



UPTOWN ARTS BUILDING



Project Summary

Until recently, this historic terra cotta building was hidden behind a 1960's 2 story blank stucco façade. After 1 year of intensive renovation, the original façade is once again visible. In addition, the concrete frame building was seismically upgraded. RPR's office space is innovative in design, functionally efficient, and friendly to the environment. The restoration grew from the commitment and respect that the owners have for the historic downtown district in Oakland, and the result is a building that appears as it did in 1924.

Green Building Features

Resource Conservation

- Dual flush toilets.
- Office recycling center & individual workstation paper recycling bins.
- Timberstrand studs produced from new growth trees.
- Reused 60% of interior non-structural components.

Energy Efficiency

- Occupancy sensors to control lighting.
- Daylighting.
- Separate switches to allow employees to control lighting of individual spaces.
- HVAC system.

Commercial Rehabilitation Preservation

1629 Telegraph Ave
Oakland, CA 94612

**LEED -Commercial
Interiors
Gold Certified**

**Recognition
per City Council
Resolution 81831**

City of Oakland

Green Building
Case Study

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Indoor Air Quality

- Low- VOC interior paint, adhesives, sealants, and flooring.
- Every worker has window view from desk or conference room.
- Desks, shelves and cubbies were regionally manufactured.

Environmental Savings At A Glance

- Exceeded Title 24 requirements by 17%.
- Exceeded Title 24 lighting requirements by 42%.
- DIverted 95% of construction waste from landfill.

Project Team

Architect: RPR Architects, 1629 Telegraph Avenue, Ste. 200, Oakland, CA 94612

Structural Engineer: Ingraham DeJesse Associates, 1629 Telegraph Avenue, Ste. 300, Oakland, CA 94612

General Contractor: W.E. Lyons Construction Col. 50 Hegenberger Loop, Oakland, CA 94621

Restoration Specialists:
Sullivan Masonry & restoration, 35 Stillman St., San Francisco, CA 94107
Wooden Window, 849 29th St., Oakland, CA 94608
Paramount Aluminum, 1717 Kirkham St., Oakland, CA 94607
The Glass Man, John Van Kreehan, 636 Eagle Ave.,



NEW WOOD WINDOWS TO MATCH EXISTING

TERRACOTTA CLEANING REPAIR & REPOINTING

REPLICATED HISTORICAL WOOD COLONETTES

REPLICATED SMALL PANED WINDOWS

NEW MARBLE BASE

FIRE ESCAPE REFURBISHED

TERRACOTTA CLEANING, REPAIR & REPOINTING

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REPLICATED SMALL PANED WINDOWS

REPLICATED HISTORICAL WOOD COLONETTES

NEW CODE COMPLIANT LOBBY ENTRY

Learn More! www.oaklandgreenbuilding.com



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