

BAY AREA HIGH RISES (BAYVIEW DEVELOPMENT)

CONTACT

San Jose, California
1 Almaden Blvd.
Suite 590
San Jose, CA 95113
408.283.3600
408.283.3601

CONTACT

Vitina Mandella, P.E., LEED AP, QSP/D
Senior Project Manager
Direct: 408.283.3612
Mobile: 650.575.7370
vmandella@langan.com

Technical Excellence. Practical Experience. Client Responsiveness.



75 HOWARD

Location: San Francisco, California
Client: Paramount Group, Inc
Architect: Skidmore, Owings & Merrill LLP (SOM)
Services: Site/Civil, Environmental, Geotechnical,

OVERVIEW

Plans for 75 Howard are to build a 20-story residential building with 133 units, 102 below-ground parking spaces and 123 bicycle parking spaces. The building will also feature 5,824 SF of ground-floor retail space. A 7-story parking garage with one partially below-grade level currently occupies the site. One important aspect of our services will be to lead the stormwater management design. As the site is tributary to the City of San Francisco combined sewer system, the project will be required to reduce peak stormwater quantity, both flow and volume, to meet the requirements of the Stormwater Management Ordinance. Langan has also performed a preliminary geotechnical evaluation and an environmental site characterization for the site.

Technical Excellence. Practical Experience. Client Responsiveness.



399 FREMONT STREET

Location: San Francisco, CA
Client: SCB (Solomon Cordwell Buenz)
Architect: SCB (Solomon Cordwell Buenz)
Services: Geotechnical, Site/Civil, Environmental,

OVERVIEW

The 42-story tower and 9-story podium over one and two basement levels encompasses three parcels in downtown San Francisco. Langan's tasks include updating the geotechnical investigation report and site-specific seismic design criteria to the current building code as well as performing an environmental site characterization and site/civil engineering at the site.

AWARDS

2016 Engineering News Record Global Best Projects, Residential/Hospitality Award of Merit
2016 Engineering News Record California Best Projects, Residential/Hospitality Best Project

Technical Excellence. Practical Experience. Client Responsiveness.



ORACLE

Location: Redwood City, California
Client: Oracle
Architect: Gensler, KSH Architects
Partner: Nishkian Menninger, Webcor
Services: Geotechnical,

OVERVIEW

Langan performed a geotechnical investigation for the Oracle Headquarters and the adjacent Island Parkway Campus. Langan developed foundation design criteria for several office buildings, a recreation center, conference center, pedestrian bridge, and four parking structures.

Technical Excellence. Practical Experience. Client Responsiveness.



1314 FRANKLIN

Location: Oakland, California
Client: Carmel Partners
Services: Site/Civil, Geotechnical,

OVERVIEW

This block-sized development at 1314 Franklin Street is part of the Lake Merritt Station Area Plan. Plans are to demolish a 2-story parking garage and construct two buildings: a 27-story residential tower with ground-floor retail and a 5-story wood-frame apartment building. Langan is providing site/civil and geotechnical services for this development.

Technical Excellence. Practical Experience. Client Responsiveness.



SILVERY TOWERS

Location: San Jose, California
Client: Full Power Properties, LLC
Services: Site/Civil, Environmental, Geotechnical,

OVERVIEW

Silvery Towers is a residential development in downtown San Jose. The project features two towers, 22 and 20 stories, above three basement levels, offering retail and residential space, including 643 apartment units and associated parking. The three basement levels required excavation of 34 to 38 feet below street grade. Langan provided multi-disciplinary engineering services for design and construction of the project. Data from the geotechnical investigation was used to reduce field exploration costs. We performed field observation and provided weekly reports regarding stormwater compliance per the Storm Water Pollution Prevention Program (SWPPP).

Technical Excellence. Practical Experience. Client Responsiveness.



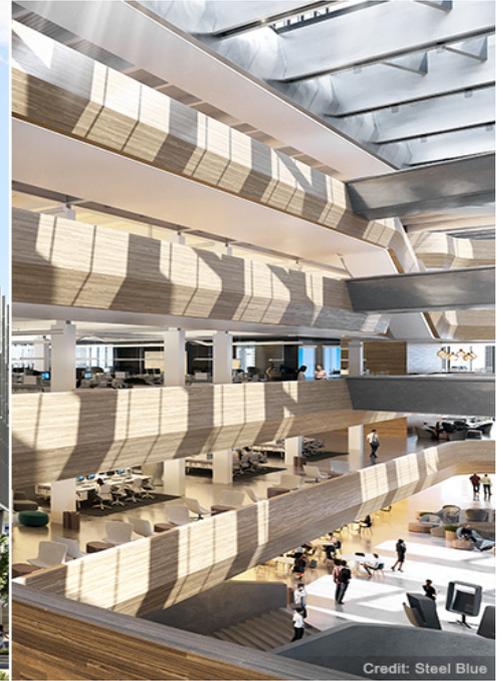
340 FREMONT STREET

Location: San Francisco, CA
Client: Equity Residential
Architect: Handel Architects
Partner: Suffolk Construction
Services: Geotechnical, Earthquake/Seismic, Site/Civil, Environmental,

OVERVIEW

The 42-story, mixed-use development will consist of 348 residential units and three below-grade parking levels. Langan's responsibilities include preparing plans for site preparation (demolition), site layout (dimensional control), street improvement, site grading and drainage, utility, and construction details. The city's Public Utilities Commission approved Langan's stormwater control plan while the Department of Public Works approved Langan's street improvement plans. Additionally, Langan reports on site seismicity and seismic hazard and appropriate foundation type(s).

Technical Excellence. Practical Experience. Client Responsiveness.



EASTLINE (2100 TELEGRAPH AVENUE)

Location: Oakland, CA
Client: Lane Partners & Strategic Urban Development Alliance
Architect: Gensler
Partner: Magnusson Klemencic Associates (MKA)
Services: Geotechnical, Site/Civil, Earthquake/Seismic,

OVERVIEW

The planned mixed-use project at 2100 Telegraph will occupy the entire 3.2-acre block, making it one of the largest developable sites in downtown Oakland. Running beneath the site are three concrete tunnel box structures that contain Bay Area Rapid Transit's (BART) rail lines. Langan evaluated the soil and groundwater conditions at the site and developed conclusions and recommendations regarding the site seismicity and seismic hazards, probable foundation types for the new structure(s), foundation settlement behavior, floor slab support, construction considerations, and seismic design criteria in accordance with the 2013 California Building Code. Langan's civil engineering services included performing boundary and topographic surveys and support the project through the initial Planning Application of the project.

Technical Excellence. Practical Experience. Client Responsiveness.



706 MISSION & MEXICAN MUSEUM

Location: San Francisco, California
Client: Millennium Partners
Architect: Handel Architects
Partner: Webcor Builders
Services: Site/Civil, Environmental, Geotechnical, Earthquake/Seismic,

OVERVIEW

The 706 Mission - Mexican Museum project will be a mixed-use, high-rise residential tower and museum in the Yerba Buena District. This 47-story tower will house 146 luxury residential units. The Mexican Museum will be within the first four levels of the tower base and existing 1903 Aronson building, which will be restored, rehabilitated, and repurposed. Langan is providing multi-disciplinary services for the design and construction of this project. Some of our services include performing probabilistic and deterministic seismic hazard analyses, observing soil handling and disposal, and underground storage tank (UST) removal and testing, and providing technical support to the design team for the project's LEED certification.

Technical Excellence. Practical Experience. Client Responsiveness.



525 HARRISON

Location: San Francisco, California
Client: Hines
Architect: SCB (Soloman Cordwell Buenz)
Services: Site/Civil, Environmental, Geotechnical,

OVERVIEW

Langan provides multi-disciplinary services for design development through to construction administration for the new 16-story residential development above two to four basement levels for below grade parking. The building will occupy the entire site. The first basement level will approximately match the grade at the site's west end and will extend below grade towards the east; the site slopes upward from west to east. We lead the stormwater management design and sidewalk legislation - two of the project's most crucial aspects - to comply with the City's Stormwater Management Ordinance and Street Improvement requirements.

Technical Excellence. Practical Experience. Client Responsiveness.



AVA - 55 NINTH

Location: San Francisco, California
Client: Avalon Bay Communities
Architect: SCB (Soloman Cordwell Buenz)
Services: Site/Civil, Environmental, Geotechnical, Earthquake/Seismic,

OVERVIEW

AVA 55 Ninth is a 17-story residential building with two underground parking levels in the SOMA district. The building's northern portion has two below grade parking levels while the remaining development has one below grade parking level. Excavations extend up to 25 feet below existing street grade. Amenities include a fitness center and a 10,000 SF courtyard. Langan performed multi-disciplinary engineering services from schematic design through construction. We worked closely with the client and design team to come up with effective and economical foundation, shoring, seismic design, and dewatering systems. The San Francisco Public Utilities Commission (SFPUC) approved our Stormwater Control Plan and the project became one of the first to comply with the City of San Francisco Stormwater Management Ordinance.

Technical Excellence. Practical Experience. Client Responsiveness.



TRANSBAY BLOCK 9

Location: San Francisco, California
Client: TMG Partners & Essex Properties
Architect: SOM
Services: Site/Civil, Environmental, Geotechnical, Earthquake/Seismic,

OVERVIEW

A mixed-use building will be constructed and occupy the entire Transbay Block 9 site. The building includes a 600,000 SF, 563-unit residential tower in the site's central portion. The tower will have 42 stories, with a maximum height of 440 feet. A 9-story podium will surround the tower, which will be constructed above a 7-level basement. Our multi-disciplinary services included leading the design for incorporation of the non-potable ordinance into the project.

Technical Excellence. Practical Experience. Client Responsiveness.