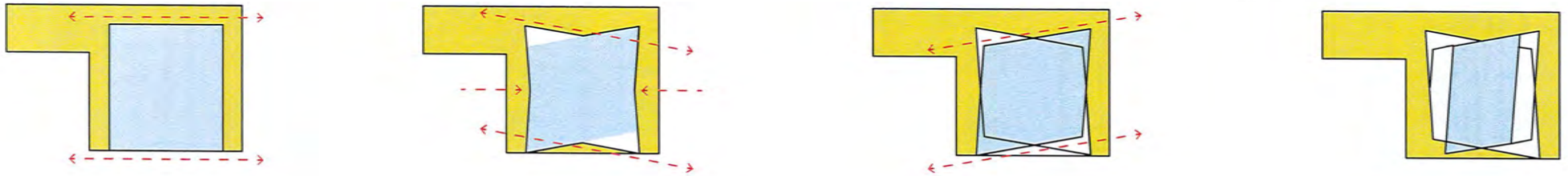
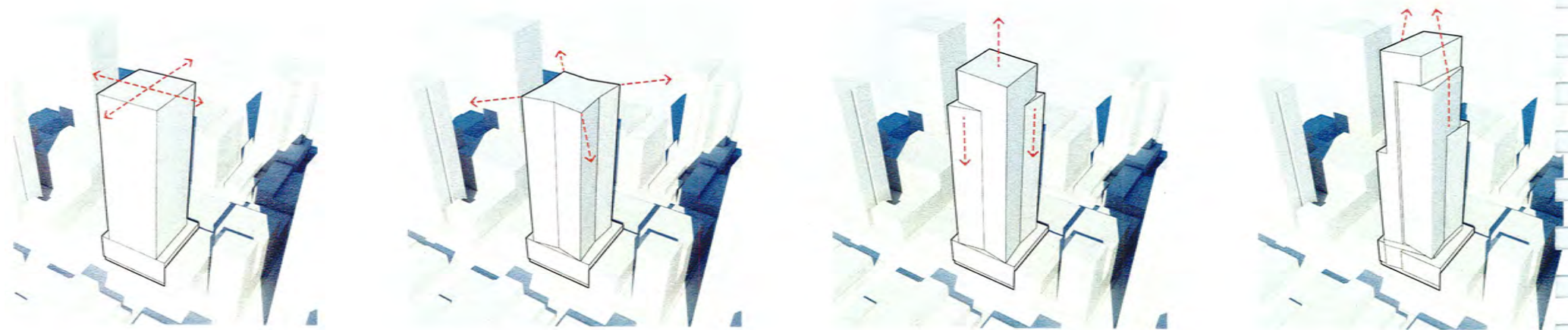
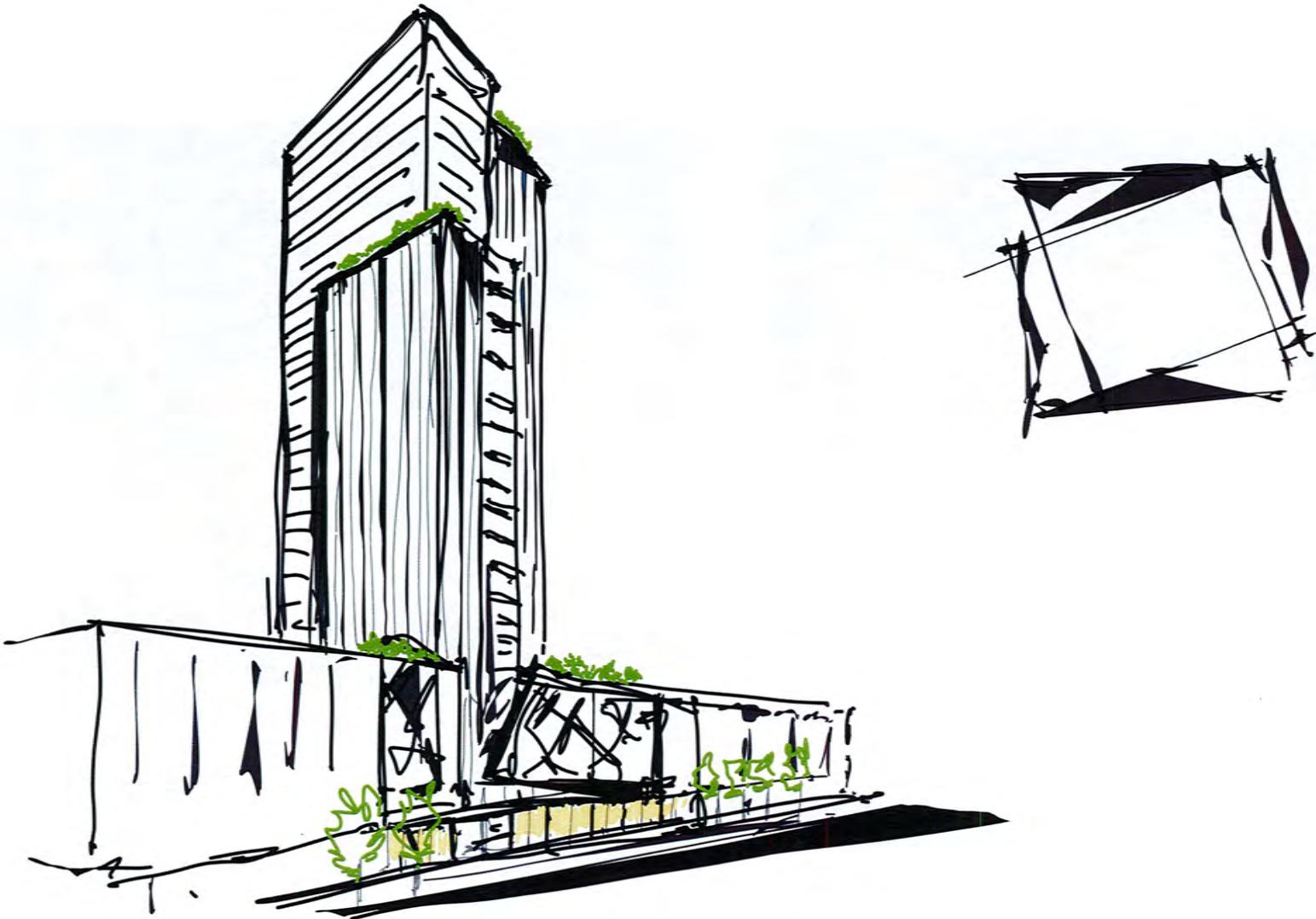


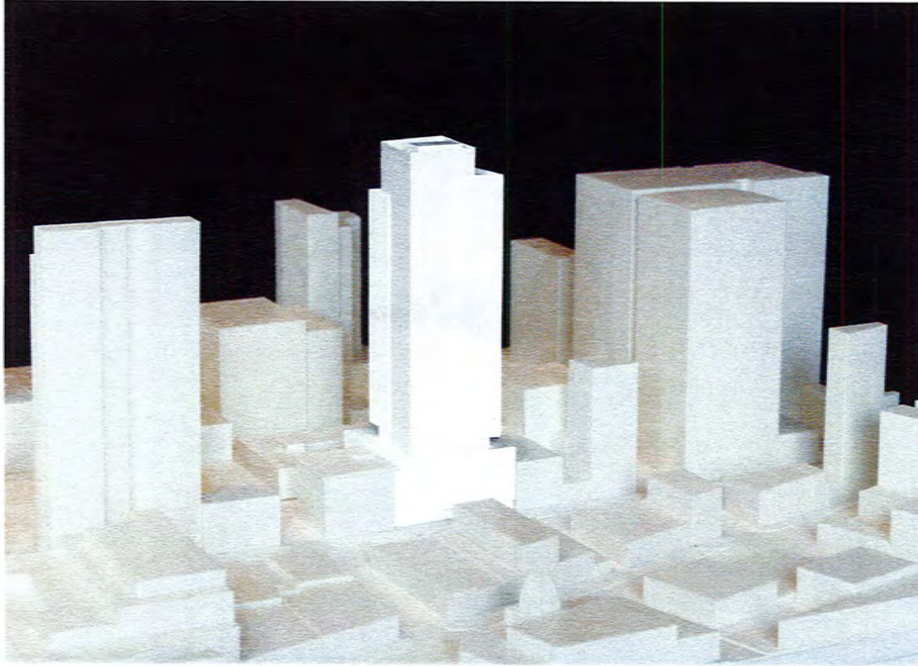
BUILDING MASSING TRANSFORMATION



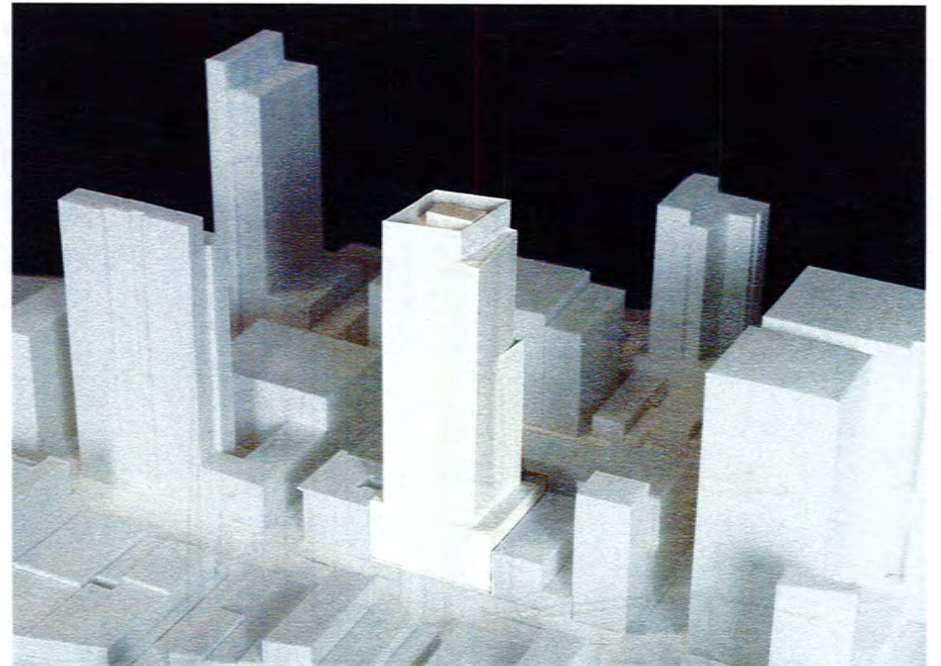
BUILDING MASSING



BUILDING MASSING

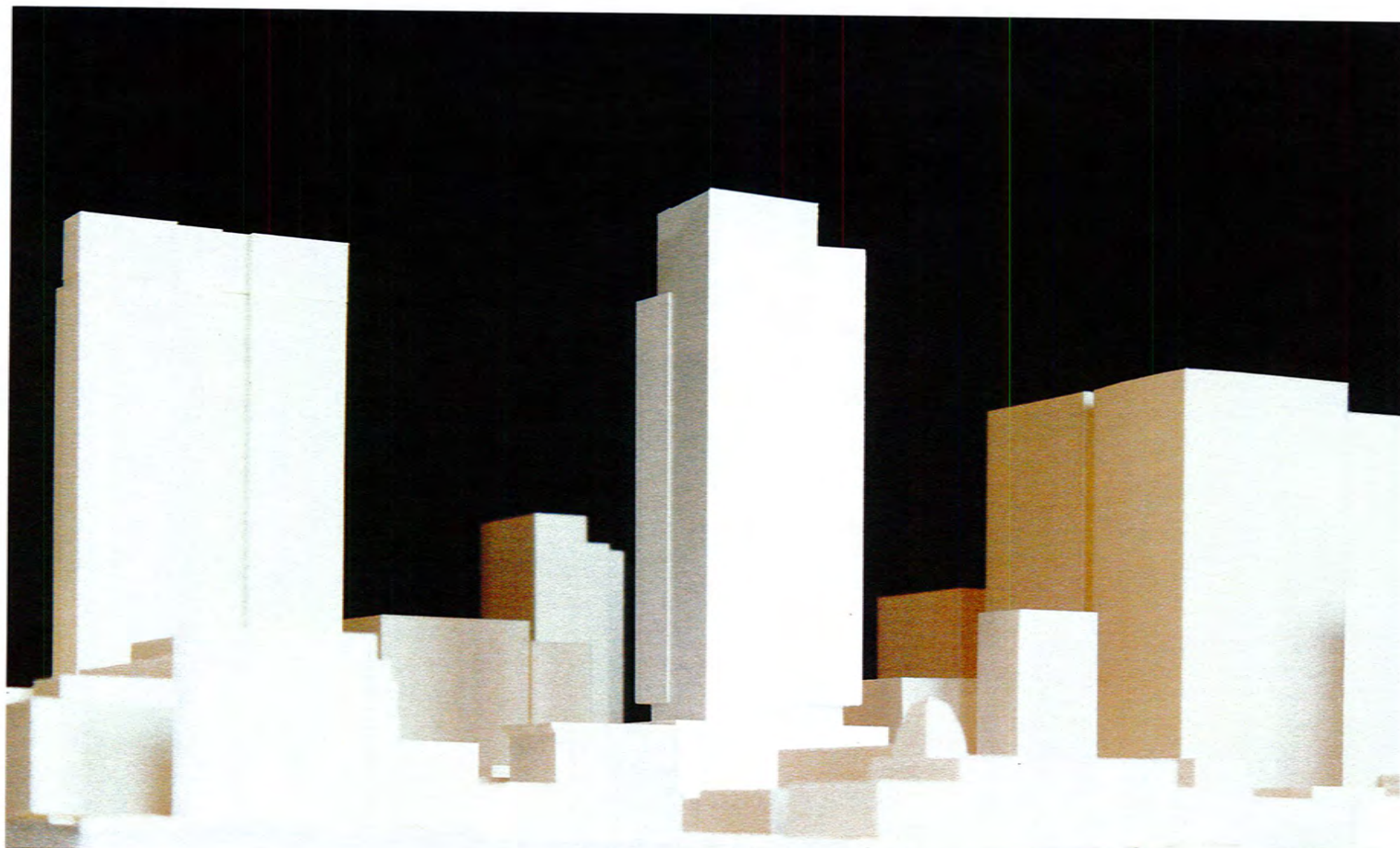


VIEW FROM NORTHWEST



VIEW FROM WEST

BUILDING MASSING

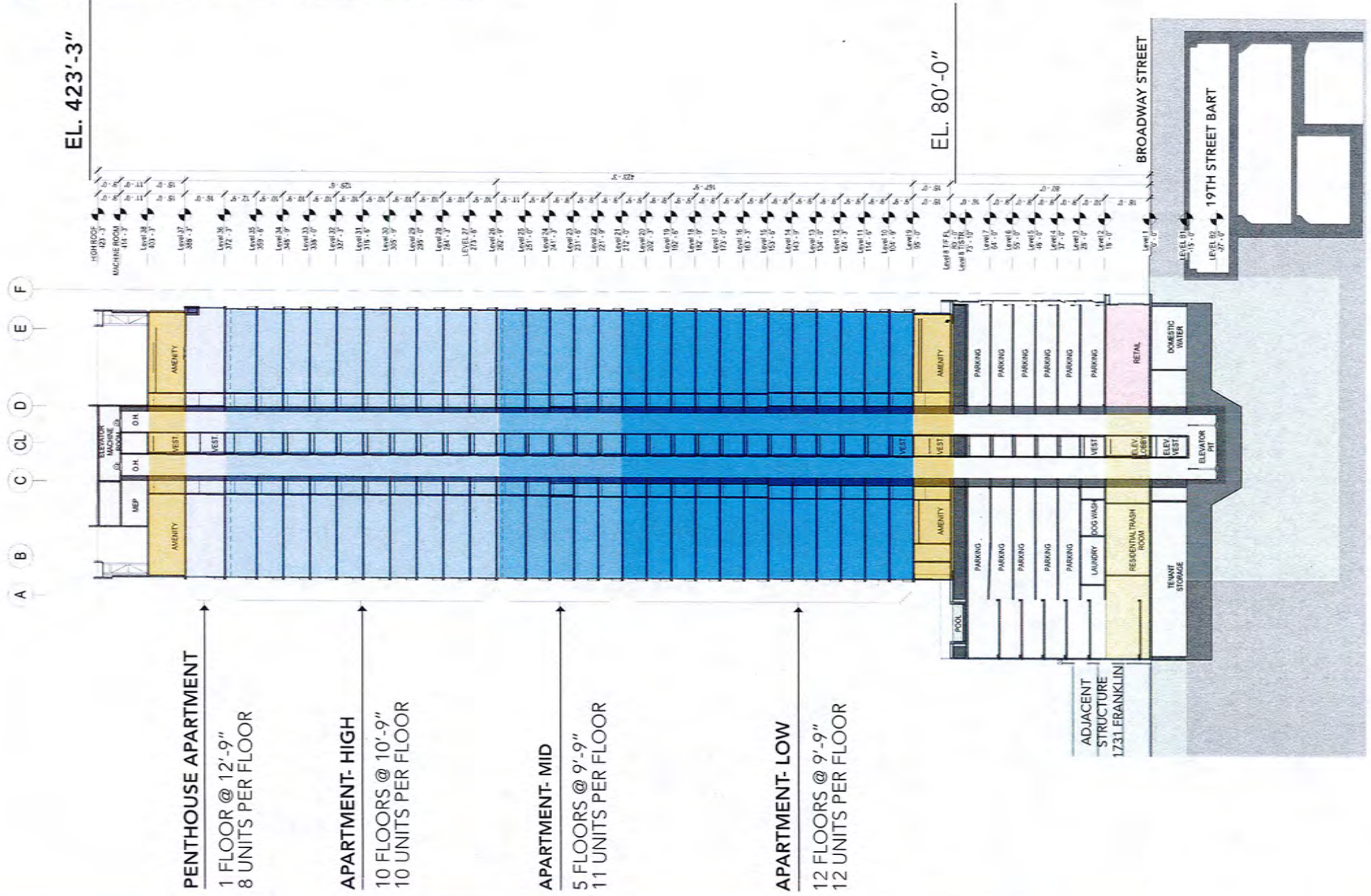


VIEW FROM NORTHWEST

BUILDING DESIGN

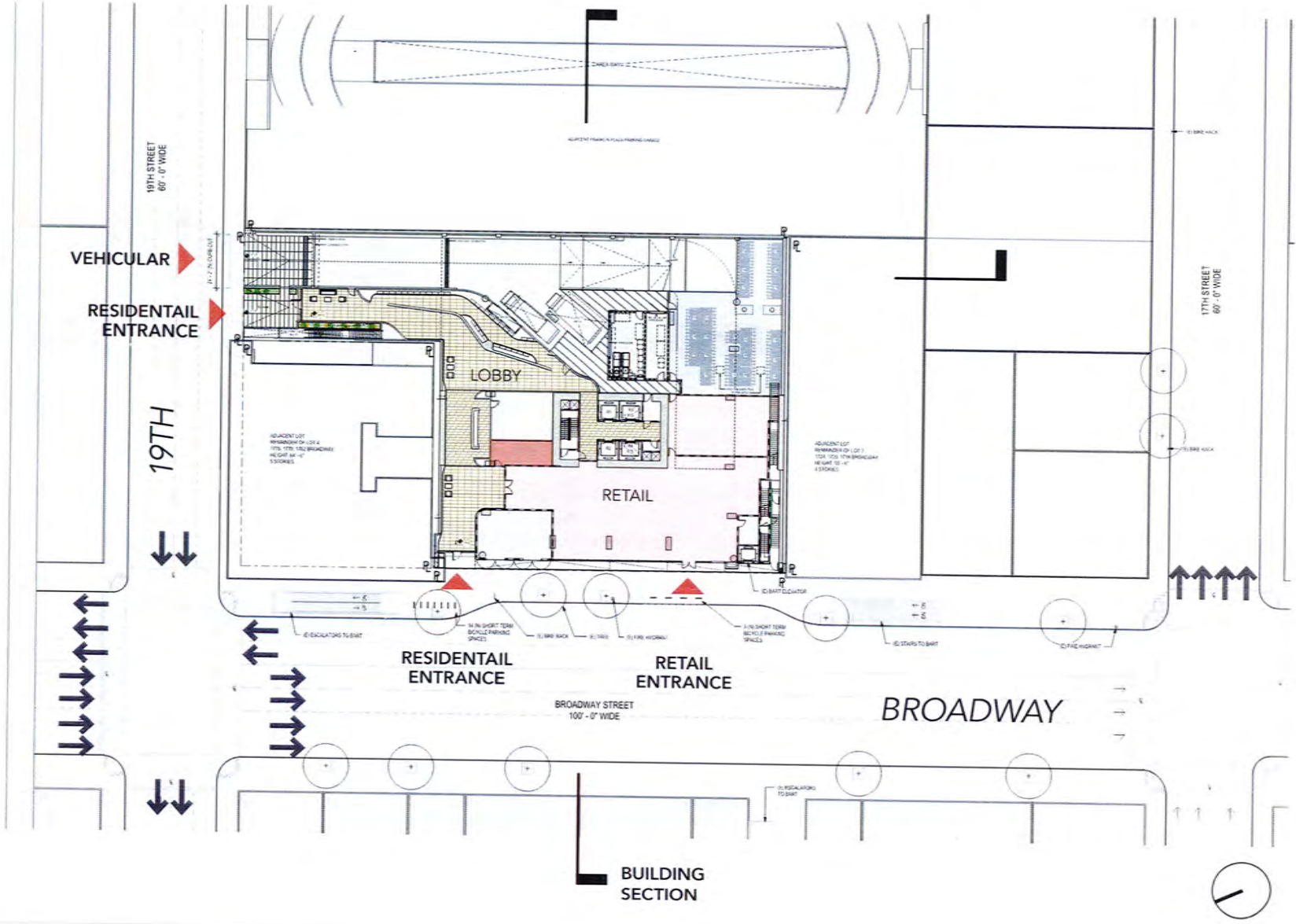
BUILDING SECTION- PROGRAM STACKING

EAST-WEST



SITE PLAN

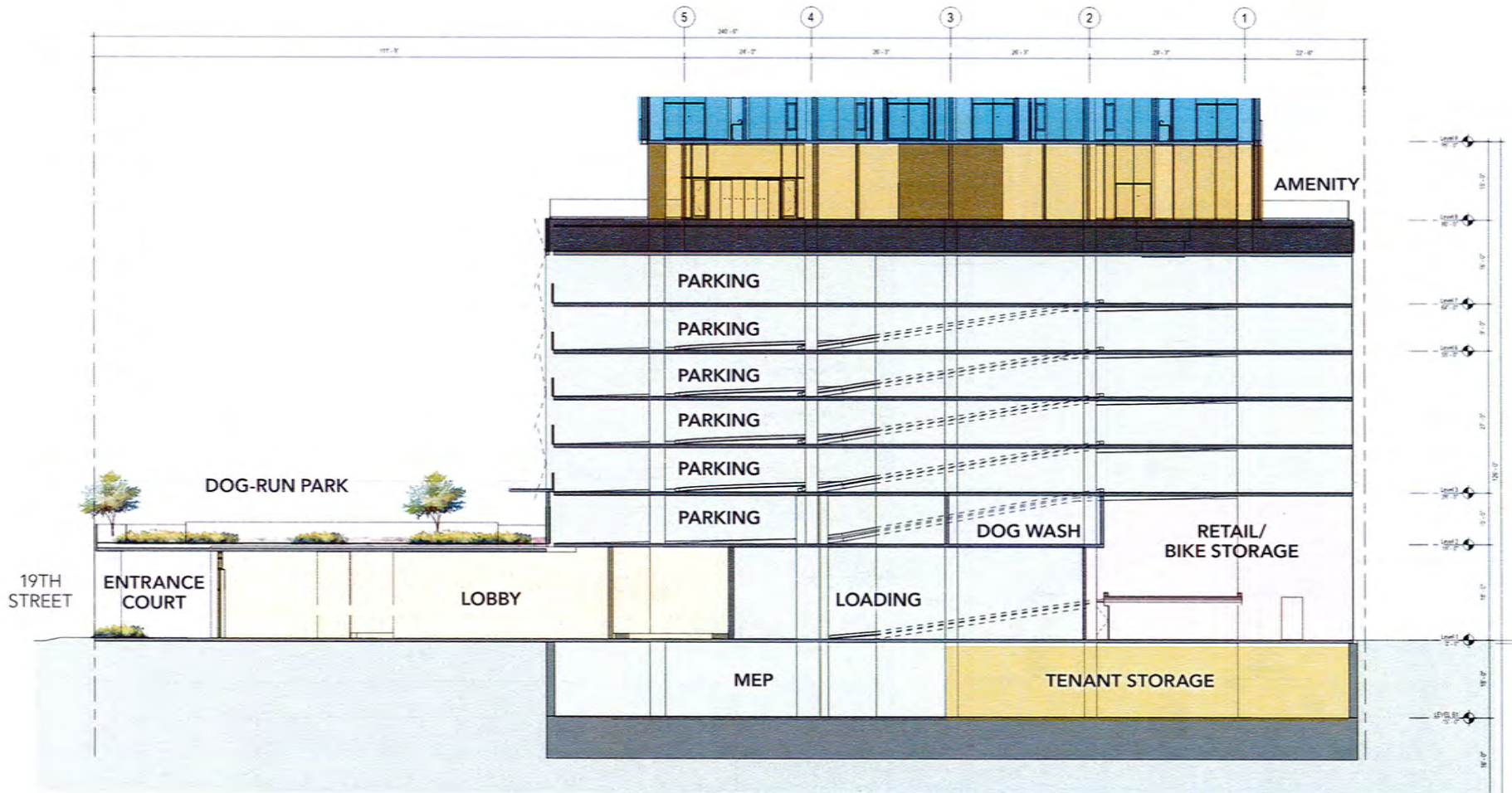
PODIUM SECTION



BUILDING SECTION

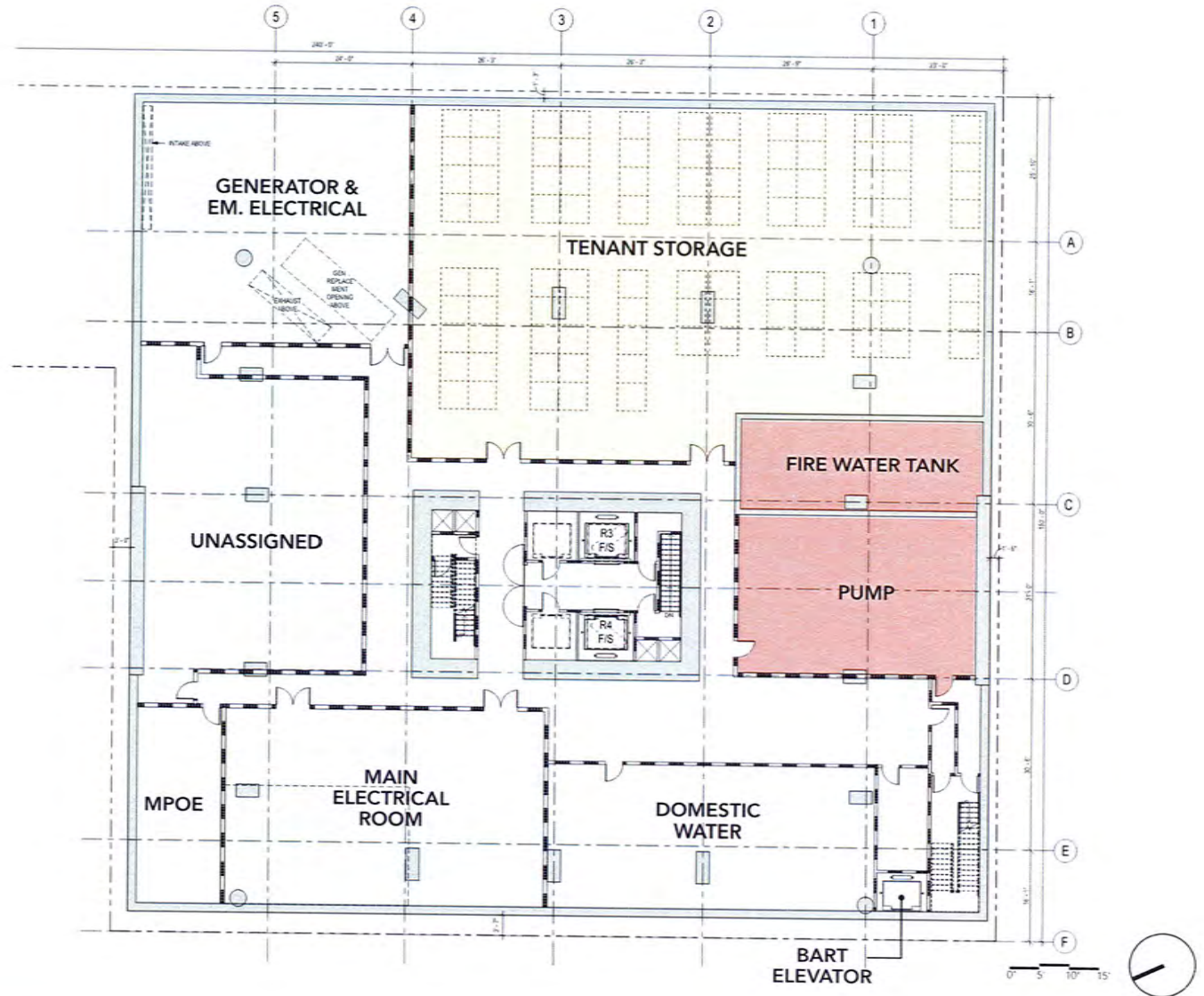
PODIUM SECTION

NORTH-SOUTH



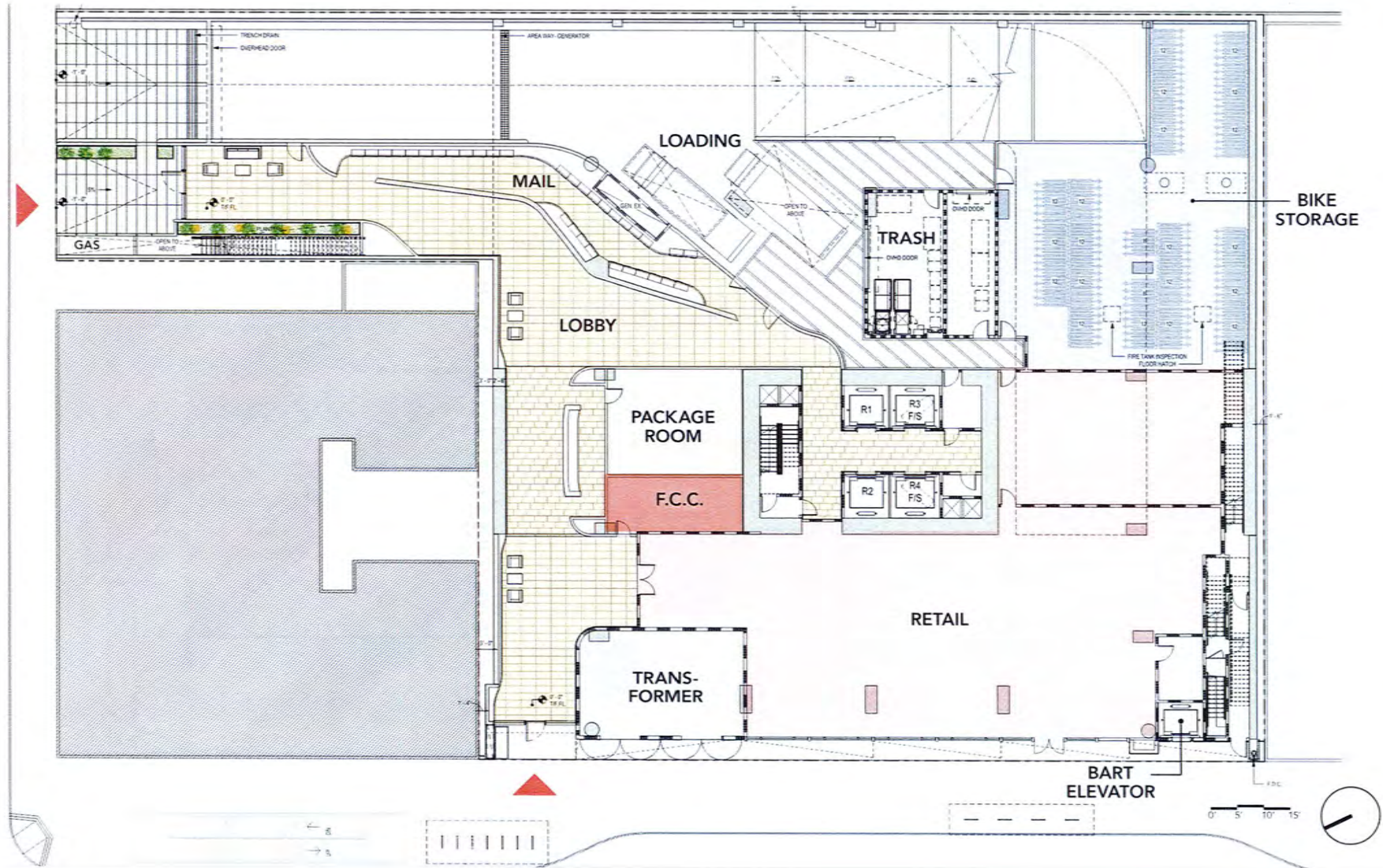
BASEMENT PLAN

MECHANICAL
ELECTRICAL
PLUMBING
FIRE PROTECTION
STORAGE



GROUND FLOOR PLAN

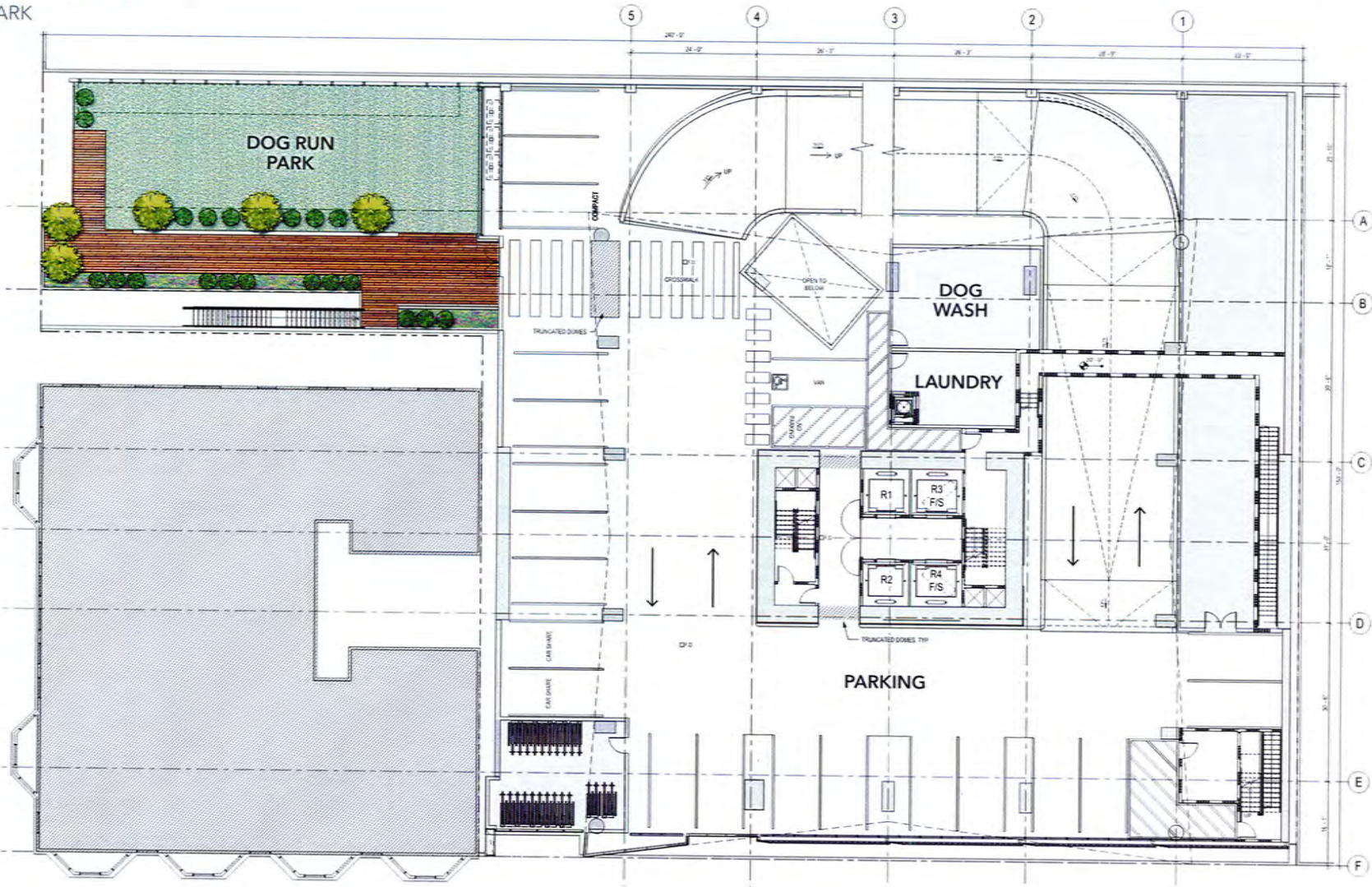
APARTMENT LOBBY
RETAIL
LOADING
BIKES



LEVEL 2 PLAN

DOG-RUN PARK
CAR SHARE

- FF 5 LARGE FORMAT STONE TILE
- FF 6 STONE TILE
- FF 7 STONE PAVED
- FF 8 PLAZA DECK WITH FRY, PRECAST PEDESTAL PAVERS AND JNY, TEAK DECK BOARD

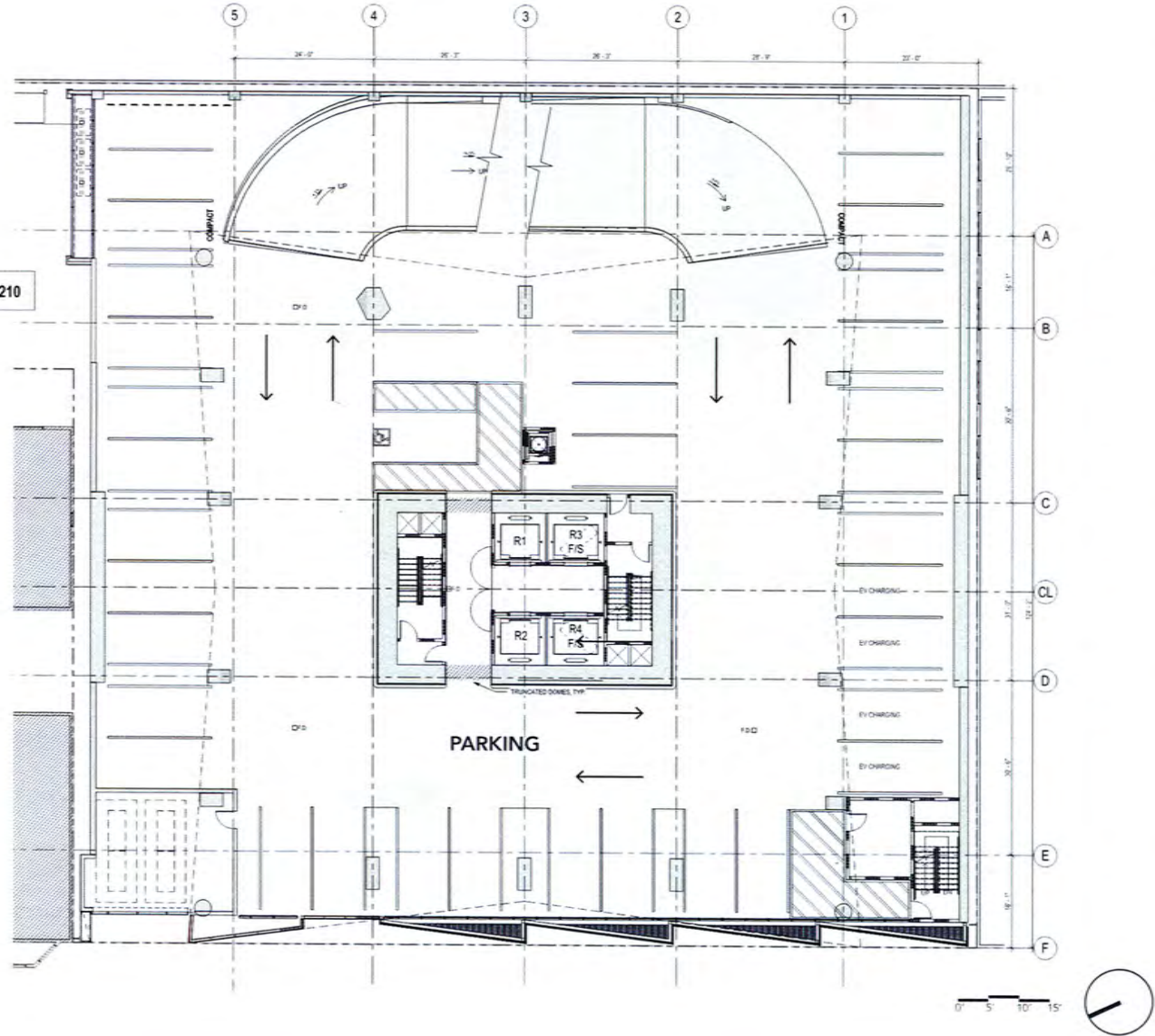


LEVEL 3-6 PLAN

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
TOTAL	4	1	2	21	182

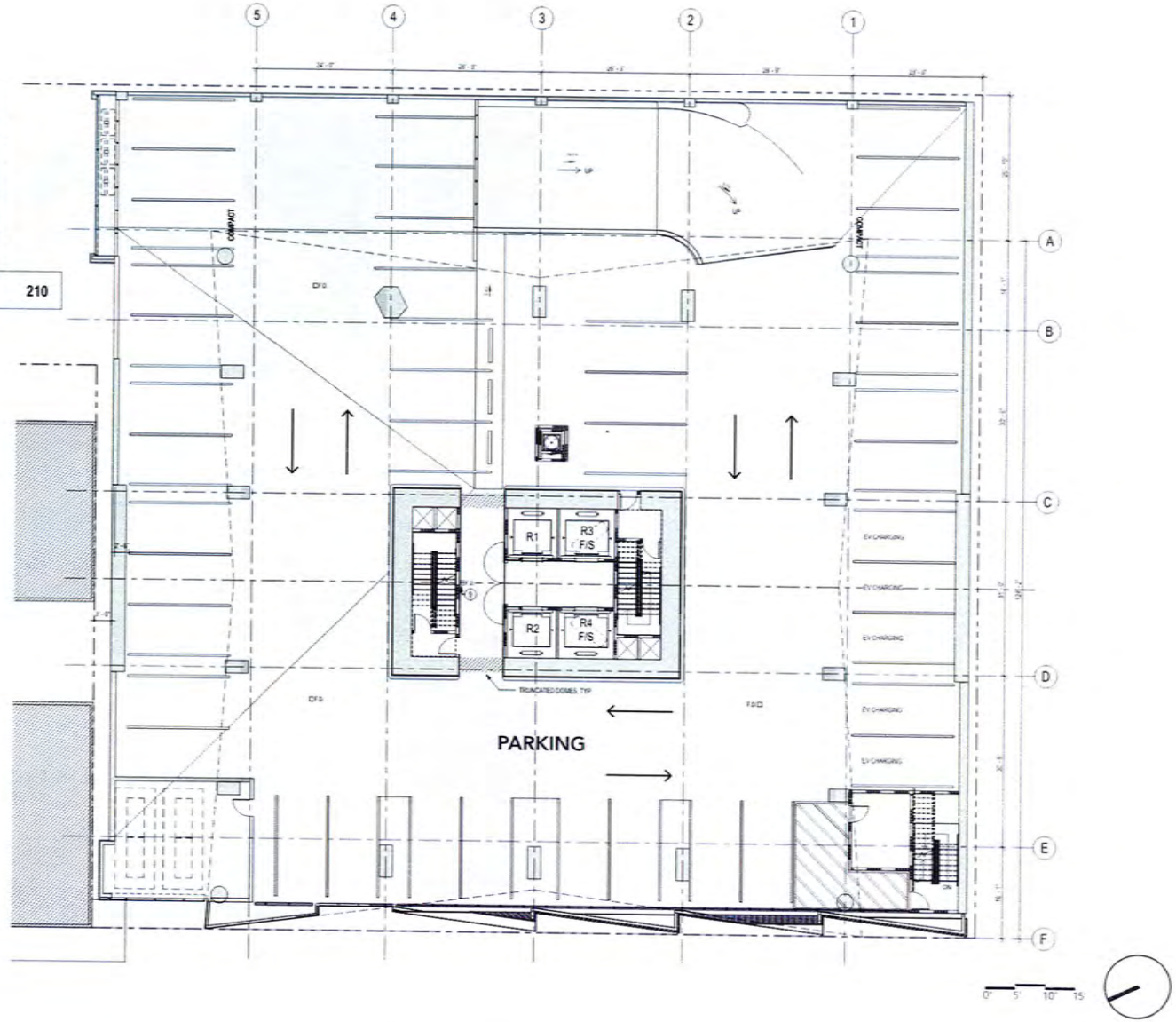
210



LEVEL 7 PLAN

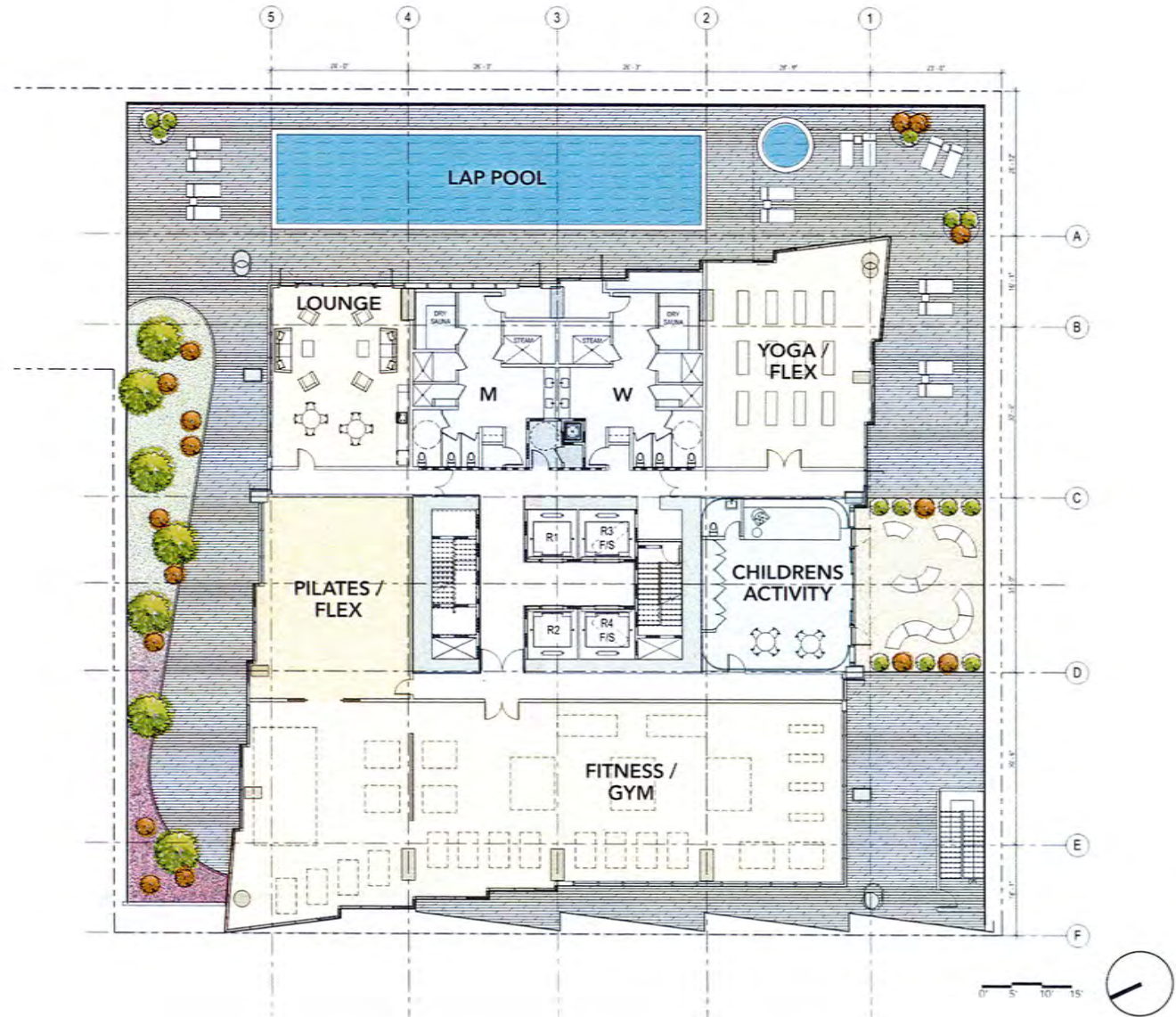
PARKING SPACE COUNT

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	
TOTAL	4	1	2	21	182	210

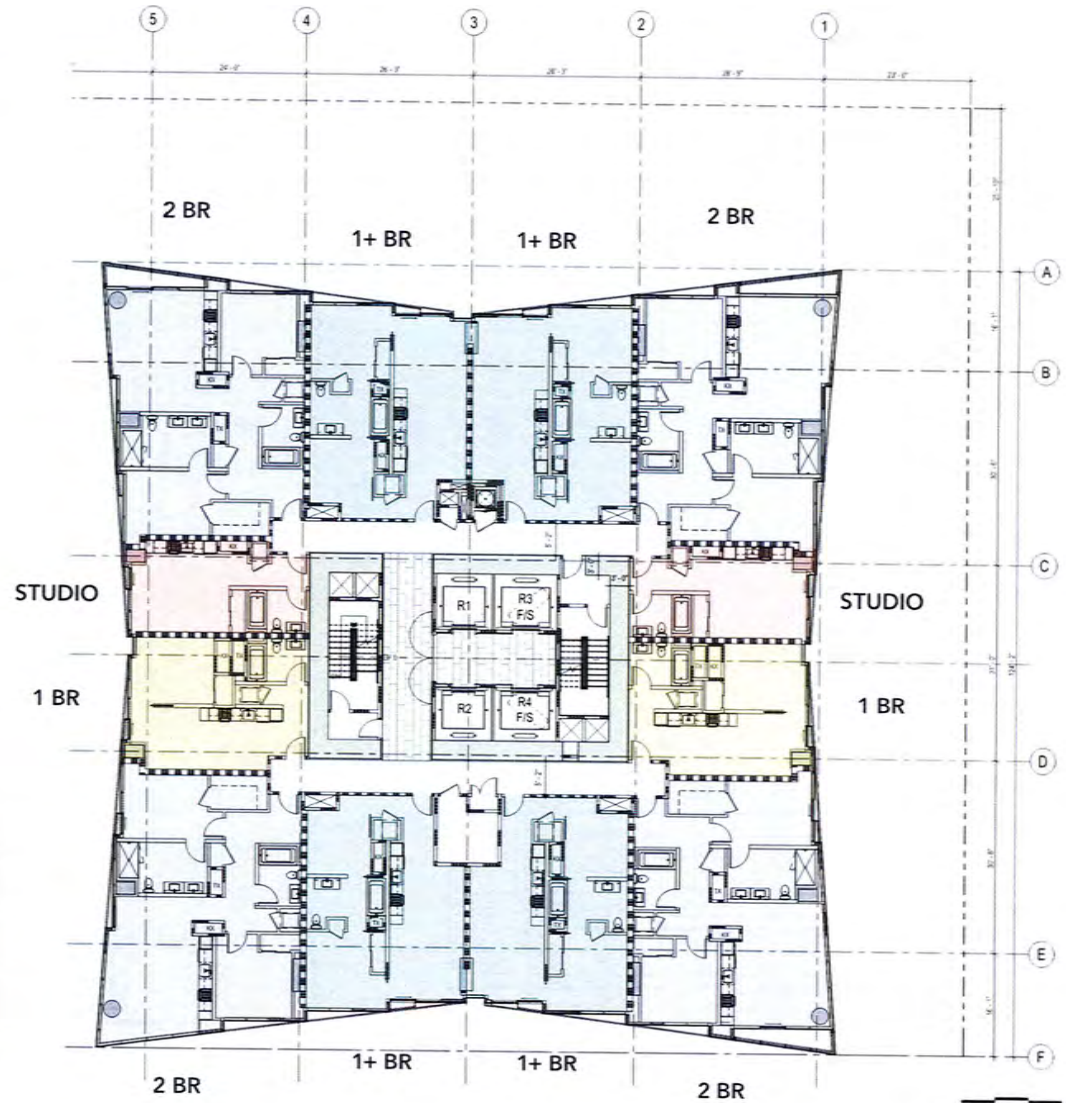


LEVEL 8 PLAN AMENITY

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



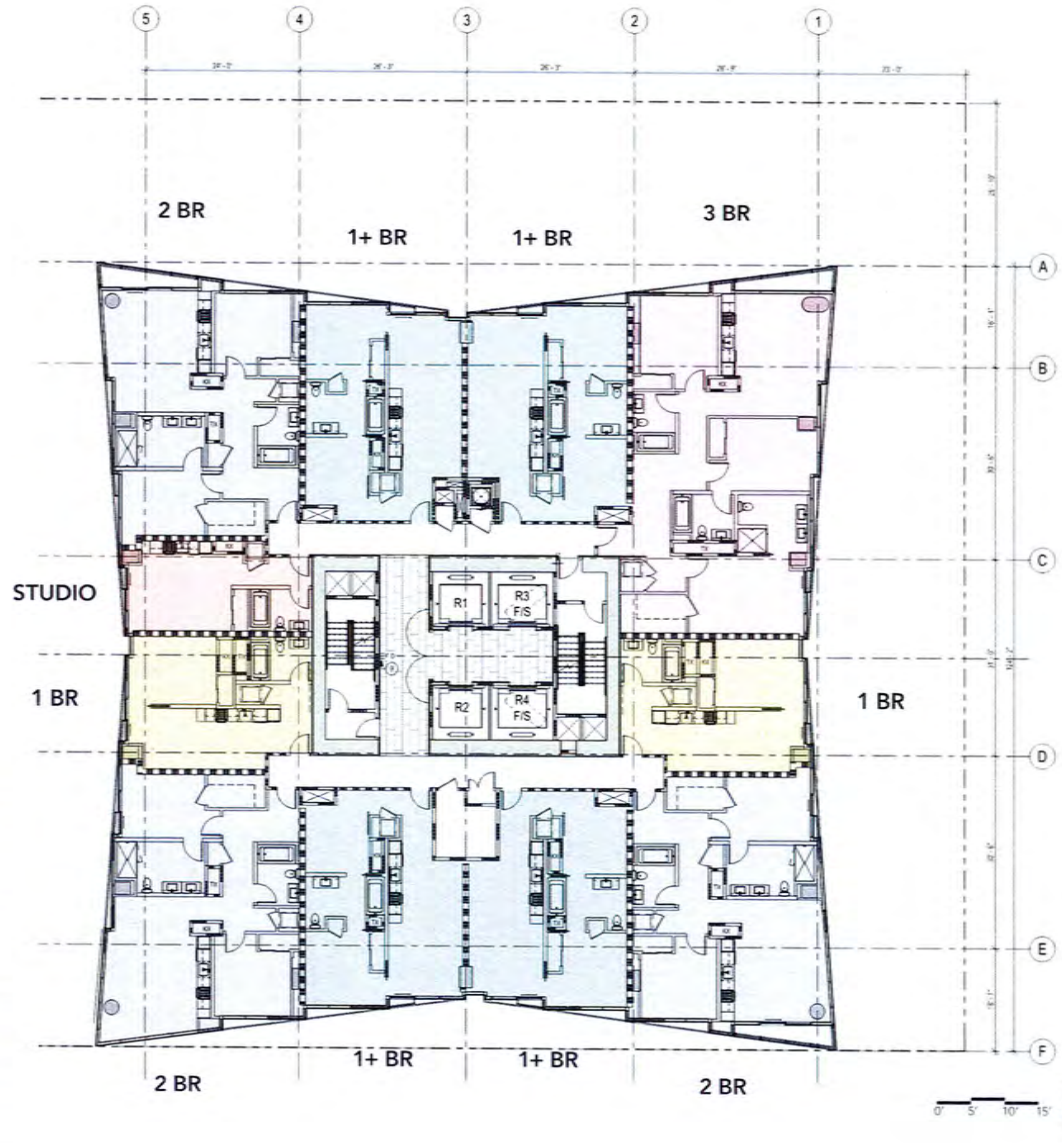
LEVEL 9-20 PLAN APARTMENT-LOW



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

LEVEL 21-25 PLAN APARTMENT-MID



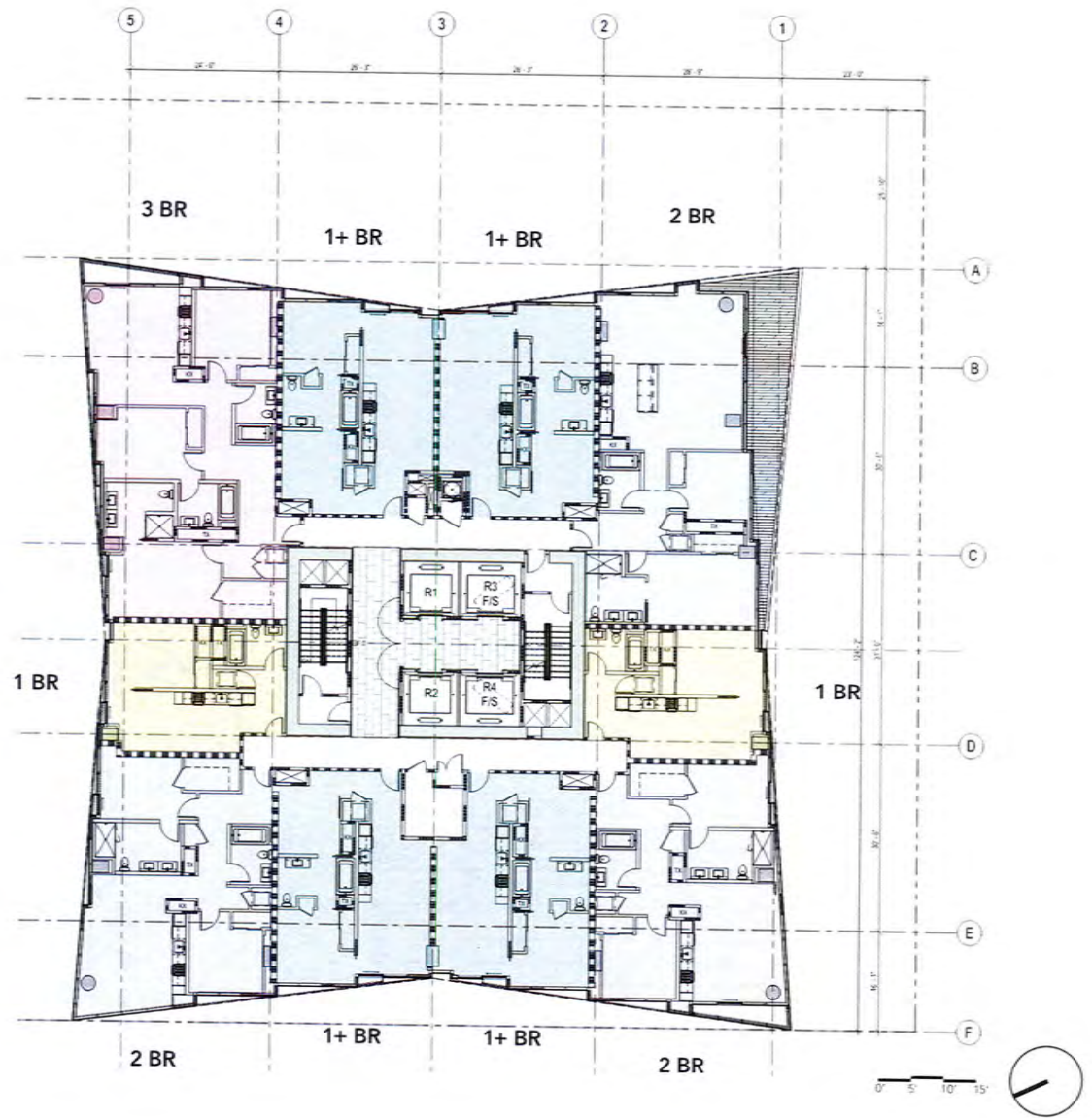
LEGEND & UNIT MIX

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

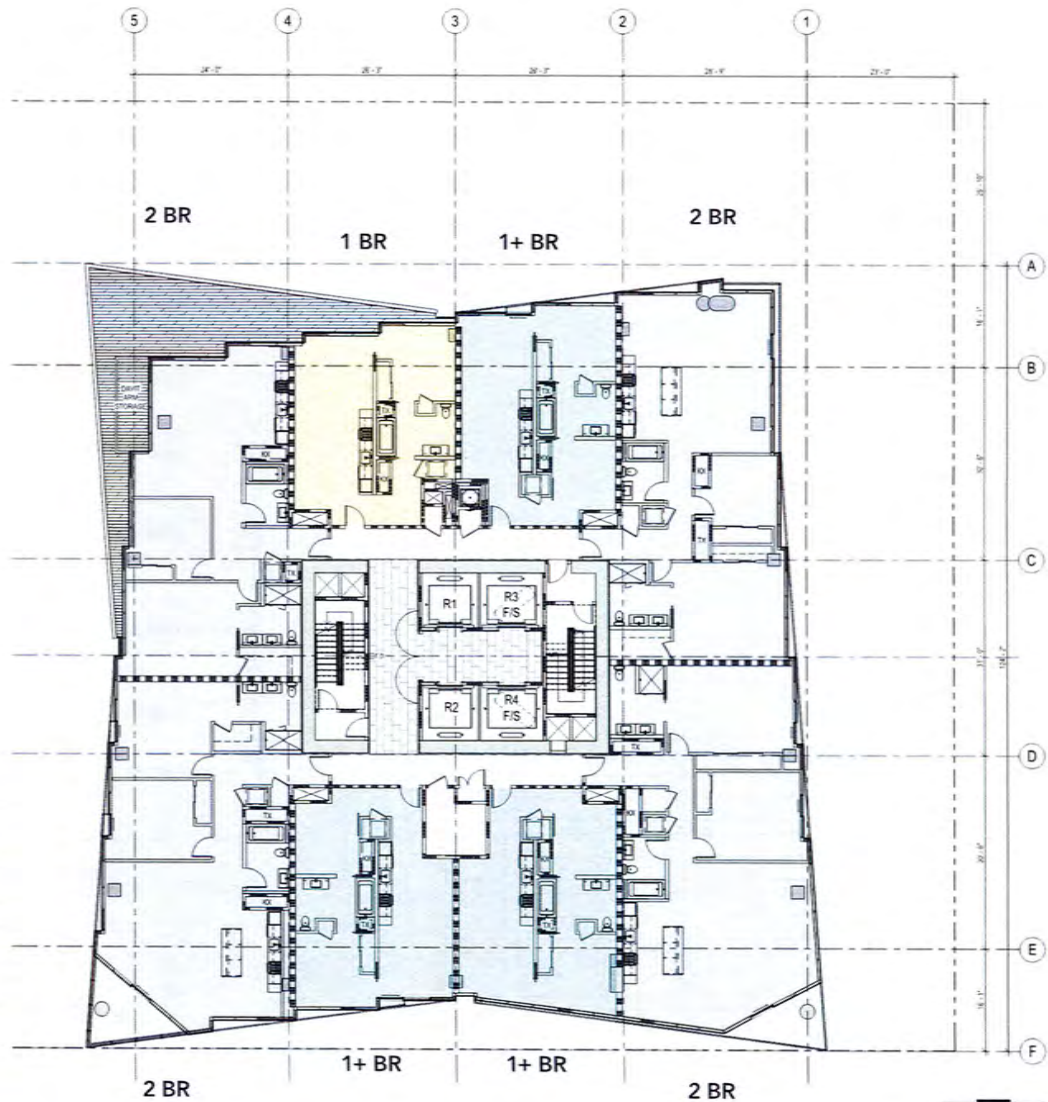
LEVEL 26-35 PLAN APARTMENT-HIGH

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

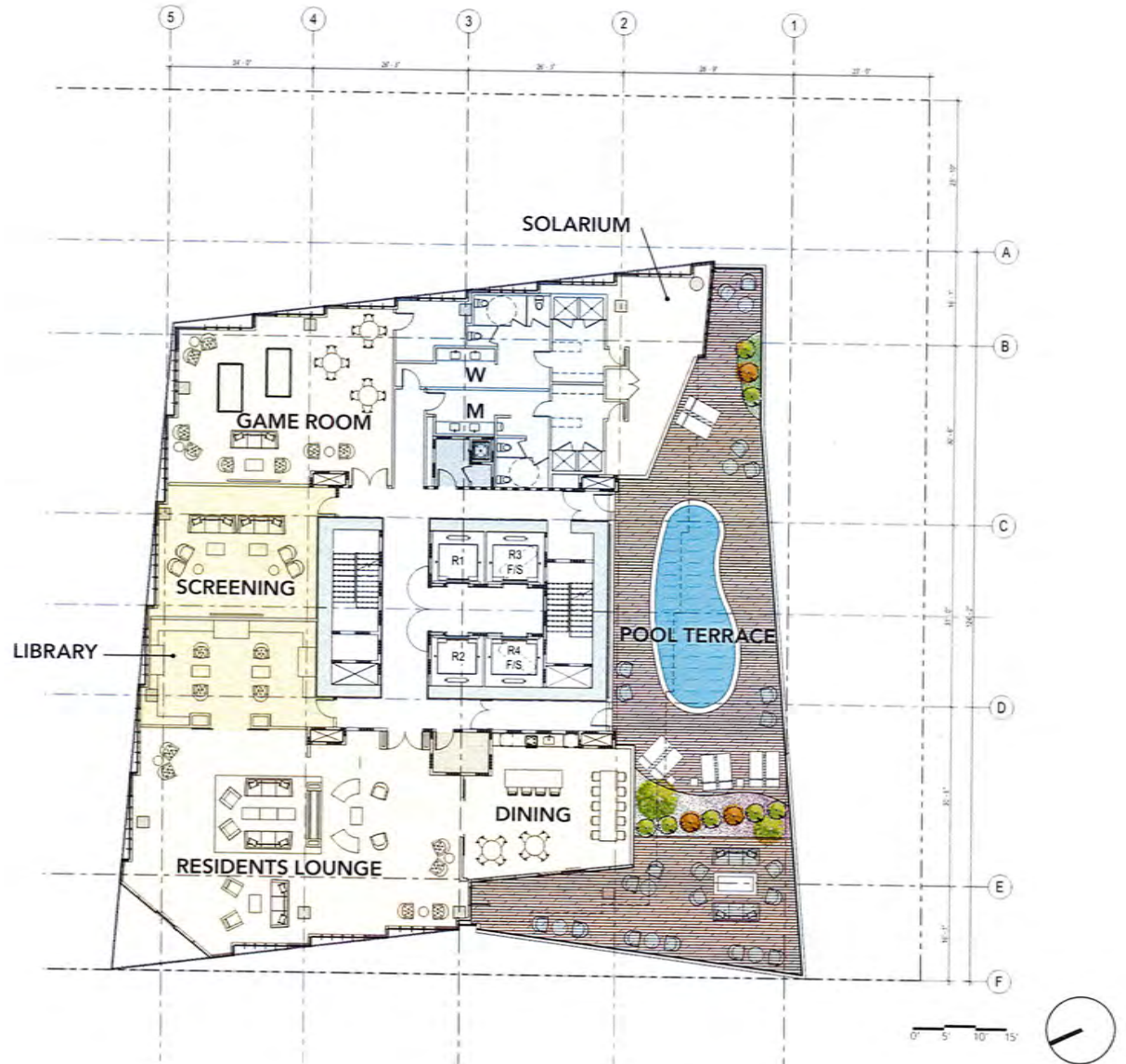


LEGEND & UNIT MIX

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

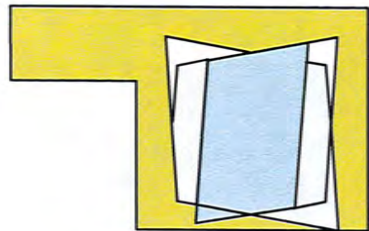
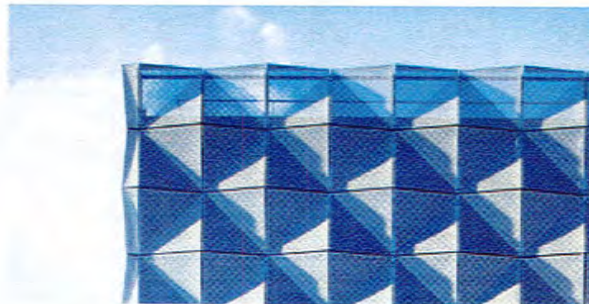
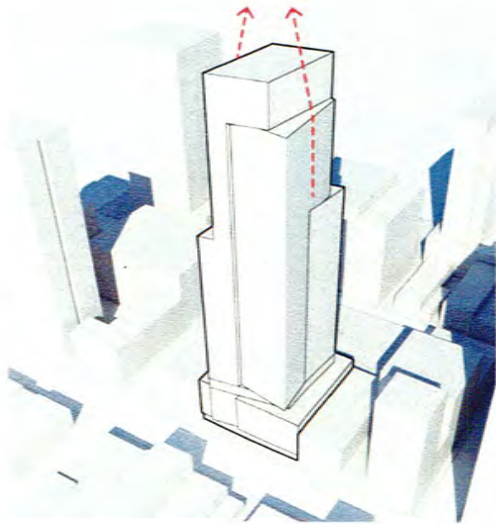
- RESIDENT'S LOUNGE
- DINING
- GAME ROOM
- LIBRARY
- SCREENING ROOM
- POOL TERRACE



ARCHITECTURE

CHEMATIC DESIGN 1750 BROADWAY, OAKLAND, CA

FACADE CONCEPT



FACADE CONCEPT

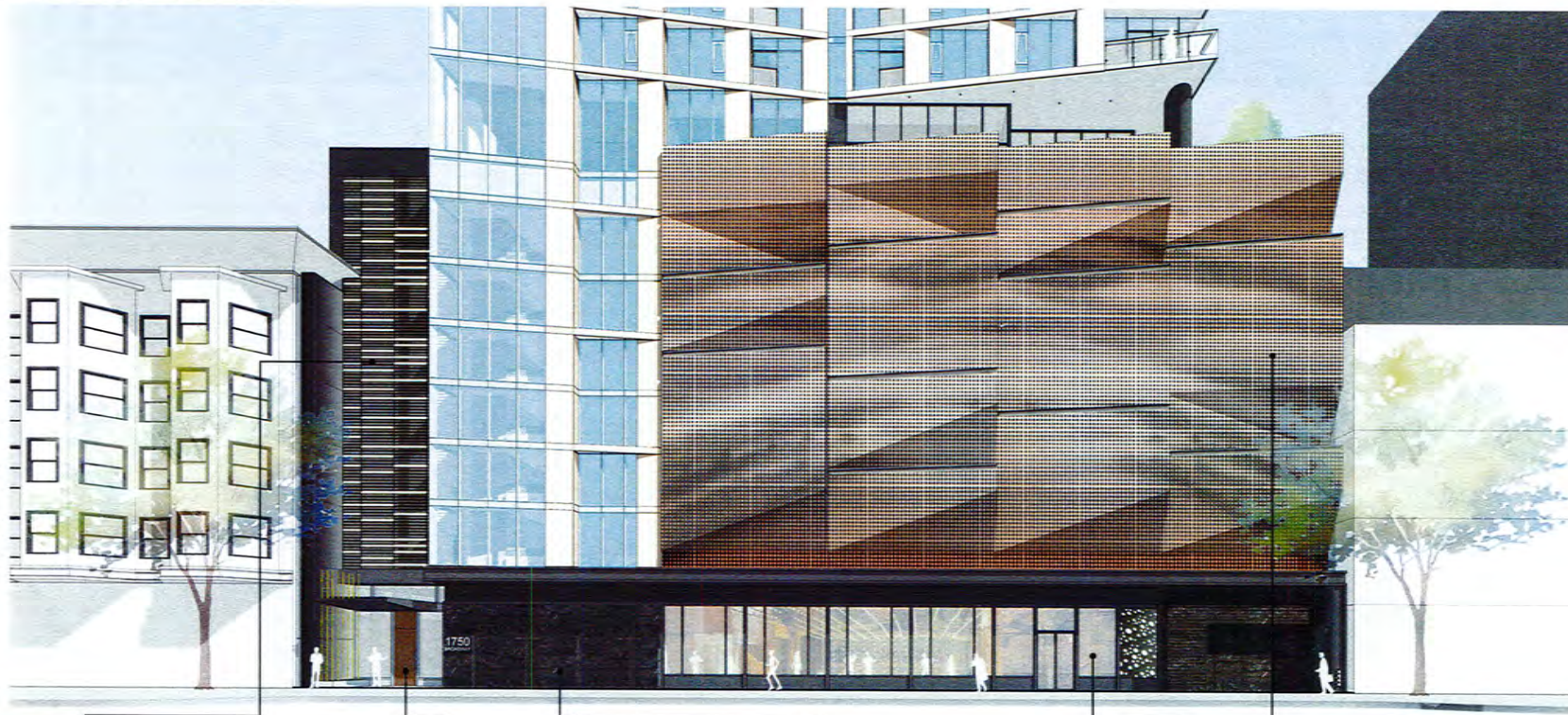


ELEVATION FROM BROADWAY FROM NORTHEAST

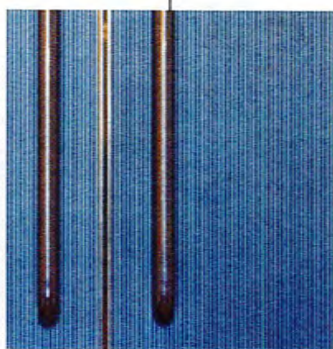


ELEVATION ON BROADWAY FROM NORTHWEST

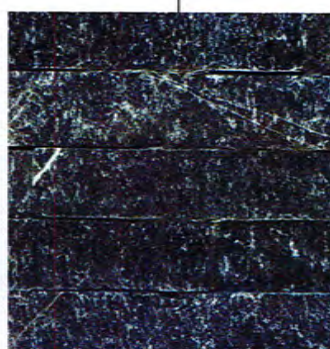
PODIUM FACADE



ARCHITECTURAL LOUVER



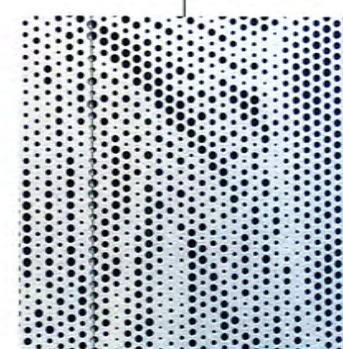
RESIDENCE LOBBY L DOOR



TRANSFORMER ROOM CLADDING

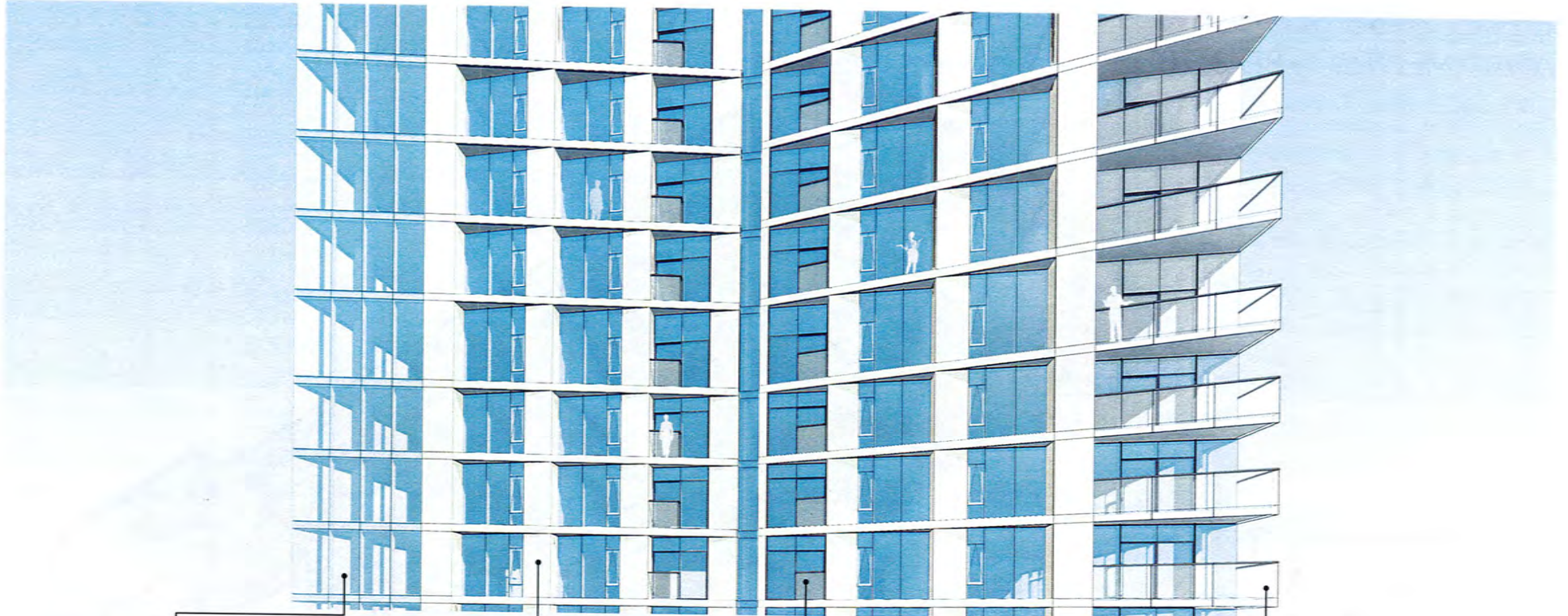


RETAIL FACADE



GARAGE SCREEN

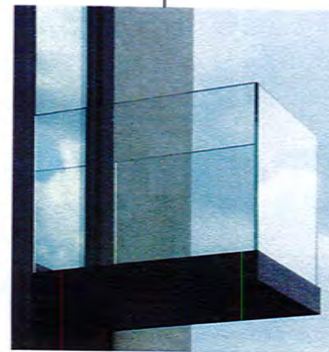
TOWER FACADE



UNITISED WINDOW WALL



METAL PANEL

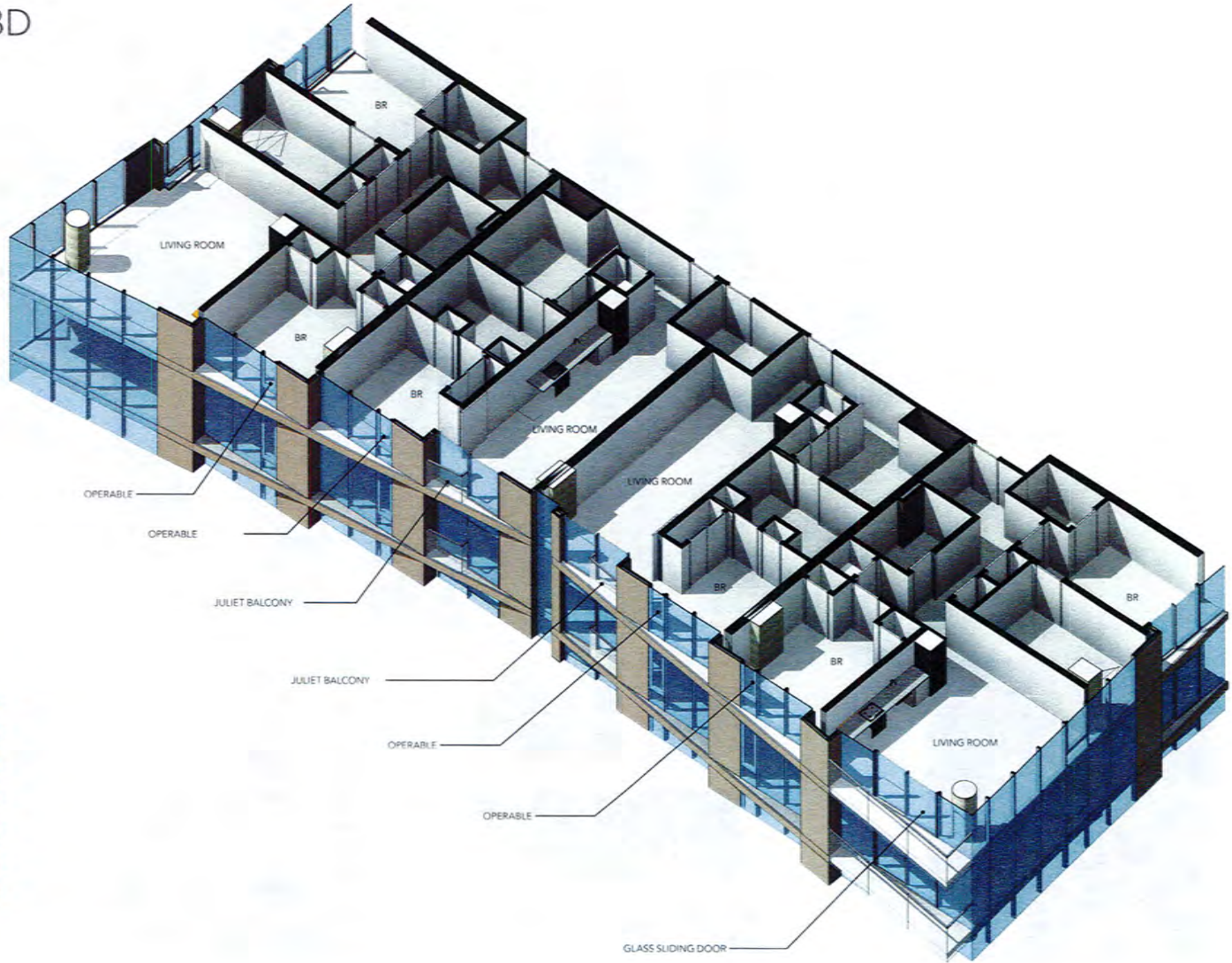
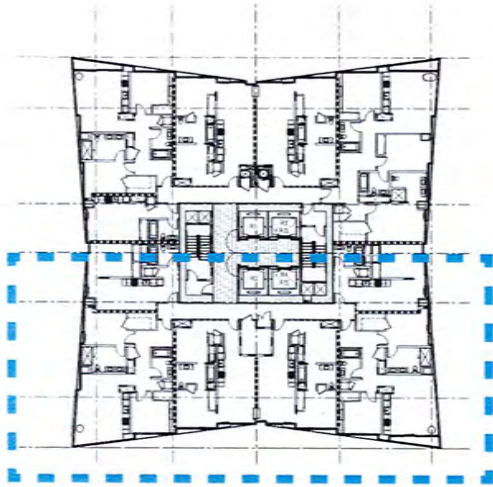


JULIET BALCONY

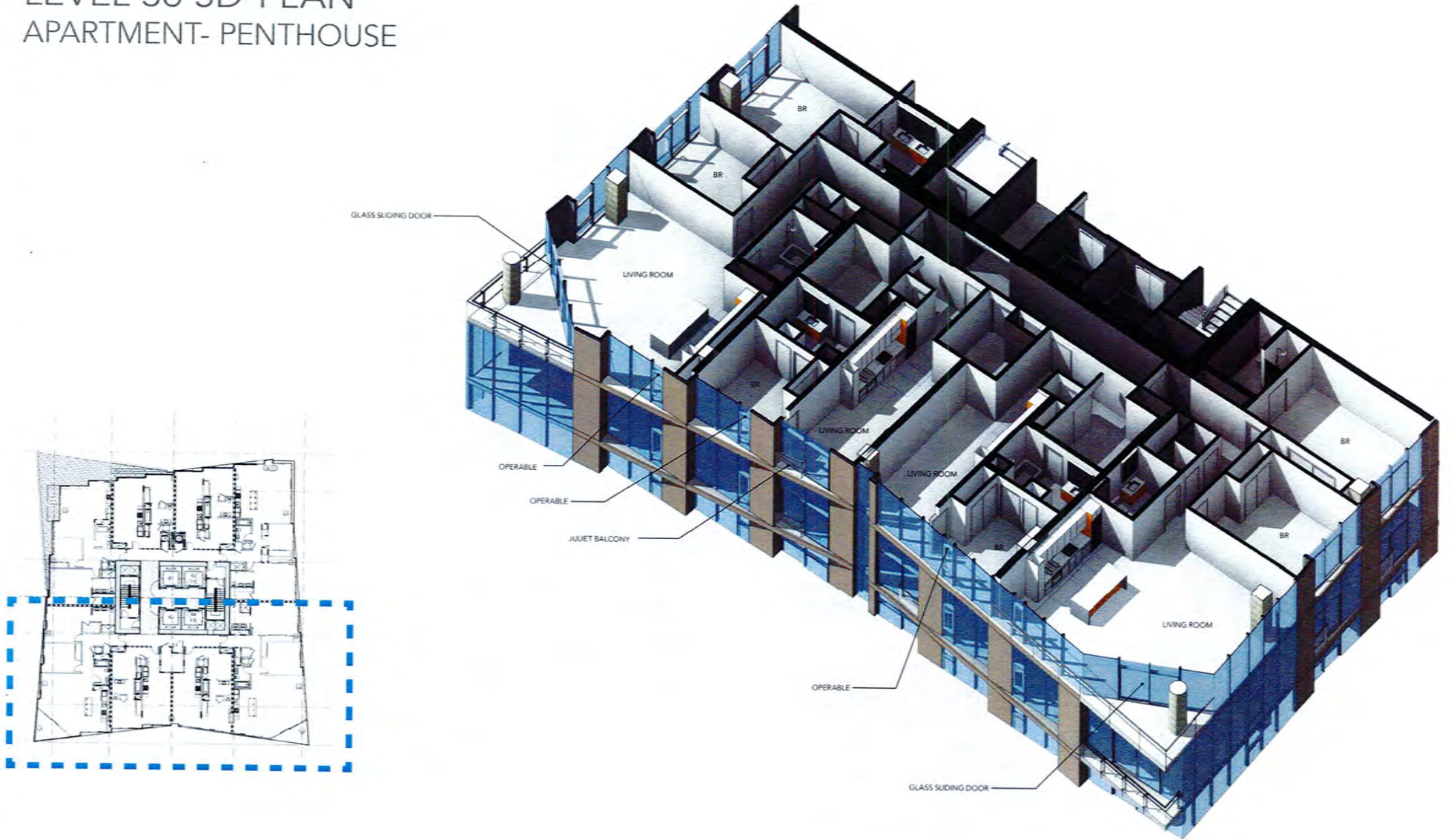


CORNER BALCONY

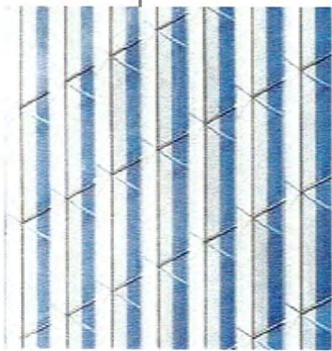
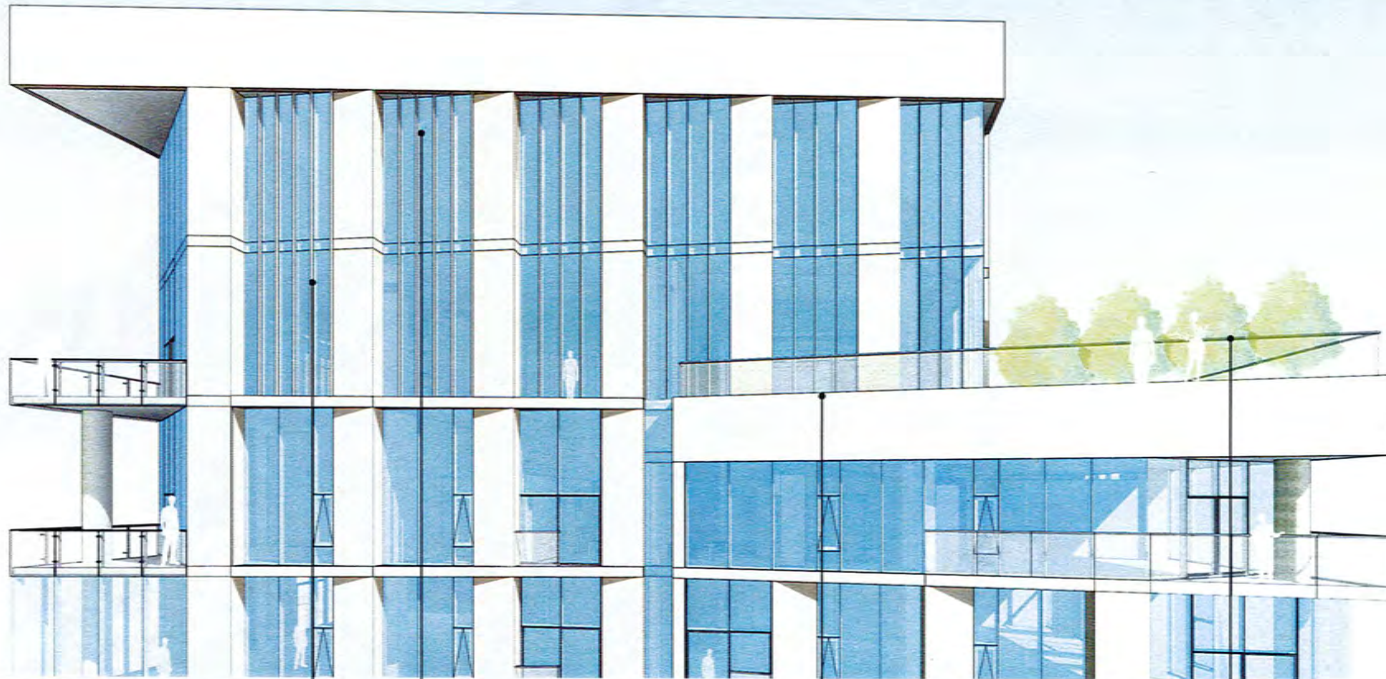
LEVEL 9-35 3D-PLAN APARTMENTS- 1+BD & 2BD



LEVEL 36 3D-PLAN APARTMENT- PENTHOUSE



CROWN FACADE



TEXTURED FACADE



CROWN LIGHTING



ROOF DECK



ROOF DECK GLASS RAILING



THANK YOU