



2744 E 11th PPA



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EXECUTIVE SUMMARY

Lucasey Lofts will be a Work/Live development, with the project including business-oriented units facing the street and accessible from it, with a significant “collective/incubator” work space provided that would provide work space for the less visible units in the center and rear of the property; with all units encouraged and allowed to be work/live but with support (through a variance) to modify/waive the “work in each unit” requirement (by virtue of the collective space) for those units not on the street frontage.

UNIT TYPES

- Work/Live Street Facing Accessible Units
- Work/Live (optional) court units
- Work/Live (optional) upper level units
- Collective Workshop/Incubator Space

PROPERTY INFO

ADDRESS: 2744 East 11th Street, Oakland, California.

PARCEL: 19-93-13

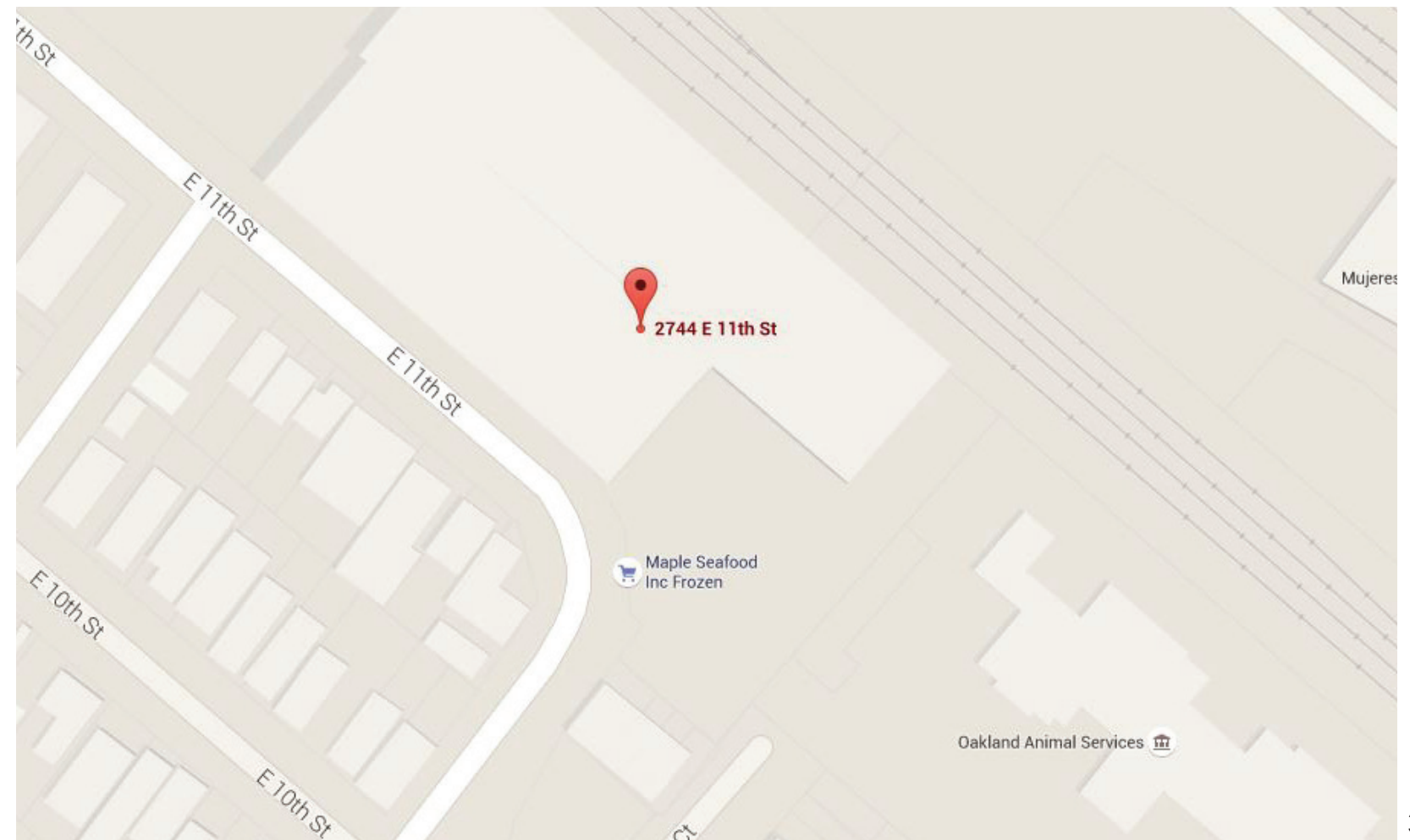
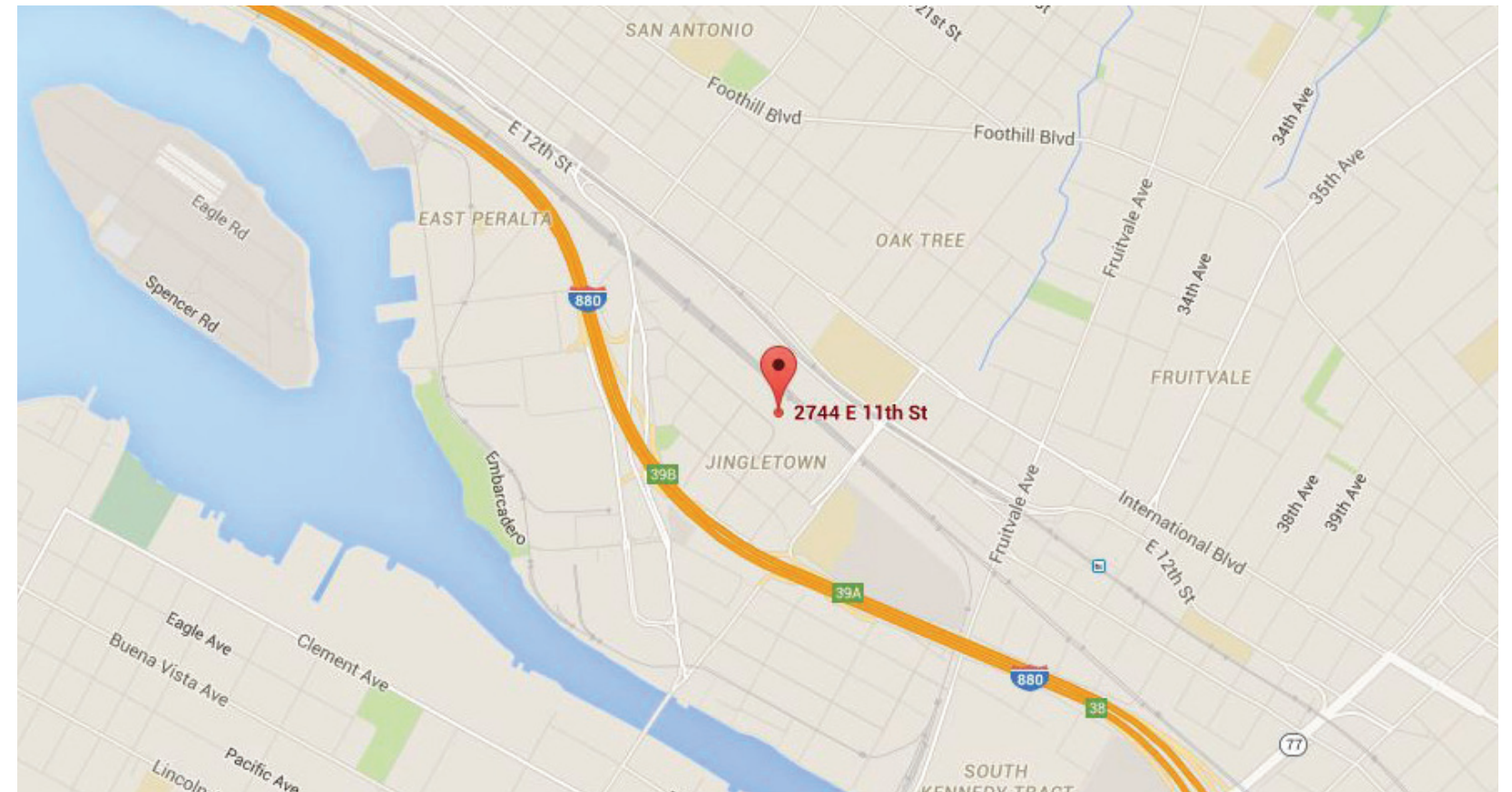
NEIGHBORHOOD: East Oakland

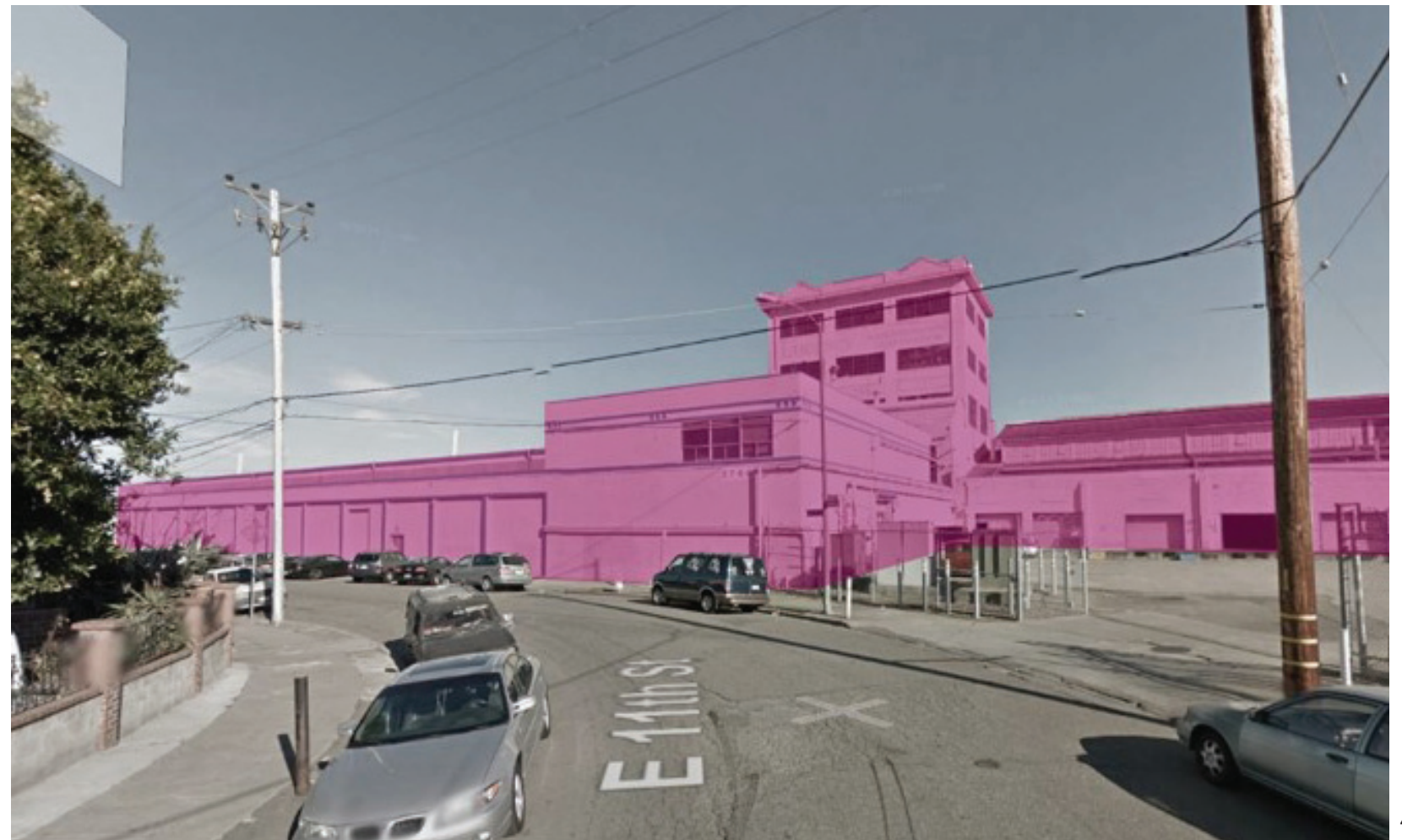
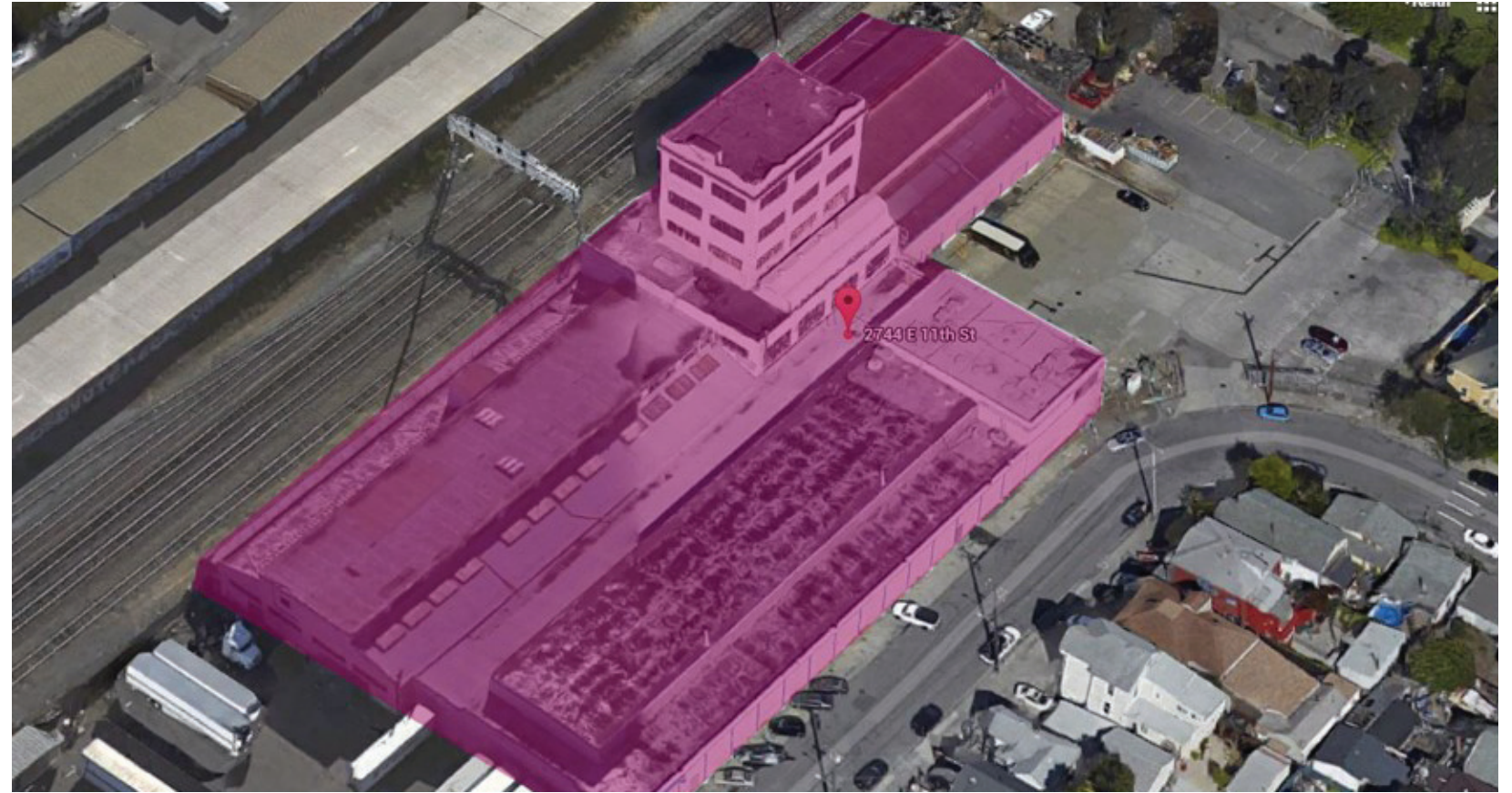
ZONING: CIX-2/S-19 / M-30

PARCEL AREA: 111,663 sq ft

EXISTING BUILDING AREA: 107,284 sq ft

HEIGHT LIMIT: 55 FT

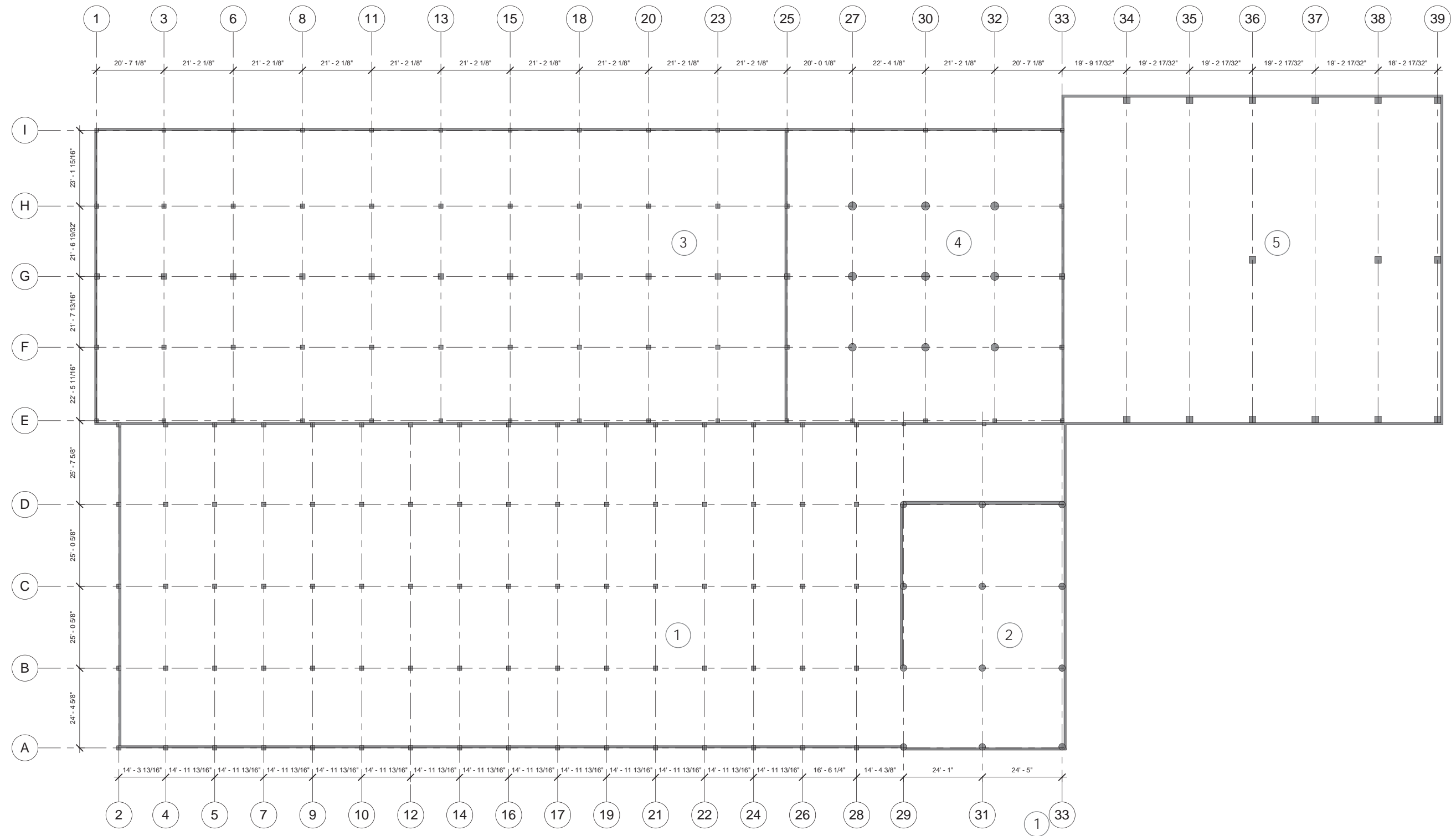






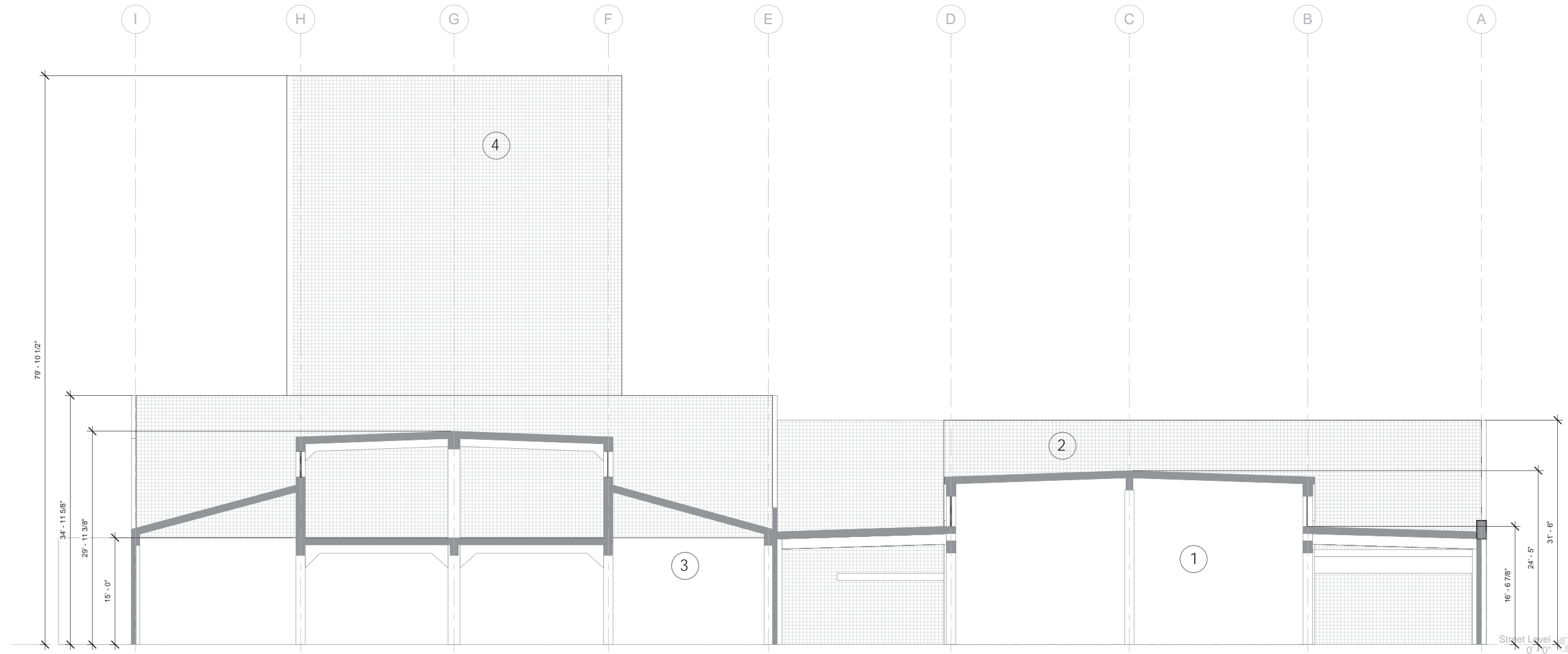
EXISTING CONDITIONS





EXISTING: Ground Level

- 1. Street Facing Building
- 2. Office
- 3. Train Railing Building
- 4. Tower
- 5. Steel Frame Brick Building



EXISTING: Section

- 1. Street Facing Building
- 2. Office
- 3. Train Railing Building
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EXISTING: Photos



Street Facing Building



Office

EXISTING: Photos



Train Railing Building



Third Level- Tower

EXISTING: Photos



Steel Frame Brick Building

EXISTING: Photos



Existing Site Photos

EXISTING: Photos

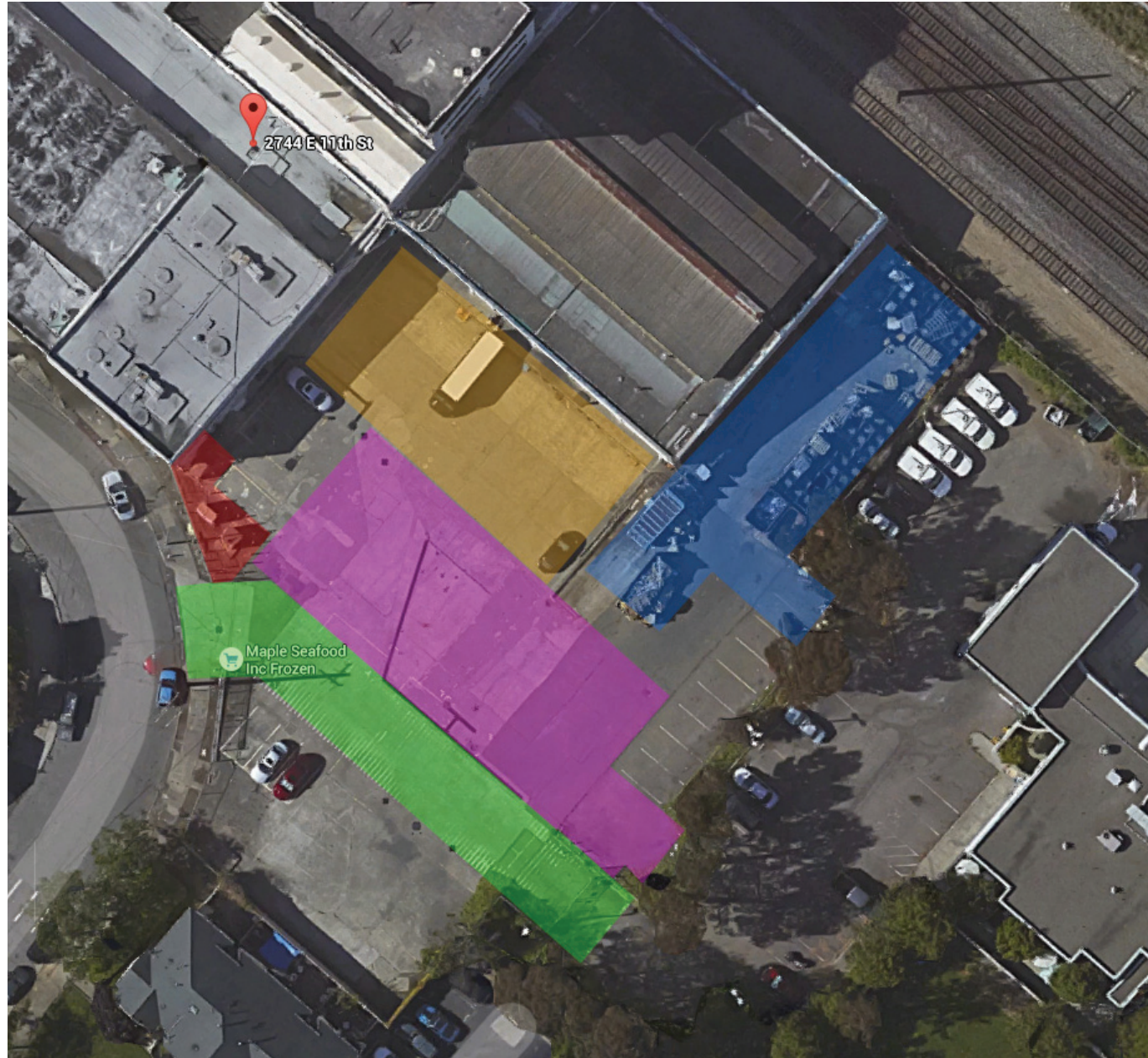


Existing Site Photo



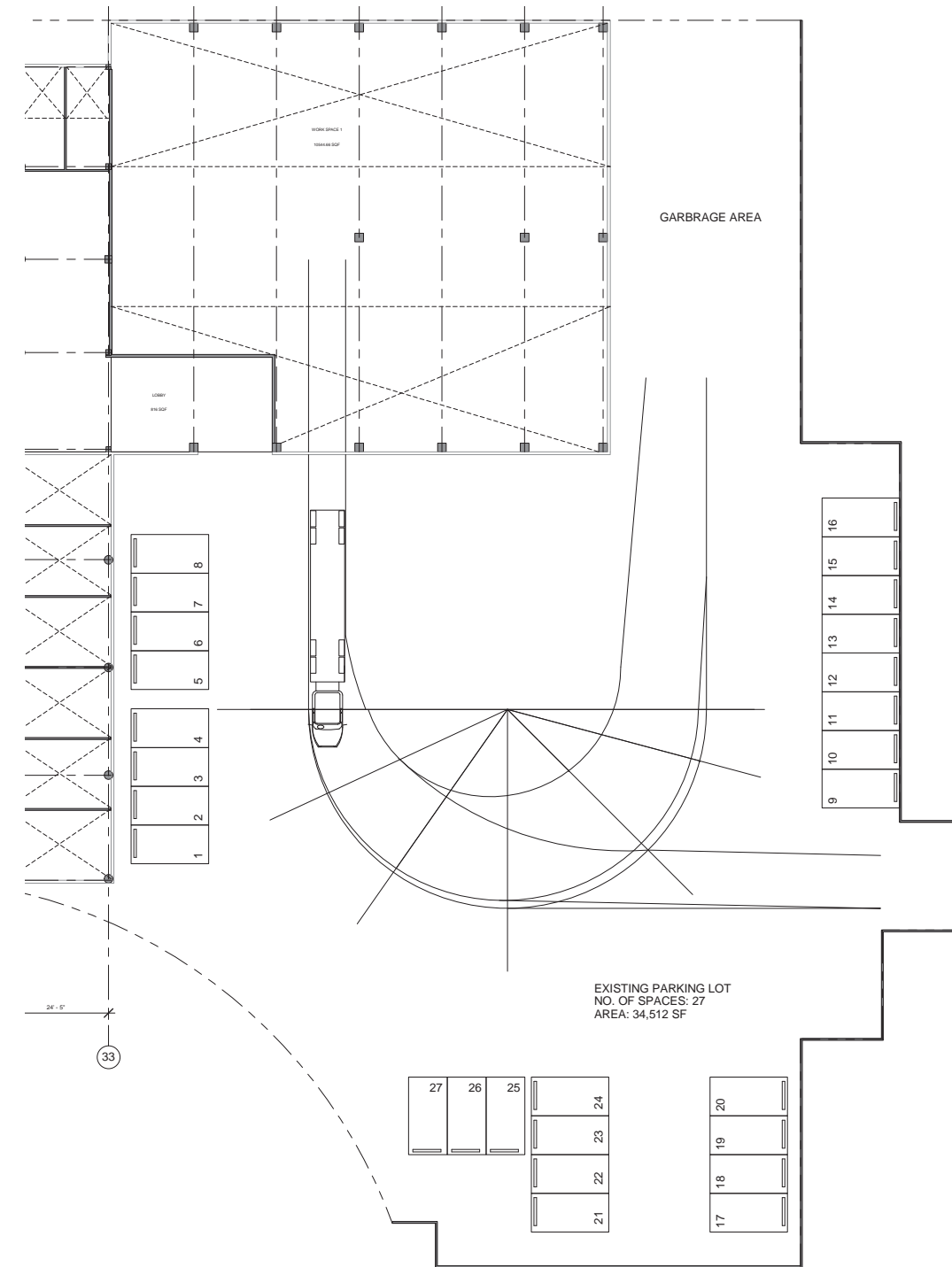
Street Photos

EXISTING: Parking Diagram



Existing Parking Diagram

- Loading Zone
- Garbage Area
- Neighbor Access Basement
- Truck Maneuvering Zone
- Electrical Tranformers

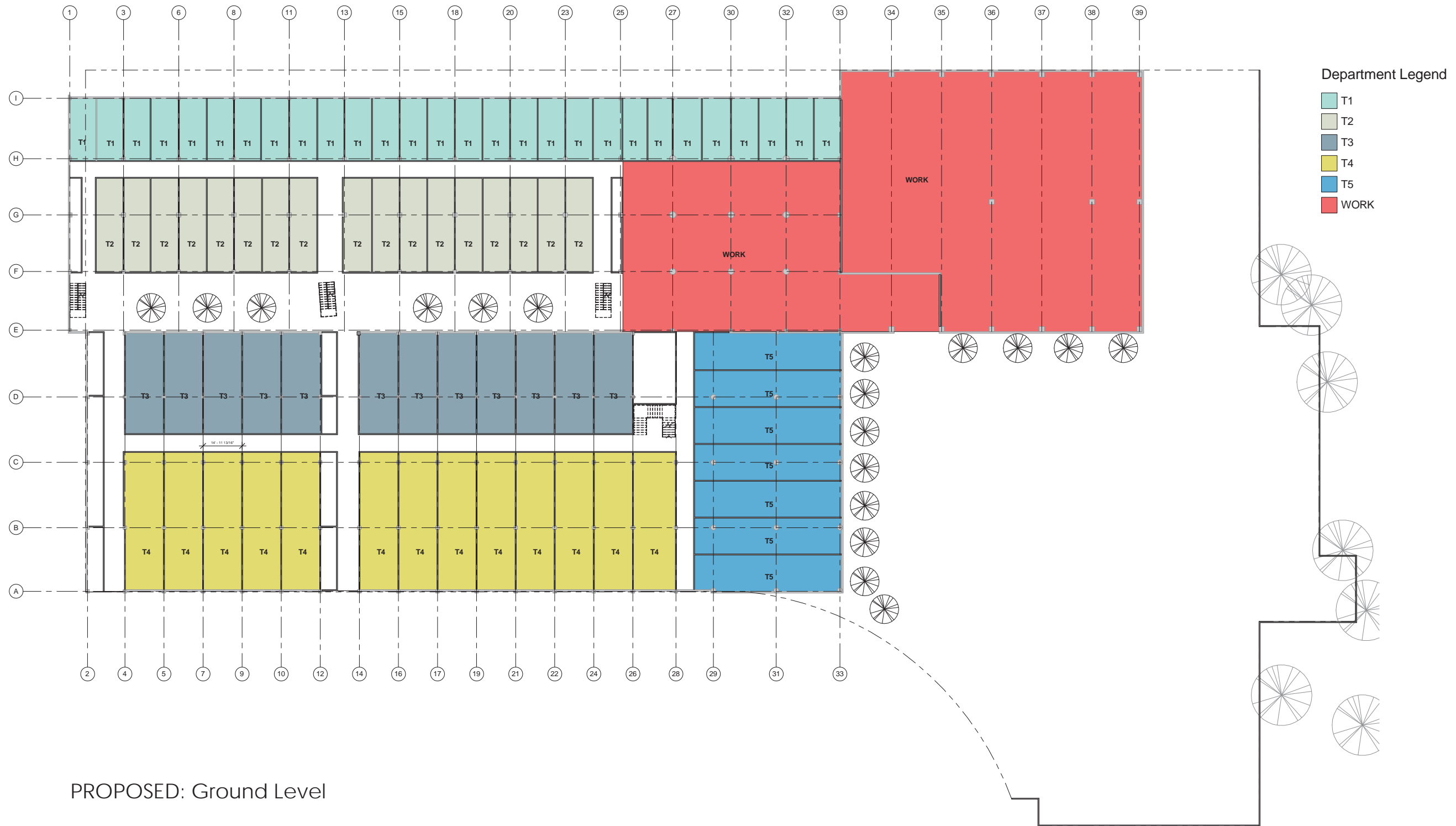


Existing Parking Count

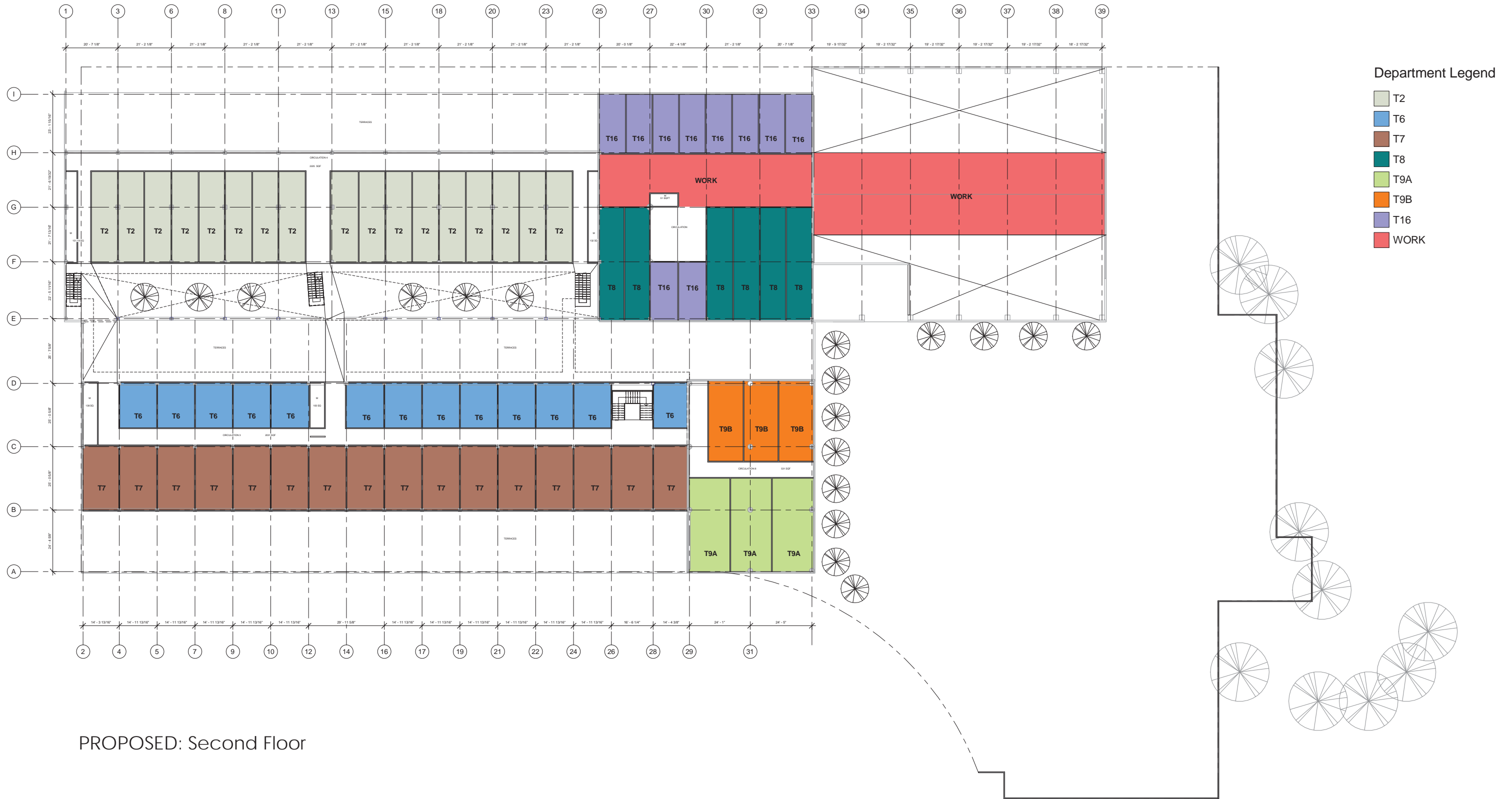


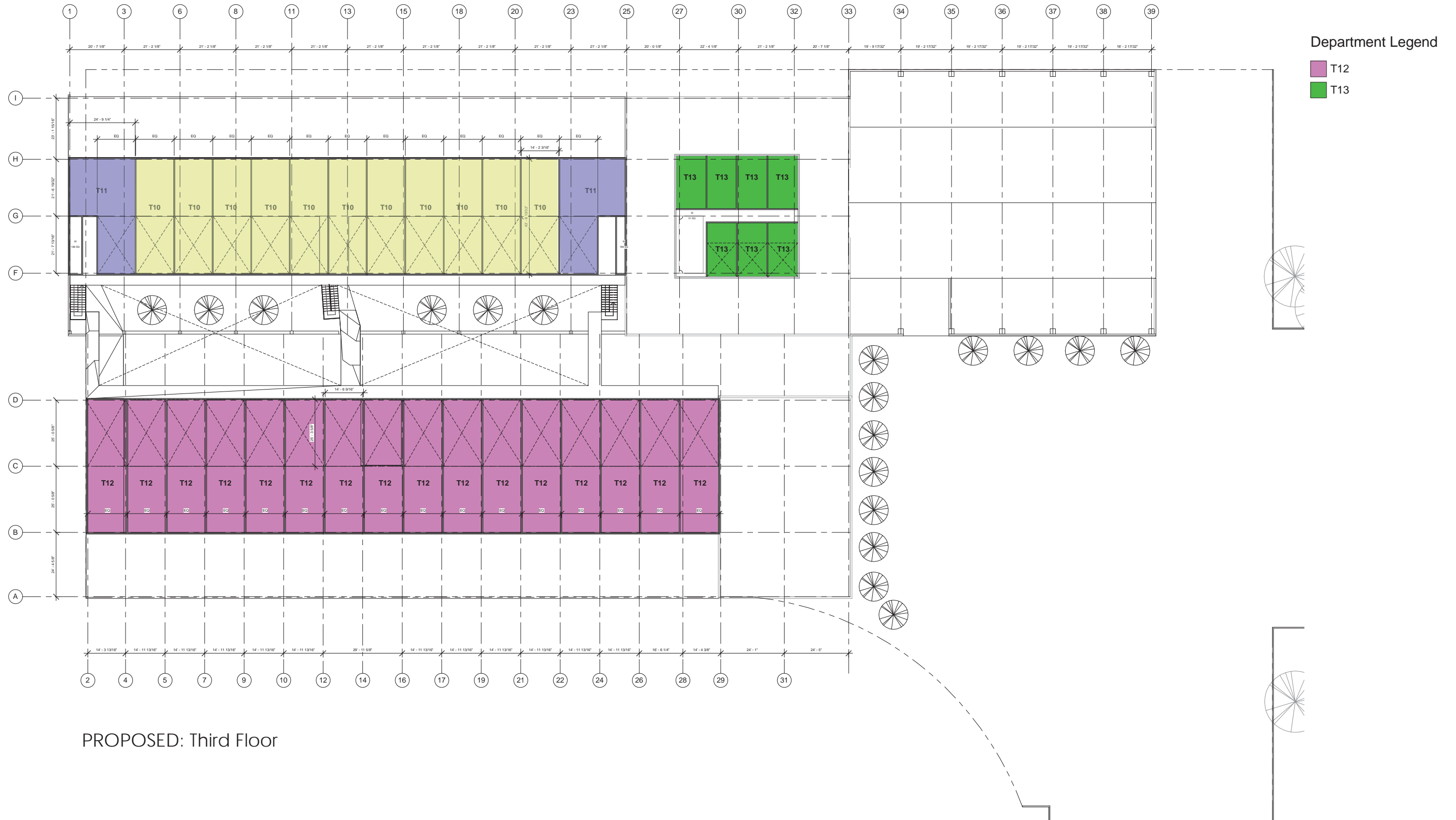
PROPOSED PROJECT

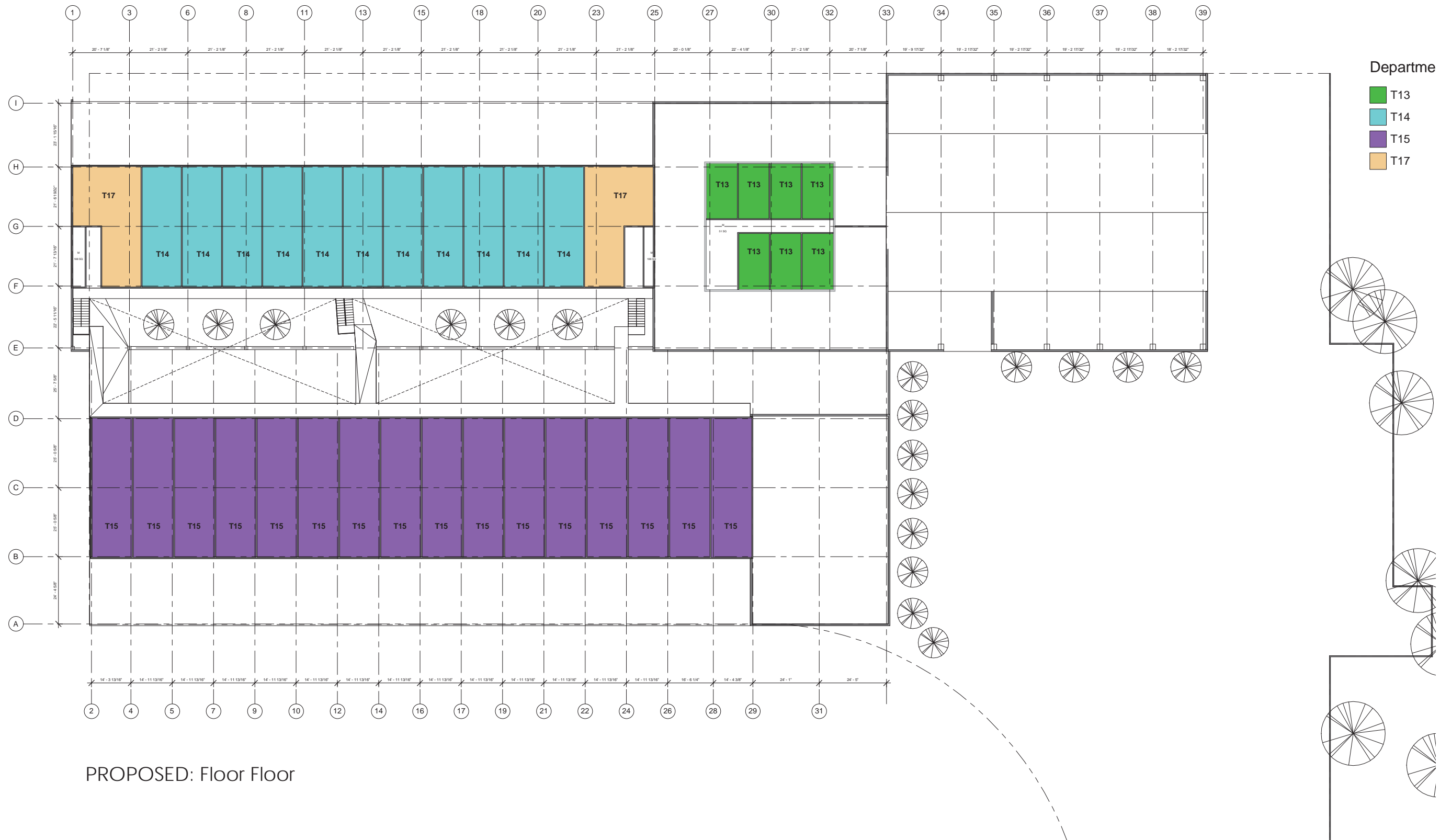


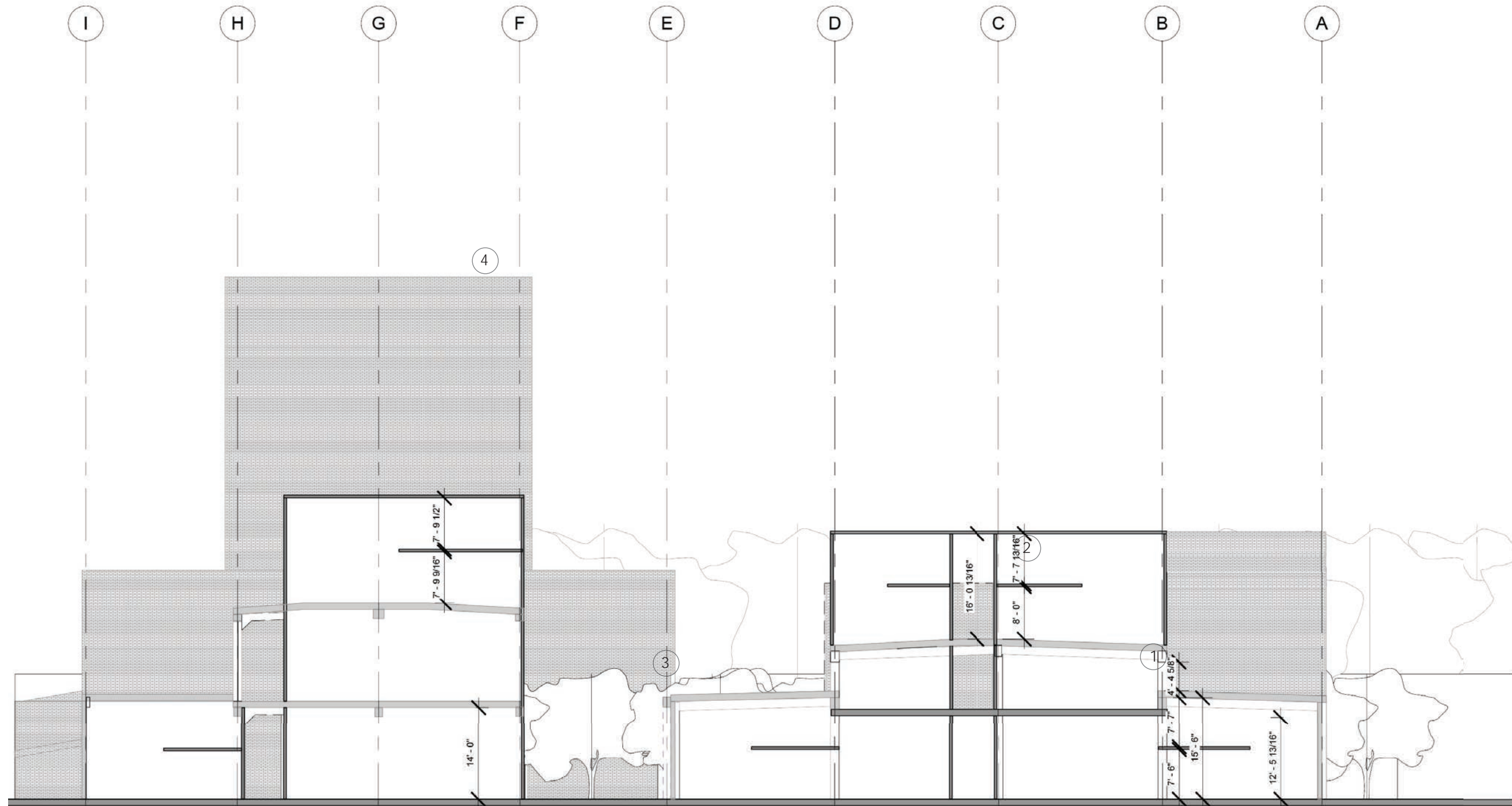


PROPOSED: Ground Level



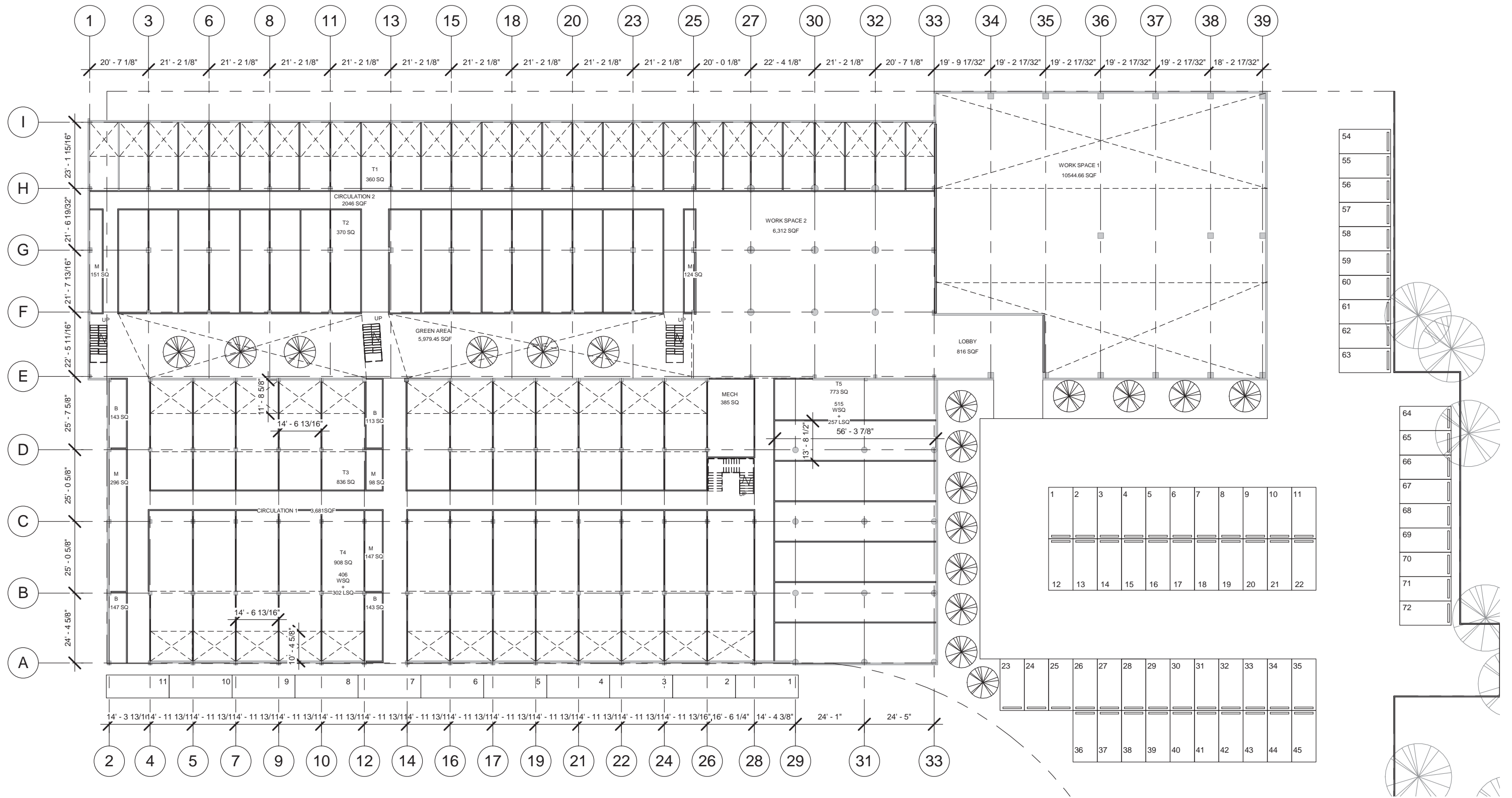




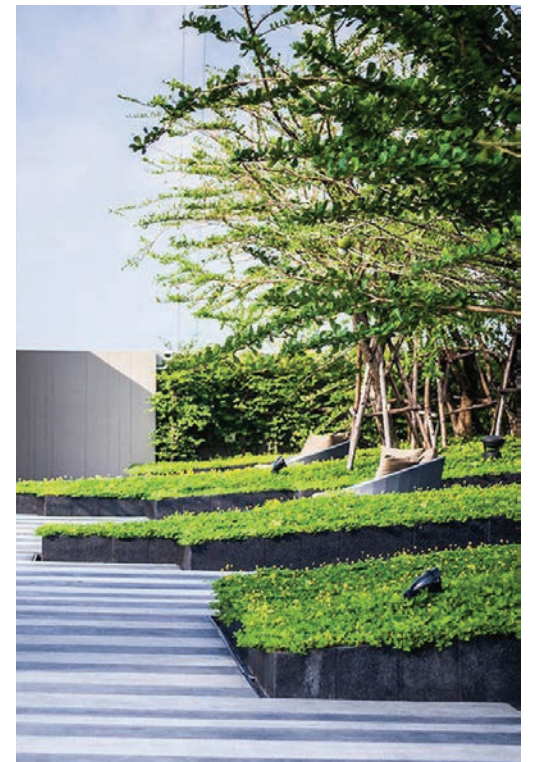
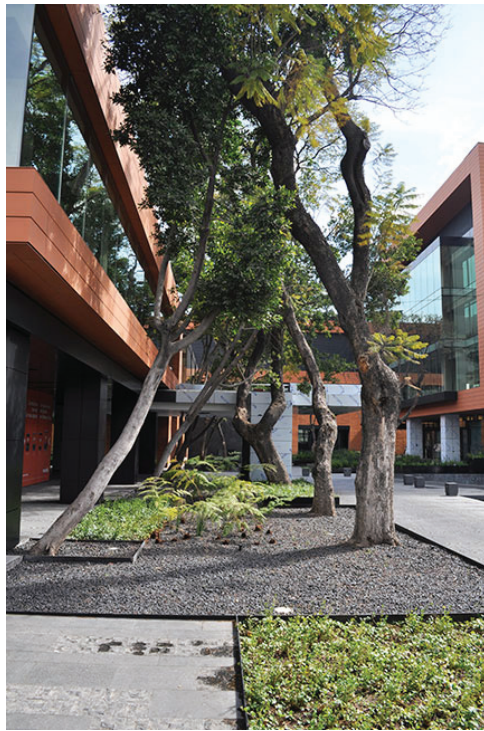


EXISTING: Section

- 1. Street Facing Building
- 2. Office
- 3. Train Railing Building
- 4. Tower
- 5. Steel Frame Brick Building



PROPOSED: Parking Plan



RENDERING FOR VISUAL AESTHETIC

Type	Floor	Bedrooms	Bath	Number Of Units	Unit SQft	Total SQft
Work/Live - T4	First Floor	2	1	13	815	10,595
Work/Live - T5	First Floor	Jr. 2 Bedroom with Borrowed light for 1 room	1	7	807	5,649
Artist Studios - T1	First Floor	Studio	1	28	240	6,720
Artist Studios - T2/1	First Floor	Jr. 1 bedroom	1	17	366	6,222
Artist Studios - T2/2	Second Floor	Jr. 1 bedroom	1	17	366	6,222
Artist Studios - T3	First Floor	Junior 2BR (1.5 rooms)	1	12	559	6,708
Artist Studios - T6	Second Floor	Studio	1	13	259	3,367
Artist Studios - T7	Second Floor	Jr. 1 bedroom	1	16	367	5,872
Artist Studios - T8	Tower - Second Floor	Junior 2BR	1	6	441	2,646
Artist Studios - T9-A	Office - Second Floor	1	1	3	592	1,776
Artist Studios - T9-B	Office - Second Floor	1	1	3	426	1,278
Artist Studios - T10	Third Floor	Junior 3BR	1	11	930	10,230
Artist Studios - T12	Third Floor	3	1	16	1,106	17,696
Artist Studios - T13	Tower - Third/Fourth Floors	Studio with sleeping mezz	1	14	216	3,024
Artist Studios - T11	Third Floor	3	2	2	848	1,696
Artist Studios - T14	Fourth Floor	2	1	11	619	6,809
Artist Studios - T15	Fourth Floor	2	1	16	737	11,792
Artist Studios - T16	Second Floor	Studio with sleeping mezz	1	10	238	2,380
Artist Studios - T17	Fourth Floor	3	2	2	848	1,696
Artist Workshop (W1-W3)			1	1	22,180	22,180
Total				218	AVG 617 SF	134,558

UNIT DESCRIPTION

