



Memorandum

To: Chairperson Birkholz and Members of the Landmarks Preservation Advisory Board (LPAB)
From: Matthew Weintraub, Planner III – Historic Preservation/LPAB Secretary
Date: July 3, 2017
Re: **Revised Project Plans for the July 10, 2017 LPAB Meeting, Item 6.1 (2001 Broadway)**

Please find attached the revised project plans submitted by the applicant for the above-referenced development application. The revised plans supersede the plans previously reviewed by the LPAB at the May 8, 2017 meeting. The revisions are intended to address comments received at the May 8 LPAB meeting, and after the May 8 meeting from the ad hoc subcommittee appointed to advise the applicant on design revisions.

The May 8 LPAB meeting materials including project plans and staff report are available online at the City's Commission and Boards webpage at:

<http://www2.oaklandnet.com/government/o/PBN/OurOrganization/PlanningZoning/o/Commissions/index.htm>.

Attachments:

1. Project Plans submitted June 26, 2017

2001 BROADWAY STOREFRONT IMPROVEMENTS

RECEIVED
 JUN 26 2017
 City of Oakland
 Planning & Zoning Division



lowney arch

tel 510.936.5400 | www.lowneyarch.com
 165 Southwestern Street, Suite 200 | Oakland, CA 94612

PROJECT NAME

I MAGNIN

HP INVESTORS

2001 Broadway, Oakland, CA 94612

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2	03/30/2017	REVISION/MSP	EPC
3	06/23/2017	REVISION	EPC

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COVER

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APN# 8-649-7



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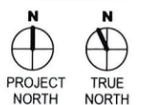
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INDEX

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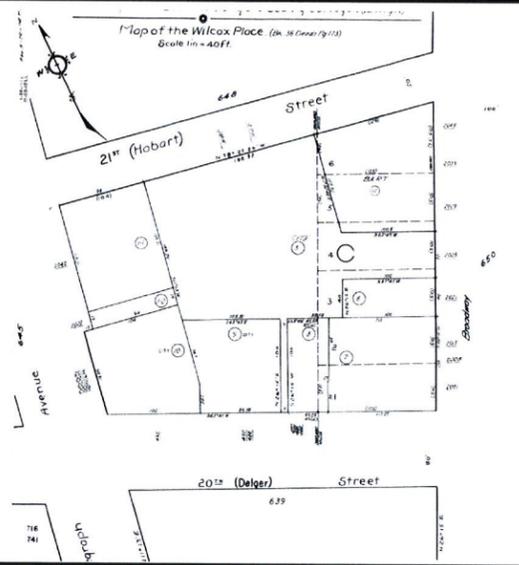
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ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR	(N)	NEW
ACOUS	ACOUSTICAL	NEG	NEGATIVE
ADJ	ADJUSTABLE	NOM	NORMAL
AL	ALIGN	NIC	NOT IN CONTRACT
ALT	ALTERNATE	NTS	NOT TO SCALE
AB	ANCHOR BOLT	NO	NUMBER
APPROV	APPROVED	OC	ON CENTER
ARCH	ARCHITECTURAL	OD	OUTSIDE DIAMETER
AUTO	AUTOMATIC	OP	OPENING
BLDG	BUILDING	OPP	OPPOSITE
BLKG	BLOCKING	ORIG	ORIGINAL
BM	BEAM	PART	PARTITION
BD	BOTTOM OF	PP	PARTIAL PENETRATION
BO	BOTTOM OF	PAF	POWDER ACTUATED FASTENER
BS	BOTH SIDES	PLAM	PLASTIC LAMINATE
CAB	CABINET	PL	PLATE
CBC	CALIFORNIA BUILDING CODE	PN	PLATE NAILING
CI	CAST IRON	PLYWD	PLYWOOD
CIP	CAST IN PLACE	PT	POINT
COL	COLUMN	LB	POUND
CTR	CENTER	PRES	PRESSURE
CL	CENTER LINE	QUAL	QUALITY
CTC	CENTER TO CENTER	QUAN	QUANTITY
CER	CERAMIC		
CJ	CONSTRUCTION JOINT	PT	PRESSURE/ PRESERVATIVE TREATED
CL	CLEAR	PS	PRESTRESSED
CMU	CONCRETE MASONRY UNIT	PART	PARTITION
CON	CONNECTION		
CONT	CONTINUOUS	RAD	RADIUS
CP	COMPLETE PENETRATION	RWL	RAIN WATER LEADER
CS	COUNTERSUNK	RECPT	RECEPTACLE
CW	COLD WATER	REF	REFERENCE
DET	DETAIL	REIN	REINFORCEMENT, REINFORCED
DEPT	DEPARTMENT	REQ	REQUIRED
DIA	DIAMETER	RDW	REDWOOD
DIV	DIVISION	RH	RIGHT HAND
DR	DOOR	RHR	RIGHT HAND REVERSE
DBL	DOUBLE	RM	ROOM
DF	DOUGLAS FIR	RND	ROUND
DN	DOWN	RO	ROUGH OPENING
DS	DIAGONAL SHEATHING	REV	REVISION
DWG	DRAWING	SS	SANITARY SEWER
DRWR	DRAWER	SAD	SEE ARCHITECTURAL DRAWINGS
(E)	EXISTING	SCD	SEE CONSULTANT DRAWINGS
EA	EACH FACE	SED	SEE ELECTRICAL DRAWINGS
EF	EACH WAY	SKD	SEE KITCHEN CONSULTANT DRAWINGS
EW	EACH WAY	SSD	SEE STRUCTURAL DRAWINGS
EN	EDGE NAILING	SLD	SEE LANDSCAPE DRAWINGS
ELEV	ELEVATION	SMD	SEE MECHANICAL DRAWINGS
ELEC	ELECTRICAL	SFMD	SEE FINISH CARPENTRY DRAWINGS
ENG	ENGINEER	SPO	SEE PLUMBING DRAWINGS
EQ	EQUAL	SJ	SEISMIC JOINT
EQUIP	EQUIPMENT	SCHED	SCHEDULE, SCHEDULE
EX	EXHAUST	SECT	SECTION
EXP	EXPEDITE	SHT	SHEET
EXT	EXTERIOR	SM	SHEET METAL
FAB	FABRICATE	SIM	SIMILAR
FOC	FACE OF CONCRETE	SP	SPACE
FOF	FACE OF FINISH	SPEC	SPECIFICATION
FOS	FACE OF STUD	SQ	SQUARE
FOW	FACE OF WALL	SQFT	SQUARE FOOT
FIN	FINISH	ST	STRAP TIE
FF	FINISHED FLOOR	STAG	STAGGERED
FE	FIRE EXTINGUISHER	SSTL	STAINLESS STEEL
FA	FIRE ALARM	STAND	STANDARD
FLR	FLOOR	STL	STEEL
FLUOR	FLUORESCENT	STOR	STORAGE
FL	FLUSH	STRUCT	STRUCTURAL
FOUND	FOUNDATION	SUS	SUSPENDED
FTNG	FOOTING	SYM	SYMMETRICAL
FR	FRAMING	SYS	SYSTEM
FUR	FURRING	TEMP	TEMPERED
GA	GAUGE	TH	THICKNESS
GALV	GALVANIZED, GALVANIZING	THR	THREADED
GL	GLASS, GLAZING	TD	TIE DOWN
GLULAM	GLUE LAMINATED BEAM	T&B	TOP AND BOTTOM
GYP BD	GYPSON BOARD	T&G	TONGUE AND GROOVE
HVAC	HEATING VENTILATION & AIR CONDITIONING	TOC	TOP OF CONCRETE
HSR	HIGH STRENGTH RODS	TOP	TOP OF FINISH
HSB	HIGH STRENGTH BOLT	TOP	TOP OF PLATE
HT	HEIGHT	TOS	TOP OF STEEL
HD	HOLD DOWN	TOW	TOP OF WALL
HORIZ	HORIZONTAL	TN	TRUE NORTH
HW	HOT WATER	TYP	TYPICAL
INC	INCLUDING, INCLUDED	UL	UNDER WRITERS LABORATORY
INFO	INFORMATION	UON	UNLESS OTHERWISE NOTED
INT	INTERIOR	UTIL	UTILITY, UTILITIES
JH	JOIST HANGER	VERT	VERTICAL
JT	JOINT	VIF	VERIFY IN FIELD
LAM	LAMINATE	VER	VERIFY
LH	LEFT HAND	VEST	VESTIBULE
LHR	LEFT HAND REVERSE	WC	WATER CLOSET
LT	LIGHT	WH	WATER HEATER
LTW	LIGHT WEIGHT	WI	WITH
L	LONG, LENGTH	W/O	WITH OUT
MB	MACHINE BOLTS	WD	WOOD
MAINT	MAINTENANCE	YD	YARD
MAX	MAXIMUM		
MECH	MECHANICAL		
MANF	MANUFACTURER		
MTL	METAL		
MEZZ	MEZZANINE		
MIN	MINIMUM		
MISC	MISCELLANEOUS		
MTD	MOUNTED		
MUL	MULLION		

PARCEL MAP



GRAPHIC SYMBOLS

DETAIL REFERENCE	DRAWING NUMBER	---	#	---
	SHEET NUMBER	---	#	---
DETAIL SECTION REFERENCE	DRAWING NUMBER	---	#	---
	SHEET NUMBER	---	#	---
BUILDING SECTION REFERENCE	DRAWING NUMBER	---	#	---
	SHEET NUMBER	---	#	---
WALL SECTION REFERENCE	DRAWING NUMBER	---	#	---
	SHEET NUMBER	---	#	---
EXTERIOR ELEVATION REFERENCE	DRAWING NUMBER	---	1	---
	SHEET NUMBER	---	#	---
INTERIOR ELEVATION REVERENCE	DRAWING NUMBER	---	4	---
	SHEET NUMBER	---	#	---
REVISION REFERENCE		---	#	---
DOOR REFERENCE		---	##	---
WINDOW REFERENCE		---	#	---
ELEVATION DATUM		---	⊙	---
ROOM NUMBER		---	###	---
PARTITION TYPE		---	#	---
FINISH CEILING HEIGHT		---	'X'-X"	---

PROJECT DIRECTORY

OWNER: HP INVESTORS
2001 BROADWAY, SUITE 150
OAKLAND, CA 94612
ATTN: ISAAC ABID
310.365.5998
858.271.0752 (FAX)
ISAAC.ABID@HPINVESTORS.COM

ARCHITECT: LOWNEY ARCHITECTURE
360 17th STREET, SUITE 200
OAKLAND, CA 94612
ATTN: WINSTON WIN
510.269.1120
510.836.5454 (FAX)
WINSTON@LOWNEYARCH.COM

PROJECT LOCATION

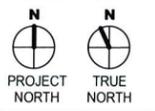


PROJECT DESCRIPTION

GROUND FLOOR STOREFRONT MODIFICATIONS AT THE EXISTING I MAGNIN BUILDING INCLUDING:
-NEW OR MODIFIED ENTRANCES
-MASTER SIGN PROGRAM



#	DATE	ISSUES & REVISIONS	BY
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2	03/30/2017	REVISION/MSP	EPC
3	06/23/2017	REVISION	EPC



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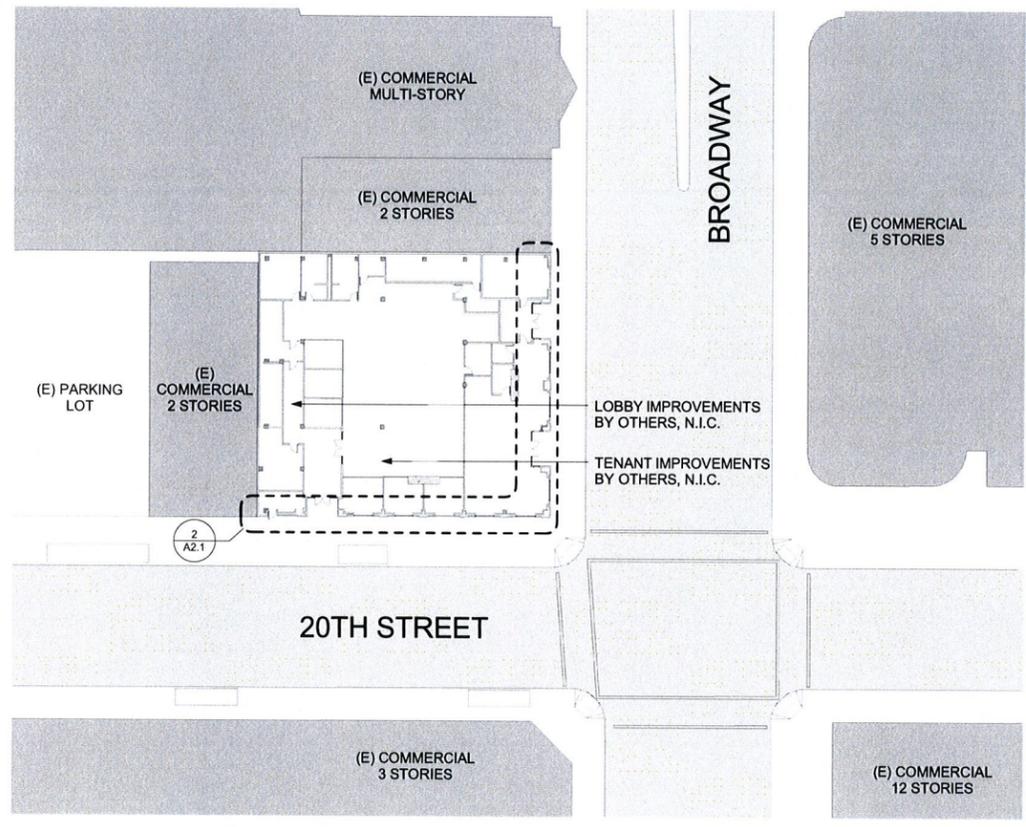
FLOOR PLANS

SHEET NUMBER
A2.1

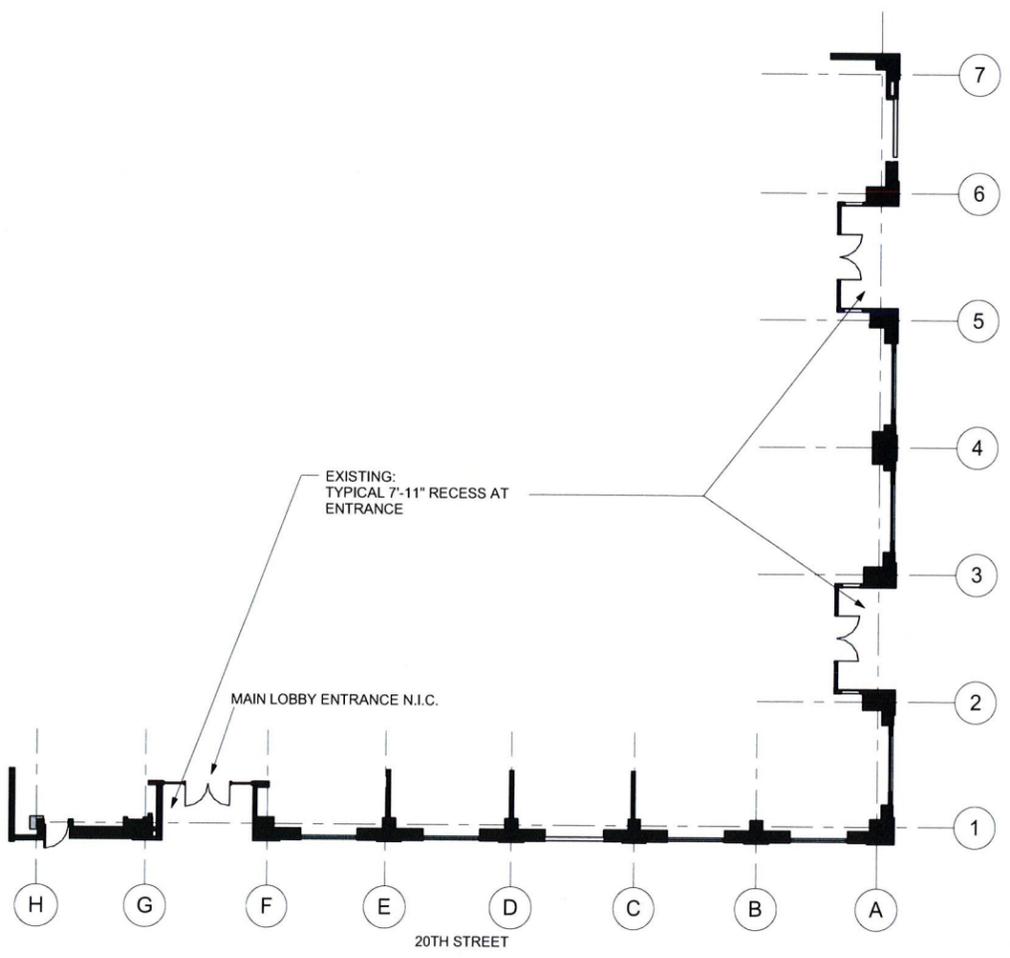
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KEY NOTES

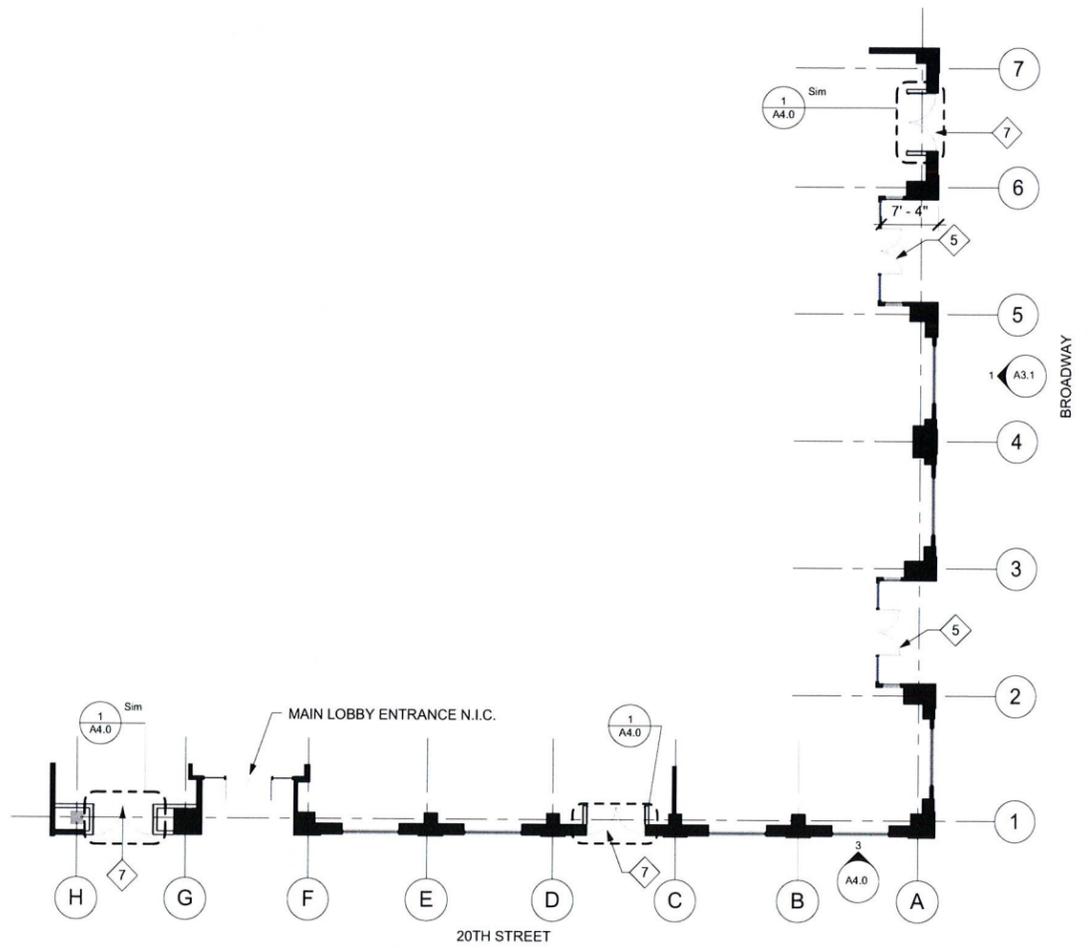
- 1 EXISTING TERRA COTTA TO REMAIN
- 2 EXISTING MARBLE TO REMAIN
- 3 EXISTING "I MAGNIN" SIGN
- 4 REMOVE EXISTING APPLIED AWNINGS AT CAFE
- 5 PRIMARY STOREFRONT/ ENTRANCE TO REMAIN
- 6 EXISTING WINDOW & INTEGRAL AWNING BOX TO REMAIN
- 7 NEW STOREFRONT/ ENTRANCE
- 7A EXISTING WINDOW CASING & INTERNAL AWNING BOX TO REMAIN @ TOP & SIDES OF OPENING
- 7B NEW WINDOW CASING & INTERNAL BOX TO REPLICATE HISTORIC PROFILE @ TOP SIDES OF OPENING



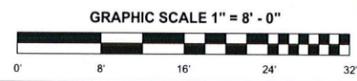
1 Site Plan
1/32" = 1'-0"



2 (E) STOREFRONT PLAN
3/32" = 1'-0"



3 PROPOSED STOREFRONT PLAN
3/32" = 1'-0"



PROJECT NAME

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EXTERIOR ELEVATIONS

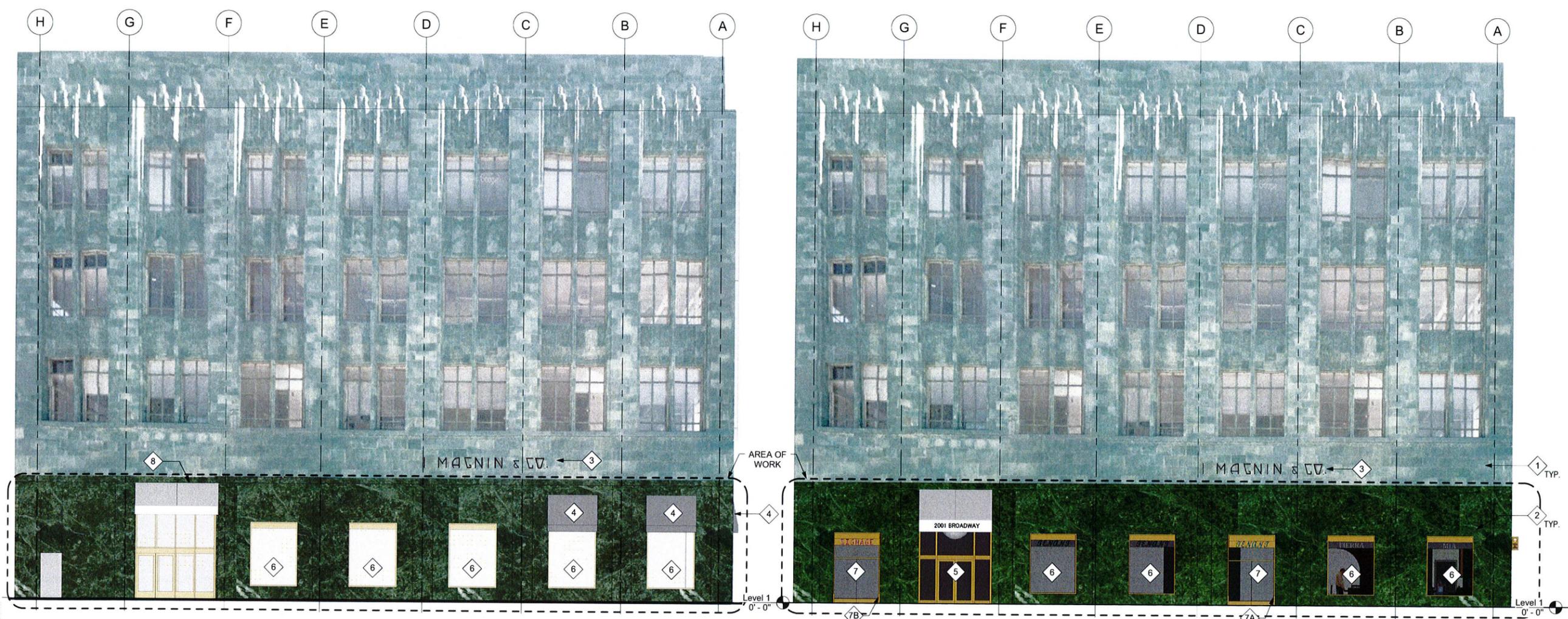
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- 8 EXISTING METAL CANOPY AT MAIN LOBBY ENTRANCE TO REMAIN



2 EXISTING EXTERIOR ELEVATION - WEST
1/8" = 1'-0"

1 (N) EXTERIOR ELEVATION - WEST
1/8" = 1'-0"

6/23/2017 2:37:13 PM

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EXTERIOR ELEVATIONS

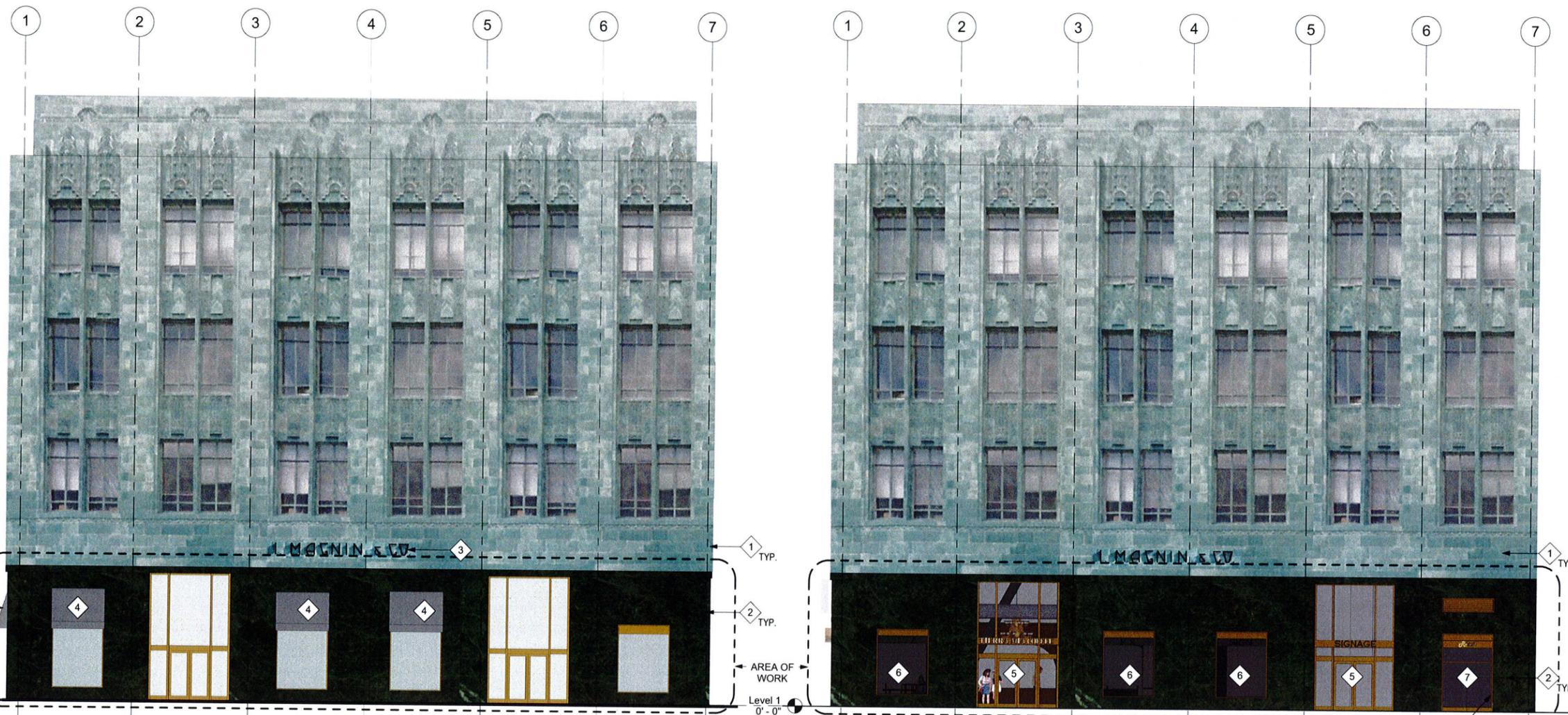
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2 EXISTING EXTERIOR ELEVATION - NORTH
1/8" = 1'-0"

1 NEW EXTERIOR ELEVATION - NORTH
1/8" = 1'-0"

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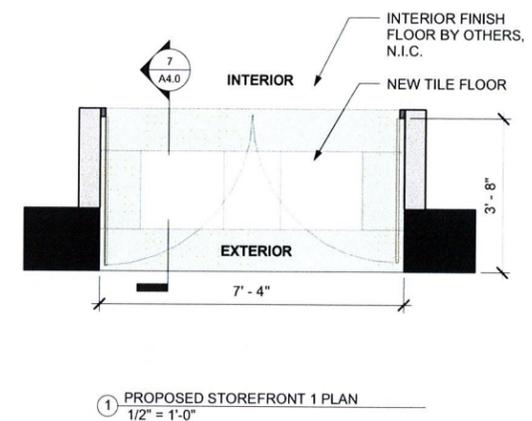
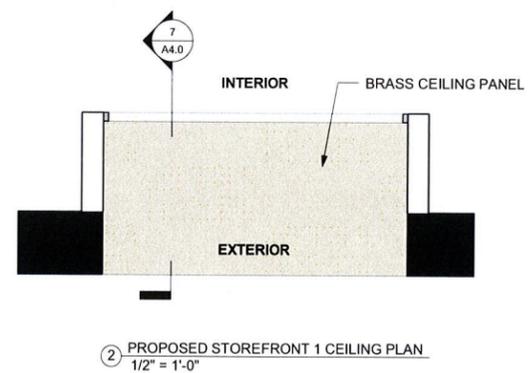
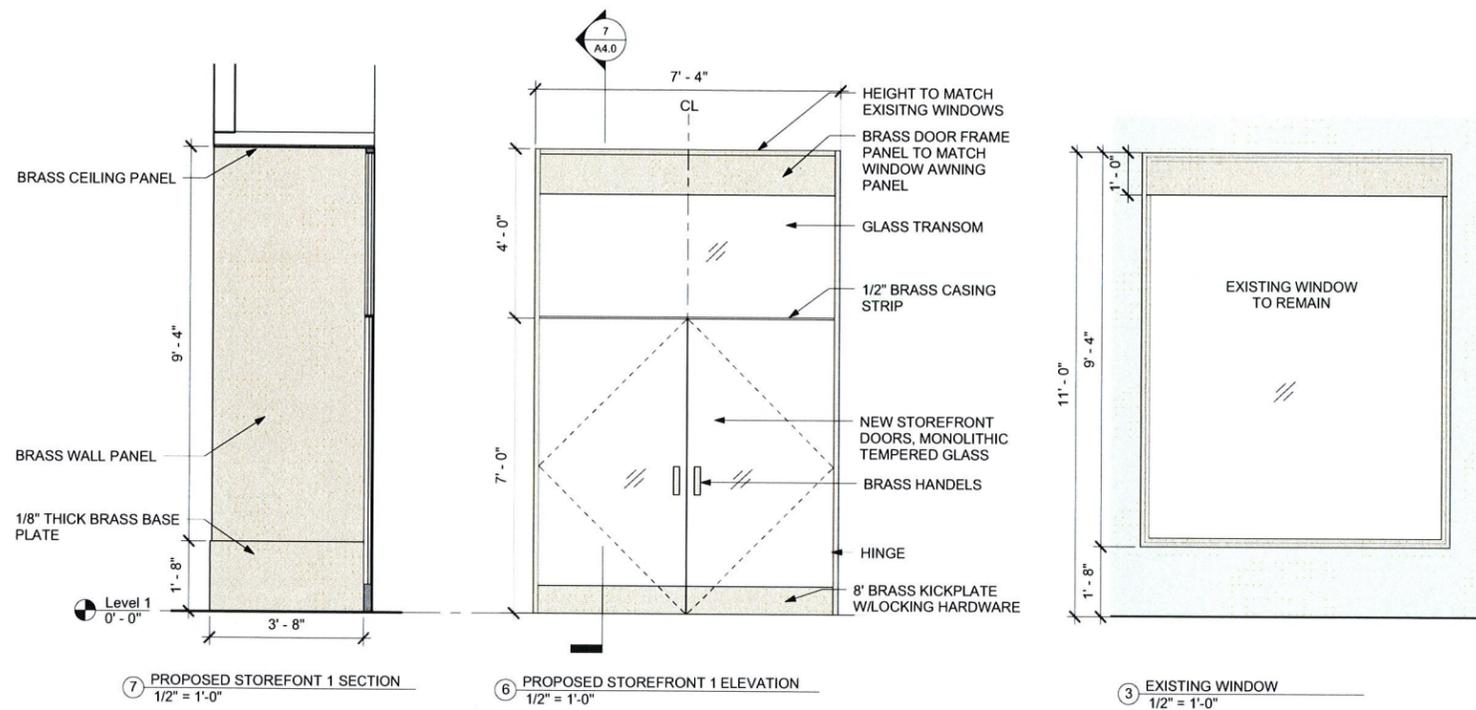
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DETAILS

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SHEET TITLE:

VIEWS - DAYTIME

SHEET NUMBER

A5.1A

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3 CORNER VIEW FROM INTERSECTION



3 CLOSER VIEW OF CORNER

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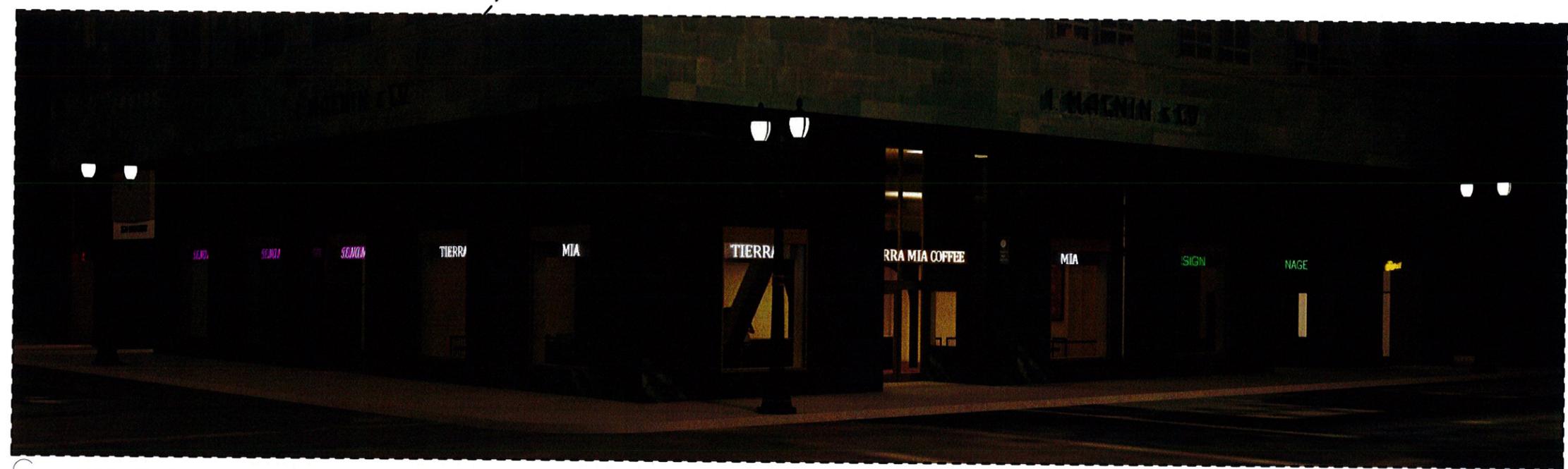
VIEWS - NIGHTTIME

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A5.1B

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3 CORNER VIEW FROM INTERSECTION



3 CLOSER VIEW OF CORNER



VIEW FROM 20th STREET



VIEW FROM BROADWAY

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360 SEVENTEENTH STREET, SUITE 200, OAKLAND, CALIFORNIA 94612

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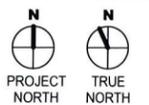
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SHEET TITLE:
STREET VIEWS - DAYTIME

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A5.2A

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VIEW FROM 20th STREET



VIEW FROM BROADWAY

lowney
arch

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160 - leventworth drive | suite 202 | oakland, california 94612

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STREET VIEWS - NIGHTTIME

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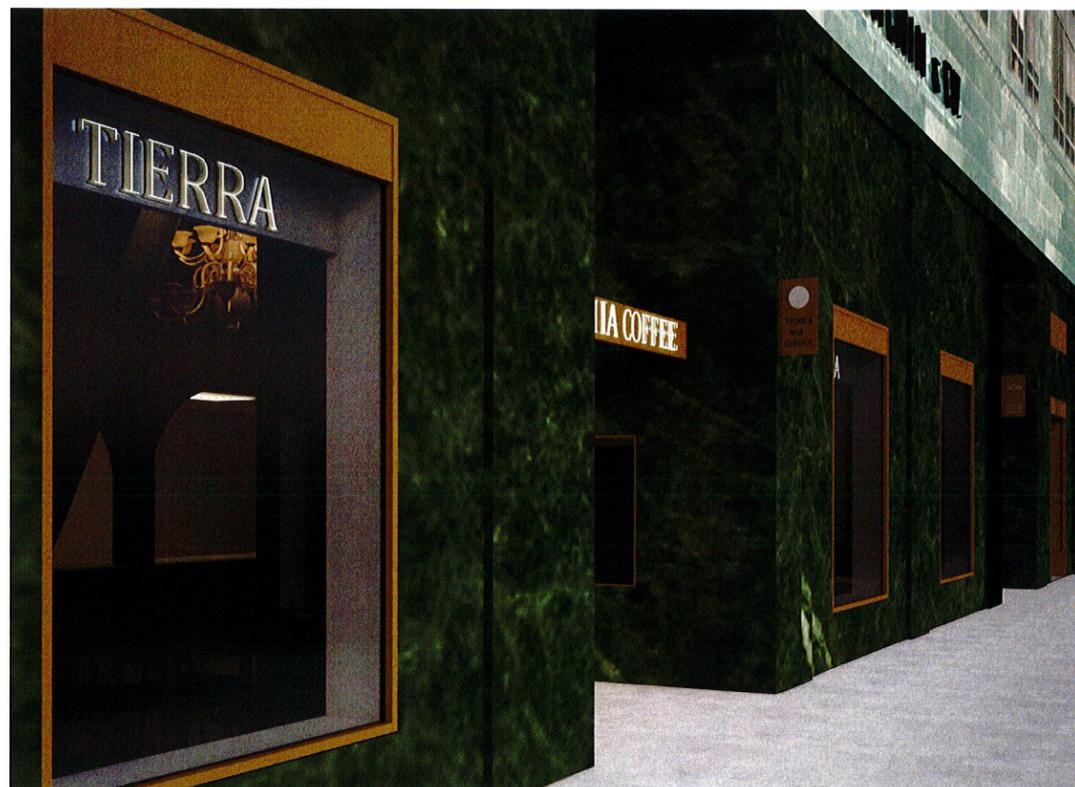
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SHEET TITLE: VIEWS

SHEET NUMBER **A5.3**

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VIEW FROM 20TH STREET



VIEW FROM BROADWAY LOOKING NORTH



NEW ENTRANCE STOREFRONT AND SIGNAGE LOOKING TOWARDS BROADWAY

ENTRANCE AT BROADWAY



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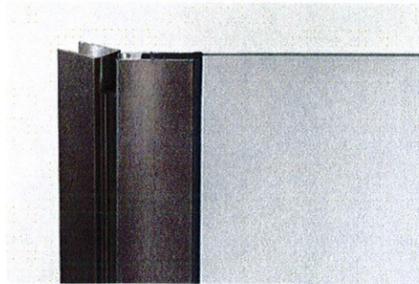
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BRASS FINISH MATERIAL



BRUSHED ALUMINUM

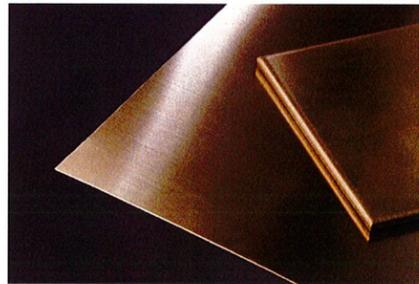


CONTINUOUS DOOR HINGE

Options

CRL 1200 Series Doors can be ordered with a full length rail across the top, bottom, or both top and bottom of the door to allow for the use of optional locking or monitoring hardware. The rail is coped to fit snug against the hinge tube creating an appealing transition from round to square materials.

To create a secure opening, a small patch rail with lock can be added to the bottom of the door. Also, any of our Egress Handles or Locking Ladder Pulls may be added. All hardware comes mounted to the door and is ready for installation into your opening.



WALL PANEL W/ BRASS FINISH



FULL BOTTOM RAIL W/ LOCK

Square Shape Full Length Door Rails For 5/8" (16 mm) or 3/4" (19 mm) Glass



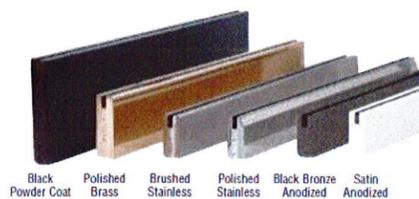
Patented Wedge-Lock™ Glass Securing System U.S. Patents 6,434,915 and 6,912,818 B2. Foreign Patents Pending



- Patented Wedge-Lock™ Glass Securing System
- In Stock Ready to Ship
- Adjust and Align Doors Without Removal
- Available With or Without Locks
- Six Standard Architectural Finishes
- Custom Sizes and Finishes Are Also Available in 3-5 Days
- Matching Sidelite Rails Available

ORDERING INFORMATION:

- All Door Rails are supplied with standard Kwik-Adjust™ Pivot Alignment System. Closer Arms and Floor or Overhead Pivots must be ordered separately.
- Models with Locks are supplied with the Lock Mechanism installed. Matching finish Keyed Cylinders or Thumbturns must be ordered separately.
- End Caps are included in the stock Door Rail lengths below. Door Rail length (including End Caps) must be specified when ordering Custom Length Rails.
- For replacement End Caps, visit our web site, crlusa.com, and enter DREC10 into the search box.
- For Handles see pages 413D-430D.

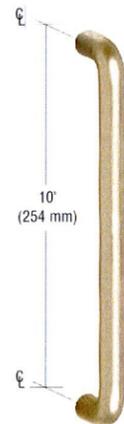


DOOR WEDGE LOCK OPTIONS



DOOR BASE WEDGE LOCK

CRL 3/4" Diameter Solid Pull Handles

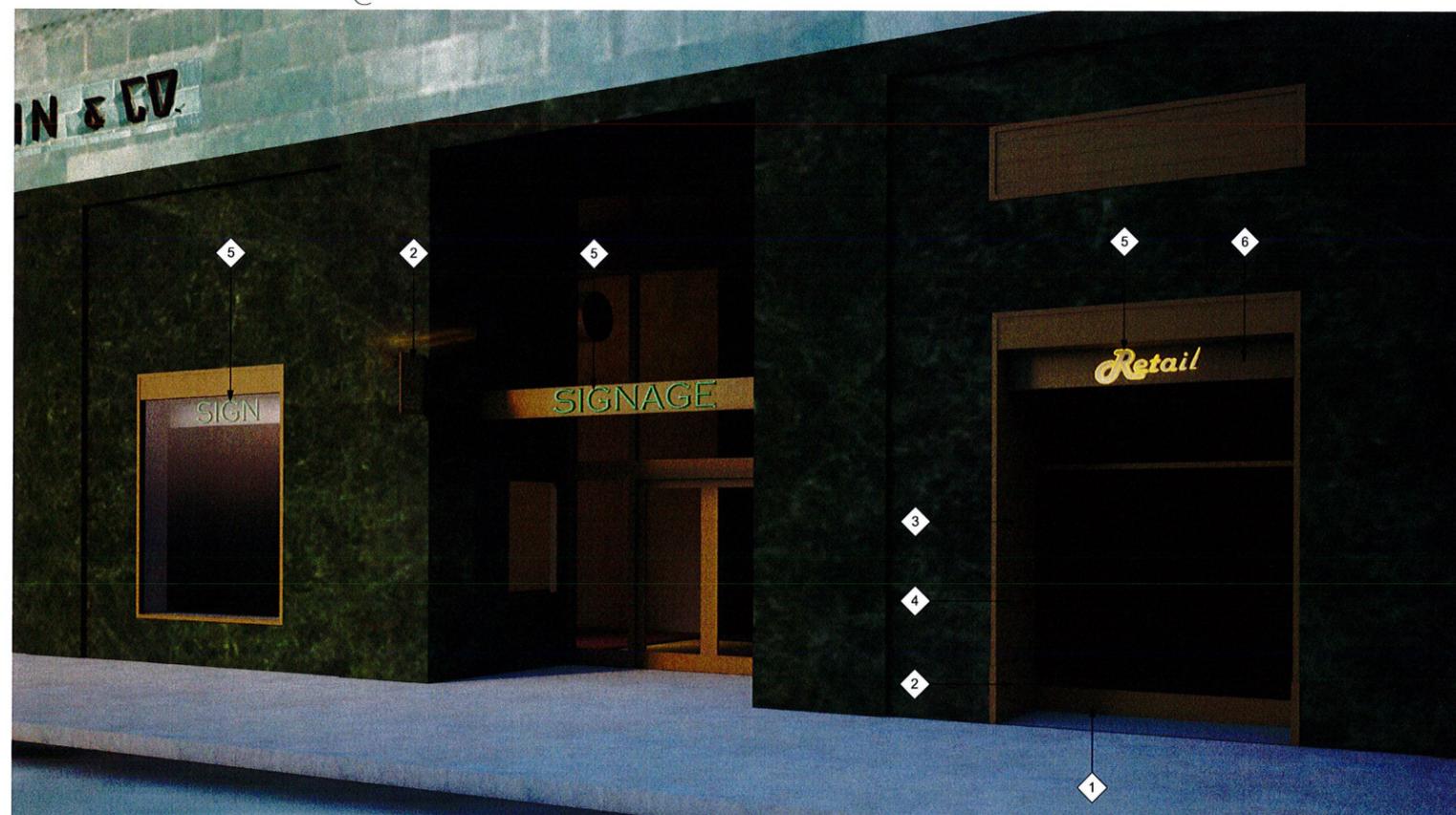


Custom Designed Door Handles

- For Glass, Wood, or Aluminum Doors
- "Cutting Edge" Laser and Waterjet Capabilities
- Round, Square or Flat Bar Stock
- Solid or Tubular Construction
- Custom Cast Designs
- Metal Etched Logos and Designs
- Bending, Mitering, and Welding
- Unlimited CNC Machined Shapes
- Wide Range of Fastening Options Including UV Bonding
- Available in Brass, Bronze, Aluminum, and Stainless Steel
- Brushed, Polished, Etched, or Powder Coated Finishes
- Over 20 Standard Finishes
- Custom Color Matching Available



NEON: COLOR TBD BY TENANT



FRONT ELEVATION RENDERING 3" = 1'-0"

KEY NOTES

- 1 7" SQUARE SHAPE FULL LENGTH DOOR BOTTOM RAIL
- 2 BLADE SIGN
- 3 THIN GAUGE BRASS WALL FINISH
- 4 CONTINUOUS BRASS DOOR HINGE
- 5 NEON
- 6 SIGNAGE BACKBOARD

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SHEET NUMBER
A6.0

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2001 BROADWAY MASTER SIGN PROGRAM



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COVER

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SIGNAGE STANDARDS

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INTENT

IT IS THE INTENT OF THE MASTER SIGN PROGRAM (MSP) TO ESTABLISH THE EXTERIOR SIGN STANDARDS THAT WILL ALLOW A RANGE OF GROUND FLOOR COMMERCIAL TENANTS TO INSTALL SIGNAGE NEEDED TO IDENTIFY AND PROVIDE VISIBILITY TO THEIR BUSINESSES IN A MANNER COMPATIBLE WITH THE DESIGN INTEGRITY OF THE HISTORIC I MAGNIN BUILDING.

WITHIN THE PARAMETERS SET FORTH IN THE MSP, TENANTS ARE SPECIFICALLY ENCOURAGED TO PROPOSE A UNIQUE LOOK FOR THEIR NEON-ILLUMINATED EXTERIOR SIGNAGE (SEE SIGNAGE LEGEND FOR APPLICABLE SIGN TYPES) BY EMPLOYING DIFFERENT FONTS AND NEON COLORS THAN THE OTHER TENANTS. THE INTENT OF THIS ENCOURAGEMENT IS TO ACHIEVE VARIETY THAT VISUALLY DISTINGUISHES THE TENANT SIGNS BOTH FROM EACH OTHER AND THE OVERALL ARCHITECTURE OF THE HISTORIC BUILDING.

GENERAL REQUIREMENTS

1. PRIOR TO APPLYING FOR APPROVAL BY CITY OF OAKLAND, EACH TENANT PROPOSING EXTERIOR SIGNAGE SHALL SUBMIT TO LANDLORD FOR APPROVAL DETAILED DRAWINGS FOR PROPOSED SIGNAGE CONSISTENT WITH THE CITY-APPROVED MSP. MATERIAL AND/OR COLOR SUBMITTALS MAY BE REQUIRED BY THE LANDLORD.
2. ALL PERMITS REQUIRED BY THE CITY OF OAKLAND SHALL BE OBTAINED BY TENANT PRIOR TO CONSTRUCTION OR INSTALLATION OF TENANT'S EXTERIOR SIGN(S).
3. ALL SIGNS SHALL BE REVIEWED FOR CONFORMANCE WITH THE MSP AND FOR OVERALL DESIGN, MATERIAL AND WORKMANSHIP QUALITY. LANDLORD RESERVES THE RIGHT TO REJECT SIGNAGE THAT INCLUDES INAPPROPRIATE SIGN COPY (MESSAGE), INAPPROPRIATE GRAPHICS AND/OR SIGNAGE THAT IS OTHERWISE INCONSISTENT OR INCOMPATIBLE WITH THE QUALITY AND HISTORIC SIGNIFICANCE OF THE I MAGNIN BUILDING. FINAL APPROVAL AND ACCEPTANCE OF ALL SIGNS, AND INSTALLATION OF SAME, SHALL REMAIN THE RIGHT OF LANDLORD.
4. TENANTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THEIR SIGN. SHOULD TENANT'S SIGN OR SIGNS REQUIRE REPAIR OR MAINTENANCE, TENANT IS REQUIRED TO CAUSE THE COMPLETION OF ANY REPAIR OR MAINTENANCE PER WRITTEN NOTICE FROM LANDLORD.
5. NEON SIGNS SHALL ALWAYS BE ILLUMINATED (24 HOURS PER DAY, 7 DAYS PER WEEK, 365 DAYS PER YEAR) EXCEPT FOR INCIDENTAL TIMES WHEN THE SIGNS MAY BE OFF FOR MAINTENANCE, REPAIRS OR DUE TO EMERGENCIES OR POWER FAILURES.
6. ALL MOUNTING SYSTEMS, ILLUMINATION AND OTHER EQUIPMENT RELATED TO THE INSTALLATION OR OPERATION OF TENANT'S SIGNS SHALL BE AS SPECIFIED ON THE ATTACHED EXHIBITS. NO EXCEPTIONS OR SUBSTITUTIONS SHALL BE PERMITTED WITHOUT LANDLORD'S EXPRESS WRITTEN CONSENT.

SIGN TYPES

THERE WILL BE NO CHANGE TO THE EXISTING I MAGNIN SIGNS WHICH ARE UNDERSTOOD TO CONTRIBUTE TO THE HISTORIC FABRIC OF THE BUILDING.

IN ADDITION TO THE HISTORIC SIGNAGE, THERE ARE FOUR (4) ALLOWED EXTERIOR SIGN TYPES:

- A. WINDOW TENANT SIGNAGE
- B. EXISTING DOOR TENANT SIGNAGE
- C. NEW DOOR TENANT SIGNAGE
- D. BLADE TENANT SIGNAGE

PURPOSE AND REQUIREMENTS FOR EXTERIOR SIGN TYPES

EXTERIOR SIGNS SHALL CONFORM TO THE APPROVED LOCATIONS, AREA LIMITATIONS, CONSTRUCTION, MATERIALS, FINISHES AND METHOD OF ILLUMINATION DEFINED IN THESE DRAWINGS, PARTICULARLY AS DETAILED ON SHEET MSP-4.1. HOWEVER, THE PURPOSE AND REQUIREMENTS FOR THE EXTERIOR SIGN TYPES ARE FURTHER DEFINED AS FOLLOWS:

- A.) WINDOW TENANT SIGNAGE
 1. SIGN COPY IS UNRESTRICTED. TENANTS MAY PROPOSE SIGN COPY, TO BE NEON ILLUMINATED WITHIN THE OTHER LIMITATIONS FOR THIS SIGNAGE TYPE.
 2. FONT IS UNRESTRICTED. TENANTS MAY PROPOSE THEIR DESIRED OR COMPANY STANDARD FONT.
 3. INCLUSION OF LOGOS IS PROHIBITED.
 4. INCLUSION OF GRAPHICS MAY BE CONSIDERED, TO BE NEON ILLUMINATED WITHIN THE OTHER LIMITATIONS FOR THIS SIGNAGE TYPE.
- B.) EXISTING DOOR TENANT SIGNAGE
 1. SIGN COPY SHALL BE LIMITED TO THE NAME OF THE BUSINESS, TO BE NEON ILLUMINATED WITHIN THE OTHER LIMITATIONS FOR THIS SIGNAGE TYPE.
 2. FONT IS UNRESTRICTED. TENANTS MAY PROPOSE THEIR DESIRED OR COMPANY STANDARD FONT.
 3. INCLUSION OF LOGOS OR GRAPHICS IS PROHIBITED.
- C.) NEW DOOR TENANT SIGNAGE
 1. SIGN COPY SHALL BE LIMITED TO THE NAME OF THE BUSINESS, TO BE NEON ILLUMINATED WITHIN THE OTHER LIMITATIONS FOR THIS SIGNAGE TYPE.
 2. FONT IS UNRESTRICTED. TENANTS MAY PROPOSE THEIR DESIRED OR COMPANY STANDARD FONT.
 3. INCLUSION OF LOGOS OR GRAPHICS IS PROHIBITED.
- D.) BLADE TENANT SIGNAGE
 1. THE PRIMARY PURPOSE OF THIS SIGNAGE TYPE IS TO PROVIDE THE OPPORTUNITY FOR TENANTS TO DISPLAY LOGOS OR COMPANY STANDARD GRAPHICS IDENTIFYING TENANTS' BUSINESS.
 2. AS ILLUSTRATED IN THESE DRAWINGS, THE LOGO OR GRAPHIC IS A DECAL APPLIED TO THE BLADE SIGN. THIS DECAL MAY EMPLOY TENANT'S CHOICE OF COLORS.
 3. SIGNAGE TYPE IS NOT ILLUMINATED.
 4. SIGN COPY MAY BE INCLUDED AS ILLUSTRATED IN THESE DRAWINGS IF WITHIN THE ALLOWED SIGNAGE AREA.
 5. THIS IS A DOUBLE-SIDE SIGN TYPE. PROPOSED LOGOS, GRAPHICS, AND SIGN COPY SHALL BE THE SAME ON BOTH SIGN FACES.

PROHIBITED SIGNS

1. FULL BACK DIPPED NEON SIGNS. THE FLAT APPEARANCE OF THIS KIND OF NEON SIGN HAS BEEN DETERMINED TO BE UNDESIRABLE FOR EXTERIOR SIGNS AT THE I MAGNIN BUILDING.
2. FLASHING, MOVING, BLINKING OR AUDIBLE SIGNS.
3. TEMPORARY SIGNS OTHER THAN THOSE APPROVED BY LANDLORD.
4. SIGNS PLACED IN PEDESTRIAN OR VEHICLE AREAS OTHER THAN THOSE APPROVED BY LANDLORD.
5. SIGNS PLACED ON PARKED VEHICLES.
6. ANY SIGNS OTHER THAN THOSE ALLOWED BY THE MSP.

KEY NOTES

- 1 TENANT EXTERIOR DOOR SIGN
- 2 BLADE SIGNAGE
- 3 NEON TENANT SIGN AT WINDOW

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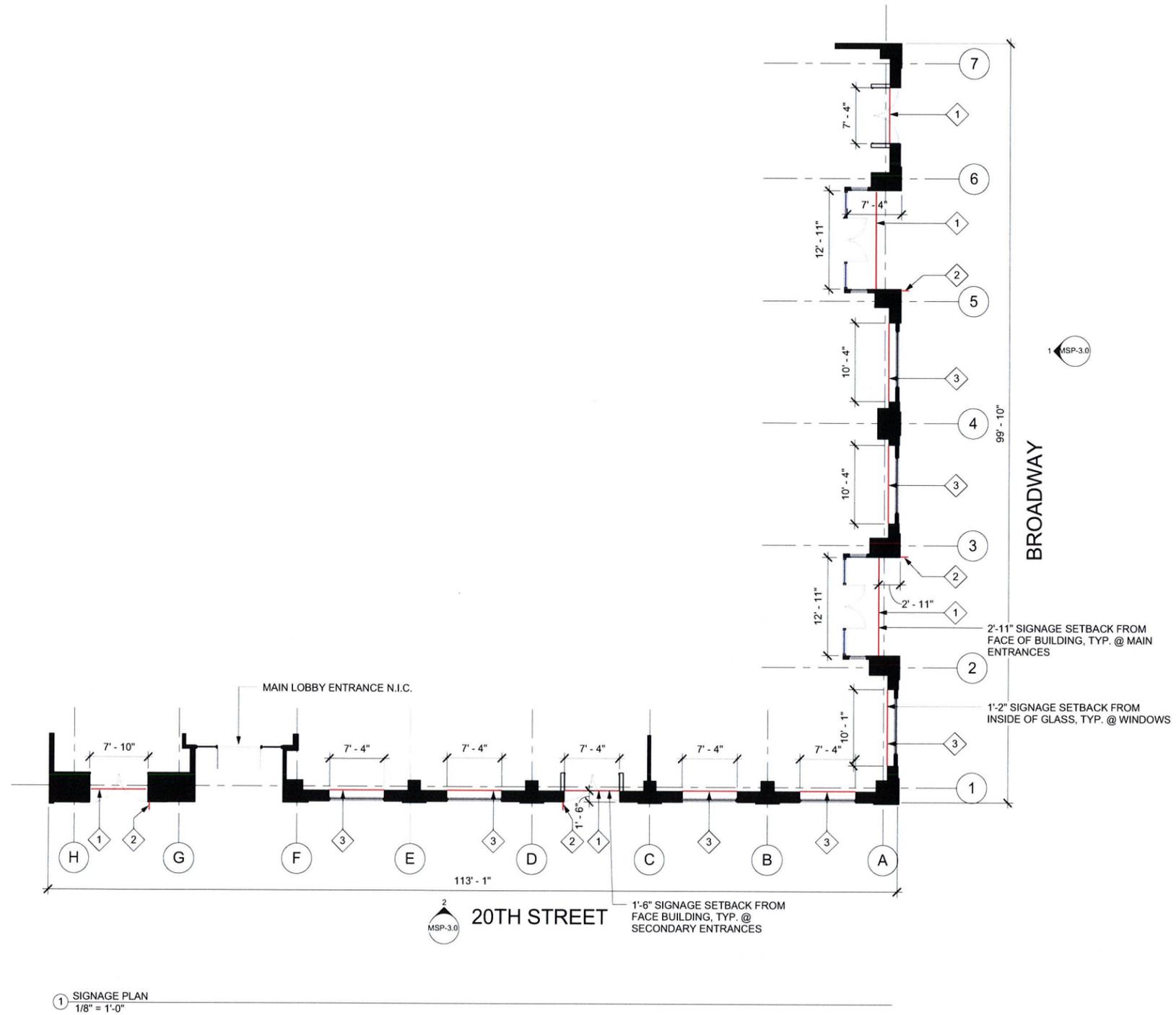
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FLOOR PLAN

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KEY NOTES

- 1 NEW TENANT SIGN
- 2 NEW NEON TENANT SIGN AT WINDOW. SEE SIGNAGE DETAIL
- 3 TENANT BLADE SIGNAGE

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EXTERIOR ELEVATION

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2 EXTERIOR ELEVATION - WEST
 1/8" = 1'-0"
 3



1 EXTERIOR ELEVATION - NORTH
 1/8" = 1'-0"
 3

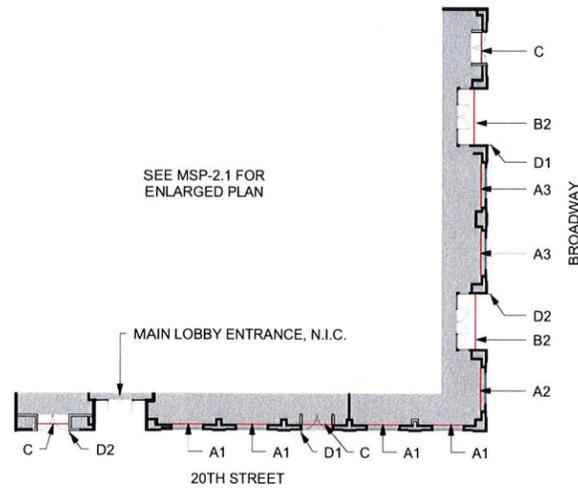


SHEET NOTES

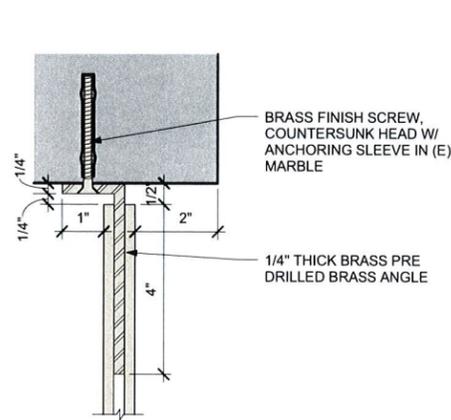
1. TENANT SIGNAGE, CONTENT (LETTERS) TO BE DETERMINED BY FUTURE TENANTS.

SIGNAGE LEGEND

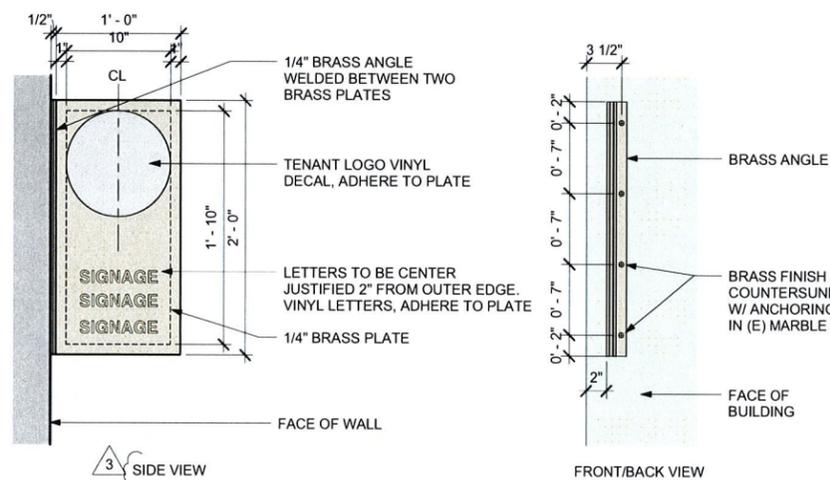
- A TENANT WINDOW SIGN**
LOCATION: INTERIOR
QUANTITY: 7
SIGNAGE AREA: 6.50 SF, 1' X 6'6"
LIGHTING: NEON
A1 (4) BACKBOARD: 7.33 SF, 1' X 7'4"
A2 (1) BACKBOARD: 10.08 SF, 1' X 10'1"
A3 (2) BACKBOARD: 10.33 SF, 1' X 10'4"
BACKBOARD MAT: BRUSHED ANODIZED ALUMINIUM, CLR FINISH
BACKBOARD SIDES: 3
HEIGHT: 8'11" ABOVE GRADE
- B TENANT EXISTING DOOR SIGN**
LOCATION: EXTERIOR
QUANTITY: 2
SIGNAGE AREA: 6.50 SF, 1' X 6'6"
LIGHTING: NEON
B1 (1) BACKBOARD: 11.58 SF, 1' X 11'7"
B2 (2) BACKBOARD: 12.91 SF, 1' X 12'11"
BACKBOARD MAT: BRASS SHEET METAL
BACKBOARD SIDES: 4
HEIGHT: 8'11" ABOVE GRADE
- C TENANT NEW DOOR SIGN**
LOCATION: EXTERIOR
QUANTITY: 3
SIGNAGE AREA: 6.50 SF, 1' X 6'6"
LIGHTING: NEON
BACKBOARD: 7.33 SF, 1' X 7'4"
BACKBOARD MAT: BRASS SHEET METAL
BACKBOARD SIDES: 3
HEIGHT: 8'11" ABOVE GRADE
- D TENANT BLADE SIGN**
LOCATION: EXTERIOR
QUANTITY: 4
SIGNAGE AREA: 1.52 SF, 10" X 1'-10"
SIGNAGE SIDES: 2
SIGNAGE MAT: BRUSHED STAINLESS STEEL, WATERJET CUT LETTERS
LIGHTING: N/A
D1 (2): 1.52 SF, 10" X 1'-10" ATTACHMENT LEFT SIDE
D2 (2): 1.52 SF, 10" X 1'-10" ATTACHMENT RIGHT SIDE
BACKBOARD MAT: 1/8" THICK SOLID BRASS SHEET METAL
BACKBOARD SIDES: 2
HEIGHT: 8'11" ABOVE GRADE



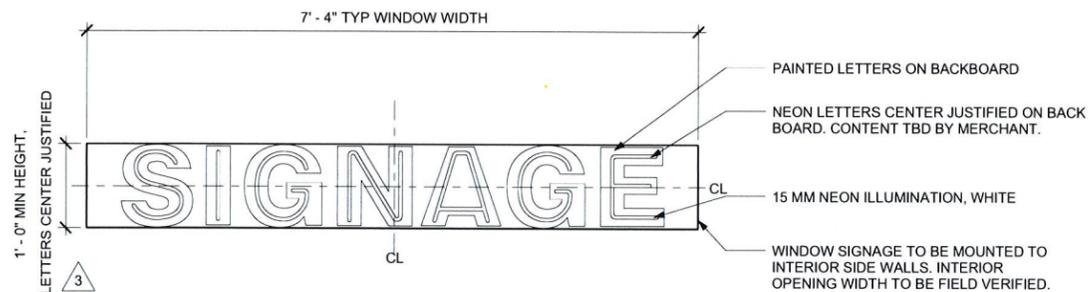
8 SIGNAGE TYPE KEY PLAN
1" = 20'-0"



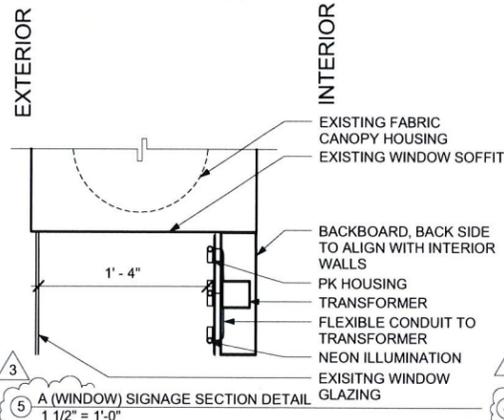
9 D BLADE SIGNAGE PLAN VIEW
6" = 1'-0"



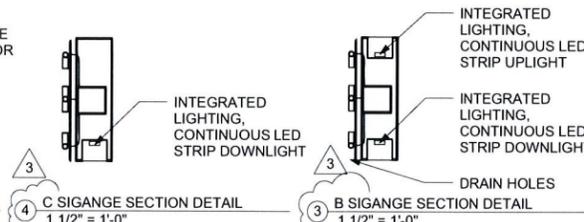
7 D BLADE SIGNAGE
1 1/2" = 1'-0"



6 TYPICAL TENANT SIGNAGE FRONT VIEW
1" = 1'-0"

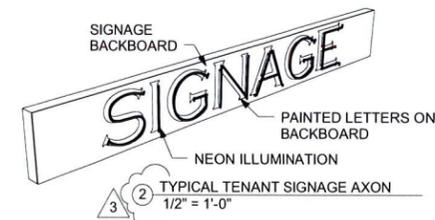


5 A (WINDOW) SIGNAGE SECTION DETAIL
1 1/2" = 1'-0"

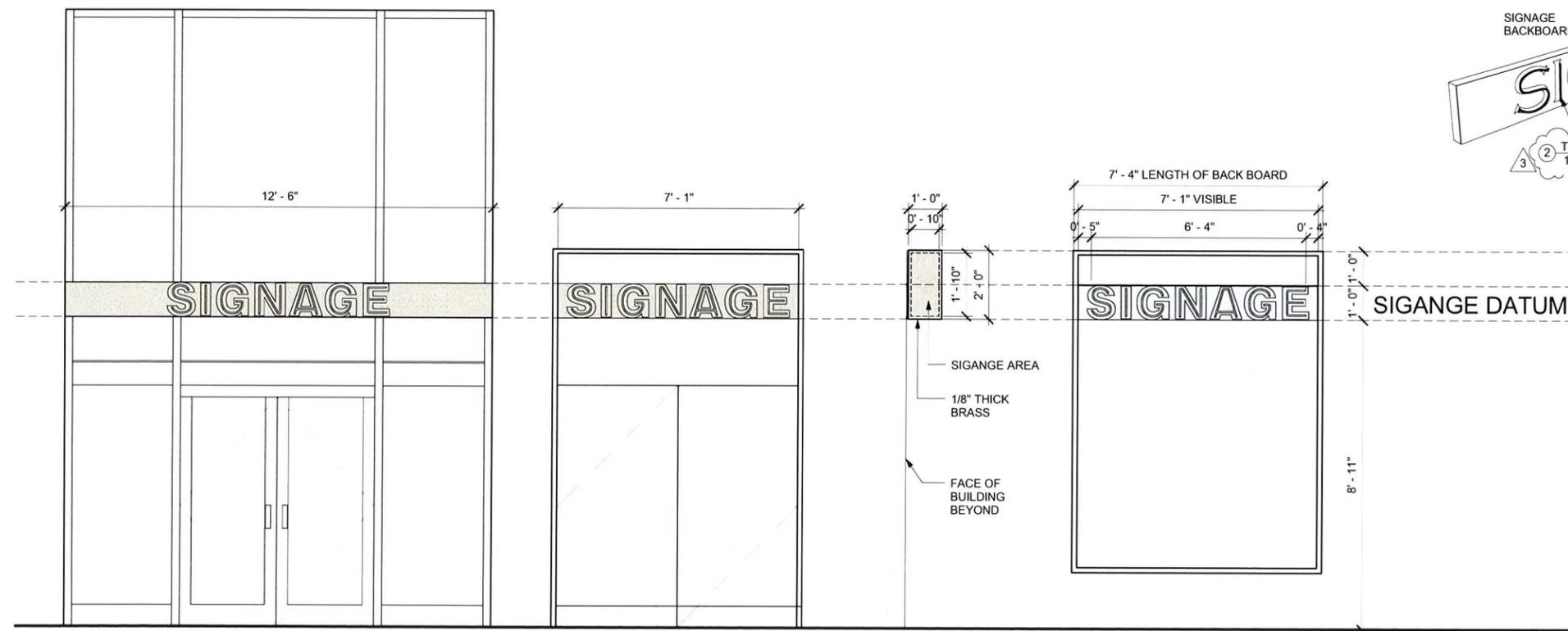


4 C SIGNAGE SECTION DETAIL
1 1/2" = 1'-0"

3 B SIGNAGE SECTION DETAIL
1 1/2" = 1'-0"



2 TYPICAL TENANT SIGNAGE AXON
1/2" = 1'-0"



3 TYPICAL EXISTING DOOR TENANT SIGNAGE

3 TYPICAL NEW DOOR TENANT SIGNAGE

3 TYPICAL BLADE TENANT SIGNAGE

3 TYPICAL WINDOW TENANT SIGNAGE

1 SIGNAGE REVISED OPTION 1
1/2" = 1'-0"

SIGNAGE TABULATION

BUILDING FRONTAGE	213' LF
FACADE SURFACE AREA	15,762 SF
NUMBER OF EXISTING SIGNS (HISTORIC)	2
NUMBER OF NEW SIGNS	16
TOTAL NUMBER OF SIGNS	18
EXISTING SIGNAGE AREA (HISTORIC)	80 SF
NEW SIGNAGE AREA	84.08 SF
TOTAL SIGNAGE AREA PROPOSED	164.08 SF
TOTAL SIGNAGE AREA ALLOWED	106.5 SF
(.5 SF/FT FRONTAGE)	

EXEMPTION REQUESTED FOR MAINTAINING EXISTING HISTORIC SIGNS. PROJECT COMPLIES FOR MAX SIGN AREA IF HISTORIC SIGNS ARE EXCLUDED FROM AREA CALCULATION

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IEWS - DAYTIME

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CORNER VIEW FROM INTERSECTION



CLOSER VIEW OF CORNER

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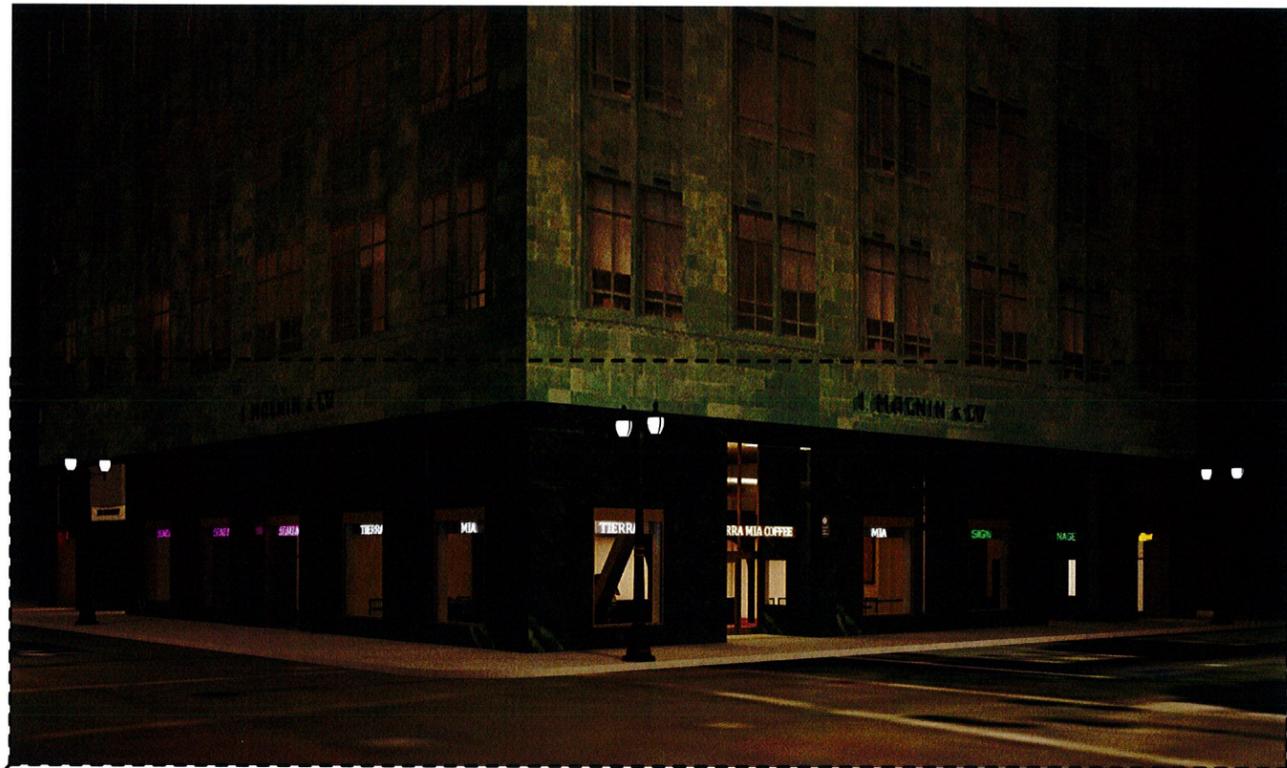
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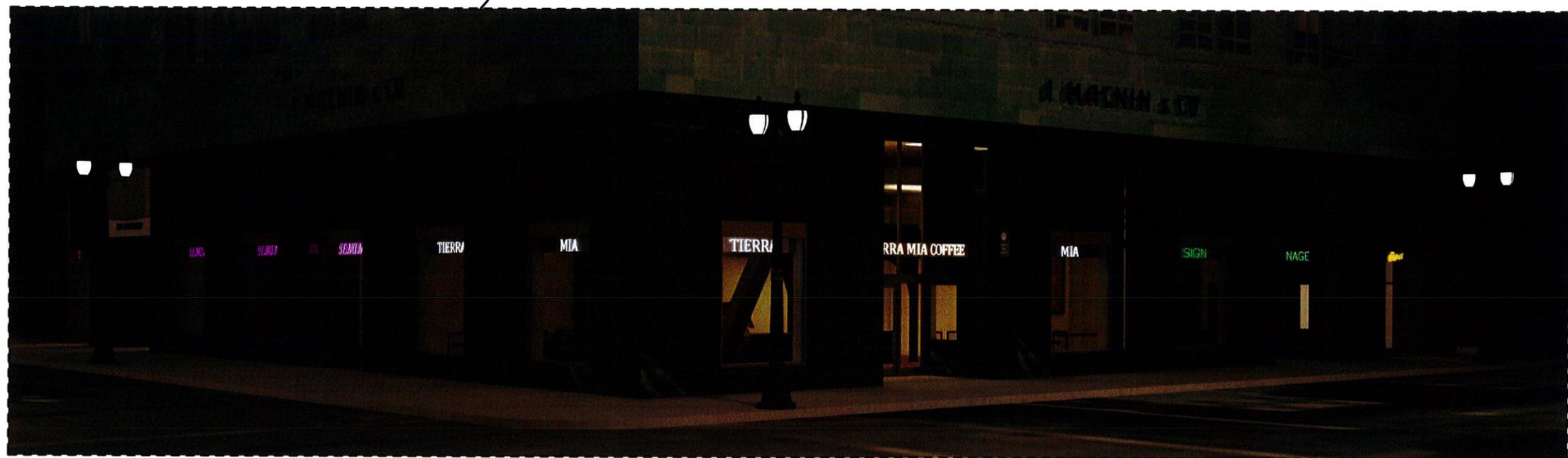
IEWS -
NIGHTTIME

SHEET NUMBER
MSP-5.1B

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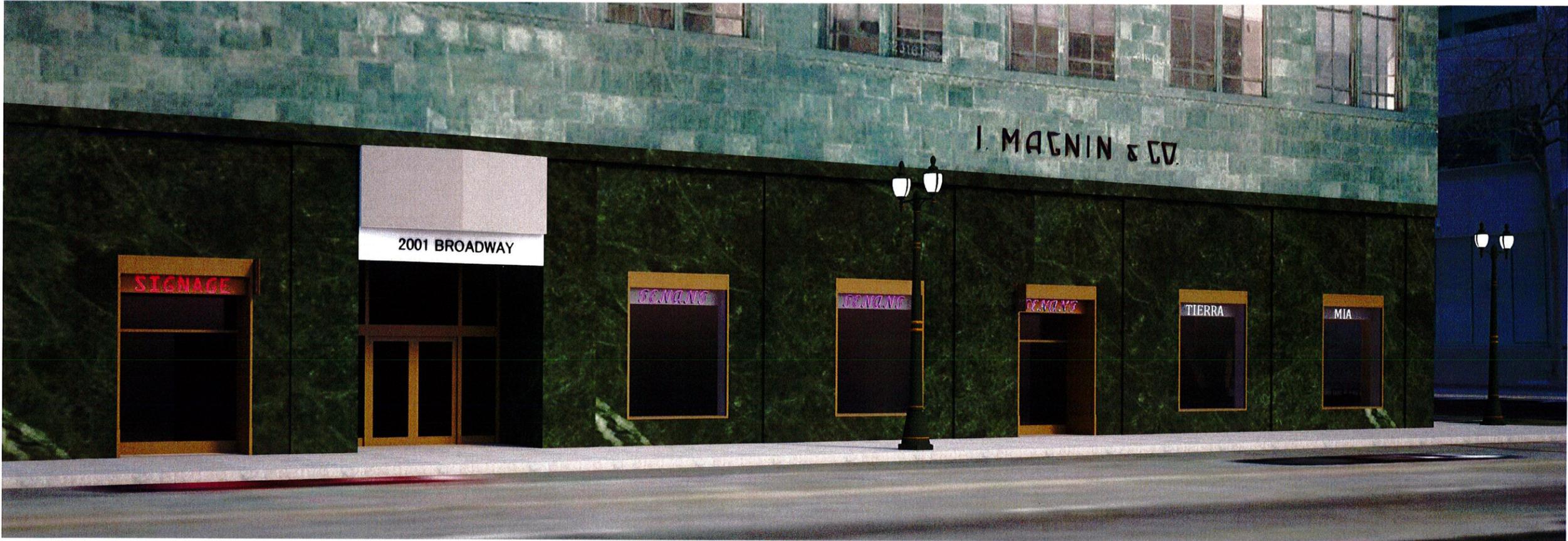
3 CORNER VIEW FROM INTERSECTION



3 CLOSER VIEW OF CORNER



VIEW FROM 20th STREET



VIEW FROM BROADWAY

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SHEET TITLE:

STREET VIEWS -
DAYTIME

SHEET NUMBER
MSP-5.2A

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VIEW FROM 20th STREET



VIEW FROM BROADWAY

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STREET VIEWS -
NIGHTTIME

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VIEW FROM 20TH STREET

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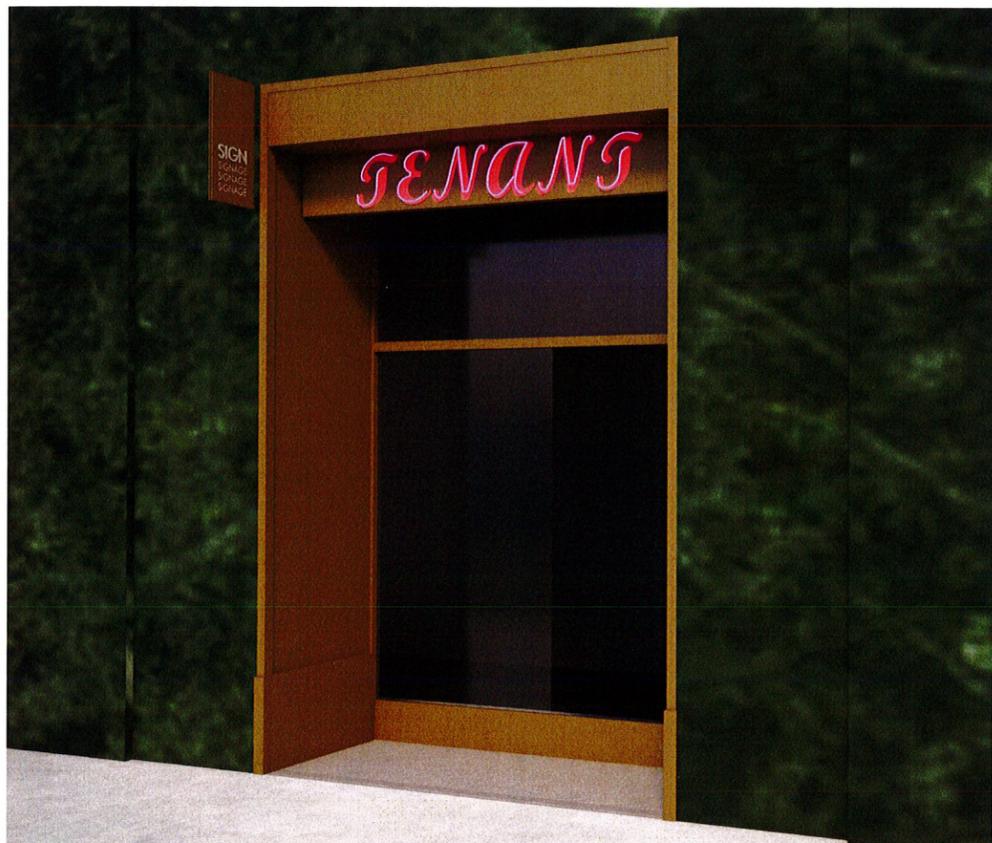
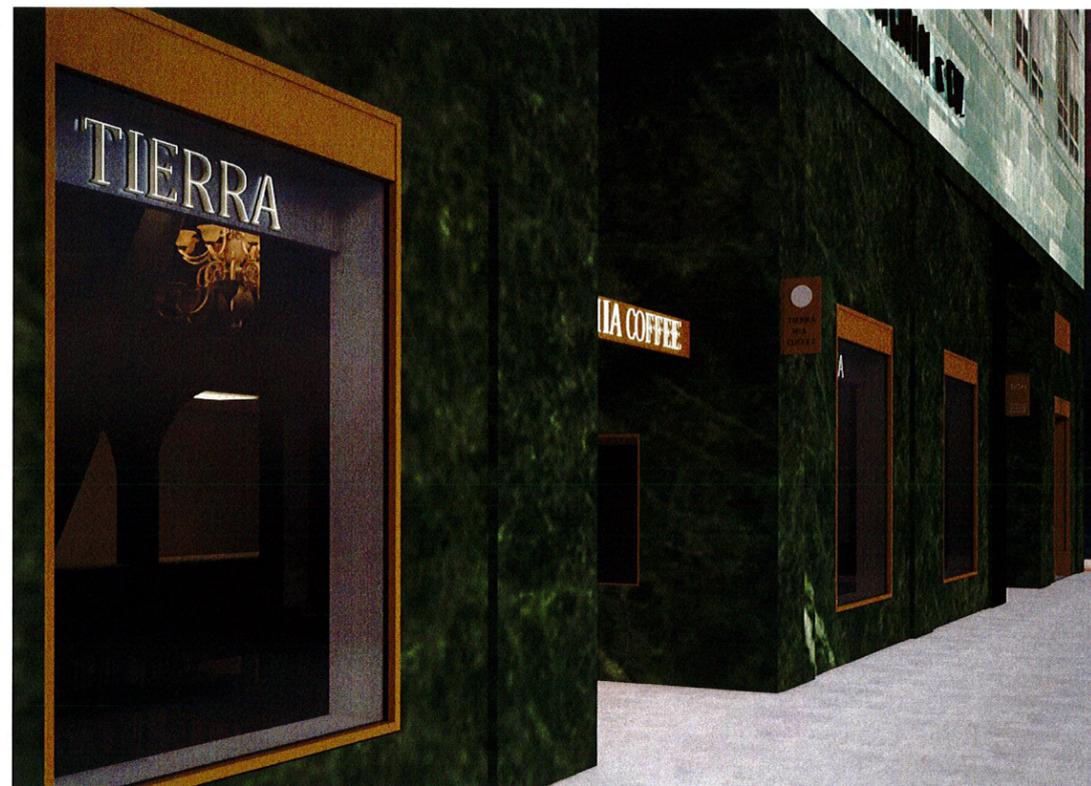
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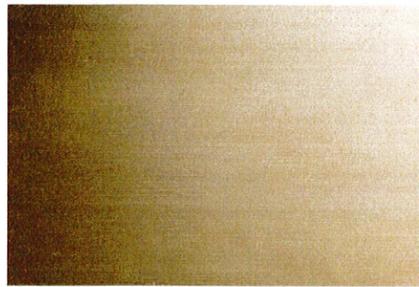
VIEW FROM BROADWAY LOOKING NORTH



NEW ENTRANCE STOREFRONT AND SIGNAGE LOOKING TOWARDS BROADWAY



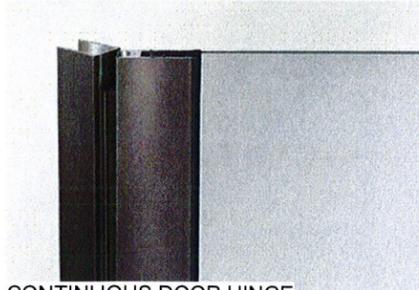
ENTRANCE AT BROADWAY



BRASS FINISH MATERIAL



BRUSHED ALUMINUM



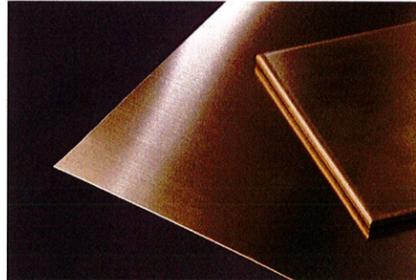
CONTINUOUS DOOR HINGE

Options

CRL 1200 Series Doors can be ordered with a full length rail across the top, bottom, or both top and bottom of the door to allow for the use of optional locking or monitoring hardware. The rail is coped to fit snug against the hinge tube creating an appealing transition from round to square materials.

To create a secure opening, a small patch rail with lock can be added to the bottom of the door. Also, any of our Egress Handles or Locking Ladder Pulls may be added. All hardware comes mounted to the door and is ready for installation into your opening.

Square Shape Full Length Door Rails For 5/8" (16 mm) or 3/4" (19 mm) Glass



WALL PANEL W/ BRASS FINISH



FULL BOTTOM RAIL W/ LOCK



Patented Wedge-Lock™ Glass Securing System U.S. Patents 6,434,905 and 6,912,818 B2 Foreign Patents Pending



- Patented Wedge-Lock™ Glass Securing System
- In Stock Ready to Ship
- Adjust and Align Doors Without Removal
- Available With or Without Locks
- Six Standard Architectural Finishes
- Custom Sizes and Finishes Are Also Available in 3-5 Days
- Matching Sidelite Rails Available

ORDERING INFORMATION:

- All Door Rails are supplied with standard Kwik-Adjust™ Pivot Alignment System. Closer Arms and Floor or Overhead Pivots must be ordered separately.
- Models with Locks are supplied with the Lock Mechanism installed. Matching finish Keyed Cylinders or Thumbturns must be ordered separately.
- End Caps are included in the stock Door Rail lengths below. Door Rail length (including End Caps) must be specified when ordering Custom Length Rails.
- For replacement End Caps, visit our web site, crlaurence.com, and enter DRECTIO into the search box.
- For Handles see pages 413D-430D.

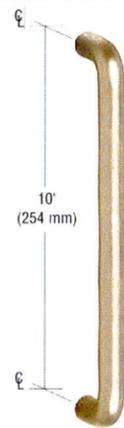


DOOR WEDGE LOCK OPTIONS



DOOR BASE WEDGE LOCK

CRL 3/4" Diameter Solid Pull Handles

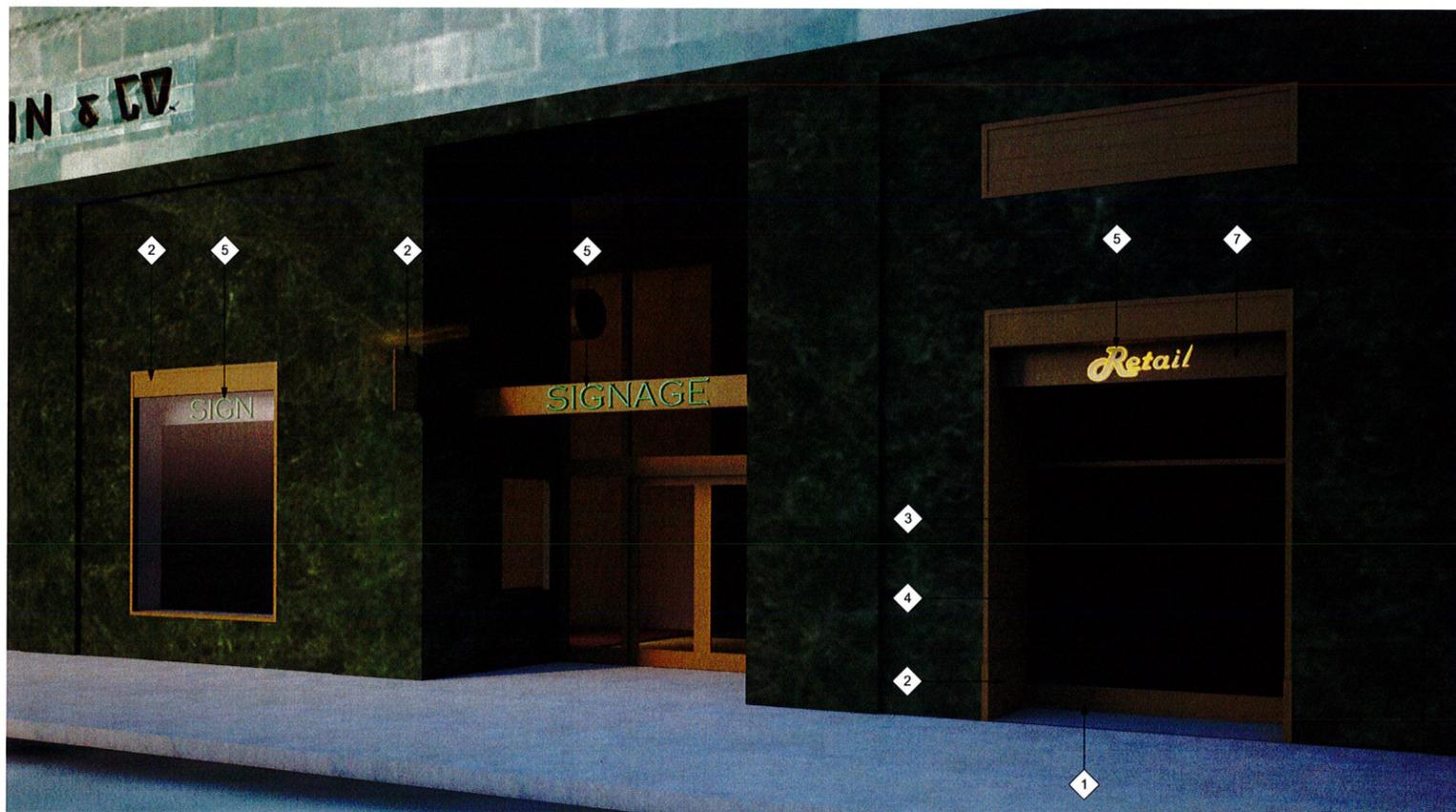


Custom Designed Door Handles

- For Glass, Wood, or Aluminum Doors
- "Cutting Edge" Laser and Waterjet Capabilities
- Round, Square or Flat Bar Stock
- Solid or Tubular Construction
- Custom Cast Designs
- Metal Etched Logos and Designs
- Bending, Milling, and Welding
- Unlimited CNC Machined Shapes
- Wide Range of Fastening Options Including UV Bonding
- Available in Brass, Bronze, Aluminum, and Stainless Steel
- Brushed, Polished, Etched, or Powder Coated Finishes
- Over 20 Standard Finishes
- Custom Color Matching Available



NEON: COLOR TBD BY TENANT



FRONT ELEVATION RENDERING

3" = 1'-0"

KEY NOTES

- 1 7" SQUARE SHAPE FULL LENGTH DOOR BOTTOM RAIL
- 2 1/8" THICK BRASS PANEL
- 3 THIN GAUGE BRASS WALL FINISH
- 4 CONTINUOUS BRASS DOOR HINGE
- 5 NEON
- 6 ALUMINUM CHANNEL LETTERS
- 7 ALUMINUM SIGNAGE BACKBOARD

lowney arch

TEL 510 936 5400 URL lowneyarch.com

PROJECT NAME

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HP INVESTORS

2001 Broadway, Oakland, CA 94612

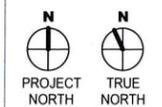
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CONSULTANT

CONSULTANT STAMP

#	DATE	ISSUES & REVISIONS	BY
1	11/01/2016	PLANNING RESUBMITTAL	MG
2	03/30/2017	REVISION/MSP	EPC
3	06/23/2017	REVISION	EPC



DRAWN BY: Author
PROJECT NUMBER: 16-001
SHEET ISSUE DATE: 06/21/17
SHEET TITLE: MATERIAL BOARD

SHEET NUMBER
MSP-5.5

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