

Oakland City Planning Commission

STAFF REPORT

Design Review Committee

Case File Number: CMD07390-R01

May 24, 2017

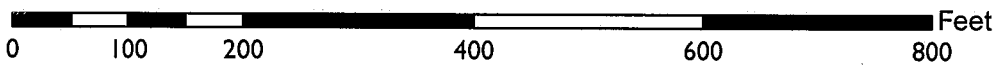
Location:	1100 Broadway (See map on reverse)
Assessor's Parcel Number:	002-0051-006-02
Proposal:	Design Review discussion for a proposed commercial development containing approximately 310,000 square feet of office space and 10,000 square feet of retail space in a proposed new 18-story tower building and a proposed rehabilitated, existing 8-story historic commercial building (Key Systems Building).
Applicant:	1100 Broadway Owner, LLC (c/o Ellis Partners)
Owners:	1100 Broadway Owner, LLC (c/o Ellis Partners)
Planning Permits Required:	Regular Design Review for new construction; Variance to reduce the required total number of loading docks from three (3) to two (2)
General Plan:	Central Business District
Zoning:	Central Business District Pedestrian Retail Commercial Zone (CBD-P)
Environmental Determination:	An Addendum to a previously certified Environmental Impact Report will be prepared
Historic Status:	Listed to the Local Inventory as a Property of Highest Importance, and Contributor to an Area of Primary Importance (Downtown Oakland Historic District); Listed to the National Register of Historic Places
City Council District:	2
For further information:	Contact case planner Matthew Weintraub at 510-238-6983 or by email: mweintraub@oaklandnet.com

SUMMARY

1100 Broadway Owner, LLC (c/o Ellis Partners) has filed an application with the Bureau of Planning to develop a new commercial building and to rehabilitate an existing historic building at 1100 Broadway, which would result in a total of approximately 366,551 square feet of commercial and commercial-related floor area.

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

CITY OF OAKLAND PLANNING COMMISSION



Case File: CMD07390-R01
Applicant: Matt Weber
Address: 1100 Broadway
Zone: CBD-P

BACKGROUND

On May 6, 1998 the Planning Commission approved a Major Conditional Use Permit, Minor Variance, and Design Review application, as well as certified the Final EIR for the construction of a 150 room hotel with ground floor retail and restaurant use, and involving the rehabilitation of and addition to the Key System Building, and the demolition of the Key System Building Annex, at the subject property ("1998 Hotel Project"). The 1998 Hotel Project was not constructed and the Key System Building Annex was later demolished for public safety reasons.

On August 16, 2006 the Planning Commission approved a Major Conditional Use Permit and a Minor Conditional Use Permit, as well as certified an Addendum to the previously certified EIR, for construction of an 11-story commercial office tower, and involving the rehabilitation of and addition to the Key System Building ("2006 Office Tower Project"). The approval of the 2006 Office Tower Project superseded the previous approval of the 1998 Hotel Project. The 2006 Office Tower Project was not constructed.

On February 13, 2008 the Planning Commission approved a Major Conditional Use Permit and a Minor Conditional Use Permit, as well as certified an Addendum to the previously certified EIR and previously certified Addendum, for construction of a 20-story commercial office tower, and involving the rehabilitation of the Key System Building ("2008 Office Tower Project"). The approval of the 2008 Office Tower Project superseded the previous approval of the 2006 Office Tower Project. The 2008 Office Tower Project was not constructed.

On April 5, 2017 the subject development application was submitted to the Bureau of Planning, seeking design modifications to the previously approved 2008 Office Tower Project. If approved, the approval of the currently submitted subject development application would revise the previous approval of the 2008 Office Tower Project.

PROPERTY DESCRIPTION

The subject property is a 21,603-square-foot (0.50-acre) lot bounded by 11th Street to the south, 12th Street to the north, Broadway to the west, and private commercial property to the east. The southern portion of the property contains the Key System Building, an existing historic eight-story commercial building with frontages on Broadway and 11th Street. The northern portion of the property is currently vacant.

PROJECT DESCRIPTION

The proposed project would construct a new 18-story commercial tower building, resulting in 328,074 square feet of new floor area. The proposed new commercial building would be

constructed on the currently vacant northern portion of the subject property, abutting the north side of the existing historic building, which is an interior-facing non-architectural elevation. The new tower would include a 25-foot cantilevered section at the upper levels (floors 11-18) extending over the existing eight-story historic building. A two-story height clearance (approximately 27'6") is proposed between the roof of the existing historic building and the bottom floor of the cantilevered section. The architectural composition of the proposed new tower building includes four primary vertical elements: a rectangular, two-story base (ground level and mezzanine) containing building entrances and retail space; a lower tower volume (floors 3-10) containing office space; an upper tower volume with cantilevered section (floors 11-18) containing office space; and a mechanical penthouse. The proposed building exterior is sheathed in curtain wall glazing, alternating between bays with fields of decorative extruded vertical fins and those without.

The proposed project would also physically rehabilitate and reuse the existing eight-story, 38,477-square-foot historic commercial building, the Key System Building. The south side of the new tower building and the north side of the existing historic building would be structurally joined, allowing for internally continuous floor plates at floors 3-8. The existing ground floor of the Key System Building would be rehabilitated as approximately 1,500 square feet of restaurant/retail space. Minor storefront alterations are proposed. The existing historic architectural elevations would be retained and preserved. Rooftop terraces with landscaping are proposed at the historic building and the new tower.

ZONING ANALYSIS

The subject property is located within the Central Business District Pedestrian Retail Commercial (CBD-P) Zone. The intent of the CBD-P 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. The site is also located within the CBD-P Height/Bulk/Intensity Area 7, which provides for 100% coverage of the site area and no maximum building heights or elevation lengths.

Variance for Exception to Loading Requirement

The CBD-P Zone and the Off-Street Parking and Loading Requirements (Planning Code Chapter 17.116) currently require a total of three (3) off-street loading berths for the proposed project, including: one (1) off-street loading berth for proposed retail and restaurant uses occupying approximately 10,000 square feet; and two (2) off-street loading berths for commercial office occupying approximately 310,000 square feet. The applicant requests consideration of a Variance to allow for the minimum required number of off-street loading berths to be reduced to two (2), based on the existing physical constraints of the site in relation to surrounding streets

and properties, the City's street frontage design standards, and the actual loading requirements of the proposed project. The City is currently considering the variance request. Previously, staff has generally recommended approval of similar variance requests to the Planning Commission based on staff findings that the current loading berth requirements commonly require more loading berths than are practically necessary for individual projects.

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 full Planning Commission.

Staff has the following concerns, comments and/or recommendations on the proposed design:

Tower Massing and Composition

Existing buildings in the area, including historic commercial buildings and more recently constructed towers, generally follow a traditional three-part composition including: a low base (1-2 stories in height), which may be delineated by detailing and/or massing; a main building mass designed as a single, continuous vertical volume with consistent façades; and a tower capital, which may also be delineated by detailing and/or massing. However, the proposed tower design does not entirely follow this traditional three-part arrangement. While it does include a 2-story base and a capital element (comprised of minimalist cornice detailing and a penthouse structure), the proposed new building is visually broken mid-tower into upper and lower volumes, which are treated as different elements with minimal correlation to each other. This separate treatment of volumes results in a "jumbled" façade appearance at the longer building sides, and it imparts a "looming", top-heavy appearance to the upper volume, which cantilevers over the historic Key System Building.

Staff recommends that the project design be revised to minimize visual distinctions between the upper and lower tower volumes and to emphasize vertical continuity of the overall tower. For instance, the vertical bays and vertical trim lines which are proposed at the longer tower elevations may be made continuous from floors 3 to 18 (rather than uniformly broken at mid-tower as currently proposed), and the currently proposed mid-tower horizontal trim line at floors 10-11 may be omitted, in order to avoid delineation between the upper and lower volumes. Also, a continuous vertical bay may be added to the north building elevation facing 12th Street, in order to further emphasize verticality and to provide greater overall balance and distribution of building massing. By implementing these measures, the proposed project would emphasize tower continuity and verticality, and it would reduce visual focus on the cantilevered section.

Contextual Details

The proposed tower design currently includes several contextual details to visually connect the proposed new construction with nearby existing architecture. In addition to a traditional three-part volume composition, existing buildings in the area generally exhibit detailing and/or differentiation at building bases and capitals. As described above, the proposed tower design includes a delineated building base that is of equivalent height and similar layout to the base of the adjacent Key System Building and other nearby historic buildings, which provides for street-level continuity. Similarly, the current tower design includes a metal trim cornice element that echoes the cornice line treatment of existing historic buildings in the area, and a mechanical penthouse that echoes the separate capital volumes of nearby existing historic buildings.

In order to provide greater visual interest and to further relate the proposed new tower to the surrounding architectural context, staff recommends adding a specific detail at the proposed mechanical penthouse unit, which is currently a metal screen devoid of detailing or visual interest. Staff suggests that a continuous row of perforated, semi-circular arched openings running along the top edge of the metal screen penthouse would provide a visual contextual connection to the existing historic buildings in the area which commonly feature upper rows of arched windows as capital treatments. A simple row of perforated arched openings at the top of the penthouse would also provide a subtle decorative element to an otherwise stark feature.

Wall Surfaces

The proposed design includes building facades sheathed in curtain wall glazing, variously with and without fields of decorative extruded vertical fins in a three-color random pattern. Whereas existing buildings in the area are generally characterized by smooth wall surfaces and minimal wall projections, including historic masonry and concrete walls and contemporary glass curtain walls, the proposed fields of trichromatic vertical fins would introduce prominent, very complex wall features that are not currently found. As such, the proposed vertical fins would be uncharacteristic of the area, and would compete visually with the existing, more uniform building faces that currently exist. Staff recommends omitting vertical fins from the proposed design.

RECOMMENDATION

Staff recommends that the Committee review the proposed project for appropriate site and building design considerations and provide direction to staff and the project applicant prior to full consideration by the City Planning Commission.

Prepared by:


MATTHEW WEINTRAUB

Planner III

Approved:


ROBERT MERKAMP

Development Projects Manager

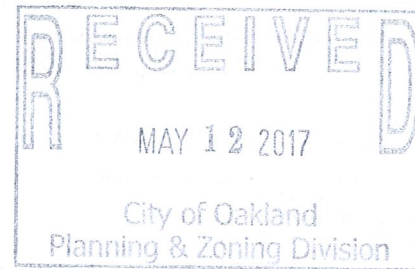
Attachments:

A. Project Plans

1100 BROADWAY

Application for Development Review

05.12.2017



Owner/Applicant:

1100 Broadway Owner, LLC c/o Ellis Partners
111 Sutter Street, Suite 800
San Francisco, CA 94104

Landscape Architect:

Bionic
833 Market Street, Suite 601
San Francisco, CA 94103

Civil Engineer:

Sandis
636 9th Street
Oakland, CA 94607

Geotechnical Engineer:

GEI
180 Grand Avenue, Suite 1410
Oakland, CA 94612

Structural Engineer:

Magnusson Klemencic Associates
1301 Fifth Avenue, Suite 3200
Seattle, WA 98101-2699

Historical Architect:

Wiss, Janey, Elstner Associates, Inc.
2000 Powell St. #1650
Emeryville, CA 94608

Architect:

Gensler
2101 Webster Street, Suite 2000
Oakland, CA 94612

Vertical Transportation:

Edgett Williams Consulting Group
102 East Blithedale Avenue, Suite 1
Mill Valley, CA 94941

Mechanical and Plumbing Engineer:

Taylor Engineering
1080 Marina Village Parkway, Suite 501
Alameda, CA 94501

Electrical Engineer:

The Engineering Enterprise
1305 Marina Village Parkway
Alameda, CA 94501

Fire and Life Safety:

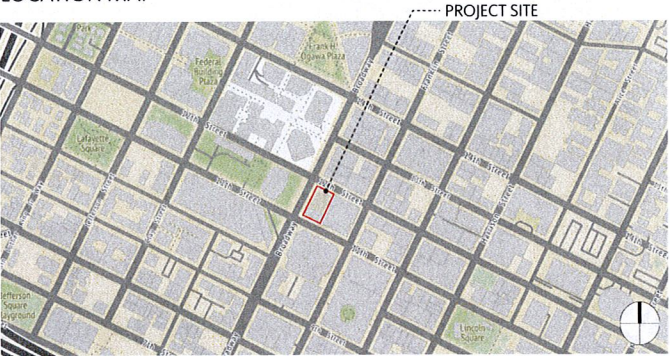
The Fire Consultants
1981 N. Broadway, Suite 400
Walnut Creek, CA 94596

Curtain Wall:

JA Weir Associates
600 South Catalina Ave, Suite G
Redondo Beach, CA 90277-4173



LOCATION MAP



ASSESOR'S PARCEL MAP



USE AND AREA CHART

FLOOR	NEW TOWER (GROSS FLOOR AREA)						KEY BUILDING (GROSS FLOOR AREA)				TOTAL BUILDING (GROSS FLOOR AREA)					
	ENTRANCE LOBBY	RETAIL/ RESTAURANT	LOADING DOCK	BUILDING SUPPORT SPACE*	OFFICE AREA	TOTAL NEW TOWER	RETAIL/ RESTAURANT	BUILDING SUPPORT SPACE	OFFICE AREA	TOTAL KEY BUILDING	ENTRANCE LOBBY	RETAIL/ RESTAURANT	LOADING DOCK	BUILDING SUPPORT SPACE	OFFICE AREA	TOTAL BUILDING
Upper Mech PH				6,450		6,450								6,450		6,450
Lower Mech PH				6,450		6,450								6,450		6,450
18					19,350	19,350								0	19,350	19,350
17					19,350	19,350								0	19,350	19,350
16					19,350	19,350								0	19,350	19,350
15					19,350	19,350								0	19,350	19,350
14					19,350	19,350								0	19,350	19,350
13					19,350	19,350								0	19,350	19,350
12					19,350	19,350								0	19,350	19,350
11					19,350	19,350								0	19,350	19,350
10					16,100	16,100								0	16,100	16,100
9					16,100	16,100								0	16,100	16,100
8					16,300	16,300			4,315	4315				0	20,615	20,615
7					16,300	16,300			4,315	4315				0	20,615	20,615
6					16,300	16,300			4,315	4315				0	20,615	20,615
5					16,200	16,200			4,315	4315				0	20,515	20,515
4					16,200	16,200			4,315	4315				0	20,515	20,515
3					16,200	16,200			4,315	4315				0	20,515	20,515
2 (Mezzanine)					0	0	1,000			1000		1,000		0	0	1,000
1	5,850	4,334	900	5,590		16,674	4,666			4666	5,850	9,000	900	5,590	0	21,340
Basement				14,000		14,000		6,921		6921		0		20,921	0	20,921
Total	5,850	4,334	900	32,490	284,500	328,074	5,666	6,921	25,890	38,477	5,850	10,000	900	39,411	310,390	366,551

*Building Support space includes mechanical, electrical, plumbing, fire-life safety, potential conference center, fitness center, bike storage, storage and other uses.

AVERAGE TOWER SF	18,700
MAX SF PER CODE (85% OF 22K)	18,700

PROJECT DESCRIPTION

The 1100 Broadway project is located in Oakland, California, along Broadway between 11th and 12th Streets. The project consists of a new 18-story tower connected to the existing 8-story Key System Building (KSB). There is one full basement level under both the new and existing buildings. The total project will contain approximately 310,000 square feet of office space, 10,000 square feet of retail space, and 46,000 sf of combined lobby, support, and back of house space.

The primary use of the building will be office space with retail space at street level and below-grade support spaces. The design includes a below-grade connection to the adjacent parking structure, a connection at grade to the University of California Office of the President (UCOP) building, and a connection onto the UCOP roof garden at level 5. An additional connection to the parking structure is being explored at levels 3 and 4.

The new tower consists of a side-core architectural layout, with the core on the east side of the floor plate adjacent to the UCOP building. The upper tower floors cantilever approximately 25 feet over the existing KSB. Rooftop amenity spaces may be provided on the KSB roof, tower roof, or both.

PROJECT & ZONING SUMMARY

Address: 1100 Broadway, Oakland CA 94607
Parcel Number: 2-51-6-2
Development Standard Zone: CBD-P

Height Area: 7 (No height limit, 120' max building base height)
Proposed Total Building Height: 240'to top of structure, 242' to top of exterior wall; 269' to top of mechanical penthouse
Proposed Building Base Height: 102'-6"
Max FAR: 20
Proposed FAR: 17
Maximum Allowable Floor Area: 440,000 sf
Proposed Floor Area: 366,551 sf
Total Lot Area: 22,000 sf
Total Building Footprint: 21,340 sf
Max Lot Coverage: 100%
Max Average Lot Coverage Above Building Base: 85%
Proposed Average Lot Coverage Above Building Base: 85%
Max Average Area of Floor Plates: No max
Max Tower Elevation Length: No Max
Max Diagonal Length: No Max
Proposed Number of Parking Spaces: 0 (Option for 145 parking spaces in adjacent garage)

BICYCLE PARKING, SHOWER, AND LOCKER REQUIREMENTS

BICYCLE PARKING REQUIREMENTS PER SECTION 17.117.110					
Program	Area	Long Term Ratio	Long Term Spaces	Short Term Ratio	Short Term Spaces
Commercial - Office	310,390 SF	1:10,000 SF (Min 2)	31	1:20,000 SF (Min 2)	16
Commercial - Retail	10,000 SF	1:12,000 SF (Min 2)	2	1:5,000 SF (Min 2)	2
Total			33		18

17.117.080 - Calculation Rules. A. If after calculating the number of required bicycle parking spaces a quotient is obtained containing a fraction of one-half (½) or more, an additional space shall be required; if such fraction is less than one-half (½), it may be disregarded.

SHOWER AND LOCKER FACILITY REQUIREMENTS PER 17.117.130					
Program	Area	Male Showers	Female Showers	Male Lockers	Female Lockers
Commercial - Office + Retail	320,390 SF	3	3	12	12

A minimum of two (2) showers per gender plus one (1) shower per gender for each 150,000 sf. above 150,000 sf. Four (4) lockers per shower

DRAWING INDEX

ARCHITECTURAL

- A0.00 COVER SHEET
- A0.01 PROJECT INFORMATION
- A0.02 EXISTING SITE PHOTOGRAPHS
- A0.03 KEY SYSTEM BUILDING PHOTOGRAPHS
- A0.04 DESIGN CONCEPT
- A0.05 PERSPECTIVE RENDERINGS
- A1.00 SITE PLAN
- A1.01 FLOOR PLAN - BASEMENT
- A1.02 FLOOR PLAN - GROUND FLOOR
- A1.03 FLOOR PLAN - 2ND FLOOR (MEZZANINE)
- A1.04 FLOOR PLAN - LOW RISE (FL3-8)
- A1.05 FLOOR PLAN - 9TH FLOOR
- A1.06 FLOOR PLAN - 10TH FLOOR
- A1.07 FLOOR PLAN - 11TH FLOOR
- A1.08 FLOOR PLAN - HIGH RISE (FL 12-18)
- A1.09 FLOOR PLAN - ROOF/LOWER MECH PENTHOUSE
- A1.10 FLOOR PLAN - UPPER MECH PENTHOUSE
- A2.00 BUILDING ELEVATIONS
- A2.01 BUILDING ELEVATIONS
- A2.02 BUILDING ELEVATIONS - MATERIALS
- A2.03 BUILDING ELEVATIONS - MATERIALS
- A3.00 BUILDING SECTION
- A3.01 BUILDING SECTION

CIVIL

- C0.0 TOPOGRAPHIC SURVEY
- C1.0 GRADING PLAN
- C2.0 UTILITY PLAN
- C3.0 PRELIMINARY PORT-CONSTRUCTION STORMWATER MANAGEMENT PLAN
- C4.0 EROSION AND SEDIMENTATION CONTROL PLAN

HISTORICAL ARCHITECTURE

- HA2.01 GROUND FLOOR DEMO AND PRESERVATION PLAN
- HA2.02 REFLECTED CEILING PRESERVATION PLAN
- HA3.01 PARTIAL WEST (BROADWAY) ELEVATION - FLOORS 1-4
- HA3.02 PARTIAL WEST (BROADWAY) ELEVATION - FLOORS 5-ROOF
- HA3.03 PARTIAL SOUTH ELEVATION - WEST TOWER - FLOORS 1-4
- HA3.04 PARTIAL SOUTH ELEVATION - WEST TOWER - FLOORS 6-ROOF
- HA3.05 PARTIAL SOUTH ELEVATION - EAST TOWER - FLOORS 1-4
- HA3.06 PARTIAL SOUTH ELEVATION - EAST TOWER - FLOORS 5-ROOF
- HA3.07 PARTIAL EAST AND SOUTH LIGHT COURT ELEVATIONS - FLOORS 3-5
- HA3.08 PARTIAL EAST AND SOUTH LIGHT COURT ELEVATIONS - FLOORS 5-ROOF
- HA3.09 PARTIAL WEST LIGHT COURT ELEVATION - FLOORS 3-5
- HA3.10 PARTIAL WEST LIGHT COURT ELEVATION - FLOORS 6-ROOF
- HA3.11 PARTIAL EAST ELEVATION - FLOORS 3-5
- HA3.12 PARTIAL EAST ELEVATION - FLOORS 6-ROOF
- HA3.13 SOUTH EAST ELEVATION
- HA3.14 NORTH ELEVATION

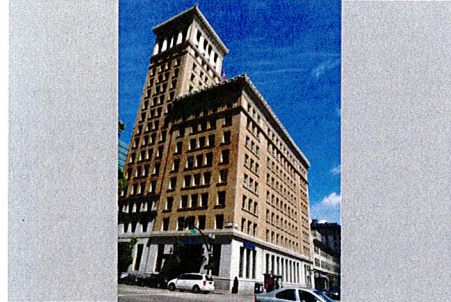
LANDSCAPE

- L1.00 TREE SURVEY
- L1.01 LANDSCAPE PLAN - STREETSCAPE
- L1.01A MATERIAL BOARD - STREETSCAPE
- L1.02 LANDSCAPE PLAN - OPTIONAL ROOF DECK LVL 9 (KEY SYSTEM BLDG ROOF)
- L1.03 LANDSCAPE PLAN - OPTIONAL ROOF DECK LVL 19 (NEW TOWER BLDG ROOF)

LIGHTING DESIGN

- E1.01 LIGHTING PLAN - STREET LEVEL

VICINITY PHOTOS



(1) 1200 Broadway: Comerica Bank



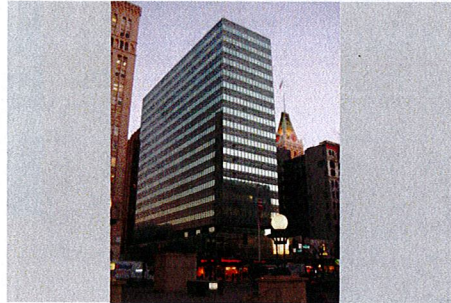
(2) 1220 Broadway



(3) 1300 Broadway



(4) 1310 Broadway



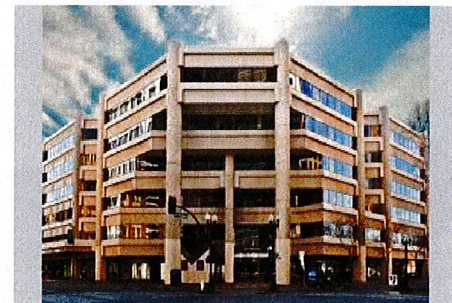
(5) 1330 Broadway



(6) 1201 Franklin Street



(7) 1111 Franklin Street



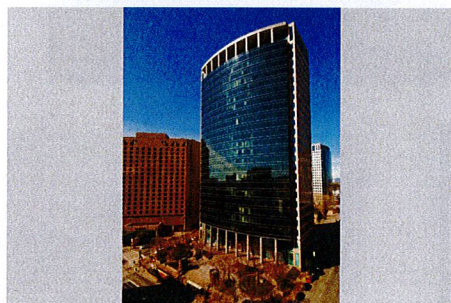
(8) 1000 Broadway: Trans Pacific Center



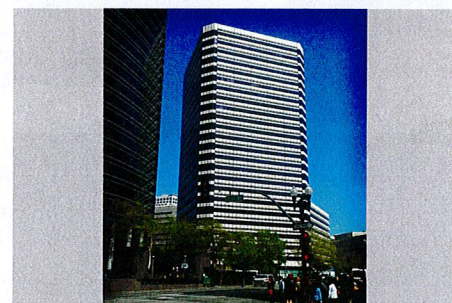
(9) 988 Broadway: Courtyard Marriot



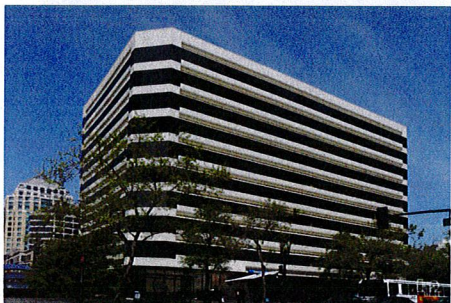
(10) 801 Franklin Street



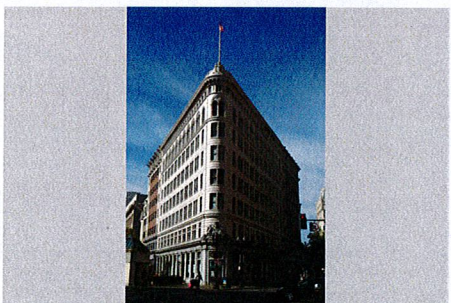
(11) 1111 Broadway



(12) 1221 Broadway: Clorox Building



(13) 1333 Broadway



(14) First National Bank Building - Lionel J. Wilson Building



(15) 475 14th Street



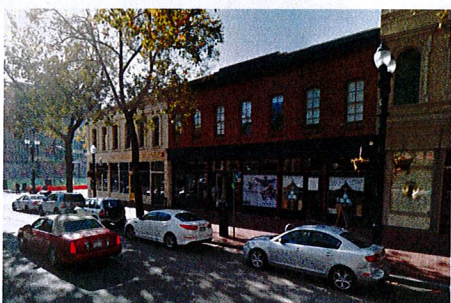
(16) 1001 Broadway: Marriott Hotel



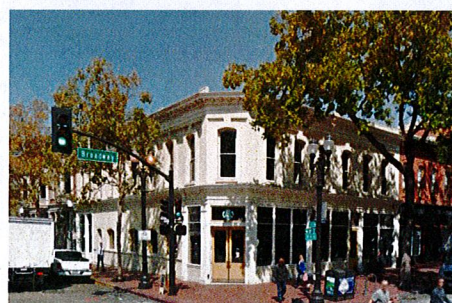
(17) 901-933 Broadway: Smart and Final



(18) 827 Broadway: Wilcox Building

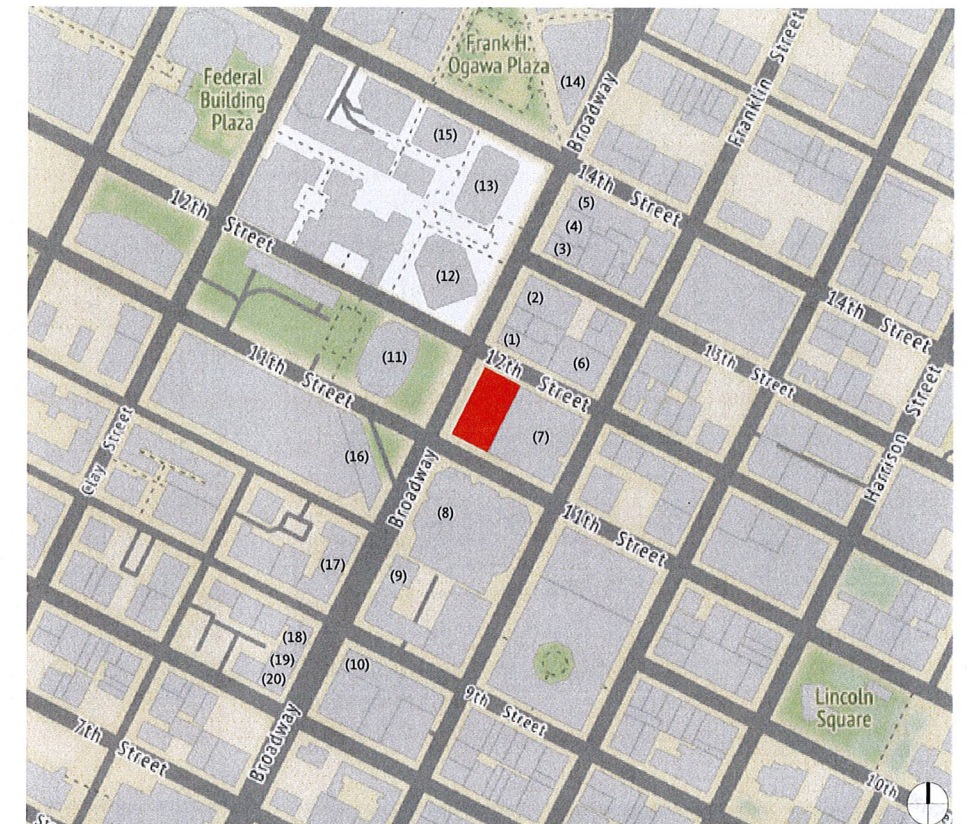


(19) 807 Broadway: Studio Building



(20) 801 Broadway: Sanford Building

KEY PLAN



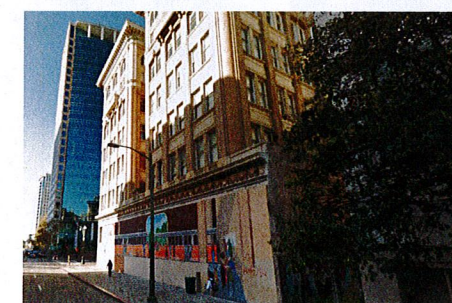
SITE PHOTOS



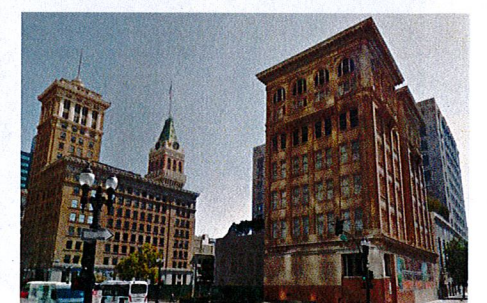
Northern Corner



Eastern Corner



Southern Corner



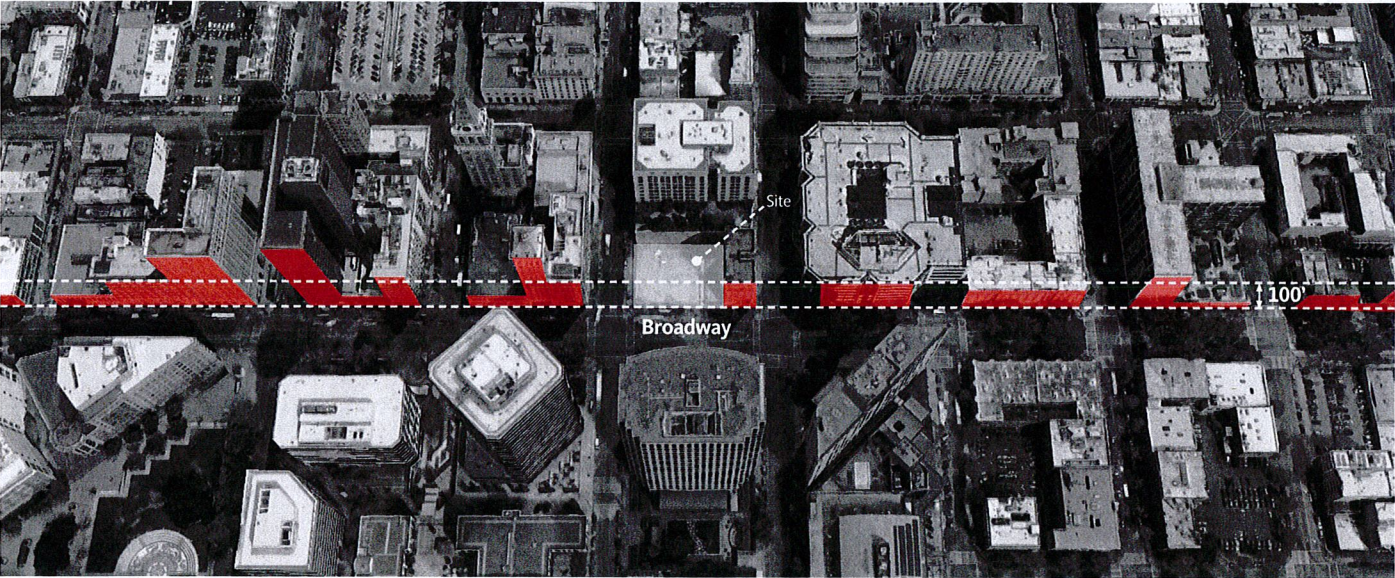
Western Corner



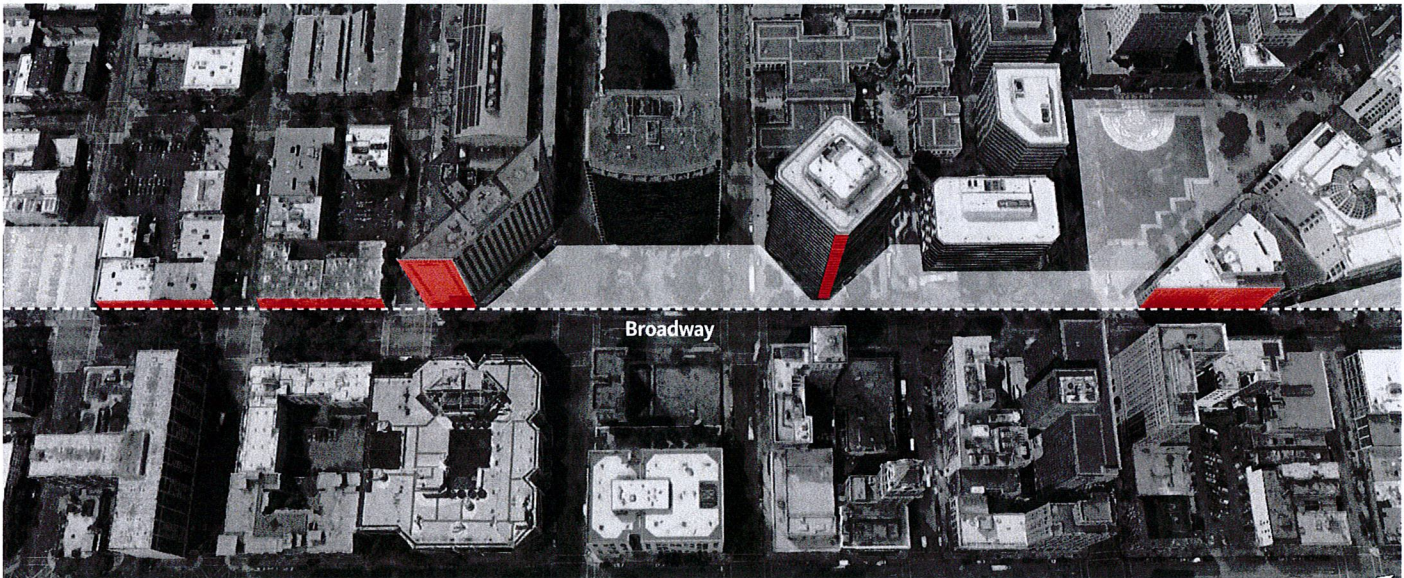
PROJECT GOALS

- 1. Infill a prominent downtown vacant lot with market responsive office building and rehabilitated historic Key System Building
- 2. Create a building that positively contributes to the vibrancy of the downtown city center neighborhood

BROADWAY STREET FRONT ANALYSIS - EAST: CLEARLY DEFINED STREETWALL

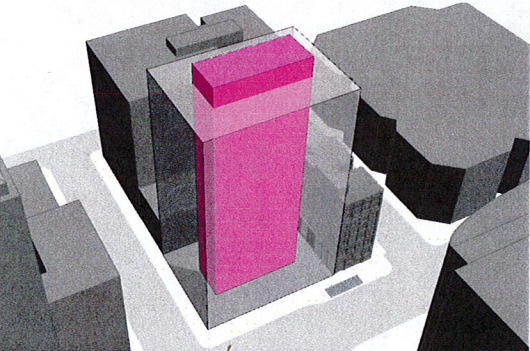


BROADWAY STREET FRONT ANALYSIS - WEST: OPEN PLAZAS AND TOWERS

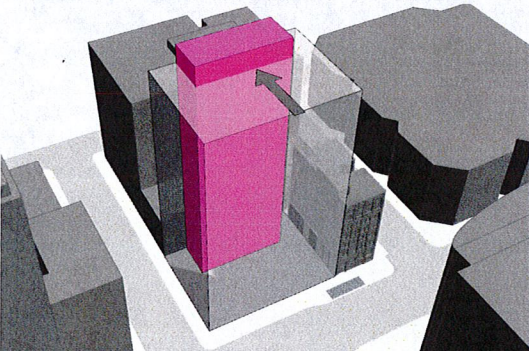


MASSING OPERATIONS

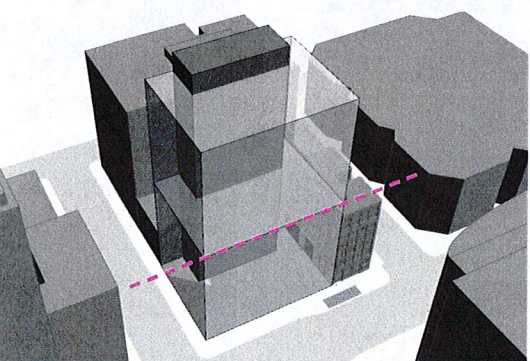
1. Previously entitled tower with center core



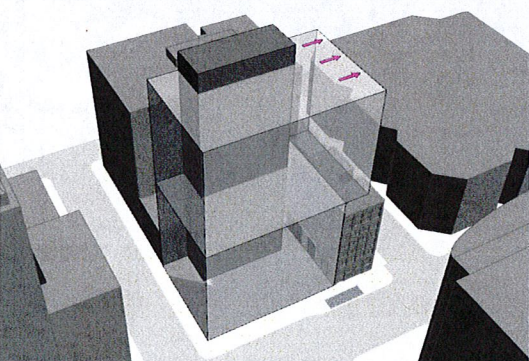
2. Shift core to side to create open floor plates and extend views West



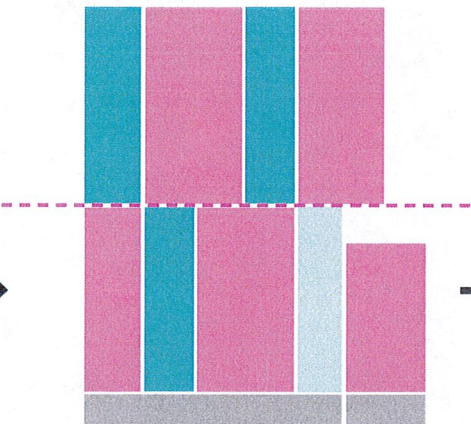
3. Divide the massing to follow Broadway street wall datums



4. Extend massing to meet market demand for floor plate size

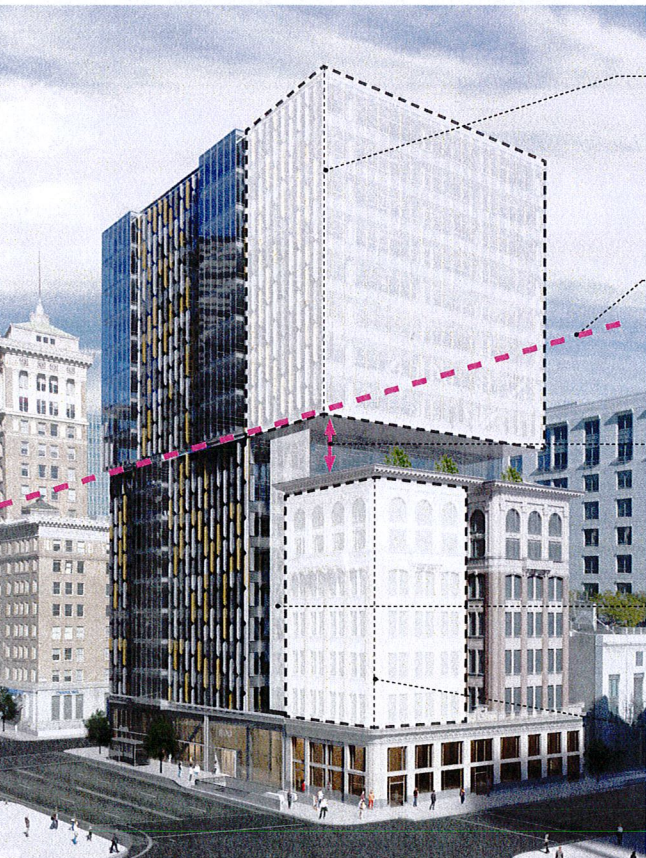


MASSING DIAGRAM

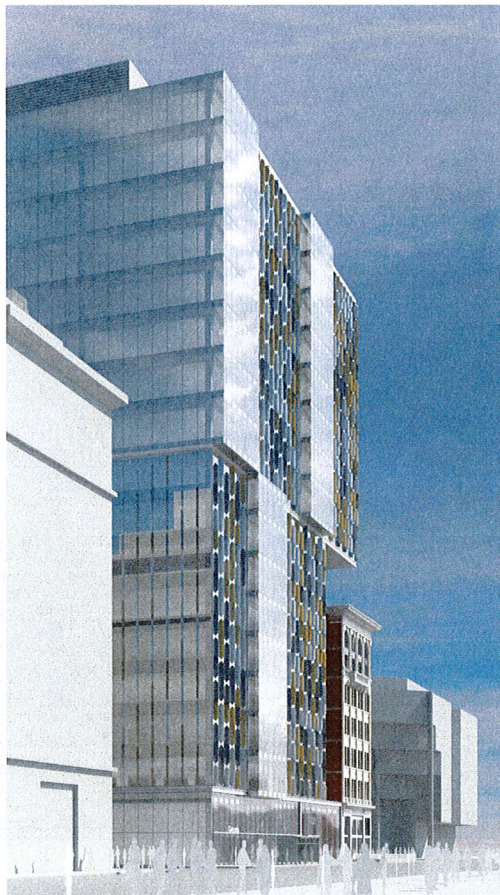


Above and below the Broadway streetwall datum the massing is divided into a series of "stacked boxes"

MASSING FEATURES



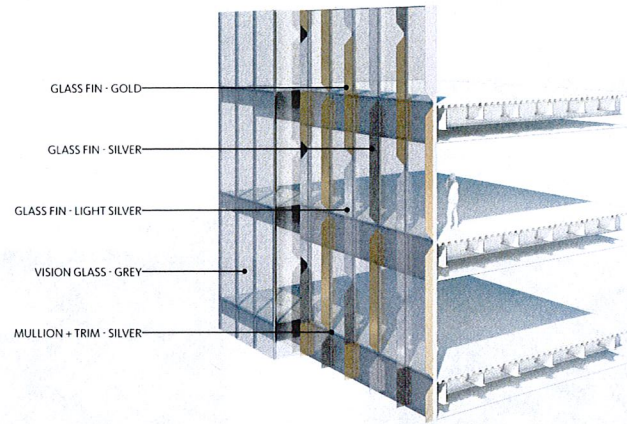
- Language of blocks inspired by scale of existing Broadway buildings and the scale of the Key System Bldg.
- Massing divided to address Broadway streetwall
- Double Height Clearance above Key System Bldg.
- Massing Adjacent to Key System Bldg. is recessed off of Broadway
- Key System Building "Module"



Broadway Looking South



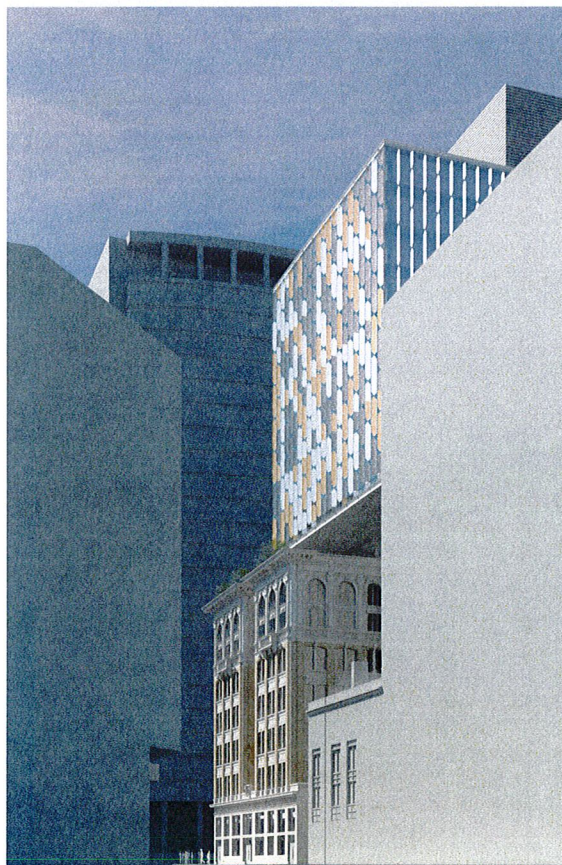
Broadway Looking North



Facade Vignette



Broadway Facade



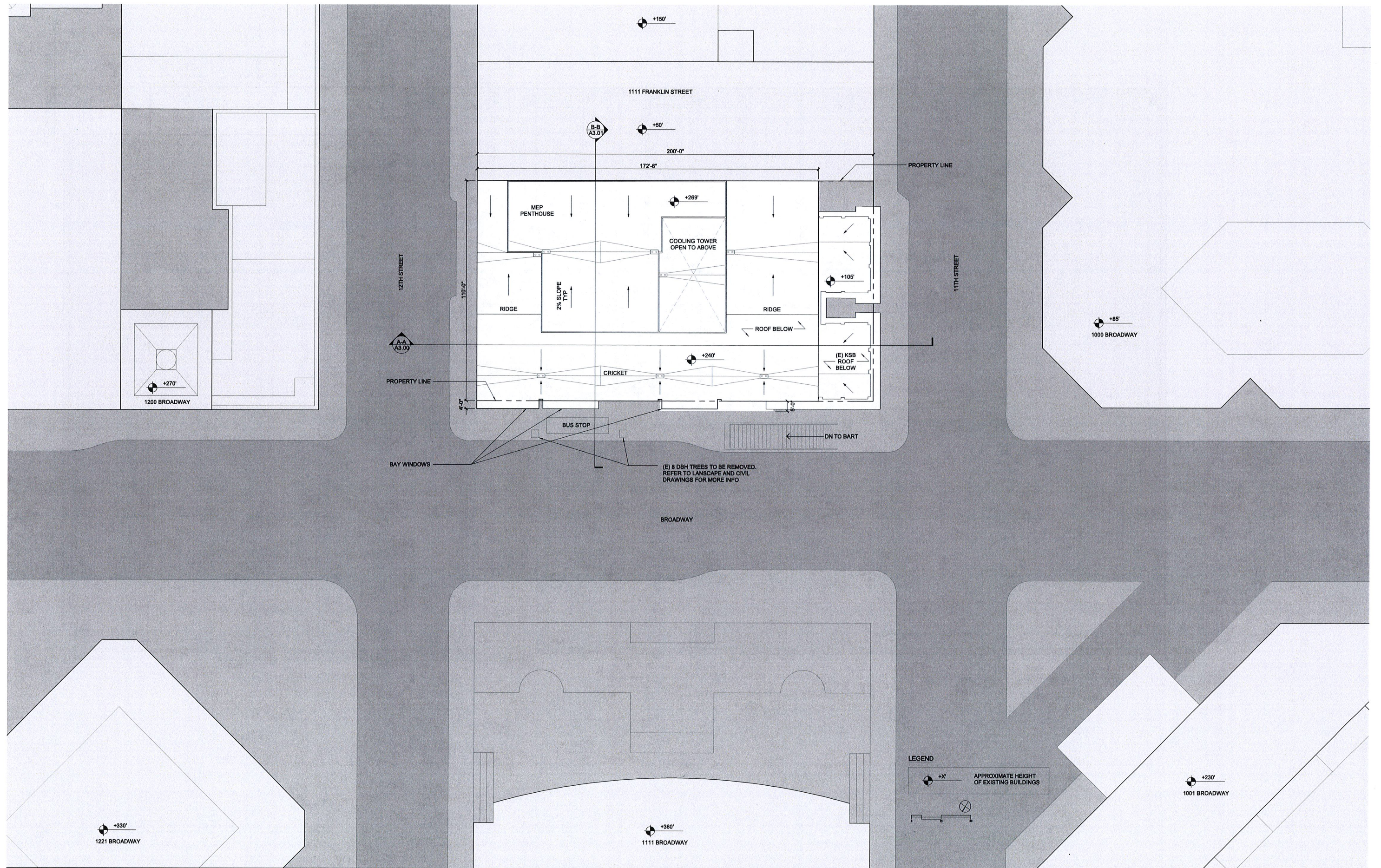
11th St. Looking West

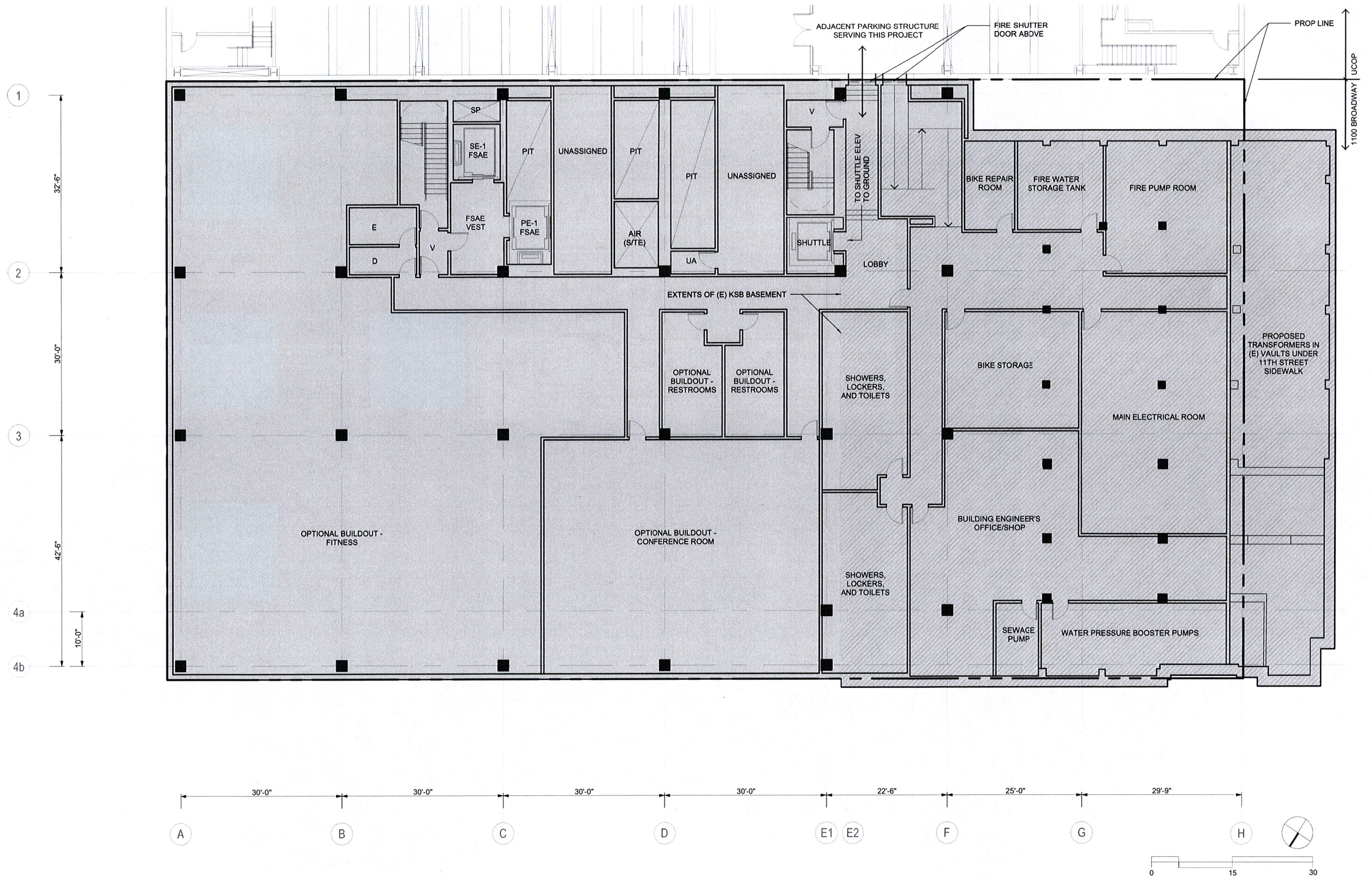


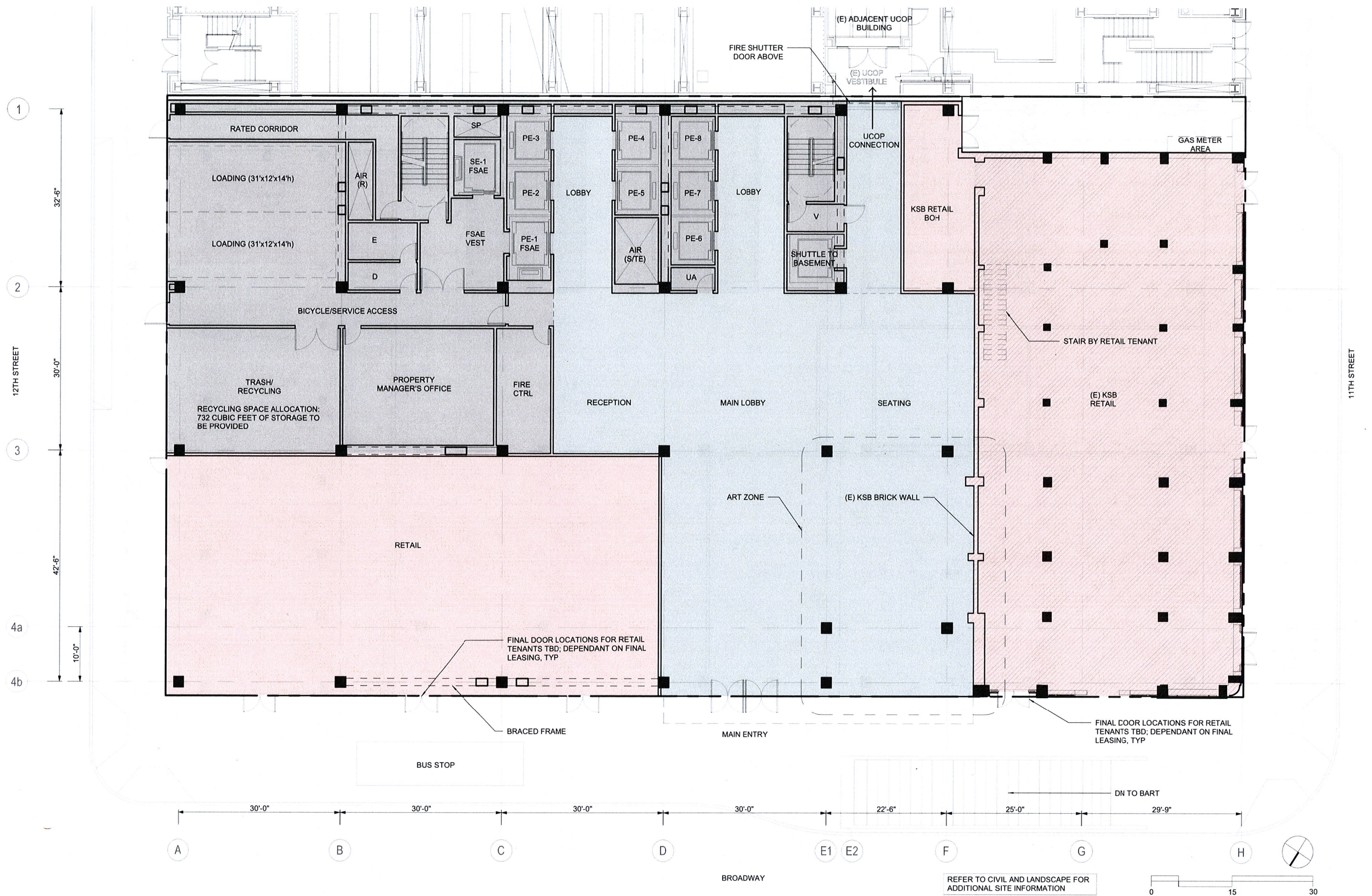
Broadway Facade



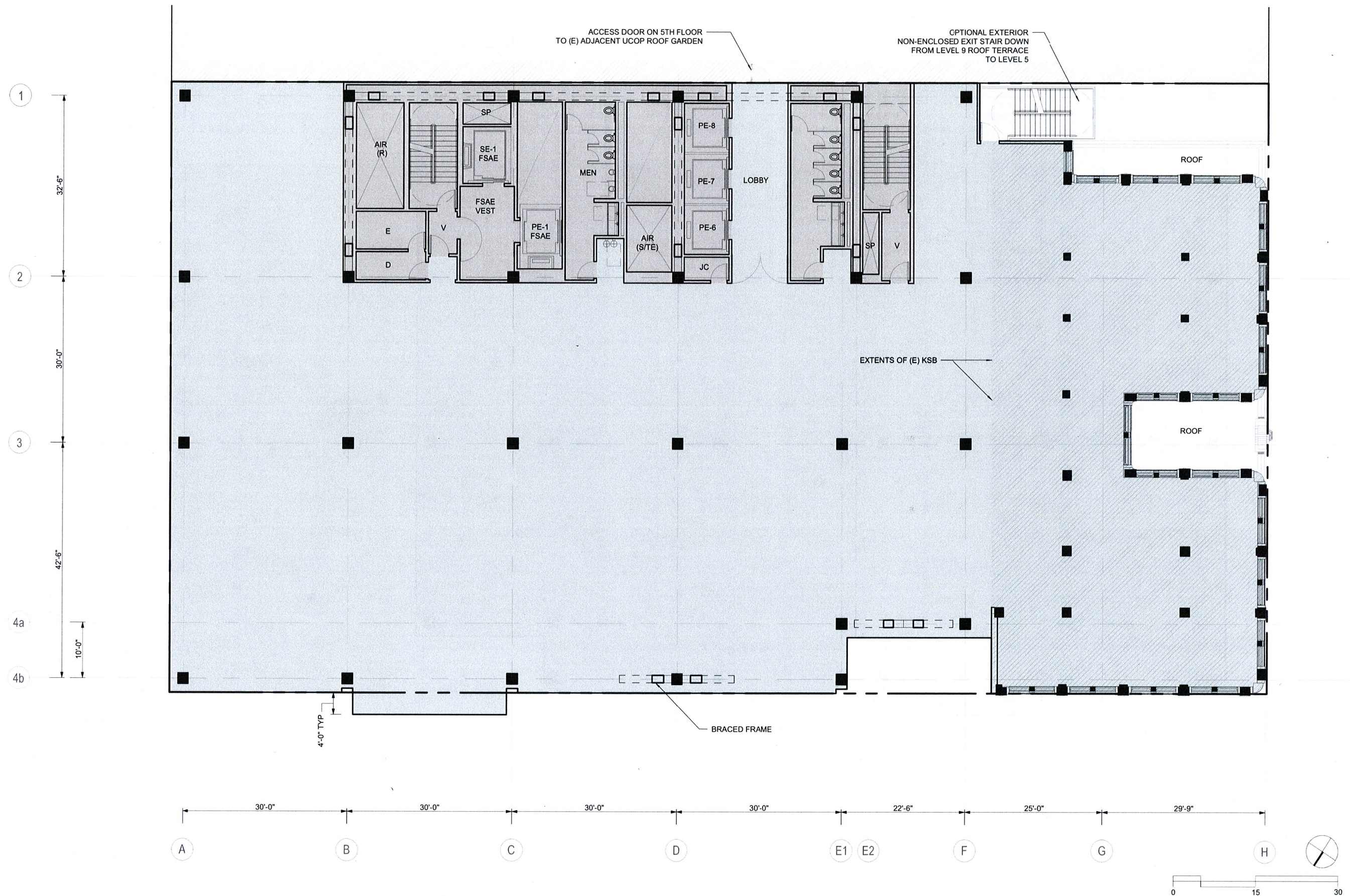
Aerial Perspective

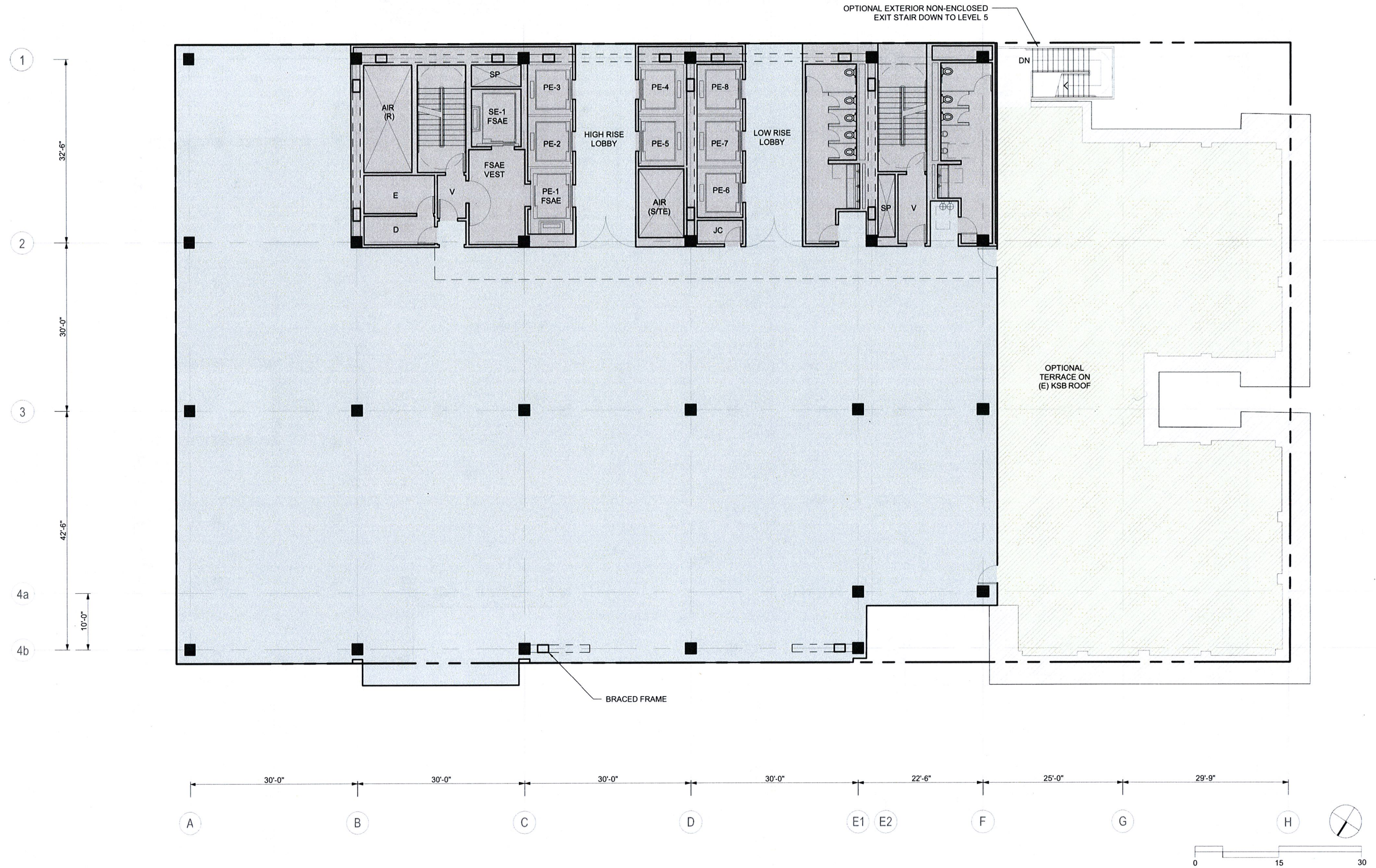


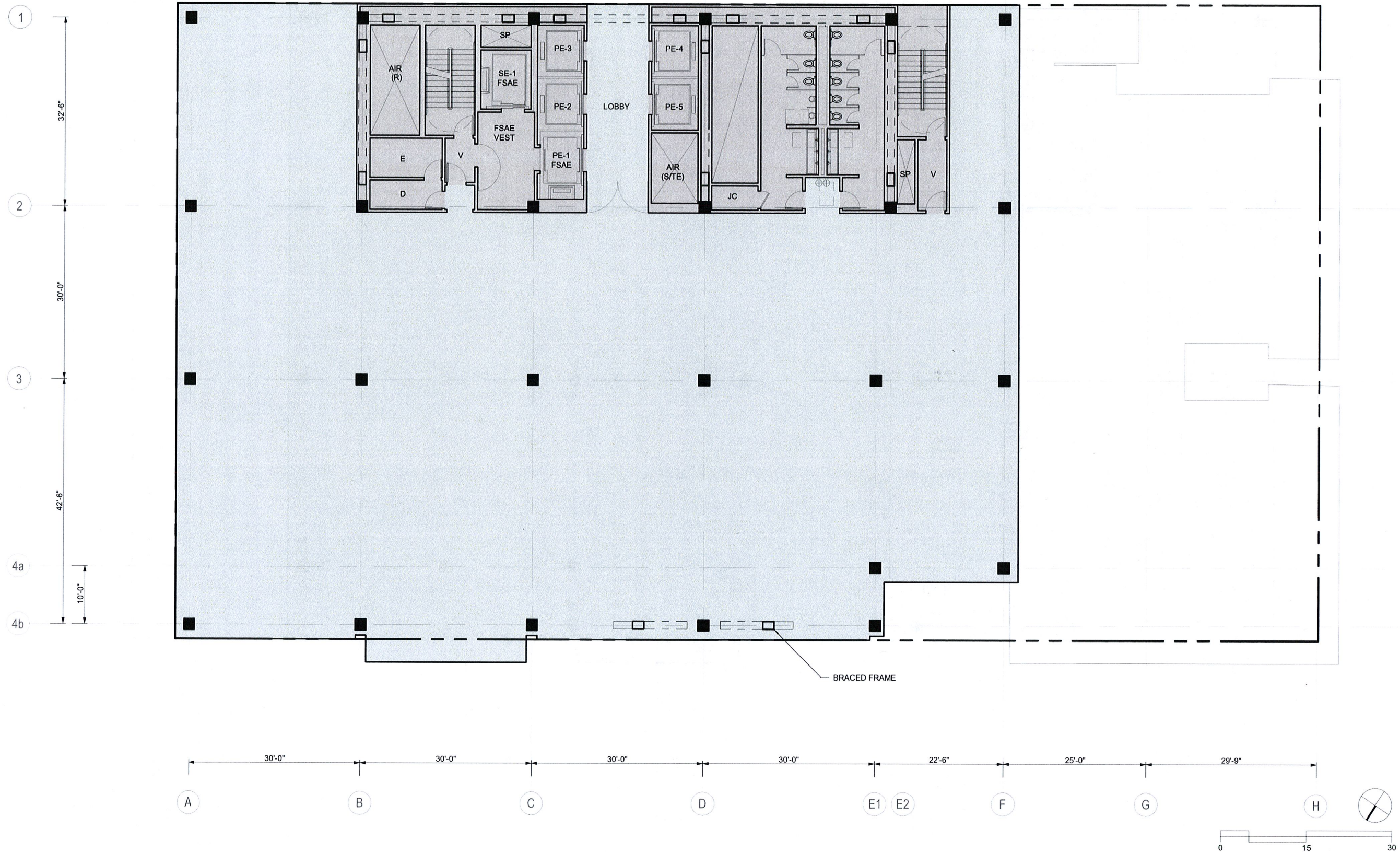


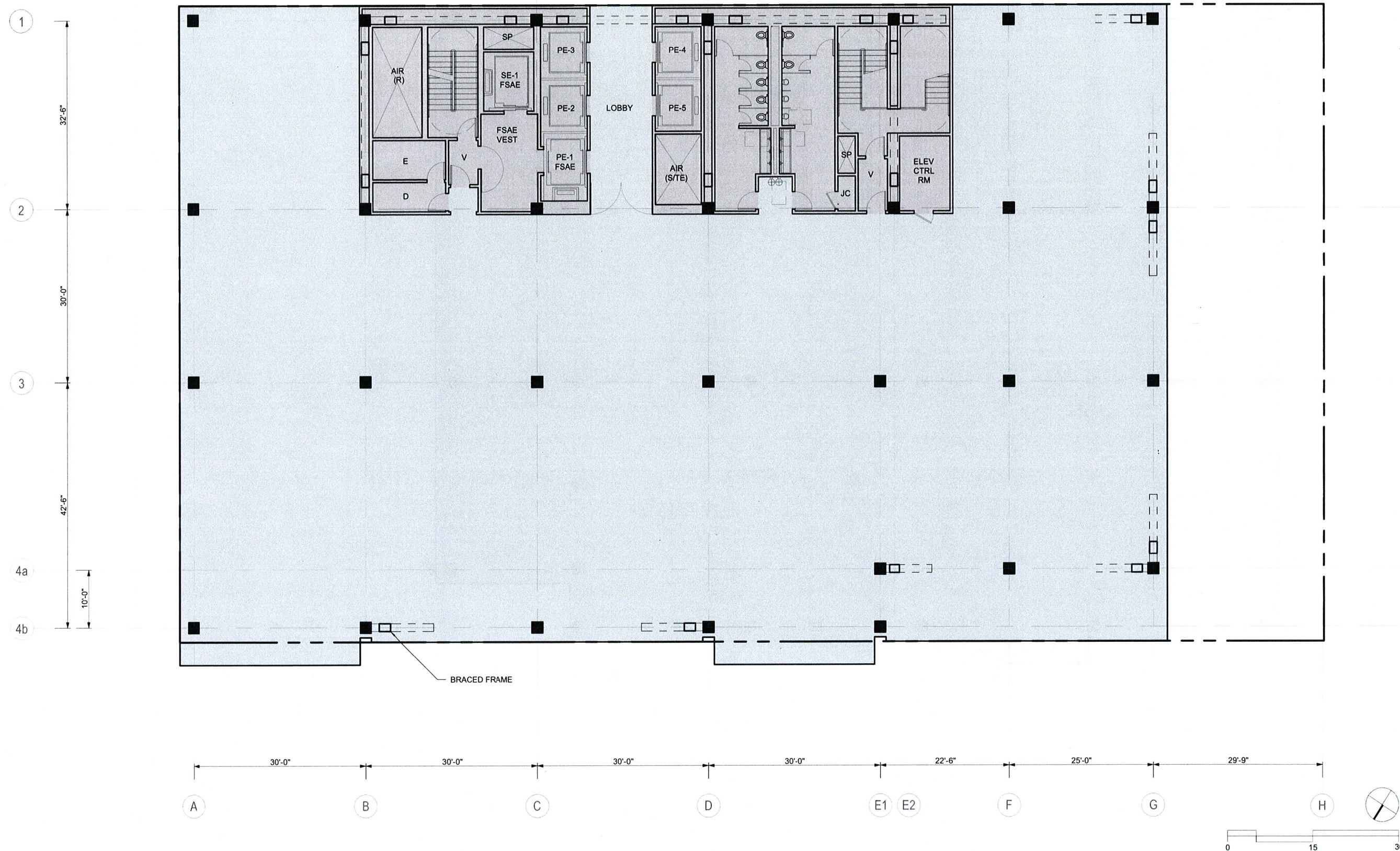


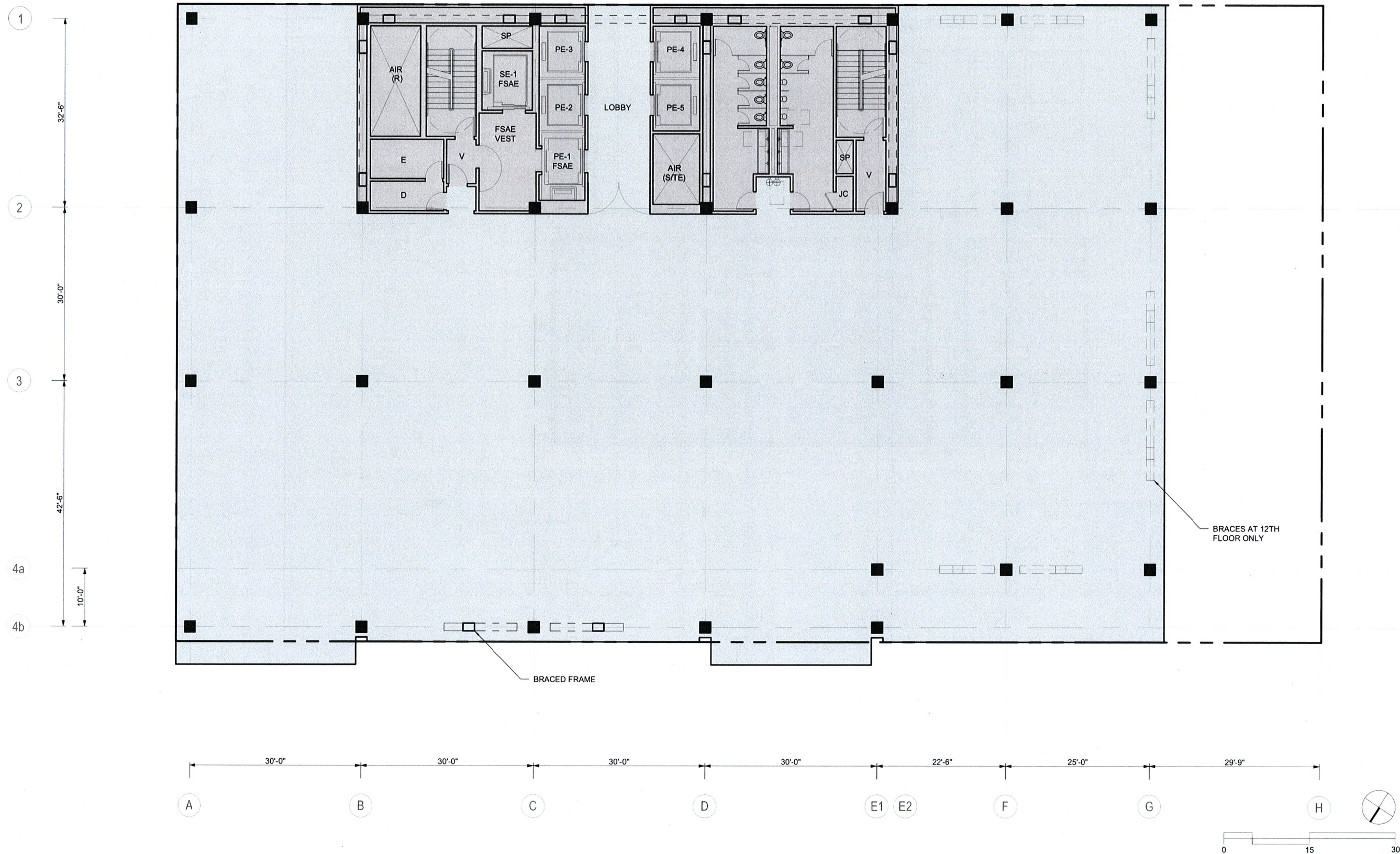


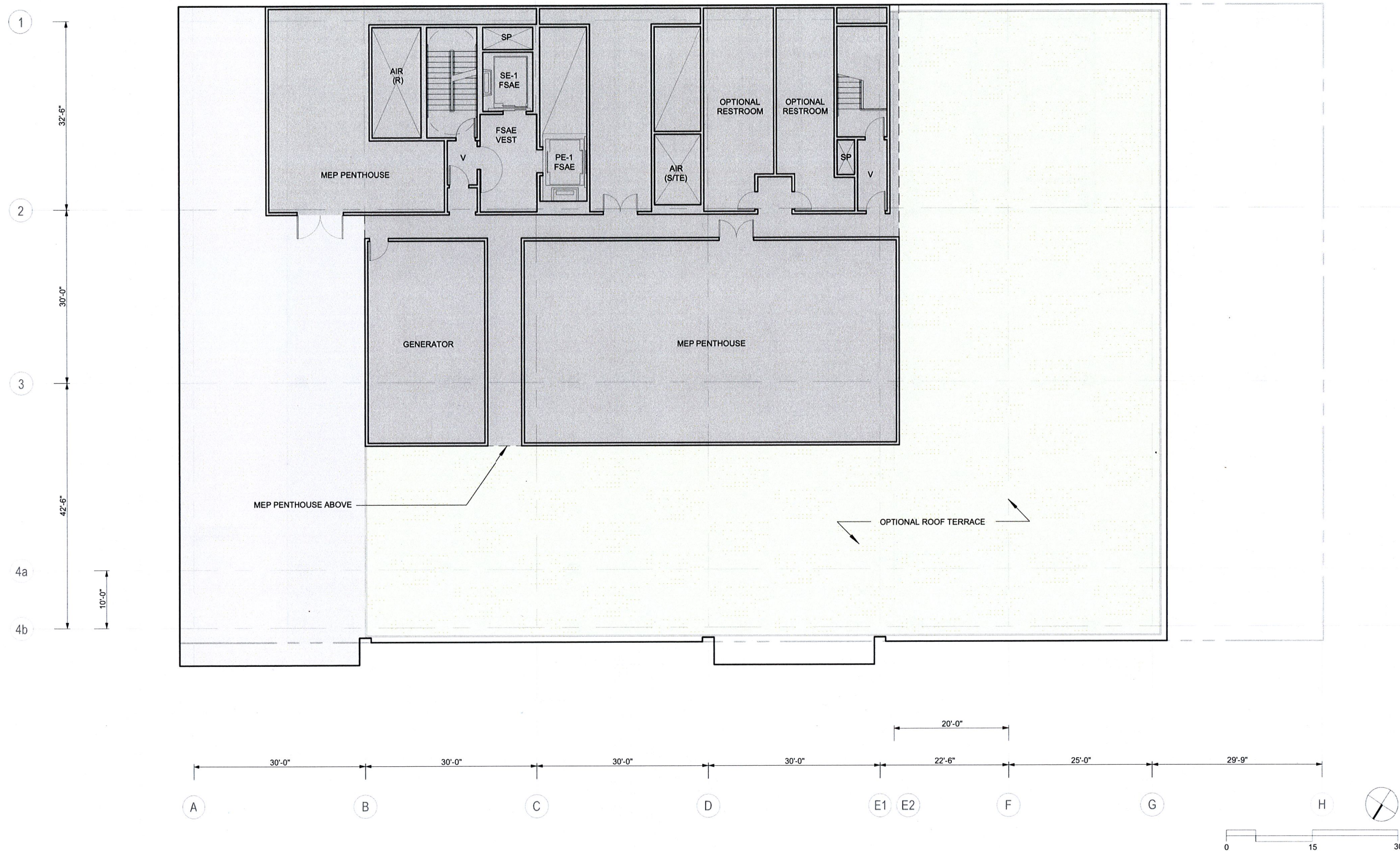


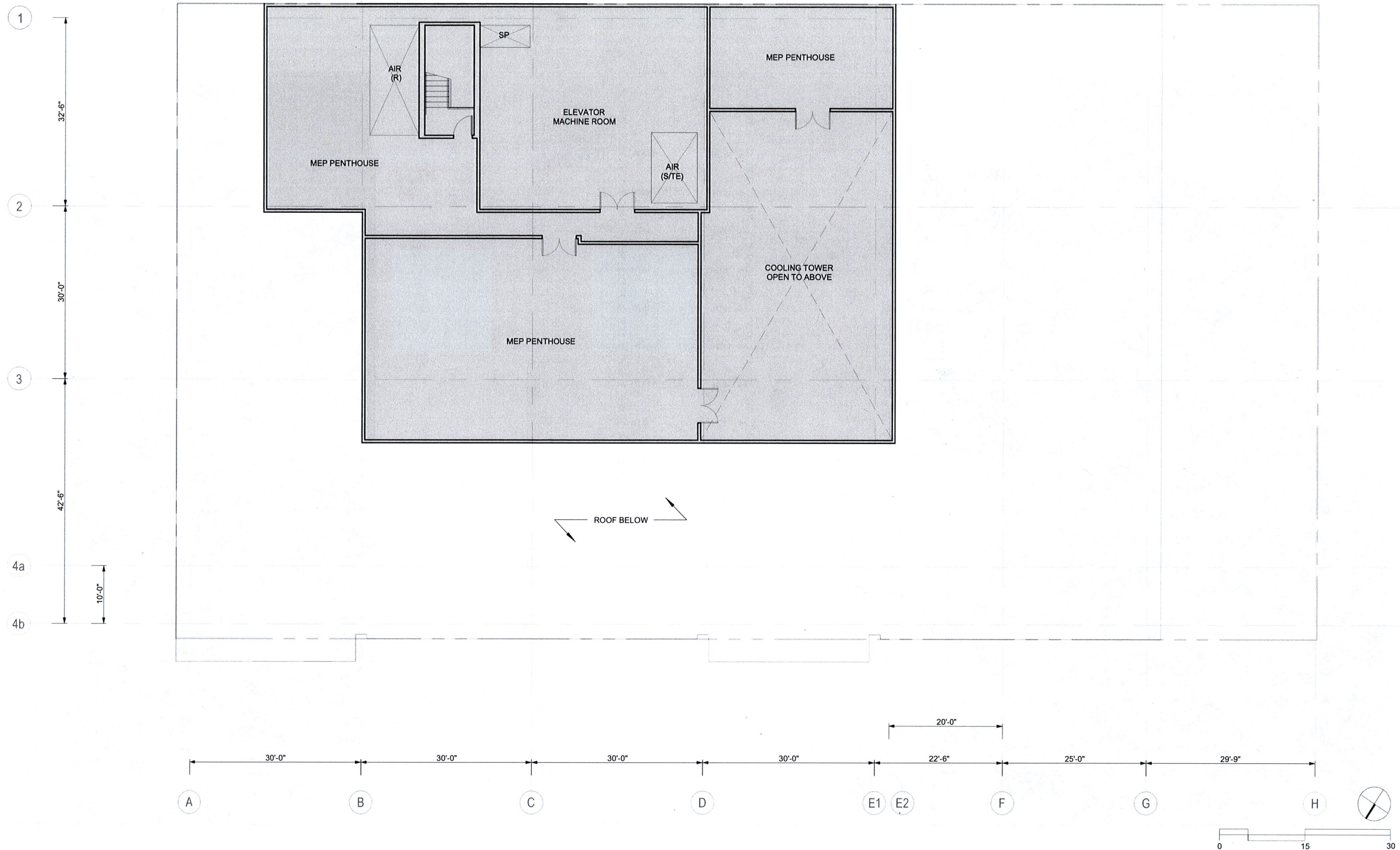


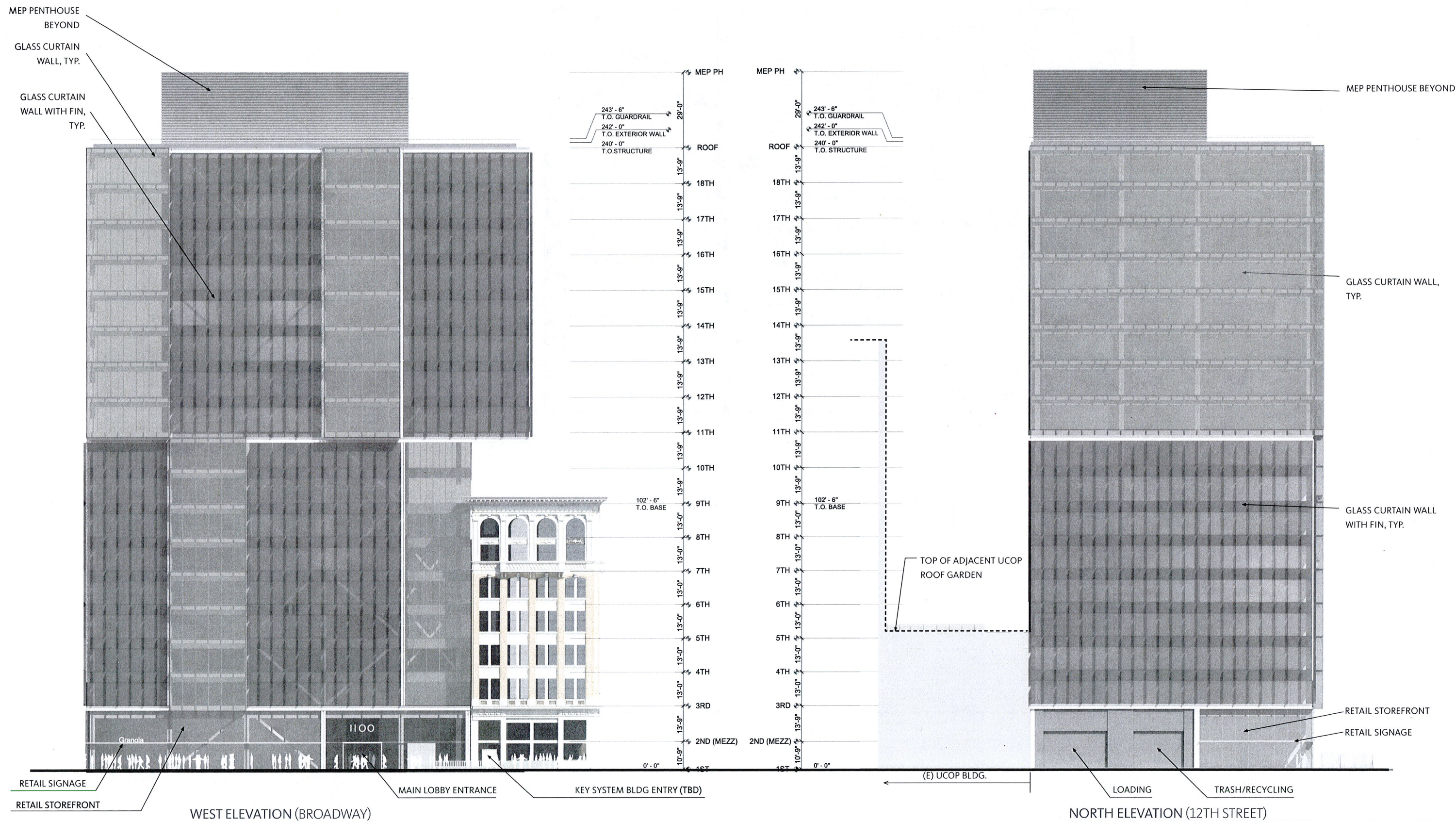


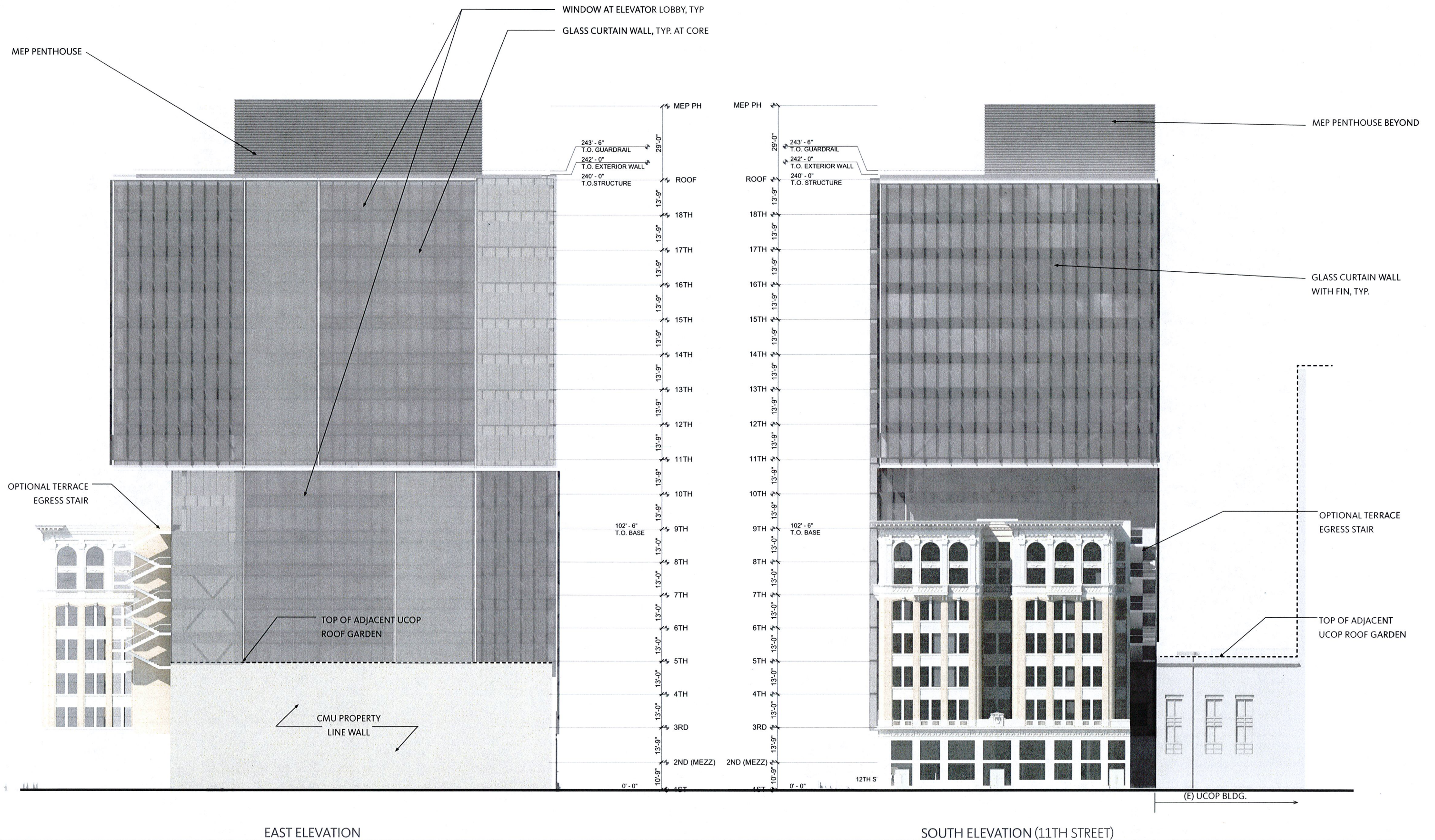


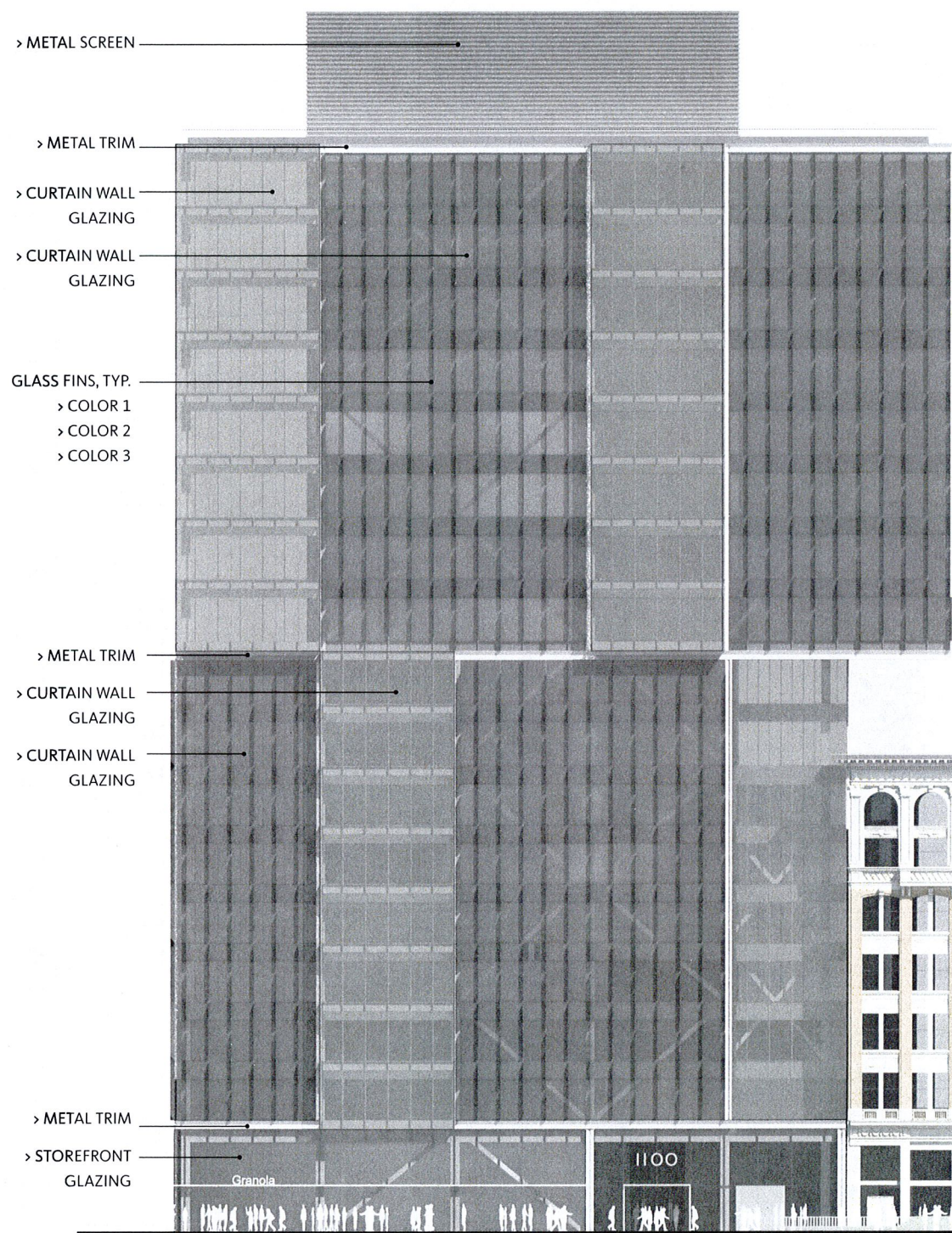




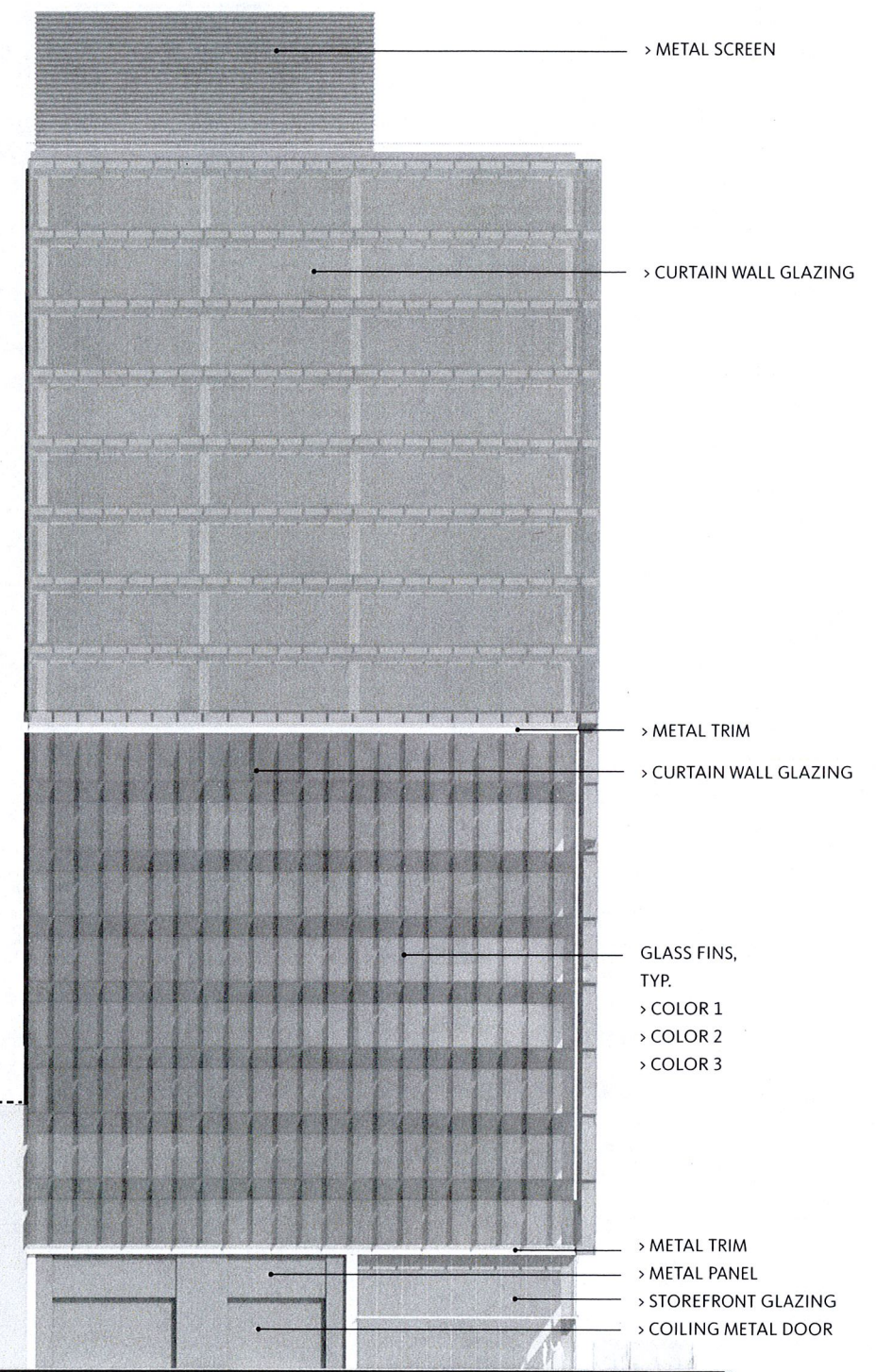
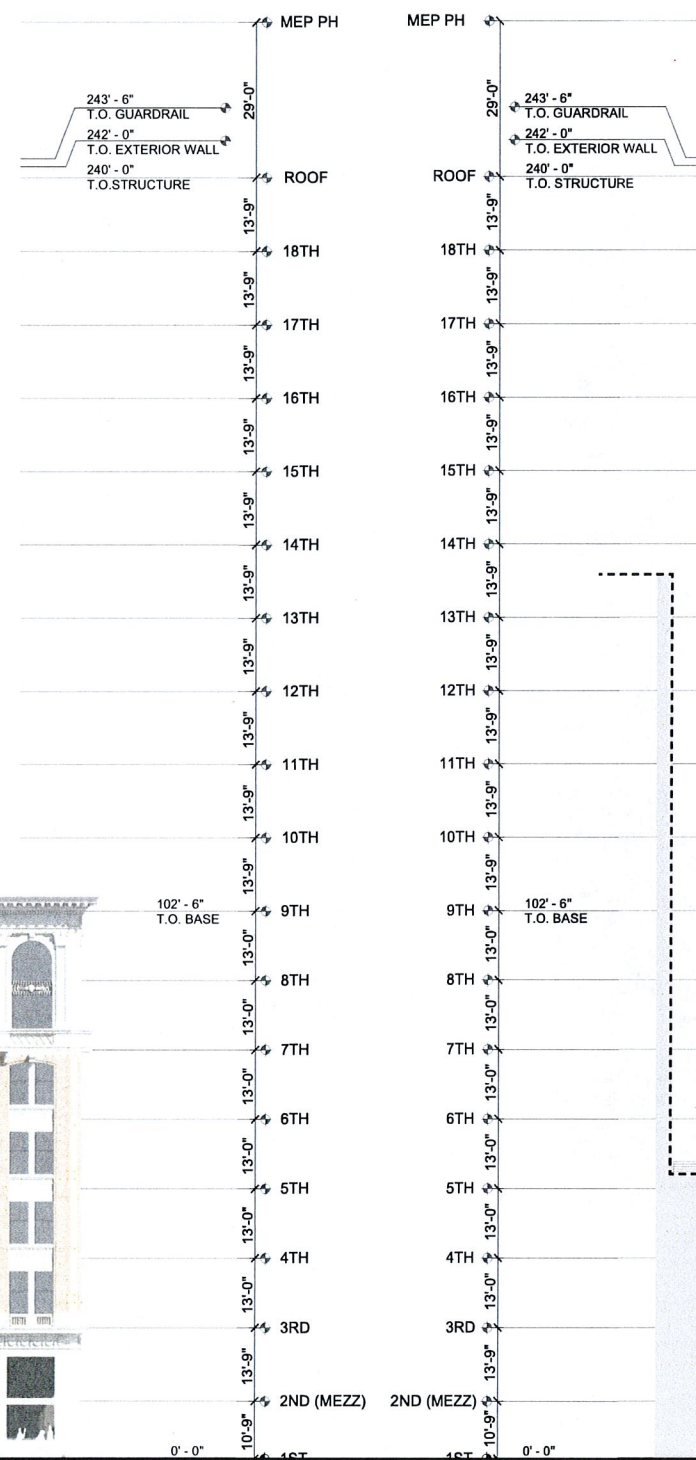




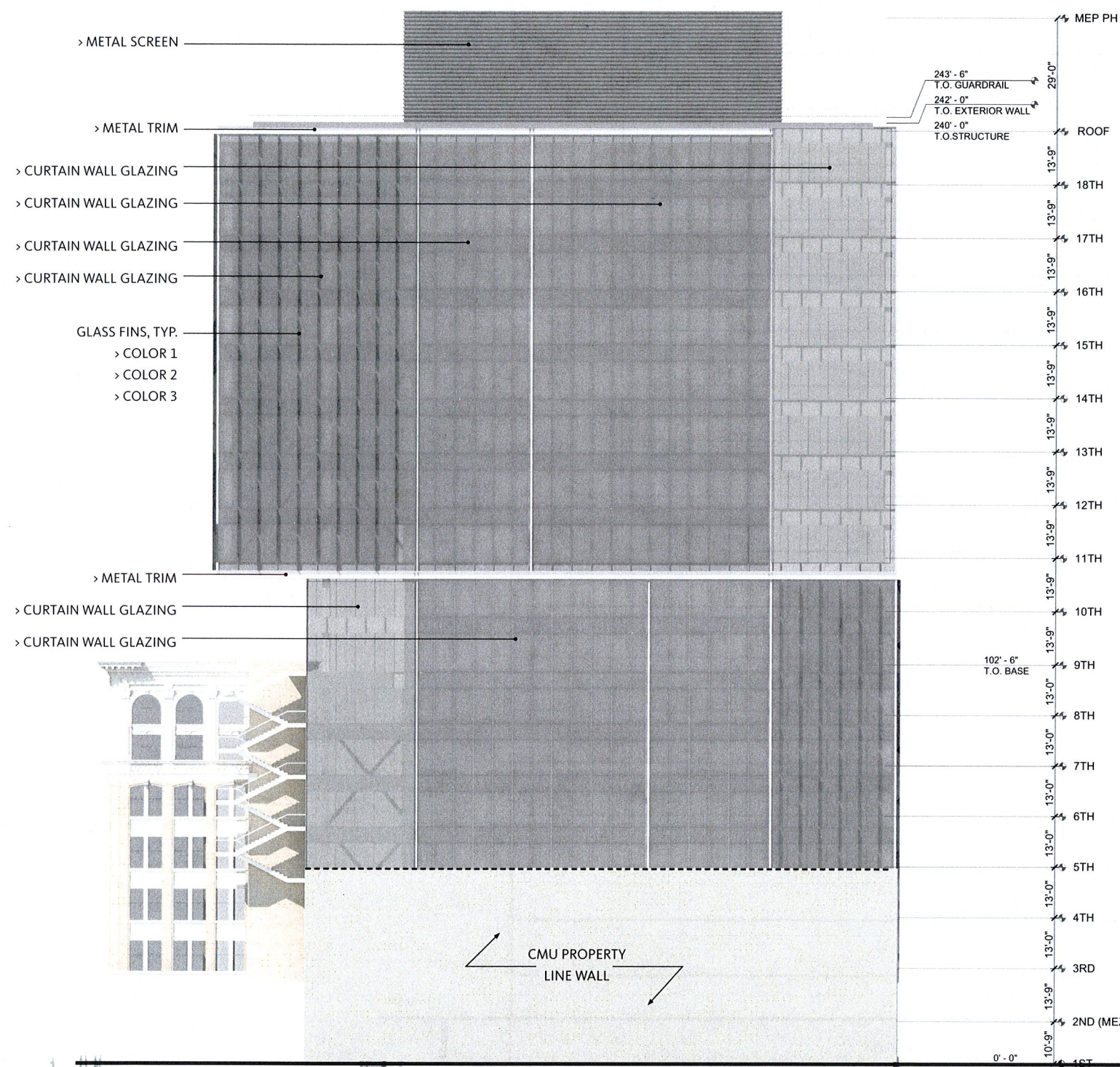




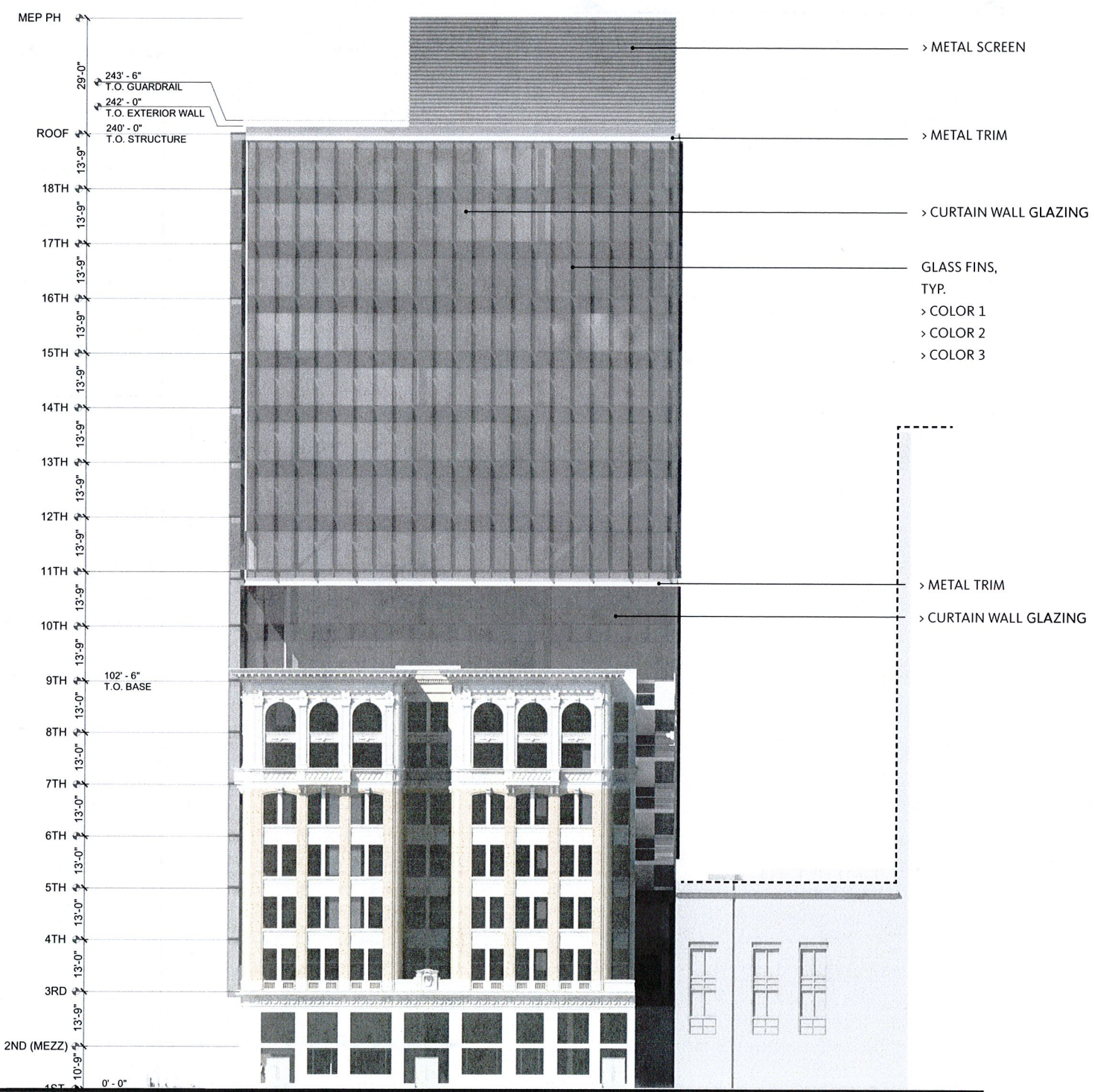
WEST ELEVATION (BROADWAY)



NORTH ELEVATION (12TH STREET)

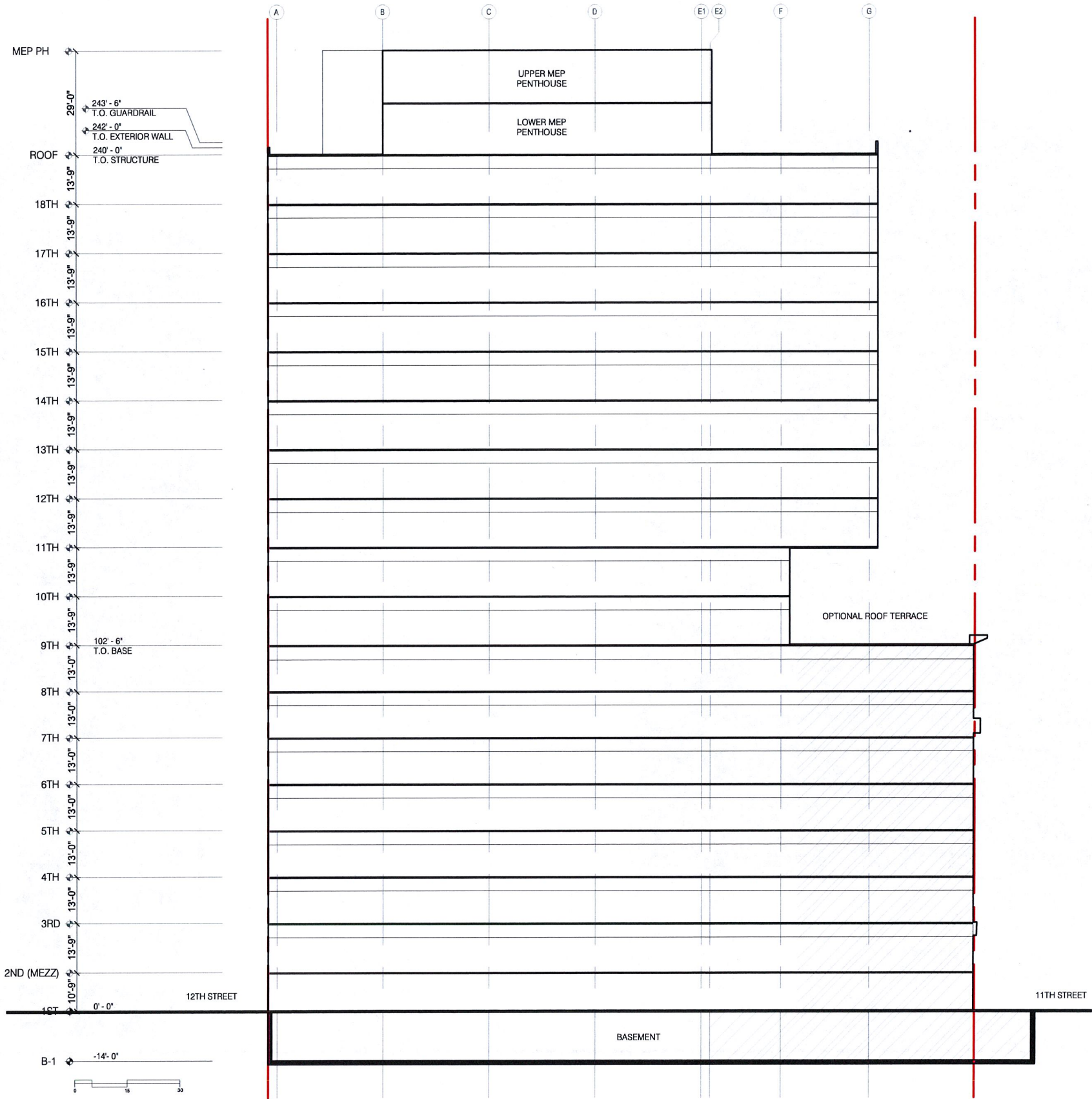
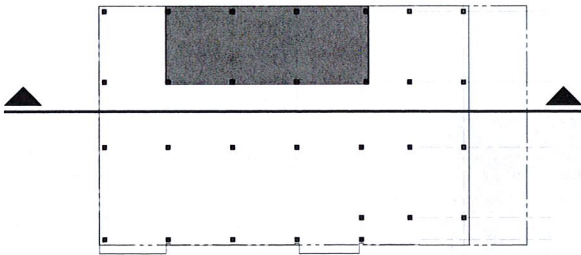


EAST ELEVATION

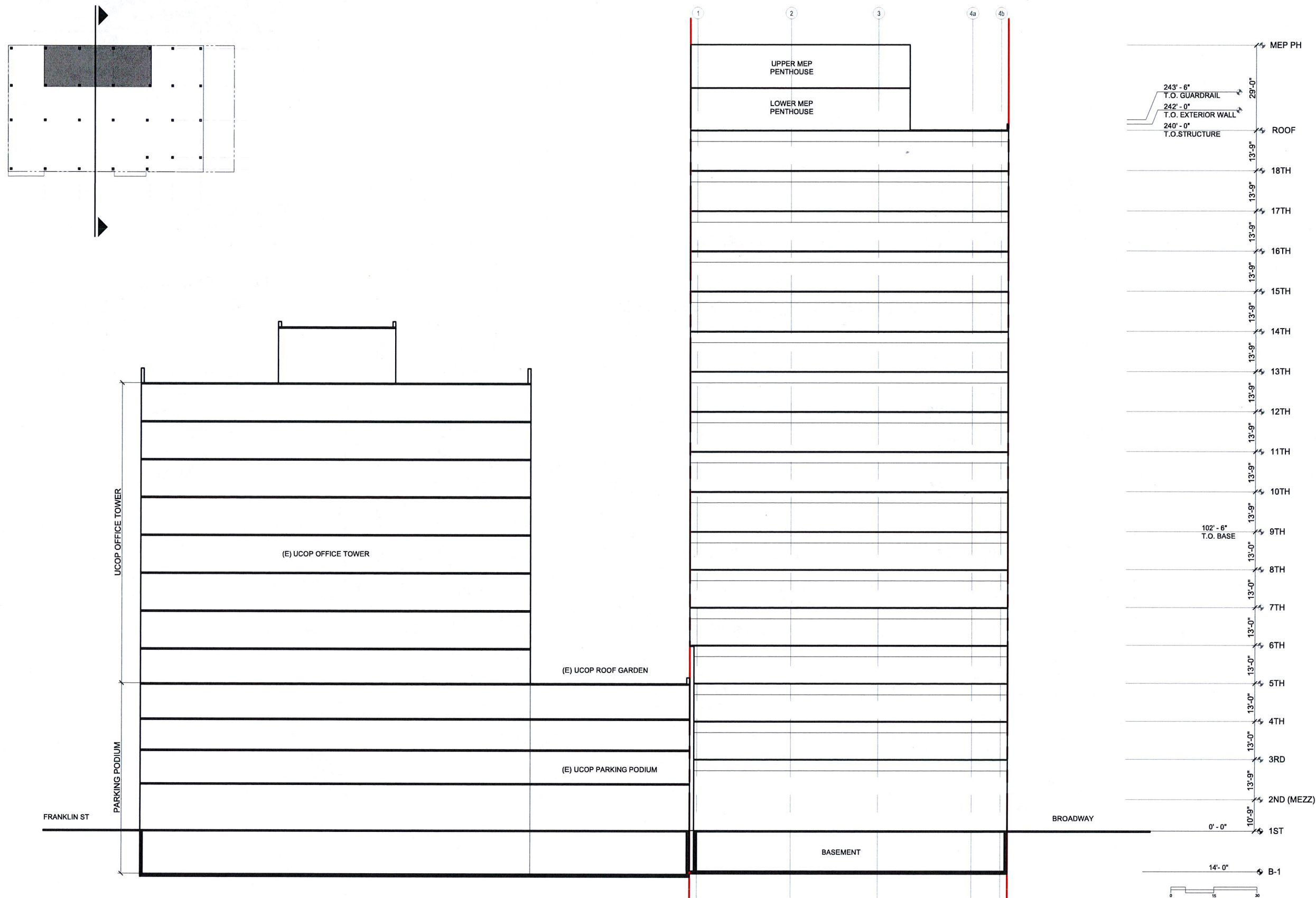


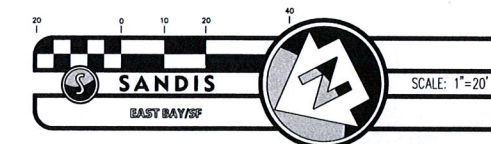
SOUTH ELEVATION (11TH STREET)

SECTION A-A



SECTION B-B





TITLE REPORT

THE BOUNDARY FOR THIS SURVEY IS BASED ON THE PRELIMINARY TITLE REPORT BY FIRST AMERICAN TITLE COMPANY, ORDER NUMBER NCS-785427-SF, ORIGINALLY DATED AUGUST 4, 2016, AMENDED DECEMBER 1, 2016.

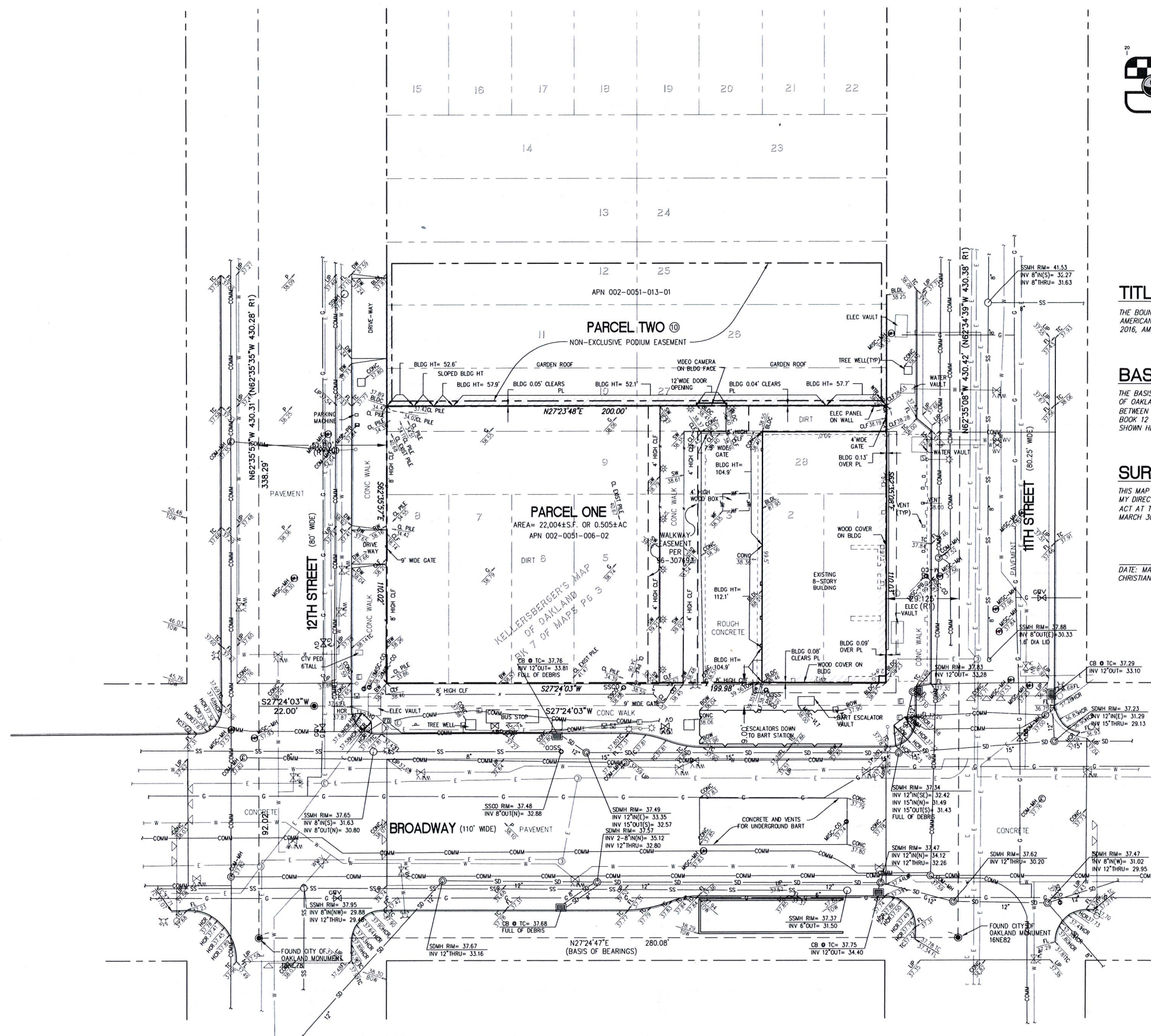
BASIS OF BEARINGS

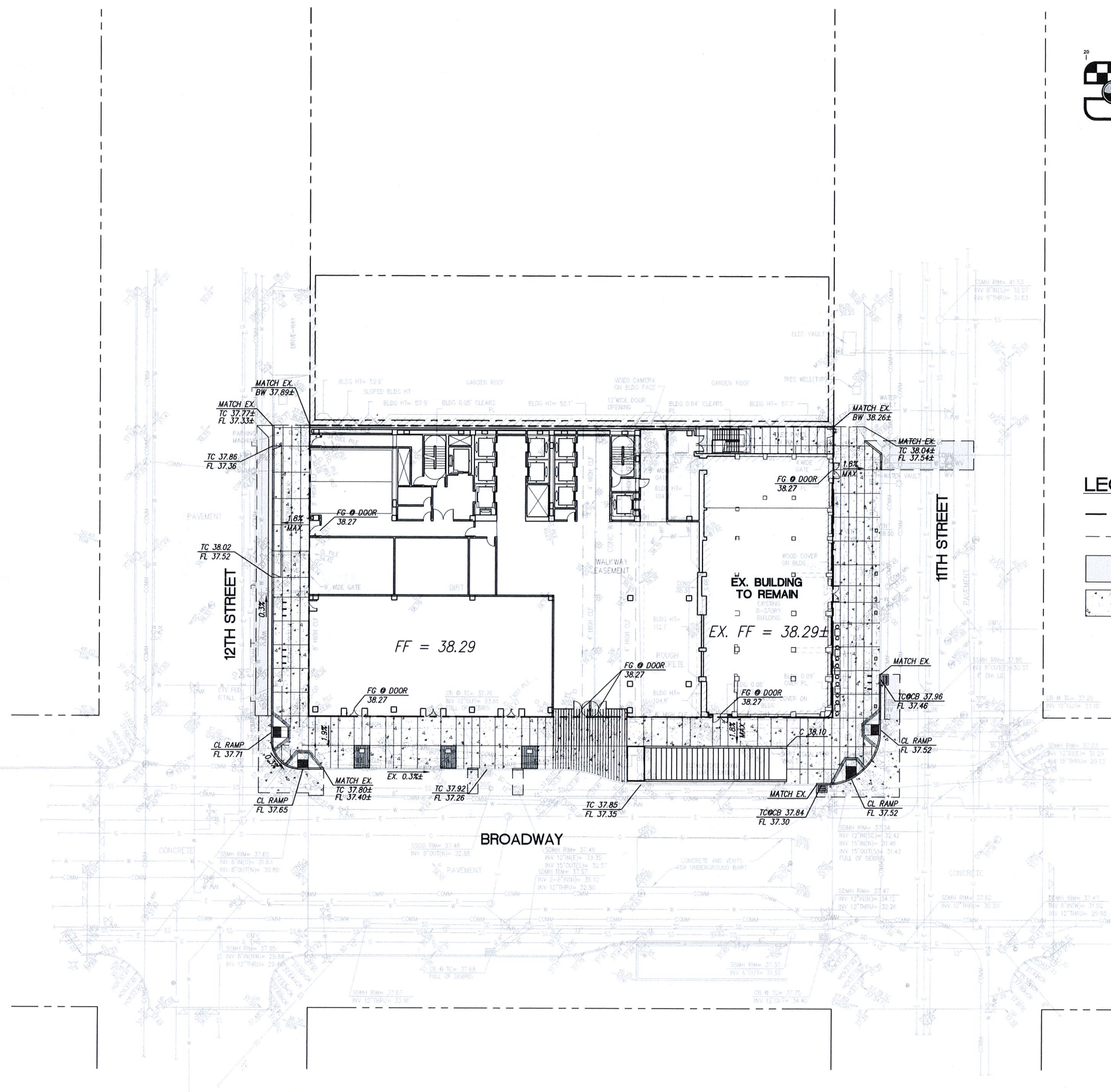
THE BASIS OF BEARINGS OF THIS SURVEY IS THE MONUMENT LINE BETWEEN THE CITY OF OAKLAND MONUMENTS 16NEB2 AND 16NE78 ON THE WEST SIDE OF BROADWAY BETWEEN 11TH STREET AND 12TH STREET, TAKEN AS N27°24'47"E, AS SHOWN IN BOOK 12 OF RECORDS OF SURVEY AT PAGE 51, ALAMEDA COUNTY RECORDS, AND AS SHOWN HEREON.

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A TOPOGRAPHIC SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS ACT AT THE REQUEST OF 1100 BROADWAY OWNER: LLC C/O ELLIS PARTNERS ON MARCH 30, 2017.

DATE: MAY 12, 2017
CHRISTIAN CINTAN, L.S. 8941





LEGEND

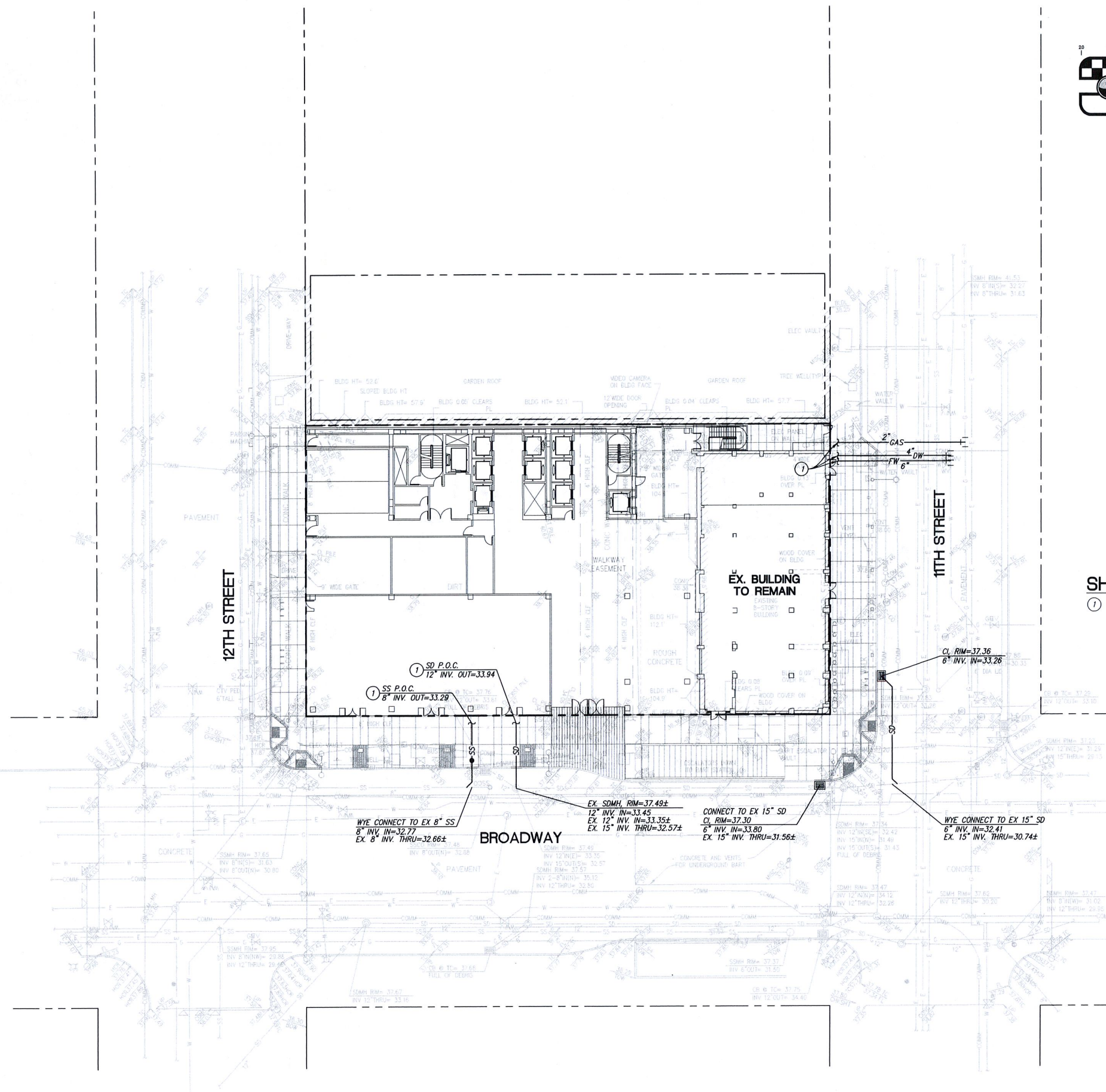
- PROPERTY LINE
- SAWCUT LINE
- AC PAVEMENT
- CONCRETE

EARTHWORK QUANTITIES:

IMPORT = 0 CY
EXPORT (DEMO) = 7,415 CY*
EXPORT (EARTH) = 2,610 CY
FILL = 0 CY
CUT = 2,610 CY

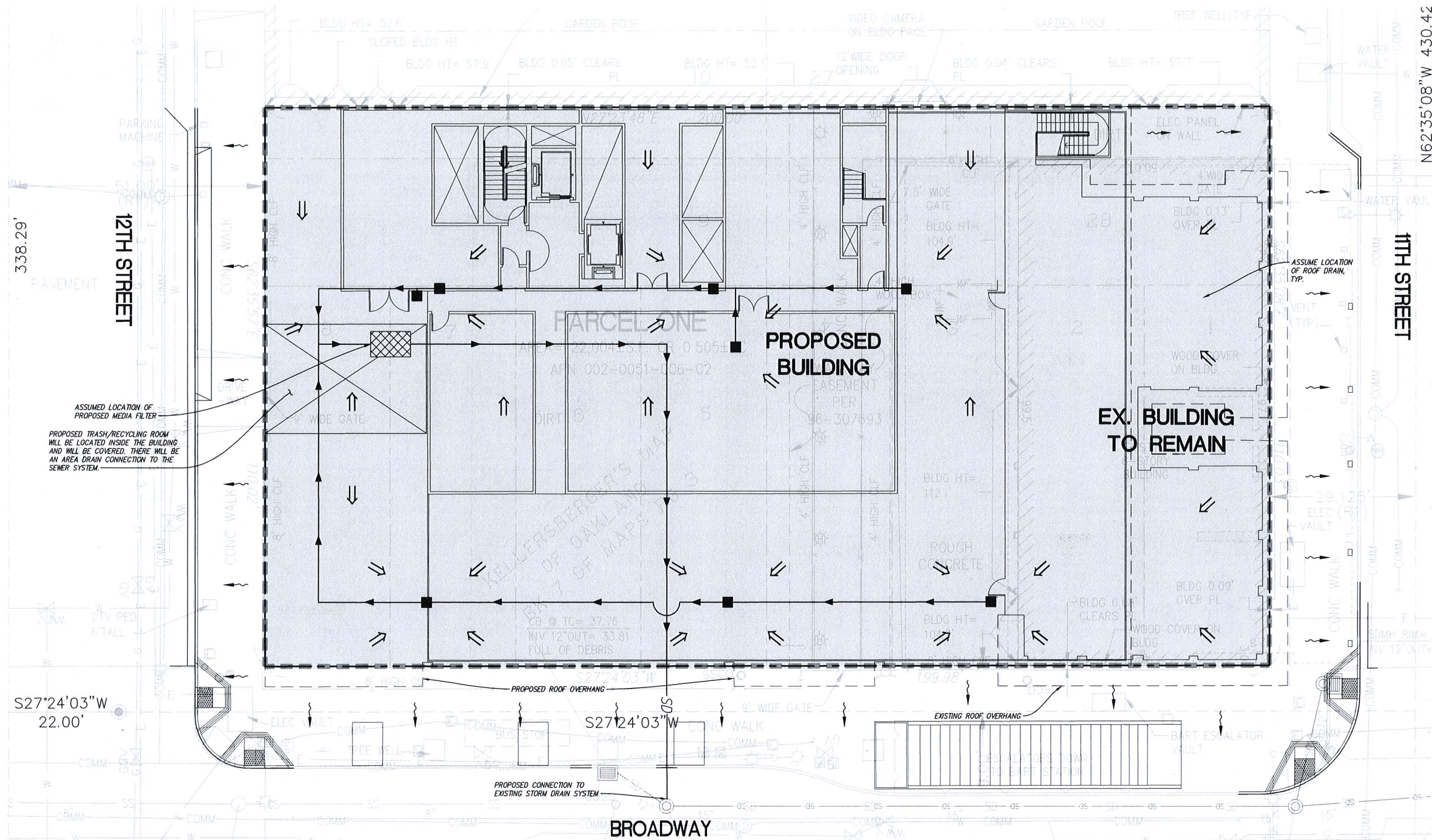
* EXISTING 14-FOOT DEEP BASEMENT WAS PREVIOUSLY FILLED WITH RUBBLE, DEBRIS, AND EXCESS EXCAVATION MATERIAL UPON DEMOLITION OF EXISTING BUILDING. REMOVAL OF RUBBLE AND DEBRIS UP TO A DEPTH OF 14 FEET SHALL NOT BE CONSIDERED EARTHWORK.

NOTE:
THE EARTHWORK QUANTITIES SHOWN ARE PROVIDED FOR THE PURPOSE OF GRADING PERMIT APPROVAL ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CARRY OUT THE CUT/FILL, IMPORT/EXPORT AS NECESSARY TO MEET THE DESIGN GRADES AS SHOWN ON THE PLANS REGARDLESS OF THE ESTIMATED EARTHWORK QUANTITIES AS INDICATED. SIGNIFICANT REVISIONS TO THE QUANTITIES NEED REVIEW BY THE CITY. FILL SHORTAGE IS ANTICIPATED TO COME FROM ON-SITE SPOILS ACQUIRED FROM UTILITY TRENCHES AND FOOTING SPOILS.



SHEET NOTES:

- ① UTILITY POINT OF CONNECTION. SEE MEP PLANS FOR CONTINUATION.



STORMWATER MANAGEMENT NOTES

- 1. THE PROPOSED PROJECT WILL INCLUDE MORE THAN 10,000 SQUARE FEET OF IMPERVIOUS SURFACE AND HAS THEREBY BEEN PLANNED TO COMPLY WITH THE PROVISION C.3 - NEW DEVELOPMENT AND REDEVELOPMENT OF THE MUNICIPAL REGIONAL STORMWATER PERMIT (ORDER NO. R2-2009-0074).
- 2. 50% RULE CHECK - WHERE A REDEVELOPMENT PROJECT RESULTS IN AN ALTERATION OF MORE THAN 50 PERCENT OF THE IMPERVIOUS SURFACE OF A PREVIOUSLY EXISTING DEVELOPMENT, THE ENTIRE PROJECT, CONSISTING OF ALL EXISTING, NEW, AND/OR REPLACED IMPERVIOUS SURFACES, MUST BE INCLUDED IN THE TREATMENT SYSTEM DESIGN. THEREFORE THE PROJECT IS REQUIRED TO PROVIDE TREATMENT FOR ALL EXISTING, NEW, AND/OR REPLACED IMPERVIOUS SURFACES.
- 3. GENERAL STORMWATER QUALITY APPROACH - STORMWATER QUALITY FEATURES WILL INCLUDE MINIMIZING IMPERVIOUS SURFACES, AND DIRECTING STORMWATER TO A MEDIA FILTER LOCATED IN THE BASEMENT WHICH WILL REMOVE SUSPENDED SOLIDS AND SEDIMENT FROM THE STORMWATER BEFORE IT LEAVES THE SITE.
- 4. SIZING CRITERIA - STORMWATER QUALITY FEATURES WILL BE SIZED TO COMPLY WITH THE NPDES PERMIT PROVISION C.3 AND THE LATEST EDITION (2013) OF THE ALAMEDA COUNTY STORMWATER MANUAL. THE PROPOSED MEDIA FILTER HAS BEEN SIZED USING A FLOW HYDRAULICS DESIGN BASIS, ASSUMING A FLOW OF RUNOFF RESULTING FROM A RAIN EVENT EQUAL TO AT LEAST 0.2 IN/HR INTENSITY RATE.
- 5. HYDROMODIFICATION - THE PROJECT IS NOT LOCATED IN AN AREA THAT IS REQUIRED TO DESIGN STORMWATER CONVEYANCES TO ACCOUNT FOR HYDROMODIFICATION.
- 6. THIS PROJECT IS CONSIDERED SPECIAL CATEGORY TYPE A. THEREFORE THE SITE CAN USE LID OR NON-LID STORMWATER TREATMENT PER THE ALAMEDA COUNTY C.3 TECHNICAL MANUAL (2015).

LEGEND

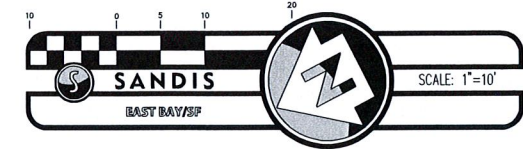
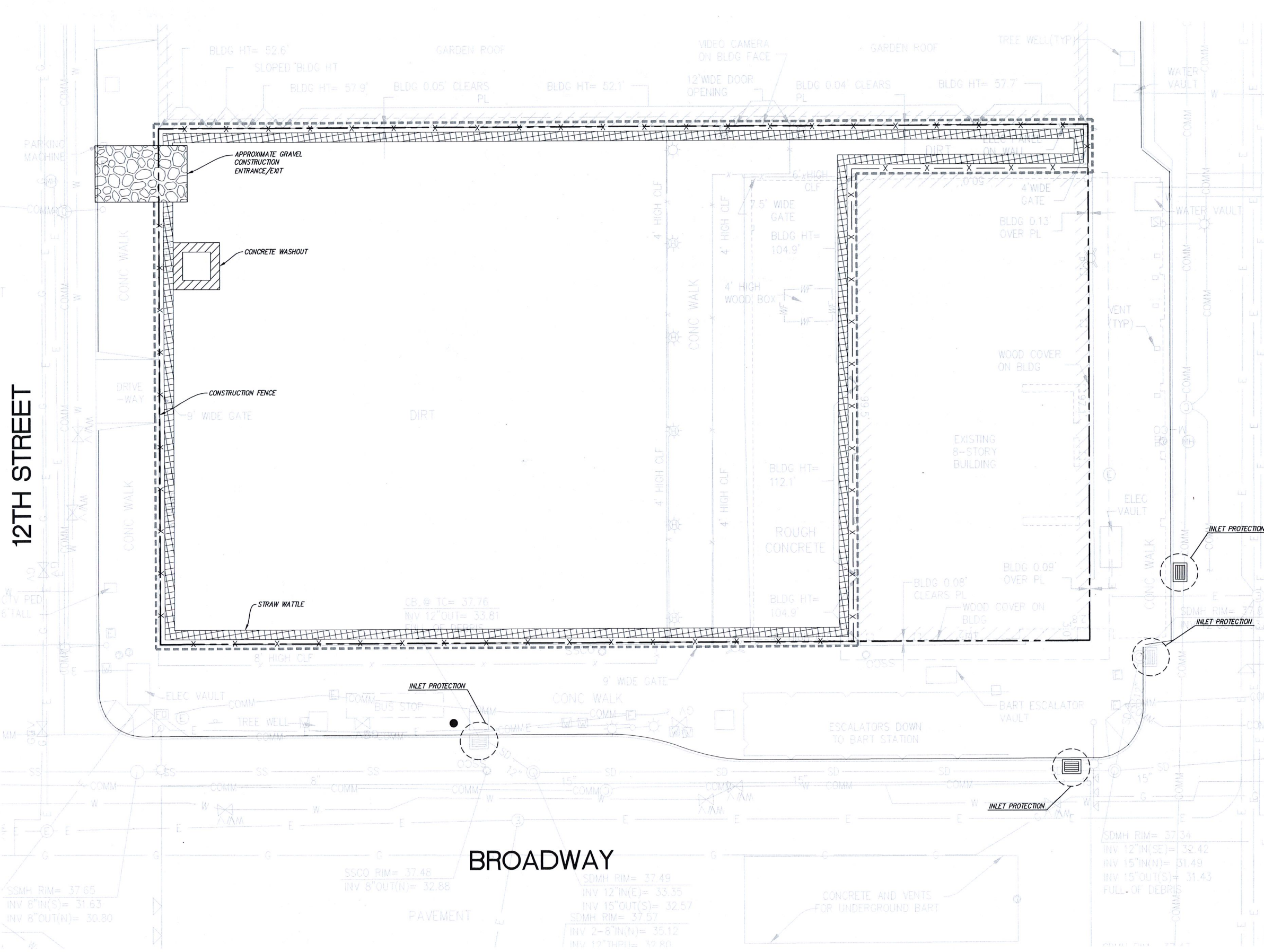
Legend symbols and descriptions: PROPERTY LINE, DRAINAGE AREA, EXISTING STORM DRAIN MAIN, PROPOSED STORM DRAIN LINE, ASSUMED ROOF DRAIN PIPE ROUTING, PROPOSED TRASH ROOM LOCATION, ASSUMED DIRECTION OF ROOF RUNOFF, DIRECTION OF SURFACE RUNOFF, ASSUMED LOCATION OF ROOF DRAIN, EXISTING TO REMAIN, NEW, AND REPLACED IMPERVIOUS AREA TO BE TREATED, ASSUMED LOCATION OF MEDIA FILTER AND VAULT DESIGNED IN ACCORDANCE WITH ALAMEDA COUNTY C3 STORM MANUAL.

AREA SUMMARY

TOTAL SITE AREA ¹ (SF)	TOTAL AREA DISTURBED ² (SF)	EXISTING PRE-PROJECT IMPERVIOUS SURFACE ³ (SF)	EXISTING IMPERVIOUS SURFACE TO REMAIN ³ (SF)	REPLACED IMPERVIOUS SURFACE ⁴ (SF)	NEW IMPERVIOUS SURFACE ⁵ (SF)	TOTAL POST-PROJECT IMPERVIOUS SURFACE ⁶ (SF)	TOTAL POST-PROJECT PERVIOUS SURFACE ⁷ (SF)
22,000	17,000	8,600	5,000	3,600	13,400	22,000	0

- NOTES:
- 1. LAND AREA DISTURBED IS EQUAL TO THE SURFACE AREA OF CONSTRUCTION ACTIVITIES, INCLUDING GRADING, CONSTRUCTION, STAGING, AND STORAGE AREAS.
 - 2. EXISTING/PRE-PROJECT IMPERVIOUS SURFACE IS EQUAL TO THE TOTAL AMOUNT OF IMPERVIOUS SURFACE ON-SITE PRIOR TO THE PROJECT.
 - 3. EXISTING IMPERVIOUS SURFACE TO REMAIN IS EQUAL TO THE ROOF OF THE EXISTING KEY SYSTEM BUILDING.
 - 4. REPLACED IMPERVIOUS SURFACE IS EQUAL TO THE PROJECT IMPERVIOUS SURFACE THAT REPLACES EXISTING PRE-PROJECT IMPERVIOUS SURFACE.
 - 5. NEW IMPERVIOUS SURFACE IS EQUAL TO THE PROJECT IMPERVIOUS SURFACE THAT REPLACES EXISTING PRE-PROJECT PERMEABLE SURFACE.
 - 6. TOTAL POST-PROJECT IMPERVIOUS SURFACE IS EQUAL TO THE TOTAL AMOUNT OF IMPERVIOUS SURFACE ON-SITE AFTER COMPLETION OF THE PROJECT. THIS AREA IS REQUIRED TO BE TREATED BY LID OR NON-LID TREATMENT MEASURES. SEE STORMWATER MANAGEMENT NOTES.
 - 7. TOTAL SITE AREA INCLUDES ALL SURFACES WITHIN THE PROPERTY LINES AND DOES NOT INCLUDE AREA IN PUBLIC RIGHT OF WAY.

12TH STREET

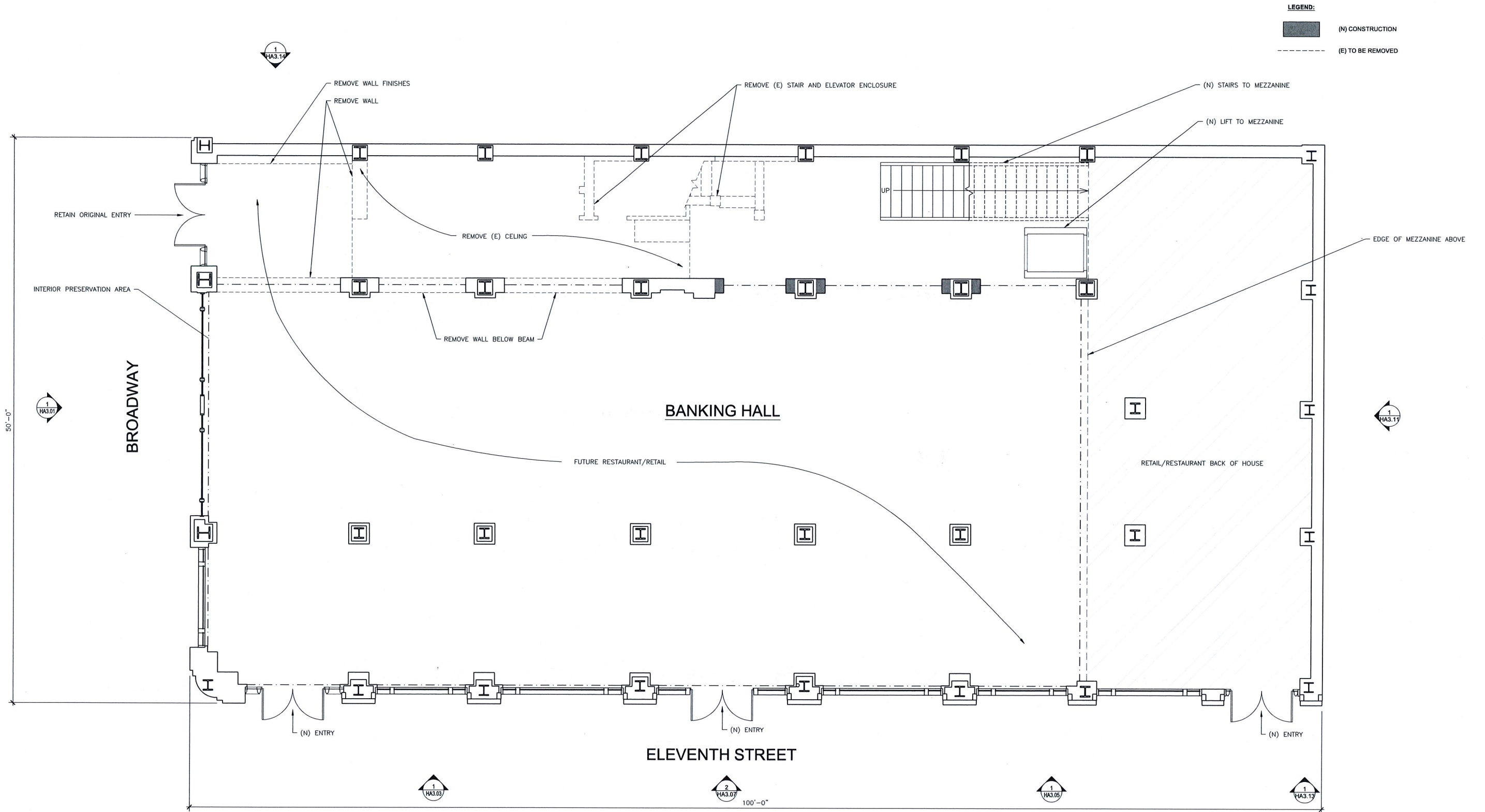


LEGEND

- APPROXIMATE GRAVEL CONSTRUCTION ENTRANCE, OR CONTRACTOR TO LOCATE AS APPROPRIATE
- CONCRETE WASHOUT
- STRAW WATTLE
- INLET PROTECTION
- APPROXIMATE AREA OF CONSTRUCTION DISTURBANCE

WATER POLLUTION CONTROL NOTES:

- TEMPORARY CONSTRUCTION ENTRANCE/EXIT LOCATION SHOWN IS APPROXIMATE. CONTRACTOR TO PROVIDE LOCATION WHERE APPROPRIATE.
- THIS PLAN REPRESENTS POSSIBLE WATER POLLUTION CONTROL MEASURES INCLUDING EROSION CONTROL AND SEDIMENT CONTROL.
- EXISTING SURFACES SHALL BE UNDISTURBED TO THE EXTENT PRACTICAL.
- GROUND WATER SHALL NOT BE DISCHARGED WITH STORM WATER. GROUND WATER DEWATERING OPERATIONS SHALL BE COORDINATED AS NEEDED WITH OWNER.
- CONTRACTOR SHALL PROVIDE EFFECTIVE SOIL COVER FOR AREAS OF CONSTRUCTION ACTIVITY THAT HAVE BEEN DISTURBED AND ARE NOT SCHEDULED TO BE ACTIVE FOR AT LEAST 14 DAYS.
- ALL EROSION CONTROL AND SEDIMENT CONTROLS TO BE OBTAINED INSTALLED AND MAINTAINED AS REQUIRED IN PROJECT SWPPP.
- CONTRACTOR TO INSTALL RUN-ON AND RUN-OFF CONTROL MEASURES ACCORDING TO PLANS OR AS NECESSARY TO ENSURE SEDIMENT IS NOT TRANSPORTED FROM SITE.
- NO ACTIVE CONSTRUCTION IS ALLOWED UNTIL SWPPP IS APPROVED BY THE R.E. THE SWPPP BINDER AND ALL AMENDMENTS MUST BE PRESENT ON SITE DURING ALL CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL BE REQUIRED TO CONDUCT ALL MONITORING AND REPORT.
- CONTRACTOR TO PROVIDE BACK-UP EROSION PREVENTION MEASURES (SOIL STABILIZATION) WITH SEDIMENT CONTROL MEASURES SUCH AS STRAW WATTLES, SILT FENCE, GRAVEL INLET FILTERS, AND/OR SEDIMENT TRAPS OR BASINS. ENSURE CONTROL MEASURES ARE ADEQUATE, IN PLACE, AND IN OPERABLE CONDITIONS. SEDIMENT CONTROLS, INCLUDING INLET PROTECTION, ARE NECESSARY BUT SHOULD BE A SECONDARY DEFENSE BEHIND GOOD EROSION CONTROL MEASURES.
- STOCKPILE LOCATION(S) TO BE DETERMINED BY THE CONSTRUCTION SCHEDULE. CONTRACTOR TO COORDINATE WITH SITE OSP.

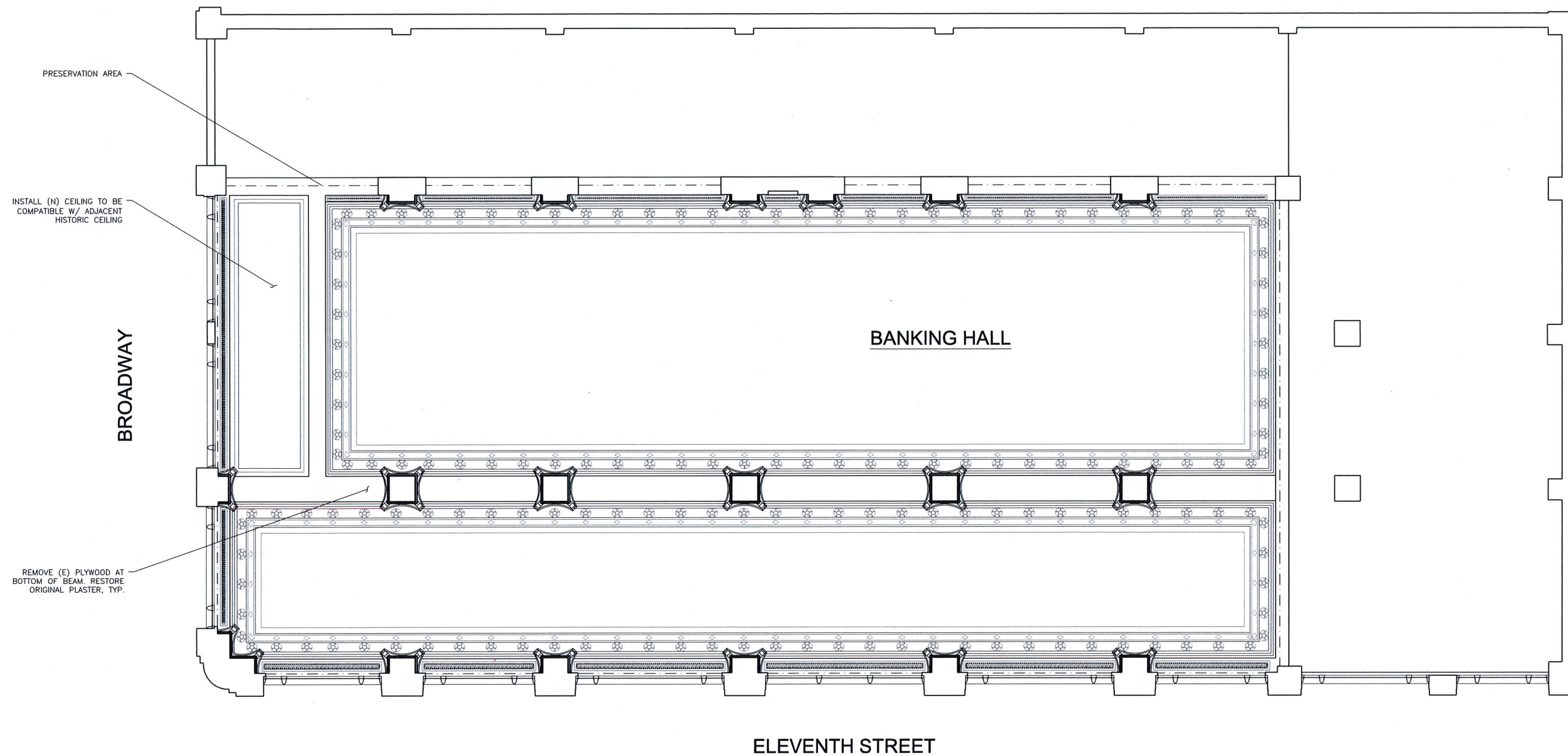


GENERAL NOTES:

1. ALL INTERIOR RESTORATION WORK TO TAKE PLACE IN AREA DESIGNATED AS PRESERVATION AREA.
2. REPAIR ALL EXISTING ORNAMENTAL PLASTER AT COLUMNS AND WALLS.
3. REPLACE AREAS OF MISSING PLASTER AND REPLICATE ORNAMENT AS NECESSARY.
4. SEE REFLECTED CEILING PLAN FOR COLUMN CAPITALS AND CEILING.
5. SEE ELEVATIONS FOR EXTERIOR MATERIALS, DOORS AND WINDOWS.
6. STOREFRONT ENTRIES SHOWN AT PROJECTED LOCATIONS. FINAL LOCATION OF NEW ENTRIES TO BE DETERMINED BASED ON TENANT REQUIREMENTS.

1 GROUND FLOOR DEMO AND PRESERVATION PLAN

SCALE: 1/4" = 1'-0"



GENERAL NOTES:

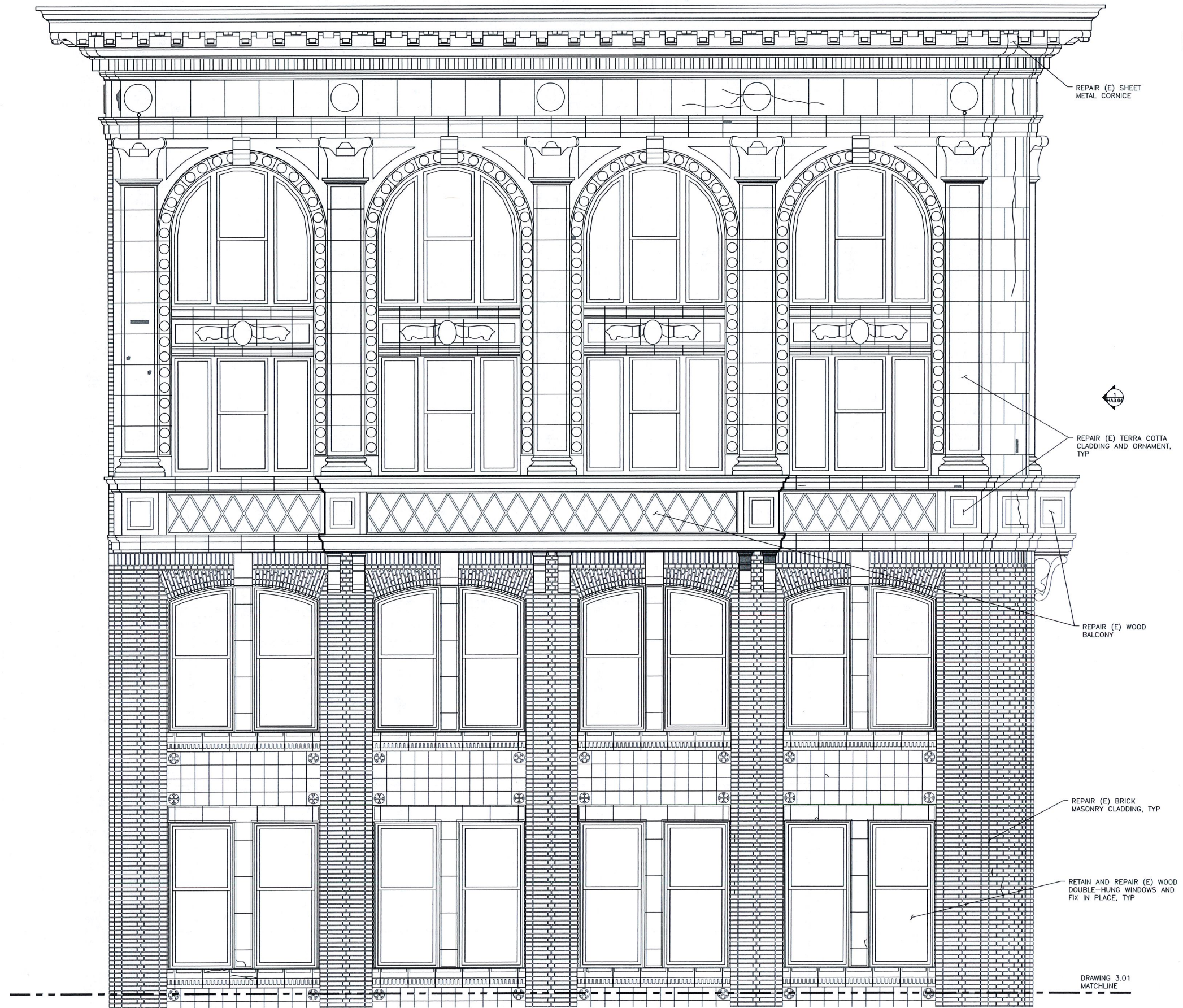
1. REPAIR ALL EXISTING ORNAMENTAL PLASTER AT COLUMNS, BEAMS, COLUMN CAPITALS AND CEILINGS.
2. REPLACE AREAS OF MISSING PLASTER AND REPLICATE ORNAMENT AS NECESSARY.

1 REFLECTED CEILING RESTORATION PLAN
SCALE: 1/4" = 1'-0"

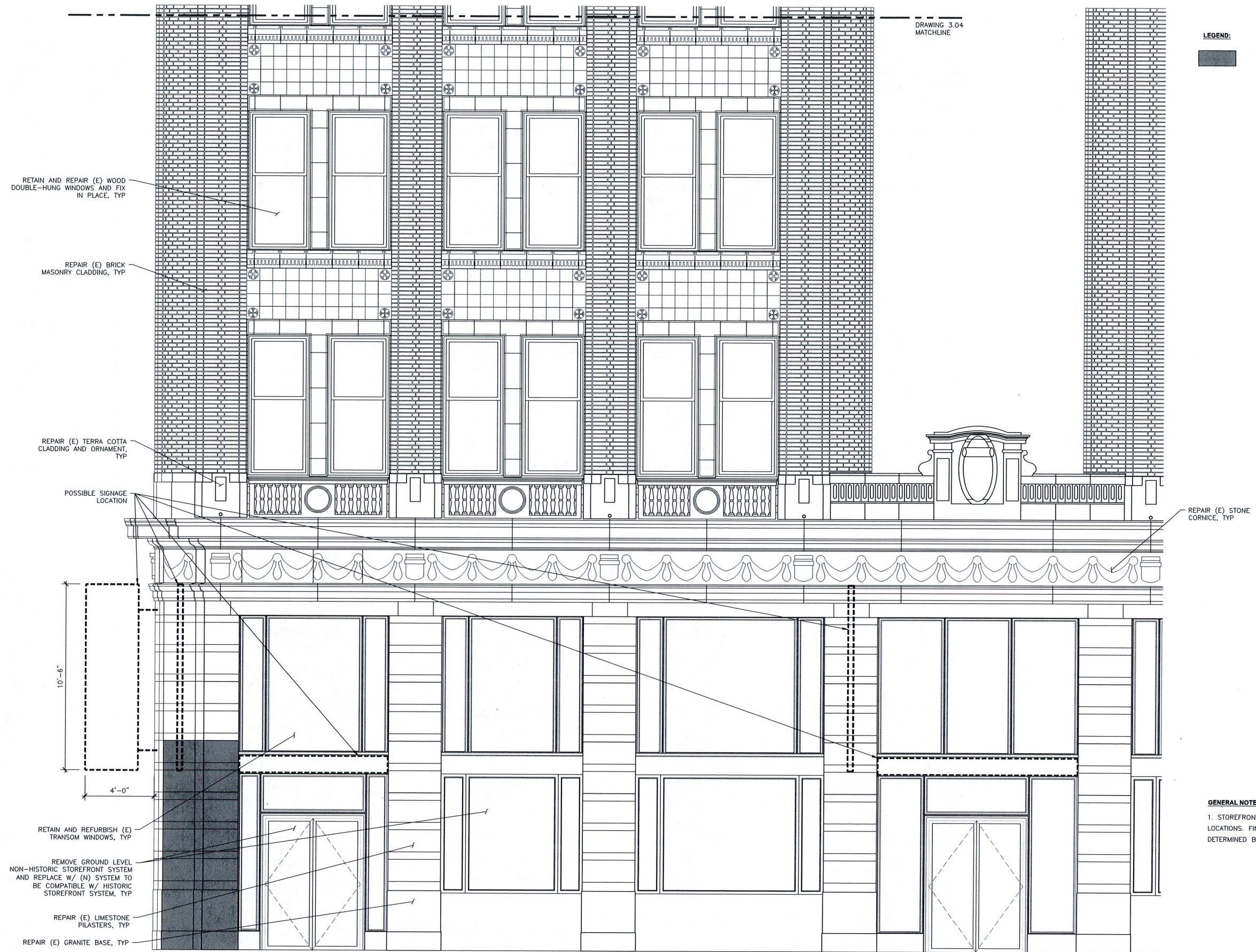


GENERAL NOTES:
1. STOREFRONT ENTRIES SHOWN AT PROJECTED LOCATIONS. FINAL LOCATION OF NEW ENTRIES TO BE DETERMINED BASED ON TENANT REQUIREMENTS.

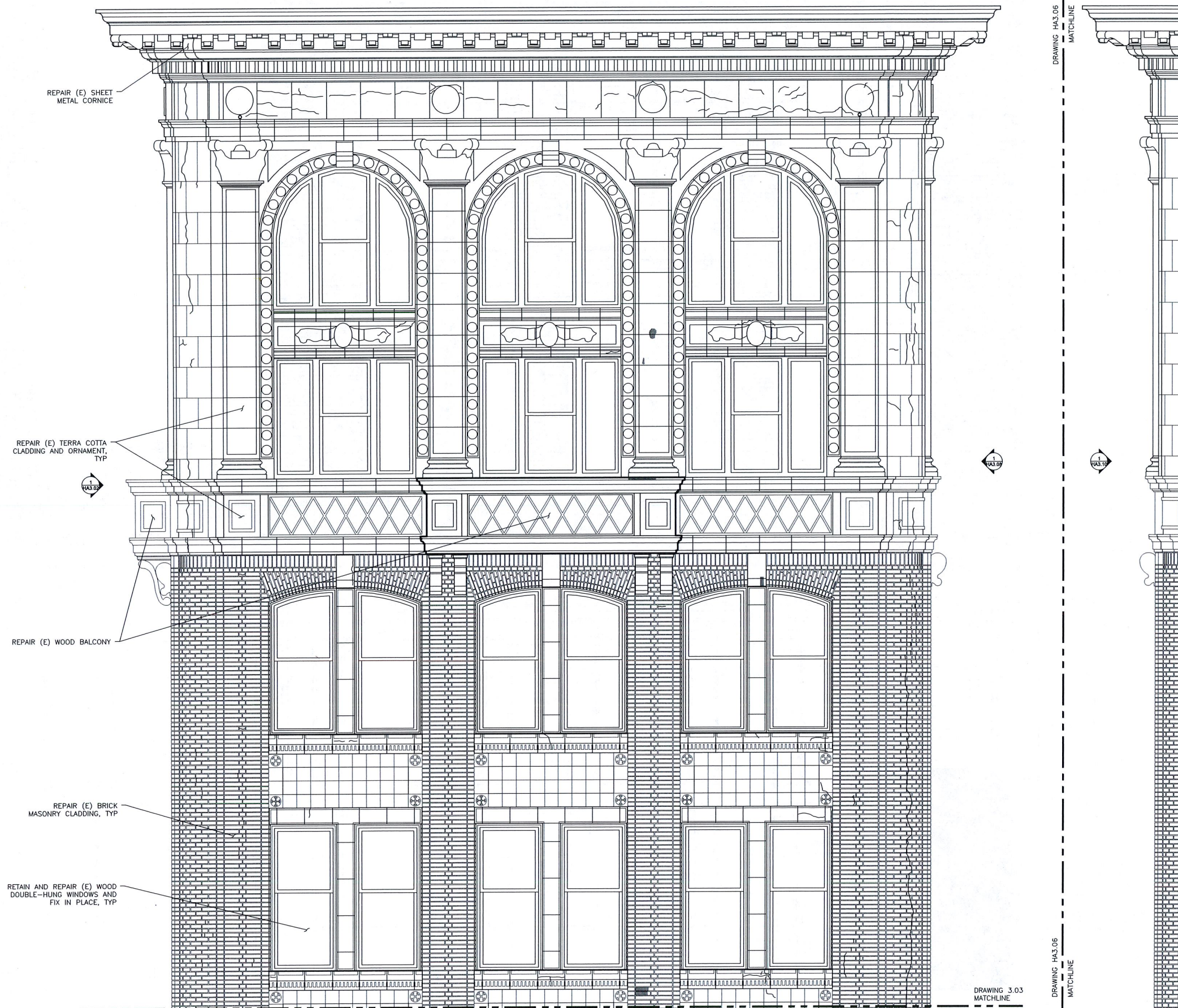
1 PARTIAL WEST (BROADWAY) ELEVATION - FLOORS 1-4
SCALE: 3/8" = 1'-0"



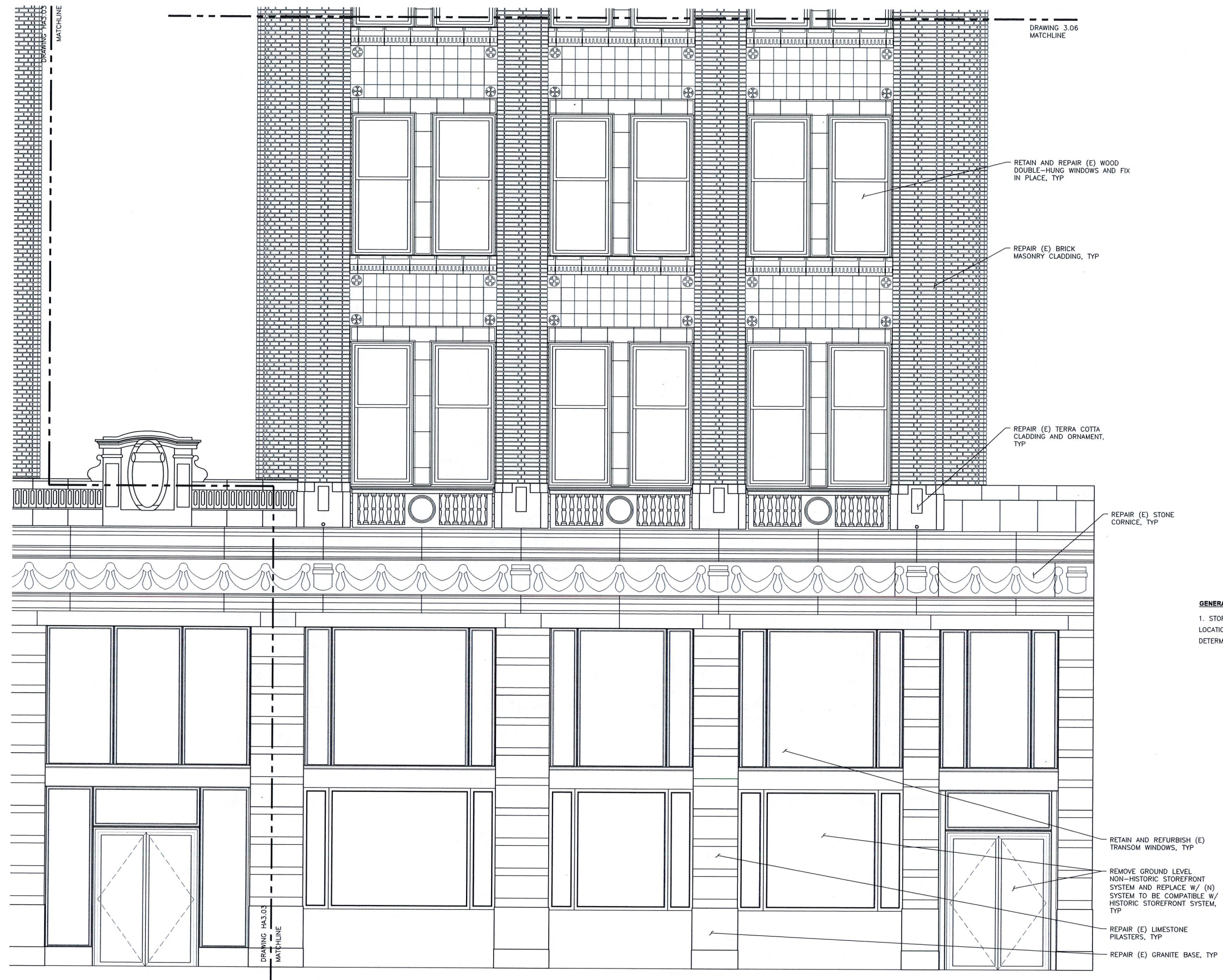
1 PARTIAL WEST (BROADWAY) ELEVATION - FLOORS 5-ROOF
SCALE: 3/8" = 1'-0"



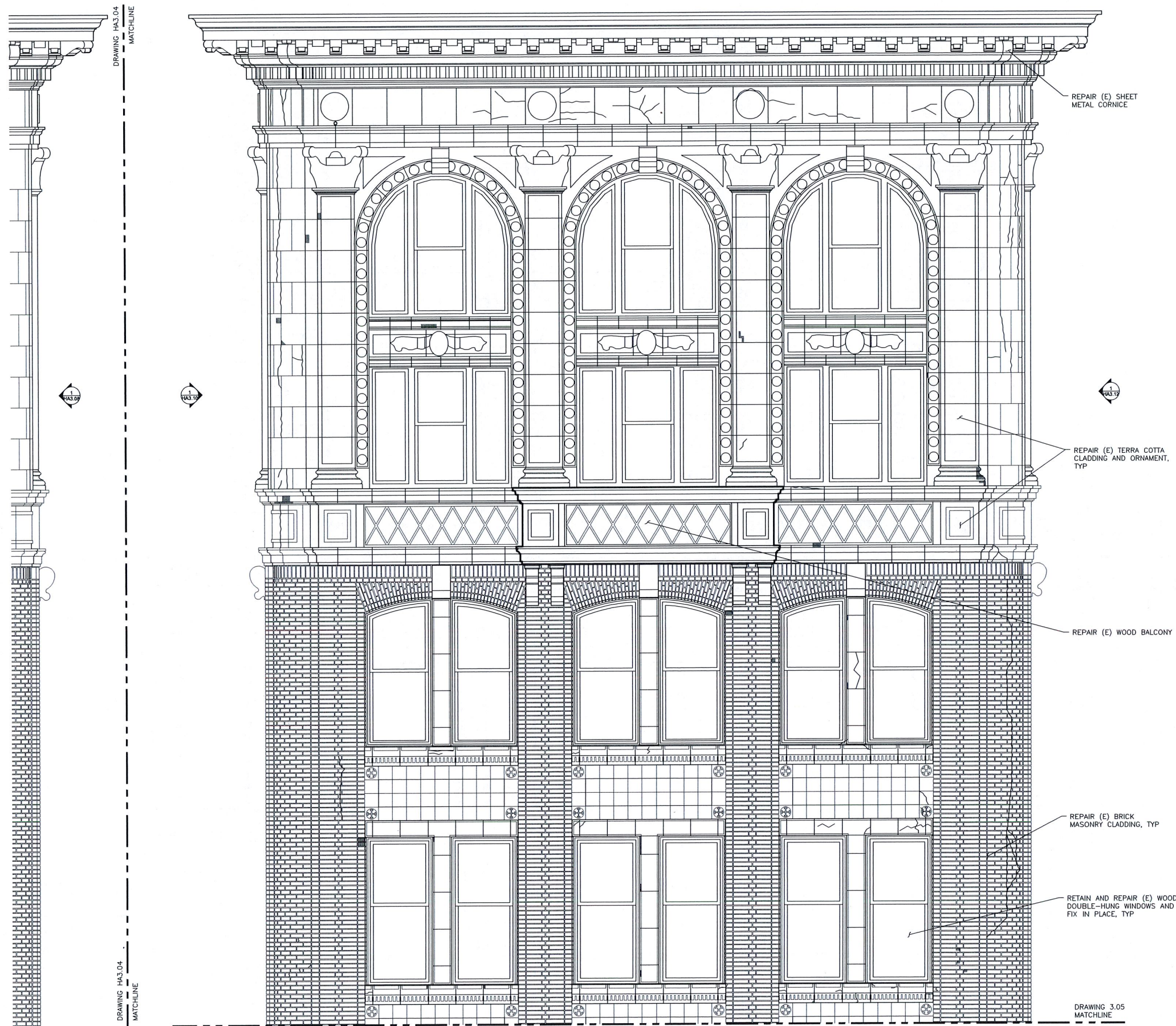
1 PARTIALSOUTH ELEVATION - WEST TOWER - FLOORS 1-4
SCALE: 3/8" = 1'-0"



1 PARTIAL SOUTH (11th STREET) ELEVATION - WEST TOWER - FLOORS 5-ROOF
SCALE: 3/8" = 1'-0"



1 PARTIAL SOUTH ELEVATION - EAST TOWER - FLOORS 1-4
SCALE: 3/8" = 1'-0"



1 PARTIAL SOUTH (11th STREET) ELEVATION - EAST TOWER - FLOORS 5-ROOF
SCALE: 3/8" = 1'-0"

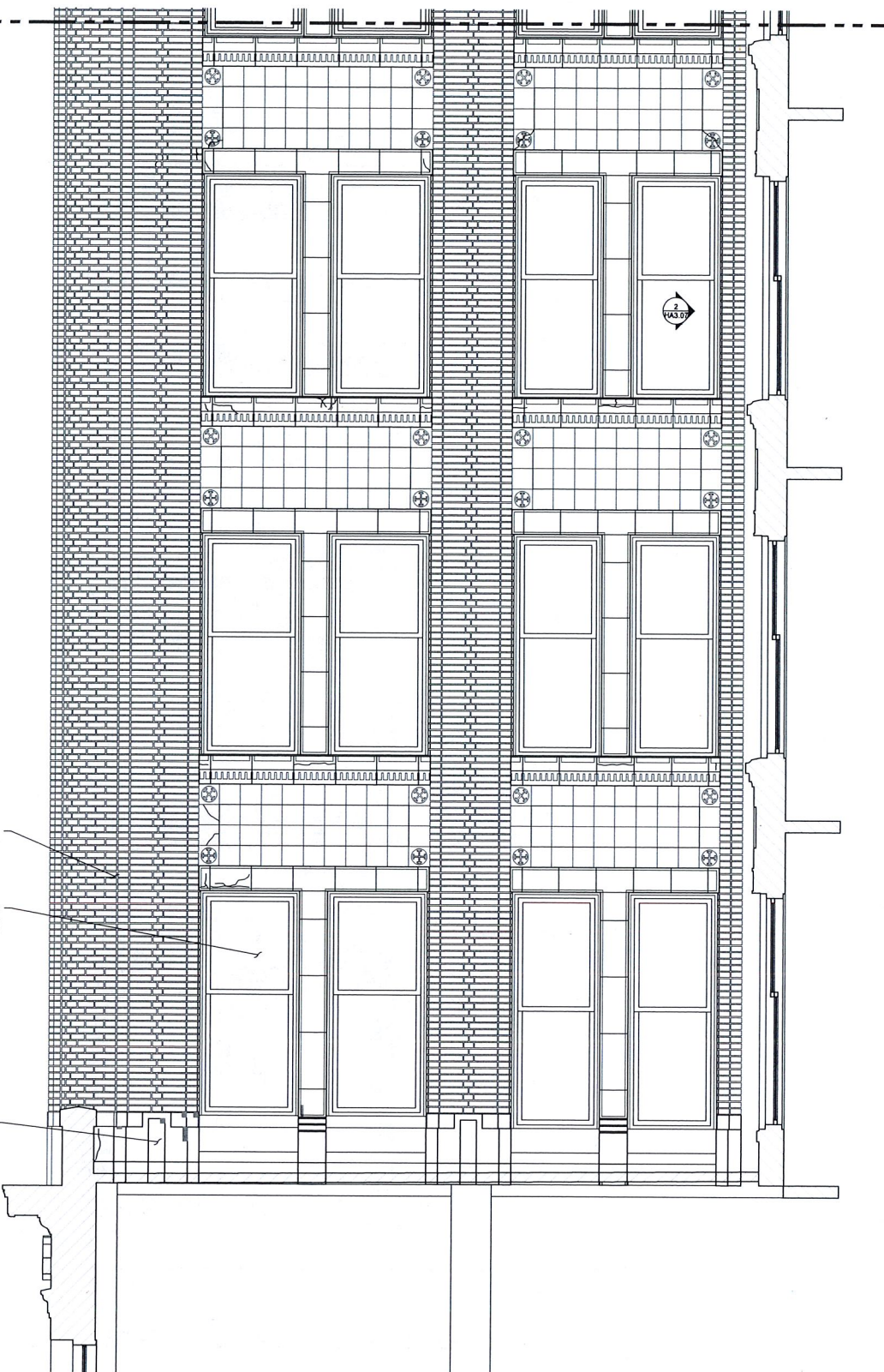
DRAWING 3.08
MATCHLINE



REPAIR (E) BRICK
MASONRY CLADDING, TYP

RETAIN AND REPAIR (E) WOOD
DOUBLE-HUNG WINDOWS AND
FIX IN PLACE, TYP

REPAIR (E) TERRA COTTA
CLADDING AND ORNAMENT,
TYP



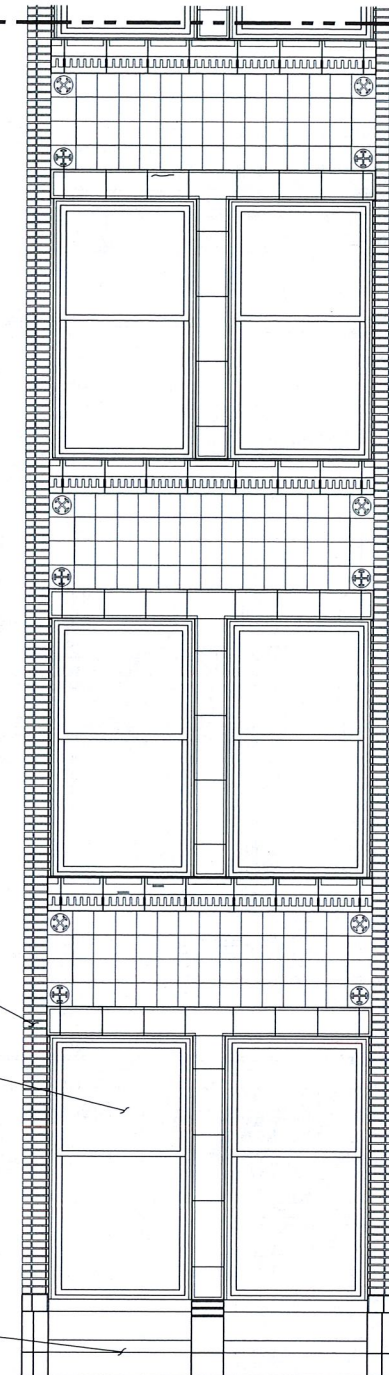
1 PARTIAL EAST LIGHT COURT ELEVATION - FLOORS 3-5
SCALE: 3/8" = 1'-0"

DRAWING 3.08
MATCHLINE

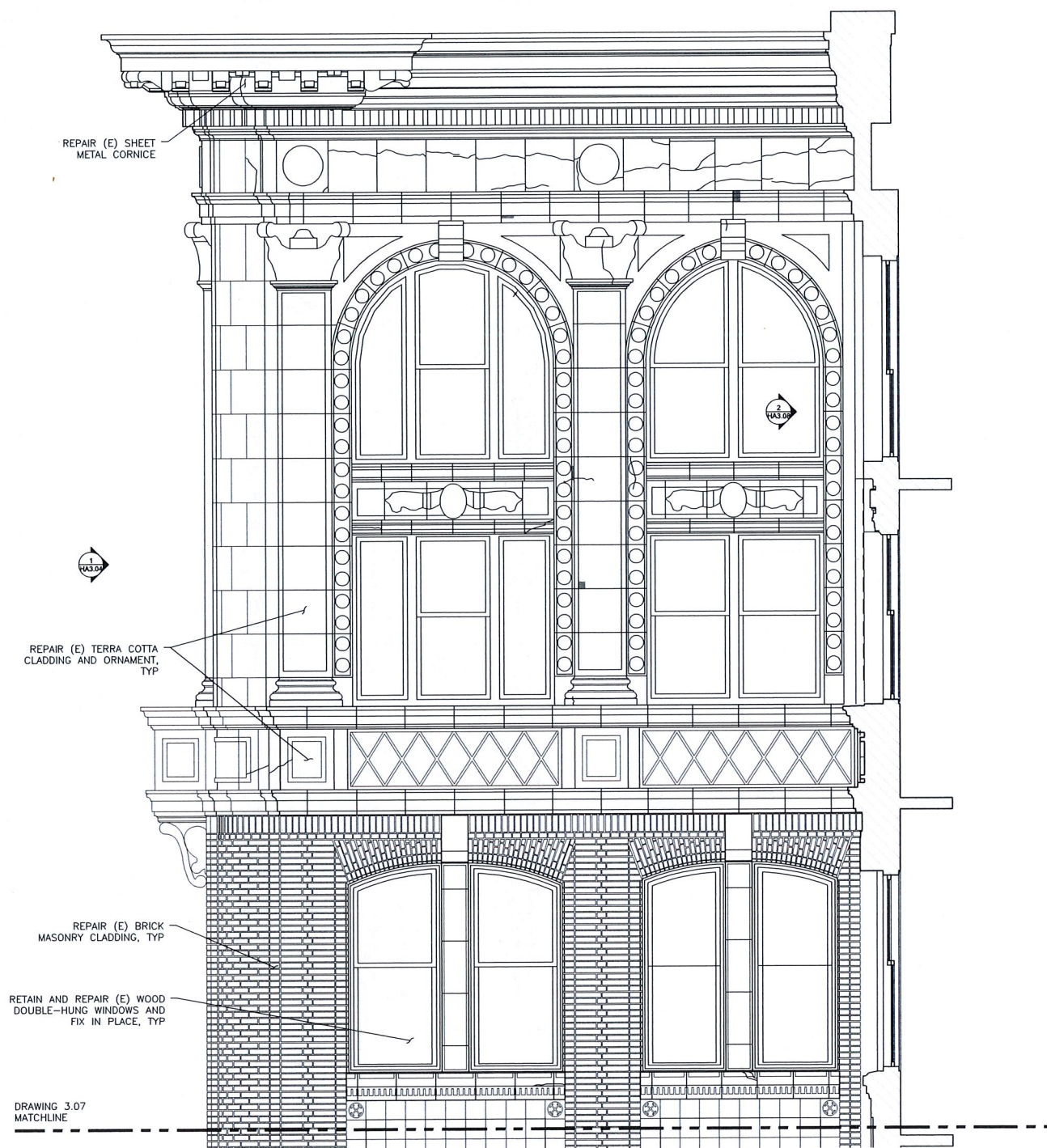
REPAIR (E) BRICK
MASONRY CLADDING, TYP

RETAIN AND REPAIR (E) WOOD
DOUBLE-HUNG WINDOWS AND
FIX IN PLACE, TYP

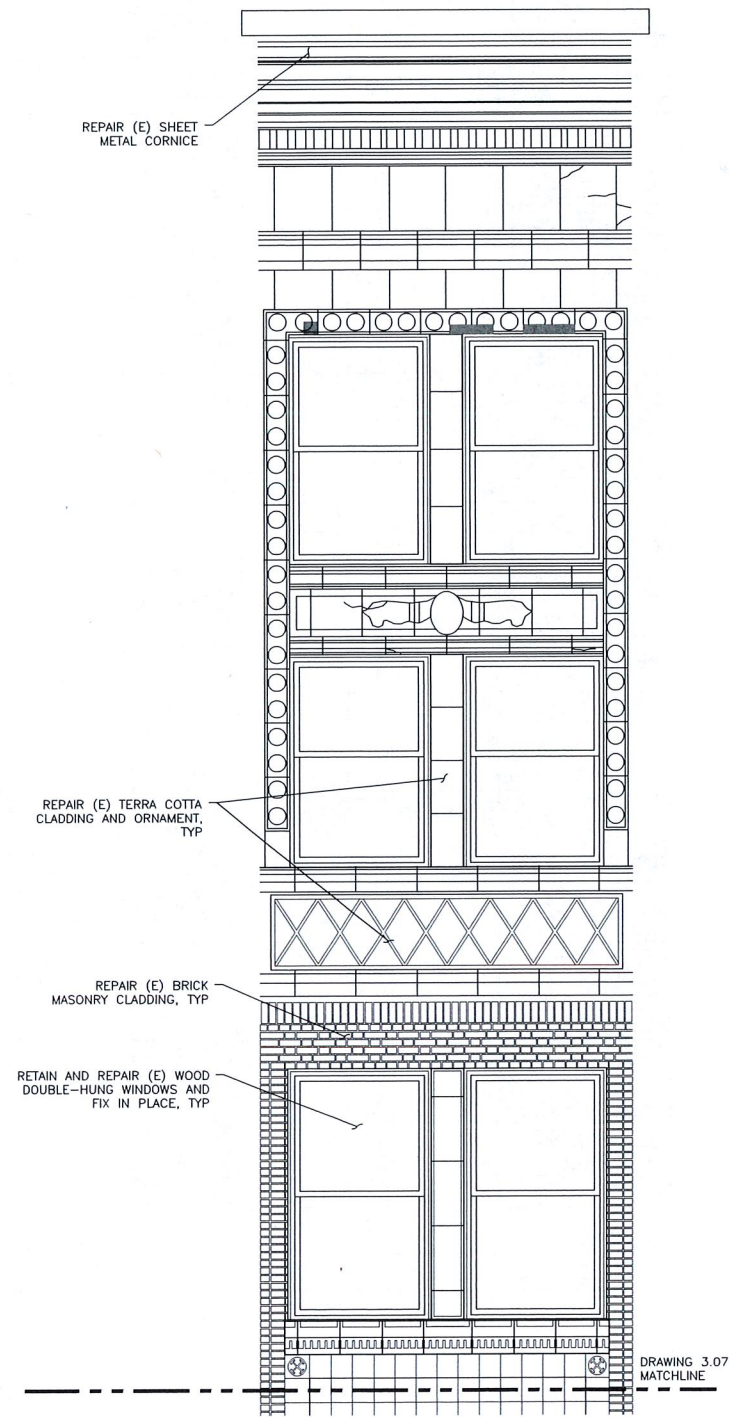
REPAIR (E) TERRA COTTA
CLADDING AND ORNAMENT,
TYP



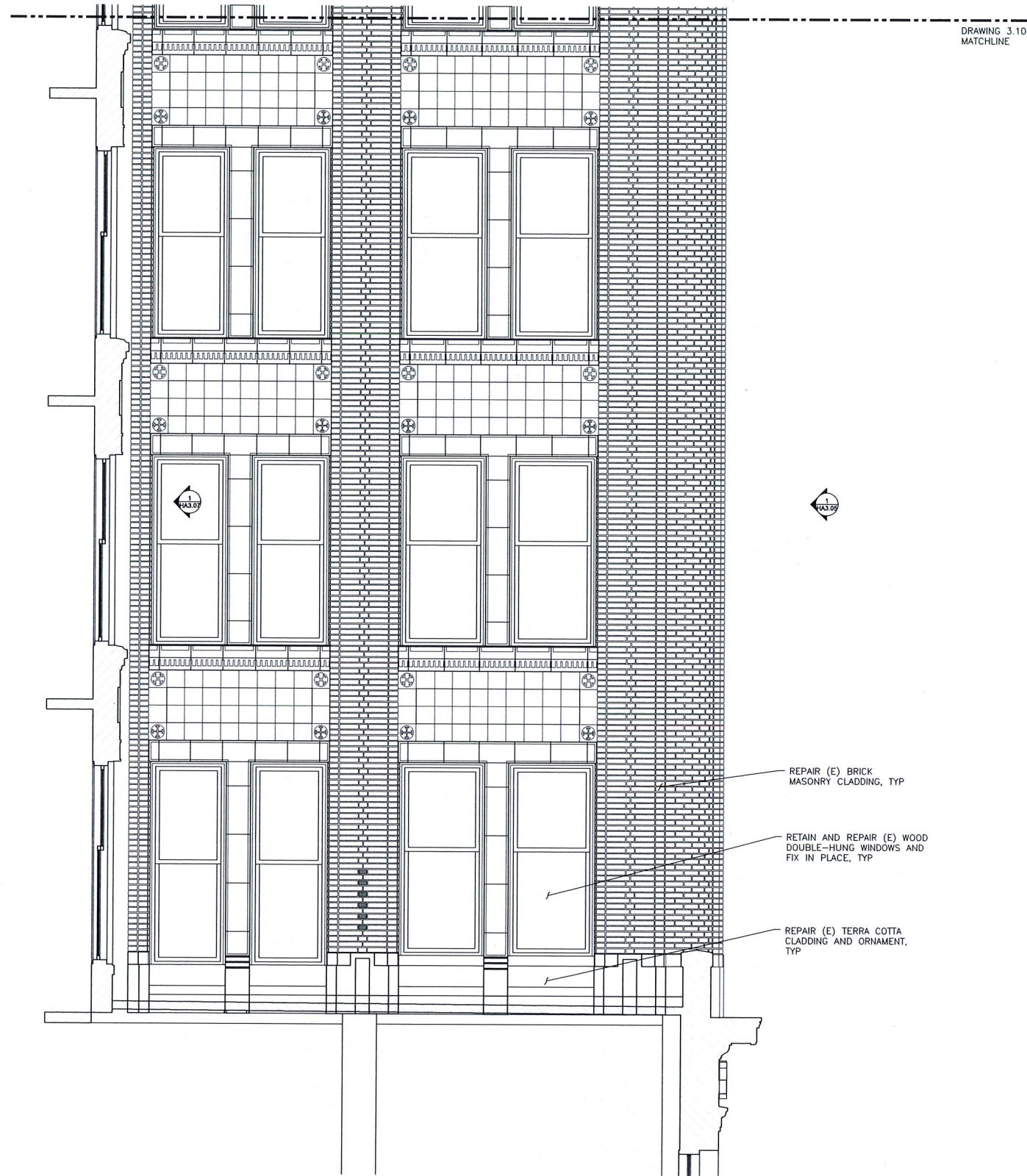
2 PARTIAL SOUTH LIGHT COURT ELEVATION - FLOORS 3-5
SCALE: 3/8" = 1'-0"



1 PARTIAL EAST LIGHT COURT ELEVATION - FLOORS 6-8
SCALE: 1/2" = 1'-0"

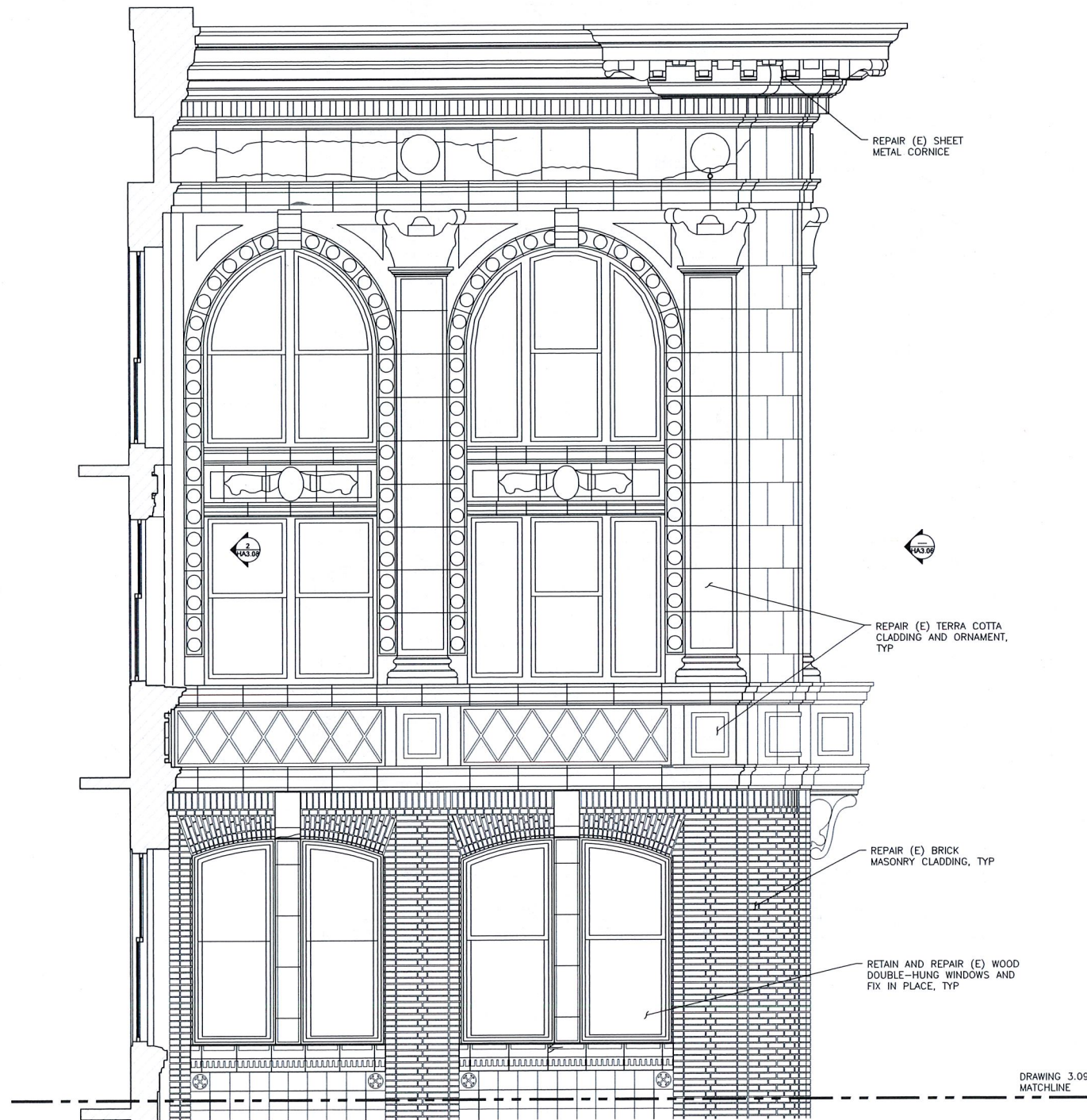


2 PARTIAL SOUTH LIGHT COURT ELEVATION - FLOORS 6-8
SCALE: 1/2" = 1'-0"



DRAWING 3.10
MATCHLINE

1 PARTIAL WEST LIGHT COURT ELEVATION - FLOORS 3-5
SCALE: 3/8" = 1'-0"



1 PARTIAL WEST LIGHT COURT ELEVATION - FLOORS 6-8
SCALE: 3/8" = 1'-0"

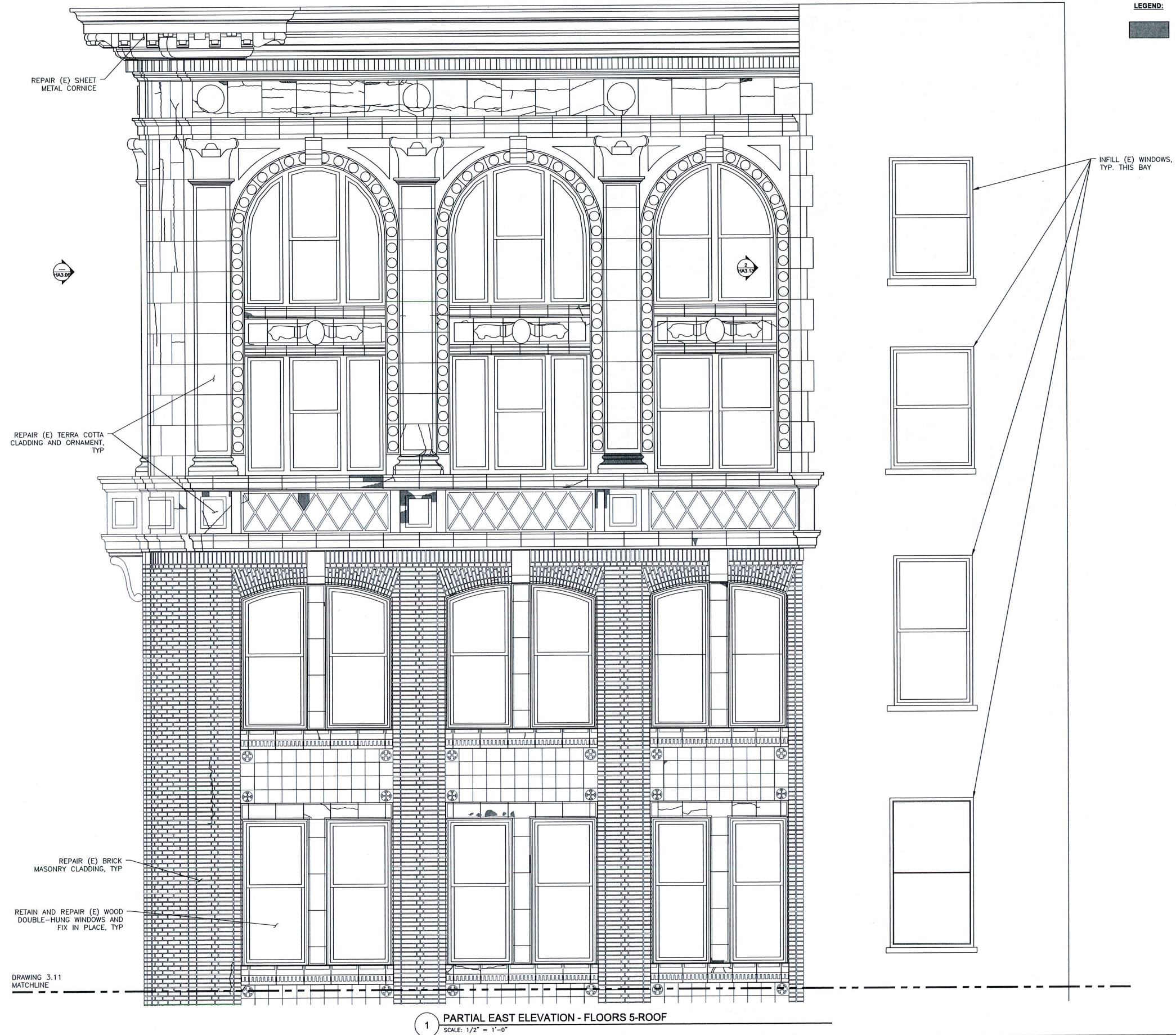
DRAWING 3.12
MATCHLINE

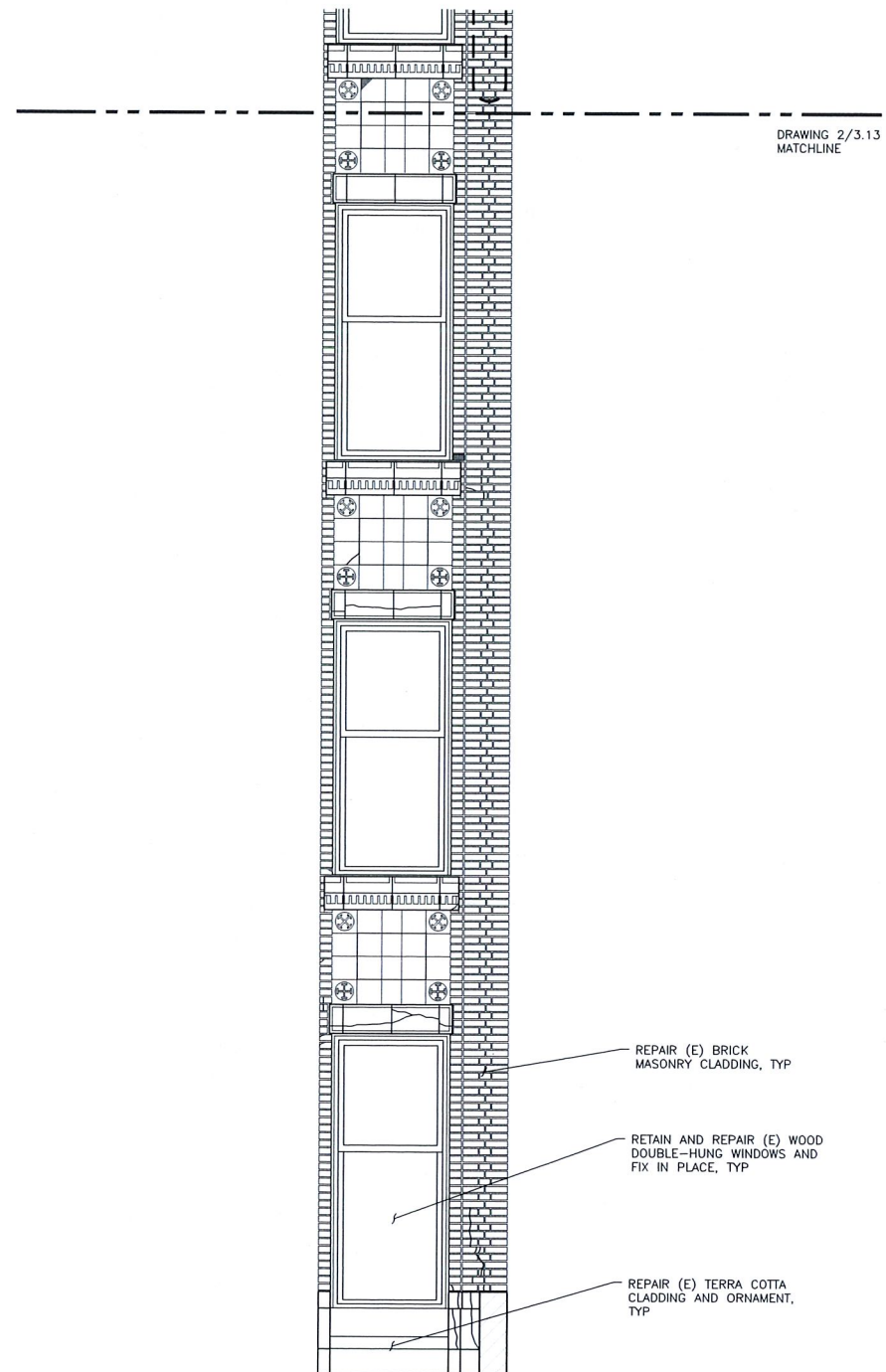
REPAIR (E) BRICK
MASONRY CLADDING, TYP

RETAIN AND REPAIR (E) WOOD
DOUBLE-HUNG WINDOWS AND
FIX IN PLACE, TYP

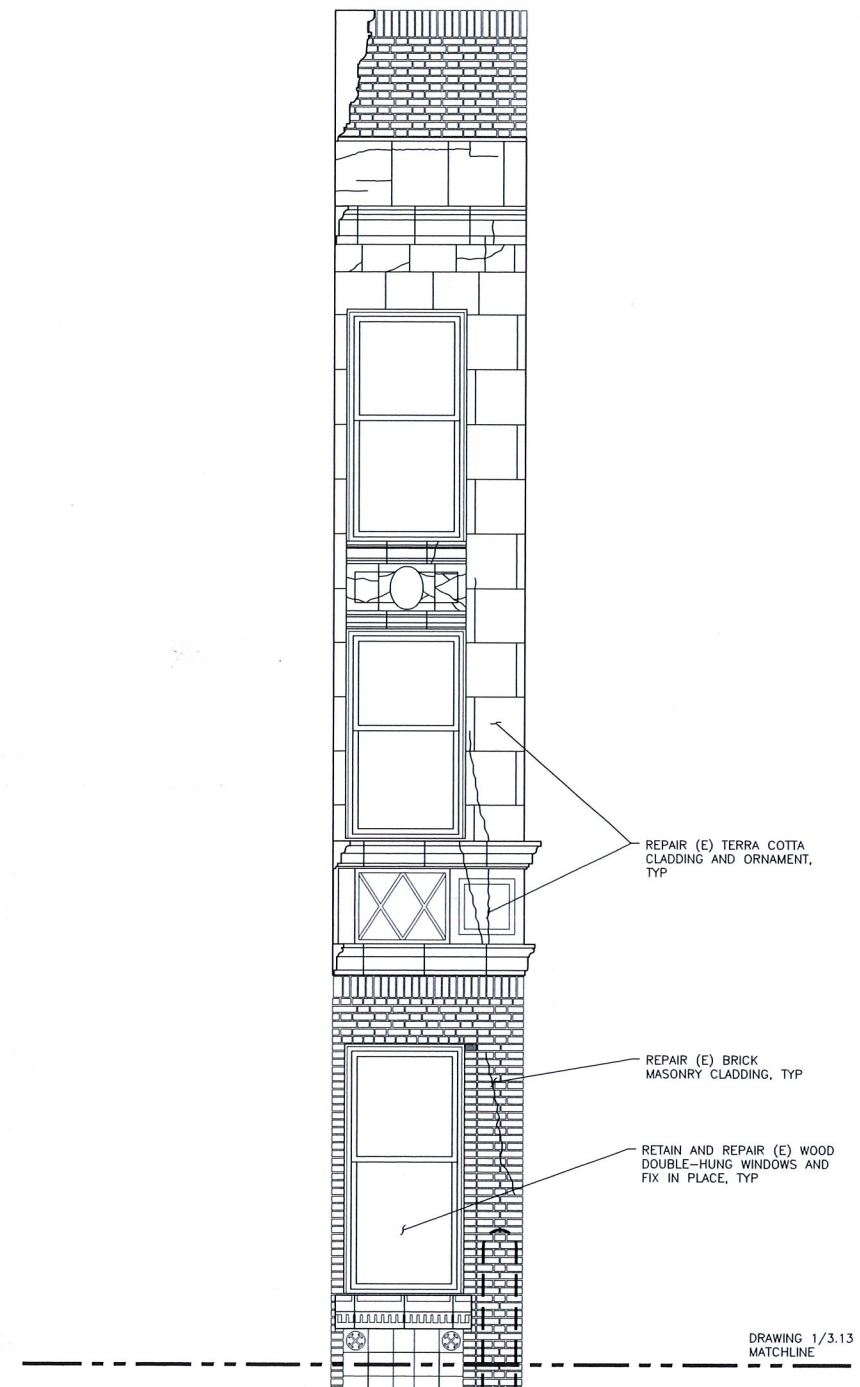
REPAIR (E) TERRA COTTA
CLADDING AND ORNAMENT,
TYP

1 PARTIAL EAST ELEVATION - FLOORS 1-4
SCALE: 3/8" = 1'-0"

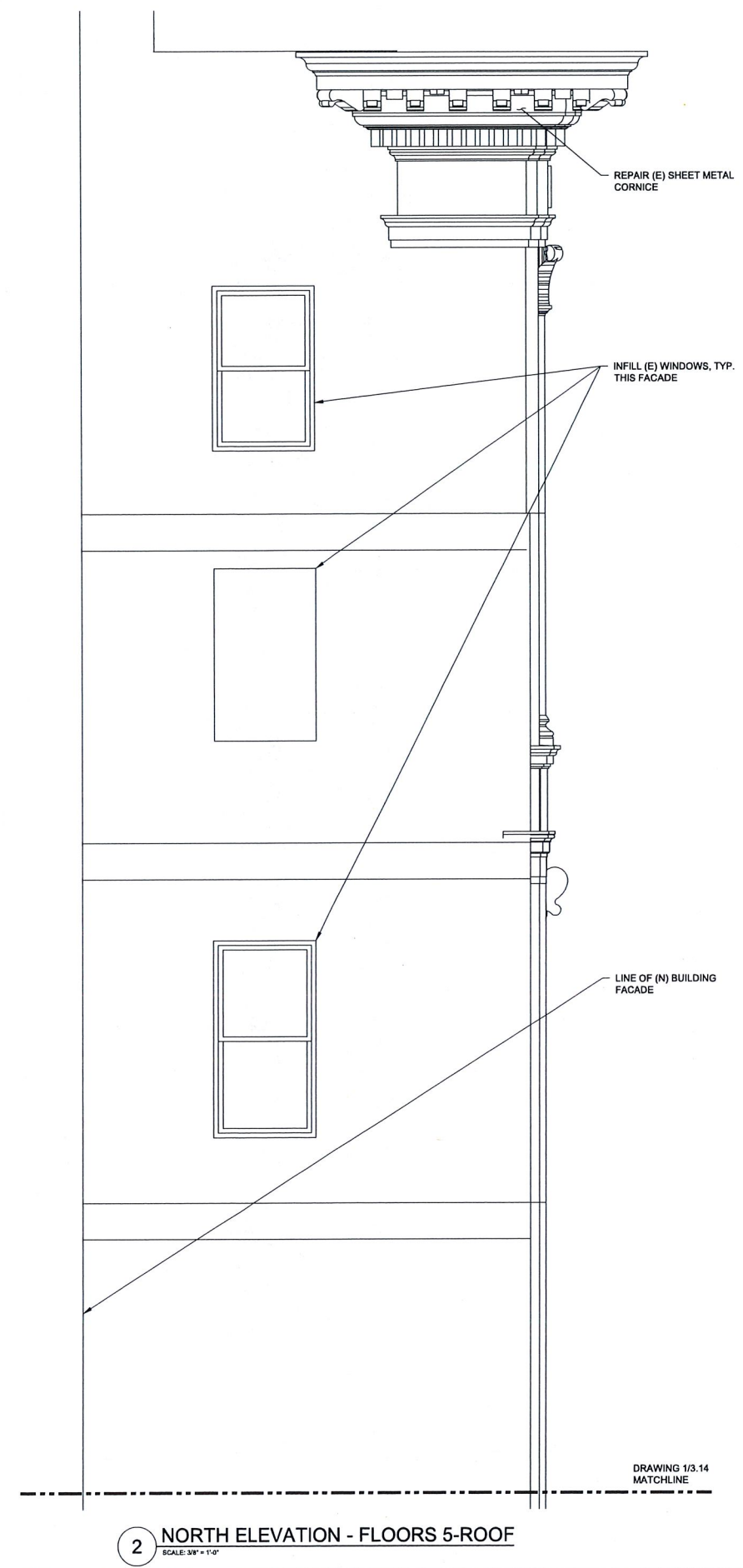
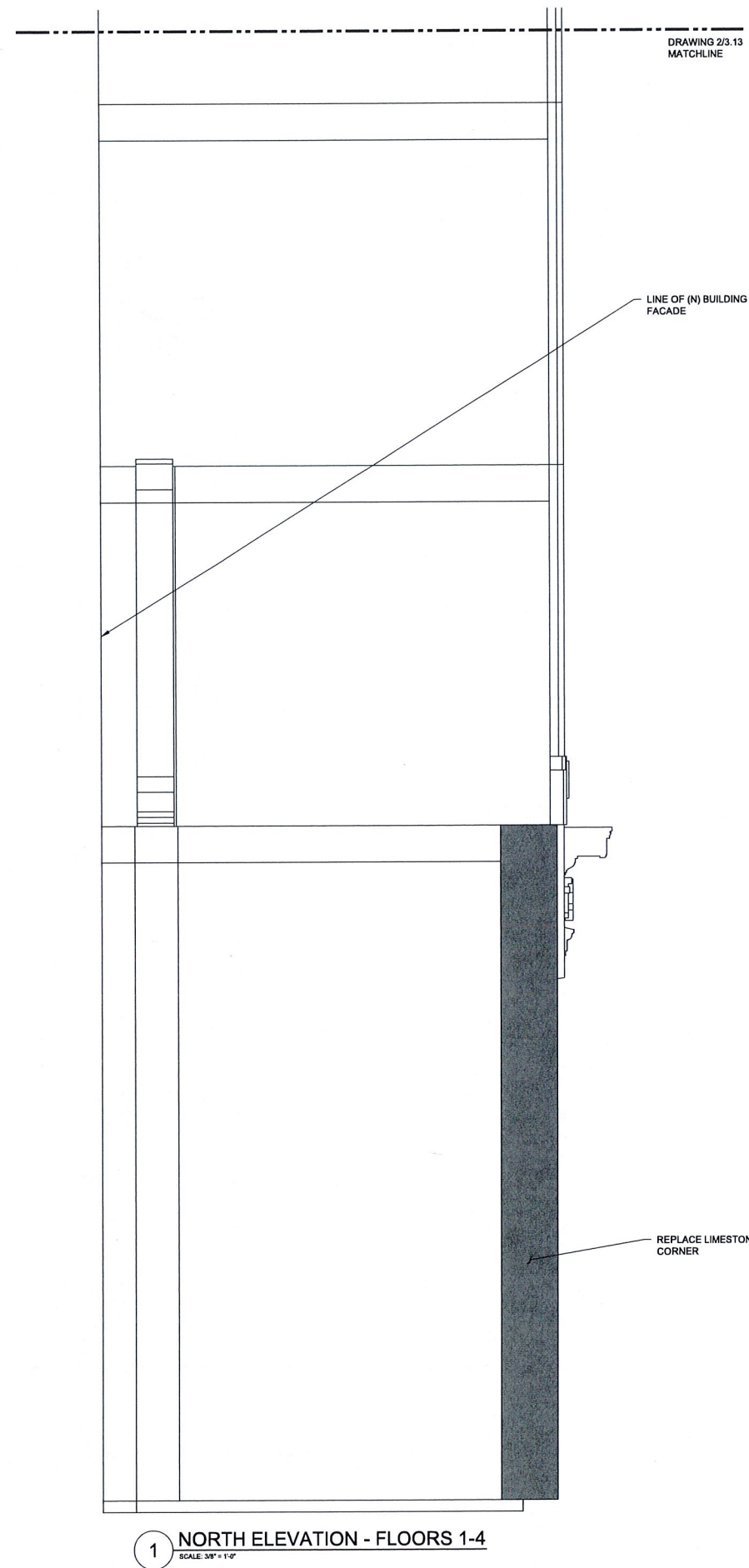




1 PARTIAL SOUTHEAST ELEVATION - FLOORS 3-5
SCALE: 1/2" = 1'-0"

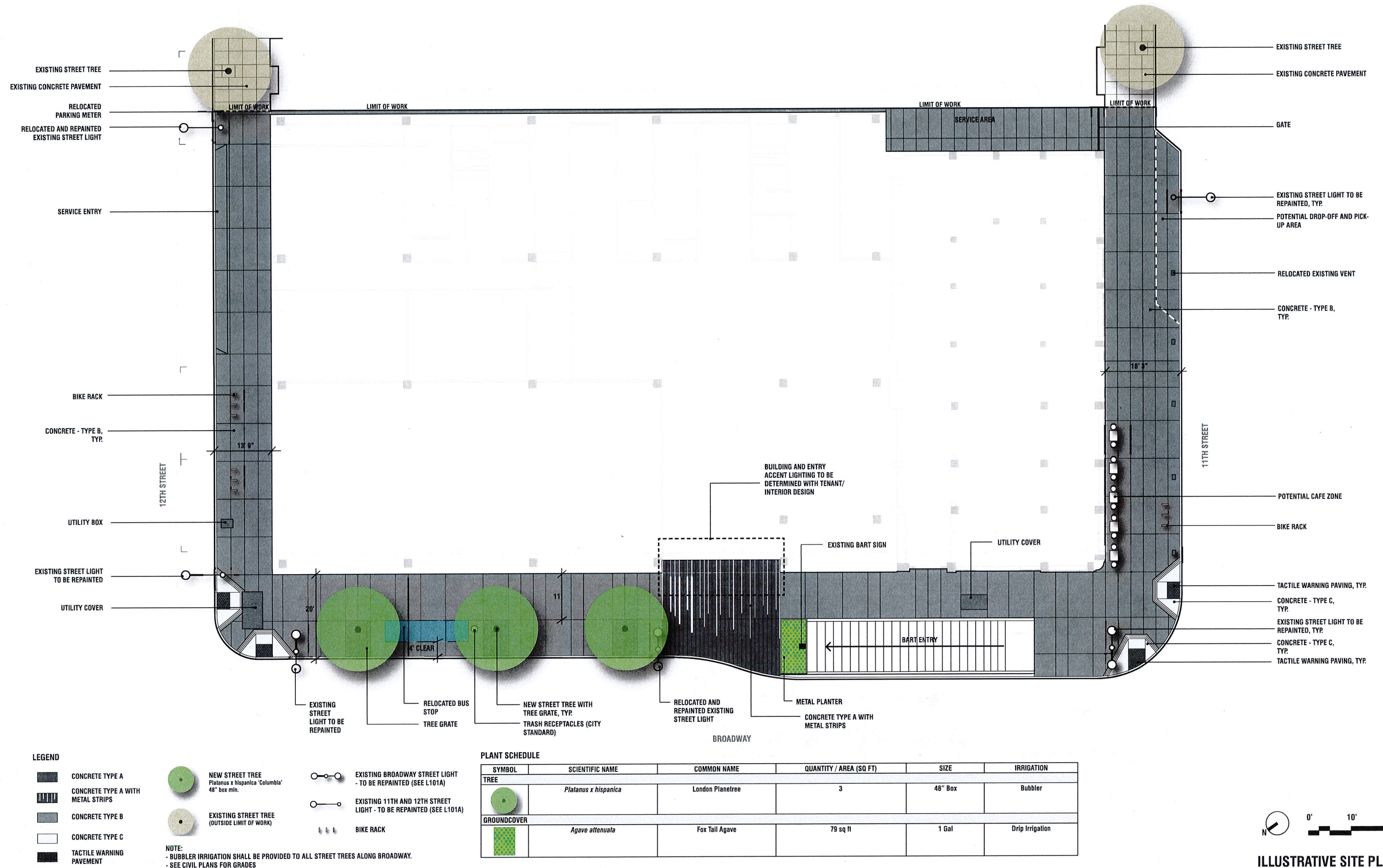


2 PARTIAL SOUTHEAST ELEVATION - FLOORS 6-ROOF
SCALE: 1/2" = 1'-0"



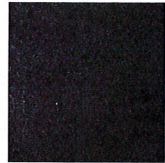


L 100





PAVING PRECEDENT - POURED IN PLACE CONCRETE WITH INTEGRAL COLOR



CONCRETE TYPE A
COLOR



CONCRETE TYPE B
COLOR



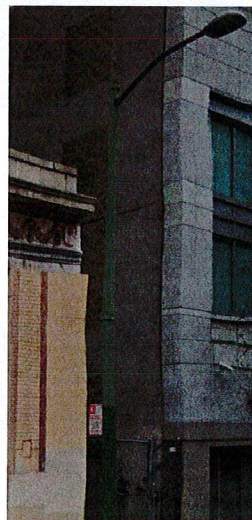
CONCRETE TYPE C
COLOR



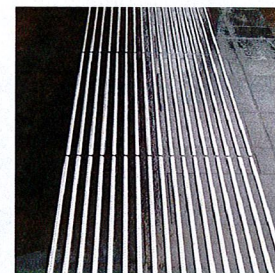
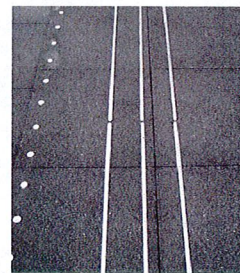
STREET TREE
Platanus x hispanica 'Columbia'



EXISTING BROADWAY STREET LIGHT
- TO BE REPAINTED



EXISTING 11TH AND 12TH STREET
LIGHT - TO BE REPAINTED



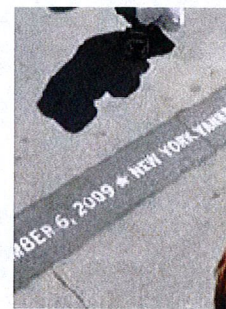
METAL STRIPS IN CONCRETE (BROADWAY)



METAL TREE GRATE



BIKE RACK



TEXT IN METAL (optional)



SLIPNOT CLAD COVERS



UTILITY COVERS



EXISTING
METAL VENT



TACTILE PAVEMENT

STREETSCAPE MATERIAL BOARD



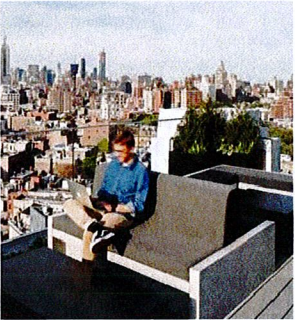
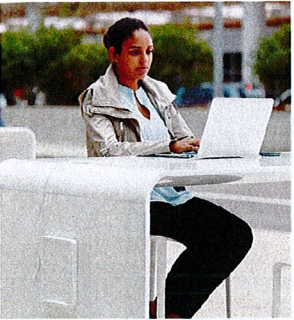
LEVEL 9 ROOF TERRACE - TOP VIEW

- LEGEND**
- A. Communal Table
 - B. Bar Seating
 - C. Lounge
 - D. Seating
 - E. Specimen Tree 5
 - F. Cafe Table
 - G. Glass Windscreen
 - H. Planted Landform
 - I. Pedestal Paver

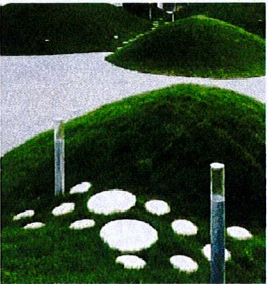
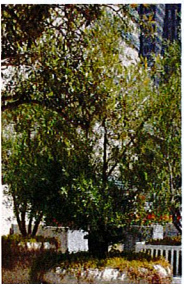
AREA TABULATION
Roof Area: 4060 SF
Hardscape: 2139 SF (53%)
Softscape: 1921 SF (47%)
Occupancy: 142

NOTE:
SEE ARCHITECTURAL PLANS FOR FLOOR PLAN AND ROOF DRAINAGE.
DRIP IRRIGATION SHALL BE PROVIDED TO ALL PLANTING ZONES

SYMBOL	SCIENTIFIC NAME	COMMON NAME	QUANTITY / AREA (SQ FT)	SIZE	IRRIGATION
TREE					
1 2	<i>Olea europaea</i> OR <i>Lagerstroemia indica</i> "Glendora White"	Olive Tree OR Crepe Myrtle (White Flowering)	4	24" Box	Bubbler
3 4					
5	<i>Acer Palmatum</i>	Japanese Maple	1	24" Box	Bubbler
SHRUB / GROUNDCOVER					
	<i>Agave Attenuata</i> <i>Senecio mandraliscae</i> <i>Anigozanthos Flavidus</i> <i>Achillea millefolium</i> <i>Carex divulsa</i> <i>Lomandra longifolia</i> "Breeze" <i>Salvia apiana</i> <i>Heuchera sanguinea</i> <i>Agave spp.</i> <i>Arctostaphylos spp.</i> <i>Epilobium canum</i>	Fox Tail Agave Blue Chalk Sticks Kangaroo Paw Yarrow Berkeley Sedge Dwarf Mat Rush White Sage Coral Bells Agave Creeping Manzanita California Fuschia	1,921 sq ft	1 Gal	Drip Irrigation



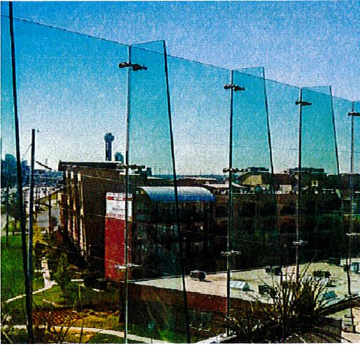
FURNITURE



LANDFORM / PLANTING



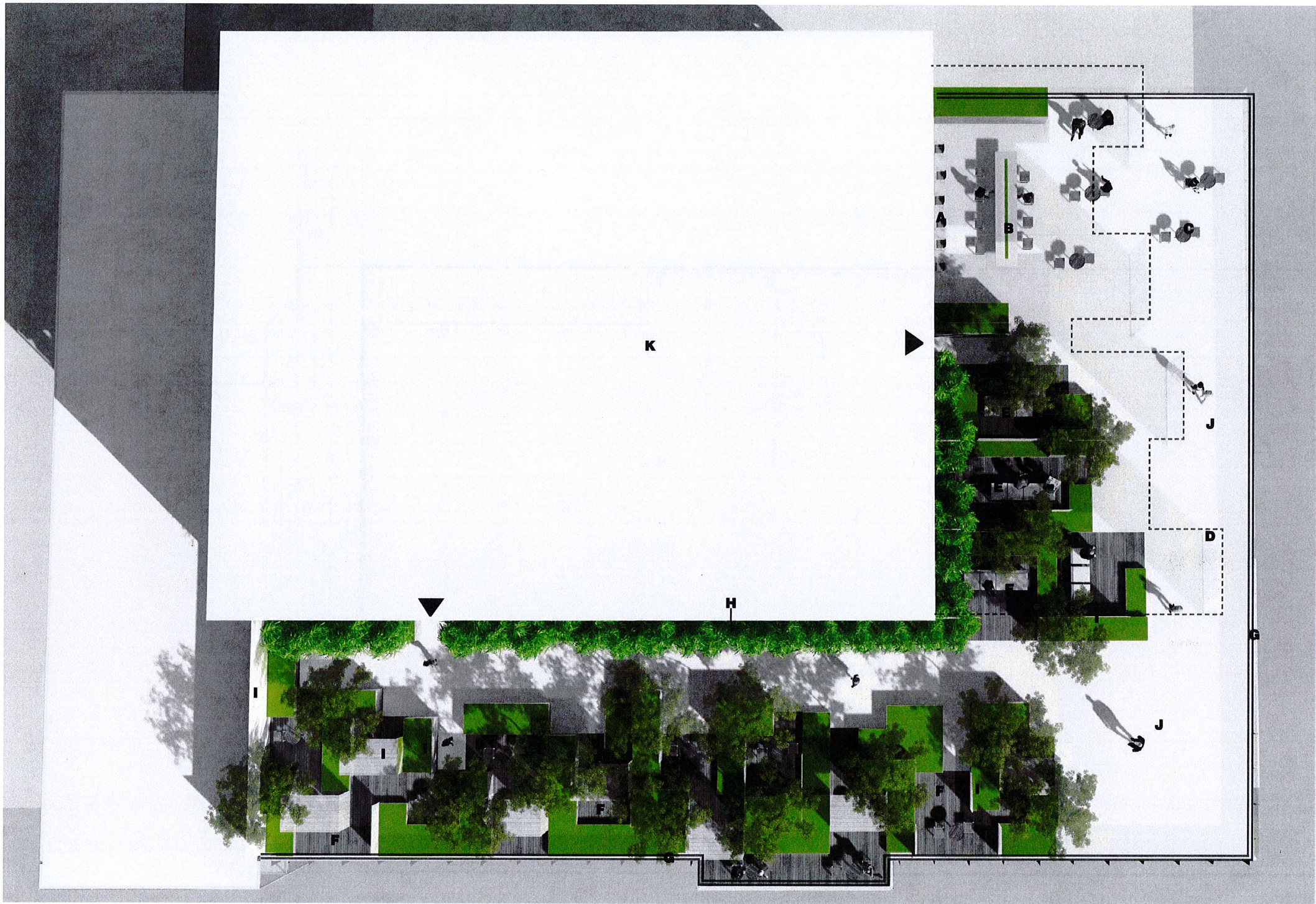
PEDESTAL PAVER



WIND SCREEN

NOTE: IF OPTIONAL ROOF TERRACE IS PURSUED, FINAL DESIGN SUBJECT TO TENANT FEEDBACK





BAR AND CAFE



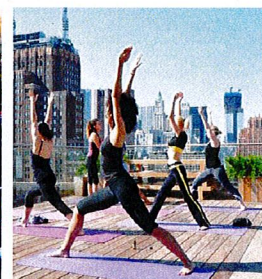
PLANTING/ SCREENING



WORK AREA



PEDESTAL PAVER



FLEXIBLE PROGRAM AREA



LOUNGE

NOTE: IF OPTIONAL ROOF TERRACE IS PURSUED, FINAL DESIGN SUBJECT TO TENANT FEEDBACK

LEVEL 19 ROOF DECK - TOP VIEW

LEGEND

- A. Bar
- B. Communal Table
- C. Cafe Seating
- D. Trellis
- E. Lounge Area
- F. Decking
- G. Glass Windscreen / Railing
- H. Planted Screen
- I. Windscreen
- J. Flexible Program Area (Pedestal Pavers)
- K. Mechanical Area

AREA TABULATION

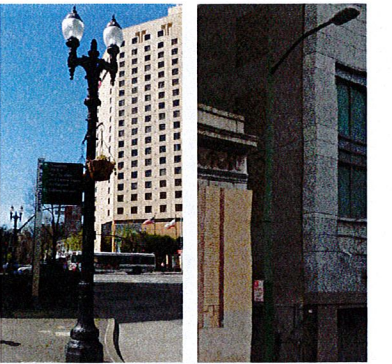
Roof Area: 8100 SF
Hardscape: 6100 SF (75%)
Softscape: 2000 SF (25%)
Occupancy: 406

PRELIMINARY PLANT SCHEDULE

SYMBOL	SCIENTIFIC NAME	COMMON NAME	QUANTITY	SIZE	IRRIGATION
TREE					
	<i>Olea europaea</i> OR <i>Lagerstroemia indica</i> 'Glendora White'	Olive Tree OR Crepe Myrtle (White Flowering)	15	24" Box	Bubbler
PLANT FOR SCREENING					
H	<i>Himalayacalamus hookerianus</i>	Blue Bamboo	1,075 sq ft	24" Box	Bubbler

SYMBOL	SCIENTIFIC NAME	COMMON NAME	AREA (SQ FT)	SIZE	IRRIGATION
SHRUB / GROUNDCOVER					
	<i>Agave Attenuata</i> <i>Senecio mandraliscae</i> <i>Anigozanthos Flavids</i> <i>Achillea millefolium</i> <i>Carex divulsa</i> <i>Lomandra longifolia</i> "Breeze" <i>Salvia apiana</i> <i>Heuchera sanguinea</i> <i>Agave spp.</i> <i>Arctostaphylos spp.</i> <i>Epilobium canum</i>	Fox Tail Agave Blue Chalk Sticks Kangaroo Paw Yarrow Berkeley Sedge Dwarf Mat Rush White Sage Coral Bells Agave Creeping Manzanita California Fuschia	2,000 sq ft	1 Gal	Drip Irrigation

NOTE:
SEE ARCHITECTURAL PLANS FOR FLOOR PLAN AND ROOF DRAINAGE.
DRIP IRRIGATION SHALL BE PROVIDED TO ALL PLANTING ZONES



EXISTING BROADWAY STREET LIGHT - TO BE REPAINTED

EXISTING 11TH AND 12TH STREET LIGHT - TO BE REPAINTED

