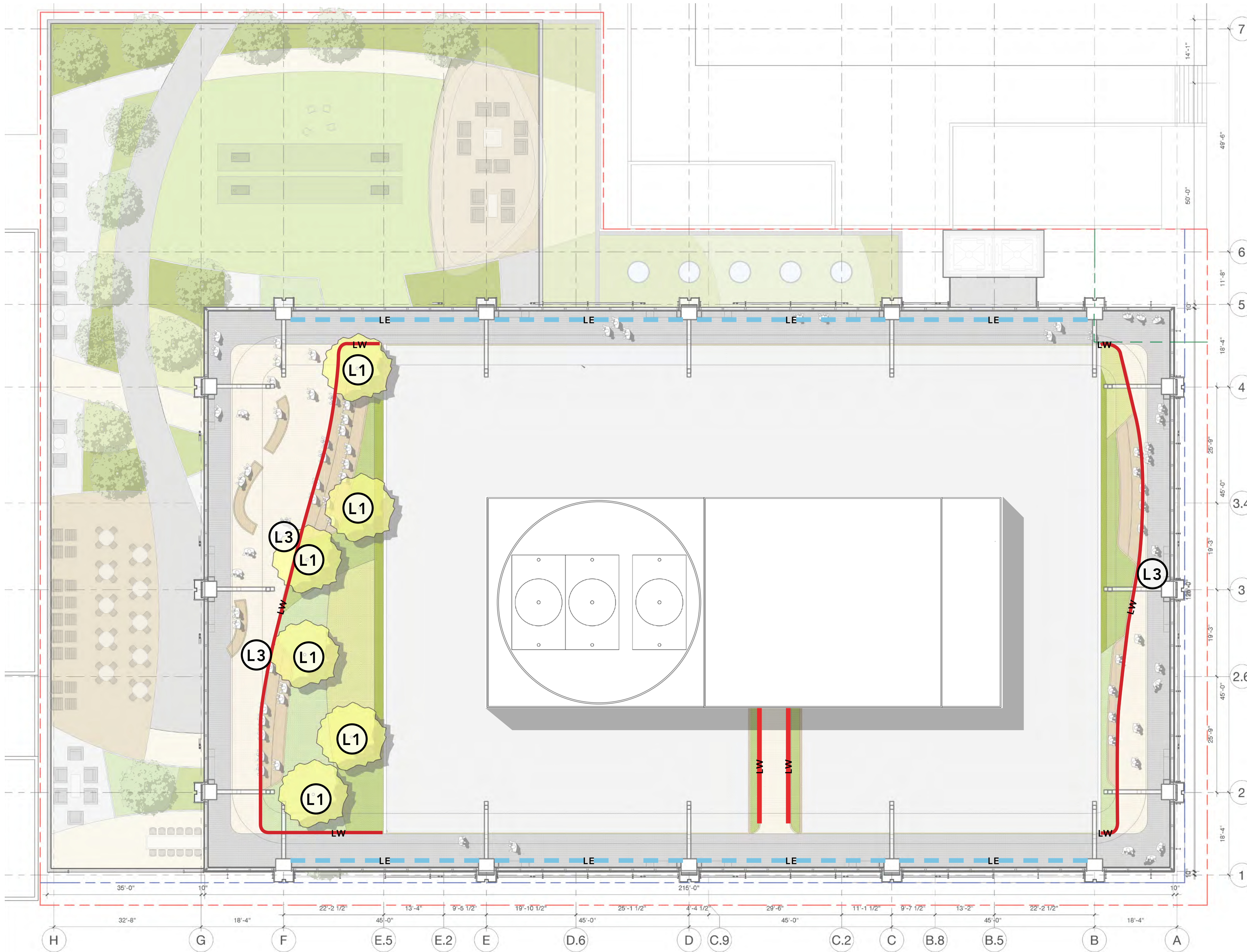
LIGHTING PLAN

L1 TREE UPLIGHTS
AT EVERY TREE AT TOWER ROOF LEVEL

L3 ELECTRICAL OUTLET

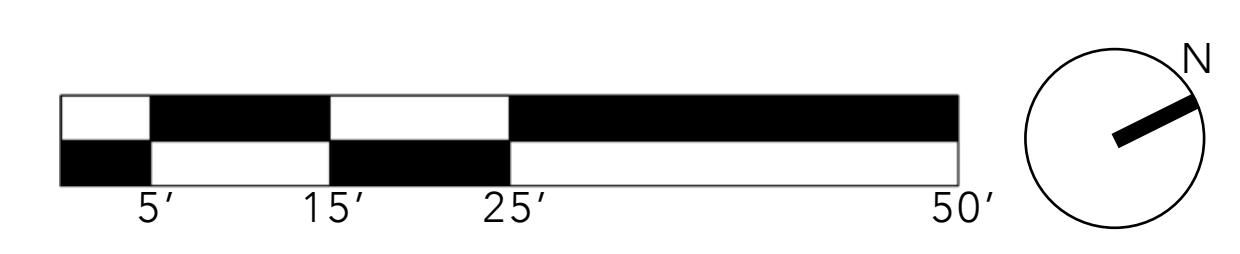
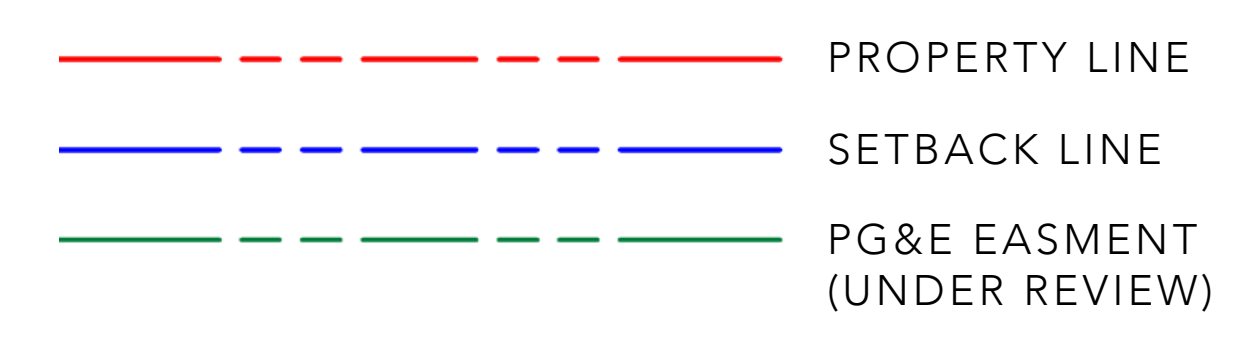
LW LOW WALL LIGHT

LE PATH EDGE LIGHT



20TH ST

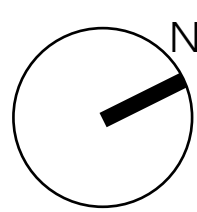
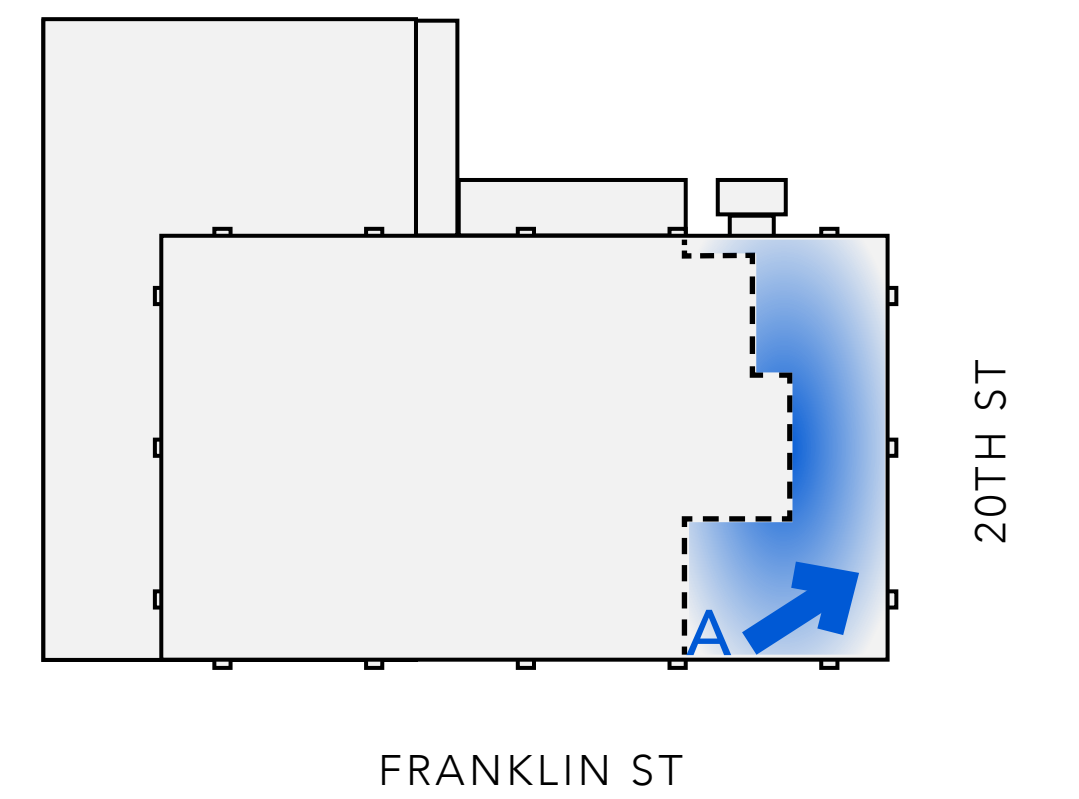
FRANKLIN ST



3/32" = 1'-0" WHEN PRINTED ON 22" x 34"

LANDSCAPE VIGNETTES

A. LOOKING THROUGH PLAZA
FROM 20TH ST ENTRANCE



LANDSCAPE VIGNETTES



A. PARK FROM ABOVE



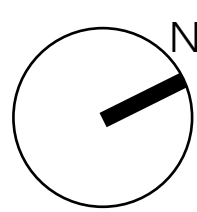
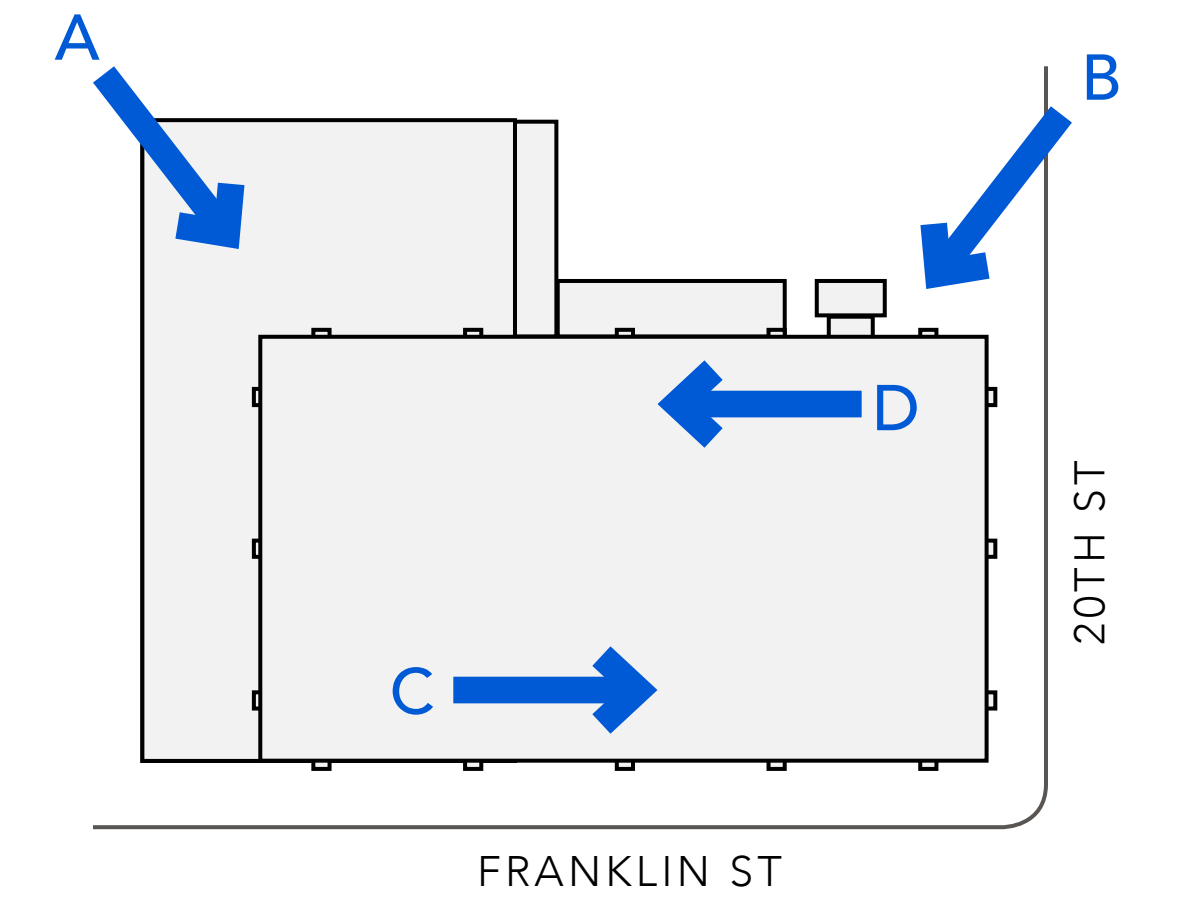
B. PARK FROM ABOVE 20TH ST



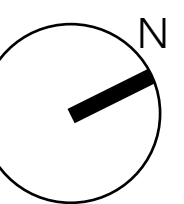
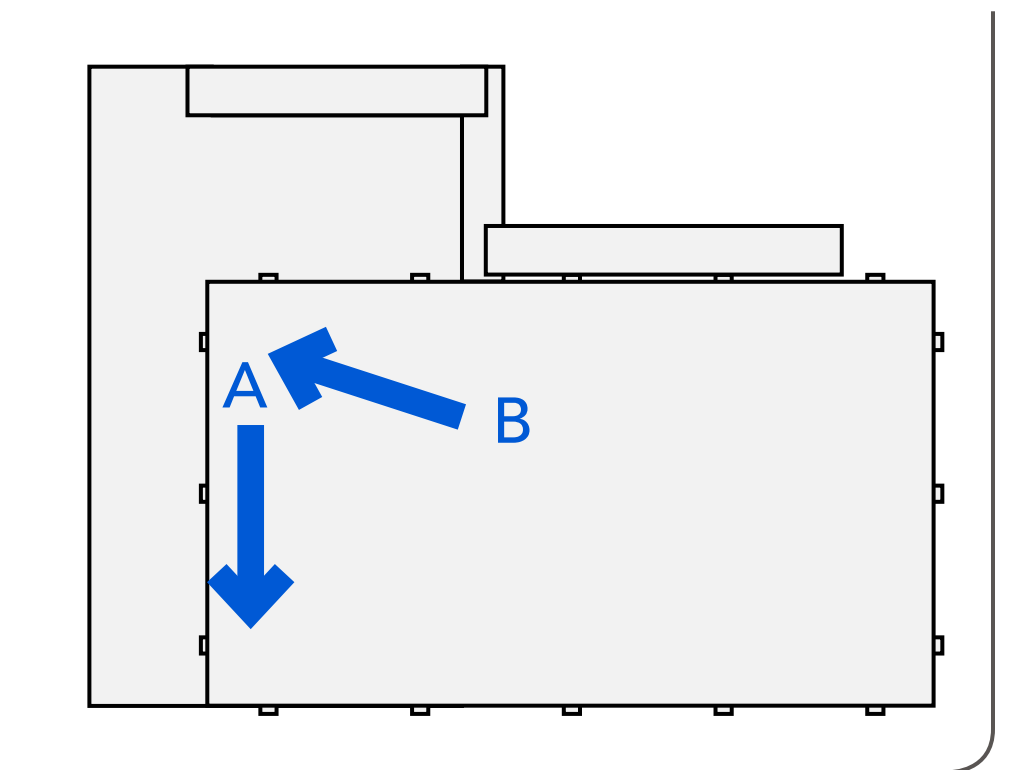
C. WITHIN PARK LOOKING NORTH



D. WITHIN PARK LOOKING SOUTH



LANDSCAPE VIGNETTES



RENDERINGS

