Oakland City Planning Commission **MEMO**
Design Review Committee

Date: 10/12/20

To: Design Review Committee

From: Peterson Z. Vollmann, Planner IV

Through: Catherine Payne, Acting Development Planning Manager

Subject: PLN20-082, 24th & Waverly

Dear Committee Members:

The 24th & Waverly development proposal by Holland Partner Group for a 16-story mixed use project had previously appeared before the Design Review Committee on August 12, 2020. At that hearing comments on the building design were provided by staff, the Committee and members of the public. The Committee had requested that the applicant address comments raised during the hearing and return to a future Committee hearing date prior to any decision by the Director of Planning on the development application. The applicant has revised the project plans to address design comments related to the following items for consideration by the Committee:

1) Exterior treatment of the tower elevations to break down the large wall masses, particularly as viewed from Lake Merritt and along the Waverly Street elevation facing west.
2) Siting and exterior wall treatment of the property line walls adjoining adjacent residential properties, focusing on softening the transition between the lower density residential building and the proposed podium wall of the project.
3) Focus on ground level elevation along Waverly Street with a focus on reducing vehicle entries and non-active spaces dedicated to utilities for the building to better relate to the residential context of Waverly Street.

Attachments:

A. Revised Project Plans
B. August 12, 2020 DRC Staff Report

#1

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24th & Waverly

HOLLAND PARTNER GROUP

10/7/2020

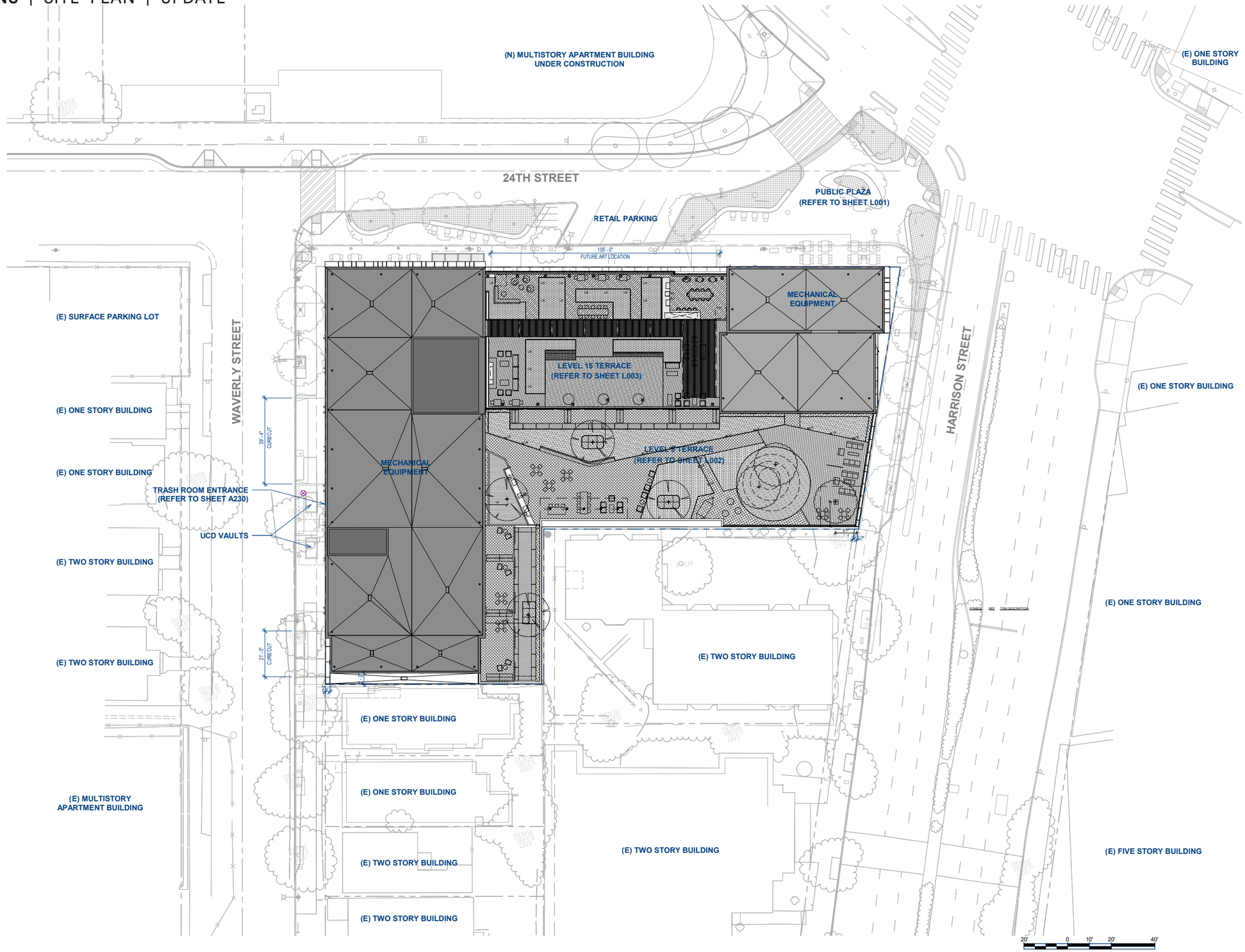
TABLE OF CONTENTS

| ARCHITECTURAL SITE PLAN

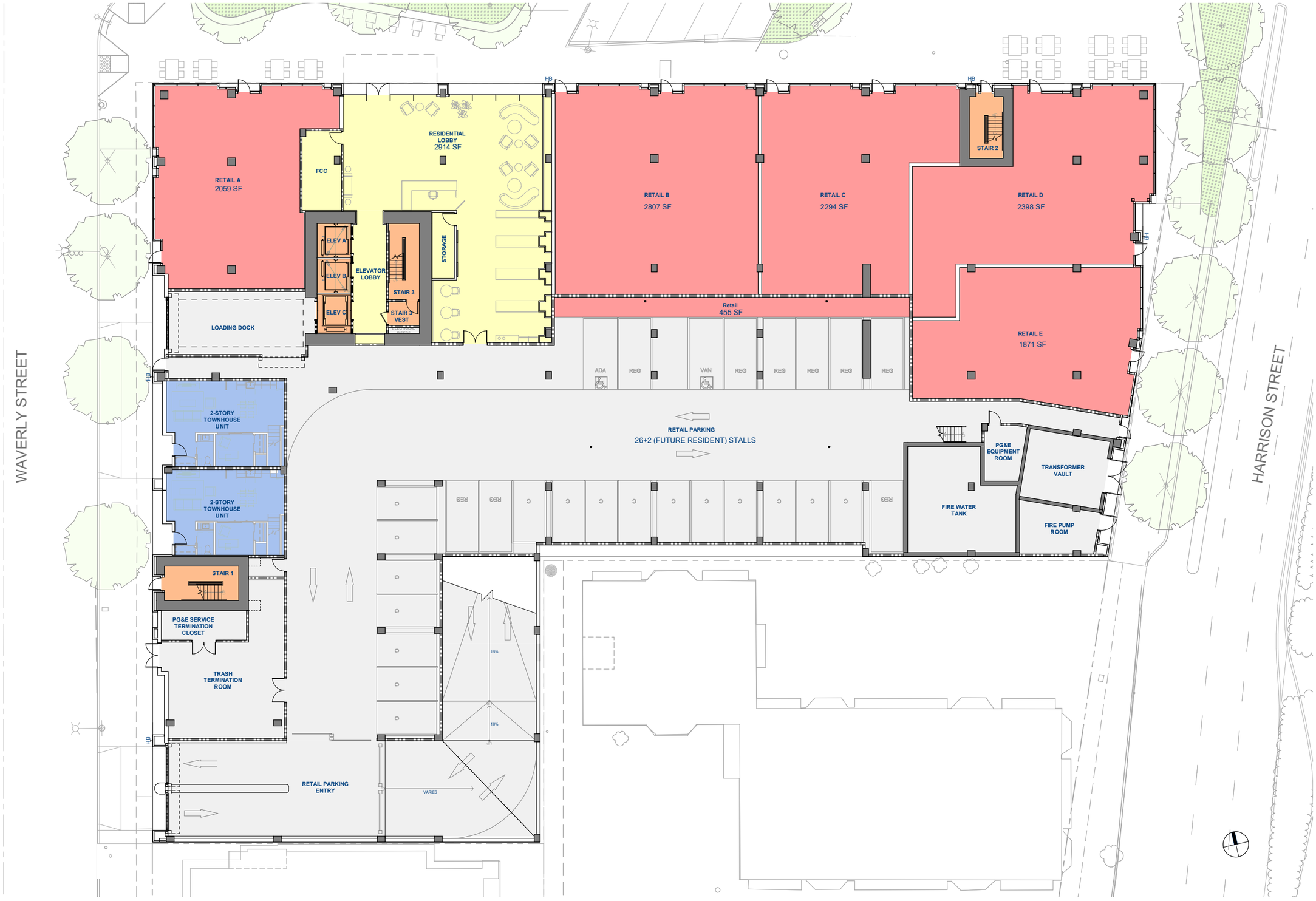
| BUILDING FLOOR PLANS

| PUBLIC PLAZA PLAN

| PERSPECTIVE VIEWS



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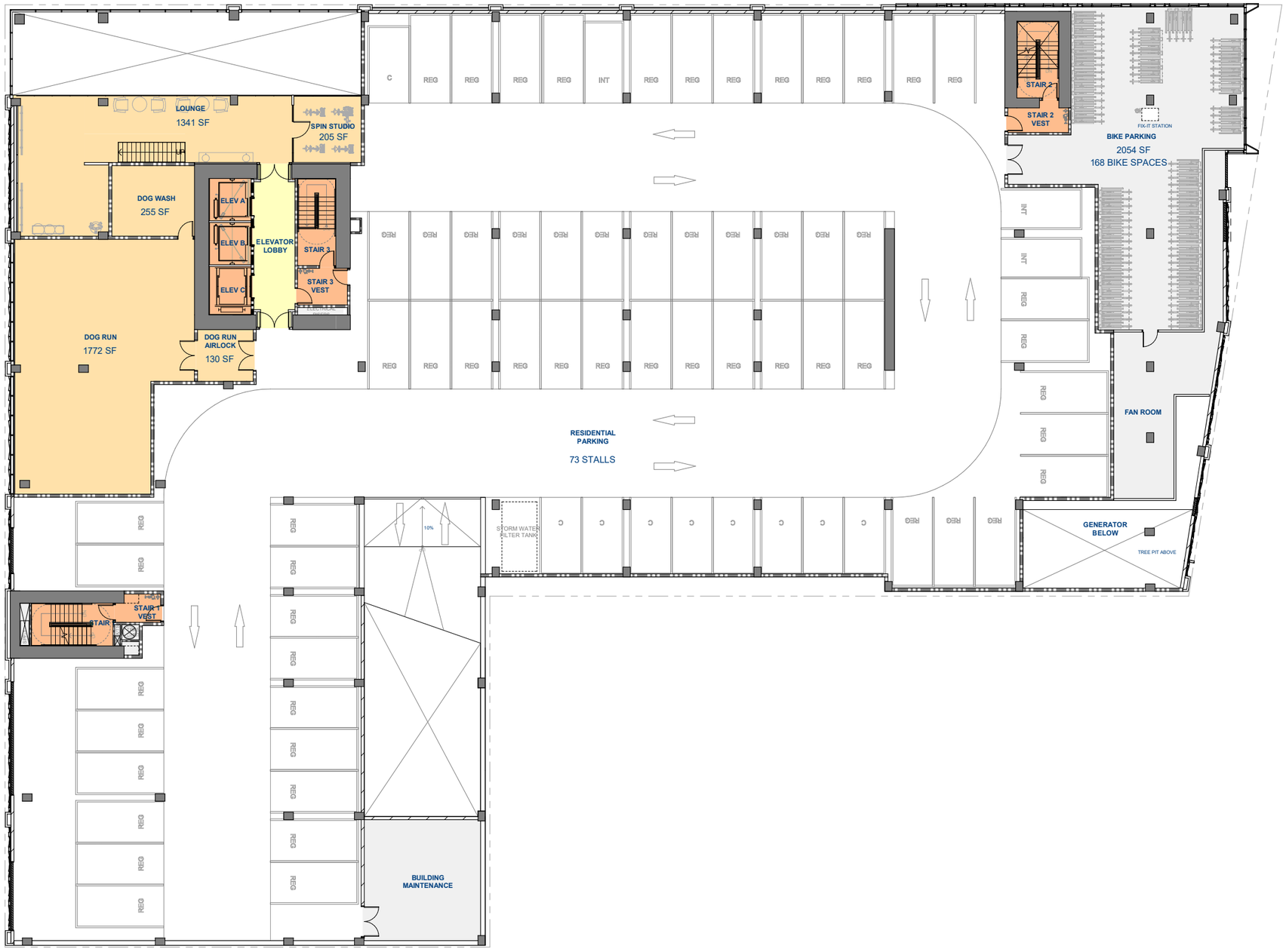
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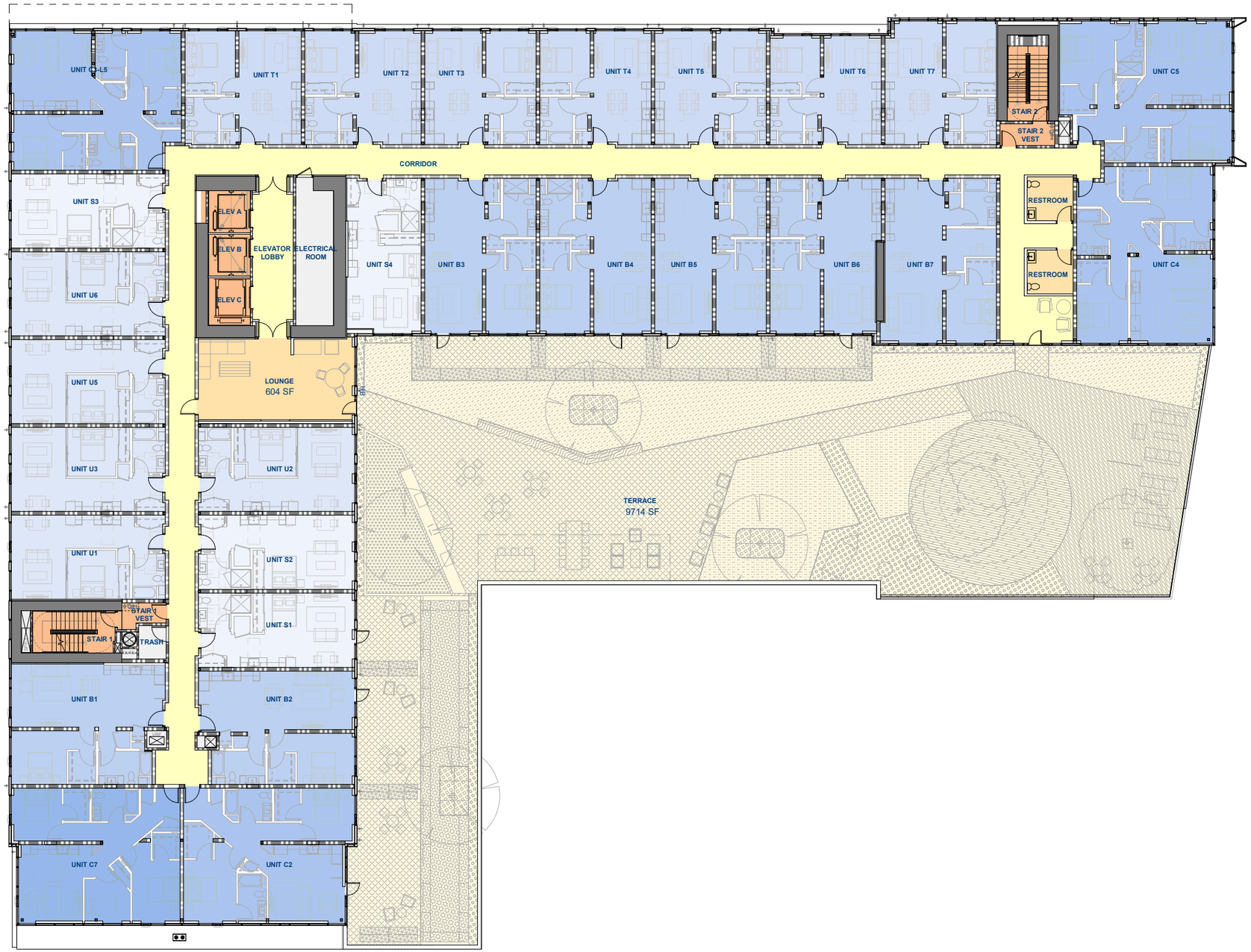


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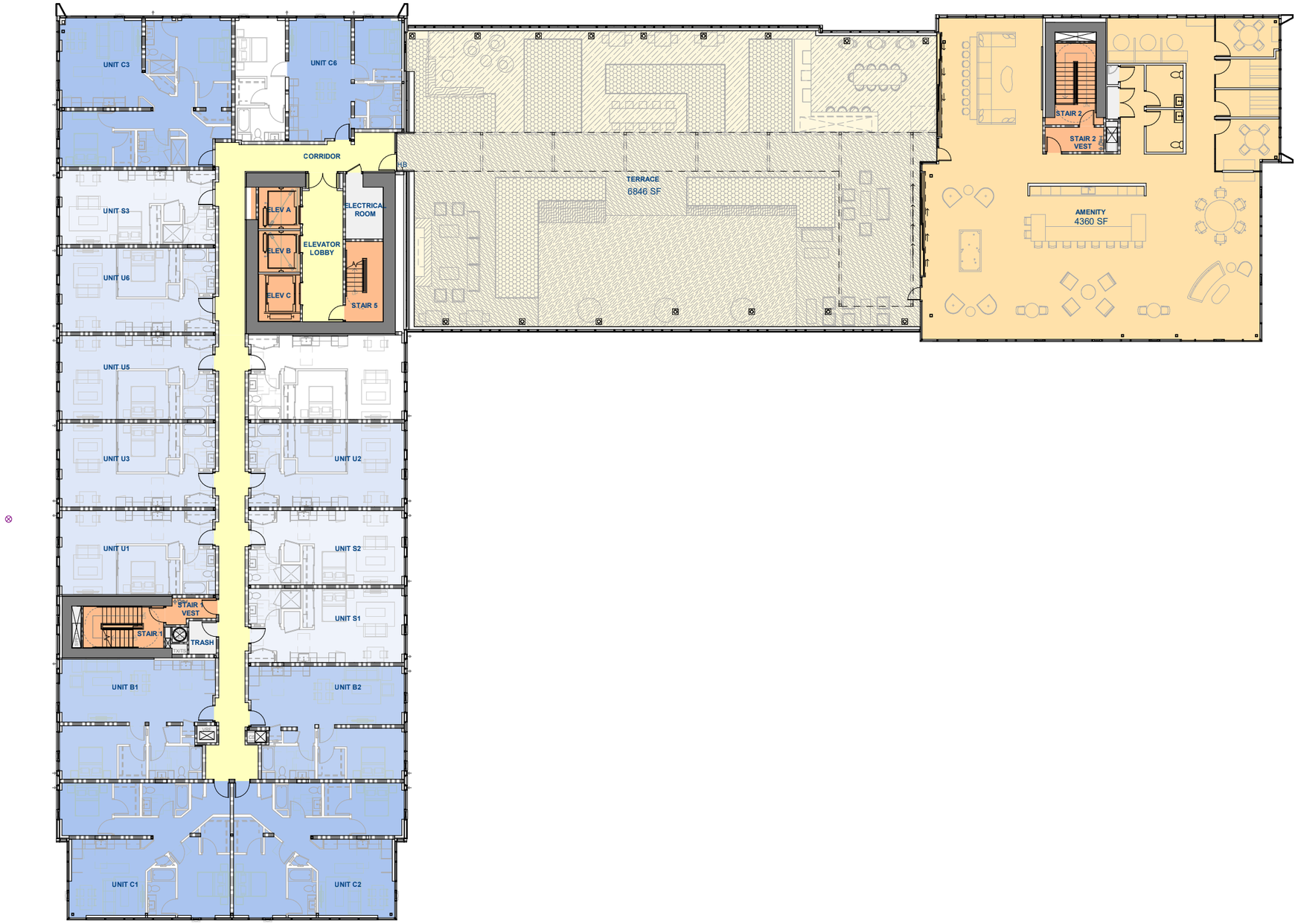

LOUNGE
1341 SF
SPIN STUDIO
205 SF
DOG WASH
255 SF
ELEV A
ELEV B
ELEV C
ELEVATOR LOBBY
STAIR 3
STAIR 3 VEST
DOG RUN
1772 SF
DOG RUN AIRLOCK
130 SF
RESIDENTIAL PARKING
73 STALLS
STAIR 2
STAIR 2 VEST
FIX-IT STATION
BIKE PARKING
2054 SF
168 BIKE SPACES
FAN ROOM
GENERATOR BELOW
TREE PIT ABOVE
STORM WATER FILTER TANK
10%
STAIR 1
STAIR 1 VEST
BUILDING MAINTENANCE
C
REG
INT



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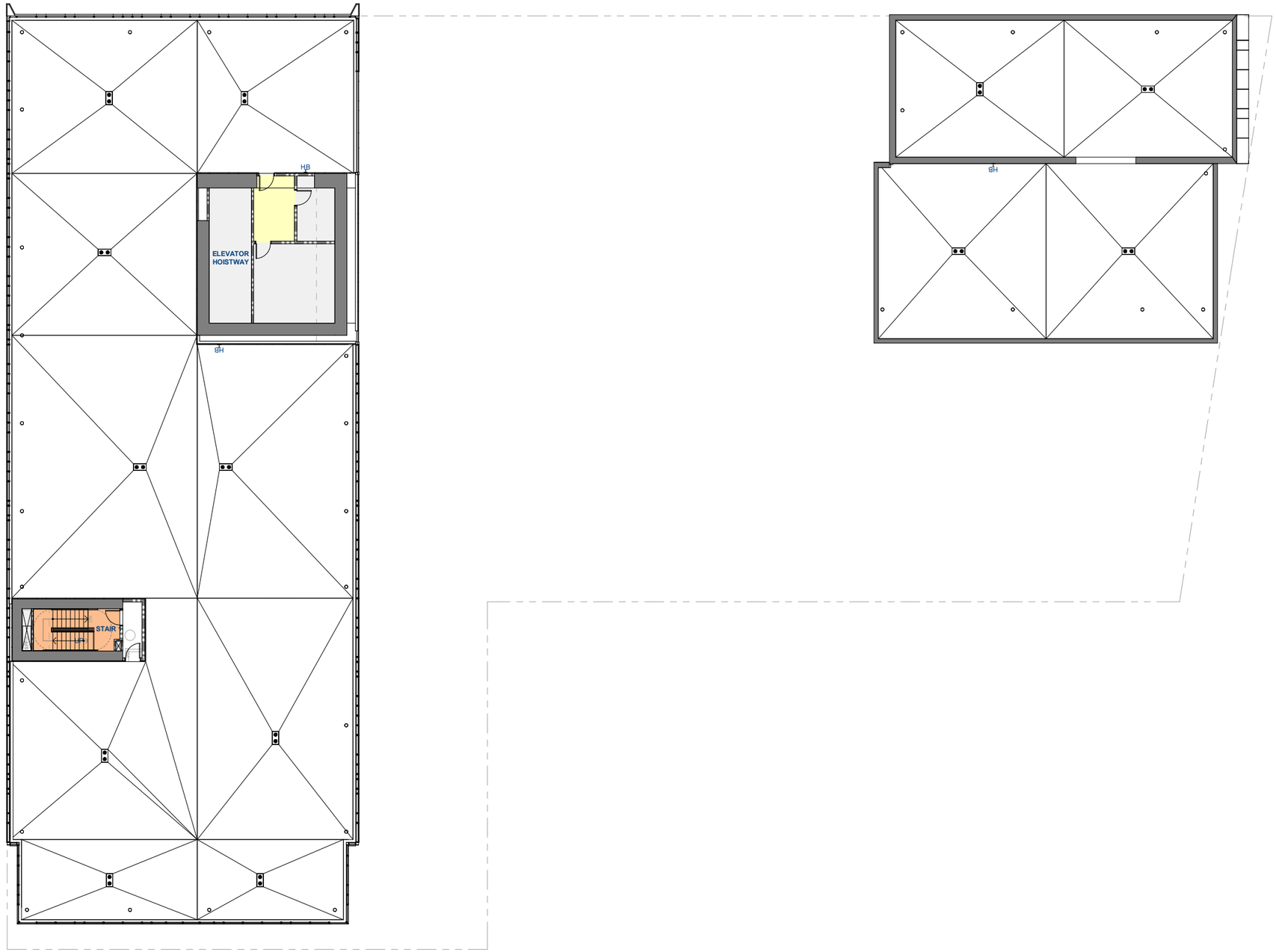
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Oakland City Planning Commission STAFF REPORT

Design Review Committee

Case File Number: PLN20-082 **August 12, 2020**

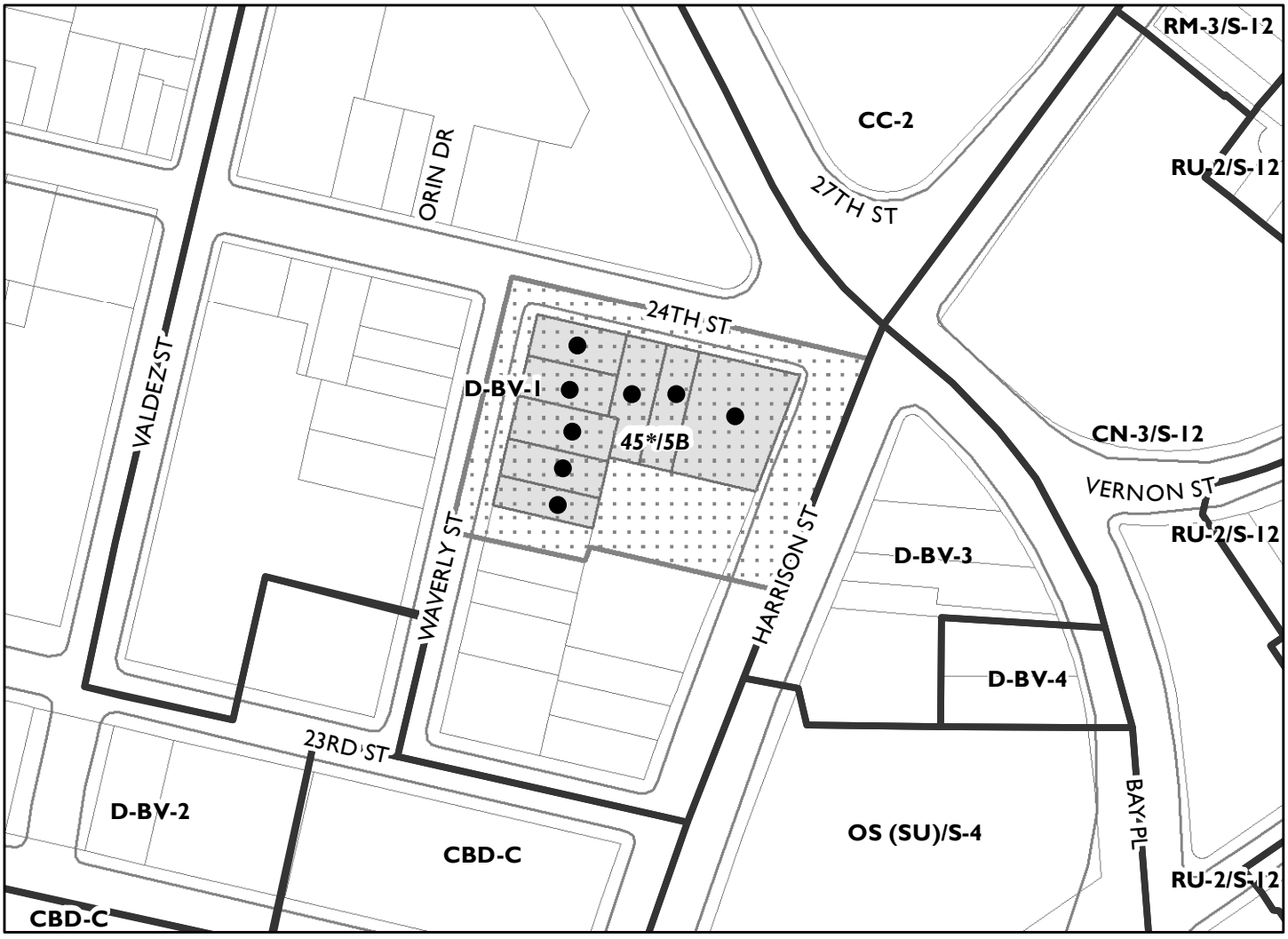
Location:	**2359 Harrison Street (24th & Waverly Streets) (See map on reverse)**
Assessor's Parcel Numbers:	**008-0670-001-00; -002-00; -003-00; -004-00; -015-00; -016-00; -017-00 & -018-00**
Proposal:	Design Review discussion for a proposal to construct a 16-story mixed-use building containing 328 dwelling units over 13,640 square feet of ground floor retail. The proposal includes 15 units designated as affordable for very-low income. The proposal will also include the creation of a new approximately 6,800-square foot plaza at the corner of 24th & Harrison Street.
Applicant:	Kristin Hall/ Holland Partner Group
Owners:	Masri Family Limited Partnership A, LP
Planning Permits Required:	Regular Design Review for new construction, Minor Conditional Use Permit for D-BV-1 bonuses and to use transfer of housing development rights from housing density generated under the development at 277 27th Street.
General Plan:	Central Business District
Zoning:	D-BV-1 (BVDSP Retail Priority Site 5B)
Environmental Determination:	Determination Pending
Historic Status:	2359 Harrison – OCHS Rating: Dc3 261 24th Street – OCHS Rating: C2+ 265 24th Street – OCHS Rating: C2+ 2346 Waverly Street – OCHS Rating: C2+ 2342 Waverly Street – OCHS Rating: C2+
City Council District:	3
For further information:	Contact case planner **Pete Vollmann** at **(510) 238-6167** or by email: pvollmann@oaklandca.gov.

SUMMARY

Holland Partner Group has filed an application with the Bureau of Planning to develop a 16-story mixed use building that would include 328 dwelling units, 15 of which would be designated as affordable for very low income households. The proposal also includes 13,640 square feet of ground floor retail and the build out of a new plaza at the corner of 24th and Harrison of approximately 6,800 square feet as envisioned in the Broadway Valdez District Specific Plan (BVDSP). The site is located within the BVDSP retail priority site 5B.

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

CITY OF OAKLAND PLANNING COMMISSION



Case File:	PLN20082
Applicant:	Kristin Hall/ Holland Partner Group
Address:	2359 Harrison Street (24th & Waverly Streets)
Zone:	D-BV-1 (BVDSP Retail Priority Site 5B)
Height Area:	45*/5B

PROPERTY DESCRIPTION

The subject property consists of eight parcels comprised of 37,556 square feet located on the south side of 24th Street between Harrison and Waverly Streets. The site contains five existing buildings, one of which is a vacant auto-related commercial building at the corner of 24th & Harrison Streets, and the others are residential buildings that contain a total of 15 dwellings, all of which are currently vacant as stated by the applicant. All of the residential buildings contain Oakland Cultural Heritage Survey ratings of C2+, and are all contributors to the Waverly Street Residential District Area of Secondary Importance (ASI). Existing uses in the project vicinity are primarily commercial and multi-family residential.

PROJECT DESCRIPTION

The Project would demolish the existing commercial and residential buildings on the project site and construct a 16-story mixed use building containing 328 dwelling units above 13,640 square feet of ground floor retail. The proposal also includes the creation of a 6,811-square foot plaza at the corner of 24th & Harrison Street as desired in the Broadway Valdez District Specific Plan (BVDSP). The retail uses would primarily be aligned along 24th Street, which is a designated retail street in the BVDSP, with some additional retail frontage on Harrison Street as the building wraps the corner. The garage and loading berth entries will be located along the side street on Waverly Street as a means of not disrupting the pedestrian retail environment desired for 24th Street or to conflict with the planned protected bike lanes along Harrison Street.

ZONING ANALYSIS

The subject property is located within the D-BV-1, Broadway Valdez District Retail Priority Site Commercial-1 Zone. The intent of the D-BV-1 Zone is to establish Retail Priority Sites in the Broadway Valdez District Specific Plan Area in order to encourage a core of comparison goods retail with a combination of small-, medium-, and large-scale retail stores. The site is located within the Height Zone 45*, which allows for a permitted height of 45 feet and a commercial FAR of 2.5, but allows an increase in height of up to 200 feet and a FAR of 8.0 if the minimum retail requirement is met for the Retail Priority Site. Meeting the minimum retail for the priority site also allows a project to include residential uses within the development site.

The site is within Retail Priority Site 5B, which cites a minimum requirement of 26,769 square feet of retail to achieve the D-BV-1 bonuses by right. The applicant is looking to waive the minimum requirement either through an application for a Conditional Use Permit or a waiver/concession process as allowed through the affordable housing density bonus process.

Residential Density

As mentioned, the applicant will be looking to request a waiver from meeting the minimum retail requirement for the Retail Priority Site 5B of 26,769 square feet. The project will be including 13,640 square feet of ground floor retail as well as the 6,811-square foot plaza (which counts toward the minimum retail requirement) for a total of 20,451 square feet of qualifying "retail" square footage. Through a Conditional Use Permit, the D-BV-1 Zone would allow a residential density of one dwelling unit per 125 square feet of retail square footage provided. The applicant is also looking to apply for a Conditional Use Permit, as allowed in the D-BV-1 Zone, to transfer residential dwelling units generated by the 277 27th Street project across 24th Street from the project site that is constructing in excess of 65,000 square feet of retail and only included 419 of the more than 650 units generated by the retail component.

In addition, the applicant will be including at least 5% of their baseline project units designated as affordable to very low income households and is therefore entitled to an additional state density bonus of 20%.

The breakdown of the residential density is explained in the table below.

Qualifying Retail	**D-BV-1 Density**	**Transfer of Units from 277 27th Street**	**20% Affordable Bonus (5% very low income)**	**Total**
20,451 square feet	1:125 square feet of retail = **164**	**109** (of at least 231 available)	**55**	**328**

DESIGN REVIEW

While the proposed application is not required to appear before the Planning Commission for a decision on the application, 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 a decision being made by the Bureau of Planning on the development application.

The proposed design consists of a podium base that is built out to the property lines containing the ground floor retail and lobby with parking levels above. The ground floor treatment includes a porcelain tile system with inset storefront glazing systems. The parking levels are obscured both by upper level active uses as well as a screening system, which will also include the public art component along the 24th Street elevation. The interior property line walls consist of concrete and concrete masonry units. Above the podium is an L-shaped residential tower that extends along the 24th and Waverly Street frontages, and is set back from the south to allow a large group open space on top of the podium. The tower exterior includes the use of a window wall system with glazing and metal paneling, and is visually anchored to the corners of 24th & Harrison Streets as well as 24th and Waverly Streets with an additional floor at each corner and a bevel to

the metal panel system. The façade along 24th Street is broken up with a recess in the façade and a change to a window wall system with a different color metal paneling to differentiate the building from the corner elevations, in addition to the lower height between the corner elements. The proposal also includes material changes to break up the visual massing at the southern most end of the tower along Waverly Street and the interior return off of the Harrison Street elevation adjacent to the podium open space where a window wall system comprised primarily of glazing is used.

Staff has the following comments and recommendations on the proposed design:

Street-Facing Tower Massing

While the proposal includes visual breaks with the change in height and material finishes, staff feels that more work is needed along the 24th and Waverly Street elevations to break down the long continuous building walls due to the large scale of the building. In addition, the applicant could look to incorporate some gesture towards establishing a building top along Waverly Street, possibly by carrying the primarily glazing element from the southern facade along the top floor to the corner of 24th Street.

Southern "Interior" Elevation

While interior-facing elevations are often less important than the street-facing elevations, this building is unique in that the height of the proposal will make the interior southern façade very visible from Lake Merritt. Currently, the proposal just includes the material change to the glass wall in the return from Harrison Street. More effort should be made to provide visual interest to this façade given the visual prominence it will have when being viewed from Harrison Street and from the lake.

Property Line Walls

The project site is similar to other sites within the "Valdez Triangle" in that the allowed density/intensity as called out in the zoning through the BVDSP is much higher than the existing built environment. In the past, property line walls have typically been allowed to consist of concrete/concrete masonry construction to allow a future zero lot line building to abut it in the future. In one prior instance, green walls were installed along the back priority lines of a similar situation where the property line wall abutted lower density housing. In this instance, there are numerous lower-scale residential buildings that directly abut the proposed property line walls near the street edge which will make them highly visible from both Waverly and Harrison Streets. Staff recommends that the applicant include a return of the porcelain tile finish to wrap the building to cover the internal zero property line walls to a certain extent as well as coming up with a solution on how to treat the remaining concrete walls adjacent to the yards of the neighboring residential properties.

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.

Prepared by:

PETERSON Z. VOLLMANN
Planner IV

Approved:

Catherine Payne

CATHERINE PAYNE
Acting Development Planning Manager

Attachments:
A. Project Plans

24TH & WAVERLY

2359 HARRISON STREET
OAKLAND, CA 94612

Developer

NASH - Holland 24th and Waverly Investors, LLC

Architect

Solomon Cordwell Buenz

Structural Engineer

CKC Structural Engineers

Landscape Architect

Petersen Studio

Civil Engineer

BKF



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MINOR CUP AND DESIGN REVIEW

05.15.2020

	05.11.2020 - MINOR CUP AND DESIGN REVIEW		

GENERAL			
G001 - DRAWING INDEX			
G002 - PROJECT DESCRIPTION, ZONING SUMMARY			
G003 - DEVELOPMENT SITE PLAN			
G004 - NEIGHBORS DENSITY TRANSFER DATA			
G010 - BUILDING DATA			
G011 - LEED SCORECARD			
G012 - SITE PHOTOGRAPHS			
G013 - PROJECT RENDERINGS			
G014 - PROJECT RENDERINGS			

CIVIL			
C1.0 - TOPOGRAPHIC MAP AND BOUNDARY SURVEY			
C0.0 - TITLE SHEET			
C1.0 - EXISTING CONDITIONS			
C2.0 - PRELIMINARY SITE PLAN			
C2.1 - VESTING TENTATIVE PARCEL MAP			
C3.0 - PRELIMINARY DRAINAGE AND GRADING PLAN			
C4.0 - PRELIMINARY UTILITY PLAN			
C5.0 - PRELIMINARY STORMWATER CONTROL PLAN			
C5.1 - PELIMINARY STORMWATER CONTROL DETAIL			
C6.0 - PRELIMINARY EROSION CONTROL PLAN			
C6.1 - PRELIMINARY EROSION CONTROL DETAILS			
C7.0 - BEST MANAGEMENT PRACTICES			

LANDSCAPE			
L001 - ILLUSTRATIVE PLAN GROUND LEVEL			
L002 - ILLUSTRATIVE PLAN PODIUM			
L003 - ILLUSTRATIVE PLAN ROOF TERRACE			
L004 - CONCEPT IMAGERY			
L011 - CONCEPTUAL LIGHTING PLAN GROUND LEVEL			
L201 - MATERIAL PLAN GROUND LEVEL			
L205 - MATERIAL PLAN PODIUM			
L215 - MATERIAL PLAN ROOF TERRACE			
L601 - PLANTING PLAN GROUND LEVEL			
L605 - PLANTING PLAN PODIUM			
L615 - PLANTING PLAN ROOF TERRACE			
L701 - SECTIONS GROUND LEVEL			
L705 - SECTIONS PODIUM			
L715 - SECTIONS ROOF TERRACE			

ARCHITECTURE			
A101 - SITE PLAN			
A201 - LEVEL 1 FLOOR PLAN			
A202 - LEVEL 2 FLOOR PLAN			
A203 - LEVEL 3 FLOOR PLAN			
A204 - LEVEL 4 FLOOR PLAN			
A205 - LEVEL 5 FLOOR PLAN			
A206 - LEVEL 6-14 FLOOR PLAN			
A215 - LEVEL 15 FLOOR PLAN			
A216 - LEVEL 16 FLOOR PLAN			
A217 - ROOF PLAN			
A220 - TYPICAL UNIT PLANS			
A221 - TYPICAL UNIT PLANS			
A230 - TRASH ROOM PLAN			
A300 - EXTERIOR MATERIAL PALETTE			
A301 - BUILDING ELEVATION EAST			
A302 - BUILDING ELEVATION NORTH			
A303 - BUILDING ELEVATION WEST			
A304 - BUILDING ELEVATION SOUTH			
A320 - BUILDING SECTION 3 N-S			
A321 - BUILDING SECTION 4 E-W			
A322 - BUILDING SECTION 5 E-W			

HOLLAND PARTNER GROUP

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24TH & WAVERLY

LICENSED ARCHITECT
PETER J. NOONE
C-31296
08/31/2021
RENEWAL DATE
STATE OF CALIFORNIA

2359 HARRISON STREET
OAKLAND, CA 94612

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DRAWING INDEX

Project Number: 2019047

Sheet Number: G001



24TH & WAVERLY Minor CUP / DR – 5/15/20

PROPERTY DESCRIPTION

The 0.86-acre Project site consists of eight parcels located at 261, 265, 271 24th Street, 2359 Harrison Street, 2342, 2346, 2350 and 2356 Waverly Street ("Project"). The site is currently developed with a combination of vacant residential structures including a single-family house, duplex and two vacant multi-family buildings with a total of 15 units, a surface parking lot, and a vacant commercial building formerly used for automobile service and repair. The site is generally flat and is bordered by 24th Street, Waverly Street, and Harrison Street. The southern boundary of the site is adjacent to an existing wood framed multifamily building, and directly north across 24th Street, is Holland Partner Group's 419-unit high-rise mixed-use residential community currently under construction.

The Project site is within the Central Business District of the General Plan, is zoned Broadway Valdez District Retail Priority Sites Commercial Zone (D-BV-1) within the Broadway Valdez District Specific Plan (BVDSP) and is designated as Retail Priority Site 5(b). The Project is an assemblage that includes eight (8) of the ten (10) parcels identified as Retail Priority Site 5(b) within the BVDSP.

PROJECT DESCRIPTION

The proposed Project would demolish the existing surface parking lot and vacant structures to construct a 160' tall, 410,453 gross square foot (gsf) mixed-use residential community including the parking structure. The proposed Project includes an 11 and 12-story L-shaped mid-rise residential tower with 328 residential dwelling units comprising approximately 294,000 gsf above a 4-story, Type-1 podium with 13,640 square feet of double height ground floor retail and a 6,811 square foot public plaza. The residential dwelling unit mix has 16.8% studios, 66.5% 1-bedroom, 17.4% 2-bedrooms and 0.3% 3-bedrooms.

On the ground level, 13,640 gsf of double-height retail space fronts the entire length of 24th Street and Harrison Street and wraps the corner of Waverly & 24th Street. A 28-space retail parking garage, 2,310 SF residential lobby with a mailroom, a combined residential and retail off-street loading berth, a residential and retail trash room, transformer vault, a fire pump room, fire water tank and backflow preventers are also located on the ground level. Ingress and egress to residential and retail parking and off-street loading is located off Waverly Street. The 2nd level is a mezzanine level that includes a 1,676 SF residential leasing office, package storage, building equipment rooms including plumbing equipment, the main electrical room, building maintenance, building storage and 21 residential parking spaces. Level 3 includes 86 residential parking stalls, 2,602 SF of double height fitness amenity space located directly off of the elevator lobby at the corner of 24th & Waverly Street to activate the building from the street and break up the garage screening that surrounds levels 3 and 4. The emergency generator is also located on level 3 of the garage in the southwest corner. Level 4 is the top level of the parking garage and includes 71 residential parking stalls, and a 1,336 SF fitness mezzanine in the northwest corner directly above the primary fitness level below. It also includes a secure bike storage room for over 168 long term residential bike parking spaces in the northeast corner of 24th & Harrison Street. A 2,033 SF dog run is located south of the bike room along Harrison Street and is partially open to the exterior and is connected to a 326 SF dog wash.

The L-shaped form of the residential tower is accentuated at the two predominant ends of the building. At the 24th Street and Harrison Street corner, the tower form is driven down to the lower podium garage levels and accented with a metal frame element facing Harrison Street. The residential tower is envisioned to utilize a unitized window wall system with 2-toned metal panels in a champagne and dark gray tone. Glazing is envisioned to be on a clear substrate with a slight reflective bluish-silver outward appearance from the Low E coating. Podium facades are utilizing an open-joint porcelain façade system with a beige stone-like pattern and darker gray portions between piers at the base near garage entries off Waverly. Staggered-patterned metal panel occurs between piers at garage levels. Open space is provided on terraces at levels 5 and 15, where it is adjoined by an indoor amenity lounge. At the ground floor, an off-site public plaza will be located at the northeast corner of the Project site. Public art will be centered on the north façade above the residential entry at levels 3 and 4.

24th and Waverly, Oakland CA — ZONING SUMMARY

GENERAL ZONING INFORMATION	REFERENCE	NOTES
ASSESSORS BLOCK	Oakland Map	08/670-4, 08/670-3, 08/670-2, 08/670-1, 08/670-15, 08/670-16, 08/670-17 and 08/670-18
ZONING USE DISTRICT	17.101C	Broadway Valdez District Specific Plan "BVDSP"
GENERAL PLAN	17.58	Central Business District
PERMITTED AND/OR CONDITIONAL USES	17.101C.030	Permanent Residential is only permitted upon the granting of a Conditional Use Permit, Commercial Retail Permitted
HEIGHT & BULK DISTRICT	17.101C.050	Table 17.101C.03: Property Development Standards
SPECIAL USE DISTRICT	17.101C	Broadway Valdez District Retail Priority Sites -1 Commercial Zone "D-BV-1"
NEIGHBORHOOD COMMERCIAL DISTRICT	17.101C.050	Retail Priority Site 5(b)
HEIGHT AND BULK CONTROLS		
SITE AREA	ALTA Survey	37,556 sf
FLOOR AREA RATIO (FAR)	17.101C.050	(Non-Residential) As of Right FAR = 2.5; @50% Retail FAR = 8.0; @60% Retail FAR = 10.0
HEIGHT LIMIT	17.101C.050	As of Right = 45 ft, 4 stories; @50% Retail = 200 ft, 19 stories; @60% Retail = 250 ft, 24 stories
REQUIRED SETBACKS	17.101C.050	Table 17.101C.03: Property Development Standards- Minimum Front = 0 ft; Maximum Front = 5 ft; Minimum Interior Side = 0 ft; Minimum Street Side = 0 ft; Rear (Residential Facilities) 10/15 ft; Rear (Nonresidential Facilities) = 0/10/15 ft
MINIMUM HEIGHT OF GROUND FLOOR NONRESIDENTIAL FACILITIES	17.101C.050	Minimum height of ground floor Nonresidential Facilities 15ft.
MAXIMUM HEIGHT OF BUILDING BASE	17.101C.050	Table 17.101C.06, Building Base Max. Height 50% or 60% of Retail Priority Site = 85 ft
DETAILED CONTROLS & REQUIREMENTS		
RESIDENTIAL DENSITY LIMITS	17.101C.050	(Residential Density) As of Right = N/A; @50% Retail = 1 unit per 125 sf of Retail; @60% Retail = 1 unit per 100 sf of Retail
OPEN SPACE REQUIREMENTS	17.101C.050	Table 17.101C.06, 75 sf per unit
STREET FRONTAGE - ACTIVE USES	17.101C.050	Minimum ground floor nonresidential facade transparency 55%
STREET FRONTAGE - ABOVE GRADE PARKING SETBACK	Table 17.101C.03 (13)	Ground level parking spaces, locker areas, mechanical rooms, and other non-active spaces shall not be located within thirty (30) feet from the front of the principal building except for incidental entrances to such activities elsewhere in the building.
CURB CUT RESTRICTIONS	Pre-App	No curb cuts on Harrison per Oakland DOT
OFF-STREET PARKING - RESIDENTIAL	17.116.060	One-half (½) space for each dwelling unit
OFF-STREET PARKING - OFFICE OR COMMERCIAL	17.116.080	Ten thousand (10,000) square feet, 1 space for every 600 sf
OFF-STREET LOADING - RESIDENTIAL	17.116.120	50,000 square feet or more. One (1) berth
OFF-STREET LOADING - COMMERCIAL	17.116.140	Less than 25,000 square feet. No berths required.
BICYCLE REQUIREMENTS - RESIDENTIAL	17.117.090	Long-term 1 space for each 2 dwelling units. Short-term 1 space for each 15 dwelling units
BICYCLE REQUIREMENTS - COMMERCIAL	17.117.110	Long-term 1 space for each 8,000 square feet of floor area. Minimum citywide requirement is 2 spaces Short-term 1 space for each 2,000 square feet of floor area. Minimum requirement is 2 spaces.
STREET TREE REQUIREMENTS	17.124.030	A minimum of one (1) fifteen-gallon tree, or substantially equivalent landscaping consistent with City policy and as approved by the Director of City Planning, shall be provided for every twenty-five (25) feet of street frontage
PUBLIC ART REQUIREMENT	15.78.070	A. Calculation. 2. Residential Building Developments. Private residential building developments of twenty (20) or more new dwelling units and subject to design review approval pursuant to Chapter 17.136 of the Oakland Planning Code shall devote an amount not less than one-half of one percent (0.5%) of building development costs for acquisition and installation of freely accessible art on the development site or the adjacent right-of-way (within one-fourth (¼) mile).

HOLLAND PARTNER GROUP

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24TH & WAVERLY

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RENEWAL DATE
STATE OF CALIFORNIA

2359 HARRISON STREET
OAKLAND, CA 94612

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PROJECT DESCRIPTION, ZONING SUMMARY

Project Number: 2019047

Sheet Number: G002

Required Retail:

	Site Area	50%	60%
Site 5(b) SF	53,537	26,769	32,122
Waverly SF	37,556	18,778	22,534

Provided Retail:	
Public Plaza	6,811
Ground Floor Retail	13,035
Retail Corridor	605
Total Retail SF Waverl...	**20,451**
% Waverly Site	54.45%
% Site 5(b)	38.20%
2337 Harrison...	6,395
Total Retail SF 5(b) Site:	**26,846**
% Site 5(b)	50.14%

Base Residential Units	164
Transfer Units	109
Total Base Units	273
Bonus Units	55
Total Units (Base +...	**328**

LEGEND

- 24TH AND WAVERLY PROJECT ASSEMBALGE
- BVDSP SITE 5(b)

24TH STREET

PUBLIC PLAZA DESIGN TO BE REVIEWED AS A CONDITION OF APPROVAL PRIOR TO APPROVAL OF P-JOB PERMIT

PLAZA
6,811 SF

LINE OF EXISTING CURB

10' - 0"

RETAIL A
RESIDENTIAL LOBBY
PARCEL PENDING
RETAIL B
RETAIL C
RETAIL D
STAIR 2
ELEVATOR LOBBY
STAIR 3
FCC
RETAIL CORRIDOR
LOADING
RETAIL PARKING
RETAIL E
STAIR 4
RESIDENTIAL PARKING ENTRY
TRASH TERMINATION ROOM
STAIR 1
FIRE PUMP ROOM
FIRE WATER TANK
TRANSFORMER VAULT
RETAIL PARKING ENTRY

(NOT A PART - FOR OAKLAND PLANNING DEPT. PURPOSES ONLY)

RETAIL + MEZZ
6,395 SF

20' - 0"
66' - 0"
30' - 0"
30' - 0"

39' - 4" CURB CUT
21' - 0" CURB CUT

WAVERLY STREET
HARRISON STREET

20' 0 10' 20' 40'
SCALE: 1" = 20'-0"

1 **LEVEL 1 FLOOR PLAN**
SCALE: 1" = 20'-0"

HOLLAND PARTNER GROUP

SCB
Solomon Cordwell Buenz
Chicago
T 312.896.1100
San Francisco
T 415.216.2450
www.scb.com

24TH & WAVERLY

LICENSED ARCHITECT
PETER J. NOONE
C-31296
08/31/2021
RENEWAL DATE
STATE OF CALIFORNIA

2359 HARRISON STREET
OAKLAND, CA 94612

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DEVELOPMENT SITE PLAN

Project Number: 2019047

Sheet Number: G003

24TH & HARRISON - UNIT MIX AND AREA TABULATION

HKS Project 19885.000
11/21/2019

HKS

Floor to Floor Ht. =

12.00'	12.00'	10.00'	18.00'	14.00'	10.67'	9.67'	9.67'	9.67'	9.67'	9.67'	10.67'	9.67'	10.67'	9.67'	10.67'	9.67'	9.67'	10'	12.17'	11.83'	
Basement	Ground	Podium			Residential Unit Counts per Floor + GSF Area by Type																
B1	G	P2	P2	P3	03 / Amenity	04	05	06	07	08	09	10	11	12	13	14	15	16	17	18 / SKY DECK	19 ROOF
					03	02	02	02	02	02	02	02	02	02	02	02	02	02	02	00	
					1,461	974	974	974	974	974	974	974	974	974	974	974	974	974	974	0	
					01	01	01	01	01	01	01	01	01	01	01	00	00	00	00	00	
					01	01	01	01	01	01	01	01	01	00	00	00	00	00	00	00	
					01	01	01	01	01	01	01	01	01	00	00	00	00	00	00	00	
					00	00	00	00	00	00	00	00	00	01	01	01	01	01	01	00	
					00	00	00	00	00	00	00	00	00	01	01	01	01	01	01	00	
					1,798	1,798	1,798	1,798	1,798	1,798	1,798	1,798	1,798	1,814	1,814	1,231	1,231	1,231	1,231	0	
					02	02	02	02	02	01	01	01	01	01	01	01	01	01	01	00	
					00	00	00	00	00	01	01	01	01	01	01	01	01	01	01	00	
					01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	00	
					01	01	01	01	01	01	01	01	01	01	01	01	00	00	00	00	
					01	01	01	01	01	01	01	01	01	01	01	00	00	00	00	00	
					00	03	03	03	01	01	01	01	01	01	01	01	00	00	00	00	
					00	00	00	00	01	01	01	01	01	01	01	00	00	00	00	00	
					00	00	00	00	01	01	01	01	01	01	01	00	00	00	00	00	
					01	00	00	00	00	00	00	00	00	00	00	00	00	00	00	00	
					01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	00	
					01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	00	
					01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	00	
					00	01	01	01	01	01	01	01	01	01	01	00	00	00	00	00	
					00	00	00	00	00	00	00	01	01	01	01	00	00	00	00	00	
					00	01	01	01	01	01	01	01	01	01	01	00	00	00	00	00	
					00	00	00	00	00	00	00	00	00	00	00	01	01	01	01	00	
					01	01	01	01	01	01	01	01	01	00	00	00	00	00	00	00	
					01	00	01	01	01	01	01	01	01	00	00	00	00	00	00	00	
					5,363	4,396	4,396	4,396	4,396	4,396	4,396	5,462	5,462	2,139	2,139	2,139	2,139	2,139	2,139	0	
					00	00	00	00	00	00	00	00	00	00	00	01	01	01	01	00	
					01	01	01	01	01	01	01	00	00	00	00	00	00	00	00	00	
					01	01	01	01	01	01	01	00	00	00	00	00	00	00	00	00	
					01	00	00	00	00	00	00	00	00	00	00	00	00	00	00	00	
					2,443	2,443	2,443	2,443	2,443	2,443	2,443	0	0	1,247	1,247	2,433	2,433	2,433	2,433	0	
					00	00	00	00	00	00	00	00	00	00	00	00	00	00	00	01	
					00	00	00	00	00	00	00	00	00	00	00	01	01	01	01	00	
					00	00	00	00	00	00	00	00	00	00	00	00	00	00	00	00	
					00	00	00	00	00	00	00	00	00	00	00	01	01	01	01	00	
					01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	
					00	00	00	00	00	00	00	00	00	00	00	00	00	00	00	01	
					00	00	00	00	00	00	00	00	00	00	00	00	00	00	00	01	
					00	00	00	00	00	00	00	00	00	00	00	01	01	01	01	01	
					00	00	00	00	00	00	00	00	00	00	00	00	00	00	00	01	
					00	00	00	00	00	00	00	00	00	00	00	00	00	00	00	01	
					1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	4,669	4,669	7,526	7,526	7,526	7,526	0,478	
					00	00	00	00	00	00	00	00	00	00	00	00	00	00	00	01	
					00	00	00	00	00	00	00	00	00	00	00	00	00	00	00	01	
					00	00	00	00	00	00	00	00	00	00	00	00	00	00	00	01	
					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,356	

Unit Type Calculations

Unit	Unit Count	BR Count		Unit GRSF	Bed/Bath	Ext. Balc. (unit)
S-01	31	31		**487**	1/1	0.0
Subtotal Studios	31	31		15,097		0.0
U-01	11	11		**583**	1/1	0.0
U-02A	09	9		**577**	1/1	0.0
U-02B	09	9		**638**	1/1	0.0
U-02C	06	6		**595**	1/1	0.0
U-02D	06	6		**636**	1/1	0.0
Subtotal Urban 1 Bedrooms	41	41		24,734		0.0
1S-01A	20	20		**726**	1/1	0.0
1S-01B	10	10		**808**	1/1	0.0
1S-01C	15	15		**796**	1/1	0.0
1S-01D	11	11		**796**	1/1	0.0
1S-02A	15	15		**762**	1/1	0.0
1S-02B	09	9		**774**	1/1	0.0
1S-03A	16	16		**680**	1/1	0.0
1S-03B	07	7		**766**	1/1	0.0
1S-03C	07	7		**728**	1/1	0.0
1S-03D	01	1		**915**	1/1	0.0
1S-03E	11	11		**860**	1/1	0.0
1S-04	15	15		**691**	1/1	0.0
1S-05A	06	6		**643**	1/1	0.0
1S-05B	08	8		**719**	1/1	0.0
1S-05C	06	6		**667**	1/1	0.0
1S-05D	01	1		**897**	1/1	0.0
1S-06	08	8		**700**	1/1	0.0
1S-07	04	4		**975**	1/1	0.0
1S-08A	09	9		**646**	1/1	0.0
1S-08B	05	5		**733**	1/1	0.0
1S-09	15	15		**674**	1/1	0.0
1S-10	11	11		**950**	1/1	0.0
1S-11	08	8		**822**	1/1	0.0
Subtotal Standard 1 Bedrooms	219	219		165,127		0.0
1P-01	01	1		**1,288**	1/1	0.0
Subtotal Penthouse 1 Bedrooms	01	1		1,288		0.0
2S-01A	09	18		**1,105**	2/2	0.0
2S-01B	09	18		**1,092**	2/2	0.0
2S-03	08	16		**1,066**	2/2	0.0
2S-04	15	30		**1,073**	2/2	0.0
2S-05	05	10		**1,126**	2/2	0.0
2S-08	01	2		**1,029**	2/2	0.0
2S-09	01	2		**1,064**	2/2	0.0
Subtotal Small 2 Bedrooms	51	102		55,497		0.0
2L-02B	04	8		**1,186**	2/2	0.0
2L-04	07	14		**1,197**	2/2	0.0
2L-05	07	14		**1,246**	2/2	0.0
2L-06	06	12		**1,247**	2/2	0.0
Subtotal Large 2 Bedrooms	24	48		29,327		0.0
2P-01	01	2		**1,335**	2/2	0.0
2P-02	07	14		**1,115**	2/2	0.0
2P-03	01	2		**1,505**	2/2	0.0
2P-04A	04	8		**1,362**	2/2	0.0
2P-05A	01	2		**1,462**	2/2	0.0
2P-05B	03	6		**1,495**	2/2	0.0
2P-06	16	32		**1,275**	2/2	0.0
2P-07	01	2		**1,568**	2/2	0.0
2P-08	01	2		**1,401**	2/2	0.0
2P-09	07	14		**1,047**	2/2	0.0
2P-10	07	14		**1,232**	2/2	0.0
Subtotal Penthouse 2 Bedrooms	49	98		61,362		0.0
3P-03	01	3		**1,896**	3/3	0.0
3P-04	01	3		**1,647**	3/3	0.0
3P-05	01	3		**1,813**	3/3	0.0
Subtotal Penthouse 3 Bedrooms	03	9		5,356		0.0
Unit totals						
GSF AREA				357,788		0.0
UNIT/BED COUNT	419	549				

																					TOTALS	
Terrace Area						6,596	0	0	0	0	0	0	1,476	0	0	584	0	0	0	0	9,086	Terrace Area
Residential GSF/Fl (Balconies excluded)						22,553	23,337	23,337	23,337	23,471	23,553	23,553	22,407	22,407	22,354	22,354	22,009	22,009	21,976	17,122	357,788	Residential GSF (Balconies excluded)
Residential Corridor GSF	660	1,820	2,852		963	3,439	2,874	2,874	2,874	2,874	2,874	2,874	2,778	2,778	2,794	2,794	2,794	2,794	3,069	2,776	664	53,013	Residential Corridor GSF
Residential Amenity GSF		5,247	3,713		2,209	3,252														4,142		18,563	Residential Amenity GSF
Residential Amenity BOH GSF		1,114			916	463														35		2,228	Residential Amenity BOH GSF
Residential MEP/BOH GSF		1,442				812	548	548	548	548	548	548	548	548	548	548	548	548	329	329	2,094	12,130	Residential MEP/BOH GSF
Residential GSF	660.0	9,623	6,565		3,788	30,519	26,759	26,759	26,759	26,893	26,975	26,975	25,733	25,733	25,696	25,696	25,351	25,351	25,374	24,404	2,758	423,086	Residential GSF
Tower Efficiency (Res. GSF / Tower GSF)						84.1%	87.2%	87.2%	87.2%	87.3%	87.3%	87.5%	87.1%	87.1%	87.0%	87.0%	86.8%	86.8%	86.8%	84.6%		84.6%	Tower Efficiency (Res. GSF / Tower GSF)
RETAIL DATA																							**RETAIL DATA**
Retail Square Footage*		26,827	6,254	18,983		10,654																62,518	Retail Square Footage*
Retail Circulation	601	3,784	117	806		543	1,228															7,079	Retail Circulation
Retail BOH (NOT INCL. IN RETAIL TOTAL)																						0	Retail BOH (NOT INCL. IN RETAIL TOTAL)
*Per Table 17.101C.05 OF B/V Zoning Regulations																							*Per Table 17.101C.05 OF B/V ZONING REGS.
Retail Area (SF)	601	30,611	6,371	19,789	0	11,197	1,228															69,597	Retail Area (SF)
ADDITIONAL DATA																							**ADDITIONAL DATA**
Parking Garage	66,251	38,099	34,143	0	51,350																	189,843	Parking Garage
Parking Circulation	1,349	1,172	335	0	335																	3,191	Parking Circulation
Parking MEP/BOH	9,380	6,099	583	0	437																	16,499	Parking MEP/BOH
Parking GSF	76,980	45,370	35,061	0	52,122																	209,533	Parking GSF
TOTAL GSF	78,241	85,404	47,997	19,789	55,819	41,719	27,987	26,759	26,759	26,893	26,975	26,975	25,733	25,733	25,696	25,696	25,351	25,351	25,374	24,404	2,758	722,852	**TOTAL GSF**

Unit Info:

Average Unit Gross Residential*: 853.9 SF

Unit Type:	Count:	%	Avg. Size
Studio	31	7.4%	487.0 SF
1 Bedroom Urban	41	9.8%	603.3 SF
1 Bedroom Standard	219	52.3%	754.0 SF
1 Bedroom Penthouse	1	0.2%	1,288.0 SF
2 Bedroom Small	51	12.2%	1,088.2 SF
2 Bedroom Large	24	5.7%	1,222.0 SF
2 Bedroom Penthouse	49	11.7%	1,252.3 SF
3 Bedroom Penthouse	3	0.7%	1,785.3 SF
Total/Average:	419	100%	853.9 SF

*** Residential Gross Square Footage = Centerline of demising wall to centerline of demising wall to corridor side of corridor wall to exterior face to exterior**

Vehicular Parking Counts

	B1	G	P2	P3	Total Parking
Area	66251	38099	34143	51350	189,843
Stall Type					
Residential Standard	12	46	61	100	219
Residential Compact	17	14	10	16	57
Residential Tandem	4			7	11
Residential EVCS		4	4		8
Residential ADA EVCS				2	2
Residential ADA	1	3	3	2	9
Retail Standard	105				105
Retail Compact	11				11
Retail Designated	8				8
Retail EVCS	2				2
Retail ADA EVCS	1				1
Retail ADA	5				5
TOTAL PROVIDED	166	67	78	127	438
Retail Provided / Req.					**132 / 92**
Res. Provided / Req.					**306 / 203**
SF/CAR	399 SF	569 SF	438 SF	404 SF	433 SF

Vehicle Parking Requirements

Retail Parking Requirement Per 17.160.082

Floor	Area	Calculation	Stalls Required
Ground Floor	30044 SF	1/500 SF	61
Non-Ground Floor	30152 SF	1/1000 SF	31
TOTAL REQUIRED			92

Residential Parking Requirement Per 17.160.060

Dwelling Units	Calculation	Stalls Required
405 Dwelling Units	.50 Stalls / Unit	203
TOTAL REQUIRED		203

Bicycle Parking Counts

	B1	G	Total Prov.	Total Required*
Stall Type				
Long-Term Res.	0	234	250	102
Short-Term Res.	0	30	30	21
Long-Term Retail	8	0	8	6
Short Term Retail	0	30	30	30
TOTAL	8	294	318	159

*Per 17.117.080 & 17.117.110

Open Space Area Tabulation (SF)

	G	03	10	12	14	18	Total Open Space
Area							
Resident Open Space	6214	0	0	0	0	0	6214
Podium Courtyard	0	20731	0	0	0	0	20731
Podium Terraces	0	6596	0	0	0	0	6596
Private Terraces	0	0	1476	584	430	0	2490
Sky Deck	0	0	0	0	0	1258	1258
TOTAL	6214	27327	1476	584	430	1258	37289

FOR DENSITY TRANSFER ONLY PROCESS

PLOT DATE:
11/20/2019 3:53:28 PM TEMPLATE VERSION: 7.0.0.20190620

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HKS

ARCHITECT
HKS ARCHITECTS, INC.
539 BRYANT STREET, SUITE 100
SAN FRANCISCO, CA 94107

PARKING CONSULTANT
INTERNATIONAL PARKING DESIGN, INC.
560 14TH STREET, SUITE 300
OAKLAND, CA 94612

OWNER
HOLLAND PARTNER GROUP
1970 BROADWAY, SUITE 300
OAKLAND, CA 94612

RETAIL ARCHITECT
FIELD PAOLI ARCHITECTS
150 CALIFORNIA, 7TH FLOOR
SAN FRANCISCO, CA 94111

STRUCTURAL ENGINEER
MAGNUSSON KLEMENCIC ASSOCIATES
1301 FIFTH AVENUE, SUITE 3200
SEATTLE, WA 98101

M&P ENGINEER
OCEAN PARK MECHANICAL
14900 INTERURBAN AVENUE, UNIT 283
SEATTLE, WA 98168

ELECTRICAL ENGINEER
POWER DESIGN
11600 NINTH STREET NORTH
ST. PETERSBURG, FLORIDA 33716

CIVIL ENGINEER
BKF ENGINEERS
1650 TECHNOLOGY DRIVE, SUITE 650
SAN JOSE, CA 95110

LANDSCAPE ARCHITECT
PETERSEN STUDIO
133 KEARNY STREET, SUITE 303
SAN FRANCISCO, CA 94108

INTERIOR DESIGN
VIDA DESIGN
107 SE WASHINGTON ST., SUITE 263
PORTLAND, OREGON 97214

WATERPROOFING CONSULTANT
WISS, JANNEY, ELSTNER ASSOCIATES, INC.
2000 POWELL STREET, SUITE 1650
EMERYVILLE, CALIFORNIA 94608

LICENSED ARCHITECT
BRENDAN D. DUNNIGAN
C - 28538
08/31/21
REGISTERED ARCHITECT
CALIFORNIA

KEY PLAN



24TH & HARRISON
277 27TH STREET
OAKLAND, CALIFORNIA, 94612

REVISION NO. | DESCRIPTION | DATE

NO.	DESCRIPTION	DATE
1	PERMIT RESPONSE SET	04/28/2017
2	PERMIT RESPONSE SET-2	07/14/2017
4	PERMIT RESPONSE SET-4	04/11/2018
8	ASI 02	06/28/2019
9	ASI 03	11/21/2019

PROJECT ADDRESS:
277 27TH ST. OAKLAND, CA
OAKLAND BUILDING PERMIT NUMBER
B1603981
HKS PROJECT NUMBER
19885.000
DATE
11/21/2019
ISSUE
ASI 03
SHEET TITLE
PROJECT TABULATIONS
SHEET NO.
A0.004

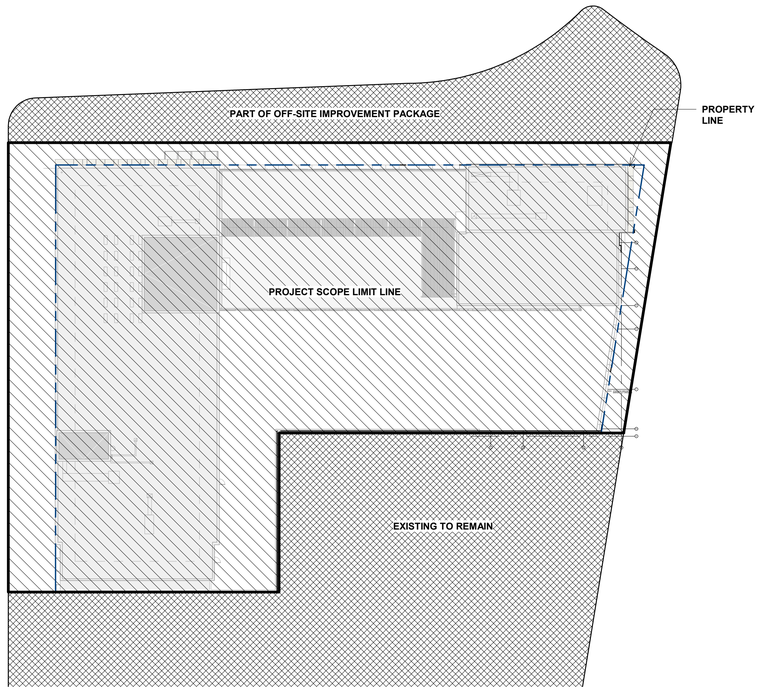
HOLLAND PARTNER GROUP

24TH & WAVERLY

NEIGHBORS DENSITY TRANSFER DATA

Project Number:

Sheet Number: **G004**



1 PROJECT LIMIT OF SCOPE DIAGRAM

SCALE: 1/32" = 1'-0"

24th & Waverly, Oakland

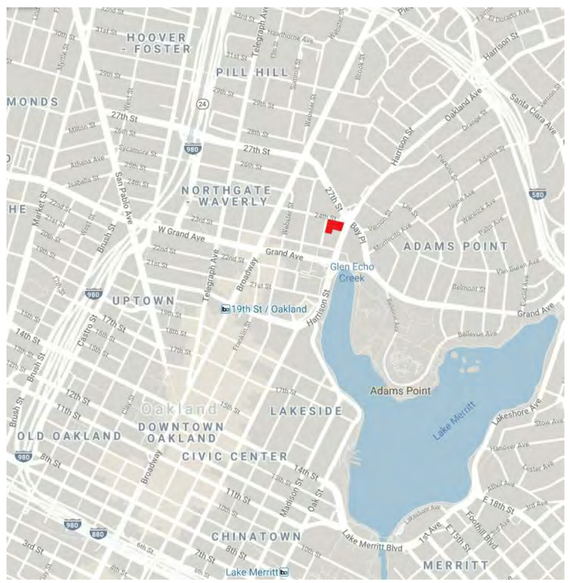
TYPE IB

Site... 37,559

flr. Elev.	f / f	Flr.	Unit	Private Open...	Amenity	RES NSF	RES GSF	Retail GSF	Parking spaces	Parking GSF	Service GSF	Totals GSF
+169.00			ROOF									0
+160.00	9	R	MECH.			0	1,529					1,529
+149.92	10.08...	16	15			10,808	12,999				500	13,499
+140.17	9.75	15	15		4,159	10,808	13,422				500	18,081
+128.42	11.75	14	30			21,070	24,451				563	25,014
+118.67	9.75	13	30			21,070	24,451				563	25,014
+108.92	9.75	12	30			21,070	24,451				563	25,014
+99.17	9.75	11	30			21,070	24,451				563	25,014
+89.42	9.75	10	30			21,070	24,451				563	25,014
+79.67	9.75	09	30			21,070	24,451				563	25,014
+69.92	9.75	08	30			21,070	24,451				563	25,014
+60.17	9.75	07	30			21,070	24,451				563	25,014
+50.42	9.75	06	30			21,070	24,451				563	25,014
+40.67	9.75	05	28	1,290		19,803	25,878				563	26,441
+28.67	12	04			3,695		8,969		71	26,286	502	35,757
+20.00	8.6667	03			2,602		1,838		86	33,041	1,759	36,638
+10.00	10	02					4,162		21	8,662	4,134	16,958
+0.00	10	01					5,122	13,640	28	13,396	4,266	36,424
			328 total units		10,456	231,049 NSF	293,978 GSF	13,640 GSF	206 spaces	81,385 GSF	17,291 GSF	410,453 GSF

TOTAL PROJECT AVERAGE UNIT MIX

Unit Type	# Units	% Mix	Unit Size (GSF)
Studio	55	16.8%	530
1-Bedroom	215	65.5%	664
2-Bedroom	57	17.4%	1,022
3-Bedroom	1	0.3%	999
Total	**328**	**100%**	**231,049**
			704



SITE LOCATION

D-BV-1 zone

BIKE PARKING

BikeParking - Long Term			
Use	**Amount**	**Required Bike Parking**	**Provided**
Residential	328 units	1:2 units = 164 (164)	168
Commercial	13,640	1:8,000 sf = 1.70 (2)	2
Total		**166**	**170**

BikeParking - Short Term			
Use	**Amount**	**Required Bike Parking**	**Provided**
Residential	328 units	1:15 units = 21.9 (22)	22
Commercial	13,640	1:2,000 sf = 6.8 (7)	7
Total		**29**	**29**

AUTO PARKING

Off-Street...	Amount	Required Auto Parking	Provided
Residential	328 units	0.5: unit = 164 (164)	178
Commercial	13,640	1:600 sf = 22.7 (23)	28
Total		**187**	**206**

OPEN SPACE

Open Space	Amount	Required Open Space	Use	Provided
Residential	328 units	75 sf/unit	Public Plaza	6,811 sf
			Level 3-4 Fitness	3,938 sf
			Level 5 Terrace	11,445 sf
			Level 15 Amenity Lounge	4,159 sf
			Level 15 Terrace	6,799 sf
Total Interior				**8,097 sf**
Total Exterior				**25,055 sf**
Total		**24,600 sf**		**33,152 sf**

Per Oakland, CA Planning Code, version Sept 23, 2019 sf/unit = **101.07**

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24TH & WAVERLY

LICENSED ARCHITECT
PETER J. NOONE
C-31296
08/31/2021
RENEWAL DATE
STATE OF CALIFORNIA

2359 HARRISON STREET
OAKLAND, CA 94612

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BUILDING DATA

Project Number: 2019047

Sheet Number: G010

ArchEcology

LEED v4 for BD+C: New Construction — **Project Checklist**

Project Name	24th and Waverly
Project Manager	Michelle Rosenberger
Date	2/18/2020

Y	?	?	N					Max Pts
35	21	9	45	**Total**				110

Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110

Y	?	?	N	Credit	Phase	Status	Lead	
	1			**IP1 Integrative Process**	D			1
9	4	1	2	**Location and Transportation**			Possible Points:	16
				LT 1 LEED ND Location	D	NA		16
1				**LT 2 Sensitive Land Protection**	D			1
	2			**LT 3 High Priority Site**	D			2
5				**LT 4 Surrounding Density and Diverse Uses**	D			5
3			2	**LT 5 Access to Quality Transportation**	D			5
		1		**LT 6 Bicycle Facilities**	D			1
	1			**LT 7 Reduced Parking Footprint**	D			1
	1			**LT 8 Green Vehicles**	D			1
5		1	4	**Sustainable Sites**			Possible Points:	10
Y				**SSp 1 Const. Activity Pollution Prevention**	C	Mandatory		Req.
1				**SS 1 Site Assessment**	D			1
		1	1	**SS 2 Site Dev.-Protect /Restore Habitat**	D			2
1				**SS 3 Open Space**	D			1
			3	**SS 4 Rainwater Management**	D			3
2				**SS 5 Heat Island Reduction**	D			2
1				**SS 6 Light Pollution Reduction**	D			1
4	1	1	5	**Water Efficiency**			Possible Points:	11
Y				**WEp 1 Outdoor Water Use Reduction**	D	Mandatory		Req.
Y				**WEp 2 Indoor Water Use Reduction**	D	Mandatory		Req.
Y				**WEp 3 Building-Level Water Metering**	D	Mandatory		Req.
1			1	**WE 1 Outdoor Water Use Reduction**	D			2
2	1		3	**WE 2 Indoor Water Use Reduction**	D			6
		1	1	**WE 3 Cooling Tower Water Use**	D			2
1				**WE 4 Water Metering**	D			1
8	9	1	15	**Energy and Atmosphere**			Possible Points:	33
Y				**EAp 1 Fundamental Commissioning and Verif.**	C	Mandatory		Req.
Y				**EAp 2 Minimum Energy Performance**	D	Mandatory		Req.
Y				**EAp 3 Building-Level Energy Metering**	D	Mandatory		Req.
Y				**EAp 4 Fundamental Refrigerant Management**	D	Mandatory		Req.
3	2		1	**EA 1 Enhanced Commissioning**	C			6
5	4		9	**EA 2 Optimize Energy Performance**	D			18
	1			**EA 3 Advanced Energy Metering**	D			1
			2	**EA 4 Demand Response**	C			2
			3	**EA 5 Renewable Energy Production**	D			3
		1		**EA 6 Enhanced Refrigerant Management**	D			1
	2			**EA 7 Green Power and Carbon Offsets**	C			2
3	2	1	7	**Materials and Resources**			Possible Points:	13
Y				**MRp 1 Storage and Collection of Recyclables**	D	Mandatory		Req.
Y				**MRp 2 C&D Waste Management Planning**	C	Mandatory		Req.
	1		4	**MR 1 Building Life-Cycle Impact Reduction**	C			5
1			1	**MR 2 BPDO - Environmental Product Decl.**	C			2
		1	1	**MR 3 BPDO - Sourcing of Raw Materials**	C			2
1			1	**MR 4 BPDO - Material Ingredients**	C			2
1	1			**MR 5 C&D Waste Management**	C			2
3	3	1	9	**Indoor Environmental Quality**			Possible Points:	16
Y				**EQp 1 Minimum Indoor Air Quality Performance**	D	Mandatory		Req.
Y				**EQp 2 Environmental Tobacco Smoke Control**	D	Mandatory		Req.
			2	**EQ 1 Enhanced Indoor Air Quality Strategies**	D			2
1	1		1	**EQ 2 Low-Emitting Materials**	C			3
1				**EQ 3 Construction IAQ Management Plan**	C			1
			2	**EQ 4 Indoor Air Quality Assessment**	C			2
1				**EQ 5 Thermal Comfort**	D			1
	1		1	**EQ 6 Interior Lighting**	D			2
			3	**EQ 7 Daylight**	D			3
	1			**EQ 8 Quality Views**	D			1
		1		**EQ 9 Acoustic Performance**	D			1
3	1	1	1	**Innovation**			Possible Points:	6
1				**In 1.1 Innovation - Low Mercury Lighting**				1
	1			**In 1.2 Innovation - Green cleaning/IPM**				1
1				**In 1.3 Pilot - Integrative Materials Analysis**				1
		1		**In 1.4 Pilot - Resilience Hazards Assessment**				1
			1	**In 1.5 Innovation**				1
1				**In 2 LEED Accredited Professional**	D			1

		2	2	**Regional Priority**	**threshold**	Possible Points: 4
			1	**RP1** Access to Transit	5	1
				RP2 Optimize Energy	10	1
				RP3 Building Cycle Impact Reduction	3	1
		1		**RP4** BPDO- Sourcing	1	1
			1	**RP5** Rainwater management	3	1
		1		**RP6** Indoor Water Use	4	1

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LEED SCORECARD

Project Number: 2019047

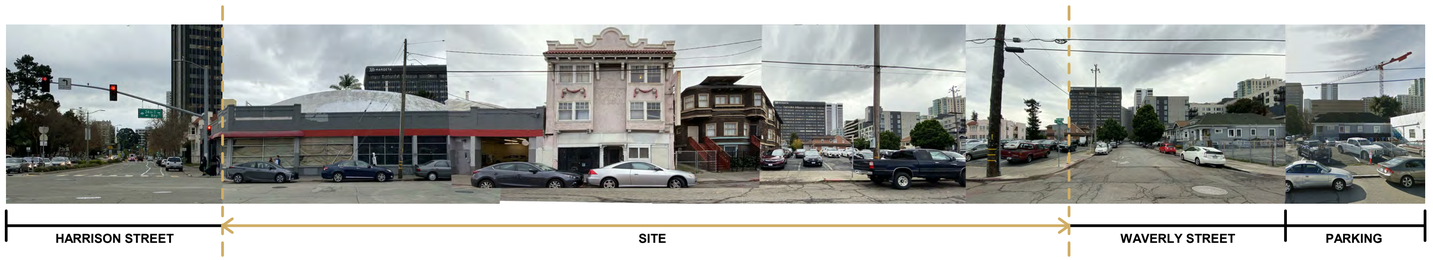
Sheet Number: G011

WAVERLY STREET ADJACENT PROPERTIES





24TH STREET ADJACENT PROPERTIES



HARRISON STREET ADJACENT PROPERTIES



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SITE PHOTOGRAPHS

Project Number: 2019047

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PROJECT RENDERINGS

Project Number: 2019047

Sheet Number: G013







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PROJECT RENDERINGS

Project Number: 2019047

Sheet Number: G014

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UNDERGROUND UTILITY NOTE

THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY ARE APPROXIMATE AND WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES. HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THIS SURVEY.

BASIS OF BEARINGS

THE BEARING N13°04'10"E ALONG THE MONUMENT LINE BETWEEN MONUMENT, "9 SW 6" (A MONUMENT PIN IN A MONUMENT BOX LOCATED IN THE NW QUADRANT OF THE INTERSECTION OF 23TH STREET AND WAVERLY STREET) AND MONUMENT, "9 SW 9" (A MONUMENT PIN IN A MONUMENT BOX LOCATED IN THE NW QUADRANT OF 24TH STREET AND WAVERLY STREET) AS SAID MONUMENT LINE IS SHOWN AND CALCULATED FROM MONUMENT SHEETS PROVIDED BY THE CITY OF OAKLAND, AND AS SHOWN HEREON.

BENCHMARK

THE ELEVATION REFERENCE FOR THIS SURVEY IS A CITY OF OAKLAND BENCHMARK, DESCRIBED AS PIN MONUMENT AT 24TH STREET AND VALDEZ STREET AND DESIGNATED AS MONUMENT 9 SW 9.

ELEV=7.13 FEET (CITY OF OAKLAND DATUM)

SURVEY NOTES

1. ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
2. DATES OF FIELD SURVEY: SEPTEMBER 2015, MAY 2017, AND OCTOBER 2019.
3. BOUNDARY NOTE: THE PARCEL LINES SHOWN HEREON ARE THE RESULT OF A BOUNDARY SURVEY MADE IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT.
4. ENCROACHMENT OF 5' SSE AS SHOWN ON PREVIOUS ALTA BY BKF ENGINEERS.
5. SOUTHERLY AND SOUTHEASTERLY FACE OF BUILDING AT 2359 HARRISON ENCROACHES INTO NEIGHBORING PARCEL AND STREET RIGHT OF WAY AS SHOWN.
6. AERIAL BASED TOPOGRAPHIC MAP SHOWN AS BACKGROUND TO THIS SURVEY PROVIDED BY 360 AERIAL SURVEYS DATED 05/18/2016.

SURVEYOR STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE CALIFORNIA LAND SURVEYORS ACT AT THE REQUEST OF THE MASRI FAMILY LIMITED PARTNERSHIP A, LP ON 8/24/2019.

I HEREBY STATE THAT ALL EXISTING GRADES AND CONTOURS ARE BASED UPON CITY OF OAKLAND DATUM.

I HEREBY FURTHER STATE THAT TO THE BEST OF MY KNOWLEDGE ALL PROVISIONS OF APPLICABLE STATE LAWS AND LOCAL ORDINANCES HAVE BEEN FULLY SATISFIED.
I HEREBY FURTHER STATE THAT THE PARCELS DESIGNATED BY MY SURVEY AND SHOWN ON THIS MAP IS THE SAME AS THAT SHOWN ON:

- THAT (THOSE) CERTAIN DEED(S), RECORDED DATE 1/11/2007 IN DOCUMENT NO. 2007023649 IN THE OFFICE OF THE ALAMEDA COUNTY RECORDER, AND IDENTIFIED ON THE CURRENT EQUALIZED ASSESSMENT ROLL OF THE ALAMEDA COUNTY ASSESSOR AS PARCEL NO.: 008-0670-001, 008-0670-002, 008-0670-003, 008-0670-004, 008-0670-015, 008-0670-016, 008-0670-017 AND 008-0670-018.
- AS A PART OF THIS SURVEY, WE WILL FILE A PARCEL MAP BASED ON MONUMENTATION AS SHOWN ON THIS MAP. WE WILL SET MONUMENTS AT PROPERTY CORNERS AS PART OF FILING THE PARCEL MAP.

I HEREBY FURTHER STATE THAT IN ACCORDANCE WITH THE CALIFORNIA LAND SURVEYORS ACT THE PERFORMANCE OF THIS SURVEY REQUIRES THAT A RECORD OF SURVEY BE FILED WITH THE ALAMEDA COUNTY SURVEYOR, AND I WILL HAVE FILED SAME WITHIN THE TIME LIMITS PRESCRIBED BY STATE LAW. IF, IN THE COURSE OF SUCH FILING, CHANGES ARE NECESSARY TO THE RECORD OF SURVEY THAT REFLECT UPON THE SURVEY SUBMITTED TO THE CITY OF OAKLAND, I WILL PROMPTLY SUBMIT A CORRECTED COPY OF SAID SURVEY TO THE CITY.

I HEREBY ACKNOWLEDGE THAT THIS SURVEY SHALL BE A PUBLIC RECORD AND MAY BE AVAILABLE FOR INSPECTION AND DISTRIBUTION TO THE GENERAL PUBLIC.

SIGNATURE: David Darling — DATE: APRIL 24, 2020

TITLE: SURVEYOR — LICENSE #: L.S. 7625

PROFESSIONAL LAND SURVEYOR — DAVID S. DARLING — L.S. 7625 — STATE OF CALIFORNIA

LEGEND

- SUBJECT PARCEL, PROPERTY LINE
- STREET MONUMENT LINE
- ADJACENT LOT LINE
- EASEMENT LINE
- OLD LOT LINE
- FENCE LINE
- TREE DRIP LINE PER AERIAL MAPPING
- FOUND BRASS PIN IN CONCRETE IN MONUMENT WELL

SYMBOL LEGEND

- STREET LIGHT OR TRAFFIC SIGNAL
- WATER VALVE
- JOINT UTILITY POLE
- SIGN
- MANHOLE PER AERIAL MAPPING
- FIRE HYDRANT

GRAPHIC SCALE
20 0 20 40
1" = 20'

BKF ENGINEERS
1650 TECHNOLOGY DRIVE
SUITE 650
SAN JOSE, CA 95110
408-467-9100
408-467-9199 (FAX)
ENGINEERS | SURVEYORS | PLANNERS

TOPOGRAPHIC MAP AND BOUNDARY SURVEY 24TH STREET AND WAVERLY STREET

OAKLAND — ALAMEDA COUNTY — CALIFORNIA

No.	Revisions

Date: 4/24/2020
Scale: 1"=20'
Design: --
Drawn: DFH
Approved: DSD
Job No: 20191411

Drawing Number: 1.0

1 OF 1

DATE PLOTTED: 4/24/2020 11:41
PLOT BY: DFH
PLOT SCALE: 1.0000
PLOT TABLE: BKF.ctb
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...\Xref\P20191411_Boundary.dwg
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...\Xref\P20191411_Topo Base.dwg
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...\Xref\P20191411_Topo Base Aerial Bkgrd Trees.dwg
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24TH AND WAVERLY

VESTING TENTATIVE PARCEL MAP NO. 11098

ONE LOT PARCEL MAP FOR CONDOMINIUM PURPOSES - 335 CONDOMINIUM UNITS

CITY OF OAKLAND, ALAMEDA COUNTY, CALIFORNIA

PROJECT INFORMATION:

PROPERTY ADDRESS:	261, 265, 271 24th Street; 2359 Harrison Street; 2342, 2346, 2350 & 2356 Waverly Street, Oakland, CA 94612
ASSESSOR'S PARCEL NO.:	008-0670-001, 008-0670-002, 008-0670-003 008-0670-004, 008-0670-015, 008-0670-016, 008-0670-017, 008-0670-018
OWNER/DEVELOPER:	NASH - HOLLAND 24TH AND WAVERLY INVESTORS, LLC 1970 BROADWAY AVE, SUITE 300 OAKLAND, CA 94612
ARCHITECT:	SOLOMON CORDWELL BUENZ 255 CALIFORNIA STREET, 3RD FLOOR SAN FRANCISCO, CA 94111 PHONE: (415) 216-2450
CIVIL ENGINEER:	BKF ENGINEERS 1730 N. FIRST STREET, SUITE 600 SAN JOSE, CA 95112 PHONE: (408) 467-9100 CONTACT: PHONG KIET

SHEET INDEX

PAGE NO.	SHEET NO.	SHEET
1	C0.0	TITLE SHEET
2	C1.0	EXISTING CONDITIONS
3	C2.0	PRELIMINARY SITE PLAN
4	C2.1	VESTING TENTATIVE PARCEL MAP FOR CONDOMINIUM PURPOSES
5	C3.0	PRELIMINARY GRADING AND DRAINAGE PLAN
6	C4.0	PRELIMINARY UTILITY PLAN
7	C5.0	PRELIMINARY STORMWATER CONTROL PLAN
8	C5.1	PRELIMINARY STORMWATER CONTROL DETAILS
9	C6.0	PRELIMINARY EROSION CONTROL PLAN
10	C6.1	PRELIMINARY EROSION CONTROL DETAILS
11	C7.0	BEST MANAGEMENT PRACTICES

UTILITY INFORMATION

WATER SUPPLY:	EAST BAY MUNICIPAL UTILITY DISTRICT
STORM DRAINAGE:	CITY OF OAKLAND
SEWAGE DISPOSAL:	CITY OF OAKLAND
GAS:	PACIFIC GAS & ELECTRIC
ELECTRIC:	PACIFIC GAS & ELECTRIC
TELEPHONE:	AT&T
CABLE:	COMCAST

STATEMENT OF RESPONSIBILITY:

1. THE LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS PLAN WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES (A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES). CONTRACTOR SHALL VERIFY LOCATION AND DEPTH PRIOR TO ANY EXCAVATION OR IMPROVEMENT.
2. CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT FOR LOCATION OF UNDERGROUND UTILITIES AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION- PHONE (800) 642-2444. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO BEGINNING ANY WORK ON THIS SITE.
3. THESE DRAWINGS DO NOT ADDRESS CONTRACTOR MEANS, METHODS OR PROCESSES THAT MAY BE ASSOCIATED WITH ANY TOXIC SOILS IF FOUND ON SITE. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL CITY AND COUNTY STANDARDS AND APPROPRIATE REGULATIONS IF TOXIC SOILS ARE ENCOUNTERED. CONTRACTOR MUST NOTIFY THE CONSTRUCTION PROJECT MANAGER IMMEDIATELY IF ANY SOILS ARE EVEN SUSPECTED OF BEING CONTAMINATED.
4. CONTRACTOR AGREES THAT THEY SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND INDEMNIFY AND HOLD THE CONSULTING ENGINEER AND THE CITY HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE CONSULTING ENGINEER.
5. ELEVATIONS AND LOCATIONS OF ALL EXISTING UTILITY CROSSINGS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO START OF ANY CONSTRUCTION AFFECTING SAID LINES. CONTRACT UNDERGROUND SERVICE ALERT AT (800) 642-2444 AT LEAST TWO (2) WORKING DAYS PRIOR TO EXCAVATION. THE UTILITIES SHOWN ON THE PLANS ARE BASED UPON RECORD INFORMATION. HOWEVER, THE CIVIL DESIGN ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY OR ACTUAL LOCATIONS.
6. CONTRACTOR SHALL COMPLY WITH STATE, COUNTY AND CITY LAWS AND ORDINANCES; AND REGULATIONS OF THE DEPARTMENT OF INDUSTRIAL RELATIONS, OSHA AND INDUSTRIAL ACCIDENT COMMISSION RELATING TO SAFETY AND CHARACTER OF WORK, EQUIPMENT AND LABOR PERSONNEL.

TREE/PLANT PROTECTION NOTES:

1. PRIOR TO BEGINNING CONSTRUCTION ON SITE, CONTRACTOR SHALL IDENTIFY AND PROTECT EXISTING TREES AND PLANTS DESIGNATED AS TO REMAIN.
2. PROVIDE 6 FOOT TALL TREE PROTECTION FENCE WITH DISTINCTIVE MARKING VISIBLE TO CONSTRUCTION EQUIPMENT, ENCLOSING DRIP LINES OF TREES DESIGNATED TO REMAIN OR TO THE SATISFACTION OF THE CITY ENGINEER/ARBORIST.
3. WORK REQUIRED WITHIN FENCE LINE SHALL BE HELD TO A MINIMUM, AVOID UNNECESSARY MOVEMENT OF HEAVY EQUIPMENT WITHIN FENCED AREA AND DO NOT PARK VEHICLES UNDER DRIP LINE OF TREES.
4. PRIOR TO REMOVING ROOTS AND BRANCHES LARGER THAN 2" IN DIAMETER OF TREES OR PLANTS THAT ARE TO REMAIN, CONSULT WITH THE CONSTRUCTION PROJECT MANAGER.
5. ANY GRADE CHANGES GREATER THAN 6" WITHIN THE DRIPLINE OF EXISTING TREES SHALL NOT BE MADE WITHOUT FIRST CONSULTING THE LANDSCAPE ARCHITECT/CIVIL ENGINEER.
6. PROTECT EXISTING TREES TO REMAIN FROM SPILLED CHEMICALS, FUEL OIL, MOTOR OIL, GASOLINE AND ALL OTHER CHEMICALLY INJURIOUS MATERIAL; AS WELL AS FROM PUDDLING OR CONTINUOUSLY RUNNING WATER. SHOULD A SPILL OCCUR, STOP WORK IN THAT AREA AND CONTACT THE CITY'S ENGINEER/INSPECTOR IMMEDIATELY. CONTRACTOR SHALL BE RESPONSIBLE TO MITIGATE DAMAGE FROM SPILLED MATERIAL AS WELL AS MATERIAL CLEAN UP.
7. PROVIDE TEMPORARY IRRIGATION TO ALL TREES AND PLANTS THAT ARE IN OR ADJACENT TO CONSTRUCTION AREAS WHERE EXISTING IRRIGATION SYSTEMS MAY BE AFFECTED BY THE CONSTRUCTION. ALSO PROVIDE TEMPORARY IRRIGATION TO RELOCATED TREES.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR ONGOING MAINTENANCE OF ALL TREES DESIGNATED TO REMAIN AND FOR MAINTENANCE OF RELOCATED TREES STOCKPILED DURING CONSTRUCTION. CONTRACTOR WILL BE REQUIRED TO REPLACE TREES THAT DIE DUE TO LACK OF MAINTENANCE.

GENERAL NOTES:

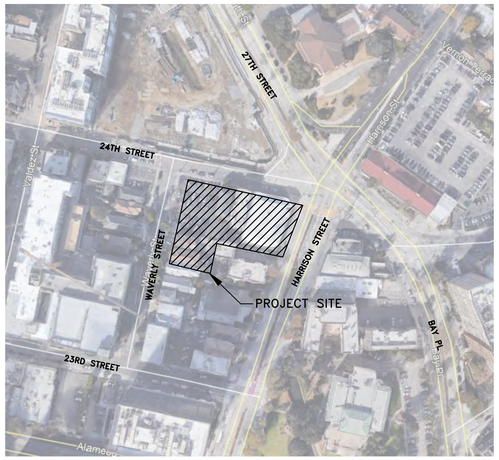
1. EXISTING TOPOGRAPHIC SURVEY PERFORMED BY BKF ENGINEERS IN JULY 2016 UNDER THE DIRECTION OF DAVID DARLING (L.S. #7625). GRADES ENCOUNTERED ON-SITE MAY VARY FROM THOSE SHOWN. CONTRACTOR SHALL REVIEW THE PLANS AND CONDUCT FIELD INVESTIGATIONS AS REQUIRED TO VERIFY EXISTING CONDITIONS AT THE PROJECT SITE.

SURVEYOR'S NOTES:

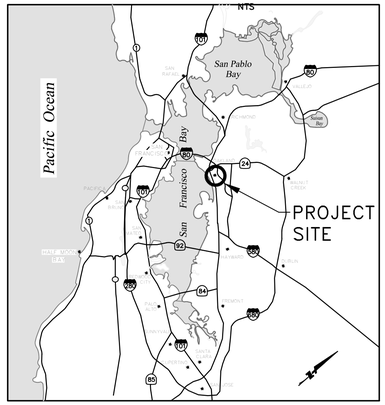
1. ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
2. ENCROACHMENT OF 5' SSE AS SHOWN ON PREVIOUS ALTA SURVEY BY BKF ENGINEERS.
3. SOUTHERLY AND SOUTHEASTERLY FACE OF BUILDING AT 2359 HARRISON ENCROACHES INTO NEIGHBORING PARCEL AND STREET RIGHT OF WAY AS SHOWN.
4. SCREENED, BACKGROUND DATA IS AERIAL MAPPING FROM 2016.

ABBREVIATIONS

SYMBOL	DESCRIPTION
AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
AGG	AGGREGATE
APPROX	APPROXIMATE
BB	BUBBLER BOX
BC	BEGINNING OF CURVE
BCR	BEGIN CURB RETURN
BLDG	BUILDING
BM	BENCH MARK
BO	BLOWOFF VALVE
BVC	BEGIN VERTICAL CURVE
BW	BACK OF WALK/ BOTTOM OF WALL
CB	CATCH BASIN
CDS	CUL-DE-SAC
C&G	CURB & GUTTER
C_ CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
CONC	CONCRETE
CR	CURB RETURN
CVC	CENTER OF VERTICAL CURVE
DEFL	DEFLECTION
DI	DROP INLET
DIP	DUCTILE IRON PIPE
DIA	DIAMETER
DS	DOWNSPOUT
DW	DOMESTIC WATER
D/W	DRIVEWAY
DWG	DRAWING
EBMUD	EAST BAY MUNICIPAL UTILITY DISTRICT
ELEC	ELECTRIC
(E)	EAST
EC	END OF CURVE
ECR	END OF CURB RETURN
EL	ELEVATION
EP	EDGE OF PAVEMENT
E.V.A.E.	EMERGENCY VEHICLE ACCESS EASEMENT
EVC	END VERTICAL CURVE
EW	EACHWAY
EX	EXISTING
(F)	FUTURE
F/C	FACE OF CURB
FF	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FM	FORCE MAIN
FOB	FACE OF BUILDING
FP	FINISHED PAVEMENT
FT	FEET
G	GAS
GB	GRADE BREAK
GE	GARAGE ELEVATION
GM	GAS METER
HI	HOODED INLET
HP	HIGH POINT
HV	HIGH VOLTAGE
I.E.E.	INGRESS/EGRESS EASEMENT
INV	INVERT
IRR	IRRIGATION
JT	JOINT TRENCH
LAT	LATERAL
L	LENGTH
LF	LINEAR FEET
LG	LIP OF GUTTER
LP	LOW POINT
LS	LANDSCAPE
LT	LEFT
MAX	MAXIMUM
MEP	MECHANICAL/ELECTRICAL/PLUMBING
MH	MANHOLE
MIN	MINIMUM
MON	MONUMENT
OD	OVERFLOW DRAIN
OR	ORIFICE
(N)	NORTH/NEW
N.A.P.	NOT A PART
N.D.P.E.S.	NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM
NO., #	NUMBER
NTS	NOT TO SCALE
P.A.E.	PUBLIC ACCESS EASEMENT
PCC	POINT OF COMPOUND CURVE or PORTLAND CEMENT CONCRETE
PE	POP-UP EMITTER
PG&E	PACIFIC GAS AND ELECTRIC
PL	PROPERTY LINE
P.O.C.	POINT OF CONNECTION
PRC	POINT OF REVERSE CURVE
PROP	PROPOSED
P.S.D.E.	PRIVATE STORM DRAIN EASEMENT
P.S.E.	PUBLIC SERVICE EASEMENT
PT	POINT
P.U.E.	PUBLIC UTILITY EASEMENT
PW	PLANTER WALL
PV	PAVEMENT
PVC	POLYVINYL CHLORIDE
PVI	POINT OF VERTICAL INTERSECTION
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RES	RESIDENTIAL
RET	RETAIL
RIM EL	RIM ELEVATION
RPPA	REDUCED PRESSURE PRINCIPAL ASSEMBLY
RT	RIGHT RIGHT OF WAY
S	SLOPE
(S)	SOUTH
SD	STORM DRAIN
S.D.E.	STORM DRAIN EASEMENT
SDMH	STORM DRAIN MANHOLE
SHT.	SHEET
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
ST.	STREET
STA	STATION
STD	STANDARD
S/W	SIDEWALK
T OR TELE	TELEPHONE
TBD	TO BE DETERMINED
T&B	TOP AND BOTTOM
TC	TOP OF CURB
TEMP	TEMPORARY
TG	TOP OF GRATE
TP	TOP OF PAVEMENT
TYP.	TYPICAL
VC	VERTICAL CURVE
VERT.	VERTICAL
W	WATER
W/	WITH
(W)	WEST
W	WATERLINE
WM	WATER METER
WV	WATER VALVE
1/2 PT	HALF POINT OF CURB RETURN AT F/C



LOCATION MAP



VICINITY MAP

NTS

BASIS OF BEARING:
THE BEARING N13°04'10"E ALONG THE MONUMENT LINE BETWEEN MONUMENT, "9 SW 6" (A MONUMENT PIN IN A MONUMENT BOX LOCATED IN THE NW QUADRANT OF THE INTERSECTION OF 23TH STREET AND WAVERLY STREET) AND MONUMENT, "9 SW 9" (A MONUMENT PIN IN A MONUMENT BOX LOCATED IN THE NW QUADRANT OF 24TH STREET AND WAVERLY STREET) AS SAID MONUMENT LINE IS SHOWN AND CALCULATED FROM MONUMENT SHEETS PROVIDED BY THE CITY OF OAKLAND, AND AS SHOWN HEREON.

UTILITY NOTE:

THE UTILITY LINES SHOWN ON THIS PLAN ARE DERIVED FROM SURFACE OBSERVATIONS AND RECORD MAPS, AND ARE APPROXIMATE ONLY. NO WARRANTY IS IMPLIED AS TO THE ACTUAL LOCATION, SIZE OR PRESENCE OF ANY LINES SHOWN HEREON OR ANY ADDITIONAL UTILITY LINES NOT SHOWN ON THIS PLAN.

ENGINEER'S STATEMENT

THESE PLANS HAVE BEEN PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICE.

5/14/2020

PHONG KIET, PE
PROJECT MANAGER
BKF ENGINEERS

DATE

REGISTERED PROFESSIONAL ENGINEER — PHONG K. KIET — C 78237 — STATE OF CALIFORNIA

SURVEYOR'S STATMENT

THIS VESTING TENTATIVE PARCEL MAP SHEET (C2.1) HAS BEEN PREPARED BY MY OR UNDER MY DIRECTION IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICE.

5/14/2020

DAVE DARLING, PLS
SURVEYING MANAGER
BKF ENGINEERS

DATE

PROFESSIONAL LAND SURVEYOR — DAVID S. DARLING — L.S. 7625 — STATE OF CALIFORNIA

GENERAL SITE NOTES

1. WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREEN BOOK)" 2009 EDITION, THE APPLICABLE CITY OF OAKLAND STANDARD DETAILS, 2002 EDITION, AND STATE OF CALIFORNIA STANDARD SPECIFICATIONS DATED 2010, UNLESS NOTED OTHERWISE IN THE PROJECT SPECIFICATIONS OR ON THESE PLANS.
2. PROVIDE THE CITY ENGINEER TWO (2) WORKING DAYS ADVANCE NOTICE FOR INSPECTION SERVICES.
3. CONSTRUCTION STAKING SHALL BE DONE BY A CIVIL ENGINEER OR LAND SURVEYOR REGISTERED IN THE STATE OF CALIFORNIA. CONTRACTOR SHALL REQUEST STAKING SERVICES AT LEAST TWO (2) WORKING DAYS PRIOR TO THE DATE STAKING IS REQUIRED.
4. REVISIONS TO THESE PLANS MUST BE REVIEWED AND APPROVED IN WRITING BY THE CIVIL DESIGN ENGINEER PRIOR TO CONSTRUCTION OF AFFECTED ITEMS, REVISIONS SHALL BE ACCURATELY SHOWN ON REVISED PLANS.
5. STANDARD CONSTRUCTION ACTIVITIES SHALL BE LIMITED, AS PART OF THE STANDARD CONDITIONAL USE PERMIT CONDITIONS, BETWEEN 7:00 A.M. TO 7:00 P.M., MONDAY THROUGH FRIDAY. NO CONSTRUCTION ACTIVITIES SHALL BE ALLOWED ON SATURDAYS UNTIL AFTER THE BUILDING IS ENCLOSED AND WITHOUT PRIOR AUTHORIZATION OF THE BUILDING SERVICES AND PLANNING DIVISION OF THE COMMUNITY AND ECONOMIC DEVELOPMENT AGENCY, AND THEN ONLY WITH THE INTERIOR OF THE BUILDING WITH THE DOORS AND WINDOWS CLOSED. NO CONSTRUCTION ACTIVITY SHALL TAKE PLACE ON SUNDAY AND LEGAL HOLIDAYS.
6. STREET MONUMENTS AND OTHER PERMANENT MONUMENTS DISTURBED DURING THE PROCESS OF CONSTRUCTION SHALL BE RESET BY A LICENSED LAND SURVEYOR AT THE CONTRACTOR EXPENSE BEFORE ACCEPTANCE OF THE IMPROVEMENTS BY THE CITY ENGINEER.
7. PROTECT EXISTING IMPROVEMENTS TO REMAIN UNLESS SPECIFICALLY NOTED FOR DEMOLITION. RESTORE TO THEIR PREVIOUS CONDITION OR REPLACE WALLS, FENCES, SERVICES, UTILITIES, PAVEMENT, CURB, SIDEWALKS, MARKINGS AND OTHER IMPROVEMENTS TO REMAIN THAT ARE DAMAGED DUE TO THE CONTRACTOR'S WORK.
8. PREPARE A TRAFFIC CONTROL PLAN AND OBTAIN APPROVAL FROM THE CITY TRAFFIC ENGINEER BEFORE COMMENCING WORK. PROVIDE FLAGMEN, CONES OR BARRICADES, AS NECESSARY TO CONTROL TRAFFIC AND PREVENT HAZARDOUS CONDITIONS. LEAVE A 24-HOUR EMERGENCY TELEPHONE NUMBER WITH POLICE, FIRE AND PUBLIC WORKS DEPARTMENTS, AND KEEP THEM INFORMED DAILY OF DETOURS.
9. EXISTING PEDESTRIAN WALKWAYS, BIKEPATHS AND ACCESSIBLE PATHWAYS SHALL BE MAINTAINED DURING CONSTRUCTION TO THE SATISFACTION OF THE CITY ENGINEER.
10. TRENCHES SHALL NOT BE LEFT OPEN OVERNIGHT IN CITY STREET AREAS. BACKFILL TRENCHES, OR PLACE STEEL PLATING OR HOT-MIX ASPHALT AS REQUIRED TO PROTECT OPEN TRENCHES AT THE END OF EVERY WORK DAY.
11. PRIOR TO FINAL PREPARATION OF THE SUBGRADE AND PLACEMENT OF BASE MATERIALS FOR STREETS, UNDERGROUND UTILITY MAINS SHALL BE INSTALLED AND SERVICE CONNECTIONS STUBBED OUT. STUB-OUTS SHALL BE INSTALLED IN A MANNER WHICH WILL NOT DISTURB THE STREET PAVEMENT, CURB AND GUTTER, AND SIDEWALKS WHEN SERVICE CONNECTIONS ARE MADE.
12. EXCAVATIONS SHALL BE ADEQUATELY SHORED, BRACED AND SHEATHED SO THAT THE EARTH WILL NOT SLIDE OR SETTLE AND SO THAT EXISTING IMPROVEMENTS WILL BE FULLY PROTECTED FROM DAMAGE. DAMAGE RESULTING FROM A LACK OF ADEQUATE SHORING, BRACING AND SHEATHING, SHALL BE BE THE RESPONSIBILITY OF THE CONTRACTOR AND THEY SHALL COMPLETE NECESSARY REPAIRS OR RECONSTRUCTION AT THEIR OWN EXPENSE. WHERE THE EXCAVATION FOR A CONDUIT TRENCH, AND/OR STRUCTURE IS FIVE (5) FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL PROVIDE SHEATHING, SHORING AND BRACING IN CONFORMANCE WITH THE APPLICABLE CONSTRUCTION SAFETY ORDERS OF DIVISION OF INDUSTRIAL SAFETY OF THE STATE OF CALIFORNIA. THE CONTRACTOR SHALL COMPLY WITH OSHA REQUIREMENTS.
13. PROVIDE DUST CONTROL FOR THE WORK AREA. THE AREA SHALL BE SPRINKLED AS NECESSARY TO PREVENT DUST NUISANCE.
14. DURING CONSTRUCTION, THE CITY STREETS SHALL BE CLEANED AS OFTEN AS REQUIRED TO REMOVE ACCUMULATION OF MUD AND DEBRIS RESULTING FROM CONSTRUCTION. IF IMPORT OR EXPORT OF DIRT IS NECSARY, OBTAIN AN APPROVAL FOR THE HAULING ROUTE FROM THE CITY ENGINEERING DIVISION. THE HAULING ROUTES SHALL BE STRICTLY ADHERED TO BY THE CONTRACTOR AND SUBCONTRACTORS. DIRT HAULING PERMIT REQUIRED.
15. SHOULD IT APPEAR THAT THE WORK OUTLINED ON THESE PLANS IS NOT SUFFICIENTLY DETAILED OR SPECIFIED IN THE CONSTRUCTION DOCUMENTS, NOTIFY THE CIVIL DESIGN ENGINEER, BKF ENGINEERS AT (408) 467-9100, BEFORE PROCEEDING WITH THE WORK IN QUESTION AND REQUEST CLARIFICATION.
16. WHEN SPECIFICATIONS OR STANDARDS FROM DIFFERENT AUTHORITIES DIFFER FROM THE SAME SUBJECT MATTER, NOTIFY OWNER AND REQUEST CLARIFICATION.
17. UPON SATISFACTORY COMPLETION OF THE WORK, THE WORK SITE SHALL BE CLEANED UP AND LEFT WITH A SMOOTH AND NEATLY GRADED SURFACE FREE OF CONSTRUCTION WASTE AND RUBBISH OF ANY NATURE BY THE CONTRACTOR TO THE SATISFACTION OF THE CITY ENGINEER AND OWNER.
18. CONTACT THE CITY FIRE DEPARTMENT FOR SPECIFIC REQUIREMENTS FOR BUILDINGS UNDER CONSTRUCTION.
19. COORDINATE WORK WITH THE INSTALLATION OF PG&E, AT&T, CABLE TV FACILITIES & EBMUD.
20. AN ENCROACHMENT PERMIT OR OBSTRUCTION PERMIT IS REQUIRED FOR WORK WITHIN THE PUBLIC RIGHT-OF-WAY AND MUST BE OBTAINED PRIOR TO THE START OF WORK.
21. DEWATERING ACTIVITIES SHALL COMPLY WITH THE CONDITIONS OF THE BAY AREA REGIONAL WATER QUALITY CONTROL BOARD GENERAL PERMIT FOR CONSTRUCTION SITES.
22. NOTIFY UNDERGROUND SERVICE ALERT AT 811 AT LEAST TWO (2) WORKING DAYS PRIOR TO THE START OF WORK TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES. THE UTILITIES SHOWN ON THE PLANS ARE BASED UPON RECORD INFORMATION. HOWEVER, THE CIVIL DESIGN ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY OR ACTUAL LOCATIONS. THE LOCATION AND PROTECTION OF ALL UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
23. ABIDE BY THE RULES AND REGULATIONS OF THE STATE OF CALIFORNIA CONSTRUCTION SAFETY ORDERS PERTAINING TO EXCAVATIONS AND TRENCHES.
24. ADJUST TO FINAL GRADE EXISTING AND/OR NEW MANHOLES, CURB INLETS, CATCH BASIN, VALVES, MONUMENT COVERS, AND OTHER CASTINGS WITHIN THE WORK AREA TO FINAL GRADE IN PAVEMENT AND LANDSCAPE AREAS, UNLESS NOTED OTHERWISE.
25. PROVIDE AND MAINTAIN EROSION CONTROL AND STORM WATER CONTROL MEASURES PER PLAN. CONTRACTOR TO REMOVE ALL EROSION CONTROL AND STORM WATER CONTROL MEASURES PRIOR TO ACCEPTANCE BY THE CITY.
26. IF ARCHAEOLOGICAL MATERIALS ARE UNCOVERED DURING DEMOLITION WORK, WORK WITHIN 100 FEET OF THESE MATERIALS SHALL BE STOPPED UNTIL A PROFESSIONAL ARCHAEOLOGIST WHO IS CERTIFIED BY THE SOCIETY OF CALIFORNIA ARCHAEOLOGY (SCA) AND/OR THE SOCIETY OF PROFESSIONAL ARCHAEOLOGY (SOPA) HAS HAD AN OPPORTUNITY TO TO EVALUATE THE SIGNIFICANCE OF THE FIND AND SUGGEST APPROPRIATE MITIGATION MEASURES, IF THEY ARE DEEMED NECESSARY.
27. POST ON-SITE EMERGENCY TELEPHONE NUMBERS FOR CITY ENGINEER, AMBULANCE, POLICE, FIRE DEPARTMENT, AND THOSE AGENCIES RESPONSIBLE FOR MAINTENANCE OF UTILITIES IN THE VICINITY OF THE JOB SITE.
28. UPON APPROVAL OF THE PLANS AND SPECIFICATIONS BY THE CITY ENGINEER ANY CHANGES TO THE IMPROVEMENT PLANS NECESSITATED DURING CONSTRUCTION WILL REQUIRE APPROVAL OF THE CITY ENGINEER THROUGH PLAN REVISION SUBMITTED BY THE ENGINEER. CONTRACTOR TO BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT WRITTEN AUTHORIZATION FROM THE ENGINEER AND BY THE CITY ENGINEER.
29. ALL REVISIONS TO THIS PLAN MUST BE REVIEWED BY THE CITY ENGINEER PRIOR TO CONSTRUCTION AND TO BE ACCURATELY SHOWN ON REVISED PLANS SIGNED BY THE CITY ENGINEER PRIOR TO THE INSTALLATION OF THE IMPROVEMENTS.
30. A SUPERINTENDENT OR REPRESENTATIVE IS REQUIRED ON-SITE AT ALL TIMES DURING CONSTRUCTION.

HOLLAND PARTNER GROUP

BKF ENGINEERS / SURVEYORS / PLANNERS

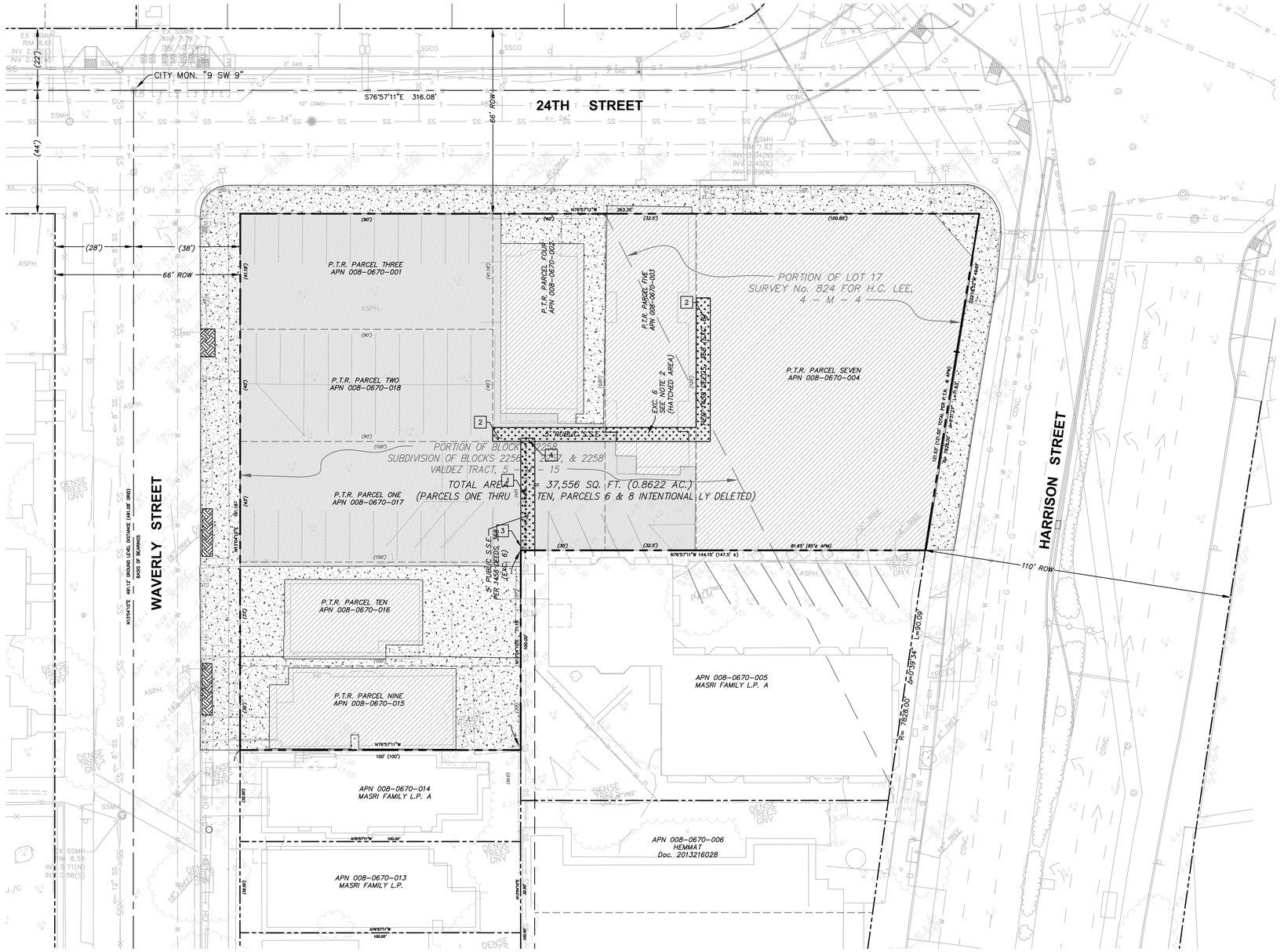
24TH & WAVERLY

2359 HARRISON STREET
OAKLAND, CA 94612

TITLE SHEET

Project Number: 20191411

Sheet Number: C0.0



LEGEND

- REMOVE EXISTING CONCRETE PAVEMENT SECTION
- REMOVE EXISTING ASPHALT CONCRETE PAVEMENT SECTION
- REMOVE EXISTING BUILDING
- CLEAR AND GRUB EXISTING LANDSCAPING
- EXISTING PUBLIC SEWER EASEMENT (TO BE REMOVED VIA SEPARATE INSTRUMENT)
- CURB LINE
- OVERHEAD ELECTRIC LINE
- UNDERGROUND ELECTRIC LINE
- WATER LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- COMMUNICATION LINE
- GAS LINE
- REMOVE EXISTING UTILITY
- CATCH BASIN
- COMMUNICATION MANHOLE
- COMMUNICATION PULLBOX
- ELECTRIC MANHOLE
- ELECTRIC PULLBOX
- PARKING METER
- SIGNS
- STORM/SANITARY MANHOLE
- WATER METER
- WATER VALVE

SYMBOLS & ABBREVIATIONS

AC	ASPHALT CONCRETE
CB	CATCH BASIN
CHKSHT	CONTROL CHECKSHOT
CLF	FENCE CHAINLINK
COM-MH	COMMUNICATION MANHOLE
COM-PB	COMMUNICATION PULLBOX
CONC	CONCRETE
DW	DRIVEWAY
ELEC-MH	ELECTRIC MANHOLE
EPB	ELECTRIC PULLBOX
FL	FLOW LINE
PM	PARKING METER
SIGN	SIGNS
SSMH	SANITARY MANHOLE
TC	TOP OF CURB
TOW	WALL TOP OF
VLT	ELEC VAULT
WF	FENCE WOOD
WM	WATER METER
WV	WATER VALVE

KEYNOTES

1. REMOVE EXISTING SANITARY SEWER LINE
2. EXISTING EASEMENT TO BE REMOVED VIA SEPARATE INSTRUMMENT
3. PROTECT EXISTING JUNCTION POLE
4. REMOVE EXISTING SANITARY SEWER MANHOLE

BASIS OF BEARINGS

THE BEARING N13°04'10"E ALONG THE MONUMENT LINE BETWEEN MONUMENT, "9 SW 6" (A MONUMENT PIN IN A MONUMENT BOX LOCATED IN THE NW QUADRANT OF THE INTERSECTION OF 23TH STREET AND WAVERLY STREET) AND MONUMENT, "9 SW 9" (A MONUMENT PIN IN A MONUMENT BOX LOCATED IN THE NW QUADRANT OF 24TH STREET AND WAVERLY STREET) AS SAID MONUMENT LINE IS SHOWN AND CALCULATED FROM MONUMENT SHEETS PROVIDED BY THE CITY OF OAKLAND, AND AS SHOWN HEREON.

GRAPHIC SCALE
20 0 20 40

HOLLAND PARTNER GROUP

BKF
ENGINEERS / SURVEYORS / PLANNERS

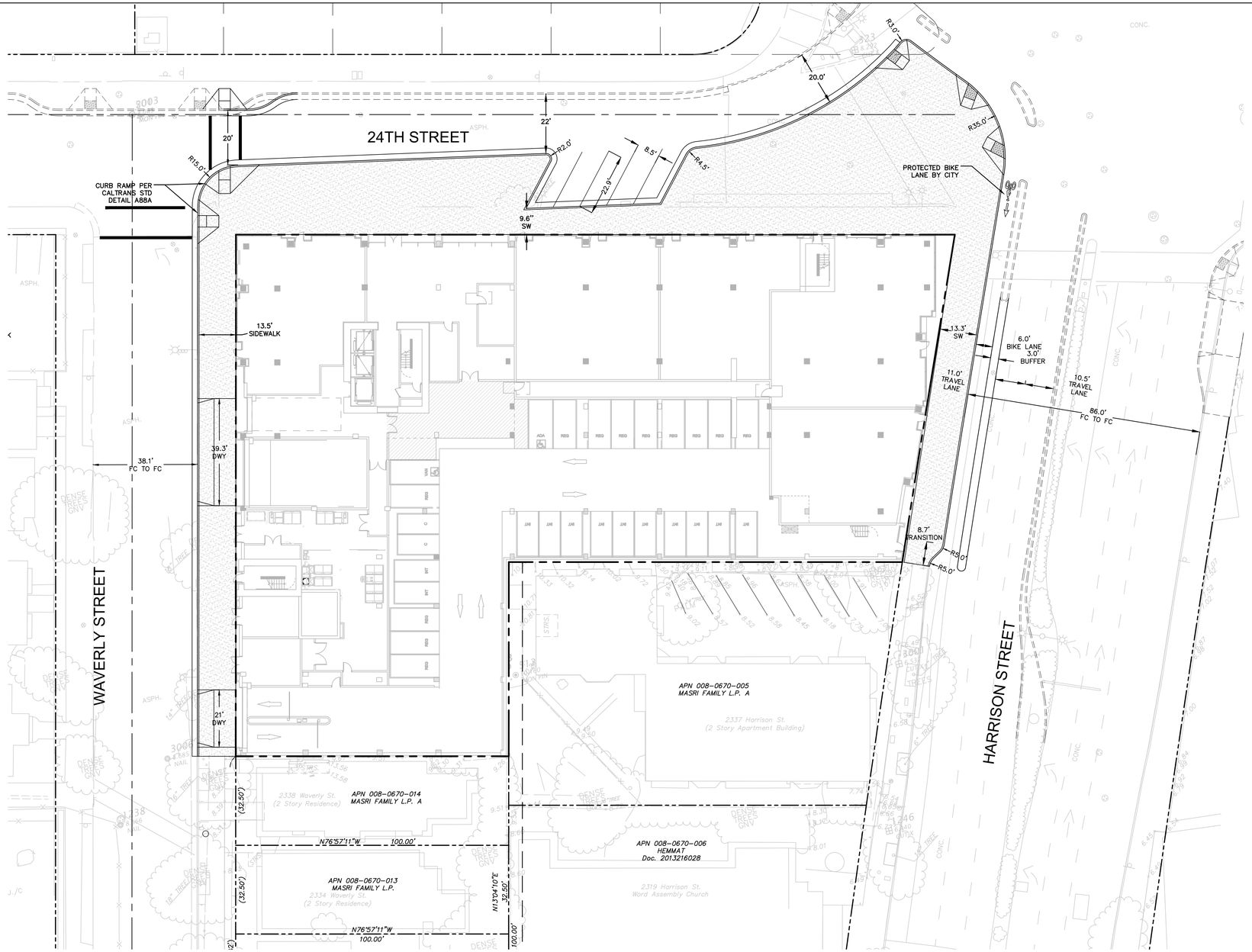
24TH & WAVERLY

2359 HARRISON STREET
OAKLAND, CA 94612

EXISTING CONDITIONS

Project Number: 20191411

Sheet Number: C1.0



LEGEND

- PROPERTY LINE
- ADJECENT LOT LINE
- STREET CENTERLINE
- CONCRETE SIDEWALK
- VERTICAL CURB & GUTTER (PER CITY DETAIL S-1, TYPE A)
- CONCRETE DRIVEWAY (PER CITY DETAIL S-2)
- PROPOSED GRADE — TC 15.00 / FL 14.50
- SLOPE TO DRAIN — 1.5%

GRAPHIC SCALE
20 0 20 40

HOLLAND PARTNER GROUP

BKF
ENGINEERS / SURVEYORS / PLANNERS

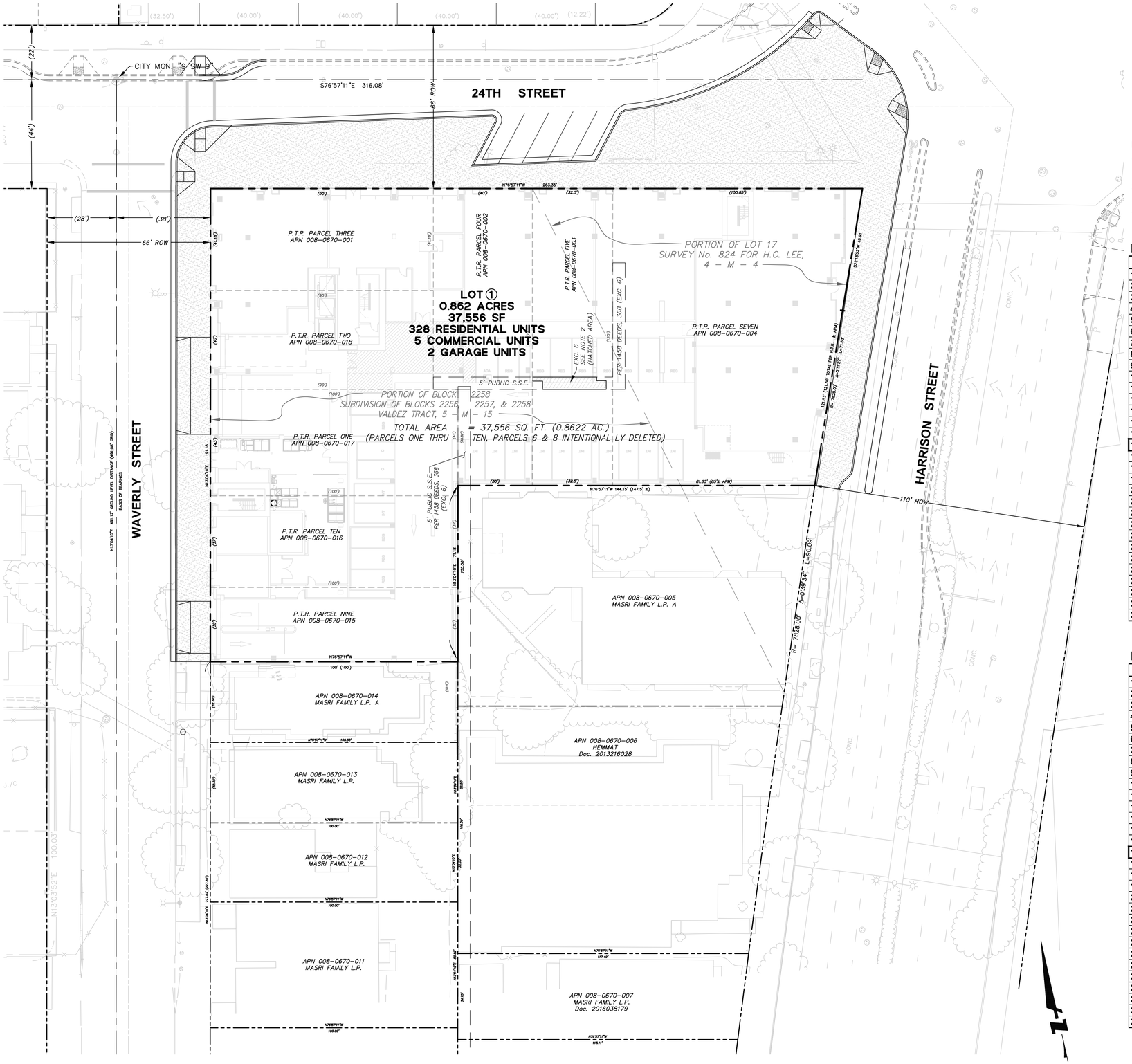
24TH & WAVERLY

2359 HARRISON STREET
OAKLAND, CA 94612

PRELIMINARY
SITE PLAN

Project Number: 20191411

Sheet Number: C2.0



LEGEND

- PROPERTY LINE
- ADJECENT LOT LINE
- STREET CENTERLINE
- CONCRETE SIDEWALK
- VERTICAL CURB & GUTTER (PER CITY DETAIL S-1, TYPE A)
- CONCRETE DRIVEWAY (PER CITY DETAIL S-2)

PREVALENT LOT SIZE INFORMATION

1. ALL PARCELS ARE LOCATED WITHIN OR PARTIALLY WITHIN 200' OF SITE PERIMIETER
2. INCREASING LOT AREA MEDIAN: 6,250 SF
3. INCREASING LOT WIDTH MEDIAN: 50 FT

Masri Prevalent Lot Size Info (Median Area)

	APN	AREA (SF)	WIDTH (FT)
1	008 066900200	2,880	40
2	008 067102400	3,000	30
3	008 067001300	3,000	32.5
4	008 066900600	3,000	30
5	008 066900500	3,000	30
6	008 067001200	3,200	32
7	008 067001400	3,250	32.5
8	008 067000800	3,788	34.75
9	008 067000700	3,927	34.75
10	008 067000900	4,200	40.5
11	010 076800205	4,357	30
12	008 066900300	4,380	40
13	008 067102500	5,000	50
14	008 066900403	5,000	50
15	008 067001100	5,080	50.82
16	008 066900800	6,250	50
17	008 066900700	6,250	50
18	008 067102101	6,500	65
19	010 076800100	6,786	85
20	010 076800201	6,868	52
21	008 067001000	8,000	80
22	010 076800204	9,279	30
23	008 067000500	12,326	100
24	008 067000600	12,375	100
25	010 076800500	13,300	107
26	008 066901100	14,783	109.5
27	008 067102001	41,833	180
28	008 067102303	43,560	180
29	008 066901800	55,129	100
30	010 079800203	80,586	240
31	010 079502701	94,961	184

Masri Prevalent Lot Size Info (Median Width)

	APN	AREA (SF	WIDTH (FT)
1	008 067102400	3,000	30
2	008 066900600	3,000	30
3	008 066900500	3,000	30
4	010 076800205	4,357	30
5	010 076800204	9,279	30
6	008 067001200	3,200	32
7	008 067001400	3,250	32.5
8	008 067001300	3,000	32.5
9	008 067000800	3,788	34.75
10	008 067000700	3,927	34.75
11	008 066900300	4,380	40
12	008 066900200	2,880	40
13	008 067000900	4,200	40.5
14	008 067102500	5,000	50
15	008 066900800	6,250	50
16	008 066900700	6,250	50
17	008 066900403	5,000	50
18	008 067001100	5,080	50.82
19	010 076800201	6,868	52
20	008 067102101	6,500	65
21	008 067001000	8,000	80
22	010 076800100	6,786	85
23	008 067000600	12,375	100
24	008 067000500	12,326	100
25	008 066901800	55,129	100
26	010 076800500	13,300	107
27	008 066901100	14,783	109.5
28	008 067102001	41,833	180
29	008 067102303	43,560	180
30	010 079502701	94,961	184
31	010 079800203	80,586	240

HOLLAND PARTNER GROUP

BKF ENGINEERS / SURVEYORS / PLANNERS

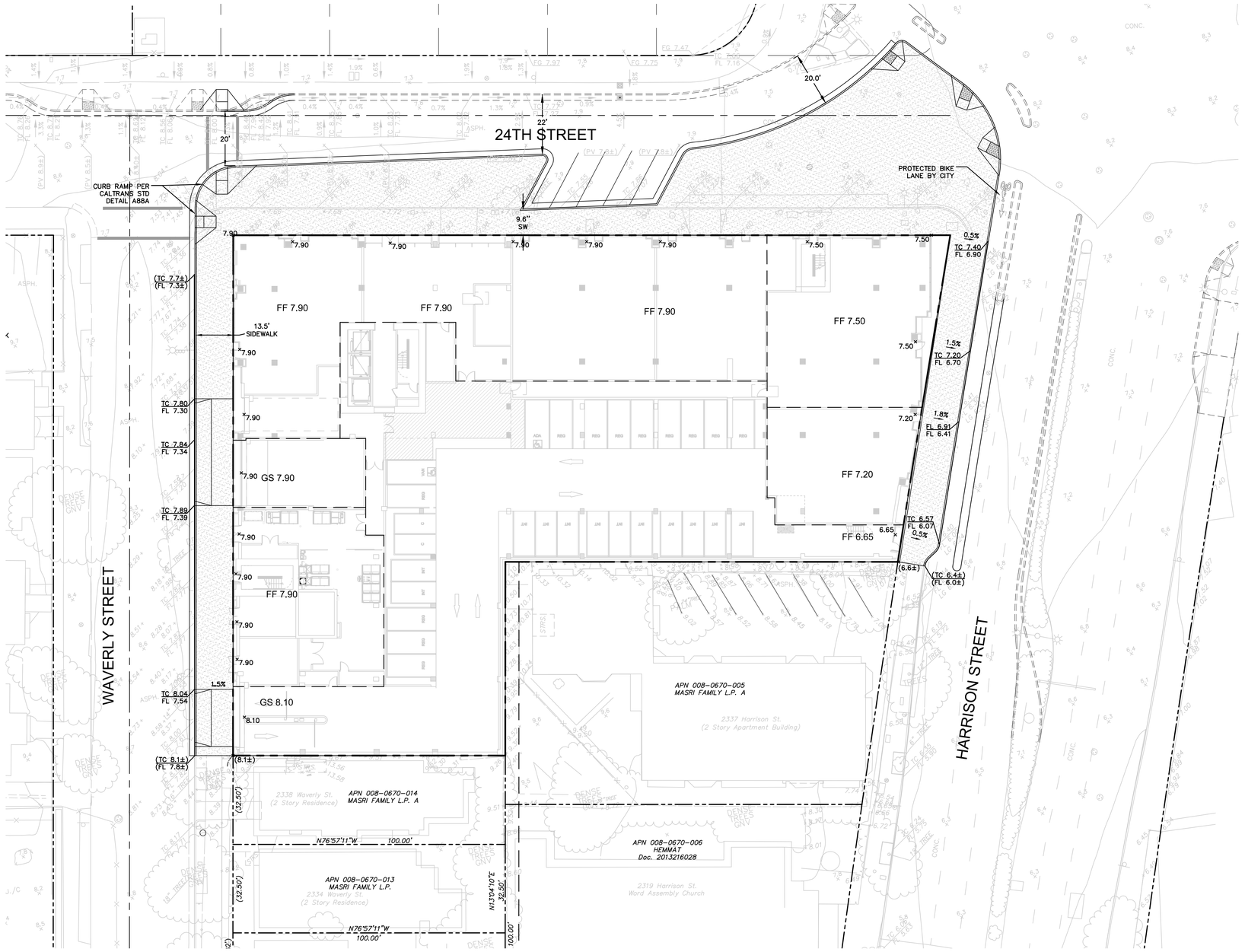
24TH & WAVERLY

2359 HARRISON STREET
OAKLAND, CA 94612

VESTING TENTATIVE PARCEL MAP FOR CONDOMINIUM PURPOSES

Project Number: 20191411

Sheet Number: C2.1



LEGEND

- PROPERTY LINE
- ADJECENT LOT LINE
- STREET CENTERLINE
- CONCRETE SIDEWALK
- VERTICAL CURB & GUTTER (PER CITY DETAIL S-1, TYPE A)
- CONCRETE DRIVEWAY (PER CITY DETAIL S-2)
- PROPOSED GRADE — TC 15.00 / FL 14.50
- SLOPE TO DRAIN — 1.5%

EARTH WORK QUANTITIES

CUT: 8,600 CY
FILL: 0 CY
EXPORT: 8,600 CY
IMPORT: 0 CY

NOTE: EARTHWORK QUANTITIES SHOWN ARE APPROXIMATE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INDEPENDENTLY ESTIMATE QUANTITIES FOR HIS/HER OWN USE.

GRAPHIC SCALE
20 0 20 40

HOLLAND PARTNER GROUP

BKF ENGINEERS / SURVEYORS / PLANNERS

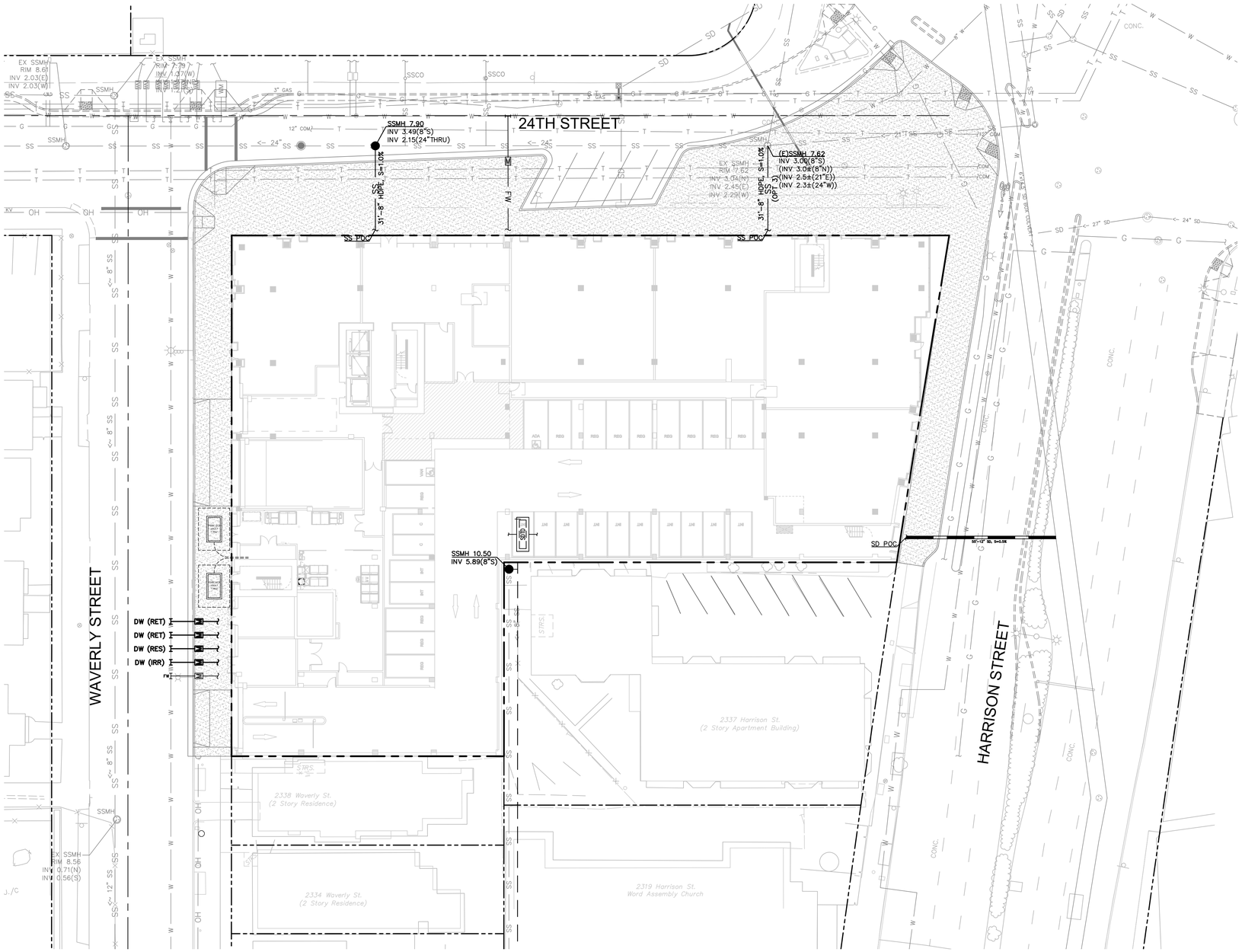
24TH & WAVERLY

2359 HARRISON STREET
OAKLAND, CA 94612

PRELIMINARY GRADING PLAN

Project Number: 20191411

Sheet Number: C3.0



LEGEND

- PROPERTY LINE
- ADJACENT LOT LINE
- STREET CENTERLINE
- STORM DRAIN LINE
- SANITARY SEWER LINE — SS
- DOMESTIC WATER LINE — W
- FIRE WATER LINE — FW
- STORM DRAIN MANHOLE
- SANITARY SEWER MANHOLE
- WATER METER (PER EBMUD)
- WALL MOUNTED FDC
- PG&E TRANSFORMER — PG&E VAULT
- STORMWATER TREATMENT DEVICE (LOCATION TBD) — SDTD

GRAPHIC SCALE
20 0 20 40

HOLLAND PARTNER GROUP

BKF
ENGINEERS / SURVEYORS / PLANNERS

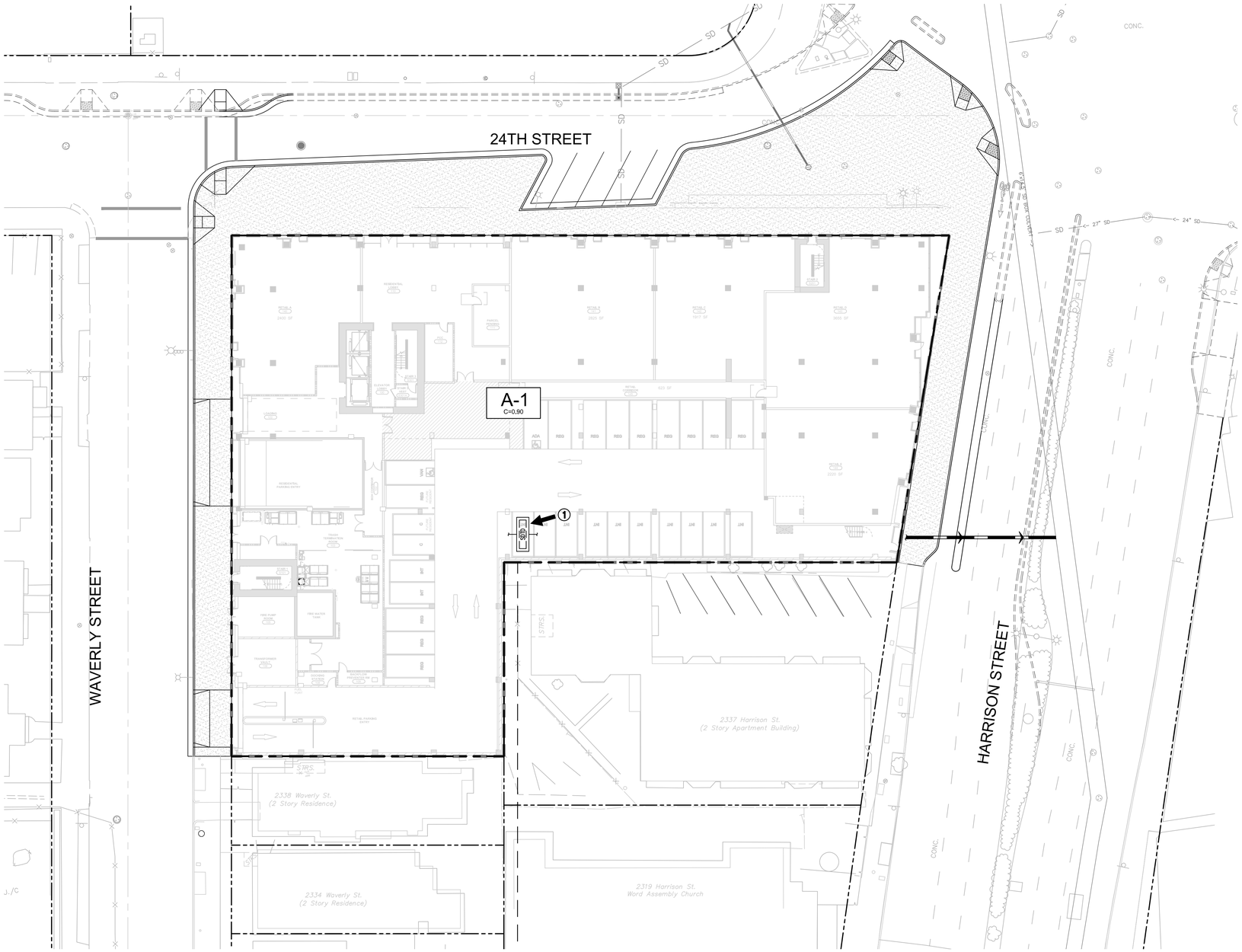
24TH & WAVERLY

2359 HARRISON STREET
OAKLAND, CA 94612

PRELIMINARY
UTILITY PLAN

Project Number: 20191411

Sheet Number: C4.0



LEGEND

- PROPERTY LINE
- STORM DRAIN LINE
- STORM DRAIN MANHOLE
- DRAINAGE MANAGEMENT AREA — A-X, C=X.X
- POINT OF TREATMENT OF DRAINAGE AREA — #
- DIRECTION OF FLOW

GRAPHIC SCALE
20 0 20 40

HOLLAND PARTNER GROUP

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24TH & WAVERLY

2359 HARRISON STREET
OAKLAND, CA 94612

PRELIMINARY
STORMWATER
CONTROL PLAN

Project Number: 20191411

Sheet Number: C5.0

STORMWATER COMPLIANCE DATA

STORMWATER COMPLIANCE DATA

PER THE MUNICIPAL REGIONAL STORMWATER PERMIT ORDER NO. R2-0074, HIGH DENSITY DEVELOPMENT PROJECTS ARE ELIGIBLE FOR LOW IMPACT DESIGN TREATMENT REDUCTION CREDITS. THE LID TREATMENT REDUCTION CREDIT IS THE MAXIMUM PERCENTAGE OF THE AMOUNT OF RUNOFF THAT MAY BE TREATED WITH EITHER TREE-BOX-TYPE HIGH FLOWRATE BIOFILTERS OR VAULT-BASED HIGH FLOWRATE MEDIA FILTERS. THIS PROJECT IS CLASSIFIED AS A CATEGORY B SPECIAL PROJECT (HIGH DENSITY DEVELOPMENT) AND QUALIFIES FOR A TOTAL LID TREATMENT REDUCTION CREDIT OF 100% AS DESCRIBED BELOW.

SPECIAL PROJECT CATEGORY "B"

a. IS THE PROJECT LOCATED IN A CBD, CN-1, CN-2, CN-3, RU-5, OR S-15 ZONE; OR LOCATED IN A RETAIL, DINING, AND ENTERTAINMENT DISTRICT IN JACK LONDON SQUARE ON THE CITY'S GENERAL PLAN MAP, OR LOCATED IN A CITY-DESIGNATED HISTORIC DISTRICT (EITHER AN AREA OF PRIMARY IMPORTANCE OR AN AREA OF SECONDARY IMPORTANCE); OR LOCATED ON A SITE LISTED ON THE CITY'S LOCAL REGISTER OF HISTORICAL RESOURCES (AS DEFINED BY THE OAKLAND PLANNING CODE)?
YES, THE PROJECT IS LOCATED IN THE CENTRAL BUSINESS DISTRICT.

b. DOES THE PROJECT CREATE AND/OR REPLACE MORE THAN 0.5 ACRES OF IMPERVIOUS SURFACE BUT NO MORE THAN 2.0 ACRES OF IMPERVIOUS SURFACE?
YES, THE PROJECT CREATES AND/OR REPLACES 0.86 ACRES OF IMPERVIOUS SURFACE.

c. DOES THE PROJECT INCLUDE NO SURFACE PARKING, EXCEPT FOR INCIDENTAL PARKING FOR EMERGENCY VEHICLE ACCESS, ADA ACCESS, AND PASSENGER OR FREIGHT LOADING ZONES?
YES, THE PROJECT DOES NOT INCLUDE ANY SURFACE PARKING.

d. DOES THE PROJECT HAVE AT LEAST 85% LOT COVERAGE BY PERMANENT STRUCTURES?
YES, THE PROJECT HAS 100% LOT COVERAGE BY PERMANENT STRUCTURES.

e. DOES THE PROJECT HAVE A MINIMUM OF 50 DWELLING UNITS PER ACRE (FOR RESIDENTIAL PROJECTS) OR A FLOOR AREA RATIO (FAR) OF 2.0 (FOR NONRESIDENTIAL AND MIXED-USE PROJECTS)?
YES, THE PROJECT HAS 380 DWELLING UNITS PER ACRE.

SPECIAL PROJECT "B" DENSITY CREDIT
100% TREATMENT REDUCTION CREDIT ≥ 100 UNITS PER ACRE (RESIDENTIAL); OR ≥ 6.0 FLOOR AREA RATIO (FAR)(NONRESIDENTIAL/MIXED-USE).

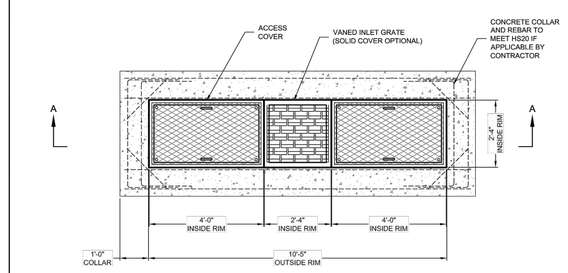
STORMWATER TREATMENT AREA DATA

TOTAL LID TREATMENT REDUCTION CREDIT	= 100%
TOTAL IMPERVIOUS AREA	= 87,556 SF
AREA ALLOWED TO BE TREATED W/ NON-LID TREATMENT MEASURES (MEDIA FILTER)	= 87,556 SF
MINIMUM AREA REQUIRED TO BE TREATED W/ LID TREATMENT MEASURES (BIOTREATMENT)	= 0 SF
PROPOSED AREA TREATED W/ LID TREATEMENT MEASURES (BIOTREATMENT)	= 0 SF

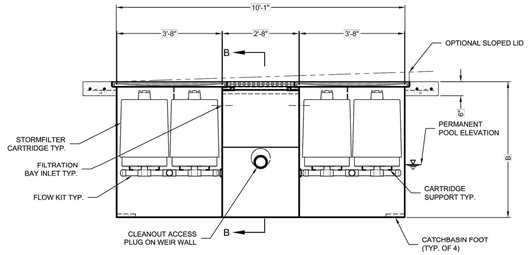
STORMWATER TREATMENT DEVICE CALCULATION

MEDIA FILTER FLOWRATE
Q = C * I * A
Q = (0.90) * (0.2 IN/HR) * (0.86 AC)
Q = 0.155 CFS

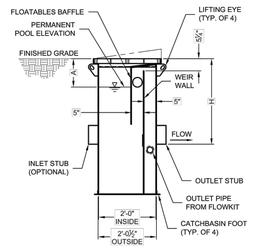
STORMWATER TREATMENT DEVICE DETAILS



PLAN VIEW
27" CARTRIDGES



SECTION A-A



SECTION C-C

STORMFILTER STEEL CATCHBASIN DESIGN NOTES

STORMFILTER TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE SELECTION AND THE NUMBER OF CARTRIDGES. 4 CARTRIDGE CATCHBASIN HAS A MAXIMUM OF FOUR CARTRIDGES. SYSTEM IS SHOWN WITH A 27" CARTRIDGE, AND IS ALSO AVAILABLE WITH AN 18" CARTRIDGE. STORMFILTER CATCHBASIN CONFIGURATIONS ARE AVAILABLE WITH A DRY INLET BAY FOR VECTOR CONTROL. PEAK HYDRAULIC CAPACITY PER TABLE BELOW. IF THE SITE CONDITIONS EXCEED PEAK HYDRAULIC CAPACITY, AN UPSTREAM BYPASS STRUCTURE IS REQUIRED.

CARTRIDGE SELECTION

CARTRIDGE HEIGHT	27"			18"			18" DEEP		
RECOMMENDED HYDRAULIC DROP (H)	3.05'			2.3'			3.3'		
SPECIFIC FLOW RATE (gpm/sf)	2 gpm/sf	1.67* gpm/sf	1 gpm/sf	2 gpm/sf	1.67* gpm/sf	1 gpm/sf	2 gpm/sf	1.67* gpm/sf	1 gpm/sf
CARTRIDGE FLOW RATE (gpm)	22.5	18.79	11.25	15	12.53	7.5	15	12.53	7.5
PEAK HYDRAULIC CAPACITY	1.0			1.0			1.8		
INLET PERMANENT POOL LEVEL (A)	1'-0"			1'-0"			2'-0"		
OVERALL STRUCTURE HEIGHT (B)	4'-9"			3'-9"			4'-9"		

* 1.67 gpm/sf SPECIFIC FLOW RATE IS APPROVED WITH PHOSPHOSORB® (PSORB) MEDIA ONLY

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STORMFILTER CATCHBASIN STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.contechES.com
3. STORMFILTER CATCHBASIN WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
4. INLET SHOULD NOT BE LOWER THAN OUTLET. INLET (IF APPLICABLE) AND OUTLET PIPING TO BE SPECIFIED BY ENGINEER AND PROVIDED BY CONTRACTOR.
5. MANUFACTURER TO APPLY A SURFACE BEAD WELD IN THE SHAPE OF THE LETTER "O" ABOVE THE OUTLET PIPE STUB ON THE EXTERIOR SURFACE OF THE STEEL SFCB.
6. STORMFILTER CATCHBASIN EQUIPPED WITH 4 INCH (APPROXIMATE) LONG STUBS FOR INLET (IF APPLICABLE) AND OUTLET PIPING. STANDARD OUTLET STUB IS 8 INCHES IN DIAMETER. MAXIMUM OUTLET STUB IS 15 INCHES IN DIAMETER. CONNECTION TO COLLECTION PIPING CAN BE MADE USING FLEXIBLE COUPLING BY CONTRACTOR.
7. STEEL STRUCTURE TO BE MANUFACTURED OF 1/4 INCH STEEL PLATE. CASTINGS SHALL MEET AASHTO M306 LOAD RATING. TO MEET HS20 LOAD RATING ON STRUCTURE, A CONCRETE COLLAR IS REQUIRED. WHEN REQUIRED, CONCRETE COLLAR WITH #4 REINFORCING BARS TO BE PROVIDED BY CONTRACTOR.
8. FILTER CARTRIDGES SHALL BE MEDIA-FILLED, PASSIVE, SIPHON ACTUATED, RADIAL FLOW, AND SELF CLEANING. RADIAL MEDIA DEPTH SHALL BE 7-INCHES. FILTER MEDIA CONTACT TIME SHALL BE AT LEAST 38 SECONDS.
9. SPECIFIC FLOW RATE IS EQUAL TO THE FILTER TREATMENT CAPACITY (gpm) DIVIDED BY THE FILTER CONTACT SURFACE AREA (sq ft).

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CATCHBASIN (LIFTING CLUTCHES PROVIDED).
C. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED EROSION RUNOFF.

4-CARTRIDGE CATCHBASIN STORMFILTER DATA

STRUCTURE ID		XXX
WATER QUALITY FLOW RATE (cfs)		X.XX
PEAK FLOW RATE (<1 cfs)		X.XX
RETURN PERIOD OF PEAK FLOW (yrs)		XXX
CARTRIDGE FLOW RATE (gpm)		XX
MEDIA TYPE (PERLITE, ZPG, PSORB)		XXXXX
RIM ELEVATION		XXX.XX'
PIPE DATA:	I.E.	DIAMETER
INLET STUB	XXX.XX'	XX"
OUTLET STUB	XXX.XX'	XX"

CONFIGURATION
OUTLET
INLET

SLOPED LID	YES/NO
SOLID COVER	YES/NO
NOTES/SPECIAL REQUIREMENTS:	

*PER ENGINEER OF RECORD

CONTECH ENGINEERED SOLUTIONS LLC
www.contechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-526-3999 513-645-7000 513-645-7993 FAX

4 CARTRIDGE CATCHBASIN STORMFILTER STANDARD DETAIL

STORMWATER MANAGEMENT TABLES

PERVIOUS AND IMPERVIOUS SURFACES COMPARISON TABLE			
	PROJECT PHASE NUMBER (N/A, 1, 2, 3, ETC):		N/A
TOTAL SITE (ACRES):	0.86	TOTAL AREA OF SITE DISTURBED (ACRES):	0.86
IMPERVIOUS SURFACES	EXISTING CONDITION OF SITE AREA DISTURBED (SQUARE FEET)	PROPOSED CONDITION OF SITE AREA DISTURBED (SQUARE FEET)	
		REPLACED	NEW
ROOF AREA(S)	18,720	18,720	0
PARKING	14,451	14,451	0
SIDEWALKS, PATIOS, PATHS, ETC.	4,385	4,385	0
STREETS (PUBLIC)	0	0	0
STREETS (PRIVATE)	0	0	0
TOTAL IMPERVIOUS SURFACES:	37,556	37,556	0
PERVIOUS SURFACES			
LANDSCAPE AREA	0	0	0
PERVIOUS PAVING	0	0	0
OTHER PERVIOUS SURFACES (GREEN ROOF, POOL, ETC)	0	0	0
TOTAL PERVIOUS SURFACES:	0	0	0
TOTAL PROPOSED REPLACED + NEW IMPERVIOUS SURFACES:			37,556
TOTAL PROPOSED REPLACED + NEW PERVIOUS SURFACES:			0

TABLE B

SITE CONDITIONS	
SOIL TYPE:	SILTY SAND/CLAYEY SAND
DEPTH TO GROUNDWATER:	3'-7'±
100-YEAR FLOOD ELEVATION:	UNDETERMINED
RECEIVING WATERSHED:	GLEN ECHO CREEK WATERSHED
POLLUTANTS: (INCLUDING, BUT NOT LIMITED, TO THE FOLLOWING)	SEDIMENT & TRASH GREASE & OIL HEAVY METALS HAZARDOUS WASTE
POLLUTANT SOURCE AREAS:	ROOF
SOURCE CONTROL MEASURES:	TREATMENT DEVICE
SITE CONTROL MEASURES:	MINIMIZE IMPERVIOUS SURFACE BEST MANAGEMENT PRACTICES

TREATMENT CONTROL MEASURE SUMMARY

DRAINAGE AREAS	DRAINAGE AREA SIZE (SQ. FT.)	PERVIOUS SURFACE (SQ. FT.)	TYPE OF PERVIOUS SURFACE	IMPERVIOUS SURFACE (SQ. FT.)	IMPERVIOUS SURFACE TYPE (SQ. FT.) ROOF (C=0.90)	SIDEWALK (C=0.90)	PAVING (C=0.90)	TREATMENT REQUIRED	TREATMENT PROVIDED	PROPOSED TREATMENT CONTROLS
A-1	37,556	0	LANDSCAPE (C=0.10)	37,556	37,556	0	0	0.156 CFS	0.167 CFS	CONTECH STORMFILTER TREATMENT DEVICE

HOLLAND PARTNER GROUP

BKF ENGINEERS / SURVEYORS / PLANNERS

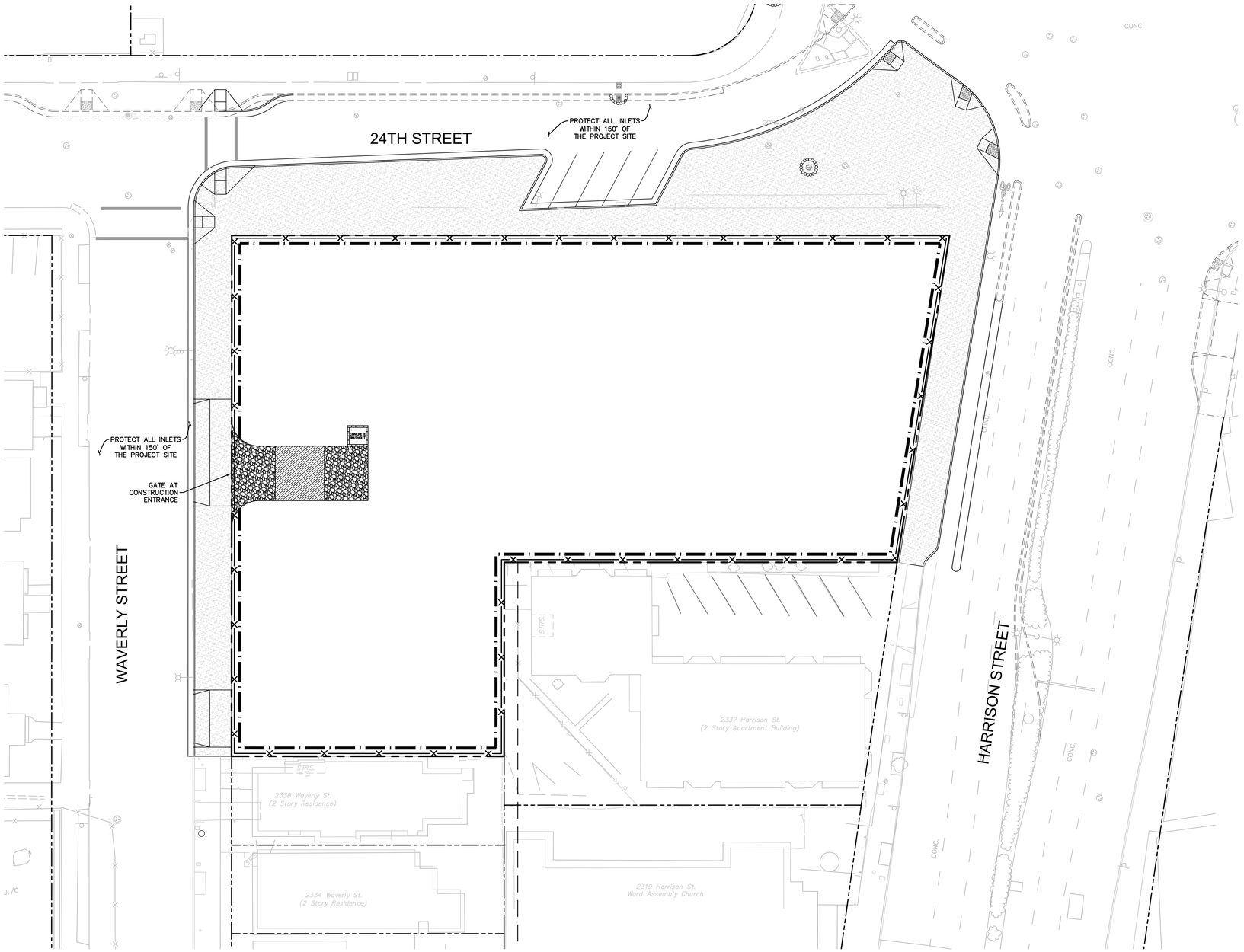
24TH & WAVERLY

2359 HARRISON STREET
OAKLAND, CA 94612

PRELIMINARY STORMWATER MANAGEMENT DETAILS

Project Number: 20191411

Sheet Number: C5.1



LEGEND

- FIBER ROLL, SEE SHEET C6.1, DETAIL 1
- TEMPORARY 6' CONSTRUCTION FENCE
- STORM DRAIN INLET PROTECTION, SEE SHEET C6.1, DETAILS 3 & 4
- STABILIZED CONSTRUCTION ENTRANCE/EXIT (APPROXIMATE LOCATION) SEE SHEET C6.1, DETAIL 2
- ENTRANCE/EXIT TIRE WASH(APPROXIMATE LOCATION) SEE SHEET C6.1, DETAIL 6
- CONCRETE WASTE MANAGEMENT(APPROXIMATE LOCATION) SEE SHEET C6.1, DETAIL 7

EROSION CONTROL NOTES

1. THIS SHEET IS INTENDED FOR EROSION CONTROL ONLY.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO IMPLEMENT ALL REQUIREMENTS SET FORTH IN THE STATE WATER RESOURCES CONTROL BOARD (SWRCB) ORDER NO. R2-2009-0009-DWQ, NPDES GENERAL PERMIT NO. CAS000002, STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION AND LAND DISTURBANCE ACTIVITIES, SEPTEMBER 2, 2009, ALSO KNOWN AS THE CONSTRUCTION GENERAL PERMIT (CGP).
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO RETAIN A QUALIFIED STORM WATER POLLUTION PREVENTION PLAN PRACTITIONER (QSP) THAT WILL MONITOR THE SITE, IN ACCORDANCE WITH THE CGP.
4. SEE BEST MANAGEMENT PRACTICES ON SHEET C7.0.
5. THIS PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. IN GENERAL, THE CONTRACTOR IS RESPONSIBLE FOR KEEPING ANY SEDIMENT FROM LEAVING THE SITE, FIBER ROLLS, SAND BAGS AND ADDITIONAL SILT FENCES SHALL BE USED BY THE CONTRACTOR ON AN AS NEEDED BASIS TO INHIBIT SILT FROM LEAVING THE SITE AND ENTERING THE STORM DRAIN SYSTEM. ALL EXISTING, TEMPORARY OR PERMANENT CATCH BASINS SHALL USE THE SEDIMENT BARRIERS SHOWN ON THIS PLAN.
6. PROTECT ALL INLETS WITHIN 150' OF PROJECT SITE.

GRAPHIC SCALE
20 0 20 40

HOLLAND PARTNER GROUP

BKF
ENGINEERS / SURVEYORS / PLANNERS

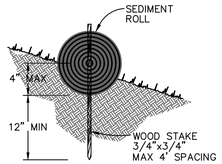
24TH & WAVERLY

2359 HARRISON STREET
OAKLAND, CA 94612

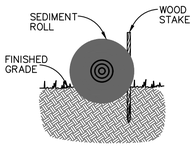
PRELIMINARY
EROSION CONTROL
PLAN

Project Number: 20191411

Sheet Number: C6.0



ENTRENCHMENT DETAIL IN SLOPE AREA



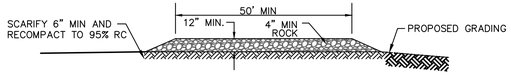
ENTRENCHMENT DETAIL IN FLAT AREA

NOTES:

1. USE REED & GRAHAM, INC. GEOSYNTHETICS STRAW WATTLE FIBER ROLL (COMES IN 9" X 25' ROLLS) OR APPROVED EQUIVALENT.
2. FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE FIBER ROLL IN A TRENCH, 3" – 5" DEEP, DUG ON CONTOUR.
3. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND FIBER ROLL. THE TOP OF THE STRUCTURE (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BY–PASSING THE INLET.
4. EXCAVATION OF A BASIN ADJACENT TO THE DROP INLET OR A TEMPORARY DIKE ON THE DOWNSLOPE OF THE STRUCTURE MAY BE NECESSARY. IN PAVED AREAS, USE SAND BAGS TO SECURE FIBER ROLLS IN PLACE OF WOOD STAKE.

1 – FIBER ROLL

SCALE: NTS

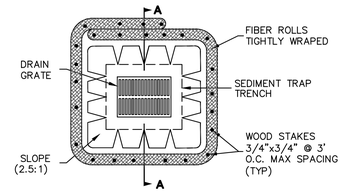


NOTES:

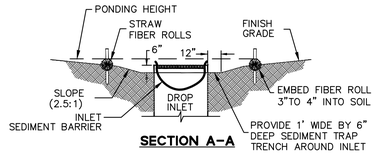
1. THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE DESIGNED AND MAINTAINED IAW 2010 CFC, CHAPTER 5, 503.2.3.MVW 45,000 LBS.
2. SCARIFY THE TOP 6" OF SUBGRADE AND RECOMPACT TO AT LEAST 95% RELATIVE COMPACTION.
3. THE LOCATIONS SHOWN ARE FOR INFORMATION ONLY. CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT–OF–WAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL ROCK AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT–OF–WAYS SHALL BE REMOVED IMMEDIATELY.
4. WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT–OF–WAYS. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED ROCK THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. SEDIMENT SHALL BE PREVENTED FROM ENTERING THE STORM DRAIN, DITCH OR WATERCOURSE THROUGH USE OF INLET PROTECTION (E.G. GRAVELBAGS OR OTHER APPROVED METHODS).
5. THE MATERIAL FOR CONSTRUCTION OF THE PAD SHALL BE 4" MIN ROCK.
6. THE THICKNESS OF THE PAD SHALL NOT BE LESS THAN 12". THE WIDTH OF THE PAD SHALL NOT BE LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS, OR 25', WHICHEVER IS LESS.
7. THE LENGTH OF THE PAD SHALL NOT BE LESS THAN 50'.

2 – STABILIZED CONSTRUCTION ENTRANCE/EXIT

SCALE: NTS



PLAN VIEW



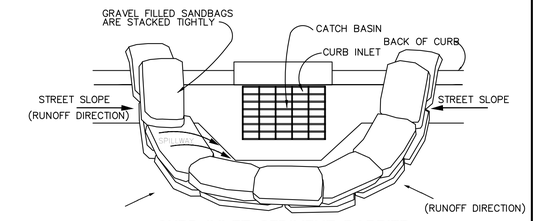
SECTION A–A

NOTE:

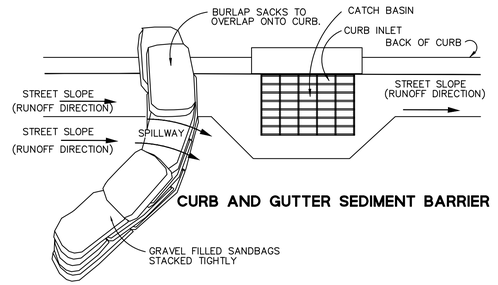
1. PLACE FIBER ROLLS AROUND THE INLET CONSISTENT WITH BASIN SEDIMENT BARRIER DETAIL ON THE SHEET. FIBER ROLLS ARE TUBES MADE FROM STRAW BOUND WITH PLASTIC NETTING. THEY ARE APPROXIMATELY 8" DIAMETER AND 20–30 FEET LONG.

4 – INLET PROTECTION (TYPE B)

SCALE: NTS



CURB INLET SEDIMENT BARRIER



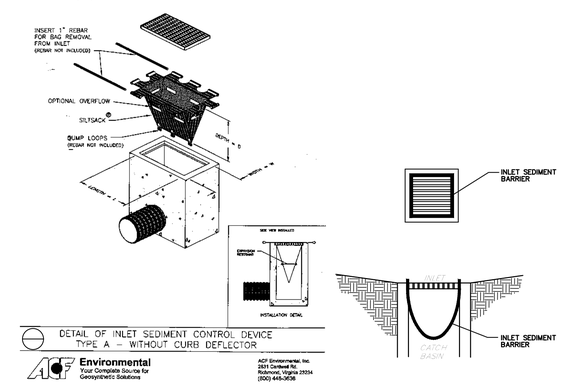
CURB AND GUTTER SEDIMENT BARRIER

NOTES:

1. PLACE CURB TYPE SEDIMENT BARRIERS ON GENTLY SLOPING STREETS, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
2. SANDBAGS OF EITHER BURLAP OR WOVEN GEOTEXTILE FABRIC, ARE FILLED WITH GRAVEL, LAYERED AND PACKED TIGHTLY
3. LEAVE ONE SANDBAG GAP IN THE TOP ROW TO PROVIDE A SPILLWAY OVERFLOW. TOP OF SPILLWAY SHALL BE LOWER THAN TOP OF CURB.
4. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT, SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

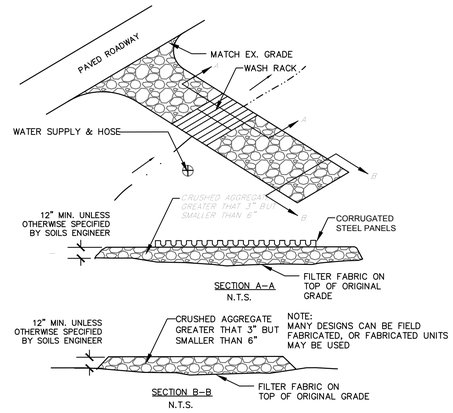
3 – INLET PROTECTION (TYPE A)

SCALE: NTS



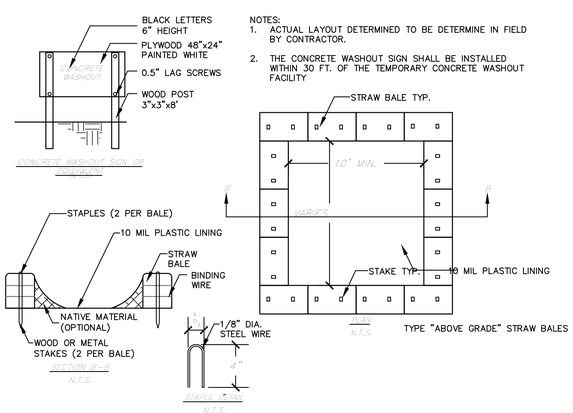
5 – INLET PROTECTION (TYPE C)

SCALE: NTS



6 – ENTRANCE / OUTLET TIRE WASH

SCALE: NTS



7 – CONCRETE WASTE MANAGEMENT

SCALE: NTS

HOLLAND PARTNER GROUP

BKF ENGINEERS / SURVEYORS / PLANNERS

24TH & WAVERLY

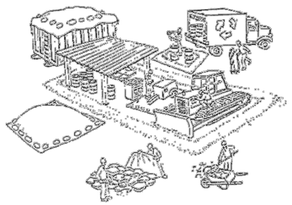
2359 HARRISON STREET
OAKLAND, CA 94612

PRELIMINARY EROSION CONTROL DETAILS

Project Number: 20191411

Sheet Number: C6.1

Pollution Prevention - It's Part of the Plan



Make sure your crews and subs do the job right!

Runoff from streets and other paved areas is a major source of pollution and damage to creeks and the San Francisco Bay. Construction activities can directly affect the health of creeks and the Bay unless contractors and crews plan ahead to keep dirt, debris, and other construction waste away from storm drains and local creeks. Following these guidelines and the project specifications will ensure your compliance with County of Alameda requirements.

Materials storage & spill cleanup

Non-hazardous materials management

- Sand, dirt, and similar materials must be stored at least 10 feet (3 meters) from catch basins. All construction material must be covered with a tarp and contained with a perimeter control during wet weather or when rain is forecasted or when not actively being used within 14 days.
- Use (but don't overuse) reclaimed water for dust control as needed.
- Sweep or vacuum streets and other paved areas daily. Do not wash down streets or work areas with water!
- Recycle all asphalt, concrete, and aggregate base material from demolition activities. Comply with Alameda County Ordinances for recycling construction materials, wood, gyp board, pipe, etc.
- Check dumpsters regularly for leaks and to make sure they are not overfilled. Repair or replace leaking dumpsters promptly.
- Cover all dumpsters with a tarp at the end of every work day or during wet weather.

Hazardous materials management

- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state, and federal regulations.
- Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecasted.
- Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecasted within 24 hours.
- Be sure to arrange for appropriate disposal of all hazardous wastes.

Spill prevention and control

- Keep a stockpile of spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- When spills or leaks occur, contain them immediately and be particularly careful to prevent leaks and spills from reaching the gutter, street, or storm drain. Never wash spilled material into a gutter, street, storm drain, or creek!
- Dispose of all containment and cleanup materials properly.
- Report any hazardous materials spills immediately! Dial 911 or Alameda County Public Works Agency dispatch at (510) 670-5500

Construction Entrances and Perimeter

- Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking.

Vehicle and equipment maintenance & cleaning

- Inspect vehicles and equipment for leaks frequently. Use drip pans to catch leaks until repairs are made; repair leaks promptly.
- Fuel and maintain vehicles on site only in a bermed area or over a drip pan that is big enough to prevent runoff.
- If you must clean vehicles or equipment on site, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or creeks.
- Do not clean vehicles or equipment on-site using soaps, solvents, degreasers, steam cleaning equipment, etc.



Earthwork & contaminated soils

- Keep excavated soil on the site where it will not collect in the street.
- Transfer to dump trucks should take place on the site, not in the street.
- Use fiber rolls, silt fences, or other control measures to minimize the flow of silt off the site.



- Earth moving activities are only allowed during dry weather by permit and as approved by the County Inspector in the Field.
- Mature vegetation is the best form of erosion control. Minimize disturbance to existing vegetation whenever possible.
- If you disturb a slope during construction, prevent erosion by securing the soil with erosion control fabric, or seed with fast-growing grasses as soon as possible. Place fiber rolls down-slope until soil is secure.
- If you suspect contamination (from site history, discoloration, odor, texture, abandoned underground tanks or pipes, or buried debris), call the Engineer for help in determining what should be done, and manage disposal of cntaminated soil according to their instructions.

Dewatering operations



- Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Run-on from off site shall be directed away from all disturbed areas or shall collectively be in compliance.
- Reuse water for dust control, irrigation, or another on-site purpose to the greatest extent possible.
- Be sure to notify and obtain approval from the Engineer before discharging water to a street, gutter, or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine what testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

Saw cutting

- Always completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or sand/gravel bags to keep slurry out of the storm drain system.
- Shovel, absorb, or vacuum saw-cut slurry and pick up all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- If saw cut slurry enters a catch basin, clean it up immediately.

Paving/asphalt work



- Always cover storm drain inlets and manholes when paving or applying seal coat, tack coat, slurry seal, or fog seal.
- Protect gutters, ditches, and drainage courses with sand/gravel bags, or earthen berms.
- Do not sweep or wash down excess sand from sand sealing into gutters, storm drains, or creeks. Collect sand and return it to the stockpile, or dispose of it as trash.
- Do not use water to wash down fresh asphalt concrete pavement.

Concrete, grout, and mortar storage & waste disposal

- Store concrete, grout, and mortar under cover, on pallets, and away from drainage areas. These materials must never reach a storm drain.
- Wash out concrete equipment/trucks off-site or into contained washout areas that will not allow discharge of wash water onto the underlying soil or onto the surrounding areas.



- Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal off site.

Painting



- Never rinse paint brushes or materials in a gutter or street!
- Paint out excess water-based paint before rinsing brushes, rollers, or containers in a sink.
- Paint out excess oil-based paint before cleaning brushes in thinner.
- Filter paint thinners and solvents for reuse whenever possible. Dispose of oil-based paint sludge and unusable thinner as hazardous waste.

Landscape Materials

- Contain, cover, and store on pallets all stockpiled landscape materials (mulch, compost, fertilizers, etc.) during wet weather or when rain is forecasted or when not actively being used within 14 days.
- Discontinue the application of any erodible landscape material within 2 days of forecasted rain and during wet weather.

Storm drain polluters may be liable for fines of $10,000 or more per day!

For references and more detailed information:
www.cleanwaterprogram.org
www.cabmphandbooks.com

HOLLAND PARTNER GROUP

BKF
ENGINEERS / SURVEYORS / PLANNERS

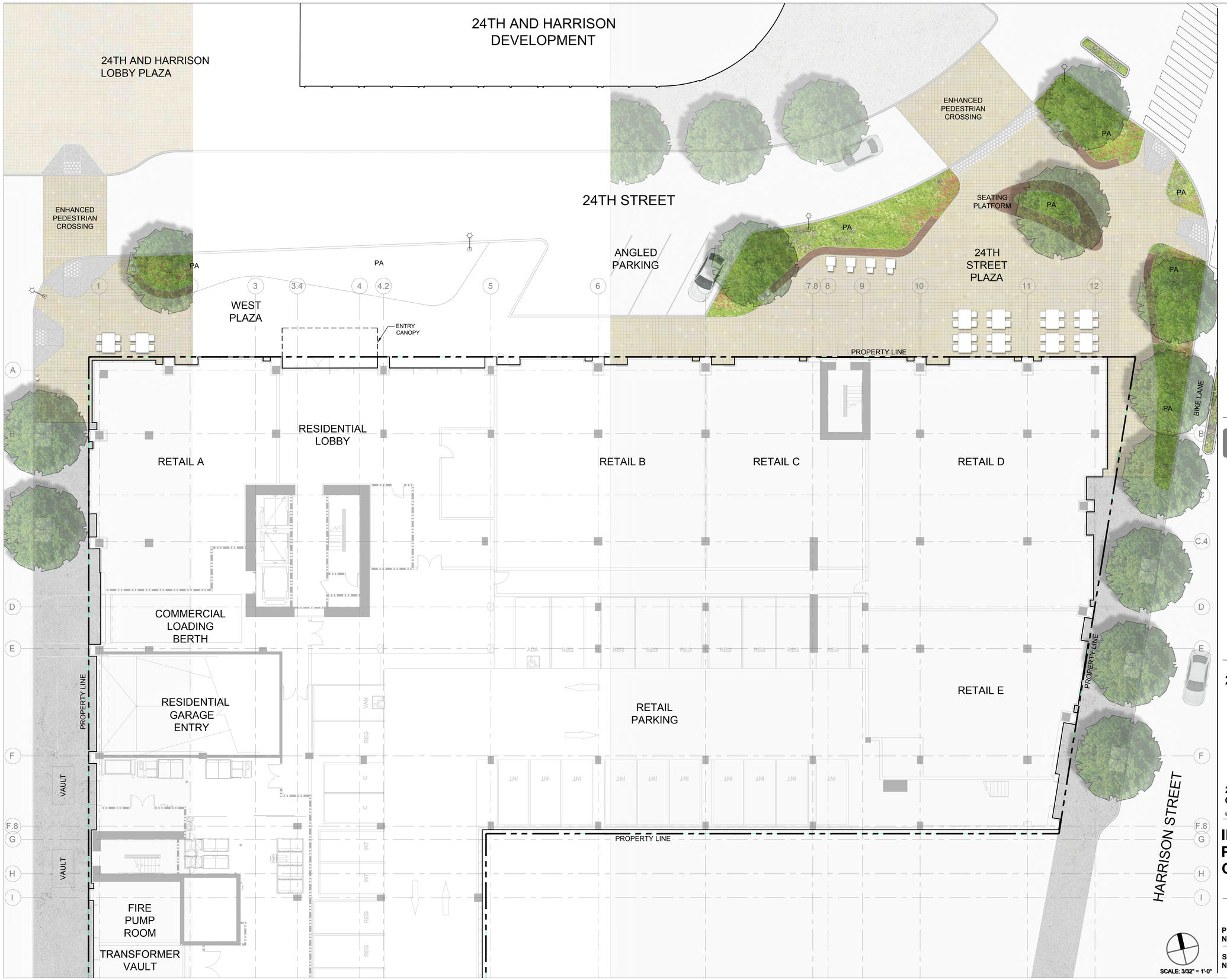
24TH & WAVERLY

2359 HARRISON STREET
OAKLAND, CA 94612

BEST MANAGEMENT PRACTICES

Project Number: 20191411

Sheet Number: C7.0



SCALE: 3/32" = 1'-0"

HOLLAND PARTNER GROUP

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24TH & WAVERLY

LICENSED LANDSCAPE ARCHITECT
JACOB E. PETERSEN
Signature
05/14/2020
Renewal Date
10/31/2021
Date
STATE OF CALIFORNIA

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ILLUSTRATIVE PLAN - GROUND LEVEL

Project Number: WAV 1901

Sheet Number: L001



SCALE: 3/32" = 1'-0"

HOLLAND PARTNER GROUP

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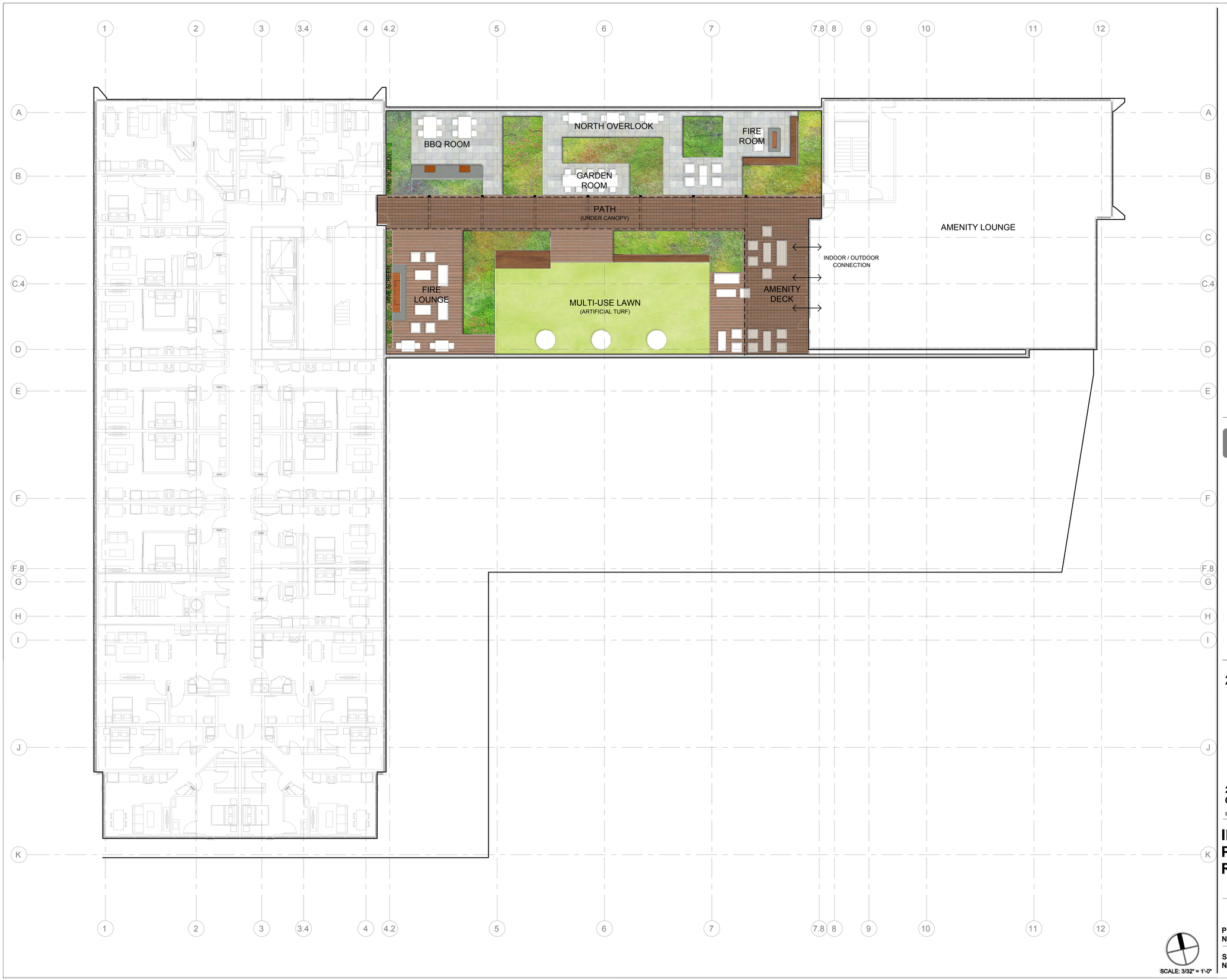
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ILLUSTRATIVE PLAN - PODIUM

Project Number: WAV 1901

Sheet Number: L002



SCALE: 3/32" = 1'-0"

HOLLAND PARTNER GROUP

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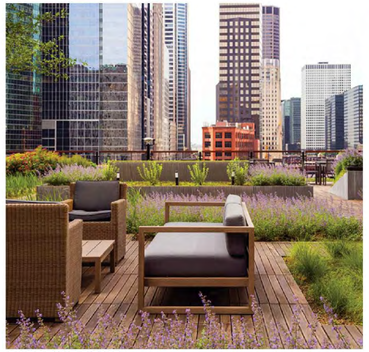
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ILLUSTRATIVE PLAN - ROOF TERRACE

Project Number: WAV 1901

Sheet Number: L003

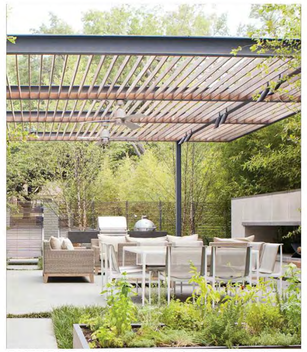


GARDEN ROOMS





GREEN WALL AND OUTDOOR FIRE



OUTDOOR LIVING ROOM AT WEST PLAZA



WOOD DECK AT EAST PLAZA



PLAZA ACTIVATION



PLAZA BUFFERED FROM STREET



MULTI-USE LAWN AT ROOF TERRACE EDGE



NO-MOW LAWN HILL



PLAZA CHARACTER PRECEDENT



ROOF TERRACE COVERED PATH



PODIUM EAST PLAZA AND HILL



LANDSCAPE BUFFER AND RETAIL SPILLOUT AT 24TH STREET



LEVEL 15 ROOF TERRACE



LEVEL 5 PODIUM



LEVEL 1 STREETSCAPE PLAZA

HOLLAND PARTNER GROUP

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CONCEPT IMAGERY

Project Number: WAV 1901

Sheet Number: L004



CONCEPTUAL LIGHTING LEGEND

SYMBOL	LIGHT	REFERENCE IMAGE
	PEDESTRIAN POLE LIGHT FULL CUTOFF FIXTURE ASYMMETRIC LIGHT EMISSION	
	WALL-MOUNTED SCONCE LIGHT EMISSION AT TOP AND BOTTOM	

SCALE: 3/32" = 1'-0"

HOLLAND PARTNER GROUP

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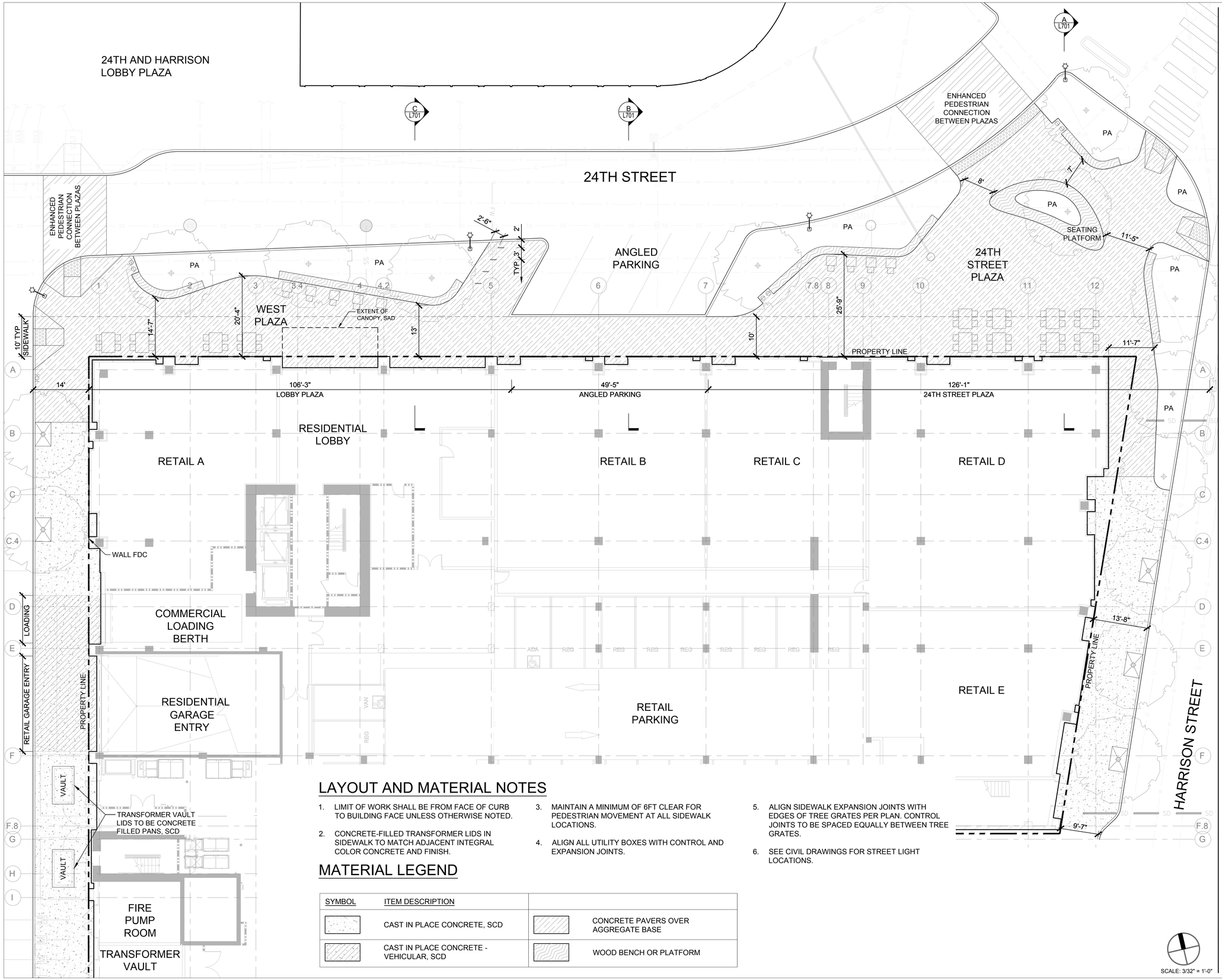
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CONCEPTUAL LIGHTING PLAN - GROUND LEVEL

Project Number: WAV 1901

Sheet Number: L011



LAYOUT AND MATERIAL NOTES

1. LIMIT OF WORK SHALL BE FROM FACE OF CURB TO BUILDING FACE UNLESS OTHERWISE NOTED.
2. CONCRETE-FILLED TRANSFORMER LIDS IN SIDEWALK TO MATCH ADJACENT INTEGRAL COLOR CONCRETE AND FINISH.
3. MAINTAIN A MINIMUM OF 6FT CLEAR FOR PEDESTRIAN MOVEMENT AT ALL SIDEWALK LOCATIONS.
4. ALIGN ALL UTILITY BOXES WITH CONTROL AND EXPANSION JOINTS.
5. ALIGN SIDEWALK EXPANSION JOINTS WITH EDGES OF TREE GRATES PER PLAN. CONTROL JOINTS TO BE SPACED EQUALLY BETWEEN TREE GRATES.
6. SEE CIVIL DRAWINGS FOR STREET LIGHT LOCATIONS.

MATERIAL LEGEND

SYMBOL	ITEM DESCRIPTION		
	CAST IN PLACE CONCRETE, SCD		CONCRETE PAVERS OVER AGGREGATE BASE
	CAST IN PLACE CONCRETE - VEHICULAR, SCD		WOOD BENCH OR PLATFORM

SCALE: 3/32" = 1'-0"

HOLLAND PARTNER GROUP

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24TH & WAVERLY

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Date
STATE OF CALIFORNIA

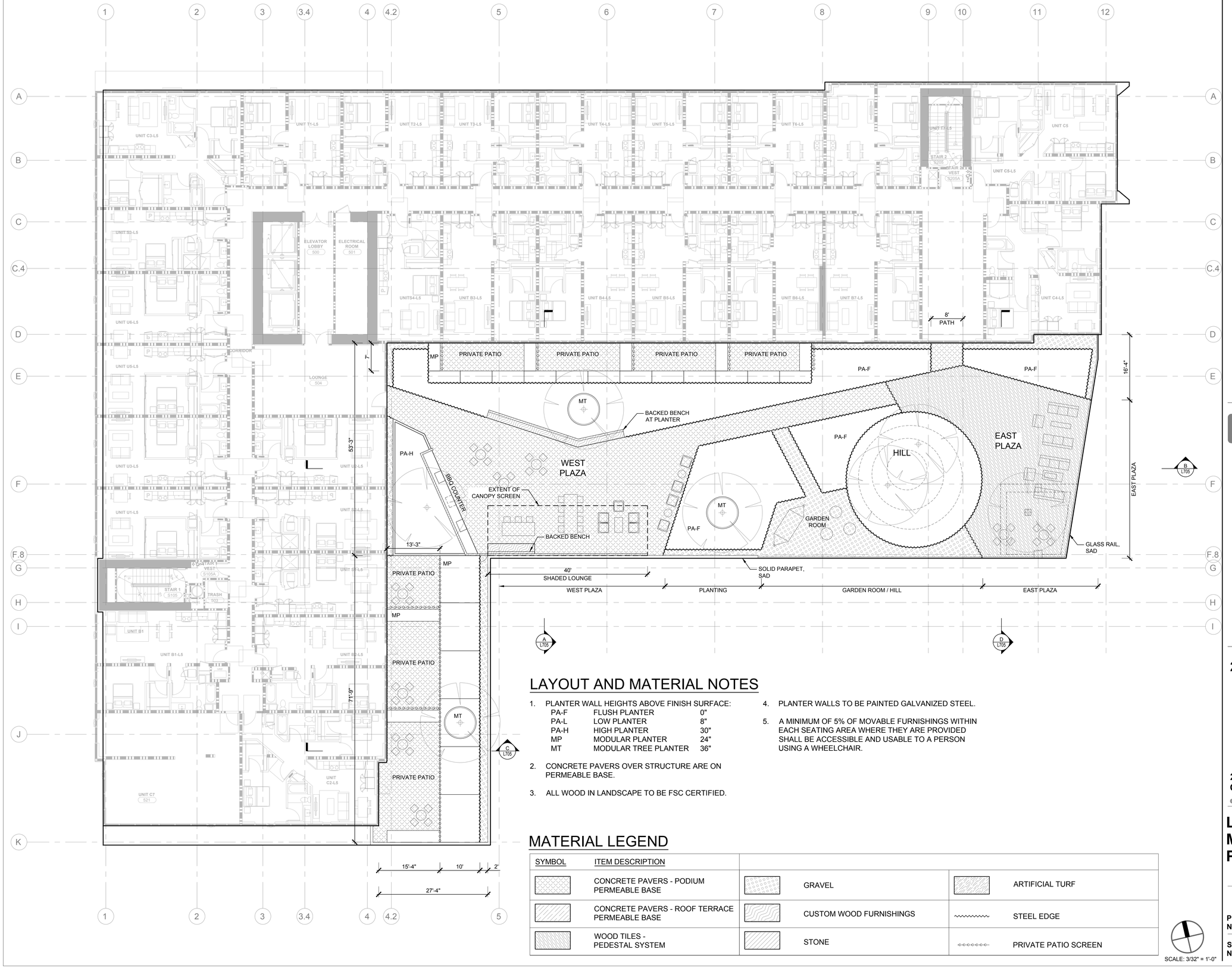
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MATERIAL PLAN - GROUND LEVEL

Project Number: WAV 1901

Sheet Number: L201



LAYOUT AND MATERIAL NOTES

1. PLANTER WALL HEIGHTS ABOVE FINISH SURFACE:

PA-F	FLUSH PLANTER	0"
PA-L	LOW PLANTER	8"
PA-H	HIGH PLANTER	30"
MP	MODULAR PLANTER	24"
MT	MODULAR TREE PLANTER	36"

2. CONCRETE PAVERS OVER STRUCTURE ARE ON PERMEABLE BASE.
3. ALL WOOD IN LANDSCAPE TO BE FSC CERTIFIED.
4. PLANTER WALLS TO BE PAINTED GALVANIZED STEEL.
5. A MINIMUM OF 5% OF MOVABLE FURNISHINGS WITHIN EACH SEATING AREA WHERE THEY ARE PROVIDED SHALL BE ACCESSIBLE AND USABLE TO A PERSON USING A WHEELCHAIR.

MATERIAL LEGEND

SYMBOL	ITEM DESCRIPTION				
	CONCRETE PAVERS - PODIUM PERMEABLE BASE		GRAVEL		ARTIFICIAL TURF
	CONCRETE PAVERS - ROOF TERRACE PERMEABLE BASE		CUSTOM WOOD FURNISHINGS		STEEL EDGE
	WOOD TILES - PEDESTAL SYSTEM		STONE		PRIVATE PATIO SCREEN

SCALE: 3/32" = 1'-0"

HOLLAND PARTNER GROUP

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24TH & WAVERLY

LICENSED LANDSCAPE ARCHITECT
MARK E. PETERSEN
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Date

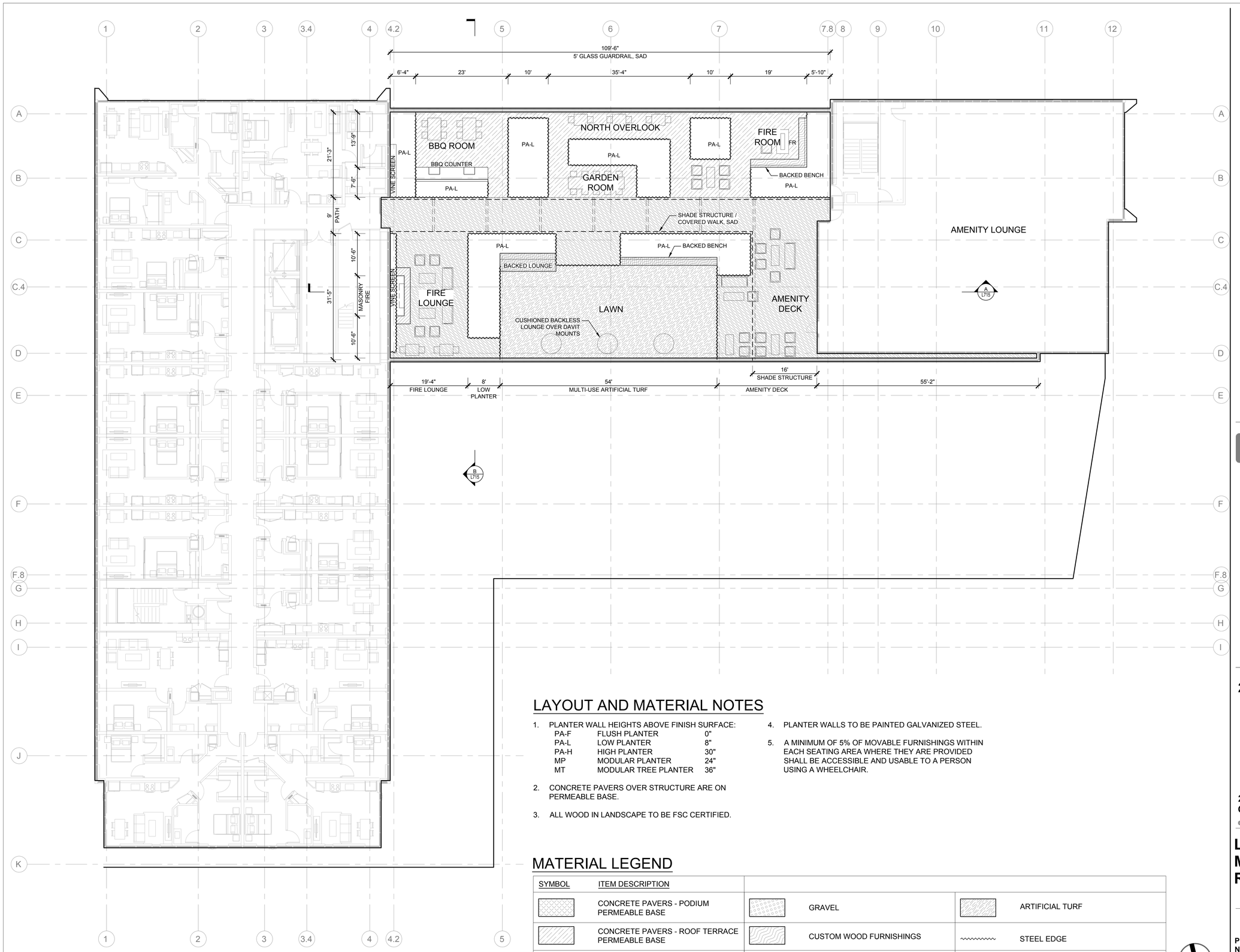
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LAYOUT AND MATERIAL PLAN - PODIUM

Project Number: WAV 1901

Sheet Number: L205



LAYOUT AND MATERIAL NOTES

1. PLANTER WALL HEIGHTS ABOVE FINISH SURFACE:

PA-F	FLUSH PLANTER	0"
PA-L	LOW PLANTER	8"
PA-H	HIGH PLANTER	30"
MP	MODULAR PLANTER	24"
MT	MODULAR TREE PLANTER	36"

2. CONCRETE PAVERS OVER STRUCTURE ARE ON PERMEABLE BASE.
3. ALL WOOD IN LANDSCAPE TO BE FSC CERTIFIED.
4. PLANTER WALLS TO BE PAINTED GALVANIZED STEEL.
5. A MINIMUM OF 5% OF MOVABLE FURNISHINGS WITHIN EACH SEATING AREA WHERE THEY ARE PROVIDED SHALL BE ACCESSIBLE AND USABLE TO A PERSON USING A WHEELCHAIR.

MATERIAL LEGEND

SYMBOL	ITEM DESCRIPTION				
	CONCRETE PAVERS - PODIUM PERMEABLE BASE		GRAVEL		ARTIFICIAL TURF
	CONCRETE PAVERS - ROOF TERRACE PERMEABLE BASE		CUSTOM WOOD FURNISHINGS		STEEL EDGE
	WOOD TILES - PEDESTAL SYSTEM		STONE		PRIVATE PATIO SCREEN

SCALE: 3/32" = 1'-0"

HOLLAND PARTNER GROUP

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24TH & WAVERLY

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STATE OF CALIFORNIA

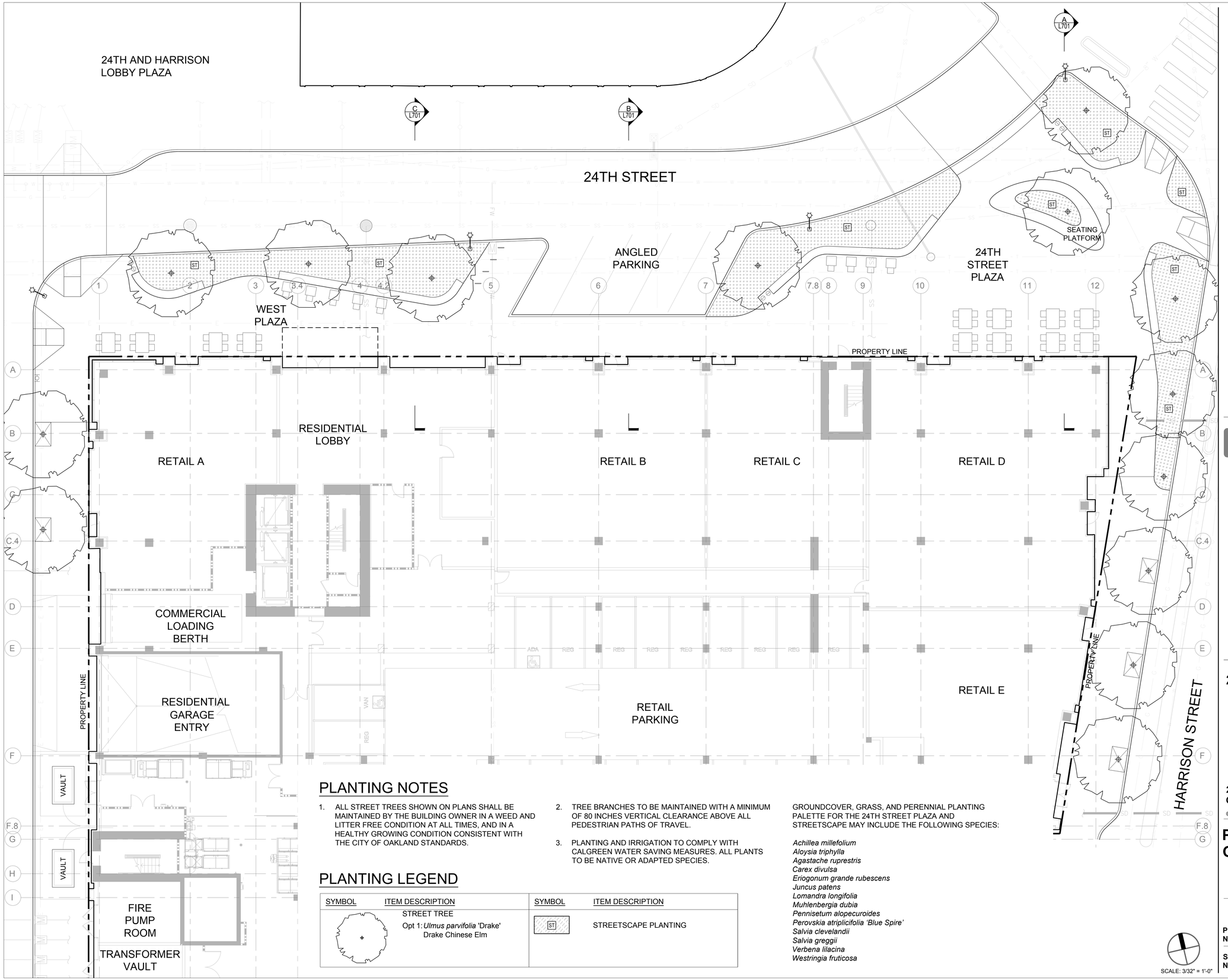
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LAYOUT AND MATERIAL PLAN - ROOF TERRACE

Project Number: WAV 1901

Sheet Number: L215



PLANTING NOTES

1. ALL STREET TREES SHOWN ON PLANS SHALL BE MAINTAINED BY THE BUILDING OWNER IN A WEED AND LITTER FREE CONDITION AT ALL TIMES, AND IN A HEALTHY GROWING CONDITION CONSISTENT WITH THE CITY OF OAKLAND STANDARDS.
2. TREE BRANCHES TO BE MAINTAINED WITH A MINIMUM OF 80 INCHES VERTICAL CLEARANCE ABOVE ALL PEDESTRIAN PATHS OF TRAVEL.
3. PLANTING AND IRRIGATION TO COMPLY WITH CALGREEN WATER SAVING MEASURES. ALL PLANTS TO BE NATIVE OR ADAPTED SPECIES.

PLANTING LEGEND

SYMBOL	ITEM DESCRIPTION	SYMBOL	ITEM DESCRIPTION
	STREET TREE Opt 1: *Ulmus parvifolia* 'Drake' Drake Chinese Elm	ST	STREETSCAPE PLANTING

GROUNDCOVER, GRASS, AND PERENNIAL PLANTING PALETTE FOR THE 24TH STREET PLAZA AND STREETSCAPE MAY INCLUDE THE FOLLOWING SPECIES:

Achillea millefolium
Aloysia triphylla
Agastache ruprestris
Carex divulsa
Eriogonum grande rubescens
Juncus patens
Lomandra longifolia
Muhlenbergia dubia
Pennisetum alopecuroides
Perovskia atriplicifolia 'Blue Spire'
Salvia clevelandii
Salvia greggii
Verbena lilacina
Westringia fruticosa

SCALE: 3/32" = 1'-0"

HOLLAND PARTNER GROUP

PETERSEN STUDIO
LANDSCAPE ARCHITECTURE | PLANNING

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24TH & WAVERLY

LICENSED LANDSCAPE ARCHITECT
CHRISTOPHER E. PETERSEN
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Date
STATE OF CALIFORNIA

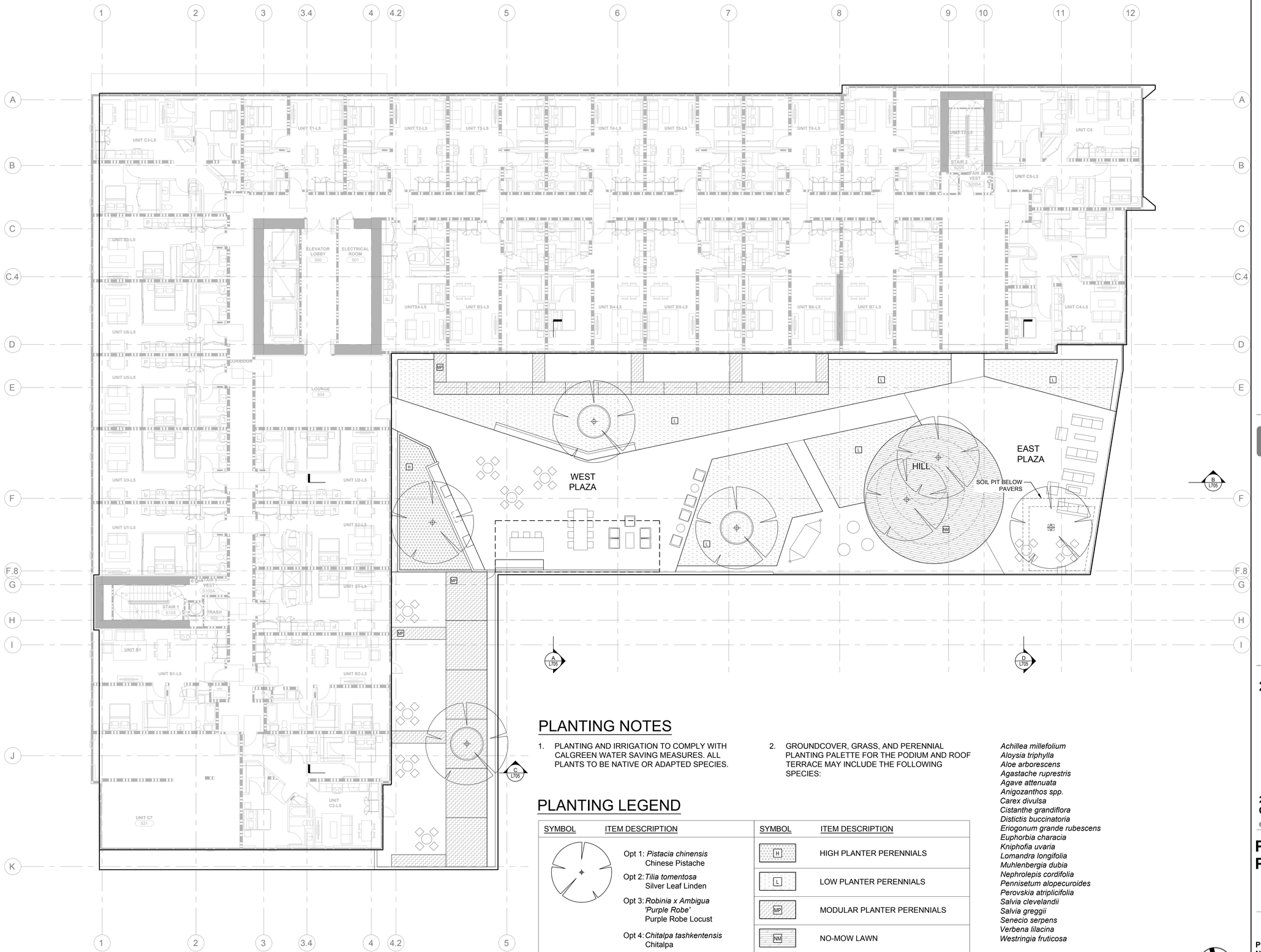
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PLANTING PLAN - GROUND LEVEL

Project Number: WAV 1901

Sheet Number: L601



PLANTING NOTES

1. PLANTING AND IRRIGATION TO COMPLY WITH CALGREEN WATER SAVING MEASURES. ALL PLANTS TO BE NATIVE OR ADAPTED SPECIES.
2. GROUNDCOVER, GRASS, AND PERENNIAL PLANTING PALETTE FOR THE PODIUM AND ROOF TERRACE MAY INCLUDE THE FOLLOWING SPECIES:

Achillea millefolium
Aloysia triphylla
Aloe arborescens
Agastache ruprestris
Agave attenuata
Anigozanthos spp.
Carex divulsa
Cistanthe grandiflora
Distictis buccinatoria
Eriogonum grande rubescens
Euphorbia characia
Kniphofia uvaria
Lomandra longifolia
Muhlenbergia dubia
Nephrolepis cordifolia
Pennisetum alopecuroides
Perovskia atriplicifolia
Salvia clevelandii
Salvia greggii
Senecio serpens
Verbena lilacina
Westringia fruticosa

PLANTING LEGEND

SYMBOL	ITEM DESCRIPTION	SYMBOL	ITEM DESCRIPTION
	Opt 1: *Pistacia chinensis* Chinese Pistache Opt 2: *Tilia tomentosa* Silver Leaf Linden Opt 3: *Robinia x Ambigua 'Purple Robe'* Purple Robe Locust Opt 4: *Chitalpa tashkentensis* Chitalpa	H	HIGH PLANTER PERENNIALS
		L	LOW PLANTER PERENNIALS
		MP	MODULAR PLANTER PERENNIALS
		NM	NO-MOW LAWN
		VS	VINE SCREEN

SCALE: 3/32" = 1'-0"

HOLLAND PARTNER GROUP

PETERSEN STUDIO
LANDSCAPE ARCHITECTURE | PLANNING

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24TH & WAVERLY

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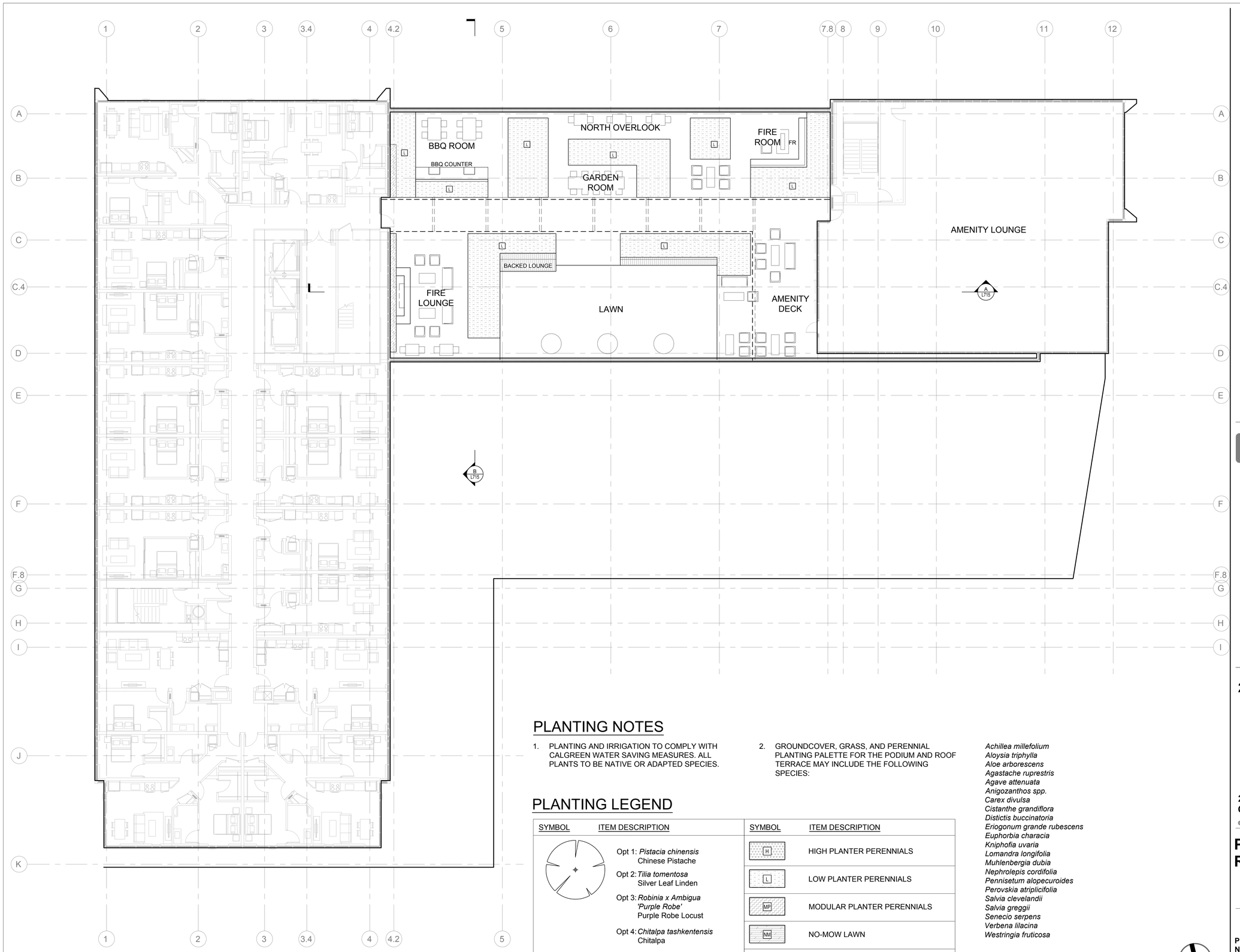
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PLANTING PLAN - PODIUM

Project Number: WAV 1901

Sheet Number: L605



PLANTING NOTES

1. PLANTING AND IRRIGATION TO COMPLY WITH CALGREEN WATER SAVING MEASURES. ALL PLANTS TO BE NATIVE OR ADAPTED SPECIES.
2. GROUNDCOVER, GRASS, AND PERENNIAL PLANTING PALETTE FOR THE PODIUM AND ROOF TERRACE MAY INCLUDE THE FOLLOWING SPECIES:

Achillea millefolium
Aloysia triphylla
Aloe arborescens
Agastache ruprestris
Agave attenuata
Anigozanthos spp.
Carex divulsa
Cistanthe grandiflora
Distictis buccinatoria
Eriogonum grande rubescens
Euphorbia characia
Kniphofia uvaria
Lomandra longifolia
Muhlenbergia dubia
Nephrolepis cordifolia
Pennisetum alopecuroides
Perovskia atriplicifolia
Salvia clevelandii
Salvia greggii
Senecio serpens
Verbena lilacina
Westringia fruticosa

PLANTING LEGEND

SYMBOL	ITEM DESCRIPTION	SYMBOL	ITEM DESCRIPTION
	Opt 1: *Pistacia chinensis* Chinese Pistache Opt 2: *Tilia tomentosa* Silver Leaf Linden Opt 3: *Robinia x Ambigua 'Purple Robe'* Purple Robe Locust Opt 4: *Chitalpa tashkentensis* Chitalpa	H	HIGH PLANTER PERENNIALS
		L	LOW PLANTER PERENNIALS
		MP	MODULAR PLANTER PERENNIALS
		NM	NO-MOW LAWN
		VS	VINE SCREEN

SCALE: 3/32" = 1'-0"

HOLLAND PARTNER GROUP

PETERSEN STUDIO
LANDSCAPE ARCHITECTURE | PLANNING

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24TH & WAVERLY

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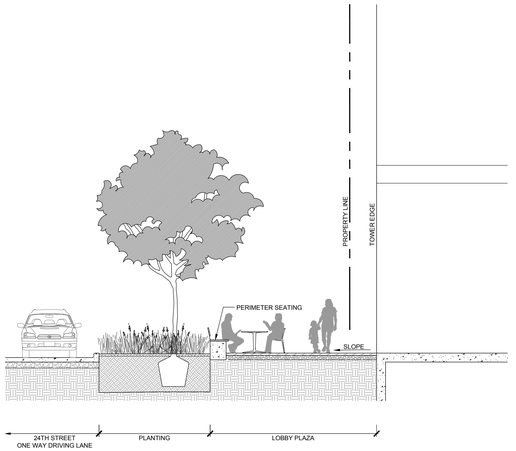
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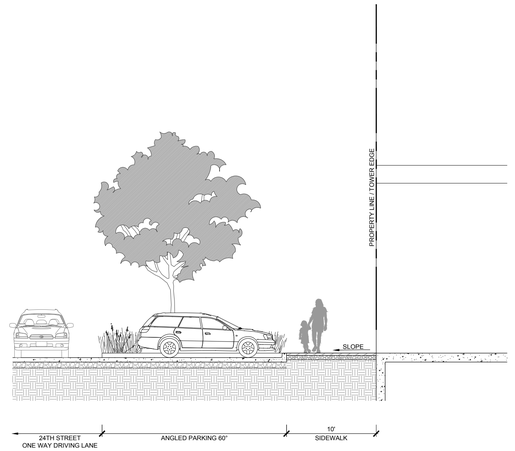
PLANTING PLAN - ROOF TERRACE

Project Number: WAV 1901

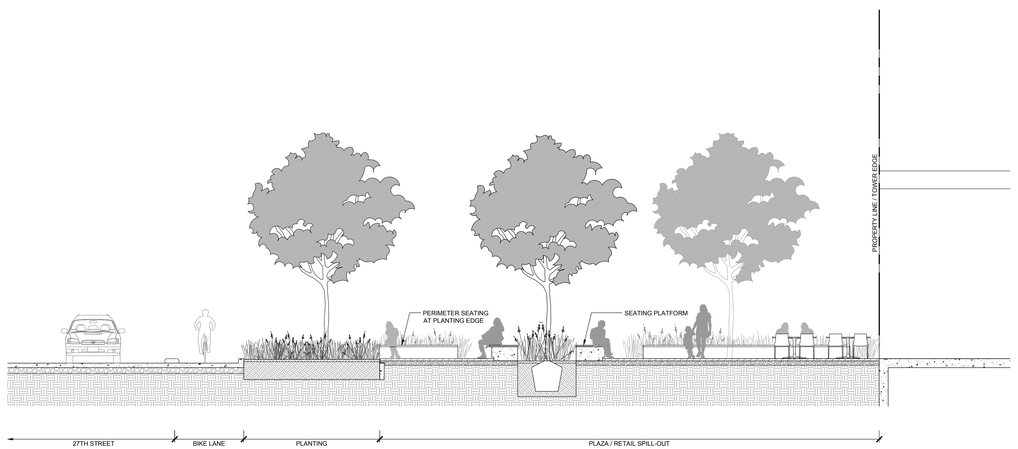
Sheet Number: L615



WEST PLAZA SECTION (C)
SCALE: 1/8" = 1'-0"



ANGLED PARKING SECTION (B)
SCALE: 1/8" = 1'-0"



EAST PLAZA SECTION (A)
SCALE: 1/8" = 1'-0"

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133 KEARNY ST, SUITE 303
SAN FRANCISCO, CA 94108
415.983.0950

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LICENSED LANDSCAPE ARCHITECT
JACOB E. PETERSEN
Signature
05/14/2020
Renewal Date
10/31/2021
Date
STATE OF CALIFORNIA

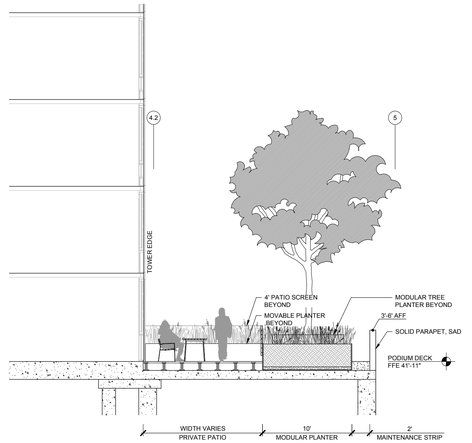
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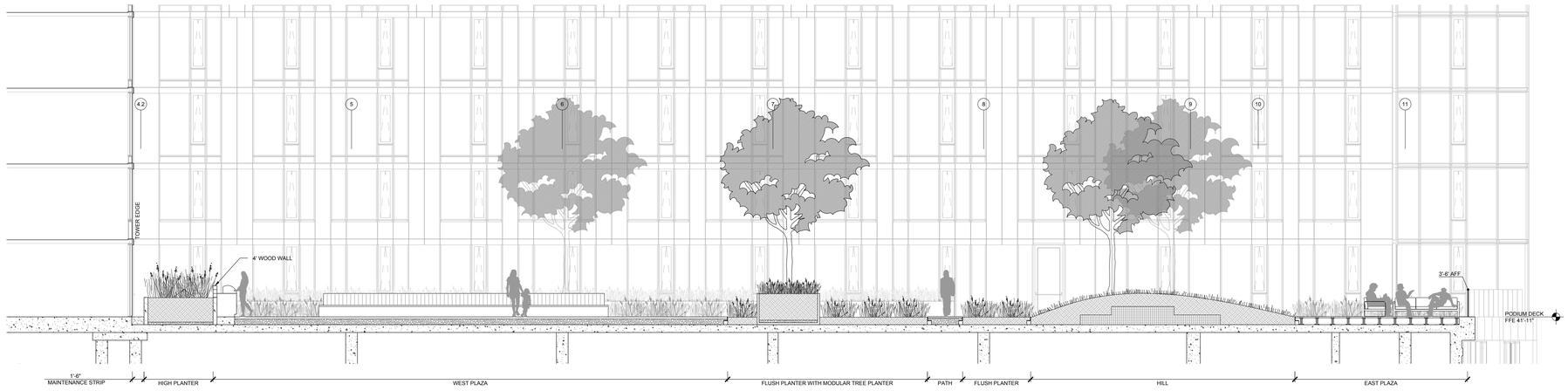
SECTIONS - STREETSCAPE

Project Number: WAV 1901

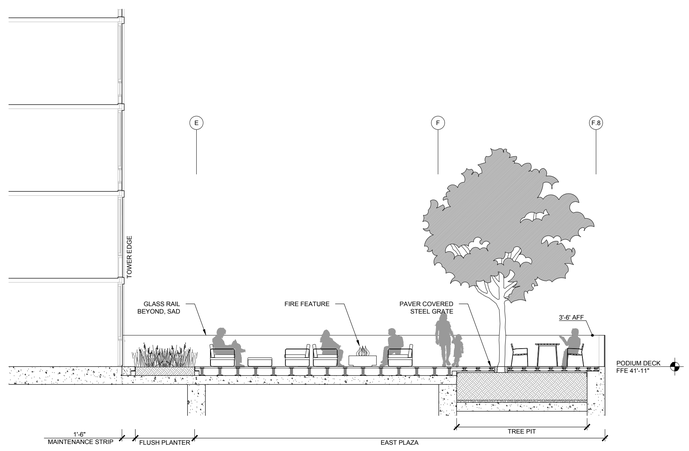
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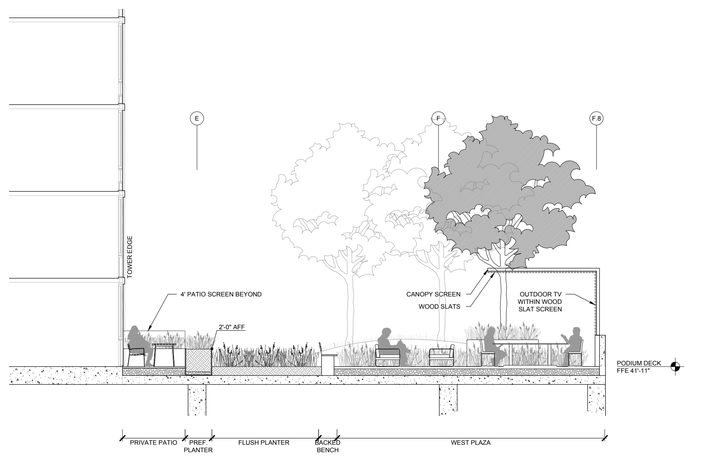
PRIVATE PATIO SECTION
SCALE: 1/8" = 1'-0" C



PODIUM DECK EAST-WEST SECTION
SCALE: 1/8" = 1'-0" B



EAST PLAZA
SCALE: 1/8" = 1'-0" D



WEST PLAZA
SCALE: 1/8" = 1'-0" A

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LANDSCAPE ARCHITECTURE | PLANNING

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LICENSED LANDSCAPE ARCHITECT
MARK E. PETERSEN
Signature
05/14/2020
Renewal Date
10/31/2021
Date
STATE OF CALIFORNIA

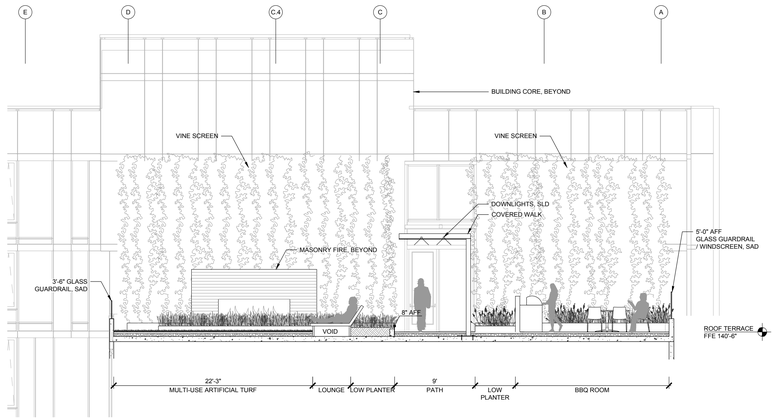
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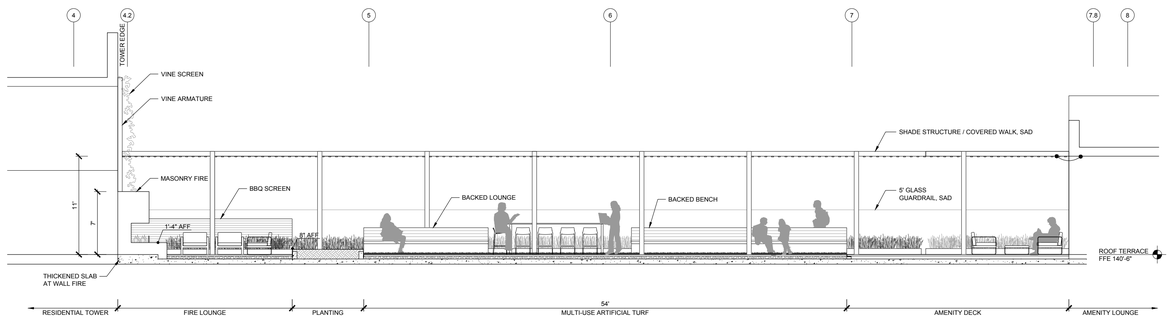
SECTIONS - PODIUM

Project Number: WAV 1901

Sheet Number: L705



ROOF TERRACE NORTH-SOUTH SECTION (B)
SCALE: 1/8" = 1'-0"



ROOF TERRACE EAST-WEST SECTION (A)
SCALE: 1/8" = 1'-0"

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LANDSCAPE ARCHITECTURE | PLANNING

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CHRISTOPHER E. PETERSEN
No. 6065
Signature
05/14/2020
Renewal Date
10/31/2021
Date
STATE OF CALIFORNIA

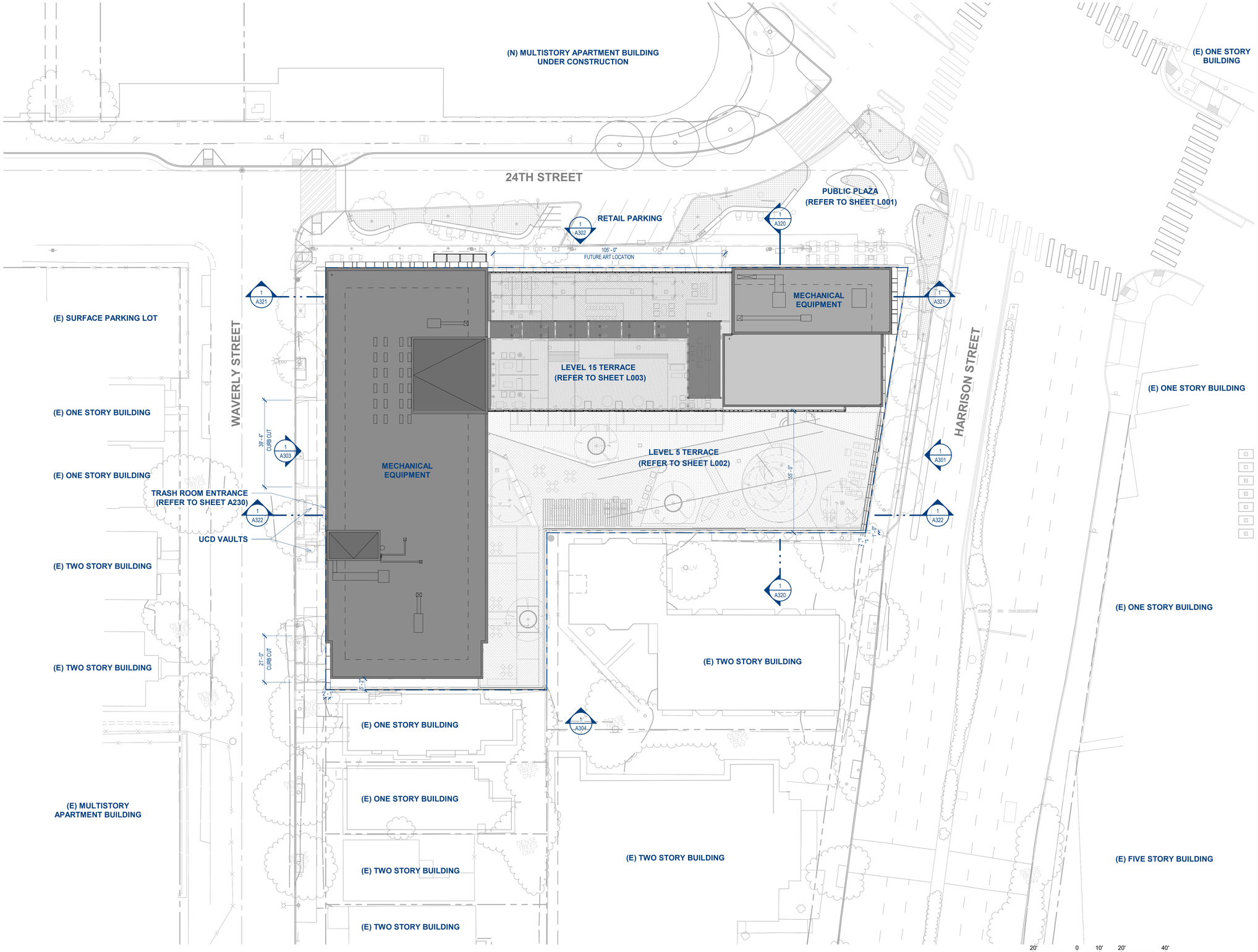
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SECTIONS - ROOF TERRACE

Project Number: WAV 1901

Sheet Number: L715



1 **SITE PLAN**

SCALE: 1" = 20'-0"

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SITE PLAN

Project Number: 2019047

Sheet Number: A101

RETAIL A
2419 SF

RESIDENTIAL LOBBY
2310 SF

MAIL ROOM

PARCEL PENDING

RETAIL B
2811 SF

RETAIL C
2378 SF

STAIR 2

RETAIL D
3207 SF

ELEVATOR 1

ELEVATOR 2

ELEVATOR 3

ELEVATOR LOBBY

STAIR 3

STAIR 3 VEST

FCC

ELECTRICAL RISERS

RETAIL CORRIDOR
605 SF

LOADING

RESIDENTIAL PARKING ENTRY

BOH CORRIDOR

RETAIL PARKING
28 STALLS

RETAIL E
2220 SF

STAIR 4

TRASH TERMINATION ROOM

SERVICE TERMINATION CLOSET

STAIR 1

FIRE PUMP ROOM

FIRE WATER TANK

GENERATOR CONDUIT RISERS

TRANSFORMER VAULT

PGE EQUIPMENT ROOM

DOCKING STATION

BACKFLOW PREVENTER RM

FUEL PORT

RETAIL PARKING ENTRY

PALM

DENSE TREES

1 LEVEL 1 FLOOR PLAN

SCALE: 3/32" = 1'-0"

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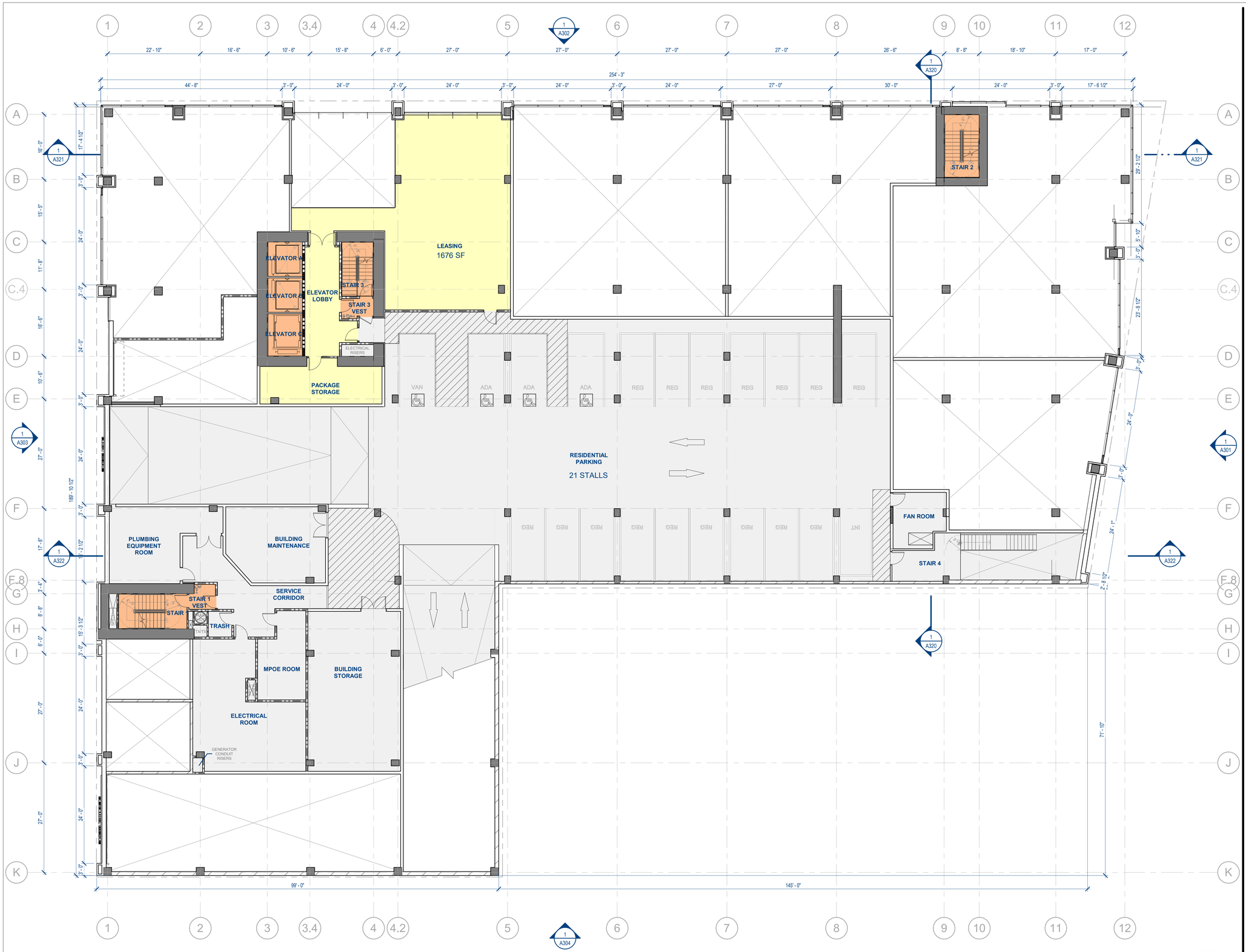
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LEVEL 1 FLOOR PLAN

Project Number: 2019047

Sheet Number: A201



1 LEVEL 2 FLOOR PLAN

SCALE: 3/32" = 1'-0"

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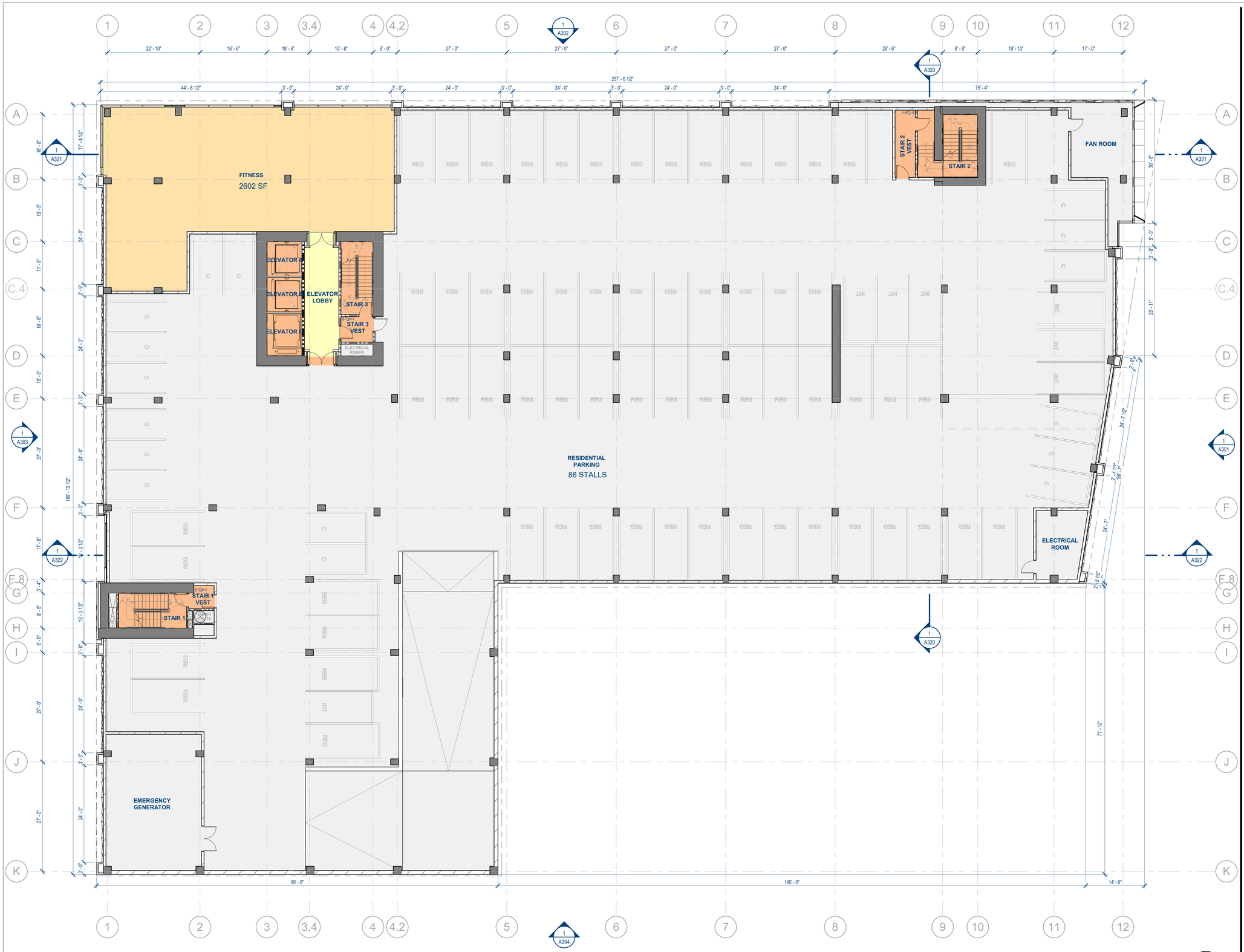
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LEVEL 2 FLOOR PLAN

Project Number: 2019047

Sheet Number: A202



1 LEVEL 3 FLOOR PLAN

SCALE: 3/32" = 1'-0"

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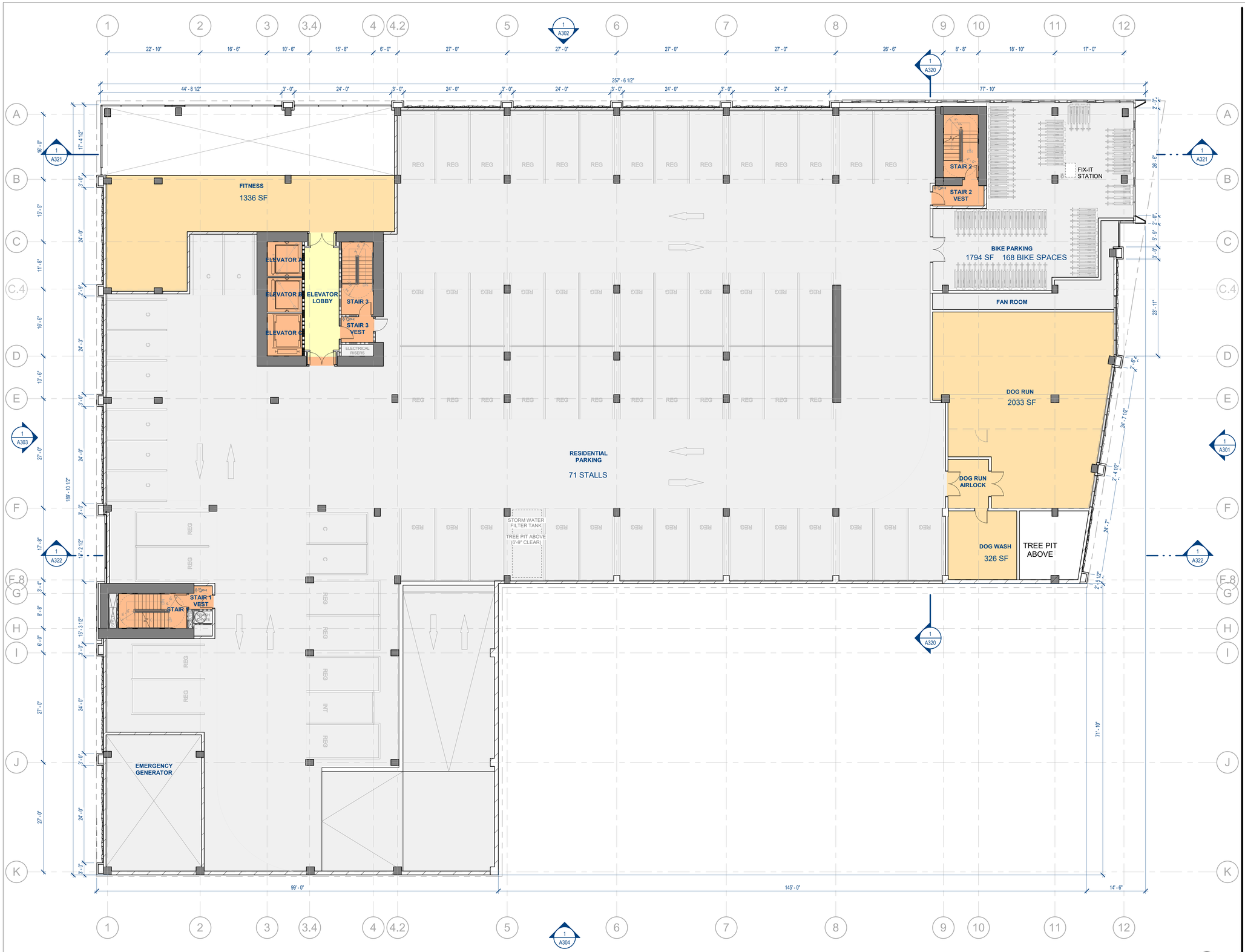
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LEVEL 3 FLOOR PLAN

Project Number: 2019047

Sheet Number: A203



1 LEVEL 4 FLOOR PLAN

SCALE: 3/32" = 1'-0"

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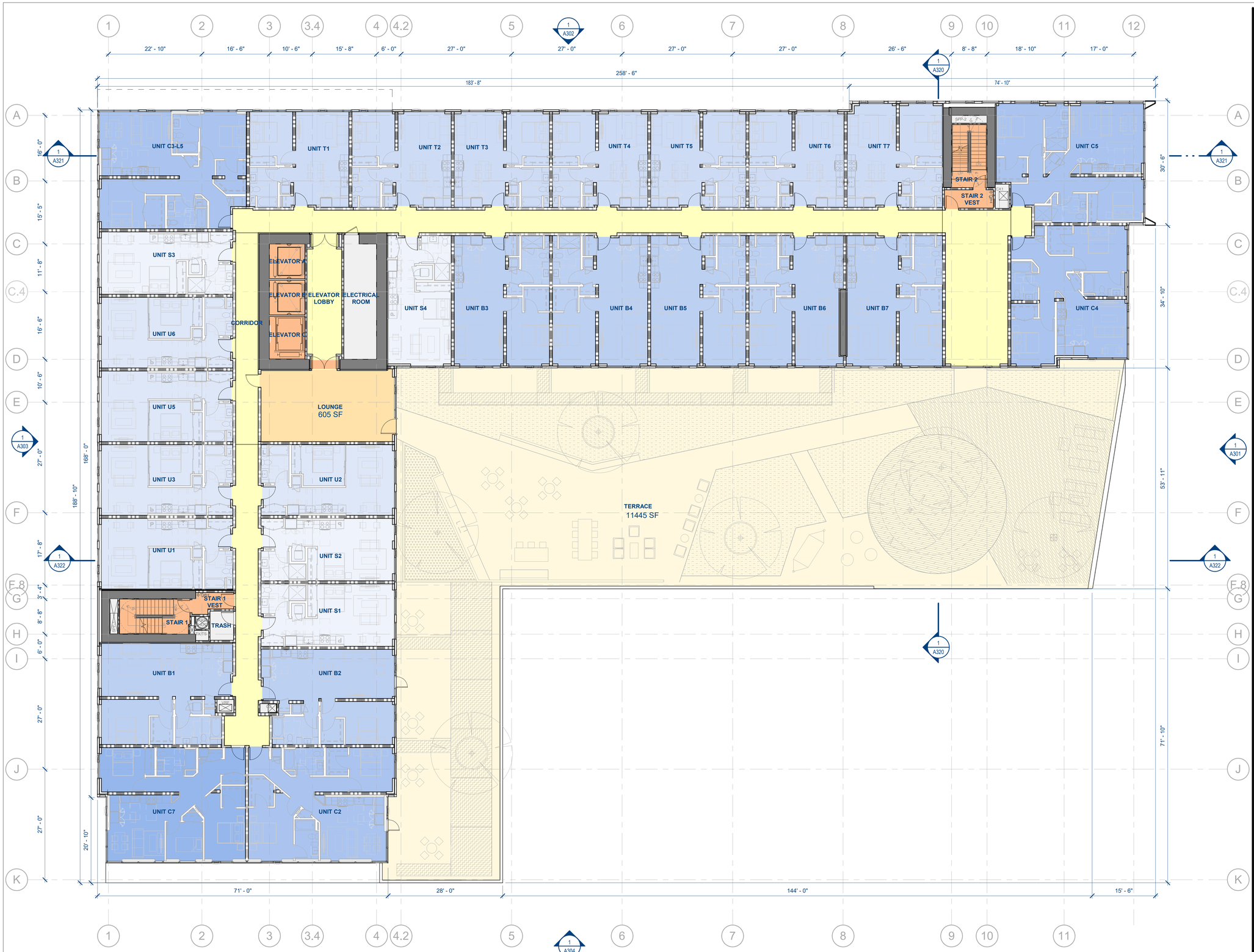
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LEVEL 4 FLOOR PLAN

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Sheet Number: A204



1 LEVEL 5 FLOOR PLAN

SCALE: 3/32" = 1'-0"

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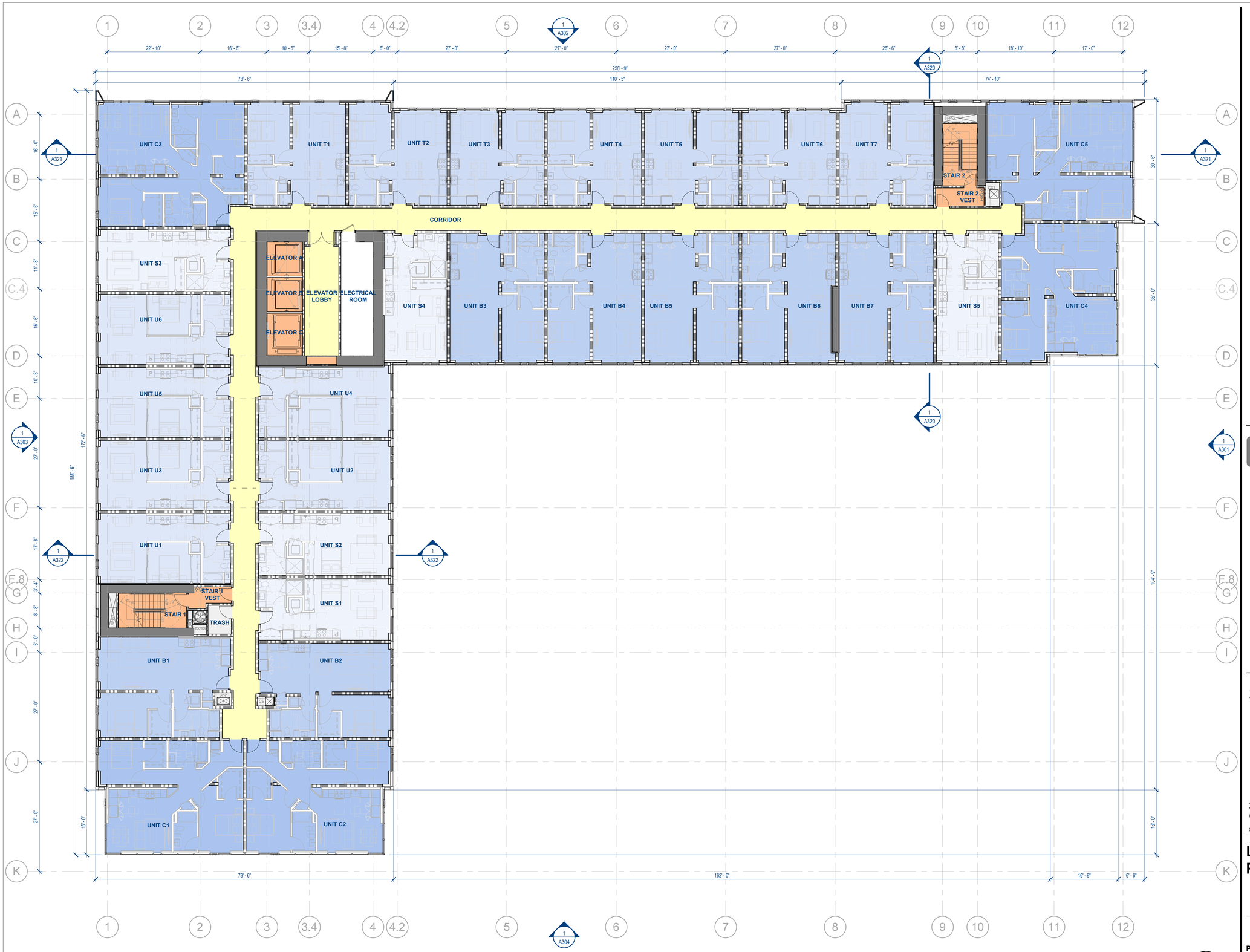
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LEVEL 5 FLOOR PLAN

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Sheet Number: A205



1 LEVEL 6-14 FLOOR PLAN

SCALE: 3/32" = 1'-0"

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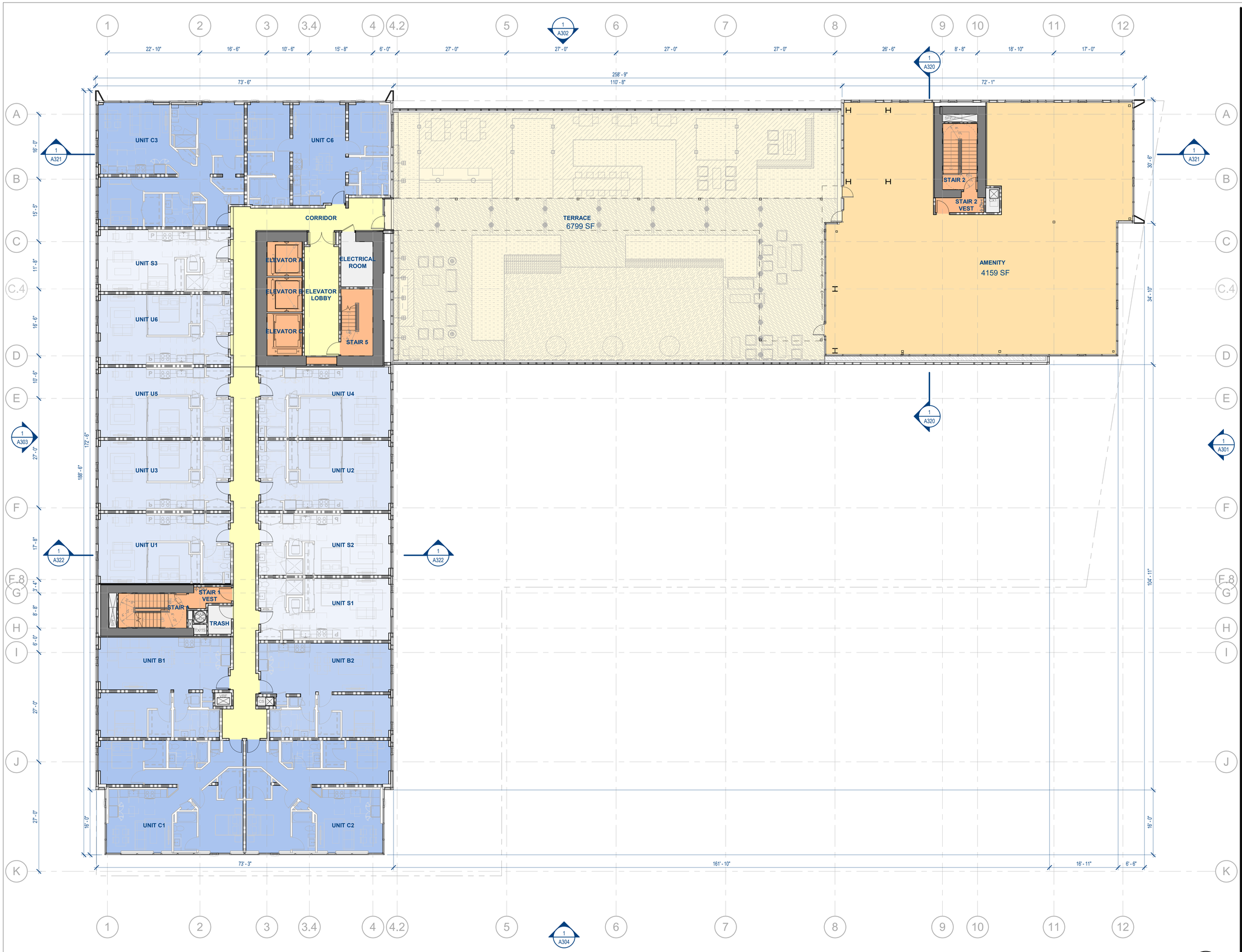
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LEVEL 6-14 FLOOR PLAN

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Sheet Number: A206



1 LEVEL 15 FLOOR PLAN

SCALE: 3/32" = 1'-0"

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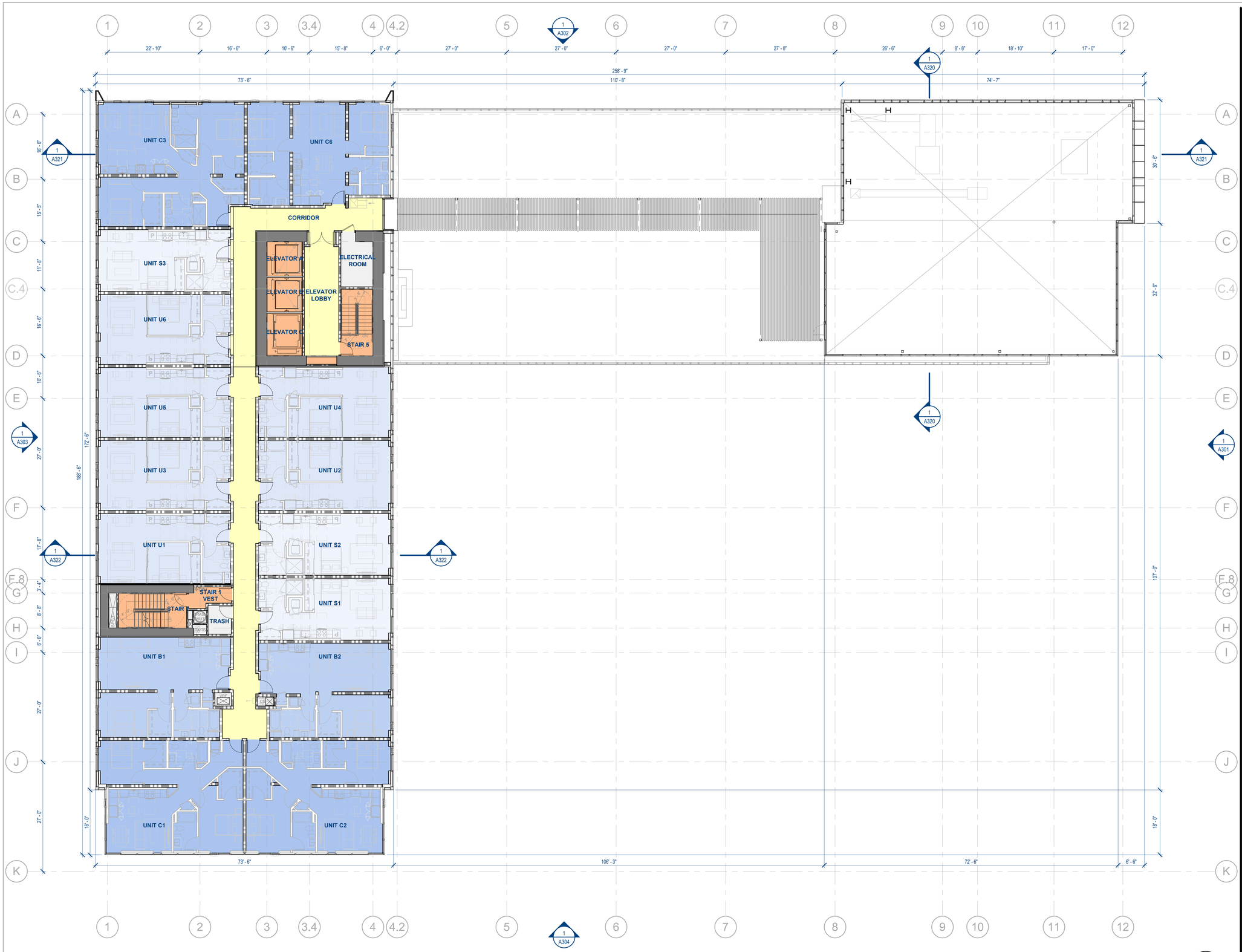
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LEVEL 15 FLOOR PLAN

Project Number: 2019047

Sheet Number: A215



1 LEVEL 16 FLOOR PLAN

SCALE: 3/32" = 1'-0"

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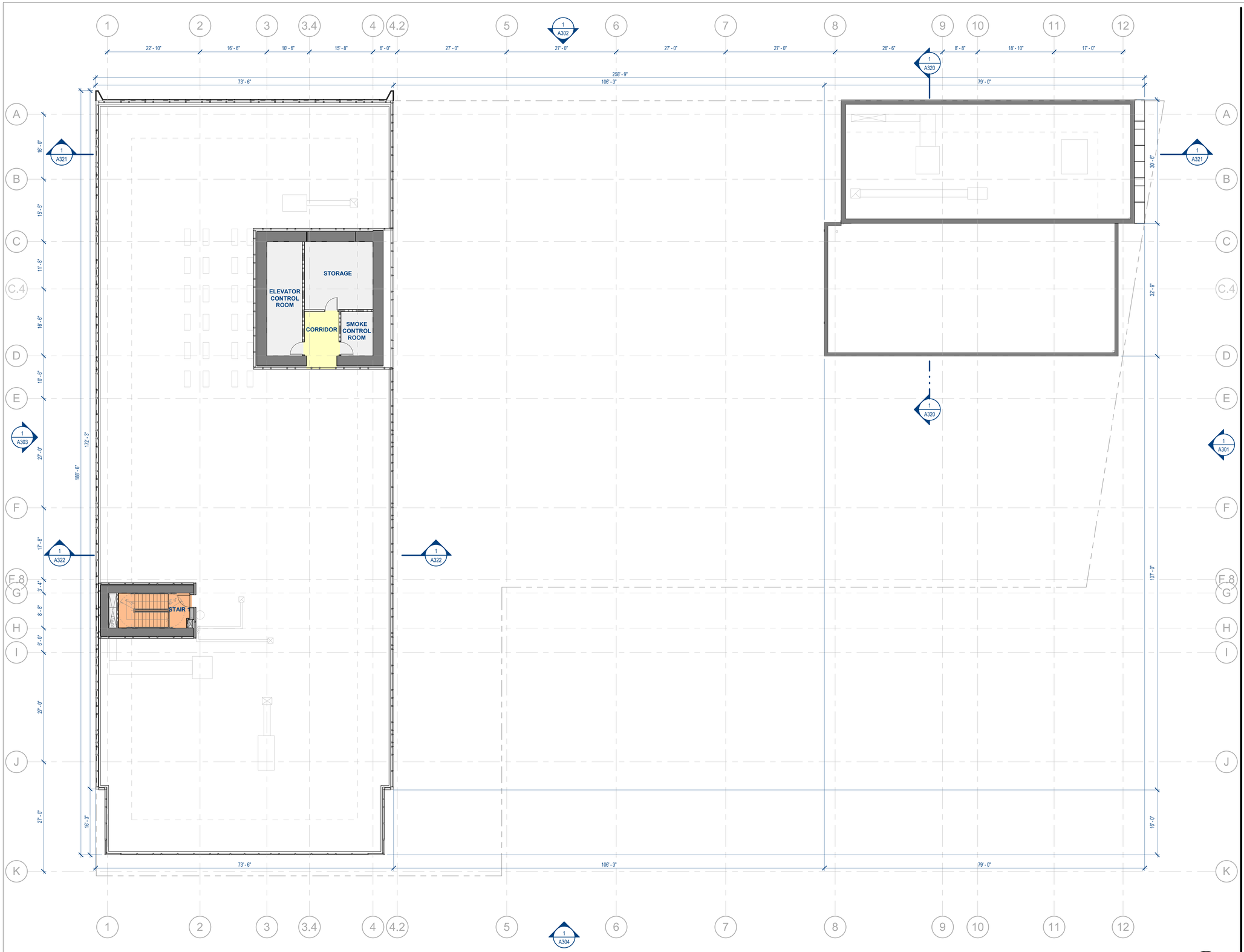
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LEVEL 16 FLOOR PLAN

Project Number: 2019047

Sheet Number: A216



1 ROOF PLAN

SCALE: 3/32" = 1'-0"

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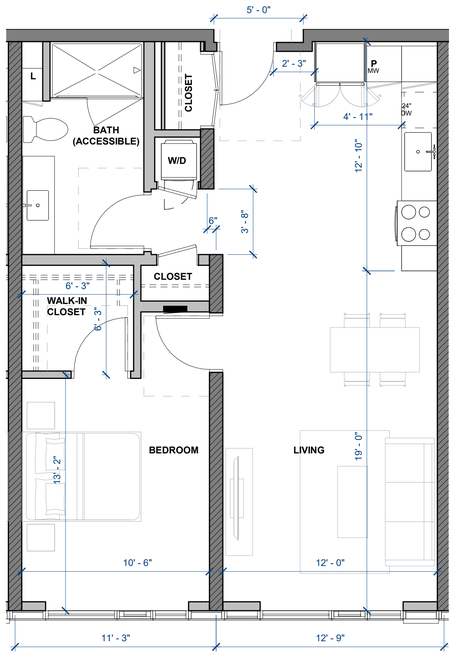
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ROOF PLAN

Project Number: 2019047

Sheet Number: A217



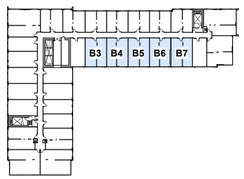
UNIT B3 - B7

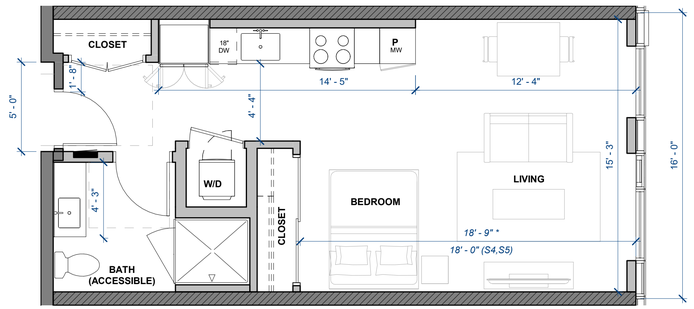
1-BEDROOM

L6-14 TYPICAL **B3 - B5, B7** | 784 SF

L6-14 SIMILAR* **B6** | 780 SF

*(*DIMENSION VARIES)*





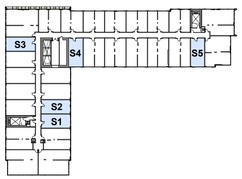
UNIT S1 - S5

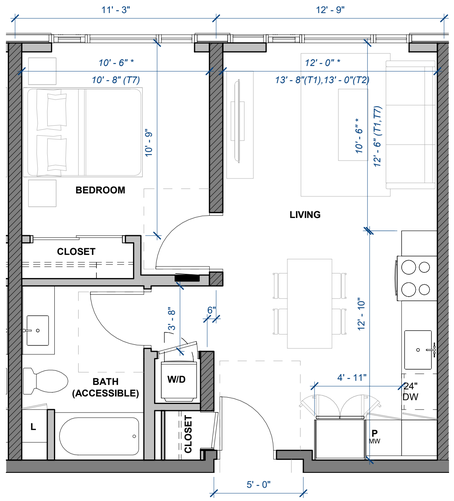
STUDIO

L5-16 TYPICAL **S1 - S3** | 533 SF

L5-14 SIMILAR* **S4 - S5** | 521 SF

*(*DIMENSION VARIES)*





UNIT T1 - T7

1-BEDROOM

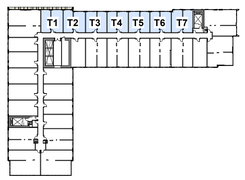
L5-14 TYPICAL **T3 - T6** | 580 SF

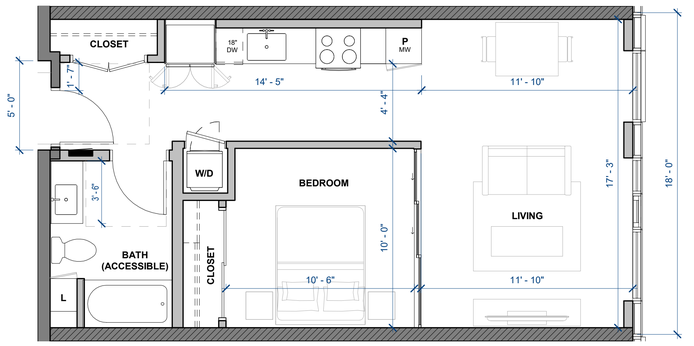
L6-14 SIMILAR* **T1** | 671 SF
T2 | 627 SF

L5-14 SIMILAR* **T7** | 618 SF

L5 SIMILAR* **T1** | 619 SF
T2 | 604 SF

*(*DIMENSION VARIES)*



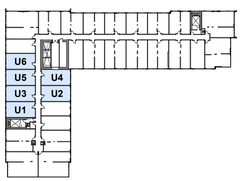


UNIT U1 - U6

1-BEDROOM

L5-16 TYPICAL **U1 - U6** | 600 SF

*(*DIMENSION VARIES)*



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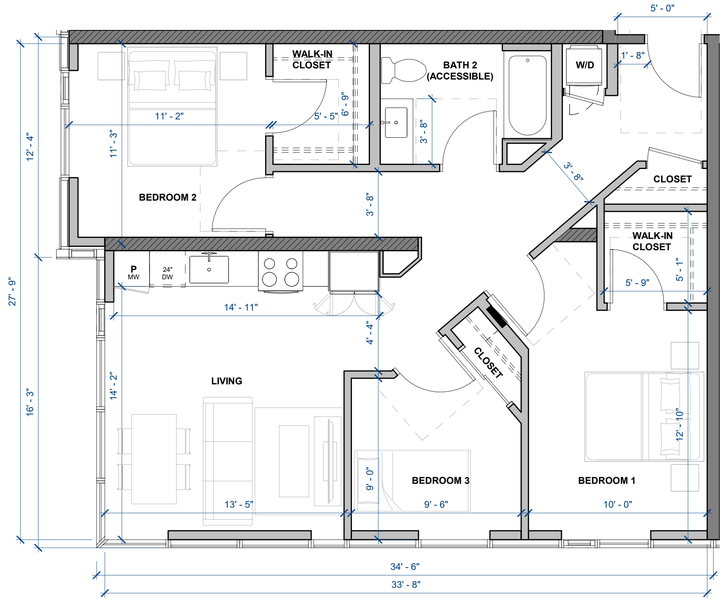
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TYPICAL UNIT PLANS

Project Number: 2019047

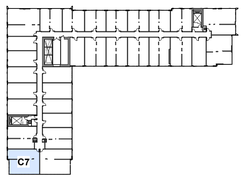
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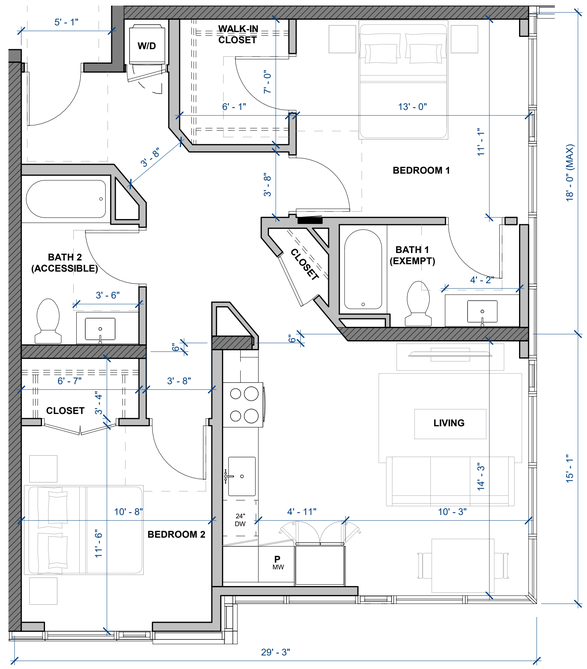


UNIT C7

3-BEDROOM

L5-7 TYPICAL **C7** | 999 SF

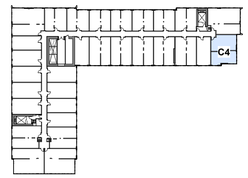




UNIT C4

2-BEDROOM

L6-14 TYPICAL **C4** | 962 SF





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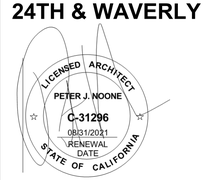
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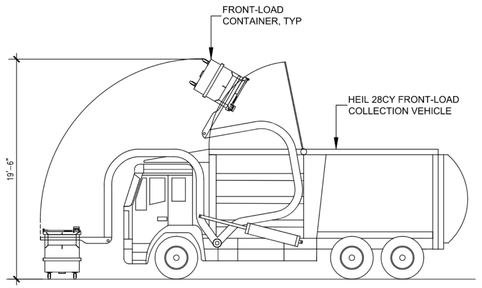
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TYPICAL UNIT PLANS

Project Number: 2019047

Sheet Number: A221



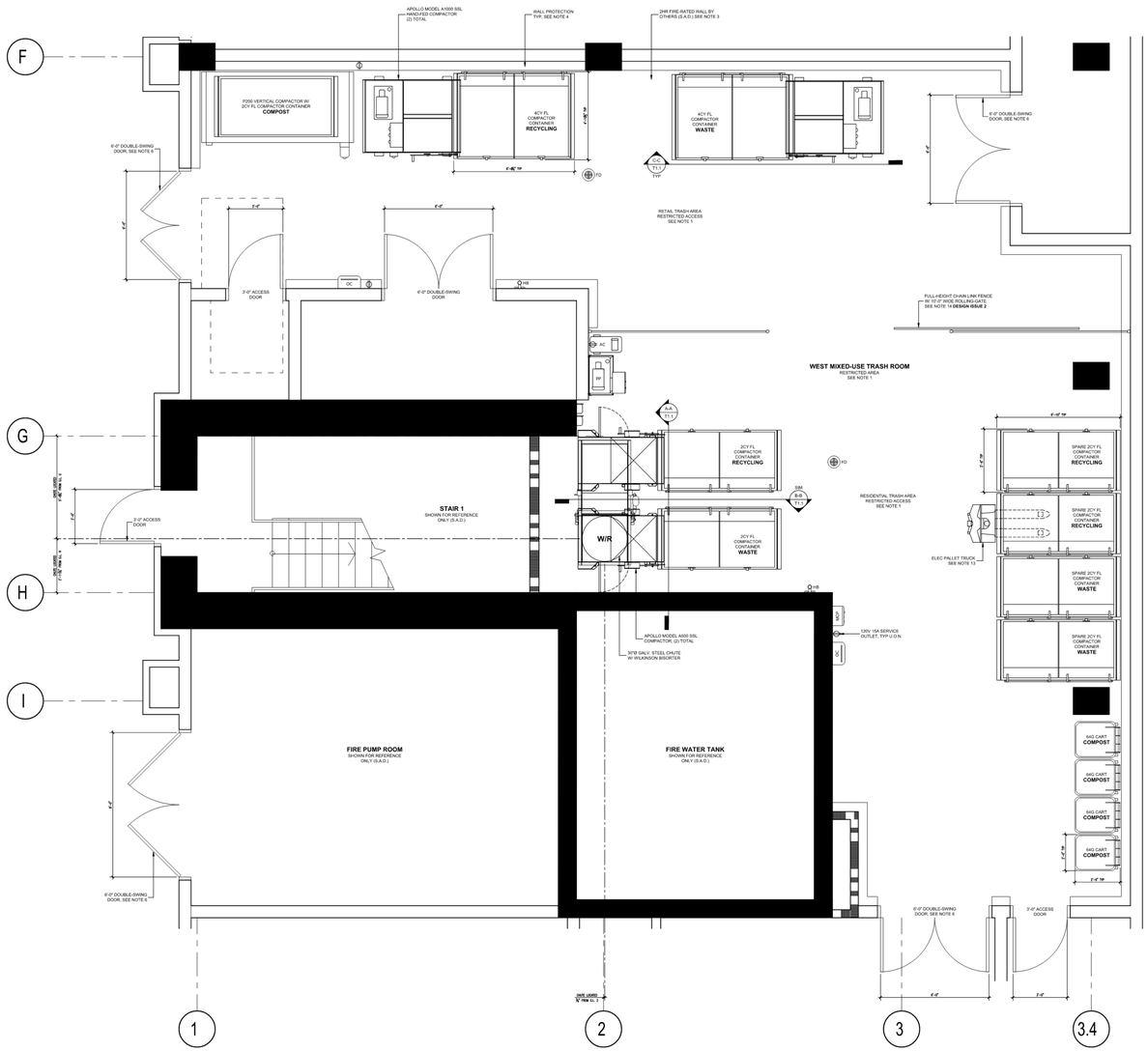
FRONT-LOAD COLLECTION VEHICLE
SHOWN LOADING CONTAINERS

SCALE: NTS

PROJECTED COLLECTION SCHEDULE: RESIDENTIAL TRASH ROOM		
SERVICE:	**CONTAINER VOL / TYPE:**	**FREQUENCY:**
WASTE	(2) 2CY FL COMPACTOR CONTAINERS	3x/wk
RECYCLING	(2) 2CY FL COMPACTOR CONTAINERS (1) 2CY FL COMPACTOR CONTAINER	2x/wk 1x/wk
COMPOST	(6) 64-GALLON TOTER CARTS	2x/wk

PROJECTED COLLECTION SCHEDULE: COMMERCIAL TRASH ROOM		
SERVICE:	**CONTAINER VOL / TYPE:**	**FREQUENCY:**
WASTE	(1) 4CY FL COMPACTOR CONTAINERS	3x/wk
RECYCLING	(2) 4CY FL COMPACTOR CONTAINERS (1) 4CY FL COMPACTOR CONTAINER	2x/wk 1x/wk
COMPOST	(1) 2CY FL COMPACTOR CONTAINER	3x/wk

NOTE: SEE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS
NOT NEEDED FOR PLACEMENT OF TRASH EQUIPMENT.



MIXED-USE TRASH ROOM PLAN

LEVEL 1

SHEET NOTES:

TRASH STAGING PLAN.

1. STAFF SHALL TRANSPORT CONTAINERS TO TRASH STAGING AREA, PERPENDICULAR TO CURB, FOR PICK-UP DURING COLLECTION DAYS WITH ELECTRIC PALLET TRUCK. RESIDENTIAL AND RETAIL CONTAINERS TO BE STAGED ON SEPARATE DAYS.
2. HAULER SHALL POSITION CONTAINERS FOR PICK-UP PRIOR TO COLLECTION. NOTE THAT CONTAINERS SHALL BE SERVICED BY FRONT-LOAD COLLECTION VEHICLE AND TOTER CARTS SHALL BE SERVICED BY SIDE-LOAD COLLECTION VEHICLE ON SEPARATE DAYS.
3. STAFF SHALL MOVE CONTAINERS BACK TO TRASH ROOM IMMEDIATELY AFTER CONTAINERS HAVE BEEN EMPTIED.

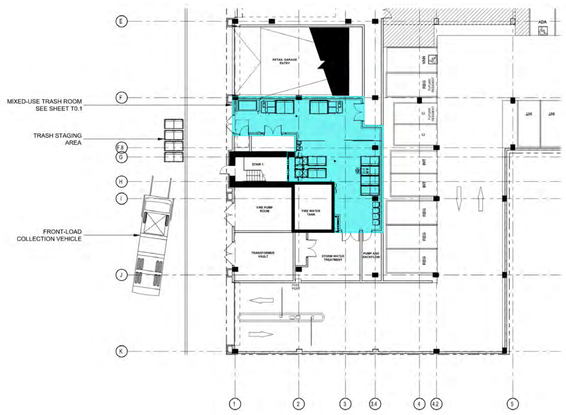
GENERAL NOTES.

1. ANY DESIGNS OR SOLUTIONS SHOWN IN DRAWING, EITHER DIRECT OR IMPLIED, ARE HEREBY CLARIFIED AS EXAMPLES AND SHALL NOT BE CONSIDERED COMPLETE DESIGNS FOR CONSTRUCTION. THESE DRAWINGS ARE INTENDED TO SUPPLEMENT THE SUBMITTAL PACKAGE FROM ARCHITECT.
2. ANY PARTIAL INFORMATION, OMISSIONS, OR INACCURATE DESCRIPTIONS OF WORK SHOWN IN DRAWINGS, WHICH ARE NECESSARY TO PERFORM THE SCOPE OF WORK, SHALL NOT RELIEVE THE CONTRACTOR FROM COMPLETION OF WORK. ALL WORK SHALL BE PERFORMED TO SATISFY THE MINIMUM REQUIREMENTS OF THE CURRENT APPLICABLE BUILDING CODES.
3. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO START OF CONSTRUCTION. THE ARCHITECT SHALL BE PROMPTLY NOTIFIED OF ANY INCONSISTENCIES AND/OR DISCREPANCIES.

SHEET NOTES:

MIXED-USE TRASH ROOM. LEVEL 1.

1. TRASH COLLECTION ROOM IS 2HR FIRE-RATED - RESTRICTED ACCESS.
2. FLOORS SHALL BE FINISHED WITH WATERPROOF DECK COATING WITH MINIMAL SLOPE AND FLOOR DRAIN. LEVEL FLOOR UNDER COMPACTORS.
3. WALLS SHALL BE FINISHED WITH WASHABLE WATERPROOF SURFACE SUCH AS FRP OR HIGH-GLOSS ENAMEL PAINT 8'-0" AFF.
4. WALL PROTECTION: 10"Hx6"W CONCRETE CURB AT BASE OF WALLS PER PLAN.
5. ROOM SHALL BE MECHANICALLY VENTILATED WITH (1) CFM/SF PER 2019 CBC.
6. 6'-0" WIDE DOUBLE-SWING DOORS WITH FLOOR SWEEPS AND HOLD-OPENS FOR TRANSFERRING CONTAINERS. DO NOT INSTALL THRESHOLD. INSTALL 3'-0" ACCESS DOORS PER PLAN.
7. AT RESIDENTIAL TRASH AREA: (1) 30"Ø GALVANIZED STEEL CHUTE WITH WILKINSON BISORTER FOR WASTE AND RECYCLING. PROVIDE APOLLO MODEL A500 SINGLE-SIDE LATCH COMPACTORS AND 2CY FL COMPACTOR CONTAINERS FOR DISPOSAL. CHUTE SHALL TERMINATE 10'-9" AFF. PP: COMPACTOR POWER PACKS SHALL BE FLOOR-MOUNTED AND STACKED VERTICALLY. (2) 5HP 3-PHASE, 208/230/460V. (2) 30A DISCONNECTS 60" AFF. PROVIDE 64-GALLON TOTER CARTS FOR COMPOST DISPOSAL.
8. AT RETAIL TRASH AREA: APOLLO MODEL A1000 SSL HAND-FED COMPACTORS FOR WASTE AND RECYCLING. PROVIDE 4CY FL COMPACTOR CONTAINERS FOR DISPOSAL. PP: COMPACTOR POWER PACKS SHALL BE COMPACTOR-MOUNTED. (2) 5HP 3-PHASE, 208/230/460V. 30A DISCONNECTS 60" AFF. PROVIDE P200 VERTICAL COMPACTOR WITH 2CY FL COMPACTOR CONTAINER FOR COMPOST DISPOSAL.
9. MCP: CHUTE MASTER CONTROL PANEL SHALL BE WALL-MOUNTED 60" AFF. MUST ALLOW LOCK DOWN OF CHUTE INTAKES FOR EXCHANGING CONTAINERS AND WASHING CHUTES. THE BISORTER IS CONTROLLED BY A PLC (PROGRAMMABLE LOGIC CONTROLLER) BASED SYSTEM WITHIN THE MCP.
10. AC: 2HP CHUTE AIR COMPRESSOR SHALL BE WALL-MOUNTED 60" AFF.
11. OC: ODOR CONTROL UNIT SHALL BE WALL-MOUNTED 60" AFF.
12. HB: HOT AND COLD HOSE BIBB SHALL BE WALL-MOUNTED 60" AFF.
13. PROVIDE ELECTRIC PALLET TRUCK FOR TRANSFERRING CONTAINERS. 4000LB CAPACITY WITH 45.5" TURNING RADIUS.
14. SEPARATE RESIDENTIAL AND RETAIL TRASH AREAS WITH FULL-HEIGHT CHAIN LINK FENCE COVERED WITH PLASTIC MESH TO PROTECT FROM FLYING GLASS. PROVIDE A 10'-0" WIDE ROLLING-GATE FOR TRANSFERRING CONTAINERS.
15. 120V 15A SERVICE OUTLETS REQUIRED FOR ALL EQUIPMENT (U.O.N.).



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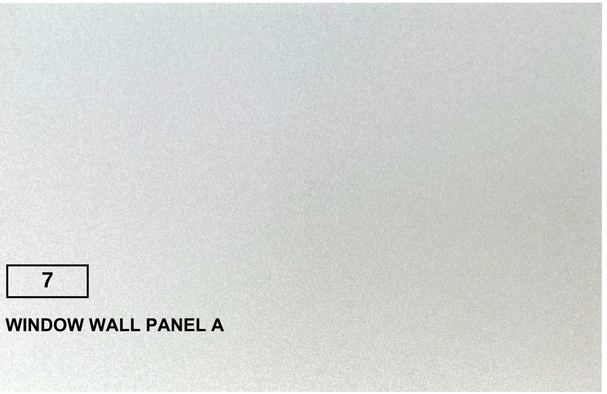
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TRASH ROOM PLAN

Project Number: 2019047

Sheet Number: A230



7

WINDOW WALL PANEL A

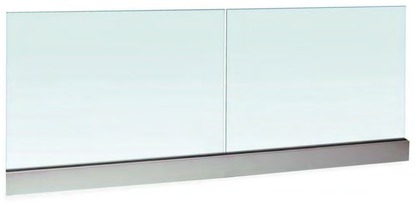


1

TOWER VISION GLAZING

8

GLASS GUARDRAIL SYSTEM



6

TYPICAL WINDOW WALL MULLIONS
WINDOW WALL PANEL B
STOREFRONT MULLIONS
STOREFRONT INFILL METAL PANEL
PAINTED STEEL STRUCTURE
PAINTED DOORS AND FRAME
PAINTED METAL GARAGE PANELS



5

OPEN JOINT PORCELAIN TILE FACADE



3

WOOD CANOPY



4

OPEN JOINT PORCELAIN TILE FACADE



2

RETAIL VISION GLAZING

ENCLOSURE SYSTEMS MATRIX

A10 - FOUNDATIONS

SYSTEM CODE	DESCRIPTION	SYSTEM TARGET U-VALUE/R-VALUE	DETAIL/SHEET	LOCATION	SPEC. SECTION
A1020.01	Thermoplastic Membrane Waterproofing				07 1326

A20 - SUBGRADE ENCLOSURES

SYSTEM CODE	DESCRIPTION	SYSTEM TARGET U-VALUE/R-VALUE	DETAIL/SHEET	LOCATION	SPEC. SECTION
A2010.01	Thermoplastic Membrane Waterproofing				07 1326

B20 - EXTERIOR VERTICAL ENCLOSURES

SYSTEM CODE	DESCRIPTION	SYSTEM TARGET U-VALUE/R-VALUE	DETAIL/SHEET	LOCATION	SPEC. SECTION
WALL SYSTEMS					
B2010.01	Exposed CMU Wall			PODIUM, INSIDE LOT LINES	09 9653
B2010.02	Porcelain Tile Wall System			PODIUM, COLUMN COVERS AND SOLID WALLS ON WAVERLY AND HARRISON	07 4251
B2010.03	Metal Panel Screen			SOLID GARAGE SCREEN WITH PERFORATED AT VENTING LOCATIONS. LIGHTING TO INTEGRATE INTO SYSTEM	
B2010.04	ACM Wall and Soffit Panels			STAIR ENCLOSURE AND ELEVATOR CORE WALLS AT ROOF, SOFFITS AT VARIOUS LOCATIONS AND LARGE FRAME FAÇADE ELEMENTS	07 4218
GLAZED SYSTEMS					
B2020.01	Window Wall System-A			TOWER, GLAZED W/ METAL SLAB EDGE COVER	08 4400
B2020.02	Window Wall System-B			TOWER, GLAZED PUNCHED WINDOWS W/ 2-TONED MTL PANEL INFILLS	08 4400
B2020.03	Storefront System			PODIUM RETAIL, ALL GLAZED STRUCTURAL SILICONE SYSTEM	08 4400
B2020.04	Lobby Glass Façade			SSG GLASS FAÇADE WITH STRUCTURAL GLASS FINS	08 4400
B2050.06	Sliding Aluminum-Framed...			TOWER, ROOFTOP AMENITY DECK PODIUM FITNESS PAVILION	08 4400
WALL LOUVERS					
B2070.01	Architectural Louver			PODIUM, GARAGE AND RETAIL VENTILATION	08 9000
RAILINGS					
B2010.10	Exterior Balcony Railing			LEVEL 5 TERRACE AT SE CORNER ALONG HARRISON ST	08 4400
B2010.11	Exterior Windscreen			LEVEL 15 TERRACE AT NORTH AND SOUTH ENDS	08 4400
OVERHEAD DOORS					
B2050.05	Overhead Coiling Door			GARAGE ENTRY DOORS	08 3323

B30 - EXTERIOR HORIZONTAL ENCLOSURES

SYSTEM CODE	DESCRIPTION	SYSTEM TARGET U-VALUE/R-VALUE	DETAIL/SHEET	DETAIL/SHEET	SPEC. SECTION
ROOFING					
B3010.07	Modified Bituminous Membrane Roofing System			ROOF ABOVE LEVEL 16, ROOF AT CORE, ROOF ABOVE LEVEL 15 AMENITY	07 5216
B3010.02	Fluid-Applied Roofing System			LEVEL 5 AND 15 TERRACES	07 5556
B3010.03	Vegetative Roof – Intensive				07 5556, 32 90 01
B3010.04	Vegetative Roof – Extensive				07 5556, 32 90 01
B3010.06	Garage Waterproofing			GARAGE ENTRIES	07 1800
B3080.02	Exterior Metal Panel Soffits			PODIUM, ALL SOFFITS. TOWER, OVERHANGS.	07 4218
CANOPIES					
B1020.04	Steel and Wood Canopy			GROUND FLOOR LOBBY, LEVEL 5 FITNESS PAVILION AND BBQ AREA, LEVEL 15 TERRACE CANOPY	

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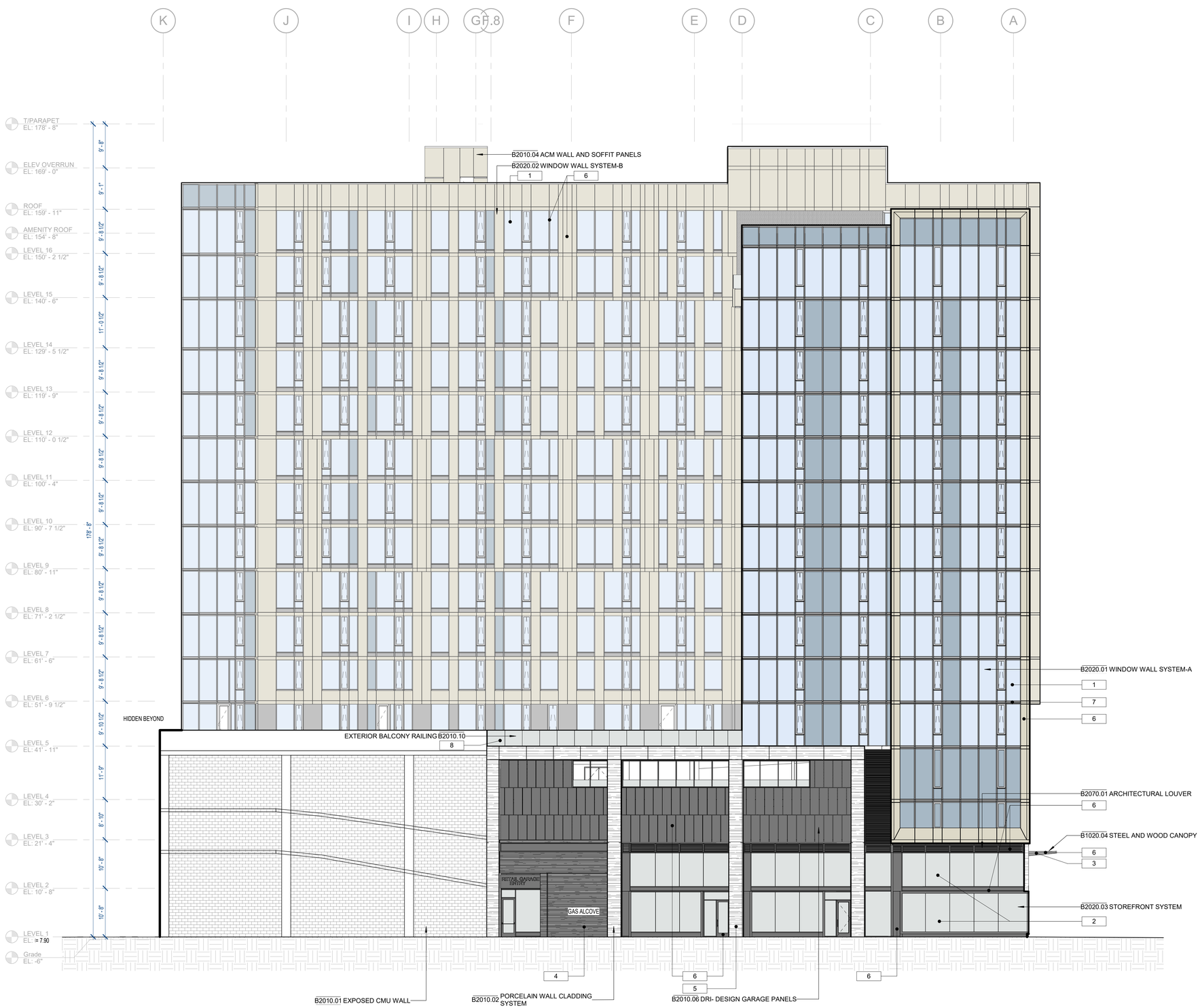
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EXTERIOR MATERIAL PALETTE

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1 **EAST ELEVATION**

SCALE: 3/32" = 1'-0"

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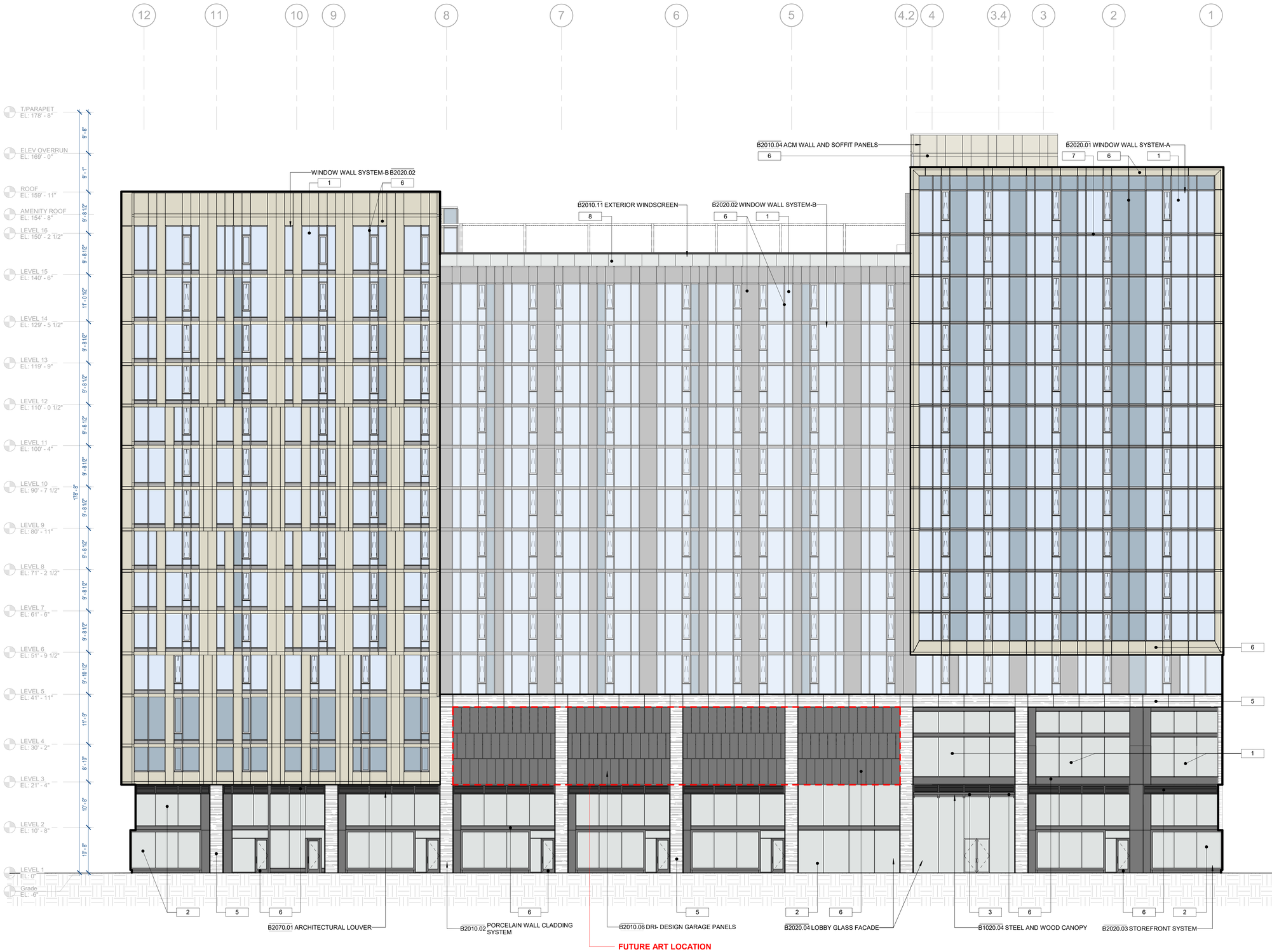
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BUILDING ELEVATION - EAST

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1 NORTH ELEVATION

SCALE: 3/32" = 1'-0"

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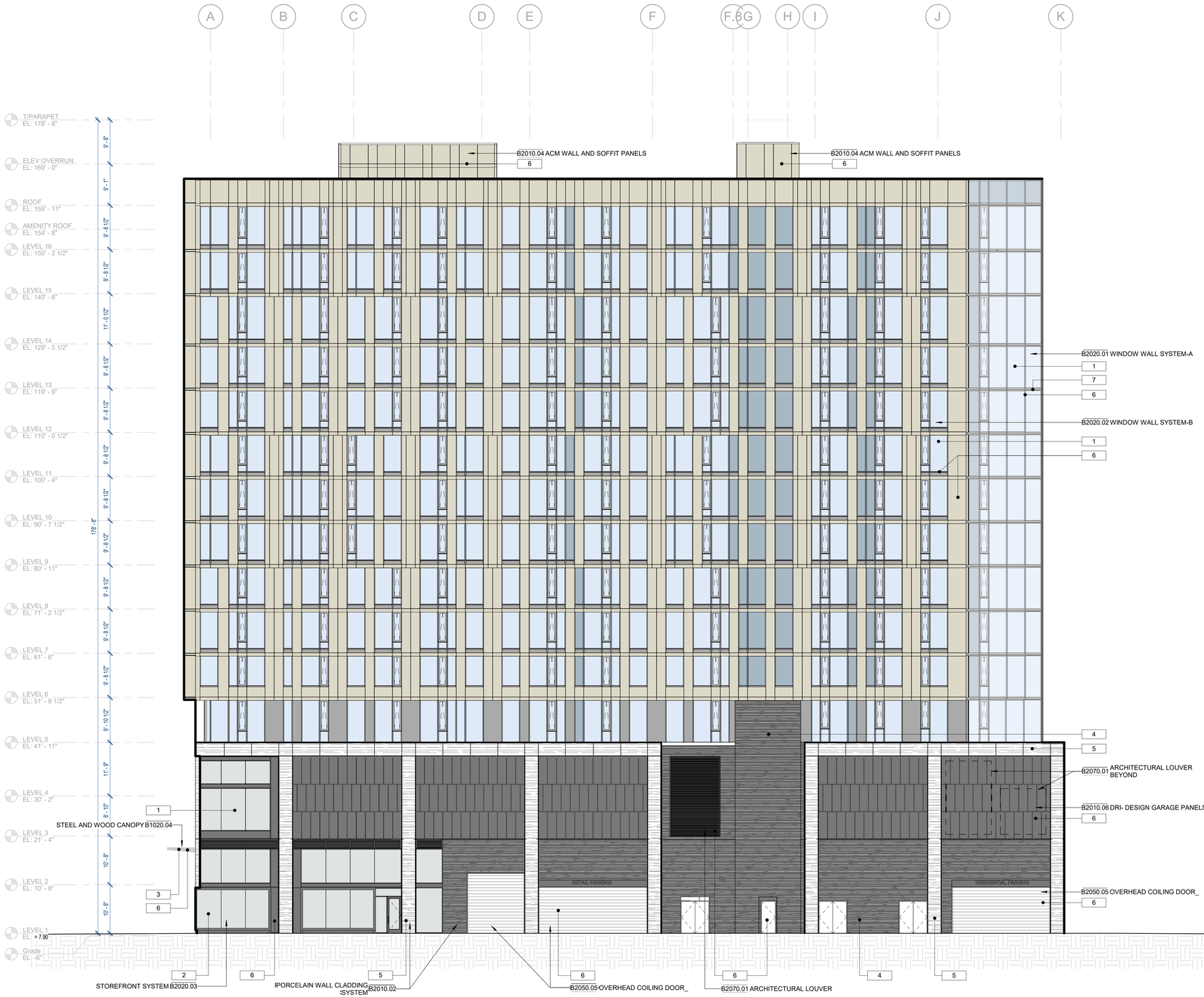
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BUILDING ELEVATION - NORTH

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1 WEST ELEVATION

SCALE: 3/32" = 1'-0"

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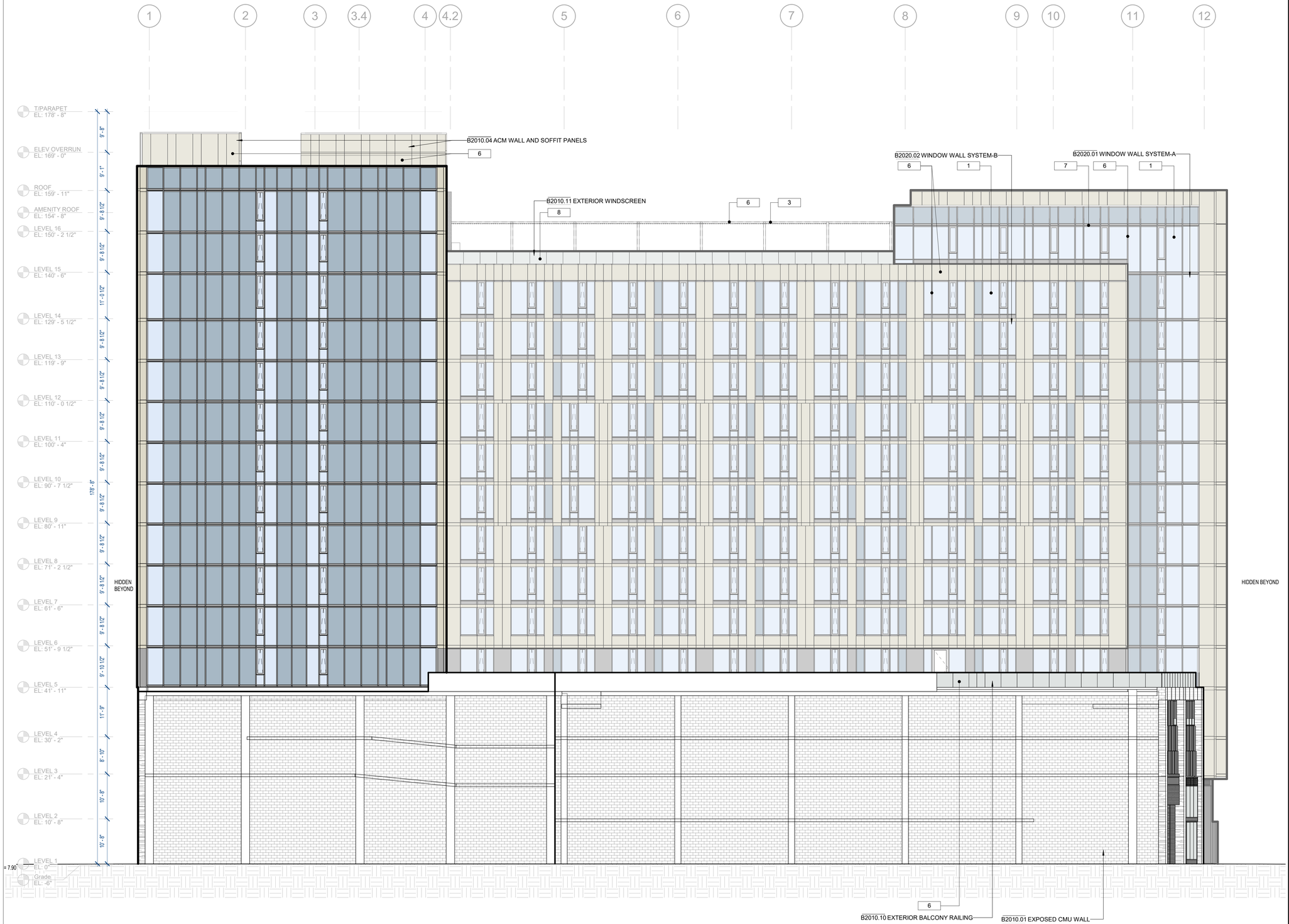
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BUILDING ELEVATION - WEST

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1 SOUTH ELEVATION

SCALE: 3/32" = 1'-0"

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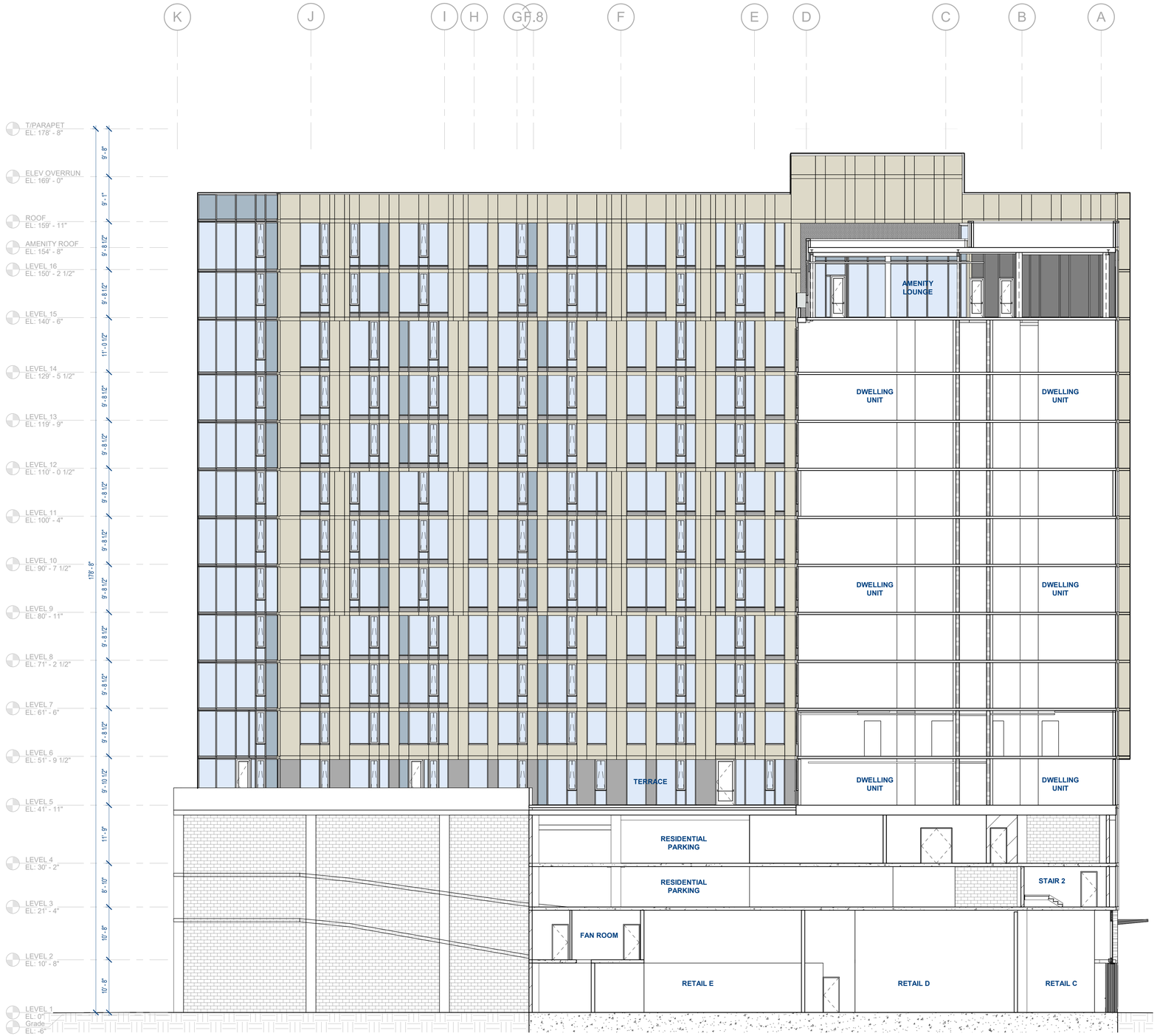
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BUILDING ELEVATION - SOUTH

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1 **BUILDING SECTION 3 N-S**

SCALE: 3/32" = 1'-0"

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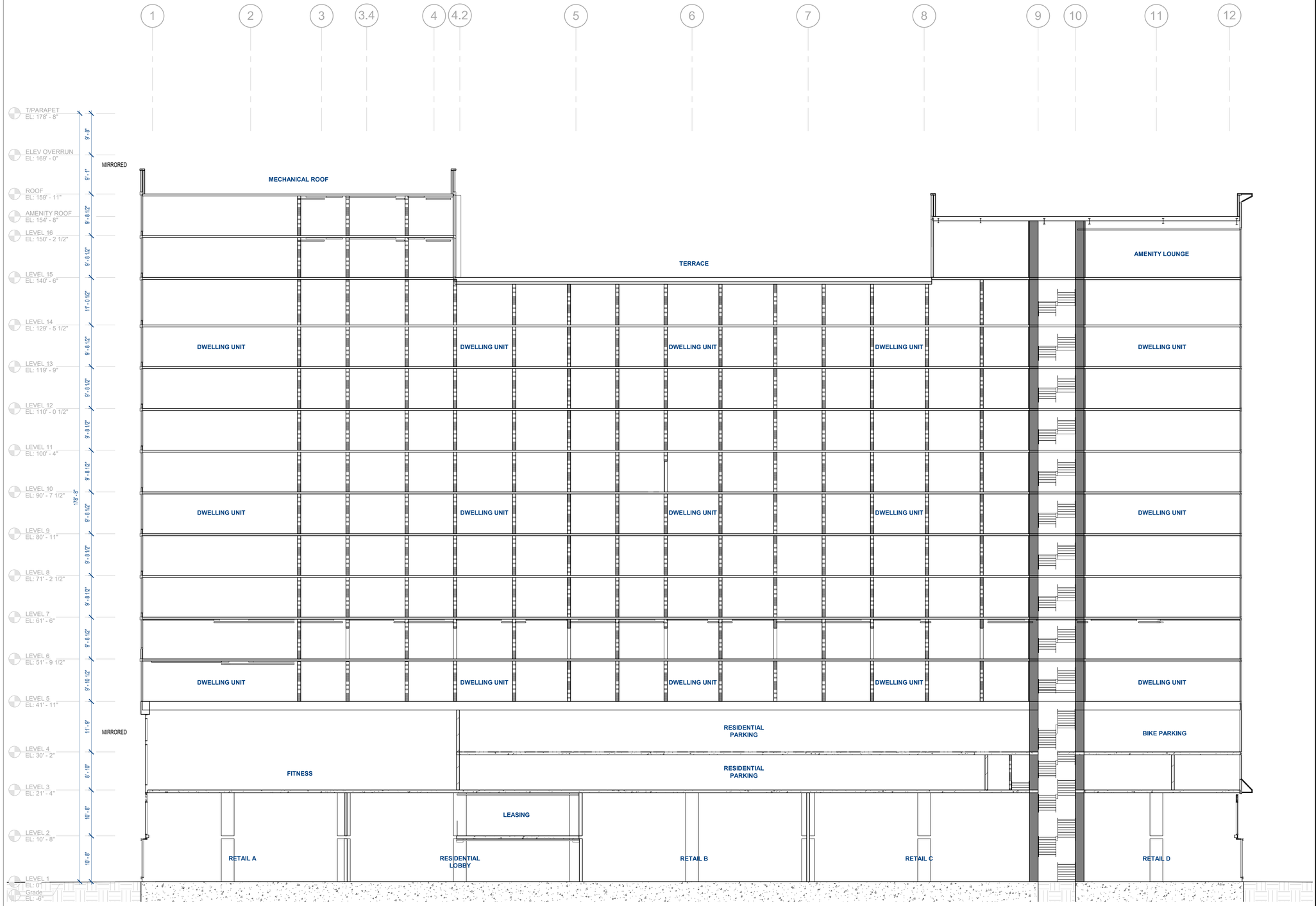
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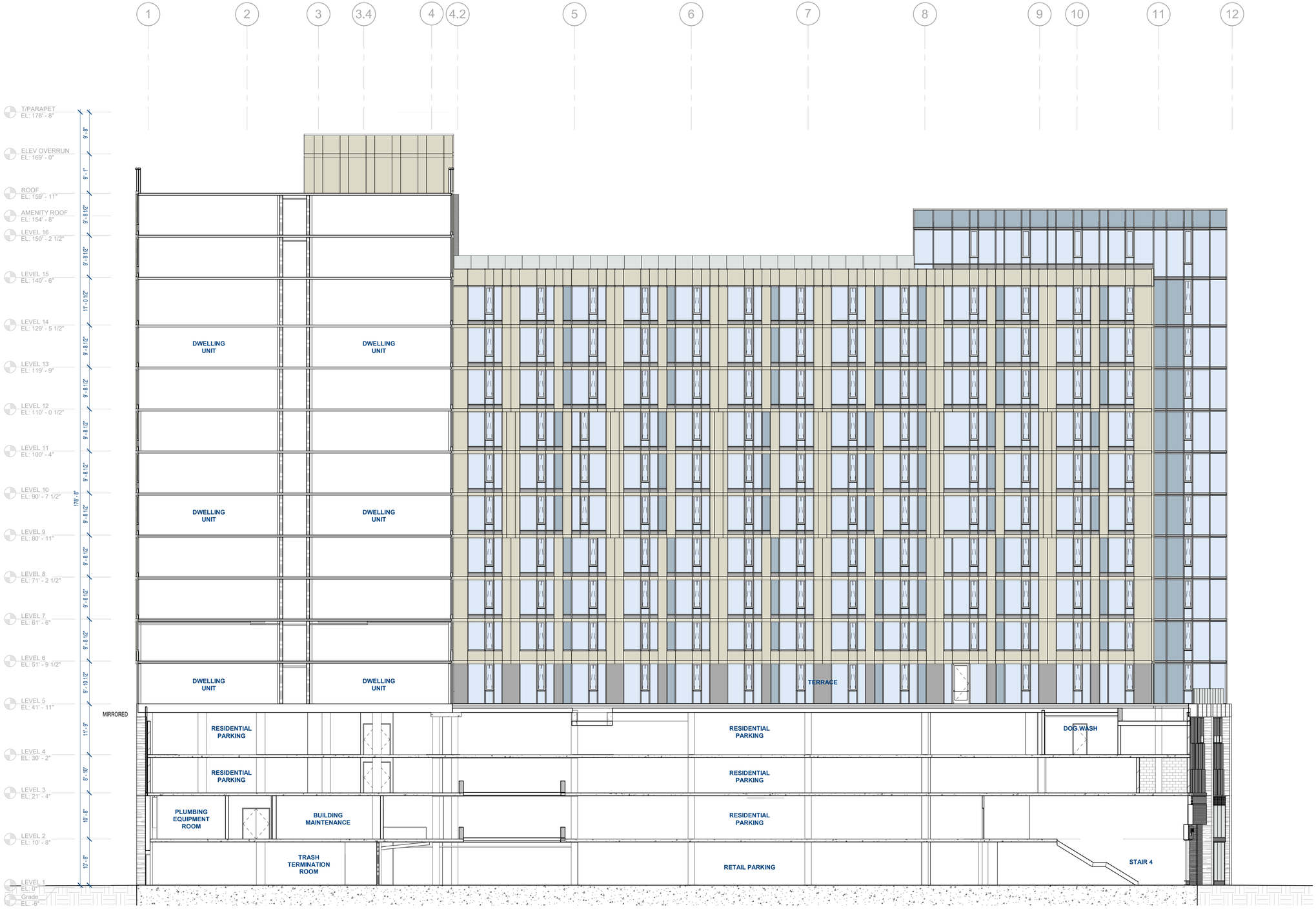
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BUILDING SECTION 3 N-S

Project Number: 2019047

Sheet Number: A320


1
2
3
3.4
4
4.2
5
6
7
8
9
10
11
12
T/PARAPET
EL: 178' - 8"
ELEV OVERRUN
EL: 169' - 0"
ROOF
EL: 159' - 11"
AMENITY ROOF
EL: 154' - 8"
LEVEL 16
EL: 150' - 2 1/2"
LEVEL 15
EL: 140' - 6"
LEVEL 14
EL: 129' - 5 1/2"
LEVEL 13
EL: 119' - 9"
LEVEL 12
EL: 110' - 0 1/2"
LEVEL 11
EL: 100' - 4"
LEVEL 10
EL: 90' - 7 1/2"
LEVEL 9
EL: 80' - 11"
LEVEL 8
EL: 71' - 2 1/2"
LEVEL 7
EL: 61' - 6"
LEVEL 6
EL: 51' - 9 1/2"
LEVEL 5
EL: 41' - 11"
LEVEL 4
EL: 30' - 2"
LEVEL 3
EL: 21' - 4"
LEVEL 2
EL: 10' - 8"
LEVEL 1
EL: 0"
Grade
EL: -6"
9' - 8"
9' - 1"
9' - 8 1/2"
9' - 8 1/2"
11' - 0 1/2"
9' - 8 1/2"
9' - 8 1/2"
9' - 8 1/2"
9' - 8 1/2"
9' - 10 1/2"
11' - 9"
8' - 10"
10' - 8"
10' - 8"
178' - 8"
MIRRORED
MIRRORED
MECHANICAL ROOF
TERRACE
AMENITY LOUNGE
DWELLING UNIT
DWELLING UNIT
DWELLING UNIT



1 BUILDING SECTION 5 E-W

SCALE: 3/32" = 1'-0"

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BUILDING SECTION 5 E-W

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