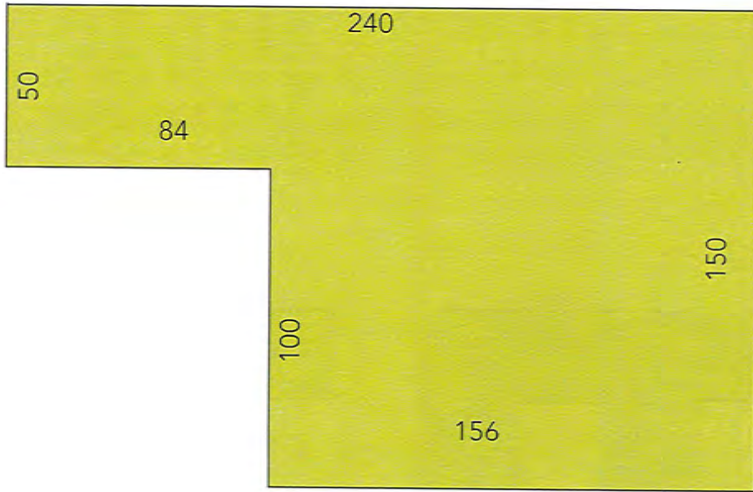


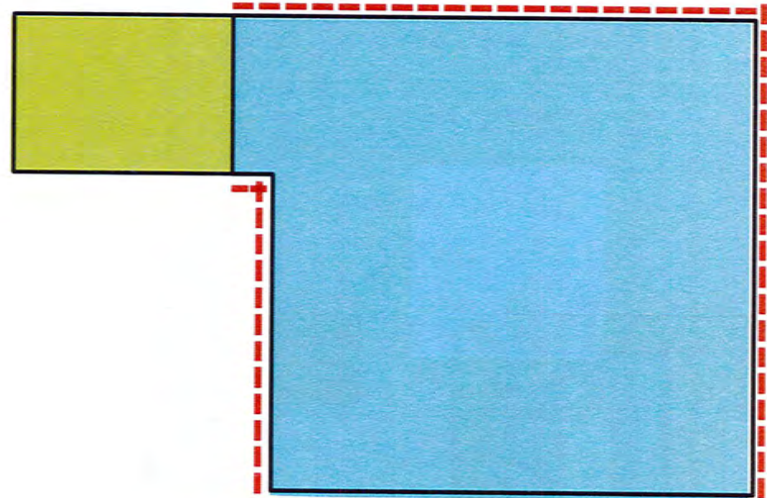
# BUILDING MASSING

# BUILDING MASSING

## MAXIMUM TOWER FOOTPRINT



**SITE AREA**  
27,600SF

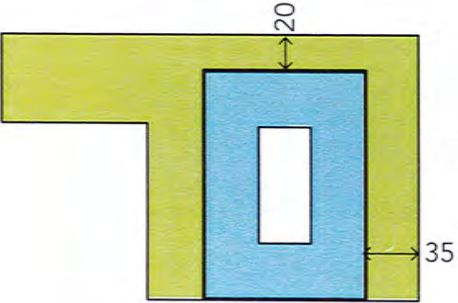


**MAXIMUM (85% SITE)**  
23,460 SF

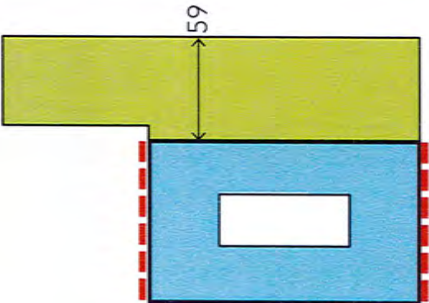


# BUILDING MASSING

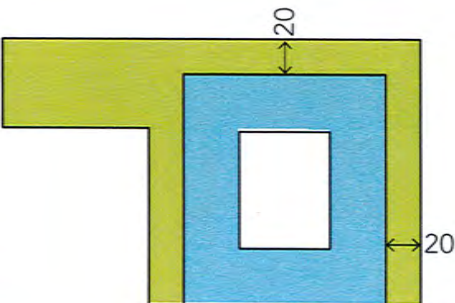
## TOWER FOOTPRINT TYPOLOGY



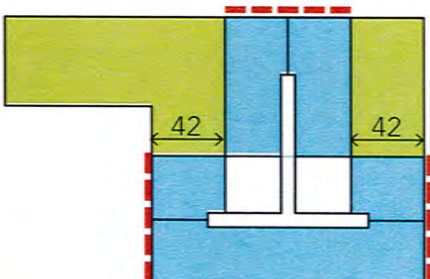
SLAB TOWER



SLAB TOWER  
AVOID SOLID PARTY WALLS



POINT TOWER

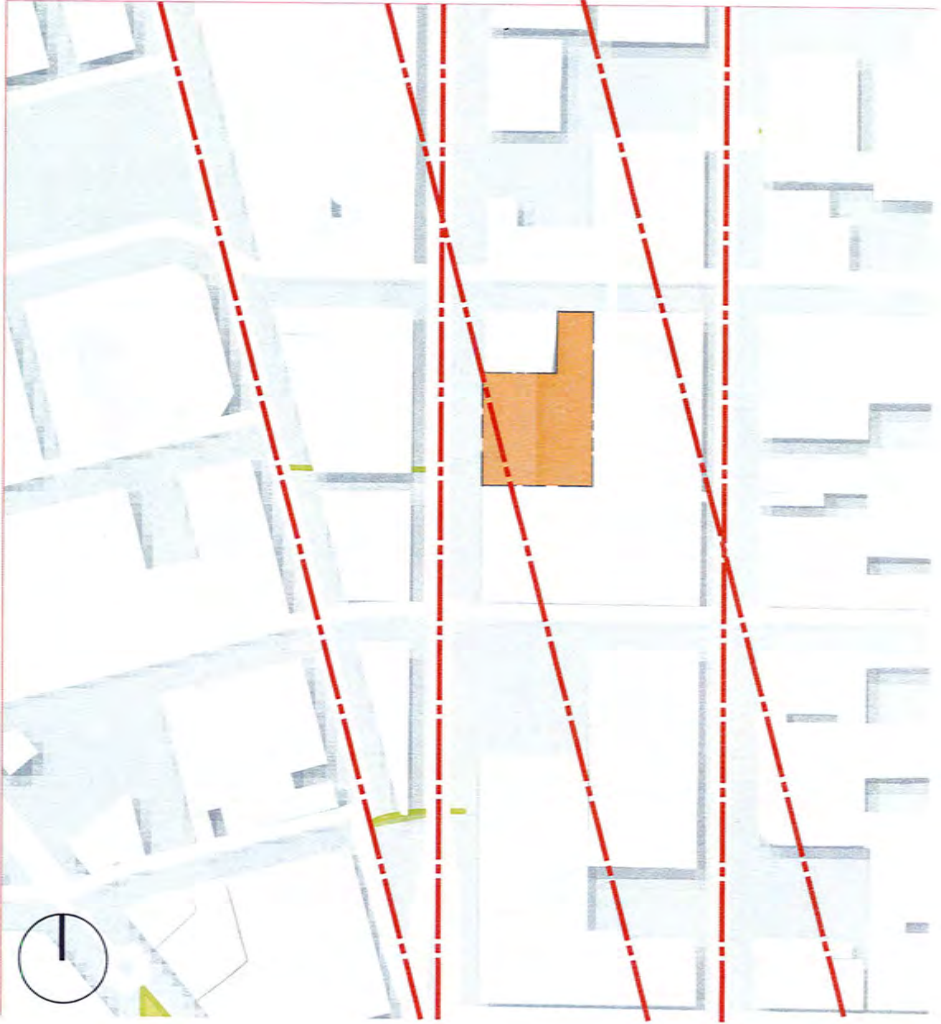
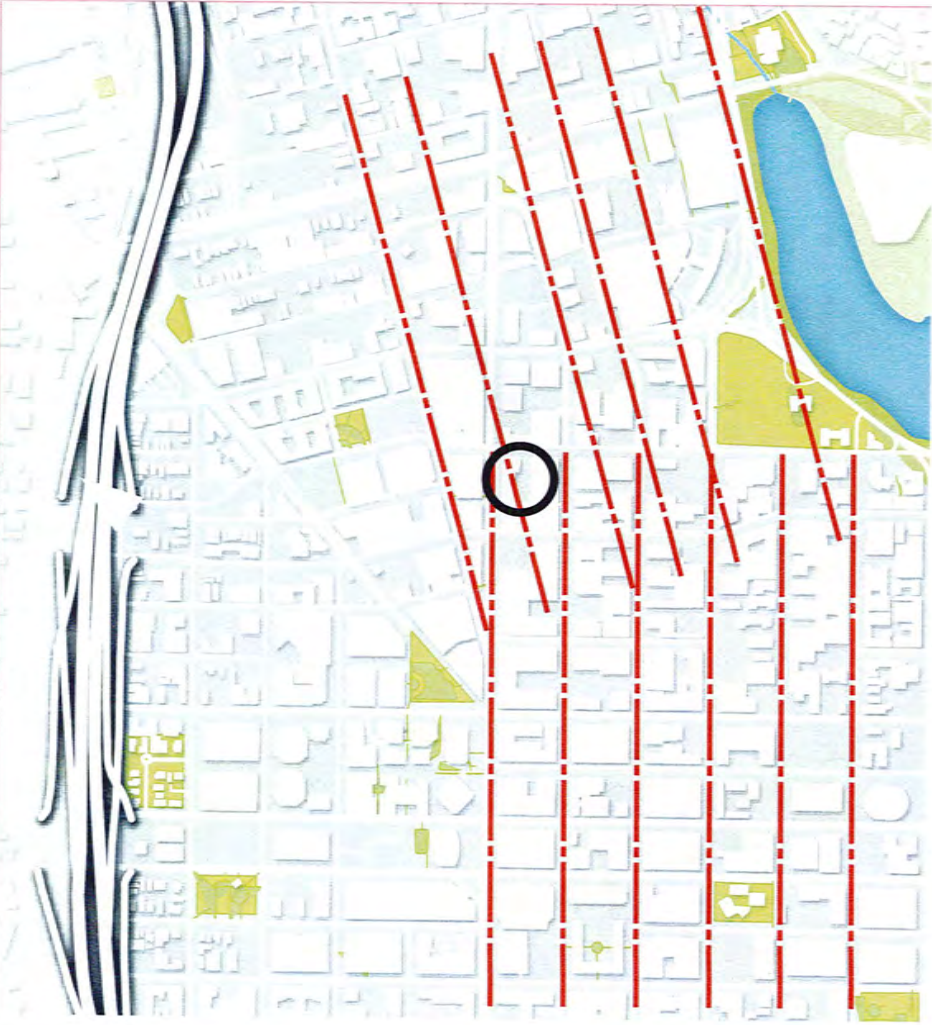


"T" TOWER  
AVOID SOLID PARTY WALLS

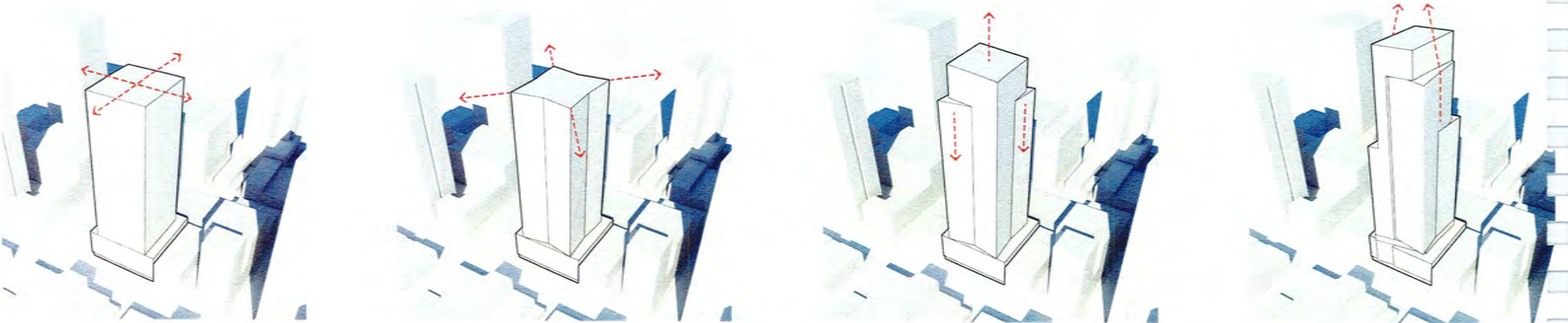


# BUILDING MASSING

## TOWER CONCEPT



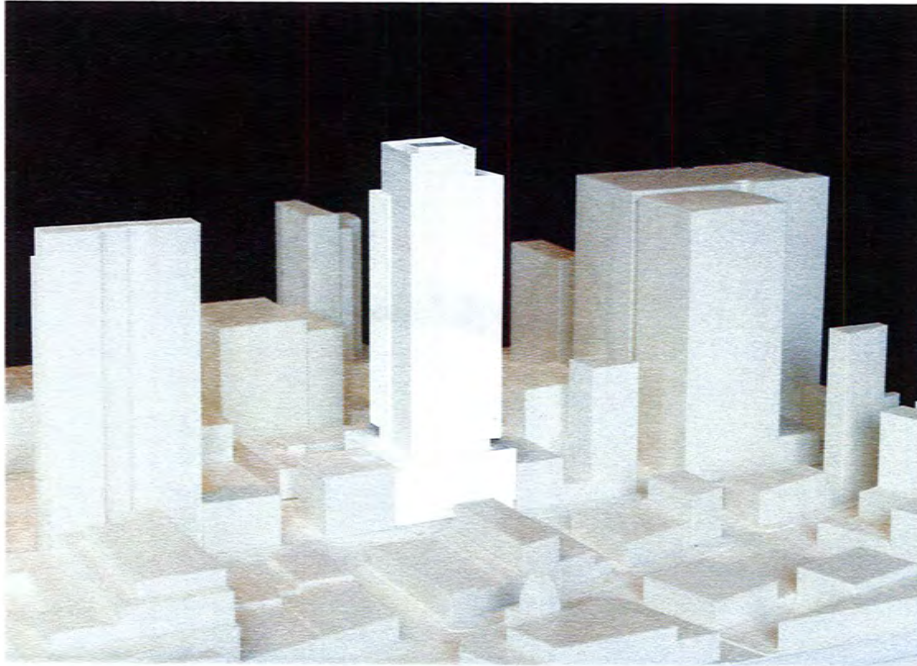
# BUILDING MASSING TRANSFORMATION



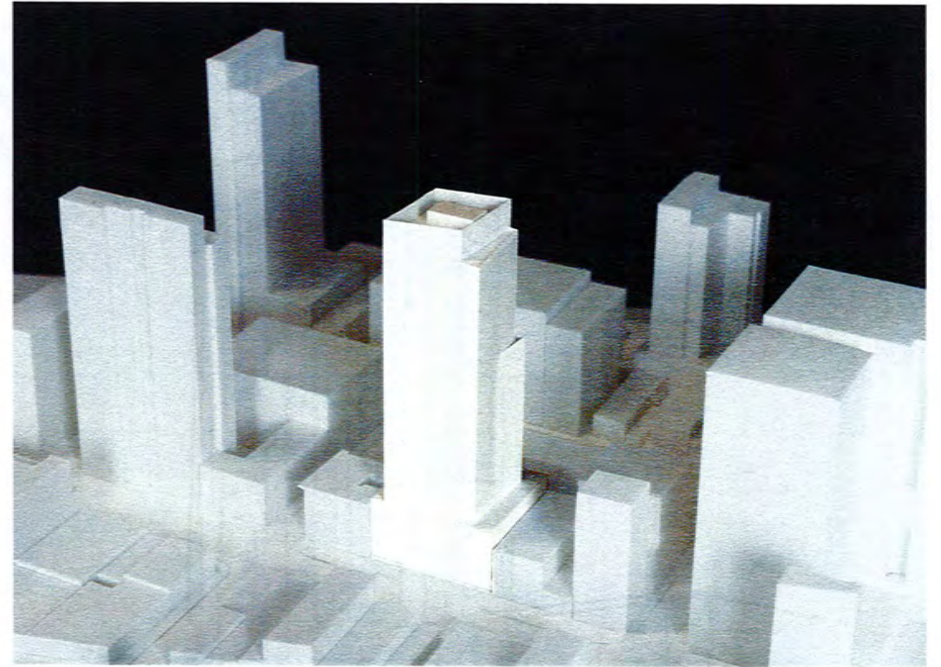
BUILDING MASSING



# BUILDING MASSING

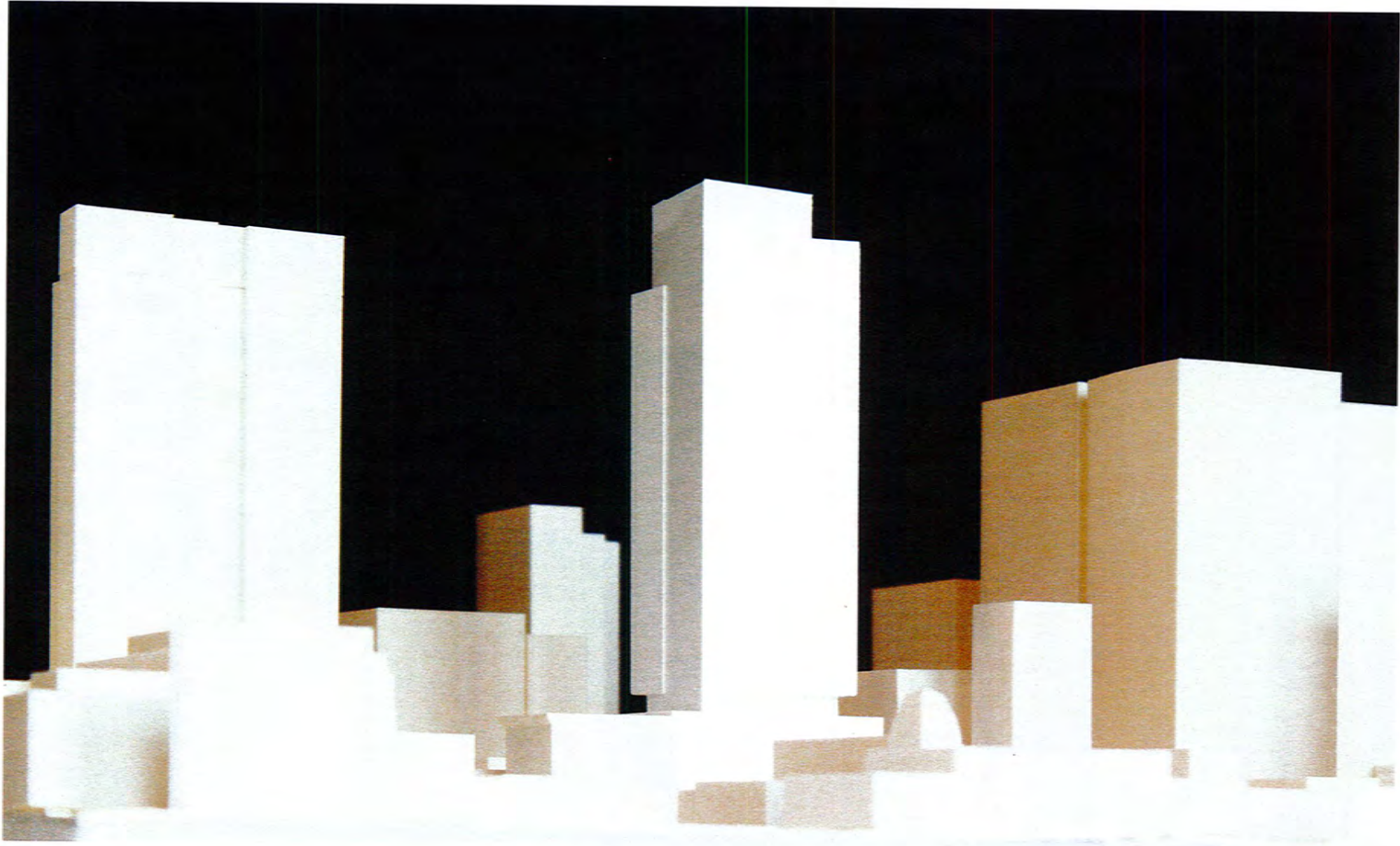


VIEW FROM NORTHWEST



VIEW FROM WEST

# BUILDING MASSING



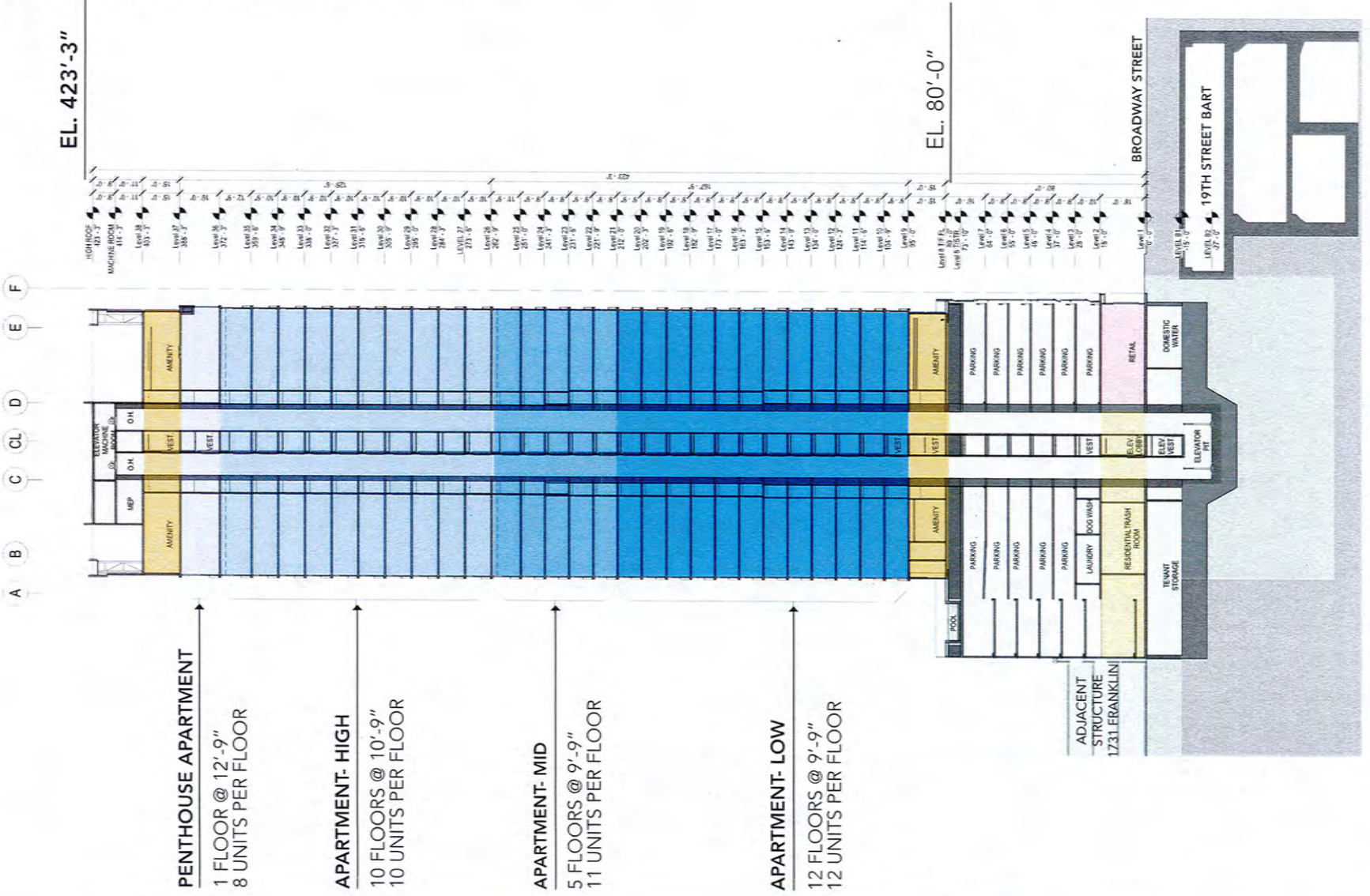
VIEW FROM NORTHWEST



# BUILDING DESIGN

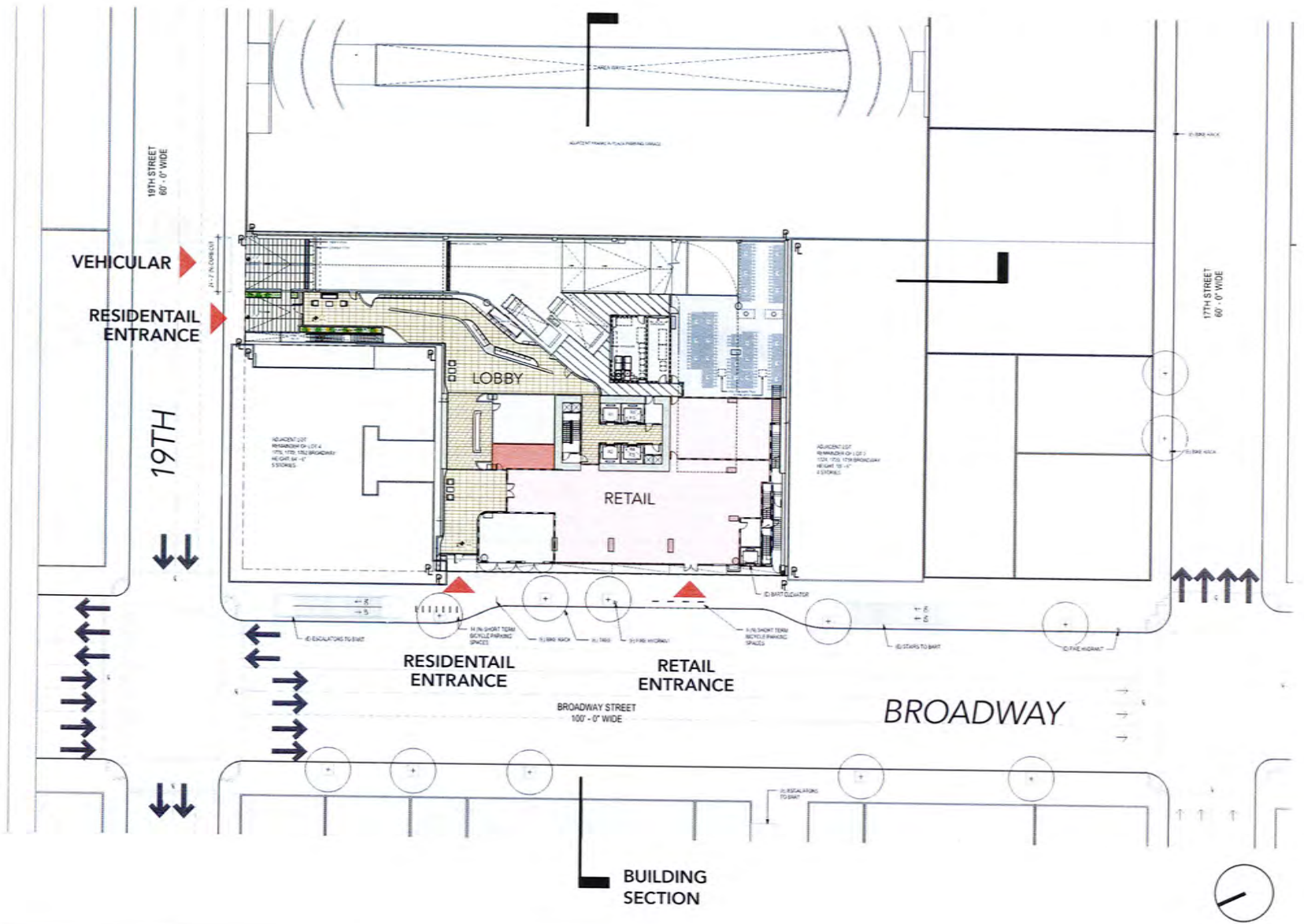
# BUILDING SECTION- PROGRAM STACKING

EAST-WEST



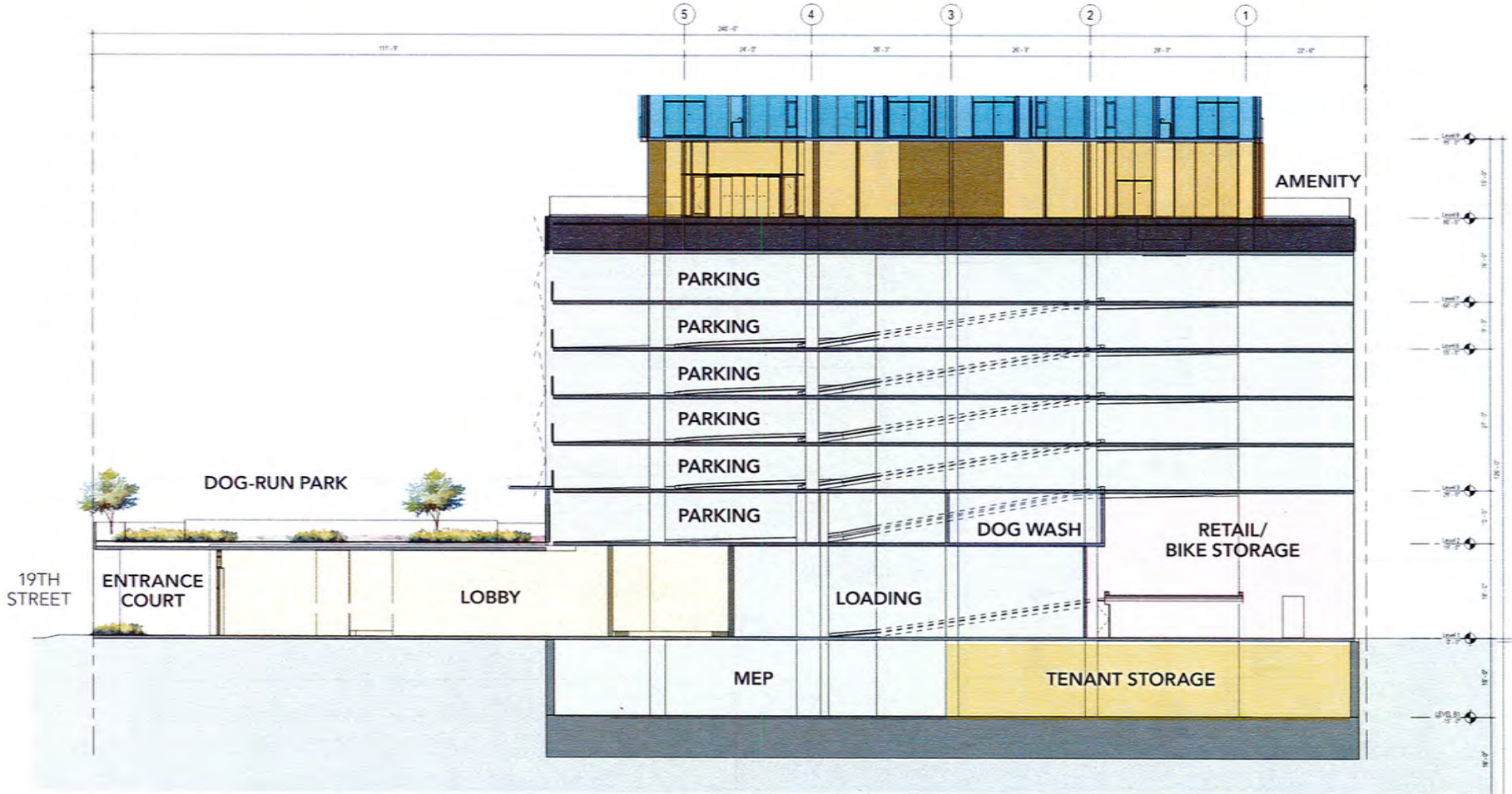
# SITE PLAN

PODIUM SECTION



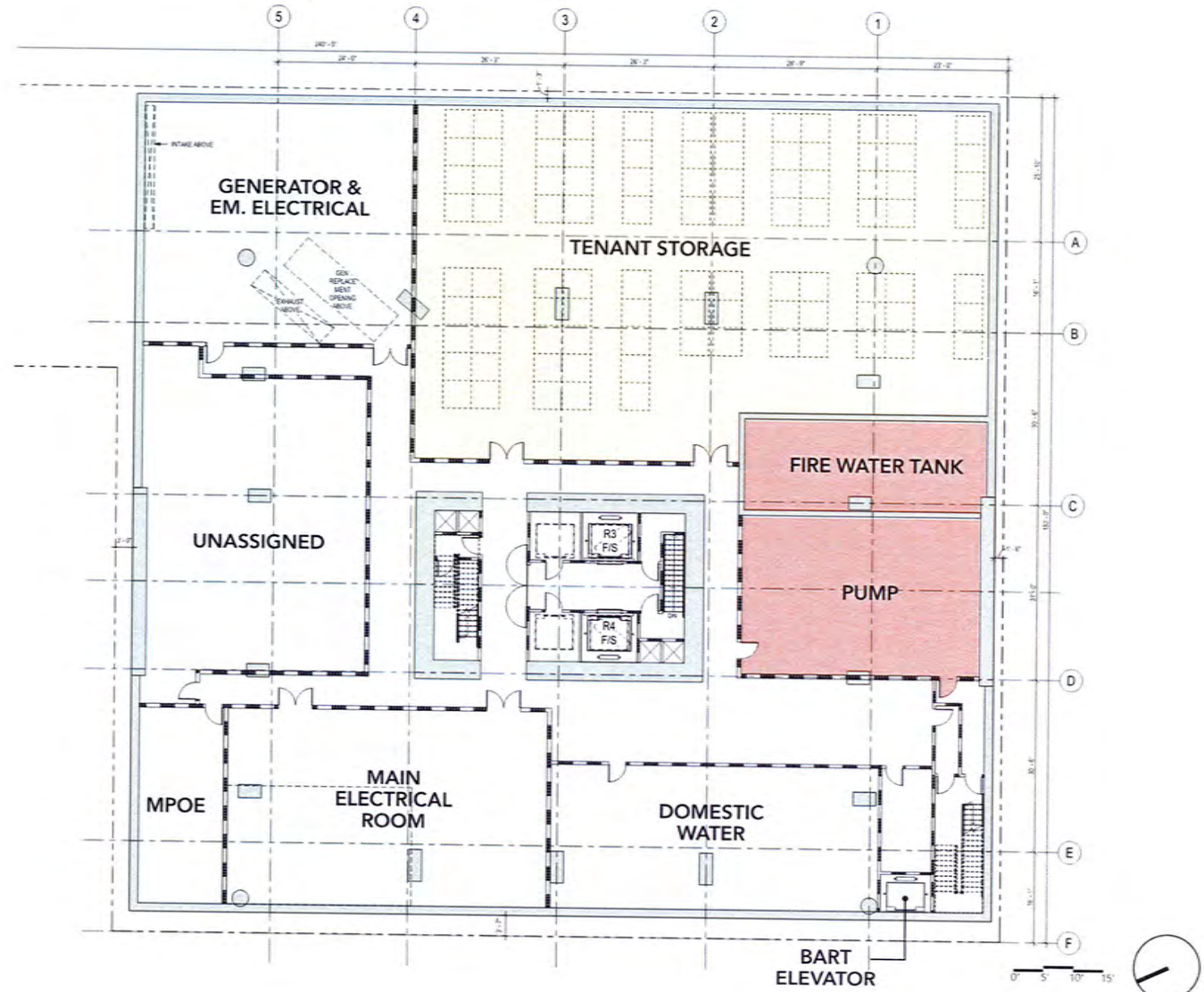
# PODIUM SECTION

NORTH-SOUTH



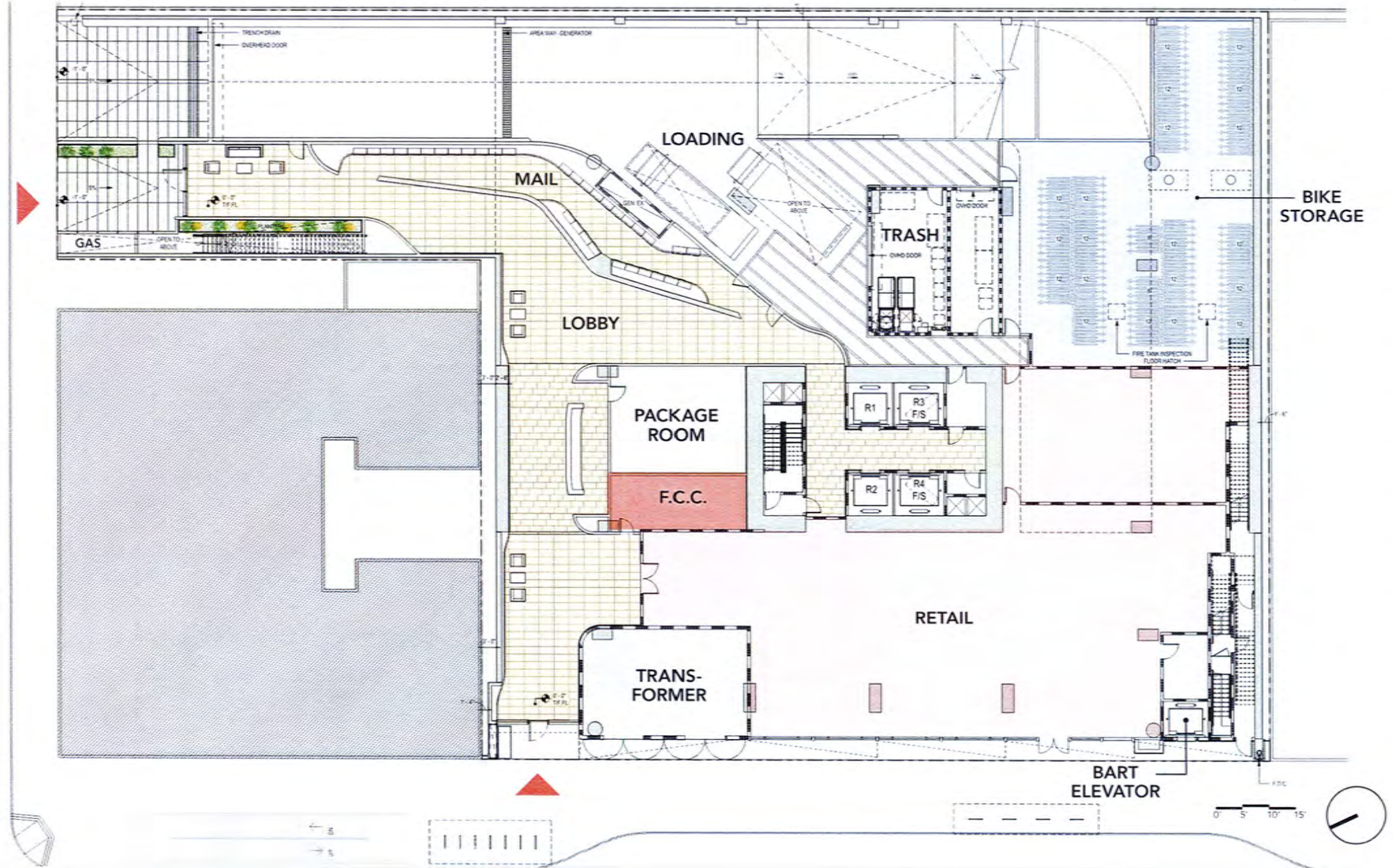
# BASEMENT PLAN

MECHANICAL  
ELECTRICAL  
PLUMBING  
FIRE PROTECTION  
STORAGE



# GROUND FLOOR PLAN

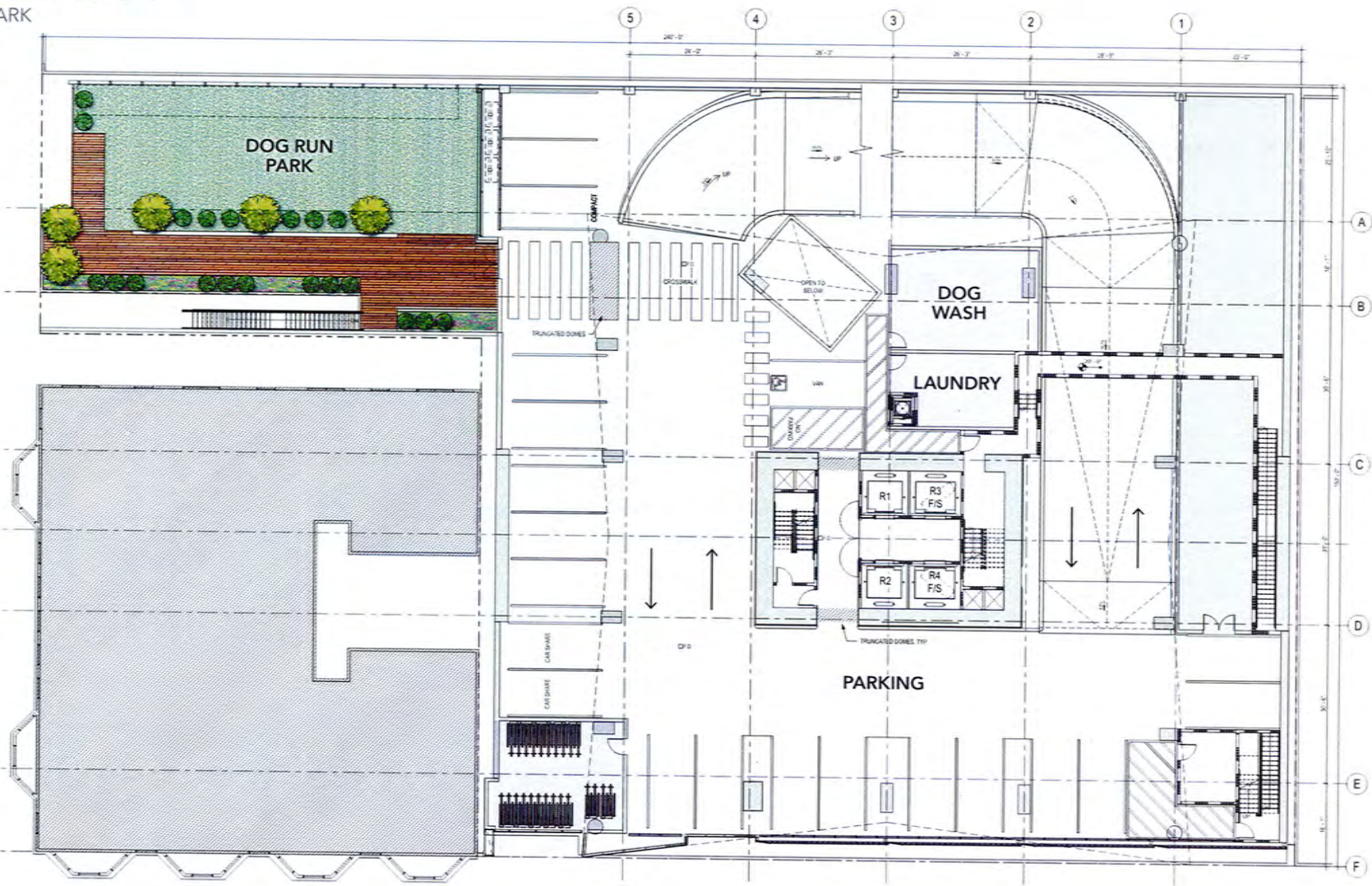
APARTMENT LOBBY  
RETAIL  
LOADING  
BIKES



# LEVEL 2 PLAN

DOG-RUN PARK  
CAR SHARE

- FF-3 LARGE FORMAT STONE TILE
- FF-4 STONE TILE
- FF-7 STONE PAVED
- FF-8 PLAZA DECK WITH PVI, PRECAST PEDESTAL PAVERS AND 2X4 TEAK DECK BOARD

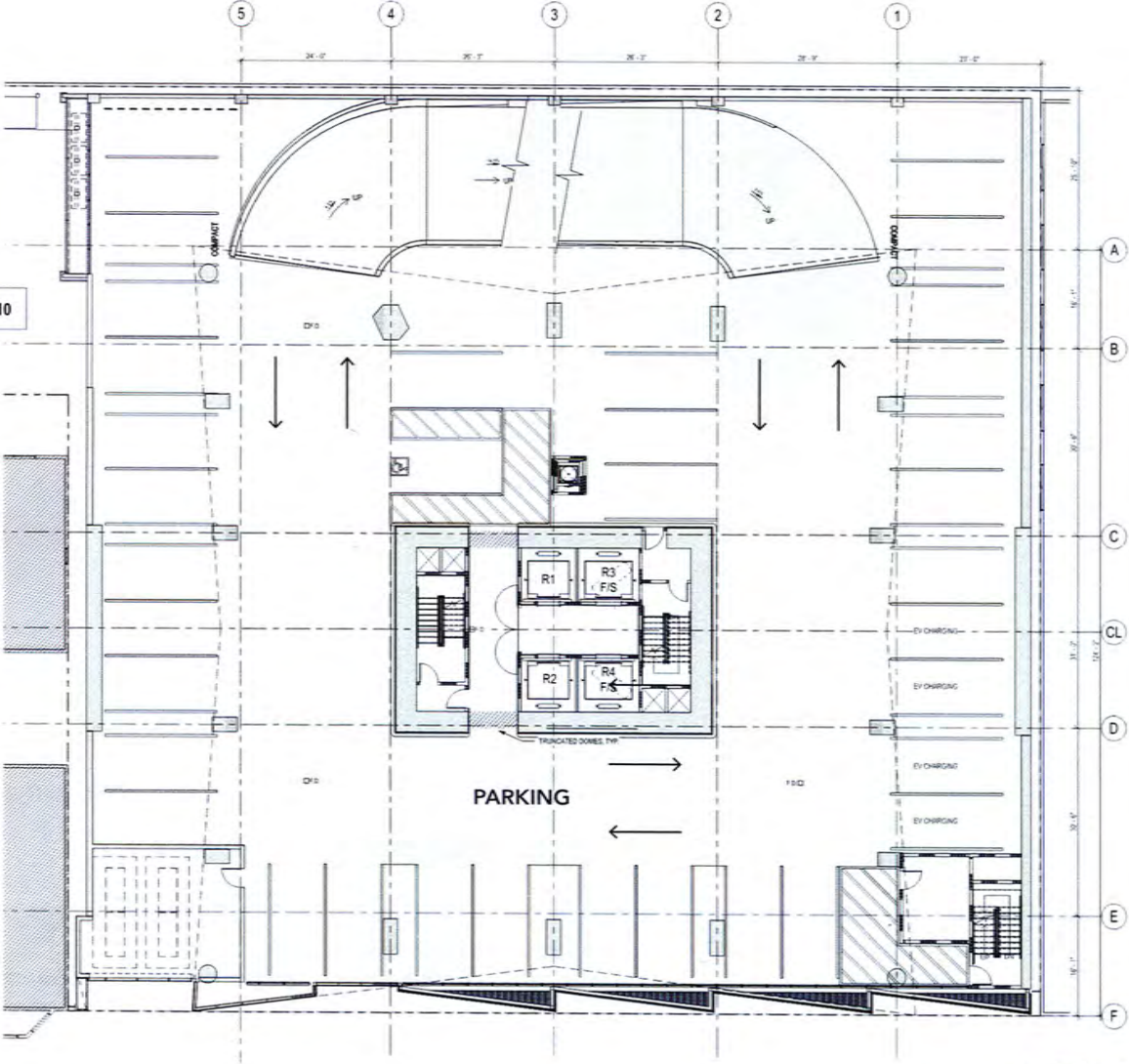


# LEVEL 3-6 PLAN

PARKING SPACE COUNT

LEVELS	TYPES OF PARKING				ASSIGNED
	ADA	ADA VAN	CAR SHARE	E.V. CHARGING 10%	
2		1	2		18
3-6	4			16	128
7				5	36
<b>TOTAL</b>	<b>4</b>	<b>1</b>	<b>2</b>	<b>21</b>	<b>182</b>

**210**

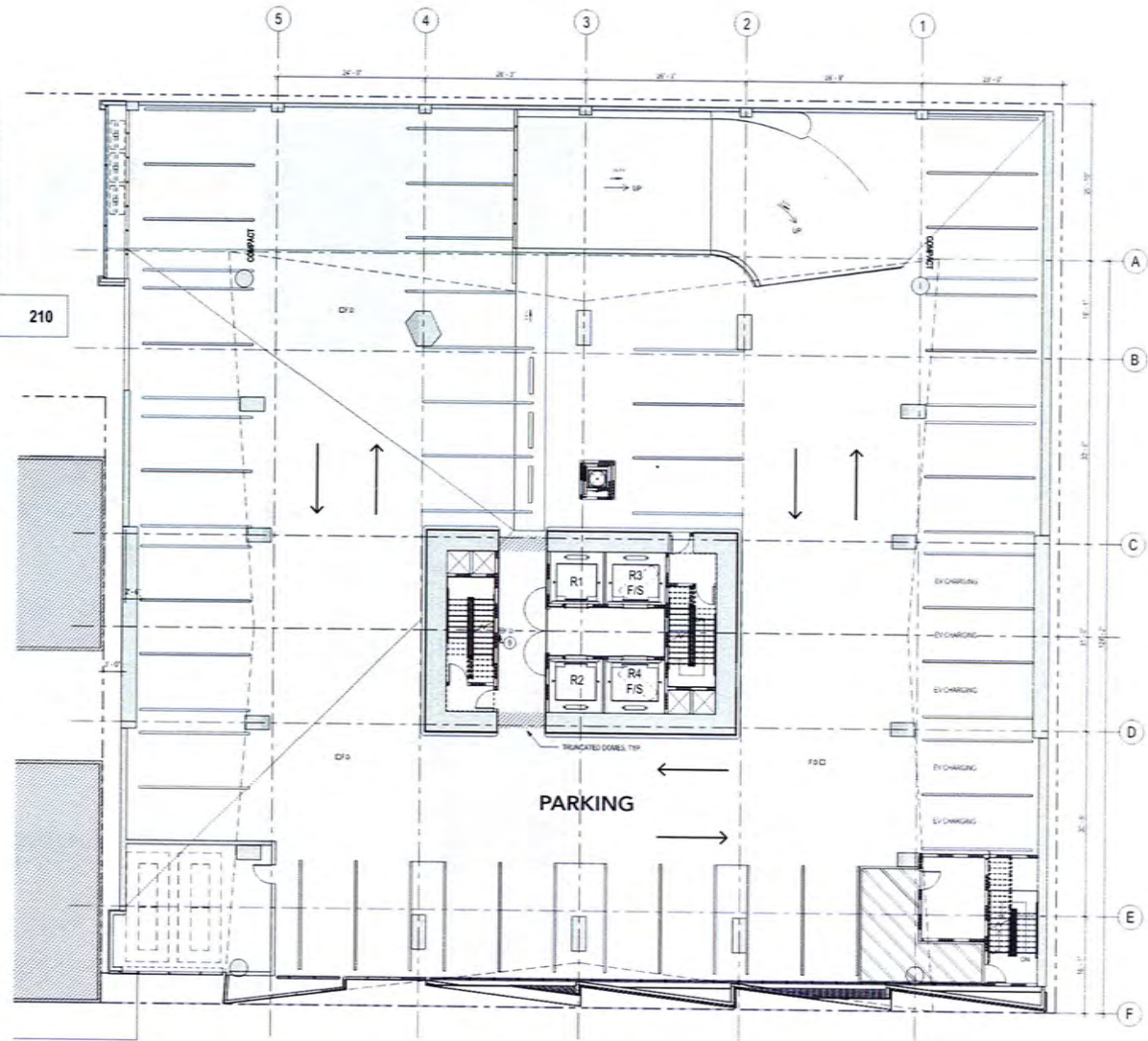




# LEVEL 7 PLAN

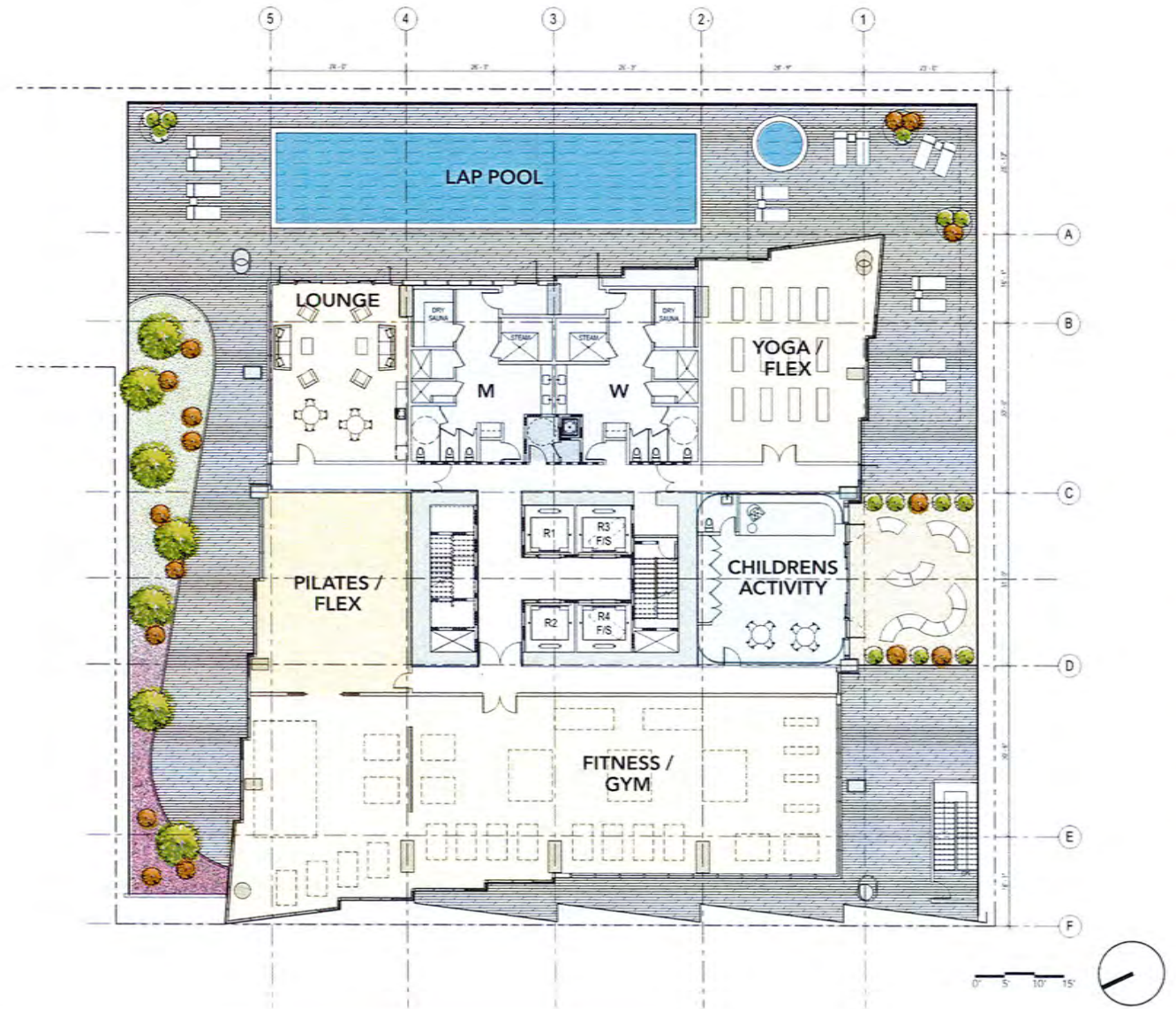
PARKING SPACE COUNT

LEVELS	TYPES OF PARKING				ASSIGNED	
	ADA	ADA VAN	CAR SHARE	E.V. CHARGING 10%		
2		1	2		18	
3-6	4			16	128	
7				5	36	
<b>TOTAL</b>	<b>4</b>	<b>1</b>	<b>2</b>	<b>21</b>	<b>182</b>	<b>210</b>

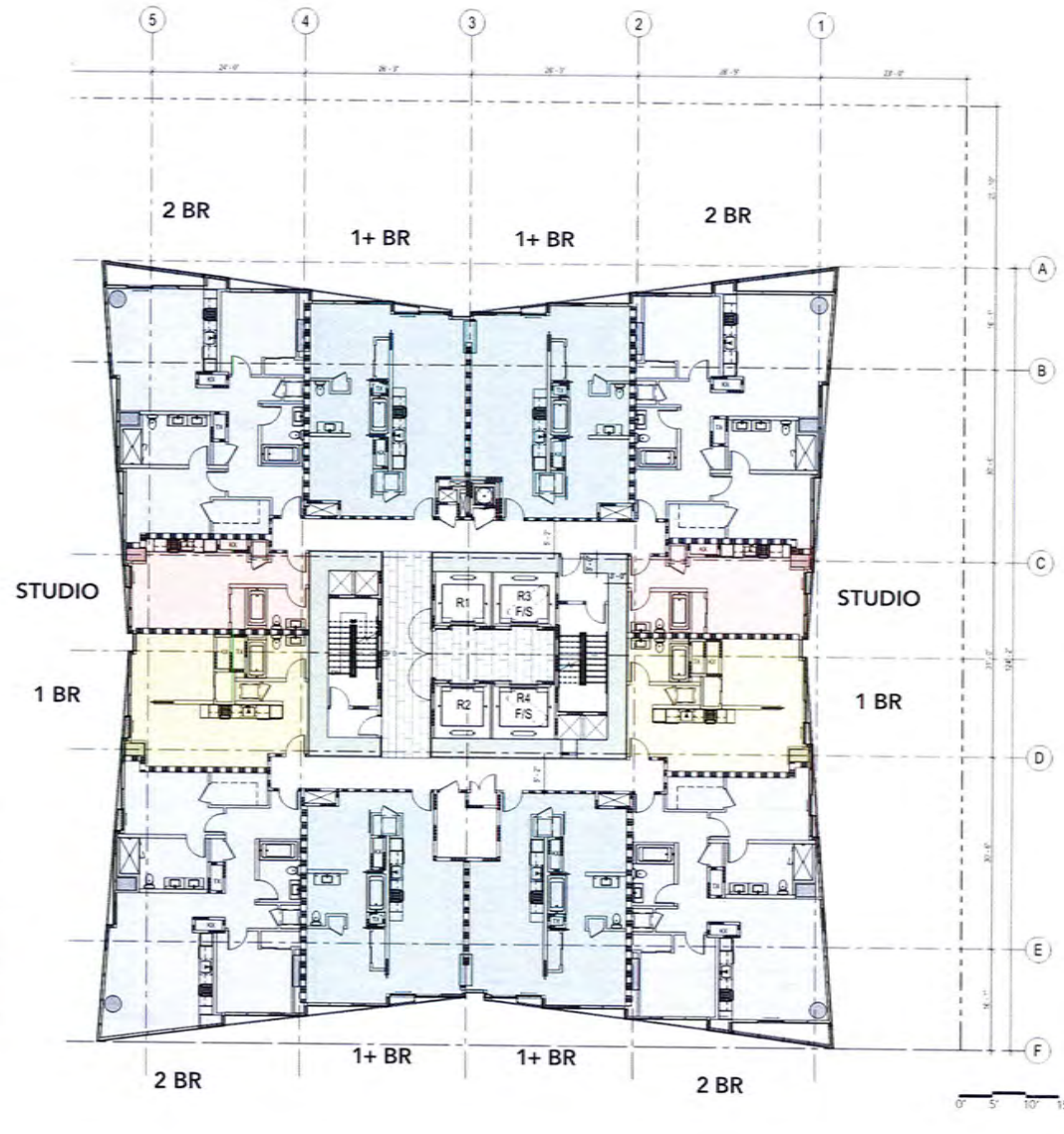


# LEVEL 8 PLAN AMENITY

- FITNESS GYM
- PILATES / YOGA / FLEX
- LAP POOL
- LOUNGE AND TERRACE
- GARDENS
- CHILDREN'S ACTIVITY AND PLAY AREA



# LEVEL 9-20 PLAN APARTMENT-LOW



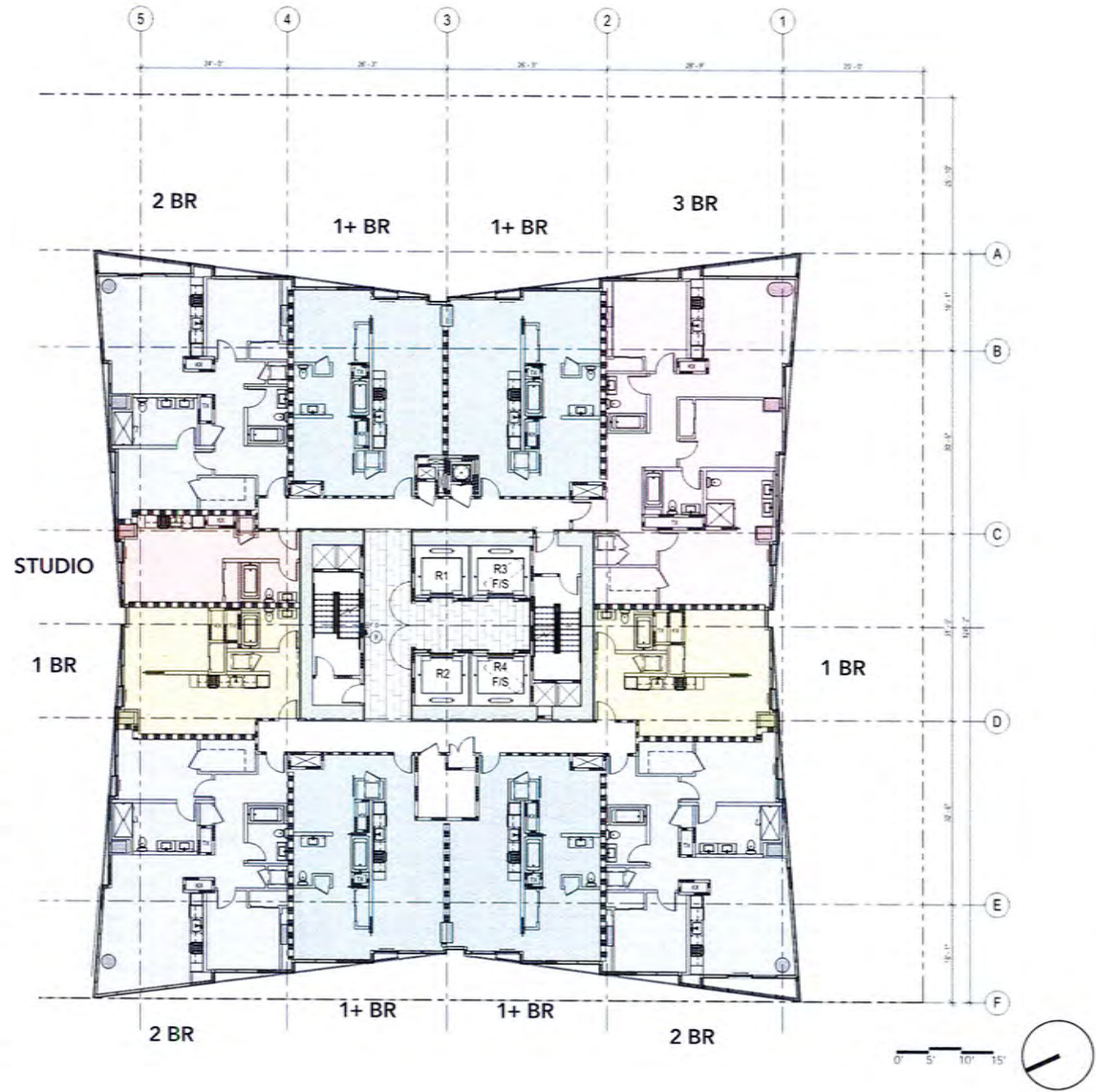
## LEGEND & UNIT MIX

APARTMENT LEVEL		ST.	1 BR	1+ BR	2 BR	3BR	Totals	
LOW	9-20	COUNT	24	24	48	48	0	144
		AVG SIZE (SF)	406	587	784	1154	0	812
MID	21-25	COUNT	5	10	20	15	5	55
		AVG SIZE (SF)	415	602	795	1161	1619	900
HIGH	26-35	COUNT	0	20	40	30	10	100
		AVG SIZE (SF)	0	598	807	1242	1632	978
PENTHOUSE	36	COUNT	0	1	3	4	0	8
		AVG SIZE (SF)	0	743	801	1515	0	1151
TOTAL		COUNT	29	55	111	97	15	307
		AVG SIZE (SF)	408	597	795	1197	1628	891

0' 5' 10' 15'



# LEVEL 21-25 PLAN APARTMENT-MID



## LEGEND & UNIT MIX

APARTMENT LEVEL		ST.	1 BR	1+ BR	2 BR	3BR	Totals	
LOW	9-20	COUNT	24	24	48	48	0	144
		AVG SIZE (SF)	406	587	784	1154	0	812
MID	21-25	COUNT	5	10	20	15	5	55
		AVG SIZE (SF)	415	602	795	1161	1619	900
HIGH	26-35	COUNT	0	20	40	30	10	100
		AVG SIZE (SF)	0	598	807	1242	1632	978
PENTHOUSE	36	COUNT	0	1	3	4	0	8
		AVG SIZE (SF)	0	743	801	1515	0	1151
TOTAL		COUNT	29	55	111	97	15	307
		AVG SIZE (SF)	408	597	795	1197	1628	891

# LEVEL 26-35 PLAN

## APARTMENT-HIGH

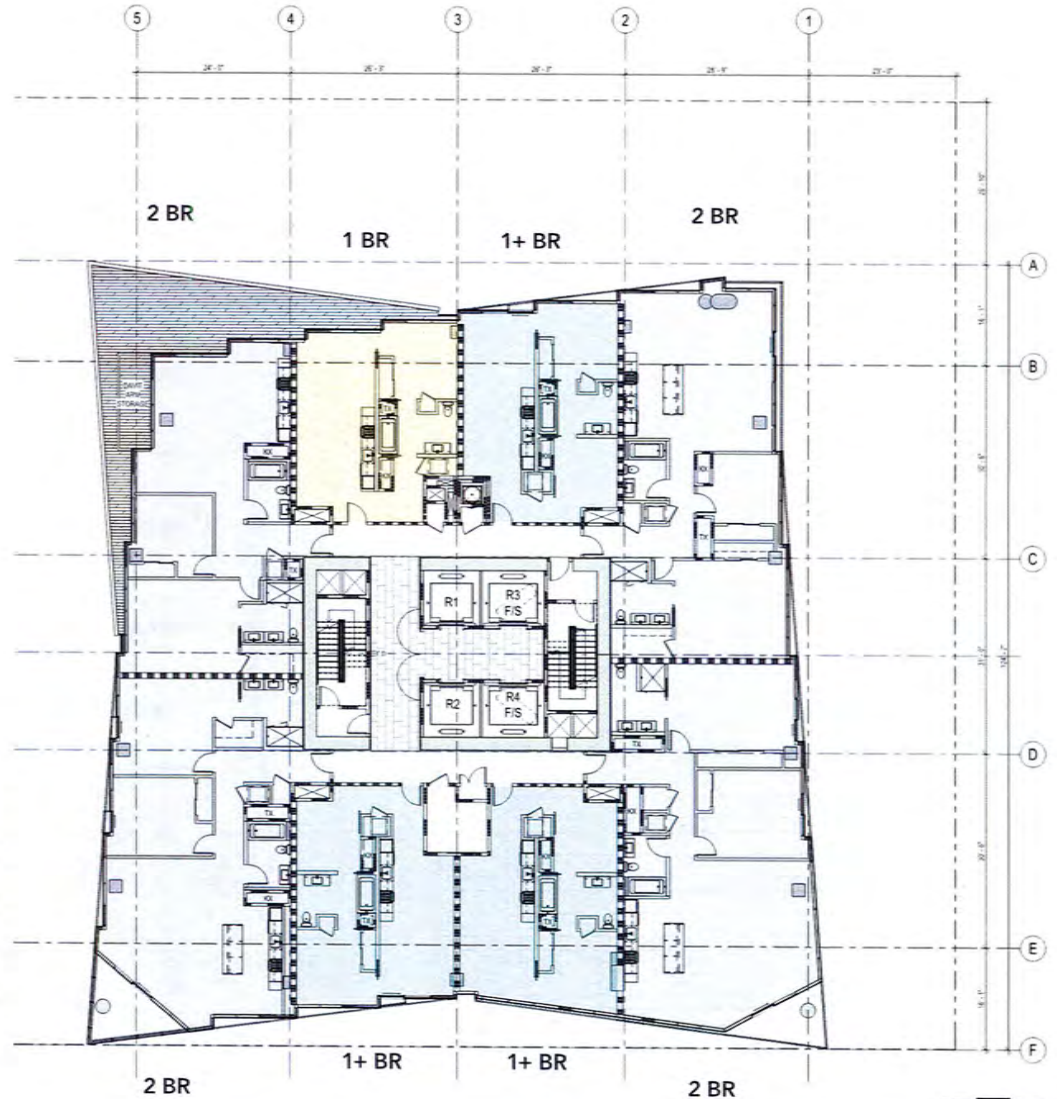
### LEGEND & UNIT MIX

APARTMENT LEVEL		ST.	1 BR	1+ BR	2 BR	3BR	Totals	
LOW	9-20	COUNT	24	24	48	48	0	144
		AVG SIZE (SF)	406	587	784	1154	0	812
MID	21-25	COUNT	5	10	20	15	5	55
		AVG SIZE (SF)	415	602	795	1161	1619	900
HIGH	26-35	COUNT	0	20	40	30	10	100
		AVG SIZE (SF)	0	598	807	1242	1632	978
PENTHOUSE	36	COUNT	0	1	3	4	0	8
		AVG SIZE (SF)	0	743	801	1515	0	1151
TOTAL		COUNT	29	55	111	97	15	307
		AVG SIZE (SF)	408	597	795	1197	1628	891



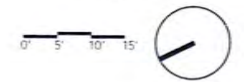
# LEVEL 36 PLAN

## APARTMENT- PENTHOUSE



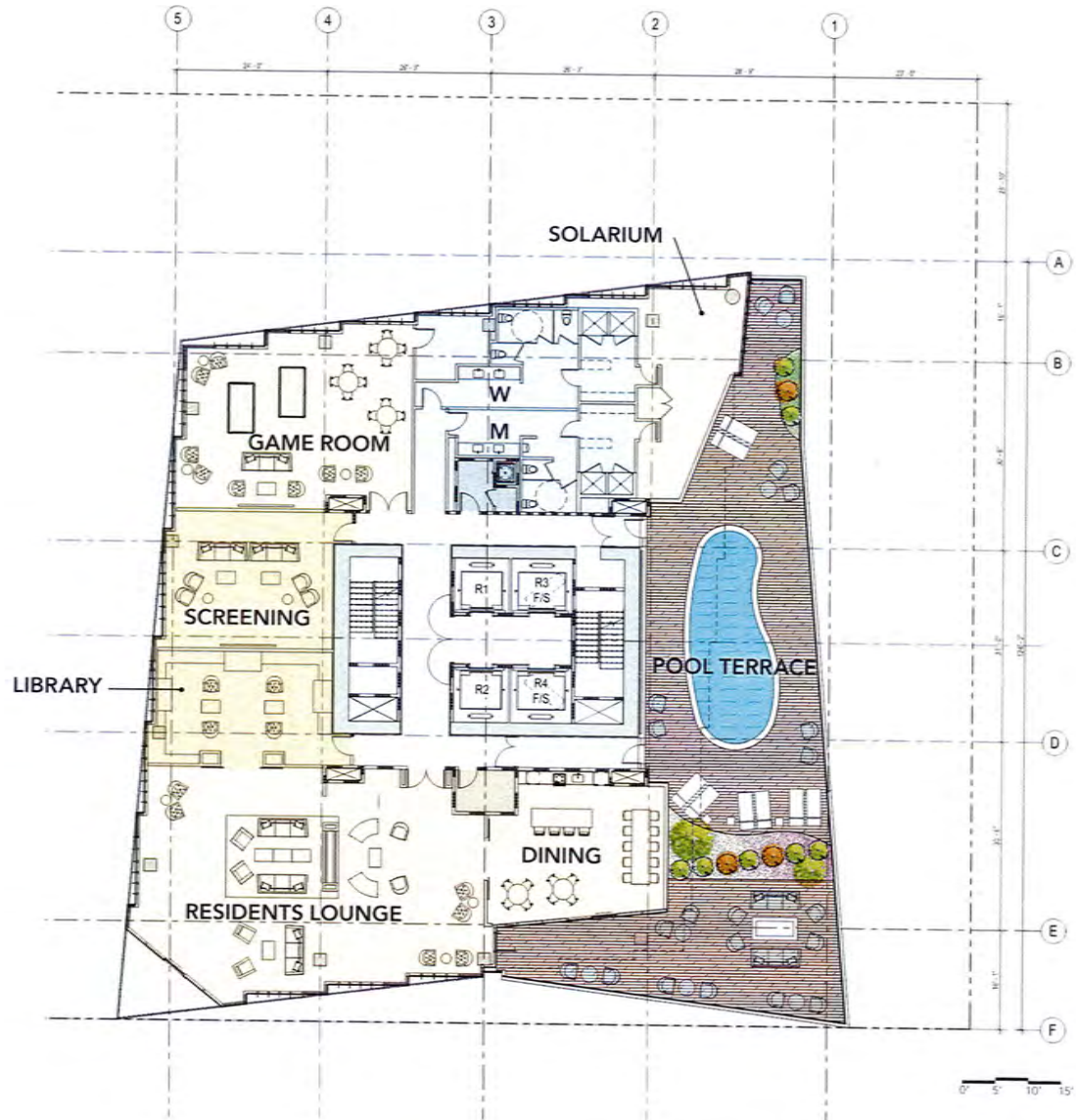
### LEGEND & UNIT MIX

APARTMENT LEVEL		ST.	1 BR	1+ BR	2 BR	3BR	Totals	
LOW	9-20	COUNT	24	24	48	48	0	144
		AVG SIZE (SF)	406	587	784	1154	0	812
MID	21-25	COUNT	5	10	20	15	5	55
		AVG SIZE (SF)	415	602	795	1161	1619	900
HIGH	26-35	COUNT	0	20	40	30	10	100
		AVG SIZE (SF)	0	598	807	1242	1632	978
PENTHOUSE	36	COUNT	0	1	3	4	0	8
		AVG SIZE (SF)	0	743	801	1515	0	1151
TOTAL		COUNT	29	55	111	97	15	307
		AVG SIZE (SF)	408	597	795	1197	1628	891



# LEVEL 38 PLAN AMENITY

- RESIDENT'S LOUNGE
- DINING
- GAME ROOM
- LIBRARY
- SCREENING ROOM
- POOL TERRACE

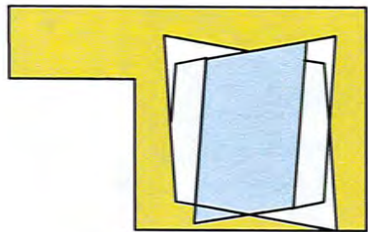
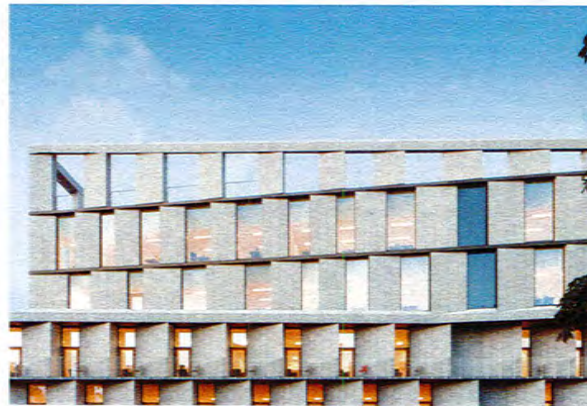
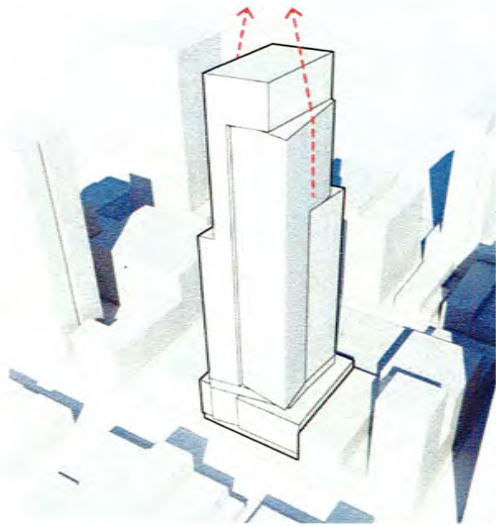


# ARCHITECTURE

CHEMATIC DESIGN 1750 BROADWAY, OAKLAND, CA



# FACADE CONCEPT



# FACADE CONCEPT

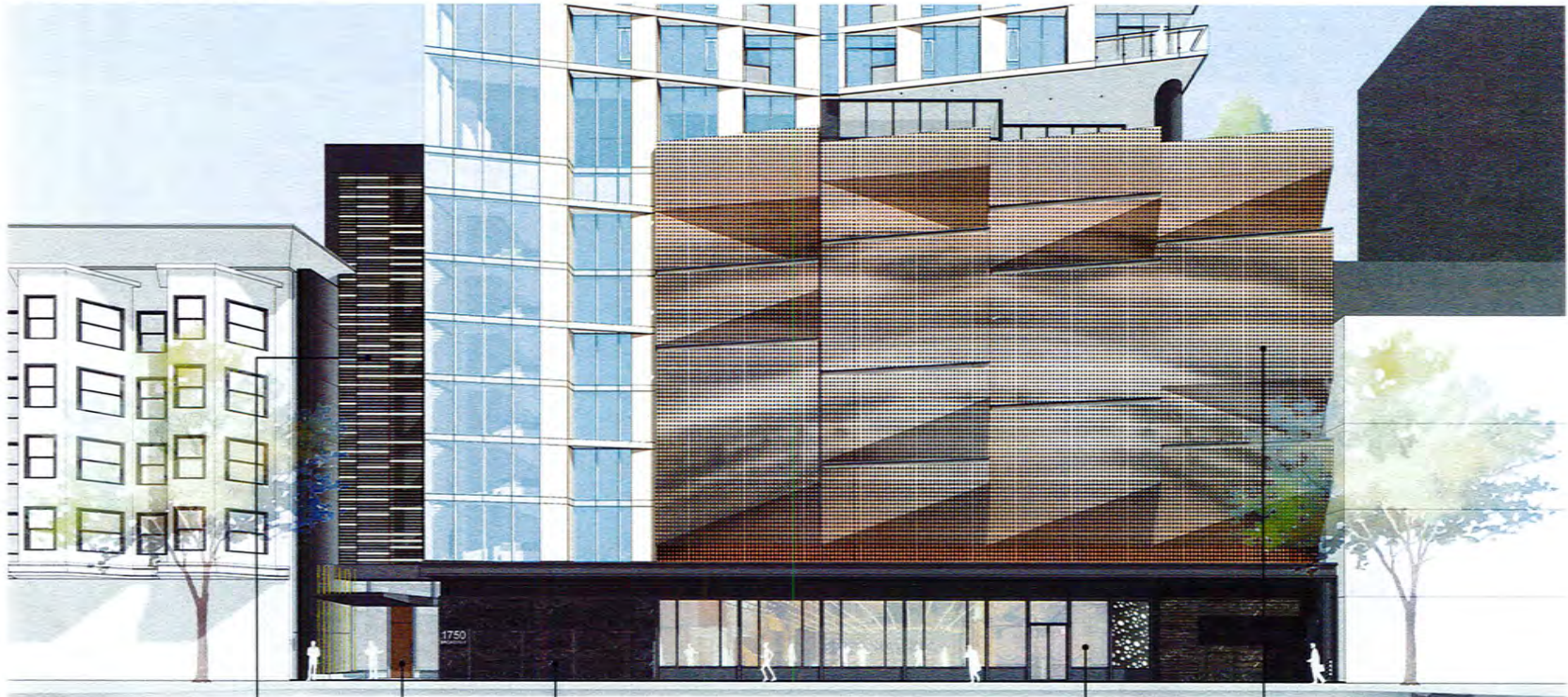


ELEVATION FROM BROADWAY FROM NORTHEAST

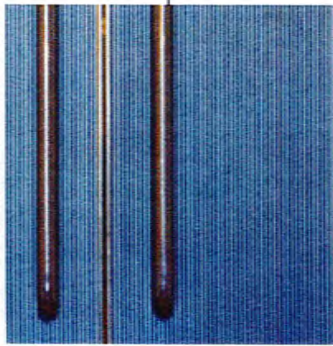


ELEVATION ON BROADWAY FROM NORTHWEST

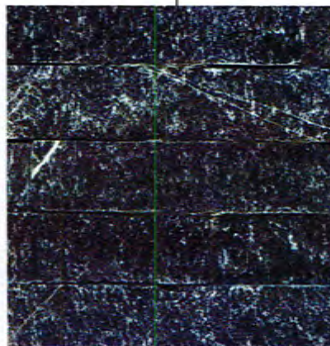
# PODIUM FACADE



ARCHITECTURAL LOUVER



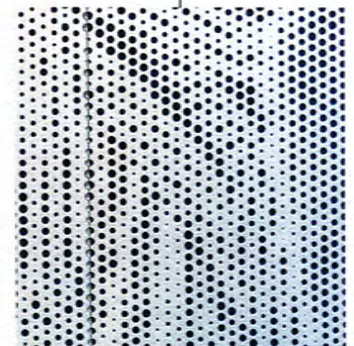
RESIDENCE LOBBY L DOOR



TRANSFORMER ROOM CLADDING

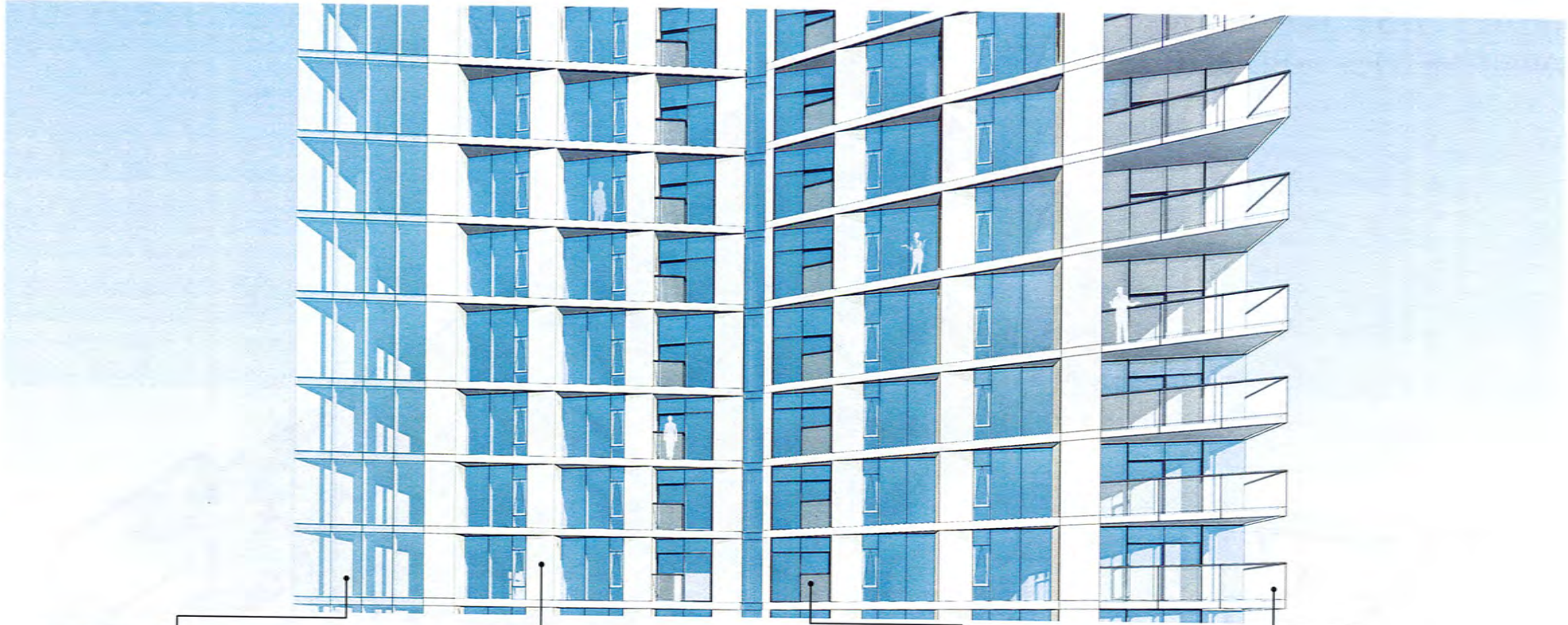


RETAIL FACADE



GARAGE SCREEN

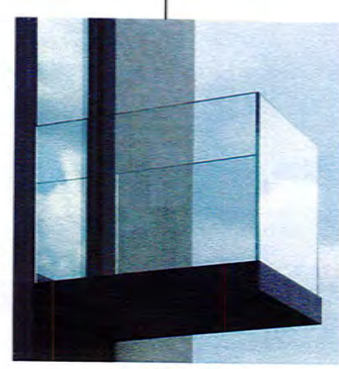
# TOWER FACADE



UNITISED WINDOW WALL



METAL PANEL



JULIET BALCONY



CORNER BALCONY